

Application # ZBA22-41

ZONING BOARD OF ADJUSTMENT

REQUEST FOR PLAN REVIEW

Date: April 3, 2025

This is to inform you that the Planning Board has received an application for site plan approval of the property located as follows:

ADDRESS: 246-264 South Broad Street, Block 3905, Lots 12, 13, 14

APPLICANT'S NAME: Les Dann, LLC

The purpose of the application is:

The applicant is seeking to consolidate the 3 lots and to expand the pre-existing nonconforming use of auto body repair on lots 12 and 14 and a use variance to include lot 13 which has been used in similar capacity without approval. The applicant is seeking use variances and several bulk variances to construct a new auto body repair shop on all three lots.

[X] Plans are attached for your review. Please return this sheet prior to hearing date with your comments or indicate NO COMMENTS. Thank you.

HARD COPIES OF THE PLANS ARE AVAILABLE IN MY OFFICE

SCHEDULED PUBLIC HEARING DATE: May 13, 2025

COMMENTS:

- ① Provisions should be shown on the plans for removal of the four existing service lines and meters. Please contact RW customer service for details.
- ② The new service connection will require a permit from RW customer service. The application will require a calculation of the proposed demand, which can include credits for the existing uses that will be removed.
- ③ A dedicated fire service line should be added to the utility plan. The location of this line and the proposed service line shall be coordinated with RW.

(Attach a separate sheet if necessary.)

Assessor
 Building & Zoning
 Police
 Water
 Fire
 Health

4/7/25


From the desk of:

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