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TO: Zoning Board of Appeals
FROM: Tony DeGelormo
SUBJECT: 33 Middlebush Rd – Request for Use Addition (May 14th Meeting)
DATE: April 30, 2025

The property at 33 Middlebush Road was listed on October 7, 2024. Since then, we have received significant interest; however, due to the existing contractor storage zoning, none of the inquiries met the permitted use requirements. The majority of interest has been for automotive-related purposes, such as auto repair, collision services, detailing, and dealership-related repairs. We have also received inquiries for various retail uses.

We have now identified an ideal buyer who intends to use the property for the **personal storage** of 20 of his own vehicles, as well as a boat and an RV. Accordingly, we are requesting a zoning addition to include **Personal Storage** as a permitted use. This use is considerably less intensive than the currently allowed commercial contractor storage.

In addition to personal storage, the buyer is requesting approval for **commercial storage** of cars, boats, and RVs. This would allow him to rent space to others for similar storage purposes.

We believe this request is reasonable and merits approval, especially considering that it would result in significantly reduced traffic flow and site activity compared to a contractor use, which often involves multiple employees, trucks, and daily operational movement.

Thank you for your consideration.

Respectfully,
Tony Degelormo
C21 Alliance Realty
Associate R/E Broker

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