

REQUEST FOR VARIANCE to rebuild two non-conforming use buildings utilized for food processing, which have had more than 50% fire damage, on R-1 Single Family residential zoned lot, according to submitted plot plan.

OWNER & APPLICANT Charles C. Rigg, 4517 - 52nd Street

PROPERTY: 4517 - 52nd Street. Lots 323 & 324 Block 28, Colonial Heights.

ZONING: R-1 Single Family Residential.

STATEMENT: Applicant was granted Special Permit #34 by the City Planning Commission on 8-23-1950, to enlarge a non-conforming use building used for food processing by an addition of 16'x52' to the easterly side and a 10'x20' on the southerly side of the existing building. Fire has damaged more than 50% of the buildings and the applicant would like to erect a 1920 sq. ft. building to replace the fire damaged buildings, and to remove an old accessory building located at the rear of the large single-family dwelling to provide for an off-street parking area for 6 cars with access off an unimproved public alley. Submitted plot plan shows proposed building projecting to side property line and to rear property line. This property is located in an older single family residential area.

