Memo

To: Cameron Board of Adjustment

Fr: Shellby L. Hendee, CEcD

Dt: December 1, 2010

Re: Agenda item, December 8th Meeting

4.a. Public Hearing, Ross Worth Variance

Last month, the Planning and Zoning Commission recommended approval of a change of zoning classification from R-4, Mobile Home Residential, to C-2, General Commercial, for property at 718 E. Grand Ave. Since the rear of the existing building is located only a few feet from the property line, P & Z makes its recommendation contingent upon approval of a rear yard setback variance from the Board of Adjustment. The existing building has been located on the lot and used commercially for several decades and is a pre-existing, non-conforming use (grandfathered) in R-4, however as such, its use cannot be changed nor can the building be altered. Although it is located in a mobile home district, no residential use has been made of the property. Mr. Worth seeks to conform the zoning classification to the actual use and likely future uses and notes that the placement of the building is not of the making of the applicant. Mr. Worth has met with City Inspector Clyde Han on the parking configuration and shows 10 spaces on his attached site plan. Much of his interior use involves material storage and graphics layout tables with limited customer access.