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MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: November 23, 2015

RE: Variance to Deed Restrictions and Covenants for 3200 E. Pershing, Aluma Cast Foundry, Inc.

The City has received a request from R&R Steel Construction Co., Inc. on behalf of Aluma Cast Foundry (and Owner, Kowalczyk Properties LLC) for a variance to the Deed Restrictions regarding setbacks and front elevation material as outlined in the attached letter of November 18, 2015. Aluma Cast Foundry is located in the Northeast Industrial Park on the west side of State Highway 441, south of Northland Avenue, at 3200 E. Pershing Street. Being created in 1985, the lot is nonconforming to current park standards and is smaller than would be required today.

This request for a variance is being processed simultaneously to a request that is scheduled to go before the Board of Zoning Appeals on December 21, 2015, the application for which is attached as it outlines some overlapping issues.

Also attached to this memo is a copy of the Deed Restrictions and Covenants as applicable to this parcel.

Staff Recommendation:

A variance to the Deed Restrictions, Item 1.B and 3 for the Northeast Industrial Park, allowing for a 19' rear yard setback and 10' west side yard setback, and waiving the decorative masonry requirement for the proposed front portion of the building addition **BE APPROVED**.