



# City of Grand Island

Tuesday, June 08, 2004

Council Session

## Item H1

**Request of Pollock Well Drilling for Non-Conforming Use of Land  
to Rebuild Business**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

**From:** Craig A. Lewis, Building Department Director

**Meeting:** June 8, 2004

**Subject:** Request of Robert, Jean, and Antinia Pollock for Non-Conforming Use at 2670 N. St. Paul Rd.

**Item #'s:** H-1

**Presenter(s):** Craig Lewis

## **Background**

This is a request to rebuild a building that was destroyed by fire that housed a commercial operation in a residential zone. The property is zoned TA Transitional Agriculture and that zoning classification does not allow for business types of uses. Pollock Well Drilling has been in operation at this location since 1948 and is a legal non-conforming use.

The City zoning code section 36-86 allows for the extension of nonconforming uses and states in part; the City Council may, when it deems proper, permit repairs, alterations, extensions, expansions, and the remodeling or rebuilding of such structures or extensions or expansions of land use in all cases where refusal to do so would bring hardship to the owner or occupants and in all cases where justice requires the granting of the same.

## **Discussion**

Pollock Well Drilling business has operated at the present location for more than 50 years; no apparent negative impacts to the neighborhood appear to have been recorded in the cities files of the property.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request for extension of the non-conforming use.
2. Disapprove or /Deny the request.

3. Modify the request and place conditions on the approval to meet the wishes of the Council
4. Table the issue

### **Recommendation**

City Administration recommends that the Council approve the request as the impact to the neighborhood is not adverse and relocation of the business appears to be a burden on the owners.

### **Sample Motion**

Approve the request to extend the non-conforming use and allow the reconstruction of a building to facilitate the existing business.

# POLLOCK WELL DRILLING

2750 N. ST. PAUL ROAD  
GRAND ISLAND, NEBRASKA 68801  
308-382-8171

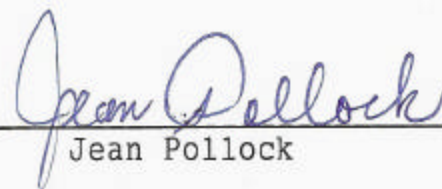
City Council of Grand Island  
Grand Island City Hall'  
P.O. Box 1968  
Grand Island, Nebraska 68802-1968

Pollock Well Drilling is applying to City Council for approval that non-conforming use of land be extended to allow us to rebuild a business that was destroyed by fire May 18th. This business has been in this location since 1948. The extension being applied for will include a building smaller than the 30 X 40 building that was destroyed. We are asking Council to grant this extension.



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Robert Pollock  
Owner, Pollock Well Drilling



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Jean Pollock



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Antonia Pollock, Landowner