

23~NONCONFORM~0006

Board of Zoning Adjustment Hearing

May 15, 2023

Owner:
West End Transport Partners, LLC

Prepared By: Kyle Galloway, Esq.

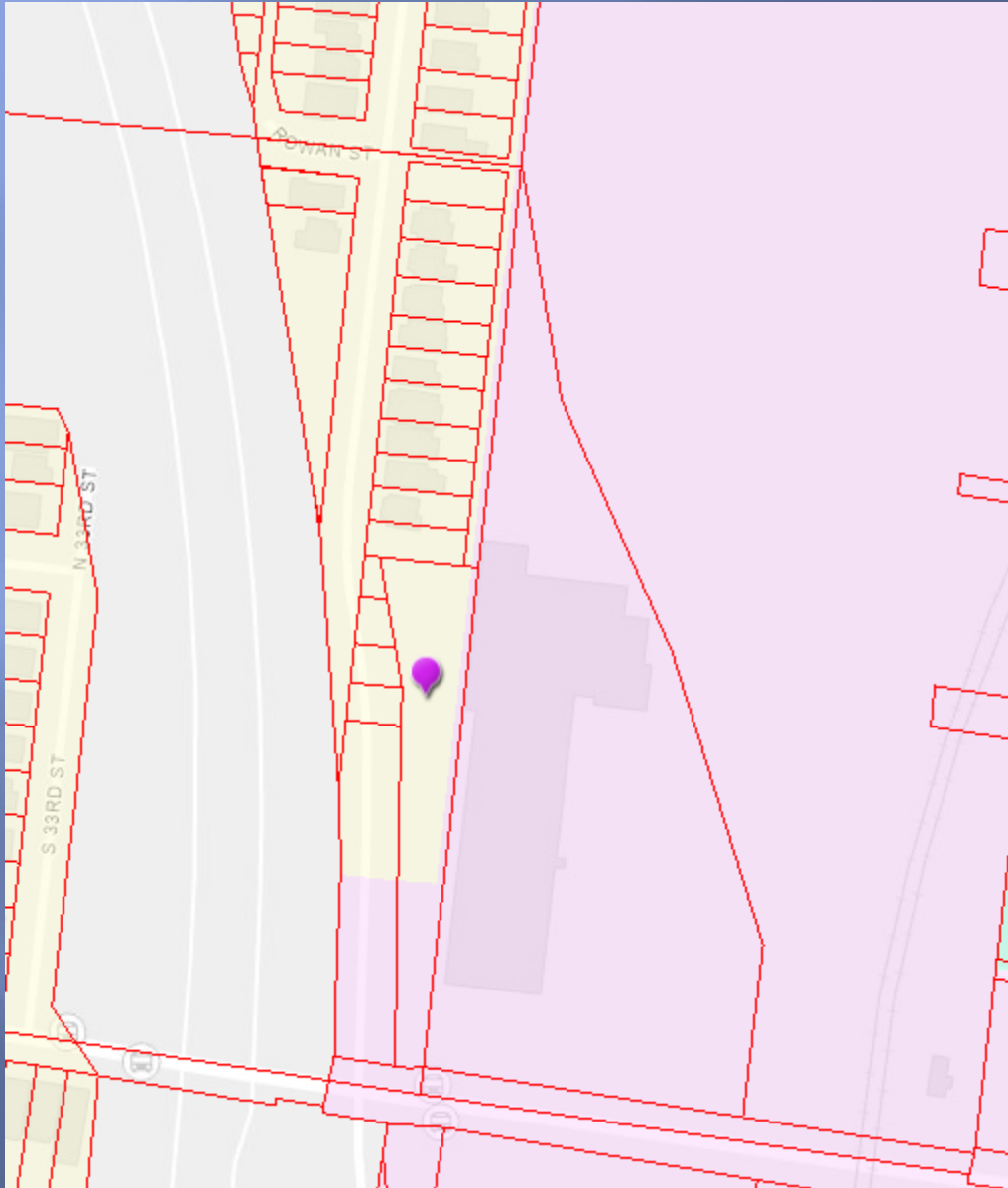


101 N. 32nd Street

Project Information

- Multiple Addresses: 101 N. 32nd Street and N. 32nd Street
- Existing Zoning District: R5/EZ1 adjacent
- Existing Form District: Traditional Workplace
- Description of Nonconforming Use: The property was acquired after the construction of I-264 from the State in 1970/1971 and has consistently been used for industrial purposes ever since. The adjoining parcel which it serves as access, parking, and loading has been used by various manufacturing companies since the 1940s.

Zoning Map



Majority of surrounding area is zoned EZI

To support the expansion of I-264 in the early 1970s, several homes were purchased by the State and torn down to make way for the freeway. The small portion of the subject property that is zoned R5 is a historical leftover from that time period

Applicant seeks to conform the zoning code to the actual historic use of the parcels

101 N. 32nd Street

Uses Throughout the Years

Year	User	Use
1951-1970	General Plywood Corporation	Plywood manufacturing plant
1966-1981	The Martin Sweets Company Inc.	Manufactured electrical equipment
1971-1980	Bettis Oil Co., Inc.	Distributors of transportation products
1981-1986	Ken Stephens Oil Co., Inc.	Automobile maintenance and repair
1981-1986	Micro-Mode Industries, Inc.	Manufactured industrial components
1990-1998	Kanban Industries, Inc.	Manufactured farming equipment
1998-2007	A&D Recycling LLC	Manufactured refuse systems

Year	User	Use
1999-Present	Parrott Shielding, LLC	Manufactures radiation shielding products
2022-Present	Superior Acquisition, Inc.	Manufacturing and Distribution services

EDR-City Directory Abstract (Environmental Data Resources, Inc.)

AERIAL



Environmental Data Resources, Inc. (1959)

AERIAL



Environmental Data Resources, Inc. (1965)

AERIAL



Environmental Data Resources, Inc. (1971)

AERIAL



Environmental Data Resources, Inc. (1983)

AERIAL



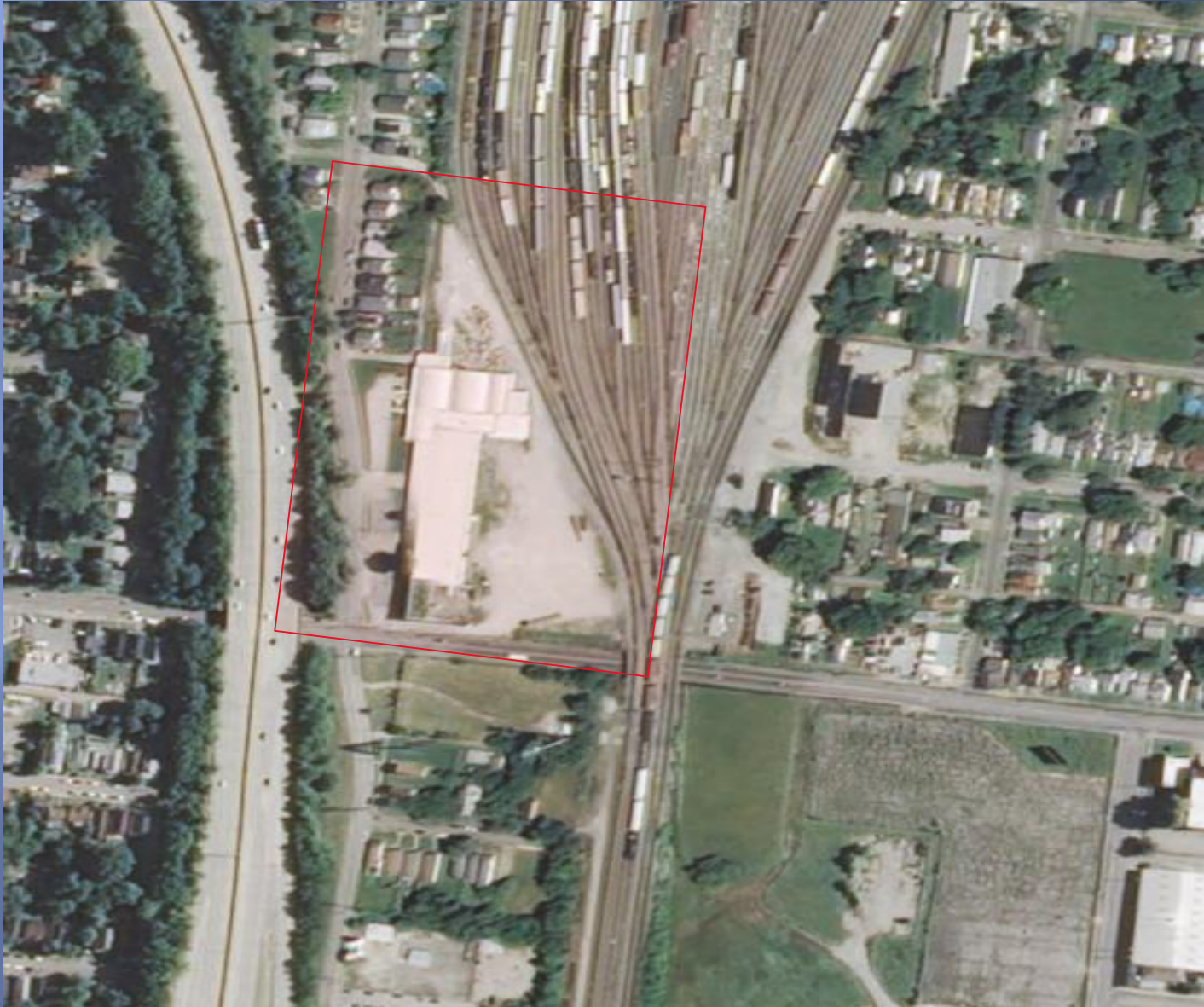
Environmental Data Resources, Inc. (1992)

AERIAL



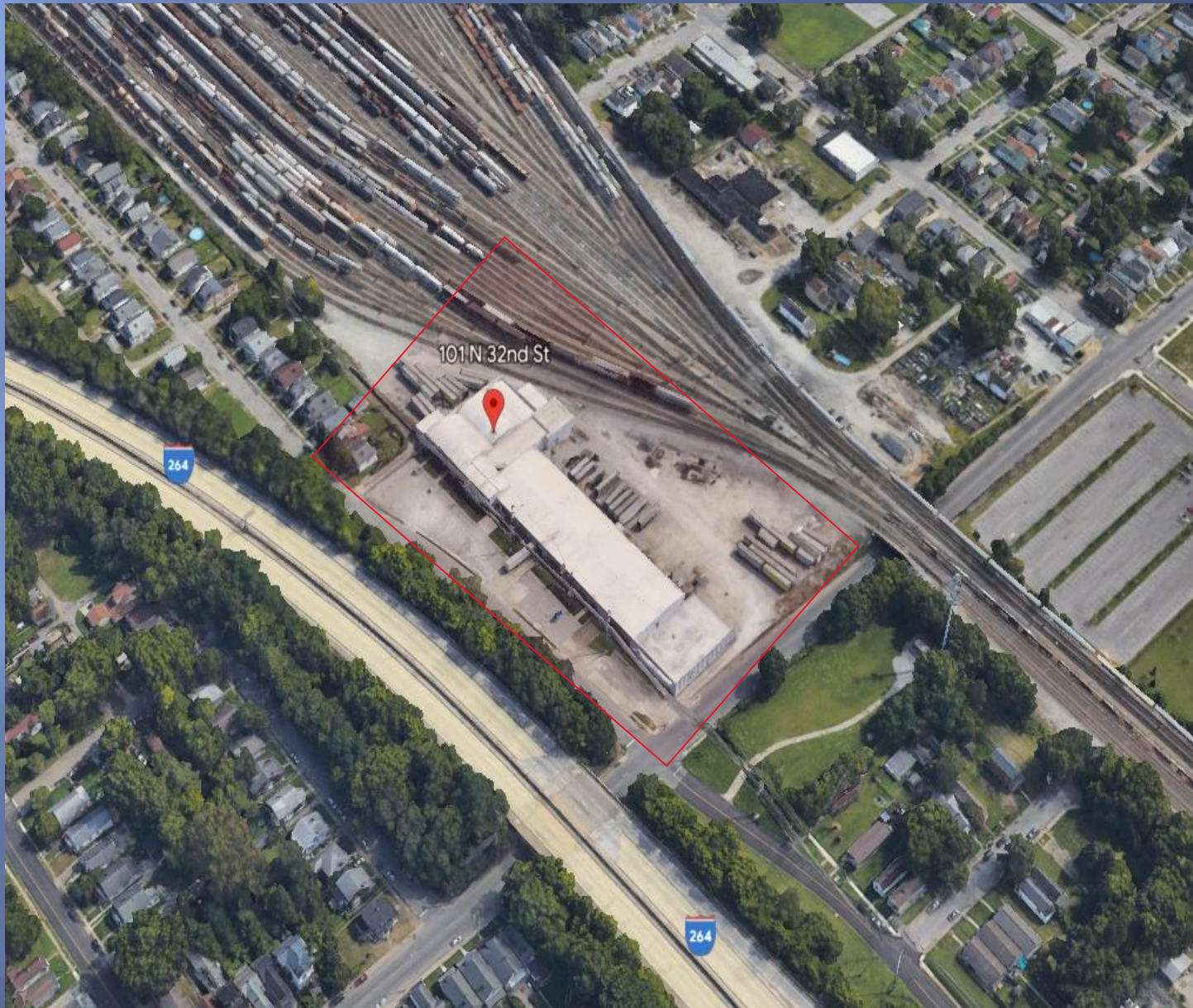
Environmental Data Resources, Inc. (2005)

AERIAL



Environmental Data Resources, Inc. (2012)

AERIAL



Google Earth (Present Day)

ADDITIONAL SUPPORT

- **Previous Owner Affidavit**
 - Michael Hinson was the CEO of the previous owner of the property and attested to his personal knowledge of the continuous, uninterrupted use of the property for industrial purposes
- **Sanborn Fire Insurance Maps**
 - Fire insurance maps were available for the property and surrounding areas for various years between 1905-1999 which show the property being used for commercial purposes
- **Copies of City Directories**
 - These directories show the property consistently being used for manufacturing/industrial purposes