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GARY L. MYERS, Borough Manager

BOROUGH OF COLUMBIA

INCORPORATED 1814 REINCORPORATED 1886

308 LOCUST STREET

P. O. BOX 509

COLUMBIA, PA 17512

PHONE 684-2468

FAX 684-6008

August 4, 1993

Mr. Ken Kramer
324 North Fourth Street
Columbia, Penna. 17512

Re: 725 Poplar Street

Dear Mr. Kramer:

The referenced property being purchased by you is an existing industrial structure located in an R-3 zoned district. As such, the structure is an existing non-conforming structure and use. The use is permitted to continue as per the conditions of 90-66-A and B and 90-67-A and B of the Borough Zoning Ordinance which states:

ARTICLE XVI

Nonconforming Buildings, Structures and Uses

§90-66. Nonconforming buildings.

Where a lawful building exists at the effective date of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on lot coverage, yards, height or other characteristics of the building or its location on the lot, such structure may be continued subject to the following provisions:

A. Increase of nonconformity.

No such building may be enlarged or altered in a way which increases its nonconformity.

B. Rebuilding of a nonconforming building when the building is destroyed.

A nonconforming building may be rebuilt if said building is damaged or destroyed by any means. However, the new building shall conform as closely as is possible with the provisions of

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this ordinance and the nonconformity of the new building shall not exceed that of the original building.

The building is currently being used as an industrial site. Your proposed use does not increase nor substitute any non-conformity.

§90-67. Nonconforming uses of structures and land.

If a lawful use of a structure or of a structure and land in combination exists at the effective date of this ordinance that would not be allowed in the district under the terms of this ordinance, the lawful use may be continued subject to the following provisions:

A. Reestablishment of nonconforming use of a building when building is damaged or destroyed.

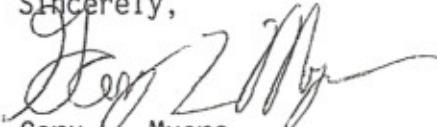
All nonconforming uses of buildings or structures may be reestablished if the building or structure is damaged or destroyed by any means, provided, however, that if the building or structure is destroyed or seriously damaged, a new building permit shall be secured and construction shall begin within one (1) year of the date said building or structure was damaged or destroyed.

B. Substitution of nonconforming uses.

No nonconforming use may be changed to any other nonconforming use unless the Board of Zoning Adjustment shall, in granting a special exception, find that the proposed nonconforming use is not more detrimental to the district than the existing nonconforming use of the property. The Board of Zoning Adjustment may specify such appropriate conditions and safeguards as may be required in connection with such change and the granting of such special exception.

Please contact me if I can be of any further assistance, 684-0221.

Sincerely,



Gary L. Myers
Borough Manager

GLM:bc

cc: Margaret L. Meyers, Borough Secretary
J. Philip Gerber, Code Enforcement Officer
Zoning File
File