



Application for Variance

- 1. Applicant's Name Doran Post
- 2. Applicant's Address 1605 N. Madison Street
- 3. Phone Number (308) 325-0067
- 4. Legal Description: Lot 4 & 5; Block 5; Subdivision Lex. Heights Addition
- 5. Present Use of Property Residential
- 6. Future Use of Property Residential
- 7. Site Plan Attached: Yes No
- 8. This is a request for variance from Section 4.12 of the Zoning Ordinance.
- 9. Property is located in a R-1 Zoning District.
- 10. The existing situation is _____

The code allows for a deck to built a maximum of 6 feet into the required front yard. The existing structure, built before setbacks, is already 5 feet into the required yard. I am requesting to be allowed to build the deck into the setback an additional 5 feet.

- 11. Granting of this petition would permit
The deck to be built into the setback.

Nebraska State Statute states that in part:

"No variance shall be authorized unless the Board finds that the condition or situation of the property is not of so general recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulation."

Administrative Use Only		
Date Received _____	Fee <u>\$75.00</u>	B.O.A. Case Number _____
Hearing Date _____		[] Approved [] Denied
Date of Appeal: _____		

Before a variance can be granted, the Applicant must prove that each of the following four (4) conditions has been fulfilled. Answer each of the questions in detail.

The undersigned alleges that:

1. The strict application of the Zoning Regulations would produce undue hardship, in that: _
The deck is not allowed based on a code that was put in place after the construction of the home.

2. Such hardship is not shared by other properties in the same zoning district and the same vicinity; in that: _____

The 1600 block of North Madison is unique in that all of the homes were built to the same setback, which has been modified to allow for wider road construction.

3. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of this variance; in that: _____

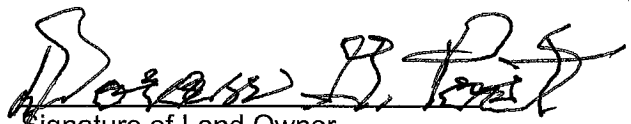
There are decks attached to other structures in R-1 Zoning districts. This block is limited based on the age of development.

4. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice; in that:

I am simply replacing the current step/stair configuration with this deck.

NOTE: If this variance is granted, it will not permit a use prohibited in the use district in which the above described premises are located.

Signature of Authorized Agent


Signature of Land Owner



**CITY OF LEXINGTON
BUILDING DEPARTMENT**

CITY OF LEXINGTON PO Box 70, Lexington, NE 68850 Phone: 308-324-2341 Ext. Fax: 308-324-4590

APPLICATION FOR RESIDENTIAL CONSTRUCTION

2001

OWNER

Name: Dolan-Post Mailing Address: _____ Unit #: _____
 City: Lexington State: NE Zip: 68
 Phone: _____ Fax: _____ Cell: _____ E-Mail: _____

CONTRACTOR

Name: Kinnison Homes Mailing Address: 9260 Eagle Rd. Unit #: _____
 City: Kearney State: NE Zip: 68845
 Phone: 308-293-7906 Jobsite Phone: _____ City License No.: _____

ARCHITECT (Required if over 5,000 sq. ft.)

Name: _____ Mailing Address: _____ Unit #: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Cell Phone: _____ Professional License No.: _____

JOB SITE INFORMATION

Job Address: 1605 N. Madison Flood Zone: _____ Zoning: _____
 Subdivision: _____ Lot#: _____ Block: _____ Fax: _____

Description & Location of work on premises/special conditions:
Construction of Deck

DIGGERS HOTLINE:
1-800-331-5666

BUILDING INFORMATION

Building Description	Building Details	Items Required for Submittal
<input type="radio"/> Addition <input type="radio"/> Attached Garage <input type="radio"/> Attached Carport <input type="radio"/> Attached Awning <input type="radio"/> Patio Cover <input type="radio"/> Mobile Home Set-Down <input type="radio"/> Moving <input checked="" type="radio"/> Other - <u>Deck</u> <input type="radio"/> Lot Size	No. of Bedrooms: _____ No. of Bathrooms: _____ Dwelling: _____ sq/ft Garage: _____ sq/ft Carport: _____ sq/ft Covered Porch: _____ sq/ft Covered Deck: _____ sq/ft Other: <u>140</u> sq/ft	<input type="checkbox"/> Site Plan <input type="checkbox"/> Floor Plan (Additions) <input type="checkbox"/> Wall Section(s) <input type="checkbox"/> Legal Description <input type="checkbox"/> Physical Address <p align="center">NOTE: Other permits may be required for the completion of this project.</p>

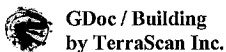
I hereby certify I have read and examined this application and corresponding documents.
 All provisions of laws and ordinances governing this work will be complied with, whether specified or not.

Authorized Signature: [Signature]

Date: _____

OFFICE USE ONLY

Date Rec'd: _____ Issued By: _____ Est. Cost: _____ Fee Due: _____ Paid



NOTICE: This permit expires within 180 days after issuance if no construction activity has taken place.