

Administrative Use Only

Date Received_ Hearing Date_ Date of Appeal:

	Application for Variance	
1.	Applicant's Name Randall Keith	
2.	Applicant's Address 111 E. 15th Street	
3.	Phone Number (308) 325-0879	
4.	Legal Description: Lot; Block 15; Subdivision Lexington 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 5.07.05 of the Zoning Ordinance.	
9.	Property is located in a R-1 Zoning District.	
	The existing situation is	
	e house was built in the year 1900. In the early 1930's the lot was divided leaving an area in the NW corner of the parcel for alley sess. The existing accessory structure is in disrepair. I would like to build a new one on the only spot allowable by code.	
An to 3	Granting of this petition would permit accessory structure to be built in to the setback. The current setback requirement is 7 feet on the side yard. I am asking to build 3 feet. Which was the previous setback. Draska 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."		

B.O.A. Case Number_

[] Denied

[] Approved

Fee \$75.00

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 ur	ndersigned alleges that:	
1.	The strict application of the Zoning Regulations would produce undue hardship, in that: _ I wouldn't be able to build a garage that would properly store my vehicles and lawn equipment.	
2.	Such hardship is not shared by other properties in the same zoning district and the same vicinity; in that:	
	The lots were not divided in a way that would prohibit them from building an accessory structure.	
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 is proper clearance in regards to fire codes and there are many accessory structures built at the 3 foot setback.	
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 not going to enter into any commercial activity the hardship is that I would not properly be able to store my vehicles and equipment to the standard in the area.	
	: If this variance is granted, it will not permit a use prohibited in the use district in which ove described premises are located.	
Signat	ure of Authorized Agent Signature of Land Owner	