



Application for Variance

- 1. Applicant's Name Sandra Olson & Sharon Schulte
- 2. Applicant's Address 1118 Freeman St
- 3. Phone Number 325-9781 or 325-4242
- 4. Legal Description: Lot 10; Block 2; Subdivision Grand Prairie Second 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 R1 Zoning District.
- 10. The existing situation is
A Building Permit has been submitted for an addition to a Single Family Dwelling.
- 11. Granting of this petition would permit
approximately 30 square feet to extend a maximum of 3', in a rectangular shape into the 25' Rear Yard 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 lot conditions will not allow for the expansion of the home based on the 25' rear yard setback. The increase in square footage is needed to allow more space. We have limited the project to attempt to reduce any issues with zoning.

2. Such hardship is not shared by other properties in the same zoning district and the same vicinity: in that:
The lots were designed in a way that left this lot shallow in comparison to others on the block.

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:
We are not asking for a change in use or adding a bedroom. There will be no increases in need for parking or traffic.

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:
We have worked with the City's Development Services Department for a different solution. The variance is strictly out of a need for more living space. We have moved the addition to deepest part of the lot to limit the encroachment into the setback.

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

25 FT SET BACK

20x20 ADDITION

17'
3'6" 21'6"

PROPERTY LINE

DENIED

By Mark
Date 4-9-15



2D



LIBERTY DR

BUFFALO BEND

1118 Freeman St

FREEMAN ST





3.5' X 11' -
19.25 sq. feet.

