



CITY OF CRETE
APPLICATION FOR VARIANCE
BOARD OF ADJUSTMENT

Applicant Cardinal Ventures, LLC

Address 2215 Lothrop Lake Circle, Crete, NE

Phone Number 402-560-0725

Legal Description of Property Involved:

Lot Lots 9-11 Block 15

Subdivision College Park Addition

Present/ Future use of Property:

Present, single family. Future, single family

Site Plan Attached: ☒ Yes ☐ No

This is a request for a variance from Ordinance § Section 11-215(6)(a).

Property is located in the R-2 Zoning District.

A) The existing situation is:

Three lots in R-2 zoning fronting to onto Iris Ave.

DO NOT WRITE IN THIS SPACE

Date Received 10/17/2023

Receipt # _____

BOA Case # BoA23-01

Hearing Date 11/21/2023

* Last updated on 9-1-10 *

DISPOSITION

Approved _____ Denied _____

Conditions Imposed? _____
(See Minutes)

Date of Initial Appeal _____

Permit Issued _____

B) Granting of this petition would permit:

A variance to the minimum lot width and
minimum lot area for 4 lots in the R-3
zoning district that abut existing Iris
Avenue.

NEBRASKA STATE STATUTES STATE IN PART THAT:

“ NO VARIANCE SHALL BE AUTHORIZED UNLESS THE CONDITION OR SITUATION OF THE PROPERTY CONCERNED OR THE INTENDED USE OF THE PROPERTY IS NOT OF SO GENERAL OR RECURRING A NATURE AS TO MAKE REASONABLY PRACTICABLE THE FORMULATION OF A GENERAL REGULATION TO BE ADOPTED AS AN AMENDMENT TO THE ZONING REGULATIONS ” .

BEFORE A VARIANCE MAY BE GRANTED, THE APPLICANT MUST PROVE THAT EACH OF THE FOLLOWING FOUR (4) CONDITIONS HAS BEEN FULFILLED. ANSWER EACH OF THE CONDITIONS IN DETAIL. USE ADDITIONAL SHEETS IF NECESSARY.

THE UNDERSIGNED ALLEGES THAT:

1) The strict application of the Zoning Regulations would produce undue hardship; in that:

The current market demand is for smaller, more affordable housing units. The R-3 sq footage requirement for lots creates interior units on a 4-plex that are much larger than the market demands. This subsequently increases the construction costs which will be borne by the end consumer of these houses.

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

I would suggest that as the consumer market continues to shift to smaller more affordable townhomes, other undeveloped lots in the R-3 districts in Crete will actually share and experience this hardship in trying to develop affordable townhomes. This may be one of many projects that request such a variance due to the rapidly escalating construction costs.

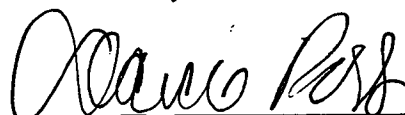
3) The authorization of such variance will not be of substantial detriment to the adjacent property and the character of the district will not be changed by the granting of the variance; in that:

This request generally matches the style of the two sets of townhomes that are under construction to the north of this land. To the east, we are proposing similar style townhomes on Jasmine Ave that back up to these units. To the south we will maintain a green space buffer of over 100'. As such this request is consistent with the character of the existing and the proposed neighborhood.

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

We are unable to expand these lots to the south due to an existing utility and stormwater easement. Although we are going to vacate the alley behind these lots to make them deeper, they still do not meet the R-3 standards for the desire product and price point. Without this variance the end product will potentially exceed the affordability needed in the community.

Signature of Authorized Agent



Signature of Property Owner

