



CITY OF CRETE
APPLICATION FOR VARIANCE
BOARD OF ADJUSTMENT

Applicant Al & Pat Erikson

Address 1165 Lakeshore Drive

Phone Number 619 952 0569

Legal Description of Property Involved:

Lot 15 Block

Subdivision Pine Ridge 2nd addition

Present/ Future use of Property:

Single family home

Site Plan Attached: ☒ Yes ☐ No

This is a request for a variance from Ordinance § 11-502.

Property is located in the Zoning District.

A) The existing situation is:

New house Regulations
only allows 6' fence back of
house which is 10' from where
we want to not block

DO NOT WRITE IN THIS SPACE

Date Received

Receipt #

BOA Case #

Hearing Date

* 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:

Want to Not block
windows

NEBRASKA STATE STATUTES STATE IN PART THAT:

“NO VARIANCE SHALL BE AUTHORIZED UNLESS THE BOARD FINDS THAT 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 fence would be about 5ft from our back yard facing windows with the strict application of zoning regulations

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

the corner property is expansive, please see attached documents. Our design has the requested fence 25 ft from the property line.

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:

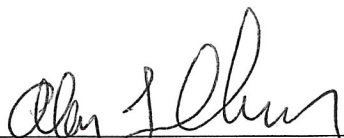
The requested fence does not obscure the site triangle. The typical site triangle is 25 ft. Our fence design would result in a site triangle over 75ft. The adjoining street ends with a gravel road to a farm.

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:

the regulation fence would obstruct the view from 2 large back windows looking into our back yard.

Basically We would be looking at a fence 5 ft from our windows.

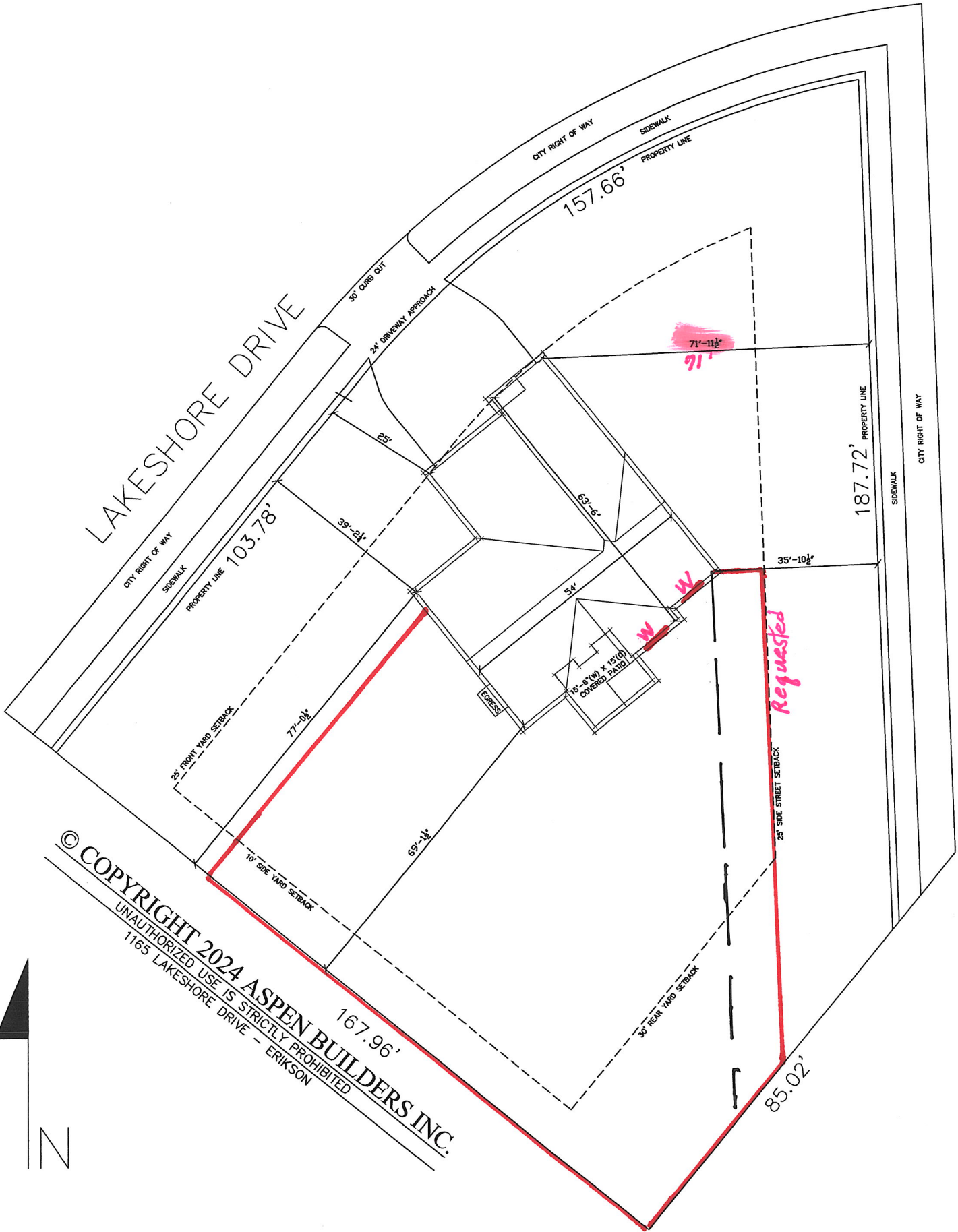
Signature of Authorized Agent



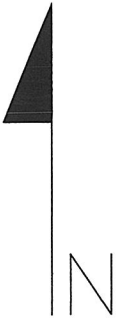
Signature of Property Owner

LAKESHORE DRIVE

LAKESHORE DRIVE

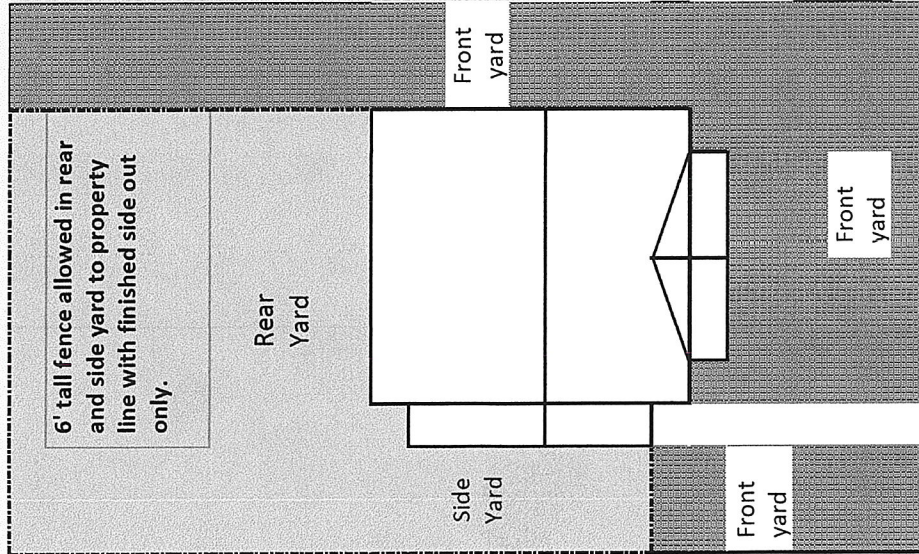


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UNAUTHORIZED USE IS STRICTLY PROHIBITED
1165 LAKESHORE DRIVE - ERIKSON



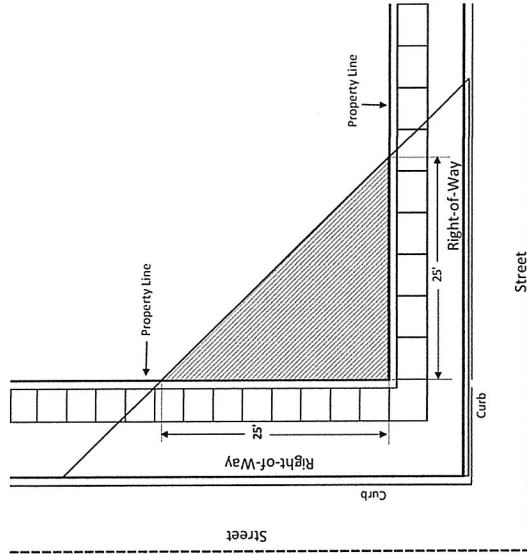
CORNER LOT

Fences on corner lots must meet visibility triangles at street corners and driveway entrances. Corner lot fences have 2 front yards.



ne1call.com
Nebraska 811
 Know what's below.
 Call before you dig.

VISIBILITY TRIANGLE



Dimensions of Vision Clearance Triangle	
Street Road	Length of Triangle
Alley	20 feet
Non-Residential Drive	25 feet
Local	25 feet
Collector	40 feet
Arterial	55 feet

CALL BEFORE YOU DIG

The City of Crete and State of Nebraska require all residents to call the One-Call Notification System prior to excavating or disturbing the ground. State Law requires a 2-business day advance notification prior to digging. Regular, non-emergency locate requests will be processed during the business hours of 7 a.m. to 7 p.m., Monday through Friday (holidays excluded). Be prepared to give details of the property and project.

811 or 1.800.331.5666 | www.ne1call.com
 You are encouraged to mark your excavation site with white flags or paint prior to having the area located; flags are available from Digger's upon request.



FENCE CONSTRUCTION



Fence permits are required forms and can be found online or in the Building Inspector's office in City Hall.

City Hall
243 East 13th Street
Crete, NE 68333
402.826.4312



Building Permits
 at www.crete.ne.gov

LOCATION

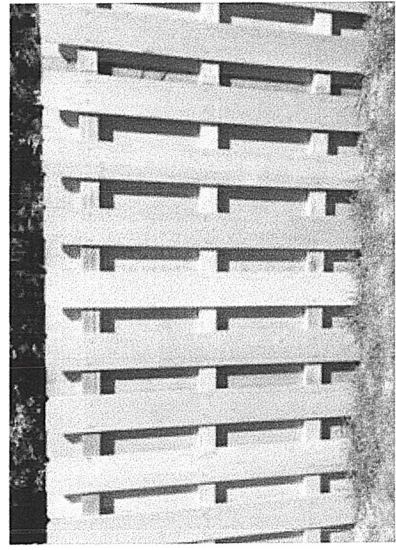
Fences in any front yard, beyond the house itself, may not be taller than 4 feet including post and must be of an open weave or see-through design to allow for traffic visibility. Fences in rear or side yards may not be higher than 6 feet and must include a gate for access of utility personnel.

Fences on corner lots must meet visibility triangles at street corners and driveway entrances. Corner lot fences have 2 front yards.

Property lines need to be located by survey or other professional means to the satisfaction of the building inspector. Fences may be installed to the inside of the property line and be no closer than 18 inches from sidewalk which ever is more restrictive.

DESIGN

All fences shall have the finished side facing out with post and supports to the inside.



Design Example: Shadowbox

MATERIALS

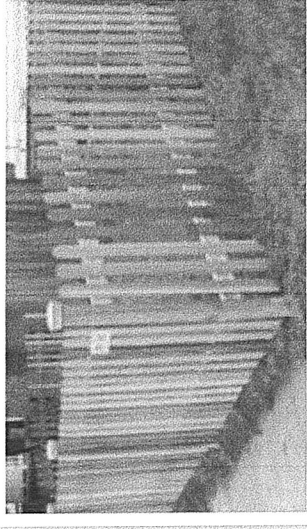
Fences are required to be constructed of approved materials rated for exterior use including wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite or recycled materials, chain-link or other manufactured material or combination of materials commonly used for fencing. Materials not listed must be approved by the Zoning Administrator. Some areas have covenant regulations dictating whether fences can be installed and the type of fence. Check with local home owner association in regards to their bylaws.

Swimming pools are required to have a fence installed. Contact the building inspector about information pertaining to swimming pool fences.

PROHIBITED MATERIALS

Scrap materials such as scrap lumber, scrap metal, metal roof panels, corrugated or sheet metal, pallet wood, tarps, plywood, barbed and razor wire, hog wire, chicken wire, horseman wire mesh, v-mesh, field fence, woven field fence, welded utility fence, electrified wire fence or any similar or like wire fencing material is not permitted in residential R-1 through R-4 or commercial zones C-1 through C-3. Barbed or razor wire may be permitted as security fence at top of allowed fence material.

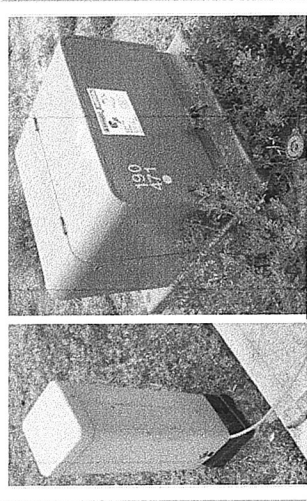
Fences built with valid permits prior to the effective date of this chapter or fences on properties annexed to the City after the effective date of this chapter are exempt.



Design Example: Open weave

EASEMENTS

A 5 foot clearance on the sides and back shall be maintained around all Transformers. A 10 foot clearance is required in front. A 3 foot clearance shall be maintained around pedestals on all sides. If the clearance cannot be achieved then all fence panels shall be made removable without the use of tools. You are required to submit a locate request for buried cables and gas lines by calling 811 before digging.

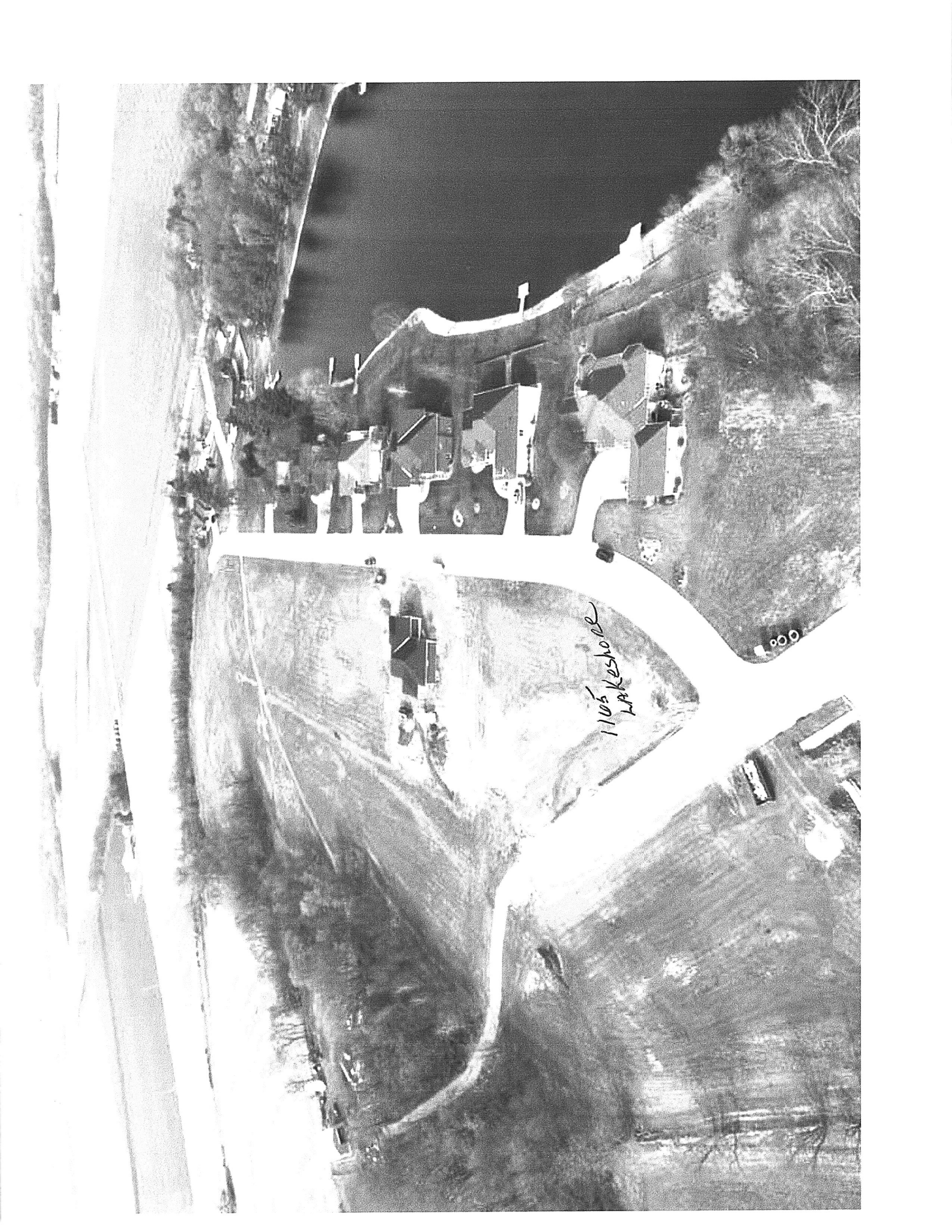


Pedestal

Transformer

TEMPORARY FENCE

Temporary fencing for gardens, construction fencing and silt fencing do not require a permit and need to be removed at completion of construction or when not being used.



1105 La Kesha Rd