



**CITY OF CRETE**  
**APPLICATION FOR VARIANCE**  
**BOARD OF ADJUSTMENT**

Applicant Katie & Rick Bevins  
Address 2000 W Dunraven Ln, Lincoln, NE 68523  
Phone Number 402.570.8250  
Legal Description of Property Involved:  
Lot 24 Block N/A  
Subdivision Pine Ridge 2nd Addition

**Present/ Future use of Property:**

Present Empty Residential Lot /  
Future Single Family Residential  
Home

Site Plan Attached: Yes No

This is a request for a variance from  
Ordinance § 11-213 R-1 6a; 11-314 1a,b,c;  
§ 11-506 2a,b; front setback  
requirement variance

Property is located in the Crete, Zoning  
District. Single  
Family

**A) The existing situation is:**

A typical house plan for this  
neighborhood would encroach in the front  
yard set back due to the city sewer  
easement encroachment in the buildable  
area in the back yard of this lot. It is  
requested that the city allow the front  
yard setback be reduced do to the  
buildable area of the lot has being  
reduced. Requesting a reduction of the  
front yard set from 25' to 20'; a  
reduction of 5'.

**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:**

A single family home to be constructed  
on this single family home lot.

**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:

This particular lot has a sewer easement running near the middle of the lot causing a normal house build to be pushed into the front yard setback. Hardship produced would be causing the current owner to forgo building a new home in Crete and possibly selling the lot for a loss since it might be considered unbuildable.

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

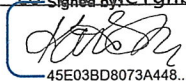
Not all the lots in this district have a sewer easement in the buildable area and not all the lots share the same shape due to the lake boundary.

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 single family home will be built in the same manner, style and products to match the neighborhood. Allowing this would not impact the cities ability to work on the utilities in the front setback and would not affect the neighborhoods value in a negative way. Also, due to the street layout this lot could build much closer to the road without affecting the view of any other home or its view of the surrounding lake.

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: This lot was purchased to be a future single family residence; so the variance would allow such; that being the sole reason for purchase. The owners of the lot plan to live in the residence for the foreseeable future and they are pleading with the city to allow variance to build a typical residence similar to the neighboring residences of this district.

\_\_\_\_\_  
Signature of Authorized Agent

  
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Signed by:

12/31/2024 | 5:29 PM CST



12/31/2024 | 5:31 PM CST

\_\_\_\_\_  
Signature of Property Owner

