

**Board of Adjustment**  
**Wednesday, February 12, 2025 4:15 PM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

1. **Discussion with City Administrator regarding variance and the board of adjustment process.**
2. **Variance request for 1240 Lakeshore Drive.**

**Disclaimers & Notices**

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).



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.

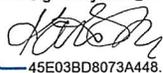
3) The authorization of such variance will not be of substantial detriment to the adjacent property and the character of the district will not be changed by the granting of the variance; in that:

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.

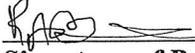
4) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variation for purposes of convenience, profit or caprice; in that:

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

  
45E03BD8073A448...  
Signed by:

12/31/2024 | 5:29 PM CST



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

12/31/2024 | 5:31 PM CST

