

2
43426
APPEAL NO. 2048
APPEAL Approved

RESOLUTION 1574

BE IT RESOLVED by the Board of Zoning Appeals of the City of Lincoln:
That after a public hearing on the 16th day of September, 1994,
upon the application of David L. Erickson in Appeal No. 2048, dated August 26, 1994
to permit an exception of the strict application of Section 27.67.020 of the Lincoln
Municipal Code which requires a total of 87 parking stalls as applied to the
following described property in Lincoln, Lancaster County, Nebraska, to wit: Lots
67, 93 and 94, I.T., NE 1/4 of Section 29-T10N-R6E, for an exception of the parking
stall requirements from 87 to 48 stalls, as outlined in the application and as shown
by the testimony at above public hearing, it approves the application for the
following reasons:

1. It is consistent with the spirit, intent, purpose, and general plan of the zoning ordinance.
2. The applicant is denied a reasonable use of his land by the zoning ordinance.
3. There are peculiar, exceptional and unusual circumstances in connection with the land described in the application, which circumstances are not generally found within the locality or neighborhood concerned.
4. Approval of the application will not have an adverse effect(s) upon adjacent property.
5. The prohibition of the requested variance by the zoning ordinance is not based upon the conditions created by the applicant.
6. The Board hereby grants the exception, however, restricts the use of a transportation facility.

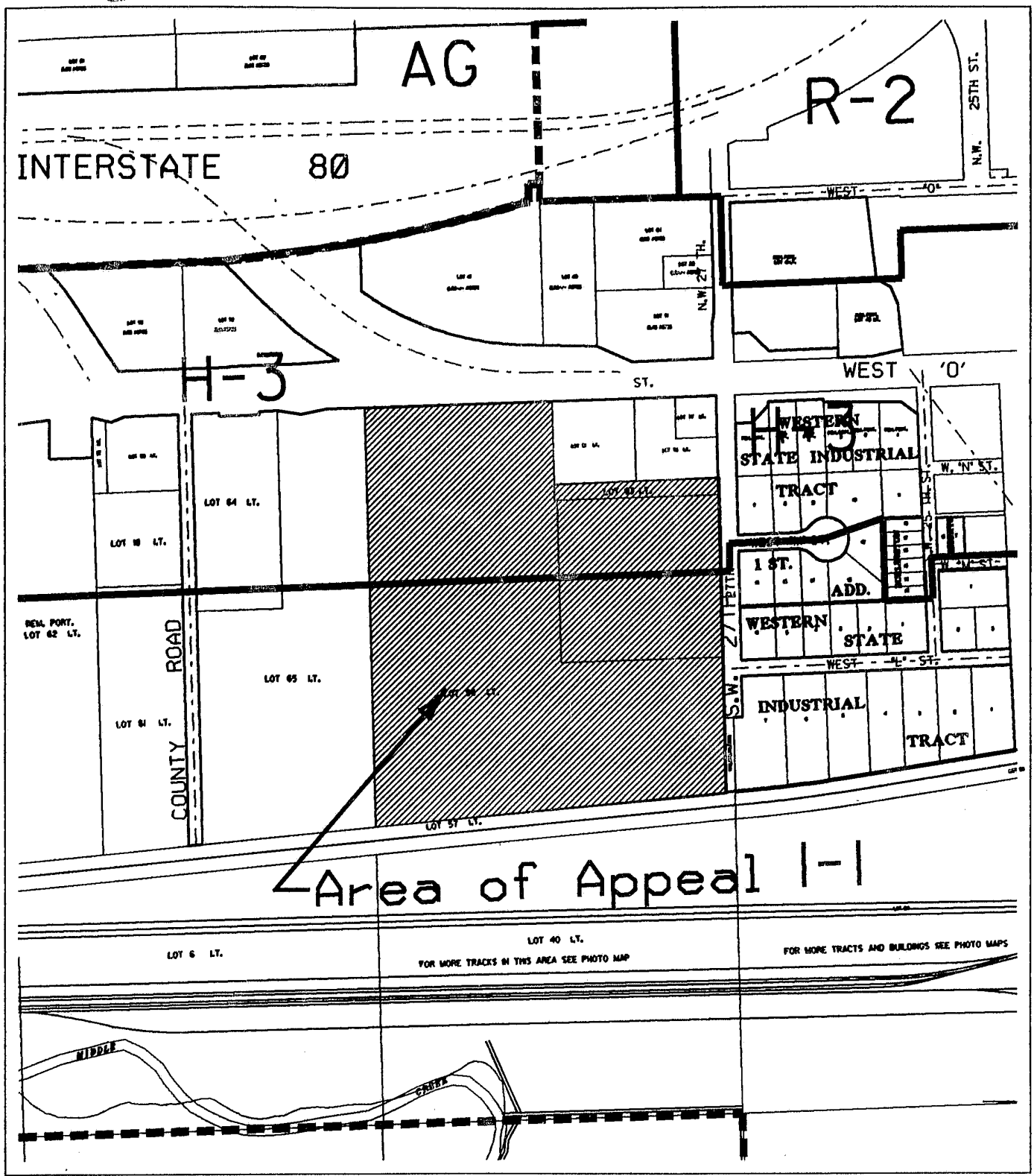
If this resolution is for approval of the above request, a certified copy of this resolution shall be filed by the City Clerk, at the applicant's expense, with the Lancaster County Register of Deeds, within 60 days of the date herein stated or this resolution shall be null and void.

When the existing structure is removed, destroyed, or the needs of the company change, or otherwise ceases to exist or if the structure is damaged by sixty percent or more of its fair market value, this exception shall cease to exist and shall be of no force and effect.

Introduced by Jean F. Journey

Approved as to form
Dennis W. Pope
For City Attorney

X
XABZABZA2048



Board of Zoning Appeals # 2048

Zoning:

- | | |
|--|---|
| R-1 to R-8 Residential District | B-4 Lincoln Center Business District |
| AG Agricultural District | B-5 Planned Regional Business District |
| AGR Agricultural Residential District | H-1 Interstate Commercial District |
| R-C Residential Conservation District | H-2 Highway Business District |
| O-1 Office District | H-3 Highway Commercial District |
| O-2 Suburban Office District | H-4 General Commercial District |
| O-3 Office Park District | I-1 Industrial District |
| R-T Residential Transition District | I-2 Industrial Park District |
| B-1 Local Business District | I-4 Planned Industrial Reserve District |
| B-2 Planned Neighborhood Business District | P Public Use District |
| B-3 Commercial District | |



Scale: 1" = 500'

Sheet: 1 of 2

Date: 8/29/94

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C E R T I F I C A T E

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:
CITY OF LINCOLN)

I, Joan E. Ross, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of _____
BOARD OF ZONING APPEAL NO. 2048 APPROVED BY RESOLUTION
NO. 1574 ON SEPTEMBER 16, 1994

as the original appears of record in my said office and is now in my charge remaining as Deputy City Clerk aforesaid.

In Witness Whereof, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 23 day of September, 1994.

Joan E. Ross
Joan E. Ross, Deputy City Clerk

BLOCK

CODE

CHECKED

ENTERED

EDITED

LANCASTER COUNTY, NEB
Dana Nolta
REGISTER OF DEEDS

\$15.50

OCT 4 4 10 PM '94

INST. NO. 94—

43426

Ret #100

Return to City Clerk