

APPEAL NO. 1846
APPEAL Approved

RESOLUTION 1329

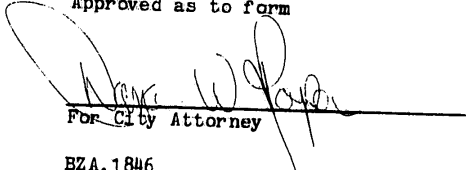
BE IT RESOLVED by the Board of Zoning Appeals of the City of Lincoln:
That after a public hearing on the 25th day of May, 1990,
upon the application of Steve Cook in Appeal No. 1846, dated April 24, 1990 to
permit an exception of the strict application of Section 27.67.020 of the
Lincoln Municipal Code which requires 1 parking space for each 300 sq. ft. of
building floor area or 64 parking spaces in this case as applied to the
following described property in Lincoln, Lancaster County, Nebraska, to wit:
Lots 2 and 3 and the East 5 ft. of the North 195 ft. of Lot 4, Block 4,
Eastmont 2nd Addition, by an exception of the parking requirements from 64
spaces to 11 spaces, so long as such property is used as a car wash and an
accessory auto cleaning facility 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.

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.

Approved as to form

Introduced by


FOR City Attorney

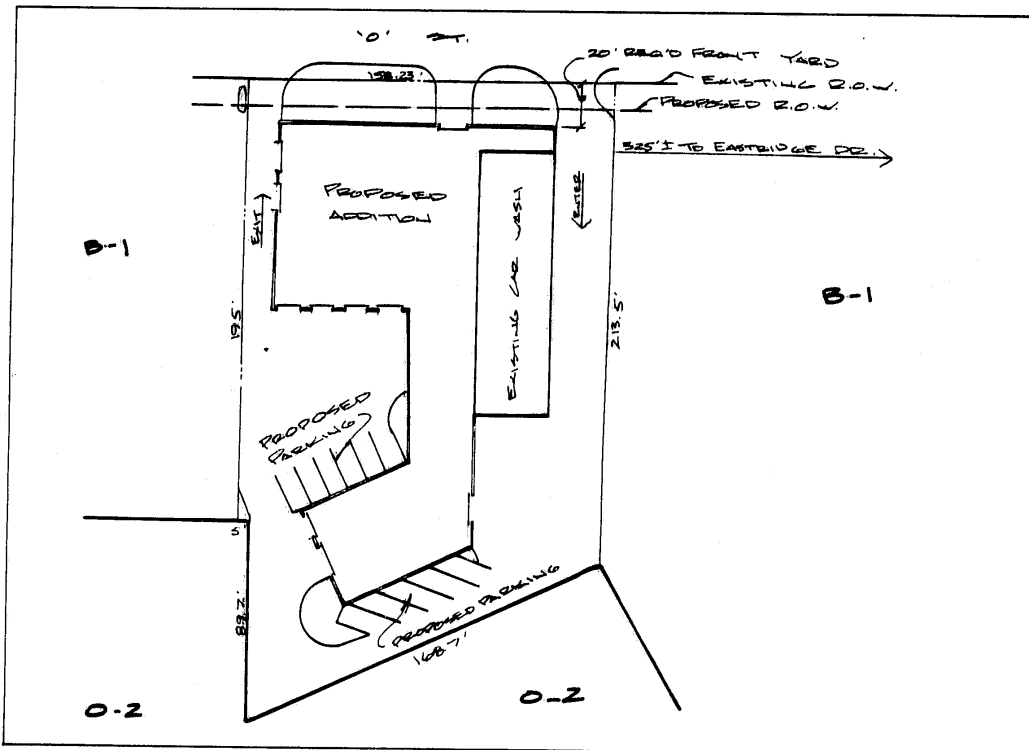
BZA.1846

Appeal 1846

Steve E. Cook is requesting an exception to the parking requirements on property legally described as Lots 2 and 3 and the east 5 feet of the north 195 feet of lot 4, Eastmont 2nd. Addition to the City of Lincoln, Lancaster County, Nebraska generally located at 6135 "O" Street.

TO THE BOARD OF ZONING APPEALS IN REGARD TO AN EXCEPTION

Section 27.67.020 requires 1 parking space for each 300 square feet of building floor area or 64 parking spaces in this case. An exception to the parking requirements from 64 spaces to 11 spaces is requested.



Board of Zoning Appeals #1846

Zoning:

P-1 to R-8 Residential District	B-4 Lincoln Center Business District
Agricultural District	B-5 Planned Regional Business District
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" = 40'

Sheet: 1 of 1

Date: 5/10/90

Drawn by: SA

C E R T I F I C A T E

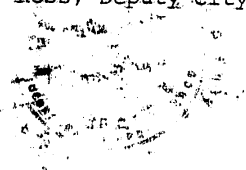
STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:
CITY OF LINCOLN)

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. 1846 APPROVED BY RESOLUTION 1329 ON MAY 25, 1990, APPLICATION OF STEVE COOK

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 13th day of June, 1990.

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



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1990 JUN 25 AM 4:33

City Clerk

INST. NO. 90- 18677

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