

BOARD OF ADJUSTMENT AGENDA

Notice is hereby given that the Board of Adjustment of the City of North Platte will hold a meeting and public hearing on September 28, 2021 at 8:30 a.m. The meeting and hearing will be held in the City of North Platte Council Chambers located in City Hall at 211 West Third Street, North Platte, Nebraska. The following items will be heard and all interested persons are invited to attend.

1. Roll Call.

A current copy of the open meetings act of Nebraska is posted adjacent to the door at the back of the Council Chambers.

2. Approve the minutes of the meeting held on June 22, 2021.

3. Public Hearing. File No. BA21-004 Discuss and consider action on an application by M. Doughty, LLC for variances to the North Platte City Code of Ordinances Section 156.124(1)(a) Front yard setback shall be 25 feet or in direct conformity with the majority of similar buildings on the same street in the same block. Section 156.124 (2)(c) the minimum side yard setback for all corner lots adjoining a side street shall be 25 feet except in cases of lot width of less than 66 feet, the side yard shall be 15 feet. Section 156.124 (3) the minimum rear yard is 25 feet. Section 156.124 (B)(3) the minimum area for a multiple-family dwelling is 1,500 square feet per family, provided that, no lot shall contain an area of less than 8,000 square feet and Section 156.125(A) parking requirements are 1 ½ spaces for each dwelling unit. The applicant is proposing a 12 foot front yard setback from Willow Street, a 6 foot side yard setback from F Street, a 10 foot rear yard setback from the alley, allowing a lot size of 6,300 square feet and to allow only on street parking. The property is located in an R-2 Dwelling District (currently requesting to be rezoned to an R-3 Dwelling District) located at 404 and 406 W F Street and is described as Lot 1, Block 20 Residence Park Subdivision, North Platte, Lincoln County, Nebraska.

4. Old Business.

5. New Business.

6. Adjourn.