

Board of Adjustment Application

City of Terrytown, Nebraska

Mailing Address: 116 Terry Blvd. Gering, NE 69341	Phone: (308)632-7212
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Application Number: _____ **Receipt Number:** _____
Public Hearing Date: 2/18/2023 **Application Date:** Jan 30, 2023
Agenda Deadline: _____ **5:00 p.m.**
Applicant: Jessie J. Martinez
Mailing Address: 1008 11th AVE APT #2 Scottsbluff, NE 69361
Email Address: jessiejmartinez2@gmail.com
Telephone: (Home) 806-690-2216 **(Work)** 806-690-2216 **(Cell)** (806)690-2216
Legal Description: _____
Street Address: 101 Ridge Dr Scottsbluff, NE 69361

Request:

- | | | | |
|---|---|---|---------|
| 9 | Variance from provisions of the Zoning Code | 9 | \$50.00 |
| 9 | Appeal from the decision of Code/Fire Inspector in respect to the application, issuance or enforcement of any Permit. | 9 | \$50.00 |

Applicants Request:

Please explain, in writing, the justification for the variance requested, indicating, specifically the enforcement provisions of the zoning and/or safety codes from which the variance is requested, and outlining in detail the manner in which it is believed that this application will meet each of the conditions set forth in the zoning and/or safety codes. Please remember to submit a sketch, in duplicate, drawn to scale and showing the lot or lots included in the application, the structures existing, and the structures contemplated necessitating the variance requested, if applicable. All appropriate dimensions and other information which would be helpful to the board in consideration of the application should be included.

When this property was surveyed it shows from sidewalk to front property line there is a 12' ft gap into the front yard and if we go off that we are short 8ft. If we could get the property line to the side walk we should fall within the parameters. I didnt realize there needed to be 25ft from front property line to front of structure and 15ft from rear property line to rear of structure, but my lot is longer than depth. But either way it will not impede on anyone else property.

Steps for Applicant

Section 3 of the Board of Adjustment Zoning Regulations requires the applicant to submit the following information which must accompany this appeal before it can be considered by the board of adjustment.

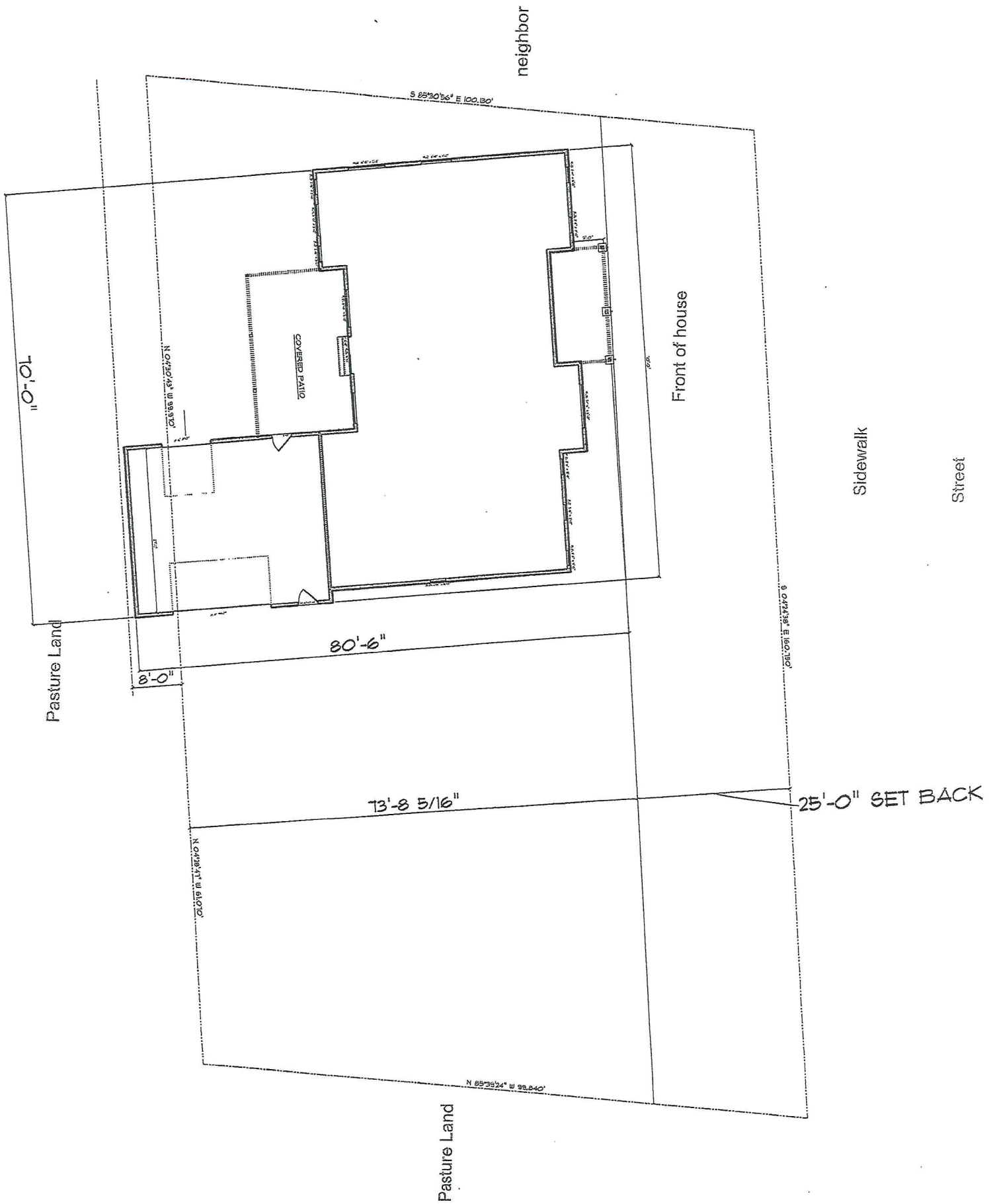
For variances from the zoning ordinance, a written application must demonstrate:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. That the special conditions and circumstances do not result from the action of the applicant; and
4. That granting the variance requested will not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district. No nonconforming use of neighboring land, structures, or buildings in the same district, and no permitted use of lands, structures or building in other districts shall be considered grounds for the issuance of a variance.

Notes:

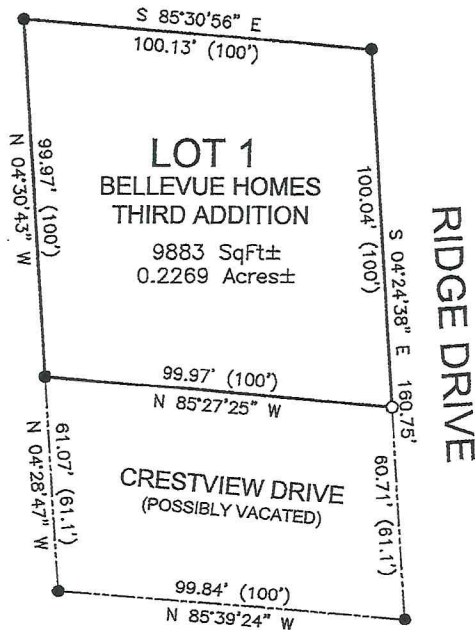
The variance board has the authority to attach any reasonable condition to its action to authorize a variance which will assure that any substantial detriment to adjacent property is avoided and the character of the zoning district will not be changed.

In order to grant a variance, a concurring vote of four of the five members is needed to reverse any order, requirement or decision of the zoning administrator, or to grant a zoning variance.

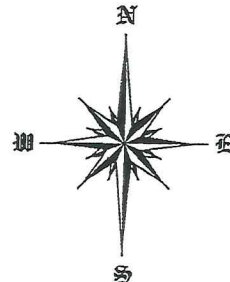


RECORD OF SURVEY

LOT 1, BELLEVUE HOME THIRD ADDITION TO THE CITY OF TERRYTOWN,
SCOTTS BLUFF COUNTY, NEBRASKA



RIDGE DRIVE



SCALE 1"=40'

●=CORNER FOUND
○=CORNER SET
5/8"x24" REBAR PVC CAP

LEGAL DESCRIPTION:

LOT 1, BELLEVUE HOME THIRD ADDITION TO THE CITY OF TERRYTOWN, SCOTTS BLUFF COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 40 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 11th day of January, 2023.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

SURVEYOR NOTES:

- 1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.
- 3) CLIENT STATED THAT THE RIGHT-OF-WAY HAD BEEN VACATED BUT THERE WERE NO RECORDS TO SUPPORT THIS AND NO DOCUMENTS WERE RECOVERED STATING AS SUCH. THERE MAY BE RECORDS.



SHEET 1 OF 1	PROJECT: LOT 1, BELLEVUE HOMES 3RD ADD JESSIE MARTINEZ GERING, NEBRASKA	ACCUSTAR SURVEYING 30601 COUNTY ROAD 17 PHONE: (308) 623-0197	Scale 1"=40' Date: JANUARY 11, 2023 Dwn By: SMB REVISED:
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2010-0636

NUM PAGES 2
 DOC TAX PD CHG RET
 FEES 11.50 PD CHG RET
 TOTAL 11.50
 REC'D M.C. Schaff - Kelly
 RET

NUM INDEX 2 c
 COMPUTER c
 PICTURED c
 IMAGED

RECORDED
 SCOTTS BLUFF COUNTY, NE

Date 2-9-10 Time 9:30 AM
 Inst. 2010 636
Jean A. Bauer

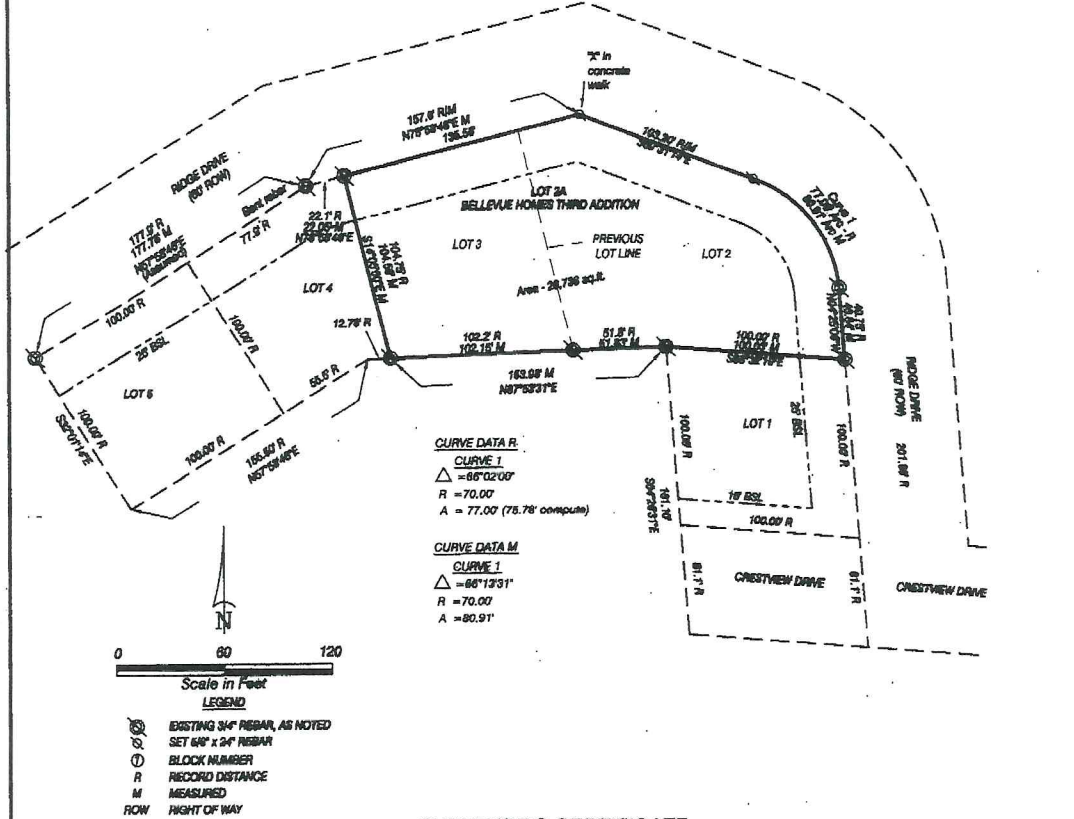
REGISTER OF DEEDS

900

FINAL PLAT

LOT 2A, A REPLAT OF LOTS 2 AND 3, BELLEVUE HOMES THIRD ADDITION

SITUATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 27,
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
 SCOTTS BLUFF COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOT 2A, A REPLAT OF LOTS 2 AND 3, BELLEVUE HOMES THIRD ADDITION, situated in the Southeast Quarter of Section 27, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of such survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF December, 2009.
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty
 Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



LOT 2A, REPLAT OF LOTS 2 AND 3,
BELLEVUE HOMES THIRD ADDITION,
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of Lots 2 and 3, Bellevue Homes Third Addition, an Addition to Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 2A, A REPLAT OF LOTS 2 AND 3, BELLEVUE HOMES THIRD ADDITION, an Addition to Scotts Bluff County, Nebraska, situated in part of the Southeast Quarter of Section 27, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 30th day of December, 2009.

Owners: Lots 2 and 3

Leslie E. Saner
Leslie E. Saner, Husband

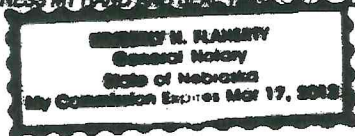
Connie L. Saner
Connie L. Saner, Wife

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Leslie E. Saner and Connie L. Saner, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 30th DAY OF December, 2009.



Kimberly N. Flansburg
Notary Public

My Commission Expires March 17, 2012

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 2A, A REPLAT OF LOTS 2 AND 3, BELLEVUE HOMES THIRD ADDITION, an Addition to Scotts Bluff County, Nebraska, situated in part of the Southeast Quarter of Section 27, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Terrytown, Nebraska, by resolution duly passed this 4 day of February, 2009.

Kent Hancock
Mayor

ATTEST:

T. Fred W. Huff
City Clerk

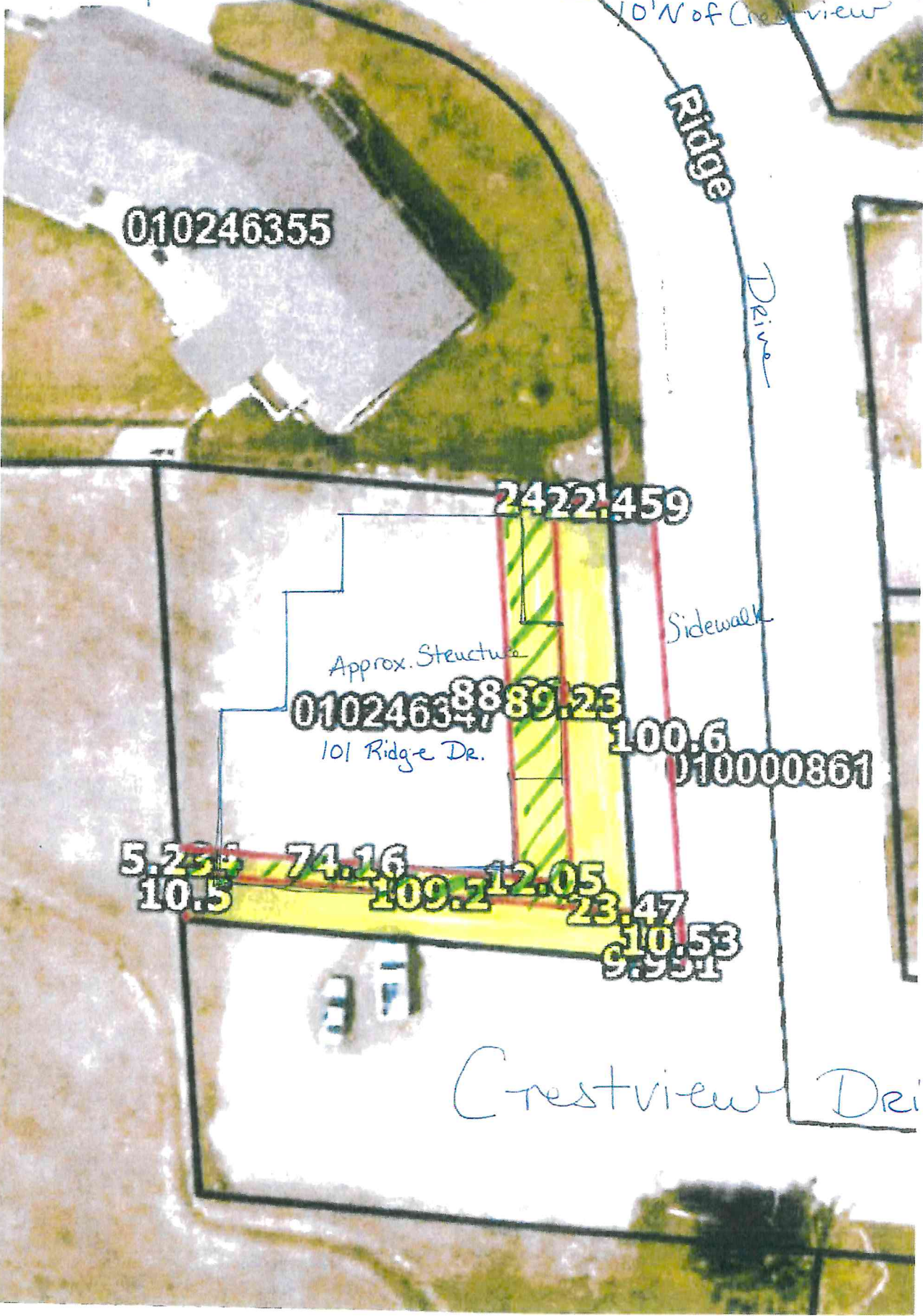
101 Ridge Drive

15' N of Crestview

Legal setback requirements: 25' W of Ridge (from property line)

Requested variance: 18' W of Ridge (from property line)

10' N of Crestview





04/18/2020 1 of 37 Select Date

Navigation icons: Home, Location, Layers, Zoom In (+), Zoom Out (-), and a compass.