

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 11014

1 WHEREAS, William J. and Myrna L. Wood have submitted an application
2 designated as Special Permit No. 11014 to allow the preservation of an historic structure
3 by adjusting the side yard requirements for an egress stair from the third floor on property
4 located at 720 South 16th Street, and legally described as:

5 Lots 7, 8 and the west 5 feet of Lot 9, Block 153, Original Plat
6 of Lincoln, Lancaster County, Nebraska;

7 WHEREAS, the real property adjacent to the area included within the site plan
8 for this use of an historic landmark and adjustment of the side yard requirements will not
9 be adversely affected; and

10 WHEREAS, said site plan together with the terms and conditions hereinafter
11 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code
12 to promote the public health, safety, and general welfare.

13 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
14 Lincoln, Nebraska:

15 That the application of William J. and Myrna L. Wood, hereinafter referred to
16 as "Permittee", to allow the preservation of an historic structure known as the Yates House
17 for residential use as a sorority by adjusting the required side yard to allow a zero foot side
18 yard on the east side of the Yates House rather than the 5 feet required in the R-7 district,
19 on the property legally described above, be and the same is hereby granted under the
20 provisions of Section 27.63.400 of the Lincoln Municipal Code upon condition that

1 construction and operation of said use of an historic building be in substantial compliance
2 with said application, the site plan, and the following additional express terms, conditions,
3 and requirements:

4 1. This permit approves an adjustment of the required side yard on the
5 east side of historic site known as the Yates House from five feet to zero feet to allow an
6 egress stair from the third floor.

7 2. Any modifications to the building exteriors or to the site plan must be
8 submitted and approved for a Certificate of Appropriateness by the Preservation
9 Commission.

10 3. Before occupying the improvement all development and construction
11 shall substantially comply with the approved plans.

12 4. All privately-owned improvements shall be permanently maintained by
13 the Permittee.

14 5. The physical location of all setbacks and yards, buildings, parking and
15 circulation elements, and similar matters must be in substantial compliance with the
16 location of said items as shown on the approved site plan.

17 6. The terms, conditions, and requirements of this resolution shall run
18 with the land and be binding and obligatory upon the Permittee and the Permittee's
19 successors and assigns.

20 7. The Permittee shall sign and return the letter of acceptance to the City
21 Clerk within 30 days following the approval of the special permit, provided, however, said
22 30-day period may be extended up to six months by administrative amendment. The Clerk

1 shall file a copy of the resolution approving the special permit and the letter of acceptance
2 with the Register of Deeds, filing fees therefor to be paid in advance by the Permittee.

3 8. The site plan as approved with this resolution voids and supersedes
4 all previously approved site plans and special permits for this property.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2011:

Mayor