

RESOLUTION NO. A-\_\_\_\_\_

SPECIAL PERMIT NO. 1732A

1           WHEREAS, Ed and Yana Beranek has submitted an application designated  
 2 as Special Permit No. 1732A for authority to amend the previously approved use of a  
 3 landmark for a bed and breakfast to allow three guest rooms and one dwelling unit on  
 4 property located at the Hall House, 11th and D Street, and legally described to wit:

5                   Lots 11 and 12, Block 190, Original Plat, Lincoln, Lancaster  
 6                   County, Nebraska;

7           WHEREAS, the real property adjacent to the area included within the site  
 8 plan for this bed and breakfast will not be adversely affected; and

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

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

14           That the application of Ed and Yana Beranek, hereinafter referred to as  
 15 "Permittee", to amend the previously approved use of a landmark for a bed and breakfast  
 16 to allow three guest rooms and one dwelling unit, on the property legally described above,  
 17 be and the same is hereby granted under the provisions of Section 27.63.400 of the  
 18 Lincoln Municipal Code upon condition that construction and operation of said bed and  
 19 breakfast be in strict compliance with said application, the site plan, and the following  
 20 additional express terms, conditions, and requirements:

1           1.     This permit approves the use of the Hall House property for three bed  
2 and breakfast guest suites and one dwelling unit.

3           2.     Signs for the landmark must receive a Certificate of Appropriateness  
4 from the Historic Preservation Commission prior to installation.

5           3.     The construction plans must conform to the approved plans.

6           4.     Before occupying the bed and breakfast guest suites, all development  
7 and construction must be completed in conformance with the approved plans.

8           5.     All privately-owned improvements must be permanently maintained  
9 by the Permittee.

10          6.     The site plan which accompanied SP 1732, approved by the City  
11 Council, remains the official approved permit, and shall be the basis for all interpretations  
12 of setbacks, yards, locations of buildings, location of parking and circulation elements, etc.

13          7.     The terms, conditions, and requirements of this resolution shall be  
14 binding and obligatory upon the Permittee, their successors, and assigns. The building  
15 official shall report violations to the City Council which may revoke the special permit or  
16 take such other action as may be necessary to gain compliance.

17          8.     The Permittee shall sign and return the City's letter of acceptance to  
18 the City Clerk within 30 days following approval of the special permit, provided, however,  
19 said 30-day period may be extended up to six months by administrative amendment. The  
20 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
21 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
22 Permittee.

Introduced by:

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Approved as to Form & Legality:

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City Attorney

Staff Review Completed:

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Administrative Assistant