

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1981

1 WHEREAS, Joel and Kathy Sartore have submitted an application
 2 designated as Special Permit No. 1981 for authority to preserve the Hitchcock House as
 3 a designated landmark by rehabilitating and using a portion of the existing garage as an
 4 apartment for an employee or employees engaged in the upkeep of the premises on
 5 property located at 2733 Sheridan Boulevard, and legally described to wit:

6 The west half of Lot 5, all of Lots 6-8, and the east half of Lot
 7 9, Block 11, Sheridan Park Addition, in the Southwest Quarter
 8 of Section 31, Township 10 North, Range 7 East of the 6th
 9 P.M., Lincoln, Lancaster County, Nebraska;

10 WHEREAS, the real property adjacent to the area included within the site
 11 plan for this use of an historic landmark will not be adversely affected; and

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

15 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
 16 Lincoln, Nebraska:

17 That the application of Joel and Kathy Sartore, hereinafter referred to as
 18 "Permittee", to preserve the Hitchcock House by rehabilitating and using a portion of the
 19 existing garage as an apartment for an employee or employees engaged in the upkeep of
 20 the premises, on the property legally described above, be and the same is hereby granted
 21 under the provisions of Section 27.63.400 of the Lincoln Municipal Code upon condition

1 that construction and operation of said historic landmark be in strict compliance with said
2 application, the site plan, and the following additional express terms, conditions, and
3 requirements:

4 1. This permit approves the use of the upper floor of the garage on the
5 Hitchcock House property for a residence for a person or persons employed in the upkeep
6 of the premises.

7 2. The garage apartment shall not be considered to be a single-family
8 dwelling separate and distinct from the Hitchcock House, but rather all the occupants of
9 the garage apartment and the Hitchcock House shall meet the definition of "Family" as set
10 forth in Lincoln Municipal Code § 27.03.220.

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

12 4. Before occupying the garage apartment, all development and
13 construction must be completed in conformance with the approved plans.

14 5. All privately-owned improvements must be permanently maintained
15 by the Permittee.

16 6. The site plan approved by this permit represents the official approved
17 permit, and shall be the basis for all interpretations of setbacks, yards, locations of
18 buildings, location of parking and circulation elements, etc.

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

23 8. The Permittee shall sign and return the City's letter of acceptance to
24 the City Clerk within 30 days following approval of the special permit, provided, however,

1 said 30-day period may be extended up to six months by administrative amendment. The
2 City Clerk shall file a copy of the resolution approving the special permit and the letter of
3 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
4 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002:

Mayor