

MEETING RECORD

Advanced public notice of the County Board of Zoning Appeals meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Thursday, July 10, 2025.

NAME OF GROUP:	COUNTY BOARD OF ZONING APPEALS
DATE, TIME AND PLACE OF MEETING:	Friday, July 18, 2025, 2:30 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Joe Shaw, James Pinkerton Tai Pleasant; Ed Woeppel and Matt Warner absent.
OTHERS IN ATTENDANCE	George Wesselhoft and Clara McCully of the Planning Department; Andrew Barness of County Attorney's Office; and other interested parties.
STATED PURPOSE OF MEETING:	Regular County Board of Zoning Appeals Meeting

Chair Woeppel opened the meeting and acknowledged the posting of the Open Meetings Act in the room.

Woeppel then called for a motion approving the minutes of the regular meeting held June 13, 2025.

Shaw moved approval, seconded by Pleasant, and failed 2-0-1. Shaw, and Pinkerton voting 'yes'; Pleasant abstaining; Warner and Woeppel absent.

COUNTY BOARD OF ZONING APPEALS 25004

requested by Jonathan and Mackenzie Reed, for a variance to reduce the side yard setback and average lot width, on property legally described as Lot 36, located in the SE 1/4 of section 14-09-08, Lancaster County, Nebraska generally located at 17056 Pine Lake

PUBLIC HEARING:

July 18, 2025

Members present: Shaw, Pleasant, and Pinkerton. Warner and Woeppel absent.

There were no ex parte communications disclosed.

APPLICANT:

McKenzie Reed, 17056 Pine Lake Road, came forward and was sworn in. M. Reed stated they purchased the property in 2021 knowing it would eventually need expansion. During the permit process, they discovered the side yard setback was not as expected. The setback at the southwest corner is 48 feet. Although the addition would be on a different corner, it still requires a reduced setback of 25 feet. Other options are not feasible due to constraints from the propane tank, existing structures, and topography.

Pleasant asked whether building upward was possible.

M. Reed stated the house is on a concrete slab that is not rated for the additional weight.

Pinkerton asked about the berm construction.

M. Reed explained that three of the four sides are bermed but not correctly built. Upon excavation on the north side, they discovered wood framing was placed directly against the dirt without proper materials.

Jonathan Reed, 17056 Pine Lake Road, came forward and was sworn in. He stated that the addition would provide a utility room to resolve existing issues, including plumbing, electrical, and septic, all of which were improperly installed without permits. The existing electrical runs through the shop in an unsafe aluminum-to-copper splice, and their well system is inadequate and exposed to freezing. The new utility space would allow the electrical and well components to be safely and code-compliantly relocated.

Pinkerton asked where the septic system is located.

Jonathan Reed stated the existing system is beneath a lean-to off the secondary shop building. The new plan is to route a new septic line to a level open field northeast of the house. A utility room or crawl space is needed to accommodate that work.

A letter of support from a neighbor was received and noted.

Shaw moved to close the public hearing, seconded by Pinkerton, and carried 3-0. Shaw, Pinkerton, and Pleasant voting 'yes'.

SUPPORT:

No one appeared in support.

OPPOSITION:

No one appeared in opposition.

STAFF QUESTIONS:

There were no staff questions.

ACTION:

Pinkerton moved to approve a variance to reduce the side yard setback and average lot width, seconded by Pleasant, and carried 3-0. Shaw, Pleasant, and Pinkerton voting 'yes'; Warner and Woepfel absent.

Motion to adjourn made by Pinkerton, seconded by Pleasant, and carried 3-0. Shaw, Pleasant, and Pinkerton voting 'yes'; Warner and Woepfel absent.

There being no further business, the meeting was adjourned at 2:43 pm