



## COUNTY BOARD OF ZONING APPEAL #25005

**DATE:** July 25, 2025

**DATE SCHEDULED FOR PUBLIC HEARING:** August 22, 2025

**LOCATION:** Generally located near NW 126<sup>th</sup> Street and W Adams Street

**ADDRESS:** 3545 NW 126<sup>th</sup> Street

**LEGAL DESCRIPTION:** Lot 66 Irregular Tract, SE ¼ of Section 7, Township 10, North, Range 5, East, Lancaster County, NE

**APPLICANT:** Sharon Wilkins

**LOT AREA:** 27.85 acres

**ZONING:** AG-Agricultural

**EXISTING LAND USE:** Single Family Home, Farm Ground

### **SURROUNDING LAND USE AND ZONING:**

North:	AG-Agricultural	Farm Ground
South:	AG-Agricultural	Farm Ground
East:	AG-Agricultural	Single Family Home, Farm Ground
West:	AG-Agricultural	Farm Ground

### **TYPE OF APPEAL:**

THIS APPEAL IS DIRECTED TO THE BOARD RELATIVE TO

- 1) Article 4.017 (a) of the Lancaster County Zoning Regulations requires an Average Lot Width of at least 550 feet. This is a request to reduce the average lot width from 550 feet to 450 feet.

**STAFF FINDINGS:**

1. The applicant is requesting to reduce the Average Lot Width to less than the minimum requirement of 550 feet. The purpose of this appeal is to allow the existing single family dwelling to be on a legal lot. In the future, if this step is approved, the applicant proposed to submit a separate special permit application to allow an accessory dwelling unit in an existing accessory building on site. . The applicant first applied for the variance to legalize the lot for a single family dwelling.
2. The existing 7,200 square foot accessory building is used mainly for farm and personal use. There is, however, an existing accessory dwelling unit within this building that is around 325 square feet in area. This accessory dwelling does not have a building permit or special permit. Therefore, the applicant is applying for the necessary permits, including variance application to legalize the lot, special permit and building permit to make the single family dwelling and accessory dwelling unit legal.
3. The applicant states in their variance application letter that she inherited the property in 2023 and was not aware of the average lot width requirement.
4. The home and accessory building were built in 2014. The average lot width requirement was missed during the review of the building permit (see attached Lancaster County appraisal card).
5. Lancaster County Zoning Regulations 4.017, a (1)(vi) provides that for lots of twenty (20) acres or more created prior to January 1, 2017, the minimum frontage requirement shall not apply. The minimum AG District frontage requirement under 4.017 (a) is 550 feet. In this case, the lot was created in 2014 (see attached deed). A 25-foot-wide portion of the lot has frontage providing legal access.
6. The variance for the Average Lot Width is needed because while the lot was created in 2014 and the minimum frontage requirement does not apply, the Average Lot Width still applies. The method to determine Average Lot Width is to take the total square footage of the lot and divide by the longest lot depth measurement from the front right of way line to the rear most lot line, which in this case is a west east measurement for the lot depth.
7. The variance request in this case will make the lot legal with respect to the average lot width, which would allow other building permits to be issued for the property.
8. If the variance is not granted, no building permit could be issued for the proposed accessory dwelling unit or any other building or addition on the property.

9. Section 19.003 (2) Powers Relative to Variances. The Board of Zoning Appeals is authorized, upon petitions for variances, to vary the strict application of the height, area, parking or density requirements to the extent necessary to permit the owners a reasonable use of their land in those specified instances where there are peculiar, exceptional and unusual circumstances in connection with a specific parcel of land, which circumstances are not generally found within the locality or neighborhood concerned.

Prepared by

George Wesselhoff  
County Planner



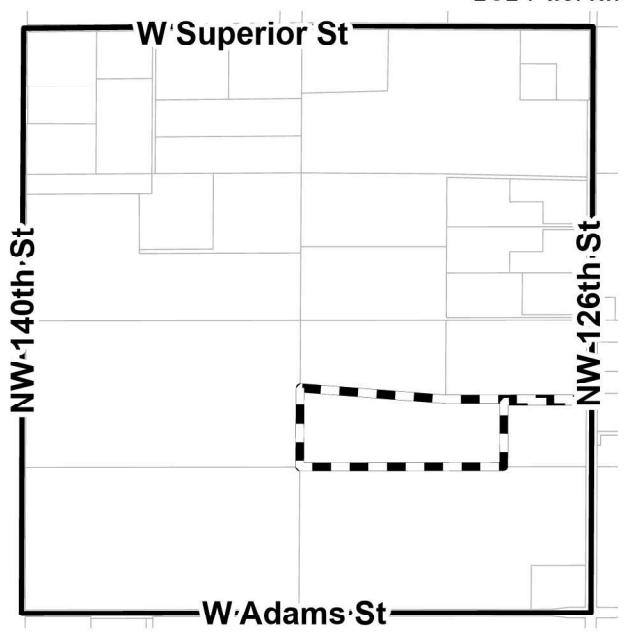
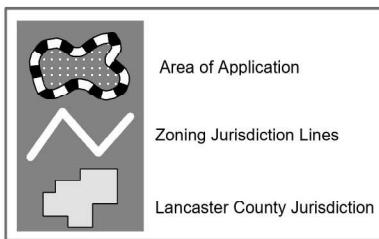
**Board of Zoning Appeals #: BZA25005**  
**NW 126th St & W Adams St**



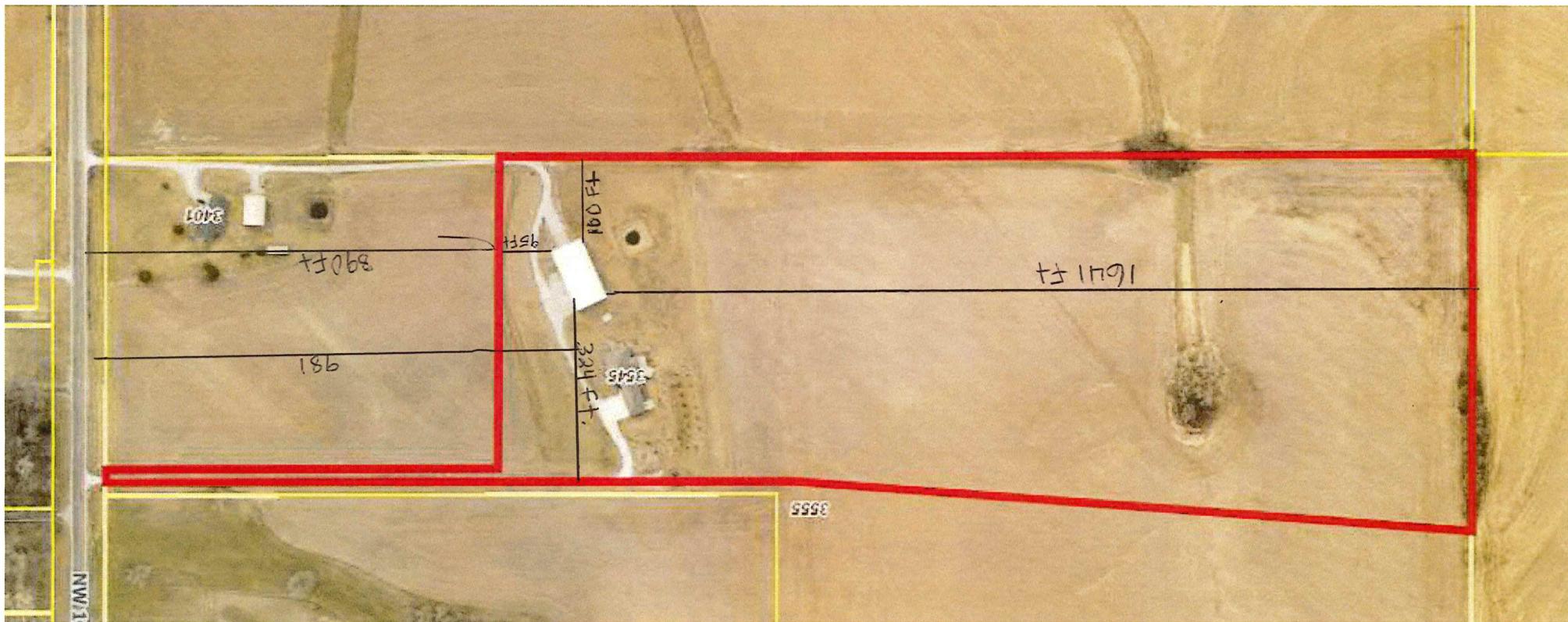
**Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

**One Square Mile:**  
**Sec.07 T10N R05E**



6



Legal Description: S7, T10, R5, 6<sup>th</sup> Principal Meridian, Lot 66 SE

Waiver to allow 325 sq ft. mother-in-law suite in shed about 105 ft. from main house

URVEY  
T 66  
1-4a



Section 07-10-05

Total: 92.64 ft

92.64 ft

94.99 ft

Total: 94.99 ft

159.79 ft

Total: 159.79 ft

3545

2073 ± Ac

20.16 ± Ac

3555

NO SURVEY  
LOT 66  
27.85 ± Ac

Section 07-10-05



3545

NO SU  
LOT  
10.03

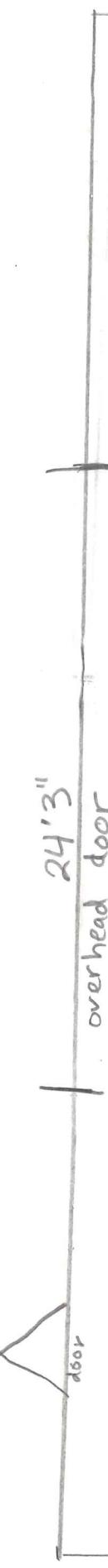
To ROAD

890.6



Sharon Wilkins

60 ft.



24'3"

overhead door

door

door overhead door  
14'3"

## ADU Special Permit

### Application Letter

7-9-2025

I am hoping to get special permission to continue to have a mother-in-law/guest suite in my shed. The suite is 325 sq. feet, it is hooked up to the same utilities as the house, it is between 100 & 105 feet from our main house, it has the same driveway as we do and is just over a quarter of a mile from the main road (NW 126<sup>th</sup> St.) The lot is about 476 ft. wide. The shed is about 22 ft. tall and the house is about 25 ft. tall.

We are on almost 28 acres of land and about 20 acres are farmed. We are just outside the city limits, but have a Lincoln address.

The suite has 1 bedroom, kitchen/dining area, 1 bathroom and a small laundry area. A church friend lives there. He helps with the upkeep of the property and snow removal.

- Dimensions/SF
  - The dimensions of the outbuilding are 120x60=7200SF
  - The dimensions of the mother-in-law suite are a little less than 33x10=330SF
  - As a result the net SF left for the Farm shop portion is about 7200-330=6870
- Building use
  - Storage for farm and personal use
  - Mother-in-law suite: designed for property maintenance worker's residence/or guests
- Variance
  - I inherited the lot in April 2023 and was not aware of a required lot width. The shed was existing and the home was permitted in 2014. Our lot is 476 ft. wide and now 550 ft. wide is the requirement.
- Waivers
  - The width of the lot is about 476 ft. and needs to be 550 ft.

Please grant us the special permission to continue to use this area. We will make any changes necessary to bring it to code.

Thank you,

*Sharon Wilkins*

Sharon Wilkins

## LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 04-07-400-012-000

Tax Year: 2025

Run Date: 7/20/2025 6:51:35 AM

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## OWNER NAME AND MAILING ADDRESS

WILKINS, SHARON  
3545 NW 126TH ST  
LINCOLN, NE 68524

Additional Owners  
No.

SALES INFORMATION						
Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
09/05/2023	Improved	\$0	Disqualified		Deed Of Distribution	2023026905
09/22/2014	Improved	\$0	Disqualified		Warranty Deed	2014036748

## PROPERTY SITUS ADDRESS

3545 NW 126TH ST  
LINCOLN, NE 68524

BUILDING PERMITS					
Number	Issue Date	Amount	Status	Type	Description
BC140097	09/26/2014	\$275.000	Closed	New Dwelling	SFR-R2016

## GENERAL PROPERTY INFORMATION

Prop Class: Aa Improved  
Primary Use: Agricultural  
Living Units: 1  
Zoning: AG-Agriculture District  
Nbhd: 3500N - Rural 3500N  
Tax Unit Grp: 0040  
Schl Code Base: 55-0148 Malcolm  
Exemptions:  
Flags:

INSPECTION HISTORY					
Date	Time	Process	Reason	Appraiser	Contact-Code
07/17/2024		Interior Review and Measured - 06	Owner Request	PJH	Owner - 1
04/14/2023		Interview and Measure - 01	General Review	SAB	Tenant - 2
09/23/2019	11:00 AM	Desktop Review. Orthos - 10	General Review	TRS	
02/01/2018	10:01 AM	Desktop Review. Orthos - 10	Data Verification	DVG	
10/25/2016	13:30	No Answer At Door. Measured - 05	Permit	SAB	

## PROPERTY FACTORS

GBA: 0  
NRA:  
Location:  
Parking Type:  
Parking Quantiy:

RECENT APPEAL HISTORY					ASSESSED VALUE HISTORY			
Year	Level	Case #	Status	Action	Year	Land	Building	Total
2025					2025	\$258.800	\$1,042,700	\$1,301,500
2024					2024	\$206,400	\$857,800	\$1,064,200
2023					2023	\$204,000	\$662,100	\$866,100
2022					2022	\$178,000	\$563,000	\$741,000
2021					2021	\$178,000	\$563,000	\$741,000

## LEGAL DESCRIPTION

S7, T10, R5, 6th Principal Meridian, LOT 66 SE

APPRAISED VALUES					
Current		Land	Building	Total	Method
Prior		\$120,400	\$910,900	\$1,031,300	ACTUAL
Cost		\$115,960	\$857,840	\$973,800	ACTUAL
Income		\$1,234,140	Market	\$1,121,000	GRM
		\$0	MRA	\$1,081,000	Ovr

MARKET LAND INFORMATION										
Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfIC	FactC	Avg Unit Val	Land Value
Site	HS1 - Home Site 1st	1//							100,000	100,000
Acre	HSA - Add'l Acres	1.55//							6,000	9,300
Acre	ACS - Aa	1.11//							10,000	11,100

Total Acres 27.85 GIS SF 1213044

Mkt Land Total \$120,400

Taxable Aq Land Total \$138,380

## LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 04-07-400-012-000

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

MS Style: 1-One Story

Quality: 4.00-Good

Year Built: 2014

Rating: 4 - Typical

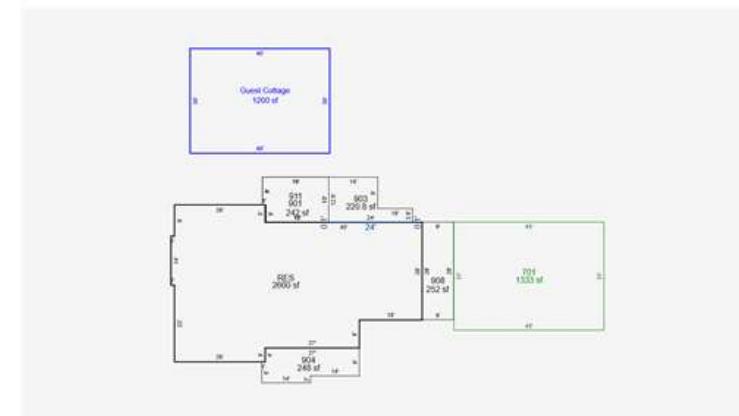
Remodeled Year:

Remodel:

Total Living Area: 2.660

## RESIDENTIAL SECTIONS

RES 2.660



## RESIDENTIAL INFORMATION

Impt Type: 1 Story

Bedrooms: 3

Foundation: 6-Walkout

5 Fix Bath: 1 3 Fix Bath: 2

4 Fix Bath: 2 Fix Bath: 1

Addl Fix: 2

Garage Cap: Four Car

Total Market: 1.121.000

Total MRA: 1.081.000

## DWELLING COST SUMMARY

RCN: \$1,076,069

CDU: 4 Depr %: 9

RCNLD: \$976,640

Cost/SF: 367.16

Pct Comp:

## INCOME INFORMATION

Rent Rating: Rent: 0

GRM Rating: GRM: 0

GRM Value: 0

## BUILDING COMMENTS

RESIDENTIAL COMPONENTS				RESIDENTIAL COMPONENTS			
Code	Units	Pct	Year	Code	Units	Pct	Year
801-Total Basement Area	2,660			904-Slab Porch with Roof	248		
803-Partition Finish Area	2,050			911-Raised Enclosed Porch, Knee Walls	242		
351-Warmed & Cooled Air		100		901-Open Slab Porch	242		
641-Single 1-Story Fireplace	1			903-Wood Deck	221		
601-Plumbing Fixtures	17						
208-Composition Shingle		100					
133-Veneer, Masonry		100					
402-Automatic Floor Cover Allowance		100					
908-Enclosed Porch, Knee Walls w/Glass	252						
701-Attached Garage	1,333						

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## GENERAL BUILDING INFORMATION

Bldg No: 1 Lakeside stroade

Building Type: 84-Service - Single Tenant

Identical Units: 1 No. of Units: 1 Func: V2

Building 1 of 1

## COMMENTS



## BUILDING SUMMARY

Total Area:	6,000	RCNLD:	\$131,819
RCN:	\$386,520	RCNLD/SF:	\$21.97
Depreciation %:	66		

## COMMERCIAL BUILDING SECTIONS &amp; BASEMENTS

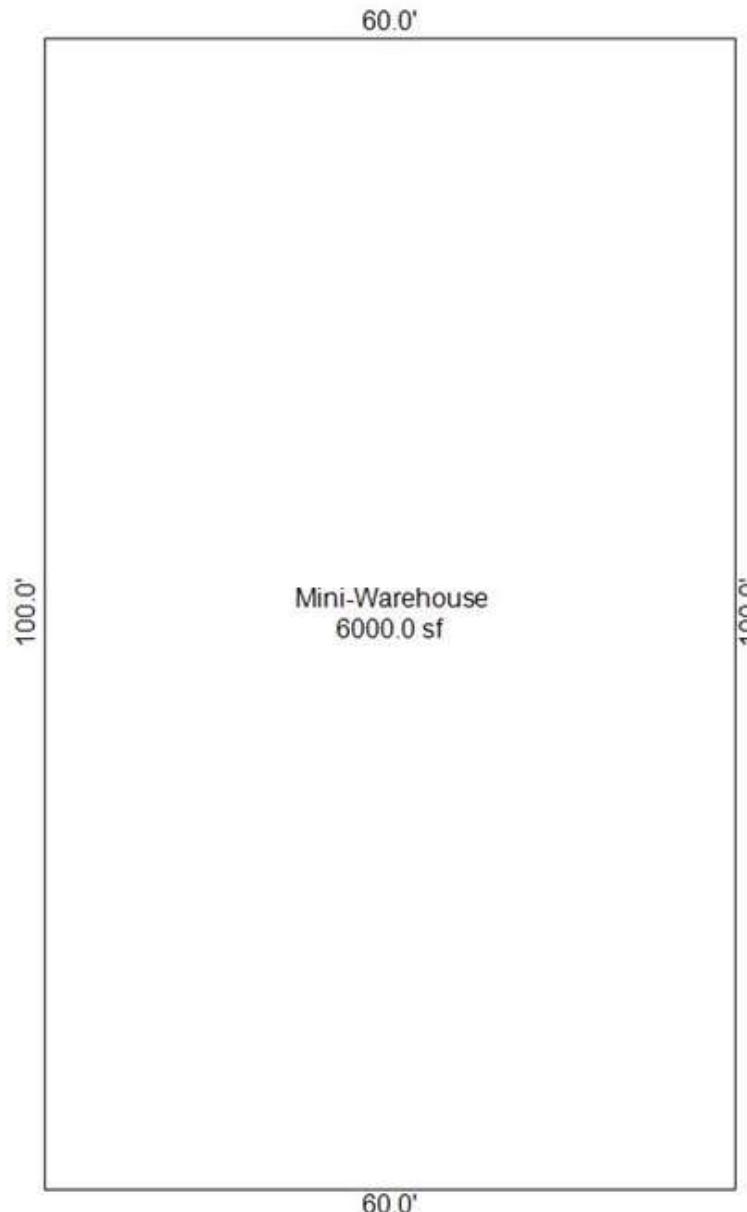
Sec	Occupancy	MS Class	Yr Blt	Rank	Stories	Area	Perimeter	Wall Hat	Eff Aqe
01	391 Material Storage Building	S	2011	2.00	1	6,000		14	5

## COMMERCIAL COMPONENTS

Sec	Code	Units	Pct.	Size	Other	Year
01	888 Stud -Metal Siding			100		
01	3606 Space Heater			100		

**LANCASTER COUNTY APPRAISAL CARD****Parcel ID:** 04-07-400-012-000**Tax Year:** 2025**Run Date:** 7/20/2025 6:51:35 AM**Page** 4 of 5**GENERAL BUILDING INFORMATION****Bldg No:** 1 Lakeside stroade**Building Type:** 84-Service - Single Tenant**Identical Units:** 1 **No. of Units:** 1 **Func:** V2

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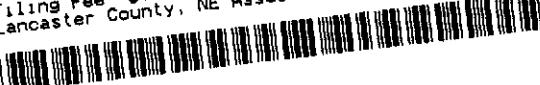
Occupancy	COST METHOD - OTHER BUILDINGS AND YARD IMPROVEMENTS												COMPONENTS						
	MSCI	Rank	Qty	Yr Blt	Area	Hqt	Dimen	St	Cond	RCN	%Depr	RCNLID	%Cmp	Code	Units	Pct	Size	Oth	Rank
PVC	2.00		2011	2,000				3		10,560	50	5,280		8355 Paving, Concrete	2,000				2.00
										10,560		5,280							

AGRICULTURAL LAND									AGRICULTURAL LAND SUMMARY								
Ag Type	Ag Acres	Soil Unit	LCG	Govt Prog	Adj Code	Base Rate	Adj Rate	Ag Value	Category	Acres	Category	Value					
CS-Commercial Site	1.11	SI				0	0	0	Total Ag Acres	24.19	Total Ag Appraised	184,507					
D-Dryland	3.92	7206	1D			9,350	7,013	27,503	Dry	23.25	Ad Appr Per Acre Value	7,628					
D-Dryland	14.33	7207	3D			7,600	5,700	81,670	Grass	0.00							
D-Dryland	0.43	7501	3D			7,600	5,700	2,423	Irrigated	0.00	Total Ag Assessed	138,380					
D-Dryland	4.58	7644	3D			7,600	5,700	26,083	Waste	0.94	Ad Assd Per Acre Value	5,721					
HS-Homesite	2.55	SI				0	0	0	CRP	0.00	Dry	137,678					
W-Waste	0.94	7207	W			1,000	750	702	TL	0.00	Grass	0					
									Homesite	2.55	Irrigated	0					
									Farmsite	0.00	Waste	702					
									Commercial Site	1.11	CRP	0					
									RROW	0.00	TL	0					
									WRP	0.00	WRP	0					
									Total Acres	27.85							

## COMMENTS

OBJ: PVC paving associated with the commercial site, area of pavement not listed is estimated to belong with the guest cottage. JAJ

Inst # 2014036748 Wed Sep 24 11:30:05 CDT 2014  
Filing Fee \$16.00 Stamp Tax \$0.00 Exempt 4 COMM  
Lancaster County, NE Assessor/Register of Deeds Office WDEED  
Pages 2



Return to:  
Blevens & Damman  
129 N. 5<sup>th</sup> Street  
Seward, NE 68434

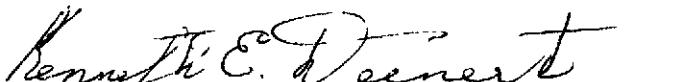
### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Kenneth E. Deinert, a single person, herein called the grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from grantee, Kenneth E. Deinert, a single person, does grant, bargain, sell, convey and confirm unto grantee the following described real property in Lancaster County, Nebraska:

See Attached Exhibit "A"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantor and to the grantor's assigns, or to the heirs and assigns of the grantor forever. And grantor does hereby covenant with the grantees and with the assigns and with the heirs and assigns of the survivor of the grantees that grantor is lawfully seised of said premises; that they are free from encumbrance; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons.

Date 9-22-14

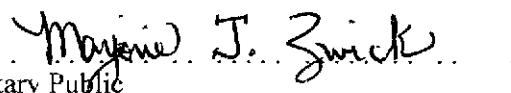
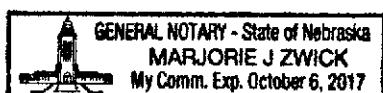


Kenneth E. Deinert, Grantor

STATE OF NEBRASKA, County of Seward

Before me, a notary public qualified for said county, personally came Kenneth E. Deinert, a single person, and known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed and executed the same for the purposes stated therein.

Witness my hand and notarial seal on September 22, 2014.



Marjorie J. Zwick  
Notary Public

**PARCEL "A"**

PARCEL "A" DESCRIPTION OF A PART OF LOT 61 AND LOT 63 OF IRREGULAR TRACTS LOCATED IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 5 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULAR DESCRIBED AS FOLLOWS: '

ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10, RANGE 10, P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULAR DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF SAID LOT 61, ON AN ASSUMED BEARING OF N 00°10'38" E FOR A DISTANCE OF 711.66' TO THE NORTHWEST CORNER OF SAID LOT 61; THENCE S 85°52'10" E, ALONG THE NORTHERLY LINE OF SAID LOT 61, FOR A DISTANCE OF 1319.18' THENCE N 89°47'33" E, ALONG THE NORTH LINE OF SAID LOT 61, FOR A DISTANCE OF 1271.81' TO THE NORTHEAST CORNER OF SAID LOT 61; THENCE S 00°03'22" W, ALONG THE EAST LINE OF SAID LOT 61, FOR A DISTANCE OF 25.00' TO THE NORTHEAST CORNER OF SAID LOT 63; THENCE S 89°47'33" W, ALONG THE NORTH LINE OF SAID LOT 63, FOR A DISTANCE OF 744.00' THENCE S 00°03'22" W FOR A DISTANCE OF 586.94' TO A POINT ON THE SOUTH LINE OF SAID LOT 63; THENCE S 89°47'41" W, ALONG THE SOUTH LINE OF SAID LOTS 63 AND 61, FOR A DISTANCE OF 1845.17' TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 27.88 ACRES

**PARCEL "B"**

PARCEL "B"  
DESCRIPTION OF A PART OF LOT 63 OF IRREGULAR TRACTS LOCATED IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 5 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULAR DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 63; THENCE IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID LOT 63, ON AN ASSUMED BEARING OF N 00°03'22" E FOR A DISTANCE OF 586.97' TO THE NORTHEAST CORNER OF SAID LOT 63  
THENCE S 89°47'33" W, ALONG THE NORTH LINE OF SAID LOT 63, FOR A DISTANCE OF 744.00'  
THENCE S 00°03'22" W FOR A DISTANCE OF 586.94' TO A POINT ON THE SOUTH LINE OF SAID LOT 63  
THENCE N 89°47'41" E, ALONG THE SOUTH LINE OF SAID LOT 63, FOR A DISTANCE OF 744.00' TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 10.03 ACRES