



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Special Permit #25039

FINAL ACTION?
Yes

DEVELOPER/OWNER
Bert & Angela Neukirch

PLANNING COMMISSION HEARING DATE
October 15, 2025

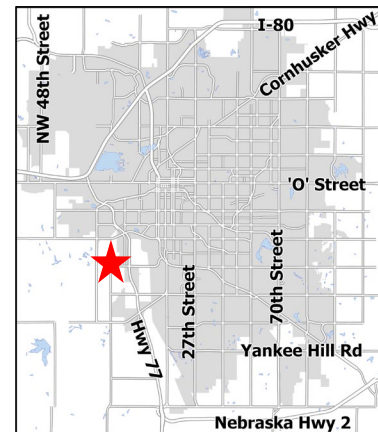
RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
4200 SW 12th Street

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit under LMC 27.63.280 to allow for the expansion of a nonstandard structure for an addition to a single-family dwelling located at 4200 SW 12th Street. The property is zoned AG, with an existing single-family dwelling built in 1992. The dwelling is located within the required side yard setback along the south property line. The special permit would allow for a 420 square foot addition to the home and a 196 square foot covered deck on the south side of the home that would be 16'9" from the side lot line.



JUSTIFICATION FOR RECOMMENDATION

The proposed amendment would allow for the addition to an existing home in the side yard setback without negatively impacting neighbors. The proposed setback of 16'9" would still exceed the absolute minimum 15' side yard setback allowed under LMC 27.72.090 if the lot were narrower.

APPLICATION CONTACT

Bert Neukirch, (402) 219-1583

STAFF CONTACT

George Wesselhoft, (402) 441-6366 or
gwesselhoft@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2050 Comprehensive Plan designates this property for future agricultural use on the 2050 Future Land Use Map. The proposal is consistent with the Plan as continued use for an acreage residential property. The property is in Tier II of the Comprehensive Plan growth tiers which recognizes that urbanization may be 30 years or more away depending on utility expansion and as such should remain in its current use.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future agricultural on the 2050 Future Land Use Plan.

Land Use Plan - Agricultural. Land principally in use for agricultural production and compatible industries like solar and wind energy production. Agricultural land may be in transition to more diversified agribusiness ventures such as growing and marketing of products (e.g., horticulture, silviculture, aquaculture) on site. Some land in the Agricultural category may be enrolled in voluntary preservation programs such as the USDA Conservation Reserve Program (CRP).

Elements Section

E1: Complete Neighborhoods and Housing

Existing Neighborhoods

The diversity of architecture, housing types and sizes are central to what make existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

Rural Housing PlanForward supports the preservation of land in the bulk of the County for agricultural and natural resource purposes. Balancing the demand for rural living and the practical challenge of integrating acreages with traditional land uses will continue as Lincoln and Lancaster County continue to grow. New acreage development is not encouraged in any of the Growth Tiers except for areas already platted, zoned, or designated for low density residential development. Zoning currently allows development in these tiers under the “build-through” model and without use of Sanitary Improvement Districts (SIDs). However, careful consideration should be given to these current regulations. Compared to urban development, acreage developments consume large quantities of farmland and generate traffic that exceeds the rural capacities of gravel road. Since the growth tiers establish future urbanized areas for the City of Lincoln, additional acreage developments are a detriment to future urban growth. Eventually, all acreage areas in the growth tiers will be located within the City. Therefore, land within the growth tiers is encouraged to remain in agricultural uses.

Policies Section

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

6. Promote the continued use of residential dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.

ANALYSIS

1. This is a request for Special Permit #25039 to allow an addition on to an existing single-family dwelling located at 4200 SW 12th Street. The property is approximately 4.91 acres in size and zoned AG Agriculture with an existing 1,534 square foot single family dwelling built in 1992. The special permit would allow for a 420 square foot addition to the home and a 196 square foot covered deck with encroachment within the required 33.14-foot side yard setback. The proposed addition will be 16' 9" from the south property line.
2. The property is in the Lincoln 3-mile jurisdiction. The immediate surroundings consist of rural acreages and some farm ground. Highway 77 and W Pioneers Boulevard is about ½ mile to the east.
3. The lot in question was platted as part of Champoux's Addition in 1993. An existing conditions exhibit submitted

with this plat showed the setbacks from the side property line at 34 feet for the southwest corner of the house and 32 feet for the southeast corner of the house.

4. LMC 27.72.090 provides that when a lot in the AG zoning district is less than the required width that the required side yard may be reduced to 10% of the lot width but in no case less than fifteen feet. 550 feet is the required AG lot width. In this case the lot is 331.43 feet in width. Therefore, the required side yard is 33.14 feet. The existing 32-foot setback is what makes the house nonstandard as it is less than the requirement today.
5. A nonstandard use is defined by LMC 27.02.150 as a lot or use that existed prior to the effective date of the zoning ordinance or due to a change in the zoning ordinance or district boundaries and no longer complies with the minimum requirements for the district in which it is located. Chapter 27.63.280 allows for a Special Permit to grant the expansion or reconstruction of a nonconforming and nonstandard use with consideration of the effects on adjacent properties, traffic, and city utilities. The requirements also review the existing land use and density, along with the degree of hardship upon the applicant.
6. LMC §27.63.280 provides the following criteria shall be given specific consideration:

(a) Effects on adjacent property, traffic, city utility service needs;

There will be no significant impact. The addition will not negatively affect adjacent property, traffic or utilities in the area. A side setback of at least 15 feet will still be maintained. The application letter notes that the neighbors to the south do not have any issue with the proposed expansion.

(b) Density of land use zoning for the subject property and adjacent property;

There will be no significant impact on density of land use. The proposal is for a house addition with covered deck and continued use as a single-family dwelling in AG zoning on a 4.91-acre property.

(c) The degree of hardship upon the applicant which would be caused by failure to grant.

The application letter states that an expansion to the back of the home is not possible because of laterals in the back yard. They also cannot expand to the north side due to the layout of the home and existing utilities. If the Special Permit would not be granted the applicant would be limited in what they could do without significant changes to utilities and/or septic lateral lines.

7. The proposed Special Permit would allow an addition compatible to the existing home and surrounding acreage properties. The proposed addition will still be located at least 15 feet from the side lot line, which would be the absolute minimum under AG side yard exceptions or the same as a farmstead split. With this approval, the special permit does not waive any building code requirements on the property, as any modification and expansion near a property line will still be required to meet all applicable building codes related to fire rating, allowed openings and material.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Single family dwelling

SURROUNDING LAND USE & ZONING

North:	Single Family Dwelling	AG Agriculture
South:	Single Family Dwelling	AG Agriculture
East:	Single Family Dwelling	AG Agriculture
	Agricultural	
West:	Vacant	AG Agriculture

APPROXIMATE LAND AREA: 4.91 acres, more or less

LEGAL DESCRIPTION: Lot 1, Champoux's Addition

Prepared by George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov

Date: October 2, 2025

Applicant/
Owner Bert & Angela Neukirch

Contact: Bert Neukirch

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/25000/SP25039 Neukirch Expansion.gjw.docx>

CONDITIONS OF APPROVAL - SPECIAL PERMIT #25039

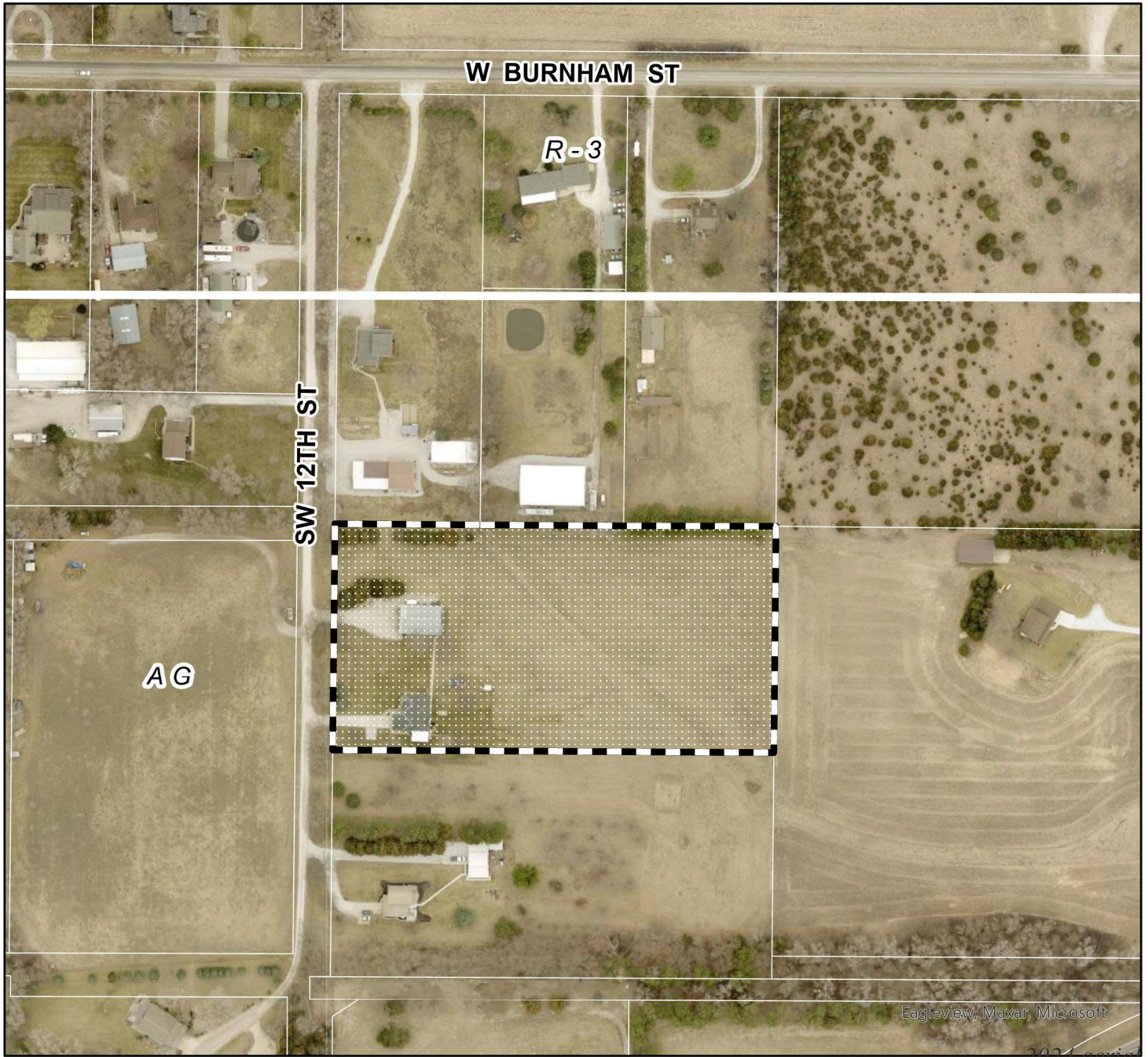
Per Section 27.63.280 this approval permits the expansion of a nonstandard residential dwelling into the required 33.14-foot side yard setback no closer than 15 feet to the property line for an approximate 420 square foot addition and 196 square foot covered deck.

Site Specific Conditions:

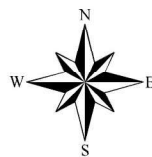
1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies with all required revisions and documents as listed below:
 - 2.1 Add the Special Permit number to the plan.
 - 2.2 Only include the first sheet (plot plan) for the Final Approved Plan.
 - 2.3 Revise rear yard setback to 100'.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying starting construction all development and construction shall substantially comply with the approved plans.
 - 2.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.



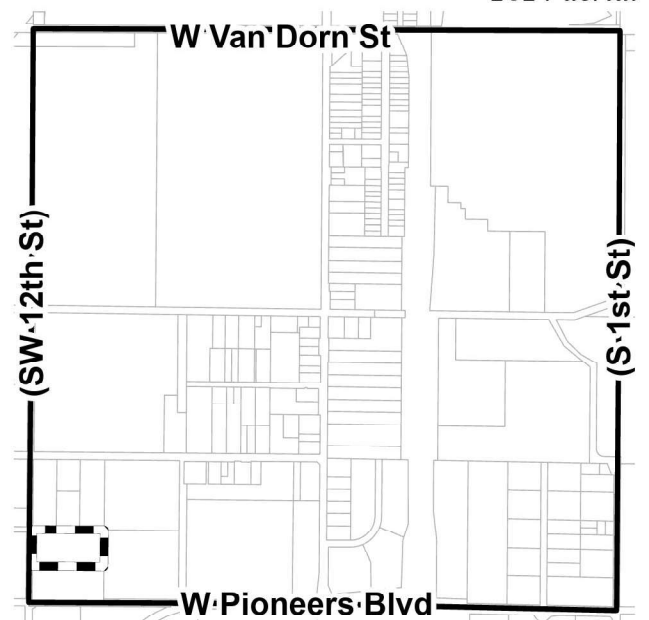
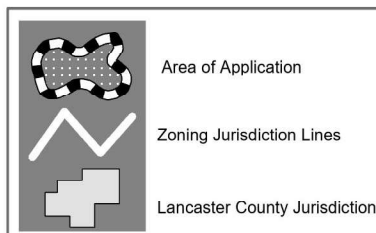
Special Permit #: SP25039
SW 12th St & W Burnham St



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.03 T09N R06E



DESIGN PARAMETERS

- MOSES CODE USED IN DESIGN: INTERNATIONAL RESIDENTIAL CODE (IRC) 2018.
- LOADS
- ROOF LIVE + 20 PSF
- GROUND SNOW = 25 PSF
- SEISMIC DESIGN CATEGORY = B
- WIND SPEED (3 SECOND DUST) = 115 MPH
- FROST DEPTH = 42"
- TERRITORY = MODERATE TO HEAVY
- WEATHERING = SEVERE
- ICE BARRIER UNDERLAYMENT = REQUIRED
- FLOOR LIVE LOADS
- TYPICAL FLOOR AND STAIR LOADS = 40 PSF
- ATTIC WITH LIMITED STORAGE = 20 PSF
- ATTIC WITHOUT STORAGE = 10 PSF
- ATTIC SERVED WITH A FIRED STAIR = 40 PSF
- PASSENGER VEHICLE GARAGES = 30 PSF
- ASSUMED SOIL BEARING CAPACITY: 1,500 PSF
- GENERAL CONSTRUCTION NOTES
- ALL INTERIOR FINISH DIMENSIONS ARE TO FINISH EDGE, UNLESS NOTED OTHERWISE.
- DISTANCE FROM INTERIOR DOOR ROUGH OPENING TO WALL SHALL BE A MINIMUM OF 3 1/2".
- ANY DISCREPANCIES IN THE DRAWINGS SHALL BE VERIFIED BY THE DRAFTER.
- FINAL WINDOW SIZES ARE NOTED. CONTRACTOR AND SUPPLIER SHALL CONFIRM WINDOW OPENINGS FOR EGRESS, MINIMUM LIGHT, MINIMUM HEIGHT, AND VENTILATION REQUIREMENTS.
- ALL ROUGH OPENING DIMENSIONS ARE VERIFIED AND NOTED ON PLAN.
- DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR AND BASEMENT SLABS ARE IN PLACE.
- BACKFILL MUST BE PROPERLY COMPACTED TO PREVENT SETTLEMENT. THE GRADE SHALL HAVE A MINIMUM DROP OF 1" WITHIN A DISTANCE OF 10 FEET FROM THE EXTERIOR OF THE HOUSE.
- EXTERIOR JOINTS, BEAMS OR PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH CODE COMPLIANT METHODS.
- INSTALL INSULATION DEPTH MARKERS IN THE ATTIC, ONE MARKER FOR EVERY 300 SQUARE FEET, WITH MARKERS SPACED EVENLY OVER ENTIRE ATTIC AREA AND HANGING FACING ATTIC OPENINGS.
- THE CONTRACTOR SHALL VERIFY ALL MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL OPENINGS, SIZES, AND LOCATIONS WITH THE STRUCTURAL ELEMENTS TO AVOID CONFLICTS.
- DETAILS NOTED AS TYPICAL APPLY UNLESS SPECIFICALLY DETAILED OTHERWISE.
- THE STRUCTURE SHOWN ON THESE DRAWINGS IS SOUND ONLY IN ITS COMPLETED FORM.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY BRACING AND/OR SHORING OF THE STRUCTURE AND ITS COMPONENTS TO RESIST ALL EXTERNAL FORCES DURING CONSTRUCTION.
- DESIGN OF ANY CONSTRUCTION RELATED ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONCRETE

- ALL CONCRETE (MOR) SHALL CONFORM TO ACI 301 LATEST EDITION.
- CONCRETE MIX DESIGN
- FOOTINGS AND WALLS: NORMAL WEIGHT CONCRETE.
- MINIMUM COMPRESSIVE STRENGTH (28 DAYS): 4000 PSI
- MAXIMUM WATER/CEMENTITIOUS MATERIALS RATIO: 0.45
- FLY ASH NOT TO EXCEED 30 PERCENT OF CEMENTITIOUS MATERIALS CONTENT BY WEIGHT.
- SLUMP LIMIT: 3 INCHES BEFORE ADDING HIGH-RANGE WATER-REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE, PLUS OR MINUS 1 INCH.
- AIR CONTENT: 5.5 PERCENT, PLUS OR MINUS 1.0 PERCENT AT POINT OF DELIVERY.
- MAXIMUM COARSE AGGREGATE SIZE: 1 1/2 INCHES
- INTERIOR SLAB ON GRADE: NORMAL WEIGHT CONCRETE.
- MINIMUM COMPRESSIVE STRENGTH (28 DAYS): 4000 PSI
- MAXIMUM WATER/CEMENTITIOUS MATERIALS RATIO: 0.45
- FLY ASH NOT TO EXCEED 15 PERCENT OF CEMENTITIOUS MATERIALS CONTENT BY WEIGHT.
- SLUMP LIMIT: 3 INCHES BEFORE ADDING HIGH-RANGE WATER-REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE, PLUS OR MINUS 1 INCH.
- AIR CONTENT: 4 PERCENT, PLUS OR MINUS 1.0 PERCENT AT POINT OF DELIVERY. DO NOT ALLOW AIR CONTENT OF FROTH-FINISHED FLOORS TO EXCEED 3 PERCENT. THIS IS ONLY ALLOWED IF THE SLAB WILL NOT GO THRU A FREEZE-THAW CYCLE DURING CONSTRUCTION.
- MINIMUM LIMESTONE COARSE AGGREGATE CONTENT: 40 PERCENT
- MINIMUM CEMENTITIOUS MATERIAL CONTENT: 384 LB/CY 1/2
- MAXIMUM COARSE AGGREGATE SIZE: 3/4 INCH (NOMINAL)
- EXTERIOR SLAB ON GRADE: NORMAL WEIGHT CONCRETE.
- MINIMUM COMPRESSIVE STRENGTH (28 DAYS): 4000 PSI
- MAXIMUM WATER/CEMENTITIOUS MATERIALS RATIO: 0.45
- FLY ASH NOT TO EXCEED 15 PERCENT OF CEMENTITIOUS MATERIALS CONTENT BY WEIGHT.
- SLUMP LIMIT: 3 INCHES BEFORE ADDING HIGH-RANGE WATER-REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE, PLUS OR MINUS 1 INCH.
- AIR CONTENT: 4 PERCENT, PLUS OR MINUS 1.0 PERCENT AT POINT OF DELIVERY.
- MINIMUM LIMESTONE COARSE AGGREGATE CONTENT: 40 PERCENT
- MINIMUM CEMENTITIOUS MATERIAL CONTENT: 384 LB/CY 1/2
- MAXIMUM COARSE AGGREGATE SIZE: 3/4 INCH (NOMINAL)
- CEMENTITIOUS MATERIALS
- PORTLAND CEMENT: ASTM A1511, TYPE III
- FLY ASH: ASTM C 610, CLASS F OR G.
- SLAB CEMENT: ASTM C 1504-10M, GRADE 100 OR 120
- NORMAL WEIGHT AGGREGATES: ASTM C 336-33M, CLASS 55 COARSE AGGREGATE OR BETTER.
- GRADED: PROVIDE AGGREGATES FROM A SINGLE SOURCE WITH DOCUMENTED SERVICE CONDITIONS USING SIMILAR AGGREGATES AND CEMENTITIOUS MATERIALS.
- FINE AGGREGATE: FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO ALKALI IN CEMENT.
- ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS, ASTM DESIGNATION A193 WITH 60,000 PSI MINIMUM YIELD POINT AND SHALL CONFORM TO LATEST ASTM SPECIFICATIONS.

REINFORCING

- NOTED TO BE WELDED SHALL MEET ASTM A103.
- REINFORCEMENT PROTECTION
- CONCRETE POURED AGAINST EARTH 3"
- CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER ON EARTH 2"
- IF BARS ARE LARGER THAN #5 2"
- IF BARS ARE #5 OR SMALLER 1 1/2"
- CONCRETE POURED IN FORMS NOT EXPOSED TO WEATHER OR EARTH 1"
- WALLS AND SLABS #11 OR SMALLER 1 1/2"
- BEAMS AND COLUMNS 1 1/2"
- PROVIDE DOWELS FROM FOOTINGS INTO ALL WALLS AND COLUMNS. DOWELS SHALL BE THE SAME SIZE AND SPACING AS VERTICAL REINFORCING OF WALL OR COLUMN UNLESS NOTED OTHERWISE.
- ALL BAR LENGTHS TO SCALE UNLESS NOTED. LAP SPICES ARE 41 BAR DIAMETERS, WITH A MINIMUM LAP OF 24".
- MAKE ALL BARS CONTINUOUS AROUND CORNERS, THROUGH INTERSECTION AND THROUGH PAD FOOTINGS INTEGRAL WITH TREX OR CONTINUOUS FOOTINGS.
- DETAIL BARS IN ACCORDANCE WITH A.C.I. DETAILING MANUAL, LATEST EDITION.
- PROVIDE ACCESSORIES AND MEANS NECESSARY TO SECURELY SUPPORT ALL ITEMS IN THEIR FINAL POSITION PRIOR TO PLACING CONCRETE. THIS INCLUDES, BUT IS NOT LIMITED TO, REINFORCING, ANCHOR BOLTS, AND EMBED PLATES. "HIT-BETTING" IS NOT ALLOWED.
- SLABS, BEAMS, JOISTS, AND FOOTINGS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE. ANY STOP IN CONCRETE AND FORMS MUST BE MADE AT CENTER OF SPAN OR BETWEEN PAD FOOTINGS WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN OR APPROVED. REINFORCEMENT SHALL EXTEND THROUGH CONSTRUCTION JOINTS WITH LAPS AS INDICATED ELSEWHERE.
- WIRE MESH REINFORCEMENT MUST MEET ASTM A195, SUPPLIED IN SHEETS. LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WELDED TOGETHER. WIRE MESH SHALL BE SUPPORTED IN ITS FINAL POSITION PRIOR TO PLACING CONCRETE.
- "PULLING-UP" WIRE MESH IS NOT AN ACCEPTABLE PRACTICE.
- SLAB ON GRADE CONSTRUCTION JOINTS SHALL BE 2'-0" O.C. AND LOCATED UNDER PARTITIONS OR AT CENTER LINES WHEN POSSIBLE UNLESS SHOWN OTHERWISE. PROVIDE CONTROL JOINTS MAXIMUM OF 36" AS THICKNESS IN INCHES, NOT TO EXCEED 12'-0" O.C. EXTEND CONTROL JOINTS THROUGH EDGES OF SLAB.
- ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED IN PLACE USING CONCRETE VIBRATOR. DO NOT USE VIBRATOR TO MOVE CONCRETE.
- PLACE 1-#4 EACH SIDE OF FLOOR OPENINGS. EXTEND BARS 2'-0" PAST OPENINGS. THIS INCLUDES SLABS ON GRADE.
- PLACE 2-#5 (1 EACH FACE) WITH 2'-0" PROJECTION AROUND CONCRETE WALL OPENINGS.

WOOD

- ALL WOOD CONSTRUCTION SHALL CONFORM TO THE TIMBER CONSTRUCTION MANUAL, LATEST EDITION, AND THE I.R.G.
- ALL STRUCTURAL MEMBERS AND FRAMING MEMBERS SHALL BE CONFIRMED BY CONTRACTORS AND SUPPLIER FOR SIZE, SPACING, AND SPECIES TO IDENTIFY THE MEET LOCAL CODE REQUIREMENTS.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO THE ELEMENTS SHALL EITHER BE TREATED, CEDAR OR REDWOOD.
- PROVIDE THE CROSS BRIDGING NOT OVER 4 FEET O.C. FOR ALL WOOD JOISTS.
- PROVIDE 2x SOLID BLOCKING BETWEEN JOISTS AND AT ALL SUPPORTS.
- ALLOWABLE UNIT STRESS USED IN DESIGN OF LAMINATED VENEER LUMBER MEMBERS (L.V.L.) & PARALLEL STRAND LUMBER (P.S.L.)
- BEAMS 2600 PSI
- HORIZONTAL SHEAR 200 PSI
- MODULUS OF ELASTICITY 1,900,000 PSI
- TENSION PARALLEL TO GRAIN 1500 PSI
- COMPRESSION PARALLEL TO GRAIN 2310 PSI
- COMPRESSION PERPENDICULAR TO GRAIN 750 PSI
- L.V.L. AND P.S.L. MEMBERS TO MEET ESR-1301
- ROOF SHEATHING OVER WOOD TRUSSES TO BE EXPOSURE 1 APA RATED OSB.
- EXTERIOR WALL TO BE 2x4s SPACED AT 16" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR WALLS TO BE 2x4s PLACED AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL HEADERS SHALL BE 2x12 UNLESS NOTED OTHERWISE. INSULATE HEADERS IN EXTERIOR WALLS.
- WALL SHEATHING TO BE EXPOSURE 1, APA RATED OSB. USE ON ALL EXTERIOR WALLS. PROVIDE 2x NAILS AT 8" O.C. AT EACH PANEL EDGE AND 12" O.C. AT INTERMEDIATE STUDS.
- PROVIDE FASTENERS APPROVED FOR USE WITH ACQ/TREATED LUMBER WHERE APPLICABLE.
- WOOD CONNECTORS USED IN CONTACT WITH ACQ/TREATED LUMBER SHALL BE 2X4x (3-15) OR POST-HOT-DIPPED GALVANIZED MINIMUM. STAINLESS STEEL CONNECTORS ARE RECOMMENDED.

NEUKIRCH REMODEL

4200 SW 12TH STREET
LINCOLN, NE 68523
LANCASTER COUNTY



LOT LEVEL SWMP REQUIREMENT

BEST MANAGEMENT PRACTICES (BMP) FENCE, INLET PROTECTION, FUEL STORAGE CONTAINMENT, CLEANING VEHICULAR TRACK OUT, SEEDING, LIMITING PARKING ON UNPAVED AREAS, LITTER COLLECTION, STRATEGIC PORTABLE TOILET PLACEMENT, #11 MUST BE SELECTED, IMPLEMENTED, AND MAINTAINED ON EVERY LOT TO MINIMIZE EROSION, CONTROL SEDIMENT, AND PREVENT POLLUTION. THIS CONSTRUCTION IS SUBJECT TO FEDERAL, STATE, AND LOCAL LAWS. ENFORCEMENT ACTIONS, WHICH CAN INCLUDE BUT ARE NOT LIMITED TO THE ASSESSMENT AND COLLECTION OF FINES, MAY BE INITIATED IF UNCONTROLLED POLLUTION TAKES PLACE. FOR FURTHER STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INFORMATION VISIT: <http://www.kpwp.org/conservationcontrol.org>

A/C UNITS CAN NOT BE INSTALLED IN ANY REQUIRED SETBACK

SHEET	TITLE
1	TITLE SHEET
2	EXISTING ELEVATIONS
3	NEW ELEVATIONS
4	3D PERSPECTIVE VIEWS
5	EXISTING FLOOR PLANS
6	NEW LOWER LEVEL FLOOR PLAN
7	NEW MAIN LEVEL FLOOR PLAN
8	ROOF PLAN & DETAIL SECTIONS

FINISHED SQ. FT.	UNFINISHED SQ. FT.
NEW LOWER LEVEL	213
NEW DECK	196
NEW MAIN LEVEL	425
TOTAL	638
TOTAL	196



DESIGNER: AMELIA ZABELL
PROJECT: NEUKIRCH REMODEL
DATE: 8/13/2025
SHEET: 1 OF 8

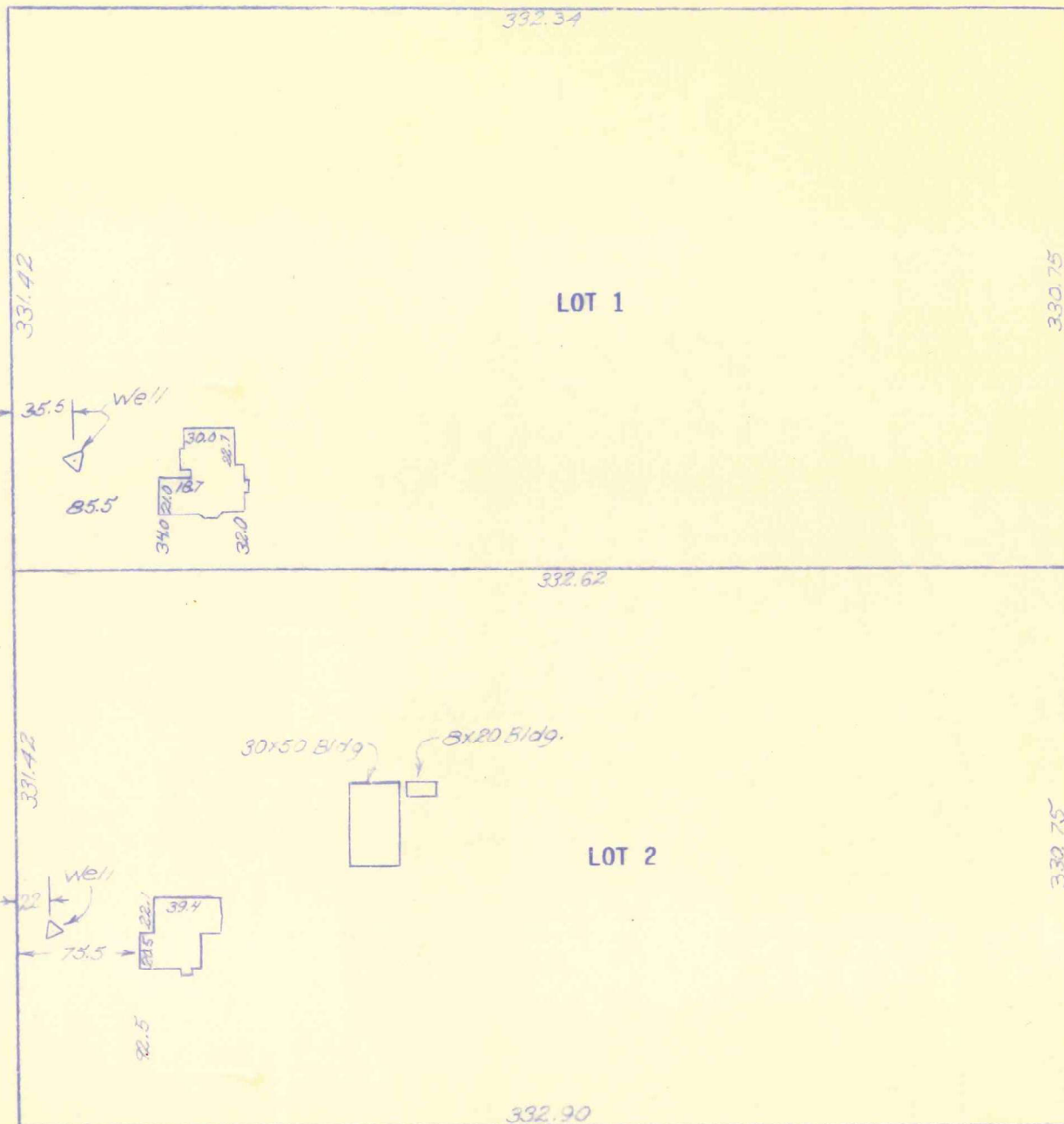
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SHEET: 1 OF 8

SOUTHWEST 12th. STREET



Existing improvements on Lots 173 & 174 I.T.
for proposed Lots 1 & 2 Champoux's Addition
Sec.3, T9N, R6E

Prepared By: Dennis Zieman
ABLE SURVEYING & MAPPING
Denton, NE. 68339
437-9798 Cell
467-1977 Bus

SCALE 1" = 100'

We purchased our home in June 2025. Before the purchase we worked with an engineering company to see if we could expand the south wall of the home to the same length of the existing deck. With this expansion of the south wall we wanted to have extra living space on the main floor and be able to move laundry to the main floor. We would like to have all necessities on the main floor and a larger living room to accommodate our family. The engineering company assumed that the deck was already permitted and did not check for permits. We are not planning on going any farther than the deck that is currently on the house. We just want it to be enclosed.

We are unable to expand to the back of the home due to the laterals in the back yard. We are unable to expand to the north side of the home as that is where the water and electricity are located. Also the north side of the home are where the bedrooms are located and a family room to the north would not work. There is plenty of green space and trees between our home and our neighbors home. We have also discussed with our south neighbors and they do not have a problem with our expansion as we were not coming any closer than where the deck currently is. We have also talked with our neighbors about planting more trees on their side and they are agreeable to us plating trees.

Thank you for your consideration in this matter.

Bert and Angela Neukirch

09/18/2025