



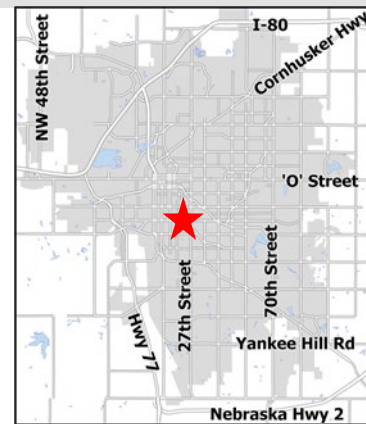
**LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT**  
FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

|                                                   |                              |                                            |
|---------------------------------------------------|------------------------------|--------------------------------------------|
| APPLICATION NUMBER<br>Special Permit #25040       | FINAL ACTION?<br>Yes         | DEVELOPER/OWNER<br>Chris Morton            |
| PLANNING COMMISSION HEARING DATE<br>Nov. 12, 2025 | RELATED APPLICATIONS<br>None | PROPERTY ADDRESS/LOCATION<br>2444 C Street |

**RECOMMENDATION: CONDITIONAL APPROVAL**

**BRIEF SUMMARY OF REQUEST**

This is a request for a Special Permit to allow for the expansion of a nonstandard porch attached to a single-family dwelling located at 2444 C Street. The property is zoned R-2 Residential, and the residence was built circa 1925, and the porch was built 4 feet into the 10-foot corner front yard setback. The special permit would allow a new porch to be rebuilt with the same footprint as the existing porch with the addition of a small set of stairs to the north.



**JUSTIFICATION FOR RECOMMENDATION**

The proposed amendment would allow for the reconstruction of a porch that is in a state of disrepair while providing additional functionality with the addition of the stairs. The replacement will not encroach any further to the corner front lot line than where the original porch is today. The impact on the adjacent property owners will be minimal, as the porch is on the east side of the dwelling and all adjacent properties are separated either by a street or alley.

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

2444 C Street is within an existing neighborhood, and the 2050 Comprehensive Plan has various elements and policies that discuss supporting and maintaining Lincoln's existing neighborhoods. Specifically, in Policy #2 Existing Neighborhoods, The Comprehensive Plan promotes the continued use of residential dwellings to maintain the character of existing neighborhoods and preserve portions of our past by recognizing the need for flexibility that comes with rehabilitating existing buildings. This application is compatible with the Comprehensive Plan's efforts to preserve and support the City of Lincoln's existing neighborhoods and residential dwellings.

**STAFF CONTACT**

Emma Martin, (402) 441-6369 or  
[emartin@lincoln.ne.gov](mailto:emartin@lincoln.ne.gov)

## KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

### **Introduction Section:** Growth Framework

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

Land Use Plan – Urban Residential. Residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. All types of housing are appropriate here, from detached single family, duplex and missing middle, to higher density multi-family. Undeveloped areas shown as Urban Residential may also include neighborhood-scale commercial and other compatible uses that will be added to the map after approval of development plans.

### 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.

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 a Special Permit to allow for the replacement and expansion of a nonstandard porch located in the corner front yard of 2444 C Street. The porch is attached to a single-family dwelling that is located on a corner lot in the R-2 Residential zoning district. The corner lot has two front yards, the front yard (FY) and the corner front yard (CFY). In R-2 zoning, the FY setback for a single-family dwelling is 25 feet and the CFY setback is 10 feet.
2. The existing porch is on the east side of the house, along S 25<sup>th</sup> Street. The porch is approximately 6' x 8' and encroaches approximately 4 feet into the CFY setback. This application would allow the porch, which is in a state of disrepair, to be replaced with a new, wooden porch of the same dimensions. The new porch would add a set of stairs to the north, and neither the new porch nor the stairs would encroach further than 4 feet into the CFY setback. The addition of the stairs is to provide functionality to the porch and allow more access to and from the residence.
3. Lincoln Municipal Code (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 on adjacent properties, traffic, or city utilities. The new porch will maintain the footprint of the existing porch except for the new stairs, which will maintain the existing CFY setback. There are no properties directly east of 2444 C Street, where the replacement and expansion will occur; properties that will have direct lines of sight to the new porch are separated by either a street or an alley. Additionally, adjacent properties are built within side and front yard setbacks, so this expansion fits with the character of the area.
  - b. **Density of land use zoning for subject property and adjacent property**

There will be no significant impact on the density of land use. The residence will continue to be used as a single-family dwelling in the R-2 zoning district.
  - c. **The degree of hardship upon the applicant which would be caused by failure to grant**

The expansion of the porch will allow for the continued use of the existing doorway and porch and the historic profile of the house. If the special permit were not approved, the property owner could not proceed with the expansion as proposed or build a new porch elsewhere due to the limits of the site. The owner would be required to remove the existing porch and door and patch the wall, as the existing porch is in a state of disrepair.

4. The proposed replacement and expansion is compatible with the existing home and surrounding area with many dwellings built within the required front and side yard setbacks. The 2050 Comprehensive Plan shows this property as future urban residential use. The proposed expansion is located on the east side of the dwelling, abutting S 25<sup>th</sup> Street, and will not have a direct impact to any of the surrounding properties. With this approval, the special permit does not waive any building code requirements on the property.

**CONDITIONS OF APPROVAL:** See attached.

**EXISTING LAND USE & ZONING:** Single Family R-2 Residential

**SURROUNDING LAND USE & ZONING**

|        |                           |                 |
|--------|---------------------------|-----------------|
| North: | Single Family, Apartments | R-2 Residential |
| South: | Single Family             | R-2 Residential |
| East:  | Single Family             | R-2 Residential |
| West:  | Single Family, Apartments | R-2 Residential |

**APPROXIMATE LAND AREA:** 0.16 acres, more or less

**LEGAL DESCRIPTION:** Lot 12, Block 3, Second Hillsdale Addition, located in the SE 1/4 of Section 25-10-06, Lincoln, Lancaster County, Nebraska, generally located at 2444 C Street.

Prepared by Emma Martin, Planner  
(402) 441-6369 or [emartin@lincoln.ne.gov](mailto:emartin@lincoln.ne.gov)

Date: Oct. 30, 2025

Applicant/Owner: Chris Morton

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/25000/SP25040 2444 C Street Deck.edm.docx>

## **CONDITIONS OF APPROVAL – SPECIAL PERMIT #25040**

Per Section 27.63.280 this approval permits the expansion of a nonstandard porch up to 4 feet into the required 10 foot corner front yard setback.

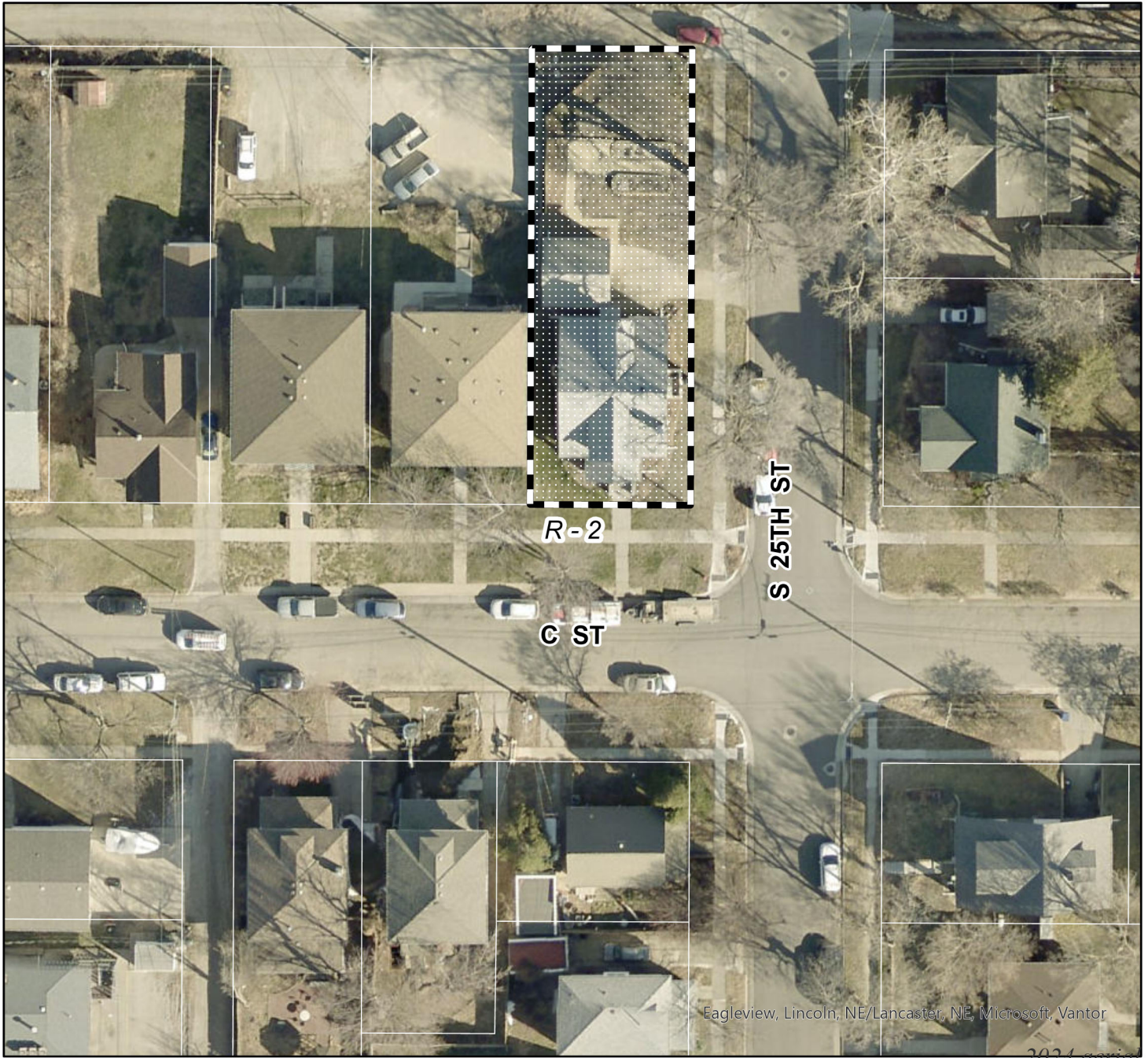
### **Site Specific Conditions:**

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a reproducible final plot plan including **2** copies with all required documents.

### **Standard Conditions:**

2. The following conditions are applicable to all requests:
  - 2.1 Before 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.



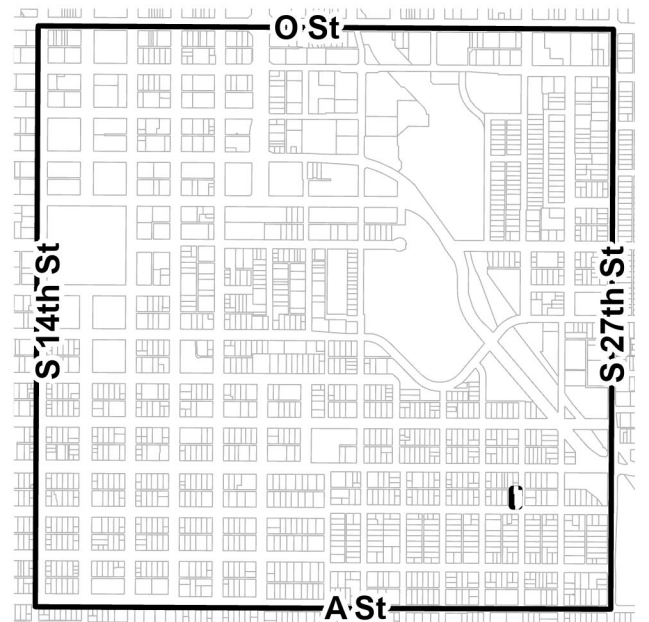
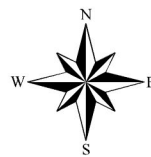
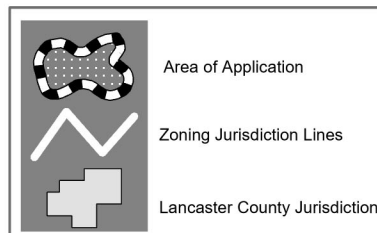


## Special Permit #: SP25040 S 25th St & C St

### 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.25 T10N R06E







Legend

Address Labels

FEMA Floodplain

— South Beltway Edge of Pavement

Floodplain

— South and East Beltway Centerline

Floodway

Final Corridor Protection Areas (South)

Flood Prone Areas

Preliminary Beltway Corridor Protection (South and East)



**From:** Chris Morton, Owner 2444 C St  
**To:** Lincoln/Lancaster County Planning Commission  
**Date:** October 14, 2025  
**Subject:** Permit for Expansion of Non-Standard Structure

Director Cary,

My name is Chris Morton. I'm the owner of 2444 C St. I'm writing to support my permit application to replace and expand an existing non-standard structure. My wife and I bought our first house this year and have been focused on making necessary repairs.

When we first purchased our house, one of the clearest problem areas was a 6' x 8' brick patio with no stairs. When I first saw it, it was falling in on itself and covered in poison ivy. We've made some improvements but would like your approval of this permit to get the project across the finish line. I would like to replace the old derelict brick patio with a wood deck with a small set of stairs that lead north.

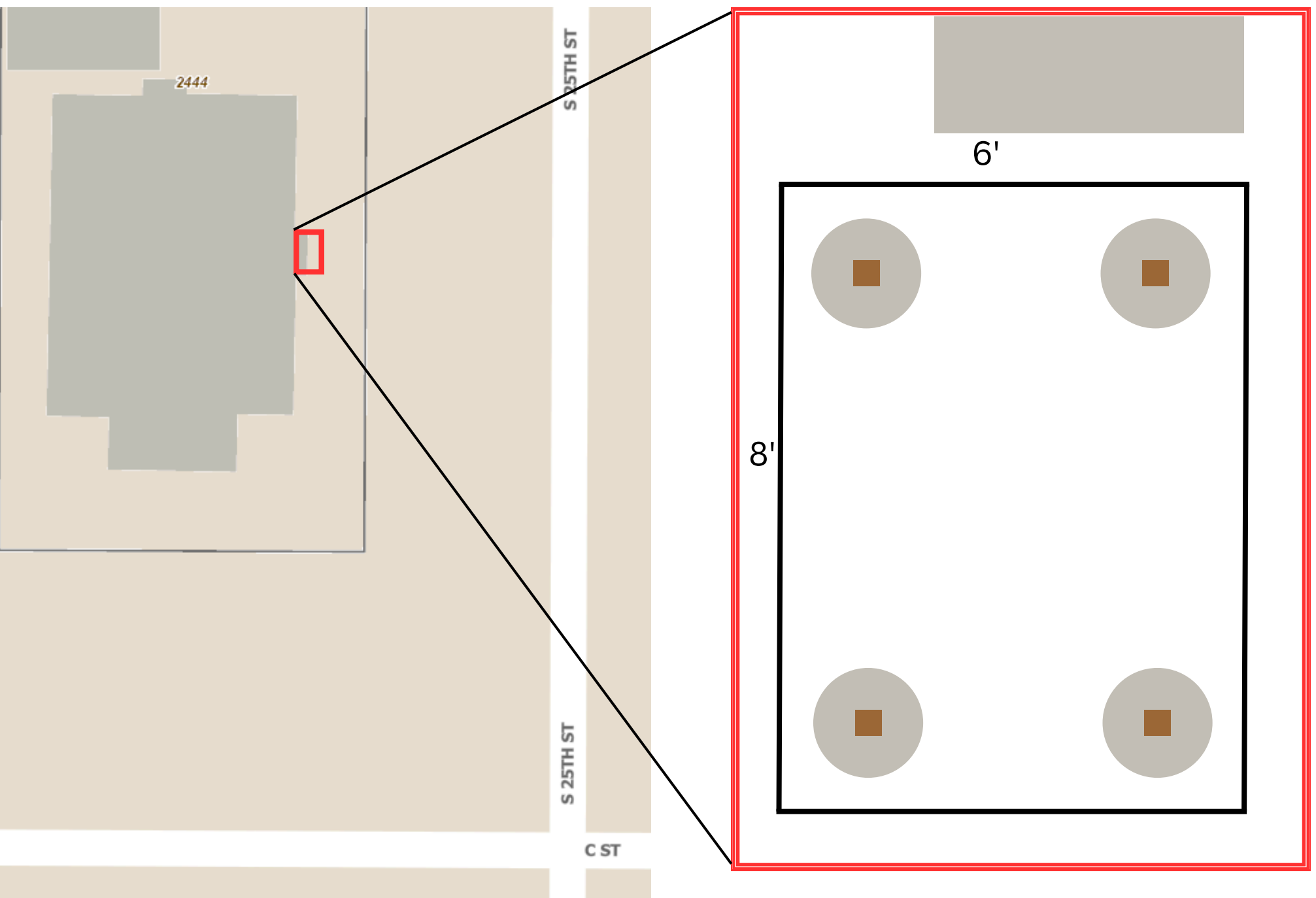
The patio extends into the front corner yard towards 25th st. There's a door to exit my dining room that leads to this old patio. The brick patio needs to be torn out. If I'm not able to replace it, it would be a significant burden to have to remove the door and patch in a wall.

Please feel welcome to reach out to the number or email listed on my permit application. I appreciate your time and consideration.

Thanks!

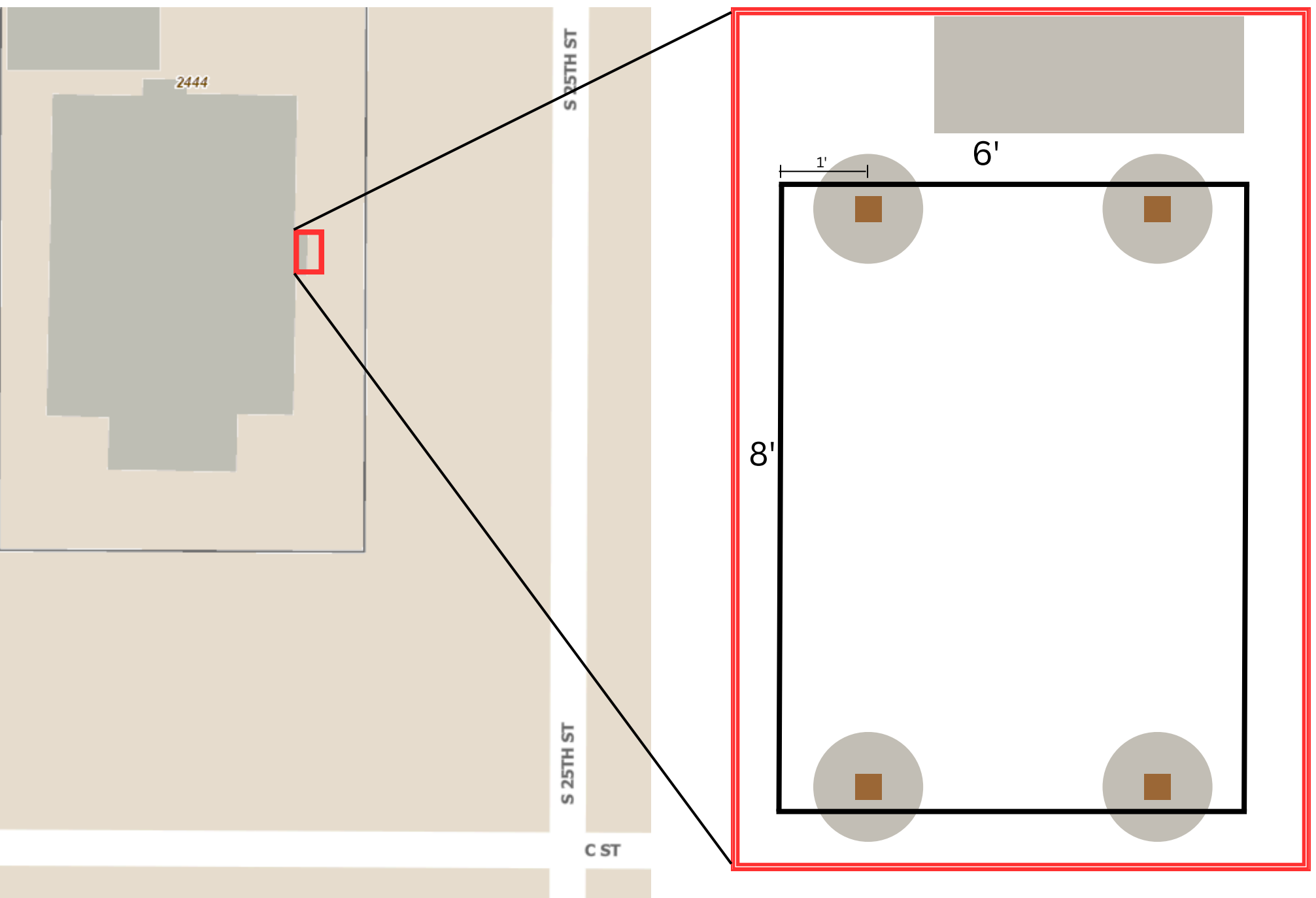
-Chris Morton

- Deck is attached to the house
- 6' x 8' deck with stairs going north

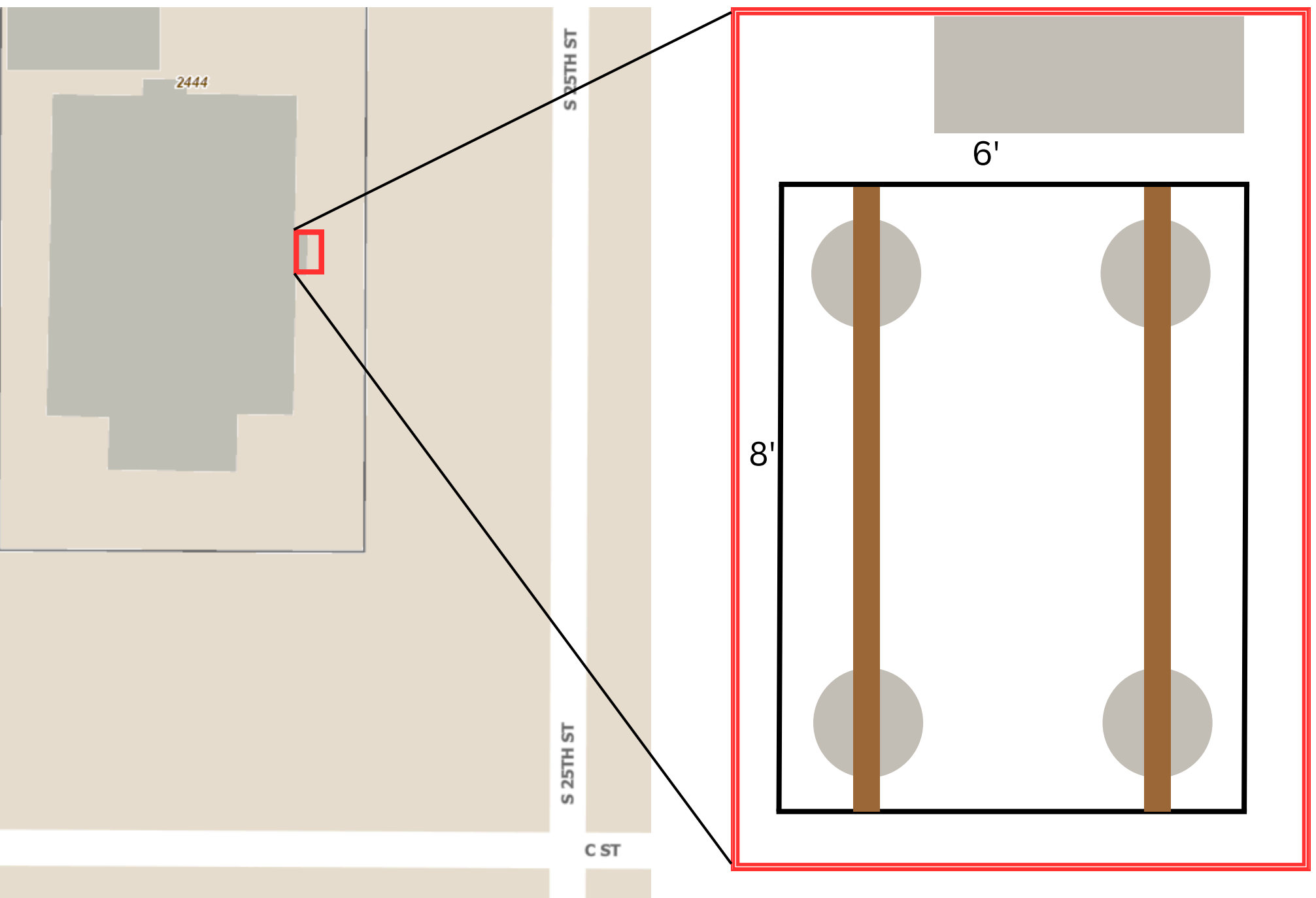




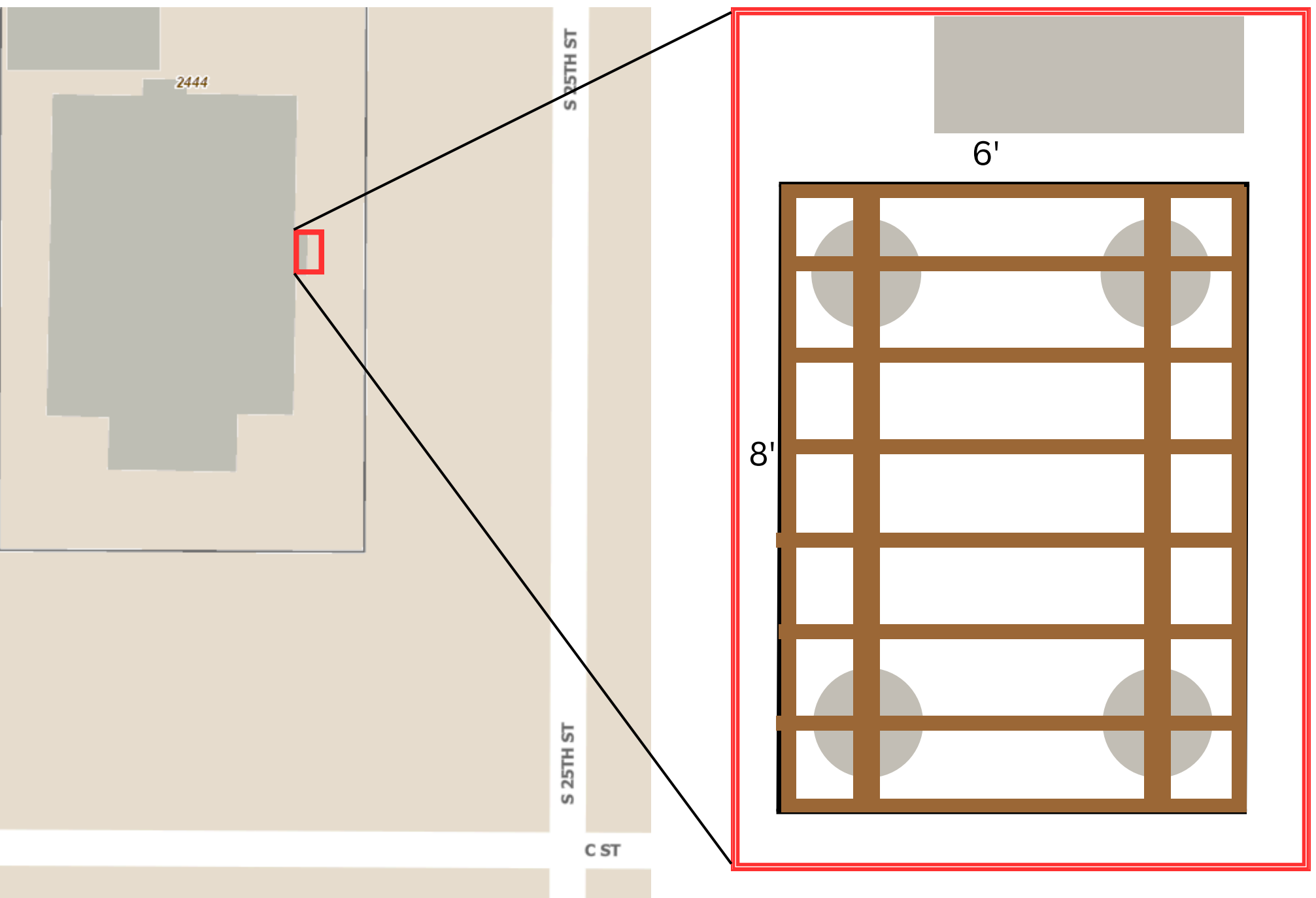
- 6 16" diameter concrete footings,
- 4 4" x 4" posts
- Posts anchored with galvanized post base
- Concrete pad for stairs



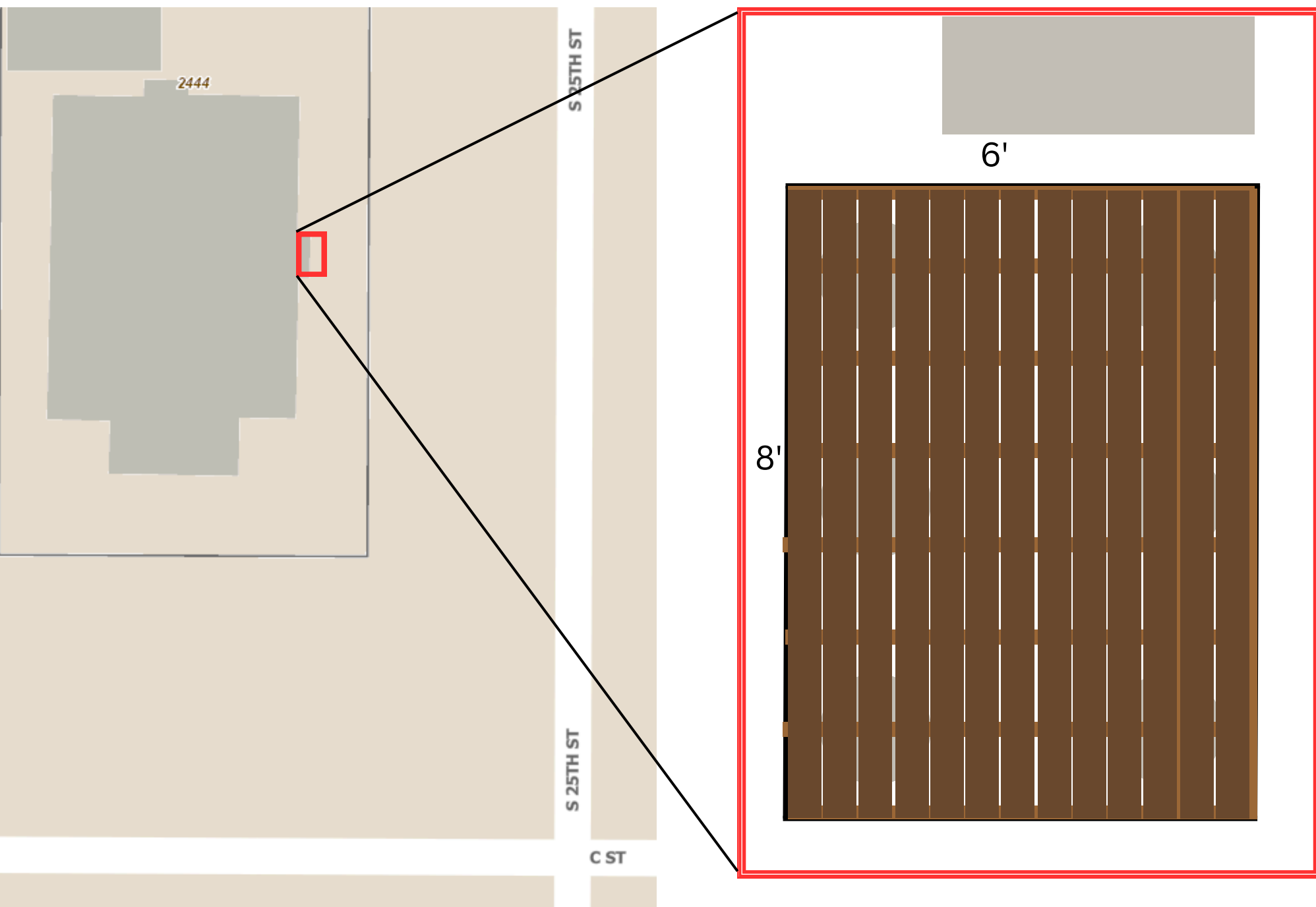
- 2 8' 4"x4" support beams anchored to posts



- 2" x 10" inner joists attached to the support beams
- Add outer joists around frame



- Add decking boards







- Add 5 2"x12" stair stringers, add deck boards, stair railings
- Stair stringers in orange

