

**NEBRASKA CAPITOL ENVIRONS COMMISSION
CERTIFICATE OF ALLOWANCE ON GROUNDS OF HAZARDOUS CONDITIONS**

TO: City of Lincoln – Building and
Safety Department

DATE: February 27, 2024

CC: NCEC agenda packet

FROM: Collin Christopher, Planning Department

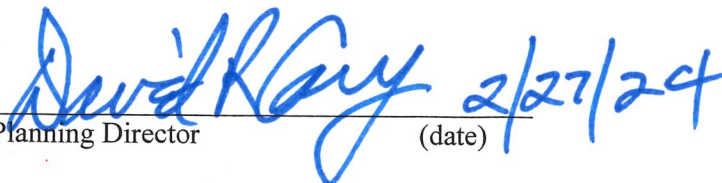
RE: Certificate of Allowance on Grounds of
Hazardous Conditions for UDR24023

It was recently brought to the Planning Department's attention by Building and Safety that the structures at 826 H Street have become hazardous to the health and public safety of the community. As such, they are requesting a certificate to allow the property to be demolished. This O-1 zoned property actually includes three separate structures – a three-plex built in 1890, a single-family structure built in 1920, and a detached garage. The property has been on the city's radar for some time and has been on the neglected building registry since July 27, 2023. The long-term owner of the property recently passed away and in the absence of an active property owner or tenant, vagrants have occupied the structures and hastened their deterioration. Based on the opinions and expertise of Building and Safety staff, the Planning Department has determined that this property should be granted a certificate of allowance on grounds of hazardous conditions as detailed in the Lincoln Municipal Code.

Per the Lincoln Municipal Code, Section 27.56.130:

The Planning Director shall issue a certificate of "allowance on grounds of hazardous conditions" for razing a structure or other work if the Department of Building and Safety has determined that failure to carry out said work poses an immediate hazard to human health and safety. However, no owner shall by deliberate acts or deliberate neglect allow a property in the Capitol Environs District to become hazardous to human health and safety with the intent of then obtaining such certificate. When a certificate of "allowance on grounds of hazardous conditions" is issued, a copy of that certificate shall be transmitted to the Nebraska Capitol Environs Commission at its next public meeting.}

If you have any questions about the issuance of this certificate, please coordinate with Collin Christopher by contacting the Planning Department at (402) 441-7491.


Planning Director (date)