



Board of Adjustment Procedure

The Board of Adjustment meets monthly at 7:30 a.m. in the City Council Chambers.

Any questions, please give Teri Salmen a call at 461-2302.

The following is the order of procedure that must be followed for applying for a variance:

1. Apply for a building permit. Permit must be denied.
2. Complete application for variance.
3. Submit:
 - a) application for variance
 - b) site plan
 - c) narrative of your variance
 - d) denied permit
 - e) a typed list of adjacent property owner(s) and address along with property owner(s) across the street

4. Filing fees must accompany submittals -

Appeal	\$200.00
Appeal - construction without building permit	\$250.00
Appeal - construction with building permit, but not in conformance	\$250.00

7. Make check payable to the City of Hastings.

220 North Hastings Avenue
Inspection: (402) 461-2302
Health: (402) 461-2305

P.O. Box 1085



www.cityofhastings.org

Hastings, Nebraska 68902-1085
Planning: (402) 461-2345
Fax: (402) 461-2304

BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

Applicant _____

Date Received _____

Address _____

Amount Paid _____

Phone No. _____

Hearing Date _____

Legal Description of Property Involved:

Approved _____ Denied _____

Lot _____, Block _____

Appeal # _____

Subdivision _____

Date of Appeal _____

Present/Future Use of Property

Approved _____ Denied _____

Site Plan Attached: Yes _____ No _____

This is a request for a variance from Section _____ of the Zoning Ordinance

Property is located in _____ Zoning District.

A. The existing situation is _____

B. Granting of this petition would permit _____

NEBRASKA STATE STATUTES STATE IN PART THAT:

“NO VARIANCE SHALL BE AUTHORIZED UNLESS THE BOARD FINDS THAT THE CONDITION OR SITUATION OF THE PROPERTY CONCERNED OR THE INTENDED USE OF THE PROPERTY IS NOT OF SO GENERAL OR RECURRING A NATURE AS TO MAKE REASONABLE PRACTICABLE THE FORMULATION OF A GENERAL REGULATION TO BE ADOPTED AS AN AMENDMENT OF THE ZONING REGULATIONS.”

BEFORE A VARIANCE MAY BE GRANTED, THE APPLICANT MUST PROVE THAT EACH OF THE FOLLOWING FOUR (4) CONDITIONS HAVE BEEN FULFILLED. ANSWER EACH OF THE CONDITIONS IN DETAIL, USING ADDITIONAL SHEETS IF NECESSARY.

THE UNDERSIGNED ALLEGES THAT:

1. The strict application of the Zoning Regulations would produce undue hardship; in that:

2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity; in that

3. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; in that:

4. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice; in that:

NOTE: If this variance is granted, it will not permit a use prohibited in the use district in which the above described premises is located. (Use back of sheet for additional information)

Signature of Authorized Agent

Signature of Landowner