

City of Minden

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ADVANCE PUBLICIZED NOTICE OF MEETING OF THE BOARD OF ADJUSTMENT

Date: May 19th, 2015

Time: 1:00 p.m.

Place: City Council Chambers

Regular	<u> </u>
Special	<u> X </u>

Enumeration of subjects known at this time:

1. Open Meeting Statement
2. Approval of Minutes of Previous Meeting(s)
3. Public Hearing, Variance Request of Glenn and Catherine Jacobsen to construct a 360 square foot detached garage addition, on a substandard lot due to lot area square footage being less than the required minimum of 7,920 square foot, lot front yard depth less than the required minimum of 25 feet, and due to the required minimum one side yard width of 6 feet, which is zoned residential-one (R-1), located at 530 E. 6th St, Minden, NE, more specifically described as: West Half (W½) of Lots Five (5) and Six (6), Block Thirty-eight (38), Original Town of Minden, Kearney County, Nebraska.
4. Public Hearing, Variance Request of James and Wanda Cantrell for a minor subdivision requesting a lot split to allow for a substandard lot due to lot area square footage less than the required minimum of 7,920 square foot and to allow for an accessory or secondary building, subordinate and customarily incidental without the required Residential One principal uses, which is zoned residential-one (R-1), located at 323 Sears Ave., Minden, NE, more specifically described as: Lot Five (5), Block Three (3), Gates Addition to Minden, Kearney County, Nebraska.
5. Public Hearing, Variance Request of Jodie and Lois Bruning, for a dwelling unit that does not have the required minimum of at least one window facing directly to the outdoors in every habitable room and does not have the required minimum of at least one operable emergency escape and rescue opening in every sleeping room, which is zoned commercial-one (C-1), located at 425 N. Colorado, Minden, NE, more specifically described as: South Half (S1/2) of Lot Three (3) and North Half (N1/2) of Lot Four (4), Block Thirteen (13), Original Town of Minden, Kearney County, Nebraska.
6. Adjournment

DATED: May 14th, 2015

Delivered or mailed to each member of the Board of Adjustments and posted in the Light & Water Office, Outside the Light & Water Office, First Bank & Trust Co., Minden Exchange Bank & Trust Co. and the Post Office.

Persons needing special accommodations or equipment at this meeting, please contact the City of Minden by noon the day of the meeting.

/s/ Abbey Jordan
Abbey Jordan, City Clerk