



CITY OF RALSTON, NEBRASKA
Independence City
BOARD of ADJUSTMENT APPLICATION

NOTICE of APPEAL
FILING INSTRUCTIONS

The Board of Adjustment meets on the first Monday of the month at 5:30 p.m., as needed, at Ralston City Hall Council Chambers, 5500 S. 77th St.

MAYOR

Donald A. Groesser

CITY COUNCIL

Maureen Konwinski
Mike Gillespie
Craig Alberhasky
Jerry Krause
Rich Onken
Ben Preis

CITY CLERK/TREASURER

Dolores L. Costanzo

1. Requirements for Grant of a Variance.
 - a. Strict application of the zoning ordinance will produce undue hardship.
 - b. Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.
 - c. 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.
 - d. 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.
 - e. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance.
 - f. The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.

2. Submit:
 - a. Notice of Appeal Application.
 - b. 12 copies of all drawings and plans are to be submitted to the City Clerk at Ralston City Hall.
 - c. Names and addresses of all property owners within 150 ft. of the project address.
 - d. \$75 non-refundable fee payable to City of Ralston.

3. Appeal paperwork must be received at City Offices at least 21 days prior to the date of the next scheduled meeting to allow for publication.

*The Spirit of
Independence*

5500 South 77th Street
Ralston, NE 68127-3896
(402) 331-6677
Fax (402) 331-4553
E-mail: city_hall@cityofralston.com

www.cityofralston.com

CITY OF RALSTON, NEBRASKA
Independence City
BOARD of ADJUSTMENT APPLICATION-NOTICE of APPEAL

Filing Fee \$75.00 Date Fee Paid: _____

Applicant's Name _____ Day Phone _____
Property Owner _____ Day Phone _____
Property Owner Address _____ City, State, Zip _____
Project Address _____ City, State, Zip _____
Legal Description _____

I hereby appeal for: Variance to the Zoning Ordinance
 Interpretation of Zoning Ordinance
 Zoning Map Interpretation

Based on a decision by the City of Ralston Building Inspector on the application of a permit for _____
_____ was denied on _____,

Zoning District _____ Section of the Zoning Ordinance being appealed _____

Description of the proposed structure and requested variance or interpretations: _____

Conditions of Property creating exceptional and undue hardship _____

A plat drawn to scale must accompany this Notice of Appeal showing the following information:

- A. Lot or tract of land and abutting streets and alleys with all dimensions.
- B. Location of all existing buildings and structures on the lot and the nearest building and structures on adjoining lots.
- C. Proposed structure and use.
- D. Dimensions of all of the above to each other and to property lines.
- E. \$75.00 fee must accompany this Notice of Appeal.

Signature of Property Owner or Authorized Representative

Date

For Office use only

Fee Received: _____ Publication Date: _____ Hearing Date: _____
ACTION TAKEN: Approved Denied
Site Modification Required: _____

City of Ralston, 5500 South 77th Street, Ralston Nebraska 68127, phone 402-331-6677, www.cityofralston.com