



# City of Grand Island

Tuesday, December 17, 2013

Council Session

## Item G-23

**#2013-398 - Approving Request from Doug Emery, 545 Linden Avenue for Building Permit to Construct a Detached Accessory Building**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

**From:** Craig Lewis, Building Department Director

**Meeting:** December 17, 2013

**Subject:** Request from Doug Emery, 545 Linden Avenue for Council Approval in Conformance with Section 8-22 of the Grand Island City Code to Allow a Building Permit to Construct a Detached Accessory Building

**Item #'s:** G-23

**Presenter(s):** Craig Lewis, Building Department Director

## **Background**

This request is for Council approval to allow for the construction of an accessory building on the property at 545 Linden Avenue.

Grand Island City Code section 8-22 Permits Required; states in part; no person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the City or cause the same to be done without first obtaining a separate building permit for each such building or structure from the Building Department; provided no permit shall be issued by the Building Department unless and until authorized by resolution of the City Council in any one of the following cases: (1). Where the real property described in the application for a permit does not front upon a dedicated street or public road.

The proposal is to construct an accessory building to the existing single family dwelling at 545 Linden Avenue. However the existing property does not front on Linden Avenue but gains access from an access easement across 533 Linden, requiring Council approval.

## **Discussion**

The City Code allows for City Council review and approval for properties which would not have the benefit of an adjacent public road. As this property and dwelling have been in existence for a number of years and it would not appear to be a detriment to allow for the construction of an accessory building at this time I would recommend approval and encourage the property owners to seek a resolution in the near future to eliminate continued council action in the future development of the residential properties.

The site location is such that it would not appear that this request will have any negative impact on the neighboring properties.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

### **Recommendation**

City Administration recommends that the Council approve the request and authorize the issuance of a building permit in conformance with all other aspects of the City Code.

### **Sample Motion**

Move to approve the request and authorize by resolution the Building Department to issue a building permit for an accessory building at 545 Linden Avenue.

## PROPOSAL FOR BUILDING PERMIT

Asking for a building permit for property located at 545 Linden Ave Grand Island Nebraska in Hall County. Property consist of 2.73 acres more or less and is owned by Doug Emery. The building permit would be for a building approximate size would be 40 feet by 65 feet. The building would be used as a work shop and garage for my own personal use. The type of building has yet to be decided on. The building options that I am considering are a Cleary Pole building or a possible Enercept Building.

Thank You

A handwritten signature in black ink, appearing to read "Doug Emery". The signature is fluid and cursive, with a long horizontal stroke extending to the right.







RESOLUTION 2013-398

WHEREAS, Doug Emery the owner of the property at 545 Linden Avenue has requested the City Council authorize the Building Department to issue a building permit for the construction of an accessory building at such property , and

WHEREAS, The City Council has reviewed the request, in conformance with section 8-22 of the City Code, and

WHEREAS, The City Council has determined it is in the interest of the property owner to construct a detached accessory building.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Building Department be authorized to issue a building permit for the construction of an accessory building in conformance with all other City Codes for the property located at 545 Linden Avenue.

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Adopted by the City Council of the City of Grand Island, Nebraska, December 17, 2013.

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Jay Vavricek, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	▣ _____
December 13, 2013	▣ City Attorney