



City of Grand Island

Tuesday, June 27, 2006

Council Session

Item E1

Public Hearing on Request from Harry Lilienthal for Conditional Use Permit for Temporary Mobile Home during Construction of Single Family Dwelling Located at 4419 East Bismark Road

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: June 27, 2006

Subject: Request of Harry Lilienthal for a Conditional Use Permit for a Temporary Dwelling at 4419 E. Bismark Road, Grand Island, Ne.

Item #'s: E-1 & H-1

Presenter(s): Craig A. Lewis, Building Department Director

Background

This is a request for a conditional use permit for the placement of a manufactured home on a property to be occupied by the owner during the construction of a permanent dwelling.

The property is currently zoned LLR or Large Lot Residential, this zoning classification does not allow for the placement of manufactured homes without permanent foundations nor would it allow for two dwellings to be constructed on the same tract of land. The zoning codes allow for temporary buildings and use if approved by the City Council in the form of a conditional use permit.

Discussion

The property is outside the corporate limits of the City Of Grand Island and within the two mile zoning jurisdiction, the tract of land is approximately 9.5 acres in size. The tract of land is bordered on the south and east by residential subdivisions and on the north and east by large tract residential properties.

In the past, the City has allowed for the temporary placement of manufactured housing to facilitate the construction of a permanent dwelling on larger tracts of land.

Alternatives

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve this request for an 18 month time frame if it finds that the request conforms to the purpose of the City Code.

Sample Motion

Motion to approve the requested conditional use permit from Harry Lilienthal for a temporary dwelling located at 4419 East Bismark Road for a period not to exceed 18 months from the date of the council approval.



4330

4336

Bismark Rd E

4419

4503

4511

4519

711

Austin Ave

807

815

823

911

917

923

4320

4328

4336

4404

4412

4420

4428

4436

Calvin Dr

4319

4327

4335

4403

4411

4419

4427

4435

4505

4511

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: building home on lot, would like to place mobile home on during building process - short term
2. The owner(s) of the described property is/are: Harry/Wanda Lilienthal Travis/Stephanie Lilienthal
3. The legal description of the property is: lot 3. Wash township, Twin Lakes 2nd
4. The address of the property is: 4419 E Bismark, GI
5. The zoning classification of the property is: Agricultural.
6. Existing improvements on the property is: none
7. The duration of the proposed use is: 12-18 months.
8. Plans for construction of permanent facility is: Residential home / plans being drawn - have 1st drawing
9. The character of the immediate neighborhood is: residential
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: Will construct a single family dwelling - during the interim would like to place mobile home / manuf. home on lot for living in during construction process

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

6-13-06

Date

Harry Lilienthal
Owners(s)

382-1428

Phone Number

4215 E Bismark

Address

Grand Island

City

NE

State

68801

Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.