

Waiver 12004

RESOLUTION NO. A-_____

1 WHEREAS, Katie Cloran, pursuant to Lincoln Municipal Code § 27.67.030(f) has
2 requested special review and approval allowing a waiver of the required parking for a change of
3 use from a hair salon to a restaurant in a 1,750 square foot building generally located at North
4 Cotner Boulevard and Fairfax Avenue and legally described as:

5 The North Half of Lot 1, Block 57, Bethany Heights, Lincoln,
6 Lancaster County, Nebraska;

7 WHEREAS, the City Council finds that:

8 a. The existing use (hair salon) is located in the B-1 district and is required
9 to have 5 to 6 parking stalls based upon the ratio of one off-street parking stall per 300 sq. ft. of
10 floor area. Current parking for the hair salon does not meet this minimum requirement and is
11 considered non-standard. The proposed change in use to a restaurant is required to have 15 to
12 18 parking stalls based upon the ratio of one off-street parking stall per 100 square feet of floor
13 area.

14 b. Due to the location of the building there is no available land for the
15 expansion of parking without demolishing existing buildings.

16 c. Installing a parking lot along North Cotner Boulevard in this block would
17 disrupt the character of the area.

18 d. The waiver of the required parking at this location will not adversely affect
19 the surrounding uses.

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
2 Lincoln, Nebraska:

3 In consideration of the findings made above, the requirement to provide
4 additional parking stalls for a change of use from a hair salon to a restaurant on property legally
5 described above is hereby waived pursuant to § 27.67.030(f) of the Lincoln Municipal Code
6 under the following conditions:

7 1. The terms, conditions, and requirements of this resolution shall run with
8 the land and be binding on the Permittee, its successors and assigns.

9 2. The City Clerk shall file a copy of the resolution approving the waiver with
10 the Register of Deeds, filing fees therefor to be paid in advance by the Owner.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2012: _____ Mayor
