**ORDINANCE NO. 20-766**

AN ORDINANCE TO GRANT A VARIANCE TO THE ZONING REGULATIONS WITH REGARD TO LOTS 29-30 PC LARSEN ADDITION, located on the Southeast corner of 6th and State Streets, identified as Parcel #76003331, in THE CITY OF FRIEND, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, The Municipal Code of the City of Friend currently regulates zoning for residential housing and prohibits the construction of an accessory building absent a primary building on a particular lot; and

WHEREAS, the Mayor and City Council find a variance to allow construction of an accessory building on Lots 29-30 PC Larsen Addition, is in the public interest and does not nullify the intent and purpose of the comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRIEND, NEBRASKA, AS FOLLOWS:

Section 1. That variance of the City of Friend’s zoning regulations is allowed for the construction of an accessory building on lots 29-30 Larsen Addition, located on the Southeast corner of 6th and State Streets, in Friend, Nebraska identified as Parcel #76003331. The accessory building shall be a 28’x40’ framed construction garage with 9’ side walls and siding and gutters matching that of the accessory building on the adjacent property. The accessory building shall maintain at least a minimum 30-foot setback on both 6th and State Streets so as not to impede vision on the corner of the street.

Section 2. That all ordinances and parts of ordinances in conflict herewith are hereby specifically repealed.

Section 3. Should any section, paragraph, sentence, or word of this Ordinance be declared for any reason to be invalid, it is the intent of the Mayor and Council of the City of Friend, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination hereof of any such portion as may be declared invalid.

Section 2. This ordinance shall take full force and effect beginning on the date of its passage, approval, and publication or posting as required by law.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2020.

Mayor

ATTEST:

Clerk