



LEGAL NOTICE

On Tuesday, July 21, 2026, at 7pm, a regular meeting of Yutan's City Council will be held at 112 Vine Street in Yutan, during which the Council shall convene as the City's zoning board of adjustment to hold a public hearing on the item(s) below. Information regarding the agenda item is available at the City Office. All interested parties may appear and be heard; written comment will be accepted if submitted to the City Office before 4:30pm on the day of the hearing.

THOMPSON & SONS VARIANCE REQUEST

Zoning code requires a 25-foot setback between new commercial structures and adjacent residential zones. Jake Thompson, on behalf of Thompson & Sons, LLC, is requesting a variance that, if granted, would allow a new commercial structure to be located approximately 10 feet from an adjacent residentially-zoned lot along the subject property's northern boundary. The subject property is located at 510 1st Street within city limits and legally described as a portion of Tract 4 in the SW1/4 NE1/4 of Section 27, T15N, R9E; further described as Parcel 1 on Plat Inst. 138 (Book 8, Page 176) in the Saunders County Register of Deeds.



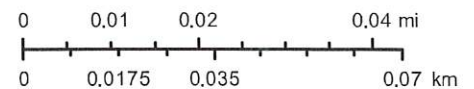
July 8, 2026

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Legend

 Parcels

1:1,384



510 1st St, Contractor Bay

RE: Request for Variance – Side Yard Setback

Dear Robert Costa,

I respectfully submit this request for a variance to reduce the required side yard setback adjacent to the neighboring residential property from twenty-five (25) feet to ten (10) feet for the proposed Thompson Building II commercial development in Yutan.

The property is zoned Commercial, and the proposed building is intended to be used as a warehouse/ commercial shop, which is consistent with the intended use of the zoning district. The requested variance is necessary to allow construction of a building that is appropriately sized and functional for its intended commercial purpose. Requiring the full twenty-five-foot setback would substantially reduce the available building area and limit the reasonable development of a property that is otherwise designated for commercial use. The conceptual site plan reflects the proposed building layout and requested setback.

This request is not intended to eliminate the setback requirement but rather to seek a reasonable compromise. While the zoning code requires a twenty-five-foot setback when adjoining residential property, the proposed ten-foot setback still provides a meaningful buffer between the commercial building and the neighboring residence while allowing practical use of the property. The zoning code also recognizes that commercial buildings may be constructed much closer to adjoining commercial properties, demonstrating that maximizing the buildable area is consistent with the character of the commercial district.

I believe this request satisfies the intent of the variance provisions because:

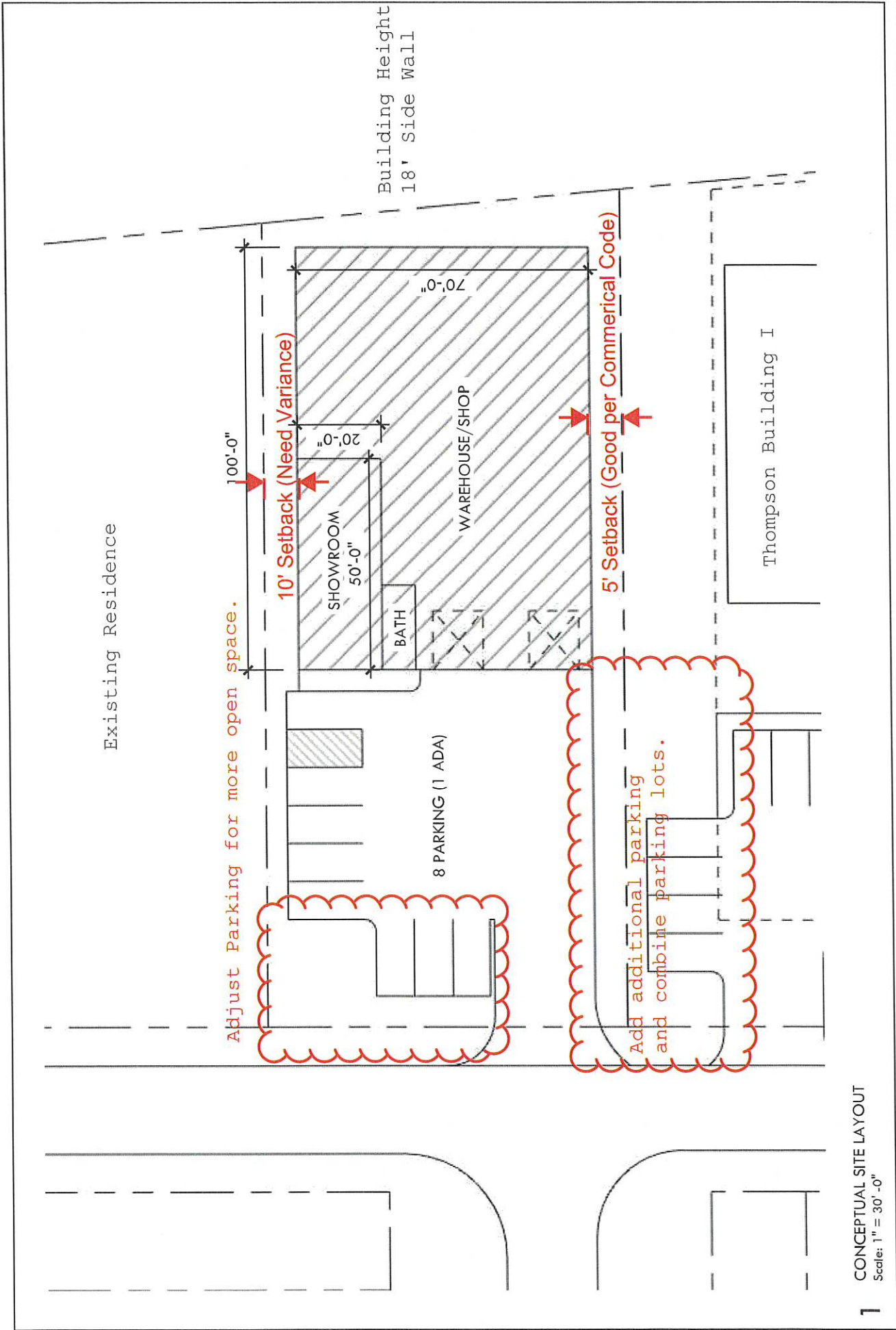
- The request is the minimum necessary to allow reasonable development of the commercially zoned property.
- Granting the variance will not adversely affect public health, safety, or welfare.
- The proposed building will remain compatible with surrounding development and the character of the area.
- The variance will not create additional traffic concerns, drainage issues, or interfere with neighboring properties.
- Denial of the variance would unnecessarily restrict the reasonable use of a commercially zoned parcel while providing little additional benefit beyond the proposed ten-foot buffer.

As a local business owner and property owner in Yutan, I am committed to developing this property in a manner that enhances the community and reflects positively on the City's commercial growth. My goal is to construct a quality building that complements the surrounding area while remaining respectful of the adjacent residential property.

Thank you for your consideration of this request. I appreciate your time and would be happy to answer any questions or provide any additional information the Board may require.

Respectfully,

Jake Thompson
Thompson & Sons, LLC



1 CONCEPTUAL SITE LAYOUT
Scale: 1" = 30' -0"

THOMPSON BUILDING II
YUTAN, NE

DATE: 5/12/2026	PROJECT: 2025-1920SS
SHEET 1 / 1	

