

CITY OF MILFORD
Milford, Nebraska 68405

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Board of Adjustment of the City of Milford, Nebraska will be held at 7:00 P.M. on Monday, March 23, 2026 at the City Hall Office, 402 1st Street, Milford, which meeting will be open to the public. An agenda for such meeting kept continuously current, is available for public inspection at the office of the City Clerk at the City Hall.



Mayor

ATTEST: 

City Clerk

Agenda matters are as follows:

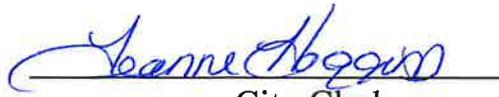
1. Call to Order
2. Open Meeting Act Requirement
3. Roll Call
4. Approve minutes – August 18, 2022
5. Discuss/Action – Variance request from Joel Oswald, 403 B Street to split lot into 2 lots.
6. Adjournment

CERTIFICATION

I hereby certify that the above meeting notice was posted by me in three public places in the City of Milford as follows:

City Clerk's Office
Farmers & Merchants Bank
U. S. Post Office

Posted at 1:00 pm on Thursday, March 5, 2026



City Clerk

BOARD OF ADJUSTMENTS
AUGUST 18, 2022
MINUTES

A duly noted and advertised meeting of the Board of Adjustments of the City of Milford, Nebraska was held at the City Hall Office in the City of Milford, NE at 7:00 pm, Thursday, August 18, 2022. Notice of the meeting was given in advance thereof by posting in three public places; a designated method for giving notice, as shown by the certificate of posting attached to these minutes.

Notice of the meeting was simultaneously given to the members of the Board of Adjustments. Availability of the agenda was communicated in the advance notice and in the notice to the members of the meeting. All proceedings hereinafter shown were taken while the meeting was open to the attendance of the public.

Dean Bruha called the meeting to order at 7:00 pm.

Open Meetings Act Requirement: Dean Bruha publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the west wall at the City Hall meeting room.

ROLL CALL: Members present were: Dean Bruha, Josh Davenport, Mike Howe. Absent: Roger Kontor and Building Inspector Tim Dworak.

Also present: Jane Mohling with ALLO, Larry TeSelle, Greg & Alicia Kreutzer.

Approve Minutes of May 8, 2019: A motion was made by Howe and seconded by Davenport to approve the minutes of the May 8, 2022, meeting. Roll call vote: Howe yes, Davenport yes, Bruha yes, Kontor absent. Motion carried.

NEW BUSINESS:

Discuss/Action – Variance request from Allo Communications – appeal setback requirement from TA Zoning District @ Lot 2, TeSelle Addition located in the Southeast Quarter of the Northeast Quarter of Section 3, Township 9 North, Range 3 East of the 6th P.M., Seward County NE.

Bruha noted concerns of blind spot to south bound traffic on Welch Park Rd., Howe also has concerns of blind spot created by ALLO building to east bound traffic at that intersection.

ALLO communications agreed to set building back an additional amount to prevent blind spot to both north/south & west bound traffic. 15 ft. setback on Milford Rd and 25 ft. setback on Welch Park Rd.

A motion was made by Howe and seconded by Davenport to approve the variance request with appropriate setbacks. Roll call vote: Howe yes, Davenport yes, Bruha yes, Kontor absent. Motion carried.

Discuss/Action – Variance request from Greg Kreutzer – appeal setback requirement for an accessory building located at 602 Timberline Circle, Milford, NE.

Property owners wish to place a 12' x 10' storage shed within the confines of their fenced in backyard. The shed would be placed on moveable concrete blocks. Shed will not be visible from the street but will be painted to match color of house and will be even with the house.

The shed is portable and within the confines of the fence that's permanent and therefore unseen by adjacent homeowners.

A motion was made by Howe and seconded by Davenport to approve the request. Roll call vote: Howe yes, Davenport yes, Bruha yes, Kontor absent. Motion carried.

ADJOURNMENT: A motion was made by Howe and seconded by Davenport to adjourn meeting. Meeting adjourned at 8:15 pm.

Respectively Submitted
Dean Bruha

REQUEST FOR VARIANCE

Milford, Nebraska

Applicant: Joel Oswald
Address: 403 B. St

Date: 2/6/26
Phone: 402-646-0217

Hereby requests the Board of Adjustment to consider the following: SPLITTING 403 B ST LOT INTO 2 LOTS.

_____ Interpretation of zoning ordinance or map affecting Article 5 Section 08 Legal Description

Appeal of Decision related to the Joel Oswald (individual or agency) decision.

Specifically: I need a variance so I can split my lot. The house is 16' 6" off the back lot line and Milford code says it is supposed to be 25'

Variance from Article 5 Section 08 which requires The house to be 25' off the back lot line.

On property legally described as: _____
Property Address: 403 South B St., Milford, NE 68405

Legal Description: Lot 1, and the East 30 feet of Lot 2, and the East 80 feet of Lot 8, Block 14, Original Town of Milford, Milford, Seward County, Nebraska, together with the vacated East/West alley abutting thereon

The applicant is requesting the variance for the following purpose:
SO I CAN SPLIT THE LOT.

Legal description _____ Plot plan _____ Fee \$ 5000 Other information:

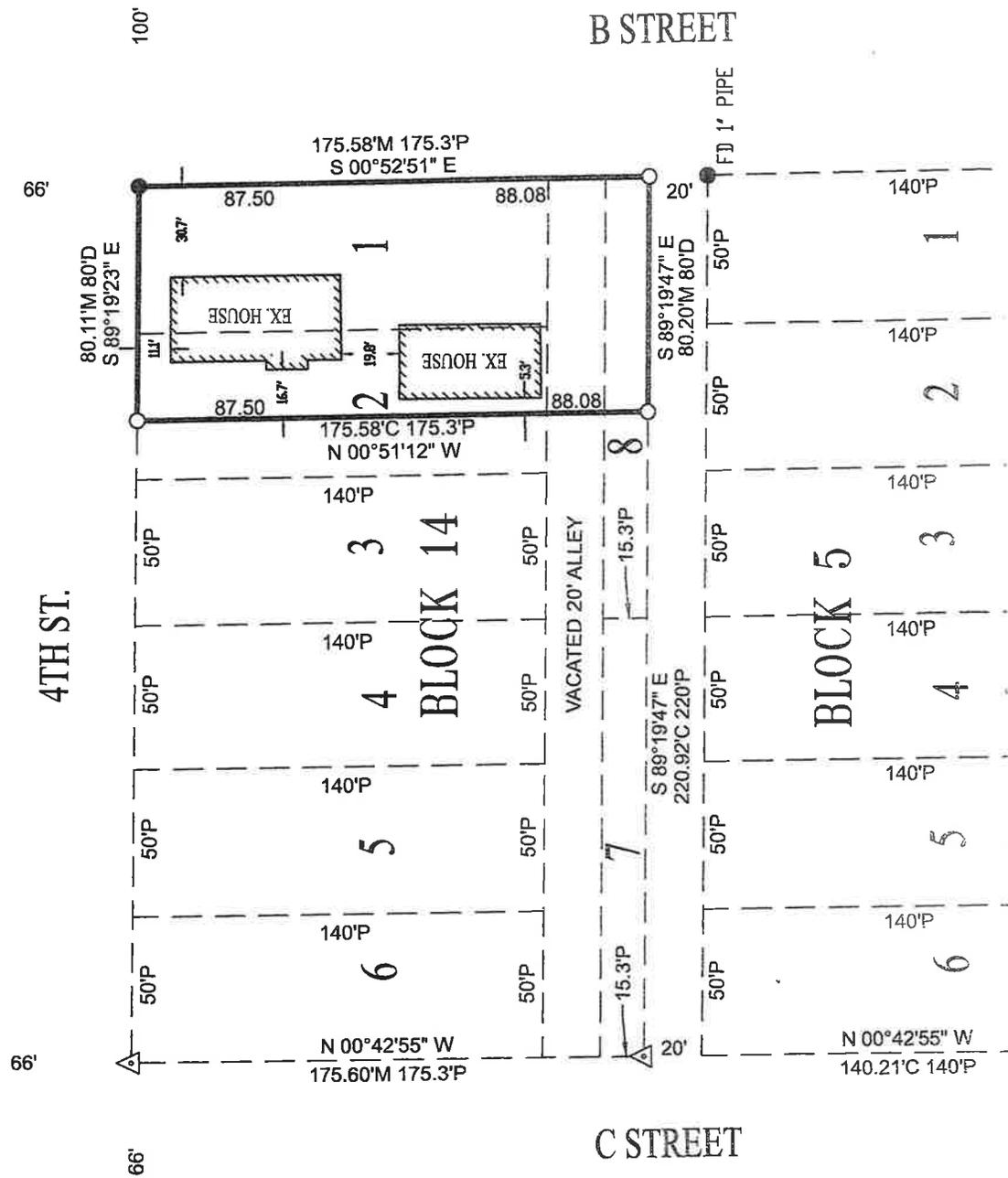
I hereby certify the information in this application is true and correct to the best of my knowledge.

Date 2/23/26 Signature Joel Oswald

WORK ORDER # 26-8246

OFFICIAL SURVEY RECORD

OF ALL OF LOT 1, THE EAST 30 FEET OF LOT 2, THE EAST 80' OF LOT 8, AND THE VACATED ALLEY ADJACENT THERETO, BLOCK 1 MILFORD ORIGINAL TOWN, SEWARD COUNTY, NEBRASKA.



GRAPHIC SCALE

Legend	
M = Measured	
D = Deeded	
R = Recorded	
P = Platted	
⊙ = F'd. 5/8" Rebar	
⊙ :: = Set 5/8" Rebar & Cap	

Section 5.08 R-2 Medium Density Restricted**5.08.01 Intent and Sub-boundaries:**

The purpose of this district is to permit single-family density residential with an increase of density to include duplexes and similar residential development in areas providing all public facilities and supporting facilities to maintain and sound and pleasant environment for the inhabitants, and to provide a sub-district to be known as Subsection 1, Medium Density Residential Sub-Area in the original part of Milford which is platted with smaller lots.

5.08.02 Subsection 1, Medium Density Residential Sub-Area Boundaries:

The boundaries of the sub-district known as Subsection 1, Medium Density Residential Sub-area are: Davison and Culver's Addition, Sweasey's 1st and 2nd Additions, Runty's 1st and 2nd Additions, Brandon's 1st and 2nd Additions, Laune's 1st, 2nd and 3rd Additions and Stauffer Addition which are currently zoned as R-2, and specifically excluding the C-1, C-2 and Light Industrial (I-1) districts which are located within said subdivisions.

5.08.02 Permitted Uses:

The following principal uses are permitted in the R-2 District.

1. Single family detached dwellings
2. Single family attached
3. Two-family, duplex, dwellings
4. Residential Child Care within a residence, limited to not more than 8 children who are not household children.
5. Public and private schools
6. Publicly owned and operated facilities
7. Public Services
8. Public and private recreation areas such as parks, country clubs, golf courses, lakes, common areas and swimming pool.

5.08.03 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-2 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Bed and Breakfasts, provided that guest rooms shall be within the principal residential building only and not within an accessory building.
2. Religious institutions
3. Non-conforming residential structure. To expand an existing non-conforming single family dwelling or accessory structure. In addition to the regular requirements of a conditional use permit, the following requirements must be met:
 - a. Limited to structures built before July 1974.
 - b. Permit cannot authorize a new type of non-conformity of use or structure
4. Hospitals, sanitariums, rest homes, nursing homes, elderly or retirement housing, convalescent homes, other similar institutions, or philanthropic institutions.
5. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
6. Home Occupations as per Section 8.07.
7. Child Care Center as defined in Article 2, Section 2.02.90, or child care within a residence with more than 8 children who are not household children.
8. Congregate housing
9. Emergency Shelters
10. Adult Care Center
11. Manufactured Housing provided said unit is placed upon a permanent foundation.

5.08.04 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Decks, elevated patios either attached or detached
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Signs as provided for in Section 7.01 through 7.04.
5. Parking as provided for in Section 8.00 through 8.06.
6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.