

## HASTINGS BOARD OF ADJUSTMENT

A meeting of the Hastings Board of Adjustment has been scheduled for Thursday, February 5, 2026 at 4:00 PM at the Hastings Municipal Airport, 3300 W 12th St, Hastings NE.

### AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Board of Adjustment Meeting.
5. Communications and Appearance Request
6. Public Notice  
Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. Pursuant to Nebraska Revised Statutes Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material, which will be discussed at today's meeting, is available for public review. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public. Neb. Rev. Stat 84-1411 (1bn).
7. Approval of Minutes
  - a. Meeting of October 24, 2024
8. Special order of Business
  - a. Election of Chairperson
  - b. Election of Vice-Chairperson
  - c. Election of Second Vice-Chairperson
9. Unfinished Business
  - a. Continued Appeals or Requests
  - b. Tabled Appeals or Requests
  - c. Postponed Appeals or Requests
10. New Appeals or Requests
  - a. Variance Request, filed by Shannon Hoff, PSK LLC, to allow for an off-site advertising sign in the C-3 Commercial Business District to be taller than the allowed 30 feet. The proposed sign is to be 40 feet tall. The property is commonly addressed as 2211 North Kansas Avenue.
11. Reports
  - a. Committee Reports
  - b. Chairman Comments
  - c. Staff Reports
12. Adjournment

CITY OF HASTINGS, NEBRASKA  
MINUTES OF BOARD OF  
ADJUSTMENT  
THURSDAY, OCTOBER 24, 2024

Pursuant to due call and notice thereof, a meeting of the Hastings Board of Adjustment was conducted in the Hastings Municipal Airport, 3300 W 12<sup>th</sup> Street, Hastings, Nebraska on October 24, 2024.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Byron Jorgensen, with the following members present Ann Hinton, Byron Jorgensen, Dan Schwartzkopf, and Nic Dowling.

City Officials present were Chad Bunger, Director of Development Services, Ember Batelaan, City Planner, Kevin Kubo, Chief Building Inspector and Melissa Woodard, Administrative Assistant.

Chair Jorgensen led the Commission in the recital of the Pledge of Allegiance to the United States of America.

Chair Jorgensen called for a motion to adopt the current agenda for the October 24, 2024, meeting. Moved by Dowling, seconded by Schwartzkopf, to adopt the current agenda. Voice Roll Call: Ayes: Jorgensen, Schwartzkopf, Hinton and Dowling. Nays: None. Motion carried: 4-0.

**PUBLIC NOTICE** - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, October 12, 2024. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material, which will be discussed at today's meeting is available for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

#### APPROVAL OF MINUTES

##### **Meeting of July 25, 2024**

Chair Jorgensen called for a motion to approve the July 25, 2024, minutes. Moved by Schwartzkopf to approve the July 25, 2024, minutes. Seconded by Hinton. Voice Roll Call: Ayes: Jorgensen, Schwartzkopf, Hinton and Dowling. Nays: None. Motion Carried: 4-0.

Chair Jorgensen read the Public Hearing Notice

Chair Jorgensen opened the Public Hearing

Public Hearing

- a. **A Variance request, filed by Andrew and Abigail Vrbas, to allow a garage to be constructed on the site that reduces the rear yard setbacks on the south side of the property from 10.2 feet to 4 feet. Additionally, the setback on the east side of the property would be reduced from 10 feet to 4 feet. The Variance is for property at 500 E 9<sup>th</sup> Street, City of Hastings, Adams County, Nebraska.** Batelaan provided a summary of the Staff Report, for this project completed by Lily Teeple, summer planning intern. Staff

recommended approval of the Variance by the Board of Adjustment with two conditions:

1. All applicable permits shall be applied for and issued.
2. The Variance request is valid for 180 days. A building permit must be issued within the validation period.

Andrew Vrbas, 500 E 9<sup>th</sup> Street, Hastings. They bought the property in 2013. The home was built in 1890. The lot straight south had been a part of their property before they acquired it. Had that property still been a part of theirs, they would not have needed a variance, they could have built a garage within that space. Since that was split out and sold, they have looked at it over the last eleven years to figure out how to add a garage. The garage they proposed snakes in and around and fits two cars, but it's not great. First, the approach of buying the neighbor's land didn't work. A garage would improve the value of the property. They would appreciate the Board's consideration to approve this variance.

Jorgensen asked when the property was split. Vrbas said he thought it was in the 80's or 90's, maybe before that. They have tried to acquire that property to the south for years. It has an old carriage house before garages were used.

Jorgensen asked if it was one of the original homes. Vrbas replied he believed it was one of the first in that area.

Jorgensen asked if it would be aesthetically built to blend into the home. Vrbas said yes, that's important to them and why they picked the location so it wouldn't obstruct Cedar or 9<sup>th</sup> Street. The house is Victorian-style, and the attached garage will be intended to blend with the house.

Vrbas asked about the 180-day validation period and what would happen if the project was not done by then. Kubo responded that the intent is to have an application for the building permit completed by then.

Hinton had a problem with the setback to four feet and knows there is no house right now, but variance approval could be taking away the right of someone building within their rightful distance. She did not feel it had met all the criteria for the Variance. She is sure they have done their due diligence in figuring out where to put the garage. She asked if there was a way to rotate the addition so it would not encroach into the setback.

Vrbas stated they did look at that. The architectural integrity is that it has beautiful, old windows with nice molding from the 1890s that is still original, and if they put a garage on that other side, that takes away all the windows on the main floor and basement, which are mirrored and would fundamentally change that house.

The other thing it would affect is they don't have a driveway coming in from 9<sup>th</sup> Street, it comes in from Cedar. Hinton said they could still have it coming in from Cedar. Vrbas explained how they took his vehicle to see if it would make the curve and they would have to be a professional driver to make it around that side. It would be unusable. Hinton said you will still have to snake

around from the other side. Vrbas replied for the second car, yes. That would be a car you could store in the garage if you needed to. They drove it with two cars to show it could be with two cars. He said they will most likely, along with anyone purchasing it use it as a one-car garage, they just wanted to show it's possible. They won't use it as a two-car, to your point it's unusable. Hinton replied so, if they are not intending to use it as a two-car garage, it wouldn't need to be that deep? Vrbas said they wanted to make it a two-car and have it that deep, most people want that option of having two cars when improving the property.

Chair Jorgensen closed the Public Hearing.

Hinton discussed her concerns already.

Dowling agreed with the aesthetic improvement and other homes have done that in the same neighborhood and felt it met the criteria.

Schwartzkopf asked if the neighbor to the south would build, what would the setbacks be?

Kubo said there are different setbacks for each structure.

Schwartzkopf asked if there is no principal building on that lot, would the setbacks be 10 percent from the sides?

Kubo, Bunger, and the Board Members continued discussing setback possibilities of the empty lot, should they build.

Jorgensen asked if the age of the property constitutes a hardship.

Batelaan replied with the house in the center of the parcel of land, it is a hardship not to allow them to have a garage when everyone else does due to the age of the house.

Hinton said that was the best argument she had heard yet, as this side of town has large lots and the fact that the home sits in the center of the lot is what creates the hardship, the house is already there, and they didn't have garages when it was built.

Jorgensen asked since the carriage house had horses, and still sits there, are there any historical requirements to keep it aesthetically balanced?

They discussed the home not having any historical standards.

Jorgensen questioned the 180-day limit. Bunger responded that the Board could eliminate the recommended condition or approve another timeline. The reason the staff proposed a validation period was to ensure that the approval was not open-ended and that the project would proceed.

Hinton said 180 days is six months. They need to apply for a building permit. They do not need the project completed in 180 days, right? Bunger said that is correct. Hinton said they should have their building permit and be ready to go. We can't require them to be done in six months. It was to make sure they can get started and from that standpoint, 180 days is ample time.

Jorgensen called for a motion to approve the Variance as presented, by Andrew and Abigail Vrbas, 500 E 9<sup>th</sup> Street, with the conditions: 1. All applicable permits shall be applied for and issued. 2. The Variance request is valid for 180 days. A building permit must be issued within the validation period. Moved by Dowling. Seconded by Schwartzkopf. Voice Roll Call: Ayes: Jorgensen, Schwartzkopf, Hinton and Dowling. Nays: None. Motion Carried: 4-0.

Jorgensen said before adjournment, he wanted to say something based on the last meeting. Bunger and Jorgensen had talked about Small Town Famous, and he wanted it known that their variance approved for the business was for the projecting wall sign. The Board did not review or approve the large sidewalk sign.

Bunger said for information purposes, the sign was approved as a Use of Right of Way Permit through the City Engineering Department, an allowance in the City's Code of Ordinance. The Use of Right of Way application was reviewed and approved after several months of scrutiny, to make sure it passed all accessibility requirements.

Jorgensen mentioned he had received comments about the Board of Adjustment's approval. Bunger said our zoning regulations do not apply as they largely end at the property line. It was an administrative permit the City Ordinance allowed.

### **Adjourn**

Chair Jorgensen called for a motion to adjourn at 4:37 p.m. Moved by Schwartzkopf to adjourn, seconded by Dowling. Voice Roll Call: Ayes: Hinton, Jorgensen, Schwartzkopf and Dowling. Nays: None. Motion carried: 4-0.

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Chair Byron Jorgensen

Department: Development Services  
Staff Contact: Kevin Kubo  
Board of Adjustment Meeting Date: 2/5/2026  
File No: 2026-22  
Prepared By: Kevin Kubo, Director of Development Services

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

The applicant, Shannon Hoff, PSK LLC, is requesting a variance to allow for an off-site advertising sign (Billboard) in the C-3 Commercial Business District to be taller than allowed. The proposed sign is 40 feet tall. The property is commonly addressed as 2211 North Kansas Avenue, Hastings, Nebraska.

### **Names of People/Business affected by this action:**

The applicant and surrounding, people of Hastings and the City of Hastings.

### **Why Board of Adjustment action is required:**

Neb. Rev. Stat. 19-910 (1) The board of adjustment appointed pursuant to section 19-907 shall, subject to such appropriate conditions and safeguards as may be established by the city council or village board of trustees, have only the following powers: (a) To hear and decide appeals when it is alleged there is error in any order, requirement, decision, or determination made by an administrative official or agency based on or made in the enforcement of any zoning regulation or any regulation relating to the location or soundness of structures, except that the authority to hear and decide appeals shall not apply to decisions made under subsection (3) of section 19-929; (b) to hear and decide, in accordance with the provisions of any zoning regulation, requests for interpretation of any map; and (c) when by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any enacted regulation under this section and sections 19-901, 19-903 to 19-904.01, and 19-908 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship, if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any zoning regulation.

### **Type of action requested:**

Motion

### **Suggested motion:**

### **Deadlines associated with action:**

**Department head comments:**

The review and recommendation are in the attached staff report.

**Recommendation:**

Recommend denial of the variance request for on off-site advertising sign to be taller than allowed.



## City of Hastings Board of Adjustment

### STAFF REPORT

**Variance:** A request for a Variance to allow for an off-site advertising sign (Billboard) to be taller than permitted in the C-3 Commercial District.

**File No.** 2026-22

**Applicant** Shannon Hoff, PSK LLC.

**Property Location:** 2211 North Kansas Avenue

**Lot Size:** 0.68 acres

**Date of Public Hearing:** February 5, 2026

**Zoning** C-3, Commercial Business District

**Adjacent Zoning:** North: C-3 District  
East: C-3 District  
South: I-1 District  
West: I-2 District



**SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE REQUESTED FOR VARIANCE:**

- **Sec. 54-419 – Off-Site Advertising:**  
Height standards for all off-premises advertising signs:  
Pole Sign: Maximum height of 30 feet.

**PROPERTY DESCRIPTION:** The Variance request is for 2211 North Kansas Avenue. The property contains a 38-year-old structure. The property has one existing pole sign and six wall signs.

The property and surrounding area are zoned C-3, Commercial Business District.

**DESCRIPTION OF VARIANCE REQUESTED:**

The applicant, Shannon Hoff, PSK LLC, is requesting a variance for an off-site advertising sign (Billboard) to be taller than the permitted sign height of 30 feet. The proposed sign is 40 feet.

**STANDARDS FOR VARIANCE:**

Pursuant to [Sub-Sec. 34-706\(4\)](#) of the City Code of Ordinance, no such variance shall be authorized by the Board unless it finds that all four of the following conditions have been found to exist and the merits of the situation support such authorization:

**(a) The strict application of the zoning regulations would produce undue hardship.**

The zoning regulations allow an off-site advertising sign on a pole to be 30 feet which does not constitute an undue hardship. The height off-site advertising signs in the general area, there were three that were 30 feet in height or less. These signs had a height of 35 feet and were built before the adoption of these zoning regulations.

**(b) Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.**

Any new applications for an off-site advertising sign shall follow adopted zoning regulations, which allow a maximum height of 30 feet for these types of signs. The supposed hardship is **shared** by other properties in the same zoning district and the same vicinity.

**(c) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance.**

While the authorization of such a variance will not be a substantial detriment to adjacent properties, the character of the district **will** be changed by the granting of the variance, as well as the character of the district due to the negative implications of taller Billboard signs, such as traffic hazards and visitor impacts.

**(d) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice. In no instance, shall a variance be granted which would allow the use of land or a building which is not permitted within the zoning use district in which the property is located. No variance shall be authorized unless the Board finds that the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulations.**

The granting of such variance is **not based** upon the reason of demonstrable and exceptional hardship. The sign code regulations were adopted in June 2025 and amended the allowed height for off-site advertising signs. Any existing sign is considered non-conforming, and any new sign would need to comply with these regulations. Therefore, the supposed hardship is generally shared by other properties in the same zoning district and the same vicinity.

**STAFF COMMENTS:** Staff recommends the Board of Adjustment **DENY** the **VARIANCE** for the proposed project sign at 2211 North Kansas Avenue, in the C-3, Commercial Business District.

**PREPARED BY:** Kevin Kubo, Director of Development Services

**DATE:** January 12, 2026

**ATTACHMENTS:**

1. Application materials



## Application

**Date:** 01/08/2026

### Location / Applicant

Property Address: 2211 N Kansas Ave  
 City, State, Zip: HASTINGS, NE 68901  
 Subdivision:  
 Lot:  
 Parcel #: 010014381

Applicant Name: PSK, LLC-Shannon C. Hoff  
 Address: 305 N Hastings Ave Ste 201  
 City, State, Zip: Hastings, NE, 68901  
 Phone: 402-462-2700  
 Email: schoff@fillnchill.com

### Code Section

Request Reason: PSK is requesting a variance to build a permitted off-premise advertising sign at 40 feet. The City of Hastings Sign Code has inconsistencies that impact off-premise sign applications. Specifically, the sign code height requirements for on-premise vs. off-premise advertising are not the same. PSK is requesting a variance approval for an off-premise advertising structure that conforms to the on-premise regulations. The request is being made for the following reasons: • The sign code allows C-3, Commercial Business District property owners to have both on-premise and off-premise advertising structures • The sign code allows C-3, Commercial Business District property owners to build on-premise advertising structures up to 40 feet • C-3, Commercial Business District property owners in the immediate vicinity of the applicant already have off-premise advertising structures up to, and exceeding, 40 feet • PSK's proposed sign location is five (5) feet below US-281, which further reduces the visibility of any pole sign

Issue Description: PSK Variance Request Explanation Using Sec. 34-706. (4) Approval Standards Sec. 34-706. (4) No such variance shall be authorized by the Board unless it finds that all four of the following conditions have been found to exist and the merits of the situation support such authorization. (a) The strict application of the zoning regulations would produce undue hardship. The City of Hastings Sign Code Sections 54-401 thru 54-420 have inconsistencies with implications for certain sign applications. Specifically, • On-premise pole signs in C-3, Commercial Business Districts are allowed to be up to 40' • Off-premise pole signs in C-3, Commercial Business Districts have a max height of 30' The undue hardship is a result of the Commercial Business District ("C-3") off-premise advertising pole sign maximum height of 30 feet. Existing C-3 off-site advertising pole signs along Hastings' US-281 entrance / exit corridor are up to, and exceeding, 40 feet at present (with one sign standing at 50 feet tall). (b) Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. C-3 zoned properties in the immediate vicinity already have 3rd party advertising pole signs up-to and above 40 feet. Of note, PSK's application is most comparable to the C-3, Commercial Business District off-premise advertising monopole in the immediate vicinity, which stands at 40 feet. (c) The authorization of such a variance will not be of substantial detriment to adjacent property, and the character of the district will not be changed by the granting of the variance. The C-3, Commercial Business District along US-281 in the immediate vicinity already has off-premise advertising structures up to 50 feet. (d) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice. No variance shall be authorized unless the Board finds that the condition or situation of the property concerned is not of a general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulations. It is hoped PSK's variance request will be granted on the following grounds: • The current sign code allows on-premise pole signs up to 40 feet • Structurally, on-premise and off-premise pole signs are indistinguishable • Objectively, on-premise and off-premise pole signs serve the same purpose – advertising • C-3 properties in the immediate vicinity have off-premise pole signs at / above 40 feet o There'd be no detriment to adjacent properties, and o The character of the district would be unchanged • PSK should be able to construct signage with the same level of visibility as other C-3 properties in the immediate vicinity. PSK representatives have held discussions with City of Hastings officials on the sign code. It's our understanding that there's no underlying reason to have different height

requirements for on-premise vs. off-premise signage on C-3, Commercial Business District properties and that the sign code height differences was an oversight. While it may appear PSK's variance request is one of profit; it's really a request for parity. Our appeal is not to receive special treatment – the appeal is to facilitate equal terms with neighboring C-3 properties.

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I do hereby certify that the information contained herein is true and correct.

Shannon C. Hoff

01/08/2026

Owner

Date

## Shannon Hoff

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**From:** Hastings Nebraska <wo@iworq.net>  
**Sent:** Friday, November 14, 2025 11:44 AM  
**To:** allisonr@lovesignco.com; Shannon Hoff  
**Subject:** Permit # [permitnum] 20253030 - 2211 N KANSAS AVE

Please see the attached permit and review denying the billboard sign.



**Permit #:** 20253030  
**Permit Date:** 10/30/25  
**Permit Type:**  
**Issue Date:**  
**Permit Type:** Sign  
**Type of Work:** New  
**Building Used As:** Commercial  
**Basement:**  
**Location of Work:** 2211 N Kansas Ave  
**Secondary Location:** Ponderosa Medical Park  
**Applicant Name:** PSK, LLC  
**Applicant Address:** 305 N Hastings Ave Ste 201  
**City:** Hastings  
**State:** NE  
**Zip:** 68901  
**Phone Number:** 402-462-2700  
**Email:** schoff@fillnchill.com  
**Description of Work:** Billboard construction  
**Fence Type:**  
**Fence Materials:**  
**Fence Height:**  
**# of Gates:** 0  
**Special Conditions:**  
**Project Cost:** 0  
**Square Feet:** 288

**Number of Stories:** 0

**Ground Area:** 0

**Total Fixtures:** 0

**Roof Type:**

**Insulation Type:**

**Sign Type:** Off-Site Advertising / Billboard

**Illuminated:** Yes

**Sprinklers:**

**Air Conditioning:** 0

**Meter Needed:**

**Phase:**

**Voltage:**

**Amps:**

**Water Meter Quantity :** 0

**Water Meter:**

**Water Tap:**

**Sewer Tap:**

**Total BTU Load for Facility at Final:** 0

**Gas Pressure Type:**

**Garage:**

**Geothermal Well:**

**Name:**

**fee:** 0.00

**Primary Occupancy:** B-Business

**New Occupancy Type:**

**Residential:** 0

**Non-Residential:** 0

**Status:** Denied

**Assigned To:** Ember Batelaan

**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
010014381	2211 N KANSAS AVE		PSK LLC		

**Contractors**

Status	License Applied Date	License Issued Date	Type of License	Business Name
Active			Business	Love Signs

**Plan Reviews**

Date	Review Type	Description	Assigned To	Review Status
11/14/2025	Sign	The property is located at 2211 N Kansas Ave and is zoned C-3 Commercial Business District. An off-site advertising sign is an allowed sign type in the C-3	Ember Batelaan	Fail

District. The proposed sign is 35' tall and 200 sq ft. The proposed sign is located on the property line. The proposed sign does not meet the height requirements in Sec. 54-419. The proposed sign meets all other requirements in Sec. 54-419.

**Fees**

Fee	Description	Notes	Amount
Sign Permit	per sqft		\$169.00
<b>Total</b>			<b>\$169.00</b>

**Payments**

Date	Paid By	Description	Payment Type	Accepted By	Amount
10/30/2025	SHANNON C HOFF	1447192			\$169.00
<b>Outstanding Balance</b>					<b>\$0.00</b>

**Uploaded Files**

Date	File Name
10/30/2025	<a href="#">64ea5bf6ce8ededfbc02e36555bc0355_Hastings_DigitalBillboard_Application_2211NKansasAve.pdf</a>



B1

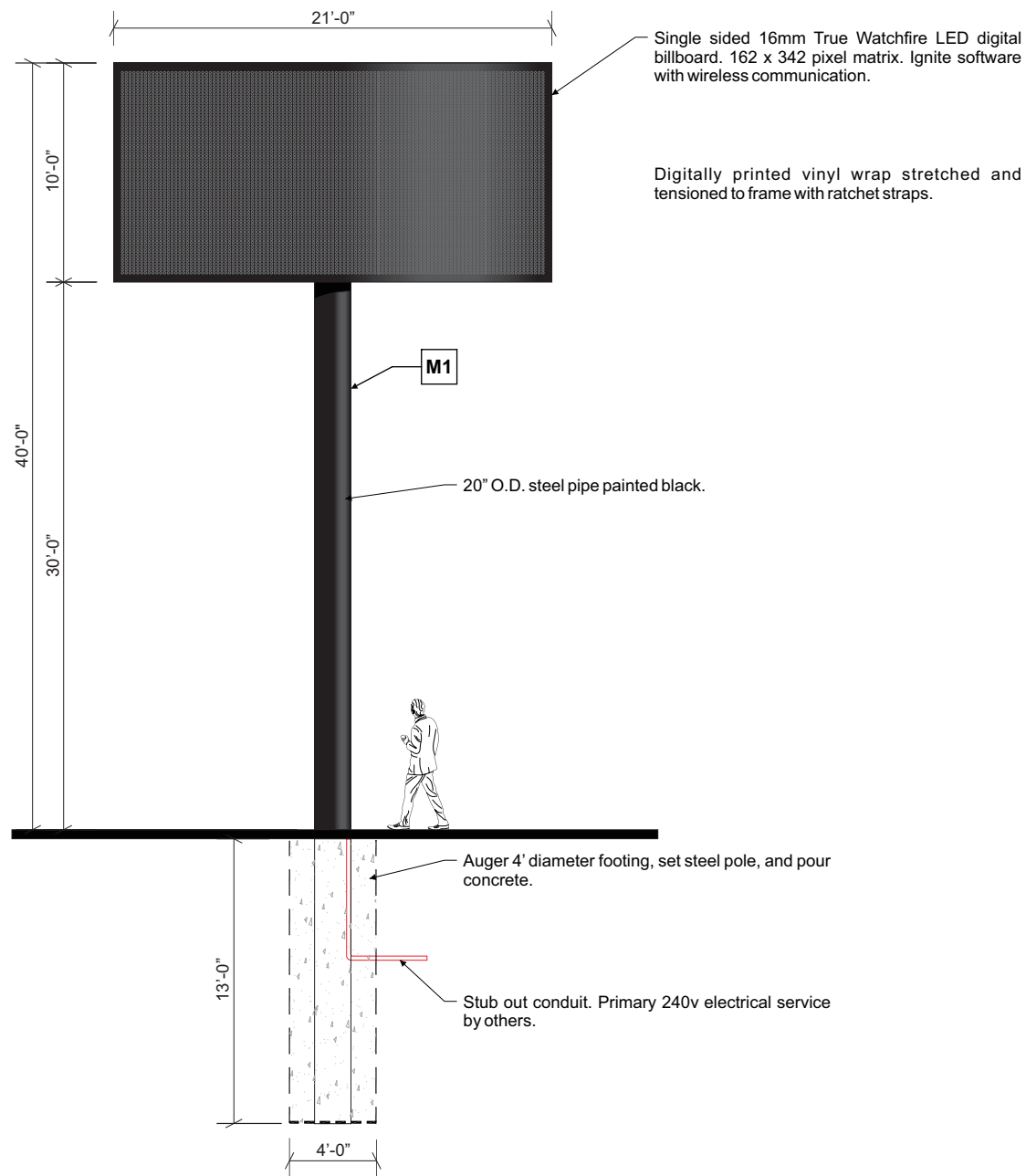
# BILLBOARD - DOUBLE SIDED

SCALE: 1/2"=1'-0" (11 X 17 paper)

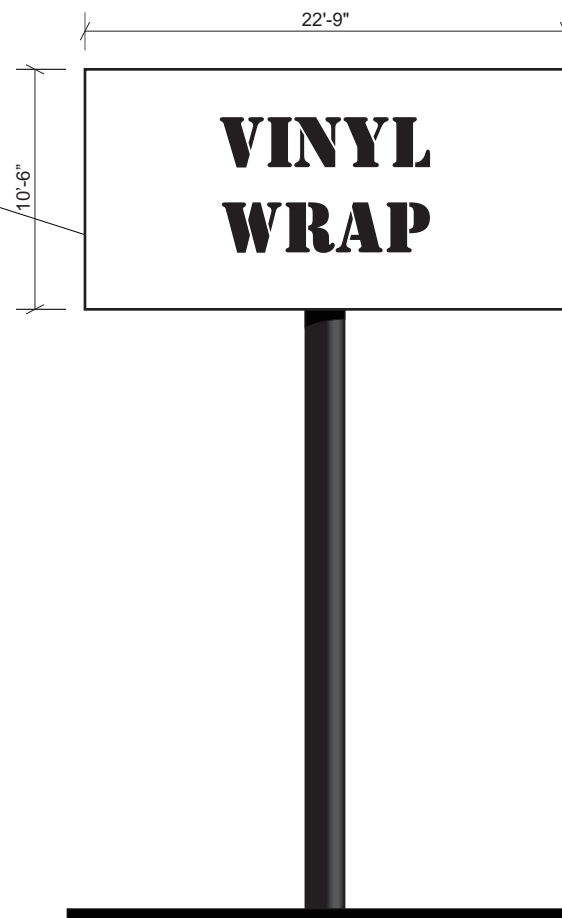
### COLORS/MATERIALS

COLOR	MATERIAL	REFERENCE NUMBER
M1	GLOSS PAINT	PMS BLACK

### SOUTH



### NORTH



### Billboard Frame



Structure to have 2 uprights and 3 stringers per face. 2' wide upper and lower catwalks. 3' outside catwalk. 14' rear ladder.

12.75" O.D. steel torsion tube.

### Location



1)Engineered Drawings are required before construction of billboard.



3030 W Old Hwy 30  
Grand Island, NE 68802  
308.381.5525  
1.877.381.5530  
[www.lovesignco.com](http://www.lovesignco.com)

Project: #22343

Double Sided  
Billboard

Designer: db  
Project: Derek Beck  
Location: Grand Island, NE  
Date: 12-3-24  
Approved By:

Client:

Location:

2211 N Kansas Ave  
Hastings, NE 68901

File Location:

Y:\Misc projects\Hoff#22343

Revisions:

#	DATE	REASON

Notice:

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