BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Larry Stastny 16613 Hilo Circle (Lot 1A, Hawaiian Village) Sarpy County, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. • 23-114; and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Larry Stastny has applied for a Flood Plain Development Permit to replace the deck of an existing residential structure at 16613 Hilo Circle, (Lot 1A, Hawaiian Village) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately $10,100 which is less than 50% of the structure’s value of $261,549; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following conditions:

1. The improvements must be built in compliance with the Sarpy County Zoning Regulations and the building codes.
2. The construction must meet the minimum setback and zoning requirements at the time of building permit application.
3. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 19th day of July, 2016.

Sarpy County Board Chairman

Attest

County Clerk
**Application Overview**
Larry Stastny has requested approval of a floodplain development permit to replace a deck on an existing structure at 16613 Hilo Circle, Lot 1A, Hawaiian Village.

**Comprehensive Development Plan**
The Sarpy County Development Structure Plan (Future Land Use Map) designates this area as Greenway.

**Zoning / Floodplain Regulations**
- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located in an AE Flood Zone in the Hawaiian Village area which is adjacent to the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 995.0 (NAVD 1988).
- According to the Elevation Certificate submitted with the application, the lowest floor of the existing structure is 990.0 (NAVD 1988) which is below the BFE.
- According to the Sarpy County Assessor’s Records, the original structure was built on this site in 2002 and is considered to be a legal non-conforming structure.
- Pursuant to Sarpy County Flood Plain Regulations, 50% of the value of a non-conforming structure can be put into the structure without bringing it into compliance with the one foot above the BFE regulation.
- Sarpy County Assessor records indicate that the value of the structure is $261,549. Applicant has submitted a proposal showing an estimated cost, including materials and labor, totaling $10,100.
- The proposal submitted is less than 50% of the assessed value of the structure and does not appear to be a substantial improvement. The request is within the allowance of the regulations for a non-conforming structure.
- Any new construction must meet the minimum setback and zoning requirements at the time of building permit application.
- This request, as proposed, is in conformance with the Sarpy County Floodplain and Zoning Regulations.

**Natural Resources District**
This Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

**Recommendation**
Staff has reviewed the submittal documents and for the reasons stated above, we recommend the Floodplain Development Permit be approved to replace the deck and patio for an existing residential structure at 16613 Hilo Circle, Lot 1A, Hawaiian Village.
In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of **$100** made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

**APPLICATION FILING FEES** – see Sarpy County Master Fee Schedule for the Planning and Building Department

**PLANNING STAFF USE ONLY:**

APPLICATION #: **FPO 16-009**
DATE RECEIVED: **6-28-16**
APPLICATION FEE: **$100** RECEIPT NO. **2312**
RECEIVED BY: [Signature]
RECOMMENDATIONS:

PLANNING & BUILDING DEPT: [ ] APPROVAL [ ] DENIAL
SARPY COUNTY BOARD: [ ] APPROVAL [ ] DENIAL
RESOLUTION #: __________ DATE: __________

**PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)

NAME: LARRY STASTNY  E-MAIL: cstatnay@cox.net
ADDRESS: 16613 HILO CIR   CITY/STATE/ZIP: Papillion NE 68046

MAILING ADDRESS: ______________________________  CITY/STATE/ZIP: ______________________________
(If different)

PHONE: 402-968-8353  FAX: ______________

**ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:**

NAME: __________________________  E-MAIL: __________________________
ADDRESS: __________________________  CITY/STATE/ZIP: __________________________

MAILING ADDRESS: __________________________  CITY/STATE/ZIP: __________________________
(If different)

PHONE: __________________________  FAX: __________________________

**CONSTRUCTION INFORMATION:** (This individual/company is responsible for meeting building code regulations.)

NAME: NEBRASKA DECKS  E-MAIL: Nebraska Decks@gmail.com
ADDRESS: 1150 N 264 ST   CITY/STATE/ZIP: Waterloo NE 68069

MAILING ADDRESS: __________________________  CITY/STATE/ZIP: __________________________
(If different)

PHONE: 402-891-0344  FAX: __________________________
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. Attach additional sheets if necessary.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 16613 Hilo Cir

ASSESSOR'S PARCEL NUMBER: 010138632

GENERAL LOCATION: Hawaiian Village

LEGAL DESCRIPTION: Residential Home Lot 1A, Hawaiian Village

SIZE OF PROPERTY: 16000 sq. ft. CURRENT ZONING: Residential R0-50

NAME OF ADJACENT WATERWAY: PLATTE RIVER

PROPERTY LIES WITHIN: FLOODWAY: [ ] FLOOD FRINGE: [ ] FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE _______ FEET ABOVE MEAN SEA LEVEL (Including Basement)

SOURCE OF UTILITY SERVICES: Water - ________________________ Sewer - ________________________

Gas - ________________________ Electric - ________________________

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.

2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.

3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Property Owner/Applicant Signature ____________________________ Date ____________________________

I, the undersigned, understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Property Owner Signature ____________________________ Date 6-28-16

Property Owner Signature ____________________________ Date ____________________________
REPLACEMENT DECK DETAILS:

REUSE EXISTING FOOTINGS
FRAME WILL BE TREATED LUMBER
JOISTS - 2x8 - 16" O.C.
MAIN BEAM - (2) 2x12
SUPPORT POSTS - 6x6x8 with 1" OFFSET POST BAS
STAIR STRINGERS - (4) - 2x12
DECKING AZEK Composite
RAILING WESTBURY Aluminum
LEDGER BOARD ANCHORED W/ANCHOR LOCK FASTENER - ALL Hardware and FASTENERS - GALLUANIZED
LARRY & CINDY STASTNY
16613 Hilo Cir
Papillion NE 68041
402-968-8353

Contractor:
Nebraska Deck
1150 N 264 St
Waterloo NE 68069
Bill Patterson
402-699-8600

Replacing Old Deck - Same Layout and Design
LARRY STASTNY
16613 Hilo Cir.
Papillion NE 68146

DECK COST BREAKDOWN -

DEMO - $400
PREP - $250
DECKING - $3500
FRAME - $1200
RAIL - $1600
LABOR - $3000
PERMITS - $150

Total cost $10,100
LEGAL
LOT 1A
HAWAIIAN VILLAGE
GAPY COUNTY, NE

NOTES: RESIDENCE MAY BE LOCATED ANYWHERE WITHIN THE BUILDABLE LIMITS OF LOT.
FIRM FLOOD INSURANCE RATE MAP
SARPY COUNTY, NEBRASKA AND INCORPORATED AREAS
PANEL 200 OF 255
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY: NUMBER PANEL SUFFIX
PAPILLION, CITY OF 315327 0200 G
SARPY COUNTY 310190 0200 G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
311533C0200G
MAP REVISED
DECEMBER 2, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov
Owner/Applicant Name: Larry Stastny
Address: 16613 Hilo Cir, Papillion NE
Project Type: Remodel/Repair
Parcel #: 010435832
Jurisdiction: Sarpy County

Addresses:

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Flood Plain Name: Platte River
Flood Zone: Zone AE
Base Flood Elevation: NAVD 1988

The District has the following comments based on review of the submitted documentation:

This project consists of construction of a deck on an existing residential structure. No other construction will be completed with this project.

The District has no objections to this application.

If you have any questions or concerns, please contact me at (402) 315-1773 or at llaster@papionrd.org

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer
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Sarpy County Property Information

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