BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Gunther Hempel, 1906 Annabelle Drive, (Lot 58 Hanson’s Lakes) 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, Mr. Gunther Hempel has applied for a Flood Plain Development Permit to re-roof an existing family dwelling at 1906 Annabelle Drive (Lot 58 Hanson’s Lakes) 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 $8,000 which is less than 50% of the structure’s value of $151,843; 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. 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 18th day of October 2016.

Sarpy County Board Chairman

Attest
SEAL

County Clerk
Application Overview
Gunther Hempel has requested approval of a floodplain development permit to re-roof an existing residence at 1906 Annabelle Drive, Lot 58 Hanson’s Lakes.

Comprehensive Development Plan
- The Sarpy County Development Structure Plan (Future Land Use Map) designates this area as Urban Residential.

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 Hanson’s Lakes area which is adjacent to the Platte River. (see attached map).
- The elevation of the existing lowest floor of the structure is below the Base Flood Elevation (BFE).
- According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1955 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 structures total $151,843. Applicant has submitted a proposal showing an estimated cost of $8,000.
- This property has received approval for previous improvements totaling $5,074., but cumulative totals do not exceed 50% of the structure value as allowed by the Flood Plain Regulations.
- 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.
- 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
For the reasons stated above, staff recommends the Floodplain Development Permit be approved to re-roof an existing residence at 1906 Annabelle Drive, Lot 58 Hanson’s Lakes.
SARPY COUNTY PLANNING & BUILDING DEPT.
1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555  FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

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 #: FPD 16-021
DATE RECEIVED: 9-27-2016
APPLICATION FEE: $100 RECEIPT NO. 2505
RECEIVED BY: 19
NOTES: EIRM 31153602056

RECOMMENDATIONS:
PLANNING & BUILDING DEPT: □ APPROVAL □ DENIAL
SARPY COUNTY BOARD: □ APPROVAL □ DENIAL
RESOLUTION #: ___________ DATE: ___________

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

NAME: Gunther Hempel
ADDRESS: 1906 Annabelle Drive
CITY/STATE/ZIP: Bellevue, NE 68123

MAILING ADDRESS: ___________ CITY/STATE/ZIP: ___________
(IF DIFFERENT)
PHONE: ___________ 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: Papio Roofing LLC
ADDRESS: 19718 I Street
CITY/STATE/ZIP: Omaha, NE 68135
MAILING ADDRESS: ___________ CITY/STATE/ZIP: ___________
(IF DIFFERENT)
PHONE: 402-320-1229 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. PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.
ReRoof House Only

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: 1906 Anabelle Drive Bellevue, NE 68123

ASSessor's Parcel Number: 010753206 ADDITIONAL Parcel NUMBERS

GENERAL LOCATION: West of Platte River Drive on Anabelle Drive
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 58 Hanson's Lakes

SIZE OF PROPERTY: ____________________ acres/sq. ft. CURRENT ZONING: RD-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: 9/27/16

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: 9/27/16

Property Owner Signature: ____________________ Date: 9/27/16
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.
## Quote

October 5, 2016

2016153

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Replacement of 1906 Annabelle Drive, Bellevue</td>
<td>$8,000</td>
</tr>
<tr>
<td>Remove shingles and install Owens Corning Duration Shingles – Color Gray</td>
<td></td>
</tr>
<tr>
<td>Includes replacing metal valley, drip edge, rolled, ridge cap and felt</td>
<td></td>
</tr>
<tr>
<td>Includes removal of all material and waste from Jobsite</td>
<td></td>
</tr>
<tr>
<td>Job to be completed according to city code.</td>
<td></td>
</tr>
<tr>
<td>Insurance, license and bond will be provided upon request</td>
<td></td>
</tr>
</tbody>
</table>

**Total Cost**                                                                 $8,000

---

THANK YOU FOR YOUR BUSINESS!
Application for Floodplain Development Permit
10/5/2016

Owner/Applicant Name: Gunther Hempel
Address: 1906 Annabelle Drive, Bellevue NE
Project Type: Remodel/Repair
Parcel #: 010753206
Jurisdiction: Sarpy County

Addresses:

<table>
<thead>
<tr>
<th>Street # Number</th>
<th>Direction</th>
<th>Street Name</th>
<th>Type</th>
<th>Suffix</th>
<th>Apartment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1906</td>
<td></td>
<td>Annabelle</td>
<td>Dr</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Flood Plain Name: nothing selected
Flood Zone: nothing selected
Base Flood Elevation: NAVD 1988

The District has the following comments based on review of the submitted documentation:
This project is for the replacement of a roof on an existing structure only. No new structures will be built as part of 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
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.