

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Greg Ryba, 17302 Ivy Circle, Bellevue, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 (Reissue 2007), 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 (Reissue 2007); and,

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

WHEREAS, Bruce Fountain, Planning Director has reviewed Greg Ryba's 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 Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the Natural Resources District comments, the Floodplain Development Permit application and site drawing of the proposed construction.

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.

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 25th day of September 2012.

Attest



SEAL


 Sarpy County Board Chairman - Vice

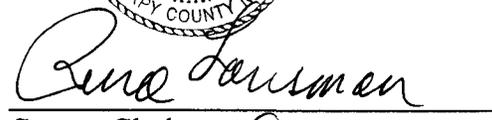

 County Clerk Deputy

EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: September 19, 2012
County Board Date: September 25, 2012

| Subject | Type | By |
|---|------------|---|
| Floodplain Development Permit to extend roof to cover an existing deck (Lot 142, Hanson's Lake – 17302 Ivy Circle | Resolution | Bruce Fountain, AICP, EDFP Planning Director |

➤ **Application Overview**

- Greg Ryba has requested approval of a floodplain development permit to extend the roof of his home out to cover his deck at his property located at 17302 Ivy Circle. The dimensions of the roof covering the deck will be approximately 14' by 16'.

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Urban Residential (see attached map).

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Hanson's Lake #2 (see attached map).
- A roof extension over a deck is not considered a structure by FEMA definitions, however, Sarpy County and the Papio-Missouri NRD policy has been that any construction which requires a building permit will also require a Floodplain Development Permit if it is located in a Floodplain Zone.
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed deck construction. The NRD recommendation letter is attached.

➤ **Recommendation**

- For the reasons stated above, staff recommends the permit be approved for the construction of a new covered deck attached to the cabin at this location as well as the proposed siding repairs.

Respectfully submitted by:



Bruce Fountain, AICP, EDFP
Director, Planning & Building Dept.

September 19, 2012

Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: 17302 Ivy Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of a deck awning at 17302 Ivy Circle in Hanson's Lake in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is approximately 976.0 feet (NAVD 1988).

The District has the following comments based on review of the floodplain development permit application dated September 7, 2012:

- This project consists of the construction of an awning for an existing deck only. No other improvements will be made to the existing structures.

The District has no objections to this project as planned. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\120919-17302 Ivy Circle.docx
Project: 534 Plat: 865



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Flood Plain Development Permit Application
2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer
3. 2 full size site/construction plan drawing
4. 6 reduced size site/construction plan drawings (8.5 x 11)
5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.)

PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 12-0010
 DATE RECEIVED: 9-7-2012
 CP DESIGNATION: _____
 ZONING DESIGNATION: RD 50 FP
 FEE: \$ 100 RECEIPT NO. 734287
 RECEIVED BY: [Signature]
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: Greg Ryba

E-MAIL: Ryba 1 @cox.net

ADDRESS: 17302 Ivy cir.
Hansen Lake Lot 142

CITY/STATE/ZIP: Belleme NE, 68123

MAILING (IF DIFFERENT) ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

ENGINEER INFORMATION:

NAME: N/A

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

MAILING (IF DIFFERENT) ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME: Ryba Construction

E-MAIL: Ryba 1 @cox.net

ADDRESS: 17302 Ivy cir

CITY/STATE/ZIP: Belleme NE, 68123

PHONE: 402-321-2828

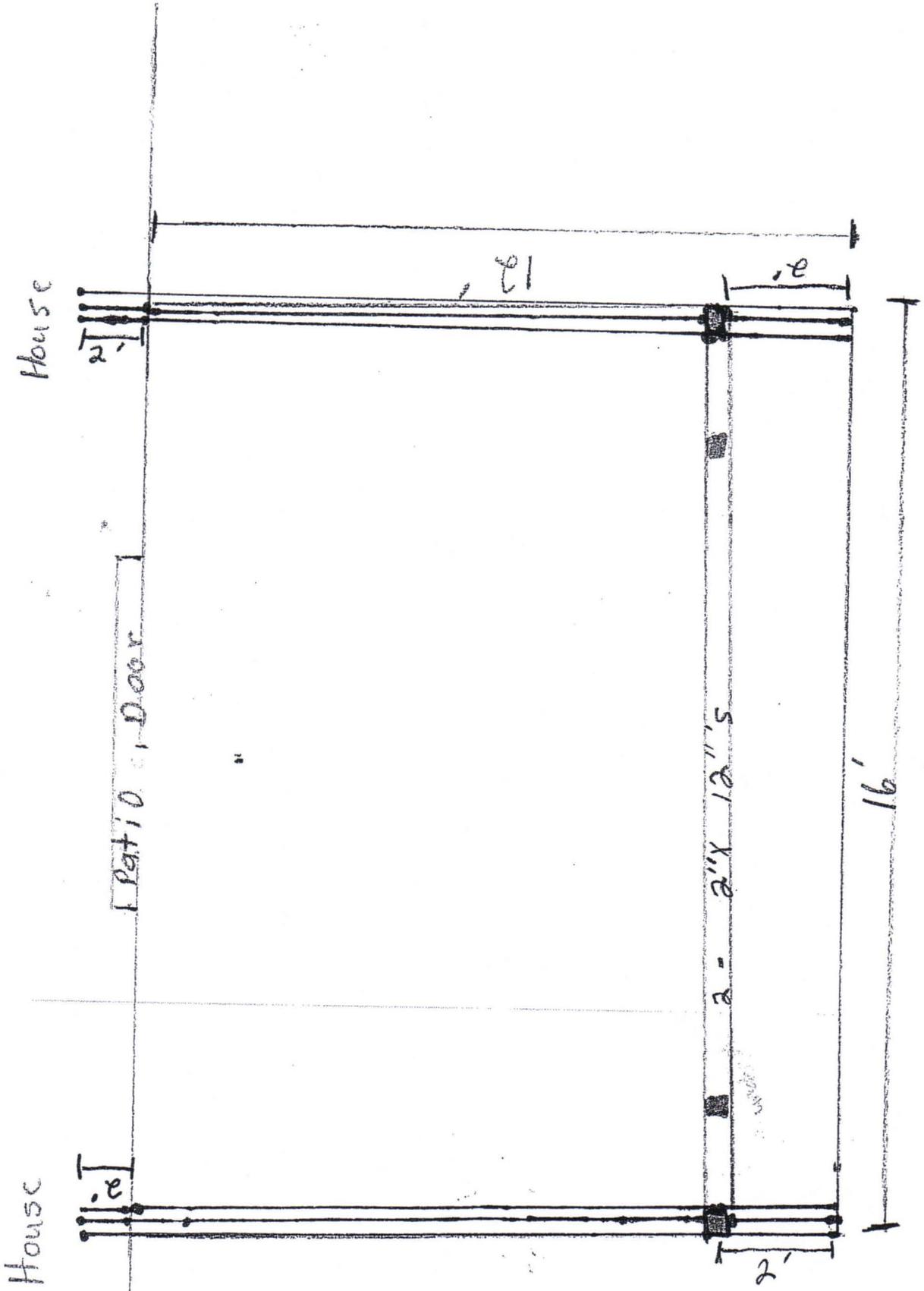
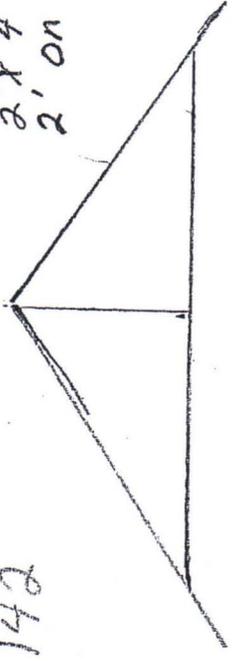
FAX: _____

6" x 6" posts

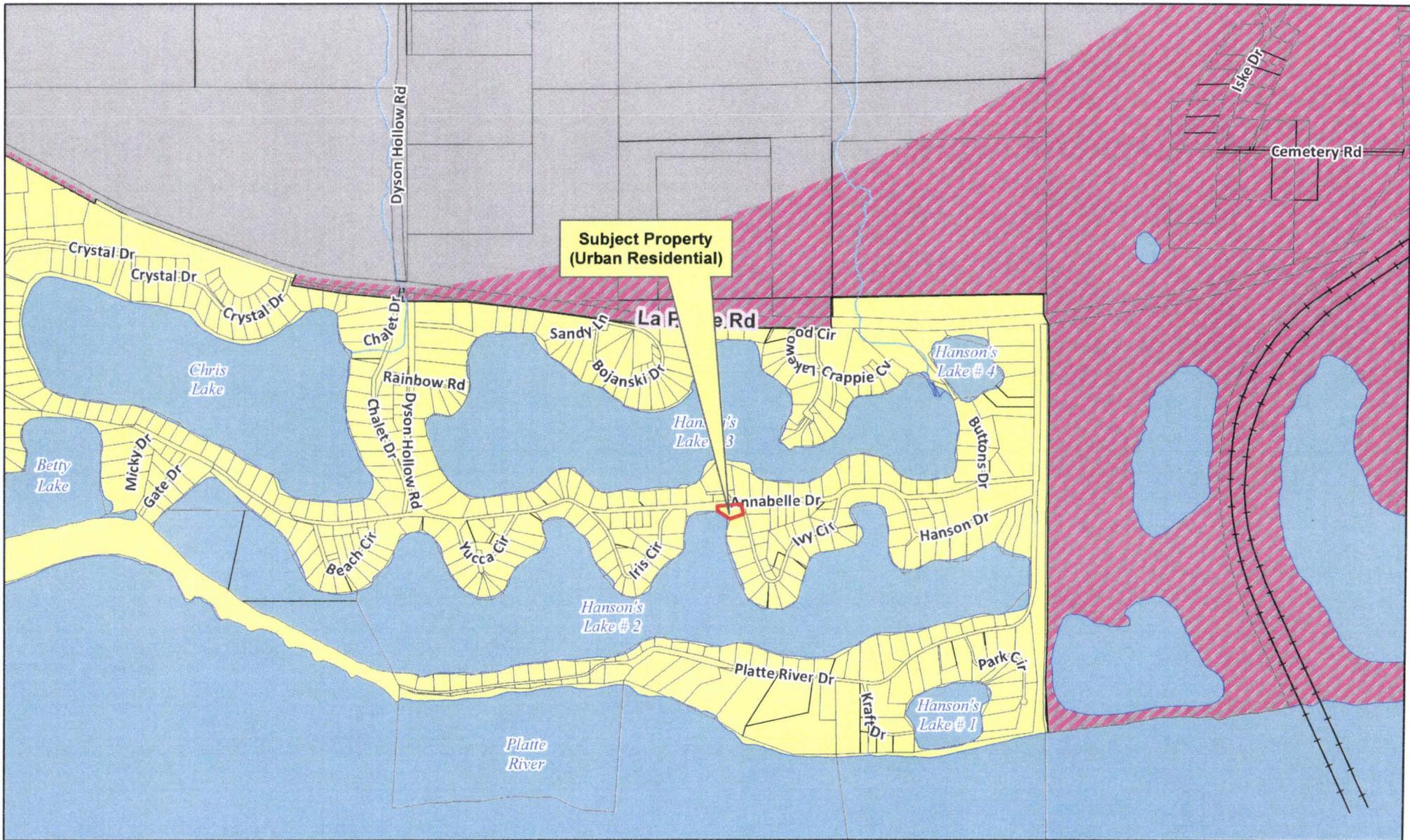
2- 2" x 9" Laminated beams

1500' 1500' area - my civ.
Lot 142

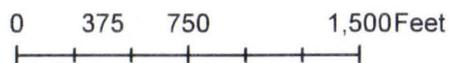
2" x 4" rafters
2' on center



Extending roof to cover existing deck



Current FLU - Sarpy Co



Ryba Flood Plain Development

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|------------------------------|---------------------------------|-----------------------|
| Bellevue Future Growth | Mixed Use | Cross County Arterial |
| Business Park | Mixed Use Center | City Limit |
| Civic | New Richfield Village | City ETJ |
| Conservation Residential | Park/School Site | |
| Estate Residential | Plug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |
| Long Term Residential Growth | | |

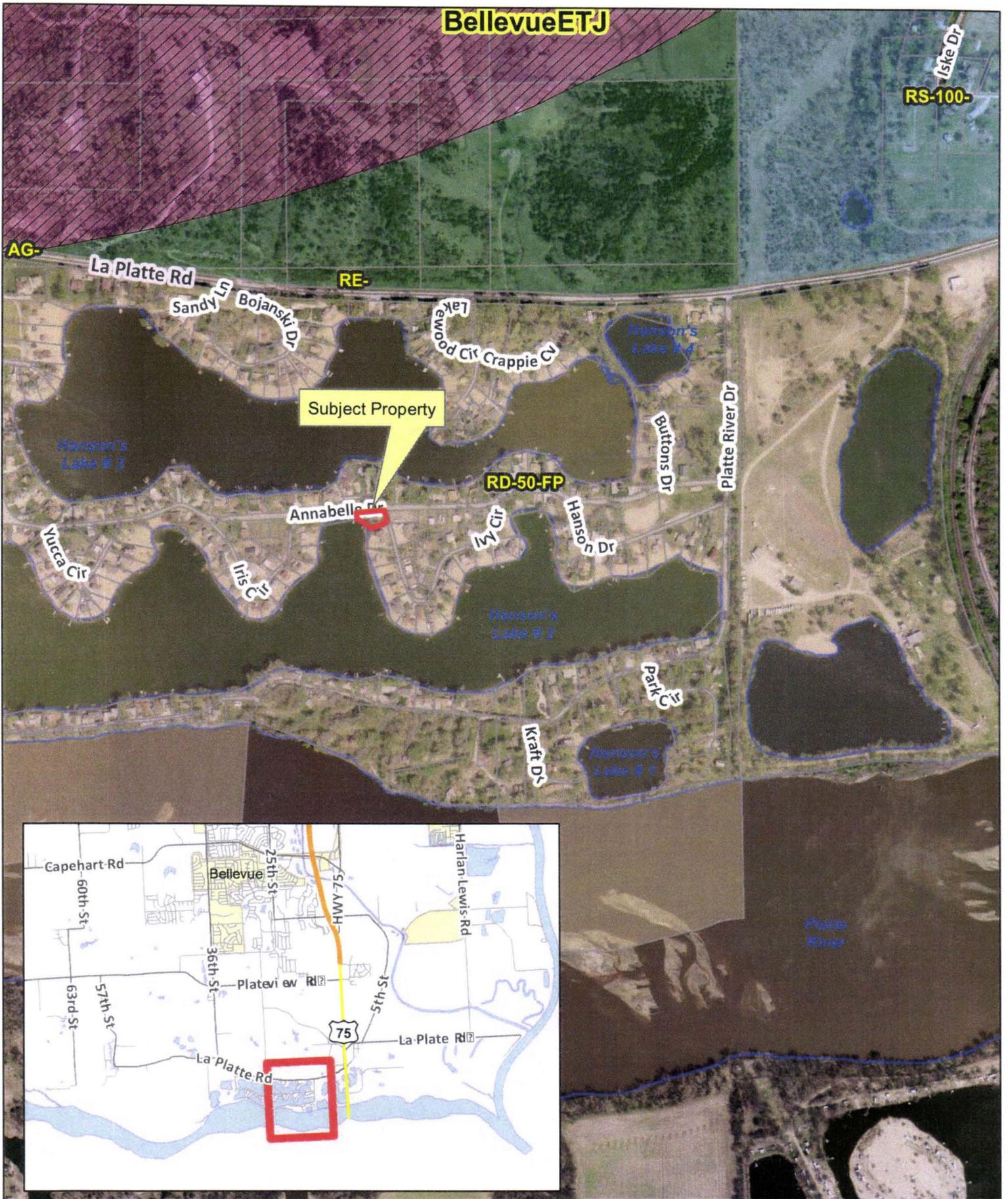


Vicinity Map - Flood Zones

17302 Ivy Cir

Ryba Floodplain Development Permit





Vicinity Map - Zoning

1809 Hanson Dr - Lot 169 Hanson's Lakes
 Ryba - Floodplain Development Permit

