

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Jeff and Stephanie Ewen Lot 168 Hawaiian Village (7809 Kona Circle), Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 2012); and,

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

WHEREAS, Jeff and Stephanie Ewen have applied for a Flood Plain Development Permit to replace the asphalt shingles on an existing residence located at 7809 Kona Circle (Lot 168, Hawaiian Village) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Jeff and Stephanie Ewen'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 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 \$10,705.05 which is less than 50% of the structure's value of \$226,749; 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.

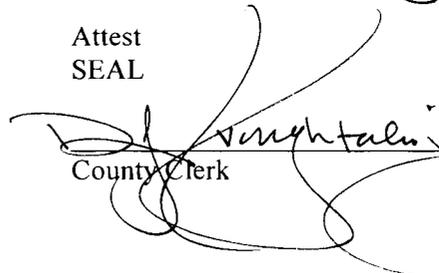
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following condition:

1. 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 1st day of July 2014.


Sarpy County Board Chairman

Attest
SEAL


County Clerk

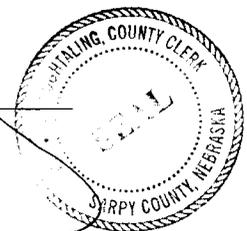


EXHIBIT A
 Planning Department Report
 Rogers Floodplain Development Permit Application (FDP 14-0008)
 County Board Date: July 1, 2014

Subject	Type	By
Floodplain Development Permit to replace asphalt shingles (Lot 168 Hawaiian Village – 7809 Kona Circle)	Resolution	Donna Lynam, CFM Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

- Jeff and Stephanie Ewen have requested approval to replace the asphalt shingles on an existing residence at 7809 Kona Circle (Lot 168, Hawaiian Village).

➤ **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 Hawaiian Village and the Platte River (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 994.6 (NGVD 29).
- The applicant has provided an insurance cost estimate indicating a replacement cost of \$10,705.05 for construction. The value of the structure, pursuant to the Sarpy County Assessors records, is \$226,749.
- This project is not considered to be a substantial improvement, therefore it does not require that the structure to be elevated to one foot above the BFE, as the estimated cost of construction does not exceed 50% of the value of the existing structure.
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The application information was sent to the Papio-Missouri River Natural Resources District (NRD) for review.

➤ **Recommendation**

- Staff has reviewed the submittal documents and confirms that the proposed project to replace the asphalt shingles on an existing single-family dwelling at 7809 Kona Circle (Lot 168, Hawaiian Village) is in compliance with Sarpy County Zoning and Flood Plain Regulations.



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 #: FPO 14-0008

DATE RECEIVED: 6-10-2014

APPLICATION FEE: \$ 100 RECEIPT NO. 2370

RECEIVED BY: LT

NOTES: _____

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: APPROVAL DENIAL

SARPY COUNTY BOARD: APPROVAL DENIAL

RESOLUTION #: _____ DATE: _____

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

NAME: Jeff & Stephanie Ewen E-MAIL: jsewen@cox.net

ADDRESS: 7809 Kona Cir CITY/STATE/ZIP: Papillion NE 68046

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-596-1295 FAX: _____
Cell 402-321-5474

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: Thompson Roofing E-MAIL: _____

ADDRESS: 4436 South 12th CITY/STATE/ZIP: Omaha NE 68107

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-733-0981 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.

Re-roof of existing residential structure

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: 7809 Kona Cir Papillon NE 68046

ASSESSOR'S PARCEL NUMBER: 010438351 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: Hawaiian Village
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 168, Hawaiian Village

SIZE OF PROPERTY: 0.37128101 acres/sq. ft. CURRENT ZONING: RD-50

NAME OF ADJACENT WATERWAY: Hawaiian Village Lake

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 - 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.

Stephanie Ewen
Applicant Signature

6/10/14
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.

Owner Signature (or authorized agent)

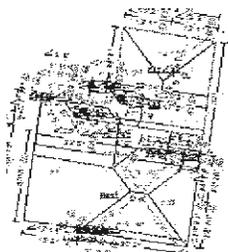
Date

Owner Signature (or authorized agent)

Date

JEFFREY_W_EWEN_STEP

Main Level



Roof

2701.34 Surface Area	27.01 Number of Squares
124.31 Total Hip Length	36.63 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Roofing diagram and measurements are derived from EagleView Technologies.					
1. Remove Tear off, haul and dispose of comp. shingles - Laminated	27.01 SQ	39.39	1,063.92	(602.89)	461.03
2. Laminated - comp. shingle rfg. - w/ felt	30.33 SQ	213.03	6,461.20	(3,661.35)	2,799.85
3. Additional charge for steep roof - 7/12 to 9/12 slope	27.01 SQ	33.20	896.73	(0.00)	896.73
4. Ice & water shield	1,044.00 SF	1.44	1,503.36	(1,503.36)	0.00
5. Roofing felt - 15 lb.	10.44 SQ	-24.45	-255.26	(0.00)	-255.26
Offset taken for areas of ice and water shield					
6. Drip edge	78.00 LF	1.79	139.62	(67.82)	71.80
7. Drip edge/gutter apron	230.00 LF	1.93	443.90	(215.61)	228.29
8. Valley metal - (W) profile	31.00 LF	4.96	153.76	(74.68)	79.08
9. Flashing - pipe jack	1.00 EA	30.36	30.36	(14.75)	15.61
10. Detach & Reset Roof vent - turtle type - Metal	5.00 EA	42.25	211.25	(0.00)	211.25
11. Furnace vent - rain cap and storm collar, 6"	1.00 EA	56.21	56.21	(38.22)	17.99
Totals: Roof			10,705.05	6,178.68	4,526.37
Total: Main Level			10,705.05	6,178.68	4,526.37

Rear Elevation

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
12. Awnings & Patio Covers (Bid Item)	1.00 EA				OPEN ITEM
Entire awning is not damaged just the front fabric. Insured advised that he can replace just the front part of the awning. He believes that it will be approximately \$125.00 to replace the damaged part of the awning.					
Totals: Rear Elevation			0.00	0.00	0.00



Safeco Insurance Company

PO Box 515097
Los Angeles, CA 90051-5097
(888) 268-8840 Fax

Line Item Totals: JEFFREY_W_EWEN__STEP **10,705.05** **6,178.68** **4,526.37**

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
1,672.89 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
2,701.34 Surface Area	27.01 Number of Squares	0.00 Total Perimeter Length
36.63 Total Ridge Length	124.31 Total Hip Length	

June 26, 2014

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



RE: 7809 Kona Circle Application for Flood Plain Development

Dear Mr. Fountain:

The District received information concerning the proposed roof replacement to an existing residence on Lot 168 in Hawaiian Village located at 7809 Kona Circle, Papillion, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0200 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River.

The District has reviewed the floodplain development permit application dated June 10, 2014 and offers the following comments:

- This project is for the replacement of a roof on an existing structure only. No other improvements are included for this structure at this time.

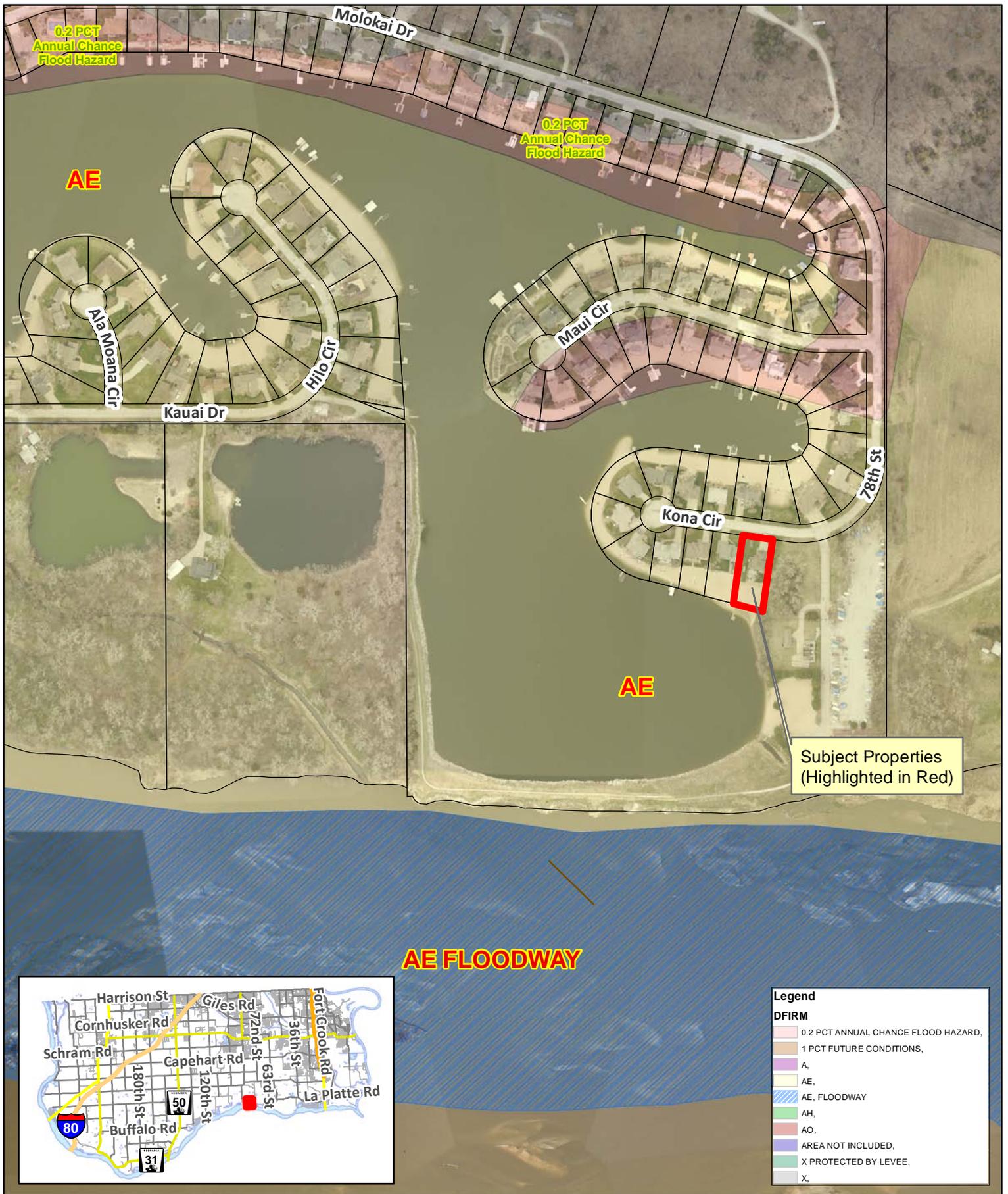
The District has no objections to the project as planned. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

C:\Users\llaster\Documents\Floodplain Development Permits\Plat 269\140626-7809 Kona.docx
Plat: 269



Legend	
DFIRM	
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD,
	1 PCT FUTURE CONDITIONS,
	A,
	AE,
	AE, FLOODWAY
	AH,
	AO,
	AREA NOT INCLUDED,
	X PROTECTED BY LEVEE,
	X,

Vicinity Map - Flood Zones
7809 Kona Cir - Lot 168, Hawaiian Village
Ewen Flood Plain Development Permit





Vicinity Map - Current Zoning
7809 Kona Cir - Lot 168, Hawaiian Village
Ewen Flood Plain Development Permit

