



**CITY OF LA VISTA
BOARD OF ADJUSTMENT
OCTOBER 16, 2017
7:00 P.M.**

1. Introduction of New Board Member – Gregory Stachon
2. Call to Order and Roll Call
3. Approval of Meeting Minutes – July 10, 2017
4. Old Business
5. New Business
 - A. Variance request filed by Rapid Graphics and Signs
 - i. Staff Report
 - ii. Public Hearing
 - iii. Recommendation
6. Comments from the Floor
7. Comments from the Board
8. Comments from Staff
9. Adjournment



**CITY OF LA VISTA
BOARD OF ADJUSTMENT
JULY 10, 2017
7:00 P.M.**

The City of La Vista Board of Appeals held a meeting on Monday, July 10th, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Karnik called the meeting to order at 7:00 p.m. with the following members present: Karnik, Malmquist, Carlisle and Strittmatter. Absent: None. Also in attendance were Chris Solberg; City Planner, and Meghan Engberg; Permit Technician.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Board of Adjustment and to those persons who had appeals pending before the Board. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

1. Call to Order and Roll Call

The meeting was called to order by Karnik at 7:00 p.m. and roll call was taken. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – September 7, 2016

Malmquist moved, seconded by Strittmatter to approve the September 7th minutes. **Ayes:** Karnik, Malmquist, and Strittmatter. **Nays:** None. **Abstain:** Carlisle. **Motion Carried.** (3-0)

3. Old Business

None.

4. New Business

A. **Election of Officers (Chairperson, Vice-Chairperson, Secretary):** Karnik stated that they had a couple of options, right now Karnik is Chair; Strittmatter is Vice-Chair; and Malmquist is Secretary and that they could have a discussion to change this, or if they were all okay, they could also have a motion to keep the same positions as well.

Strittmatter moved, seconded by Carlisle to keep current positions the same. **Ayes:** Karnik, Strittmatter, Carlisle, and Malmquist. **Nays:** None. **Motion Carried.** (4-0)

B. Variance request filed by Primus Dental

- i. **Staff Report:** Solberg stated that the applicant, Primus Dental, is requesting a variance for Lot Gary and Debbie Pink No. 3. The specific request is to reduce the front yard setback, along west property line from 25 to 15 feet, to allow for the construction of a dental office building.
- ii. **Public Hearing:** Karnik opened the public hearing.

Thad Harker came up and spoke on behalf of the applicant. He mentioned that when he first started his job at Primus Dental, that his boss told him to watch Mad Men. He said that what he learned from that is that a picture is worth a thousand words and that he really thought that whole thing through when it came to this variance request. He said that on his way over here, he realized it isn't about a picture; it isn't about a variance request, or an encumbrance or challenging building site. What it's really about is that he just doesn't represent himself or the doctors, he really represents communities and tonight he is representing our community. He said that there a lot of good people who are dentists, but there's not a lot of highly skilled, nationally travelled, nationally honored dentists, and that's who we have with us tonight. He said that that's awesome for our community because if we have them, that means that another community doesn't have them. So, it's less about the site than he thought and more about the fact of what it would mean for any city, including this city of La Vista, to have highly skilled periodontists, implants, and orthodontists. He then presented a picture of the site plan. He then mentioned that when they do an evaluation of an area or a site that they go by general rules of thumb. Their expectation would be for them to build a 7,500 or 8,000 square foot office per acre of land. He said that this site is actually 54,000 square feet, so they are actually 11,000 square feet higher than what they need, so they should be able to build a 9,920 square foot building without encroaching on the setback and also be able to fulfill the parking requirements if it was a typical lot. He said that because of the compromise layout, the buildable area here is less than 10,000 square feet and that's really the depth of their difficulties because clients come to them because they efficiently build their dental space. Their architects aren't building for their own book so they can go out and feel good about it, they take what their clients want and they customize it, so they like to feel that they are very responsible users of the space they are given. However, with this particular instance, in order to give their clients the building they want to accomplish the things they need, it made it very hard with less than 10,000 square feet of buildable space. What they are trying to do is to build a multispecialty practice with periodontist, implants and orthodontist. They will also have an imaging center and potentially an area where they can have study clubs and actually educate the other dentists that are in the community that aren't specialists. He feels that everything they are doing is going to attract positives to the entire city and especially that specific area. Harker then showed another slide to show another encumbrance or compromise, the fact that there is a retaining wall and then going down that line into the drainage easement is obviously not a topography that is suitable to build anything on, so that encroaches on the edge of the proposed building on that side. He then said that as you look down towards the railroad tracks and the creek, you have the utility easement that cuts right across deeply into

buildable area and then goes all the way across the lot, so in order to fit parking you have to put it on the side that does not have the retaining wall. He said that they only way to fit the building and parking lot is to take the front setback and build it back as far as you can until the easement cuts it back on one side and the topography on the other side. He said that their choice would either to be to go up, but then they would be required to put in an ADA elevator, which is not something typically seen in a dental office. He then passed out a picture showing them the efficiency of the space. He said that they are not busting at the seams, but will need every last bit of space. He then mentioned a letter that was sent by the intern saying that one of the adjoining businesses had some fairly strong feelings as to why they shouldn't offer a variance. He said that the logic was fairly sound, but if the lot was correct, they would have a lot more surface area to stir. They would be able to build that 10,000 square foot building. The fact that they are encroaching that 10 feet, approximately 700 square feet of building space, they are still well under the capacity of the size of building that this ground would take. They are not actually going to increase runoff at all because they're over developing the land and are not encroaching on anyone else's land.

Karnik asked if was the only site they looked at as far as feasibility, or if there were other sites that were evaluated.

Harker said that he was brought in after or during the process. He said that they had actually looked at another site.

Dr. Miyamoto then came up to speak. He thanked the board for taking their time to meet with them on this project. He said that he currently practices in La Vista, in Southport, in a 1200 square foot space. He said that he thinks it's important to know that he is the only periodontist in La Vista and that Dr. Kim is the only orthodontist in this town. He said that he sees about 200 patients a month, mainly from La Vista or that neighborhood and they don't want to leave this town or Southport. The space they are in is too small, so they decided that they are going to grow out and make it a little bit larger space. He said that they looked at every available lot in Southport and it was either too big or too narrow. After looking at every available lot, this was the only lot, in terms of size, that would meet their needs. He said that their goal was to have a multispecialty practice with both orthodontist and periodontist. They also have the largest study club in Omaha, so they attract many dentists to the area. They have 20-30 dentists come to the study club every month and right now they are using restaurants and hotel rooms, so they wanted to build this building with a study room so these dentists can come and experience Southport development. He said that they also have study club on an international level, that Japanese dentists come to their practice once a year to study implants and orthodontics through their office. He said that they have been practicing in La Vista for about 6 years, so they are excited about this site. It's the only lot that they found that will fit the size for what they want to do. Dr. Miyamoto said that they could find a similar site if they went to Douglas County, but they don't want to leave Southport, so that's the reason why they are trying to invest the building here.

Harker said that when they do a site search, that there just aren't many out there, but you come down to one that works. He said that unfortunately because everything is custom build, the doctors have an idea of what they want, but until they put it on paper, they don't look at a site and say they have to have this. You make the decision on the site and then you go and design the building.

Malmquist asked why the retaining wall was there and who it belonged to.

Solberg said that there is a drainage area that flows through this area and actually through the tracks area and further east, so that retaining wall and you've got the drainage on the east end of the retaining wall that kind of dips down. It's a rather sizable area that drains a good chunk of Southport West.

Harker said that it's a very large culvert and he's assuming that there are some detention systems all throughout that development and they were probably all put together as the development was built. He said that it was well designed, but definitely one of the biggest ones that he's had to deal with.

Karnik closed the Public Hearing.

Strittmatter brought up the origins of the lot. He mentioned that Solberg shared with him that West Giles Rd. was redone and then this property was bisected with the road and the right of way and these lots were kind of left on that side. He then said that Solberg had dug up an aerial that indicated the OPPD line was probably in the same general configuration going west to east or east to west because of the Old Giles Rd. it may have been relocated or it may not have. He said that his next question would have been why there was an easement through that lot which basically makes it difficult to do anything with. He then asked Solberg if he thought Gary and Debbie Pink owned that land during the West Giles Rd. construction and then TNT bought it from them.

Solberg said that the basis was that Sarpy County owned that swath of land including Giles Rd. and Gary and Debbie Pink, the replat area just south of it. When they went and redid Giles Rd. After they got done reconstructing Giles Rd., there was excess right of way there that Sarpy County decided to dispose of and through that disposal process, somebody came along and bought up that stretch of land between Giles Rd. and the railroad tracks. It was eventually replatted through the platting process to Gary and Debbie Pink and now it's actually on its third replat process.

Strittmatter said that the reason he asked was to see how these lots were configured because they wouldn't have met reasonable standards for buildability, but the other trick is if the buyer planned on buying the lot with the intention of going after variances, then whose fault is that. He then asked that given that this is the first lot that there that would be constructed on in that general vicinity that has these same or similar challenges, would they grant variances to others.

Solberg said that there is only one other lot in that stretch that has that restriction. He said that there are still a number of different things that could go into that lot.

Strittmatter asked that rather than going through a variance process, if they would ever require for the owners to get a PUD that would address the setback issues. He said that he felt that this could be addressed through a planning commission process.

Solberg said that he believed that it was briefly discussed for doing a PUD for this area way back when the initial replat went through, however, with this lot specifically, the minimum lot size for a PUD is 3 acres. It would not meet that requirement. He then said that development wide, a PUD would have made a little more sense. He said that looking back on it, it might have been a little more appropriate with these 2 specific lots to approach the setbacks.

Karnik asked about the letter from Marty Giff and asked Solberg to give his opinion on it.

Solberg said they received the letter last minute, coming in the day the packet was being prepared, so he did not have time to include comments from the City Engineer. He was able to talk to him about it and his response in relation to that aspect was that Gary and Debbie Pink No. 3 is required to agree to providing storm water detention to result in no peak flowing increases from all storm events up to 100 year events, which exceeds the city's normal criteria of 2 year known increase and 10 year increase to not more than 25% of the predevelopment. He said that's part of the reason why the City Engineer request that the applicant to indicate conceptual plan for storm water management, so they realized that it is a limitation that to address and that there is even a letter stating that they understand that there are storm water aspects that need to be addressed at time of construction.

Karnik then asked as far as the City is concerned, if there is any concern in general on the development on this stretch of property.

Solberg said that they do not have any specific concerns for development on this site. There are the limitations of access that they're controlling and pushing everything down to S. 125th St. connection in there because you can't allow access onto West Giles Rd. that close to the intersection. He said that their site plan doesn't show any connection or attempt to connect to West Giles Rd. He said that the aerial is out of date and that there is actually a road that is paved up to their site. The only other constraint in this area is the Gateway Corridor design guidelines, so any development in this area is required to meet the Gateway Corridor design guidelines for landscaping and building.

Carlisle asked if that has all been provided to the applicant and if they are familiar with what they need to do with all of that.

Karnik said that they had.

Strittmatter asked if there was any other public safety issue by adjusting the setback that they should be aware of and maybe a broader understanding of why the 25' instead of the 15'.

Solberg said that zoning setbacks have morphed over time, especially in the suburban style development as most of La Vista is set up to be. Setbacks were originally intended to provide some space between lots for a little more safety between the different buildings. There's light shed between the buildings and one of the main reasons that zoning came about was the old fire of Chicago because a lot of the buildings were so close together that they caught fire on to each other. He said that some of the regulations are dated because of building codes now having fire sprinklers as well as fire apparatuses and how we attack fires.

He said that there are a number of different reasons for setbacks, but that he doesn't believe that suburban setbacks are exceedingly important to have such a significant distance. He said that the biggest thing to remember looking at setbacks this close to a road is site lines. He doesn't feel that where this is located that there are any site issues.

Karnik asked if this on a dead end road.

Solberg said yes.

Recommendation: Malmquist moved, seconded by Carlisle to grant the variance as requested, finding that upon the strict application of the applicable provision, because of the irregular shape of the lot and due to the relationship of the railroad and right of way there and the utility easement that it does result in a hardship. Number 2, peculiar and exceptional practical difficulties to or undue hardship, there are topographic conditions on the piece of property in question and due to that, there is a resulting hardship. Number 3, peculiar and exceptional difficulties, included due to other extraordinary and exceptional of the property in question and that relates to the 17 foot utility which does limit the buildable area and lot effectively splits the lot into 2 areas and can be used for constructing the building, that results in a hardship. Such variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the applicable City regulation. They have discussed the pros and cons of those issues in the minutes and they would find that that specific requirement is satisfied. Number 2 in Part B, due to the location of the utility easement on this property, the location of the drainage easement, the slope and the setback results in the front yard setback requirements limits the constructability area and the request is for a 10 foot variance in front of the building and it is found that that application is satisfied. Such hardship is not generally shared by other properties in the zoned district. The have met the hardship standard there. Number 4, the hardship will not be of substantial detriment to adjacent property and the character of the zoning district will not be changed by such variance. Number 5, the variance is related to the applicant's request. They have demonstrated an exceptional hardship stemming from the characteristics of the property and not for reasons of convenience, profit or desire of the property owner. Number 6, the condition or intended use of such property is not of so general or recurring in nature. An amendment to the zoning ordinance would not be appropriate because it is not generally a recurring issue. **Ayes:** Karnik, Strittmatter, Carlisle, and Malmquist. **Nays:** None. **Motion Carried.** (4-0)

5. Adjournment

Chairman Karnik adjourned the meeting at 7:50 p.m.

Reviewed by Board of Appeals:

Secretary

Chairman

Approval Date

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CITY OF LA VISTA
BOARD OF ADJUSTMENT
STAFF REPORT
VARIANCE REQUEST
VAL VERDE CENTER IDENTIFICATION SIGN SETBACK

DATE OF BOA MEETING:
October 16, 2017

SUBJECT:

Variance to Section 7.01.15 Permitted Signs and Limitations of the La Vista Zoning Ordinance

PROPERTY INFORMATION

APPLICANT:

Rapid Graphics and Signs
4442 S. 84th Street
Omaha, NE 68127

PROPERTY OWNER:

Giles Rd 9631 LLC
11301 Davenport Street
Omaha, NE 68154

SUBJECT PROPERTY:

Lot 254 Val Verde
9721 Giles Rd
La Vista, Nebraska 68128

ZONING:

C-1, Shopping Center Commercial with Gateway Corridor Overlay District

BACKGROUND

Description of Request:

1. One Val Verde Place is a 47,500 square foot shopping center at the intersection of 96th and Giles Rd. It has four access points. One from Giles Road, two from Val Verde Drive, and one from 96th Street. There are currently three signs identify the property. There are two ground monument signs identifying “One Val Verde Place”, one located at the entrance off of 96th street and one at the entrance off of Val Verde Drive. There is an existing center identification sign along the entrance off of Giles.
2. The request is to change the setback requirements for center identification signs. The current regulations mandate a setback of 20 feet. The applicant is requesting a setback of 10 feet. This would allow Giles Rd. LLC to install a center identification sign along the west side of 96th Street at the eastern entrance to the shopping center. Currently, a ground monument sign is located north of this entrance. The applicant wishes to replace the ground monument sign and construct a center identification sign.
3. The applicant is requesting a variance to decrease the setback from the property line from 20 feet to 10 feet. The hardship is stated as being a result of “virtually no street frontage.” The applicant states that “you must enter the property on the 96th Street side to determine what properties are in the strip mall.” Additionally, the applicant states the five foot width of space does not allow the property owner to construct a center identification sign of the desired size which is perpendicular to 96th Street and thus visible from traffic traveling in both directions.
4. The applicant wishes to construct the center identification sign north of the east entrance. The location is adjacent to 96th Street which is classified as an arterial street. The distance between the right of way to the edge of the property line is 25 feet. This creates a five foot width for which a sign could be constructed.

Applicable Zoning Regulations:

7.01.05 Permitted Signs and Limitations

2. ***Center Identification Signs***
 - A. All Center Identification signs shall be a ground monument style sign.
 - B. *A maximum of two Center Identification signs per development shall be allowed. No two signs shall be allowed closer than five-hundred (500) feet to each other on the same side of the street, measured along the edge of the street.*
 - C. All Center Identification signs shall be constructed in a manner that is permanent.
 - D. Acceptable materials include:
 - Exterior Insulation Finish System (EIFS)

- Brick
- Split face Concrete Masonry Units
- Stone
- Metal
- Simulated Acrylic, or
- Other materials provided said design is reflective of the character of the use.

E. All Center Identification signs shall advertise only the name of the development *and/or major tenants*, unless in compliance with Subsection F below.

F. Setbacks for all Center Identification Signs shall be twenty (20) feet along a street designated as an arterial or collector and ten (10) feet along any street designated as a local, minor or private street.

G. Change panels and/ or changeable copy may be allowed provided:

- Signs shall only include business names *or logos*
- Fonts shall be similar to that of the development name
- Said panels and / or copy match in color and material to the overall sign.

H. *Electronic Message Boards shall only be allowed as part of a Center Identification Sign, provided the following:*

- *No more than one-half of the permitted sign area shall be used for changeable copy or electronic message board signs.*
- *The board may be double-faced.*
- *Each board shall be permanently installed or located.*
- *Electronic messages shall not be animated or flash continuously (blinking) in any manner.*
- *Electronic message boards must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the standards set forth in this sub-section. All electronic message boards must have installed ambient light monitors, and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic message boards may not exceed 5000 nits when measured from the signs face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.*
- *The message cannot change copy at intervals of less than one (1) minute. Changes of message image must be instantaneous as seen by the human eye and may not use fading, rolling, window shading, dissolving, or similar effects as part of the change.*

I. The following criteria apply to Center Identification signs:

District	Design Limitations for Center Identification Signs		
	Max. Size	Max. Height	Max. Number
TA			
R-1			

R-2			
R-3			
R-4			
C-1	100 square feet	20 feet	One (1) <i>per main entrance but not more than two (2) per street frontage of the development</i>
C-2	100 square feet	20 feet	One (1) <i>per main entrance but not more than two (2) per street frontage of the development</i>
C-3	150 square feet	24 feet	One (1) per main entrance but not more than three (3); plus, one (1) when abutting Interstate 80
I-1	100 square feet	20 feet	One (1) per main entrance but not more than three (3); plus, one (1) when abutting Interstate 80
I-2	100 square feet	20 feet	One (1) per main entrance but not more than three (3); plus, one (1) when abutting Interstate 80
PUD	The maximum allowed within the underlying zoning district	The maximum allowed within the underlying zoning district	The maximum allowed within the underlying zoning district

(Ordinance No. 883, 11-19-02) (Ordinance No. 896, 2-04-03) (Ordinance No. 1145, 5-17-11)

7.01.06 Permits Required

1. If a sign requiring a permit under the provision of the ordinance is to be placed, constructed, erected, or modified on a zone lot, the owner of the lot shall secure a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of Section 7.04.01.
2. Furthermore, the property owner shall maintain in force, at all times, a sign permit for such sign in accordance with Section 7.04.09.
3. No signs shall be erected in the public right-of-way except in accordance with Section 7.03.01.
4. No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this ordinance (including those protecting existing signs) in every respect and with the Common Signage Plan in effect for the property.

CONDITIONS FOR VARIANCES

Section 8.03.03.01 and Nebraska Revised State Statutes Section 19-910:

The Board of Adjustment shall authorize no such variance, unless it finds that:

1. The strict application of the Ordinance would produce undue hardship;
2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
3. 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; and
4. The granting of such variance is based upon reasons 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 or the intended use of the property 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 this Ordinance.

Bylaws and Rules of Procedure of the City Of La Vista Board of Adjustment – Section 7, Specific Requirements in Approval of a Variance:

In any action by the Board with regard to approval of a variance, such action shall be taken in accordance with the limitations of Nebraska law and the requirements and limitations of the applicable City Zoning Regulations and these Rules of Procedure. In any action to approve a variance, the Board shall make findings which shall be recorded in the minutes of the Board that:

A. The strict application of any applicable provision of the applicable City Zoning Regulation would, in each specific variance petition, result in at least one of the following:

1. Peculiar and exceptional practical difficulties to or undue hardship upon the owner of the piece of property included in the petition due to exceptional narrowness, shallowness or shape of the piece of property in questions;

Staff Analysis: The setback for a center identification sign along an arterial or collector street is 20 feet. The development of the property did not anticipate the desire for a center identification sign along 96th Street at the time the shopping center was constructed. The shape of the property does not appear to be relevant.

Resulting Hardship: Yes / No

2. Peculiar and exceptional practical difficulties to or undue hardship upon the owner of the piece of property included in the petition due to exceptional topographic conditions on the piece of property in questions;

Staff Analysis: Exceptional topographic conditions of the property do not appear to be relevant.

Resulting Hardship: Yes / No

3. Peculiar and exceptional practical difficulties to or undue hardship upon the owner of the piece of property included in the petition due to other extraordinary and exceptional situation or condition of the piece of property in question.

Staff Analysis: The property does not appear to have any peculiar or exceptional practical difficulties.

Resulting Hardship: Yes / No

B. In authorizing any variance the Board shall also make findings, which shall be recorded in the minutes of the Board, that EACH of the following requirements for authorizing a variance can be met:

1. Such variance may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the applicable City Zoning Regulations;

Staff Analysis: Staff does not believe such variance would be a substantial detriment to the public good. However, in order to evaluate the intent and purpose of the Zoning Regulations, consideration should be given as to whether or not the setback requirement

for all center identification signs should be changed from 20 feet to 10 feet in the Zoning Regulations.

Specific requirement: satisfied / not satisfied

2. The strict application of the requirements of the City Zoning Regulations would produce an undue hardship upon the owner of the property included in the petition;

Staff Analysis: There is an existing Center Identification sign along the northern entrance and visibility of the storefronts from Giles Road. There are no existing utility or other easements at the proposed location which constrain the buildable area for the sign.

Specific requirement: satisfied / not satisfied

3. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;

Staff Analysis: Other properties along arterial and collector streets through the city of La Vista, including Giles Road and 96th Street, are subject the same setback restrictions of 20 feet off of the property line for center identification signs.

Specific requirement: satisfied / not satisfied

4. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the zoning district will not be changed by such variance;

Staff Analysis: Staff does not believe substantial detriment would occur on adjacent properties or within the zoning district.

Specific requirement: satisfied / not satisfied

5. The authorization of a variance is based upon reasons of demonstrable and exceptional hardship stemming from characteristics of the property involved in the petition and not for reasons of convenience, profit or desire of the property owner;

Staff Analysis: The variance request is related to the applicant's desire to increase the visibility of the tenants in the Val Verde shopping center by constructing a center identification sign visible from traffic traveling in both directions along 96th Street.

Specific requirement: satisfied / not satisfied

6. The condition or situation of the property included in such petition or the intended use of such property 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 applicable City Zoning Regulations.

Staff Analysis: Staff believes that it is not unreasonable to expect that because the majority of shopping centers and strip malls are located along arterial or collector roads that property owners of such properties will seek similar variances to increase visibility for a center identification sign.

Specific requirement: satisfied / not satisfied

Attachments to Report

- 1. Vicinity Map**
- 2. Review Letter**
- 3. Plan Set**

DECISION

Move to approve the variance request, as proposed and presented to the City of La Vista Board of Adjustment, finding that at least one hardship has been created by the strict application of the Zoning Ordinance and finding that each specific requirement has been satisfied.

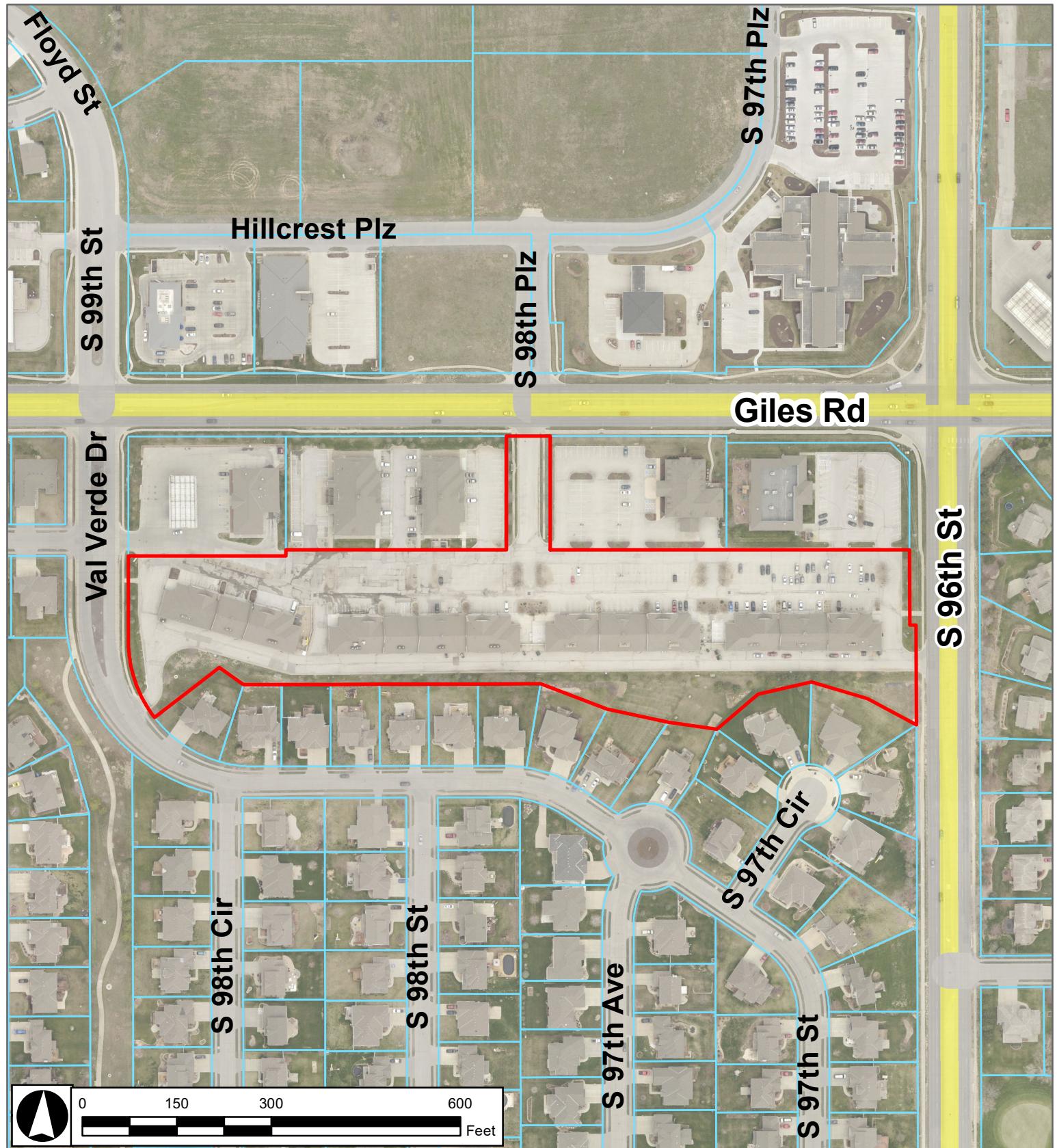
Seconded: _____

Vote: Ayes_____ Nays_____

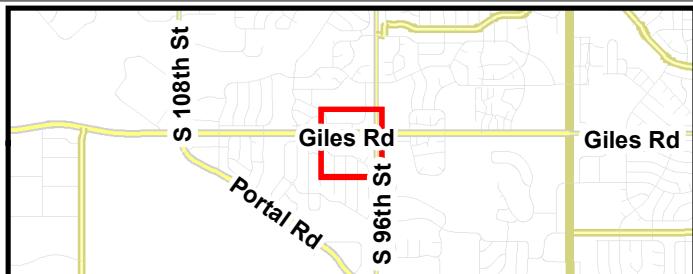
If motion to approve fails:

Move to deny the variance request, as proposed and presented to the City of La Vista Board of Adjustment based on the following reasons for denial:

Vote: Ayes_____ Nays_____



Project Vicinity Map



Lot 254 Val Verde

10-3-2017

JMC





September 1, 2017

Jerry Morrissey
Rapid Graphics and Signs
4442 S. 84th Street
Omaha, NE 68127

RE: Variance Request – Initial Review
Val Verde Center Identification Sign Setback
Lot 254 Val Verde

Mr. Morrissey:

Staff has reviewed the request for variance submitted regarding center identification sign setback for a proposed sign in the Val Verde Commercial area.

The narrative provided within the application discusses monument signage. The subject of the proposed variance is a setback for center identification signs. The zoning ordinance provides a clear delineation between the two sign types. Please revise the application to concentrate on center identification signs.

A timeline for review by Board of Adjustment will be determined after review of the revised documents. Please have someone in attendance at the meeting to present the variance request to the Board and to answer any questions the Board may have.

Should you have any questions please contact me at 402-593-6402.

Sincerely,

Christopher Solberg, AICP
City Planner

Cc: Ann Birch, Community Development Director
Jeff Sinnott, Chief Building Official
Michael Voulgarakis, Giles Road 9631 LLC

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

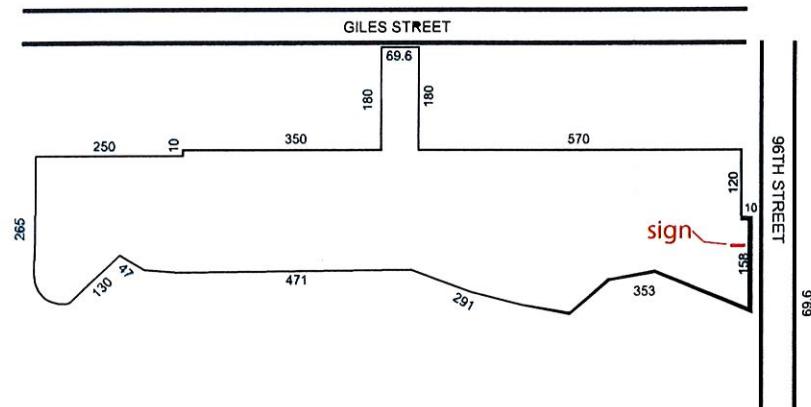
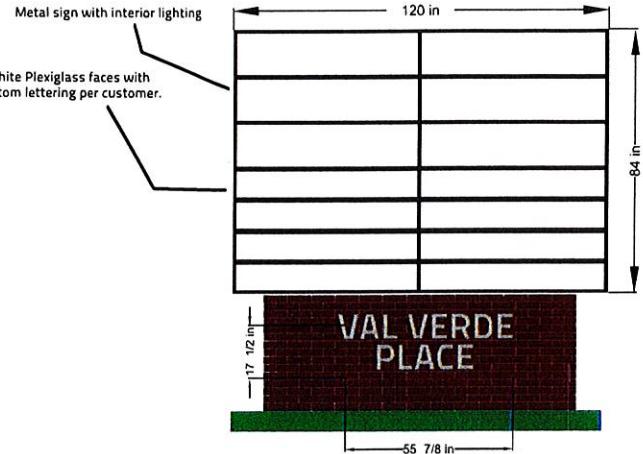
Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299



val verde 96st side



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PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS AND CO-OP CABLE 5 FEET IN WIDTH ABUTTING ALL FRONT AND SIDE LINES AND 8 FEET IN WIDTH ABUTTING REAR LINE LINES AS PER THE DEDICATION OF VAL VERDE INSTRUMENT NO. 99-002551. ITEM 10, SCHEDULE "B"

