

## **Bellevue Board of Adjustment Meeting**

Wednesday, April 17, 2019 7:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

### **1. CALL TO ORDER:**

- a. Roll Call
- b. The Open Meetings Act location
- c. Approve Minutes of the November 16, 2016 Regular Meeting
- d. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

### **2. PUBLIC HEARINGS:**

- a. Request for a variance of Section 7.04.03, Table 7D, City of Bellevue Zoning Ordinance, regarding freestanding signs for Tax Lots 13A, 13B, 20A, and 20B, all located in the Southwest 1/4 of Section 17, T14N, R13E of the 6th P.M., Sarpy County, Nebraska. The applicant is requesting a variance to allow for an increase in the number of allowed freestanding signs. Applicant: Holland Basham Architects. Location: 8210 South 42nd Street. Case #: BOA-1903-01.

### **3. CURRENT BUSINESS**

- a. Election of Officers
- b. Approval of the 2019 Uniform Review Schedule

### **4. ADJOURNMENT**

# MINUTE RECORD

Bellevue Board of Adjustment, November 16, 2016, Page 1

The Bellevue Board of Adjustment held a regular meeting on Wednesday, November 16, 2016 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Board Members Conte, Petersen, Smith, Anderson, and Valenta. Absent was Hawkins. Also present was Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in three public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Chairman Conte announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Anderson, seconded by Valenta, to approve the minutes of the July 20, 2016 regular meeting as provided. Upon roll call, all present voted yes. Motion carried unanimously.

MOTION was made by Valenta, seconded by Anderson, to accept into record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Chairman Conte explained the public hearing procedures.

PUBLIC HEARING was held on a request for a variance of Section 5.17.02, City of Bellevue Zoning Ordinance, regarding the minimum 20' front yard setback for Planned Subdivisions, and Article 9, Table 9A, City of Bellevue Zoning Ordinance, regarding the 15' bufferyard between the RG-20 and BG zoning districts for Lot 1, 1<sup>st</sup> Addition to Terrace Heights Replat 1. The applicant is requesting the minimum 20' front yard setback to be reduced to 15'; and the 15' required bufferyard between the RG-20 and BG zoning districts be eliminated. Applicant: Bellevue University. General Location: Betz Road and Kingston Avenue. Case #: BOA-1610-02.

Conte asked the applicant to address Section 19-910 of the Nebraska State Statutes regarding the four (4) findings required by the Board of Adjustment prior to granting a variance.

Kyle Haase, E & A Consulting Group, Inc., 10909 Mill Valley Road, Suite 100, Omaha, Nebraska was present on behalf of the applicant. He mentioned Mary Hawkins, President of Bellevue University, was also present. He explained the property is located southeast of Betz Road and Lloyd Street. He stated the property is currently zoned BG. He mentioned application has been made to the Planning Department to have the property rezoned from BG to RG-20-PS. Haase advised the property to the north is owned by Dr. Stacey and is zoned BG, while the property to the south is multi-family residential and is zoned RG-20. He explained the property is a long, narrow lot and is approximately 450 feet long and averages approximately 120 feet wide. He stated Betz ditch runs through this property. In addition to the ditch, there are other topographical restraints within the property. He advised there is a three to one slope down to the drainageway. He mentioned the property is bordered by Betz Road to the west. He stated Betz Road currently has a right-of-way of 100 feet wide. Haase explained this type of street typically has a 50-foot right-of-way section. He commented he believes Betz Road was intended to be a major arterial road for the city, however as the city grew, the idea of Betz Road being an arterial road changed. He explained this is why the right-of-way is larger than what is needed in this area. Haase mentioned the plan is to provide student housing for Bellevue University. He advised there will be three buildings, which will be two stories high and contain six units for a total of eighteen units. He mentioned along with student housing, there will be additional parking provided for Dr. Stacey's office. Haase explained Dr. Stacey recently purchased the property to expand his parking lot. He mentioned this site plan not only benefits Bellevue University, but also Dr. Stacey. He explained the original packet submitted did not have the cross section. Those were provided to staff and shown on an overhead for the Board members. Haase mentioned the cross section shows the 100-foot right-of-way of Betz Road being 30 feet and 35 feet from back of curb to the property line. Haase stated with a 100-foot right-of-way section, the decrease in 5 feet for the minimum front yard setback would be difficult to notice. He stated due to the location of Betz ditch on the property, the topographical slope to the ditch, the increased right-of-way, and the current 20-foot setback, that will only leave approximately 45 feet of usable land for development. He mentioned this puts a large constraint on what can be done or if the property is buildable at all for any type of development. He advised the required 15-foot landscape buffer would not allow additional parking for Dr. Stacey or parking for the student housing. He explained the additional variance request is to eliminate the 15-foot required bufferyard between the RG-20 and BG zoning districts.

Haase addressed the four variance findings required to grant a variance: 1) Does the strict application of the zoning regulation produce undue hardship? He mentioned it does due to the location of Betz ditch on the property, the increased right-of-way of Betz Road, the topography of the site, and the required twenty-foot front yard setback reduces the amount of useable land making it undevelopable;

# MINUTE RECORD

Bellevue Board of Adjustment, November 16, 2016, Page 2

2) The hardship created is not shared by other properties in the same zoning district or vicinity. Haase stated this is the only privately held land in the area that has Betz ditch running through it. He also mentioned the property is adjacent to the increased right-of-way of Betz Road. He commented this is a unique situation and does not affect any other properties in the neighborhood; 3) Granting of this variance will not be of substantial detriment to adjacent property or the character of the zoning district. Haase advised the character of the neighborhood will not be changed, as the five-foot variance in the front yard setback will be difficult to notice with a 100-foot right-of-way. The property to the south of the proposed student housing is also multi-family, so the character will remain the same. He commented he believes this will improve the character of the neighborhood as well with the increased parking for Dr. Stacey's dental office. Haase mentioned the property will be maintained by Bellevue University. He stated it is an open field presently, and maintenance in the past has been an issue. 4) Is this demonstrable and exceptional hardship as distinguished from a variance for convenience, profit, or caprice? Haase mentioned these are legitimate hardships to the site and the land becomes unusable without the variances being granted.

Mary Hawkins, 1000 Galvin Road South, stated she is the President of Bellevue University. She explained the reason for the variance request is to supply the students of Bellevue University with housing. She mentioned the students all show up at the same time in August and it is difficult to find housing to accommodate them. She mentioned student housing has been an issue for many years. Hawkins explained the occupancy rate is high in Bellevue and many properties have a waiting list. She stated the location of student housing is very important because many of the students do not have transportation. She mentioned it is important to have housing not only close to the university but to shopping and public transportation. Hawkins advised the housing would include security, sign in cards, two residential assistants living in the quarters, no smoking is allowed, no alcohol is allowed, and the apartments are furnished. She stated Bellevue University pays for all of the utilities and handles the leases. She mentioned Bellevue University has rented four buildings from Royal Oaks apartments on Galvin Road. She stated the problem with renting 98 units from Royal Oaks is all of the residents had their leases end and were required to move into housing available in the city. She said Mayor Sanders and herself received complaints. Hawkins stated Bellevue University is trying to meet the demand of affordable student housing in Bellevue by building their own housing. Hawkins clarified the land behind Bellevue University, off of Herman Drive, does not belong to the university. She explained it belongs to a private owner who does not want to sell the property. She stated there are not a lot of parcels to work with which would allow the university's needs for student housing to be met, as well as not have a negative impact on the city's housing available to members of the community.

There was no one else present to speak in favor of, or in opposition to this request. As a result, Conte closed the public hearing.

Valenta inquired if the request for the five-foot variance goes into the right-of-way. Haase replied no it does not. He explained the minimum front yard setback is 20 feet, and they are requesting this be changed to 15 feet. He mentioned the property would still be 15 feet outside of the right-of-way. Valenta clarified most right-of-ways similar to this street are 50 feet wide. Haase replied yes. He explained typically there is a twelve-and-a-half-foot right-of-way outside the back of curb. He mentioned generally there would be 20 feet after that, making it 32 feet from back of curb to building. He stated with the additional right-of-way along Betz Road, there would be 50 feet from back of curb to the building. Valenta commented there would be more space than what is typical.

Palm explained the cross section provided by the applicant shows the existing neighborhood on the west side of Betz Road right-of-way and then the proposed student housing on the east side of the street.

Valenta commented looking at the aerial photo provided it appears the proposed student housing units are basically lined up with the other two apartment buildings to the south of the property. Haase replied that was correct; the proposed housing will be lined up with the existing buildings to the south.

Valenta questioned if this property is out of the floodplain. Palm replied no. She explained the last attachment in the staff report shows the property is located in the 500-year floodplain. She mentioned the bigger issue for the applicant is the floodway going through the property, which is basically Betz ditch and represented in blue on the attachment. Valenta commented he recalls several years ago when there was a lot of rain it did not come out of the ditch. Haase stated in talking with Public Works and the Planning Department, nobody has experienced the ditch flooding in recent years. Palm responded typically Betz ditch is dry.

Anderson clarified if the variance is granted it will be on based on the property being zoned RG-20 and not BG. Palm replied that was correct. She explained the property was previously zoned RG-20 until it was rezoned a couple of years ago to BG. She stated when Dr. Stacey purchased the property, it was with the intention to put additional parking spaces on it. Palm advised in order for him to have commercial parking on the property, he had to rezone the property to BG. She mentioned this property

# MINUTE RECORD

Bellevue Board of Adjustment, November 16, 2016, Page 3

has not been zoned commercial for very long. Palm explained the Board Members are looking at the variance request with the assumption it will be rezoned RG-20. She mentioned she advised the applicant to come to Board of Adjustment first, because if the variance did not get approved it would not make sense to move forward with the rezoning request to the Planning Commission or City Council. She stated the City Council cannot approve a site plan that does not meet the zoning requirements. She stated the Planning Department is in favor of the RG-20 zoning and that will be reflected to the Planning Commission and City Council.

Anderson inquired if there was a hazard in approving the variance under the current BG zoning district. He inquired what will happen if the applicant backs out. He questioned when making a motion if it would need to include the variance would only be allowed if the property was rezoned to RG-20. Palm stated the variance stays with the land. She explained the applicant is requesting a rezoning to RG-20-PS. She explained the PS-Planned Subdivision is what requires the 20-foot minimum front yard setback. She stated the BG zoning does not have that requirement and explained there is no front yard setback requirement at all in BG. She mentioned if apartments were a permitted use in a BG zoning district, they could be build right to the front property line. Anderson clarified they are eliminating something that doesn't exist if it were to remain BG. Palm replied that was correct.

Anderson commented under Section 19-910 size and shape of property is always an issue in granting a variance. He stated in the statute actually uses the words "exceptional narrowness or shallowness" of the property. He advised if the Board chooses to grant the variance it is clearly acceptable under Section 19-910.

Smith commented Section 19-910, 1 (c) also requires there be no substantial impairment of the intent and purpose of the ordinance. She referred to the 15' bufferyard requirement along the northern property line. She stated it appears the purpose of the bufferyard is to improve the compatibility between two different zoning districts, which in this case is existing BG zoning and the hypothetical RG-20 zoning. She requested Mr. Haase address the issue of whether eliminating the bufferyard requirement would create any issues in terms of the compatibility between the BG zoning on the remainder of the property and the RG-20 use which is going to be requested. Haase replied he believes when you see the two uses together there will be a very seamless transition. He stated it will appear as if the two go together. He mentioned the proposed site plan will improve safety for both properties because there will not be as many cars backing out of the BG zoned area on the corner. Haase explained the cars will be able to park head in and be able to pull out with better sight and less possibilities of accidents or pedestrians interacting with each other. Smith commented there will be no bufferyard; therefore, presumably no mitigation of visual impact between the two properties. Haase stated there will not be, but pointed out it will be parking lot to parking lot. He commented in that situation you do not need a barrier.

Smith inquired if the 100-foot right-of-way on Betz Road is a situation that affects other properties in the city where streets are not built out to the full right-of-way. Palm commented there are probably some wider right-of-ways which are not necessary. She stated Betz Road is unusually wide. She commented local streets are normally 50 feet wide and collector streets are 60 feet wide in the city. She referred to Dr. Stacey's property to the north and pointed out there is less right-of-way abutting that property than what the proposed property has. Smith inquired if it would be possible to craft some ordinance exception to the front yard requirements in the general situation where the street is not built out to the full right-of-way rather than dealing with it on a case by case basis. Palm replied that was something that could be looked at.

Petersen inquired if the ditch belongs to the city. Palm clarified the city does not own the ditch, but rather it is part of the private property. She stated the ditch is maintained by the city. Petersen inquired if there is any agreement regarding the ditch. Palm replied she is unaware if the Public Works Department has any special agreement with the property owner. She commented she assumes there is an easement which allows the city access for maintenance. Haase explained the ditch is maintained by the city. He advised the property owner will need to provide access to the ditch for maintenance purposes. Valenta clarified the city's access will not be blocked. Haase replied that was correct; no access points will be blocked from the east or the west.

Conte inquired if the current fence will remain in place or if it will be taken down as part of the development. Haase stated portions of the fence will be taken down because the buildings will be close to where the fence is located. Conte inquired about the safety of the people in the apartments in regards to the ditch. Haase explained there will be room for maintenance to access the back side of the buildings. He stated the fence that is currently there will be torn down for construction but replaced with a new fence.



# MINUTE RECORD

Bellevue Board of Adjustment, November 16, 2016, Page 4

Conte mentioned she had questioned Mrs. Palm if there were any plans to widen Betz Road in the future. Palm commented she spoke to Public Works and there are no plans in the foreseeable future to do anything different with Betz Road.

Valenta mentioned the proposed area is normally covered in weeds and he likes the idea of the university building student housing and supplying additional parking.

Smith expressed concerns there is a city ordinance in place which requires a bufferyard between the two zoning districts. She believes it is a wonderful use for the property. She feels this does not meet the statutory requirements because of the impairment to the intent of the ordinance. She addressed the issue of the front yard setback. Smith stated it is a situation that exists elsewhere in the city and could be addressed by a general exception to the front yard setback requirement as opposed to a special situation in the granting of a variance.

Petersen inquired if the BG zoning district allows multi-family housing or student housing. Palm replied no. She mentioned multi-family residential uses were previously allowed as permitted uses in commercial districts. She explained when the zoning ordinance was updated in 2011, multi-family residential uses were removed as permitted uses from commercial districts.

Valenta inquired if planting a hedge row met the landscaping requirement. Palm clarified if he was referring to the required bufferyard. Valenta replied yes. Palm stated it is area as well as planting, so the minimum 15-foot bufferyard is required.

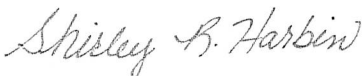
MOTION made by Anderson, seconded by Petersen, to APPROVE a request for a variance of Section 5.17.02, City of Bellevue Zoning Ordinance, regarding the minimum 20' front yard setback for Planned Subdivisions be reduced to 15' for Lot 1, 1<sup>st</sup> Addition to Terrace Heights Replat 1. Applicant: Bellevue University. General Location: Betz Road and Kingston Avenue. Case #: BOA-1610-02. Upon roll call, Conte, Petersen, Anderson, and Valenta voted yes. Smith voted no. Motion carried.

MOTION made by Anderson, seconded by Petersen, to APPROVE a request for a variance of Article 9, Table 9A, City of Bellevue Zoning Ordinance, to eliminate the required 15' bufferyard between the RG-20 and BG zoning districts. Applicant: Bellevue University. General Location: Betz Road and Kingston Avenue. Case #: BOA-1610-02. Upon roll call, Conte, Petersen, Anderson, and Valenta voted yes. Smith voted no. Motion carried.

Motion made by Anderson, seconded by Valenta, to elect Conte as Chairman by acclamation.

Motion made by Anderson, seconded by Petersen, to elect Valenta as Vice Chairman by acclamation.

Meeting adjourned at 7:40 p.m.



Shirley R. Harbin  
Planning Assistant

2.a.

# CITY OF BELLEVUE BOARD OF ADJUSTMENT REPORT

CASE NUMBER: BOA-1903-01

FOR HEARING OF:

REPORT #1: April 17, 2019

## I. GENERAL INFORMATION

### A. APPLICANT:

Holland Basham Architects  
c/o Joah Bussert  
119 South 49<sup>th</sup> Avenue  
Omaha, NE 68132

### B. PROPERTY OWNER:

Omaha Public Schools

### C. GENERAL LOCATION:

8210 South 42<sup>nd</sup> Street

### D. LEGAL DESCRIPTION:

Tax Lots 13A, 13B, 20A, and 20B, all located in the Southwest ¼ of Section 17, T14N, R13E of the 6<sup>th</sup> P.M., Nebraska.

### E. REQUESTED ACTION:

Variance of Section 7.04.03, Table 7D, City of Bellevue Zoning Ordinance, regarding freestanding signs for Tax Lots 13A, 13B, 20A and 20B.

### F. EXISTING ZONING AND LAND USE:

RS-72, Omaha Bryan Middle School

### G. PURPOSE OF REQUEST:

The applicant is requesting a variance to allow for an increase in the number allowed freestanding signs.

## **H. SIZE OF SITE:**

The site is approximately 19 acres.

## **II. BACKGROUND INFORMATION**

### **A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

- 1. North:** Gross Catholic High School, RS-72
- 2. East:** Commercial/City Parks Office/Residential, BN/RG-28/RS-72
- 3. South:** Single Family Residential, RS-72
- 4. West:** Omaha Bryan High School, RS-72

### **B. GENERAL COMMENTS:**

1. Section 19-910 of the Nebraska State Statutes requires the Board of Adjustment to make four (4) findings prior to granting a variance. If the Board finds the following present, the applicant is entitled to a variance. If the Board finds the following not present, it is suggested the variance be denied.

- i. Does the strict application of the zoning regulation produce undue hardship? Section 19-910 (a) Yes or No?
- ii. The hardship created is not shared by other properties in the same zoning district or vicinity. Section 19-910 (b) Yes or No?
- iii. Granting of this variance will not be of substantial detriment to adjacent property or the character of the zoning district. Section 19-910 (c) Yes or No?
- iv. Is this a demonstrable and exceptional hardship as distinguished from a variance for convenience, profit or caprice? Section 19-910 (d) Yes or No?

The applicant should be prepared to address these statements.

2. The applicant has submitted a request for a variance of Section 7.04.03, Table 7D, to allow for an additional freestanding sign at 8210 South 42<sup>nd</sup> Street.

3. An addition for the Boys and Girls Clubs of the Midlands is currently under construction at Bryan Middle School. The variance is being requested for a freestanding sign for this purpose.

4. Table 7D allows two freestanding signs to be on this particular property. Bryan Middle School presently has two existing pole signs on the site. The Boys and Girls Clubs desires a third freestanding sign. Exhibit C shows the proposed monument

sign for the Boys and Girls Club and provides detail for this sign. This proposed sign is labeled as Sign 'F' on the exhibit.

5. The applicant has also submitted a site plan of the signage (existing and proposed) for the property. The two existing pole signs are labeled as signs 'C' and 'D.' The proposed monument sign for the Boys and Girls Clubs of the Midlands is labeled as Sign 'F.'

### **III. ATTACHMENTS TO REPORT**

1. Zoning Map
2. 2018 GIS aerial photo
3. Letter from the applicant received April 3, 2019
3. Signage site plan received March 21, 2019
4. Sign Detail (Exhibit 'C') received April 1, 2019

### **III. COPIES OF REPORT TO:**

1. Holland Basham Architects
2. Omaha Public Schools
3. Public Upon Request



Prepared by:



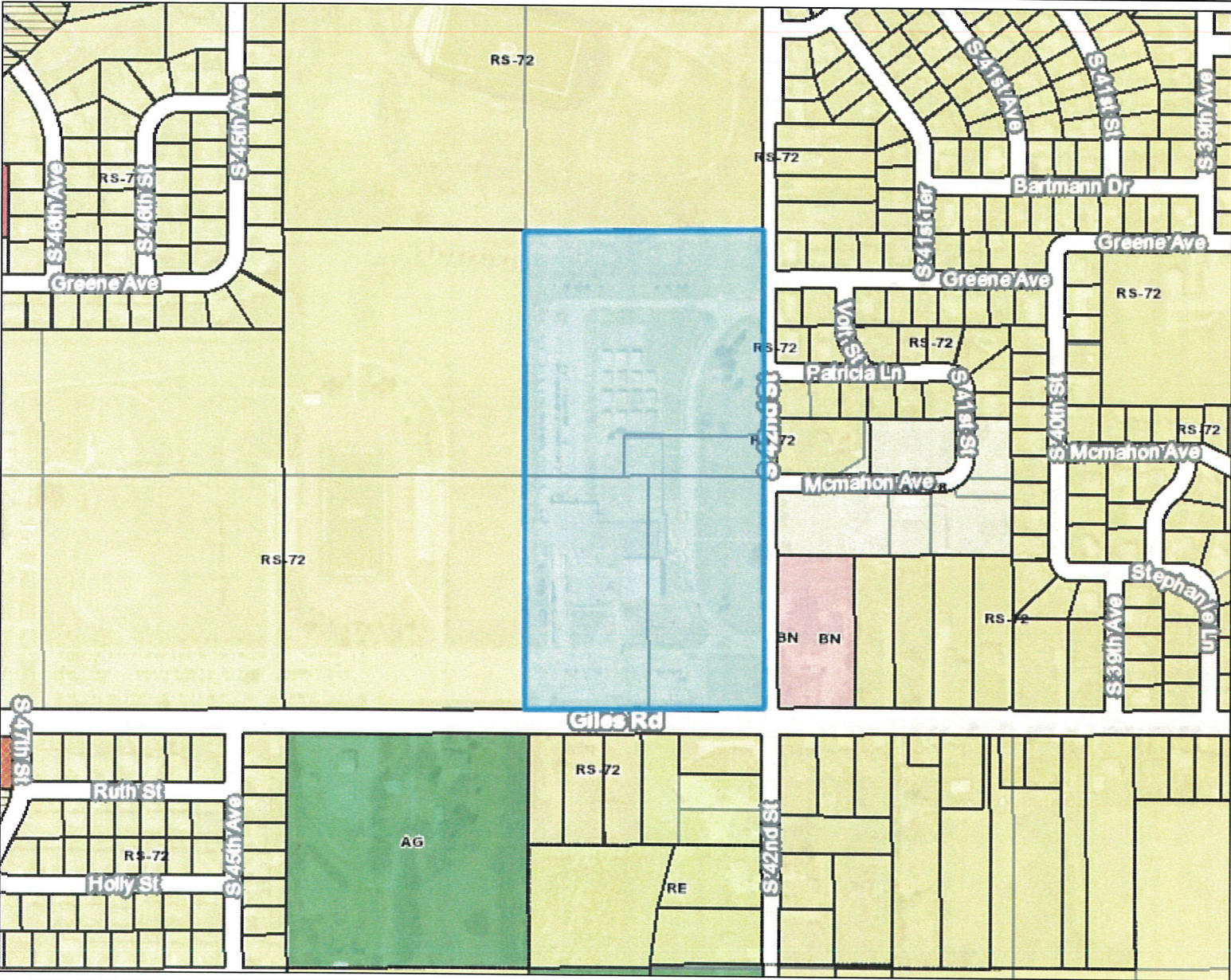
Planning Director

4/9/19

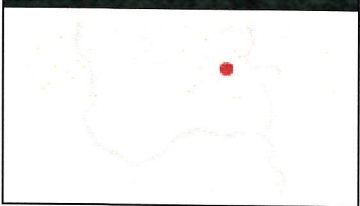
Date of Report



# Zoning Map

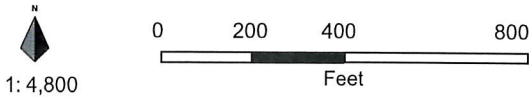


## Location



## Legend

- Road Centerlines  
2018 Aerial Photo
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



1:4,800

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.

## Sarpy County GIS



1210 Golden Gate Dr.  
Suite 1130  
Papillion, NE 68046  
maps.sarpy.com









April 04, 2019

119 South 49th Avenue Omaha NE 68132

[HollandBasham.com](http://HollandBasham.com)

Members of the Bellevue Board of Adjustment,

In 2016, the Boys and Girls Clubs of the Midlands embarked on a capital campaign to raise money to build 3 new Clubs in the Omaha metro area. All the new Clubs are being built in partnership with local school districts as additions to existing school buildings. This partnership includes the mutual sharing of spaces and programs designed to offer students the best possible programs in education and leadership development. Since the Clubs are spread across the metro area and serve a diverse population, great care is taken to provide an equitable experience at all locations.

*A. The strict application of the zoning regulations would produce undue hardship.*

The new Club at Bryan Middle School is being constructed as an addition to the existing school. Two ground pole signs were already in place before the Club began construction. Other Boys and Girls Clubs include monument signs to increase visibility to existing and potential new members and it is our desire to include the same level of visibility at this location.

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

There are no other Boys and Girls Clubs within this vicinity.

*C. The authorization of such a 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.*

The addition of the ground monument sign is meant to be visible to students and parents who are using the school drop-off road. We believe it is small enough and of enough distance from public roadways that there will be no disruption to the existing character of the neighborhood. There is no intention for this sign to be lit or illuminated at night.

*D. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.*

We ask for this variance to increase visibility of the Club at ground level to the community attending Bryan Middle School.

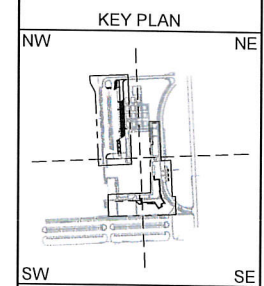
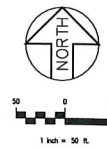
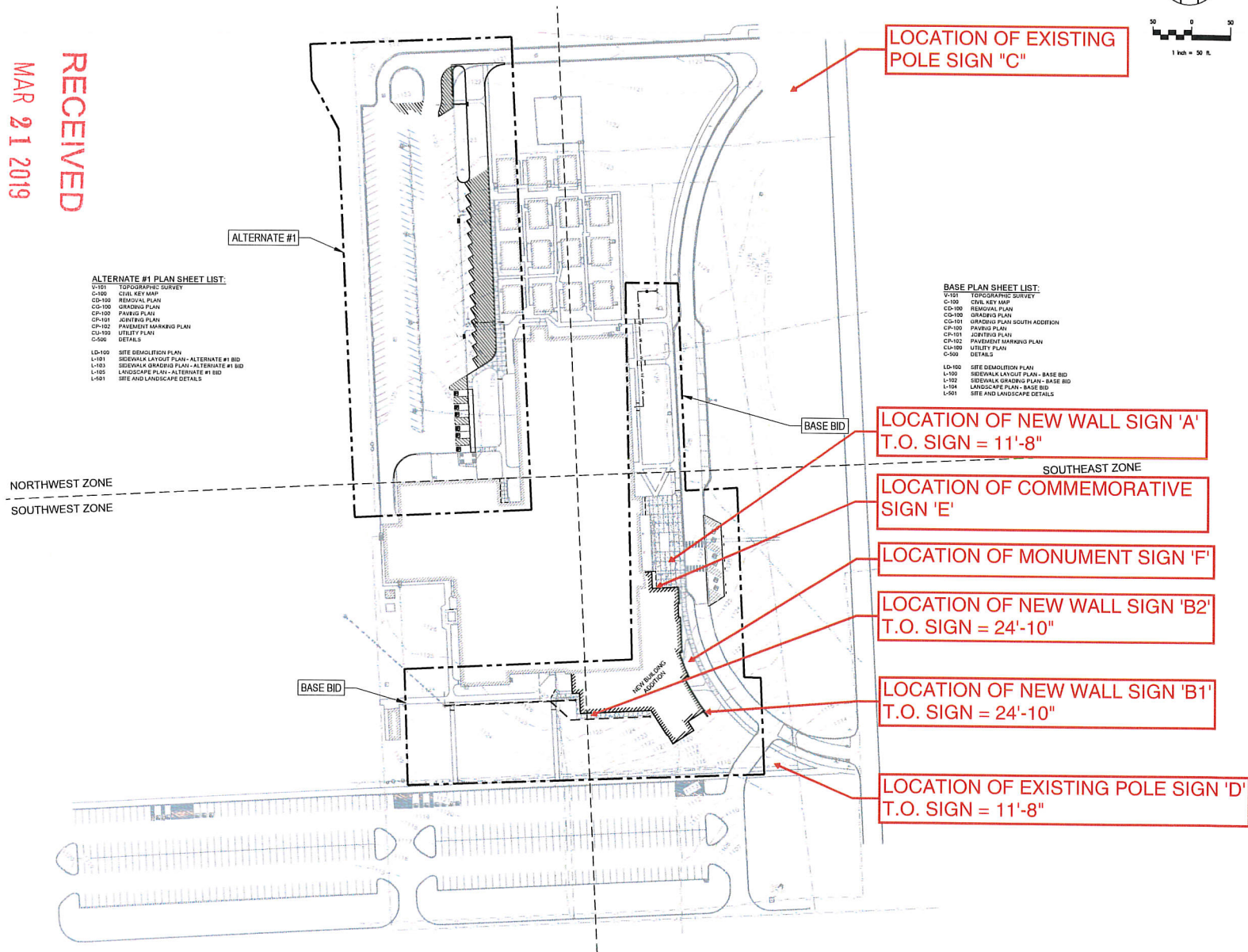
RECEIVED

APR 3 2019

PLANNING DEPT.

connect . collaborate . create

RECEIVED  
MAR 21 2019  
PLANNING DEPT.



No.	Description	Date

OMAHA PUBLIC SCHOOLS

BRYAN MS RENOVATION AND BOYS AND GIRLS CLUB ADDITION

CIVIL KEY MAP

**HBA**  
119 SOUTH 49TH AVENUE  
OMAHA, NEBRASKA 68132  
(402) 551-0800

PROJECT: 17-1345  
DATE: 11-13-2017  
SHEET: C-100





MAIN ENTRANCE TO SCHOOL AND BOYS & GIRLS CLUB

SIGN 'A'

SIGN 'E'



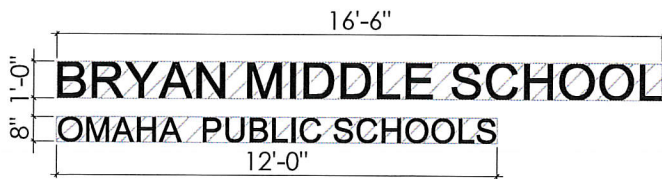
SE CORNER OF THE BOYS & GIRLS CLUB

SIGN 'B1'

SIGN 'F'







SIGN 'A1'

NEW CAST ALUMINUM LETTERS FIXED  
TO WALL ABOVE MAIN ENTRY  
TOTAL AREA = 25 SF

**SIGN AREAS:**

SIGN 'A1' = 25 SF

SIGN 'B1' & 'B2' = 84 SF

SIGN 'C' = 64 SF

SIGN 'D' = 64 SF

SIGN 'E' = 12 SF

SIGN 'F' = 20 SF

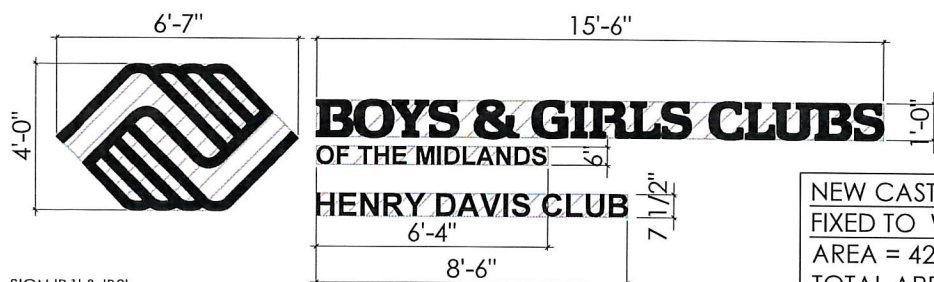
WINDOW SIGNS (CUT VINYL AFIXED TO WINDOW) = 60 SF

TOTAL SIGNAGE PROPOSED = 329 SF

TOTAL SIGNAGE ALLOWED = 375 SF

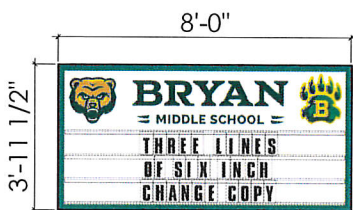
**WAIVER REQUESTS:**

1.) INCREASE IN THE NUMBER OF ALLOWED GROUND  
SIGNS FROM 2 SIGNS TO 3.



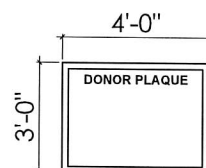
SIGN 'B1' & 'B2'

NEW CAST ALUMINUM LETTERS  
FIXED TO WALL  
AREA = 42 SF EACH  
TOTAL AREA = 84 SF



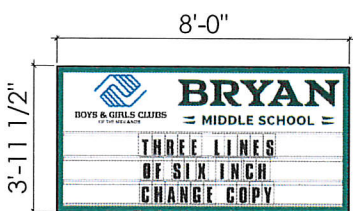
SIGN 'C'

EXISTING POLE SIGN  
32 SF PER SIDE (TWO SIDES)  
TOTAL AREA = 64 SF



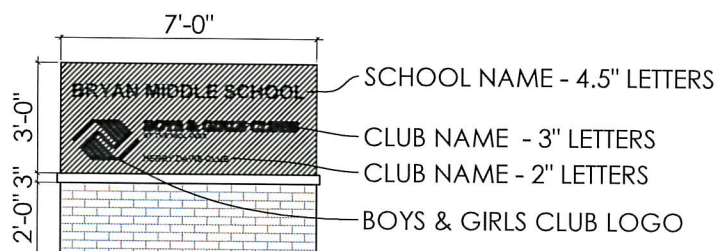
SIGN 'E'

NEW COMMEMORATIVE SIGN  
TOTAL AREA = 12 SF



SIGN 'D'

EXISTING POLE SIGN  
32 SF PER SIDE (TWO SIDES)  
TOTAL AREA = 64 SF



SIGN 'F'

SCHOOL NAME - 4.5" LETTERS

CLUB NAME - 3" LETTERS

CLUB NAME - 2" LETTERS

BOYS & GIRLS CLUB LOGO

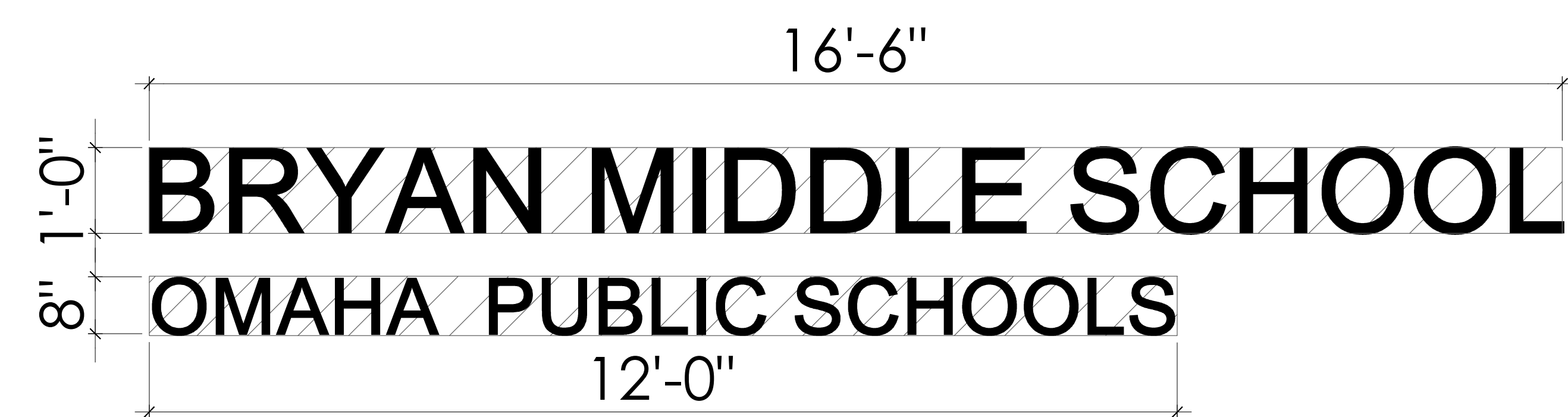
NEW SINGLE SIDED MONUMENT SIGN  
METAL SIGN BOX ATOP BRICK BASE  
TOTAL AREA = 20 SF (TEXT AND  
LOGO, 1 SIDE)

RECEIVED

APR 1 2019

PLANNING DEPT.





NEW CAST ALUMINUM LETTERS FIXED  
TO WALL ABOVE MAIN ENTRY  
TOTAL AREA = 25 SF

#### SIGN AREAS:

SIGN 'A1' = 25 SF

SIGN 'B1' & 'B2' = 84 SF

SIGN 'C' = 64 SF

SIGN 'D' = 64 SF

SIGN 'E' = 12 SF

SIGN 'F' = 20 SF

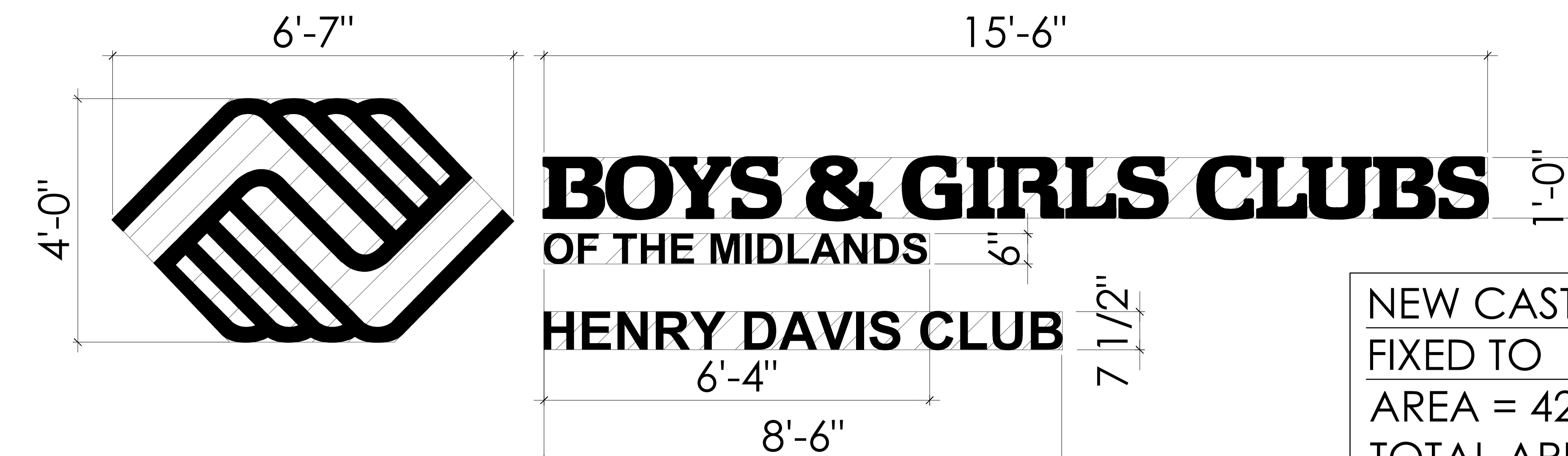
WINDOW SIGNS (CUT VINYL AFIXED TO WINDOW) = 60 SF

TOTAL SIGNAGE PROPOSED = 329 SF

TOTAL SIGNAGE ALLOWED = 375 SF

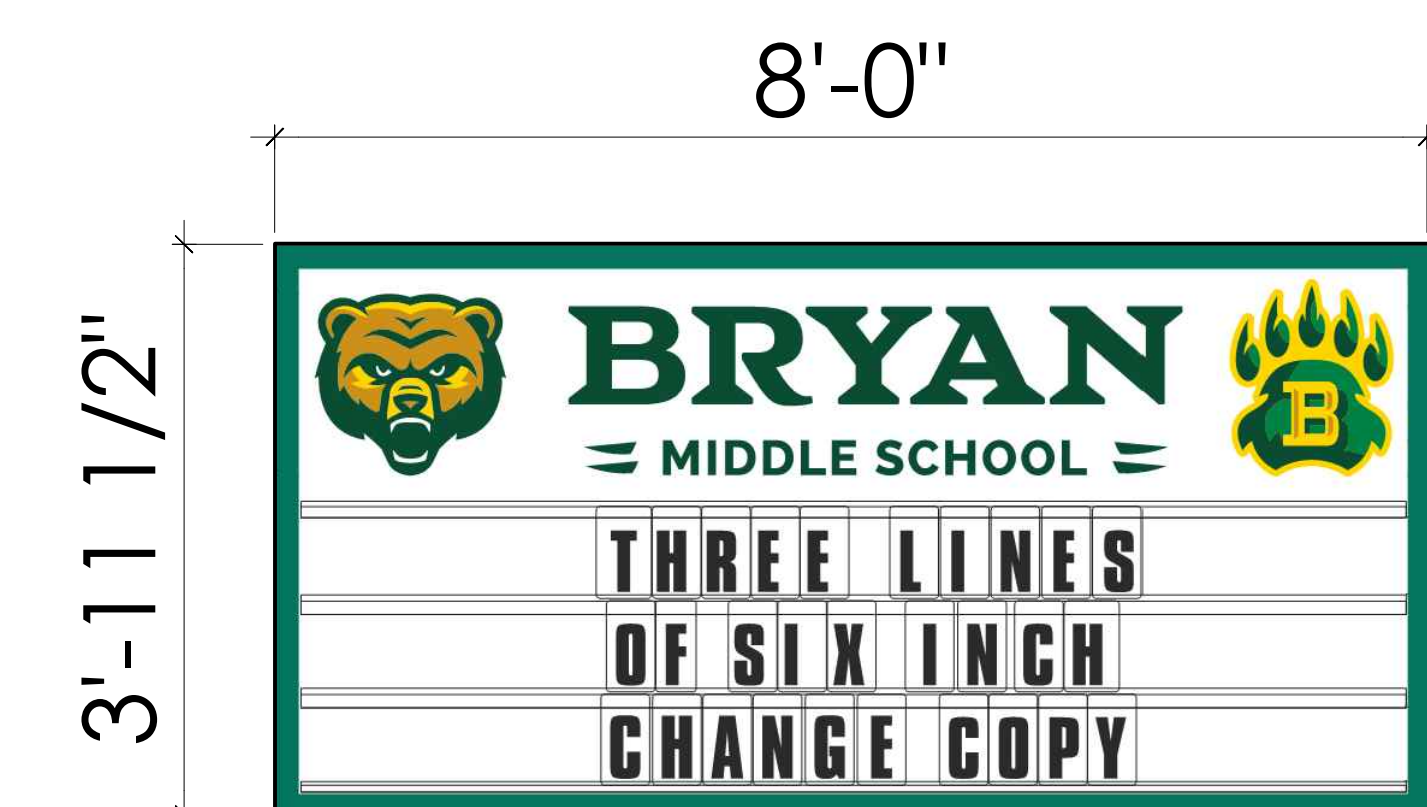
#### WAIVER REQUESTS:

1.) INCREASE IN THE NUMBER OF ALLOWED GROUND  
SIGNS FROM 2 SIGNS TO 3.



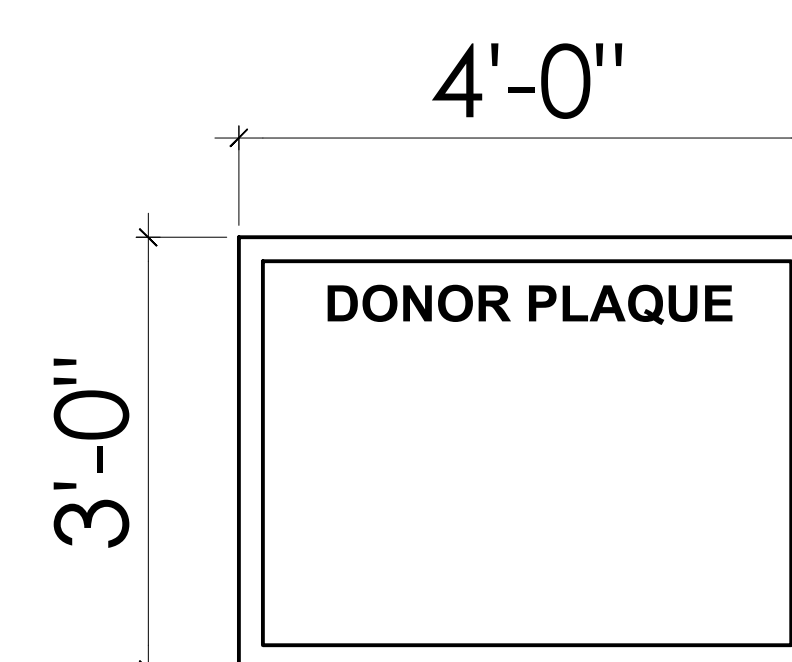
NEW CAST ALUMINUM LETTERS  
FIXED TO WALL  
AREA = 42 SF EACH  
TOTAL AREA = 84 SF

SIGN 'B1' & 'B2'



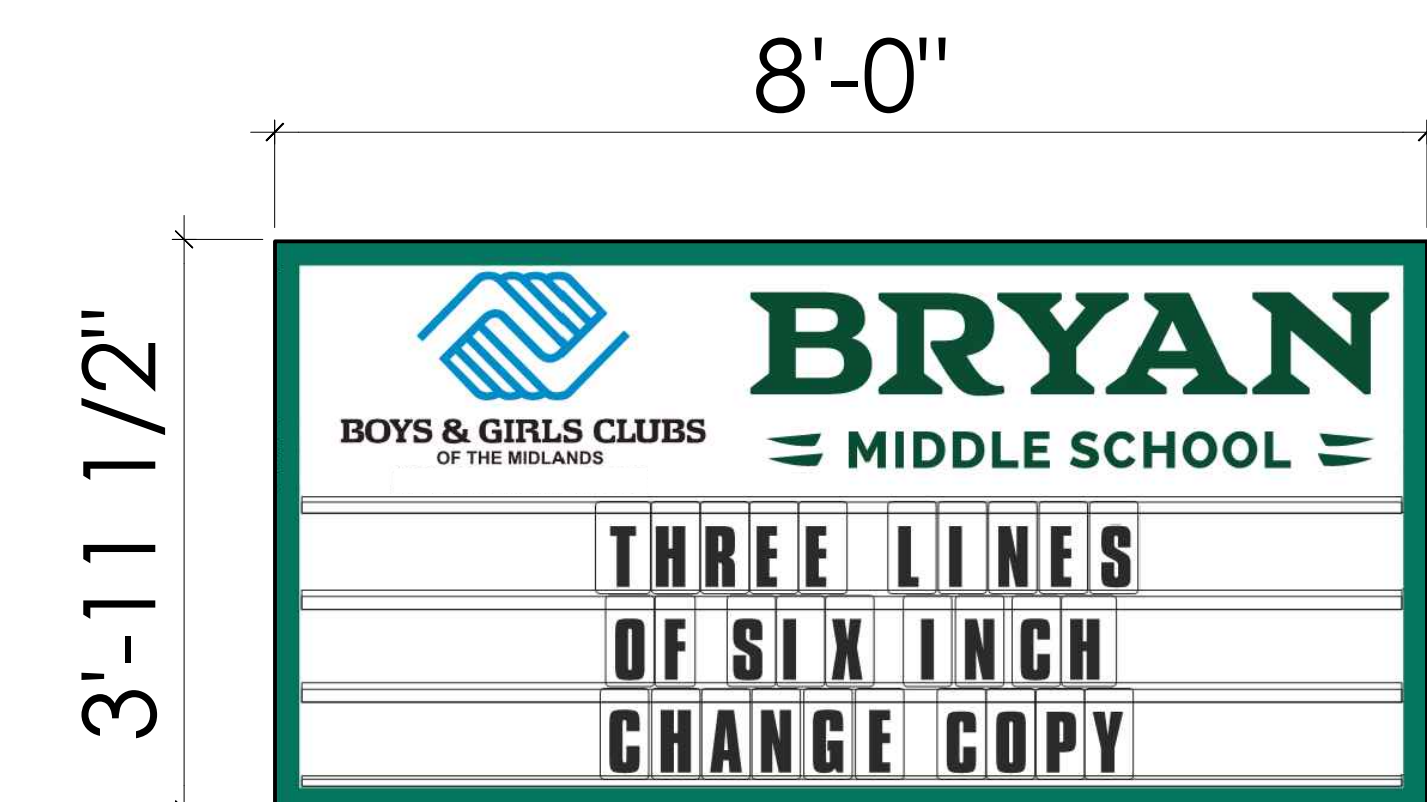
EXISTING POLE SIGN  
32 SF PER SIDE (TWO SIDES)  
TOTAL AREA = 64 SF

SIGN 'C'



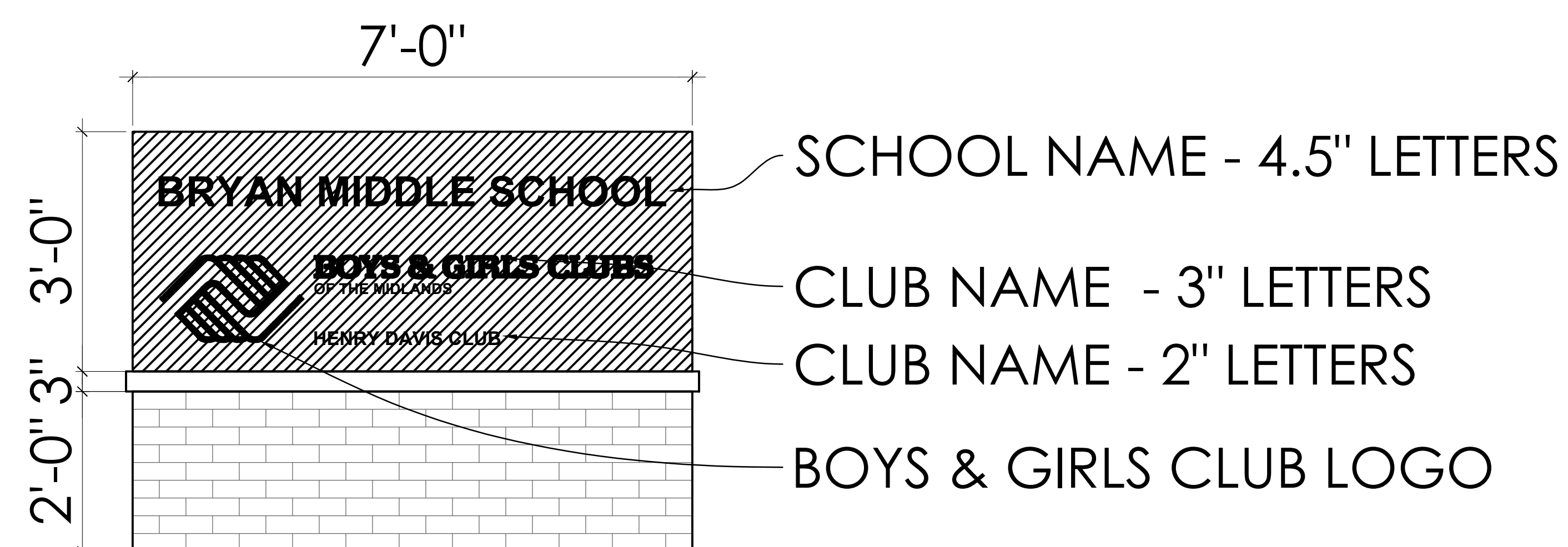
NEW COMMEMORATIVE SIGN  
TOTAL AREA = 12 SF

SIGN 'E'



EXISTING POLE SIGN  
32 SF PER SIDE (TWO SIDES)  
TOTAL AREA = 64 SF

SIGN 'D'

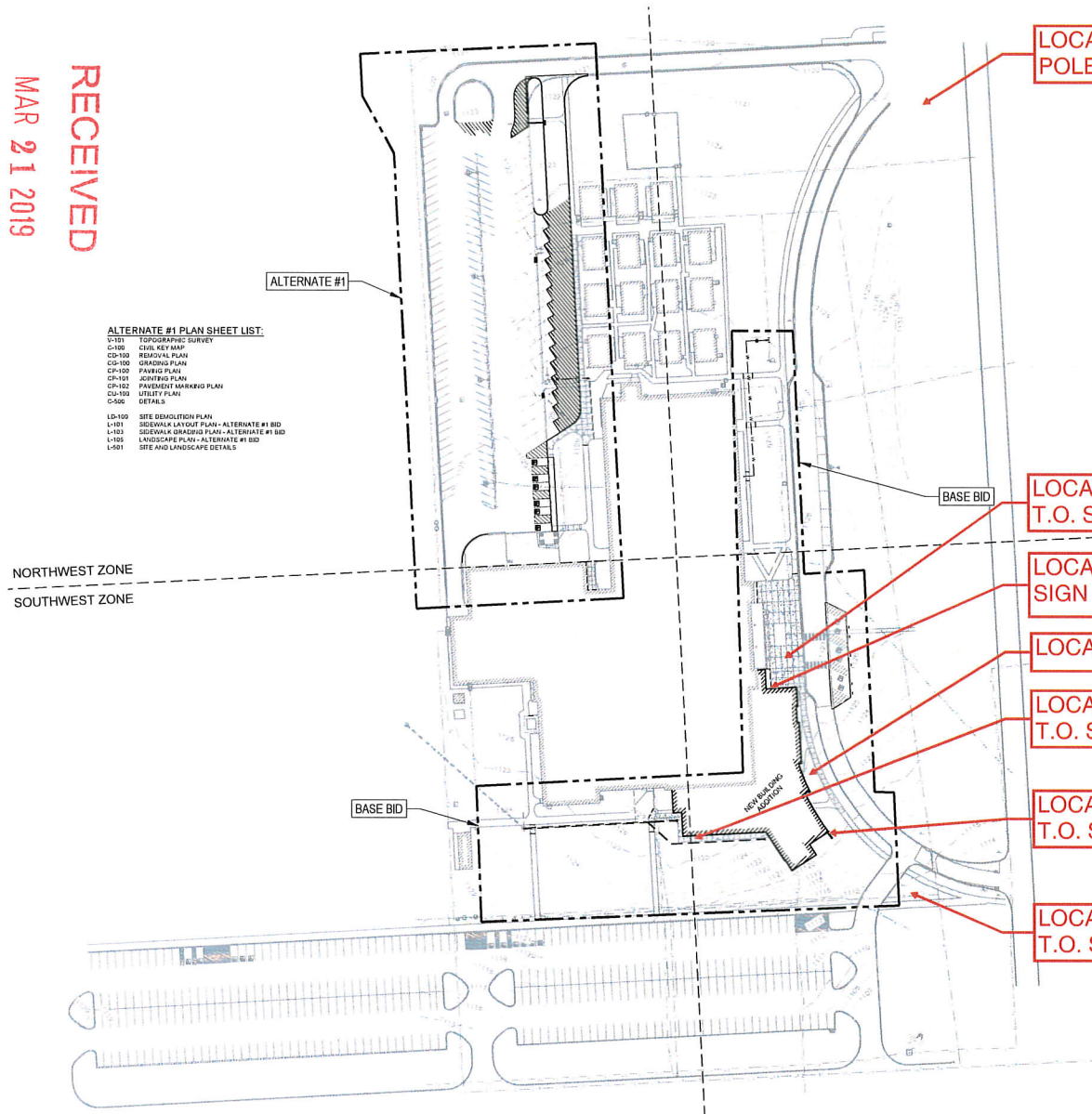
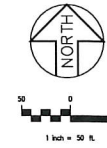


NEW SINGLE SIDED MONUMENT SIGN  
METAL SIGN BOX ATOP BRICK BASE  
TOTAL AREA = 20 SF (TEXT AND  
LOGO, 1 SIDE)

SIGN 'F'



RECEIVED  
MAR 21 2019  
PLANNING DEPT.

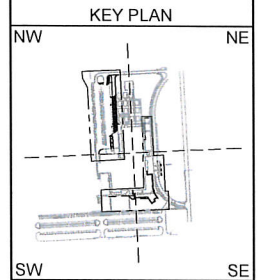


**ALTERNATE #1 PLAN SHEET LIST:**  
 V-101 TOPOGRAPHIC SURVEY  
 C-100 CIVIL KEY MAP  
 CD-100 DEMOLITION PLAN  
 CD-100 REMOVAL PLAN  
 CD-100 GRADING PLAN  
 CP-100 PAVING PLAN  
 CP-101 JOINTING PLAN  
 CP-102 PAVEMENT MARKING PLAN  
 CU-100 UTILITY PLAN  
 C-500 DETAILS  
 LB-100 SITE DEMOLITION PLAN  
 L-101 SIDEWALK LAYOUT PLAN - ALTERNATE #1 BID  
 L-103 SIDEWALK GRADING PLAN - ALTERNATE #1 BID  
 L-105 LANDSCAPE PLAN - ALTERNATE #1 BID  
 L-901 SITE AND LANDSCAPE DETAILS

**BASE PLAN SHEET LIST:**  
 V-101 TOPOGRAPHIC SURVEY  
 C-100 CIVIL KEY MAP  
 CD-100 DEMOLITION PLAN  
 CD-100 REMOVAL PLAN  
 CD-100 GRADING PLAN  
 CD-101 GRADING PLAN SOUTH ADDITION  
 CP-100 PAVING PLAN  
 CP-101 JOINTING PLAN  
 CP-102 PAVEMENT MARKING PLAN  
 CU-100 UTILITY PLAN  
 C-500 DETAILS  
 LB-100 SITE DEMOLITION PLAN  
 L-100 SIDEWALK LAYOUT PLAN - BASE BID  
 L-102 SIDEWALK GRADING PLAN - BASE BID  
 L-104 LANDSCAPE PLAN - BASE BID  
 L-901 SITE AND LANDSCAPE DETAILS



R.W. Engineering & Surveying, Inc.  
 6225 North 89th Circle  
 Omaha, NE 68134 | 402-673-2205  
[www.RWmidwest.com](http://www.RWmidwest.com)



No.	Description	Date

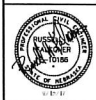
OMAHA PUBLIC SCHOOLS

BRYAN MS RENOVATION AND BOYS AND GIRLS CLUB ADDITION

CIVIL KEY MAP



119 SOUTH 49TH AVENUE  
 OMAHA, NEBRASKA 68132  
 (402) 551-0800



PROJECT: 17-1345  
 DATE: 11-13-2017  
 SHEET: C-100





SIGN 'A'

SIGN 'E'



SIGN 'B1'

SIGN 'F'





SIGN 'B2'

SOUTH GYM ADDITION TO BOYS & GIRLS CLUB

Issue Date: 26 February, 2019  
Project Number: 17062  
Design Phase: Signage

BRYAN MIDDLE SCHOOL RENOVATION AND BOYS & GIRLS CLUB ADDITION

FILE LOCATION: H:\B&GCLUBS\SIGNAGE\BRYAN MIDDLE\17062-SIGN SQUARE FOOTAGES.DWG

PLOTTED: 3/19/2019 10:04:44 AM

 **HBA**  
HOLLAND BASHAM ARCHITECTS

# BOARD OF ADJUSTMENT

## Uniform Review Schedule – 2019

SUBMITTAL DEADLINE	NOTICE IN LEGAL NEWSPAPER	POST PROPERTY	HEARING DATE <sup>1</sup>
December 28, 2018	January 9, 2019	January 4, 2019	January 16, 2019
February 1, 2019	February 13, 2019	February 8, 2019	February 20, 2019
March 1, 2019	March 13, 2019	March 8, 2019	March 20, 2019
March 29, 2019	April 10, 2019	April 5, 2019	April 17, 2019
April 26, 2019	May 8, 2019	May 3, 2019	May 15, 2019
May 31, 2019	June 12, 2019	June 7, 2019	June 19, 2019
June 28, 2019	July 10, 2019	July 5, 2019	July 17, 2019
August 2, 2019	August 14, 2019	August 9, 2019	August 21, 2019
August 30, 2019	September 11, 2019	September 6, 2019	September 18, 2019
September 27, 2019	October 9, 2019	October 4, 2019	October 16, 2019
November 1, 2019	November 13, 2019	November 8, 2019	November 20, 2019
November 22, 2019	December 4, 2019	November 27, 2019	*December 11, 2019

Approved by the Board of Adjustment

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\*Please note meeting date reflects the second Wednesday of the month.

<sup>1</sup> Board of Adjustment will only be held if an application has been submitted