

## MEETING RECORD

**NAME OF GROUP:** City Board of Zoning Appeals

**DATE, TIME AND PLACE OF MEETING:** Friday, December 14, 2007, 1:30 p.m., Hearing Chambers, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS IN ATTENDANCE:**

**Members:** Gene Carroll, Tim Francis, George Hancock, and Bob Kuzelka. Gerry Krieser absent.

**Others:** Terry Kathe (Building & Safety); Tonya Skinner (Law Department); Brian Will and Michele Abendroth (Planning Dept.); applicants and other interested parties.

**STATED PURPOSE OF THE MEETING:** Regular Meeting of the City Board of Zoning Appeals

Chair Gene Carroll called the meeting to order at 1:30 p.m.

### **Approval of the minutes of the October 26, 2007 meeting**

Francis moved approval of the October 26, 2007 meeting minutes, seconded by Kuzelka. Motion carried 4-0. Carroll, Francis, Hancock and Kuzelka voting 'yes'. Krieser absent.

### **Appeal No. 07007 by John Newcomer for variances to the required setback from the front lot line and to the maximum allowed sign height on property generally located at 5801 South 84<sup>th</sup> Street.**

#### **HEARING**

**December 14, 2007**

John Newcomer, 2636 Lake Street, began by stating that Lincoln Christian School was established in 1951 at 52<sup>nd</sup> and Normal. The high school moved to its current location in 1981. In 1992, the elementary school moved to the current location as well. The school is not a church; it is privately owned by the parents whose students attend the school. The school receives no public funding. It is important that the school have some visibility and identity in order to attract students. At present, there are only wall signs on the schools. The signs are now blocked by the trees and are poorly visible from the street.

Newcomer stated that the school was originally approved under special permit, and they have been reluctant to apply for changes since it takes greater review. So the needs have been building up over that time. When the school was notified that the streets were going to be widened, they decided to wait on the signage. The school lost 20 feet of right-of-way on both streets. There was also a construction easement which encroached into the existing paved parking lot. The intersection was also lowered by three feet so the building is less visible. They are asking for two 8 foot signs, one on 84<sup>th</sup> Street and one on Old Cheney. They are also asking that the sign be allowed to be 5 feet closer to the street. This is to keep the sign as far from the parking lot as possible.

Carroll asked if there was further testimony in favor of or against this application. With no one appearing, Carroll closed the public hearing.

**ACTION**

**December 14, 2007**

Kuzelka stated that the street construction represents an exceptional situation. Hancock added that the Board is allowed to consider topography. Carroll stated that the slope and street widening are conditions which were not created by the applicant.

Hancock moved to approve the application, seconded by Kuzelka. Motion carried 4-0. Carroll, Francis, Hancock and Kuzelka voting 'yes'. Krieser absent.

The meeting was adjourned at 1:45 p.m.

*\*\*Please note that these minutes will not be formally approved until the next meeting of the Board of Zoning Appeals. \*\**

*Q:\BZA\MINUTES\2007\071214.wpd*