

Ed Zimmer

From: Ed Zimmer
Sent: Thursday, August 29, 2013 11:05 AM
To: 'Robin Smith'
Subject: RE: 3313 S 40th St

Thanks for the update, Robin. I don't consider any of our discussions a waste of my time.

To appeal the denial of your original plan, submit a letter requesting the appeal ASAP to the City Clerk. I'll list it on the Urban Design Committee agenda of Sept. 11. They meet at 3 p.m. in Room 214 of County/City Building (adjacent the Building & Safety counter).

Ed

From: Robin Smith [<mailto:rtinasmith@hotmail.com>]
Sent: Thursday, August 29, 2013 8:14 AM
To: Ed Zimmer
Subject: 3313 S 40th St

Dear Ed,

I have decided to withdraw the latest design submitted for approval for 3313 S 40th Street. After reconsidering this design I cannot justify spending an additional 15,000. on the home with no benefit to the value of the property. I suppose the idea of having to hide a garage from passing traffic when they can look across the street and see a falling down shack that uses the entire front yard as a gravel parking lot next door to two front facing garages is also eating at me. Additionally building the home with a detached garage in the rear will make the home unmarketable and will require us to cover approximately 1500 square feet in concrete driveway and cut down additional trees is unacceptable. I designed a home for another builder on an infill lot with a detached garage on Pioneer Blvd. which he has had listed for close to a year with no interest for this reason I am unwilling to speculate on a home of this type on either of the lots.

I would like to pursue the original design with the Urban Design Committee at their next meeting on September 11. Can you direct me as to how I proceed with that process?

I appreciate you working with us on this project and hope we haven't wasted to much of your time.

Thank you,

Robin Smith
Cherry Hill Construction

Ed Zimmer

From: Ed Zimmer
Sent: Wednesday, August 14, 2013 4:41 PM
To: 'rtinasmith@hotmail.com'
Cc: Todd A. Stutzman
Subject: Single Family House Plans, 3313 S. 40th

Ms. Smith,

The house plans submitted to Building & Safety Dept. for 3313 S. 40th do not meet several Neighborhood Design Standards. I'll list them in order of significance:

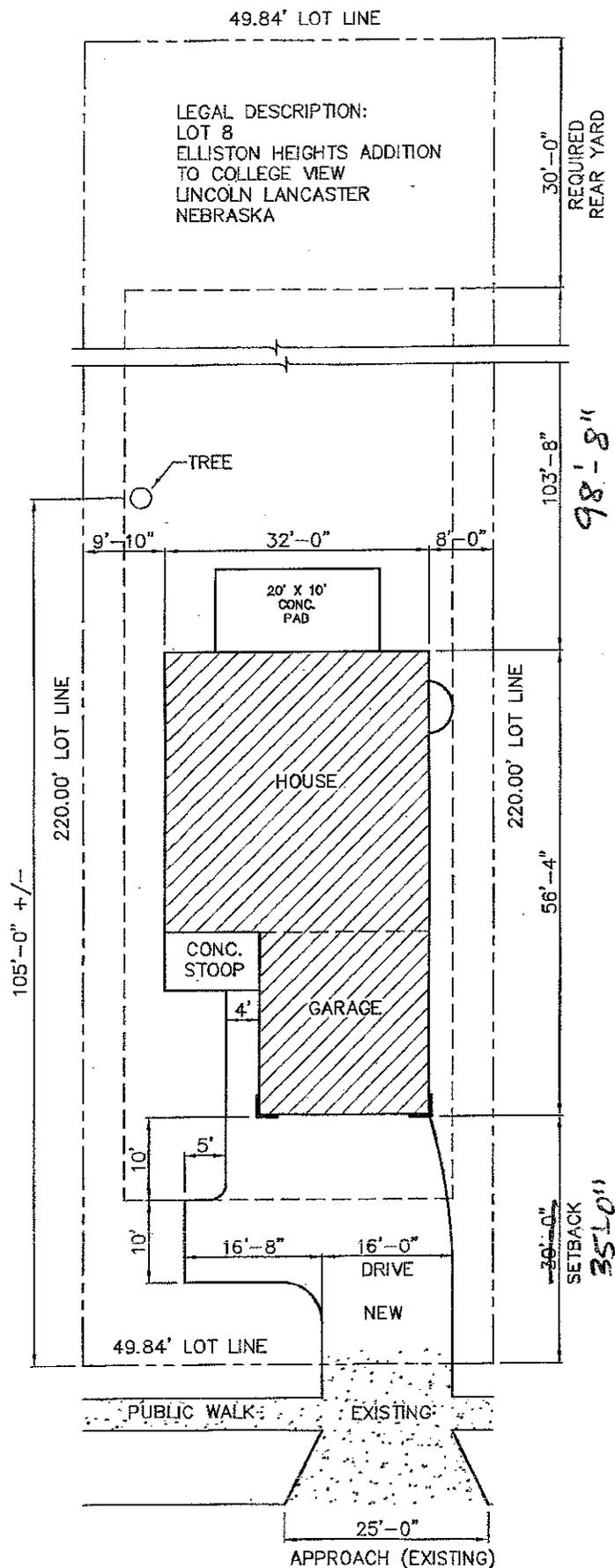
- 4.1.7 The thrust-forward garage does not meet the pattern of majority houses on the same & facing block.
- 4.3.1 Driveway/parking area is over 32' wide in front yard; no more than 20' is allowed
- 4.1.3 Front porches
When a majority of houses on same and facing block have porches, new houses much have a porch covering at least 50% of width of front, unless 1/2 or more on same & facing block have smaller porches. There are 14 houses on these block faces; 10 have porches, some are smaller but many are full length.
- 4.2.3 Exterior AC compressor is not indicated; may require screening if located in a front or required side yard.

For these reasons I must deny approval of the plans. You have several appeal options, beginning with the Planning Director. I've spoken with Marvin Krout (my boss) and he would receive an appeal but suggests he will not be inclined to grant a waiver as "meeting the intent" of the Neighborhood Design Standards. Instead, you have an option to appeal directly to the Urban Design Committee by submitting a letter of appeal to the City Clerk within 14 days. The Committee's next available meeting would be Sept. 11. Decisions of the Urban Design Committee can be appealed to the City Council.

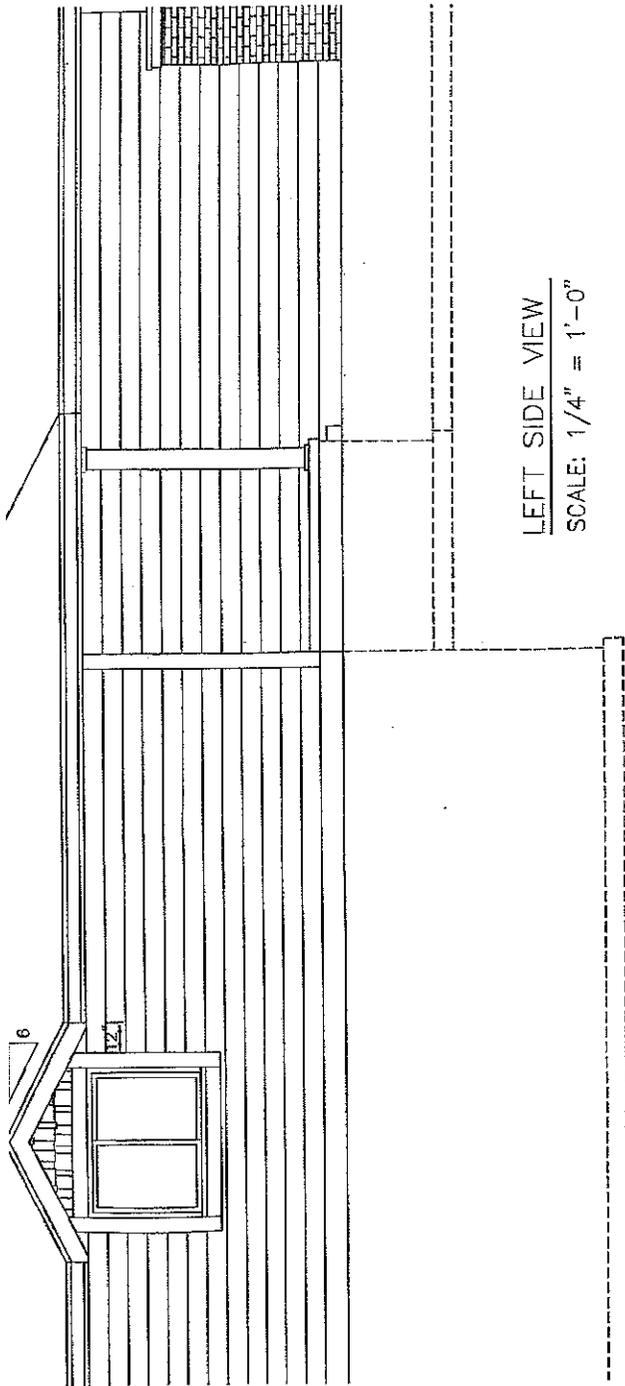
The Neighborhood Design Standards are available on line at:
<http://lincoln.ne.gov/city/attom/designs/ds375.pdf>

I would be happy to discuss the Design Standards, the appeal process, and especially alternatives to get your project moving as soon as possible. For instance, many of the houses in this area, on lots of similar size, have rear detached garages. A rear attached garage would also be allowed. The lot is very deep and would seem to have ample area for a garage. If a wider driveway was desired, pairing a driveway on the south property line of this lot with a driveway on the north property line of the adjacent lot to the south (if you intend to build there) could also be considered, similar to 3247 & 3307 S. 40th, just up the street.

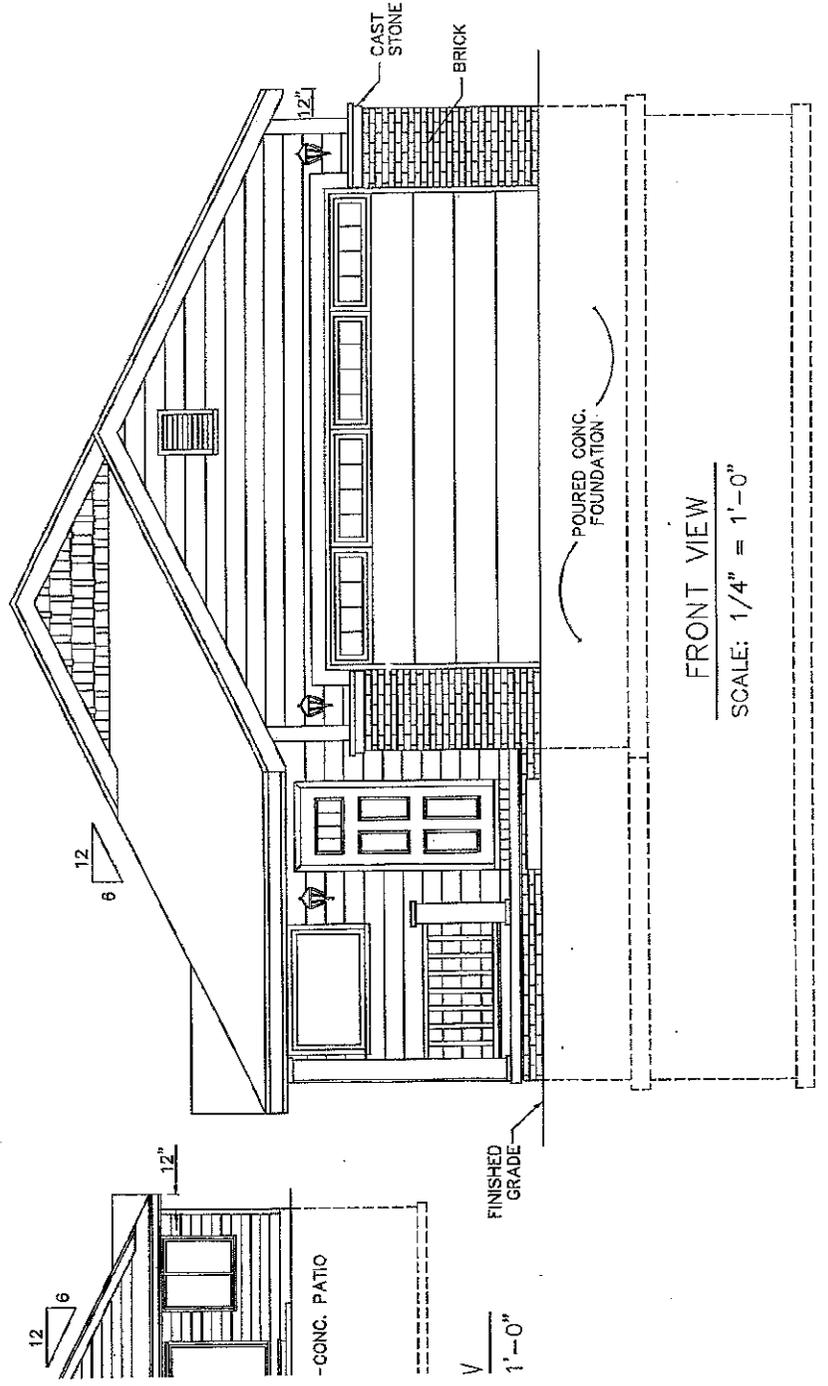
Ed Zimmer
Historic Preservation Planner
(402)441-6360



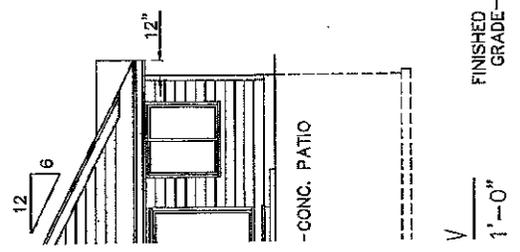
3313 SOUTH 40TH STREET



LEFT SIDE VIEW
SCALE: 1/4" = 1'-0"



FRONT VIEW
SCALE: 1/4" = 1'-0"



-CONC. PATIO

V
1'-0"

FINISHED GRADE

POURED CONC. FOUNDATION

CAST STONE

BRICK

12
6

12
6

12"

12"