

City of Lincoln
Planning

County Board of Zoning Appeals
Agenda

AGENDA

JULY 11, 2008

1. Review and approval of minutes of meeting held October 12, 2007.

PUBLIC HEARING AND ACTION

2. County Board of Zoning Appeals No. 08002, requested by Nathan Reckling for Princeton Countryside Alliance Church, for a variance of the sign ordinance to allow a 5' x 10' sign, 14' tall, within the required front yard, on property located at 24005 S. 12th Street, Princeton, Nebraska.

COUNTY BOARD OF ZONING APPEAL #08002

DATE: July 1, 2008

DATE SCHEDULED FOR PUBLIC HEARING: July 11, 2008

LOCATION: Generally located at 24005 S. 12th Street (old hwy 77) in Princeton, NE

ADDRESS: 24005 S. 12th Street
Princeton, NE

LEGAL DESCRIPTION: Lots 1-9, Block 17, Princeton, Nebraska

APPLICANT: Nathan Reckling
Countryside Alliance Church
24005 S. 12th Street
Martell, NE 68404
(402) 798-7318

LOT AREA: 30,119.18 square feet (134.04' X 224.77')

ZONING: County "R" Residential District on most of the lot with B Business zoning on the south 25'.

EXISTING LAND USE: Existing Church with parking and a ground sign.

SURROUNDING LAND USE AND ZONING:

Residential use to the north and west. Commercial to the south. Highway and grain storage to the east. Surrounding zoning is R Residential to the North, East and West and B Business to the South..

TYPE OF APPEAL:

THIS APPEAL IS DIRECTED TO THE BOARD RELATIVE TO

Section, 6.015 (1) LCZ requires a front yard of not less than 30 feet. A variance from 30 feet to 0 feet is requested to construct a church bulletin board (sign).

Section, 16.005 (b) LCZ requires church bulletin boards (signs) not to exceed 20 square feet in area. A variance from 20 square feet to 50 square feet is requested.

STAFF FINDINGS:

- 1) The applicant is proposing to build a 14 ' tall, 50' square foot sign, including a 1 foot electronic message line, located in the front yard , at the property line. The applicant states this is needed because of the hardship created by the shifting and widening of Highway 77, thus reducing visibility of the church.
- 2) There exists a brick ground sign at the east property line and a large cross on the church wall.
- 3) The County R Residential zoning provides for 20 square foot church bulletin boards, outside the front yard setback (30'). The existing church ground sign is located at about the east property line, in the front yard, and is assumed to be a legal "grandfathered" sign.
- 4) Within that portion of the church property zoned B Business (the south 25' of the property), a 100 square foot sign is permitted by right.
- 5) There is no apparent hardship to justify the waivers.

Prepared by

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner

Board of Zoning Appeals
Written Decision
Article 19 Lancaster County
Zoning Requirements

June 24, 2008
Dale Stertz, Staff Member

1. Article 6.015(1) LCZ requires a front yard depth of not less than 30 feet. A variance from 30 feet to 0 feet is requested to construct a church bulletin board (sign).
2. Article 16.005(b) LCZ requires church bulletin boards (signs) not exceed 20 square feet in area. A variance from 20 square feet to 50 square feet is requested.



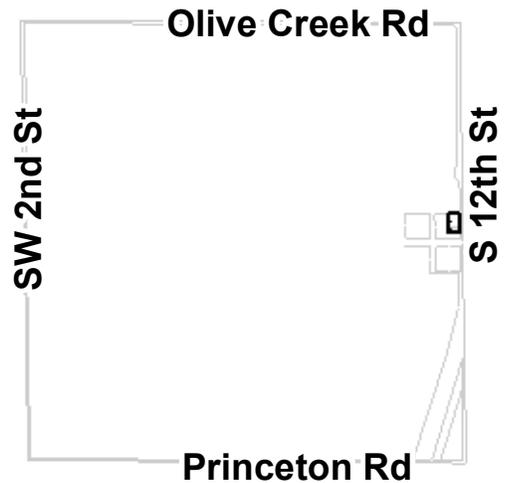
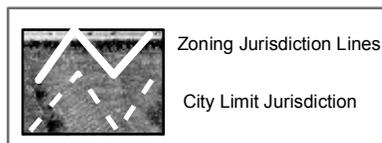
County Board of Zoning Appeals #08002
24005 S 12th St

2007 aerial

Zoning:

One Square Mile
 Sec. 14 T07N R06E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



BUILDING LOCATION PLAT

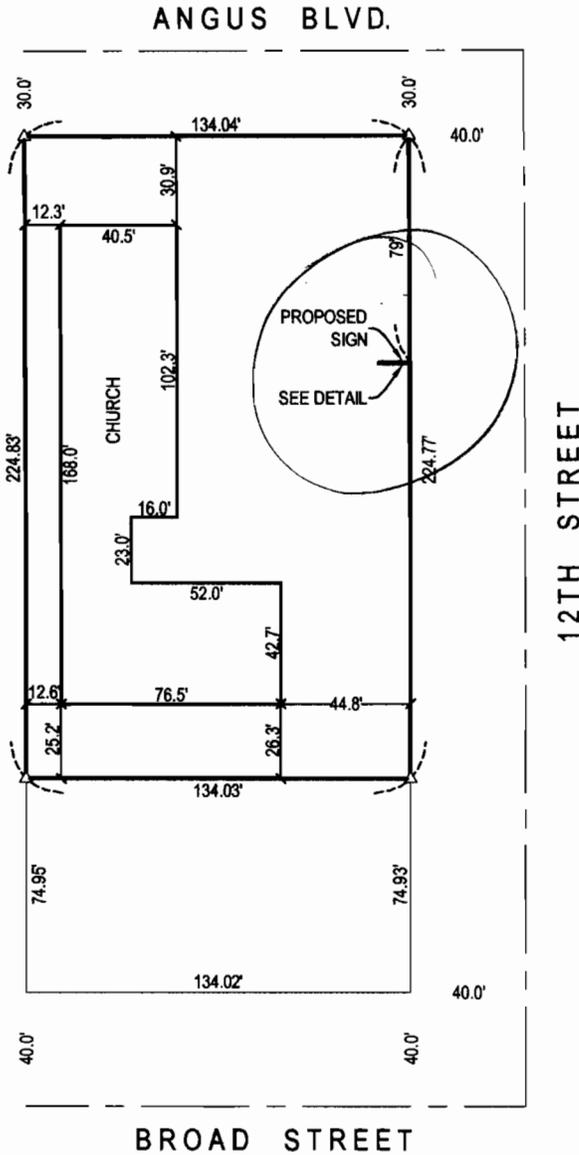
PREPARED BY

L & S SURVEYING

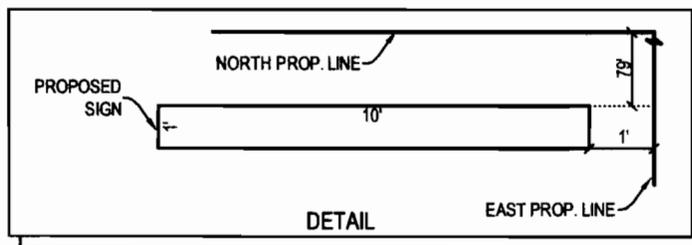
P.O. BOX 354, CRETE NE 68333
 (402) 826-4620 FAX (402) 826-4646



Scale: 1" = 50'



**County Board of Zoning Appeals #08002
 24005 S 12th St**



Legend

- Corners Found
- Corners Found
- Corners Set (5/8" Rebar w/ L&S Cap)
- Survey Marker
- △ Temporary Point
- R Record Distance
- M Measured Distance
- W.C. Witness Corner

Business Drafting & Plotting Pw (402) 484-8606 ... File Name: 080619 FENCE.DWG

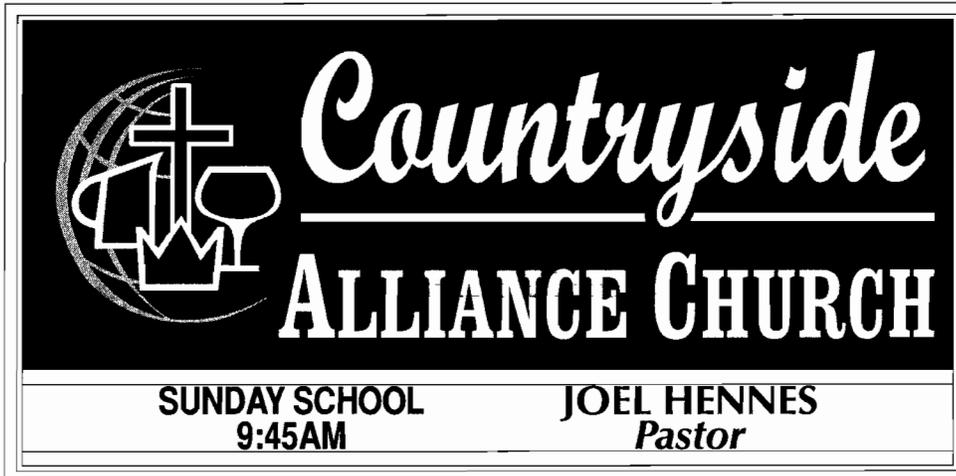


Leslie J. Siedschlag, Nebraska L.S. No. 469

Date of Completion; June 19, 2008

SHEET 1 OF 1

County Board of Zoning Appeals #08002
24005 S 12th St



9'



ANNOUNCER 510
CABINET SIZE: 5'x10'

--with 1 line of 8" tracking measuring: 12" x 115³/₄"--

Stewart
AMERICA'S PREMIER SIGN COMPANY
1-800-237-3928

Sk. #609844 CUST. #2130156

1/2"=1' 01.11.08 H/LYNCH -PROPOSAL-

ORIGINAL DESIGN DO NOT DUPLICATE

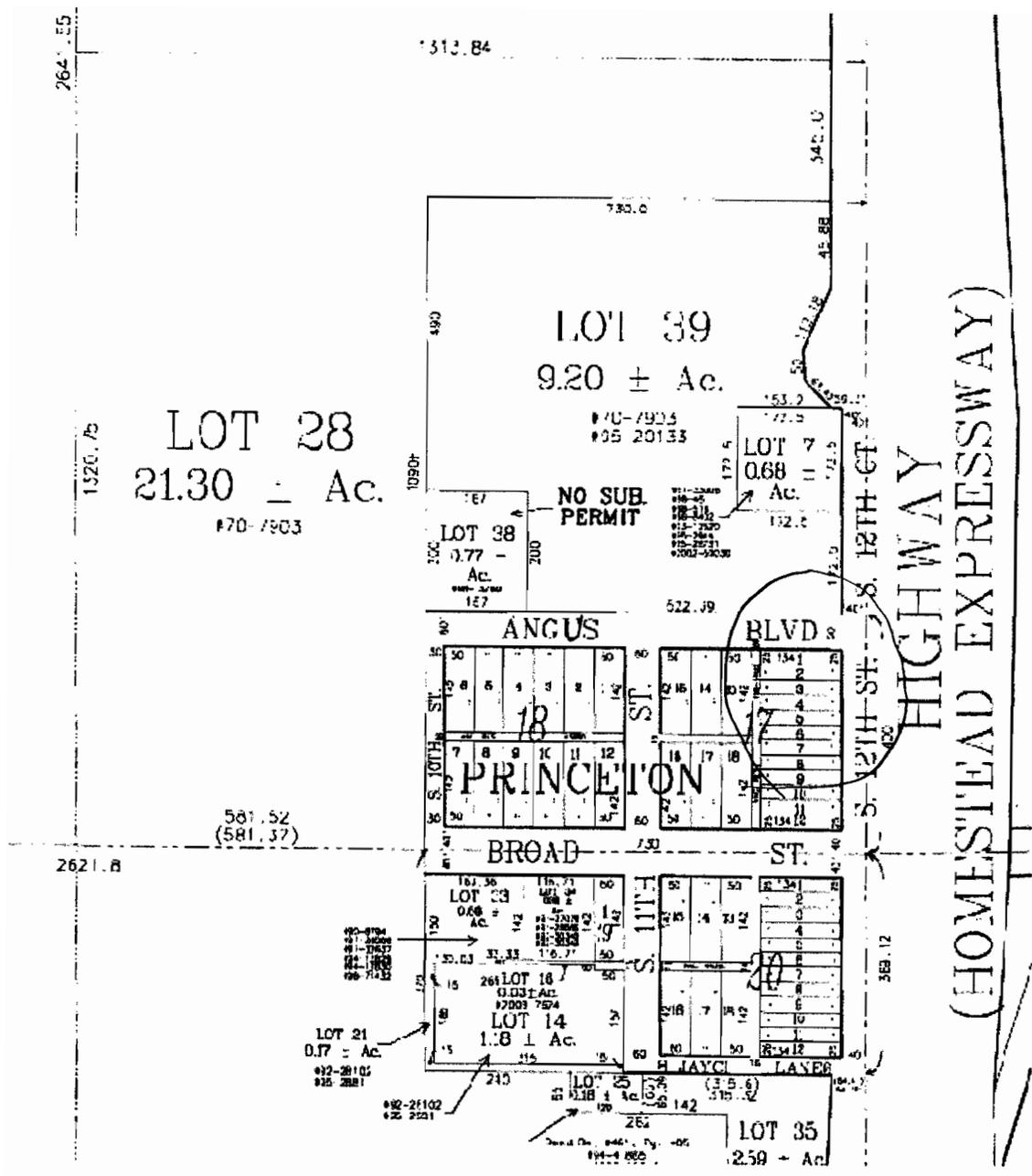
DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S RENDITION OF BRICKWORK, MASONRY, AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL.

APPROVED AS SHOWN.

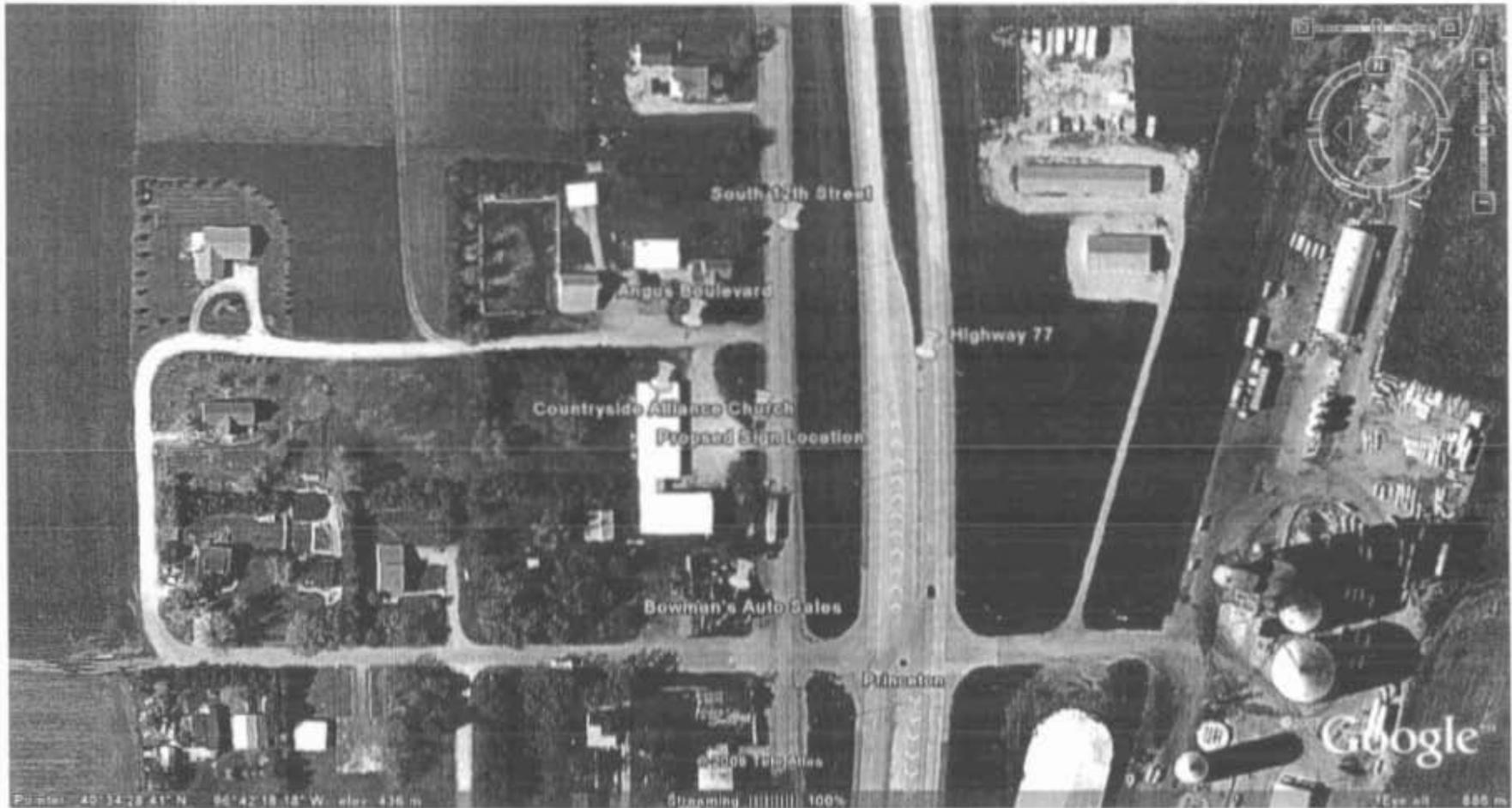
X _____ DATE _____ 1. _____

APPROVED WITH LISTED CHANGES _____ 2. _____

X _____ DATE _____ 3. _____



**County Board of Zoning Appeals #08002
24005 S 12th St**



Countryside Alliance Church
 24005 S. 12th Street
 Princeton, NE
 402-798-7318

5' X 10' Elevated Sign
 Internally Illuminated
 9' leg, [14' high]

Proposed Location
 0' set back from property line: even with west edge of county ditch
~~790'~~ south of Angus Boulevard
 150' north of property line
 120' west of Highway 77

County Board of Zoning Appeals #08002
24005 S 12th St

RECEIVED

CBA 08002

JUN 23 2008

PLANNING DEPT. _____ DATE OF HEARING _____ CO. BOARD OF APPEALS NO. CBA08001

Fee 250.00 Receipt No. CITY BUILDING & SAFETY Date 6/23, 2008.

APPEAL TO COUNTY BOARD OF ZONING APPEALS

BOARD OF ZONING APPEALS, Lancaster County, Nebraska

On June 23, 2008 the undersigned applied for a building permit to erect
a nonconforming sign for our church
Princeton Countryside Alliance Church

Located on Lot 1-9 Block 17 Addition _____ Sec. 14 Township 7N Range 6E

Address 24005 S. 12th St. Have you met with the neighboring properties? Yes No

<p>TO BE FILLED IN BY BUILDING OFFICIAL: This permit was denied because _____</p> <p>_____</p> <p>_____</p>

The above decision(s) of the Building Official is hereby appealed on the grounds that (check and complete all that apply):

The Administrative Official erred by _____

A Variance to (height, area, parking, density) is necessary because the property is peculiar, exceptional, and unusual in the following ways: shifting and widening Highway 77 reduced our visibility - we would like to erect a 5'x16' sign that is 14' tall and located on the property line.

An exception is necessary to:

1. Reconstruct a non-conforming building for a compelling public necessity because: _____
2. To permit erection or use of a public service corporation for public utilities: _____
3. To interpret provisions where the map does not reflect the street layout on the ground: _____

Contact Person: Nathan Reckling Address: 24005 S. 12th, Martell 68404

Phone #: 798-7318 E-mail (if applicable) CountrysideCMA@hotmail.com

Staff will post a notification sign in the yard of the property and other officials may visit the site prior to the hearing. Signing this form hereby grants permission to the staff to enter onto property for purposes related to this application.

Signed: Nathan Reckling Appellant Address: 24005 S. 12th, Martell Phone #: 798-7318

Cell (402) 326-6492