

ZONING BOARD OF APPEALS
AUGUST 19, 1982

Lot 274 Drainage Adit.

Case No. 82-196

8-19-82

Ernest M. & Carol Pfannenstiel
940 Fawn Parkway 68154
333-1849

Mrs. Jensen stepped out of the meeting during the hearing of this case. Mr. Anzaldo voted in place of Mrs. Jensen.

Permit to allow accessory building to remain - INSUFFICIENT FRONT YARD AND INSUFFICIENT CLEARANCE BETWEEN MAIN BUILDING AND SHED
940 Fawn Parkway

Mr. and Mrs. Pfannenstiel appeared in behalf of their request for permit to allow existing accessory building at 940 Fawn Parkway. They explained that their residence is situated on the corner of 122nd and Fawn Parkway, and when they received their fence permit they thought the permit also applied to the storage shed adjacent thereto.

In answer to an inquiry from Mr. Anderson regarding moving the structure to the rear yard, applicants stated that their rear yard slopes up rather high and is structured such that they sometimes have drainage problems. They felt that the shed in the rear would severely disrupt the drainage and cause additional problems. Pictures of the site were presented for review by the Board.

Applicants pointed out that the 6 ft. redwood fence nearly covers the shed from view of the neighbors. It is located between the house and the fence and the portion of the roof which extends beyond the top of the fence is almost totally shielded by trees.

A petition was presented, signed by 4 neighboring property owners who do not object to the request.

Mr. Kubovec stated that he would prefer additional landscaping to hide the fence somewhat. He suggested perhaps honeysuckle as a buffer. Applicant agreed that he would be glad to provide additional landscaping.

Mr. Anzaldo moved to approve the request as presented on the condition that additional landscaping be provided, said landscaping to be approved by Mr. Kubovec, and that in the event the fence is ever removed, the shed will also have to be removed, and that this motion be recorded in the office of the Register of Deeds. Motion seconded by Mr. Otepka and carried by unanimous vote.

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C. HAROLD OSTLER
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DOUGLAS COUNTY, NEBR.

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