

ZONING BOARD OF APPEALS AGENDA



Public Hearing
Thursday, January 14, 2016 - 1:00 P.M.

Legislative Chambers-LC Level
Omaha/Douglas Civic Center
1819 Farnam Street

ZONING BOARD OF APPEALS (ZBA): Board members are citizens of Omaha who serve without pay and are not employed by the City. Current members are: Brian Mahlendorf – Chair, Jacque Donovan - Vice-Chair, Sebastian (Subby) Anzaldo, Jason Lanoha, and Jeremy Aspen. Teri Teutsch and Sean Kelley are the alternates. For a waiver to be approved, four members must vote in favor of the request.

Sections 14-408 through 14-414 of the State Code of Nebraska authorize the ZBA to rule on waivers from the City of Omaha Zoning Ordinance (Chapter 55). Pursuant to Neb. Rev. Stat. Section 14-410, any appeal from an order or decision of a zoning official must be filed within 30 days of the date of the order or decision appealed from. All Board decisions must be based on a finding of unnecessary hardship or practical difficulty and must be in the best interest of the public good.

ZONING BOARD OF APPEALS MEMBERS will assemble in the Planning Department Central Conference Room, 11th Floor, on Thursday, January 14, 2016 at 9:00 a.m. to determine the sites to be inspected.

CERTIFICATION OF PUBLICATION: Board of Appeals Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Monday, January 4, 2016 (for use waivers only) and Thursday, January 7, 2016.

MEETING PROCEDURES:

Applicant, Property Owner or Representative - must appear at the meeting.

It is the applicant's responsibility to justify a waiver by showing a hardship or practical difficulty associated with the land. Personal preference, financial considerations, or disagreement with the zoning ordinance standard are not acceptable reasons for granting a waiver.

Cases will be heard in the order shown on the agenda. When your case is called, please come forward and give your name to the secretary and the chairman. If there are opponents, they will also come forward at that time and give their names to the secretary and be seated in the front row.

The applicant may be given up to 10 minutes to present the case. The Board may waive the presentation. Opponents will be given up to 10 minutes to present reasons for their opposition. Board members may ask questions of any interested party. The time needed to respond will not count as part of the time limit.

If the Board grants the waiver, **the applicant must receive a building permit before starting any construction.** You may apply for a permit from the Permits & Inspections Department, located in Room 1110 of this building, no earlier than the Monday following the meeting.

The Zoning Board of Appeals agenda and other information regarding the Zoning Board of Appeals and the Planning Department is available on the Internet at <http://www.cityofomaha.org/planning>. The agendas available on the Internet are subject to change and are for convenience purposes only. The agenda may be altered no later than 24 hours before the scheduled commencement of the meeting. A copy of the official agenda, kept continually current, shall be available for public inspection during normal business hours at the City of Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska. Prior to the hearing, the applicant may schedule a time to review the City's case file during normal business hours by contacting the Planning Department at (402) 444-5150 x2063. If an alternative (audio version) to this agenda is necessary, please notify the Secretary to the Zoning Board of Appeals at (402) 444-5150 x2061, 72 hours in advance.

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LAYOVERS:

Case No. 15-145 (*from 12/10/15*) REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 65% to 51%; and to the minimum street yard landscaping depth from 20' to 0' to allow installation of a circular drive.
Mark J. Hemmer
17621 Patrick Avenue
Omaha, NE 68116

LOCATION: 18716 North HWS Cleveland Boulevard
ZONE: R3

Case No. 15-146 (*from 12/10/15*) REQUEST: Waiver of Section 55-506 – Variance to the minimum lot width from 100' to 32.95' and 32.75' to allow for the approval of a subdivision of the property into 2 lots.
Matt Tinkham
Lamp Rynearson & Associates
14710 West Dodge Road
Suite 100
Omaha, NE 68154

LOCATION: 6620 F Street & 4343 South 67th Street
ZONE: GI

NEW CASES:

Case No. 16-001 REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6' tall, privacy fence in the street side yard and front yard setbacks of a residential zoning district.
Steve Laird
9958 West Center Road
Omaha, NE 68124

LOCATION: 9958 West Center Road
ZONE: R2

Case No. 16-002 REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25' to 3'; to the interior side yard setback from 5' to 3'; to the maximum building coverage from 40% to 44%; to the maximum impervious coverage from 50% to 52%, to allow for the construction of a new 30' x 34' detached garage and driveway.
Francis J. Safranek
911 South 57th Street
Omaha, NE 68106

LOCATION: 911 South 57th Street
ZONE: R4(35)

Case No. 16-003 REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35' to 12' to allow for construction of a 6.8' x 15' enclosed porch and handicapped accessible ramp.
Ted Franssen
ABC Seamless
8032 Maple Street
Omaha, NE 68134

LOCATION: 3919 North 45th Street
ZONE: R4(35)

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Case No. 16-004
Mark Sanford
1306 North 162nd Street
Omaha, NE 68118

REQUEST: Waiver of Section 55-715, 55-716 & 55-734
– Variance to the minimum street yard landscaping depth from 15' to 11'; to the required bufferyard between GI and R4(35) from 60' to 11' and 30' to 24'; and to the minimum number of off-street parking stalls from 48 to 43, to allow for construction of a 1,500 sq. ft. building addition and parking lot.

LOCATION: 5638 & 5722 Center Street

ZONE: GI

ELECTION OF OFFICERS