ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, December 14, 2017 - 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. Sean Kelley and Kristine Moore 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, December 14, 2017 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, December 4, 2017 (for use waivers only) and Thursday, December 7, 2017.

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 state your name. If there are opponents, they will also come forward at that time, give their names 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.
NEW CASES:

1. Case No. 17-144
Brandon Breiby
4005 Rayner Parkway #3404
Bellevue, NE 68123
REQUEST: Waiver of Section 55-734 – Variance to the required number of off-street parking stalls from 91 to 10 to allow General Retail Sales and Social Club uses.
LOCATION: 5419 Northwest Radial Highway
ZONE: GC

2. Case No. 17-145
Mick McGuire
Straightline Design, Inc.
3925 South 147th Street
Omaha, NE 68144
REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 30’ to allow for construction of a 20’ x 36’ accessory building.
LOCATION: 6405 Country Squire Lane
ZONE: R1-ED

3. Case No. 17-152
Jewish Federation of Omaha
333 South 132nd Street
Omaha, NE 68154
REQUEST: Waiver of Section 55-734 – Variance to the maximum overall sign budget from 40 sq. ft. to 232 sq. ft., to the maximum sign area for a monument sign from 25 sq. ft. to 85.5 sq. ft., to the maximum height for a monument sign from 6’ to 12’3” and to allow an electronic message center, not otherwise permitted, based on the proposed overall sign plan for the site.
LOCATION: 333 South 132nd Street
ZONE: R8

4. Case No. 17-153
David Hinsley
RDG Planning & Design
900 Farnam on the Mall Suite 100
Omaha, NE 68102
REQUEST: Waiver of Section 55-166 – Variance to the interior side yard setback from 15’ to 3’ to allow for an addition to the existing elementary school.
LOCATION: 3520 Maplewood Boulevard
ZONE: R3

5. Case No. 17-154
Leanne and Jennifer Ludes
606 South 157th Circle
Omaha, NE 68118
REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 16’ to allow for construction of a 10’ x 16’ deck.
LOCATION: 606 South 157th Circle
ZONE: R3

6. Case No. 11-104
The Nebraska Methodist Hospital
8303 Dodge Street
Omaha, NE 68114
REQUEST: Waiver of Section 55-123 & 55-740(e) – Variance to allow a temporary gravel parking lot for construction personnel not permitted in the R1 district (1-year extension until no later than December 31, 2018).
LOCATION: 8135 & 8151 Farnam Drive and 8220 & 8224 Harney Street
ZONE: R1
7. Case No. 17-155  
The Kul Factory  
8800 “F” Street  
Omaha, NE 68127  

**REQUEST:** Waiver of Section 55-843 – Variance to the maximum size of a pole sign from 150 sq. ft. to 258 sq. ft. and to allow flashing and bare bulb design elements for a pole sign.  

**LOCATION:** 8800 “F” Street  
**ZONE:** GI

8. Case No. 17-156  
Brent Burt  
21851 R & R Road  
#4  
Gretna, NE 68028  

**REQUEST:** Waiver of Section 55-506 – Variance to the rear yard setback from 10’ to 0’ to allow for a building addition.  

**LOCATION:** 4421 South 76th Circle  
**ZONE:** GI

9. Case No. 17-158  
Dwight Anderson  
7601 State Street  
Ralston, NE 68127  

**REQUEST:** Waiver of Section 55-466 – Variance to the maximum height from 40’ to 68’ to allow construction of a new waterslide/tower attraction.  

**LOCATION:** 7003 “Q” Street  
**ZONE:** CH-FF

10. Case No. 17-159  
Edwards-Bedel Construction  
8874 Greenwood Road  
Plattsmouth, NE 68048  

**REQUEST:** Waiver of Section 55-146 – Variance to the interior side yard setback from 10’ to 3’ to allow construction of a 30’ x 43’ detached garage.  

**LOCATION:** 15734 Burt Street  
**ZONE:** R2