ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, January 10, 2019 - 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: Jason Lanoha – Chair, Jeremy Aspen – Vice-Chair, Brian Mahlendorf, Sean Kelley and Kristine Moore. Dustin Friedman is the alternate. 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 10, 2019 at 11:00 a.m. to discuss the cases.

CERTIFICATION OF PUBLICATION: Board of Appeals Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Monday, December 31, 2018 (for use waivers only) and Thursday, January 3, 2019.

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.
LAYOVER CASES:

1. Case No. 18-146 (from 11/8/18)
   Relevant Community Church
   c/o Cory Nelson
   11656 Meredith Avenue
   Omaha, NE 68164
   REQUEST: Waiver of Section 55-830 - Variance to the maximum sign budget for a civic use in a residential district from 32 sq. ft. to 80.25 sq. ft. to allow for construction of a monument sign and two wall signs.
   LOCATION: 21220 Elkhorn Drive
   ZONE: R4

2. Case No. 18-168 (from 12/13/18)
   Lawnfield LLC, ETAL
   c/o Omaha Neon Sign Company
   1120 North 18th Street
   Omaha, NE 68102
   REQUEST: Waiver of Section 55-831 - Variance to the overall sign budget from 40 sq. ft. to 163 sq. ft., to the maximum number of signs allowed from 2 to 3 and the installation of a roof sign not permitted in a R8 district.
   LOCATION: 7007 Oak Street
   ZONE: R8-ACI-4(PL)

3. Case No. 18-169 (from 12/13/18)
   Matt and Jaylene Eilenstine
   1618 South 213th Circle
   Omaha, NE 68022
   REQUEST: Waiver of Section 55-166 - Variance to the rear yard setback from 25' to 10' to allow for construction of a new pool house/indoor sports court.
   LOCATION: 1618 South 213th Circle
   ZONE: R3

NEW CASES:

4. Case No. 19-001
   Melvin Friesen
   c/o Community Bible Church
   9001 Q Street
   Omaha NE 68127
   REQUEST: Waiver of Section 55-830 - Variance to the overall sign budget from 32 sq. ft. to 55 sq. ft., to the maximum area of a sign from 25 sq. ft. to 27 sq. ft. and the minimum setback from 12' to 0' to allow for the installation of 2 new monument signs.
   LOCATION: 9001 Q Street
   ZONE: R3

5. Case No. 19-002
   Nelson Mandela Child Development Center
   c/o Jay Muller, Omaha Neon
   3020 Curtis Avenue
   Omaha, NE 68111
   REQUEST: Waiver of Section 55-830(2) - Variance to the maximum signage budget for a civic use in a residential district from 32 sq. ft. to 114 sq. ft. and to the minimum setback of a monument sign from 12' to 0' to allow for two new wall signs and a new monument sign.
   LOCATION: 3020 Curtis Avenue
   ZONE: R4(35)

6. Case No. 19-003
   Kustom Kitchens
   c/o Jay Muller, Omaha Neon
   8914 L Street
   Omaha, NE 68217
   REQUEST: Waiver of Section 55-843 - Variance to the allowed sign budget from 202 sq. ft. to 500 sq. ft. to allow for existing business signage.
   LOCATION: 8914 L Street
   ZONE: GI
7. Case No. 19-004  
Don Sweazy  
11551 Pawnee Road  
Omaha, NE 68142  
REQUEST: Waiver of Sections 55-108 and 55-740(e) - Variance to the hard-surface driveway requirement and to the interior side yard setback from 25' to 11' to allow for a gravel driveway and the construction of a new home and accessory building.  
LOCATION: 11551 Pawnee Road  
ZONE: DR/DR-ED

8. Case No. 19-005  
Todd and Kim Remmeried  
c/o Mick McGuire  
Straightline Design, Inc.  
3925 South 147th Street  
Omaha, NE 68144  
REQUEST: Waiver of Section 55-740(e) - Variance to the hard-surface driveway requirement to allow a gravel driveway to a new home and garage addition.  
LOCATION: 10330 North 168th Street  
ZONE: AG

9. Case No. 19-006  
Richard Dyer  
c/o Mick McGuire  
Straightline Design, Inc.  
3925 South 147th Street  
Omaha, NE 68144  
REQUEST: Waiver of Section 55-186 - Variance to the maximum impervious coverage percentage from 50% to 53.8%, to the side yard setback from 5' to 2', and to the rear yard setback from 25' to 3.9' to allow for construction of a new home addition.  
LOCATION: 7748 Davis Circle  
ZONE: R4(35)

10. Case No. 19-007  
Robert Torson Architects  
2542 South 118th Street  
Omaha, NE 68137  
REQUEST: Waiver of Section 55-146 - Variance to the minimum rear yard setback from 25' to 3' to allow for an expansion of an existing storage shed.  
LOCATION: 8730 Woolworth Avenue  
ZONE: R2

11. Case No. 19-008  
Robert Torson Architects  
2542 South 118th Street  
Omaha, NE 68137  
REQUEST: Waiver of Section 55-126 - Variance to the maximum impervious coverage percentage from 30% to 34% to allow for construction of a new home addition and driveway.  
LOCATION: 606 South 93rd Street  
ZONE: R1

12. Case No. 19-009  
Ed Thiele  
c/o Habitat for Humanity  
1701 North 24th Street  
Omaha, NE 68110  
REQUEST: Waiver of Section 55-206 - Variance to the minimum lot area requirement from 5,000 sq. ft. to 4,960 sq. ft. and to the minimum lot width from 50' to 40' to allow for construction of new single family homes.  
LOCATION: 3813, 3821 & 3823 North 23rd Street  
ZONE: R5

13. Case No. 19-010  
Ed Thiele  
c/o Habitat for Humanity  
1701 North 24th Street  
Omaha, NE 68110  
REQUEST: Waiver of Section 55-206 – Variance to the minimum lot area requirement from 5,000 sq. ft. to 4,160 sq. ft. and to the minimum lot width from 50' to 42' to allow for construction of a new single family home.  
LOCATION: 3609 North 19th Street  
ZONE: R5
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<th>Case No.</th>
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<th>REQUEST</th>
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<tr>
<td>19-011</td>
<td>Joshua Kochen</td>
<td>1725 Ontario Street</td>
<td>Waiver of Section 55-166 - Variance to the</td>
<td>1725 Ontario Street</td>
<td>R4(35)</td>
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<td>Omaha NE 68108</td>
<td>front yard setback from 35' to 18' feet to</td>
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<td>allow for an existing covered porch.</td>
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<td>19-012</td>
<td>Jamie Meyer</td>
<td>22920 West Center Road</td>
<td>Waiver of Section 55-87 - Variance to the</td>
<td>22920 West Center Road</td>
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<td>Omaha, NE 68022</td>
<td>maximum impervious coverage from 10% to</td>
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<td>20% to allow for construction of a 1,600 sq.</td>
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<td>ft. outbuilding.</td>
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MINUTES TO BE APPROVED: December 13, 2018

2019 ELECTION OF OFFICERS - CHAIR & VICE-CHAIR