ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, January 11, 2018 - 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, January 11, 2018 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 1, 2018 (for use waivers only) and Thursday, January 4, 2018.

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. 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

NEW CASES:

2. Case No. 18-001
   Jack Ortmeyer
   1421 South 52nd Street
   Omaha, NE 68106
   REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 13.6’ to allow for a new garage and deck addition.
   LOCATION: 1421 South 52nd Street
   ZONE: R4(35)

3. Case No. 18-002
   Omaha Public School
   c/o Mark Warneke
   4041 North 72nd Street
   Omaha, NE 68134
   REQUEST: Waiver of Section 55-146, 55-715 & 55-735(b) – Variance to the maximum impervious coverage from 40% to 41.4%; to the minimum street yard landscaping depth from 25’ to 15’ 10”; and to allow parking in the front yard setback to allow for construction of a new elementary school.
   LOCATION: 330 South 127th Street
   ZONE: R2

4. Case No. 18-003
   Dave Paik Builders
   16535 Douglas Circle
   Omaha, NE 68118
   REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 19’ to allow for construction of a new deck.
   LOCATION: 7285 North 155th Street
   ZONE: R3

5. Case No. 18-004
   Thomas Donaldson
   341 North 93rd Street
   Omaha, NE 68114
   REQUEST: Waiver of Section 55-126 – Variance to the street side yard setback from 25’ to 22’ to allow for construction of a garage addition.
   LOCATION: 341 North 93rd Street
   ZONE: R1

6. Case No. 18-005
   Jeanne Weaver
   5323 Spring Street
   Omaha, NE 68106
   REQUEST: Waiver of Section 55-186 – Variance to the front yard setback from 35’ to 24’ and to the side yard setback from 5’ to 3’ to allow for replacement of a damaged deck.
   LOCATION: 5323 Spring Street
   ZONE: R4(35)

7. Case No. 18-006
   Kyle Conry
   Omaha Neon Sign Company
   1120 North 18th Street
   Omaha, NE 68102
   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 120 sq. ft. to allow for a new signage plan.
   LOCATION: 1807 South 60th Street – Belle Ryan Elementary
   ZONE: R4
8. Case No. 18-007  
Brady Hoefer  
13606 Corby Street  
Omaha, NE 68164  
REQUEST: Waiver of Section 55-715 – Variance to the street yard landscaping percentage from 70% to 59% to allow for an attached garage addition.  
LOCATION: 9323 Oak Street  
ZONE: R2

9. Case No. 18-008  
Steve Champoux  
2045 South Folsom  
Suite A  
Lincoln, NE 68522  
REQUEST: Waiver of Section 55-206 – Variance to the minimum interior side yard setback from 7' to 5' to allow for construction of single-family attached homes.  
LOCATION: 9599 North 168th Street  
ZONE: AG (R5 Pending)

10. Case No. 18-009  
Ed Thiele  
Habitat for Humanity of Omaha  
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 4,400.1 sq. ft. and 2,209.5 sq. ft. to allow for an administrative subdivision.  
LOCATION: 2505 Maple Street  
ZONE: R5

11. Case No. 18-010  
Steve Rife  
RH Land Management Company, LLC  
4515 Military Avenue  
Omaha, NE 68104  
REQUEST: Waiver of Section 55-246 – Variance to the minimum rear yard setback from 25' to 5'5" to the street side yard setback from 15' to 5'11" and to the side yard setback from 5' to 1'3" to allow for replacement of an existing roof structure and construction of a new addition.  
LOCATION: 2539 Burdette Street  
ZONE: R7

**ELECTION OF OFFICERS**