ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, January 9, 2020 - 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 and Matthew Kortright 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 9, 2020 at 11:00 a.m. to discuss the cases. (The
applicant does not need to appear at this time.)

CERTIFICATION OF PUBLICATION: Board of Appeals Administrator certifies publication in the Daily
Record, the official newspaper of the City of Omaha, on Monday, December 30, 2019 (for use waivers
only) and Thursday, January 2, 2020.

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
standards 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. 19-142 (from 12/12/19)  
   Children’s Hospital Foundation  
   c/o HDR, Inc.  
   8404 Indian Hills Drive  
   Omaha, NE 68114  
   REQUEST: Waiver of Sections 55-834(1)(2) - Variance to allow an electronic messaging center for a civic use in a GO district and to the maximum sign budget from 60 sq. ft. to 2,520 sq. ft. to allow for a new signage plan.  
   LOCATION: 8300 Dodge Street  
   ZONE: GO-ACI-2(65)

NEW CASES:

2. Case No. 20-001  
   Craig Tuttle  
   1536 South 79th Street  
   Omaha, NE 68124  
   REQUEST: Waiver of Section 55-740(e) - Variance to the hard-surface driveway requirement.  
   LOCATION: 113 North Happy Hollow Boulevard  
   ZONE: R3

3. Case No. 20-002  
   Keystone Senior Community  
   c/o Design8 Studios  
   5801 North 90th Street  
   Omaha, NE 68134  
   REQUEST: Waiver of Section 55-832(2) - Variance to the total allowed sign budget from 40 sq. ft. to 175 sq. ft. at 7300 Graceland Drive, to the total allowed sign budget from 40 sq. ft. to 116 sq. ft. at 7350 Graceland Drive, to the maximum allowed square footage per wall sign from 20 to 50 (Sign #2), from 20 to 49 (Sign #4) and from 20 to 82 (Sign #8) to allow for a revised signage plan.  
   LOCATION: 7300 & 7350 Graceland Drive  
   ZONE: R8-PUD

4. Case No. 20-003  
   HBI, LLC  
   13575 Lynam Drive  
   Omaha, NE 68138  
   REQUEST: Waiver of Section 55-187(e) - Variance to the front yard setback from 35’ to 20.5’ to allow for the replacement of the existing stairs.  
   LOCATION: 2886 Bauman Avenue  
   ZONE: R4(35)

5. Case No. 20-004  
   Betty Curran  
   c/o Randy Curran  
   2425 “E” Street  
   Omaha, NE 68107  
   REQUEST: Waiver of Section 55-226 - Variance to the front yard setback from 35’ to 13’ to allow for the replacement of an existing covered front porch.  
   LOCATION: 2425 “E” Street  
   ZONE: R6

6. Case No. 20-005  
   Robert Neve  
   c/o Paul Latenser  
   2271 South 135th Circle  
   Omaha, NE 68144  
   REQUEST: Waiver of Sections 55-186 & 55-187(e) - Variance to the front yard setback from 35’ to 14’, to the rear yard setback from 25’ to 7’ and to the interior side yard setback from 5’ to 3’ to allow for the remodel of an existing home.  
   LOCATION: 806 North 49th Street  
   ZONE: R4(35)
7. Case No. 20-006  
Staci Dudley  
3358 South 220th Street  
Omaha, NE 68022  
REQUEST: Waiver of Section 55-782(f) - Variance to the front yard setback on a double frontage lot from 50’ to 25’ and to the interior side yard setback from 25’ to 4’ to allow for the construction of a new pool, patio, pergola and garage.  
LOCATION: 3358 South 220th Street  
ZONE: DR

8. Case No. 20-007  
Anson Nowka  
1516 South 219th Avenue  
Omaha, NE 68022  
REQUEST: Waiver of Section 55-186 - Variance to the rear yard setback from 25’ to 10’ to allow for the construction of a new detached garage.  
LOCATION: 1516 South 219th Avenue  
ZONE: R4

9. Case No. 20-008  
Heather Burwell VCA  
c/o Craig Davis Sign Design  
23 Cypress Street  
Lorton, NE 68382  
REQUEST: Waiver of Section 55-836(2) - Variance to the required front yard setback from 12’ to 8’ to allow for the relocation of an existing monument sign.  
LOCATION: 9706 Mockingbird Drive  
ZONE: CC

10. Case No. 20-009  
Derek Quinn  
4301 North 193rd Circle  
Omaha, NE 68022  
REQUEST: Waiver of Section 55-786(e)(3)(4) - Variance to the residential fence regulations to allow a 6’ tall, privacy fence within the front yard setback.  
LOCATION: 4301 North 193rd Circle  
ZONE: R3

11. Case No. 20-010  
2302 M, LLC  
c/o Kyle Haase  
E & A Consulting  
10909 Mill Valley Road, #100  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-740(f) - Variance to the minimum perimeter parking lot landscaping from 10’ to 7.3’ to allow for the expansion of an existing parking lot.  
LOCATION: Southeast of 23rd and M Streets  
ZONE: R7 (NBD Pending)

12. Case No. 20-011  
Jake Messerly  
c/o Doug Kellner  
TD2  
10836 Old Mill Road  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-734 - Variance to the required number of off-street parking stalls from 29 to 10 to allow for a remodeled office space.  
LOCATION: 5419 Northwest Radial Highway  
ZONE: GC

13. Case No. 20-012  
Mancuso Properties, LLC  
7930 Blondo Street  
Omaha, NE 68134  
REQUEST: Waiver of Sections 55-406, 55-715(c) & 55-740(b)(c)(f) - Variance to the rear yard setback from 15’ to 4’, to the minimum required street yard landscaping depth from 5’ to 0’ along the west property line, to minimum drive aisle width from 24’ to 22’, to the minimum 90° parking stall depth from 18’ to 17’, to allow vehicle overhang into a landscaped area and to the minimum perimeter parking lot landscaping depth of 10’ and 5’ to 0’.  
LOCATION: 7337 Farnam Street  
ZONE: GC
MINUTES TO BE APPROVED: December 12, 2019

ELECTION OF OFFICERS