ZONING BOARD OF APPEALS
AGENDA

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: Sean Kelley – Chair, Jason Lanoha – Vice-Chair, Jeremy Aspen, Brian Mahlendorf 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, June 11, 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, June 1, 2020 (for use waivers only) and Thursday, June 4, 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 CASE:

1. Case No. 20-051 *(from 5/14/20)*
   Cameron Ziegenffoss
   16010 Ruggles Street
   Omaha, NE 68116
   REQUEST: Waiver of Section 55-266 - Variance to the interior side yard setback from 10’ to 6’ to allow for the construction of a new deck and stairs.
   LOCATION: 123 South 39th Street
   ZONE: R8-ACI-(PL)

2. Case No. 20-056 *(from 5/14/20)*
   Nicholas Stalheim
   11208 Martin Avenue
   Omaha, NE 68164
   REQUEST: Waiver of Section 55-715 - Variance to the minimum street yard landscaping percentage from 60% to 54% to allow for a new driveway and sidewalk.
   LOCATION: 18701 Patrick Avenue
   ZONE: R4

3. Case No. 20-073 *(from 5/14/20)*
   Aaron Campbell
   10652 Woolworth Avenue
   Omaha, NE 68124
   REQUEST: Waiver of Section 55-126 - Variance to the interior side yard setback from 25’ to 15’ to allow for the construction of a new garage addition.
   LOCATION: 10652 Woolworth Avenue
   ZONE: R1

NEW CASES:

4. Case No. 20-075
   Lori Krejci
   21506 Ridgewood Road
   Omaha, NE 68022
   REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 23’-8” to allow for the construction of a new home addition.
   LOCATION: 6167 Walnut Street
   ZONE: R4(35)

5. Case No. 20-076
   Robert & Darla Knapp
   1505 North 196th Street
   Omaha, NE 68022
   REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ fence in the front and street side yard setback.
   LOCATION: 1505 North 196th Street
   ZONE: R4

6. Case No. 20-077
   Bhuvnesh Bhargava
   11227 Franklin Plaza, #1616
   Omaha, NE 68154
   REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 60% to 47% and to the minimum depth of street yard landscaping from 15’ to 0’ to allow for the construction of a new driveway.
   LOCATION: 20509 D Street
   ZONE: R4
7. Case No. 20-078
Craig Philbrick
17005 Decatur Street
Omaha, NE 68118
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6' fence in the street side yard setback.
LOCATION: 17005 Decatur Street
ZONE: R4

8. Case No. 19-142
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 2,114 sq. ft. to allow for a new signage plan.
LOCATION: 8300 Dodge Street
ZONE: GO-ACI-2(65)

9. Case No. 20-079 - WITHDRAWN
Tony Brown
11408 Frederick Street
Omaha, NE 68144
REQUEST: Waiver of Section 55-503 - Variance to the use regulations of the General Industrial district to allow an expansion of an existing Kennel use not otherwise permitted.
LOCATION: 6508 North 16th Street
ZONE: GI

10. Case No. 20-080
Jason Hoesing
11714 Sprague Street
Omaha, NE 68164
REQUEST: Waiver of Section 55-126 - Variance to interior side yard setback from 25' to 24.4' to allow for the construction of a garage addition.
LOCATION: 8309 Howard Street
ZONE: R1

11. Case No. 20-081
Steve Hansen
1305 South 156th Court
Omaha, NE 68130
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 70% to 44% and to the minimum depth of street yard landscaping from 25' to 10' to allow for the construction of a new driveway addition.
LOCATION: 8825 Edgevale Place
ZONE: R2

12. Case No. 20-082
Immanuel Inc.
C/o Dan Dolezal, EGA
3552 Farnam Street
Omaha, NE 68131
REQUEST: Waiver of Sections 55-246 & 55-786 – Variance to the required front yard setback from 35' to 25' & to the residential fence regulations to allow a 6' fence in the front yard setback to allow for a new assisted living facility.
LOCATION: 6803 & 6809 North 68th Plaza
ZONE: R7
<table>
<thead>
<tr>
<th>Case No.</th>
<th>Request</th>
<th>Location</th>
<th>Zone</th>
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<tbody>
<tr>
<td>20-083</td>
<td>Waiver of Section 55-146 - Variance to the front yard setback from 40' to 32' to allow for the construction of a new covered stoop.</td>
<td>1331 South 93rd Avenue</td>
<td>R2</td>
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<td>20-084</td>
<td>Waiver of Section 55-734 - Variance to the required number of off-street parking stalls from 36 to 10 to allow for the construction of a new cocktail lounge.</td>
<td>1231 South 14th Street</td>
<td>CC</td>
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APPROVAL OF MARCH 12, 2020 & MAY 14, 2020 MEETING MINUTES.