ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, March 14, 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 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, March 14, 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, March 4, 2019 (for use waivers only) and Thursday, March 7, 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.
NEW CASES:

1. Case No. 19-025  
   Sherm Sleeper  
   Encore Design & Construction  
   5355 Parsonage Drive  
   Omaha, NE 68152  
   REQUEST: Waiver of Section 55-126 - Variance to the interior side yard setback from 25’ to 16’4" to allow for an addition to an existing garage.  
   LOCATION: 10416 North 48th Street  
   ZONE: R1-ED

2. Case No. 19-026  
   Ken Oster  
   Oster Homes  
   15710 L Street  
   Omaha, NE 68022  
   REQUEST: Waiver of Sections 55-126, 55-715 & 55-740(e) - Variance to the interior side yard setback from 25’ to 10’, to the minimum street yard landscaping from 30’ to 0’ and to the hard-surface driveway requirement to allow for construction of a new circular driveway and pool house.  
   LOCATION: 160 South 211th Street  
   ZONE: R1

3. Case No. 19-027  
   Mark Sanford  
   1306 North 162nd Street  
   Omaha, NE 68118  
   REQUEST: Waiver of Section 55-734 - Variance to the required off-street parking stalls from 4 to 2 to allow for a new Social Club.  
   LOCATION: 3713 North 24th Street  
   ZONE: R7

4. Case No. 19-028  
   Brian Timmons  
   The Garage Company  
   8301 Q Street  
   Omaha, NE 68127  
   REQUEST: Waiver of Section 55-503 - Variance to the permitted use regulations of the GI district to allow single-family residential, a use not otherwise permitted.  
   LOCATION: 2021 Madison Circle  
   ZONE: GI

5. Case No. 19-029  
   Araceli Gonzalez  
   9603 Military Road  
   Omaha, NE 68134  
   REQUEST: Waiver of Section 55-105 - Variance to temporarily allow multiple-family residential, a use not permitted in a DR district, in order to allow for the construction of a new primary residence.  
   LOCATION: 9603 Military Road  
   ZONE: DR

6. Case No. 19-030  
   Joe Zadina  
   Lamp Rynearson & Associates  
   14710 West Dodge Road  
   Omaha, NE 68154  
   REQUEST: Waiver of Section 55-740(e)(1)(3) - Variance to the hard-surfacing requirement for off-street parking areas and to the hard-surface driveway requirement to allow for gravel parking and drive access.  
   LOCATION: 11001 John J Pershing Drive  
   ZONE: DR-ED-FF & DR-ED-FW
<table>
<thead>
<tr>
<th>Case No.</th>
<th>Requestor</th>
<th>Request</th>
<th>Location</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-031</td>
<td>Kathryn Hajj</td>
<td>Waiver of Section 55-742 - Variance to the parking facility location to allow for required off-street parking in the front yard setback.</td>
<td>6025 Pacific Street</td>
<td>R4(35)</td>
</tr>
<tr>
<td>19-032</td>
<td>Davis Global Center</td>
<td>Waiver of Section 55-834(3)(d)(3) - Variance to the minimum distance between center identification signs from 200’ to 46’ to allow for installation of two new monument signs.</td>
<td>701 South 42nd Street</td>
<td>GO-ACI-1(PL)</td>
</tr>
<tr>
<td>19-033</td>
<td>James Mainelli</td>
<td>Waiver of Sections 55-243 &amp; 55-734 - Variance to the permitted use regulations of the R7 district to allow for construction of a Medical Office and to the required number of off-street parking stalls from 46 to 30 to allow for the expansion of the medical office.</td>
<td>9006 Ohio Street</td>
<td>R7</td>
</tr>
</tbody>
</table>

**MINUTES TO BE APPROVED: February 14, 2019**