ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, March 8, 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: Jason Lanoha – Chair, Jacque Donovan - Vice-Chair, Sebastian (Subby) Anzaldo, Jeremy Aspen and Brian Mahlendorf. 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, February 8, 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, February 26, 2018 (for use waivers only) and Thursday, March 1, 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. 18-019 (from 2/8/18)
   Troy and April Perchal
   904 North 204th Avenue
   Omaha, NE 68022

   REQUEST: Waiver of Section 55-715 & 55-928(e) – Variance to the minimum street yard landscaping depth from 10’ to 0.8’; to the minimum street yard landscaping percentage from 20% to 15%; and to the perimeter landscaping requirements from 15’ to 0.8’ to allow for construction of a new building and parking lot.

   LOCATION: 20324 Veterans Drive
   ZONE: CC

NEW CASES:

2. Case No. 18-024
   Dave and Lisa Manning
   5707 Harney Street
   Omaha, NE 68132

   REQUEST: Waiver of Section 55-166 & 55-767(c) – Variance to the minimum rear yard setback from 25’ to 4’, to the minimum interior side yard setback from 7’ to 3’; to the maximum impervious coverage from 50% to 56.49%; and to allow a home occupation in an accessory building; to allow for construction of a new 1½ story garage with an office.

   LOCATION: 5707 Harney Street
   ZONE: R3

3. Case No. 18-025
   Rob Cooksey
   Concordia Lutheran Schools of Omaha
   15656 Fort Street
   Omaha, NE 68116

   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 215 sq. ft., to the maximum height for a wall sign from 16’ to 33’ and to the maximum area of a wall sign from 32 sq. ft. to 187 sq. ft. to allow for a new signage plan at Concordia School.

   LOCATION: 15656 Fort Street
   ZONE: R4

4. Case No. 18-026
   Bruce Hansen
   Great Plains Auto Body
   14540 Grover Street
   Omaha, NE 68144

   REQUEST: Waiver of Section 55-716 – Variance to the minimum bufferyard requirement between a GC and R4(35)-PK district from 30’ with screening to 15’ with screening to allow for construction of a new building.

   LOCATION: 4103 Leavenworth Street
   ZONE: GC-ACI-1(PL)
5. **Case No. 18-027**  
Mark Stevens  
Glad Tidings Assembly  
7415 Hickory Street  
Omaha, NE 68124  
**REQUEST:** Waiver of Section 55-830 – Variance to the maximum sign budget from 51 sq. ft. to 127.39 sq. ft; to the maximum height of a wall sign from 16' to 27'; and to the maximum area of a wall sign from 32 sq. ft. to 76.39 sq. ft. to allow for a new wall sign and signage plan.  
**LOCATION:** 7415 Hickory Street  
**ZONE:** R2

6. **Case No. 18-028**  
Murray Hayes  
EGAD, LLC  
4104 Lafayette Avenue  
Omaha, NE 68131  
**REQUEST:** Waiver of Section 55-246 & 55-715 – Variance to the minimum street yard setback from 15' to 11.8'; to the rear yard setback from 25' to 5'; to the minimum street yard landscaping depth from 10' to 0'; and to the minimum street yard landscaping percentage from 50% to 54% to allow for construction of a deck, additions, and a 28' x 40' detached garage.  
**LOCATION:** 4032 Izard Street  
**ZONE:** R7

7. **Case No. 18-029**  
Stephen R. McConnell  
3515 South 30th Avenue  
Omaha, NE 68105  
**REQUEST:** Waiver of Section 55-503 – Variance to the permitted use regulations of the GI district to allow single-family residential not otherwise permitted.  
**LOCATION:** 3505/3507/3512/3524 South 30th Avenue, 3512/3571 South 31st Street and 3104 A Street  
**ZONE:** GI

8. **Case No. 18-030**  
Bert Hancock  
Pacific Gardens Associates, LLC  
1925 South 64th Avenue  
Omaha, NE 68102  
**REQUEST:** Waiver of Section 55-740(f)(4) – Variance to the minimum perimeter parking lot landscaping from 10’ to 3’ to allow for construction of a retaining wall.  
**LOCATION:** 7616 Pierce Street  
**ZONE:** R6

9. **Case No. 18-031**  
Jon Alexander  
Junkstock, LLC  
1150 River Road Drive  
Waterloo, NE 68069  
**REQUEST:** Waiver of Section 55-84, 55-740(f)(4) & 55-659 – Variance to the permitted use regulations of the AG district to allow indoor entertainment, outdoor entertainment and campground not otherwise permitted; to the hard-surfacing requirement for a parking lot for indoor/outdoor entertainment and camping events yearly on March 1 – November 30; and to the permitted use regulations of the FW overlay district to allow indoor/outdoor entertainment not otherwise permitted.  
**LOCATION:** 1150 River Road  
**ZONE:** AG-FW
10. Case No. 18-032
Nick Batter
Hawkins Construction Company
2516 Deer Park Boulevard
Omaha, NE 68105

REQUEST: Waiver of Section 55-767(a)(3) & 55-767(a)(6) – Variance to the miscellaneous uses to allow for a temporary construction batch plant to be established within 600’ of a developed residential use as close as 256’ and to allow a permit to exceed the maximum duration allowed from 180 days to 270 days.

LOCATION: 16201 West Maple Road
ZONE: R6

11. Case No. 18-033
Elkhorn Public Schools
502 Glenn Street
Elkhorn, NE 68022

REQUEST: Waiver of Section 55-186 & 55-742(b) – Variance to the maximum height in a R4 district from 35’ to 52’ and to allow required off-street parking in the front yard setback to allow for construction of a school.

LOCATION: 17800 George Miller Parkway
ZONE: R4