AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING - THURSDAY, APRIL 21, 2011, 1:00 P.M.
7TH FLOOR, ROOM 702
CIVIC CENTER - 1819 FARNAM STREET
OMAHA, NEBRASKA

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: Robert Hancock, Lloyd Meyer, Jacque Donovan, Brian Mahlendorf, and Sebastian “Subby” Anzaldo. Jonathan Nash, Jr. and Teri Teutsch are alternates. Only Board members vote. For a waiver to be approved, four members must vote in favor of the request.

The Board is assisted by the following City staff: Tom Blair, ZBA Administrator; Rosemarie Horvath, Assistant City Attorney; and Claudia Moore, Board Secretary.

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, April 21, 2011 at 8:30 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 Tuesday, April 12, 2011 (for use permits only) and Thursday. April 14, 2011.

The agenda for this meeting is available for public inspection in the Planning Department, 11th Floor, Omaha/Douglas Civic Center, 1819 Farnam Street. The Board has the right to modify the agenda at the public meeting.

MEETING PROCEDURES:

Applicant and Property Owner - 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 come forward and give your name to the secretary and the chairman. If there are opponents, they will also come forward at that time and give their names to the secretary 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, on the Monday following the meeting or later.

If an alternative (tape) to this agenda is necessary, 72 hours notice is required.
NEW CASES:

1. **Case No. 11-024**
   - **City of Omaha**
   - **1819 Farnam Street**
   - **Omaha, NE 68183**
   - **REQUEST:** Waiver of Section 55-740 – Variance to the hard-surfacing requirements to allow the enlargement of an existing gravel parking lot
   - **LOCATION:** 3033 Hummel Road
   - **ZONE:** DR-ED

2. **Case No. 11-025**
   - **Benjamin Matheny**
   - **20949 State Street**
   - **Omaha, NE 68022**
   - **REQUEST:** Waiver of Section 55-740 – Variance to the hard-surfacing requirements for a residential driveway to permit a gravel surface
   - **LOCATION:** 20949 State Street
   - **ZONE:** AG

3. **Case No. 11-026**
   - **Greg Young Chevrolet, Inc.**
   - **8505 Crown Point Avenue**
   - **Omaha, NE 68134**
   - **REQUEST:** Waiver of Section 55-363 – Variance to the use regulations of the Community Commercial District to allow the outdoor storage of recreational vehicles, boats and trailers not otherwise permitted
   - **LOCATION:** 8505 Crown Point Avenue
   - **ZONE:** CC

4. **Case No. 11-027**
   - **Metropolitan Entertainment & Convention Authority**
   - **Attn: Bruce Carpenter**
   - **8404 Indian Hills Drive**
   - **Omaha, NE 68114**
   - **REQUEST:** Waiver of Section 55-740(e)(1) – Variance to the hard-surfacing requirement for a temporary parking lot
   - **LOCATION:** 1101 Abbott Drive
   - **ZONE:** CBD

5. **Case No. 11-028**
   - **Thompson, Dreessen & Dorner, Inc.**
   - **10836 Old Mill Road**
   - **Omaha, NE**
   - **REQUEST:** Waiver of Section 55-166 – Variance to the front yard setback from 35’ to 25’, to the interior side yard setback from 7’ to 5’, and to the street side yard setback from 17.5’ to 15’ to construct a single family residence
   - **LOCATION:** 13641 Miami Street
   - **ZONE:** R3

6. **Case No. 11-029**
   - **Omaha Neon Sign Company**
   - **Attn: Troy Panagiotis**
   - **1120 N 18 Street**
   - **Omaha, NE 68102**
   - **REQUEST:** Waiver of Section 55-836(2) – Variance to the required front yard setback for a pole sign from 12’ to 8’
   - **LOCATION:** 11714 West Dodge Road
   - **ZONE:** CC
7. Case No. 11-030
   Robert Hancock Company
   1925 S 64 Avenue
   Omaha, NE  68106
   REQUEST: Waiver of Section 55-246, 55-715, 55-735(a)(1), 55-740(b)(1) & 55-740(f)(4) – Variance to the maximum impervious coverage from 70% to 80%, to the minimum depth of the street yard landscaping from 10’ to 5’ and the minimum street yard landscaping from 50% to 41%, to the required parking lot layout dimensions, to the required perimeter parking lot landscaping from 10’ to 5’, and to allow parking for multiple family residential use in the required front yard
   LOCATION: 450 S 78 Street
   ZONE: R7

8. Case No. 11-031
   Brian Klare
   302 S 51 Avenue
   Omaha, NE  68132
   REQUEST: Waiver of Section 55-782B6 – Variance to the maximum size of an accessory building outside the build-able area of the lot from 750 sq. ft. to 880 sq. ft. by adding to a detached garage
   LOCATION: 302 S 51 Avenue
   ZONE: R3

9. Case No. 11-032
    Summit Construction Inc.
    Attn: Doug Dahl
    3430 S 115 Avenue
    Omaha, NE  68144
    REQUEST: Waiver of Section 55-186 – Variance to the required front yard setback from 35’ to 21’ and from 35’ to 26’ to allow construction of a 12’ X 28’ room addition
    LOCATION: 4119 S 12 Street
    ZONE: R4(35)

10. Case No. 11-033
    Joseph Hohn
    17702 Frances Street
    Omaha, NE  68130
    REQUEST: Waiver of Section 55-526 – Variance to the front yard setback from 50’ to street centerline to 31'4" to street centerline for office addition
    LOCATION: 3310 H Street
    ZONE: HI

11. Case No. 11-034
    Brent Mencke
    16854 Erskine Street
    Omaha, NE  68116
    REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ high privacy fence in the street side yard setback
    LOCATION: 16854 Erskine Street
    ZONE: R4

12. Case No. 11-035
    Hearthstone Homes
    810 N 96 Street, 3rd Floor
    Omaha, NE  68114
    REQUEST: Waiver of Section 55-186 – Variance to the side yard setback from 5’ to 4.9’ for existing residence
    LOCATION: 1312 N 209 Street
    ZONE: R4
13. Case No. 11-036
Aaron McKeever
3220 Farnam Street, #2519
Omaha, NE 68131

REQUEST: Waiver of Section 55-126 - Variance to the side yard setback from 25’ to 10’ to erect a single-family dwelling

LOCATION: 21854 Hillandale Road
ZONE: R1

WITHDRAWN