ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, January 19, 2012, 1:00 P.M.
Room 702, 7th Floor
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: Robert (Bert) Hancock, Chair; Brian Mahlendorf, Vice Chair; Jacque Donovan; Sebastian (Subby) Anzaldo; and Jonathan Nash, Jr. Teri Teutsch and Sean Kelley 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 19, 2012 at 8:30 a.m. to determine the sites to be inspected.

CERTIFICATION OF PUBLICATION: The Zoning Board of Appeals Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Monday, January 9, 2012 (for use waivers only) and Thursday, January 12, 2012.

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 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, 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.ci.omaha.ne.us/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 at the office of the Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, during normal business hours. Prior to the hearing, the applicant may review the City’s case file by contacting the Planning Department at (402) 444-3426. If an alternative (audio version) to this agenda is necessary, please notify the Secretary to the Zoning Board of Appeals at (402) 444-5204, 72 hours in advance.
### NEW CASES

<table>
<thead>
<tr>
<th>Case No.</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
<th>ZONE:</th>
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<tbody>
<tr>
<td>1. 12-001</td>
<td>Waiver of Section 55-836 – Variance to front yard setback from 12’ to 0’ for a monument sign</td>
<td>11102 West Dodge Road</td>
<td>CC and CC/FF</td>
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<tr>
<td>2. 12-002</td>
<td>Waiver of Section 55-186 – Variance to the street side yard setback from 15’ to 14.64’ to allow deck to remain</td>
<td>3443 Augusta Avenue</td>
<td>R4(35) and R4(35)/FF</td>
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<td>3. 12-003</td>
<td>Waiver of Section 55-715, 55-786 and 55-108 – Variance to the minimum depth of street yard landscaping from 30’ to 3.46’; to the front yard setback from 50’ to 3.46’; and to the residential fence regulations to allow a 20’ high back stop</td>
<td>5051 South 22 Street</td>
<td>R7(DR-Pending)</td>
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<tr>
<td>4. 12-004</td>
<td>Waiver of Section 55-715, 55-740, 55-735(b) and 55-786 – Variance to the minimum depth of street yard landscaping from 30’ to 8.32’; to the perimeter parking lot landscaping from 10’ to 8.32’; to allow off street parking for a non-residential use in the front yard setback; and to the residential fence regulations to allow a 8’ high chain link fence in the front yard setback</td>
<td>2110 &quot;O&quot; Street</td>
<td>DR and R7</td>
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<td>5. 12-006</td>
<td>Waiver of Section 55-735(a)(1) – Variance to allow off-street parking for multi-family residential in the front yard setback</td>
<td>19461-20295 Blondo Parkway</td>
<td>R6 &amp; R6-FF/FW</td>
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**MINUTES TO BE APPROVED:** November 17, 2011 and December 15, 2011