ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, July 12, 2012, 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: 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, July 12, 2012 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 Monday, July 2, 2012 (for use waivers only) and Thursday, July 5, 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 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) 444-3426. 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.
<table>
<thead>
<tr>
<th>Case No.</th>
<th>REQUEST</th>
<th>LOCATION</th>
<th>ZONE</th>
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<tbody>
<tr>
<td>12-043</td>
<td>Waiver of Section 55-366 &amp; 55-740(f) – Variance to the maximum impervious coverage on Lot 1 from 85% to 85.5%; to the rear yard setback on Lots 1 &amp; 2 from 15’ to 2’ and 1.63’; to the minimum perimeter landscaping on Lots 1 &amp; 2 from 5’ to 0’; and to the minimum interior landscaping on Lot 1 from 5% to 0% to allow for the approval of an administrative subdivision</td>
<td>8455 Frederick Street and 3052 South 84th Street</td>
<td>CC &amp; CC/FF</td>
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<tr>
<td>12-050</td>
<td>Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 24.8’ for a deck addition</td>
<td>7916 North 124th Street</td>
<td>R3</td>
</tr>
<tr>
<td>12-052</td>
<td>Waiver of Section 55-206 – Variance to the minimum lot width from 50’ to 49.95’ for 2 lots to allow for approval of an administrative subdivision</td>
<td>2425 South 17th Street</td>
<td>R5</td>
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<td>12-053</td>
<td>Waiver of Section 55-186 – Variance to the side yard setback from 5’ to 3’6” to allow for construction of a 264 sq. ft. attached garage</td>
<td>8126 Barbara Street</td>
<td>R4(35)</td>
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<tr>
<td>12-054</td>
<td>Waiver of Section 55-108 – Variance to the front yard setback from 50’ to 16’ and to the side yard setback from 25’ to 9’ to allow for 11’ x 20’ and 17’ x 28’ additions to existing home</td>
<td>5813 Holmes Street</td>
<td>DR (R4 – pending 25’ – 16’))</td>
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REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 15’ to allow construction of a home addition
LOCATION: 18657 Howe Street
ZONE: R4

REQUEST: Waiver of Section 55-782(b)(6) – Variance to the maximum size for an accessory building outside the buildable area of a residential lot from 750 sq. ft. to 896 sq. ft.
LOCATION: 920 South 67th Street
ZONE: R4(35)

REQUEST: Waiver of Section 55-831 – Variance to maximum sign area for a monument sign from 20 sq. ft. to 48 sq. ft. and to the total sign area from 40 sq. ft. to 62 sq. ft.
LOCATION: 18510 Capitol Court
ZONE: R6-ACI-4(PL)

REQUEST: Waiver of Section 55-126 – Variance to the interior side yard setback from 25’ to 12’ 3” to allow for a home addition, a portion of which is two stories
LOCATION: 601 Fairacres Road
ZONE: R1

REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 35’ to allow construction of a garage addition, expansion of second story bedroom, and new front porch
LOCATION: 641 South 93rd Street
ZONE: R1

REQUEST: Waiver of Section 55-825(c) – Variance to the maximum number of temporary signs from 1 to 11; to the maximum size from 32 sq. ft. to 164 sq. ft. and 195 sq. ft.; to the maximum total temporary signage from 32 sq. ft. to 2,083 sq. ft.; signs are not attached to the face of the building or attached to another sign and are located in the right-of-way
LOCATION: 2001 Farnam Street
ZONE: CBD-ACI-1(PL)
12. Case No. 12-061  
Lou and Jill Rotella  
17164 Valley Drive  
Omaha, NE 68130  
REQUEST: Waiver of Section 55-786(e) – Variance to the residential fence regulations to allow a 6’ tall wrought iron fence in the street side yard setback  
LOCATION: 17164 Valley Drive  
ZONE: R4

13. Case No. 12-062  
Lyndyn Stratbucker  
11616 North 34th Avenue  
Omaha, NE 68112  
REQUEST: Waiver of Section 55-826 – Variance to allow a 17.5’ x 8’, off premise advertising sign located in the front yard setback, within 700’ of another off premise advertising sign and within 150’ of Religious Assembly  
LOCATION: 6307 Maple Street  
ZONE: GC

14. Case No. 12-063  
Home Building Professionals of Greater Omaha  
11205 South 150th Street  
Omaha, NE 68138  
REQUEST: Waiver of Section 55-823(d) – Variance to the maximum sign area for a real estate sign from 32 sq. ft. to 96 sq. ft. and to allow more than one real estate sign per street frontage  
LOCATION: Southwest corner of 204th Street and West “Q” Road  
ZONE: AG

MINUTES TO BE APPROVED: June 14, 2012