ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, January 8, 2015 - 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: Brian Mahlendorf – Chair, Jacque Donovan - Vice-Chair, Sebastian (Subby) Anzaldo, Jason Lanoha, and Jeremy Aspen. 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 8, 2015 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, December 29, 2014 (for use waivers only) and Thursday, January 1, 2015.

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.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.
SHOW-CAUSE HEARING:

1. Case No. 14-013  
Premier Bank  
Chris Maher  
16802 Burke Street  
Omaha, NE 68118  
REQUEST:  
Waiver of Section 55-824(d) – Variance to allow a monument sign on a property with a building closer than 15’ to the property line.  
LOCATION:  
4314 & 4318 Dodge Street, 109 North 43rd Avenue  
ZONE:  
GC-ACI-2(50)

NEW CASES:

2. Case No. 15-002  
Oren Long  
2506 North 176th Street  
Omaha, NE 68116  
REQUEST:  
Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 22’ to allow construction of a 12’x14’6” screened deck.  
LOCATION:  
2506 North 176th Street  
ZONE:  
R4

3. Case No. 15-005  
Habitat for Humanity  
1701 North 24th Street  
Omaha, NE 68110  
REQUEST:  
Waiver of Section 55-742(b) – Variance to allow required off-street parking for a single-family home within the front yard setback.  
LOCATION:  
2907 South 23rd Street  
ZONE:  
R4

4. Case No. 15-006  
Music School Development Corporation, LLC  
3504 South 108th Street  
Omaha, NE 68144  
REQUEST:  
Waiver of Section 55-143 – Variance to the permitted use regulations of the R2 District to allow a Personal Improvement Services use type.  
LOCATION:  
7023 Cass Street  
ZONE:  
R2

5. Case No. 15-007  
Darrin and Kristin Schmidt  
20605 Roundup Circle  
Elkhorn, NE 68022  
REQUEST:  
Waiver of Section 55-126 and 55-715 – Variance to the front yard setback from 50’ to 42’; to the interior side yard setback from 25’ to 15’ and to the required street yard landscaping percentage from 75% to 70%, to construct a 12’x24’ garage and driveway addition.  
LOCATION:  
20605 Roundup Circle  
ZONE:  
R1
6. Case No. 15-009  
Christina M. Blumkin Trust  
9405 Davenport Street  
Omaha, NE 68114  

REQUEST:  
Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 45’; to the rear yard setback from 35’ to 25’; and to the maximum height from 35’ to 46’, to construct a new single-family home.

LOCATION:  
9405 Davenport Street

ZONE:  
R1

12-30-14