Certification of Publication: Zoning Board of Appeals Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, November 30, 2015 and Thursday, December 3, 2015.

MEMBERS PRESENT:        Brian Mahlendorf, Chair
                        Jacque Donovan, Vice-Chair
                        Sebastian Anzaldo
                        Jeremy Aspen
                        Jason Lanoha

MEMBERS NOT PRESENT:     Sean Kelley, Alternate
                        Teri Teutsch, Alternate

STAFF PRESENT:           Mike Carter, Zoning Board of Appeals Administrator
                        Jennifer Taylor, City Law
                        Michelle Alfaro, City Planner
                        Clinette Warren, Recording Secretary

Mr. Mahlendorf called the meeting to order at 1:04 p.m., introduced the Board members and staff, and explained the procedures for hearing the cases.
LAYOVERS:

1. Case No. 15-137 (from 11-12-15)  
   Mark and Cathy Madsen  
   9527 Westchester Lane  
   Omaha, NE 68114  

   REQUEST: Waiver of Section 55-126 & 55-715 - Variance to the front yard setback from 50’ to 30’ and to the minimum street yard landscaping depth from 30’ to 0’ to allow construction of a new home and pool house.
   LOCATION: 9501 & 9521 Douglas Street
   ZONE: R1

This request was withdrawn at the request of the applicant.
2. Case No. 15-140 (from 11-12-15)  
Tim Norton, Creighton University  
2500 California Plaza  
Omaha, NE 68178  

REQUEST: Waiver of Section 55-825(c) - Variance to the maximum area for a temporary sign from 32 sq. ft. to 640 sq. ft. for a banner to be displayed from December 17, 2015 until January 30, 2016. 

LOCATION: 2500 Cass Plaza  
ZONE: DS  

This request was withdrawn at the request of the applicant.
NEW CASES:

<table>
<thead>
<tr>
<th>Case No.</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
<th>ZONE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-121</td>
<td>Waiver of Section 55-207(g) &amp; 55-206 -</td>
<td>1916 M Street</td>
<td>R5(35)</td>
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<tr>
<td>Gabriela R. Perez Chavez</td>
<td>Variance to the front yard setback from 35’ to 6.8’ and to the interior side yard setback from 5’ to 4.5’, to allow a 7’ x 20’7” deck with pergola and stairs to remain.</td>
<td>1916 M Street</td>
<td>R5(35)</td>
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PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on December 10, 2015, Gabriela Perez Chavez appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant had replaced a concrete stoop and stairs with a new structure that extended into the front and side yard setbacks. The Planning Department found no hardship or practical difficulty and believed that a structure in compliance with the code could be constructed to provide access into the home. The Planning Department recommended denial.

Ms. Chavez stated that she was not aware that a permit was needed to build the addition and that she was attempting to improve the appearance of her home. She also mentioned a letter of support from one of her neighbors that had been included with the case file. Ms. Chavez submitted photos of the home before and after the construction (Exhibit B).

The Board visited the home and believed that the addition improved the appearance of the home and the value to the neighborhood.

Ms. Donovan moved to APPROVE in accordance with the plans submitted. Mr. Anzaldo seconded the motion.

AYES: Anzaldo, Aspen, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
4. Case No. 15-128
   Troy Podraza
   17837 Harney Street
   Omaha, NE 68118

   REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surfacing requirement for a parking lot to allow a gravel surface.

   LOCATION: 15220 Military Road
   ZONE: LC

This request was withdrawn at the request of the applicant.
5. Case No. 15-134
Douglas County School Dist. 0001
c/o Mark Warneke - Director of Buildings & Grounds
3215 Cuming Street
Omaha, NE 68131

REQUEST: Waiver of Section 55-186, 55-715 & 55-735(b) - Variance to the maximum impervious coverage from 50% to 70%; to the minimum street yard landscaping depth from 15' to 14'; to the minimum street yard landscaping percentage from 60% to 45%; and to allow off-street parking for a nonresidential use in the front yard setback of a residential district; for construction of a new elementary school.

LOCATION: 1807 South 60th Street (5845 Walnut Street)
ZONE: R4

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on December 10, 2015, Joe Zadina (Lamp, Rynearson & Associates) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the existing school (Belle Ryan) would be demolished and a new one built in its place. The applicant had been working with the Planning and Public Works Departments on plans for the new school. He stated that schools should be located inside the neighborhoods they serve; however, fitting schools in residential neighborhoods was challenging and some waivers were necessary. The Planning Department supported the request and recommended approval in accordance with the plans submitted.

Mr. Zadina explained that the applicant had already been before the Administrative Board of Appeals for waivers to the driveways and had met with the Planning and Public Works Departments. He added that a traffic study had been conducted for 60th and Walnut Streets. The architect and the school district held public meetings on September 3 and September 15, 2015 so that information could be shared and input received from all parties involved with the project. He noted that usually a new site for an elementary school would be about 10 – 12 acres; the proposed site for the new school is only 4.5 acres.

In response to Mr. Mahlendorf, Mr. Zadina explained that the existing school has about 5 parking stalls near the front entrance with the rest of the space being reserved for school busses. Parents currently pick up their children from along Walnut Street, which becomes a one-way going east during school hours. School staff parks behind the building where there are only about 20 – 25 stalls available. Many of the school staff park across the street in a church parking lot. He stated that Public Works found that access onto 60th Street was not an option because of its heavy volume and difficult sight distance. With the proposed plan, the east parking lot would be for school busses and staff parking. Student pick-up would happen primarily on the west side of the building.

Mr. Mahlendorf noted that there were some letters in opposition to the project. There was concern about traffic along Walnut Street and questions as to whether it could be directed onto 60th Street. Neighbors were also concerned about the design of the site and objected to a view of the parking lot. Mr. Carter explained that there would be landscaping requirements in place that would prevent car lights from shining into neighbors’ homes.

Ryan Haas, Public Works Department, explained that school traffic would be more appropriately located along Walnut Street since it was considered to be a low-speed/low-volume street instead of a high-speed/higher-volume street like 60th Street. He added that the hill that the school sits on would make traffic being directed onto 60th more unsafe, which would result in more accidents. He felt that the proposed plan provided as much off-street, stacking of cars as possible, thereby reducing the amount of traffic that could spill out onto major streets.
Mr. Anzaldo noted that there had been many hearings about the project and stated that a new school was needed.

Mr. Anzaldo moved to APPROVE in accordance with the plans submitted. Mr. Lanoha seconded the motion.

AYES: Aspen, Donovan, Lanoha, Anzaldo, Mahlendorf

MOTION CARRIED: 5-0
6. Case No. 15-141
Douglas County School Dist. 0001
3215 Cuming Street
Omaha, NE 68131

REQUEST: Waiver of Section 55-503 – Variance to the permitted use regulations of the GI District to allow temporary primary education facilities not otherwise permitted.

LOCATION: 4301 North 30th Street
ZONE: GI-ACI-1(PL)

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted subject to the following four conditions: 1) Coordinate with Public Works on an acceptable bus loading/unloading operations plan; 2) Coordinate with Public Works on the required roadway signage changes in the vicinity of the temporary school; 3) For a period of no more than 8 years; and 4) For this applicant only.

At the Zoning Board of Appeals meeting held on December 10, 2015, Scott Dye (1500 Woodmen Tower) and Mark Warneke (Omaha Public Schools), and Adam Sawyer (Omaha Public Schools) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, mentioned that a similar request had been before the Board in 2000. The applicant planned to use the former U.S. Mills manufacturing plant as a temporary elementary school for up to 8 years. The request is a result of the ongoing renovation and construction of new schools as part of a bond that was approved. The school district found that it was easier to relocate students from the school they are renovating or building to another facility so that the work could be done quicker, cheaper and safer. The district believed that up to 2 schools at a time would use the building, with approximately 600 – 800 students and 60 – 80 staff members on site during school hours. The Planning Department supported the request because of its temporary nature. The site would allow for the timely and safer development and improvement of other schools. The Planning Department recommended approval in accordance with the plans submitted, subject to the 4 conditions listed above.

Mr. Dye stated that the conditions recommended by the Planning Department were acceptable and that a meeting was planned with Public Works to address signage and traffic flow.

Mr. Mahlendorf felt that an approval for 8 years was too long and suggested that the time be reduced to give the Board the opportunity to review the request. The applicant agreed to reduce the time to 6 years.

Mr. Warneke explained that a re-located school would normally use the facility for 18 – 24 months. He further explained that as more bond issues are approved, more schools would temporarily make use of the facility.

Ms. Donovan moved to APPROVE in accordance with the plans submitted, subject to: 1) The applicant coordinating with Public Works on an acceptable bus loading/unloading operations plan; 2) Coordinating with Public Works on the required roadway signage changes in the vicinity of the temporary schedule; 3) For a period of no more than six (6) years; and 4) For this applicant only. Mr. Lanoha seconded the motion.

AYES: Donovan, Lanoha, Anzaldo, Aspen, Mahlendorf

MOTION CARRIED: 5-0
7. Case No. 15-143
   Michael Rouw
   2105 South 145th Avenue
   Omaha, NE 68144

   REQUEST: Waiver of Section 55-166 – Variance to the maximum impervious coverage from 45% to 47.9% to allow a 10’ x 18’ addition to remain.

   LOCATION: 2105 South 145th Avenue
   ZONE: R3

This request was withdrawn at the request of the applicant.
8. Case No. 15-144

Paul Wolff
Wolff Contracting, LLC
515 North 68th Street
Omaha, NE 68132

REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25' to 4.8' to allow construction of an addition to the second floor of an existing home.

LOCATION: 1412 South 64th Avenue

ZONE: R4(35)

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on December 10, 2015, Paul Wolff appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, explained that the existing home was situated only 4.8' from the rear property line. The applicant was proposing to expand the 2nd floor of the home as part of a renovation project. The Planning Department recommended denial since there is space on the lot that would allow an addition to be legally built.

Mr. Wolff stated that he was only raising the sidewall of the home 3'2". He mentioned that he spoke with as many neighbors as possible and that they were not opposed to the project. In addition, there was a letter of support from the Aksarben/Elmwood Park Neighborhood Association that had been submitted to the case file.

In response to Mr. Mahlendorf, Mr. Wolff stated that he was not expanding the footprint of the existing home, just raising the wall. He added that he removed a dilapidated attached garage and obtained a permit to build a detached garage that would be similar to other homes in the neighborhood.

Mr. Lanoha moved to APPROVE in accordance with the plans submitted. Ms. Donovan seconded the motion.

AYES: Lanoha, Anzaldo, Aspen, Donovan, Mahlendorf

MOTION CARRIED: 5-0
At the Zoning Board of Appeals meeting held on December 10, 2015, Mark Hemmer appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, explained that a circular drive had already been installed and had been red tagged by an inspector. The original plans for the home did not show a circular drive; it was installed after the plans were approved. He stated that since the home is located along the boulevard, more landscaping should be provided along the street. The Planning Department found no hardship or practical difficulty to support the waiver and recommended denial.

Mr. Hemmer stated that he initially did not want a circular driveway, but because of the location of a neighbor’s property line and an existing tree the driveway was installed. He assumed that the circular driveway was acceptable. He showed the setbacks of other properties in the neighborhood. He submitted a list of other homes with driveways similar to his and the NP Dodge approval of the new plot plan (Exhibit B). He decided against ripping out a mature tree along the boulevard to accommodate the driveway.

Mr. Mahlendorf stated that, although the circular driveway was probably appropriate in this situation, it was difficult to approve since the request was submitted after the driveway had already been installed. In response to Mr. Aspen, Mr. Carter explained that if the request for the driveway had been submitted before construction the plans could have been changed so that the project complied with zoning regulations.

Ms. Donovan stated that she did not support the waiver, but that she would agree to a layover so that the applicant could present different options for the driveway that would bring the minimum street yard landscaping percentage closer to what the code requires. She was also interested in what the impervious coverage was on the original plan for the home and how the existing condition differed from that plan. It was suggested that the applicant include more landscaping on the inside of the circular drive. Mr. Carter cautioned that the space between the sidewalk and the property line is part of the boulevard. He also advised the applicant that the driveway flares must be situated totally on his property. He suggested that the applicant contact Public Works to see if he would be able to obtain an approach permit.

Mr. Aspen moved to LAYOVER. Ms. Donovan seconded the motion.

AYES: Anzaldo, Aspen, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
10. Case No. 15-146  
Matt Tinkham  
Lamp Rynearson & Associates  
14710 West Dodge Road  
Suite 100  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-506 – Variance to the minimum lot width from 100’ to 32.95’ and 32.75’ to allow for the approval of a subdivision of the property into 2 lots.

LOCATION: 6620 F Street & 4343 South 67th Street  
ZONE: GI

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on December 10, 2015, the applicant did not appear before the Board.

Mr. Lanoha moved to LAYOVER to give the applicant the opportunity to appear. Ms. Donovan seconded the motion.

AYES: Aspen, Donovan, Lanoha, Anzaldo, Mahlendorf

MOTION CARRIED: 5-0
11. Case No. 15-147  
Mark Stevens  
Glad Tidings Assembly  
7415 Hickory Street  
Omaha, NE 68124  

REQUEST: Waiver of Section 55-830 – Variance to the overall sign budget from 32 sq. ft. to 51 sq. ft.; to the front yard setback from 12’ to 0’; and to the side yard setback from 6’ to 0’ to install a new monument sign.

LOCATION: 7415 Hickory Street  
ZONE: R2

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted, subject to; 1) The monument sign being no more than 6’ tall from average grade; and 2) Submittal of an acceptable sight distance diagram to the Public Works Department.

At the Zoning Board of Appeals meeting held on December 10, 2015, Andye Nelson (Omaha Neon Sign Company) and Nicholas Petersen (Glad Tidings) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to remove an existing pole sign from the corner of the property and replace it with a new monument sign. There is an existing canopy sign and wall sign on the south side of the building. All of the signs total 51 sq. ft. He noted that, since the property grade drops from north to south, the applicant proposed putting the sign on the property line. He explained that these types of waivers were not uncommon for a church, adding that the sign would help people to know where the church is and the location of the entrance. The sign meets size and height requirements. The Planning Department supported the request and recommended approval in accordance with the plans submitted subject to the following conditions: 1) The monument sign being no more than 6’ tall from average grade; and 2) Submittal of an acceptable sight distance diagram to the Public Works Department. He noted that a diagram had been submitted to Public Works but that he had not received a response from the Department.

Ms. Nelson stated that she had spoken with the Public Works Department and that they believed that the sign was back far enough but that the plan needed to be reviewed in detail to be sure. The applicant was in agreement with the Planning Department’s recommendation.

Mr. Anzaldo moved to APPROVE in accordance with the plans submitted, subject to: 1) The monument sign being no more than 6’ tall from average grade; and 2) Submittal of an acceptable sight distance diagram to the Public Works Department. Mr. Aspen seconded the motion.

AYES: Donovan, Lanoha, Anzaldo, Aspen, Mahlendorf

MOTION CARRIED: 5-0
12. Case No. 15-148
   U.P. Connection Federal Credit Union
   6707 Grover Street
   Omaha, NE 68106
   LOCATION: 6707 Grover Street
   ZONE: LC
   REQUEST: Waiver of Section 55-835 – Variance to allow an electronic message center as part of a new monument sign.

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on December 10, 2015, Scott Kolb (Clear Image Signs) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, explained that there was an existing monument sign on the property that the applicant would like to replace with a sign that includes an electronic messaging center. The zoning of the property, which is adjacent to residential areas, does not allow electronic messaging. The Planning Department found no hardship or practical difficulty that would allow the sign and recommended denial.

Mr. Kolb responded that the code does allow a unit that shows the time and temperature and stated that the applicant would like to add their interest rates to the sign. He stated that the sign would be monochrome red with basic messages being displayed. The goal of the applicant is to get the attention of the increased traffic along Grover Street as a result of Aksarben Village and the new Baxter Arena.

In response to Ms. Donovan, Mr. Kolb stated that the existing sign was 2’ x 6’. The proposed sign would be 5’ x 8’. He stated that the applicant would agree to have a set time to turn the sign on and off. In addition, if the sign were approved, the temporary signage on the property would be removed. Mr. Aspen was concerned about how the sign would affect an adjacent home. Mr. Mahlendorf felt that restricting the operating hours for the sign would alleviate any issues with the property owner.

Mr. Aspen moved to APPROVE in accordance with the plans submitted, with the condition that the sign be turned off from 10 p.m. to 6 a.m. and all temporary signage must be removed from the property. Ms. Donovan seconded the motion.

AYES: Anzaldo, Aspen, Donovan, Mahlendorf

NAYES: Lanoha

MOTION CARRIED: 4-1
13. Case No. 15-149  
   Marcus Palimenio & Rochelle Finnigan  
   5615 Poppleton Avenue  
   Omaha, NE 68106  

   REQUEST:  Waiver of Section 55-186 & 55-187(e) - Variance to the front yard setback from 35’ to 30’ and to the rear yard setback from 25’ to 22.58’ to construct a front porch and rear deck.

   LOCATION:  5615 Poppleton Avenue  
   ZONE:  R4(35)

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on December 10, 2015, Marcus Palimenio and Rochelle Finnigan appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicants were proposing to construct a front porch and rear deck that would encroach into the required front and rear yard setbacks. The Planning Department found no hardship that would allow the improvements to be built and believed that any additions should comply with the required setbacks and, therefore, recommended denial.

The applicants felt that the additions would enhance the property.

In response to Mr. Mahlendorf, Mr. Carter explained that if an applicant is proposing the minimum with regards to a porch, then the steps would be allowed to encroach into the setback. Mr. Palimenio stated that the existing front stoop was 2’ beyond the 35’ setback; the proposed stoop would not encroach any farther than that. He explained that if the stoop was at the setback, it would only be 2’ wide. With regards to the rear deck, it was determined that it is the stair portion of the deck that encroaches into the rear yard setback.

Ms. Donovan moved to APPROVE in accordance with the plans submitted. Mr. Lanoha seconded the motion.

AYES: Anzaldo, Aspen, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
14. Case No. 15-150

Jeff Mooney
2115 South 90th Street
Omaha, NE 68124

REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 70% to 55% and to the minimum street yard landscaping depth from 25’ to 0’ to allow for the construction of a circular driveway addition.

LOCATION: 2115 South 90th Street
ZONE: R2

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on December 10, 2015, Jeff Mooney appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to enlarge the existing driveway by installing a circular drive which would not comply with the minimum requirements of the code. The applicant indicated that traffic on 90th Street makes it difficult and dangerous to back out onto the street. The Planning Department found no hardship or practical difficulty and noted that a turnaround is already provided so that the homeowner can exit onto 90th street in a forward position. The Planning Department recommended denial.

Mr. Mooney explained that there was not a turnaround, but a notch on the side of the driveway. He stated that the driveway is too short and that you must go back and forth several times to turn the car around. He claimed that, of the houses between Pacific Street and Center Street, only 2 houses comply with the ordinance. He noted that 85% of the houses have the turnaround bump on the side of the driveway, 55% of the houses have a circle driveway, and 42% have both. He stated that he witnessed 3 areas of new construction that do not meet the requirements of the ordinance. He stated that cars on Dorcas Street turn left onto 90th Street at the same time he is which has resulted in him having an accident. There are also problems with speeding along 90th Street.

In response to Ms. Donovan, Mr. Mooney to get rid of the “hammerhead” portion of the driveway to increase the amount of landscaping on the site. Other members of the Board stated that in order for them to support the request the “hammerhead” portion of the driveway would need to be removed. Changes were made to the plan (Exhibit B) that reflected the removal of the “hammerhead” portion of the driveway.

Mr. Aspen moved to APPROVE in accordance with revised plan (Exhibit B – Removal of hammerhead turnaround). Mr. Mahlendorf seconded the motion.

AYES: Aspen, Donovan, Lanoha, Anzaldo, Mahlendorf

MOTION CARRIED: 5-0
15. Case No. 15-151
NS-Yard West, LLC
6336 John J. Pershing Drive
Omaha, NE 68110

REQUEST: Waiver of Section 55-928(e) & 55-718 - Variance to the required landscaping plantings for a surface parking lot for a period of no more than 4 years from the date of approval of the Conditional Use Permit for Surface Parking.

LOCATION: 1515 Cuming Street
ZONE: CBD-ACI-1(PL)

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on December 10, 2015, Jason Thiellen (E & A Consulting Group – 10909 Mill Valley Road) appeared before the Board on behalf of the applicant.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to install a 98-stall parking lot on the site without the necessary landscaping that is required by code for up to 4 years. The Planning Board approved the request at its December 2, 2015 meeting, with the condition that the applicant receive the necessary waiver from the Zoning Board of Appeals. He explained that the applicant planned to use the site as a staging area for the development of the property to the east and did not want any plantings damaged by construction work. The Planning Department supported the request and recommended approval in accordance with the plans submitted.

Mr. Thiellen stated that there was a landscaping plan that would go into effect if the 2nd phase of the project had not commenced in the 4 years.

In response to Mr. Lanoha, Mr. Thiellen stated that the surface of the lot would be concrete. The applicant planned to maintain the property so that it would not become an eyesore.

Ms. Donovan moved to APPROVE in accordance with the plans submitted. Mr. Aspen seconded the motion.

AYES: Donovan, Lanoha, Aspen, Mahlendorf

MOTION CARRIED: 4-0

(Mr. Anzaldo was not present when roll was called.)
16. Case No. 15-152
Music School Development Corp LLC
3405 South 108th Street
Omaha, NE 68144

REQUEST: Waiver of Section 55-143 & 55-830 – Variance to the permitted use regulations of the R2 district to allow a Restaurant (Limited) use not otherwise permitted and to allow a sign plan for signage not otherwise permitted.

LOCATION: 7023 Cass Street
ZONE: R2

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on December 10, 2015, Larry Jobeun (11440 West Center Road) and Ruth Meints (Omaha Conservatory of Music) appeared before the Board on behalf of the applicant.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to operate a 600’ coffee shop within the existing music conservatory, which was approved with a Use Waiver. Approval was also based on submittal of an application to rezone the property, which did not occur. The Planning Department did not support the operating of a coffee shop with the residential zoning still in place and recommended denial.

Mr. Jobeun explained that the coffee shop was part of the original application that was approved by the Zoning Board of Appeals at its January 2015 meeting. He stated that the shop would be open to the public and that it was more of an incidental use since there was no signage at that time that advertised that the shop was there. There was some discussion about the location of the proposed signs. Mr. Jobeun explained that there would be no advertising for the coffee house on the monument sign on Cass Street or on the building. The only signage would be located at the entryway to show that there is a coffee shop in the building. In response to Ms. Donovan, Mr. Jobeun stated that the proposed signs would be 25” x 42” and would be 67” tall. The only signs that would be added to the site would be informational and directional. Also, both of the proposed signs would be pulled back to provide a 12’ setback.

Mr. Anzaldo moved to APPROVE in accordance with the plans submitted. Mr. Aspen seconded the motion.

AYES: Lanoha, Anzaldo, Aspen, Donovan, Mahlendorf

MOTION CARRIED: 5-0
APPROVAL OF MINUTES:

Mr. Anzaldo moved to APPROVE the minutes for the November 12, 2015 meeting. Ms. Donovan seconded the motion.

AYES: Anzaldo, Aspen, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0

ADJOURNMENT

It was the consensus of the Board to ADJOURN the meeting at 2:50 p.m.

____________________________________________
Approved (date)

____________________________________________
Brian Mahlendorf, Chair

____________________________________________
Clinette Warren, Secretary