ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, February 11, 2016 - 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, February 11, 2016 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, February 1, 2016 (for use waivers only) and Thursday, February 4, 2016.

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.
LAYOVER:

Case No. 16-001  
(Laid over from 1/14/16)  
Steve Laird  
9958 West Center Road  
Omaha, NE 68124  
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ tall, privacy fence in the street side yard and front yard setbacks of a residential zoning district.  
LOCATION: 9958 West Center Road  
ZONE: R2

NEW CASES:

Case No. 16-005  
NS-Yard Parking, LLC  
6336 John Pershing Drive  
Omaha, NE 68110  
REQUEST: Waiver of Section 55-928(e) – Variance to the required perimeter parking lot landscaping from 15’ to 5.5’ with a screen wall.  
LOCATION: East side of 15th Street from Cuming Street to Mike Fahey Street  
ZONE: CBD-ACI-1(PL)

Case No. 16-006  
Nancy Liebermann  
1110 North 66th Street  
Omaha, NE 68132  
REQUEST: Waiver of Section 55-166, 55-715 & 55-735(b) – Variance to the maximum impervious coverage from 45% to 52.4%; to the required street yard landscaping depth from 20’ to 18’; and to allow off-street parking for a non-residential use in the front yard setback of a residential zoning district, to allow for the expansion of the existing parking lot.  
LOCATION: 1110 North 66th Street  
ZONE: R3

Case No. 16-007  
REL Holdings, LLC  
13629 Grover Street  
Omaha, NE 68144  
REQUEST: Waiver of Section 55-246 – Variance to the minimum lot width from 50’ to 48’ to allow for the approval of an administrative subdivision to build a new duplex.  
LOCATION: 3319 Cuming Street  
ZONE: R7

Case No. 16-008  
Cinthya B. Duenas  
5630 South 50th Street  
Omaha, NE 68117  
REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 19’ to enclose the existing front porch.  
LOCATION: 5630 South 50th Street  
ZONE: R4(35)
Case No. 16-009
Hawkins Construction Company
Robert Bloechle
2516 Deer Park Boulevard
Omaha, NE 68105
REQUEST: Waiver of Section 55-716 & 55-740(e) – Variance to the required buffer yard between GI and CC from 20’ to 0’ along the east and south sides of the site and to allow a crushed rock equipment storage area.
LOCATION: 2505 Oak Street
ZONE: CC-ACI-1(50) – (GI Pending)

Case No. 16-010
Ed Rockwell
13096 F Street
Omaha, NE 68137
REQUEST: Waiver of Section 55-737 – Variance to the maximum number of compact parking stalls from 40% to 70% of the total number of parking stalls.
LOCATION: 5710 South 176th Avenue
ZONE: R4

Case No. 16-011
Ed Rockwell
13096 F Street
Omaha, NE 68137
REQUEST: Waiver of Section 55-715 & 55-735(b) – Variance to the minimum street yard landscaping depth from 15’ to 13’ and to allow off-street parking for a non-residential use in the front yard setback of a residential district, to construct a 13-stall parking lot.
LOCATION: 6565 South 136th Street
ZONE: R4

Case No. 16-012
Kenneth Hahn Architects
Kenneth Hahn
1343 South 75th Street
Omaha, NE 68124
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 65% to 53% to allow for the construction of a new elementary school and parking lot.
LOCATION: 6523 Western Avenue
ZONE: R3

1/26/16