ZONING BOARD OF APPEALS
AGENDA

Public Hearing
Thursday, May 12, 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. Sean Kelley is the alternate. 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, May 12, 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, May 2, 2016 (for use waivers only) and Thursday, May 5, 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 state your name. If there are opponents, they will also come forward at that time, give their names 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.
NEW CASES:

1. Case No. 15-117
   Susan Schonlau
   6717 Mayberry Street
   Omaha, NE 68106
   REQUEST: Waiver of Section 55-186 - To amend a previously approved variance to the rear yard setback from 25’ to 22’ for construction of a home addition and deck.
   LOCATION: 6717 Mayberry Street
   ZONE: R4(35)

2. Case No. 16-028
   Paul Kelley, AIA
   440 North 61st Street
   Omaha, NE 68132
   REQUEST: Waiver of Section 55-865(b) - Variance to allow enlargement to a building housing a non-conforming use for an 80 sq. ft. vestibule addition.
   LOCATION: 7348 Blondo Street
   ZONE: R7-PK

3. Case No. 16-030
   Vincent Saporito
   2185 Hoodoo Drive
   Colorado Springs, CO 80919
   REQUEST: Waiver of Section 55-186 & 55-187(e) - Variance to the front yard setback from 35’ to 11.2’ and to the interior side yard setback from 5’ to 0.48’ to allow a new carport to remain.
   LOCATION: 1006 Glenwood Avenue
   ZONE: R4(35)

4. Case No. 16-038
   Joel & Nancy Schlessinger
   632 North 159th Street
   Omaha, NE 68118
   REQUEST: Waiver of Section 55-715 - Variance to the minimum street yard landscaping depth from 30’ to 0’ to allow construction of a new home.
   LOCATION: 3310 South 228th Terrace
   ZONE: R1

5. Case No. 16-039
   Omaha School District 66 of Douglas County Nebraska
   909 South 76th Street
   Omaha, NE 68114
   REQUEST: Waiver of Section 55-715 & 55-735(b) - Variance to the minimum street yard landscaping percentage from 60% to 38%, to the minimum street yard landscaping depth from 15’ to 10’ and to allow parking for a non-residential use within the front yard setback of a residential zoning district for the construction of a new elementary school.
   LOCATION: 9801 West Center Road – Oakdale Elementary School
   ZONE: DR (R4 pending)
6. Case No. 16-040
Suzanne & Walter Scott
Foundation
c/o Calvin Sisson
11422 Miracle Hills Drive
Suite 408
Omaha, NE 68154

REQUEST: Waiver of Section 55-84, 55-87 & 55-734 - Variance to the use regulations of the AG district to allow a General Office use, to the required number of off-street parking stalls from 129 to 48, to the maximum building coverage from 5% to 9.8% and to the maximum impervious surface coverage from 10% to 15.5%, to allow construction of a foundation and family office building.

LOCATION: 10616 & 10718 North 84th Street
ZONE: AG-ED

7. Case No. 16-041
Relevant Community Church
P.O. Box 520
Omaha, NE 68022

REQUEST: Waiver of Section 55-186 - Variance to the maximum impervious coverage from 50% to 60% to allow construction of a church.

LOCATION: 21220 Elkhorn Drive
ZONE: AG (R4 pending)

8. Case No. 16-042
Tate Meier
14520 Burdette Street
Omaha, NE 68116

REQUEST: Waiver of Section 55-87 - Variance to the minimum lot size from 20 acres to 6.1 acres to allow construction of a single-family home and outbuilding.

LOCATION: 10004 North 132nd Street
ZONE: AG

9. Case No. 16-043 - WITHDRAWN
Dale Fenske
14740 Grover Street
Omaha, NE 68144

REQUEST: Waiver of Section 55-146 - Variance to the interior side yard setback from 10’ to 7’ to allow an outdoor kitchen to remain.

LOCATION: 25022 Farnam Circle
ZONE: R2

10. Case No. 16-044
Travis Buel
9905 Devonshire Drive
Omaha, NE 68114

REQUEST: Waiver of Section 55-146 - Variance to the interior side yard setback from 10’ to 8’ to allow for construction of a garage addition.

LOCATION: 9905 Devonshire Drive
ZONE: R2