

DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, JUNE 11, 2015
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS

1. Case No. 15-011 (*from 3/12/15 & 4/9/15*) REQUEST: Waiver of Section 55-246, 55-734, 55-735(a)(1), 55-716 & 55-715 – Variance to the front yard setback from 35' to 8'; to the rear yard setback from 25' to 20'; to the interior side yard setback from 10' to 2' (trash enclosure); to the required number of off-street parking stalls from 33 to 27; to allow off-street parking for a multi-family residential use in the front yard setback of a residential zoning district; to the minimum street yard landscaping depth from 10' to 6'; to the required bufferyard between R7 and R5 from 14' to 6' and to the street side yard setback from 15' to 9', to allow construction of a 22-unit apartment building and parking lot.
- Larry Jensen
Midtown Development
6324 South 118th Street
Omaha, NE 68137
- LOCATION: 1030 & 1034 South 30th Avenue, 3006, 3008 and 3010 Pacific Street
- ZONE: R7

DISPOSITION: APPROVED 5-0. Approved in accordance with the revised plans submitted (Exhibit B – dated 6-11-15), subject to the 27 parking stalls being used by the residents at a minimum 1:1 parking ratio for the apartment units, in compliance with Article 22, Urban Design.

2. Case No. 15-042 (*from 4/9/15 & 5/14/15*) REQUEST: Waiver of Section 55-839(b) – Variance to the total permitted sign area from 469 sq. ft. to 1,354 sq. ft. to allow installation of 4 wall signs.
- Rose Blumkin Performing Arts
2001 Farnam Street
Omaha, NE 68102
- LOCATION: 2001 Farnam Street
- ZONE: CBD-ACI-1(PL)

DISPOSITION: APPROVED 5-0. Approval of the wall signs is for a total of 2 years after which the applicant must reappear before the Board.

3. Case No. 15-048 REQUEST: Waiver of Section 55-146 – Variance to the street side yard setback from 20' to 16' to construct a 13'x24' garage addition.
- Danielle Dring
Mercury Contractors
4222 Davenport Street
Omaha, NE 68131
- LOCATION: 901 South 87th Street
- ZONE: R2

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.

4. Case No. 15-055 (*from 5/14/15*) REQUEST: Waiver of Section 55-824(d) & 55-836(b) –
Jay Machleit, President Variance to allow a monument sign on a
Triple C Development, Inc. property with a building closer than 15' to
200 Armory Road the property line and to the front yard
Centre, AL 35960 setback from 12' to 3' for monument sign
not otherwise permitted.
- LOCATION: 2601 North 16th Street
ZONE: CC-ACI-2(PL)

DISPOSITION: LAYOVER 5-0.

5. Case No. 15-060 (*from 5/14/15*) REQUEST: Waiver of Sections 55-246 & 55-716 –
McNeil Company Builders Variance to the required bufferyard between
4666 South 132nd Street R7 and DR from 30' to 0' and to the interior
Omaha, NE 68137 side yard setback from 10' to 0', to allow
construction of an apartment complex.
- LOCATION: 12510 West Dodge Road & 710 North 124th
Plaza
ZONE: R7-ACI-4(PL)

DISPOSITION: LAYOVER 5-0.

NEW CASES:

6. Case No. 15-061 REQUEST: Waiver of Sections 55-737(a), 55-740(b)(1),
Red Brick Development LLC & 55-740(f)(4) – Variance to the maximum
18018 Burke Street number of compact stalls from 40% to 50%
Omaha, NE 68022 of the total parking stalls; to the minimum
drive aisle width from 24' to 23'; to the
minimum perimeter parking lot landscaping
from 10' to 4.3' and 5' to 1' and 1'; to allow
construction of a 3-story mixed use building.
- LOCATION: 5018 Underwood Avenue
ZONE: NBD-NCE-C

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.

7. Case No. 15-066 REQUEST: Waiver of Section 55-206 – Variance to the
Habitat for Humanity street side yard setback from 15' to 14' to
1701 North 24th Street construct a new single family home.
Omaha, NE 68110
- LOCATION: 3802 North 22nd Street
ZONE: R5

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.

8. Case No. 15-067 REQUEST: Waiver of Section 55-166 – Variance to the
Russell Finch interior side yard setback from 7' to 4' to
Russell Finch Construction construct a landing for a new deck.
2114 South 47th Street
Omaha, NE 68106
- LOCATION: 2217 South 152nd Street
ZONE: R3

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.

9. Case No. 15-068 REQUEST: Waiver of Section 55-166 – Variance to the
Barry Stych front yard setback from 35' to 25' to
12562 Ohio Circle construct a new single-family home.
Omaha, NE 68164
- LOCATION: 2618 & 2624 North 137th Street
ZONE: R3

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.

10. Case No. 15-069
Nancy Somerhalder
5505 South 124th Street
Omaha, NE 68137
- REQUEST: Waiver of Section 55-146 – Variance to the interior side yard setback from 10' to 6' to construct a 7' x 15' home addition.
- LOCATION: 5505 South 124th Street
ZONE: R2

DISPOSITION: LAYOVER 5-0. Laid over to give the future homeowner time to be informed of the waiver.

11. Case No. 15-070
Clarkson Memorial Hospital
988145 Nebraska Medical Center
Omaha, NE 68198
- REQUEST: Waiver of Section 55-740(b) – Variance to the required standard parking layout dimensions for a new parking garage.
- LOCATION: 4111 Harney Street
ZONE: GC-ACI-1(PL)

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.

12. Case No. 15-071
Jay Muller
1120 North 18th Street
Omaha, NE 68102
- REQUEST: Waiver of Section 55-832 – Variance to the maximum sign height from 8' to 14'8" and to the front yard setback from 12' to 0' to install a monument sign.
- LOCATION: 6809 North 68th Plaza
ZONE: R7

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.

13. Case No. 15-072
Jay Muller
1120 North 18th Street
Omaha, NE 68102
- REQUEST: Waiver of Section 55-834, 55-836 & 55-933(b) – Variance to the maximum sign height from 12' to 14'8" and 15'8" and to the front yard setback from 12' to 0', 7', and 3' to install 6 5 monument signs.
- LOCATION: 6751, 6801 and 6901 North 72nd Street & 7101 and 7105 Newport Avenue
ZONE: GO-ACI-4(PL) & CC-ACI-4(PL)

DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted (Exhibit B), subject to submittal of an application for a Major Amendment to a Conditional Use Permit for Hospital Services (General) in the GO District.

14. Case No. 15-073
Jeff Seaman
4414 South 179th Street
Omaha, NE 68135
- REQUEST: Waiver of Sections 55-126 and 55-715 – Variance to the front yard setback from 50' to 35' and to the street yard landscaping depth from 30' to 0', to construct a new home.
- LOCATION: 23602 Hampton Road
ZONE: R1

DISPOSITION: APPROVED 5-0. Approval in accordance with the revised plans submitted.

15. Case No. 15-074
Hugh Lemmons
3304 North 49th Street
Omaha, NE 68104
- REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6' tall, privacy fence in the street side yard setback to remain.
- LOCATION: 3304 North 49th Street
ZONE: R4(35)

DISPOSITION: APPROVED 4-1. Approval in accordance with the plans submitted subject to the applicant obtaining a survey to ensure that the fence is not located in the right-of-way of Bedford Avenue.

