Mr. Levy called the meeting to order at 1:00 pm. The Board received as Exhibit 1 the contents of the City's file on each case.

CASES:
1. 16-05-32 (heldover from 5/26/16, 8/22/16, 11/28/16, 3/1/17, 9/25/17, 12/18/17 & 12/17/18)
   Robert S. Keith
   Engles, Ketcham, Olson & Keith, P.C.
   1350 Woodmen Tower
   Omaha, NE 68102
   REQUEST: Appeal City Fire Department invoice dated 1/19/16 (M’s Pub Fire)

At the Administrative Board of Appeals meeting held on December 16, 2019, no one appeared before the board on behalf of the applicant.

Mr. Levy stated that the board had received a letter from Bernard in den Bosch, Deputy City Attorney, dated December 2, 2019 which stated that the City of Omaha had withdrawn the invoice. The letter also indicated that the appeal was moot. He noted that the appellant had been copied on the letter.

Mr. Kruse moved to accept the WITHDRAWAL of the appeal. Ms. O’Connor seconded the motion.

AYES: Kuehl, Bessmer, Kruse, O’Connor, Levy

MOTION CARRIED: 5-0. Appeal withdrawn.
2.
19-12-091
Jay Seu
15817 Rolling Ridge Road
Omaha, NE 68135
REQUEST: Appeal of the Public Works Department denial of a site plan dated November 21, 2019. (re: Proposed parking lot at 2902 South 20th Street)

At the Administrative Board of Appeals meeting held on December 16, 2019, Jay Seu appeared before the board. Ryan Haas appeared on behalf of the Public Works Department.

Mr. Haas stated that this request was for a daycare facility with an access on 20th Street. He explained that the proposed plan showed an expansion of the site towards the west to include a new parking lot and play area. He noted that, due to the infill nature of the project, there were site constraints along with the grading issues at this location. The applicant needed a waiver for the number of driveways from one to two. The other driveway would be located on Elm Street.

Mr. Seu agreed with Mr. Haas’ statements about the case.

Mr. Kruse moved to accept the GRANT of the appeal. Ms. O’Connor seconded the motion.

AYES: Kuehl, Bessmer, Kruse, O’Connor, Levy
MOTION CARRIED: 5-0. Appeal granted.

3.
19-12-092
Rob Vanderveen, PE
Lamp Rynearson
14710 West Dodge Road, Suite 100
Omaha, NE 68154
REQUEST: Appeal of the Public Works Department denial of a site plan dated November 25, 2019. (re: Omaha Performing Arts Campus Expansion – 12th & Dodge Streets)

At the Administrative Board of Appeals meeting held on December 16, 2019, John Coolidge (Lamp Rynearson), Steve Kuzelka (Holland Basham Architects – 119 South 49th Avenue) and Curt Witzenburg (Holland Basham Architects – 119 South 49th Avenue) appeared before the board. Ryan Haas appeared on behalf of the Public Works Department.

Mr. Haas stated that the site consisted of an entire block that was bounded by 11th and 12th Streets on the east and west and Dodge Street and Capitol Avenue on the north and south. The proposed facility would be a large event space for concerts. The proposed access was on 12th Street and there were three waivers being requested: 1) an increase in the driveway width from 35’ to 70’; 2) driveway angle; and 3) a waiver to the prohibition against backing maneuvers. He noted that this site did not have an internal parking lot or alley to deal with large scale deliveries. He indicated that the large truck traffic would be very infrequent and would be in conjunction with the arrival of new shows. The curb lines on 12th Street would be reconfigured. He explained that semis would come from the north (Capitol Avenue), pull up to the south end of the block and back into the driveway from one lane of traffic. He also requested that if the board decided to grant the request, it be subject to the proposed improvements shown on the site plan.

Mr. Witzenburg stated that there would be about one live venue per week at this location and he explained that the trucks would be completely captured inside the building and remain there until the end of the performance. He added that the trucks would more than likely exit the facility early in the morning when there is reduced traffic.
Mr. Kuzelka explained that the angle of the driveway was dictated by: 1) the function of the facility, 2) the grade of the site which sloped downward and 3) the location of loading/unloading at the stage. There was additional discussion about the sloping of the site and the proposed 70’ width of the driveway.

Mr. Kuehl moved to GRANT the appeal subject to the modifications on 12th Street, north of Capitol as proposed on the site plan. Ms. O’Connor seconded the motion.

AYES: Kuehl, Bessmer, Kruse, O’Connor, Levy

MOTION CARRIED: 5-0. Appeal granted.

**MINUTES:**

Mr. Kruse moved to APPROVE the November 25, 2019 meeting minutes. Ms. O’Connor seconded the motion.

AYES: Kuehl, Bessmer, Kruse, O’Connor, Levy

MOTION CARRIED: 5-0.

**ADJOURN:**

It was the consensus of the board the ADJOURN the meeting at 1:23 p.m.