DISPOSITION AGENDA
ZONING BOARD OF APPEALS
APRIL 12, 2018

LAYOVER CASES:

1. Case No. 18-024
   Dave and Lisa Manning
   5707 Harney Street
   Omaha, NE 68132
   REQUEST: Waiver of Section 55-166 & 55-767(c) –
   Variance to the minimum rear yard setback from 25’ to 4’, to the minimum interior side
   yard setback from 7’ to 3’, to the maximum impervious coverage from 50% to 56.49%;
   and to allow a home occupation in an accessory building; to allow for construction
   of a new 1½ story garage with an office.
   LOCATION: 5707 Harney Street
   ZONE: R3
   DISPOSITION: APPROVED 5-0. Approved as amended.

NEW CASES:

2. Case No. 18-021
   Jordan Farrell
   3910 South 202nd Avenue
   Omaha, NE 68130
   REQUEST: Waiver of Section 55-786(e)(1) – Variance
   to the residential fence regulations to allow
   a 6’ tall, privacy fence within the street side
   yard setback.
   LOCATION: 3910 South 202nd Avenue
   ZONE: R4
   DISPOSITION: APPROVED 5-0. Approval subject to the fence being constructed 5’ from
   the property line and the applicant applying for an administrative subdivision to eliminate
   the 10’ landscape easement prior to issuance of the building permit.

3. Case No. 18-034
   Gerald Jackson
   5602 North 131st Street
   Omaha, NE 68164
   REQUEST: Waiver of Section 55-786(e)(1) – Variance
   to the residential fence regulations to allow
   a 5’ tall, 50% open picket fence in the street
   side yard setback.
   LOCATION: 5602 North 131st Street
   ZONE: R4
   DISPOSITION: APPROVED 5-0.

4. Case No. 18-035
   Gary & Debra Fox
   15036 Cuming Street
   Omaha, NE 68154
   REQUEST: Waiver of Section 55-186 – Variance to the
   minimum rear yard setback from 25’ to 13’ 16” to allow for construction of a new deck.
   LOCATION: 15036 Cuming Street
   ZONE: R4
   DISPOSITION: APPROVED 5-0. Approved as amended.

5. Case No. 18-036
   Consolidated Concrete, LLC
   9555 South 147th Street
   Omaha, NE 68138
   REQUEST: Waiver of Section 55-767(a)(6) – Variance
   to the miscellaneous uses to allow a permit
   to exceed the maximum duration allowed
   from 180 days to 365 days.
   LOCATION: 14411 Pacific Street
   ZONE: DR(Pending R4 and MU)
   DISPOSITION: APPROVED 5-0. Approval subject to the site being used for projects relating to that
   location only.
6. Case No. 18-037
Todd Schuiteman
Quality Living, Inc.
6404 North 70th Plaza
Omaha, NE 68104
REQUEST: Waiver of Section 55-786 – Variance to the maximum height of a fence within a front or street side yard from 4’ 50% open to 6’ 50% open to allow for installation of a new fence.
LOCATION: 6404 North 70th Plaza
ZONE: R7
DISPOSITION: APPROVED 5-0.

7. Case No. 18-038
Sophia Kochanowicz
4830 Poppleton Avenue
Omaha, NE 68103
REQUEST: Waiver of Section 55-186 – Variance to the maximum impervious coverage percentage from 50% to 53% to allow for construction of a new garage, driveway and addition with a request for reasonable accommodation.
LOCATION: 4830 Poppleton Avenue
ZONE: R4(35)
DISPOSITION: APPROVED 5-0. Approved as amended.

8. Case No. 18-040
Paul Kelly, AIA
440 North 61st Street
Omaha, NE 68132
REQUEST: Waiver of Section 55-126, 55-715, 55-740(f)(4) & 55-741 – Variance to the maximum impervious coverage percentage from 30% to 37.79%; to the minimum street yard landscaping percentage from 25% to 26.48%; to the minimum street yard landscaping depth from 30’ to 7’; to the minimum perimeter landscaping requirement from 10’ to 1’; and to allow parking in the front yard setback to allow for a new hammerhead driveway.
LOCATION: 6237 Underwood Avenue
ZONE: R1
DISPOSITION: APPROVED 5-0. Approval subject to the driveway going up to the hammerhead not exceeding 14’ and the hammerhead portion of the driveway not exceeding 30’ off the driveway.

9. Case No. 18-042
Myrtle & Cypress, LLC
517 North 33rd Street
Omaha, NE 68131
REQUEST: Waiver of Section 55-732(1), 55-734 & 55-735 – Variance to the required number of off-street parking from 14 stalls to 0 stalls to allow for a restaurant (limited) use.
LOCATION: 517 North 33rd Street
ZONE: GC
DISPOSITION: APPROVED 5-0.

10. Case No. 18-046
Robert Zagoda
Westside Community Schools
Omaha District 66
909 South 76th Street
Omaha, NE 68114
REQUEST: Waiver of Section 55-735(b) – Variance to allow off-street parking for a non-residential use in the front yard setback of a residential district to allow for additional and reconstructed parking lots at Westbrook Elementary School.
LOCATION: 1312 Robertson Drive
ZONE: R4(35)
DISPOSITION: APPROVED 5-0.

11. Case No. 18-047
Robert Zagoda
Westside Community Schools
Omaha District 66
909 South 76th Street
Omaha, NE 68114
REQUEST: Waiver of Section 55-715 & 55-735(b) – Variance to the minimum street yard landscaping depth from 25’ to 10’ and to allow off-street parking for a non-residential use in the front yard setback at Swanson Elementary School.
LOCATION: 8601 Harney Street
ZONE: R2
DISPOSITION: APPROVED 5-0.