DISPOSITION AGENDA
ZONING BOARD OF APPEALS
JUNE 14, 2018

1. Case No. 17-155
   The Kul Factory
   8800 “F” Street
   Omaha, NE 68127
   REQUEST: Waiver of Section 55-843 – Variance to the
   maximum size of a pole sign from 150 sq. ft. to 258 sq. ft. and to the maximum size of a
   projecting sign from 40 sq. ft. to 105 sq. ft. and to allow flashing and bare bulb design
   elements for each sign.
   LOCATION: 8800 “F” Street
   ZONE: GI
   DISPOSITION: LAYOVER 4-0.

NEW CASES:

2. Case No. 18-043
   Triangular Holdings, LLC
   4880 South 131st Street
   Omaha, NE 68137
   REQUEST: Waiver of Section 55-246 & 55-734 – Variance to the site area per unit from 1,000
   square feet to 695 square feet; to the required number of off-street parking stalls from 227 to 112; and to the floor area ratio
   from 1.0% to 1.11% to allow for a redevelopment project for Grace University.
   LOCATION: 1311 South 9th Street
   ZONE: R7
   DISPOSITION: APPROVED 4-0. Approval in accordance with the plans submitted subject to the
   applicant leasing the on-street parking stalls located in the right-of-way.

3. Case No. 18-054
   Jose Corona
   13705 “Z” Circle
   Omaha, NE 68137
   REQUEST: Waiver of Section 55-786(e)(1) – Variance to the residential fence regulations to allow
   a 6’ tall, privacy fence in the front and street side yard setbacks.
   LOCATION: 13705 “Z” Circle
   ZONE: R3
   DISPOSITION: APPROVED 4-0. Approval of a 6’ tall privacy fence subject to the fence being parallel
   to the edge of the home along 137th Street (in accordance with Exhibit B).

4. Case No. 18-063
   John Wilhelm
   Creighton University
   2500 California Plaza
   Omaha, NE 68178
   REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for two temporary wall
   signs from 32 sq. ft. to 132 sq. ft. and 108 sq. ft. for two banners for four weeks during
   the College World Series.
   LOCATION: 1624 Mike Fahey Street & 815 Florence Boulevard
   ZONE: DS-ACI-1(PL)
   DISPOSITION: APPROVED 4-0. Approval in accordance with the plans submitted for two years
   (2018 and 2019).

5. Case No. 18-064
   Dee Ann Bowen
   Andrea Bowen
   No Mans Land, LLC
   2320 Paul Street
   Omaha, NE 68102
   REQUEST: Waiver of Section 55-716– Variance to the required bufferyard between LI & R7 & R4
   from 30’ and 20’ to 10’ for a custom manufacturing business.
   LOCATION: 2320 Paul Street
   ZONE: LI
   DISPOSITION: APPROVED 4-0. Approval in accordance with the plans submitted subject to a
detailed landscaping plan that provides proper screening along the east property line.
6. Case No. 18-065
   Robert & Diane Urbach
   5518 South 53rd Street
   Omaha, NE 68117
   REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surface driveway requirement to allow a 24’ x 24’ accessory building.
   LOCATION: 5518 South 53rd Street
   ZONE: R3
   DISPOSITION: APPROVED 4-0. Approval in accordance with the plans submitted subject to the applicant not parking personal vehicles in the accessory building.

7. Case No. 18-067
   Daniel & Janna Nysewander
   4713 Chicago Street
   Omaha, NE 68132
   REQUEST: Waiver of Section 55-186 – Variance to the minimum interior side yard setback from 5’ to 0.5” to allow for construction of a new garage building.
   LOCATION: 4713 Chicago Street
   ZONE: R4(35)
   DISPOSITION: LAYOVER 4-0. Laid over to give the applicant time to submit a revised plan with the correct dimensions.

8. Case No. 18-068
   Thomas L. Schwarten
   7605 Dutch Hall Road
   Omaha, NE 68122
   REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surface driveway requirement to allow a crushed rock driveway to allow a 30’ x 40’ accessory building.
   LOCATION: 7605 Dutch Hall Road
   ZONE: DR-ED
   DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted.

9. Case No. 18-069
   Mary Jo Hubbard
   9906 “O” Circle
   Omaha, NE 68127
   REQUEST: Waiver of Section 55-786(b) & 55-786(e)(1) – Variance to the maximum height of a fence located in the street side yard setback from 4’ to 6’ and to the required openings of no less than 50% to allow a solid wood privacy fence.
   LOCATION: 9906 “O” Circle
   ZONE: R3
   DISPOSITION: LAYOVER 4-0.

10. Case No. 18-070
    Carolina Padilla
    Intercultural Senior Center
    3010 “R” Street
    Omaha, NE 68107
    REQUEST: Waiver of Section 55-716(a), 55-717(a)(1), 55-734 & 55-740(f)(4) – Variance to the minimum bufferyard requirement between a GI and R4 district from 60’ with screening to 11’ without screening; to the minimum off-street parking requirements from 74 stalls to 45 stalls and to the minimum perimeter landscaping requirement from 5’ to 0’ to allow for renovation of the existing building for personal improvement services.
    LOCATION: 5545 Center Street
    ZONE: GI
    DISPOSITION: APPROVED 4-0. Approval in accordance with the plans submitted subject to compliance with the conditions of the Special Use Permit.
11. Case No. 18-071
Amy Richardson
Women’s Center for Advancement
3801 Harney Street
Omaha, NE 68131

REQUEST: Waiver of Section 55-834(2) – Variance to the maximum height of a projecting sign from 20’ to 38’ and to the maximum area of a projecting sign from 25 square feet to 30 square feet to allow for installation of a new sign.

LOCATION: 3801 Harney Street
ZONE: GO-ACI-1(PL)

DISPOSITION: LAYOVER 4-0.

12. Case No. 18-072
Gary J. Stegman
19401 Brookside Lane
Gretna, NE 68028

REQUEST: Waiver of Section 55-830(b) – Variance to the detached sign regulations to allow a detached sign to be located on a fence in a R4(35) District.

LOCATION: 4985 Marshall Drive
ZONE: R4(35)-FF

DISPOSITION: DENIED 4-0.

13. Case No. 18-073
Omaha Shelter for Homeless Trust
10050 Regency Circle
Suite 101
Omaha, NE 68114

REQUEST: Waiver of Section 55-764(e)(1)(b) and 55-764(e)(1)(d)(1) – Variance to the hours of operation for a non-commercial day shelter from 7:00 a.m. to 9:00 p.m. to include overnight stays and to the minimum separation from an established residential zoning district from 300’ to 245’.

LOCATION: Northwest of 16th Street and Nicholas Street
ZONE: DS and GI – ACI-2(65)

DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted.

14. Case No. 18-074
Jeffrey Dolezal
2922 North 61st Street
Omaha, NE 68104

REQUEST: Waiver of Section 55-126 – Variance to the minimum front yard setback from 50’ to 41’ to allow for installation of an awning.

LOCATION: 844 South 96th Street
ZONE: R1

DISPOSITION: LAYOVER 4-0. Laid over to give the applicant time to communicate with the neighbors.

15. Case No. 18-075
Rachelle Bradley
5003 Burt Street
Omaha, NE 68132

REQUEST: Waiver of Section 55-246 – Variance to the minimum interior side yard setback from 5’ to 1’6” to allow for reconstruction of a garage addition.

LOCATION: 5003 Burt Street
ZONE: R7

DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted.

16. Case No. 18-076
Patricia Shepherd
649 South 259th Street
Waterloo, NE 68069

REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surface driveway requirement to allow a gravel driveway to a new home and garage.

LOCATION: 649 South 259th Street
ZONE: DR-FF

DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted subject to the driveway being paved with an acceptable hard surface once 259th Street is paved.
17. Case No. 18-077  
Deb Olson  
Indian Creek One, LLC  
17445 Arbor Street  
Suite 310  
Omaha, NE 68180  
REQUEST: Waiver of Section 55-366 – Variance to the maximum height allowed in a CC district from 45’ where a building is within 100’ of property classified as R6 or lower intensity district to 48’ to allow for construction of a new building.  
LOCATION: 4221 North 203rd Street  
ZONE: CC  
DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted.

18. Case No. 18-078  
Dennis Plachy  
Omaha Neon Sign Company  
1120 North 18th Street  
Omaha, NE 68102  
REQUEST: Waiver of Section 55-834(2) & 55-824(b)(4) – Variance to the maximum height of a projecting sign from 20’ to 42’ and to the projecting signs and graphics regulations allowing a projecting sign to be located within 25’ (as close as 3’) to any other projecting sign that extends 3’ or more from a property line to allow for installation of three projecting signs.  
LOCATION: 119 North 51st Street  
ZONE: GO  
DISPOSITION: LAYOVER 4-0.

19. Case No. 18-080  
Faith Evangelical Free Church  
Brookside Church  
11607 “M” Circle  
Omaha, NE 68137  
REQUEST: Waiver of Section 55-832(2) – Variance to the maximum signage area for a civic use in a R7 district from 40 sq. ft. to 150 sq. ft. to allow for a new signage plan.  
LOCATION: 11607 “M” Circle  
ZONE: R7/R7-FF/R7-FW  
DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted.

20. Case No. 18-082  
Jeremy Williams, P.E.  
1609 "N" Street  
Lincoln, NE 68508  
REQUEST: Waiver of Section 55-716 – Variance to the minimum bufferyard requirement between a CC and R6 district from 30’ to 15’ to allow for construction of a new drive-thru restaurant.  
LOCATION: 2945 South 132nd Street  
ZONE: CC  
DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted subject to providing the Planning Department with a copy of the shared parking agreement.