DISPOSITION AGENDA
ZONING BOARD OF APPEALS
MARCH 8, 2018

LAYOVER CASES:

1. Case No. 18-019 (from 2/8/18)
   Troy and April Perchal
   904 North 204th Avenue
   Omaha, NE 68022
   REQUEST: Waiver of Section 55-715 & 55-928(e) – Variance to the minimum street yard landscaping depth from 10’ to 0.8’; to the minimum street yard landscaping percentage from 20% to 15%; and to the perimeter landscaping requirements from 15’ to 0.8’ to allow for construction of a new building and parking lot.
   LOCATION: 20324 Veterans Drive
   ZONE: CC
   DISPOSITION: APPROVED 4-0.

NEW CASES:

2. 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: LAYOVER 4-0. Laid over to give the applicant time to obtain a document of support from the adjacent neighbor and for the opportunity for the case to be heard before a full board.

3. Case No. 18-025
   Rob Cooksey
   Concordia Lutheran Schools of Omaha
   15656 Fort Street
   Omaha, NE 68116
   REQUEST: Waiver of Section 55-830 – Variance to the maximum sign budget for a civic use in a residential district from 32 sq. ft. to 215 sq. ft., to the maximum height for a wall sign from 16’ to 33’ and to the maximum area of a wall sign from 32 sq. ft. to 187 sq. ft. to allow for a new signage plan at Concordia School.
   LOCATION: 15656 Fort Street
   ZONE: R4
   DISPOSITION: APPROVED 4-0.

4. Case No. 18-026
   Bruce Hansen
   Great Plains Auto Body
   14540 Grover Street
   Omaha, NE 68144
   REQUEST: Waiver of Section 55-716 – Variance to the minimum bufferyard requirement between a GC and R4(35)-PK district from 30’ with screening to 15’ with screening to allow for construction of a new building.
   LOCATION: 4103 Leavenworth Street
   ZONE: GC-ACI-1(PL)
   DISPOSITION: APPROVED 4-0. Approval subject to the applicant providing the code required screening on the east portion of the site.
5. Case No. 18-027  
Mark Stevens  
Glad Tidings Assembly  
7415 Hickory Street  
Omaha, NE 68124  
REQUEST: Waiver of Section 55-830 – Variance to the maximum sign budget from 51 sq. ft. to 127.39 sq. ft.; to the maximum height of a wall sign from 16’ to 27’; and to the maximum area of a wall sign from 32 sq. ft. to 76.39 sq. ft. to allow for a new wall sign and signage plan.  
LOCATION: 7415 Hickory Street  
ZONE: R2  
DISPOSITION: APPROVED 4-0.

6. Case No. 18-028  
Murray Hayes  
EGAD, LLC  
4104 Lafayette Avenue  
Omaha, NE 68131  
REQUEST: Waiver of Section 55-246 & 55-715 – Variance to the minimum street yard setback from 15’ to 11.8’; to the rear yard setback from 25’ to 5’; to the minimum street yard landscaping depth from 10’ to 0’; and to the minimum street yard landscaping percentage from 50% to 54% to allow for construction of a deck, additions, and a 28’ x 40’ detached garage.  
LOCATION: 4032 Izard Street  
ZONE: R7  
DISPOSITION: APPROVED 4-0. Approval of the variance to the minimum street yard setback from 15’ to 11.8’ to allow for construction of a deck, additions and a 28’ x 40’ detached garage subject to the structure being converted to a single-family home.

7. Case No. 18-029  
Stephen R. McConnell  
3515 South 30th Avenue  
Omaha, NE 68105  
REQUEST: Waiver of Section 55-503 – Variance to the permitted use regulations of the GI district to allow single-family residential not otherwise permitted.  
LOCATION: 3505/3507/3512/3515/3524 South 30th Avenue, 3512/3571 South 31st Street and 3104 A Street  
ZONE: GI  
DISPOSITION: APPROVED 4-0.

8. Case No. 18-030  
Bert Hancock  
Pacific Gardens Associates, LLC  
1925 South 64th Avenue  
Omaha, NE 68102  
REQUEST: Waiver of Section 55-740(f)(4) – Variance to the minimum perimeter parking lot landscaping from 10’ to 3’ to allow for construction of a retaining wall.  
LOCATION: 7616 Pierce Street  
ZONE: R6  
DISPOSITION: LAYOVER 4-0. Laid over until the May 2018 meeting to allow for additional coordination between the applicant and the City of Omaha Public Works Department.
9. Case No. 18-031  
Jon Alexander  
Junkstock, LLC  
1150 River Road Drive  
Waterloo, NE 68069

REQUEST: Waiver of Section 55-84, 55-740(f)(4) & 55-659 – Variance to the permitted use regulations of the AG district to allow indoor entertainment, outdoor entertainment and campground not otherwise permitted; to the hard-surfacing requirement for a parking lot for indoor/outdoor entertainment and camping events yearly on March 1 – November 30; and to the permitted use regulations of the FW overlay district to allow indoor/outdoor entertainment not otherwise permitted.

LOCATION: 1150 River Road
ZONE: AG-FW

DISPOSITION: DENIED 4-0.

10. Case No. 18-032  
Nick Batter  
Hawkins Construction Company  
2516 Deer Park Boulevard  
Omaha, NE 68105

REQUEST: Waiver of Section 55-767(a)(3) & 55-767(a)(6) – Variance to the miscellaneous uses to allow for a temporary construction batch plant to be established within 600’ of a developed residential use as close as 256’ and to allow a permit to exceed the maximum duration allowed from 180 days to 270 days.

LOCATION: 16201 West Maple Road
ZONE: R6

DISPOSITION: APPROVED 4-0. Approval subject to trucks not accessing 162nd & Pinkney Streets without approval of the Planning Director in emergency situations.

11. Case No. 18-033  
Elkhorn Public Schools  
502 Glenn Street  
Elkhorn, NE 68022

REQUEST: Waiver of Section 55-186 & 55-742(b) – Variance to the maximum height in a R4 district from 35’ to 52’ and to allow required off-street parking in the front yard setback to allow for construction of a school.

LOCATION: 17800 George Miller Parkway
ZONE: R4

DISPOSITION: APPROVED 4-0.