DISPOSITION AGENDA
ZONING BOARD OF APPEALS
NOVEMBER 9, 2017

LAYOVER:

1. Case No. 17-138 (from 10/12/17)  
Joseph Greve  
3318 South 109th Street  
Omaha, NE 68144  
REQUEST: Waiver of Section 55-146 & 55-715 – Variance to the minimum front yard setback from 40' to 30', to the minimum street yard landscaping percentage from 70% to 60% and to the minimum street yard landscaping depth from 25' to 0' to allow for construction of a new single-family home.  
LOCATION: 1010 South 91st Circle  
ZONE: R2  
DISPOSITION: Withdrawn at the request of the applicant.

NEW CASES:

2. Case No. 17-125  
Exchange Bank  
1204 Allen Drive  
Grand Island, NE 68803  
REQUEST: Waiver of Section 55-716, 55-740(f), 55-928 & 55-836 – Variance to the bufferyard requirement from CC to R7 from 20' to 9.39' and 10', to the minimum perimeter parking lot landscaping from 10' to 9.39' and 9.5', to the minimum green parking area perimeter landscaping from 15' to 12' to allow for construction of the site; and to the front yard setback from 12' to 6' and the street side yard setback from 6' to 3' to allow for a new monument sign.  
LOCATION: Northwest corner of West Dodge Road and North 80th Street  
ZONE: CC-ACI-2(65)  
DISPOSITION: APPROVED 5-0. Waiver approved for the bufferyard requirement, minimum perimeter parking lot landscaping and minimum green parking area perimeter landscaping but NOT for the front yard setback or street side yard setback.

3. Case No. 17-141  
Mark Schlickbernd  
503 South 36th Street  
Omaha, NE 68105  
REQUEST: Waiver of Section 55-166 – Variance to the minimum lot area from 7,500 sq. ft. to 6,463 and 6,042 sq. ft. and to the minimum lot width from 60' to 58.76' and 54.92' to allow for an administrative subdivision.  
LOCATION: 315 and 319 North 41st Avenue  
ZONE: R3  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

4. Case No. 17-142  
Seventy Five North Revitalization Corp.  
4383 Nicholas Street  
Suite 204  
Omaha, NE 68131  
REQUEST: Waiver of Section 55-764(d)(2)(c) – Variance to the capacity limitations for a Daycare services (general) use in a GI (pending R5) district from 12 to 164 individuals.  
LOCATION: 3200 North 30th Street  
ZONE: GI (R5 pending)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
5. Case No. 17-143
Dale Thelen
1343 Turner Boulevard
Omaha, NE 68105

REQUEST: Waiver of Section 55-782(b)(6)(a) – Variance to the setback adjustment from 60’ to 45’ to allow for construction of a 7’ x 10’ shed.

LOCATION: 1343 Turner Boulevard
ZONE: R3

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the shed matching the color and having similar roofing materials as the existing home prior to installation.

6. Case No. 01-228
Lakeside Auto Recyclers, Inc.
2813 North 9th Street
Carter Lake, IA 51510

REQUEST: Waiver of Section 55-766(b)(3) – Variance to the required separation between a salvage yard and a residential district from 300’ to 200’, 196’, 213’, 222’ and 191’ to allow for an amendment to the existing Special Use Permit.

LOCATION: 1404 Grace Street
ZONE: HI

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

7. Case No. 17-146
Lawrence Butler
4809 Northwest Radial Highway
Omaha, NE 68104

REQUEST: Waiver of Section 55-734 – Variance to the required number of off-street parking stalls from 4 to 0 to allow for rehabilitation of the existing building into six multi-family residential units.

LOCATION: 1609 Binney Street
ZONE: GC

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

8. Case No. 17-147
David Fjare
Olsson Associates
2111 South 67th Street
Omaha, NE 68106

REQUEST: Waiver of Section 55-126 & 55-786(e)(1) – Variance to the minimum front yard setback from 50’ to 45’ 25’ and to the maximum height of a residential fence in a front yard from 4’ 50% open to 10’ 50% open to allow for construction of a sports court.

LOCATION: 1302 North 143rd Avenue Circle
ZONE: R1

DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted, subject to moving the sports court west 10’, reducing the waiver from 50’ to 25’.

9. Case No. 17-148
Anant Enterprises, LLC
Hupmobile, LLC
P.O. Box 3847
Omaha, NE 68103-0847

REQUEST: Waiver of Section 55-740(f) & 55-928 – Variance to the minimum perimeter parking lot landscaping from 5’ to 0’ and 2’ and to the minimum parking lot interior landscaping for green parking areas from 7% to 2.1% to allow construction of a new parking lot.

LOCATION: 2556 Harney Street
ZONE: CBD-ACI-1(PL)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
<table>
<thead>
<tr>
<th>Case No.</th>
<th>17-149</th>
<th>REQUEST: Waiver of Section 55-186 – Variance to the minimum front yard setback from 25’ to 15’ to allow for construction of a new single-family residential subdivision.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>LOCATION: 18818 Fort Street</td>
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<td>ZONE: AG (R4 Pending)</td>
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<td>DISPOSITION:</td>
<td>LAYOVER 5-0. Laid over indefinitely.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Case No.</th>
<th>17-150</th>
<th>REQUEST: Waiver of Section 55-423 – Variance to the permitted use regulations of the CBD district to allow crop production, not otherwise permitted.</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>LOCATION: 306 South 15th Street</td>
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<tr>
<td></td>
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<td>ZONE: CBD-ACI-1(PL)</td>
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<thead>
<tr>
<th>Case No.</th>
<th>17-151</th>
<th>REQUEST: Waiver of Section 55-246 – Variance to the front yard setback from 35’ to 26’ to allow for replacement of an existing portico (front porch) and stairs.</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td>LOCATION: 1102 Park Avenue</td>
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<td>ZONE: R7</td>
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<td>APPROVED 5-0. Approved in accordance with the plans submitted.</td>
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<thead>
<tr>
<th>Case No.</th>
<th>17-019</th>
<th>REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surfacing requirement for a temporary parking lot for Junkstock events in December 2017 and in the 2018 calendar year.</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td>LOCATION: 1150 River Road Drive</td>
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<td>ZONE: AG-FW</td>
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