ZONING BOARD OF APPEALS
DISPOSITION AGENDA
AUGUST 13, 2020

LAYOVER CASE:

1. Case No. 20-092 (from 7/9/20)
   Brandon Pokorski
   3728 South 114th Street
   Omaha, NE 68144
   REQUEST: Waiver of Section 55-146 – Variance to the rear yard setback from 25’ to 10’ to allow for the construction of a 1,664 sq. ft. detached garage.
   LOCATION: 3728 South 114th Street
   ZONE: R2
   DISPOSITION: APPROVED 5-0. Variance to the rear yard setback from 25’ to 10’ to allow for the construction of an 832 sq. ft. single-story garage, detached garage.

NEW CASES:

2. Case No. 20-103
   Eugene and Jimmie Johnson
   14050 Ellison Avenue
   Omaha, NE 68164
   REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 18’ to allow for a roof and future enclosure of an existing 12’ x 19’ deck.
   LOCATION: 14050 Ellison Avenue
   ZONE: R4
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

3. Case No. 20-104
   Matt Schaffer
   3045 South 106th Street
   Omaha, NE 68124
   REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ fence in the street side yard setback.
   LOCATION: 3045 South 106th Street
   ZONE: R2
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

4. Case No. 20-105
   Habitat for Humanity
   c/o Ed Thiele
   1701 North 24th Street
   Omaha, NE 68110
   REQUEST: Waiver of Sections 55-206 & 55-742(b) – Variance to the minimum lot width from 50’ to 40’, to the minimum lot area from 5,000 sq. ft. to 4,012 sq. ft. and to allow off-street parking for a single-family use within the required street side yard to allow for the construction of a new single-family home.
   LOCATION: 1816 Laird Street
   ZONE: R5
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

5. Case No. 20-106
   Habitat for Humanity
   c/o Ed Thiele
   1701 North 24th Street
   Omaha, NE 68110
   REQUEST: Waiver of Sections 55-206 & 55-742(b) – Variance to the minimum lot width from 50’ to 40’ and to allow off-street parking for a single-family use within the required street side yard to allow for the construction of a new single-family home.
   LOCATION: 1825 Laird Street & 3821 North 19th Street
   ZONE: R5
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
6. Case No. 20-107  
Michael Barnes  
1001 North 67th Avenue  
Omaha, NE 68132  
REQUEST: Waiver of Section 55-166 – Variance to the street side yard setback from 17.5’ to 11’ and to the rear yard setback from 25’ to 23’ to allow for the construction of a new garage addition.  
LOCATION: 1001 North 67th Avenue  
ZONE: R3  
DISPOSITION: LAYOVER 5-0.

7. Case No. 20-108  
Harold Flemmer  
4121 N Street  
Omaha, NE 68107  
REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 21’ to allow for the construction of a new front porch.  
LOCATION: 4121 N Street  
ZONE: R4(35)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to the front porch being no wider than 12’.

8. Case No. 20-109  
Brad Cory  
5630 Spring Street  
Omaha, NE 68106  
REQUEST: Waiver of Section 55-186 – Variance to the interior side yard setback from 2’ to 18” to allow for the construction of a new set of stairs.  
LOCATION: 5630 Spring Street  
ZONE: R4(35)  
DISPOSITION: LAYOVER 5-0.

9. Case No. 20-110  
Elizabeth Drickey  
911 South 33rd Street  
Omaha, NE 68105  
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 4’ privacy fence in the front yard setback.  
LOCATION: 911 South 33rd Street  
ZONE: R4  
DISPOSITION: DENIED 5-0.

10. Case No. 20-111  
Jay Lerner  
9305 Capitol Avenue  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-126 – Variance to the rear yard setback from 35’ to 6’ to allow for construction of an accessory building.  
LOCATION: 9305 Capitol Avenue  
ZONE: R1  
DISPOSITION: APPROVED 4-1. Approved in accordance with the plans submitted.

11. Case No. 20-112  
Dustin Garrett  
8515 Burt Street  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-146 – Variance to the minimum lot width from 80’ to 72.04’ (Lot 1) and 60’ (Lot 2); to the minimum lot area from 10,000 sq. ft. to 8,410 sq. ft. (Lot 2) and to the interior side yard setback from 10’ to 5’ (Lot 2).  
LOCATION: 8515 Burt Street  
ZONE: R2  
DISPOSITION: APPROVED 5-0. Approved as requested for the lot width and lot area. (The waiver to the interior side yard setback from 10’ to 5’ for Lot 2 is not included as part of the waiver.)
<table>
<thead>
<tr>
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<tr>
<td>12.</td>
<td>Case No. 20-113</td>
<td>David and Christine Insinger</td>
<td>Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6', greater than 50% open fence in the street side yard setback.</td>
<td>17505 Ohern Street</td>
<td>R4</td>
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**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted.

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<td>13.</td>
<td>Case No. 20-114</td>
<td>Jim Rich</td>
<td>Waiver of Section 55-734 – Variance to the required number of off-street parking stalls from 19 to 8 to allow for construction of new office space.</td>
<td>3206 South 71st Street</td>
<td>GO-ACI-2(65)</td>
</tr>
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**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted.

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<td>14.</td>
<td>Case No. 20-115</td>
<td>Eric Crawford</td>
<td>Waiver of Section 55-832(2) – Variance to the total allowed sign budget from 60 sq. ft. to 107.75 sq. ft. to allow for a revised signage plan.</td>
<td>2222 Binney Street</td>
<td>R7</td>
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**DISPOSITION:** LAYOVER 5-0.

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<tr>
<td>15.</td>
<td>Case No. 20-116</td>
<td>MRES Acquisitions</td>
<td>Waiver of Section 55-716 – Variance to the minimum bufferyard requirement between an AG and R6 district from 30' to 10' to allow for new multi-family housing.</td>
<td>Northwest corner of 192nd &amp; Pacific Streets</td>
<td>R6-PUD</td>
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</tbody>
</table>

**DISPOSITION:** APPROVED 4-0-1. Approved in accordance with the plans submitted with the condition that a fence be constructed on the west side of the property for the benefit of the neighbors.

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<td>16.</td>
<td>Case No. 20-117</td>
<td>VP 186 LLC</td>
<td>Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 55% to 45%, 40% and 35% to allow for the construction of new townhomes.</td>
<td>West of 169th and Boyle Streets</td>
<td>R6-PUD &amp; R6-FF-PUD</td>
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**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted.

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<td>17.</td>
<td>Case No. 20-118</td>
<td>Robert Ottermann and Kim Kalowski</td>
<td>Waiver of Section 55-166 – Variance to the front yard setback from 35' to 20' and to the rear yard setback from 25' to 10' to allow for construction of a new single family home.</td>
<td>420 Center Street</td>
<td>R4(35)</td>
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**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted.

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<td>18.</td>
<td>Case No. 20-119</td>
<td>Julissa Rosales</td>
<td>Waiver of Section 55-187(e) – Variance to the front yard setback from 35' to 26' to allow for the construction of a new porch.</td>
<td>4611 South 62nd Street</td>
<td>R4(35)-FF</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted.
19. Case No. 20-120  
John & Carol Smolsky  
c/o Doug Speckmann  
Speckman Construction  
16010 Reynolds Street  
Bennington, NE 68007  
REQUEST: Waiver of Section 55-166 – Variance to the front yard setback from 35’ to 29’ to allow for the repair and expansion of an existing patio.  
LOCATION: 3559 Woolworth Avenue  
ZONE: R3  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

20. Case No. 20-121  
Bruce Lauritzen  
608 Fairacres Road  
Omaha, NE 68132  
REQUEST: Waiver of Section 55-126 – Variance to the interior side yard setback from 25’ to 20’ to allow for a new second floor addition.  
LOCATION: 608 Fairacres Road  
ZONE: R1  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

21. Case No. 20-122  
Daniel Bolt  
954 South 58th Street  
Omaha, NE 68106  
REQUEST: Waiver of Section 55-782(b)(6) – Variance to the required accessory structure interior side yard setback from 3’ to 1’-4” to allow for construction of a new 530 sq. ft. garage.  
LOCATION: 954 South 58th Street  
ZONE: R4(35)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

22. Case No. 20-123  
Joel & Karen Warner  
21345 A Street  
Omaha, NE 68022  
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ wrought iron fence in the front and street side yard setbacks.  
LOCATION: 21345 A Street  
ZONE: R4  
DISPOSITION: APPROVED 5-0. Approved in accordance with Exhibit B.

23. Case No. 20-124  
Roland Treu  
706 South 96th Street  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-126 – Variance to the interior side yard setback from 25’ to 10’ to allow for the construction of a new garage and sunroom addition.  
LOCATION: 706 South 96th Street  
ZONE: R1  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.