DISPOSITION AGENDA  
ZONING BOARD OF APPEALS  
JUNE 11, 2020

LAYOVER CASE:

1. Case No. 20-051  (from 5/14/20)  
   Cameron Ziegenfoss  
   16010 Ruggles Street  
   Omaha, NE 68116  
   REQUEST: Waiver of Section 55-266 - Variance to the  
   interior side yard setback from 10’ to 6’ to  
   allow for the construction of a new deck and  
   stairs.  
   LOCATION: 123 South 39th Street  
   ZONE: R8-ACI-1(PL)  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

2. Case No. 20-056  (from 5/14/20)  
   Nicholas Stalheim  
   11208 Martin Avenue  
   Omaha, NE 68164  
   REQUEST: Waiver of Section 55-715 - Variance to the  
   minimum street yard landscaping percentage from 60% to 54% to allow for a  
   new driveway and sidewalk.  
   LOCATION: 18701 Patrick Avenue  
   ZONE: R4  
   Withdrawn at the request of the applicant.

3. Case No. 20-073  (from 5/14/20)  
   Aaron Campbell  
   10652 Woolworth Avenue  
   Omaha, NE 68124  
   REQUEST: Waiver of Section 55-126 - Variance to the  
   interior side yard setback from 25’ to 15’ to  
   allow for the construction of a new garage  
   addition.  
   LOCATION: 10652 Woolworth Avenue  
   ZONE: R1  
   Withdrawn at the request of the applicant.

NEW CASES:

4. Case No. 20-075  
   Lori Krejci  
   21506 Ridgewood Road  
   Omaha, NE 68022  
   REQUEST: Waiver of Section 55-187(e) – Variance to the  
   front yard setback from 35’ to 23’-8” to  
   allow for the construction of a new home  
   addition.  
   LOCATION: 6167 Walnut Street  
   ZONE: R4(35)  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

5. Case No. 20-076  
   Robert & Darla Knapp  
   1505 North 196th Street  
   Omaha, NE 68022  
   REQUEST: Waiver of Section 55-786 – Variance to the  
   residential fence regulations to allow a 6’  
   fence in the front and street side yard  
   setback.  
   LOCATION: 1505 North 196th Street  
   ZONE: R4  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to the  
   fence being located on or within the property line.
6. Case No. 20-077  
Bhuvnesh Bhargava  
11227 Franklin Plaza, #1616  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 60% to 47% and to the minimum depth of street yard landscaping from 15’ to 0’ to allow for the construction of a new driveway.  
LOCATION: 20509 D Street  
ZONE: R4  
DISPOSITION: APPROVED 5-0. Approved in accordance with Exhibit B.

7. Case No. 20-078  
Craig Philbrick  
17005 Decatur Street  
Omaha, NE 68118  
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ fence in the street side yard setback.  
LOCATION: 17005 Decatur Street  
ZONE: R4  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to the fence being wrought iron.

8. Case No. 19-142  
Children’s Hospital Foundation  
c/o HDR, Inc.  
8404 Indian Hills Drive  
Omaha, NE 68114  
REQUEST: Waiver of Sections 55-834(1)(2) - Variance to allow an electronic messaging center for a civic use in a GO district and to the maximum sign budget from 60 sq. ft. to 2,114 sq. ft. to allow for a new signage plan.  
LOCATION: 8300 Dodge Street  
ZONE: GO-ACI-2(65)  
DISPOSITION: APPROVED 5-0. Approval subject to the applicant following the performance standards submitted by the applicant:  
A-1) the maximum brightness of the sign shall not exceed a luminance of 5,200 NITS (candelas per square meter) during daylight hours or 0.3 foot-candles over ambient lighting, whichever is less. The maximum brightness of the sign shall not exceed a luminance of 500 NITS during the period from dusk to dawn, or 0.2 foot-candles over ambient lighting, whichever is less;  
A-2) the sign shall have an automatic dimmer control or ambient light monitors to produce an illumination change from a higher illumination level to a lower one for the period of time from dusk to dawn (or any other applicable conditions based on ambient light);  
A-3) There shall be a minimal brightness differential from an image with a white or light-colored background/content to one with a black or darker background/content (and vice versa). Screen transitions should not appear to flash due to brightness differential;  
B-1) any image or message displayed on the sign must have a minimum duration time of ten seconds;  
B-2) each image shown must be static and not contain any type of motion, animation, scrolling of text or sequential displays designed to appear as such;  
C-1) the transition time from one image to another shall appear instantaneous;  
C-2) the use of specialized transitions or other special effects during transition is prohibited;  
C-3) the sign shall have a default mechanism that will stop the sign in one fixed position should a malfunction occur;  
D) the sign shall not contain any type of audio speakers or sound broadcast devices. The operating equipment for the electronic off-premises sign must comply with the current noise regulations contained in Section 55-804;  
E) The hours of use of the digital sign will be restricted to between 5:00 a.m and 11:00 p.m.;  
F) Content shall be similar to the examples provided by the applicant to the City on June 4, 2020 and also provided to the Zoning Board of Appeals board members; and  
G) the size of the signage should be limited to 816 square feet. The waiver will in effect for a one (1) year term. The unused portion of the sign should be a color that is similar to the background facade of the garage.
9. Case No. 20-079 - WITHDRAWN
Tony Brown
11408 Frederick Street
Omaha, NE 68144

REQUEST: Waiver of Section 55-503 - Variance to the use regulations of the General Industrial district to allow an expansion of an existing Kennel use not otherwise permitted.

LOCATION: 6508 North 16th Street
ZONE: GI

Withdrawn at the request of the applicant.

10. Case No. 20-080
Jason Hoesing
11714 Sprague Street
Omaha, NE 68164

REQUEST: Waiver of Section 55-126 - Variance to interior side yard setback from 25’ to 24.4’ to allow for the construction of a garage addition.

LOCATION: 8309 Howard Street
ZONE: R1

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

11. Case No. 20-081
Steve Hansen
1305 South 156th Court
Omaha, NE 68130

REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 70% to 44% and to the minimum depth of street yard landscaping from 25’ to 10’ to allow for the construction of a new driveway addition.

LOCATION: 8825 Edgevale Place
ZONE: R2

DISPOSITION: APPROVED 4-1. Approved in accordance with Exhibit B.

12. Case No. 20-082
Immanuel Inc.
c/o Dan Dolezal, EGA
3552 Farnam Street
Omaha, NE 68131

REQUEST: Waiver of Sections 55-246 & 55-786 – Variance to the required front yard setback from 35’ to 25’ & to the residential fence regulations to allow a 6’ fence in the front yard setback to allow for a new assisted living facility.

LOCATION: 6803 & 6809 North 68th Plaza
ZONE: R7

DISPOSITION: APPROVED 4-0-1. Approved in accordance with the plans submitted.

13. Case No. 20-083
Eric Williams & Linda Buchanan
c/o Mick McGuire
Straightline Designs
3925 South 147th Street,
Suite 119
Omaha, NE 68144

REQUEST: Waiver of Section 55-146 - Variance to the front yard setback from 40’ to 32’ to allow for the construction of a new covered stoop.

LOCATION: 1331 South 93rd Avenue
ZONE: R2

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

14. Case No. 20-084
Leah Thrasher
c/o Jack Piels
1019 Park Avenue, #321
Omaha, NE 68105

REQUEST: Waiver of Section 55-734 - Variance to the required number of off-street parking stalls from 36 to 10 to allow for the construction of a new cocktail lounge.

LOCATION: 1231 South 14th Street
ZONE: CC

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