LAYOVER CASE:

1. Case No. 20-039 (layover from 3/12/20)
   College of Saint Mary
   c/o Dawn Danley
   6457 Frances Street
   Suite 200
   Omaha, NE 68106
   REQUEST: Waiver of Section 55-108 - Variance to the
   maximum impervious coverage from 25% to 40.1% to allow for the
   construction of a new field house.
   LOCATION: 7000 Mercy Road
   ZONE: MU (DR-ACI-2(65) PENDING)
   DISPOSITION: APPROVED 4-0-1. Approved in accordance with the plans submitted.

2. Case No. 20-041 (layover from 3/12/20)
   Steve Walker
   13612 Miami Street
   Omaha, NE 68164
   REQUEST: Waiver of Section 55-163 & 55-166 - Variance to allow a Warehousing and
   Distribution (limited) use, not otherwise permitted in the R3 district and to the rear
   yard setback from 25’ to 15’ to allow for an existing storage building.
   LOCATION: 13612 Miami Street
   ZONE: R3
   DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted subject to the
   following conditions: 1) The new home must be complete and occupied (final inspection approval)
   within 12 months of this waiver being approved otherwise the waiver is void, appropriate
   enforcement action will be initiated and the detached garage may only be used for personal use
   by the owner of 13612 Miami Street; 2) For this applicant, Steve Walker and/or his brother, Mark
   Walker, only; 3) There is to be no outdoor storage on-site; and 4) The storage building is for
   personal use only, no commercial storage or use allowed.

NEW CASES:

3. Case No. 20-046
   Othello Meadows
   c/o Ehrhart Griffin & Associates
   3552 Farnam Street
   Omaha, NE 68131
   REQUEST: Waiver of Section 55-734 - Variance to the required number of off-street parking stalls
   from 6 to 3 to allow for construction of two 3 unit townhome structures (one at each
   address).
   LOCATION: 3003 & 3004 Miami Street
   ZONE: R5(35) (R5-ACI-1 PENDING)
   DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted.

4. Case No. 20-047
   Megan Semin
   17104 Chalet Drive
   Bellevue, NE 68123
   REQUEST: Waiver of Section 55-186 - Variance to the rear yard setback from 25’ to 15.5’ to allow
   for the construction of a new single-family home and deck.
   LOCATION: 3603 Hoctor Boulevard
   ZONE: R4
   DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted.

5. Case No. 20-048
   Yury Slonsky
   2333 South 24th Street
   Omaha, NE 68108
   REQUEST: Waiver of Sections 55-715 & 55-735 - Variance to the minimum street yard
   landscaping from 60% to 45% and to allow an off-street parking facility for a single-
   family use within the required front yard setback.
   LOCATION: 2333 South 24th Street
   ZONE: R4
   DISPOSITION: APPROVED 4-1. Approval subject to the width of the driveway being no more than
   20' wide.
6. Case No. 20-049  
Araceli Gonzalez  
9307 Laurel Avenue  
Omaha, NE 68134  

REQUEST: Waiver of Section 55-786 - Variance to the residential fence regulations to allow a 6’ tall, privacy fence in the front yard setback.  

LOCATION: 9603 Military Road  
ZONE: DR  

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

7. Case No. 20-050  
Steve and Chris Mendlik  
c/o Clif Poling  
Best Lawns, Inc.  
11204 Davenport Street, #207  
Omaha, NE 68154  

REQUEST: Waiver of Sections 55-784(c)(1) & 55-786 - Variance to the setback from a public street from 40’ to 18’ and to the residential fence regulations to allow a 6’ fence in the front yard setback and to allow for the construction of a new pool house and patio.  

LOCATION: 3619 South 170th Court  
ZONE: R2-Cluster  

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

8. Case No. 20-051  
Cameron Ziegenffoss  
16010 Ruggles Street  
Omaha, NE 68116  

REQUEST: Waiver of Section 55-266 - Variance to the interior side yard setback from 10’ to 6’ and to the rear yard setback from 25’ to 20’ to allow for the construction of a new deck and stairs.  

LOCATION: 123 South 39th Street  
ZONE: R8-ACI-1(PL)  

DISPOSITION: LAYOVER 4-1. Laid over until the June 11, 2020 meeting to give the applicant time to submit revised plans and to obtain documentation from Code Enforcement.

9. Case No. 20-052  
Ames Ave Omaha, LLC  
c/o Joe Proctor  
Design 8 Studios  
5801 North 90th Street  
Omaha, NE 68134  

REQUEST: Waiver of Sections 55-836(2) - Variance to the minimum front yard setback from 12’ to 6’ to allow for the installation of a new monument sign.  

LOCATION: 5070 Ames Avenue  
ZONE: CC-MCC  

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

10. Case No. 20-053  
Jon Jabenis  
c/o Danielle Dring  
Smith Slusky Law  
8712 West Dodge Road, Suite 400  
Omaha, NE 68114  

REQUEST: Waiver of Section 55-126 - Variance to the interior side yard setback from 25’ to 10’8” to allow for a home addition.  

LOCATION: 844 Loveland Drive  
ZONE: R1  

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

11. Case No. 20-054  
John and Kerri Sorrell  
c/o Mick McGuire  
Straightline Design  
3925 South 147th Street, Suite 119  
Omaha, NE 68144  

REQUEST: Waiver of Sections 55-126, 55-782(b)(2) & 55-786 - Variance to the rear yard setback from 35’ to 25’ to allow for a home addition from 35’ to 7’ feet to allow for pool equipment, to the required setback for a patio from 25’ to 18’ from the rear property line and to the residential fence regulations to allow a 6’ tall, privacy fence in the street side yard setback.  

LOCATION: 9340 Davenport Street  
ZONE: R1  

DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted; however, the waiver of the rear yard setback from 35’ to 7’ to allow for pool equipment is NOT approved as part of the waiver request.
12. Case No. 20-055
   Steve Buchanan
   c/o S & W Fence
   15803 Pacific Street
   Omaha, NE 68118
   REQUEST: Waiver of Section 55-786 - Variance to the residential fence regulations to allow a 6', greater than 50% open fence with 8 foot tall columns within the front yard setback.
   LOCATION: 1326 North 143rd Avenue Circle
   ZONE: R1
   DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted.

13. Case No. 20-056
    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
    DISPOSITION: LAYOVER 5-0. Laid over until the June 11, 2020 meeting.

14. Case No. 20-057
    GESU Housing, Inc.
    c/o Mike Hall
    Hallmarq Construction
    14225 Dayton Circle, Suite 9
    Omaha, NE 68137
    REQUEST: Waiver of Sections 55-187(e) & 55-742(b) - Variance to the front yard setback from 35' to 25' and to allow off-street parking for a single-family residential use within the required front yard setback to allow for construction of 2 new, single-family homes.
    LOCATION: 3808 & 3910 Miami Street
    ZONE: R4(35)
    DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted, subject to submittal of an application for rezoning to R4.

15. Case No. 20-058
    James Leighter
    c/o Trent Gumm
    Tackett Company
    9829 South 168th Avenue
    Suite 4A
    Omaha, NE 68136
    REQUEST: Waiver of Section 55-740(e) - Variance to the hard surface driveway requirement to allow a gravel driveway to a new single family home.
    LOCATION: 7007 Rainwood Road
    ZONE: DR-ED
    DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted, subject to the first 50' from Rainwood Road being paved.

16. Case No. 20-059
    Consolidated Concrete, LLC
    9555 South 147th Street
    Omaha, NE 68138
    REQUEST: Waiver of Section 55-767(a)(6) - Variance to the miscellaneous uses to allow a Temporary Use Permit to exceed the maximum duration allowed from 180 days to 365 days (April 30, 2021).
    LOCATION: 14411 Pacific Street
    ZONE: DR, MU and R4
    DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted, subject to the site being used for projects relating to this location only.

17. Case No. 20-060
    Vibrant Homes
    c/o Roger Carrell
    5111 South 111th Street
    Omaha, Ne 68137
    REQUEST: Waiver of Section 55-206 - Variance to the minimum lot size from 7,000 sq. ft. to 5,660 sq. ft. and to the minimum lot width from 50' to 41.5' to allow for Two-Family Residential housing.
    LOCATION: 1610 Dorcas Street
    ZONE: GC (R7 Pending)
    DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted.
18. Case No. 20-061  
Vibrant Homes  
c/o Roger Carrell  
5111 South 111th Street  
Omaha, Ne 68137  
REQUEST: Waiver of Section 55-206 & 55-207 - Variance to the minimum lot size from 4,000 sq. ft. to 3,762 sq. ft. and to the rear yard setback from 25’ to 20’ to allow for the construction of a new single family home.  
LOCATION: 1412 Martha Street  
ZONE: R7  
DISPOSITION: APPROVED 5-0.  
Approved, in accordance with the plans submitted.

19. Case No. 20-062  
Omaha Turf Management  
c/o Danielle Dring  
8712 West Dodge Road  
Suite 400  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-183, 55-186 & 55-734 - Variance to allow Warehousing and Distribution (limited) and Warehousing and Distribution (general) uses not permitted in the R4 district; to the front yard setback from 35’ to 8’ (west); to the interior side yard setback from 15’ to 3’ (south); to the minimum required percentages of street yard landscaping from 60% to 31.5% and to the minimum required parking stalls from 1 to 0.  
LOCATION: 4426 South 37th Street  
ZONE: R4(35)  
DISPOSITION: DENIED 5-0.

20. Case No. 20-063  
John and Lynne Boyer  
9727 Fieldcrest Drive  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-786(e)(1) - Variance to the residential fence regulations to allow a fence taller than 6’ in the rear yard setback.  
LOCATION: 9727 Fieldcrest Drive  
ZONE: R1  
DISPOSITION: APPROVED 5-0.  
Approved, in accordance with the plans submitted.

21. Case No. 20-064  
David and Terri Gulick  
8705 North 52nd Avenue  
Omaha, NE 68152  
REQUEST: Waiver of Section 55-786 - Variance to the residential fence regulations to allow a 6’ tall privacy fence in the street side yard setback.  
LOCATION: 8705 North 52nd Avenue  
ZONE: R2-ED  
DISPOSITION: APPROVED 4-1.  
Approval for a 6’ tall, 50% open fence in the street side yard setback.

22. Case No. 20-065  
Cameron Ziegenfoss  
10610 Ruggles Street  
Omaha, NE 68116  
REQUEST: Waiver of Section 55-226 - Variance to the front yard setback from 35’ to 21’ to allow for the replacement of an existing deck.  
LOCATION: 3210 North 159th Avenue  
ZONE: R6  
DISPOSITION: APPROVED 5-0.  
Approved, in accordance with the plans submitted.

23. Case No. 20-066  
Paul Wiseheart  
2731 South 46th Avenue  
Omaha, NE 68105  
REQUEST: Waiver of Section 55-186 - Variance to the rear yard setback from 25’ to 23’10” to allow for the construction of a new deck.  
LOCATION: 6617 Grant Street  
ZONE: R4(35)  
DISPOSITION: APPROVED 5-0.  
Approved, in accordance with the plans submitted.
24. Case No. 20-067  
Grant and Lauren Langhofer  
7817 North 86th Avenue  
Omaha, NE 68122  
REQUEST: Waiver of Section 55-786 - Variance to the residential fence regulations to allow a 6’ tall, privacy fence in the street side yard setback.  
LOCATION: 7817 North 86th Avenue  
ZONE: R4  
DISPOSITION: APPROVED 4-1. Approval for a 6’ tall, 50% open fence in the street side yard setback.

25. Case No. 20-068  
Catholic Cemeteries  
c/o Joe Saniuk  
4610 Dodge Street  
Omaha, NE 68124  
REQUEST: Waiver of Section 55-786 - Variance to the residential fence regulations to allow a fence taller than 4’ in the front / side yard setback.  
LOCATION: 4601 Q Street  
ZONE: R4  
DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted.

26. Case No. 20-069  
Chris and Ranae Keckeisen  
c/o Jared Gerber  
5037 Parker Street  
Omaha, NE 68104  
REQUEST: Waiver of Section 55-126 - Variance to the interior side yard setback from 25’ to 14’ and to the maximum allowed impervious coverage from 30% to 40% to allow for the construction of a home, garage and driveway addition.  
LOCATION: 7910 Leavenworth Street  
ZONE: R1  
DISPOSITION: APPROVED 4-1. Approved, in accordance with the plans submitted.

27. Case No. 20-070  
Mickey Manley  
c/o Eric Lakeman  
L & L Custom Builders  
P.O. Box 82  
Bennington, NE 68007  
REQUEST: Waiver of Section 55-740(e) - Variance to the hard-surface driveway requirement to allow a crushed rock driveway to a new, single-family home.  
LOCATION: 4320 South 180th Street  
ZONE: DR  
DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted, subject to the waiver expiring September 30, 2021.

28. Case No. 20-071  
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  
DISPOSITION: Case withdrawn at the request of the applicant.

29. Case No. 20-072  
Dean Pierce  
5045 Manchester Drive  
Omaha, NE 68152  
REQUEST: Waiver of Section 55-740(e) - Variance to the hard-surface driveway requirement to allow a gravel driveway to a new outbuilding.  
LOCATION: 5045 Manchester Drive  
ZONE: DR-ED  
DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted.
30. Case No. 20-073  
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  

DISPOSITION: LAYOVER 5-0. Laid over until the June 11, 2020 meeting to give the applicant time to discuss the project with his neighbor.

31. Case No. 20-074  
The Durham Museum  
c/o Christi Janssen  
801 South 10th Street  
Omaha, NE 68108  

REQUEST: Waiver of Section 55-825(c) - Variance to the temporary sign regulations to allow a temporary video display.

LOCATION: 801 South 10th Street  
ZONE: GI-ACI-PL-LL  

DISPOSITION: APPROVED 5-0. Approved, in accordance with the plans submitted through December 31, 2020.