APPLICATION
ZONING

Rezoning from RH(35) to R4

Other

Special Use Permit

Conditional Use Permit

Base Zoning District: R4

Property Owner:

ROBERT NEVE
806 N 49TH STREET
OMAHA, NE 68132
402-800-5363

Name
Address
Zip
Phone #

Applicant:

ROBERT NEVE
806 N 49TH STREET
OMAHA, NE 68132
402-800-5363

Name
Address
Zip
Phone #

Representative:

PAUL LATENSER
2271 S 135 CIRCLE
OMAHA, NE 68144
402-208-5480

Firm Name
Address
Zip
Phone #

Contact:

PAUL LATENSER
2271 S 135 CIRCLE
OMAHA, NE 68144
402-208-5480

Name
Address
Zip
Phone #

pmla4g@gmail.com
E-Mail Address

Postal Address (or General Location if no address has been assigned):

806 N. 49th St.

Legal Description:


Proposed Use Type: SF Home

Existing Use Type: SF Home

Building and Parking Information:

a. Total Site Area

b. Building Coverage

c. Building Coverage (b-a)

d. Maximum Building Height

e. Total Floor Area

f. Floor Area Ratio (b/a)

g. Total Paved Area

h. Impervious Coverage (b+g-a)

i. Number of Parking Stalls

Number of Compact Stalls

Number of Handicapped Stalls

Landscaping Information:

j. Total Area of Street Yard

k. Street Yard Landscaped Area

l. Street Yard Landscaped Area (k+j)

m. Parking Lot Area

n. Interior Parking Lot Landscaping

c. Interior Lot Landscaping (n+m)

Residential Uses Only:

p. Total Number of Units

for Multi-Family: #of Efficiencies

#1 Bedrooms

#2 Bedrooms

#3 Bedrooms

q. Density (a+p)

Total Floor Area of Any Incidental Office

or Commercial Use

Sq. Ft./Unit

Sq. Ft.

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Owner’s Signature

Robert O. Neve

Date

16 - JAN - 2020

Applicant Signature

Robert O. Neve

Date

16 - JAN - 2020

1/28/2014
LEGAL DESCRIPTION: THE EAST 50 FEET OF LOTS 9 AND 10, Block 23, Carthage Addition.

ZONING CLASSIFICATION: R1-25

SEC. 50-110A SITE DEVELOPMENT REGULATIONS REQUIRED

LOT AREA: 5000 SF
LOT WIDTH: 50 FT MIN
SITE AREA/UNIT: 5000 SF
HEIGHT: 35 FT MAX
BUILDING COVERAGE: 40%
IMPERVIOUS COVERAGE: 50%
SETBACKS MINIMUM
FRONT YARD 35 FT
INTERIOR YARD 5 FT
REAR YARD 25 FT

PROPOSED:
LOT AREA: 5004 SF
LOT WIDTH: 54 FT MIN
SITE AREA/UNIT: 5054 SF
HEIGHT: 36 FT
BUILDING COVERAGE (LPR 50) 35%
IMPERVIOUS COVERAGE (2013 SF) 40%

REQUESTED WAIVERS:
1. REQUEST A 14 FT FRONT YARD SETBACK IN LIEU OF A 35 FT FRONT YARD SETBACK
2. REQUEST A 7 FT REAR YARD SETBACK IN LIEU OF A 25 FT REAR YARD SETBACK
3. REQUEST A 3 FT SIDE YARD SETBACK IN LIEU OF A 5 FT SIDE YARD SETBACK IN NORTH SIDE

HARDSHIP OR PRACTICAL DIFFICULTY: THE PROPERTY DIMENSION IN THE EAST-WEST DIRECTION IS NOT DEEP ENOUGH TO SUPPORT A FRONT YARD SETBACK OF 35 FEET AND REAR YARD SETBACK OF 25 FEET.

LOT 9

NEW GARAGE CONSTRUCTION

EXISTING REMODEL

PROPERTY LINE 500 FEET

NEITHER BUILDABLE AREA AS DESIGN BY REQUIRED SETBACKS

EXISTING FLOOR PLATE OVERHANG ABOVE

NEW FLOOR PLATE OVERHANG ABOVE

IMPERVIOUS WALKING SURFACE

CONC. DRIVEWAY

CONC. PARKING

PROPERTY LINE 500 FEET

PROPOSED SITE PLAN

SCALE: 3/32"=1'-0"

A2 12/12/19 PROPOSED SITE PLAN ZBA NEVE RESIDENCE REMODEL AND ADDITION JLSA JOHN LATENSER & SONS ARCHITECTS

50TH STREET, OMAHA, NEBRASKA
Improvement Location Report

Name: Rob Neve

Address: 806 North 49th Street

Omaha, Nebraska

Legal: The East 56' of Lots 9 & 10, Block 23, Cartlidge Addition, as surveyed, platted, and recorded in Douglas County, Nebraska

Date: February 6, 2017

Note: 1. This report is a representation of the conditions that were found at the time of the improvement location report and that the document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. This report should not be used to establish any fence, structure, or other improvements. This report shows measurements that are based on platted information and verified as intend and this report represents only visible building improvements.

2. Setback and Sideyard measurements are approximate only.