DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING - THURSDAY, DECEMBER 17, 2009, 1:00 P.M.
7TH FLOOR - ROOM 702
CIVIC CENTER - 1819 FARNAM STREET
OMAHA, NEBRASKA

HOLD OVER CASES:

1. Case No. 09-138
   Darrell A. Taylor
   2515 Grant Street  68111
   REQUEST: Waiver of Section 55-186 - Variance to the
   side yard setback from 5’ to 1.1’ and to the
   front yard setback from 35’ to 12.7’ to allow
   an 11’ x 20’ attached garage to remain
   LOCATION: 6339 N 31 Avenue
   ZONE: R4(35)
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

2. Case No. 09-142
   Midlands Scientific
   1202 S 11 Street  68108
   REQUEST: Waiver of Section 55-716 - Variance to the
   required bufferyard between GI and R7
   from 50’ to 22’ to erect warehouse addition
   LOCATION: 1202 S 11 Street
   ZONE: GI
   BOARD ACTION: APPROVED 5-0. Approved subject to the northern most 180’ x
   22’ along 12th Street meeting the required
   landscape standards of the City of
   Omaha and make repairs to the wood fence.

3. Case No. 09-147
   Larry Lindberg
   1618 S 141 Avenue Circle  68144
   REQUEST: Waiver of Section 55-166 - Variance to the
   rear yard setback from 25’ to 15’ to erect
   16’ x 15’ addition to existing residence
   LOCATION: 1618 S 141 Avenue Circle
   ZONE: R3

   Withdrawn at the request of the applicant.

4. Case No. 09-148
   Kim Thompson - Millard Public Schools
   (Russell Middle School)
   13906 F Street  68137
   REQUEST: Waiver of Section 55-830 - Variance to the
   maximum sign budget from 32 sq. ft. to 78
   sq. ft. by adding a 24 sq. ft. wall sign
   LOCATION: 5304 S 172 Street
   ZONE: R4
   BOARD ACTION: LAID OVER 5-0. Laid over for 30 days until the next meeting on
   January 21, 2010 to allow applicant time to submit revised plans.

5. Case No. 09-149
   Kim Thompson - Millard Public Schools
   (Beadle Middle School)
   13906 F Street  68137
   REQUEST: Waiver of Section 55-830 - Variance to the
   maximum sign budget from 32 sq. ft. to 69
   sq. ft. by adding an 18 sq. ft. wall sign
   LOCATION: 18201 Jefferson Street
   ZONE: R4
   BOARD ACTION: LAID OVER 5-0. Laid over for 30 days until the next meeting on
   January 21, 2010 to allow applicant time to submit revised plans.
6. Case No. 09-150  
Kim Thompson – Millard Public Schools  
(Central Middle School)  
13906 F Street  68137  
REQUEST: Waiver of Section 55-830 - Variance to the maximum sign budget from 32 sq. ft. to 141 sq. ft. by adding a 22 sq. ft. wall sign  
LOCATION: 12801 L Street  
ZONE: R4  
BOARD ACTION: LAID OVER 5-0.  Laid over for 30 days until the next meeting on January 21, 2010 to allow applicant time to submit revised plans.

7. Case No. 09-151  
Kim Thompson - Millard Public Schools  
(Millard North Middle School)  
13906 F Street  68137  
REQUEST: Waiver of Section 55-829 - Variance to the maximum sign budget from 40 sq. ft. to 51 sq. ft. by adding a 34 sq. ft. wall sign  
LOCATION: 3030 S 139 Plaza  
ZONE: DR  
Withdrawn at the request of the applicant.

8. Case No. 09-153  
Best Brake  
3909 N 90 Street  68134  
REQUEST: Waiver of Section 55-836 - Variance to the maximum sign budget from 42 sq. ft. to 446 sq. ft. by adding three wall signs  
LOCATION: 3909 N 90 Street  
ZONE: CC  
BOARD ACTION: APPROVED 5-0.  Approved variance to the maximum sign budget from 42 sq. ft. to 446 sq. ft. by adding two wall signs.

NEW CASES:

9. Case No. 09-159  
Daniel Brewer - Habitat for Humanity  
2204 Ames Avenue  68110  
REQUEST: Waiver of Section 55-206 - Variance to the front yard setback from 25’ to 18’ to erect single-family residence  
LOCATION: 2852 Manderson Street  
ZONE: R5  
BOARD ACTION: APPROVED 5-0.  Approved in accordance with the plans submitted.

10. Case No. 09-160  
Jeff Mell  
2961 Ed Creighton Blvd  68105  
REQUEST: Waiver of Section 55-186 - Variance to the rear yard setback from 25’ to 9’ to erect an 18’ x 18’ room addition  
LOCATION: 4686 Hickory Street  
ZONE: R4(35)  
BOARD ACTION: APPROVED 5-0.  Approved in accordance with the plans submitted.

11. Case No. 09-161  
Alan Freilich  
13306 Portal Drive  68138  
REQUEST: Waiver of Section 55-146 - Variance to the rear yard setback from 25’ to 17’ to erect 13’ x 24’ addition to existing residence  
LOCATION: 11909 Prairie Lane Drive  
ZONE: R2  
BOARD ACTION: APPROVED 5-0.  Approved in accordance with the plans submitted.
12. Case No. 09-162
   John Fitzpatrick
   2916 S 97 Circle  68124
   REQUEST: Waiver of Section 55-146 - Variance to the street side yard setback from 20’ to 13.7’ to erect addition to existing residence
   LOCATION: 2939 S 99 Avenue
   ZONE: R2
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

13. Case No. 09-163
   Millard Public Schools
   (Cody Elementary School)
   13906 F Street  68137
   REQUEST: Waiver of Section 55-735(b) - Variance to allow parking for a non-residential use in a residential district to be located in the front yard setback
   LOCATION: 3320 S 127 Street
   ZONE: R4
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

14. Case No. 09-164
   Jilio C. Covarrubias
   1901 Missouri Avenue  68107
   REQUEST: Waiver of Section 55-824(d) - Variance to allow a ground sign on property where the front wall of the building which the sign serves is closer than 15’ from the street to which it is oriented
   LOCATION: 1901 Missouri Avenue
   ZONE: GC
   BOARD ACTION: APPROVED 5-0. Approved subject: 1) sign cabinet to be no closer to the street than the front of the building, 2) waive 55-824(c) to allow a maximum 14’ high single pole sign, 3) the width of sign not to exceed 8’, and 4) the clearance beneath the sign to be a minimum of 6’.

15. Case No. 09-165
   Brinker & Rebecca Harding
   2122 S 109 Street  68144
   REQUEST: Waiver of Section 55-146 - Variance to the front yard setback from 40’ to 35’ to allow 10’ x 22’ covered porch to remain
   LOCATION: 2122 S 109 Street
   ZONE: R2
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

16. Case No. 09-166
   Jeremy Carrell
   5020 S 110 Street  68137
   REQUEST: Waiver of Section 55-206 - Variance to the minimum lot width from 50’ to 27’ and to the side yard setback from 5’ to 0’ and 4.5’ and to the minimum lot area from 5,000 sq. ft. to 3,504 sq. ft. to administratively subdivide this lot
   LOCATION: 4006-4008 Decatur Street
   ZONE: R5(35)
   BOARD ACTION: APPROVED 4-1. Approved in accordance with the plans submitted.
17. Case No. 09-167
   Carol Meredith
   7614 Seward Street  68114

   REQUEST: Waiver of Section 55-166 - Variance to the
   side yard setback from 7’ to 4’ to erect a 12’
   x 22’ attached garage

   LOCATION: 7614 Seward Street
   ZONE: R3

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

18. Case No. 09-168
   TriPointe Baptist Church
   4121 S 84 Street  68127

   REQUEST: Waiver of Section 55-503 - Variance to the
   use regulations of the General Industrial
   District to allow religious assembly for three
   years

   LOCATION: 4105-4131 S 84 Street
   ZONE: GI

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

19. Case No. 09-169
   Subby Anzaldo
   910 S 37 Street  68105

   REQUEST: Waiver of Section 55-186 - Variance to the
   street side yard setback from 15’ to 10’8”
   and to the side yard setback from 5’ to 4’3”
   to erect single-family residence

   LOCATION: 5853 S 51 Street
   ZONE: R4(35)

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