DI SPOSITION AGENDA
Z ONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, AUGUST 19, 2010 1:00 P.M.
7TH FLOOR – ROOM 702
CIVIC CENTER - 1819 FARNAM STREET
OMAHA, NEBRASKA

APPROVAL OF MINUTES: July 15, 2010

LAYOVER CASES:

1. Case No. 10-043
   (over from 5/20/10, 6/17/10)
   TRP Properties, LLC
   12910 F Plaza  68137
   REQUEST: Appeal of the determination by the City of Omaha that an existing use exceeds the maximum permitted sound levels of the General Industrial District as provided by Sections 55-803 & 55-804
   LOCATION: 12910 F Plaza
   ZONE: GI
   DISPOSITION: DENIED 3-2.

NEW CASES:

2. Case No. 10-086
   City of Omaha
   Attn: Kevin Denker
   1819 Farnam Street  68183
   REQUEST: Waiver of Section 55-740(E)(1) – Variance to the hard surfacing requirement for a temporary parking lot (for one year)
   LOCATION: 1101 Abbott Drive
   ZONE: CBD
   DISPOSITION: APPROVED 5-0. Approved waiver until June 18, 2011.

3. Case No. 10-087
   Avant Architects
   3337 N 107 Street  68134
   REQUEST: Waiver of Section 55-716 – Variance to the required bufferyard between CC and DR from 30’ to 0’
   LOCATION: 24343 Chicago Street
   ZONE: CC
   DISPOSITION: APPROVED 5-0.

4. Case No. 10-088
   Eric Lakeman
   P. O. Box 82
   Bennington, NE  68007
   REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 40’ and to the side yard setback from 25’ to 10’ and to the rear yard setback from 35’ to 25’
   LOCATION: 21814 Daylily Circle
   ZONE: R1
   DISPOSITION: LAID OVER 5-0. Approved 30-day layover to re-advertise front yard setback from 50 feet to 25 feet.
5. Case No. 10-089  
John Mumma, Jr.  
10219 Gertrude Circle  
Omaha, NE  68128

REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 20’ to erect a 4’ X 10’ kitchen addition

LOCATION: 316 S 56 Street  
ZONE: R3

DISPOSITION: APPROVED 5-0.

6. Case No. 10-090  
James E. Mitchell  
5111 N 126 Street  68164

REQUEST: Waiver of Section 55-734 – Variance to the required off-street parking for a day care facility from 24 stalls to 18 stalls

LOCATION: 4902 Hamilton Street  
ZONE: GC

DISPOSITION: APPROVED 5-0. Approved waiver for this applicant only.

7. Case No. 10-091  
Karin M. Johnson  
2815 S 137 Street  68144

REQUEST: Waiver of Section 55-186 – Variance to the side and rear setback for a 14’ X 14’ 18-foot high storage shed from 5’ to 2.61’ and from 25’ to 2.32’

LOCATION: 2815 S 137 Street  
ZONE: R4(35)

DISPOSITION: APPROVED 5-0.

8. Case No. 10-092  
Oakhaven Homes Inc.  
Attn:  Dave McVicker  
501 E Gold Coast Road  68133

REQUEST: Waiver of Section 55-146 – Variance to the front yard setback from 40’ to 36’ by adding an archway with decorative columns and to retain the existing covered front porch

LOCATION: 1723 S 87 Street  
ZONE: R2

DISPOSITION: APPROVED 5-0.

9. Case No. 10-093  
Kelly Wirges  
19136 Harrison Street  68136

REQUEST: Waiver of Section 55-166, 55-767C - Variance to the front yard setback for a multiple frontage lot from 35’ to 7’ and allow a home occupation to be located outside the dwelling unit

LOCATION: 19136 Harrison Street  
ZONE: R3

DISPOSITION: APPROVED 5-0. Approved waiver of front yard setback from 35 feet to 7 feet.

APPROVED 5-0. Approved waiver allowing a home occupation to be located outside the dwelling unit for this applicant only and subject to there being no additional employees associated with the home occupation.
10. Case No. 10-094
   Capitol Rows, LLC
   Attn: Don Mohlman
   11422 Miracle Hills Drive, Ste. 400
   Omaha, NE  68154
   REQUEST: Waiver of Section 55-740F – Variance to the
   required perimeter landscaping from 10’ to
   0’ and 6.6’ to construct parking lots for
   adjacent townhomes
   LOCATION: 323 N 24 Street
   ZONE: CBD-ACI-2(PL)

   **DISPOSITION: APPROVED 5-0.** Approved based on the plans submitted.

11. Case No. 10-095
    Scott Lohmann
    4905 Washington Street  68117
    REQUEST: Waiver of Section 55-108 – Variance to the
    side yard setback from 25’ to 22’ to erect a
    30’ X 40’ addition to existing shed
    LOCATION: 4905 Washington Street
    ZONE: DR

   **DISPOSITION: APPROVED 5-0.**

12. Case No. 10-096
    Shanna Whitsitt
    5013 Burt Street  68132
    REQUEST: Waiver of Section 55-782 B6 – Variance to
    the side yard setback for a residential
    accessory building from 3’ to 1.5’ to erect a
    22’ X 24’ detached garage
    LOCATION: 5013 Burt Street
    ZONE: R4(35)

   **DISPOSITION: APPROVED 5-0.**

13. Case No. 10-097
    Stuart Wheat
    5823 Briggs Street  68106
    REQUEST: Waiver of Section 55-782 B6 – Variance to
    the side yard setback for a residential
    accessory building from 3’ to 1.5’ to erect a
    20’ X 22’ detached garage
    LOCATION: 5823 Briggs Street
    ZONE: R4(35)

   **DISPOSITION: APPROVED 5-0.**

14. Case No. 10-098  **WITHDRAWN**
    Don Eckles
    8705 S 9 Street
    Bellevue, NE  68147
    REQUEST: Waiver of Section 55-686 – Variance to the
    major commercial corridor landscaping
    standards from 15’ to 10’ to construct a
    drive thru restaurant
    LOCATION: 4102 S 84 Street
    ZONE: GI-MCC (proposed)

   This case was withdrawn at the applicant’s request.

15. Case No. 10-099
    Julie Beck  3311 Pine Street
    John Billings  3313 Pine Street
    William Latka  3316 Hickory
    Omaha, NE  68105
    REQUEST: Waiver of Section 55-166 – Variance to the
    minimum lot width from 60’ to 42.5 & 50’
    and to the minimum lot area from 7,500 sq.
    ft. to 5,610 sq. ft. and 7,435 sq. ft. in order
    to subdivide the subject properties
    LOCATION: 3316 Hickory/3311 Pine/3313 Pine
    ZONE: R3

   **DISPOSITION: APPROVED 5-0.**
16. Case No. 10-100  
Norton Custom Homes Inc.  
Attn: Scott Norton  
3307 Chandler Road  68147  
REQUEST: Waiver of Section 55-782 B6 - Variance to the required side yard setback for a residential accessory building from 3’ to 1’ to replace a 24’ X 20’ detached garage  
LOCATION: 5026 Burt Street  
ZONE: R4(35)  
**DISPOSITION:** APPROVED 5-0.

17. Case No. 10-101  
Omaha International Food  
Attn: Abdi Mohamed  
219 S 25 Street  68131  
REQUEST: Waiver of Section 55-734, 55-735B, 55-740F - Variance to the required perimeter landscaping from 10’ to 0’ and allow parking in the required front yard setback and to the required off-street parking from 25 stalls to 19 stalls  
LOCATION: 2902 S 20 Street  
ZONE: R6  
**DISPOSITION:** APPROVED 5-0. Approved waiver in accordance with the plans submitted subject to the paving work, weed removal, and landscaping being completed within 60 days.

18. Case No. 10-102  
NeighborWorks Omaha  
Attn: Ken Lyons  
1704 N 24 Street, Ste. 102  68110  
REQUEST: Waiver of Section 55-246 - Variance to the street side yard setback from 15’ to 8’ for HVAC units adjacent to 36th Street between Ohio Street & Lake Street  
LOCATION: 3520 Lake Street  
ZONE: R7  
**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted.

19. Case No. 10-103  
Open Door Mission  
2201 E Locust Street East  68110  
REQUEST: Waiver of Section 55-505, 55-734 - Variance to the use regulations of the GI District to allow multi-family and large group living for 270 men not permitted by right in GI District and to the off-street parking requirements from 172 stalls to 20 stalls  
LOCATION: 2705 N 20 Street, East  
ZONE: GI  
**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted subject to the applicant making application for a special use permit for a large group living on this portion of the site.