Layover Cases:

1. Case No. 10-005
   (over from 1/21/10, 2/18/10, 3/18/10, 4/15/10)
The Architectural Offices
4610 Dodge Street 68132

   Request: Waiver of Section 55-246 – Variance to the minimum lot width from 50’ to 40’ to erect a new duplex

   Location: 1545 S 28 Street
   Zone: R7

   Board Action: Laid Over 5-0. Motion to approve failed 2-3. Motion to layover approved 5-0.

2. Case No. 10-029
   (over from 4/15/10)
Planit Omaha
10832 Old Mill Road Suite 8 68154

   Request: Waiver of Section 55-768 – Variance to allow a temporary commercial use not permitted in the R4(35) District for the 2010 College World Series

   Location: 3406 S 14 Street
   Zone: R4(35)

   Board Action: Approved 5-0. Approved subject to: 1) for this applicant only, 2) for the 2010 College World Series only, 3) no bands, 4) no sale of food or alcohol, 5) the applicant must provide a detailed site plan showing tents, vendor tables, temporary fencing, signage and pedestrian access, 6) the hours of operation will be 8:00 a.m. until midnight, 7) no use of golf carts or other motorized vehicles, 8) the applicant must provide trash pick-up daily, security and portable toilets, 9) product delivery between 6:00 a.m. and 10:00 a.m. only and 10) a required setback of 2’ from the property line including stakes, tie downs, overhangs and signage; and 11) signage will be limited to 20 sq. ft. for each 50 feet of linear frontage.

New Cases:

3. Case No. 10-035
Debbie Nelson
702 S 178 Street 68118

   Request: Waiver of Section 55-740 – Variance to the hard-surfacing requirements for a residential driveway to provide gravel access

   Location: 20950 State Street
   Zone: AG

   Board Action: Approved 5-0. Approved, subject to the applicant agreeing to pave the approach plus 50 feet once State Street is improved.
4. Case No. 10-036  
Fil Catania  
4412 S 42 Street  
REQUEST: Waiver of Section 55-366 – Variance to the front yard setback from 25’ to 0’ to erect a 30’ X 25’ canopy  
LOCATION: 4412 S 42 Street  
ZONE: CC  
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

5. Case No. 10-037  
Straightline Design, Inc.  
3925 S 147 Street, Ste 119  68144  
REQUEST: Waiver of Section 55-126 & 55-715 – Variance to the front yard setback from 50’ to 14.3’ and to the side yard setbacks from 25’ to 12’ and to the street yard landscaping from 75% to 55.1% to erect sunroom addition and replace existing decks  
LOCATION: 21925 Quail Ridge Circle  
ZONE: R1  
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

6. Case No. 10-038  
V. J. Designs Inc.  
14470 Sherwood Avenue  68116  
REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 20’ to construct new deck  
LOCATION: 15803 Lake Street  
ZONE: R4  
BOARD ACTION: APPROVED 5-0.

7. Case No. 10-039  
James L. Lemon  
6318 N 49 Street  68104  
REQUEST: Waiver of Section 55-108 – Variance to the side yard setback from 25’ to 20’ to reconstruct a 30’ X 50’ storage shed  
LOCATION: 6318 N 49 Street  
ZONE: DR  
BOARD ACTION: APPROVED 5-0.

8. Case No. 10-040  
Sebastian A. Anzaldo  
910 S 37 Street  68105  
REQUEST: Waiver of Section 55-206 – Variance to the front yard setback from 35’ to 25’ to erect single-family residence  
LOCATION: 2314 Drexel Street  
ZONE: R5(35)  
BOARD ACTION: APPROVED 4-0.
9. Case No. 10-041
Dean Miller
204 Tower Ridge Court
Council Bluffs, IA  51503
REQUEST: Waiver of Section 55-768 – Variance to allow a temporary commercial use not permitted in the R4(35) District during the 2010 College World Series
LOCATION:  3406, 3408, 3468, and 3482 S 13 Street
ZONE:  R4(35)

BOARD ACTION:  APPROVED 5-0. Approved subject to:  1) for this applicant only, 2) for the 2010 College World Series only, 3) no bands, 4) no sale of food or alcohol, 5) the applicant must provide a detailed site plan showing tents, vendor tables, temporary fencing, signage and pedestrian access, 6) the hours of operation will be 8:00 a.m. until midnight, 7) no use of golf carts or other motorized vehicles, 8) the applicant must provide trash pick-up daily, security and portable toilets, 9) product delivery between 6:00 a.m. and 10:00 a.m. only and 10) a required setback of 2’ from the property line including stakes, tie downs, overhangs and signage; and 11) signage will be limited to 20 sq. ft. for each 50 feet of linear frontage.

10. Case No. 10-042
Rich Tokheim
4255 N 143 Street  68164
REQUEST: Waiver of Section 55-768 – Variance to allow a temporary commercial use not permitted in the R4(35) District during the 2010 College World Series
LOCATION:  3476 S 13 Street
ZONE:  R4(35)

BOARD ACTION:  APPROVED 5-0. Approved subject to:  1) for this applicant only, 2) for the 2010 College World Series only, 3) no bands, 4) no sale of food or alcohol, 5) the applicant must provide a detailed site plan showing tents, vendor tables, temporary fencing, signage and pedestrian access, 6) the hours of operation will be 8:00 a.m. until midnight, 7) no use of golf carts or other motorized vehicles, 8) the applicant must provide trash pick-up daily, security and portable toilets, 9) product delivery between 6:00 a.m. and 10:00 a.m. only and 10) a required setback of 2’ from the property line including stakes, tie downs, overhangs and signage; and 11) signage will be limited to 20 sq. ft. for each 50 feet of linear frontage.

11. Case No. 10-043
TRP Properties, LLC
12910 F Plaza  68137
LAYER
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 -and- Appeal of the determination by the City of Omaha that the existing use is considered “Scrap & Salvage” and consequently requires a Special Use Permit to be approved by the City Council
LOCATION:  12910 F Plaza
ZONE:  GI

BOARD ACTION:  LAID OVER 5-0.
12. Case No. 10-044
   Autism Center of Nebraska
   4007 Harrison Street  68147
   REQUEST: Waiver of Section 55-163 – Variance to the use regulations of the R3 District to allow for the training of 60 autistic clients (trade school) not permitted in the R3 District
   LOCATION: 9012 Q Street
   ZONE: R3
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the operating statement, amend to train 60 clients, and for this applicant only.

13. Case No. 10-045
    Jeremy Carrell
    5020 S 110 Street  68137
    REQUEST: Waiver of Section 55-406 – Variance to the rear yard setback from 15’ to 8.75’ and to the impervious coverage from 90% to 100% and to the bufferyard between GC & R4 from 12’ to 2’
    LOCATION: 4425 N 16 Street
    ZONE: GC
    BOARD ACTION: LAID OVER 5-0.

14. Case No. 10-046
    Emerging Terrain
    5912 Maple Street  68104
    REQUEST: Waiver of Section 55-825(C)(4) – Variance to the maximum size for a temporary banner (3 to 4 months) from 120 sq. ft. to 25,600 sq. ft.
    LOCATION: 3417 Vinton Street
    ZONE: GI
    BOARD ACTION: APPROVED 5-0. Approved temporary artwork exhibit for a maximum of 4 months after installation with provision for adequate parking in case of any events, and that there be no commercial or advertising.

15. Case No. 10-047
    Hearthstone Homes, Inc.
    810 N 96 Street, 3rd Floor  68114
    REQUEST: Waiver of Section 55-186 – Variance to the side yard setback from 5’ to 4.6’ for existing single family residence
    LOCATION: 19517 T Street
    ZONE: R4
    BOARD ACTION: APPROVED 5-0.

16. Case No. 10-048
    Malibu Sunrooms
    13633 S 217 Street  68028
    REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 24’ to erect a 12’ X 23’ sunroom and deck addition
    LOCATION: 5618 S 115 Circle
    ZONE: R4
    BOARD ACTION: APPROVED 5-0. Approved subject to the setback from 25 feet to 24 feet.
17. Case No. 10-049  
Millard Public Schools  
13906 F Street  68137  
REQUEST: Waiver of Section 55-715 – Variance to the minimum depth of street yard landscaping from 15’ to 12’ due to parking lot replacement  
LOCATION: 3320 S 127 Street  
ZONE: R4  
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

18. Case No. 10-050  
Cella Quinn  
10908 Forrest Drive  68124  
REQUEST: Waiver of Section 55-767(C) – Variance to allow a home occupation with two non-resident employees by amending a previously approved site plan  
LOCATION: 10908 Forrest Drive  
ZONE: R1  
BOARD ACTION: APPROVED 5-0.

19. Case No. 10-051  
Rick Berkshire  
1010 S 120 Street  68154  
REQUEST: Waiver of Section 55-834 – Variance to the front setback for a 9’5” high monument sign from 12’ to 0’  
LOCATION: 1301 S 75 Street  
ZONE: GO  
BOARD ACTION: APPROVED 5-0.

20. Case No. 10-052  
H & S Partnership, LLP  
701 Olson Drive  
Papillion, NE  68046  
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping from 60% to 7% to add two (2) off-street parking stalls  
LOCATION: 1216 S 10 Street  
ZONE: R4  
BOARD ACTION: DENIED 5-0.

21. Case No. 10-053  
R & A Builders  
Box 540731  68154  
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’ to erect single-family dwelling  
LOCATION: 1223 Ranch View Lane  
ZONE: R1  
BOARD ACTION: APPROVED 5-0. Approved the requested waivers and layover the waiver request to allow the applicant time to determine the impervious coverage and street yard landscaping regulations.

22. Case No. 10-054  
Michael & Joyce Nylin  
19006 Grover Street  68130  
REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 16’ to erect 20’ X 25’ addition to existing residence  
LOCATION: 19006 Grover Street  
ZONE: R4  
BOARD ACTION: LAID OVER 5-0. Laid over to allow time for the board to inspect the property and have the applicant reduce the size of the addition.
23. Case No. 10-055
   Michael Preston
   2028 S 85 Avenue  68124
   REQUEST: Waiver of Section 55-146 – Variance to the side yard setback from 10' to 9' to erect 11' X 38' addition to existing residence
   LOCATION: 2028 S 85 Avenue
   ZONE: R2
   BOARD ACTION: APPROVED 5-0.

24. Case No. 10-056
   Denny Haman
   4809 Meyer Street  68152
   REQUEST: Waiver of Section 55-108 – Variance to the front yard setback from 50' to 41' to erect a 9' X 16' porch
   LOCATION: 14242 N 47 Street
   ZONE: DR-ED
   BOARD ACTION: APPROVED 5-0.

25. Case No. 10-057
   Maurice & Lori Ludwick
   20155 Farnam Street  68022
   REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6' high solid vinyl fence to remain in the street side yard setback
   LOCATION: 20155 Farnam Street
   ZONE: R4
   BOARD ACTION: APPROVED 5-0. Approved subject to landscaping the area between the sidewalk and fence in a manner that matches the rest of the property.

26. Case No. 10-058
   Terry Rush
   1120 N 18 Street  68102
   REQUEST: Waiver of Section 55-830 – Variance to the maximum sign budget from 32 sq. ft. to 122 sq. ft. and to the maximum size for a wall sign from 32 sq. ft. to 42.5 sq. ft. & 47.7 sq. ft. and to the maximum height for a wall sign from 16' to 24'
   LOCATION: 7400 Western Avenue
   ZONE: R3
   BOARD ACTION: APPROVED 5-0. Approved based on the plans submitted.

27. Case No. 10-059
   Curt Hofer Construction, Inc.
   2332 Bob Boozer Drive  68130
   REQUEST: Waiver of Section 55-87 – Variance to the front yard setback from 50' to 37' 9" and to the minimum lot area from 20 acres to .84 acres and to the lot width from 300' to 208' and to the building coverage from 5% to 13% and to the impervious coverage from 10% to 21% to erect single family dwelling and garage
   LOCATION: 17324 F Street
   ZONE: AG
   BOARD ACTION: APPROVED 5-0. Approved based on the plans submitted.
28. Case No. 10-060
   Mike Jansen Custom Cedar Decks
   Attn:  Mike Jansen
   6223 S 170 Street  68144

   REQUEST:  Waiver of Section 55-186 - Variance to the
             rear yard setback from 25' to 20.3' to erect
             a 12' X 22' covered deck

   LOCATION:  13711 Grover Street
   ZONE:  R4(35)

   BOARD ACTION:  APPROVED 5-0.