APPROVAL OF MINUTES: October 21, 2010

LAYOVER CASES:

1. Case No. 10-116  
   Professional Firefighters Assn. of Omaha, Local 385  
   (Over from 9/16/10)  
   6005 Grover Street  68106  
   REQUEST: Waiver of Section 55-740 E1 - Variance to the hard-surfacing requirements for a parking lot  
   LOCATION: 6005 Grover Street  
   ZONE: GI  
   DISPOSITION: APPROVED 5-0. Approval of the hard-surfacing requirements for a parking lot for one year.

2. Case No. 10-132  
   Ralston School District #54  
   (Over from 10/21/10)  
   c/o Jerald Riibe, RPS Superintendent  
   8545 Park Drive  
   Ralston, NE  68127  
   REQUEST: Waiver of Section 55-830(2) - Variance to the total permitted sign area in the R3 district from 32 sq. ft. to 71 sq. ft.  
   LOCATION: 5100 S 93 Street  
   ZONE: R3  
   DISPOSITION: WITHDRAWN

3. Case No. 10-133  
   Ralston School District #54  
   (Over from 10/21/10)  
   c/o Jerald Riibe, RPS Superintendent  
   8545 Park Drive  
   Ralston, NE  68127  
   REQUEST: Waiver of Section 55-830(2) - Variance to the total permitted sign area from 32 sq. ft. to 56 sq. ft. to allow a pole sign not otherwise permitted in the R3 district  
   LOCATION: 10310 Mockingbird Drive  
   ZONE: R3  
   DISPOSITION: WITHDRAWN

NEW CASES:

4. Case No. 10-139  
   David Wadzinski  
   617 N 152 Circle  68154  
   REQUEST: Waiver of Section 55-246 - Variance to the street side yard setback from 15’ to 0’ to erect a 3’ X 11’ entrance deck with stairs  
   LOCATION: 3523 Howard Street & 551 S 35 Avenue  
   ZONE: R7  
   DISPOSITION: APPROVED 5-0.

5. Case No. 10-140  
   Jerry Pearson  
   4901 Mayberry Street  68106  
   REQUEST: Waiver of Section 55-186 - Variance to the front yard setback from 25’ to 9’ to erect a 15’ X 24’ addition to existing residence  
   LOCATION: 4901 Mayberry Street  
   ZONE: R4  
   DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted.
6. Case No. 10-141  LAYOVER  REQUEST:  Waiver of Section 55-366 – Variance to the front yard setback from 25’ to 3’ to erect a 12’ X 30’ drive-up coffee kiosk
  Scooter’s Coffeehouse
  Attn: Adam Cockerill
  3201 Wilhelminia Drive
  Bellevue, NE  68123
  LOCATION:  7601 Pacific Street
  ZONE:  CC

**DISPOSITION:** LAID OVER 5-0. Layover for 30 days to allow applicant time to provide parking study to determine if adequate parking is available with proposed development.

7. Case No. 10-142  
Piano Building LLC
4644 Dodge Street  68132
REQUEST:  Waiver of Section 55-246, 55-716, 55-734 & 55-740 – Variance to the impervious coverage from 85% to 91% and to the buffer yard between CC & R7 from 20’ to 0’ and to the required off-street parking from 64 stalls to 24 and to the perimeter parking lot landscaping from 5’ and 10’ to 0’
  LOCATION:  4900 Dodge Street
  ZONE:  CC-ACI-2(50) Pending

**DISPOSITION:** APPROVED 5-0. Approval in accordance with the plans submitted subject to this applicant only.

8. Case No. 10-143  
Piano Building LLC
4644 Dodge Street  68132
REQUEST:  Waiver of Section 55-246 – Variance to the rear yard setback from 25’ to 9’ and to the site area per unit from 1,000 sq. ft. to 860 sq. ft.
  LOCATION:  4901, 4903, 4903 ½ Capitol Avenue & 122 S 49 Street
  ZONE:  R7

**DISPOSITION:** APPROVED 5-0. Approval in accordance with the plans submitted subject to this applicant only.

9. Case No. 10-144  
Wayne & Diana Downing
8192 Tucker Street  68122
REQUEST:  Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 23’ to erect a 12’ X 17’ room addition
  LOCATION:  8192 Tucker Street
  ZONE:  R4

**DISPOSITION:** APPROVED 5-0.

10. Case No. 10-145  
The Architectural Office
  Attn: Bryan Zimmer
  4610 Dodge  68132
REQUEST:  Waiver of Section 55-126 – Variance to the side yard setback from 25’ to 6’ 9’6” to allow for the construction of a sunroom and basement additions
  LOCATION:  401 N Elmwood Road
  ZONE:  R1

**DISPOSITION:** APPROVED 5-0. Approval in accordance with the revised plan showing the 9’6” side yard.
11. Case No. 10-146
   Calvin Hinz
   3705 N 200 Street  68022
   REQUEST: Waiver of Section 55-740(e) & 55-740(f) - Variance to allow a parking area without required hard surfacing and from the perimeter parking lot landscaping requirement from 5’ to 0’
   LOCATION: 2960 Dewey Avenue
   ZONE: DS
   DISPOSITION:  APPROVED 5-0. Approval of waiver as submitted for a period of one year.

12. Case No. 10-147  LAYOVER
    Tony Constantino
    6516 Irvington Road  68122
    REQUEST: Waiver of Section 55-740 & 55-716 - Variance to the off-street parking design standards by allowing vehicles to back into adjacent streets, to perimeter and street yard landscaping from 10’ and 8.5’ to 0’ and to the handicapped access aisle from 8’ to 5’ by enlarging an existing restaurant
    LOCATION: 6516 Irvington Road
    ZONE: GC
    DISPOSITION:  LAID OVER 5-0. Layover to give the applicant time to determine the exact locations of property lines and to submit an application for the appropriate lease of that right-of-way used for parking.

13. Case No. 10-148
    Aaron Jambor
    12242 N Street  68137
    REQUEST: Waiver of Section 55-186 - Variance to the rear yard setback from 25’ to 17’ to allow a 40’ X 28’ X 26’ attached garage
    LOCATION: 12242 N Street
    ZONE: R4(35)
    DISPOSITION:  APPROVED 5-0. Approval of waiver to the rear yard setback from 25’ to 17’ to allow a 26’ deep X 28’ wide attached garage.

14. Case No. 10-149
    Christian Worship Center
    1435 N 15 Street
    Council Bluffs, IA  51501
    REQUEST: Waiver of Section 55-734 - Variance to the required off-street parking from 60 stalls to 26 stalls for 40 multi-family units
    LOCATION: 1417 N 18 Street
    ZONE: DS
    DISPOSITION:  APPROVED 5-0.

ELECTION OF OFFICERS:

DISPOSITION:  APPROVED 5-0. Mr. Bert Hancock to continue as Chairman for 2010/2011.
DISPOSITION:  APPROVED 5-0. Mr. Brian Mahlendorf to continue as Vice Chairman for 2010/2011.