DISPOSITION AGENDA  
ZONING BOARD OF APPEALS  
REGULAR MEETING - THURSDAY, OCTOBER 21, 2010  
7TH FLOOR, ROOM 702  
CIVIC CENTER - 1819 FARNAM STREET  
OMAHA, NEBRASKA  

APPROVAL OF MINUTES: September 16, 2010  

LAYOVER CASE:  

1. Case No. 10-104  
   (over from 9/16/10)  
   Jerry Reimers  
   4880 S 131 Street, Ste 2  68137  
   REQUEST: Waiver of Section 55-226 – Variance to the front yard setback from 35’ to 27’ and to the required site area per unit from 2,000 sq. ft. to 1,375 sq. ft. to erect a 12-unit apartment building  
   LOCATION: 1002 S 33 Street  
   ZONE: R6  
   APPROVED 5-0.  

2. Case No. 10-106  
   (over from 9/16/10)  
   Mercedes Moreno  
   3936 T Street  68107  
   REQUEST: Waiver of Section 55-782 B6 – Variance to the side yard setback from 3’ to 2’ to allow a 20.5’ X 27.5’ 2-story detached garage in excess of 750 sq. ft. to remain  
   LOCATION: 3936 T Street  
   ZONE: R4(35)  
   DENIED 5-0.  

3. Case No. 10-109  
   (over from 9/16/10)  
   Orange Development  
   1200 Corporate Drive  
   Birmingham, AL  35242  
   REQUEST: Waiver of Sections 55-934 and 55-734 – Variance to the maximum retaining wall height of the Urban Design standards from 5’ to 6.5’ and to the required off-street parking from 53 stalls to 51 stalls to construct a pharmacy  
   LOCATION: 4840 Dodge Street  
   ZONE: CC  
   APPROVED 5-0. Approved in accordance with the revised plans.
4. Case No. 10-113  
(request from 9/16/10)  
Volunteer of America, Dakotas  
Attn: Pamela Bollinger, Pres/CEO  
P.O. Box 89306  
Sioux Falls, SD  57109-9306  

REQUEST:  
Waiver of Sections 55-246, 55-715, 55-716, 55-734, 55-735, 55-740 F and 55-785 -  
Variance to the maximum floor area ratio from 1.0 to 1.2 and to the front yard  
setback from 35’ to 10’ and to the street side yard setback from 19’ to 10’ and to the  
required street yard landscaping from 50% to 39% and to the buffer yard between R7  
and R4 from 30’ to 10’2” and to the required off-street parking from 160 138 stalls to 80  
stalls and to allow off-street parking for a multi-family residential use to be within the  
required front and street side yard setback and to the required parking lot perimeter  
landscaping from 5’ to 3’ and to the required site area per unit from 1,000 sq. ft.  
per unit to 509 611 sq. ft. per unit  

LOCATION: 39th to 40th Street north of Pacific  
ZONE: GI - R7 Pending  

APPROVED 5-0. Approved as amended subject to: 1) the applicant applying to vacate 39th  
Street, north of Pacific Street; and 2) for this applicant only.

5. Case No. 10-115  
(request from 9/16/10)  
Meyer & Associates  
1065 N 115 Street, Suite 200  68154  

REQUEST:  
Waiver of Section 55-186 – Variance to the front yard setback from 35’ to 15’ and to the  
maximum impervious coverage from 50% to 70% and to the required off-street parking  
from 85 80 stalls to 68 stalls and allow parking for a non-residential use in a  
residential district to be located in the front yard setback  

LOCATION: 5071 Center Street and 1916 S 50 Ave  
ZONE: R4(35)  

APPROVED 5-0. Approved in accordance with the plans submitted which reduced the size of  
the sanctuary and moved the curb cut on 50th Avenue as far north as possible.

NEW CASES:  

6. Case No. 10-119  
Anthony Plaza  
10545 Adams Drive  
Ralston, NE  68127  

REQUEST:  
Waiver of Section 55-206 – Variance to the minimum lot size from 5,000 sq. ft. to 4,556  
sq. ft. and 3,648 sq. ft. to the minimum lot width from 50’ to 33.31’ and 30.79’ and to  
the interior side yard setback from 5’ to 3’ to allow the subdivision of the property into  
2 lots  

LOCATION: 1515 & 1517 William Street  
ZONE: R5  

APPROVED 5-0.
7. Case No. 10-120  
    Straightline Design  
    Attn:  Mick McGuire  
    3925 S 147 Street, #119  68144  
    REQUEST:  Waiver of Section 55-146 – Variance to the front yard setback from 40’ to 35’ to allow construction of a 8’ X 10’4” covered front porch with a modified roofline  
    LOCATION:  9342 Krug Avenue  
    ZONE:  R2  
    APPROVED 4-1.

8. Case No. 10-121  
    Holy Name Housing  
    Attn:  Joe Vaughan  
    3014 N 45 Street  68104  
    REQUEST:  Waiver of Section 55-207(g) – Variance to the front yard setback from 35’ to 25’ to allow the construction of 3 single family homes  
    LOCATION:  3413, 3415, and 3416 Parker Street  
    ZONE:  R5(35)  
    APPROVED 5-0.  Approved, subject to applicant making application to rezone to R4.

9. Case No. 10-122  
    GESU Housing, Inc.  
    Attn:  Bro. Mike Wilmot  
    5008 ½ B Dodge Street  68132  
    REQUEST:  Waiver of Section 55-207(g) – Variance to the front yard setback from 35’ to 25’ to construct a single family home  
    LOCATION:  4308 Burdette Street  
    ZONE:  R5 (35)  
    APPROVED 5-0.

10. Case No. 10-123  
    Certified Transmission  
    Attn:  Peter Fink  
    1801 S 54 Street  68106  
    REQUEST:  Waiver of Section 55-108 – Variance to the use regulations of the general office district to allow vehicle storage on the 1st floor of a 3-story office building  
    LOCATION:  5404 Cedar Street  
    ZONE:  GO  
    APPROVED 5-0.  Approved, subject to this applicant only.

11. Case No. 10-124  
    Lisa Hardisty/Andrew Taiber  
    4408 Hickory Street  68105  
    REQUEST:  Waiver of Section 55-782(b)(6)(a) – Variance to the rear yard and interior side yard setbacks from 3’ to 1’ to allow construction of a detached garage  
    LOCATION:  4408 Hickory Street  
    ZONE:  R4(35)  
    APPROVED 5-0.  Approved, subject to:  1) applicant using similar materials as the existing structure and matching the existing pitch of the roof on the garage; and 2) removal of existing shed.
12. Case No. 10-125
Michael H. Sorensen
21301 Hickory Street
Elkhorn, NE  68022

REQUEST: Waiver of Section 55-366 – Variance to the front yard setback from 25' to 17.5' to allow construction of an 875 sq. ft. office space addition

LOCATION: 13206 Cottner Street
ZONE: CC

APPROVED 5-0. Approved for the addition and the existing building, subject to the building materials matching the existing structure.

13. Case No. 10-126
Alegent Health
12809 W Dodge Rd  68154

REQUEST: Waiver of Section 55-833 – Variance to maximum sign area for a monument sign from 25 sq. ft. to 32 sq. ft. and allow electronic information not otherwise permitted in the LO district

LOCATION: 10101 Maple Street
ZONE: LO

APPROVED 5-0. Approved, subject to reducing the sign height to 12 feet, and making application to amend the conditional use permit.

14. Case No. 10-127
City of Omaha
Attn: Larry Tatum
1523 S 24 Street  68108

REQUEST: Waiver of Section 55-716 – Variance to the required bufferyard between CC and DR from 15' to 10' to allow the replacement of the parking lot

LOCATION: 5111 N 90 Street
ZONE: CC

APPROVED 5-0.

15. Case No. 10-128
City of Omaha
Attn: Chris Wayne
1819 Farnam Street  68183

REQUEST: Waiver of Section 55-206 – Variance to the minimum lot area from 5,000 sq. ft. to 4,680 sq. ft. and the rear yard setback from 25' to 23' to allow subdivision of the property into 2 lots for single family residential construction

LOCATION: 1818, 1820, 1822 and 1824 Corby Street
ZONE: R7(R5 pending)

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

16. Case No. 10-129
City of Omaha
Attn: Chris Wayne
1819 Farnam Street  68183

REQUEST: Waiver of Section 55-206 – Variance to the minimum total width requirements from 50’ to 45’ to allow the subdivision of the property into 2 lots

LOCATION: 2109, 2111, and 2113 Ohio Street
ZONE: R7(R5 pending)

APPROVED 5-0.
17. Case No. 10-130  
City of Omaha  
Attn: Chris Wayne  
1819 Farnam Street  68183  
REQUEST: Waiver of Section 55-206 – Variance to the minimum lot width from 50’ to 45’ to allow the subdivision of the property into 2 lots  
LOCATION: 2011 and 2013 Ohio Street  
ZONE: R7 (R5 pending)  

APPROVED 5-0.

18. Case No. 10-131  
Jeff Lampe  
4472 Shady Lane Circle  68105  
REQUEST: Waiver of Section 55-839(2) – Variance to allow a 36 sq. ft., 17’ high pole sign not allowed in the CBD  
LOCATION: 555 N 13 Street  
ZONE: CBD  

LAYOVER 5-0. Laid over for 60 days.

19. Case No. 10-132  
Ralston School District #54  
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  

Motion to APPROVE failed 3-2. Substitute motion to LAYOVER for 30 days 5-0.

20. Case No. 10-133  
Ralston School District #54  
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. and allow a pole sign not otherwise permitted in the R3 district  
LOCATION: 10310 Mockingbird Drive  
ZONE: R3  

LAYOVER 5-0. Laid over for 30 days.

21. Case No. 10-134  
Lonnie Korus  
5129 S 90 Street  68127  
REQUEST: Waiver of Section 55-786(e) – Variance to the residential fence regulations to allow a 7’ high privacy fence in the street side yard setback  
LOCATION: 5129 S 90 Street  
ZONE: R4(35)  

APPROVED 5-0. Approved in accordance with the plans submitted.
22. Case No. 10-135  
Omaha Neon Sign Company  
1120 N 18 Street  68102  
REQUEST: Waiver of Section 55-830 – Variance to the front yard setback from 12’ to 3’ for a monument sign and allow electronic information not otherwise permitted in the R4(35) district  
LOCATION: 1501 S 48 Street  
ZONE: R4(35)  
Motion to APPROVE failed 3-2. Substitute amended motion to APPROVE, subject to: 1) a variance to the front yard setback from 12 feet to 6 feet; 2) stipulating that the sign will not flash or have animation; 3) utilizing text only; and 4) operating only from 6 a.m. to 10 p.m. 5-0.

23. Case No. 10-136  
Community Bible Church  
Attn: Mel Friesen  
9001 Q Street  68127  
REQUEST: Waiver of Section 55-166, 55-735(b) and 55-740(f)(4) – Variance to the maximum impervious coverage from 45% to 69.7% to allow off-street parking for a religious assembly use to be within the required front & street side yard setback and to the required parking lot perimeter landscaping from 10’ to 5.13’, 4’ and 3’  
LOCATION: 9001 Q Street  
ZONE: R3  
APPROVED 5-0. Approved in accordance with the plans submitted.

24. Case No. 10-137  
Cesar Fragoso  
4314 Center Street  68105  
REQUEST: Waiver of Section 55-187 – Variance to the front yard setback from 35’ to 23.5’ 27.5’ to erect an enclosed covered front porch  
LOCATION: 4314 Center Street  
ZONE: R4(35)  
APPROVED 5-0. Approved, as modified.

25. Case No. 10-138  
Circo Enterprises  
4611 S 96 Street  68127  
REQUEST: Waiver of Section 55-835 – Variance to allow a 25’ high, 16 sq. ft. pole sign not permitted in the Limited Commercial District  
LOCATION: 6651 Sorensen Parkway  
ZONE: LC  
APPROVED 4-1.