DI SPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING - THURSDAY, SEPTEMBER 16, 2010
7TH FLOOR, ROOM 702
CIVIC CENTER - 1819 FARNAM STREET
OMAHA, NEBRASKA

APPROVAL OF MINUTES:  August 19, 2010

LAYOVER CASE:

1. Case No. 10-088  
   (over from 8/19/10)  
   Eric Lakeman  
   P. O. Box 82  
   Bennington, NE  68007  
   REQUEST:  Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 25’ and to the side yard setback from 25’ to 10’ and 5’ and to the rear yard setback from 35’ to 25’
   LOCATION:  21814 Daylily Circle  
   ZONE:  R1  
   DISPOSITION:  APPROVED 5-0.

NEW CASES:

2. Case No. 10-104  
   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  
   DISPOSITION:  LAID OVER 5-0. Laid over until the October 21, 2010 meeting to allow the applicant time to provide a parking plan for the proposed apartment building, and address concerns of the two neighbors who were present at the meeting.

3. Case No. 10-105  
   Kevin Mears  
   2719 N 50 Street  68104  
   REQUEST:  Waiver of Section 55-782B6, 55-186 – Variance to the side and rear setback for a detached garage from 3’ to 2’ and to the maximum impervious coverage from 50% to 54%
   LOCATION:  2719 N 50 Street  
   ZONE:  R4(35)  
   DISPOSITION:  APPROVED 5-0. Approved in accordance with the plans submitted.
4. Case No. 10-106
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 to remain

LOCATION: 3936 T Street
ZONE: R4(35)

DISPOSITION: LAID OVER 5-0. Laid over until the October 21, 2010 meeting to allow the applicant time to provide a survey of the land where the accessory building is located. A building inspector shall provide a report regarding compliance of the accessory building with the building code.

5. Case No. 10-107
Ronald S Truax
3002 S 21 Street 68108

REQUEST: Waiver of Section 55-186 – Variance to the front yard setback from 35’ to 12’ and to the street side yard setback from 15’ to 14’ to erect an 8’ X 24’ porch

LOCATION: 3002 S 21 Street
ZONE: R4

DISPOSITION: APPROVED 5-0.

6. Case No. 10-108
Brian Kenney
13635 Shongaska Rd 68112

REQUEST: Waiver of Section 55-108 – Variance to the side yard setback from 25’ to 15’ to erect 14’ X 16’ sunroom addition

LOCATION: 13635 Shongaska Road
ZONE: DR

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant making application for a subdivision plat to provide permanent access to Shongaska Road.

7. Case No. 10-109
Orange Development
1200 Corporate Drive
Birmingham, AL 35242

REQUEST: Waiver of Section 55-934 – Variance to the maximum retaining wall height of the Urban Design standards from 5’ to 6’ to construct a pharmacy with required parking

LOCATION: 4840 Dodge Street
ZONE: CC

DISPOSITION: LAID OVER 5-0. Laid over until the October 21, 2010 meeting to address off-street parking and re-advertise the overall height of the retaining wall.

8. Case No. 10-110
Tuff Shed
7530 L Street 68127

REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback on a double frontage lot from 25’ to 5’ to erect a 12’ X 16’ storage shed

LOCATION: 9211 Weir Street
ZONE: R3

DISPOSITION: APPROVED 5-0. Approved, with applicant’s consideration to landscape.
9. Case No. 10-111
Tuff Shed
7530 L Street  68127
REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback on a double frontage lot from 25’ to 5’ to erect a 10’ X 12’ storage shed
LOCATION: 9217 Weir Street
ZONE: R3

**DISPOSITION:** APPROVED 5-0. Approved, with applicant’s consideration to landscape.

10. Case No. 10-112
Charles L. Mullen
5430 N 63 Street  68104
REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 23’ to erect a 10’ to 21’8” covered deck
LOCATION: 5430 N 63 Street
ZONE: R4(35)

**DISPOSITION:** APPROVED 5-0.

11. Case No. 10-113
Volunteer of America, Dakotas
Attn: Pamela Bollinger, Pres/CEO
P.O. Box 89306
Sioux Falls, SD  57109-9306

**LAYOVER**

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 bufferyard between R7 and R4 from 30’ to 10’2” and to the required off-street parking from 160 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 sq. ft. per unit
LOCATION: 39th to 40th Street north of Pacific
ZONE: GI – R7 Pending

**DISPOSITION:** LAID OVER 5-0. Laid over until the October 21, 2010 meeting.

12. Case No. 10-114
Omarail
2117 S 156 Circle  68106
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to permit a 6’ high aluminum fence in the street side yard setback
LOCATION: 503 S 57 Street
ZONE: R3

**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted, subject to a land survey.
13. Case No. 10-115
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 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)

DISPOSITION: LAIDOVER 4-1. Laid over until the October 21, 2010 meeting to allow the applicant time to address neighbor concerns.

14. Case No. 10-116
Professional Firefighters Assn. of Omaha, Local 385
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: LAIDOVER 5-0. Laid over until the November 18, 2010 meeting to allow the applicant time to meet with the City to discuss the proper number of stalls to be hard-surfaced, and a subsequent meeting with the City to present a schedule for completion.

15. Case No. 10-117
Quest Construction Co.
14939 Industrial Road  68144

REQUEST: Waiver of Section 55-166 – Variance to the street side yard setback from 17.5 to 11.0 to erect a 20’ X 23’ garage addition

LOCATION: 19254 Spencer Street
ZONE: R3

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

16. Case No. 10-118
Omaha Neon Sign Co.
Attn: Troy Panagiotis
1120 N 18 Street  68102

REQUEST: Waiver of Section 55-836 – Variance to the front setback for a 150 sq. ft. 35’ high pole sign from 35’ to 0’

LOCATION: 20330 Veterans Drive
ZONE: CC

DISPOSITION: APPROVED 5-0. Approved front setback from 35 feet to 12 feet.