UNITED STATES DISTRICT COURT
DISTRICT OF NEBRASKA

DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, SEPTEMBER 15, 2011
7TH FLOOR, ROOM 702
CIVIC CENTER - 1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS

1. Case No. 11-069 - Layover
(Over from 7/21/11, 8/18/11)
Vicky Stadther
1650 W 82 Street Ste. 900
Bloomington, MN 55431
REQUEST: Waiver of Section 55-366, 55-734 & 55-740(f)(4) – Variance to the rear yard setback from 15’ to 6’ to construct a trash enclosure, to the minimum number of required off-street parking stalls for a Restaurant (Drive-in) from 27 to 14 and to the perimeter parking lot landscaping from 5’ to 0’
LOCATION: 2410 Cuming Street
ZONE: GI-ACI-1(PL)
CC-ACI-1(PL) (Pending)
BOARD ACTION: LAYOVER 4-0. Laid over until the October 20, 2011 meeting.

2. Case No. 11-070 - Layover
(Over from 7/21/11, 8/18/11)
Slosburg Company
10040 Regency Circle #200
Omaha, NE 68114
REQUEST: Waiver of Section 55-716 & 55-740(f)(4) – Variance to the bufferyard requirements between CC and R2 from 30’ with screening to 0’ without screening and to the perimeter parking lot landscaping from 5’ to 0’ to allow for redevelopment of the site
LOCATION: 2501 S 90 Street & 8998 West Center Road
ZONE: CC & CC/FF
BOARD ACTION: LAYOVER 4-0. Laid over until the October 20, 2011 meeting.

3. Case No. 11-078
(Over from 7/21/11, 8/18/11)
A. Leo Pelds Engineering Co.
2323 Dixon Street
Des Moines, IA 50316
REQUEST: Waiver of Sections 55-366 and 55-716 – Variance to the rear yard setback from 15’ to 10’5” and to the required bufferyard between CC & R6 from 30’ to 5’ to allow for redevelopment of the site
LOCATION: 9905 Q Street
ZONE: CC
BOARD ACTION: APPROVED 4-0. APPROVAL subject to complying with the MCC regulations and submittal of an application for rezoning to MCC.

4. Case No. 11-091 - Layover
(Over from 8/18/11)
Kevin Walker
9458 Maple Street
Omaha, NE 68134
REQUEST: Waiver of Section 55-782(b)(6) – Variance to the front yard setback from 60’ to 15’ to construct a 20’ X 20’ detached garage
LOCATION: 9458 Maple Street
ZONE: R3
BOARD ACTION: LAYOVER 4-0. Laid over until the October 20, 2011 meeting.
5. Case No. 11-093
(Over from 8/18/11)
Perry & Eloise Poyner
1517 N 51 Street
Omaha, NE  68104

REQUEST: Waiver of Section 55-146 – Variance to the front yard setback from 40’ to 32’ to construct a new covered porch
LOCATION: 408 S 88 Street
ZONE: R2

BOARD ACTION: APPROVED 4-0.

6. Case No. 11-098
(Over from 8/18/11)
Jeff Patchin
12305 William Street
Omaha, NE  68144

REQUEST: Waiver of Section 55-146 – Variance to the interior side yard setback from 10’ to 3’6" to allow construction of a 22’ X 32’ garage addition
LOCATION: 12305 William Street
ZONE: R2

BOARD ACTION: LAYOVER 4-0. Laid over until the October 20, 2011 meeting.

NEW CASES

7. Case No. 11-100 - Withdrawn
Five Points Bank
9718 Giles Road
Omaha, NE  68128

REQUEST: Waiver of Section 55-716 – Variance to the required bufferyard from 20’ to 12’ to allow construction of a trash enclosure
LOCATION: 8820 Arbor Street
ZONE: LO-MCC

Withdrawn at the request of the applicant.

8. Case No. 11-101
Charles & Sherry Arnold
1291 S 164 Street
Omaha, NE  68130

REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 12’ 16’ to allow construction of a 16’ X 14’ deck
LOCATION: 1291 S 164 Street
ZONE: R3

BOARD ACTION: APPROVED 4-0. Approval subject to the rear yard setback from 25’ to 16’ and the deck to be level with the first floor elevation of the house.

9. Case No. 11-102
Terry Hogan
14450 Eagle Run Drive
Omaha, NE  68154

REQUEST: Waiver of Section 55-740(f)(4) – Variance to the perimeter parking lot landscaping from 5’ to 2’ for a drive-thru lane
LOCATION: 1203 Mike Fahey Street
ZONE: CBD-ACI-1(PL)

BOARD ACTION: APPROVED 4-0.

10. Case No. 11-103
Chad Allington
P.O. Box 540731
Omaha, NE  68154

REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 40’ and to the interior side yard setback on both sides from 25’ to 10’ to construct a new home
LOCATION: 1319 Ranch View Lane
ZONE: R1

BOARD ACTION: APPROVED 4-0. Approval subject to the front yard setback to be no closer to the front property line than the adjacent home to the west at 1323 Ranch View Lane.
11. Case No. 11-104  
   Nebraska Methodist Hospital  
   8303 Dodge Street  
   Omaha, NE  68114  

   REQUEST: Waiver of Section 55-123 & 55-740 – Variance to allow a temporary gravel parking lot for construction personnel not permitted in the R1 district  

   LOCATION: 8135 & 8151 Farnam Drive and 8220 & 8224 Harney Street  

   ZONE: R1  

   BOARD ACTION: LAYOVER 4-0. Laid over until the October 20, 2011 meeting to allow the applicant time to meet with the Planning Department to prepare a definite plan.

12. Case No. 11-105  
   Mike & Cathy Turman  
   4521 Krug Avenue  
   Omaha, NE  68106  

   REQUEST: Waiver of Section 55-323 & 55-734 – Variance to the use regulations of the GO district to allow General Retail Sales and to the required off-street parking from 8 stalls to 7 stalls  

   LOCATION: 4701 Center Street  

   ZONE: GO  

   BOARD ACTION: APPROVED 4-0. Approval subject to this applicant only and the addition of the green space as designed excluding the fence.

13. Case No. 11-106  
   Matt Egermayer  
   1752 S 87 Street  
   Omaha, NE  68124  

   REQUEST: Waiver of Section 55-836 – Variance to the front yard setback from 12’ to 7’ for a monument sign  

   LOCATION: 1014 S 74 Plaza  

   ZONE: CC-MCC  

   BOARD ACTION: APPROVED 4-0.

14. Case No. 11-107  
   Robert & Jacqueline Nunez  
   232 S 86 Street  
   Omaha, NE  68114  

   REQUEST: Waiver of Section 55-146 – Variance to the rear yard setback from 25’ to 16’ to allow a 16’ X 16’ deck to remain and from 25’ to 12’ for existing garage addition  

   LOCATION: 232 S 86 Street  

   ZONE: R2  

   BOARD ACTION: APPROVED 4-0. Approval subject to the property owner adding two pine trees to buffer their deck from the deck located on the property to the west.

15. Case No. 11-108  
   Brau Builders Inc.  
   20515 Nicholas Circle #6  
   Omaha, NE  68022  

   REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping from 65% to 51% and to the minimum depth from 20’ to 0’ to construct a circle drive  

   LOCATION: 13506 Burt Street  

   ZONE: R3  

   BOARD ACTION: APPROVED 4-0.

16. Case No. 11-109  
   Marie Kubat  
   5506 Howard Street  
   Omaha, NE  68106  

   REQUEST: Waiver of Section 55-166 – Variance to the interior side yard setback from 7’ to 3’6” to construct a garage addition  

   LOCATION: 5506 Howard Street  

   ZONE: R3  

   BOARD ACTION: APPROVED 4-0.