SHOW-CAUSE HEARING

1. Case No. 11-120
   Larry and Lori Wee
   12232 Farnam Street
   Omaha, NE  68154

   REQUEST: Waiver of Section 55-146 – Variance to the street side yard setback from 20’ to 11.2’ to allow 14’ x 24’ garage to remain
   LOCATION: 12232 Farnam Street
   ZONE: R2

   BOARD ACTION: DISMISSED based upon inspection by the Board.

LAYOVERS

2. Case No. 12-018
   Superior Lighting
   (Over from 3/8/12)
   2121 S 24th Street
   Omaha, NE  68108

   REQUEST: Waiver of Section 55-834 – Variance to the maximum sign budget from 1008 sq. ft. to 1700 sq. ft.
   LOCATION: 200 and 330 South 108th Avenue
   ZONE: GO & GO-FF/FW

   BOARD ACTION: APPROVED 5-0. Approval of the maximum sign budget from 1008 sq. ft. to 1400 sq. ft. for two wall signs and two monument signs subject to approval from City Council for the Major Amendment to a Large Project Special Use Permit to allow signage not in compliance with Chapter 55 Zoning of the Omaha Municipal Code.

3. Case No. 12-020
   Ideal Construction
   (Over from 3/8/12)
   2502 North 84th Street
   Omaha, NE  68134

   REQUEST: Waiver of Section 55-146 – Variance to the street side yard setback from 20’ to 10’8” for an addition
   LOCATION: 12132 Farnam Street
   ZONE: R2

   BOARD ACTION: APPROVED 5-0. Approval based on the amended plans submitted.

NEW CASES

4. Case No. 12-026
   James and Carmen Clark
   2506 Royal Wood Drive
   Omaha, NE  68144

   REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ tall privacy fence in the street side yard setback
   LOCATION: 2506 Royal Wood Drive
   ZONE: R4(35)-R4(35)FW
BOARD ACTION: APPROVED 5-0. Approved subject to the fence being no closer to the street than 4’ from the north side of the garage.

5. Case No. 12-027
Paul Fechner
PJ Morgan Real Estate
7801 Wakely Plaza
Omaha, NE 68114

REQUEST: Waiver of Section 55-308 & 55-740(f)(4) – Variance to the maximum impervious coverage from 65% to 72% and to the minimum perimeter parking lot landscaping from 5’ to 4.74’ for a parking lot expansion

LOCATION: 8321, 8325, 8329, 8337 and 8343 Cass Street & 8318, 8322, 8326, 8330 and 8338 Chicago Street (SE corner of 84th and Cass Streets)

ZONE: LO & LO-PK

BOARD ACTION: APPROVED 5-0. Approval of the maximum impervious coverage from 65% to 72%. The applicant withdrew the waiver for the perimeter parking lot landscaping.

6. Case No. 12-028
Bradley and Lisa Bohnert
4424 Walnut Street
Omaha, NE 68105

REQUEST: Waiver of Section 55-186 – Variance to the interior side yard setback from 5’ to 1’ to allow a garage addition

LOCATION: 4424 Walnut Street

ZONE: R4(35)

BOARD ACTION: APPROVED 5-0. Approved according to the plans submitted subject to the materials matching the existing residence.

7. Case No. 12-029
Neon Products Co., Inc.
4713 F Street
Omaha, NE 68117

REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary sign from 32 sq. ft. to 108 sq. ft. for a banner during the College World Series

LOCATION: 1624 Mike Fahey Street

ZONE: DS-ACI-1(PL)

BOARD ACTION: APPROVED 5-0. Approval of a temporary banner from 32 sq. ft. to 108 sq. ft. for one week before, two weeks during and one week after the College World Series.

8. Case No. 12-030
Neon Products Co., Inc.
4713 F Street
Omaha, NE 68117

REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary sign from 32 sq. ft. to 735 sq. ft. for a banner during the College World Series

LOCATION: 815 North 19th Street

ZONE: DS-ACI-1(PL)

BOARD ACTION: APPROVED 5-0. Approval of a temporary banner from 32 sq. ft. to 735 sq. ft. for one week before, two weeks during and one week after the College World Series.
9. Case No. 12-031  
Michael Maroney  
Omaha Economic Development Corporation  
2221 North 24th Street  
Omaha, NE  68110  
REQUEST: Waiver of Section 55-246 & 55-735 – Variance to the front yard setback from 35’ to 9.1’ and 9.2’ and to allow off-street parking in the front yard setback for a multiple family residential use to allow the construction of an independent senior living facility  
LOCATION: 2415, 2421, 2427, 2431 and 2435 Patrick Avenue; 2007, 2009 and 2011 North 25th Street; and 2416, 2418, 2422, 2426, 2428, 2430 and 2432 Blondo Street (NE corner of 25th and Blondo Streets)  
ZONE: R7  
BOARD ACTION: APPROVED 5-0. Approval in accordance with the plans submitted.

10. Case No. 12-032  
Robert J. Quartoroli  
17727 North Reflection Circle  
Bennington, NE  68007  
REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 35’ to allow construction of a single-family home  
LOCATION: 22106 Quail Circle  
ZONE: R1  
BOARD ACTION: APPROVED 5-0. Approval in accordance with the plans submitted.

11. Case No. 12-033  
Steve Sempeck  
PO Box 555  
Elkhorn, NE  68022  
REQUEST: Waiver of Section 55-363 – Variance to the permitted use regulations of the CC District to allow Outdoor sports and recreation use  
LOCATION: 20902 Cumberland Drive  
ZONE: CC  
BOARD ACTION: APPROVED 5-0. Approval subject to: 1) A 30’ bufferyard per Section 55-716 of the Omaha Municipal Code (OMC) along the north property line adjacent to the outdoor area; 2) A landscaping/screening plan acceptable to the Planning Department; 3) Install, to city standards, a drive aisle with parking on both sides along the south side of the outdoor area to the east property line. This will provide future access for the property to the east. If the Department determines that there is a parking issue, including illegal parking or parking off-site, because of the demands of the business, then additional parking must be added. 4) Outdoor activities must end no later than 11:00 p.m. and no games can start after 9:30 p.m.; 5) No amplified sound can occur after 11:00 p.m. and the project must comply with noise and lighting regulations in the OMC, including Chapters 44 and 55; 6) A Temporary Use Permit must be granted for any special events; 7) All necessary permits and a Certificate of Occupancy must be approved for the project; and 8) A review will be required in one year only to make corrections if there are any complaints.

12. Case No. 12-034 - Layover  
Omaha Senior Partners, LLC  
15677 Spaulding Street  
Omaha, NE  68116  
REQUEST: Waiver of Section 55-503 – Variance to the permitted use regulations of the GI District to allow Assisted living use  
LOCATION: 10909 M Street  
ZONE: GI  
BOARD ACTION: LAYOVER 5-0. Laid over at the request of the applicant.
13. Case No. 12-035  
Dennis Duer  
Professional Associates, Ltd.  
256 North 115th Street, Suite 4  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-186 – Variance to the street side yard setback from 15’ to 13’ 1” to allow a porch addition  
LOCATION: 6112 South 13th Street  
ZONE: R4(35)  

BOARD ACTION: APPROVED 5-0. Approval in accordance with the plans submitted subject to bringing the fence along Washington Street into compliance and moving the shed to a legal location.

14. Case No. 12-036  
Vision Properties  
667 North 66th Street  
Omaha, NE 68132  
REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 21.5’ to allow reconstruction of existing covered porch  
LOCATION: 6340 North 36th Street  
ZONE: R4(35)  

BOARD ACTION: APPROVED 5-0. Approval in accordance with the plans submitted.