DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, July 12, 2012
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS

1. Case No. 12-043
   (over from 5/10/12)
   Buck’s, Inc. - Layover
   4973 Dodge Street
   Omaha, NE  68132
   REQUEST: Waiver of Section 55-366 & 55-740(f) – Variance to the maximum impervious coverage on Lot 1 from 85% to 85.5%; to the rear yard setback on Lots 1 & 2 from 15’ to 2’ and 1.63’; to the minimum perimeter landscaping on Lots 1 & 2 from 5’ to 0’; and to the minimum interior landscaping on Lot 1 from 5% to 0% to allow for the approval of an administrative subdivision
   LOCATION: 8455 Frederick Street and 3052 South 84th Street
   ZONE: CC & CC/FF
   BOARD ACTION: LAYOVER 4-1.

2. Case No. 12-050
   (over from 6/14/12)
   ADC Homes
   15002 A Circle
   Omaha, NE  68144
   REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 24.8’ for a deck addition
   LOCATION: 7916 North 124th Street
   ZONE: R3
   BOARD ACTION: APPROVED 5-0. Approval in accordance with the plan submitted.

NEW CASES

3. Case No. 12-052
   Habitat for Humanity
   2204 Ames Avenue
   Omaha, NE  68110
   REQUEST: Waiver of Section 55-206 – Variance to the minimum lot width from 50’ to 49.95’ for 2 lots to allow for approval of an administrative subdivision
   LOCATION: 2425 South 17th Street
   ZONE: R5
   BOARD ACTION: APPROVED 5-0. Approval in accordance with the plan submitted.
4. Case No. 12-053
The Garage Company
8301 “Q” Street
Omaha, NE 68127

REQUEST: Waiver of Section 55-186 – Variance to the side yard setback from 5’ to 3’6” to allow for construction of a 264 sq. ft. attached garage
LOCATION: 8126 Barbara Street
ZONE: R4(35)

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

5. Case No. 12-054
Richard Franek
4219 South 13th Street
Omaha, NE 68107

REQUEST: Waiver of Section 55-108 – Variance to the front yard setback from 50’ to 16’ and to the side yard setback from 25’ to 9’ to allow for 11’ x 20’ and 17’ x 28’ additions to existing home
LOCATION: 5813 Holmes Street
ZONE: DR (R4 – pending 25’ – 16’)

BOARD ACTION: APPROVED 5-0. Approval of the front yard setback from 50’ to 16’ and to the side yard setback from 25’ to 9’ to allow for 11’ x 20’ and 17’ x 28’ additions to existing home subject to: the approval of the rezoning to R4 by the City Council; approval of an administrative subdivision combining the 3 lots into 1 lot; and the building materials of the additions matching the existing home, in accordance with the plans submitted.

6. Case No. 12-055
Eric Lakeman
L & L Custom Builders, Inc.
P.O. Box 82
Bennington, NE 68007

REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 15’ to allow construction of a home addition
LOCATION: 18657 Howe Street
ZONE: R4

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

7. Case No. 12-056
Pete and Joan Lieben
247 North 118th Street
Omaha, NE 68154

REQUEST: Waiver of Section 55-782(b)(6) – Variance to the maximum size for an accessory building outside the buildable area of a residential lot from 750 sq. ft. to 896 sq. ft.
LOCATION: 920 South 67th Street
ZONE: R4(35)

BOARD ACTION: APPROVED 5-0. Approval in accordance with the plan submitted subject to the shop space to be used for storage only and non-inhabitable.
8. **Case No. 12-057**
   Bob Stratton
c/o Broadmoor Hills
18510 Capitol Court
Omaha, NE 68022

**REQUEST:** Waiver of Section 55-831 – Variance to maximum sign area for a monument sign from 20 sq. ft. to 48 sq. ft. and to the total sign area from 40 sq. ft. to 62 sq. ft.

**LOCATION:** 18510 Capitol Court

**ZONE:** R6-ACI-4(PL)

**BOARD ACTION:** LAYOVER 5-0.

9. **Case No. 12-058**
   Jeannie O’Donnell
601 Fairacres Road
Omaha, NE 68132

**REQUEST:** Waiver of Section 55-126 – Variance to the interior side yard setback from 25’ to 12’ 3” 12.8’ to allow for a home addition, a portion of which is two stories

**LOCATION:** 601 Fairacres Road

**ZONE:** R1

**BOARD ACTION:** APPROVED 5-0. Approval in accordance with the revised plan submitted.

10. **Case No. 12-059**
    Carl Troia
741 South 93rd Street
Omaha, NE 68114

**REQUEST:** Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 35’ to allow construction of a garage addition, expansion of second story bedroom, and new front porch

**LOCATION:** 641 South 93rd Street

**ZONE:** R1

**BOARD ACTION:** APPROVED 5-0. Approval subject to the proposed covered porch being in line with the west facing portion of the garage.

11. **Case No. 12-060**
    Julie Walker
Rose Theater Foundation
2001 Farnam Street
Omaha, NE 68102

**REQUEST:** Waiver of Section 55-825(c) – Variance to the maximum number of temporary signs from 1 to 11; to the maximum size from 32 sq. ft. to 164 sq. ft. and 195 sq. ft.; to the maximum total temporary signage from 32 sq. ft. to 1,139 sq. ft.; signs are not attached to the face of the building or attached to another sign and are located in the right-of-way

**LOCATION:** 2001 Farnam Street

**ZONE:** CBD-ACI-1(PL)

**BOARD ACTION:** APPROVED 5-0. Approval subject to 5 show banners and “The Show Must Go On!” banner for a total of 6 allowed.
12. Case No. 12-061
   Lou and Jill Rotella
   17164 Valley Drive
   Omaha, NE 68130

   REQUEST: Waiver of Section 55-786(e) – Variance to the residential fence regulations to allow a 6’ tall wrought iron fence in the street side yard setback

   LOCATION: 17164 Valley Drive
   ZONE: R4

   BOARD ACTION: DENIED 4-1.

13. Case No. 12-062
   Lyndyn Stratbucker
   11616 North 34th Avenue
   Omaha, NE 68112

   REQUEST: Waiver of Section 55-826 – Variance to allow a 17.5’ x 8’, off premise advertising sign located in the front yard setback, within 700’ of another off premise advertising sign and within 150’ of Religious Assembly

   LOCATION: 6307 Maple Street
   ZONE: GC

   BOARD ACTION: DENIED 5-0.

14. Case No. 12-063
   Home Building Professionals of Greater Omaha
   11205 South 150th Street
   Omaha, NE 68138

   REQUEST: Waiver of Section 55-823(d) – Variance to the maximum sign area for a real estate sign from 32 sq. ft. to 96 sq. ft. and to allow more than one real estate sign per street frontage

   LOCATION: Southwest corner of 204th Street and West “Q” Road
   ZONE: AG

   BOARD ACTION: APPROVED 5-0. Approval subject to the sign being removed by October 10, 2012.