LAYOVERS

1. Case No. 12-034

(Over from 4/12/12)

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: APPROVED 5-0. Approval in accordance with the plans submitted subject to installation of a sidewalk along “M” Street with connections to the building and a signage plan acceptable to the Planning Department.

NEW CASES

2. Case No. 12-037

Patricia Quinlan
3443 Augusta Avenue
Omaha, NE 68144

REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 28.32’ to allow a front stoop and stairs to remain

LOCATION: 3443 Augusta Avenue
ZONE: R4(35) & R4(35)/FF

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

3. Case No. 12-038

Realty Asset Advisors
20202 Nina Street
Omaha, NE 68130

REQUEST: Waiver of Section 55-246, 55-716, 55-734, 55-740(f)(4), 55-740(g), 55-740(b) – Variance to the site area/unit from 1,000 sq. ft. to 756 sq. ft.; to the required bufferyard between R7 and R3 from 30’ to 0’; to the required number off-street of parking stalls from 49 to 14; to the required drive aisle width from 24’ to 16’; to the parking perimeter landscaping from 10’ to 0’; and to the 4’ parking lot screening required adjacent to a residential district

LOCATION: 3304 Burt Street
ZONE: R7

BOARD ACTION: APPROVED 5-0. Approval in accordance with the plans submitted.
4. Case No. 12-039  
Shannon Roeder  
707 South 36th Street  
Omaha, NE  68105  
REQUEST: Waiver of Section 55-246 – Variance to the interior side yard setback from 5' to 0.5' to allow existing carport to remain  
LOCATION: 707 South 36th Street  
ZONE: R7  
BOARD ACTION: APPROVED 5-0.

5. Case No. 12-040  
Bruce Frasier  
1005 South 76th Street  
Omaha, NE  68114  
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ wrought iron fence in the front/street side yard setbacks  
LOCATION: 110 North 92nd Street and 115 North 93rd Street  
ZONE: R1  
BOARD ACTION: APPROVED 5-0. Approval subject to the fence setback to be 24’ from the property line on the west side of Lot 2.

6. Case No. 12-041  
Bruce Karlquist & Cheryl Johnson  
5243 South 49th Avenue  
Omaha, NE  68117  
REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 15’ to allow construction of a 7’ x 30’ front porch addition with stairs  
LOCATION: 5243 South 49th Avenue  
ZONE: R4(35)  
BOARD ACTION: APPROVED 5-0. Approval in accordance with the plans submitted.

7. Case No. 12-042  
Gateway Mortgage  
12020 Shamrock Plaza  
Omaha, NE  68154  
REQUEST: Waiver of Section 55-833 – Variance to the maximum height for a wall sign in a LO district from 20’ to 34’  
LOCATION: 12020 Shamrock Plaza  
(12002 Pacific Street)  
ZONE: LO  
BOARD ACTION: APPROVED 5-0. Approval in accordance with the plans submitted for this sign only.

8. Case No. 12-043  
Buck's, Inc.  
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 5-0. Laid over to allow the applicant an opportunity to submit other options.