

NEXT MEETING: December 13, 2012
DEADLINE DATE: November 26, 2012

DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, NOVEMBER 8, 2012
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS

1. Case No. 12-079
(over from 8/9/12)
WITHDRAWN
Kum & Go
6400 Westown Parkway
West Des Moines, IA 50266
- REQUEST: Waiver of Section 55-740(f), 55-716, 55-406
– Variance to the perimeter parking lot landscaping from 10' to 7.56' & 3.06' and to the required buffer yard between GC and R7 from 30' to 13' and between GC & R4(35) from 30' to 24.42' and to the front yard setback of 50' from center line to 40' from center line to allow for the construction of a convenience store
- LOCATION: 4103 Leavenworth Street
ZONE: GC

BOARD ACTION: WITHDRAWN AT THE REQUEST OF THE APPLICANT.

2. Case No. 12-080
(over from 9/13/12)
Suzanne Claussen
IRET Properties
11422 Miracle Hills #510
Omaha, NE 68154
- REQUEST: Waiver of Section 55-833 – Variance to the maximum height from 20' to 36' for 2 existing and 8 additional wall signs
- LOCATION: 12002 Pacific Street
ZONE: LO

BOARD ACTION: APPROVED 5-0.

3. Case No. 12-102
(over from 10/11/12)
Leroy K. Henderson
3428 North 207th Street
Omaha, NE 68022
- REQUEST: Waiver of Section 55-206 – Variance to the street side yard setback from 15' to 6' and to the rear yard setback from 25' to 10' for a garage addition.
- LOCATION: 3428 North 207th Street
ZONE: R5

BOARD ACTION: APPROVED 5-0.

4. Case No. 12-103
(over from 10/11/12)
Brenda Dooley
First National Bank
1620 Dodge Street
Omaha, NE 68197
- REQUEST: Waiver of Section 55-740(f) – Variance to the perimeter parking lot landscaping from 5' to 0' to construct a parking lot.
- LOCATION: 614 North 15th Street & 615 North 16th Street
ZONE: DS-ACI-1(PL)

BOARD ACTION: APPROVED 5-0. Approved as originally submitted.

5. Case No. 12-108
(over from 10/11/12)
WITHDRAWN
Richard and Carol Wake
671 North 58th Street
Omaha, NE 68132
- REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25' to 20'6" and to the side yard setback from 7' to 5' for a screen patio and pergola addition.
- LOCATION: 671 North 58th Street
ZONE: R3

BOARD ACTION: Withdrawn at the request of the applicant.

NEW CASES

6. Case No. 12-098
John Amend
University of Nebraska at Omaha
6001 Dodge Street
Omaha, NE 68182
- REQUEST: Waiver of Section 55-830 – Variance to the maximum sign area for monument signs (4) from 25 sq. ft. to 70 sq. ft.; to the maximum total sign area from 32 sq. ft. to 1,000 sq. ft.; to the maximum height for monument signs (4) from 6' to 10'6" and to allow electronic messaging for 4 monument signs not allowed in the R3 District.
- LOCATION: 6001 Dodge Street
ZONE: R3-ACI-2(50)

BOARD ACTION: APPROVED 4-1. Approved subject to the electronic messaging sign being on no earlier than 6 a.m. and no later than 10 p.m.; also, no video, pictures, flashing or scrolling text is allowed.

7. Case No. 12-111
David Uhrich
Faith-Westwood United Methodist Church
4814 Oaks Lane
Omaha, NE 68137
- REQUEST: Waiver of Section 55-186, 55-735(b), & 55-715 – Variance to the maximum impervious coverage from 50% to 77.2%; to the minimum street yard landscaping from 60% to 28.8%; and to allow off-street parking for nonresidential use within the required front/street side yard setback in a residential zoning district.
- LOCATION: 4814 Oaks Lane
ZONE: R4

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

8. Case No. 12-112
Don and Sally Hammond
15225 Vane Street
Bennington, NE 68007
- REQUEST: Waiver of Section 55-206 – Variance to the rear yard setback from 25' to 21' for a closet addition.
- LOCATION: 15225 Vane Street
ZONE: R5

BOARD ACTION: APPROVED 5-0.

9. Case No. 12-114
Caleb Hollander
10611 North 47th Avenue
Omaha, NE 68152
- REQUEST: Waiver of Section 55-740(e) – Variance to the hard surfacing requirement for an existing gravel driveway to allow for a garage and home addition.
- LOCATION: 10611 North 47th Avenue
ZONE: DR-ED

BOARD ACTION: Approved 5-0. Approval subject to the property owner agreeing to pave the drive approach plus the first 50' of the driveway when 47th Avenue is improved.

10. Case No. 12-115
Value Investment, LLC
Nash Qureishi
2607 North 157th Street
Omaha, NE 68116
- REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35' to 16'9" to allow existing covered front deck and stairs to remain.
- LOCATION: 3720 U Street
ZONE: R4(35)

BOARD ACTION: LAYOVER 5-0.

11. Case No. 12-116
2013 U.S. Senior Open
Danny Rodgers
6900 Country Club Road
Omaha, NE 68152
- REQUEST: Waiver of Section 55-740 (e) – Variance to the hard surfacing requirement for a temporary parking area.
- LOCATION: 6900 Country Club Road
ZONE: DR & CC

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) the property being restored to its original condition no later than September 30, 2013; 2) a water truck located on site for potential grass fires; 3) future coordination and cooperation with Public Works, Omaha Police Department, and any other agencies involved; and 4) promptly cleaning up any gravel or mud tracked out onto the public street and repairing any damage to the street.

12. Case No. 12-117
2013 U.S. Senior Open
Danny Rodgers
6900 Country Club Road
Omaha, NE 68152
- REQUEST: Waiver of Section 55-740 (e) – Variance to the hard surfacing requirement for a temporary parking area.
- LOCATION: 12005 North 72nd Street
ZONE: AV-ED & DR-ED

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) submitting a revised site plan omitting the parking area not on airport property; 2) the property be restored to its original condition no later than August 15, 2013; 3) future coordination and cooperation with Public Works, Omaha Police Department, and any other agencies involved; and 4) promptly cleaning up any gravel or mud tracked out onto the public street and repairing any damage to the street.

13. Case No. 12-118
Rambo Associates, Inc./FCMG
Merle W. Rambo
406 South 12th Street
Suite 300
Omaha, NE 68102
- REQUEST: Waiver of Section 55-786(f) – Variance to the fence regulations to allow an 8' tall, wrought iron style fence.
- LOCATION: 13923 Gold Circle
ZONE: GO

BOARD ACTION: APPROVED 5-0. Approved for a period of 10 years; however, if the tenant vacates the building earlier than 10 years the fence must be removed. Also, the secondary exit gate must be used for emergency vehicles only.

14. Case No. 12-121
Peter and Christina Piperis
1310 North 136th Avenue
Omaha, NE 68154
- REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6' tall, wrought iron style fence with stone columns in the front yard setback.
- LOCATION: 1310 North 136th Avenue
ZONE: R1

BOARD ACTION: APPROVED 5-0. Approved subject to the gate swinging inward toward the applicant's property, not toward the street.

15. Case No. 12-122
Interiors by Design
Ladonna Eriksen
15017 Pepperwood Drive
Omaha, NE 68154
- REQUEST: Waiver of Section 55-108 – Variance to the interior side yard setback from 25' to 19' to allow a garage addition.
- LOCATION: 18118 Sunset Lane
ZONE: DR

BOARD ACTION: APPROVED 5-0.

16. Case No. 12-123
David F. Lanoha
3615 South 180th Street
Omaha, NE 68130
- REQUEST: Waiver of Section 55-087 – Variance to the maximum impervious coverage from 10% to 50% and to the maximum building coverage from 5% to 20%.
- LOCATION: 3031 South 192nd Street
ZONE: AG

BOARD ACTION: APPROVED 5-0.