LAYOVERS

1. Case No. 13-075  
   (from 6-13-13 & 7-11-13)  
   GGS, LLC  
   4824 Farnam Street  
   Omaha, NE 68132  
   REQUEST: Waiver of Section 55-826(a)(4)(a) – Variance to allow an off-premise advertising sign (billboard) closer than 150’ from the perpendicular distance to a property line of a residential zoning district.  
   LOCATION: 5555 Center Street  
   ZONE: GI  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the revised landscape plan.

2. Case No. 09-73  
   (from 7-11-13)  
   Dan Latenser  
   4028 North Post Road  
   Omaha, NE 68112  
   REQUEST: Appeal from decision of Planning Department (see file).  
   LOCATION: 12209, 12422, 12436, 12532, 12541 & 12542 North 40th Street; 11805 & 11807 Calhoun Road; 12103 Ponca Road; 4014, 4110, 11121, 11616, 11621 & 11706 North Post Road.  
   ZONE: R1-ED, DR-ED & R2-ED  
   DISPOSITION: LAYOVER 5-0.

3. Case No. 13-080  
   (from 7-11-13)  
   The Garage Company  
   8301 Q Street  
   Omaha, NE 68127  
   REQUEST: Waiver of Section 55-782(b)(6) – Variance to the maximum size for an accessory structure outside the buildable area from 750 sq. ft. to 1,416 sq. ft. to allow for construction of a 936 sq. ft. garage addition to existing detached garage.  
   LOCATION: 3905 Aurora Drive  
   ZONE: R2  
   DISPOSITION: APPROVED 5-0.
4. Case No. 13-084  
(request from 7-11-13)  
Scott Seaton  
Warehouse 51, LLC  
9864 North 109th Avenue  
Omaha, NE 68142  
REQUEST: Waiver of Section 55-716 & 55-506 – Variance to the required buffer yard between DR (GI pending) and R4/DR from 60’ with screening to 30’ with screening and to the minimum lot width from 100’ to 60’.  
LOCATION: 9260 Scott Street (north of Scott Street between Irvington Road and 92nd Avenue)  
ZONE: DR (GI pending)  

DISPOSITION: LAYOVER 5-0.

5. Case No. 13-086  
(request from 7-11-13)  
Terry Hurt  
T. Hurt Construction  
8529 Wirt Street  
Omaha, NE 68122  
REQUEST: Waiver of Section 55-782 (b)(6) – Variance to the maximum size for an accessory building outside the buildable area in a residential district from 750 sq. ft. to 888 sq. ft.  
LOCATION: 5844 Pine Street  
ZONE: R4(35)  

DISPOSITION: LAYOVER 5-0.

6. Case No. 13-091  
(request from 7-11-13)  
Home Building Professionals of Greater Omaha, Inc.  
11205 South 150th Street  
#100  
Omaha, NE 68138  
REQUEST: Waiver of Section 55-825(c) – Variance to the maximum sign area for two temporary signs from 32 sq. ft. to 96 sq. ft. for the Street of Dreams event.  
LOCATION: 11710 Fort Street & generally at NW corner of 120th Street and Military Avenue  
ZONE: DR and R6  

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the signs being removed by October 15, 2013.

NEW CASES

7. Case No. 13-092  
Kent Braasch  
Essex Communities  
11606 Nicholas Street  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-784(c)(1), 55-784(c)(2), 55-784(d)(2) & 55-786 – Variance to the setback from a public street in a cluster subdivision from 25’ to 17.6’, 17.75’ and 12’; to the setback from other property lines from 20’ to 12.83’; to the setback from a private way from 25’ to 20’; and to the residential fence regulations to allow a 3’ and 5’ solid wall/fence in the front yard setback of a residential district to allow for the construction of 8 cottage homes.  
LOCATION: 9515 West Center Road  
ZONE: R6-PUD (R5 Cluster Pending)  

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
8. Case No. 13-093
   Anthony Martin
   4345 Fort Street
   Omaha, NE 68111
   REQUEST: Waiver of Section 55-406 & 55-734 - Variance to the rear yard setback from 15' to 3' 3.4'; to the maximum impervious coverage from 90% to 92%; and to the number of off-street parking stalls from 11 to 0; to allow a 792 sq. ft. addition.
   LOCATION: 2623 Florence Boulevard
   ZONE: GC

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

9. Case No. 13-094
   Habitat for Humanity
   Daniel Brewer
   2204 Ames Avenue
   Omaha, NE 68110
   REQUEST: Waiver of Section 55-206 - Variance to the interior side yard setback from 5' to 2'; to the minimum lot area from 5,000 sq. ft. to 3,910 sq. ft. and to the minimum lot width from 50' to 34', to allow for construction of a new home.
   LOCATION: 2444 South 20th Street
   ZONE: R5

   DISPOSITION: LAYOVER 5-0.

10. Case No. 13-095
    Anthony and Janie Woods
    5417 North 65th Street
    Omaha, NE 68104
    REQUEST: Waiver of Section 55-186 - Variance to the rear yard setback from 25' to 20'3” to allow for a house addition.
    LOCATION: 5417 North 65th Street
    ZONE: R4(35)

   DISPOSITION: APPROVED 5-0.

11. Case No. 13-096
    Dean and Linda Fajen
    4916 Franklin Street
    Omaha, NE 68104
    REQUEST: Waiver of Section 55-186 - Variance to the interior side yard setback from 5' to 3’ to allow for a 9’x23’ addition to existing attached garage.
    LOCATION: 4916 Franklin Street
    ZONE: R4(35)

   DISPOSITION: APPROVED 5-0.
12. Case No. 13-097
Flatland Church
Pastor Bart Wilkins
4801 North 144th Street
Omaha, NE 68116

REQUEST: Waiver of Section 55-186 & 55-830 - Variance to the maximum impervious coverage from 50% to 59%; to the overall total permitted sign area from 32 sq. ft. to 68 sq. ft.; to the maximum height for a wall sign from 16’ to 30’, to allow for a building addition and parking lot expansion.

LOCATION: 4801 North 144th Street
ZONE: R4

DISPOSITION: APPROVED 5-0. Approved the variance to the maximum impervious coverage from 50% to 59%.
LAYOVER 5-0. Laid over the request for the overall permitted sign are from 32 sq. ft. to 68 sq. ft. and to the maximum height or a wall sign from 16’ to 30’.

13. Case No. 13-098
Brian Lorenz
c/o Starbucks
7007 Discovery Boulevard
Dublin, OH 43017

REQUEST: Waiver of Section 55-345 - Variance to the permitted use regulations of the LC District to allow a Restaurant (Drive-In) use type.

LOCATION: 15771 West Dodge Road
ZONE: LC-ACI-4(PL)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted for this user only.

14. Case No. 13-099
Bonnie Cosentino-Welsch
1010 South 67th Street
Omaha, NE 68106

REQUEST: Waiver of Section 55-786 - Variance to the residential fence regulations to allow a 6’ tall privacy fence in the front yard setback.

LOCATION: 1010 South 67th Street
ZONE: R4(35)

DISPOSITION: APPROVED 5-0. Approval subject to the 6’ privacy fence being no closer than 15’ from the front property line.

15. Case No. 13-100
TACKarchitects
Rebecca Harding, AIA
1111 North 13th Street
Omaha, NE 68102

REQUEST: Waiver of Section 55-734 - Variance to the minimum number of off-street parking stalls from 46 to 11 to allow for a Guidance Services use.

LOCATION: 812 South 24th Street & 817 South 25th Street
ZONE: DS-ACI-1(50)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, for this user only.
16. Case No. 13-101  
D.E. Bomberger, Jr.  
Stephen Center, Inc.  
2723 Q Street  
Omaha, NE 68107  
REQUEST: Waiver of Section 55-246, 55-734, 55-735(a)(1), 55-738 & 55-763(c)(2)(b) - Variance to the front yard setback from 35’ to 5’; to the street side yard setback from 15’ to 0’; to the maximum floor area ratio from 1.0 to 1.35; to the maximum impervious coverage from 70% to 80%; to the maximum number of residents from 16 to 194; to the minimum number of off-street parking stalls from 97 to 22; to the number of handicapped stalls from 1 to 0; to allow off-street parking for a Large Group Living use in the front yard setback, to allow construction of a Large Group Living facility.  
LOCATION: 2723 Q Street  
ZONE: HI-CC(R7-MCC pending)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the handicapped stalls to the west of the proposed building complying with Public Works design standards.

17. Case No. 13-102  
Pat McNeil  
Aspen Opportunities, LLC  
4666 South 132nd Street  
Omaha, NE 68137  
REQUEST: Waiver of Section 55-246, 55-715 & 55-740(f) - Variance to the front yard setback from 35’ to 28’; to the maximum impervious coverage from 70% to 79% 74%; to the minimum street yard landscaping depth from 10’ to 3’; to the minimum street yard landscaping percentage from 50% to 30% 36%; to the perimeter parking lot landscaping from 5’ to 0’, to allow for an apartment building.  
LOCATION: 11101 & 11103 M Street  
ZONE: CC  
DISPOSITION: APPROVED 5-0. Approved in accordance with the revised plans submitted.

18. Case No. 13-103  
Tim Huber  
5036 South 135th Street  
Omaha, NE 68137  
REQUEST: Waiver of Section 55-735(b) - Variance to allow an off-street parking facility for a non-residential use within the front/street side yard setback of a residential zoning district.  
LOCATION: 7001 Oak Street  
ZONE: R7-ACI-4(PL)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to sidewalks being added once the adjacent parcels (buildings) are developed.