LAYOVERS

1. Case No. 09-73 (from 7-11-13, 8-8-13 & 11-14-13)
   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
   BOARD ACTION: DENIED 5-0.

2. Case No. 13-063 (from 5-9-13, 6-13-13, 7-11-13 & 9-12-13)
   John Jeanetta
   Heartland Family Service
   2101 South 42nd Street
   Omaha, NE 68105
   REQUEST: Waiver of Section 55-246, 55-735, 55-715 & 55-786 – Variance to the maximum Floor Area Ratio (FAR) from 1.0 to 1.03; to allow off-street parking for a Large Group Living use in the front yard setback; to the maximum number of residents from 16 to 80; to the drive aisle width for a compact parking stall from 20’ to 16”; to allow a 6’ tall, 50% open fence in the front yard setback of a residential district; to the minimum street yard landscaping from 50% to 38%; with a Reasonable Accommodation Request.
   LOCATION: 4842 Sprague Street & 4829 Sahler Street
   ZONE: R7
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.
3. Case No. 13-124 (from 11-14-13)  
   Aaron Long  
   Karen Street Baptist Church  
   6109 Karen Street  
   Omaha, NE 68114  
   REQUEST: Waiver of Section 55-186, 55-735(b), 55-740(b), & 55-740(f)(4) – Variance to the maximum impervious coverage from 50% to 51.3% to allow off-street parking for a non-residential use in the front/street side yard setback of a residential district; to the front yard setback from 35’ to 30’; to the required perimeter landscaping from 5’ to 0’; and to the minimum drive aisle width for a 90° parking stall from 24’ to 13’ to allow construction of building and parking lot additions.  
   LOCATION: 6109 Karen Street  
   ZONE: R4(35)  
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

SHOW CAUSE CASE

4. Case No. 08-078  
   Maurice C. Parker  
   300 South 16th Street #1202  
   Omaha, NE 68102  
   REQUEST: Waiver of Section 55-203 – Variance to the use regulations of R5(35) to allow a 30’ X 24’ garage as the primary use in a residential district.  
   LOCATION: 1123 Bancroft Street  
   ZONE: R5(35)  
   BOARD ACTION: APPROVED 5-0. Approved an extension of two years (December 2015).

NEW CASES

5. Case No. 13-136  
   Roberta Wilhelm  
   Girls, Inc.  
   2811 North 45th Street  
   Omaha, NE 68104  
   REQUEST: Waiver of Section 55-183, 55-186, 55-734 & 55-830 – Variance to the permitted use regulations of the R4 District to allow a Medical Office use not otherwise permitted; to the front yard setback from 25’ to 22’; to the street side yard setback from 15’ to 10’; to the maximum impervious coverage from 50% to 60%; to the required off-street parking stalls from 182 to 76; to the maximum total sign area from 32 sq. ft. to 1,185 sq. ft.; to the maximum area of a monument sign from 25 sq. ft. to 90 sq. ft.; to the maximum area of a wall sign from 32 sq. ft. to 1,095 sq. ft.; and to the maximum height of a wall sign from 16’ to 21’; to allow an expansion of the current facility.  
   LOCATION: 2811 North 45th Street  
   ZONE: R4
BOARD ACTION: APPROVED 5-0. Approved the variance to the permitted use regulations of the R4 District to allow a Medical Office use not otherwise permitted; to the front yard setback from 25' to 22'; to the street side yard setback from 15' to 10'; to the maximum impervious coverage from 50% to 60% and to the required off-street parking stalls from 182 to 76.

LAID OVER the request to the maximum total sign area from 32 sq. ft. to the 1,185 sq. ft.; to the maximum area of a monument sign from 25 sq. ft. to 90 sq. ft.; to the maximum area of a wall sign from 32 sq. ft. to 1,095 sq. ft.; and to the maximum height of a wall sign from 16' to 21'.

6. Case No. 13-137
   Mark Oedekoven
   16523 Mason Street
   Omaha, NE 68118
   REQUEST: Waiver of Section 55-503 & 55-734 – Variance to the permitted use regulations of the GI District to allow an Indoor Sports & Recreation use, not otherwise permitted and to the number of off-street parking stalls from 93 to 68.
   LOCATION: 14242 “C” Circle, Suite B
   ZONE: GI

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the approval of the requested Special Use Permit for Indoor Sports and Recreation in a GI District and compliance with all conditions of the Special Use Permit by August 1, 2014.

7. Case No. 13-138
   Rob Woodling
   Camden Creek, LLC
   1886 South 126th Street
   Omaha, NE 68144
   REQUEST: Waiver of Section 55-784(c)(1) – Variance to the setback from a public street in a cluster subdivision from 25' to 17.3' for a single-family home.
   LOCATION: 1704 North 84th Terrace
   ZONE: R4(cluster)

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

8. Case No. 13-139
   Omaha Zoological Society
   Henry Doorly Zoo
   3701 South 10th Street
   Omaha, NE 68107
   REQUEST: Waiver of Section 55-830 – Variance to the total permitted sign area from 32 sq. ft. to 1,600 sq. ft. to allow a 65' tall pole sign not otherwise permitted.
   LOCATION: 3453 South 13th Street
   ZONE: R4

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

9. Case No. 13-140
   Jay Newland
   P.O. Box 45778
   Omaha, NE 68145
   REQUEST: Waiver of Section 55-503 – Variance to the permitted use regulations of the GI District to allow a Religious Assembly use not otherwise permitted.
   LOCATION: 11010 “Q” Street
   ZONE: GI
10. Case No. 13-141  
Bluestone Development  
501 Park Avenue LLC  
720 North 13th Street  
Omaha, NE 68102  
**REQUEST:** Waiver of Section 55-832 – Variance to the total permitted sign area from 40 sq. ft. to 86 sq. ft. and to the maximum size of a wall sign (2) from 20 sq. ft. to 33 sq. ft.  
**LOCATION:** 501 Park Avenue  
**ZONE:** R8-ACI-1(PL)  

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

11. Case No. 13-142  
Ryan Durant  
Omaha Housing Authority  
540 South 27th Street  
Omaha, NE 68105  
**REQUEST:** Waiver of Section 55-716, 55-734 & 55-735(a) – Variance to the required buffer yard between R8 and R4(35) from 30’ to 17’ and 10’; to the required number of off-street parking stalls from 117 to 55; and to allow off-street parking for a multiple family residential use in the front yard setback of a residential district to allow for parking lot improvements.  
**LOCATION:** 5210 Florence Boulevard  
**ZONE:** R8  

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

12. Case No. 13-143  
Ryan Durant  
Omaha Housing Authority  
540 South 27th Street  
Omaha, NE 68105  
**REQUEST:** Waiver of Section 55-716, 55-734 & 55-735(a) – Variance to the required buffer yard between R8 and R6/R5 from 30’ to 15’ and 11’; to the required number of off-street parking stalls from 117 to 61; to allow off-street parking for a multiple family residential use in the front yard setback of a residential district; and perimeter parking lot landscaping from 10’ to 6’ to allow for parking lot improvements.  
**LOCATION:** 2500 “B” Street  
**ZONE:** R8  

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

13. Case No. 13-144  
Ryan Durant  
Omaha Housing Authority  
540 South 27th Street  
Omaha, NE 68105  
**REQUEST:** Waiver of Section 55-734 & 55-735(a) – Variance to the number of off-street parking stalls from 173 to 52; and to allow off-street parking for a *Multiple Family Residential* use in the front yard setback of a residential district; to allow for parking lot improvements.  
**LOCATION:** 1415 South 16th Street  
**ZONE:** R8
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.

14. Case No. 13-145
    Service Select, LLC
    400 Mack Drive
    Croydon, PA 19021

    REQUEST: Waiver of Section 55-836 – Variance to the front yard setback for monument signs (5) from 12’ to 3’ and to the maximum height for a monument sign from 25’ to 43’.

    LOCATION: 10000 California Street
    ZONE: CC

BOARD ACTION: LAYOVER 5-0.

15. Case No. 13-146
    Robert Krist
    3103 Maplewood Boulevard
    #81
    Omaha, NE 68134

    REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 16’ for a covered patio.

    LOCATION: 7365 North 122nd Avenue Circle
    ZONE: R4

BOARD ACTION: APPROVED 5-0. Approval subject to no additional waivers/modifications to be allowed for the rear yard setback.

16. Case No. 13-147
    Gary and Debbie Pink
    5615 South 118th Plaza
    Omaha, NE 68137

    REQUEST: Waiver of Section 55-126 & 55-715 – Variance to the maximum impervious coverage from 30% to 43.3%; to the minimum street yard landscaping from 75% to 70.8% and to the street yard landscaping minimum depth from 30’ to 0’; to allow construction of a new home and driveway.

    LOCATION: 23464 “N” Street
    ZONE: R1

BOARD ACTION: LAYOVER 5-0.

Review of Changes for Procedural Rules for Zoning Board of Appeals

BOARD ACTION: APPROVED 5-0. Approved the changes of the Procedural Rules for the Zoning Board of Appeals.