1. **Case No. 12-044**  
   (over from 6/14/12)  
   TRP Properties, LLC  
   12910 F Plaza  
   Omaha, NE  68137  
   **REQUEST:** Waiver of Section 55-804 & 55-786(f) – Variance to allow the existing use to exceed the maximum permitted sound levels of the GI district; and to allow a 27’ tall sound barrier wall.  
   **LOCATION:** 12802, 12910, 12928 & 13010 F Plaza  
   **ZONE:** GI  
   **DISPOSITION:** LAYOVER 5-0.

2. **Case No. 13-009**  
   (over from 2/14/13)  
   Morton Middle School  
   Omaha Public Schools  
   4606 Terrace Drive  
   Omaha, NE 68134  
   **REQUEST:** Waiver of Section 55-830 – Variance to the maximum sign budget from 32 sq. ft. to 208 sq. ft. and to the maximum sign area for 2 wall signs from 32 sq. ft. to 72 sq. ft. each.  
   **LOCATION:** 4506 Terrace Drive  
   **ZONE:** R3  
   **WITHDRAWN AT THE REQUEST OF THE APPLICANT.**

3. **Case No. 13-011**  
   (over from 2/14/13)  
   Matthew J. Mullen  
   10552 Mullen Road  
   Omaha, NE 68124  
   **REQUEST:** Waiver of Section 55-126 – Variance to the rear yard setback from 35’ to 16’7” 20’ for a garage/home addition.  
   **LOCATION:** 10552 Mullen Road  
   **ZONE:** R1  
   **DISPOSITION:** Approved per revised plan (Exhibit B). 5-0

4. **Case No. 13-017**  
   Creighton University  
   2500 California Plaza  
   Omaha, NE 68178  
   **REQUEST:** Waiver of Section 55-825(c) – Variance to the maximum area for a temporary sign from 32 sq. ft. to 108 sq. ft. for a banner for 4 weeks during the College World Series.  
   **LOCATION:** 1624 Mike Fahey Street  
   **ZONE:** DS-ACI-1(PL)  
   **DISPOSITION:** APPROVED 5-0.
5. Case No. 13-018
Creighton University
2500 California Plaza
Omaha, NE 68178

REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary sign from 32 sq. ft. to 132 sq. ft. for a banner for 4 weeks during the College World Series.

LOCATION: 815 North Florence Boulevard
ZONE: DS-ACI-1(PL)

DISPOSITION: APPROVED 5-0.

6. Case No. 13-019
James Haley
7011 Farnam Street
Omaha, NE 68132

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

LOCATION: 7011 Farnam Street
ZONE: R3

DISPOSITION: LAYOVER 5-0.

7. Case No. 13-020
Ronald G. Jones, Sr.
12715 Sky Park Drive
Omaha, NE 68137

REQUEST: Waiver of Section 55-782(b)(2) – Variance to allow a structural element (railing) more than 2’ above the adjacent ground level.

LOCATION: 12715 Sky Park Drive
ZONE: R2

DISPOSITION: APPROVED 4-0.

8. Case No. 13-021
Juan J. Soto
4103 South 22nd Street
Omaha, NE 68107

REQUEST: Waiver of Section 55-206 – Variance to the rear yard setback from 25’ to 10’ and to the maximum impervious coverage from 55% to 60% to allow a new deck to remain.

LOCATION: 4103 South 22nd Street
ZONE: R5(35)

DISPOSITION: LAYOVER 5-0.

9. Case No. 13-022
Terri Fitzgerald
Children’s Respite Care Center
13336 Industrial Road, Suite 101
Omaha, NE 68137

REQUEST: Waiver of Section 55-716 – Variance to the required bufferyard between CC & R3 from 30’ to 15’ to allow the construction of a new parking lot.

LOCATION: 5321 South 138th Street
ZONE: CC

DISPOSITION: Approval subject to the submittal of an acceptable landscape plan for screening along Discovery Drive. 5-0
10. Case No. 13-023  
City of Omaha Planning  
Department – Chris Wayne  
1819 Farnam Street  
Omaha, NE 68183  
REQUEST: Waiver of Section 55-246 & 55-742(b) – Variance to the front yard setback from 35’ to 20’ and to the rear yard setback from 25’ to 23.5’; and to allow parking in the front yard setback; to allow construction of a new home, deck, and stairs.  
LOCATION: 1625 Corby Street  
ZONE: R7  
DISPOSITION: APPROVED 5-0.

11. Case No. 13-024  
City of Omaha Planning  
Department – Chris Wayne  
1819 Farnam Street  
Omaha, NE 68183  
REQUEST: Waiver of Section 55-246 & 55-742(b) – Variance to the front yard setback from 35’ to 20’, to the street side yard setback from 15’ to 13’, and to the rear yard setback from 25’ to 17.8’; and to allow parking in the front yard setback; to allow for construction of a new home, deck, and stairs.  
LOCATION: 1804 Corby Street  
ZONE: R7  
DISPOSITION: APPROVED 5-0.

12. Case No. 13-025  
City of Omaha Planning  
Department – Chris Wayne  
1819 Farnam Street  
Omaha, NE 68183  
REQUEST: Waiver of Section 55-206 & 55-742(b) – Variance to the front yard setback from 25’ to 20’ and to the rear yard setback from 25’ to 15’; and to allow parking in the front yard setback; to allow for construction of a new home, deck, and stairs.  
LOCATION: 1822 Corby Street  
ZONE: R5  
DISPOSITION: APPROVED 5-0.

13. Case No. 13-026  
City of Omaha Planning  
Department – Chris Wayne  
1819 Farnam Street  
Omaha, NE 68183  
REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 25’ to allow for construction of a single family home.  
LOCATION: 4230 Ohio Street  
ZONE: R4(35)  
DISPOSITION: Approval subject to the applicant submitting an application to rezone the property to R4. 5-0
14. Case No. 13-027
City of Omaha Planning
Department – Chris Wayne
1819 Farnam Street
Omaha, NE 68183
REQUEST: Waiver of Section 55-246 & 55-742(b) – Variance to the front yard setback from 35’ to 25’; and to allow parking in the front yard setback; to allow construction of 3 single family homes.
LOCATION: 1526, 1530, and 1538 North 18th Street
ZONE: R7

DISPOSITION: Approval subject to the applicant submitting an application to rezone the property to R5. 5-0

15. Case No. 13-028
City of Omaha Planning
Department – Chris Wayne
1819 Farnam Street
Omaha, NE 68183
REQUEST: Waiver of Section 55-206, 55-207(g) & 55-742(b) – Variance to the front yard setback from 35’ to 25’; and to the minimum lot width from 50’ to 47’ (3113 Franklin Street); and to allow parking in the front yard setback; to allow construction of 3 single family homes.
LOCATION: 3109-11 Franklin Street, 3113 Franklin Street and 1622 North 31st Street
ZONE: R5(35)

DISPOSITION: Approval subject to the applicant submitting an application to rezone the property to R5. 5-0

16. Case No. 13-029
City of Omaha Planning
Department – Chris Wayne
1819 Farnam Street
Omaha, NE 68183
REQUEST: Waiver of Section 55-207(g) & 55-742(b) – Variance to the front yard setback from 35’ to 25’; and to allow parking in the front yard setback; to allow construction of a single family home.
LOCATION: 3112-3114 Seward Street
ZONE: R5(35)

DISPOSITION: Approval subject to the applicant submitting an application to rezone the property to R5. 5-0

17. Case No. 13-030
City of Omaha Planning
Department – Chris Wayne
1819 Farnam Street
Omaha, NE 68183
REQUEST: Waiver of Section 55-246 & 55-742(b) – Variance to the front yard setback from 35’ to 25’; and to allow parking in the front yard setback; to allow construction of 4 single family homes.
LOCATION: 2515, 2516, 2521 & 2524 Patrick Avenue
ZONE: R7

DISPOSITION: Approval subject to the applicant submitting an application to rezone the property to R4. 5-0
18. Case No. 13-031
City of Omaha Planning
Department – Chris Wayne
1819 Farnam Street
Omaha, NE 68183

REQUEST: Waiver of Section 55-207(g) & 55-742(b) –
Variance to the front yard setback from 35’
to 25’; and to allow parking in the front yard
setback; to allow construction of 5 single
family homes.

LOCATION: 3711-17-19 Parker Street & 3718 and 3726
Parker Street

ZONE: R5(35)

DISPOSITION: Approval subject to the applicant submitting an application to rezone the
property to R5. 5-0

19. Case No. 13-032
Ryan M. Durant
Omaha Housing Authority
540 South 27th Street
Omaha, NE 68105

REQUEST: Waiver of Section 55-716, 55-734, & 55-
735(a)(1) – Variance to the required
bufferyard between R8 & R6 from 30’ to 10’
and 22’; to the minimum number of off-
street parking stalls from 228 to 91 and to
allow off-street parking for a multi-family
residential use within the front /street side
yard setback to allow for the
reconstruction/expansion of the parking lot.

LOCATION: 5904 Henninger Drive (Crown Tower)

ZONE: R8

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

20. Case No. 13-033
Ryan M. Durant
Omaha Housing Authority
540 South 27th Street
Omaha, NE 68105

REQUEST: Waiver of Section 55-716, 55-734, & 55-
735(a)(1) – Variance to the required
bufferyard between R8 and
R6/R5(35)/R4(35) from 30’ to 10’; to the
minimum number of off-street parking stalls
from 118 to 47 and to allow off-street
parking for a multiple family residential use
within the front /street side yard setbacks to
allow the reconstruction/expansion of the
parking lot.

LOCATION: 4850 Underwood Avenue (Underwood
Tower)

ZONE: R8

DISPOSITION: Approved in accordance with the plans submitted, and subject to the
applicant placing a total of 8 new trees along Webster Street. 5-0
21. Case No. 13-034  
Clay Reider  
21919 Silverado Drive  
Omaha, NE 68022  

REQUEST: Waiver of Section 55-126 – Variance to the interior side yard setback from 25’ to 5’ to allow construction of a 40’x50’ garage.

LOCATION: 21919 Silverado Drive  
ZONE: R1

DISPOSITION: LAYOVER 5-0.

22. Case No. 13-035  
Sixty Sorensen, LLC  
105 North 31st Avenue  
Omaha, NE 68131  

REQUEST: Waiver of Section 55-734 – Variance to the required number of off-street parking stalls from 104 to 81, to allow construction of a senior living facility.

LOCATION: 5910 Newport Plaza (Northeast corner of 60th & Newport Plaza)  
ZONE: CC

DISPOSITION: Approved in accordance with the plans submitted. Also, if demand deems it necessary, additional stalls will be provided as shown on the plan. 5-0

23. Case No. 13-036  
Sebastian Anzaldo  
910 South 39th Street  
Omaha, NE 68105  

REQUEST: Waiver of Section 55-186 & 55-187(e) – Variance to the front yard setback from 35’ to 34’8”; to the rear yard setback from 25’ to 11’4”; and to the minimum lot area from 5,000 sq. ft. to 4,862 sq. ft. to allow for construction of a single family home and deck.

LOCATION: 3305 Polk Street  
ZONE: R4(35)

DISPOSITION: APPROVED 4-0.