RECONSIDERATION

1. 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 37; 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 5-0. Approval in accordance with the plans submitted.

LAYOVERS

2. Case No. 12-044
   (over from 6/14/12, 3/14/13 & 4/11/13)
   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: APPROVED 5-0. Approval subject to the conditions of the City’s version of Exhibit 5 (Variance from Performance Standards for Noise and Maximum Permitted Sounds), which includes Attachments A, B and C.

3. Case No. 13-021
   (over from 3/14/13 & 4/11/13)
   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: APPROVED 5-0. Approval subject to the applicant obtaining a building permit and all required inspections.

4. Case No. 13-039
Miguel Gaddi
1715 Sendero Lane
Boise, ID 83712
REQUEST: Waiver of Section 55-246 – Variance to the front yard setback from 35’ to 11’1” and to the street side yard setback from 15’ to 10’; to rebuild existing stairs.
LOCATION: 3004 Marcy Street
ZONE: R7

DISPOSITION: LAYOVER 5-0. Laid over until the July 11, 2013 meeting of the Board.

NEW CASES

5. Case No. 13-050
Shamrock Development, Inc.
1414 Harney Street, Suite 400
Omaha, NE 68102
REQUEST: Waiver of Section 55-740(b) – Variance to the required curb length per car for 90° angle stalls from 9’ to 8’6”.
LOCATION: 1501 Jackson Street
ZONE: CBD-ACI-1(PL)

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

6. Case No. 13-051
Bonnie Vaughan
12056 Ohio Circle
Omaha, NE 68164
REQUEST: Waiver of Section 55-166 – Variance to the front yard setback from 35’ to 24.9’ and to the rear yard setback from 25’ to 19.5’ to allow construction of a 12’x22’ garage addition.
LOCATION: 12056 Ohio Circle
ZONE: R3

DISPOSITION: APPROVED 5-0. Approved the front yard setback from 35’ to 24.9’ and to the rear yard setback from 25’ to 19.5’ to allow construction of a 12’x22’ garage addition.

7. Case No. 13-052
David Aldrich
1318 Hickory Street
Omaha, NE 68108
REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ tall, privacy fence in the front/street side yard setback.
LOCATION: 1318 Hickory Street
ZONE: R7

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the 6’ privacy fence being no closer to the property line along Hickory Street than the house to the east.
8. Case No. 13-053
   Dennis & Teresa Anderson
   5211 Underwood Avenue
   Omaha, NE 68132

   REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 17’ to construct a 2-story house addition.
   LOCATION: 5211 Underwood Avenue
   ZONE: R3

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

9. Case No. 13-054
   Kerr Construction
   2610 North 58th Street
   Omaha, NE 68104

   REQUEST: Waiver of Section 55-186 & 55-187(e) – Variance to the front yard setback from 35’ to 28’ and to the street side yard setback from 15’ to 10’6” to replace existing stoop and stairs.
   LOCATION: 6255 South 41st Avenue
   ZONE: R4(35)

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

10. Case No. 13-055
    Jenny Allgood
    4815 Davenport Street
    Omaha, NE 68132

    REQUEST: Waiver of Section 55-186 – Variance to the front yard setback from 25’ to 16’ and to the maximum impervious coverage from 50% to 56% to allow a 2-story home addition.
    LOCATION: 4815 Davenport Street
    ZONE: R4

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

11. Case No. 13-056
    Larry R. Vierregger
    11652 Pierce Street
    Omaha, NE 68144

    REQUEST: Waiver of Section 55-782(b)(6) – Variance to the maximum size for an accessory building outside of the buildable area in a residential district from 750 sq. ft. to 960 sq. ft.
    LOCATION: 11652 Pierce Street
    ZONE: R2

    DISPOSITION: LAYOVER 5-0.
12. Case No. 13-057  
Bluestem Investments, LLC  
2842 Tucker Street  
Omaha, NE 68112

REQUEST: Waiver of Section 55-506, 55-734, 55-740(f)(4) & 55-740(e)(1) – Variance to the front yard setback from 50’ from center line to 42’ from center line (2872 Tucker); to the parking lot perimeter landscaping from 10’ to 0’ and 5’ to 1’ (2872 Tucker); to the number of off-street parking stalls from 50 to 12; and to permit off-street parking facilities to be surfaced with permeable pavers; to allow for the enlargement of the existing business.

LOCATION: 2851, 2862 & 2872 Tucker Street, 8515 North 29th Street

ZONE: GI

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

13. Case No. 13-058  
Tidblom Enterprises, LLC dba Ceramic Tile Works Center  
11005 West Maple Road  
Omaha, NE 68164

REQUEST: Waiver of Section 55-734 & 55-769(d)(3) – Variance to the number of off-street parking stalls from 72 to 41 and to allow an accessory use to occupy more than 25% of the total floor area; for a 7,130 sq. ft. warehouse addition.

LOCATION: 11005 West Maple Road

ZONE: CC

DISPOSITION: APPROVED 5-0. Approval subject to the submittal of an application for a Conditional Use Permit for Warehousing and Distribution (Limited). The Conditional Use Permit must be approved and all conditions satisfied before a Certificate of Occupancy will be issued.

14. Case No. 13-059  
Jim Vyhlidal  
22125 Trailridge Boulevard  
Elkhorn, NE 68022

REQUEST: Waiver of Section 55-126 – Variance to the rear yard setback from 35’ to 15’ to allow construction of a 32’x40’4”, 2-level detached garage.

LOCATION: 22125 Trailridge Boulevard

ZONE: R1

DISPOSITION: LAYOVER 5-0.

15. Case No. 13-060  
Jared Gerber  
9312 Leavenworth Street  
Omaha, NE 68114

REQUEST: Waiver of Section 55-166 – Variance to the front yard setback from 35’ to 14’; to the interior side yard setback from 7’ to 4’6” and 3’6” to allow construction of porch and kitchen additions.

LOCATION: 5501 Howard Street

ZONE: R3
DISPOSITION: APPROVED 5-0. Approval of the waiver for the interior side yard setback from 7’ to 3’6” for the kitchen addition, in accordance with the plans submitted. Also, the waiver was granted for the variance to the front yard setback from 35’ to 14’ to allow the applicant to rebuild the stairs on the existing front porch, subject to the new stairs not encroaching further into the front yard setback than they currently do. The applicant withdrew his request for a waiver for the proposed front porch enclosure and addition.

16. Case No. 13-061
Robert Fox
5402 “A” Street
Omaha, NE 68106
REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 29’ to allow construction of a garage addition.
LOCATION: 5402 “A” Street
ZONE: R4(35)

DISPOSITION: LAYOVER 5-0.

17. Case No. 13-062
Dennis Circo
Circo Strategic Investments
9445 “J” Street
Omaha, NE 68127
REQUEST: Waiver of Section 55-84 – Variance to allow an accessory structure (private indoor tennis court) on a lot without a primary structure.
LOCATION: 21414 Arbor Street
ZONE: AG

DISPOSITION: LAYOVER 5-0.

18. Case No. 13-063 - LAYOVER
John Jeanetta
Heartland Family Service
2101 South 42nd Street
Omaha, NE 68105
REQUEST: Waiver of Section 55-735(a)(1), 55-246, 55-734, 55-740(f)(5), 55-740(b) & 55-763(c)(2) - Variance to the maximum Floor Area Ratio (FAR) from 1.0 to 1.55; to the maximum impervious coverage from 70% to 80%; to the minimum number of off-street parking stalls from 40 to 39; to the minimum interior parking lot landscaping from 5% to 2%; 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’ and 12'; and with a Reasonable Accommodation Request.
LOCATION: 4842 Sprague Street & 4835 Sahler Street
ZONE: R7

DISPOSITION: LAYOVER 5-0.
19. Case No. 13-064  
Nottingham, LLC  
12829 West Dodge Road  
Suite #100  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-716, 55-734, 55-735 & 55-740(f) - Variance to the bufferyard between R7 & R3 from 30' to 15'; to the number of off-street parking stalls from 49 to 39; to the perimeter parking lot landscaping from 10' to 8'; and to allow off-street parking for a Multiple Family Residential use in the front yard setback.  
LOCATION: 3304, 3314, 3316 Burt Street & 3311 Cuming Street  
ZONE: R3 & R7 (R7 Pending)  
DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted, subject to the removal of the two (2) parking stalls at the north end of the parking lot.

20. Case No. 13-065  
Allen Grimes  
Legacy Homes Omaha, LLC  
12040 McDermott Plaza  
LaVista, NE 68128  
REQUEST: Waiver of Section 55-166 - Variance to the front yard setback from 35' to 25' to allow construction of a new home.  
LOCATION: 13624 Miami Street  
ZONE: R3  
DISPOSITION: LAYOVER 5-0.