Layovers

1. Case No. 12-024  
   (over from 3/8/12)  
   Don Mandel  
   Alegent Health  
   12809 West Dodge Road  
   Omaha, NE 68154  
   REQUEST: Waiver of Section 55-503 & 55-740(f)(4) – Variance to the permitted use regulations of the GI district to allow a Medical Office use and to the perimeter parking lot landscaping from 10’ to 5.1’ and from 5’ to 3.1’.  
   LOCATION: 8613 North 30th Street; 2910 Tucker Street; and 8604 North 29th Street.  
   ZONE: GI  
   DISPOSITION: APPROVED 5-0. Approval subject to the parking stalls along Tucker Street being reduced to 16’ to allow for 7.1’ of perimeter landscaping and the applicant applying for rezoning from GI-General Industrial District to GO-General Office District for the site.

2. Case No. 13-084  
   (from 7-11-13, 8-8-13 & 9-12-13)  
   Scott Seaton  
   Warehouse 51, LLC  
   9864 North 109th Avenue  
   Omaha, NE 68142  
   REQUEST: Waiver of Section 55-716, 55-717(c), 55-718(c)(2) & 55-506 – Variance to the required buffer yard between DR (GI pending) and R4/DR from 60’ with screening to 10’ with screening to allow a driveway in the buffer yard; to allow a 6’ solid fence for screening at the exterior boundary of the buffer yard; to the required number of trees from 190 to 0; 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: APPROVED 5-0. Approved in accordance with the plans submitted. The required number of trees has been reduced to 0; however, mitigation trees should be placed in the buffer area.
3. Case No. 13-107  
Jackson Martis  
1005 S. 76th Street  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-126 – Variance to the maximum impervious coverage from 30% to 35.4% to allow home additions.  
LOCATION: 607 North 65th Street  
ZONE: R1  

DISPOSITION: APPROVED 5-0. Approved in accordance with the revised plans submitted, which include Exhibit B.

4. Case No. 13-115  
Quality First Construction  
Tim Schaeffer  
7565 Main Street  
Omaha, NE 68127  
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 70% to 62% and to the minimum street yard landscaping depth from 25' to 8' to allow a driveway addition.  
LOCATION: 224 North 245th Circle  
ZONE: R2  

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the landscaping plan that was submitted as additional documentation.

NEW CASES

5. Case No. 13-116  
Ready Mixed Concrete Company  
A Div. of Lyman Richey Corp.  
Kevin Schmidt  
4315 Cuming Street  
Omaha, NE 68131  
REQUEST: Waiver of Section 55-506 – Variance to the minimum lot width in a GI District from 100’ to 87.33’ (Lot 1, Ready Mixed Railroad Addition) to allow for approval of a subdivision.  
LOCATION: 13431 “L” Street (4765 South 135th Street)  
ZONE: GI  

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

6. Case No. 13-117  
Bill Gable Carpentry  
7105 Joyce Street  
Omaha, NE 68138  
REQUEST: Waiver of Section 55-186 & 55-187(e) – Variance to the front yard setback from 35’ to 5’2” and to the interior side yard setback from 5’ to 1’ to allow construction of a 5’5” x 17’10” deck.  
LOCATION: 1619 “N” Street  
ZONE: R4(35)  

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
7. Case No. 13-118
    Mark Bulger
    Walter B. Roberts Corporation
    1024 South 32nd Street
    Omaha, NE 68105

    REQUEST: Waiver of Section 55-716 & 55-734 – Variance to the required buffer yard
    between R7 and R4 from 30’ to 20’, 21’ and 8’; and to the required number of off-street
    parking stalls from 95 to 64 to allow construction of a new apartment building.

    LOCATION: 1024 South 32nd Street
    ZONE: R7

    DISPOSITION: LAYOVER 5-0. Laid over to allow for proper advertising and notification.

8. Case No. 13-119
    John Tripp
    9319 Meadow Drive
    Omaha, NE 68114

    REQUEST: Waiver of Section 55-187(e) – Variance to front yard setback from 35’ to 2’
    to allow a 11’9” x 19’4” carport to remain.

    LOCATION: 9319 Meadow Drive
    ZONE: R4(35)-FF

    DISPOSITION: DENIED 5-0.

9. Case No. 13-120
    Sherryl A. Rissi
    6795 Seward Street
    Omaha, NE 68104

    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: 6795 Seward Street
    ZONE: R4(35)

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

10. Case No. 13-121
    Augusta Properties, LLC
    12828 Augusta Avenue
    Omaha, NE 68144

    REQUEST: Waiver of Section 55-716 – Variance to the required buffer yard between GO
    and DR from 30’ to 20’ to allow installation of a backup generator.

    LOCATION: 12828 Augusta Avenue
    ZONE: GO

    DISPOSITION: APPROVED 5-0. Approved the variance to the required buffer yard between
    GO and DR from 30’ to 20’ to allow for a single backup generator to be placed, subject to
    landscaped screening of the generator and no other structures being allowed in the setback,
    for this building only.

11. Case No. 13-122
    Kurt and Sally Brueske
    12930 Nicholas Street
    Omaha, NE 68154

    REQUEST: Waiver of Section 55-146 – Variance to the front yard setback from 40’ to 34.2’
    to allow for construction of a garage addition.

    LOCATION: 12930 Nicholas Street
    ZONE: R2

    DISPOSITION: APPROVED 4-1. Approved in accordance with the plans submitted.
12. Case No. 13-123
    Ruby L. Smith
    6519 North 32nd Street
    Omaha, NE 68112

    REQUEST: Waiver of Section 55-742(b) – Variance to allow an off-street parking stall in the front yard setback with a Reasonable Accommodation request.

    LOCATION: 6519 North 32nd Street
    ZONE: R4(35)

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