

NEXT MEETING: February 13, 2014
DEADLINE DATE: January 27, 2014

DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, JANUARY 9, 2014
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS

1. Case No. 13-118
(from 10-10-13 & 11-14-13)
Mark Bulger
Walter B. Roberts Corporation
1024 South 32nd Street
Omaha, NE 68105
- REQUEST: Waiver of Section 55-246, 55-716, 55-734 & 55-735 – Variance to the minimum site area per unit from 1,000 sq. ft. to 865 sq. ft; to the required buffer yard between R7 and R4 from 30' to 21' and 8'; to the required number of off-street parking stalls from 85 to 50; and to allow off-street parking for a multi-family residential use in the front yard setback with a Reasonable Accommodation request to allow construction of a new apartment building.
- LOCATION: 1024 South 32nd Street
ZONE: R7

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted for this applicant only, which includes providing the access easement from 32nd Street to the alley on the west. If this applicant vacates the property the new owner must abide by all current zoning regulations.

2. 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 front yard setback from 40' to 30'; to the maximum impervious coverage from 30% to ~~42.3~~ 38%; to the minimum street yard landscaping from 75% to 63.5%; 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: APPROVED 5-0. Approved in accordance with Exhibit "D", the variance to the front yard setback from 40' to 30'; to the maximum impervious coverage from 30% to 38%; to the minimum street yard landscaping from 75% to 63.5%; and to the street yard landscaping minimum depth from 30' to 0'. The turnaround show on Exhibit D is not part of the approved plan.

NEW CASES

3. Case No. 14-001
Gary Trecek
624 South 150th Street
Omaha, NE 68154
- REQUEST: Waiver of Section 55-166 & 55-715 – Variance to the front yard setback from 35' to 17' and to the minimum street yard landscaping depth from 20' to 0', to allow construction of a 25'x30' detached garage.
- LOCATION: 624 South 150th Street
ZONE: R3

BOARD ACTION: LAYOVER 5-0.

4. Case No. 14-002
Mike Moylan
Capitol District, LLC
1414 Harney Street
Suite 400
Omaha, NE 68102
- REQUEST: Waiver of Section 55-740 & 55-737(c) – Variance to the curb length of a 90° parking stall from 9' to 8'6"; to the parking space depth from 18' to 16'6"; and to the required grouping of compact stalls from 5 to 1.
- LOCATION: 1002, 1116 & 1120 Capitol Avenue & 215 North 12th Street
ZONE: DS-ACI-1(PL)

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

5. Case No. 14-003
Mike Tackett
4623 South 166th Circle
Omaha, NE 68135
- REQUEST: Waiver of Section 55-126 & 55-715 – Variance to the front yard setback from 40' to 30' and to the street yard landscaping depth from 30' to 0', to allow the construction of a detached garage and driveway.
- LOCATION: 3414 & 3502 South 228th Street
ZONE: R1

BOARD ACTION: LAYOVER 5-0.

6. Case No. 14-004
David and LaVonne Weston
625 South 51st Street
Omaha, NE 68106
- REQUEST: Waiver of Section 55-782(b)(6) – Variance to the interior side yard from 3' to 21" to erect a 14'x20' detached garage.
- LOCATION: 625 South 51st Street
ZONE: R3

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

7. Case No. 14-005
Scrap Central, Inc.
8512 Blondo Street
Omaha, NE 68134
- REQUEST: Waiver of Section 55-716 & 55-766(b)(3) – Variance to the required buffer yard between GI & R2 from 60' with screening to 0' with screening and to allow a *Scrap and Salvage* use within 300' of a residential zoning district.
- LOCATION: 2728 North 85th Street
ZONE: GI

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

8. Case No. 14-006
Mark J. Hemmer
Maxim Enterprises, LLC
16559 Dora Hamann Parkway
Omaha, NE 68116
- REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 65% to 54% and to the minimum street yard landscaping depth from 20' to 5' to allow construction of a circular driveway.
- LOCATION: 18817 Nicholas Street
ZONE: R3

BOARD ACTION: APPROVED 5-0. Approved in accordance with Exhibit B.

9. Case No. 14-008
Kevin Strehle
BCDM
1015 North 98th Street
Suite 300
Omaha, NE 68114
- REQUEST: Waiver of Section 55-734 – Variance to the required number of off-street parking stalls from 244 to 169 to allow a *Religious Assembly* use.
- LOCATION: 1313 North 48th Ave & 4859 Hamilton Ave
ZONE: GC

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) Meeting with Planning Department staff to develop an acceptable landscape plan and 2) Approval of a right-of-way lease for the parking stalls along the west side of the building.

10. Case No. 14-009
Omaha Neon
Dennis Plachy
1120 North 18th Street
Omaha, NE 68102
- REQUEST: Waiver of Section 55-836 – Variance to the maximum height of wall signs (2) from 35' to 53'.
- LOCATION: 11201 Davenport Street
ZONE: CC-FF/FW

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

11. Case No. 14-010
John and Michelle Cannella
526 South 96th Street
Omaha, NE 68114
- REQUEST: Waiver of Section 55-126 – Variance to the maximum impervious coverage from 30% to 40% to allow for a home addition.
- LOCATION: 526 South 96th Street
ZONE: R1

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

12. Case No. 14-011
City of Omaha
Bridget Hadley
1819 Farnam Street
Omaha, NE 68183
- REQUEST: Waiver of Section 55-840(d) – Variance to the maximum height of an off-premise advertising sign from 55' to 65'.
- LOCATION: 1102 Davenport Street
ZONE: DS-ACI-1(PL)

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) The bottom of the sign face can be no higher than the top of the concrete retaining wall of I-480, with the overall height of the sign being no taller than 65', 2) Approval of the vacation of the 11th Street right-of-way and 3) no electronic signage allowed.

13. Case No. 14-012
Ariel Roblin
2665 Douglas Street
Omaha, NE 68131
- REQUEST: Waiver of Section 55-839, 55-933(b) & 55-928(e) – Variance to the maximum height for a monument sign from 12' to 17' and to perimeter parking lot landscaping from 15' to 0'.
- LOCATION: 1001 South 10th Street
ZONE: CBD-ACI-1(PL)

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

14. Case No. 14-013
Premier Bank
Chris Maher
16802 Burke Street
Omaha, NE 68118
- REQUEST: Waiver of Section 55-824(d) – Variance to allow a monument sign on a property with a building closer than 15' to the property line.
- LOCATION: 4314 & 4318 Dodge Street, 109 North 43rd Avenue
ZONE: GC-ACI-2(50)

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to compliance with the ACI regulations.

15. Case No. 14-014
David Ksiazek 14535 Fir Circle
Plattsmouth, NE 68048 &
John and Laura Sherman
10126 Edna Circle
Omaha, NE
- REQUEST: Waiver of Section 55-186 – Variance to the interior side yard setback from 5' to 1.8' and 4.2' to allow for approval of an administrative subdivision.
- LOCATION: 3419 & 3421 Madison Street
ZONE: R4(35)

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

16. Case No. 14-015
John Shavlik
5843 Grover Street
Omaha, NE 68106
- REQUEST: Waiver of Section 55-206 & 55-207(d)(3) – Variance to the interior side yard setback from 10' to 6' and to the minimum separation between dwelling units from 25' to 10.7' to allow for use of the site for two-family residential.
- LOCATION: 5843 Grover Street
ZONE: R5

BOARD ACTION: LAYOVER 5-0.