

**NEXT MEETING: December 11, 2014**  
**DEADLINE DATE: November 21, 2014**

**DISPOSITION AGENDA**  
**ZONING BOARD OF APPEALS**  
**REGULAR MEETING – THURSDAY, NOVEMBER 13, 2014**  
**LEGISLATIVE CHAMBERS – LC LEVEL**  
**OMAHA/DOUGLAS CIVIC CENTER**  
**1819 FARNAM STREET**  
**OMAHA, NEBRASKA**

**LAYOVERS:**

1. Case No. 14-107  
Lina and John Schwisow  
2341 North 61<sup>st</sup> Street  
Omaha, NE 68104
- REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35' to 11' to construct a new 6'x12' covered deck and stairs.
- LOCATION: 2341 North 61<sup>st</sup> Street  
ZONE: R4(35)

**DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to the materials matching the existing home.**

2. Case No. 14-108  
Amy Sladovnik  
7637 Fairway Drive  
Omaha, NE 68152
- REQUEST: Waiver of Section 55-166 – Variance to the front yard setback from 35' to 29' and to the rear yard setback from 25' to 23' to construct a new home and deck.
- LOCATION: 11025 Oak Street  
ZONE: R3

**DISPOSITION: APPROVED 5-0. Approved in accordance with the revised plans submitted subject to the walkway being located to the south of the existing tree and the landing shall be no greater than 5'x6'.**

**NEW CASES:**

3. Case No. 14-106  
Chris J. Walling  
2106 South 49<sup>th</sup> Street  
Omaha, NE 68106
- REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25' to 4'10" to enlarge an existing detached garage.
- LOCATION: 2106 South 49<sup>th</sup> Street  
ZONE: R4(35)

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

4. Case No. 14-113  
Jose Ramirez  
901 South 33<sup>rd</sup> Street  
Omaha, NE 68105
- REQUEST: Waiver of Section 55-186 – Variance to the street side yard setback from 15' to 6' to construct an 8'x15' deck.
- LOCATION: 901 South 33<sup>rd</sup> Street  
ZONE: R4

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

5. Case No. 14-114  
Mercury Contractors  
Danielle Dring  
4222 Davenport Street  
Omaha, NE 68131
- REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50' to 44' and to the interior side yard setback from 25' to 16' to construct a home addition.
- LOCATION: 8225 Jackson Street  
ZONE: R1

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

6. Case No. 14-115  
Maxco, Inc.  
Patrick Malloy  
6069 Maple Street  
Omaha, NE 68104
- REQUEST: Waiver of Section 55-246 & 55-734 – Variance to the minimum lot area from 1,500 sq. ft. to 1,423 sq. ft., 1,430 sq. ft. and 1,187 sq. ft.; to the minimum lot width from 20' to 19.1'; to the maximum building coverage from 60% to 62.2%; to the maximum impervious coverage from 70% to 85.2%; to the minimum site area per unit from 2,000 sq. ft. to 1,554.5 sq. ft.; to the front yard setback from 35' to 0'; to the street side yard setback from 15' to 0'; to the interior side yard setback from 7' to 6'; to the rear yard setback from 25' to 9.5'; and to the minimum number of off-street parking stalls from 2 to 0 for each unit, to allow the property to be subdivided into 6 individual townhome units.
- LOCATION: 3003 Pacific Street  
ZONE: R7

**DISPOSITION: APPROVED 4-0-1. Approved in accordance with the plans submitted.**

7. Case No. 14-116  
Martin Vazquez  
9105 Raven Oaks Drive  
Omaha, NE 68152
- REQUEST: Waiver of Section 55-146 – Variance to the front yard setback from 40' to 34' and to the interior side yard setback from 10' to 3' to construct a 12'x21' garage addition.
- LOCATION: 9105 Raven Oaks Drive  
ZONE: R2-ED

**DISPOSITION: LAYOVER 5-0.**

8. Case No. 14-117  
Matt Dworak  
519 North 41<sup>st</sup> Street  
Omaha, NE 68131
- REQUEST: Waiver of Section 55-786(e) – Variance to the residential fence regulations to allow a 6' tall privacy fence in the street side yard setback of a residential district.
- LOCATION: 519 North 41<sup>st</sup> Street  
ZONE: R3

**DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to the applicant installing a board-on-board fence.**

9. Case No. 14-118  
Giacinto Donato  
1527 North 94<sup>th</sup> Street  
Omaha, NE 68114
- REQUEST: Waiver of Section 55-186 & 55-187(e) – Variance to the front yard setback from 35' to 19' and to the street side yard setback from 15' to 5.5' to construct 2 decks and stairs.
- LOCATION: 4602 South 31<sup>st</sup> Street  
ZONE: R4(35)

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

10. Case No. 14-119  
Neil Lindquist  
8509 Westridge Drive  
Omaha, NE 68124
- REQUEST: Waiver of Section 55-166 – Variance to the front yard setback from 35' to 28' to construct a new deck and stairs.
- LOCATION: 8509 Westridge Drive  
ZONE: R3-FF

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

11. Case No. 14-120  
Omaha Door & Window  
Mike McLaughlin  
4665 G Street  
Omaha, NE 68117
- REQUEST: Waiver of Section 55-126 – Variance to the rear yard setback from 35' to 14' to construct a 12'x14' sunroom addition.
- LOCATION: 9530 Davenport Street  
ZONE: R1

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

12. Case No. 14-121  
Russell Finch Construction  
2114 South 47<sup>th</sup> Street  
Omaha, NE 68106
- REQUEST: Waiver of Section 55-782(b)(6) – Variance to the front yard setback from 60' to 35' 40' to construct a 24'x30' detached garage.
- LOCATION: 21025 Timberlane Circle  
ZONE: R1

**DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to a 40' setback from the front property line.**

13. Case No. 14-122  
Grace Reformed Church  
5151 North 93<sup>rd</sup> Street  
Omaha, NE 68134
- REQUEST: Waiver of Section 55-734 & 55-737 – Variance to the minimum number of off-street parking stalls from 121 to 80 and to allow more than 40% of the spaces as compact stalls, for a *Religious Assembly* use.
- LOCATION: 344 North 115<sup>th</sup> Street  
ZONE: CC

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

14. Case No. 14-123  
Team J Sales  
Joe Hahn  
3310 H Street  
Omaha, NE 68107
- REQUEST: Waiver of Section 55-183 – Variance to the permitted use regulations of the R4 district to allow a *Warehousing & Distribution (Limited)* use.
- LOCATION: 4305 South 34<sup>th</sup> Street  
ZONE: R4

**DISPOSITION: LAYOVER 4-0-1. Laid over for up to 120 days to give the applicant the opportunity to examine other alternatives for the project.**

15. Case No. 14-124  
Team J Sales  
Joe Hahn  
3310 H Street  
Omaha, NE 68107
- REQUEST: Waiver of Section 55-526 – Variance to the front yard setback from 50' from center line to 35' & 30' from center line; and to the rear yard setback from 10' to 0' to construct building additions.
- LOCATION: 3310 H Street  
ZONE: HI

**DISPOSITION: LAYOVER 5-0. Laid over to determine if additional waivers are needed.**

16. Case No. 14-125  
Dr. Mark Puccioni  
9010 Farnam Street  
Omaha, NE 68114
- REQUEST: Waiver of Section 55-126 & 55-782(b)(2) –  
Variance to the rear yard setback from 35'  
to 10' and to allow a patio as close as 2' to  
the rear property line, for construction of a  
pool cabana and patio.
- LOCATION: 9010 Farnam Street  
ZONE: R1

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

17. Case No. 14-126  
Craig Tuttle  
1536 South 79<sup>th</sup> Street  
Omaha, NE 68124
- REQUEST: Waiver of Section 55-126 – Variance to the  
interior side yard setback from 25' to 23'9"  
to allow replacement of an existing  
structure.
- LOCATION: 701 South 96<sup>th</sup> Street  
ZONE: R1

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