1. Case No. 13-136  
   (from 12-12-13)  
   Roberta Wilhelm  
   Girls, Inc.  
   2811 North 45th Street  
   Omaha, NE 68104  
   REQUEST: Waiver of Section 55-830 – Variance to the maximum total sign area from 32 sq. ft. to 522 sq. ft.; to the maximum area of a monument sign from 25 sq. ft. to 40 sq. ft.; to the maximum area of a wall sign from 32 sq. ft. to 482 sq. ft.; and to the maximum height of a wall sign from 16’ to 41’; to allow an expansion of the current facility.  
   LOCATION: 2811 North 45th Street  
   ZONE: R4  
   BOARD ACTION: APPROVED 5-0.

2. Case No. 13-145  
   (from 12-12-13)  
   Service Select, LLC  
   400 Mack Drive  
   Croydon, PA 19021  
   REQUEST: Waiver of Section 55-836 – Variance to the front yard setback for monument signs (5) from 12’ to 3’ and to the maximum height for a monument sign from 25’ to 43’.  
   LOCATION: 10000 California Street (Westroads Mall)  
   ZONE: CC  
   BOARD ACTION: APPROVED 5-0. Approved with the following conditions: 1) The three (3) smaller monument signs approved as submitted; 2) the two (2) taller monument signs must be reduced to no taller than 12’ in height; and 3) the tallest sign must be no taller 43’ with a masonry base and the electronic portion of the sign must comply with Section 55-854 of the Omaha Municipal Code.

3. Case No. 14-001  
   (from 1-9-14)  
   Gary Trecek  
   624 South 150th Street  
   Omaha, NE 68154  
   REQUEST: Waiver of Section 55-166 – Variance to the front yard setback from 35’ to 30’ to construct a 25’x30’ attached garage.  
   LOCATION: 624 South 150th Street  
   ZONE: R3  
   BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.
4. Case No. 14-003 (from 1-9-14)
   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 35' and to the street yard landscaping depth from 30' to 0', to construct a detached garage and driveway.
LOCATION: 3414 & 3502 South 228th Street
ZONE: R1

BOARD ACTION: APPROVED 4-1. Approved in accordance with the plans submitted.

NEW CASES

5. Case No. 14-007
   Chelsea Salifou
   5210 South 21st Street
   Omaha, NE 68107
REQUEST: Waiver of Section 55-203 – Variance to the permitted use regulations of the R5 district to allow a Warehousing and Distribution (Limited) use and Business or Trade School use not otherwise permitted.
LOCATION: 2021 “U” Street & 5442 South 20th Street
ZONE: R5(35) & R7(PK)

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

6. Case No. 14-016
   Todd Schuiteman
   Quality Living, Inc.
   6404 North 70th Plaza
   Omaha, NE 68105
REQUEST: Waiver of Section 55-786 & 55-832 – Variance to the residential fence regulations to allow a fence taller than 6’ and more than 50% closed in the front/street side yard setbacks; to the maximum total permitted sign area from 40 sq. ft. to 190 sq. ft. and to the maximum size of a monument sign from 25 sq. ft. to 29.3 sq. ft. (2) and 81 sq. ft.
LOCATION: 6404 North 70th Plaza
ZONE: R7

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

7. Case No. 14-017
   Robert Ennis
   937 South 38th Avenue
   Omaha, NE 68105
REQUEST: Waiver of Section 55-206 & 55-207(g) – Variance to the front yard setback from 35’ to 15’ and the street side yard setback from 15’ to 0’ to allow replacement of the porch and stairs.
LOCATION: 937 South 38th Avenue
ZONE: R5(35)

BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted.
8. Case No. 14-018  
William Novak  
3606 North 156th Street  
#307  
Omaha, NE 68116  
REQUEST: Waiver of Section 55-740(e) – Variance to hard surfacing requirement for a temporary parking lot from 5/1/14 – 10/31/14.  
LOCATION: Generally south of West Maple Road between 230th and 233rd Streets  
ZONE: AG-FW  
BOARD ACTION: APPROVED 5-0. Approved as requested, subject to no music being played beyond 11 p.m. with the exception of three (3) nights where the music can be played later subject to the Planning Department’s issuance of a Temporary Use Permit for those nights.

9. Case No. 14-019  
Amy Sladovnik (Trust)  
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 home additions.  
LOCATION: 11025 Oak Street  
ZONE: R3  
BOARD ACTION: LAYOVER 5-0.

10. Case No. 14-020  
Brian Timmons  
The Garage Company  
8301 “Q” Street  
Omaha, NE 68127  
REQUEST: Waiver of Section 55-740(e)(3) – Variance to the requirement that a hard-surfaced driveway be provided for a structure capable of storing a personal vehicle.  
LOCATION: 12410 North 69th Street  
ZONE: DR-ED  
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to one north-facing overhead door that is no wider than 9’.

11. Case No. 14-021  
Steven Held  
Little Marcy Redevelopment, LLC  
11506 Nicholas Street  
#100  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-226 & 55-227(e) – Variance to the front yard setback from 35’ to 0’; to the street side yard setback from 15’ to 6’; to the interior side yard setback from 10’ to 3’; to the rear yard setback from 25’ to 20’; to the maximum impervious coverage from 60% to 90%; to the minimum lot size from 2,000 sq. ft. to 1,636 sq. ft., 1,360 sq. ft. and 1,802 sq. ft.; to the minimum site area per unit from 2,500 sq. ft. to 1,599 sq. ft. to construct a 3-unit townhome development.  
LOCATION: 3036 Marcy Street  
ZONE: R6  
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant providing the required screening for the parking lot.
12. Case No. 14-022
Larry Jensen
1011 South 30th Avenue, LLC
6324 South 118th Street
Omaha, NE 68137
REQUEST: Waiver of Section 55-246, 55-735, 55-740(f) & 55-715 – Variance to the maximum impervious coverage from 70% to 81%; to the minimum interior parking lot landscaping from 5% to 0%; to the minimum perimeter parking lot landscaping from 10’ to 8’, 3’ and 4’; and to the minimum street yard landscaping from 10’ to 8’ and 3’; to allow off-street parking for a Multi-Family Residential use in the front/street side yard setback, to construct a new parking lot.
LOCATION: 3001 & 3003 Mason Street, 1011 South 30th Avenue
ZONE: R7
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant providing the required parking lot screening and reducing the stall length on the east side of the parking lot by 2’ to increase the amount of green space.

13. Case No. 14-023
Ralph Klug
Gretna Industrial Group, LLC
10508 Forrest Drive
Omaha, NE 68124
REQUEST: Waiver of Section 55-740(f)(4) – Variance to the perimeter parking lot landscaping from 10’ to 0’ to construct a new parking lot.
LOCATION: 4501 South 96th Street
ZONE: GI
BOARD ACTION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant installing 16’ deep parking stalls in the new parking area, and three (3) islands that would allow for more green space to the east of the building.

14. Case No. 14-024
Bryan M. Schneider
Progress Properties, LLC
12011 Douglas Street
Suite 100
Omaha, NE 68154
REQUEST: Waiver of Section 55-266 & 55-740(f)(4) – Variance to the front yard setback from 35’ to 9’8”; to the street side yard setback from 15’ to 2’8” and 0”; to the rear yard setback from 25’ to 0”; to the maximum impervious coverage from 80% to 81%; and to the minimum perimeter parking lot landscaping from 10’ to 3’, 2’ and 2’ to construct a 4-unit townhome development.
LOCATION: 3324 Davenport Street
ZONE: R8
BOARD ACTION: APPROVED 5-0. Approved, in accordance with the plans submitted, subject to the applicant moving the northern curb line of the parking area to the south to line up with the front of the trash enclosure.
15. Case No. 14-025
Chris Wayne
City of Omaha
1819 Farnam Street
Suite #1100
Omaha, NE 68183

REQUEST: Waiver of Section 55-206 - Variance to the street side yard setback from 15’ to 12.8’ to allow for construction of a single-family home.

LOCATION: 2418 & 2414 North 42nd Street

ZONE: R5(35)

BOARD ACTION: APPROVED 5-0.