DI SPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, MAY 8, 2014
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS:

1. Case No. 13-135 - WITHDRAWN
   (From 11/4/13)
   John Fullenkamp
   Augusta Properties, LLC
   11440 West Center Road
   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 for the installation of a backup generator.
   LOCATION: 12808 & 12828 Augusta Avenue
   ZONE: GO

DI SPOSITION: Withdrawn at the request of the applicant.

2. Case No. 14-040
   (From 4/10/14)
   Laura Sherman
   10126 Edna Circle
   LaVista, NE 68128
   REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow an 8’ tall chain-link fence.
   LOCATION: 2515 “H” Street
   ZONE: R7

DI SPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the fence being no taller than 6’.

3. Case No. 14-042
   (From 4/10/14)
   Lamar Outdoor Advertising
   TLC Properties
   4849 “G” Street
   Omaha, NE 68117
   REQUEST: Waiver of Section 55-853(a) – Variance to allow an electronic off-premise sign closer than 700’ to an existing standard off-premise sign.
   LOCATION: 4409 Dodge Street
   ZONE: CC-ACI-2(50)

DI SPOSITION: LAYOVER 5-0. Laid over until the June 12, 2014 meeting.

NEW CASES:

4. Case No. 14-029
   34 Harney, LLC
   Mark Torczon
   11205 South 150th Street
   Omaha, NE 68138
   REQUEST: Waiver of Section 55-734 – Variance to the required number of off-street parking stalls from 42 to 32 to allow a 32-unit apartment building.
   LOCATION: 3327 Harney Street
   ZONE: R7-ACI-1(PL), (R8-PUD-Pending)

DI SPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to approval of the rezoning to R8 and associated PUD plan.
5. Case No. 14-045  
Tim Miller & Susan Scepaniak  
12136 North 54th Street  
Omaha, NE 68152  
REQUEST: Waiver of Section 55-740(e) - Variance to the hard-surfacing requirement for an existing gravel driveway to allow for construction of a new pole barn.  
LOCATION: 12136 North 54th Street  
ZONE: DR-ED  
DISPOSITION: APPROVED 5-0. Approval subject to the drive approach and the first 50’ of driveway inside the property line be paved at such time that Fox Farm Road is paved.

6. Case No. 14-046  
James & Ann McGill  
2214 South 85th Avenue  
Omaha, NE 68124  
REQUEST: Waiver of Section 55-146 & 55-715 - Variance to the maximum impervious surface coverage from 40% to 50%, 48%; to minimum street yard landscaping percentage from 70% to 67% and to the street yard landscaping minimum depth from 25’ to 0’ to allow construction of a circular driveway.  
LOCATION: 2214 South 85th Avenue  
ZONE: R2  
DISPOSITION: APPROVED 5-0. Approval subject to the impervious coverage not exceeding the current 48%.

7. Case No. 14-048  
Mark & LouAnn Harral  
4802 South 90th Street  
Omaha, NE 68127  
REQUEST: Waiver of Section 55-126 - Variance to the interior side yard setback from 25’ to 8’6” to allow construction of a garage addition.  
LOCATION: 4802 South 90th Street  
ZONE: R1  
DISPOSITION: LAYOVER 5-0. Laid over until the June 12, 2014 meeting.

8. Case No. 14-049  
Dave Schorg  
2602 Avenue F  
Council Bluffs, IA 51501  
REQUEST: Waiver of Section 55-187(e) - Variance to the front yard setback from 35’ to 16’ to allow for replacement of a wraparound porch, floor and stairs.  
LOCATION: 5107 South 39th Street  
ZONE: R4(35)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

9. Case No. 14-050  
James Warner  
10836 Old Mill Road  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-146 & 55-740(e)(1) - Variance to the rear yard setback from 25’ to 10’ and to the hard-surface driveway requirement for a 28’ x 63’ detached building.  
LOCATION: 12401 North 48th Street  
ZONE: R2-ED  
DISPOSITION: LAYOVER 5-0. Laid over until the June 12, 2014 meeting.
10. Case No. 14-051  
Geoffrey Lambert  
1529 South 139th Street  
Omaha, NE 68144  
REQUEST: Waiver of Section 55-166 – Variance to the interior side yard setback from 7’ to 5’ for construction of a garage addition.  
LOCATION: 1529 South 139th Street  
ZONE: R3  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

11. Case No. 14-052  
Chris Moody  
11163 Girard Street  
Omaha, NE 68142  
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: 11163 Girard Street  
ZONE: R4  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the installation of a board-on-board (shadow box) fence.

12. Case No. 14-053  
Sean & Angie Knight  
804 South 131st Avenue  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-146 – Variance to the street side yard setback from 20’ to 11.7’ for construction of an 18’ x 22.16’ garage addition.  
LOCATION: 804 South 131st Avenue  
ZONE: R2  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant limiting the paving of the new driveway to no greater than 45.13’ from the 132nd Street property line.

13. Case No. 14-054  
Best Buy Signs/Lund Company  
17410 Storage Road  
Omaha, NE 68136  
REQUEST: Waiver of Section 55-836 – Variance to the front yard setback from 35’ to 0’ 12’ for a 25’ tall pole sign with an electronic message center.  
LOCATION: 14451 West Center Road  
ZONE: CC  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to a 12’ setback.

14. Case No. 14-055  
Chad Peterson  
15808 West Dodge, LLC  
2425 South 144th Street  
Omaha, NE 68144  
REQUEST: Waiver of Section 55-348 – Variance to the maximum height from 40’ to 51.5’ for construction of an office building.  
LOCATION: 15808 West Dodge Road  
ZONE: LC-ACI-4(PL)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
15. Case No. 14-056
   Thomas & Patricia Peterson
   Dba Peterson Greens, LLC
   1111 Ridgewood Avenue
   Omaha, NE 68124
   REQUEST: Waiver of Section 55-423 – Variance to the permitted use regulations of the Central Business District (CBD) to allow a Crop Production use (hydroponics/aquaponics) not otherwise permitted.
   LOCATION: 817-819 South 7th Street
   ZONE: CBD-ACI-1(PL)
   DISPOSITION: APPROVED 5-0.

16. Case No. 14-057
    Signworks, Inc.
    4713 “F” Street
    Omaha, NE 68117
    REQUEST: Waiver of Section 55-833 – Variance to the front yard setback from 12’ to 6’; to the street side yard setback from 6’ to 0’; to the maximum area for a monument sign from 25 sq. ft. to 91 sq. ft.; and to allow an electronic message sign not permitted in the Limited Office (LO) district.
    LOCATION: 10801 Pacific Street
    ZONE: LO
    DISPOSITION: LAYOVER 5-0. Laid over until the June 12, 2014 meeting.

17. Case No. 14-058
    Signworks, Inc.
    4713 “F” Street
    Omaha, NE 68117
    REQUEST: Waiver of Section 55-836 – Variance to the front yard setback from 12’ to 1’ for three (3) monument signs.
    LOCATION: 14001 “L” Street
    ZONE: CC-FF/FW
    DISPOSITION: LAYOVER 5-0. Laid over until the June 12, 2014 meeting.

18. Case No. 14-059
    Signworks, Inc.
    4713 “F” Street
    Omaha, NE 68117
    REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary sign from 32 sq. ft. to 108 sq. ft. for a banner for 4 weeks during the College World Series.
    LOCATION: 1624 Mike Fahey Street
    ZONE: DS-ACI-1(PL)
    DISPOSITION: APPROVED 5-0.

19. Case No. 14-060
    Signworks, Inc.
    4713 “F” Street
    Omaha, NE 68117
    REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary sign from 32 sq. ft. to 132 sq. ft. for a banner for 4 weeks during the College World Series.
    LOCATION: 815 Florence Boulevard
    ZONE: DS-ACI-1(PL)
    DISPOSITION: APPROVED 5-0.