

DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, APRIL 9, 2015
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

SHOW CAUSE HEARING:

1. Case No. 14-013 (*from 1/8/15, 2/12/15 & 3/12/15*) 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.
Premier Bank
Chris Maher LOCATION: 4314 & 4318 Dodge Street, 109 North 43rd Avenue
16802 Burke Street
Omaha, NE 68118 ZONE: GC-ACI-2(50)

DISPOSITION: APPROVED 5-0. Approval of the revised plan, subject to the four (4) conditions listed in the Planning Department's recommendation report and compliance with 55-584 Standards, whichever is most restrictive.

LAYOVERS:

2. Case No. 15-010 (*from 2/12/15 & 3/12/15*) **WITHDRAWN** REQUEST: Waiver of Section 55-829 – Variance to the front yard setback from 12' to 0' to construct a monument sign.
St. John's Lutheran Church
11120 Calhoun Road LOCATION: 4519 Kelby Road
Omaha, NE 68152 ZONE: DR-ED

This request was withdrawn at the request of the applicant.

3. Case No. 15-011 (*from 3/12/15*) REQUEST: Waiver of Section 55-246, 55-734, 55-735(a)(1), 55-716 & 55-715 – Variance to the front yard setback from 35' to 8'; to the rear yard setback from 25' to 20'; to the interior side yard setback from 10' to 2' (trash enclosure); to the required number of off-street parking stalls from 33 to 22; and to allow off-street parking for a multi-family residential use in the front yard setback of a residential zoning district; to the minimum street yard landscaping depth from 10' to 6'; to the required bufferyard between R7 and R5 from 14' to 6' and to the street side yard setback from 15' to 9', to allow construction of a 22-unit apartment building and parking lot.
Larry Jensen
Midtown Development
6324 South 118th Street
Omaha, NE 68137
LOCATION: 1030 & 1034 South 30th Avenue, 3006 & 3008 Pacific Street
ZONE: R7

DISPOSITION: LAYOVER 5-0. Laid over to give the applicant time to clarify parking issues.

4. Case No. 15-024 (*from 3/12/15*) REQUEST: Waiver of Section 55-266, 55-734 & 55-740(f) – Variance to the interior side yard setback from 10' to 5.75'; to the rear yard setback from 25' to 2' (trash enclosure); to the minimum perimeter parking lot landscaping from 10' to 8' and to the required number of off-street parking stalls from 40 to 32, to construct a 28-unit apartment building.
- John Caniglia
Icon Properties Midtown
P.O. Box 540308
Omaha, NE 68154
- LOCATION: 3412, 3420 & 3424 Dodge Street; 111 North 35th Street
- ZONE: R8-ACI-2(50)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to compliance with Chapter 55 - Article 22 (Urban Design) of the Omaha Municipal Code.

NEW CASES:

5. Case No. 15-029 REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary wall sign from 32 sq. ft. to 132 sq. ft. for a banner for 4 weeks during the College World Series.
- Signworks, Inc.
4713 F Street
Omaha, NE 68178
- LOCATION: 815 Florence Boulevard
- ZONE: DS-ACI-1(PL)

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

6. Case No. 15-030 REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary wall sign from 32 sq. ft. to 108 sq. ft. for a banner for 4 weeks during the College World Series.
- Signworks, Inc.
4713 F Street
Omaha, NE 68178
- LOCATION: 1624 Mike Fahey Street
- ZONE: DS-ACI-1(PL)

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

7. Case No. 15-031 REQUEST: Waiver of Section 55-824(b)(4) – Variance to allow a projecting sign to be within 25' of 2 existing, projecting signs.
- Greenstreet Cycles
2452 Harney Street
Omaha, NE 68131
- LOCATION: 2452 Harney Street
- ZONE: CBD-ACI-1(PL)

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

8. Case No. 15-032 REQUEST: Waiver of Section 55-108 – Variance to the interior side yard setback from 25' to 10' to construct a new home.
- Robert J. Brau
7705 North 207th Circle
Omaha, NE 68022
- LOCATION: 18218 Trailridge Road
- ZONE: DR

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

9. Case No. 15-034
Joseph Goeden
1150 North 252nd Street
Waterloo, NE 68069
- REQUEST: Waiver of Section 55-87 & 55-740(e) – Variance to the maximum building coverage from 5% to 7.9%, to the maximum impervious coverage from 10% to 11.5%, and to the hard-surface requirement for a gravel driveway, to allow construction of a 3,200 sq. ft. outbuilding.
- LOCATION: 1150 North 252nd Street
ZONE: AG-FF

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the four (4) conditions listed in the Planning Department’s recommendation report.

10. Case No. 15-035
Matt Kronaizl
Kronaizl Investments, Inc.
21046 X Street
Omaha, NE 68022
- REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 60% to 51%.
- LOCATION: 1818 North 197th Street
ZONE: R4

DISPOSITION: LAYOVER 5-0. Laid over to allow the applicant time to redesign the driveway.

11. Case No. 15-036
Aaron Bailey
6721 South 46th Avenue
Omaha, NE 68117
- REQUEST: Waiver of Section 55-782(b)(6) – Variance to the street side yard setback from 15’ to 1’6” to construct a 960 square foot detached garage.
- LOCATION: 6721 South 46th Avenue
ZONE: R7

DISPOSITION: LAYOVER 4-1. Laid over to allow the applicant time to submit a survey and consider a redesign of the building.

12. Case No. 15-038
Lamar Outdoor
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)

DISPOSITION: LAYOVER 5-0.

13. Case No. 15-039
William Harrison
2264 South 186th Street
Omaha, NE 68130
- REQUEST: Waiver of Section 55-786(e) – Variance to the residential fence regulations to allow a 6’ tall, wrought-iron style fence in the front yard setback of a residential district (186th Circle).
- LOCATION: 2264 South 186th Street
ZONE: R4

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

14. Case No. 15-041
Esther Silver
1411 North 58th Street
Omaha, NE 68132
- REQUEST: Waiver of Section 55-183 – Variance to the permitted use regulations of the R4 district to allow a *Duplex Residential* use not otherwise permitted.
- LOCATION: 1409–1411 North 58th Street
ZONE: R4(35)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the submittal of an application to rezone the property from R4 to R5.

15. Case No. 15-042
Rose Blumkin Performing Arts
2001 Farnam Street
Omaha, NE 68102
- REQUEST: Waiver of Section 55-839(b) – Variance to the total permitted sign area from 469 sq. ft. to 1,081 sq. ft. to allow installation of 3 wall signs.
- LOCATION: 2001 Farnam Street
ZONE: CBD-ACI-1(PL)

DISPOSITION: LAYOVER 5-0.

16. Case No. 15-043
Mustang Properties
2226 South 89th Court
Omaha, NE 68124
- REQUEST: Waiver of Section 55-246 & 55-734 – Variance to the interior side yard setback from 10' to 5'; to the rear yard setback from 25' to 10'; and to the maximum number of off-street parking stalls from 9 to 8, to construct a 6-unit apartment building.
- LOCATION: 4804 Douglas Street
ZONE: R7-ACI-2(50)

DISPOSITION: LAYOVER 5-0. Laid over to give the applicant time to meet with the neighbors.

17. Case No. 15-044
Jared Gerber
Gerber Architecture PC
9312 Leavenworth Street
Omaha, NE 68114
- REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25' to 3' to allow a deck on the roof of a new detached garage.
- LOCATION: 5122 Nicholas Street
ZONE: R4(35)

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

18. Case No. 15-045
Mark & Cathy Madsen
9527 Westchester Lane
Omaha, NE 68114
- REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50' to 37'; to the interior side yard setback from 25' to 20'; to the rear yard setback from 35' to 30'; to the maximum building coverage from 25% to 26%; and to the maximum impervious coverage from 30% to 42%, to allow renovations and additions to the existing home.
- LOCATION: 9527 Westchester Lane
ZONE: R1

DISPOSITION: LAYOVER 5-0. Laid over to give the applicant time to consider an alternative design.

19. Case No. 15-046
Eddy Santamaria
1301 Nicholas Street
#301
Omaha, NE 68102
- REQUEST: Waiver of Section 55-266 & 55-734 – Variance to the interior side yard setback from 5' to 2.5'; to the rear yard setback from 25' to 5'; to the minimum lot size and minimum site area per unit from 4,000 sq. ft. to 2,240 sq. ft.; to the required off-street parking from 2 to 1, to allow construction of a new single-family home.
- LOCATION: 3013 Dewey Avenue
ZONE: R8-ACI-1(PL)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to an approved subdivision of the property.

