NEXT MEETING: January 14, 2016
DEADLINE DATE: December 28, 2015

DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, December 11, 2015
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS:

1. Case No. 15-137 - WITHDRAWN (from 11-12-15) REQUEST: Waiver of Section 55-126 & 55-715 – Variance to the front yard setback from 50’ to 30’ and to the minimum street yard landscaping depth from 30’ to 0’ to allow construction of a new home and pool house.
   Mark and Cathy Madsen
   9527 Westchester Lane
   Omaha, NE 68114
   LOCATION: 9501 & 9521 Douglas Street
   ZONE: R1
   This request was withdrawn at the request of the applicant.

2. Case No. 15-140 (from 11-12-15) REQUEST: Waiver of Section 55-825(c) – Variance to the maximum area for a temporary sign from 32 sq. ft. to 640 sq. ft. for a banner to be displayed from December 17, 2015 until January 30, 2016.
   Tim Norton, Creighton University
   2500 California Plaza
   Omaha, NE 68178
   LOCATION: 2500 Cass Plaza
   ZONE: DS
   This request was withdrawn at the request of the applicant.

NEW CASES:

3. Case No. 15-121 REQUEST: Waiver of Section 55-207(g) & 55-206 – Variance to the front yard setback from 35’ to 6.8’ and to the interior side yard setback from 5’ to 4.5’, to allow a 7’ x 20’7” deck with pergola and stairs to remain.
   Gabriela R. Perez Chavez
   1916 M Street
   Omaha, NE 68107
   LOCATION: 1916 M Street
   ZONE: R5(35)
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

4. Case No. 15-128 - WITHDRAWN REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surfacing requirement for a parking lot to allow a gravel surface.
   Troy Podraza
   17837 Harney Street
   Omaha, NE 68118
   LOCATION: 15220 Military Road
   ZONE: LC
   This request was withdrawn at the request of the applicant.
5. Case No. 15-134  
Douglas County School Dist. 0001  
c/o Mark Warneke – Director of Buildings & Grounds  
3215 Cuming Street  
Omaha, NE 68131  
REQUEST: Waiver of Section 55-186, 55-715 & 55-735(b) – Variance to the maximum impervious coverage from 50% to 70%; to the minimum street yard landscaping depth from 15' to 14'; to the minimum street yard landscaping percentage from 60% to 45%; and to allow off-street parking for a nonresidential use in the front yard setback of a residential district; for construction of a new elementary school.  
LOCATION: 1807 South 60th Street (5845 Walnut Street)  
ZONE: R4  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

6. Case No. 15-141  
Douglas County School Dist. 0001  
3215 Cuming Street  
Omaha, NE 68131  
REQUEST: Waiver of Section 55-503 – Variance to the permitted use regulations of the GI District to allow temporary primary education facilities not otherwise permitted.  
LOCATION: 4301 North 30th Street  
ZONE: GI-ACI-1(PL)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) The applicant coordinating with Public Works on an acceptable bus loading/unloading operations plan; 2) Coordinating with Public Works on the required roadway signage changes in the vicinity of the temporary schedule; 3) For a period of no more than six (6) years; and 4) For this applicant only.

7. Case No. 15-143  
Michael Rouw - WITHDRAWN  
2105 South 145th Avenue  
Omaha, NE 68144  
REQUEST: Waiver of Section 55-166 – Variance to the maximum impervious coverage from 45% to 47.9% to allow a 10’ x 18’ addition to remain.  
LOCATION: 2105 South 145th Avenue  
ZONE: R3  
This request was withdrawn at the request of the applicant.

8. Case No. 15-144  
Paul Wolff  
Wolff Contracting, LLC  
515 North 68th Street  
Omaha, NE 68132  
REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 4.8’ to allow construction of an addition to the second floor of an existing home.  
LOCATION: 1412 South 64th Avenue  
ZONE: R4(35)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

9. Case No. 15-145  
Mark J. Hemmer  
17621 Patrick Avenue  
Omaha, NE 68116  
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 65% to 51%; and to the minimum street yard landscaping depth from 20’ to 0’ to allow installation of a circular drive.  
LOCATION: 18716 North HWS Cleveland Boulevard  
ZONE: R3  
DISPOSITION: LAYOVER 5-0.
10. Case No. 15-146
Matt Tinkham
Lamp Rynearson & Associates
14710 West Dodge Road
Suite 100
Omaha, NE 68154
REQUEST: Waiver of Section 55-506 – Variance to the minimum lot width from 100’ to 32.95’ and 32.75’ to allow for the approval of a subdivision of the property into 2 lots.
LOCATION: 6620 F Street & 4343 South 67th Street
ZONE: G1
DISPOSITION: LAYOVER 5-0. Laid over to give the applicant the opportunity to appear.

11. Case No. 15-147
Mark Stevens
Glad Tidings Assembly
7415 Hickory Street
Omaha, NE 68124
REQUEST: Waiver of Section 55-830 – Variance to the overall sign budget from 32 sq. ft. to 51 sq. ft.; to the front yard setback from 12’ to 0’; and to the side yard setback from 6’ to 0’ to install a new monument sign.
LOCATION: 7415 Hickory Street
ZONE: R2
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) The monument sign being no more than 6’ tall from average grade; and 2) Submittal of an acceptable sight distance diagram to the Public Works Department.

12. Case No. 15-148
U.P. Connection Federal Credit Union
6707 Grover Street
Omaha, NE 68106
REQUEST: Waiver of Section 55-835 – Variance to allow an electronic message center as part of a new monument sign.
LOCATION: 6707 Grover Street
ZONE: LC
DISPOSITION: APPROVED 4-1. Approved in accordance with the plans submitted, with the condition that the sign be turned off from 10 p.m. to 6 a.m. and all temporary signage must be removed from the property.

13. Case No. 15-149
Marcus Palimenio & Rochelle Finnigan
5615 Poppleton Avenue
Omaha, NE 68106
REQUEST: Waiver of Section 55-186 & 55-187(e) – Variance to the front yard setback from 35’ to 30’ and to the rear yard setback from 25’ to 22.58’ to construct a front porch and rear deck.
LOCATION: 5615 Poppleton Avenue
ZONE: R4(35)
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

14. Case No. 15-150
Jeff Mooney
2115 South 90th Street
Omaha, NE 68124
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 70% to 55% and to the minimum street yard landscaping depth from 25’ to 0’ to allow for the construction of a circular driveway addition.
LOCATION: 2115 South 90th Street
ZONE: R2
DISPOSITION: APPROVED 5-0. Approved in accordance with revised plan (Exhibit B – Removal of hammerhead turnaround).
15. Case No. 15-151
NS-Yard West, LLC
6336 John J. Pershing Drive
Omaha, NE 68110
REQUEST: Waiver of Section 55-928(e) & 55-718 – Variance to the required landscaping plantings for a surface parking lot for a period of no more than 4 years from the date of approval of the Conditional Use Permit for Surface Parking.
LOCATION: 1515 Cuming Street
ZONE: CBD-ACI-1(PL)
DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted.

16. Case No. 15-152
Music School Development Corp LLC
3405 South 108th Street
Omaha, NE 68144
REQUEST: Waiver of Section 55-143 & 55-830 – Variance to the permitted use regulations of the R2 district to allow a Restaurant (Limited) use not otherwise permitted and to allow a sign plan for signage not otherwise permitted.
LOCATION: 7023 Cass Street
ZONE: R2
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.