DI S P O S I T I O N A G E N D A  
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L A Y O V E R C A S E S :  

1. Case No. 15-060 (from 5/14/15 & 6/11/15)  
   McNeil Company Builders  
   4666 South 132nd Street  
   Omaha, NE 68137  
   REQUEST: Waiver of Sections 55-246, 55-735(a)(1) & 55-716 - Variance to the required buffer yard between R7 and DR from 30’ to 0’, to the interior side yard setback from 12’ to 0’ and to allow off-street parking for a multiple family residential use in the front yard setback of a residential district, for construction of an apartment complex.  
   LOCATION: 12510 West Dodge Road & 710 North 124th Plaza  
   ZONE: R7-ACI-4(PL)  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) Compliance with Article 22, Urban Design regulations; and, 2) Prior to applying for a building permit the applicant must: a) amend the subdivision agreement to allow the driveway within the outlot; b) update the wetlands analysis and provide a mitigation plan if necessary; c) address the parking lot over the property line as mentioned in the report; and d) provide approval of a Corp Section 404 permit.

N E W C A S E S :  

2. Case No. 15-078  
   Elkhorn School District 10  
   3200 North 207th Plaza  
   Omaha, NE 68022  
   REQUEST: Waiver of Section 55-735(b) - Variance to allow off-street parking for a non-residential use in the front yard setback of a residential zoning district to construct a new warehouse facility.  
   LOCATION: 20720 Glenn Street  
   ZONE: DR  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

3. Case No. 15-079  
   Michael J. Hall  
   14225 Dayton Circle  
   Suite 9  
   Omaha, NE 68137  
   REQUEST: Waiver of Section 55-740(e) - Variance to the hard-surfacing requirement for a driveway to allow construction of a new garage.  
   LOCATION: 9111 North 138th Street  
   ZONE: AG  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the property owner paving the drive approach, plus the first 50’ of the driveway, at such time that 138th Street is paved.
4. Case No. 15-080  
Malibu Sunrooms  
13633 South 217th Street  
Gretna, NE 68028  
REQUEST: Waiver of Section 55-784(c)(2) – Variance to the perimeter yard setback from other property lines in a cluster subdivision from 20' to 15.5' to construct a sunroom addition and new deck.  
LOCATION: 17219 Howard Plaza  
ZONE: R5-cluster  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

5. Case No. 15-081  
J3F&R, LLC  
James Thomas  
4940 Emmet Street  
Omaha, NE 68104  
REQUEST: Waiver of Section 55-716 – Variance to the required buffer yard between GI and R4 from 60' with screening to 30' and 23' with screening to allow redevelopment of the site for a new funeral home.  
LOCATION: 3510 North 33rd Street  
ZONE: GI  
DISPOSITION: APPROVED 5-0. Approved the variance to the required buffer yard from 60' to 30' and screening in compliance with Section 55-717 of the Omaha Municipal Code.

6. Case No. 15-082  
Maria T. Soto  
2008 North 64th Street  
Omaha, NE 68104  
REQUEST: Waiver of Section 55-742(b) – Variance to allow off-street parking in the front yard setback of a residential zoned property not otherwise permitted, to remain.  
LOCATION: 2008 North 64th Street  
ZONE: R4(35)  
DISPOSITION: DENIED 5-0. This case was withdrawn at the request of the applicant.

7. Case No. 15-083  
Gregg Studanski  
6006 Wenninghoff Road  
Suite B  
Omaha, NE 68134  
REQUEST: Waiver of Section 55-166 – Variance to the interior side yard setback from 7' to 5' to construct a 3'5" x 11'4" home addition.  
LOCATION: 15665 Lamp Circle  
ZONE: R3  
This case was withdrawn at the request of the applicant.

8. Case No. 15-084  
Lamar Outdoor  
4849 G Street  
Omaha, NE 68117  
REQUEST: Waiver of Sections 55-852 & 55-853(a) – Variance to allow an electronic off-premise sign in a CC district not otherwise permitted, and closer than 700' from an existing standard off-premise sign.  
LOCATION: 4409 Dodge Street  
ZONE: CC-ACI-2(50)  
DISPOSITION: APPROVED 5-0. Approved as submitted, subject to: the amended take down plan (included in letter from Husch Blackwell dated July 7, 2015) which includes the removal of 2 existing signs at 109 Park Avenue (1,012 sq. ft) and credit for previously removed signs located at 4615 Dodge Street (744 sq. ft.) and 4409 Dodge Street (396 sq. ft.). In addition, the voluntary takedown of other signage, including the signs at 6501 Center Street (506 sq. ft.) and 36th & Leavenworth (253 sq. ft.) and compliance with any other sign regulations that may apply.
9. Case No. 15-085  
Darin Smith  
3101 South 24th Street, LLC  
505 Walker Street  
Woodbine, IA 51579  
REQUEST: Waiver of Section 55-716, 55-740(f)(4) & (5), 55-734 and 55-246 - Variance to the maximum impervious coverage from 70% to 90%; to the buffer yard between CC & R5 from 30' to 12.5' and 14.6'; to the number of off-street parking stalls from 40 to 36; to the perimeter parking lot landscaping from 5' to 0.4' and 1.3'; and to the minimum interior landscaping percentage from 7% to 3%, to allow for the redevelopment of the existing building into multiple-family residential use.  
LOCATION: 3101 South 24th Street  
ZONE: CC-ACI-1(50)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

10. Case No. 15-086  
RMR Group, LLC  
2411 O Street  
Suite 200  
Omaha, NE 68107  
REQUEST: Waiver of Section 55-246, 55-734, 55-740(b)(1) & 55-740(f)(4) - Variance to the front yard setback from 35' to 33.5'; to the interior side yard setback from 10' to 1'6"; to the number of off-street parking stalls from 6 to 4; to the minimum parking stall depth from 18' to 16'; and to the perimeter parking lot landscaping from 10' to 5', 5' and 3'10", to allow the rehabilitation of the site for multiple-family residential.  
LOCATION: 1120 South 31st Street  
ZONE: R7  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

11. Case No. 15-087  
Robert Kozol  
RKG Investments, LLC  
6056 North 156th Street  
Omaha, NE 68116  
REQUEST: Waiver of Section 55-108, 55-715, 55-762(a)(1)(c) & 55-735(b) - Variance to the street side yard setback from 25' to 10' to the rear yard setback from 35' to 8', maximum impervious coverage from 25% to 37%; to the minimum street yard landscaping depth from 30' to 15' and 10'; to the minimum street yard landscaping percentage from 80% to 54%; to the required buffer yard for a garden center adjacent to a residential district from 30' to 15' and 10'; and to allow non-residential parking in the front/street side yard setback of a residential district, to allow for the improvements to the existing garden center.  
LOCATION: 6056 North 156th Street  
ZONE: DR  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
12. **Case No. 15-088**  
St. Francis Cabrini Church of Omaha and Bethlehem House  
Omaha, NE  
**REQUEST:** Waiver of Section 55-246, 55-735(a)(1) & 55-740(f) – Variance to the maximum impervious coverage from 70% to 83% for Lot 2; to the minimum parking lot perimeter landscaping from 10' to 1' on Lot 1, to allow parking for a Large Group Living use in the front yard setback of a residential district on Lot 1, for the property to be administratively subdivided into 2 lots.  
**LOCATION:** 1404 Castelar Street  
**ZONE:** R7  
**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted.

13. **Case No. 15-089**  
Brother Mike Wilmot  
GESU Housing, Inc.  
5008 ½ B Dodge  
Omaha, NE 68132  
**REQUEST:** Waiver of Section 55-207(g) & 55-742(b) – Variance to the front yard setback from 35’ to 25’ and to allow required off-street parking in the front yard setback, to construct 2 single-family homes.  
**LOCATION:** 4138 & 4140 Burdette Street  
**ZONE:** R5(35)  
**DISPOSITION:** APPROVED 5-0. Approved in accordance with the plans submitted, subject to submittal of a rezoning application to R5.