SHOW CAUSE:

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

DISPOSITION: LAYOVER 5-0. Laid over to allow applicant to implement changes and for a visual inspection by the Zoning Board of Appeals.

LAYOVER CASES:

2. Case No. 15-004 (from 2/12/15) REQUEST: Waiver of Section 55-853(a) & 55-826(a)(3)&(4) – Variance to the spacing requirements for an electronic/static off-premise advertising sign.
   Bronco Land Company
   7134 Pacific Street
   Omaha, NE 68106
   LOCATION: 7120/7152 Pacific Street
   ZONE: GC-ACI-2(65)-FF & GI-ACI-2(65)-FF

DISPOSITION: APPROVED 5-0. Approval subject to applicant obtaining a Special Use Permit.

3. Case No. 15-009 (from 1/8/15) REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 45’; to the rear yard setback from 35’ to 25’; and to the maximum height from 35’ to 46’, to construct a new single-family home.
   Christina M. Blumkin Trust
   9405 Davenport Street
   Omaha, NE 68114
   LOCATION: 9405 Davenport Street
   ZONE: R1

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

4. Case No. 15-010 (from 2/12/15) 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
   Omaha, NE 68152
   LOCATION: 4519 Kelby Road
   ZONE: DR-ED

DISPOSITION: LAYOVER 5-0.

5. Case No. 15-015 (from 2/12/15) REQUEST: Waiver of Section 55-363 – Variance to the permitted use regulations of the CC District to allow a Body & Fender Repair Services use not otherwise permitted.
   Mark Sanford
   1306 North 162nd Street
   Omaha, NE 68118
   LOCATION: 15555 Q Street
   ZONE: CC

DISPOSITION: APPROVED 4-1. Approved in accordance with the plans submitted, subject to the compliance with MCC standards to include removal of the pole sign and for this applicant only. The applicant will work with Public Works regarding Q Street access.
NEW CASES:

6. Case No. 15-011
   Larry Jensen
   Midtown Development
   6324 South 118th Street
   Omaha, NE 68137
   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.
   LOCATION: 1030 & 1034 South 30th Avenue, 3006 & 3008 Pacific Street
   ZONE: R7
   DISPOSITION: LAYOVER 5-0. Laid over to give the applicant time to meet with neighbors.

7. Case No. 15-017
   Danielle Dring
   Mercury Contractors
   4222 Davenport Street
   Omaha, NE 68131
   REQUEST: Waiver of Section 55-126 & 55-715 – Variance to the front yard setback from 50’ to 44’; to the interior side yard setback from 25’ to 16’; and to the minimum depth for street yard landscaping from 30’ to 0’, to construct a home addition.
   LOCATION: 8225 Jackson Street
   ZONE: R1
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

8. Case No. 15-019
   Dan Brewer
   Habitat for Humanity
   1701 North 24th Street
   Omaha, NE 68110
   REQUEST: Waiver of Section 55-246 – Variance to the front yard setback from 35’ to 25’ to construct a new single-family home.
   LOCATION: 3932 North 21st Street
   ZONE: R7
   DISPOSITION: APPROVED 4-0-1. Approved in accordance with the plans submitted, subject to submitting an application for rezoning from R7 to R5.
9. Case No. 15-020  
City of Omaha  
Chris Wayne  
1819 Farnam Street  
Omaha, NE 68183  
REQUEST: Waiver of Section 55-206 & 55-742 - Variance to the minimum lot size from 5,000 sq. ft. to 4,522 sq. ft. - 4,995 sq. ft.; to the front yard setback from 25 ft. to 20 ft.; to the street side yard setback from 15' to 13', to the rear yard setback from 25' to 20', to allow required off-street parking in the front yard setback to subdivide the property into 6 lots for single family residential homes.  
LOCATION: Southwest corner of 19th & Locust Streets - 2821, 2817, 2813 ,2809, 2812 North 19th Avenue; 1918, 1908, 1904 Corby Street; 2822, 2818, 2816, 2814, 2812, North 19th Street  
ZONE: R7 & GC (R5-pending)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

10. Case No. 15-021  
Jeff Keating  
PDM, Inc.  
1111 North 102nd Court  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-366 – Variance to the maximum impervious surface coverage from 85% to 90% for the proposed Lot 1, to allow for approval of an administrative subdivision.  
LOCATION: 3002 South 24th Street  
ZONE: CC-ACI-1(50)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

11. Case No. 15-022  
Mr. & Mrs. David Peters  
725 North 57th Street  
Omaha, NE 68132  
REQUEST: Waiver of Section 55-186 & 55-187(e) – Variance to the front yard setback from 35’ to 33.5’; to the street side yard setback from 15’ to 10’; to the rear yard setback from 25’ to 20’10” for the existing structure and a home addition.  
LOCATION: 523 North 52nd Street  
ZONE: R4(35)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

12. Case No. 15-023  
Omaha Blue Wave  
14205 J Street  
Omaha, NE 68137  
REQUEST: Waiver of Section 55-503 – Variance to the permitted use regulations of the GI District to allow a Personal Improvement Services and Personal Services use not otherwise permitted.  
LOCATION: 13803 Industrial Road  
ZONE: GI  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to submittal of a Special Use Permit application to allow Personal Improvement Services and Personal Services in the GI District no later than June 8, 2015.
13. Case No. 15-024  
John Caniglia  
Icon Properties Midtown  
P.O. Box 540308  
Omaha, NE 68154

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.

LOCATION: 3412, 3420 & 3424 Dodge Street; 111 North 35th Street
ZONE: R8-ACI-2(50)

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

14. Case No. 15-025  
Arch Icon Development  
505 Walker Street  
Woodbine, IA 51579

REQUEST: Waiver of Section 55-737(b) & (c), 55-740(f)(4) & (5) & 55-786 – Variance to the compact parking stall depth from 16’ to 14’; to the grouping of compact stalls from 5 to 3; to the minimum parking lot perimeter landscaping from 10’ to 0’, 3.4’, 1.0’, 8.8’ & 6.3’ and 5’ to 0’ & 3.2’; to the minimum interior parking lot landscaping from 7% to 3% and to allow a 6’ tall, 50% open fence within the front/street side yard setbacks, for improvements/construction of 5 off-street parking lots.

LOCATION: 2316, 2308, 2317, 2301 Dewey Avenue; 2316, 2312, 2224, 2222, 2235, 2227, 2217, 2215, 2211 Howard Street; 508 & 552 South 22nd Street
ZONE: CBD-ACI-1(PL) & DS-ACI-1(PL)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to working with the Planning Department on design of a 3’ tall, screen wall adjacent to the parking lot at the NE corner of 24th & Howard Streets.

15. Case No. 15-027  
Vince Wilson  
Wright of Center, LLC  
11232 Wright Circle  
Omaha, NE 68144

REQUEST: Waiver of Section 55-740(f)(4) – Variance to the perimeter parking lot landscaping from 5’ to 0’ to install additional parking stalls.

LOCATION: 11232 Wright Circle
ZONE: CC

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to compliance with Urban Design standards for the MCC overlay.

16. Case No. 15-028  
Kirt Trivedi  
24th Street Enterprises, LLC  
1536 Cuming Street  
Omaha, NE 68102

REQUEST: Waiver of Section 55-737, 55-740(c) & 55-928(e)(1)b – Variance to allow a constrained parking area larger than 15,000 sq. ft. to allow groupings of less than 5 compact parking stalls and to allow parking stalls to encroach into a required landscaped area, for the redevelopment of the property for a hotel and parking area.

LOCATION: 2200-2232 Farnam Street & 219 South 24th Street
ZONE: CBD-ACI-1(PL)

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