DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, MAY 14, 2015
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVERS

1. Case No. 15-035 (from 4/9/15)
   Matt Kronaizl – WITHDRAWN
   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
   This request was withdrawn at the request of the applicant.

2. Case No. 15-036 (from 4/9/15)
   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 7.5’ 10’ to construct a 720 square foot detached garage.
   LOCATION: 6721 South 46th Avenue
   ZONE: R7
   DISPOSITION: DENIED 3-2.

3. Case No. 15-038 (from 4/9/15)
   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.

4. Case No. 15-042 (from 4/9/15)
   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. Laid over to give the applicant time to submit the correct amount of square footage for the proposed signs.

5. Case No. 15-045 (from 4/9/15)
   Mark & Cathy Madsen - WITHDRAWN
   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
   This request was withdrawn at the request of the applicant.
NEW CASES:

6. Case No. 15-037  
   Tim Schmad  
   Omaha Community Playhouse  
   6915 Cass Street  
   Omaha, NE 68132  
   REQUEST: Waiver of Section 55-832(a) – Variance to the permitted sign types to allow an electronic message center.  
   LOCATION: 6915 Cass Street  
   ZONE: R7  
   DISPOSITION: APPROVED 5-0. Approval in accordance with the plans submitted, subject to compliance with Sections 55-854 & 55-857(c) of the Omaha Municipal Code.

7. Case No. 15-040  
   Tonya Daniels  
   7665 Nebraska Avenue  
   Omaha, NE 68134  
   REQUEST: Waiver of Section 55-246 – Variance to the front yard setback from 35’ to 24’ and to the interior side yard setback from 10’ to 3’ to allow a rebuilt front porch to remain.  
   LOCATION: 1006 South 30th Avenue  
   ZONE: R7  
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

8. Case No. 15-052  
   Omaha Neon Sign Company  
   Tony Panagiotis  
   1120 North 18th Street  
   Omaha, NE 68102  
   REQUEST: Waiver of Section 55-933(a) – Variance to allow a pole sign in an ACI district to remain.  
   LOCATION: 2765 South 13th Court  
   ZONE: CC-ACI-2(50)  
   DISPOSITION: DENIED 3-2.

9. Case No. 15-047  
   Ronald Romans  
   2105 South 38th Street  
   Omaha, NE 68105  
   REQUEST: Waiver of Section 55-266 – Variance to the interior side yard setback from 5’ to 0’ to construct a new deck in the same location as the current deck.  
   LOCATION: 2105 South 38th Street  
   ZONE: R8  
   DISPOSITION: APPROVED 4-0. Approved in accordance with the plans submitted.

10. Case No. 15-048  
    Danielle Dring  
    Mercury Contractors  
    4222 Davenport Street  
    Omaha, NE 68131  
    REQUEST: Waiver of Section 55-146 – Variance to the street side yard setback from 20’ to 16’ to construct a 13’x24’ garage addition.  
    LOCATION: 901 South 87th Street  
    ZONE: R2  
    DISPOSITION: LAYOVER 5-0. Laid over to give the applicant the opportunity to appear.

11. Case No. 15-049  
    Holy Cross School Athletic Dept.  
    Holy Cross Church  
    4803 William Street  
    Omaha, NE 68106  
    REQUEST: Waiver of Section 55-865 & 55-740(e) – Variance to allow enlargement of an existing non-conforming use to construct a new structure and to the requirement for a hard-surfaced driveway connection from the street to the new structure.  
    LOCATION: 2425 & 2429 South 60th Street  
    ZONE: R4(35)  
    DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to providing an acceptable driveway connection to the overhead door on the west side of the building.
12. Case No. 15-050
   David Uhrich
   Faith Westwood UMC
   4814 Oaks Lane
   Omaha, NE 68137
   REQUEST: Waiver of Section 55-186, 55-715 & 55-735(b) – Variance to the maximum impervious coverage from 50% to 76.1%, to the minimum street yard landscaping percentage from 60% to 35.4% and to allow parking for a non-residential use in the front yard setback of a residential district, for construction of building and parking lot additions to the existing church.
   LOCATION: 4814 Oaks Lane
   ZONE: R4
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

13. Case No. 15-051
    Seth Silverstein
    4102 South 13th Street
    Omaha, NE 68107
    REQUEST: Waiver of Section 55-764(d)(2) – Variance to the capacity limitations for a Daycare Services (General) use in a R5(35) district from 24 to 250 individuals.
    LOCATION: 4110 & 4102 South 13th Street
    ZONE: R5(35)
    DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

14. Case No. 11-104
    The Nebraska Methodist Hospital
    8303 Dodge Street
    Omaha, NE 68114
    REQUEST: Waiver of Section 55-123 & 55-740(e) – Variance to allow a temporary gravel parking lot for construction personnel not permitted in the R1 district.
    LOCATION: 8135 & 8151 Farnam Drive and 8220 & 8224 Harney Street
    ZONE: R1
    DISPOSITION: APPROVED 5-0. Approved in accordance with the previously approved plans and conditions except that the variance expires December 31, 2017 or sooner if renovation of in-patient surgery area is completed.

15. Case No. 15-053
    Donald Kaiser
    22827 Rifle Ridge Terrace
    Omaha, NE 68022
    REQUEST: Waiver of Section 55-126 – Variance to the minimum lot width from 100’ to 81.94’ to allow the approval of an administrative subdivision.
    LOCATION: 22833 Rifle Ridge Terrace
    ZONE: R1
    DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

16. Case No. 15-054
    Michael & Katie Grier
    1709 South 109th Street
    Omaha, NE 68144
    REQUEST: Waiver of Section 55-126 – Variance to the interior side yard setback from 25’ to 15’ 19’ to construct a garage addition.
    LOCATION: 1709 South 109th Street
    ZONE: R1
    DISPOSITION: APPROVED 5-0. Approved variance to the interior side yard setback from 25’ to 19’ to construct a garage addition (removing the 2’4” storage addition on the north).
17. Case No. 15-055  
Jay Machleit, President  
Triple C Development, Inc.  
200 Armory Road  
Centre, AL 35960  
REQUEST: Waiver of Section 55-824(d) & 55-836(b) – Variance to allow a monument sign on a property with a building closer than 15’ to the property line and to the front yard setback from 12’ to 3’ for monument sign not otherwise permitted.  
LOCATION: 2601 North 16th Street  
ZONE: CC-ACI-2(PL)  
DISPOSITION: LAYOVER 5-0. Laid over to give the applicant the opportunity to appear.

18. Case No. 15-056  
Kent Braasch  
96th & Center, LLC  
11606 Nicholas Street  
Suite 100  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-716, 55-784(c)(1) & (2) – Variance to the required buffer yard between R6 and R3/R2 from 20’ to 19’ and 16’; to the setback from public streets from 35’ to 10’; and to the setbacks from other property lines from 20’ to 19’ and 16’ to allow an 8 lot single-family residential development.  
LOCATION: Southeast corner of 96th Street and West Center Road  
ZONE: R6-PUD  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

19. Case No. 15-057  
David Kain Properties, LLC  
P.O. Box 4066  
Omaha, NE 68104  
REQUEST: Waiver of Section 55-734 and 55-737 – Variance to the minimum number of off-street parking stalls from 58 to 30 and to allow more than 40% of the total stalls as compact stalls, for a 36-unit multiple-family residential development.  
LOCATION: 617 South 31st Street  
ZONE: R8-ACI-1(PL)  
This request was withdrawn at the request of the applicant.

20. Case No. 15-058  
Dan Brewer  
Habitat for Humanity of Omaha  
1701 North 24th Street  
Omaha, NE 68110  
REQUEST: Waiver of Section 55-206 – Variance to the front yard setback from 25’ to 21’6” and to the street side yard setback from 15’ to 14’ to allow replacement of the existing covered front porch.  
LOCATION: 4102 North 21st Street  
ZONE: R5  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

21. Case No. 15-059  
Rick Cox  
6003 North 52nd Street  
Omaha, NE 68104  
REQUEST: Waiver of Section 55-108 – Variance to the interior side yard setback from 25’ to 12’ to construct a garage addition.  
LOCATION: 6003 North 52nd Street  
ZONE: DR  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to submittal of a rezoning application from DR to R2.
22. Case No. 15-060  
McNeil Company Builders  
4666 South 132nd Street  
Omaha, NE 68137  
REQUEST: Waiver of Section 55-716 – Variance to the required bufferyard between R7 and DR from 30’ to 0’ to allow construction of an apartment complex.  
LOCATION: 12510 West Dodge Road & 710 North 124th Plaza  
ZONE: R7-ACI-4(PL)  
DISPOSITION: LAYOVER 5-0.

23. Case No. 15-062  
Jon Alexander  
5656 Mark Street  
Papillion, NE 68133  
REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surfacing requirement for a temporary parking lot for two Junk Stock events (6/12 to 6/14/2015 and 10/9 to 10/11/2015).  
LOCATION: 315 South 192nd Street  
ZONE: AG  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

24. Case No. 15-063  
Clif Poling  
2205 North 88th Street  
Omaha, NE 68134  
REQUEST: Waiver of Section 55-126 – Variance to the rear yard setback from 35’ to 15’; and to the interior side yard setback from 25’ to 10’ for the construction of a new pool house structure.  
LOCATION: 1314 North 141st Avenue  
ZONE: R1  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant planting 14, 12’ columnar white pines at the rear of the pool house.

25. Case No. 15-064  
Hap and Suzanne Pocras  
10324 Rockbrook Road  
Omaha, NE 68124  
REQUEST: Waiver of Section 55-146 – Variance to the front yard setback from 40’ to 36’= 37.1’ to construct a 2nd floor addition to the existing home.  
LOCATION: 10324 Rockbrook Road  
ZONE: R2  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

26. Case No. 15-065  
Brian Buescher  
1322 South 35th Avenue  
Omaha, NE 68105  
REQUEST: Waiver of Section 55-782(b)(6) – Variance to the interior side yard setback from 3’ to 1’ to allow a 3’x20’ addition to an existing detached garage.  
LOCATION: 1322 South 35th Avenue  
ZONE: R3  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.