

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)* REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 60% to 51%.
Matt Kronaizl - **WITHDRAWN**
Kronaizl Investments, Inc.
21046 X Street LOCATION: 1818 North 197th Street
Omaha, NE 68022 ZONE: R4

This request was withdrawn at the request of the applicant.

2. Case No. 15-036 *(from 4/9/15)* 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.
Aaron Bailey
6721 South 46th Avenue LOCATION: 6721 South 46th Avenue
Omaha, NE 68117 ZONE: R7

DISPOSITION: DENIED 3-2.

3. Case No. 15-038 *(from 4/9/15)* 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.
Lamar Outdoor
4849 G Street LOCATION: 4409 Dodge Street
Omaha, NE 68117 ZONE: CC-ACI-2(50)

DISPOSITION: LAYOVER 5-0.

4. Case No. 15-042 *(from 4/9/15)* 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.
Rose Blumkin Performing Arts
2001 Farnam Street LOCATION: 2001 Farnam Street
Omaha, NE 68102 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)* 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.
WITHDRAWN
Mark & Cathy Madsen -
9527 Westchester Lane
Omaha, NE 68114
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This request was withdrawn at the request of the applicant.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 ~~36'8"~~ 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.