DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING — THURSDAY, NOVEMBER 12, 2015
LEGISLATIVE CHAMBERS — LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

NEW CASES:

1. Case No. 15-129
   Baceline Investments
   1391 Speer Boulevard
   Ste. 800
   Denver, CO 80204
   REQUEST: Waiver of Section 55-366 – Variance to the maximum impervious coverage from 85% to 88% and to the rear yard setback from 15’ to 11.2’ to allow approval of a subdivision.
   LOCATION: 5414 North 90th Street
   ZONE: CC
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

2. Case No. 15-130
   Robert C. Molby
   6404 North 79th Avenue
   Omaha, NE 68134
   REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 21’ to construct a deck.
   LOCATION: 6404 North 79th Avenue
   ZONE: R4
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

3. Case No. 15-131
   Dan Smith
   Colliers International
   6464 Center Street
   Suite 200
   Omaha, NE 68106
   REQUEST: Waiver of Section 55-933 – Variance to the minimum size of a business center from 10 acres to 8.33 acres to allow construction of a business center sign.
   LOCATION: 7646 Dodge Street
   ZONE: CC-ACI-2(65)-FF
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant either revising the sign to comply with ACI standards or requesting an additional waiver.

4. Case No. 15-132
   Nina Cudahy
   2227 South 89th Court
   Omaha, NE 68124
   REQUEST: Waiver of Section 55-108 & 55-740(e) – Variance to the minimum lot width from 100’ to 12’, and to allow for a non-hard-surfaced driveway, for the approval of an administrative subdivision and construction of a new home.
   LOCATION: 4201 North Post Road
   ZONE: DR-ED
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to an access easement for 11025 North Post Road being recorded as part of the platting process. In addition, the approach and at least 50’ of the driveway adjacent to North Post Road must remain hard-surfaced, and 2) compliance with the Environmental District Overlay regulations.

5. Case No. 15-133
   Jake Ritonya
   18720 California Street
   Omaha, NE 68022
   REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscape percentage from 65% to 61% to allow a driveway to remain.
   LOCATION: 18720 California Street
   ZONE: R3
   DISPOSITION: APPROVED 5-0. Approved the variance to the minimum street yard landscape percentage from 65% to 63% to allow a driveway to remain.
6. Case No. 15-135  
Antonia Montana  
4011 Kristy Plaza  
Omaha, NE 68112  
REQUEST: Waiver of Section 55-108 – Variance to the minimum lot size from 1 acre to 36,136 sq. ft. and 14,615 sq. ft. to allow for the approval of an administrative subdivision.  
LOCATION: 4709 U Street & 5605 South 48th Street  
ZONE: DR  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

7. Case No. 15-136  
Christina M. Blumkin Trust  
9405 Davenport Street  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-126 & 55-715 – Variance to the front yard setback from 50' to 45'; to the rear yard setback from 35' to 22'9”; to the maximum impervious coverage from 30% to 37%, to the minimum street yard landscaping depth from 30' to 0’ and to the minimum street yard landscaping percentage from 75% to 70%, to allow construction of a new home and paver driveway.  
LOCATION: 9405 Davenport Street  
ZONE: R1  
This request was withdrawn at the request of the applicant.

8. Case No. 15-137  
Mark and Cathy Madsen  
9527 Westchester Lane  
Omaha, NE 68114  
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.  
LOCATION: 9501 & 9521 Douglas Street  
ZONE: R1  
DISPOSITION: LAYOVER 5-0.

9. Case No. 15-138  
Bryan Zimmer  
The Architectural Offices  
4610 Dodge Street  
Omaha, NE 68132  
REQUEST: Waiver of Section 55-146 – Variance to the maximum impervious surface coverage from 40% to 53% to allow for construction of a detached garage/shop.  
LOCATION: 1430 South 85th Avenue  
ZONE: R2  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to the garage not being used for commercial purposes or as a residential living unit.

10. Case No. 15-139  
Father Tom Neitzke, SJ  
Creighton Prep High School  
7400 Western Avenue  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-830 – Variance to the front yard setback from 12’ to 6’ and to the maximum height from 6’ to 12’ for 1 monument sign and to the total permitted sign area from 32 sq. ft. to 230 sq. ft. to allow installation of a total of 4 monument signs on the campus.  
LOCATION: 7400 Western Avenue  
ZONE: R3-ACI-2(50)  
DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
11. Case No. 15-140  
Tim Norton, Creighton University  
2500 California Plaza  
Omaha, NE 68178  

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 no later than December 2, 2015.  

LOCATION: 2615 California Plaza  
ZONE: DS  

DISPOSITION: LAYOVER 5-0.