DISPOSITION AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING – THURSDAY, OCTOBER 8, 2015
LEGISLATIVE CHAMBERS – LC LEVEL
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA

LAYOVER CASES:

1. Case No. 15-043 - WITHDRAWN
   Mustang Properties
   2226 South 89th Court
   Omaha, NE 68124
   REQUEST: Waiver of Section 55-246 & 55-734 – Variance to the interior side yard setback from 10’ to 5’; to the rear yard setback from 25; to 10’; and to the maximum number of off-street parking stalls from 9 to 8, to construct a 6-unit apartment building.
   LOCATION: 4804 Douglas Street
   ZONE: R7-ACI-2(50)
   DISPOSITION: Withdrawn at the request of the applicant.

2. Case No. 15-112
   Brian Reiman
   Midwest Construction Concepts
   14105 North 132nd Street
   Omaha, NE 68142
   REQUEST: Waiver of Section 55-108 & 55-740(e) – Variance to the interior side yard setback from 25’ to 11’6” and the hard-surfaced driveway requirement, to allow for a garage addition and gravel driveway.
   LOCATION: 10607 North 47th Avenue
   ZONE: DR-ED
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

NEW CASES:

3. Case No. 15-116
   Lamar Outdoor
   TLC Properties
   4849 G Street
   Omaha, NE 68117
   REQUEST: Waiver of Section 55-617 – Variance to allow a new permit for an electronic, off-premise sign in an ACI district not otherwise permitted.
   LOCATION: 4409 Dodge Street
   ZONE: CC-ACI-2(50)
   DISPOSITION: APPROVED 4-1. Approval subject to the applicant removing the four signs listed in the revised takedown plan that was discussed at the July 9, 2015 meeting (Case 15-84) prior to installation of this electronic billboard.

4. Case No. 15-119
   Azita Soraya-Martín
   8240 Keystone Drive
   Omaha, NE 68134
   REQUEST: Waiver of Section 55-146 – Variance to the front yard setback from 40’ to 32.76’ to construct a home addition.
   LOCATION: 8240 Keystone Drive
   ZONE: R2
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.

5. Case No. 15-120
   Maria E. Gamboa
   423 Woolworth Avenue
   Omaha, NE 68108
   REQUEST: Waiver of Section 55-782(b)(6) – Variance to the interior side yard setback from 3’ to 2.5’ to allow existing foundation to be completed as a 17’ x 19’ garage.
   LOCATION: 423 Woolworth Avenue
   ZONE: R7
   DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted.
6. Case No. 15-122
Bill Welchert
11550 Pawnee Road
Omaha, NE 68142

REQUEST: Waiver of Section 55-87 & 55-740(e) – Variance to the maximum building coverage from 5% to 13.5%; to the maximum impervious coverage from 10% to 13.5%; to the front yard setback from 50’ to 46’; and to allow a gravel driveway to remain, to allow the construction of home additions.

LOCATION: 11550 Pawnee Road
ZONE: AG-ED

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant applying for a rezoning of the property to DR (Development Reserve District) and agreeing to pave the approach plus the first 50’ of driveway at such time that Pawnee Road is improved with a hard surface.

7. Case No. 15-123
Dave Ulferts
2612 North 152nd Street
Omaha, NE 68116

REQUEST: Waiver of Section 55-740(f)(4) & 55-928 – Variance to the perimeter landscaping from 15’ to 5.25’, and 10’ to 0’ to allow construction of a parking lot.

LOCATION: 2609 St. Mary’s Avenue
ZONE: DS-ACI-1(PL)

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

8. Case No. 15-124
Michael Opatowski
210 Clayton
Denver, CO 80206

REQUEST: Waiver of Section 55-406 – Variance to the front yard setback from 50’ from center line (17’) to 42.5’ from center line (9.5’) to construct a canopy sign.

LOCATION: 6570 Maple Street
ZONE: GC

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted subject to the applicant: 1) Working with the Planning and Public Works Departments on an acceptable site plan to address the angled parking stall and sidewalk issues along Maple Street adjacent to the site; 2) Applying for a rezoning to a more appropriate commercial district, such as NBD, with the MCC (Major Commercial Corridor) Overlay District; and 3) No more than 125 square footage of signage allowed.

9. Case No. 15-125
Joshua J. Sweley
327 North 92nd Street
Omaha, NE 68114

REQUEST: Waiver of Section 55-126 – Variance to the rear yard setback from 35’ to 31’ to construct a garage addition.

LOCATION: 327 North 92nd Street
ZONE: R1

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

10. Case No. 15-126
Angie Knutson-Smith
437 North Molley Street
Bennington, NE 68007

REQUEST: Waiver of Section 55-740(e) – Variance to the hard-surfaced driveway requirement to allow a gravel driveway for a new home.

LOCATION: 14014 North 108th Street
ZONE: DR-ED

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to the applicant agreeing to pave the approach, plus the first 50’ of driveway, at such time that 108th Street is improved with a hard surface.
11. Case No. 15-127
Father Tom Fangman
2207 Wirt Street
Omaha, NE 68110

REQUEST: Waiver of Section 55-246 & 55-734 –
Variance to the front yard setback from 35’
to 20’ 25’; to the street side yard setback
from 25’ to 10’; and to the minimum
number of off-street parking stalls from 90
to 15 to allow construction of a new parish
center.

LOCATION: 2207 Wirt Street
ZONE: R7

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to:
1) The front yard setback of 25’ instead of the requested 20’; and 2) Working with the
Planning Department on acceptable building elevation plans for the addition that are
consistent with existing structures in the neighborhood.