DISPOSITION AGENDA
ZONING BOARD OF APPEALS
MAY 10, 2018

LAYOVER CASES:

1. Case No. 18-030 (from 3/8/18)
   Bert Hancock
   Pacific Gardens Associates, LLC
   1925 South 64th Avenue
   Omaha, NE 68102
   REQUEST: Waiver of Section 55-740(f)(4) – Variance to the minimum perimeter parking lot landscaping from 10’ to 3’ to allow for construction of a parking lot.
   LOCATION: 7616 Pierce Street
   ZONE: R6
   DISPOSITION: APPROVED 5-0.

NEW CASES:

2. Case No. 18-039
   Omaha Performing Arts Society
   1200 Douglas Street
   Omaha, NE 68102
   REQUEST: Waiver of Section 55-928(e) – Variance to the minimum perimeter landscaping depth from 15’ to 6.6’ and to the interior landscaping requirement from 7% to 0% to allow for expansion of a parking lot.
   LOCATION: 1512 Howard Street & 424 South 15th Street
   ZONE: CBD-ACI-1(PL)
   DISPOSITION: APPROVED 5-0. Approval subject to the applicant complying with the conditions associated with the approved Major Amendment to the Conditional Use Permit.

3. Case No. 18-041
   John H. Burke
   211 North 130th Street
   Omaha, NE 68154
   REQUEST: Waiver of Section 55-126 – Variance to the interior side yard setback from 25’ to 18’ to allow for construction of a new 42’ x 23’ x 12’ garage.
   LOCATION: 211 North 130th Street
   ZONE: R1
   DISPOSITION: APPROVED AS MODIFIED 4-1. Approval of the variance to the interior side yard setback from 25’ to 18’ and the new garage should be no further to the east than the existing home to construct a 42’ x 12’ garage.

4. Case No. 18-048
   Dale Barr
   Gesu Housing, Inc.
   5008 ½ B Dodge Street
   Omaha, NE 68132
   REQUEST: Waiver of Section 55-186, 55-187(e) & 55-742(b) – Variance to the front yard setback from 35’ to 25’; to the street side yard setback from 15’ to 5’ and to allow parking in the front yard setback for construction of a single-family home.
   LOCATION: 4256 Miami Street
   ZONE: R4(35)
   DISPOSITION: APPROVED 5-0. Approval subject to the applicant submitting an application for rezoning to R4.

5. Case No. 18-049
   Dale Barr
   Gesu Housing, Inc.
   5008 ½ B Dodge Street
   Omaha, NE 68132
   REQUEST: Waiver of Section 55-186 & 55-742(b) – Variance to the street side yard setback from 15’ to 5’ and to allow parking in the front yard setback for construction of a single-family home.
   LOCATION: 4253 Corby Street
   ZONE: R4(35)
   DISPOSITION: APPROVED 5-0. Approval subject to the applicant submitting an application for rezoning to R4.
6. Case No. 18-050
Dale Barr
Gesu Housing, Inc.
5008 ½ B Dodge Street
Omaha, NE 68132

REQUEST: Waiver of Section 55-186 & 55-742(b) – Variance to the front yard setback from 35’ to 25’ and to allow parking in the front yard setback for construction of a single-family home.

LOCATION: 4260 Miami Street
ZONE: R4(35)

DISPOSITION: APPROVED 5-0. Approval subject to the applicant submitting an application for rezoning to R4.

7. Case No. 18-051
Dale Barr
Gesu Housing, Inc.
5008 ½ B Dodge Street
Omaha, NE 68132

REQUEST: Waiver of Section 55-206 & 55-742(b) – Variance to the front yard setback from 35’ to 25’ and to allow parking in the front yard setback for construction of a single-family home.

LOCATION: 4339 Lake Street
ZONE: R5(35)

DISPOSITION: APPROVED 5-0. Approval subject to the applicant submitting an application for rezoning to R5.

8. Case No. 18-052
Dale Barr
Gesu Housing, Inc.
5008 ½ B Dodge Street
Omaha, NE 68132

REQUEST: Waiver of Section 55-206 & 55-742(b) – Variance to the front yard setback from 35’ to 25’ and to allow parking in the front yard setback for construction of a single-family home.

LOCATION: 4143 Grant Street
ZONE: R5(35)

DISPOSITION: APPROVED 5-0. Approval subject to the applicant submitting an application for rezoning to R5.

9. Case No. 18-053
Omaha Public Schools
Jeremy Madson
4041 North 72nd Street
Omaha, NE 68134

REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping depth from 20’ to 0’ to allow for a reconstructed parking lot at Hartman Elementary School.

LOCATION: 5530 North 66th Street
ZONE: R3

DISPOSITION: APPROVED 5-0.

10. Case No. 18-055
Marty McColley
207 Mullberry Street
Little Sioux, IA 51545

REQUEST: Waiver of Section 55-186 – Variance to the rear yard setback from 25’ to 23’ to allow for replacement of a deck.

LOCATION: 12936 Browne Street
ZONE: R4(35)

DISPOSITION: APPROVED 5-0.

11. Case No. 18-056
Lane Hinton
13951 Valley Ridge Drive
Omaha, NE 68138

REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 24’ to reconstruct a covered front porch.

LOCATION: 5724 Pacific Street
ZONE: R4(35)

DISPOSITION: APPROVED 5-0.

12. Case No. 18-057
Steve and Amy Lindsay
1002 North 63rd Street
Omaha, NE 68132

REQUEST: Waiver of Section 55-166 – Variance to the rear yard setback from 25’ to 12’ to allow for construction of a new garage.

LOCATION: 1002 North 63rd Street
ZONE: R3

DISPOSITION: APPROVED 4-1.
13. Case No. 18-058  
Nustyle Development  
Todd Heistand  
514 Walker Street  
Woodbine, IA 51579  
REQUEST: Waiver of Section 55-834(2) & 55-326 – Variance to the maximum overall signage budget from 1,099 sq. ft. to 2,930 sq. ft.; to allow an above peak roof sign not otherwise permitted; and to the maximum height allowed in a GO District from 120’ to 137’ to allow for a signage plan for Atlas Apartments.  
LOCATION: 2929 California Plaza  
ZONE: GO  
DISPOSITION: APPROVED 5-0.

14. Case No. 18-059  
KRT Construction  
Kent R. Therkelsen  
4325 North 156th Street  
Omaha, NE 68116  
REQUEST: Waiver of Section 55-126 – Variance to the minimum rear yard setback from 35’ to 22’ 25’ to allow for a new garage.  
LOCATION: 727 North 69th Street  
ZONE: R1  
DISPOSITION: APPROVED 5-0. Approved as amended.

15. Case No. 18-060  
Roger Ernst  
555 North 30th Street  
Omaha, NE 68131  
REQUEST: Waiver of Section 55-326, 55-734, 55-740(f), 55-928(e) and 55-716 – Variance to the maximum impervious coverage from 80% to 85%, to the required number of off-street parking stalls from 400 to 311, to the minimum perimeter parking lot landscaping from 10’ and 5’ to 0’ and to the green parking area perimeter landscaping from 15’ to 0’ 3’; to the minimum bufferyard requirement between a GO district and a R7 district from 10’ without screening to 0’ without screening to allow for reconstruction of the parking lot.  
LOCATION: 555 North 30th Street  
ZONE: GO  
DISPOSITION: APPROVED 5-0. Approval subject to the applicant complying with Section 55-928(e) along the west property line.

16. Case No. 18-061  
Meco-Henne Contracting, Inc.  
Jon A. Henne  
4140 South 87th Street  
Omaha, NE 68127  
REQUEST: Waiver of Section 55-715 – Variance to the minimum street yard landscaping percentage from 10% to 2% to allow for a new building addition and parking.  
LOCATION: 4140 South 87 Street  
ZONE: GI  
DISPOSITION: APPROVED 5-0.