

DISPOSITION AGENDA
ZONING BOARD OF APPEALS
APRIL 11, 2024

LAYOVER CASES:

1. Case No. 24-017
David Reeson
11900 Pacific St.
Omaha, NE 68154
- REQUEST: Waiver of Section 55-830 – Variance to the maximum height for a monument sign from 6' to 12', to the maximum square footage per monument sign from 25 sq. ft. to 92 sq. ft.; to the maximum sign budget from 32 sq. ft. to 92 sq. ft.; and to the permitted sign types in the R2 District to install electronic signage not otherwise permitted to allow for a new monument sign to serve an existing church.
- LOCATION: 11900 Pacific St.
ZONE: R2-MCC

DISPOSITION: APPROVED 5-0. Approved subject to: 1) Total allowed sign budget for the site from 32 square feet to 40 square feet; 2) Maximum allowed square footage per monument sign from 25 to 40; and 3) Permitted sign types in the R2 District to allow for electronic signage not otherwise permitted.

2. *(Layover from March 14, 2024)*
Case No. 24-033
Julissa Rosales
4611 S. 62nd St.
Omaha, NE 68117
- REQUEST: Waiver of Sections 55-186 – Variance to the required interior side yard setback from 5' to 3.5' to allow for a previously reconstructed carport to remain.
- LOCATION: 4611 S. 62nd St.
ZONE: R4(35)-FF

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

3. *(Layover from March 14, 2024)*
Case No. 24-040
Buffy Bush
4138 Burdette St.
Omaha, NE 68111
- REQUEST: Waiver of Section 55-203 – Variance to allow a *Parking structure* use not otherwise permitted in the R5(35) District to allow for the construction of a detached garage with covered patio on a vacant, residentially zoned lot.
- LOCATION: 4135 Burdette St.
ZONE: R5(35)

DISPOSITION: APPROVED 4-1. Approved in accordance with the plans submitted.

4. *(Layover from March 14, 2024)*
Case No. 24-044
Emily Andersen
1717 Vinton St.
Omaha, NE 68108
- REQUEST: Waiver of Section 55-146 – Variance to the interior side yard setback from 10' to 6' and to the maximum impervious coverage from 40% to 42.3% to allow for the conversion of an existing, detached garage to include a studio addition and to allow for the construction of a bedroom addition on an existing single-family home.
- LOCATION: 2213 S. 85th Ave.
ZONE: R2

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

5. *(Layover from March 14, 2024)*
Case No. 24-050
Candace Gregory
2828 N. 23rd St. E
Omaha, NE 68110
- REQUEST: Waiver of Sections 55-764(e)(1)(b) & 55-764(e)(1)(d) - Variance to the minimum separation requirement for noncommercial day shelters from an established residential zoning district from 300' to 190' and to the maximum hours of operation per day from 14 to 24 to allow for the expansion of an existing homeless shelter campus (Open Door Mission).
- LOCATION: Southeast of 20th and East Locust Streets
ZONE: GI

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

6. *(Layover from March 14, 2024)*
Case No. 24-053
TFL Inc, dba Mega Saver
202 South 73rd St.
Omaha, NE 68114
- REQUEST: Waiver of Section 55-928(e) - Variance to the minimum perimeter parking lot landscaping depth from 15' to 4' to allow for the renovation of a portion of an existing commercial building into a new convenience store.
- LOCATION: 7059 Dodge St.
ZONE: GC-ACI-2(65)

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to: 1) submittal of an application to rezone the property to CC (Community Commercial) and 2) removal of existing pole signs on the subject site (if any).

NEW CASES:

7. Case No. 15-151
Kiewit Infrastructure Group
c/o Noddle Companies
2285 S. 67th St.
Omaha, NE 68106
- REQUEST: Waiver of Section 55-718 & 55-928(e) – Variance to the required landscaping plantings for a surface parking lot for a period of no more than 4 years from the date of the approval of the Conditional Use Permit for Surface Parking.
- LOCATION: 1515 Cuming St.
ZONE: CBD-ACI-1(PL)

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

8. Case No. 24-055
Rochelle Rohlfs
7400 Military Ave.
Omaha, NE 68134
- REQUEST: Waiver of Section 55-830(b) – Variance to the maximum sign budget from 32 sq. ft. to 85.75 sq. ft. to allow for the construction of a wall sign.
- LOCATION: 4910 N. 72nd St. & 7400 Military Ave.
ZONE: R2

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

9. Case No. 24-056
Ketaw Bereded
1817 N. 33rd St.
Omaha, NE 68111
- REQUEST: Waiver of Section 55-246 – Variance to the required rear yard setback from 25' to 17' to allow for the construction of a detached garage.
- LOCATION: 1820 & 1816 N. 33rd St.
ZONE: GC (CC pending)

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

10. Case No. 24-057
Jacob Sarver
1011 N. 192nd Ct.
#133
Omaha, NE 68022
- REQUEST: Waiver of Section 55-345 – Variance to the use regulations of the Limited Commercial District to allow a *Kennel* use not otherwise permitted.
- LOCATION: 15721 W. Dodge Rd.
ZONE: LC-ACI-4(PL)

DISPOSITION: APPROVED 5-0. Approved for a one-year term.

11. Case No. 24-058
Esteban Benitez
6041 S. 49th St.
Omaha, NE 68117
- REQUEST: Waiver of Section 55-186 – Variance to the required front yard setback from 35' to 25' to allow for the construction of a covered front porch.
- LOCATION: 5845 S. 48th Ave.
ZONE: R4(35)

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

12. Case No. 24-059
Eddie R. Nelson
6411 Ames Ave.
Omaha, NE 68104
- REQUEST: Waiver of Section 55-186 – Variance to the required front yard setback from 35' to 24' to allow for the replacement of a covered front porch.
- LOCATION: 3539 Grand Ave.
ZONE: R4(35)

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

13. Case No. 24-060
Modesto Vazquez
1820 S. 56th St.
Omaha, NE 68106
- REQUEST: Waiver of Section 55-782(b)(6)(a) – Variance to the accessory structure interior side yard setback from 3' to 2' to allow for the extension of an existing, detached garage.
- LOCATION: 1820 S. 56th St.
ZONE: R4(35)

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

14. Case No. 24-061
Ganesh Naik
3610 Armbrust Dr.
Omaha, NE 68124
- REQUEST: Waiver of Section 55-166 – Variance to the required street side yard setback from 17.5' to 14.5' to allow for the construction of a garage addition and bedroom addition.
- LOCATION: 3610 Armbrust Dr.
ZONE: R3

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

15. Case No. 24-062
Design8 Studios
8446 Madison St.
Omaha, NE 68127
- REQUEST: Waiver of Section 55-836 – Variance to the minimum setback for a monument sign from 12' to 0' to allow for the installation of a monument sign.
- LOCATION: 2611 N. 204th St.
ZONE: CC-MCC

DISPOSITION: APPROVED 5-0. Approved in accordance with the plans submitted, subject to revising the submitted sign elevation to provide the required masonry base before applying for a sign permit.

16. Case No. 24-063
Matt Kronaizl
2437 S. 156th Cir.
Omaha, NE 68130
- REQUEST: Waiver of Section 55-126 – Variance to the required front yard setback from 50' to 27.2' and to the street side yard setback from 25' to 15' to allow for the construction of a single-family home.
- LOCATION: 21934 Mayberry Cir.
ZONE: R1

DISPOSITION: APPROVED 5-0. Approved in accordance with the revised plan submitted (Exhibit B).

17. Case No. 24-064
Lance Paulsen
20308 Patton St.
Gretna, NE 68028
- REQUEST: Waiver of Section 55-734 – Variance to the off-street parking requirement for a Two-Family residential use from 3 stalls to 0 stalls for the remodel of an existing multi-family development.
- LOCATION: 4823 S. 22nd St.
ZONE: R7

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

18. Case No. 24-065
Jack Rediger
12227 S. 217th Ave.
Gretna, NE 68028
- REQUEST: Waiver of Section 55-166 – Variance to the required front yard setback from 35' to 25' to allow for the construction of a home addition.
- LOCATION: 7504 Jaynes St.
ZONE: R3

DISPOSITION: LAYOVER 5-0. Laid over until the May 9, 2024 meeting.

19. Case No. 24-066
Matt Herzog
Westside Middle School
909 S. 76th St.
Omaha, NE 68127
- REQUEST: Waiver of Section 55-146 – Variance to the maximum impervious coverage from 40% to 44% to allow for the construction of an addition to an existing middle school.
- LOCATION: 8601 Arbor St.
ZONE: R2

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

20. Case No. 24-067
Lucas Carmichael
5764 S St.
Omaha, NE 68117
- REQUEST: Waiver of Section 55-186 – Variance to the required front yard setback from 35' to 9' to allow for the replacement of a covered front porch.
- LOCATION: 5515 Marcy St.
ZONE: R4(35)

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

21. Case No. 24-068
Al Lewis
P.O. Box 111044
Omaha, NE 68111
- REQUEST: Waiver of Section 55-186 - Variance to the required front yard setback from 35' to 8' to allow for the replacement of a covered front porch.
- LOCATION: 1717 Missouri Ave.
ZONE: R4(35)

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

22. Case No. 24-069
Numotion
5980 S. 118th Cir.
Omaha, NE 68137
- REQUEST: Waiver of Section 55-206 - Variance to the required front yard setback from 25' to 7' to allow for the construction of a front porch with stairs and lift.
- LOCATION: 3539 N. 28th Ave.
ZONE: R5

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

23. Case No. 24-070
Nicholas McPeck
741 S. 127th St.
Omaha, NE 68154

REQUEST: Waiver of Sections 55-786(e)(3) - Variance to the residential fence regulations to allow a 6' tall, privacy fence within the street side yard setback.

LOCATION: 741 S. 127th St.
ZONE: R2

DISPOSITION: DENIED 5-0.

24. Case No. 24-071
Myles Gardner
2437 S. 156th Cir.
Omaha, NE 68130

REQUEST: Waiver of Section 55-166 - Variance to the required street yard setback from 20' to 3.5'; to the rear yard setback from 25' to 24.2'; to the maximum building coverage from 35% to 36.7%; and to the maximum impervious coverage from 45% to 47.5% to allow for the construction of a second-story home addition.

LOCATION: 3520 Poppleton Ave.
ZONE: R3

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

25. Case No. 24-072
Adam Dusatko
2117 S. 156th Cir.
Omaha, NE 68130

REQUEST: Waiver of Section 55-786(e)(3) - Variance to the residential fence regulations to allow a 6' tall, greater than 50% open fence within the front yard setback.

LOCATION: 306 N. 92nd St.
ZONE: R1

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

26. Case No. 24-073
The Church of Jesus Christ of
Latter-day Saints
50 E. North Temple St.
Salt Lake City, UT 84150

REQUEST: Waiver of Section 55-830 - Variance to the minimum setback for a monument sign from 12' to 0' to allow for a monument sign to serve an existing visitor center.

LOCATION: 3215 State St.
ZONE: R4(35)

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

27. Case No. 24-074
Max Wallman
20601 Elk Dr.
Ste. 120
Omaha, NE 68022

REQUEST: Waiver of Section 55-206 - Variance to the required street side yard setback from 15' to 5' to allow for the construction of a home addition.

LOCATION: 2541 S. 221st Cir. & 22034 Old Center Rd.
ZONE: R5

DISPOSITION: LAYOVER 5-0. Laid over until the May 9, 2024 meeting.

28. Case No. 24-075
Frasier Martis Architects
1005 S. 76th St.
Omaha, NE 68114

REQUEST: Waiver of Section 55-166 - Variance to the required interior side yard setback from 10' to 6'; to the rear yard setback from 25' to 7.1'; and to the maximum impervious coverage from 45% to 63% to allow for the construction of a second-story home addition.

LOCATION: 5225 Cass St.
ZONE: R3

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

29. Case No. 24-076
McNeil Company
4666 S. 132nd St.
Omaha, NE 68137

REQUEST: Waiver of Section 55-246 & 55-735(a)(1) -
Variance to the required front yard setback
from 35' to 15' and to allow off-street
parking for a multiple-family residential use
in the front yard setback of a residential
district to allow for the construction of two
detached garages and associated parking to
serve an existing apartment complex.

LOCATION: 12500 W. Dodge Rd.

ZONE: R7-ACI-4(PL)

DISPOSITION: APPROVED 4-1. Approved in accordance with the plans submitted.