

**BOARD OF ZONING ADJUSTMENTS**  
**Meeting Agenda**

**Monday, December 11, 2006**

10:00 a.m. City Planning Commission Conference Room, City Hall

- A. Call to Order, Roll Call, Minutes, Communications, Reports, and Reading of Hearing Rules**
  
- B. Unfinished Business from November 13, 2006 Meeting**

**ITEM 1– Docket Number:** 76-06 **WITHDRAWN**  
**Applicant or Agent:** FM Properties Magee, Inc.  
**Property Location:** 2001 Canal St. **Zip:** 70116  
**Bounding Streets:** Canal, N. Johnson, Iberville, & N. Prieur Sts.  
**Square Number:** 246 **Lot (s) Number:** A, B & C  
**Zoning Classification:** C-1A General Commercial **ZBM:** C-13  
**Historic District Classification:** NA  
**Existing Use:** Vacant Office Building  
**Proposed Use:** Multi-Family Residences

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.2.1 and Table 15.A of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow conversion of an office building to a 24 unit multi-family residential building with insufficient off-street parking.

**Requested Waivers:**

**Section 15.2.1 (Table 15.A) -- Off-Street Parking:**

Required: 42 spaces                      Proposed: 10 spaces                      Waiver: 32 spaces

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**ITEM 2– Docket Number:** 79-06  
**Applicant or Agent:** Pivach/Perrino Realty, Inc.  
& Claiborne Fresh Market, L.L.C  
**Property Location:** 2400 Dublin St. **Zip:** 70118  
**Bounding Streets:** Dublin St., Nelson St., S. Carrollton Ave.  
& S. Claiborne Ave.  
**Square Number:** 344 **Lot (s) Number:** Proposed X-1-A  
**Zoning Classification:** B-2 Neighborhood Business District **ZBM:** B-13  
**Historic District Classification:** NA  
**Existing Use:** Vacant Commercial Site  
**Proposed Use:** Grocery Store



**ITEM 4 – Docket Number:** 96-06  
**Applicant or Agent:** Theone Millman Halpren  
**Property Location:** 1420-24 Terpsichore St. **Zip:** 70130  
**Bounding Streets:** Terpsichore, Coliseum, Euterpe, & Prytania Sts.  
**Square Number:** 196 **Lot (s) Number:** W & 3  
**Zoning Classification:** RM-2A Multi-Family Residential **ZBM:** B-15  
**Historic District Classification:** Lower Garden District  
**Existing Use:** Vacant Side Yard  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.10.7 and Table 4.J, and Article 15, Section 15.5.7 (3), and Section 15.2.1 and Table 15.A of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the addition of two residential units to an existing multi-family residence with (1) insufficient lot area per dwelling unit, (2) front yard setback, (3) aggregate side yard setback, and (4) off street parking.

**Requested Waivers:**

**Section 4.10.7 (Table 4.J) -- Lot Area Per Dwelling Unit:**

Allowed: 1,000 s.f. (7 units) Proposed: 896 s.f. (8 units) Waiver: 104 s.f. (1 unit)

**Section 4.10.7 (Table 4.J) -- Front Yard Setback:**

Required: 20' Proposed: 10' - 7" Waiver: 9' - 5"

**Section 4.10.7 (Table 4.J) -- Aggregate Side Yard Setback:**

Required: 15' Proposed: 7' Waiver: 8'

**Section 15.2.1 (Table 15.A) -- Off-Street Parking:**

Required: 2 spaces Proposed: 0 spaces Waiver: 2 spaces

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**C. New Business**

**ITEM 5– Docket Number:** 108-06  
**Applicant or Agent:** Bonita Stevens  
**Property Location:** 700 North Broad Street **Zip:** 70119  
**Bounding Streets:** N. Broad St., Orleans Ave., N. Dorgenois St. & St. Peter St.  
**Square Number:** 338 **Lot Number(s):** 1 & 2  
**Zoning Classification:** B-1 Neighborhood Business **ZBM:** C-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Structure  
**Proposed Use:** Commercial Child Care Center





**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.6.7 and Table 4.F, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient lot area per dwelling unit and lot depth.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area Per Dwelling Unit:**

Required: 1,800 s.f.                      Proposed: 1,687.5 s.f.                      Waiver: 112.5 s.f. (6.25%)

**Section 4.6.7 (Table 4.F) – Minimum Lot Depth:**

Required: 90'                                      Proposed: 75'                                      Waiver: 15' (16.7%)

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**ITEM 10 -- Docket Number:**                      **113-06**  
**Applicant or Agent:**                                      John Paul Kerald Bartley  
**Property Location:**                                      8917 Olive St.                                      **Zip:** 70118  
**Bounding Streets:**                                      Olive, Hollygrove, Edinburgh, & Gen. Ogden Sts.  
**Square Number:**                                      527                      **Lot Number(s):** 18  
**Zoning Classification:**                                      RD-2 Two-Family Residential                      **ZBM:** B-12  
**Historic District Classification:**                      None  
**Existing Use:**    Two-Family Residence  
**Proposed Use:**    Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.2.1 and Table 15.A, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient (1) lot area per dwelling unit, (2) lot width, and (3) provision of off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Area Per Dwelling Unit:**

Required: 2,500 s.f.                      Proposed: 1,800 s.f.                      Waiver: 700 s.f. (28%)

**Section 4.5.7 (Table 4.E) – Minimum Lot Width:**

Required: 50'                                      Proposed: 30'                                      Waiver: 20' (40%)

**Section 15.2.1 (Table 15.A) – Off-Street Parking:**

Required: 2 spaces                      Proposed: 0 spaces                      Waiver: 2 spaces (100%)

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**ITEM 11 -- Docket Number:** 114-06 **WITHDRAWN**  
**Applicant or Agent:** First Baptist Church of New Orleans  
**Property Location:** 5290 Canal Blvd. **Zip:** 70124  
**Bounding Streets:** Amtrak and Norfolk-Southern Railroads, &  
Interstate 10 Right-of-Way  
**Square Number:** N/A **Lot Number(s):** N/A  
**Zoning Classification:** RS-2 Single-Family Residential **ZBM:** B-11  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Church Sign on Separate Lot of Record

**Request Citation:** This request is for a variance from provisions of Article 12, Section 12.3.1 (1) of the Comprehensive Zoning Ordinance.

**Request:** To allow the construction of a non-accessory church related billboard within 200 feet of the right of way of an expressway and in excess of the allowable sign height limit and total sign area. Under review by the Department of Safety and Permits.

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**ITEM 12 -- Docket Number:** 115-06  
**Applicant or Agent:** Orleans Community Housing Development Corp.  
**Property Location:** 2113-21 Perdido St. **Zip:** 70112  
**Bounding Streets:** Perdido, S. Johnson, Gravier, & S. Galvez Sts.  
**Square Number:** 518 **Lot Number(s):** 4, 5, & 6  
**Zoning Classification:** MS Medical Service **ZBM:** C-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot & Single-Family Residential  
**Proposed Use:** Multiple-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 5, Section 5.1.7 and Table 5.A of the Comprehensive Zoning Ordinance.

**Request:**  
This request is to allow construction of a multiple-family residence with excessive floor area ratio.

**Requested Waivers:**  
**Section 5.1.7 (Table 5.A) – Maximum Floor Area Ratio:**  
Required: 1.2 Proposed: 1.43 Waiver: 0.23 (19.2%)

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**ITEM 13 -- Docket Number:** 116-06  
**Applicant or Agent:** Manmohan Singh Anand  
**Property Location:** 416-418 S. Jefferson Davis Pkwy. Zip: 70119  
**Bounding Streets:** S. Jefferson Davis Pkwy., Baudin, Banks, & S. Rendon Sts.  
**Square Number:** 247 **Lot Number(s):** 7  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.6.7 and Table 4.F of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient lot width.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Width:**

Required: 30' Proposed: 29' Waiver: 1' (3.3%)

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**ITEM 14 -- Docket Number:** 117-06  
**Applicant or Agent:** Manmohan Singh Anand  
**Property Location:** 420-422 S. Jefferson Davis Pkwy. Zip: 70119  
**Bounding Streets:** S. Jefferson Davis Pkwy., Baudin, Banks, & S. Rendon Sts.  
**Square Number:** 247 **Lot Number(s):** 6  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.6.7 and Table 4.F of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient lot width.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Width:**

Required: 30' Proposed: 29' Waiver: 1' (3.3%)

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**ITEM 15 -- Docket Number:** 118-06  
**Applicant or Agent:** Opportunity Homes Limited Partnership  
**Property Location:** 1923 Eagle Street **Zip:** 70118  
**Bounding Streets:** Cohn, Eagle, Monroe, & Spruce Sts.  
**Square Number:** 262 **Lot Number(s):** 16  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** A-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.2.1 and Table 15.A, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient (1) lot area per dwelling unit, (2) minimum lot width, and (3) provision of off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) -- Lot Area Per Dwelling Unit:**

Required: 2,500 s.f. Proposed: 1,800 s.f. Waiver: 700 s.f. (28%)

**Section 4.5.7 (Table 4.E) -- Minimum Lot Width:**

Required: 50' Proposed: 30' Waiver: 20' (40%)

**Section 15.2.1 (Table 15.A) -- Off-Street Parking:**

Required: 2 spaces Proposed: 0 spaces Waiver: 2 spaces (100%)

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**ITEM 16 -- Docket Number:** 119-06  
**Applicant or Agent:** Opportunity Homes Limited Partnership  
**Property Location:** 9027 Cohn Street **Zip:** 70118  
**Bounding Streets:** Cohn, Hamilton, Hollygrove, & Spruce Sts.  
**Square Number:** 265 **Lot Number(s):** 8  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** A-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.2.1 and Table 15.A, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient (1) lot area per dwelling unit, (2) minimum lot width, and (3) provision of off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) -- Lot Area Per Dwelling Unit:**

Required: 2,500 s.f.                      Proposed: 2,250 s.f.                      Waiver: 250 s.f. (10%)

**Section 4.5.7 (Table 4.E) -- Minimum Lot Width:**

Required: 50'                                      Proposed: 30'                                      Waiver: 20' (40%)

**Section 15.2.1 (Table 15.A) – Off-Street Parking:**

Required: 2 spaces                      Proposed: 0 spaces                      Waiver: 2 spaces (100%)

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**ITEM 17 -- Docket Number:**                      **120-06**  
**Applicant or Agent:**                      Opportunity Homes Limited Partnership  
**Property Location:**                      4219 Hollygrove Street                      **Zip:** 70118  
**Bounding Streets:**                      General Ogden, Heaton, Hollygrove, & Pear Sts.  
**Square Number:**                      656      **Lot Number(s):** 18  
**Zoning Classification:**                      RD-2 Two-Family Residential                      **ZBM:** B-12  
**Historic District Classification:**                      None  
**Existing Use:**                      Vacant Lot  
**Proposed Use:**                      Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.2.1 and Table 15.A, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient (1) lot area per dwelling unit, (2) minimum lot width, and (3) provision of off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) -- Lot Area Per Dwelling Unit:**

Required: 2,500 s.f.                      Proposed: 2,250 s.f.                      Waiver: 250 s.f. (10%)

**Section 4.5.7 (Table 4.E) -- Minimum Lot Width:**

Required: 50'                                      Proposed: 30'                                      Waiver: 20' (40%)

**Section 15.2.1 (Table 15.A) – Off-Street Parking:**

Required: 2 spaces                      Proposed: 0 spaces                      Waiver: 2 spaces (100%)

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**ITEM 18 -- Docket Number:** 121-06  
**Applicant or Agent:** Opportunity Homes Limited Partnership  
**Property Location:** 1909-11 Eagle Street **Zip:** 70118  
**Bounding Streets:** Cohn, Eagle, Monroe Street, & Spruce Sts.  
**Square Number:** 262 **Lot Number(s):** 20  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** A-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient lot area per dwelling unit and minimum lot width.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) -- Lot Area Per Dwelling Unit:**

Required: 2,500 s.f. Proposed: 1,807.5 s.f. Waiver: 692.5 s.f. (27.7%)

**Section 4.5.7 (Table 4.E) -- Minimum Lot Width:**

Required: 50' Proposed: 30' – 1" Waiver: 19' – 11" (39.8%)

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**ITEM 19 -- Docket Number:** 122-06  
**Applicant or Agent:** Opportunity Homes Limited Partnership  
**Property Location:** 1913-15 Eagle Street **Zip:** 70118  
**Bounding Streets:** Cohn, Eagle, Monroe, & Spruce Sts.  
**Square Number:** 262 **Lot Number(s):** 19  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** A-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient lot area per dwelling unit and minimum lot width.



**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.2.1 and Table 15.A, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient (1) lot area per dwelling unit, (2) minimum lot width, and (3) provision of off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) -- Lot Area Per Dwelling Unit:**

Required: 2,500 s.f.                      Proposed: 2,250 s.f.                      Waiver: 250 s.f. (10%)

**Section 4.5.7 (Table 4.E) -- Minimum Lot Width:**

Required: 50'                              Proposed: 30'                              Waiver: 20' (40%)

**Section 15.2.1 (Table 15.A) – Off-Street Parking:**

Required: 2 spaces                      Proposed: 0 spaces                      Waiver: 2 spaces (100%)

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**ITEM 22 -- Docket Number:**                      **125-06**  
**Applicant or Agent:**                      Opportunity Homes Limited Partnership  
**Property Location:**                      9028-30 Hickory Street                      **Zip:** 70118  
**Bounding Streets:**                      Cohn, Hamilton, Hickory, & Hollygrove Sts.  
**Square Number:**                      235                      **Lot Number(s):** 23  
**Zoning Classification:**                      RD-2 Two-Family Residential                      **ZBM:** A-13  
**Historic District Classification:**                      None  
**Existing Use:**                      Vacant Lot  
**Proposed Use:**                      Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.2.1 and Table 15.A, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence with insufficient (1) lot area per dwelling unit, (2) minimum lot width, and (3) provision of off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) -- Lot Area Per Dwelling Unit:**

Required: 2,500 s.f.                      Proposed: 2,250 s.f.                      Waiver: 250 s.f. (10%)

**Section 4.5.7 (Table 4.E) -- Minimum Lot Width:**

Required: 50'                              Proposed: 30'                              Waiver: 20' (40%)

**Section 15.2.1 (Table 15.A) – Off-Street Parking:**

Required: 2 spaces                      Proposed: 0 spaces                      Waiver: 2 spaces (100%)

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**ITEM 23 -- Docket Number:** 126-06  
**Applicant or Agent:** Opportunity Homes Limited Partnership  
**Property Location:** 1820 Hollygrove Street **Zip:** 70118  
**Bounding Streets:** Cohn, Hamilton, Hickory, & Hollygrove Sts.  
**Square Number:** 235 **Lot Number(s):** 12  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** A-13  
**Historic District Classification:** None  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.2.1 and Table 15.A, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a two-family residence on a lot with insufficient (1) lot area per dwelling unit, (2) minimum lot width, and (3) provision of off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) -- Lot Area Per Dwelling Unit:**  
 Required: 2,500 s.f. Proposed: 2,308.39 s.f. Waiver: 191.61 s.f. (7.7%)  
**Section 4.5.7 (Table 4.E) -- Minimum Lot Width:**  
 Required: 50' Proposed: 30.66' Waiver: 19.39' (38.8%)  
**Section 15.2.1 (Table 15.A) -- Off-Street Parking:**  
 Required: 2 spaces Proposed: 0 spaces Waiver: 2 spaces (100%)

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**D. Decision Appeals of the Director of Safety and Permits**

**ITEM 24 -- Docket Number:** 107-06 **DEFERRAL BY APPLICANT**  
**Applicant or Agent:** Maple Area Residents, Inc.  
**Property Location:** 7528-38 Maple St. (Bruno's Tavern)  
**Appeal Request:** MARI appeals a decision made on or after August 29, 2006 by the Department of Safety & Permits to issue an alcoholic beverage license and an occupancy certificate to BCI Properties to operate Bruno's Tavern located at 7528-38 Maple Street. Note: November 3, 2006 representatives for both Mari, Inc. and BCI, Inc. filed a joint letter requesting a Deferral of this matter until the December 11, 2006 BZA Meeting.

**ITEM 25 -- Docket Number:** 127-06 **DEFERRAL BY APPLICANT**  
**Applicant or Agent:** Michael Sherman  
**Property Location:** 438 Henry Clay Ave.  
**Appeal Request:** The applicant appeals the decision of the Department of Safety & Permits to grant non-conforming status to a reception hall known as the "Uptowner."

