

BOARD OF ZONING ADJUSTMENTS

Meeting Agenda

Monday, January 8, 2007

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 December 11, 2006 Meeting

ITEM 1 – 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 building with insufficient (1) lot area per dwelling unit, (2) aggregate side yard, and (3) 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 4J) -- Aggregate Side yard Setback:

Required: 13' Proposed: 8' Waiver: 5'

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

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

ITEM 2-- Docket Number: 110-06
Applicant or Agent: Terrence Mitchell
Property Location: 10100 Rosewood Pl. **Zip:** 70127
Bounding Streets: Rosewood Place, Dwyer Road., Warren Drive, Seawood Street, & Read Boulevard
Square Number: 12 **Lot Number(s):** 16-A
Zoning Classification: RS-2 Single-Family Residential **ZBM:** H-12
Historic District Classification: None
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from provisions of Article 4, Section 4.3.7 and Table 4.C, of the Comprehensive Zoning Ordinance.

Request:

This request is to allow an addition to a single family residence on a lot with insufficient minimum rear yard setback.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Rear Yard:

Required: 20' Proposed: 12.5' Waiver: 7.5' (37.5%)

ITEM 3 -- Docket Number: 112-06
Applicant or Agent: Jonathon Gavin Clague
Property Location: 1634-36 N. Lopez St. **Zip:** 70119
Bounding Streets: N. Lopez, Fortin, Sauvage, & Maurepas Sts.
Square Number: 1556 **Lot Number(s):** FORTI
Zoning Classification: RD-3 Two-Family Residential **ZBM:** C-12
Historic District Classification: Esplanade Ridge
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from provisions of Article 4, Section 4.6.7 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%)

ITEM 4 -- 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 4, Section 4.9.7 and Table 4.I; Article 5, Section 5.1.7 and Table 5.A; Section 15.2.3, and Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to allow construction of a multiple-family residence with (1) insufficient lot area per dwelling unit, (2) excessive floor area ratio, (3) parking in front yard, and (4) over 40% front yard paving.

Requested Waivers: (RM-2 Multi-Family Residential Regulations Apply)

Section 4.9.7 (Table 4.I) -- Lot Area Per Dwelling Unit:

Required: 1,000 s.f. (10 units) Proposed: 833 s.f. (12 units) Waiver: 167 s.f. (2 units)

Section 5.1.7 (Table 5.A) -- Maximum Floor Area Ratio:

Required: 1.0 Proposed: 1.43 Waiver: 0.43 (43%)

Section 15.2.3 -- Parking in Front Yard

Allowed: 0 spaces Proposed: 3 spaces Waiver: 3 spaces

Section 15.6.6 -- Over 40% Front Yard Paving

Allowed: 40% Proposed: 50% Waiver: 10%.f.

C. New Business

ITEM 5-- Docket Number: 128-06
Applicant or Agent: Freddy Galindo
Property Location: 143-45 S. Rendon St. **Zip:** 70119
Bounding Streets: S. Rendon St., Cleveland St., S. Jefferson Davis Parkway, & Canal St.
Square Number: 683 **Lot (s) Number:** X
Zoning Classification: RO-1 General Office **ZBM:** C-13
Historic District Classification: NA
Existing Use: Multi-Family Residential
Proposed Use: Multi-Family Residential

Request Citation: This request is for variances from provisions of Article 15, Section 15.5.7.1 (b); and Article 15, Section 15.5.12 (2) and 15.5.12 (3) of the Comprehensive Zoning Ordinance.

Request:

To allow construction of expanded accessory garage structure (1) insufficient roofline clearance to the sky, (2) exceeding rear yard coverage, (3) insufficient side yard setback, (4) excessive building height, and (5) insufficient corner side yard setback. **After the Fact.**

Requested Waivers:

Section 15.5.7.1.b – Accessory Structure Two Feet Open To Sky:

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

Section 15.5.12.2 – Accessory Building Maximum Rear Yard Coverage:

Required: 40% Proposed: 78.1% Waiver: 38.1% (95.3%)

Section 15.5.12.2 – Accessory Building Interior Side Yard Setback:

Required: 3’ Proposed: 10’ Waiver: 2’ – 2” (72.2%)

Section 15.5.12.2 – Accessory Building Height:

Required: 14’ Proposed: 19’ – 6” Waiver: 5’ – 6” (39.3%)

Section 15.5.12.3 -- Minimum Width of Corner Side Yard (Accessory Building):

Required: 6’ Proposed: 4’ – 1” Waiver: 1’ – 11” (31.9%)

ITEM 6 – Docket Number	129-06
Applicant or Agent:	George Solomon.
Property Location:	1628 State St. Zip: 70118
Bounding Streets:	State St. & Loyola, Palmer, & St. Charles Avenues.
Square Number:	USS Lot (s) Number: 12, 13, & 14
Zoning Classification:	RS-2 Single Family Residential ZBM: B-14
Historic District Classification:	NA Request:
Existing Use:	Single Family Residence
Proposed Use:	Single Family Residence

Request Citation: This request is for a variance from provisions of Article 15, Section 5.6.6 and 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to allow paving of a required front yard in excess of 40% of the front yard area, and two parking spaces in the required front yard. The paving is “**After the Fact.**”

Requested Waivers:

Section 15.6.6 -- 40% Paving Coverage of Front Yard

Maximum: 40% Proposed: 75% Waiver: 35%

Section 15.2.3 -- Parking in the Front Yard

Allowed: 0 spaces

Proposed: 2 spaces

Waiver: 2 spaces

ITEM 7-- Docket Number:

130-06

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 4, Section 4.12.7 and Table 4.L; Article 15, Section 15.8 and Table 15.H; and Article 15, Section 15.2.1 and Table 15.A of the Comprehensive Zoning Ordinance.

Request:

This request is allow the conversion of an office building to a multi-family residential structure with insufficient (1) lot area per dwelling unit, (2) floor area ratio, and (3) off-street parking

Requested Waivers:

Section 4.12.7 (Table 4.L) – Lot Area Per Dwelling Unit (RM-4 Regulations):

Allowed: 1,000 sf (10 Units) Proposed: 457 sf (21 Units) Waiver: 543 sf (+11 Units)

Section 15.8 (Table 15.H) – Floor Area Ratio (Residential in C-1A District)

Maximum: 3.50

Proposed: 4

Waiver: .5

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

Required: 17 spaces

Proposed: 11 spaces

Waiver: 6 spaces

ITEM 8-- Docket Number:

131-06

Applicant or Agent:

Rhodes Commercial Developments, L.L.C.

Property Location:

3933 Washington Ave.

Zip: 70125

Bounding Streets:

Washington Ave., Toledano St, S. Broad St. & Fourth St.

Square Number:

486 **Lot (s) Number:** 6,7A,8,9,10,23,24, & 25

Zoning Classification:

C-1 General Commercial

ZBM: B-14

Historic District Classification:

Landmark Status

Existing Use:

Funeral Home

Proposed Use:

Funeral Home
