

# BOARD OF ZONING ADJUSTMENTS

## Meeting Agenda

Monday, April 9, 2007

10:00 a.m. City Council Chambers, City Hall, New Orleans, Louisiana

### A. Call to Order & Roll Call, Adoption of Minutes, Communications & Reports, and Reading of Hearing Rules

### B. BZA Dockets -- Unfinished Business from March 12, 2007

**ITEM 1– Docket Number:** 22-07  
**Applicant or Agent:** Doris J. Hernandez  
**Property Location:** 5960 Providence Pl. **Zip:** 70126  
**Bounding Streets:** Providence Pl., Robert E. Lee Blvd., Prentiss Ave., & Southern R.R. Right-of-Way  
**Square Number:** 32 **Lot (s) Number:** 10  
**Zoning Classification:** RS-2 Single-Family Residential **ZBM:** E – 11  
**Historic District Classification:** NA  
**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 and Article 15, Sections 15.2.1 and 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow the construction of a new single-family residence with insufficient: (1) aggregate side-yard, (2) off-street parking, and (3) parking within the required front-yard.

#### Requested Waivers:

##### Section 4.3.7 (Table 4.C) – Aggregate Side-yard

Required: 10'- 8"

Provided: 9'

Waiver: 1'- 8"

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

Required: 2 spaces

Provided: 1 space

Waiver: 1 space

##### Section 15.2.3 – Parking within the required Front-Yard

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**ITEM 2– Docket Number:** 26-07  
**Applicant or Agent:** Jason Meadows  
**Property Location:** 3429 Burgundy St. **Zip:** 70117  
**Bounding Streets:** Burgundy, Gallier, N. Rampart & Desire Sts.  
**Square Number:** 286 **Lot (s) Number:** A-1  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** D – 14  
**Historic District Classification:** Bywater Historic District  
**Existing Use:** Vacant Lot  
**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 the construction of a new two-family dwelling with insufficient: (1) lot area, (2) lot depth, (3) front-yard setback, (4) corner side yard setback, and (5) aggregate side yard.

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Lot Area</b>		
Required: 3,600 s.f.	Provided: 2,664 s.f.	Waiver: 936 s.f.
<b>Section 4.6.7 (Table 4.F) – Lot Depth</b>		
Required: 90	Provided: 74’	Waiver: 16’
<b>Section 4.6.7 (Table 4.F) – Front-yard Setback</b>		
Required: 20’	Provided: 4’- 8”	Waiver: 15’- 4”
<b>Section 4.6.7 (Table 4.F) – Corner Side Yard Setback</b>		
Required: 10’	Provided: 0’	Waiver: 10’
<b>Section 4.6.7 (Table 4.F) – Aggregate Side-Yard</b>		
Required: 7’- 2”	Provided: 3’- 2”	Waiver: 4’

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**ITEM 3– Docket Number:** 30-07  
**Applicant or Agent:** A.J. Gantar  
**Property Location:** 4178 Toulouse St. **Zip:** 70119  
**Bounding Streets:** Toulouse, David, St. Louis, & N. Solomon Sts.  
**Square Number:** 554 **Lot (s) Number:** A  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** C - 12  
**Historic District Classification:** NA  
**Existing Use:** Single-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, and Article 15, Section 15.2.1 and Table 15.A of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow a single family residence to be converted into a two family residence with insufficient (1) lot area, (2) front yard setback, (3) left side yard setback, (4) right side yard setback, (5) aggregate side yard, (6) rear yard setback, and (7) off-street parking.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Lot Area**

Required: 3,600 s.f.                      Proposed: 2,730 s.f.                      Waiver: 870 s.f. (24.17%)

**Section 4.6.7 (Table 4.F) – Front Yard Setback**

Required: 20'                              Proposed: 0'                              Waiver: 20' (100%)

**Section 4.6.7 (Table 4.F) – Left Side Yard Setback**

Required: 3'                                Proposed: 6"                              Waiver: 2' - 6" (83.33%)

**Section 4.6.7 (Table 4.F) – Right Side Yard Setback**

Required: 10'                              Proposed: 1' - 6"                      Waiver: 8' - 6" (85%)

**Section 4.6.7 (Table 4.F) – Aggregate Side Yard**

Required: 6'                                Proposed: 2'                              Waiver: 4' (66.67%)

**Section 4.6.7 (Table 4.F) – Rear Yard Setback**

Required: 20'                              Proposed: 1'                              Waiver: 19' (95%)

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

Required: 2 spaces                      Proposed: 1 space                      Waiver: 1 space

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**ITEM 4– Docket Number:** 32-07  
**Applicant or Agent:** Earline C. Mathis  
**Property Location:** 2440 Hamilton St.                      **Zip:** 70118  
**Bounding Streets:** Hamilton, Mistletoe, & Nelson Sts., & S. Claiborne Avenues.  
**Square Number:** 334                      **Lot (s) Number:** 20  
**Zoning Classification:** RD– 2 Two-Family Residential                      **ZBM:** B – 12  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

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

**Request:** This request is to allow a single family residence to be converted into a two family residence with insufficient: (1) lot area, (2) lot depth, (3) required front yard setback, and (4) rear yard setback.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Lot Area**

Required: 5,000 s.f.                      Provided: 4,500 s.f.                      Waiver: 500 s.f.

**Section 4.5.7 (Table 4.E) – Lot Depth**

Required: 90'                      Provided: 75'                      Waiver: 15'

**Section 4.5.7 (Table 4.E) – Front Yard Setback**

Required: 20'                      Provided: 8'                      Waiver: 12'

**Section 4.5.7 (Table 4.E) – Rear Side Yard**

Required: 20'                      Provided: 15'- 10"                      Waiver: 4' – 2"

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**C. BZA Dockets -- New Business**

**ITEM 5 -- Docket Number:**                      **34-07**

**Applicant or Agent:**                      Rising Sun Homes, LLC

**Property Location:**                      1420 Charbonnet St.                      **Zip:** 70117

**Bounding Streets:**                      Charbonnet, N. Villere, Lamanche, & N. Robertson Sts.

**Square Number:**                      575                      **Lot (s) Number:** F-1

**Zoning Classification:**                      RD-3 Two-Family Residential                      **ZBM:** E – 14

**Historic District Classification:**                      NA

**Existing Use:**                      Vacant

**Proposed Use:**                      Home for the Aged

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.6.7 and Table 4.F and Article 11, Section 11.23.3 (b) of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow the construction of a new home for the aged with insufficient: (1) front yard setback, and (2) lot area.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Front-Yard Setback**

Required: 20'                      Provided: 5' (25%)                      Waiver: 15' (75%)

**Section 11.23.3 (b) – Lot Area Required for Home for the Aged**

Required: 65,000 s.f.                      Provided: 17,751 s.f. (27.3%) Waiver: 47,249 s.f. (62.7%)

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**ITEM 6 -- Docket Number:** 35-07  
**Applicant or Agent:** Theresa L. Gascon  
**Property Location:** 1220 Park Island Dr. **Zip:** 70122  
**Bounding Streets:** Park Island Dr., Cadillac St., Harrison Ave., & Encampment St.  
**Square Number:** 3057 **Lot (s) Number:** 10  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** D – 11  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

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

**Request:** This request is to allow the construction of a rear addition to an existing single-family residence with insufficient rear yard setback.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Rear Yard Setback**

Required: 20'                      Provided: 13' (65%)                      Waiver: 7' (35%)

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**ITEM 7 -- Docket Number:** 36-07 **WITHDRAWN**  
**Applicant or Agent:** RBC Enterprises, LLC  
**Property Location:** 4607 Dryades St. **Zip:** 70115  
**Bounding Streets:** Dryades, Cadiz, Danneel, & Valence Sts.  
**Square Number:** 479 **Lot (s) Number:** S  
**Zoning Classification:** B-2 Neighborhood Business District **ZBM:** B – 15  
**Historic District Classification:** NA  
**Existing Use:** Vacant Structure  
**Proposed Use:** Coffee Shop

**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 the conversion of a vacant structure into a coffee shop with insufficient off-street parking.

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**ITEM 8 -- Docket Number:** 37-07  
**Applicant or Agent:** Kevin Nguyen  
**Property Location:** 5043 Par Four Dr. **Zip:** 70128  
**Bounding Streets:** Par Four Drive, South St. Andrews Circle, West St. Andrews Circle, & Longview Drive.  
**Square Number:** D **Lot (s) Number:** 64  
**Zoning Classification:** RS-1 Single-Family Residential **ZBM:** H – 12  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.1.7 and Table 4.A of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow the construction of a rear addition to an existing single-family residence with insufficient rear-yard setback.

**Requested Waivers:**

**Section 4.1.7 (Table 4.A) – Rear-Yard Setback**

Required: 20’                      Provided: 10’ (50%)                      Waiver: 10’ (50%)

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**ITEM 9 -- Docket Number:** 38-07  
**Applicant or Agent:** Henry Caselli  
**Property Location:** 1428 Second St. **Zip:** 70130  
**Bounding Streets:** Second, Prytania, Third, & Coliseum Sts.  
**Square Number:** 199 **Lot (s) Number:** 2  
**Zoning Classification:** RD – 2 Two-Family Residential **ZBM:** C – 15  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, and Article 15, Section 15.5.12 (2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow the construction of a rear addition to an existing single-family residence with insufficient rear-yard setback, and construction of a new accessory structure projecting more than 25’ from the rear lot line.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Rear Yard Setback**

Required: 20’                      Provided: 8’ – 6” (42.5%)                      Waiver: 11’ – 6” (57.5%)

**Section 15.5.12 (2) – Accessory building projecting more than 25’ from rear lot line**

Maximum: 25’                      Provided: 52’ – 6” (210%)                      Waiver: 27’ – 6” (110%)

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**ITEM 10 -- Docket Number:** 39-07  
**Applicant or Agent:** Manuel Johnson  
**Property Location:** 2235 N. Villere St. **Zip:** 70119  
**Bounding Streets:** N. Villere, Marigny, & N. Robertson Sts, & Elysian Fields Ave.  
**Square Number:** 617 **Lot (s) Number:** C  
**Zoning Classification:** RM – 4 Multi-Family Residential **ZBM:** D – 13  
**Historic District Classification:** NA  
**Existing Use:** Vacant Lot  
**Proposed Use:** Multi-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.12.7 and Table 4.L of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow the construction of a new multi-family dwelling with insufficient: (1) lot area, (2) lot depth, and (3) rear yard setback.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) – Lot Area**

Required: 3,600 s.f. Provided: 3,500 s.f. (97.2%) Waiver: 100 s.f. (2.8%)

**Section 4.12.7 (Table 4.L) – Lot Depth**

Required: 90' Provided: 80' (88.9%) Waiver: 10' (11.1%)

**Section 4.12.7 (Table 4.L) – Rear Yard Setback**

Required: 20' Provided: 16' (80%) Waiver: 4' (20%)

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**ITEM 11 -- Docket Number:** 40-07  
**Applicant or Agent:** Albert E. Edwards II  
**Property Location:** 953 N. Carrollton Ave. **Zip:** 70119  
**Bounding Streets:** N. Carrollton Avenue, Flowerdale Court, & Sherwood Forest Drive.  
**Square Number:** 546 **Lot (s) Number:** G  
**Zoning Classification:** RD – 2 Two-Family Residential **ZBM:** C – 12  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E and Article 15, Section 15.5.7 (1.b) of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow the construction of a side addition to an existing single-family residence with insufficient: (1) side yard setback, (2) aggregate side yard, and (3) less than 2' roof setback open to the sky.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Side-Yard Setback**

Required: 3'                      Provided: 8" (22.2%)                      Waiver: 2' – 4" (77.76%)

**Section 4.5.7 (Table 4.E) – Aggregate Side Yard**

Required: 10' – 3"                      Provided: 2' – 2" (21.13%)                      Waiver: 8' – 1" (78.86%)

**Section 15.5.7 (1.b) – Two Feet Roof Setback Open to the Sky**

Required: 2'                      Provided: 8" (33.3%)                      Waiver: 1' – 4" (66.7%)

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**ITEM 12 -- Docket Number:** 41-07  
**Applicant or Agent:** Alton F. Doody & Sally Lightfoot Doody  
**Property Location:** 4817 St. Charles Ave.                      **Zip:** 70115  
**Bounding Streets:** St. Charles Avenue, & Upperline, Carondelet, & Bordeaux Sts.  
**Square Number:** 410  
**Lot (s) Number:** 4-A, N (Proposed Lots 4-A-1, N-1)  
**Zoning Classification:** RS – 1 Single-Family Residential                      **ZBM:** B – 15  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for an adjustment of Zoning District Lines, in accordance with Article 14, Section 14.7.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is for a special exception to move a RS-1 Single-Family Residential Zoning District boundary line to coincide with a new rear property line being created between lots 4-A and N by resubdivision of those lots into Lots 4-A-1 and N-1 as per plan.

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**ITEM 13 -- Docket Number:** 42-07  
**Applicant or Agent:** Jacqueline Carroll - Gilds  
**Property Location:** 300 South Broad Street                      **Zip:** 70119  
**Bounding Streets:** S. Broad, Banks, S. Dorgenois & Palmyra Sts.  
**Square Number:** 583                      **Lot (s) Number:** 11  
**Zoning Classification:** C-1A General Commercial District                      **ZBM:** C - 13  
**Historic District Classification:** NA  
**Existing Use:** Office Building  
**Proposed Use:** Restaurant

**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 the establishment of a restaurant with insufficient off-street parking.

**Requested Waivers:**

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

Required: 10 spaces                      Provided: 9 spaces                      Waiver: 1 space

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**ITEM 14 -- Docket Number:**            **43-07**  
**Applicant or Agent:**                      Ruth Smith  
**Property Location:**                      9301 Apple St.                              **Zip:** 70118  
**Bounding Streets:**                      Apple St., Monticello Ave, Cherry St. & Belfast St.  
**Square Number:**                          368                      **Lot (s) Number:** A  
**Zoning Classification:**                      RD-2 Two-Family Residential                      **ZBM:** B-12  
**Historic District Classification:**            NA  
**Existing Use:**                                  Single Family Residence  
**Proposed Use:**                                  Single Family Residence

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

**Request:**

This request is to allow construction of a single family residence on a lot with insufficient: (1) front yard setback, (2) corner side yard setback, and (3) aggregate side yard setback.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Front Yard Setback**

Required: 20'                                  Proposed: 10' (50%)                                  Waiver: 10' (50%)

**Section 4.5.7 (Table 4.E) – Corner Side Yard Setback**

Required: 10'                                  Proposed: 3' (30%)                                  Waiver: 7' (70%)

**Section 4.5.7 (Table 4.E) – Aggregate Side Yard Setback**

Required: 10'                                  Proposed: 6' (60%)                                  Waiver: 4' (40%)

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**ITEM 15 -- Docket Number:** 44-07  
**Applicant or Agent:** Film Factory, LLC  
**Property Location:** 1999 St. Louis St. **Zip:** 70112  
**Bounding Streets:** St. Louis, N. Galvez, & Lafitte Sts., & N. Claiborne Avenue  
**Square Number:** 212 **Lot (s) Number:** 212A  
**Zoning Classification:** LI – Light Industrial District **ZBM:** C – 13  
**Historic District Classification:** NA  
**Existing Use:** Vacant Land  
**Proposed Use:** Motion Picture Studio

**Request Citation:** This request is for a variance from provisions of Article 7, Section 7.3.6 (1) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow construction of a stair tower and business identification sign in excess of 75’ in height.

**Requested Waivers:**

**Section 7.3.6 (1) – Maximum Height of Signage**

Maximum: 75’ Proposed: 89’ – 11” Waiver: 14’ – 11” (19.88%)

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**ITEM 16 -- Docket Number:** 45-07  
**Applicant or Agent:** HANO / Historic Restoration, Inc.  
**Property Location:** 1800 St. Thomas St. **Zip:** 70130  
**Bounding Streets:** St. Thomas, Felicity, Rousseau, & Josephine Sts.  
**Square Number:** 39 **Lot (s) Number:** 39A  
**Zoning Classification:** MUA -Mixed Use District **ZBM:** C – 15  
**Historic District Classification:** HDLC (Historic Review with SHPO)  
**Existing Use:** Vacant Land  
**Proposed Use:** Multi-Family Residential & Retail

**Request Citation:** This request is for a variance from provisions of Article 15, Sections 15.2.1, 15.3.2, 15.5.11 (2) and Tables 15.A and 15.G of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow a mixed income housing community with insufficient (1) off-street residential parking, (2) off-street retail parking space, (3) off-street loading area, (4) setback space between structures, and (5) front yard setback.

**Requested Waivers:**

**Section 15.2.1 – Off-Street Parking (Residential—1.5 spaces per unit)**

Required: 168 spaces                  Provided: 112 spaces                  Waiver: 56

**Section 15.2.1 – Off-Street Parking (Retail— 1 space per 300 s.f.)**

Required: 67 spaces                  Provided: 61 spaces                  Waiver: 6

**Section 15.3.2 – Off-Street Loading**

Required: 3 spaces                  Provided: 2 spaces                  Waiver: 1

**Section 15.5.11 (2) – Required Distance Between Main Structures**

Required: 15’                          Provided: 10’                          Waiver: 5’

**Section 15.5.11 (2) – Required Front Yard (5’ minimum w/mean not less than 10’)**

Required: 10’                          Provided: 6’                          Waiver: 4’

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**ITEM 17 -- Docket Number:                  46-07**

**Applicant or Agent:**                  HANO / Historic Restoration, Inc.

**Property Location:**                  1900 St. Thomas St.                  **Zip:** 70130

**Bounding Streets:**                  St. Thomas, St. Mary, St. Andrew, & Rousseau Sts.

**Square Number:**                  40A                  **Lot (s) Number:** 40A

**Zoning Classification:**                  MUA -Mixed Use District                  **ZBM:** C – 15

**Historic District Classification:**                  HDLC (Historic Review with SHPO)

**Existing Use:**                  Vacant Land

**Proposed Use:**                  Multi-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 15, Sections 15.2.1, and 15.5.11 (2), and Table 15.A of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow a mixed income housing community with insufficient (1) off-street residential parking, (2) setback space between structures, and (3) front yard setback.

**Requested Waivers:**

**Section 15.2.1 – Off-Street Parking (Residential – 1.5 spaces per unit)**

Required: 69 spaces                  Provided: 46 spaces                  Waiver: 23 spaces

**Section 15.5.11 (2) – Required Distance Between Main Structures**

Required: 15’                          Provided: 10’                          Waiver: 5’

**Section 15.5.11 (2) – Required Front-Yard (5’ minimum w/mean not less than 10’)**

Required: 10’                          Provided: 6’                          Waiver: 4’

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**ITEM 18 -- Docket Number:** 47-07  
**Applicant or Agent:** HANO / Historic Restoration, Inc.  
**Property Location:** 501 Josephine St. **Zip:** 70130  
**Bounding Streets:** Josephine, St. Thomas, St. Andrew & Rousseau Sts.  
**Square Number:** 41A **Lot (s) Number:** 41A  
**Zoning Classification:** MUA – Mixed Use District **ZBM:** C – 15  
**Historic District Classification:** HDLC (Historic Review with SHPO)  
**Existing Use:** Vacant Land  
**Proposed Use:** Multi-Family Residential & Retail

**Request Citation:** This request is for a variance from provisions of Article 15, Sections 15.2.1, and 15.5.11 (2), and Table 15.A of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow a mixed income housing community with insufficient (1) off-street residential parking, (2) off-street retail parking space, (3) off-street loading area, (4) setback space between structures, and (5) front yard setback.

**Requested Waivers:**

**Section 15.2.1 – Off-Street Parking (Residential – 1 space per unit)**

Required: 228 spaces      Provided: 152 spaces      Waiver: 76 spaces

**Section 15.2.1 – Off-Street Parking (Retail – 1 space per 300 s.f.)**

Required: 23 spaces      Provided: 19 spaces      Waiver: 4 spaces

**Section 15.5.11 (2) – Required Distance Between Main Structures**

Required: 15’      Provided: 10’      Waiver: 5’

**Section 15.5.11 (2) – Required Front-Yard (5’ minimum w/mean not less than 10’)**

Required: 10’      Provided: 6’      Waiver: 4’

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**ITEM 19 -- Docket Number:** 49-07  
**Applicant or Agent:** IVC, LLC.  
**Property Location:** 2462-64 Vienna St. **Zip:** 70122  
**Bounding Streets:** Vienna, Arts, Pressburg, & Music Sts.  
**Square Number:** 4662 **Lot (s) Number:** A-10  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** E – 11  
**Historic District Classification:** NA  
**Existing Use:** Vacant Land  
**Proposed Use:** Two-Family Residential

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

**Request:**

This request is to allow the construction of a new two-family residence with insufficient: (1) lot depth, and (2) rear yard setback.

**Requested Waivers:**

**Section 4.5.7 (4.E) – Minimum Lot Depth**

Required: 90’                                      Provided: 89’ (98.9%)                                      Waiver: 1’ (1.1%)

**Section 4.5.7 (4.E) – Rear-Yard Setback**

Required: 20’                                      Provided: 16’ (80%)                                      Waiver: 4’ (20%)

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**ITEM 20 -- Docket Number:**                                      **50-07**  
**Applicant or Agent:**                                      Dr. Simon Finger  
**Property Location:**                                      1844 State St.                                      **Zip:** 70118  
**Bounding Streets:**                                      State, Loyola, & Freret Sts., & Palmer Ave.  
**Square Number:**                                      98                                      **Lot (s) Number:** 65  
**Zoning Classification:**                                      RS-2 Single-Family Residential                                      **ZBM:** B – 14  
**Historic District Classification:**                                      NA  
**Existing Use:**                                      Single-Family Residential  
**Proposed Use:**                                      Single Family Residential

**Request Citation:** This request is for a variance from provisions of Article 15, Sections 15.2.3 and 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow: (1) parking within the required front-yard, and (2) more than 40% paving within the required front-yard.

**Requested Waivers:**

**Section 15.2.3 – Parking within the Required Front Yard**

Permitted: 0 spaces                                      Proposed: 2 spaces                                      Waiver: 2 spaces

**Section 15.6.6 – More than 40% Paving Within the Required Front Yard**

Maximum: 40%                                      Proposed: 90%                                      Waiver: 50% (125%)

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**ITEM 21 Docket Number:** 51-07  
**Applicant or Agent:** Edward E. Gresham, Jr.  
**Property Location:** 13700 Pierres Ct. **Zip:** 70129  
**Bounding Streets:** Horizon Dr., Adventure Ave., Michoud Blvd., & Pierres Ct.  
**Square Number:** 1 **Lot (s) Number:** 30  
**Zoning Classification:** RS-2 Single-Family Residential **ZBM:** I – 10  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Single Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Sections 4.1.7 and Table 4.A of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the expansion of an existing single-family residence with insufficient rear yard setback.

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Rear Yard Setback**

Required: 20’                      Provided: 6’ – 4”                      Waiver: 13’ – 8” (68.3%)

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**ITEM 22 -- Docket Number:** 52-07  
**Applicant or Agent:** Michael Dunn  
**Property Location:** 800 Darensburg Ct. **Zip:** 70114  
**Bounding Streets:** Lamarque, Belleville, Socrates, & Elmira Sts.  
**Square Number:** 222 **Lot (s) Number:** A  
**Zoning Classification:** RM-2 Multi-Family Residential **ZBM:** D – 15  
**Historic District Classification:** NA  
**Existing Use:** Two-Family Residential  
**Proposed Use:** Single Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Sections 4.9.7 and Table 4.I of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a single-family residence with insufficient: (1) lot area, (2) lot width, (3) lot depth, (4) front yard setback, and (5) rear yard setback.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Lot Area**

Required: 3,125 s.f.                      Provided: 1,830 s.f.                      Waiver: 1,295 s.f. (41.44%)

**Section 4.9.7 (Table 4.I) – Lot Width**

Required: 30'                              Provided: 29'                              Waiver: 1' (5%)

**Section 4.9.7 (Table 4.I) – Lot Depth**

Required: 90'                              Provided: 61' – 4"                      Waiver: 28' – 8" (31.85%)

**Section 4.9.7 (Table 4.I) – Front Yard Setback**

Required: 20'                              Provided: 0'                              Waiver: 20' (100%)

**Section 4.9.7 (Table 4.I) – Rear Yard Setback**

Required: 20'                              Provided: 6'                              Waiver: 14' (70%)

\*\*\*

**ITEM 23 -- Docket Number:                      53-07**

**Applicant or Agent:**                      Michael Dunn

**Property Location:**                      804 Darensburg Ct.                      **Zip:** 70114

**Bounding Streets:**                      Lamarque, Belleville, Socrates, & Elmira Sts.

**Square Number:**                      222                      **Lot (s) Number:** B

**Zoning Classification:**                      RM-2 Multi-Family Residential                      **ZBM:** D – 15

**Historic District Classification:**                      NA

**Existing Use:**                      Two-Family Residential

**Proposed Use:**                      Single Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Sections 4.9.7 and Table 4.I of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a single-family residence with insufficient: (1) lot area, (2) lot depth, (3) front yard setback, and (4) rear yard setback.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Lot Area**

Required: 3,125 s.f.                      Provided: 1,830 s.f.                      Waiver: 1,295 s.f. (41.44%)

**Section 4.9.7 (Table 4.I) – Lot Depth**

Required: 90'                              Provided: 61' – 4"                      Waiver: 28' – 8" (31.85%)

**Section 4.9.7 (Table 4.I) – Front Yard Setback**

Required: 20'                              Provided: 0'                              Waiver: 20' (100%)

**Section 4.9.7 (Table 4.I) – Rear Yard Setback**

Required: 20'                              Provided: 6'                              Waiver: 14' (70%)

\*\*\*

**ITEM 24 -- Docket Number:** 54-07  
**Applicant or Agent:** Michael Dunn  
**Property Location:** 808 Darensburg Ct. **Zip:** 70114  
**Bounding Streets:** Lamarque, Belleville, Socrates, & Elmira Sts.  
**Square Number:** 222 **Lot (s) Number:** C  
**Zoning Classification:** RM-2 Multi-Family Residential **ZBM:** D – 15  
**Historic District Classification:** NA  
**Existing Use:** Two-Family Residential  
**Proposed Use:** Single-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Sections 4.9.7 and Table 4.I of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a single-family residence with insufficient: (1) lot area, (2) lot depth, (3) front yard setback, and (4) rear yard setback.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Lot Area**

Required: 3,125 s.f.      Provided: 1,830 s.f.      Waiver: 1,295 s.f. (41.44%)

**Section 4.9.7 (Table 4.I) – Lot Depth**

Required: 90’      Provided: 61’ – 4”      Waiver: 28’ – 8” (31.85%)

**Section 4.9.7 (Table 4.I) – Front Yard Setback**

Required: 20’      Provided: 0’      Waiver: 20’ (100%)

**Section 4.9.7 (Table 4.I) – Rear Yard Setback**

Required: 20’      Provided: 6’      Waiver: 14’ (70%)

\*\*\*

**ITEM 25 – Docket Number:** 55-07  
**Applicant or Agent:** Michael Dunn  
**Property Location:** 812 Darensburg Ct. **Zip:** 70114  
**Bounding Streets:** Lamarque, Belleville, Socrates, & Elmira Sts.  
**Square Number:** 222 **Lot (s) Number:** D  
**Zoning Classification:** RM-2 Multi-Family Residential **ZBM:** D – 15  
**Historic District Classification:** NA  
**Existing Use:** Two-Family Residential  
**Proposed Use:** Single Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Sections 4.9.7 and Table 4.I of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a single-family residence with insufficient: (1) lot area, (2) lot depth, (3) front yard setback, and (4) rear yard setback.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Lot Area**

Required: 3,125 s.f.                      Provided: 1,830 s.f.                      Waiver: 1,295 s.f. (41.44%)

**Section 4.9.7 (Table 4.I) – Lot Depth**

Required: 90'                              Provided: 61' – 4"                      Waiver: 28' – 8" (31.85%)

**Section 4.9.7 (Table 4.I) – Front Yard Setback**

Required: 20'                              Provided: 0'                              Waiver: 20' (100%)

**Section 4.9.7 (Table 4.I) – Rear Yard Setback**

Required: 20'                              Provided: 6'                              Waiver: 14' (70%)

\*\*\*

**ITEM 26 – Docket Number:**

**56-07**

**Applicant or Agent:**

Michael Dunn

**Property Location:**

816 Darensburg Ct.                      **Zip:** 70114

**Bounding Streets:**

Lamarque, Belleville, Socrates, & Elmira Sts.

**Square Number:**

222                      **Lot (s) Number:** E

**Zoning Classification:**

RM-2 Multi-Family Residential                      **ZBM:** D – 15

**Historic District Classification:**

NA

**Existing Use:**

Two-Family Residential

**Proposed Use:**

Single Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Sections 4.9.7 and Table 4.I of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a single-family residence with insufficient: (1) lot area, (2) lot depth, (3) front yard setback, and (4) rear yard setback.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Lot Area**

Required: 3,125 s.f.                      Provided: 1,830 s.f.                      Waiver: 1,295 s.f. (41.44%)

**Section 4.9.7 (Table 4.I) – Lot Depth**

Required: 90'                              Provided: 61' – 4"                      Waiver: 28' – 8" (31.85%)

**Section 4.9.7 (Table 4.I) – Front Yard Setback**

Required: 20'                              Provided: 0'                              Waiver: 20' (100%)

**Section 4.9.7 (Table 4.I) – Rear Yard Setback**

Required: 20'                              Provided: 6'                              Waiver: 14' (70%)

\*\*\*

**ITEM 27 – Docket Number:** 57-07  
**Applicant or Agent:** Michael Dunn  
**Property Location:** 820 Darensburg Ct. **Zip:** 70114  
**Bounding Streets:** Lamarque, Belleville, Socrates, & Elmira Sts.  
**Square Number:** 222 **Lot (s) Number:** F  
**Zoning Classification:** RM-2 Multi-Family Residential **ZBM:** D – 15  
**Historic District Classification:** NA  
**Existing Use:** Two-Family Residential  
**Proposed Use:** Single Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Sections 4.9.7 and Table 4.I of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a single-family residence with insufficient: (1) lot area, (2) lot depth, (3) front yard setback, and (4) rear yard setback.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Lot Area**

Required: 3,125 s.f.      Provided: 1,830 s.f.      Waiver: 1,295 s.f. (41.44%)

**Section 4.9.7 (Table 4.I) – Lot Depth**

Required: 90’      Provided: 61’ – 4”      Waiver: 28’ – 8” (31.85%)

**Section 4.9.7 (Table 4.I) – Front Yard Setback**

Required: 20’      Provided: 0’      Waiver: 20’ (100%)

**Section 4.9.7 (Table 4.I) – Rear Yard Setback**

Required: 20’      Provided: 6’      Waiver: 14’ (70%)

\*\*\*

**ITEM 28 – Docket Number:** 58-07  
**Applicant or Agent:** Mark Grin / Sally Carstensen (a.k.a. Violet Skye)  
**Property Location:** 1006 Piety St. **Zip:** 70117  
**Bounding Streets:** Piety, N. Rampart, & Louisa Sts., & St. Claude Avenue  
**Square Number:** 361 **Lot (s) Number:** 3  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** D – 14  
**Historic District Classification:** NA  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Single-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 15, Sections 15.5.7 (1.b) and 15.5.12 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of an accessory building less than 3’ setback from the left side property line, and without 2’ roof clearance open to the sky.

**Requested Waivers:**

**Section 15.5.12 – Accessory Structure within the Required Side Yard**

Required: 3’                      Provided: 6”                      Waiver: 2’ – 6”

**Section 15.5.7 (1.b) – Two Feet Open to the Sky on all Yards**

Required: 2’                      Provided: 2”                      Waiver: 1’ -10”

\*\*\*

**ITEM 29 – Docket Number:**                      **59-07**  
**Applicant or Agent:**                      John McGregor, David Lapin  
**Property Location:**                      3243 Chippewa St.                      **Zip:** 70115  
**Bounding Streets:**                      Chippewa, Toledano, Annunciation, & Pleasant Sts.  
**Square Number:**                      87                      **Lot (s) Number:** 5  
**Zoning Classification:**                      LI - Light Industrial District                      **ZBM:** B – 15  
**Historic District Classification:**                      NA  
**Existing Use:**                      Vacant Lot  
**Proposed Use:**                      Sculpture Studio / Antique Car Detailing Facility

**Request Citation:** This request is for a variance from provisions of Article 7, Section 7.3.7 and Table 7.C of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a new sculpture studio / antique car detailing facility with insufficient: (1) side yard setback, (2) rear yard setback, and (3) excessive floor area ratio.

**Requested Waivers:**

**Section 7.3.7 (Table 7.C) – Side-Yard Setback Abutting a Residential District**

Required: 5’                      Provided: 3’ – 2”                      Waiver: 1’ – 10” (36.66%)

**Section 7.3.7 (Table 7.C) – Rear-Yard Setback Abutting a Residential District**

Required: 20’                      Provided: 12’                      Waiver: 8’ (40%)

**Section 7.3.7 (Table 7.C) – Floor Area Ratio**

Required: 1.0                      Provided: 1.16                      Waiver: .16 (16%)

\*\*\*

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

**ITEM 30 – Docket Number:** 60-07  
**Applicant or Agent:** Aaron & Linda Lapeyrouse  
**Property Location:** 921-23 & 923-B N. Rendon St. **Zip:** 70119  
**Bounding Streets:** Dumaine, N. Rendon, & St. Philip Sts, & Hagan Avenue  
**Square Number:** 443 **Lot (s) Number:** A  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** C – 12  
**Historic District Classification:** NA  
**Existing Use:** Multiple-Family Residential  
**Proposed Use:** Multiple-Family Residential

### **Request:**

Aaron and Linda Lapeyrouse appeal a decision of the Director of Safety and Permits on February 28, 2007 that the enclosure of the existing gallery constituted the expansion of a non-conforming use.

\*\*\*

## **E. Motion for Adjournment**