

# BOARD OF ZONING ADJUSTMENTS

## Meeting Agenda

Monday, May 14, 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 April 9, 2007

**ITEM 1– 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 2– 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 3 – 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 4 – 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’

**ITEM 5 – 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 with: (1) less than 3’ setback from the left side property line, (2) less than 2’ roof clearance open to the sky, and (3) an accessory structure projecting more than 25’ from the rear lot line.

**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: 6”                      Waiver: 1’ - 6”

**Section 15.5.12 (2) – Accessory Structure Projecting More than 25’ from the Rear Lot Line**

Maximum: 25’                      Provided: 30’                      Waiver: 5’ (20%)

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

**ITEM 6 -- Docket Number:** 61-07  
**Applicant or Agent:** Harmony Homes, LLC  
**Property Location:** 3609-11 S. Saratoga St. **Zip:** 70115  
**Bounding Streets:** S. Saratoga, Foucher, Loyola & Amelia Sts.  
**Square Number:** 514 **Lot (s) Number:** C-2  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** B – 15  
**Historic District Classification:** NA  
**Existing Use:** Two-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 15.2.1 and Table 15.A of the Comprehensive Zoning Ordinance.



**ITEM 8 -- Docket Number:** 63-07  
**Applicant or Agent:** Canal Boulevard, LLC  
**Property Location:** 5101 Canal Blvd. Zip: 70124  
**Bounding Streets:** Canal Blvd., City Park Ave., St. Patrick's Cemetery, & Rosedale Dr.  
**Square Number:** Lot (s) Number: X-1  
**Zoning Classification:** C-1 General Commercial ZBM: B – 12  
**Historic District Classification:** NA  
**Existing Use:** Vacant Lot  
**Proposed Use:** Mini-Storage Warehouse

**Request Citation:** This request is for a variance from provisions of Article 5, Section 5.7.3 (16), and Section 5.7.7 and Table 15.G of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a new mini-storage warehouse with insufficient: (1) front-yard setback, (2) rear-yard setback, (3) interior side-yard setback, and (4) corner side-yard setback. The proposed facility also requests a variance for excess: (5) building height and (6) floor-area ratio.

**Requested Waivers:**

<b>Section 5.7.3 (16) – Front-Yard Setback</b>		
Required: 10'	Provided: 5'	Waiver: 5' (50%)
<b>Section 5.7.3 (16) – Rear-Yard Setback</b>		
Required: 10'	Provided: 3'	Waiver: 7'
<b>Section 5.7.3 (16) – Interior Side-Yard Setback</b>		
Required: 10'	Provided: 3'	Waiver: 7' (70%)
<b>Section 5.7.3 (16) – Corner Side-Yard Setback</b>		
Required: 10'	Provided: 5'	Waiver: 5' (50%)
<b>Section 5.7.3 (16) – Building Height</b>		
Maximum: 50'	Provided: 78'	Waiver: 28' (56%)
<b>Section 5.7.7 (Table 5.G) – Floor-Area Ratio</b>		
Maximum: 4.0	Provided: 4.35	Waiver: .35 (8.75%)

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**ITEM 9 -- Docket Number:** 64-07  
**Applicant or Agent:** Acquelyn Donsereaux  
**Property Location:** 9133 Edinburg St. Zip: 70118  
**Bounding Streets:** Edinburgh, Mistletoe, Palm, & Hamilton  
**Square Number:** 559 Lot (s) Number: 8  
**Zoning Classification:** RD-2 Residential Two-Family 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 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow one parking space within the required front-yard setback.

**Requested Waivers:**

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

Permitted: 0 spaces                      Provided: 1 space                      Waiver: 1 space

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**ITEM 12 -- Docket Number:**                      **67-07**  
**Applicant or Agent:**                      Associated Neighborhood Development  
**Property Location:**                      3235 Washington Ave.                      **Zip:** 70124  
**Bounding Streets:**                      Washington Ave., S. Prieur, Fourth, & S. Roman Sts.  
**Square Number:**                      424                      **Lot (s) Number:** PT-2  
**Zoning Classification:**                      RM-4 Residential Multi-Family                      **ZBM:** B – 14  
**Historic District Classification:**                      NA  
**Existing Use:**                      Vacant Lot  
**Proposed Use:**                      Single-Family Residence

**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 single-family residence, with insufficient: (1) front-yard setback, (2) rear-yard setback, (3) lot area, (4) lot depth, and (5) corner side-yard setback.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) – Front-Yard Setback**  
Required: 20'                      Provided: 9'                      Waiver: 11' (55%)  
**Section 4.12.7 (Table 4.L) – Rear-Yard Setback**  
Required: 15'                      Provided: 10'                      Waiver: 5' (33.3%)  
**Section 4.12.7 (Table 4.L) – Lot Area**  
Required: 3,125 s.f.                      Provided: 2,100 s.f.                      Waiver: 1,025 s.f. (32.8%)  
**Section 4.12.7 (Table 4.L) – Lot Depth**  
Required: 90'                      Provided: 70'                      Waiver: 20' (22.2%)  
**Section 4.12.7 (Table 4.L) – Corner Side-Yard Setback**  
Required: 10'                      Provided: 3'                      Waiver: 7' (70%)

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**ITEM 13 -- Docket Number:** 68-07  
**Applicant or Agent:** Lydia Duncan  
**Property Location:** 3040 Robert St. **Zip:** 70125  
**Bounding Streets:** Robert, S. Prieur, & S. Derbigny Sts., & Jefferson Ave.  
**Square Number:** 710 **Lot (s) Number:** 10A  
**Zoning Classification:** RD-2 Residential Two-Family **ZBM:** B – 14  
**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 new addition to an existing single-family residence, with insufficient: (1) front-yard setback, (2) rear-yard setback, (3) corner side-yard setback, (4) aggregate side-yard setback

**Requested Waivers:**

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

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

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

Required: 20' Provided: 8' – 3" Waiver: 11' – 9" (58.8%)

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

Required: 10' Provided: 5' – 3" Waiver: 4' – 9" (47.5%)

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

Required: 9' Provided: 8' – 3" Waiver: 9" (8.3%)

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**ITEM 14 -- Docket Number:** 69-07  
**Applicant or Agent:** St. Joe Housing, LLC  
**Property Location:** 401 St. Joseph St. **Zip:** 70130  
**Bounding Streets:** St. Joseph St., Constance St., Andrew Higgins Blvd., & Magazine St.  
**Square Number:** 134 & 135 **Lot (s) Number:**  
**Zoning Classification:** CBD-8 Central Business District **ZBM:** C – 14  
**Historic District Classification:** Warehouse District Local Historic District  
**Existing Use:** Commercial  
**Proposed Use:** Mixed-Use – Residential & Commercial

**Request Citation:** This request is for a variance from provisions of Article 6, Section 6.9.7 and Table 6.I of the Comprehensive Zoning Ordinance.



**Requested Waivers:**

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

Required: 4,000 s.f.                      Provided: 3,600 s.f.    Waiver: 400 s.f. (10%)

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

Required: 2 spaces                      Provided: 0 spaces    Waiver: 2 spaces (200%)

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**ITEM 16 -- Docket Number:**

**71-07**

**Applicant or Agent:**

Sims Development, LLC

**Property Location:**

Municipal No: 115240                      **Zip:** 70114

**Bounding Streets:**

Numa, Ptolemy, Behrman, & Socrates Sts.

**Square Number:**

16                      **Lot (s) Number:** 17

**Zoning Classification:**

RD-2 Residential Two-Family                      **ZBM:** D – 15

**Historic District Classification:**

NA

**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 the construction of a new two-family residence, with insufficient lot area and off-street parking.

**Requested Waivers:**

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

Required: 4,000 s.f.                      Provided: 3,600 s.f.    Waiver: 400 s.f. (10%)

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

Required: 2 spaces                      Provided: 0 spaces    Waiver: 2 spaces (200%)

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**ITEM 17 -- Docket Number:**

**72-07**

**Applicant or Agent:**

Sims Development, LLC

**Property Location:**

Municipal No: 115240                      **Zip:** 70114

**Bounding Streets:**

Numa, Ptolemy, Behrman, & Socrates Sts.

**Square Number:**

16                      **Lot (s) Number:** 18

**Zoning Classification:**

RD-2 Residential Two-Family                      **ZBM:** D – 15

**Historic District Classification:**

NA

**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 the construction of a new two-family residence, with insufficient lot area and off-street parking.

**Requested Waivers:**

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

Required: 4,000 s.f.                      Provided: 3,600 s.f.      Waiver: 400 s.f. (10%)

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

Required: 2 spaces                      Provided: 0 spaces      Waiver: 2 spaces (200%)

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**ITEM 18 -- Docket Number:** 73-07  
**Applicant or Agent:** Caitlin Cain & Kurt Weigle  
**Property Location:** 4516 Perrier St.                      **Zip:** 70115  
**Bounding Streets:** Perrier, Coliseum, Cadiz, & Jena Sts.  
**Square Number:** 318                      **Lot (s) Number:** C  
**Zoning Classification:** RD-2 Residential Two-Family                      **ZBM:** B – 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 15.6.1 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a new two-family residence, with insufficient rear-yard setback; and to increase the height of an existing fence to 10’

**Requested Waivers:**

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

Required: 20’                      Provided: 9’ – 6”                      Waiver: 10’ – 6” (52.5%)

**Section 15.6.1 – Maximum Fence Height**

Maximum: 7’                      Provided: 10’                      Waiver: 3’ (42.9%)

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

NONE

**E. Motion for Adjournment**