

C. BZA Dockets -- New Business

ITEM 2– Docket Number: 74-07
Applicant or Agent: Thomas W. Cinn, Jr.
Property Location: 3014 Annunciation St. **Zip:** 70115
Bounding Streets: Annunciation, Seventh, Chippewa, & Eighth Sts.
Square Number: 83 **Lot (s) Number:** 16-A
Zoning Classification: RD-3 Two-Family Residential **ZBM:** C – 15
Historic District Classification: Irish Channel Local Historic District
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to allow the construction of a new accessory structure that will cover more than 40% of the required rear-yard.

Requested Waivers:

Section 15.5.12 (2) – Accessory Structure Occupying more than 40% of Rear-Yard
Maximum: 240 s.f. Proposed: 408 s.f. Waiver: 168 s.f. (70%)

ITEM 3 – Docket Number: 75-07
Applicant or Agent: Mr. & Mrs. Paul Landry
Property Location: 1945 Industry St. **Zip:** 70119
Bounding Streets: Florida Ave., St. Anthony, Industry, & Annette Sts.
Square Number: 1718 **Lot (s) Number:** 1-A
Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 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 4.6.7 and Table 4.F 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 corner side-yard setback, and to allow a rear addition with insufficient interior side-yard setback.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Corner Side-Yard Setback
Required: 10' Proposed: 4' Waiver: 6' (60%)
Section 4.6.7 (Table 4.F) – Interior Side-Yard Setback
Required: 3' Proposed: 2' Waiver: 1' (33%)

ITEM 4 – Docket Number: 76-07
Applicant or Agent: Jeffrey Lenczyk
Property Location: 3508 Calhoun St. **Zip:** 70125
Bounding Streets: Calhoun, McKenna, & Hewes Sts., & Tulane University
Square Number: 145 **Lot (s) Number:** V
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B – 13
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 covered front porch on an existing single-family residence, with insufficient front-yard setback.

Requested Waivers:

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

Required: 20' Proposed: 3' – 6" Waiver: 16' – 6" (82.5%)

ITEM 5 – Docket Number: 77-07
Applicant or Agent: Gail A. Stewart
Property Location: 13720 Pierres Ct. **Zip:** 70129
Bounding Streets: Pierres Ct., Horizon Dr., & Michoud Blvd.
Square Number: 1 **Lot (s) Number:** 32
Zoning Classification: RS-2 Single-Family Residential **ZBM:** J – 10
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 of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new covered front porch on an existing single-family residence, with insufficient rear-yard setback.

Requested Waivers:

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

Required: 20' Proposed: 8' Waiver: 12' (60%)

ITEM 6 – Docket Number 78-07

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 **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) front-yard setback, (2) corner side-yard setback, (3) aggregate side-yard, (4) rear yard setback, and (5) off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Front Yard

Required: 20’ Proposed: 0’ Waiver: 20’

Section 4.6.7 (Table 4.F) – Corner Side-Yard

Required: 10’ Proposed: 1’ - 6” Waiver: 8’ - 6”

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

Required: 6’ Proposed: 4’ – 6” Waiver: 1’ – 6”

Section 4.6.7 (Table 4.F) – Rear Yard

Required: 20’ Proposed: 1’ Waiver: 19’

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

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

ITEM 7 – Docket Number 79-07

Applicant or Agent: Cambridge Properties XIV, LLC
Property Location: 7458 Garfield St. **Zip:** 70118
Bounding Streets: Garfield, Cherokee, Millaudan, & Pitt Sts.
Square Number: 30 **Lot (s) Number:** 8
Zoning Classification: RD-2 Two-Family Residential **ZBM:** A – 14
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: (1) lot width, (2) lot area, and (3) off-street parking

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width

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

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Proposed: 4,260 s.f. Waiver: 740 s.f. (14.8%)

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

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

ITEM 8 -- Docket Number: 80-07
Applicant or Agent: Lena Brown
Property Location: 14576 Tilbury Rd. **Zip:** 70128
Bounding Streets: Tilbury, Beekman, Forum, & Duane Rds.
Square Number: G **Lot (s) Number:** 14
Zoning Classification: RD-2 Two-Family Residential **ZBM:** I – 10
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 rear-yard setback.

Requested Waivers:

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

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

ITEM 9 -- Docket Number: 81-07
Applicant or Agent: Robert J. Ellis, Jr.
Property Location: 8006 Nelson St. **Zip:** 70125
Bounding Streets: Nelson St., S.Carrollton Ave., S.Claiborne Ave. & Short St.
Square Number: 345 **Lot (s) Number:** B
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B – 13
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, Sections 15.5.9 and 15.5.12(1) 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) rear-yard setback, and to allow the construction of a new accessory building with insufficient (2) side- and (3) rear-yard setbacks. The applicant also requests to permit (4) mechanical equipment less than 2' from the property line.

Requested Waivers:

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

Required: 20' Proposed: 3' – 2" Waiver: 16' – 10" (84%)

Section 15.5.12 (1) – Side-Yard Setback for Accessory Structure

Required: 3' Proposed: 9" Waiver: 2' – 3" (75%)

Section 15.5.12 (1) – Rear-Yard Setback for Accessory Structure

Required: 3' Proposed: 2' – 7" Waiver: 5" (14%)

Section 15.5.9 – Mechanical Equipment within 2' of Property Line

Required: 2' Proposed: 10" Waiver: 1' – 2" (58%)

ITEM 10 -- Docket Number: 82-07
Applicant or Agent: Opportunity Homes Limited Partnership
Property Location: 1904-06 Hollygrove St. **Zip:** 70118
Bounding Streets: Hollygrove, Cohn, Hamilton, & Spruce Sts.
Square Number: 265 **Lot (s) Number:** 1
Zoning Classification: RD-2 Two-Family Residential **ZBM:** A – 13
Historic District Classification: NA
Existing Use: Vacant
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: (1) lot width, (2) lot area, and (3) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Proposed: 40' Waiver: 10' (20%)

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Proposed: 3,630 s.f. Waiver: 370 s.f. (7%)

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

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

ITEM 11 -- Docket Number: **83-07**
Applicant or Agent: Pivach-Perrino Realty, Inc.
& Claiborne Fresh Market, L.L.C
Property Address: 2400 Dublin St. **Zip:** 70118
Bounding Streets: Dublin St., Nelson St., S. Carrollton Ave. &
S. Claiborne Ave.
Square Number: 344 **Lot (s) Number:** X-1-A
Zoning Classification: B-2 Neighborhood Bus. Dist. **ZBM:** B-13
Historic District Classification: NA
Existing Use: Vacant Commercial Site
Proposed Use: Grocery Store

Request Citation: This request is for a variance from provisions of Article 5, Section 5.6.7 and Table 5.F of the Comprehensive Zoning Ordinance.

Request:
This request is to allow construction of 15,218 square foot full service grocery store and delicatessen, with insufficient side-yard setback.

Requested Waivers:
Section 5.6.7 (Table 5.F) – Side-Yard Setback (abutting a Residential District)
Required: 10’ Proposed: 0’ Waiver: 10’ (100%)

ITEM 12 -- Docket Number: **84-07**
Applicant or Agent: GO-Zone Investments, LLC
Property Location: Mandeville St.
Bounding Streets: Mandeville, Agriculture, Marigny, & Abundance
Sts.
Square Number: 1797 **Lot (s) Number:** T-1
Zoning Classification: RD-2 Two-Family Residential **ZBM:** D – 12
Historic District Classification: NA
Existing Use: Vacant
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 the construction of a new two-family residence with insufficient: (1) front-yard setback, and (2) off-street parking.

ITEM 16 -- Docket Number: 88-07
Applicant or Agent: GO-Zone Investments, LLC
Property Location: 2920 Mandeville St.
Bounding Streets: Mandeville, Agriculture, Marigny, & Abundance Sts.
Square Number: 1797 **Lot (s) Number:** 16
Zoning Classification: RD-2 Two-Family Residential **ZBM:** D – 12
Historic District Classification: NA
Existing Use: Vacant
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 the construction of a new two-family residence with insufficient: (1) front-yard setback, and (2) off-street parking.

Requested Waivers:
Section 4.5.7 (Table 4.E) – Front-Yard Setback
Required: 20’ Proposed: 4’ Waiver: 16’ (80%)
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 spaces Proposed: 0 spaces Waiver: 2 spaces

ITEM 17 -- Docket Number: 89-07
Applicant or Agent: GO-Zone Investments, LLC
Property Location: 2924 Mandeville St.
Bounding Streets: Mandeville, Agriculture, Marigny, & Abundance Sts.
Square Number: 1797 **Lot (s) Number:** 15
Zoning Classification: RD-2 Two-Family Residential **ZBM:** D – 12
Historic District Classification: NA
Existing Use: Vacant
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 the construction of a new two-family residence with insufficient: (1) front-yard setback, and (2) off-street parking.

Requested Waivers:

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

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

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

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

ITEM 18 -- Docket Number: 90-07

Applicant or Agent: GO-Zone Investments, LLC

Property Location: 2303 A.P. Tureaud Ave.

Bounding Streets: A.P. Tureaud Ave., N. Tonti, New Orleans, & N. Rocheblave Sts.

Square Number: 1202 **Lot (s) Number:** 13A

Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 12

Historic District Classification: NA

Existing Use: Vacant

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 the construction of a new two-family residence with insufficient: (1) front-yard setback, and (2) off-street parking.

Requested Waivers:

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

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

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

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

ITEM 19 -- Docket Number: 91-07

Applicant or Agent: GO-Zone Investments, LLC

Property Location: 2301 A.P. Tureaud Ave.

Bounding Streets: A.P. Tureaud Ave., N. Tonti, New Orleans, & N. Rocheblave Sts.

Square Number: 1202 **Lot (s) Number:** 37A

Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 12

Historic District Classification: NA

Existing Use: Vacant

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 the construction of a new two-family residence with insufficient: (1) front-yard setback, and (2) off-street parking.

Requested Waivers:

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

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

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

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

ITEM 20 -- Docket Number: 92-07
Applicant or Agent: Donald Saulny
Property Location: 3023 Memorial Park Dr.
Bounding Streets: Memorial Park, Nevada, & Kansas Drs., & Behrman Hwy.
Square Number: 73 **Lot (s) Number:** 7 & 8
Zoning Classification: RS-2 Single-Family Residential **ZBM:** D – 16
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, Section 15.5.12 (4) of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new attached accessory structure, with second floor living area, with insufficient: (1) rear-yard setback, and (2) excess height.

Requested Waivers:

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

Required: 20’ Proposed: 3’ Waiver: 17’ (85%)

Section 15.5.12 (4) – Maximum Height of Accessory Structure

Maximum: 14’ Proposed: 20’ Waiver: 6’ (43%)

ITEM 21 -- Docket Number: 93-07
Applicant or Agent: Susan Clay
Property Location: 5736 Wildair Dr.
Bounding Streets: Wildair, Burbank, & Wilton Drs, & Prentiss Ave.
Square Number: 3 **Lot (s) Number:** 29
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 new 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’

Proposed: 17’ – 6”

Waiver: 2’ – 6” (13%)

ITEM 22 -- Docket Number: 94-07
Applicant or Agent: David Oestreicher
Property Location: 317-19 Exchange Pl.
Bounding Streets: Exchange Pl., & Bienville, Royal, & Conti Sts.
Square Number: 38 **Lot (s) Number:** 76
Zoning Classification: VCC-2 Vieux Carré Commercial **ZBM:** D – 14
Historic District Classification: Vieux Carré
Existing Use: Residential / Commercial
Proposed Use: Two-Family Residential

Request Citation: This request is for a variance from provisions of Article 8, Section 8.5.7 and Table 8.D of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the conversion of an existing building from commercial and residential to residential only, with insufficient lot area.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Lot Area

Required: 2,000 s.f.

Proposed: 709 s.f.

Waiver: 1,291 s.f. (65%)

ITEM 23 -- Docket Number: 95-07
Applicant or Agent: Freddy Galindo
Property Location: 143-145 S. Rendon St.
Bounding Streets: S. Jefferson Davis Pkwy., Canal, Cleveland & S. Rendon Sts.
Square Number: 683 **Lot Number(s):** X
Zoning Classification: RO-1 General Office **ZBM:** C-13
Historic District Classification: None
Existing Use: Multiple-Family Residence
Proposed Use: Multiple-Family Residence & Commercial

ITEM 25 -- Docket Number 97-07
Applicant or Agent: Tulane Ave. Properties, LLC
Property Location: 3615 Tulane Ave.
Bounding Streets: Tulane Ave., S. Telemachus, D’Hemecourt, & S.Genois Sts.
Square Number: 714
Lot Number(s): 4,5,6,7,8,9,10,Pt 1,20,21,Pt X, Pt12, Pt13,13,19, 16
Zoning Classification: C-1 General Commercial **ZBM:** C-13
Historic District Classification: None
Existing Use: Vacant Commercial
Proposed Use: Multi-Family Residence (Elderly)

Request Citation: This request is for a variance from provisions of Article 5, Section 5.7.7 and Table 5.G, 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 multi-family residence for the elderly, with insufficient lot area per dwelling unit and off-street parking

Requested Waivers:
Section 5.7.7 (Table 5.G) – Lot Area per Dwelling Unit
Required: 200,000 s.f. Proposed: 68,600 s.f. Waiver: 131,400 s.f. (66%)
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 300 spaces Proposed: 68 spaces Waiver: 232 spaces (77%)

ITEM 26 -- Docket Number 98-07
Applicant or Agent: Tommye Myrick & Phyllis Johnson
Property Location: 5363 Franklin Ave.
Bounding Streets: Franklin Ave., Flimore Ave., Mithra St., & Eads St.
Square Number: 4064 **Lot Number(s):** C
Zoning Classification: B-1 Neighborhood Business **ZBM:** E-11
Historic District Classification: None
Existing Use: Commercial (Barber Shop)
Proposed Use: Commercial (Barber & Coffee Shop, & Bookstore)

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 an existing commercial structure to other commercial uses, with insufficient off-street parking

Requested Waivers:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 9 spaces Proposed: 6 spaces Waiver: 3 spaces (33%)

Request:

The applicant is appealing a decision of the Director of Safety & Permits to allow the placement of additional inventory signage on existing awnings.

ITEM 29 - Docket Number **101-07**
Applicant or Agent: Dickie Brennan Co.
Property Location: 605 Canal St.
Bounding Streets: Canal, Chartres, & Iberville Sts., & Exchange Pl.
Square Number: 33 **Lot Number(s):** 1, 2, 3, A, B
Zoning Classification: CBD-3 Central Business District **ZBM:** C-14
Historic District Classification: Canal Street Local Historic District
Existing Use: Restaurant
Proposed Use: Restaurant

Request:

The applicant is appealing a decision of the Director of Safety & Permits to allow the replacement of existing neon letters with new neon letters, to spell out the name of the existing business.

ITEM 30 -- Docket Number **102-07**
Applicant or Agent: Susan Hoffman
Property Location: 900 Royal St.
Bounding Streets: Royal, Dumaine, Chartres, & St. Philip Sts.
Square Number: 48 **Lot Number(s):** 1
Zoning Classification: VCC-1 Vieux Carré Commercial **ZBM:** D-14
Historic District Classification: Vieux Carré
Existing Use: Restaurant
Proposed Use: Restaurant with Live Entertainment

Request:

The applicant is appealing a decision of the Director of Safety & Permits to allow the existing restaurant to provide live entertainment in a district where such entertainment is not permitted.

E. Motion for Adjournment