

BOARD OF ZONING ADJUSTMENTS Meeting Agenda

Monday, November 12, 2007

10:00 a.m. City Council Chamber, 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 October 8, 2007

ITEM 1 -- Docket Number: 111-07
Applicant or Agent: Lilly Patterson
Property Location: 2916-18 General Taylor St. Zip: 70115
Bounding Streets: Gen. Taylor, Willow, & Milan Sts., & S. Claiborne Ave.
Square Number: 669 **Lot (s) Number:** 19
Zoning Classification: RM-2 Two-Family Residential
ZBM: B – 14 (Ordinance No. 22,769 M.C.S.)
Historic District Classification: NA
Existing Use: Two-Family Residence
Proposed Use: Multi-Family Residence

Request Citation: This request is for a variance from provisions of Article 15, Section 15.2.1 and Table 15.A, and Article 4, Section 4.9.7 and Table 4.I of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the conversion of a two-family residence into a multiple-family residence (3 units) with insufficient: (1) off-street parking, (2) lot width, and (3) lot area.

Requested Waivers:

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

Required: 3 spaces Proposed: 2 spaces Waiver: 1 space (33%)¹

Section 4.9.7 (Table 4.I) – Lot Width

Required: 40' Proposed: 30' Waiver: 10' (25%)

Section 4.9.7 (Table 4.I) – Lot Area

Required: 4,500 s.f. Proposed: 3,600 s.f. Waiver: 900 s.f. (20%)

¹ The applicant has obtained approval from a neighboring business to provide the additional parking space from 6:00 p.m. to 6:00 a.m. at 3750 S. Claiborne Ave.

ITEM 2 -- Docket Number: 146-07
Applicant or Agent: Robert Daliet
Property Location: 2652 Port St. **Zip:** 70117
Bounding Streets: Port St., Florida Walk, Almonaster Ave., & Law St.
Square Number: 1486 **Lot (s) Number:** B
Zoning Classification: RD-3 Two-Family Residential **ZBM:** E – 13
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, Section 4.6.7 and Table 4.F of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new single family residence with insufficient front-yard setback and rear-yard setback.

Requested Waivers:

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

Required: 20’ Provided: 13’ – 8” Waiver: 6’ – 4” (32%)

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

Required: 20’ Provided: 13’ – 8” Waiver: 6’ – 4” (32%)

ITEM 3 -- Docket Number: 153-07
Applicant or Agent: John Chagnard
Property Location: 6017 Cameron Blvd. **Zip:** 70122
Bounding Streets: Cameron Blvd., Hibernia, Pasteur, & Burbank Sts.
Square Number: C **Lot (s) Number:** 93-C
Zoning Classification: RD-2 Two-Family Residential **ZBM:** D – 13
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 lot width.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50’ Provided: 46’ Waiver: 4’ (8%)

ITEM 4 -- Docket Number: 155-07
Applicant or Agent: Joynal Abdin
Property Location: Undesignated Parcel N. Rendon St. Zip: 70119
Bounding Streets: N. Rendon, Trafalgar, N. Salcedo Sts., & Derby Pl.
Square Number: 7 **Lot (s) Number:** 12
Zoning Classification: RD-2 Two-Family Residential **ZBM:** C – 12
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 width, lot area, and off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Provided: 32' Waiver: 18' (36%)

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Provided: 4,800 s.f. Waiver: 200 s.f. (4%)

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

Required 2 spaces Provided: 0 spaces Waiver: 2 spaces

C. BZA Dockets -- New Business

ITEM 5 -- Docket Number: 159-07
Applicant or Agent: Verena Kennedy
Property Location: 4122 S. Derbigny St. Zip: 70125
Bounding Streets: S. Derbigny, Milan, & Gen. Taylor Sts., S. Claiborne Ave.
Square Number: 696 **Lot (s) Number:** L
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B – 14
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 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.

ITEM 11 -- Docket Number: 165-07
Applicant or Agent: Jack Brighenti
Property Location: 5800 Magazine St. **Zip:** 70115
Bounding Streets: Magazine, Constance, & Eleonore Sts., & Nashville Ave.
Square Number: 24 **Lot (s) Number:** pt. A
Zoning Classification: B-2 Neighborhood Business **ZBM:** A-15
Historic District Classification: NA
Existing Use: Vacant Commercial
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 conversion of an existing commercial structure into a restaurant with insufficient off-street parking.

Requested Waivers:

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

Required: 13 spaces Provided: 11 spaces Waiver: 2 spaces (15%)

ITEM 12 -- Docket Number: 166-07
Applicant or Agent: Trumpet Advertising
Property Location: 2803 St. Philip St. **Zip:** 70119
Bounding Streets: St. Philip, Belle Chasse, & N. White Sts.
Square Number: 375 **Lot (s) Number:** 6, 7, 8, 9, 10, J
Zoning Classification: RO General Office **ZBM:** C – 13
Historic District Classification: NA
Existing Use: Vacant Commercial
Proposed Use: Advertising Office

Request Citation: This request is for a variance from provisions of Article 15, Sections 15.2.1 and Table 15.A and Section 15.3.2 and Table 15.G of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the conversion of an existing commercial structure into an office with insufficient off-street parking and off-street loading areas.

Requested Waivers:

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

Required: 27 spaces Provided: 11 spaces Waiver: 16 spaces

Section 15.3.2 (Table 15.G) – Off-Street Loading

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 13 -- Docket Number: 167-07
Applicant or Agent: Robert & Marina Schoen
Property Location: 2874 Grand Route St. John **Zip:** 70119
Bounding Streets: Grand Rte. St. John, N. White, LePage, & Crete Sts.
Square Number: 1528 **Lot (s) Number:** AB-1
Zoning Classification: RD-3 Two-Family Residential **ZBM:** C – 12
Historic District Classification: Esplanade Ridge Local Historic District
Existing Use: Single-Family Residential
Proposed Use: Single-Family Residential

Request Citation: This request is for a variance from provisions of Article 15, Section 15.5.12 (3) of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new accessory structure with insufficient corner side-yard setback for accessory buildings.

Requested Waivers:

Section 15.5.12 (3) – Corner Side-Yard for Accessory Structures

Required: 10’ Provided: 1’ – 3” Waiver: 8’ – 9” (87%)

ITEM 14 -- Docket Number: 168-07
Applicant or Agent: Sims Development, LLC
Property Location: 1414 Sumner St. **Zip:** 70114
Bounding Streets: Sumner, Ptolemy, & Socrates Sts., & Behrman Ave.
Square Number: 232 **Lot (s) Number:** 7
Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 15
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 construction of a new two-family structure with insufficient off-street parking.

Requested Waivers:

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 15 -- Docket Number: 169-07
Applicant or Agent: Sims Development, LLC
Property Location: 1414 Sumner St. **Zip:** 70114
Bounding Streets: Sumner, Ptolemy, & Socrates Sts., & Behrman Ave.
Square Number: 232 **Lot (s) Number:** 6
Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 15
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 construction of a new two-family structure with insufficient off-street parking.

Requested Waivers:

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 16 -- Docket Number: 170-07
Applicant or Agent: Sims Development, LLC
Property Location: 1041 Atlantic Ave. **Zip:** 70114
Bounding Streets: Atlantic & Pacific Aves., & Diana & Newton Sts.
Square Number: 176 **Lot (s) Number:** 11
Zoning Classification: RM-2 Multiple-Family Residential **ZBM:** D – 15
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

Request Citation: This request is for a variance from provisions of Article 4, Section 4.9.7 and Table 4.I, 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 structure with insufficient corner side-yard setback and off-street parking.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Corner Side-Yard Setback

Required: 10' Provided: 3' Waiver: 7' (70%)

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 17 -- Docket Number: 171-07
Applicant or Agent: Sims Development, LLC
Property Location: 1110 L. B. Landry Ave. **Zip:** 70114
Bounding Streets: L.B.Landry Ave., & DeArmas, Wagner, & Diana Sts.
Square Number: 197 **Lot (s) Number:** 13
Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 15
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 construction of a new two-family structure with insufficient off-street parking.

Requested Waivers:

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 18 -- Docket Number: 172-07
Applicant or Agent: Sims Development, LLC
Property Location: Undesignated Parcel, Nunez St. **Zip:** 70114
Bounding Streets: Nunez, Socrates, Lamarque, & Teche Sts.
Square Number: 219 **Lot (s) Number:** 17
Zoning Classification: RM-2 Multiple-Family Residential **ZBM:** D – 15
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 construction of a new two-family structure with insufficient off-street parking.

Requested Waivers:

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 19 -- Docket Number: 173-07
Applicant or Agent: Sims Development, LLC
Property Location: Undesignated Parcel, Numa St. **Zip:** 70114
Bounding Streets: Numa, Ptolemy, Casa Calvo, & Socrates Sts.
Square Number: 17 **Lot (s) Number:** 9
Zoning Classification: RD-2 Two-Family Residential **ZBM:** D – 15
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 structure with insufficient (1) lot area, (2) lot width, and (3) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Provided: 3,600 s.f. Waiver: 1,400 s.f.

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Provided: 30' Waiver: 20'

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 20 -- Docket Number: 174-07
Applicant or Agent: Sims Development, LLC
Property Location: Undesignated Parcel, Numa St. **Zip:** 70114
Bounding Streets: Numa, Ptolemy, Casa Calvo, & Socrates Sts.
Square Number: 17 **Lot (s) Number:** 10
Zoning Classification: RD-2 Two-Family Residential **ZBM:** D – 15
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 structure with insufficient (1) lot area, (2) lot width, (3) corner side-yard setback, and (4) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Provided: 3,600 s.f. Waiver: 1,400 s.f.

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Provided: 30' Waiver: 20'

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

Required: 10' Provided: 3' Waiver: 7'

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 21 -- Docket Number: **175-07**
Applicant or Agent: Sims Development, LLC
Property Location: 1920 Eagle St. **Zip:** 70118
Bounding Streets: Eagle, Cohn, Gen. Ogden, & Spruce Sts.
Square Number: 263 **Lot (s) Number:** 5
Zoning Classification: RD-2 Two-Family Residential **ZBM:** A – 13
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 structure with insufficient (1) lot area, (2) lot width, and (3) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Provided: 3,600 s.f. Waiver: 1,400 s.f.

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Provided: 30' Waiver: 20'

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 22 -- Docket Number: 176-07
Applicant or Agent: Sims Development, LLC
Property Location: 1920 Eagle St. **Zip:** 70118
Bounding Streets: Eagle, Cohn, Gen. Ogden, & Spruce Sts.
Square Number: 263 **Lot (s) Number:** 4
Zoning Classification: RD-2 Two-Family Residential **ZBM:** A – 13
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 structure with insufficient (1) lot area, (2) lot width, and (3) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Provided: 3,600 s.f. Waiver: 1,400 s.f.

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Provided: 30' Waiver: 20'

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 23 -- Docket Number: 177-07
Applicant or Agent: Sims Development, LLC
Property Location: 318 Elmira St. **Zip:** 70114
Bounding Streets: Elmira, Belleville, Slidell, & Homer Sts.
Square Number: 263 **Lot (s) Number:** 4
Zoning Classification: RM-2 Multiple-Family Residential **ZBM:** D – 15
Historic District Classification: Algiers Point Local Historic District
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 construction of a new two-family structure with insufficient (1) lot area, (2) lot width, and (3) off-street parking.

Requested Waivers:

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 24 -- Docket Number: 178-07
Applicant or Agent: Sims Development, LLC
Property Location: 1712 Cambronne St. **Zip:** 70118
Bounding Streets: Cambronne, Hickory, Joliet, & Green Sts.
Square Number: 228 **Lot (s) Number:** 10
Zoning Classification: RD-2 Two-Family Residential **ZBM:** A – 13
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-Family Residential

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 structure with insufficient (1) lot area, (2) lot width, and (3) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area
 Required: 5,000 s.f. Provided: 3,600 s.f. Waiver: 1,400 s.f.
Section 4.5.7 (Table 4.E) – Lot Width
 Required: 50’ Provided: 30’ Waiver: 20’
Section 15.2.1 (Table 15.A) – Off-Street Parking
 Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 25 -- Docket Number: 179-07
Applicant or Agent: VVJ, LLC
Property Location: 4300 S. Claiborne Ave. **Zip:** 70125
Bounding Streets: S Claiborne & Napoleon Aves, Gen. Pershing & Willow Sts.
Square Number: 671
Lot (s) Number: 15B, B3, B2, F, 11, 12, pt. 23, pt. 24, U, T, S, R
 (Prop. 1A)
Zoning Classification: C-1 General Commercial **ZBM:** B – 14
Historic District Classification: NA
Existing Use: Vacant Commercial
Proposed Use: Medical Imaging Center

Request Citation: This request is for a special exception under Article 14, Section 14.7.6

Request:

This request is for a special exception to move zoning district boundaries to coincide with lot lines being moved through resubdivision.

ITEM 26 -- Docket Number: 180-07
Applicant or Agent: Israel James, Jr.
Property Location: 4301 Hollygrove St. **Zip:** 70118
Bounding Streets: Hollygrove, Heaton, Gen. Ogden, & Quince Sts.
Square Number: 663 **Lot (s) Number:** 22
Zoning Classification: RM-4 Multiple-Family Residential **ZBM:** B – 12
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Two-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 two-family structure with insufficient aggregate side-yard setback and corner side-yard setback.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Aggregate Side-Yard

Required: 6' Provided: 3' Waiver: 3' (50%)

Section 4.12.7 (Table 4.L) – Corner Side-Yard

Required: 10' Provided: 0' Waiver: 10' (100%)

ITEM 27 -- Docket Number: 181-07
Applicant or Agent: Bridget C. Boogaerts
Property Location: 538 Belleville St. **Zip:** 70114
Bounding Streets: Belleville, Evelina, & Eliza Sts., & Elmira Ave.
Square Number: 96 **Lot (s) Number:** 10, pt. 13
Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 14
Historic District Classification: Algiers Point Local Historic District
Existing Use: Single-Family Residential
Proposed Use: Single-Family Residential

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

Request:

This request is to allow the construction of a new accessory structure with insufficient side- and rear-yard setbacks for an accessory structure and excess coverage of the required rear-yard.

Request:

This request is to allow the construction of a handicapped access ramp with insufficient aggregate side-yard setback and a circular driveway within the required front-yard. Providing parking within the required front-yard and with excess paving of the required front-yard.

Requested Waivers:

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

Required: 9' – 3" Provided: 6' Waiver: 3' – 3" (35%)

Section 15.2.3 – Parking within Required Front-Yard

Permitted: 0 spaces Provided: 2 spaces Waiver: 2 spaces

Section 15.6.6 – Excess Paving in the Required Front-Yard

Maximum: 40% Provided: 70% Waiver: 75%

ITEM 30 -- Docket Number: **184-07**
Applicant or Agent: Ellsworth & Peggy Frank
Location: 5740 Wingate Dr. **Zip:** 70122
Bounding Streets: Wingate, Burbank, & Wickfield Drs., & Prentiss Ave.
Square Number: 4 **Lot (s) Number:** 30
Zoning Classification: RS-2 Single-Family Residential **ZBM:** D – 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, Section 4.3.7 and Table 4.C of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new single-family residence with insufficient rear-yard setback.

Requested Waivers:

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

Required: 20' Provided: 14' Waiver: 6' (30%)

ITEM 31 -- Docket Number: 185-07
Applicant or Agent: Lizzell Brooke-Williams
Location: 2530 Tricou St. **Zip:** 70117
Bounding Streets: St. Maurice Ave., & Law, N. Dorgenois, & Tricou Sts.
Square Number: 1431 **Lot (s) Number:** 8
Zoning Classification: RD-3 Two-Family Residential **ZBM:** F – 14
Historic District Classification: NA
Existing Use: Vacant
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 the construction of a new two-family residence with insufficient lot area.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Lot Area

Required: 3,600 s.f. Provided: 3,540 s.f. Waiver: 60 s.f (2%)

ITEM 32 -- Docket Number: 186-07
Applicant or Agent: Lizzell Brooke-Williams
Location: 2530 Tricou St. **Zip:** 70117
Bounding Streets: St. Maurice Ave., & Law, N. Dorgenois, & Tricou Sts.
Square Number: 1431 **Lot (s) Number:** 7
Zoning Classification: RD-3 Two-Family Residential **ZBM:** F – 14
Historic District Classification: NA
Existing Use: Vacant
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 the construction of a new two-family residence with insufficient lot area.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Lot Area

Required: 3,600 s.f. Provided: 3,540 s.f. Waiver: 60 s.f. (2%)

ITEM 33 -- Docket Number: 187-07
Applicant or Agent: George & Nancy Hebert
Location: 4651 Western St. **Zip:** 70122
Bounding Streets: Western, Carnot, Marigny, & Lombard Sts.
Square Number: 29 **Lot (s) Number:** 31-A
Zoning Classification: RS-2 Single-Family Residential **ZBM:** D – 11
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Single-Family Residential

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 raised single-family residence exceeding the maximum permitted height for a main use.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Height of Main Use

Maximum: 35’ Provided: 40’ Waiver: 5’ (14%)

ITEM 34 -- Docket Number: 188-07
Applicant or Agent: Stephen Ehlinger
Location: 5701 Pitt St. **Zip:** 70115
Bounding Streets: Nashville Ave., & Pitt, Garfield, & Arabella Sts.
Square Number: 52 **Lot (s) Number:** Front pt. 11, 12,
13, 14, 15
Zoning Classification: B-1 Neighborhood Business **ZBM:** A – 15
Historic District Classification: NA
Existing Use: Two-Family Residential
Proposed Use: Beauty Shop (1st Floor) / Single Apartment (2nd
Floor)

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 two-family residence into partial use as a beauty shop (1st floor) while retaining one residential unit on the second floor, with insufficient off-street parking.

Requested Waivers:

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

Required: 8 spaces Provided: 2 spaces Waiver: 6 spaces (75%)

ITEM 35 -- Docket Number: 189-07
Applicant or Agent: Darlene & Kermit Maronge
Location: 8909 Olive St. **Zip:** 70118
Bounding Streets: Olive, Hollygrove, Edinburgh, & Gen. Ogden Sts.
Square Number: 527 **Lot (s) Number:** 20
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B – 12
Historic District Classification: NA
Existing Use: Two-Family Residential
Proposed Use: Two-Family Residential

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 area, (2) lot width, and (3) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Provided: 3,600 s.f. Waiver: 1,400 s.f. (28%)

Section 4.5.7 (Table 4.E) – Lot Width

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

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 36 -- Docket Number: 190-07
Applicant or Agent: Ann Lewis
Location: 3501 Broadway St. **Zip:** 70125
Bounding Streets: Broadway, Edinburgh, Audubon, & Palm Sts.
Square Number: 22 **Lot (s) Number:** 10
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B – 13
Historic District Classification: NA
Existing Use: Vacant
Proposed Use: Single-Family Residential

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 single-family residence with insufficient: (1) front-yard setback, (2) rear-yard setback, and (3) off-street parking.

Requested Waivers:

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

Required: 20’ Provided: 5’ Waiver: 15’ (75%)

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

Required: 20’ Provided: 5’ Waiver: 15’ (75%)

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

Required: 1 space Provided: 0 spaces Waiver: 1 space

ITEM 37 -- Docket Number:

191-07

Applicant or Agent:

Nina Johnson

Location:

5828 Mandeville St. **Zip:** 70122

Bounding Streets:

Mandeville, Pressburg, Marigny, & Athis Sts.

Square Number:

4615 **Lot (s) Number:** 6

Zoning Classification:

RS-2 Single-Family Residential **ZBM:** E – 11

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, Section 4.3.7 and Table 4.C of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of new front- and rear-porches onto a single-family residence that is currently under construction, with insufficient front-yard setback and rear-yard setback

Requested Waivers:

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

Required: 20’ Provided: 14’ Waiver: 6’ (30%)

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

Required: 20’ Provided: 14’ Waiver: 6’ (30%)

ITEM 38 -- Docket Number:

192-07

Applicant or Agent:

Rita Jackson

Location:

7600 Avon Park Blvd. **Zip:** 70128

Bounding Streets:

Avon Park Blvd., & Curran, Vincent, & Morrison Rds.

Square Number:

D **Lot (s) Number:** 13

Zoning Classification:

RD-2 Two-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, Section 4.6.7 and Table 4.F of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the creation of a new lot through resubdivision which will provide insufficient lot area and lot depth for the proposed church use.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Lot Area (for Non-Residential Uses)

Required: 20,000 s.f. Provided: 15,431 s.f. Waiver: 4,569 s.f. (23%)

Section 4.6.7 (Table 4.F) – Lot Depth (for Non-Residential Uses)

Required: 100' Provided: 57' – 3" Waiver: 42' – 9" (43%)

D. Decision Appeals of the Director of Safety and Permits

ITEM 41 -- Docket Number: **195-07**
Applicant or Agent: Chris Hammond
Location: 2105 Valmont St. **Zip:** 70115
Bounding Streets: Valmont, Duffosat, Liberty, & LaSalle Sts.
Square Number: 571 **Lot (s) Number:** 1
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B – 14
Historic District Classification: NA
Existing Use: Non-Conforming Multi-Family Residential
Proposed Use: Non-Conforming Multi-Family Residential

Request Citation: This request is filed under the provisions of Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This request is to overturn the Decision of the Director of Safety & Permits as it relates to the loss of the subject property's legal non-conforming status, following the demolition of the previous site improvements.

E. Motion for Adjournment