

BOARD OF ZONING ADJUSTMENTS

Meeting Agenda

Monday, December 10, 2007

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

- A. Call to Order & Roll Call, Adoption of Minutes, Communications & Reports, Adoption of 2008 Calendar, 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%)

Requested Waivers:

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

Required: 9’ – 2” Provided: 6’- 8” Waiver: 2’ – 6”

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: 75% Waiver: 35%

ITEM 4 -- 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 5 -- 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 6 -- 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 7 -- 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 4.5.7 and Table 4.E and Article 15.6.6 of the Comprehensive Zoning Ordinance.

ITEM 9 -- Docket Number: 197-07
Applicant or Agent: Thomas Gennusa
Location: 2628 Calhoun St. **Zip:** 70118
Bounding Streets: Storey, Calhoun, & Delord Sts., & Tulane University
Square Number: 121 **Lot (s) Number:** B
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B – 14
Historic District Classification: NA
Existing Use: Two-Family Residence
Proposed Use: Two-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 off-street parking to be provided within the required front-yard.

Requested Waivers:

Section 15.2.3 – Parking within the Required Front-Yard

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

ITEM 10 -- Docket Number: 198-07
Applicant or Agent: Opportunity Homes L.P.
Location: 1823-25 St. Ann St. **Zip:** 70116
Bounding Streets: St. Ann, N. Derbigny, Dumaine, & N. Roman Sts.
Square Number: 225 **Lot (s) Number:** 6
Zoning Classification: RD-3 Two-Family Residential **ZBM:** C – 13
Historic District Classification: Tremé Local 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, and Article 15, Section 15.2.1 and Table 15.A of the Comprehensive Zoning Ordinance.

Request:

This request is to allow construction of a new two-family residence with insufficient lot area and off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Lot Area

Required: 3,600 s.f. Provided: 3,552 s.f. Waiver: 48 s.f.

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

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

ITEM 11 -- Docket Number **199-07**
Applicant or Agent: Don & Lisa Edwards
Location: 1026 Amelia St. **Zip:** 70115
Bounding Streets: Amelia, Magazine, Constance, & Peniston Sts.
Square Number: 210 **Lot (s) Number:** Z1
Zoning Classification: RM-2 Two-Family Residential **ZBM:** C – 13
 B-1A Neighborhood Business
Historic District Classification: NA
Existing Use: Commercial/Residential
Proposed Use: Commercial/Residential

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 12 -- Docket Number: **200-07**
Applicant or Agent: Peter Gardner
Location: 2418 St. Thomas St. **Zip:** 70130
Bounding Streets: St. Thomas, First, Division, & Second Sts.
Square Number: 47 **Lot (s) Number:** A & E
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 15.6.1 of the Comprehensive Zoning Ordinance.

Request:
This request is to allow the construction of a fence with excess height.

Requested Waivers:
Section 15.6.1 – Fence Height
Maximum: 7' Provided: 8' Waiver: 1'

ITEM 13 -- Docket Number: 201-07
Applicant or Agent: Elodie D. White
Location: 4566 Flake Ave. **Zip:** 70127
Bounding Streets: Flake Ave, Tulsa St., Laine Ave., & Grant St.
Square Number: 7 **Lot (s) Number:** 21-22
Zoning Classification: RD-2 Two-Family Residential **ZBM:** G – 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 4.5.7 and Table 4.E of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the conversion of an existing single-family residence into a two-family residence with insufficient lot area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 s.f. Provided: 4,750 s.f. Waiver: 250 s.f.

ITEM 14 -- Docket Number: 202-07
Applicant or Agent: Claudia Tew
Location: 2301 A. P. Tureaud Ave. **Zip:** 70119
Bounding Streets: A. P. Tureaud Ave., N. Tonti, New Orleans, & N. Rocheblave Sts.
Square Number: 1202 **Lot (s) Number:** 37
Zoning Classification: RD-3 Two-Family Residential **ZBM:** D – 12
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 4.6.7 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 corner side-yard setback.

Requested Waivers:

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

Required: 10' Provided: 0' Waiver: 10'

ITEM 29 -- Docket Number: 217-07
Applicant or Agent: John Weil / Judy Slack
Location: 373 Broadway St. **Zip:** 70118
Bounding Streets: Pitt, Audubon, Garfield, & Broadway Sts.
Square Number: 47 **Lot (s) Number:** 11
Zoning Classification: RS-2 Single-Family Residential **ZBM:** A – 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 15, Section 15.2.3 of the Comprehensive Zoning Ordinance. **AFTER THE FACT.**

Request:

This request is to allow off-street parking to be provided within the required front-yard.

Requested Waivers:

Section 15.2.3 – Parking within the Required Front-Yard

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

ITEM 30 -- Docket Number: 218-07
Applicant or Agent: Roy & Geraldine Winand
Location: 4811 St. Bernard Ave. **Zip:** 70122
Bounding Streets: St. Bernard Ave., Ownes Blvd., Mirabeau & Cartier Aves.
Square Number: 21 **Lot (s) Number:** 4
Zoning Classification: RS-2 Single-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 4.3.7 and Table 4.C of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new addition onto 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: 14'-6" Waiver: 5'-6"

ITEM 31 -- Docket Number: 219-07 **WITHDRAWN**

ITEM 32 -- Docket Number: 220-07
Applicant or Agent: Peter Gardner
Location: 2418 St. Thomas St. **Zip:** 70130
Bounding Streets: St. Thomas, First, Division, & Second Sts.
Square Number: 47 **Lot (s) Number:** A & E
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 15.6.1 of the Comprehensive Zoning Ordinance.

Request:
This request is to allow the construction of a fence with excess height.

Requested Waivers:
Section 15.6.1 – Fence Height
Maximum: 7’ Provided: 8’ Waiver: 1’

ITEM 33 -- Docket Number: 221-07
Applicant or Agent: Fidelity Investment Holdings, LLC
Location: 2159-61 Lafreniere St. **Zip:** 70122
Bounding Streets: Elysian Fields Ave., Pleasure, Frenchmen,& Lafreniere Sts.
Square Number: 2281 **Lot (s) Number:** 12-A-1
Zoning Classification: RD-2 Two-Family Residential **ZBM:** D-12
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 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’-6” Waiver: 3’-6”

E. Motion for Adjournment