

Request:

This request is to allow the construction of a new two-story accessory structure with excess building height.

Requested Waivers:

Section 15.5.9(7) – Height of Accessory Structure

Maximum: 14’

Provided: 24’-6”

Waiver: 10’-6”

ITEM 3 -- Docket Number:

213-07

DEFERRAL

Applicant or Agent:

Doris Derouselle

Location:

1335 Behrman Ave.

Zip: 70114

Bounding Streets:

Behrman Ave., DeArmas St., Sumner St., &
Socrates St.

Square Number:

14

Lot (s) Number: 21 & 22

Zoning Classification:

RD-3 Two-Family Residential

ZBM: D-15

Historic District Classification:

NA

Existing Use:

Single-Family Residence

Proposed Use:

Two, Single-Family Residences

Request Citation: This request is for a variance from provisions of Article 15, Section 15.5.7.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the reestablishment of two main uses on a single lot of record.

Requested Waivers:

Section 15.5.7.3 – Two Main Uses on a Single Lot of Record

ITEM 4 -- Docket Number:

225-07

DEFERRAL

Applicant or Agent:

Project Home Again Foundation

Location:

Owens Parcel “C”

Zip: 70122

Bounding Streets:

Mandolin St., Wellington, Owens & St. Bernard Aves.

Square Number:

19

Lot (s) Number: Proposed Lot “1”

Zoning Classification:

RS-2 Single-Family Residential

ZBM: D-11

Historic District Classification:

NA

Existing Use:

Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot width.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Width

Required: 50'

Provided: 45'-7"

Waiver: 4'-5"

ITEM 5 -- Docket Number:

226-07

DEFERRAL

Applicant or Agent:

Project Home Again Foundation

Location:

Owens Parcel "C"

Zip: 70122

Bounding Streets:

Mandolin St., Wellington, Owens, & St. Bernard Aves.

Square Number:

19

Lot (s) Number: Proposed Lot "2"

Zoning Classification:

RS-2 Single-Family Residential

ZBM: D-11

Historic District Classification:

NA

Existing Use:

Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot width.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Width

Required: 50'

Provided: 44'-6"

Waiver: 5'-6"

ITEM 6 -- Docket Number:

227-07

DEFERRAL

Applicant or Agent:

Project Home Again Foundation

Location:

Owens Parcel "C"

Zip: 70122

Bounding Streets:

Mandolin St., Wellington, Owens, & St. Bernard Aves.

Square Number:

19

Lot (s) Number: Proposed Lot "3"

Zoning Classification:

RS-2 Single-Family Residential

ZBM: D-11

Historic District Classification:

NA

Existing Use:

Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot width.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Width

Required: 50’

Provided: 46’-2”

Waiver: 3’-10”

ITEM 7 -- Docket Number: 228-07 DEFERRAL

Applicant or Agent: Project Home Again Foundation

Location: Owens Parcel “C” **Zip:** 70122

Bounding Streets: Mandolin St., Wellington, Owens, & St. Bernard Aves.

Square Number: 19 **Lot (s) Number:** Proposed Lot “4”

Zoning Classification: RS-2 Single-Family Residential **ZBM:** D-11

Historic District Classification: NA

Existing Use: Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot depth.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Depth

Required: 90’

Provided: 84’-6”

Waiver: 5’-6”

ITEM 8 -- Docket Number: 229-07 DEFERRAL

Applicant or Agent: Project Home Again Foundation

Location: Owens Parcel “C” **Zip:** 70122

Bounding Streets: Mandolin St., Wellington, Owens, & St. Bernard Aves.

Square Number: 19 **Lot (s) Number:** Proposed Lot “10”

Zoning Classification: RS-2 Single-Family Residential **ZBM:** D-11

Historic District Classification: NA

Existing Use: Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot width.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Width

Required: 50’

Provided: 49’-2”

Waiver: 10”

ITEM 9 -- Docket Number:

230-07

DEFERRAL

Applicant or Agent:

Project Home Again Foundation

Location:

Owens Parcel “C”

Zip: 70122

Bounding Streets:

Mandolin St., Wellington, Owens, & St. Bernard Aves.

Square Number:

19

Lot (s) Number: Proposed Lot “12”

Zoning Classification:

RS-2 Single-Family Residential

ZBM: D-11

Historic District Classification:

NA

Existing Use:

Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot depth.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Depth

Required: 90’

Provided: 86’-9”

Waiver: 3’-3”

ITEM 10 -- Docket Number:

231-07

DEFERRAL

Applicant or Agent:

Project Home Again Foundation

Location:

Owens Parcel “C”

Zip: 70122

Bounding Streets:

Mandolin St., Wellington, Owens, & St. Bernard Aves.

Square Number:

19

Lot (s) Number: Proposed Lot “13”

Zoning Classification:

RS-2 Single-Family Residential

ZBM: D-11

Historic District Classification:

NA

Existing Use:

Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot depth.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Depth

Required: 90’

Provided: 89’-2”

Waiver: 10”

ITEM 11 -- Docket Number:

232-07

DEFERRAL

Applicant or Agent:

Project Home Again Foundation

Location:

Owens Parcel “C”

Zip: 70122

Bounding Streets:

Mandolin St., Wellington, Owens, & St. Bernard Aves.

Square Number:

19

Lot (s) Number: Proposed Lot “15”

Zoning Classification:

RS-2 Single-Family Residential

ZBM: D-11

Historic District Classification:

NA

Existing Use:

Vacant Land

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 creation of a new lot of record through resubdivision with insufficient lot depth.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Lot Depth

Required: 90’

Provided: 68’

Waiver: 22’

C. BZA Dockets -- New Business

ITEM 12 -- Docket Number:

236-07

Applicant or Agent:

Sterlin Stevens

Property Location:

11400 S. St. Andrews Cir.

Zip: 70128

Bounding Streets:

W. St. Andrews Cir, Par Four Dr., Dwyer Rd., & E St. Andrews Cir.

Square Number:

A

Lot (s) Number: 36

Zoning Classification:

RS-1 Single-Family Residential

ZBM: H-11/I-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 4.1.7 and Table 4.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, (3) lot depth, (4) front-yard setback, (5) rear-yard setback, and (6) off-street parking.

Requested Waivers:

Section 4.6.7 (4.F) – Lot Area

Required: 3,600 s.f. Provided: 2,150 s.f. Waiver: 1,350 s.f.

Section 4.6.7 (4.F) – Lot Width

Required: 30' Provided: 28'-5" Waiver: 1'-7"

Section 4.6.7 (4.F) – Lot Depth

Required: 90' Provided: 77'-6" Waiver: 12'-6"

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

Required: 20' Provided: 0' Waiver: 20'

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

Required: 20' Provided: 16'-6" Waiver: 3'-6"

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

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

ITEM 16 -- Docket Number: **241-07**
Applicant or Agent: John J. Grisaffi, Jr.
Property Location: 540 Robert E. Lee Blvd. **Zip:** 70124
Bounding Streets: Robert E. Lee Blvd., Louis XIV, Conrad, & Louisville Sts.
Square Number: 49-A **Lot (s) Number:** B2 & F1
Zoning Classification: LB-1 Lake Area Neighborhood Business
ZBM: C – 10 (Ord. No. 22,896 MCS)
Historic District Classification: NA
Existing Use: Beauty School
Proposed Use: Beauty School

Request Citation: This request is for a variance from provisions of Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit additional time to complete repairs to an existing non-conforming use, beyond the one year from issuance provided for in the Comprehensive Zoning Ordinance.

Requested Waivers:

Section 13.3.2 – Time Limitations on Restoration of a Non-Conforming Use.

Permitted: One Year Requested: Two Years Waiver: One Year

ITEM 16 -- Docket Number **242-07**
Applicant or Agent: University Properties, LLC
Property Location: 8400-8438 Palmetto St. **Zip:** 70118
Bounding Streets: Palmetto, Joliet, Stroelitz, & Cambronne Sts.
Square Number: 592
Lot (s) Number: Proposed B (13, 14, 15, 16, pt. 1, pt. 2, pt. 3, pt.4)
Zoning Classification: RM-4 Multiple-Family Residential **ZBM:** B-12
Historic District Classification: NA
Existing Use: Multiple-Family Residential
Proposed Use: Multiple-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 multiple-family residence with insufficient (1) lot area per dwelling unit, (2) front-yard setback, and (3) off-street parking.

Requested Waivers:
Section 4.12.7 (4.L) – Lot Area per Dwelling Unit
Required: 1,000 s.f./unit Provided: 776.9 s.f./unit Waiver: 223.1 s.f./unit
Section 4.12.7 (4.L) – Front-Yard Setback (both frontages)
Required: 20’ Provided: 17’-1” Waiver: 2’11”
Section 15.2.1 (15.A) – Off-Street Parking
Required: 77 spaces Provided: 52 spaces Waiver: 25 spaces

ITEM 17 -- Docket Number: **243-07**
Applicant or Agent: Lanier Properties, LLC
Property Location: 801 Marengo St. **Zip:** 70115
Bounding Streets: Marengo, Magazine, Constantinople, & Constance Sts.
Square Number: 206 **Lot (s) Number:** 1B
Zoning Classification: RM-2 Multiple-Family Residential **ZBM:** B-15
Historic District Classification: NA
Existing Use: Vacant Commercial
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 of the Comprehensive Zoning Ordinance.

Request:
This request is to allow the conversion of an existing structure into a two-family residence with insufficient: (1) lot area, (2) lot width, and (3) lot depth

Requested Waivers:

Section 4.9.7 (4.I) – Lot Area

Required: 3,500 s.f. Provided: 2,242 s.f. Waiver: 1,258 s.f.

Section 4.9.7 (4.I) – Lot Width

Required: 30’ Provided: 28’-9” Waiver: 1’-3”

Section 4.9.7 (4.I) – Lot Depth

Required: 90’ Provided: 78’ Waiver: 12’

ITEM 18 -- Docket Number:

244-07

Applicant or Agent:

Victor Augustine

Property Location:

2526 Congress St. **Zip:** 70117

Bounding Streets:

Law, Gallier, Congress, & N. Dorgenois Sts.

Square Number:

1399 **Lot (s) Number:** O & N

Zoning Classification:

B-1 Neighborhood Businessl **ZBM:** E-13

Historic District Classification:

NA

Existing Use:

Vacant Lot

Proposed Use:

Single-Family Residential

Request Citation: This request is for a variance from provisions of Article 4, Section 4.8.7 and Table 4.H of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.8.7 (4.H) – Front-Yard Setback

Required: 20’ Provided: 6’-8” Waiver: 13’- 4”

ITEM 19 -- Docket Number:

245-07

Applicant or Agent:

Brian Fast

Property Location:

2728 Urquhart St. **Zip:** 70117

Bounding Streets:

Urquhart, Port, St. Ferdinand & Marias Sts.

Square Number:

1399 **Lot (s) Number:** O & N

Zoning Classification:

RD-3 Two-Family Residential **ZBM:** D-13

Historic District Classification:

NA

Existing Use:

Vacant Lot

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, 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) front-yard setback and (3) off-street parking..

Requested Waivers:

Section 4.6.7 (4.F) – Lot Area

Required: 3,600 s.f. Provided: 2,910 s.f. Waiver: 690 s.f.

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

Required: 20’ Provided: 0’ Waiver: 20’

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

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

ITEM 20 -- Docket Number:

246-07

Applicant or Agent:

Mirtala Katz

Property Location:

7201 General Haig St. **Zip:** 70124

Bounding Streets:

Robert E. Lee Blvd., General Haig St., Lake Pontchartrain

Square Number:

21

Lot (s) Number: 11

Zoning Classification:

LRS-1 Lake Area Single-Family Residential

ZBM:

C-10 (Ord. No. 22,896 MCS)

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, Section 15.5.12 (4) of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new accessory structure with excess height for an accessory building.

Requested Waivers:

Section 15.5.12(4) – Max. Height – Accessory Buildings

Maximum: 14’ Provided: 19’-8” Waiver: 5’-4”

ITEM 21-- Docket Number:

247-07

Applicant or Agent:

Eric Taylor

Property Location:

2310 St. Thomas St. **Zip:** 70130

Bounding Streets:

St. Thomas, Soraparu, Rousseau, & Philip Sts.

Square Number:

45

Lot (s) Number: pt. 4

Zoning Classification:

RD-3 Two-Family Residential **ZBM:** C-15

Historic District Classification:

NA

Existing Use:

Vacant Lot

Proposed Use:

Two-Family Residential

Requested Waivers:

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

Required: 40 spaces Provided: 30 spaces Waiver: 10 spaces

Section 4.1.7 (Table 4.A) – Front Yard Setback (Covered Porch Projection)

Required: 20' Provided: 15' Waiver: 5'

D. Decision Appeals of the Director of Safety and Permits

ITEM 27 -- Docket Number: **233-07**
Applicant or Agent: Jackson Avenue Management, LLC
Location: 1528 Jackson Ave. **Zip:** 70130
Bounding Streets: Jackson Ave., Prytania St., Philip St., & St. Charles Ave.
Square Number: 211 **Lot (s) Number:** 14-A
Zoning Classification: RM-1 Multiple-Family Residential **ZBM:** C-15
Historic District Classification: NA
Existing Use: Surface Parking Lot
Proposed Use: Surface Parking Lot

Request Citation: This appeal is made under Article 14, Section 14.5.4 of the Comprehensive Zoning Ordinance of the City of New Orleans.

Request:

This request is to appeal the Decision of the Director of the Department of Safety & Permits as made, in writing, dated October 31, 2007 as it relates to the stated property being in violation of Ordinance Number 4,264 MCS and Article 4, Section 4.8.5 – Permitting the conversion of a vacant lot into a parking lot.

ITEM 28-- Docket Number: **254-07**
Applicant or Agent: Audubon Riverside Neighborhood Association & Smart Growth for Louisiana
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 to appeal a decision of the Director of Safety & Permits under the provisions of Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This request is to appeal the decision of the Director of Safety & Permits as it relates to the classification of the “Pita Pit” as a “Cafeteria Restaurant” as opposed to a “Fast Food” restaurant.

ITEM 29 -- Docket Number: 255-07
Applicant or Agent: Jeffery Amann
Property Location: 8616 Oak St. **Zip:** 70118
Bounding Streets: Leonidas, Monroe, Zimple, & Oak Sts.
Square Number: 139 **Lot (s) Number:** 28
Zoning Classification: B-2 Neighborhood Business **ZBM:** A-13
Historic District Classification: NA
Existing Use: Vacant Land
Proposed Use: vacant Land

Request Citation: This request is to appeal a decision of the Director of Safety & Permits under the provisions of Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This request is to appeal the decision of the Director of Safety & Permits as it relates to the requirement of a chain wall to be constructed to prevent drainage onto adjacent properties.

E. Motion for Adjournment