

BOARD OF ZONING ADJUSTMENTS Meeting Agenda

Monday, February 11, 2008

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

- A. Call to Order & Roll Call, Adoption of October, 2007 Minutes, Communications & Reports, and Reading of Hearing Rules
- B. BZA Dockets -- Unfinished Business from January 14, 2008

ITEM 1 -- Docket Number: 211-07
Applicant or Agent: Richard & Kelly Green
Location: 667 Arabella St. **Zip:** 70115
Bounding Streets: Patton, Constance, Arabella, & Joseph Sts.
Square Number: 19 **Lot (s) Number:** 17
Zoning Classification: RD-4 Two-Family Residential **ZBM:** A-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 15, Section 15.5.12 (2) and (4) of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of a new two-story accessory structure with (1) excess accessory building height, and (2) rear yard coverage.

Requested Waivers:

Section 15.5.12 (4) – Height of Accessory Structure

Maximum: 14' Provided: 24'-6" Waiver: 10'-6"

Section 15.5.12 (2) - Rear Yard Coverage (40%)

Maximum: 240 sf (40%) Provided: 528 sf (88%) Waiver: 288 sf (>48%)

ITEM 2 -- Docket Number: 213-07
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ITEM 3 -- Docket Number:	238-07	WITHDRAWN
Applicant or Agent:	Mary Spriggins	
Property Location:	2125 Forstall St.	Zip: 70122
Bounding Streets:	Forstall, N. Galvez, Lizardi, & N. Miro Sts.	
Square Number:	1098	Lot (s) Number: 7
Zoning Classification:	RD-3 Two-Family Residential	ZBM: E-14
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 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 off-street parking.

Requested Waivers:

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

ITEM 4 -- Docket Number:	239-07	
Applicant or Agent:	Brian Joseph / Dana Walter	
Property Location:	6935 Cove Dr.	Zip: 70126
Bounding Streets:	Cove Dr., Arbor Dr., Spring Lake Dr., & Mayo Rd.	
Square Number:	D	Lot (s) Number: 28
Zoning Classification:	RS-2 Single-Family Residential	ZBM: F-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 15, Section 15.5.12 (4) of the Comprehensive Zoning Ordinance.

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 structure into a community center with insufficient off-street parking.

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'

C. BZA Dockets -- New Business

ITEM 7- Docket Number: **01-08**
Applicant or Agent: Brad Robinson
Property Location: 8633-35 Zimple St. **Zip:** 70118
Bounding Streets: Leonidas, Monroe, & Oak Sts., and Leake Ave.
Square Number: 139 **Lot (s) Number:** 23A
Zoning Classification: RD-2 Two-Family Residential District **ZBM:**
A-13
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 two-family residence with insufficient (1) lot area, and (2) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) –Lot Area

Required: 5,000 sf Provided: 3,240 sf Waiver: 1,760 sf

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

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

ITEM 8- Docket Number: 02-08
Applicant or Agent: Brad Robinson
Property Location: 8627-29 Zimple St. **Zip:** 70118
Bounding Streets: Leonidas, Monroe, & Oak Sts., and Leake Ave.
Square Number: 139 **Lot (s) Number:** 21
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** A-13
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 two-family residence with insufficient (1) lot area, and (2) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) –Lot Area

Required: 5,000 sf Provided: 3,600 sf Waiver: 1,400 sf

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

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

ITEM 9-- Docket Number: 03-08
Applicant or Agent: Patrick Mc Sweeney
Property Location: 6065 Milne Blvd. **Zip:** 70124
Bounding Streets: Germain, Polk, Colbert, and Milne Sts.
Square Number: 331 **Lot (s) Number:** 5 & 6
Zoning Classification: LRS-1 Residential District **ZBM:** C-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 15, Section 15.5.12 (4) of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of an accessory building with excessive building height.

Requested Waivers:

Section 15.5.12 (4) – Accessory Building Height

Maximum: 14' Proposed: 17' Waiver: 3'

ITEM 10 -- Docket Number: 04-08
Applicant or Agent: Richard Weber, Sr.
Property Location: 2925 Dublin St **Zip:** 70118
Bounding Streets: Fig, Dublin, and Pritchard Sts., & Carrollton Ave.
Square Number: 425 **Lot (s) Number:** V
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** B-13
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 4.4.5 and Table 4.E of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of single family residence with insufficient (1) lot area, (2) lot depth, and (3) rear yard setback.

Requested Waivers:

Section 4.5.7 (Table 4.E) –Lot Area

Required: 4,400 sf Proposed: 3,305 sf Waiver: 1,095 sf

Section 4.5.7 (Table 4.E) – Lot Depth

Required: 90' Proposed: 55' Waiver: 35'

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

Required: 20' Proposed: 12' Waiver: 8'

ITEM 11 -- Docket Number 05-08
Applicant or Agent: Ariane J. Francis
Property Location: 13520 Saint Marie Dr. **Zip:** 70129
Bounding Streets: Cavelier St., Trappers Ct. & Michoud Blvd.
Square Number: 1 **Lot (s) Number:** 33
Zoning Classification: RD-3 Two-Family Residential Dist. **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 4.6.7 and Table 4.F of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of an attached covered patio with insufficient rear yard setback.

Requested Waivers:

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

Required: 20' Proposed: 15' Waiver: 5'

ITEM 12 -- Docket Number: 06-08
Applicant or Agent: Ruth Patterson
Property Location: 2702 Dublin St. **Zip:** 70118
Bounding Streets: Dante, Belfast, Apricot, & Dublin Sts.
Square Number: 390 **Lot (s) Number:** A
Zoning Classification: RD-2 Two-Family Residential Dist. **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 15, Section 15.5.12 (2) of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the construction of accessory structure that exceeds 40% of the required rear yard.

Requested Waivers:

Section 15.5.12 (2) – Rear Yard Coverage

Maximum: 40% Proposed: 68% Waiver: 28%

ITEM 13 -- Docket Number: 07-08
Applicant or Agent: Annette Rainey
Property Location: 1414 Tupelo St. **Zip:** 70117
Bounding Streets: N. Villere, N. Robertson, & Gordon Sts.
& Strand Court
Square Number: 571 **Lot (s) Number:** N
Zoning Classification: RD-3 Two-Family Residential Dist. **ZBM:** F-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 4.6.7 and Table 4.F of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20' Proposed: 5' Waiver: 15'

ITEM 14 -- Docket Number: 08-08
Applicant or Agent: Norman & Sandra Freeman
Property Location: 214 Warrington Dr. **Zip:** 70122
Bounding Streets: Pelopidas (former St. Anthony St), Warrington Dr., & Grand Ave.
Square Number: A **Lot (s) Number:** 8
Zoning Classification: RS-2 Single Family Residential Dist. **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 4.3 and Table 4.C of the Comprehensive Zoning Ordinance.

Request:

This request is to allow the living area addition to single family residence with insufficient rear yard setback.

Requested Waivers:

Section 4.3 – Rear Yard Setback

Required: 20' Proposed: 6' - 6" Waiver: 13' - 6"

ITEM 15 -- Docket Number: 09-08
Applicant or Agent: JLM, LLC
Property Location: 333 Chartres St. **Zip:** 70130
Bounding Streets: Chartres, Conti, Bienville Sts. & Exchange Alley
Square Number: 37 **Lot (s) Number:** C & D
Zoning Classification: VCC-2 Vieux Carre' Commercial Dist. **ZBM:** D-14
Historic District Classification: NA
Existing Use: Vacant Mixed Use
Proposed Use: Multi-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 construction of multi-family residential with insufficient (1) minimum lot area, and (2) open space ratio.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Minimum Lot Area

Required: 3,600 sf Proposed: 3,000 sf Waiver: 600 sf

Section 8.5.7 (Table 8.D) – Open Space Ratio

Required: 30% Proposed: 0% Waiver: 30%

ITEM 16-- Docket Number: 10-08
Applicant or Agent: Florence Larkin
Property Location: 218 Liberty Terrace Dr. **Zip:** 70126
Bounding Streets: Almonaster Ave. & Liberty Terrace Dr.
Square Number: 3 **Lot (s) Number:** 18
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** E-12
Historic District Classification: NA
Existing Use: Vacant Lot (Slab Only)
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 single family residence with insufficient front yard setback.

Requested Waivers:

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

Required: 20' Proposed: 2.5' Waiver: 17.5'

ITEM 17 -- Docket Number: 11-08 **WITHDRAWN**

ITEM 18 -- Docket Number: 12-08
Applicant or Agent: Redmellon, LLC
Property Location: 9234 Apple St. **Zip:** 70118
Bounding Streets: Mistletoe, Nelson, Monticello, & Apple Sts.
Square Number: 366-67 **Lot (s) Number:** Y-5
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** B-12
Historic District Classification: NA
Existing Use: Vacant Land
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 area, (2) lot depth, (3) front yard setback, (4) lot width, (5) rear yard setback, and (6) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 sf Proposed: 2,270 sf Waiver: 2,730 sf

Section 4.5.7 (Table 4.E) – Lot Depth

Required: 90' Proposed: 75.25' Waiver: 14.75'

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

Required: 12' Proposed: 8' Waiver: 4'

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Proposed: 30.16' Waiver: 19.84'

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

Required: 20' Proposed: 5.25' Waiver: 14.75'

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

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

ITEM 19 -- Docket Number: **13-08**
Applicant or Agent: Redmellon, LLC
Property Location: 2322 Amelia St. **Zip:** 70115
Bounding Streets: S. Liberty, Peniston, La Salle, & Amelia Sts.
Square Number: 558 **Lot (s) Number:** E
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** A-13
Historic District Classification: NA
Existing Use: Vacant Land
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, (3) lot depth, (4) front yard setback, and (5) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Proposed: 39' Waiver: 11'

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000' Proposed: 3,155' Waiver: 1,845'

Section 4.5.7 (Table 4.E) – Lot Depth

Required: 90' Proposed: 80.8' Waiver: 9.2'

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

Required: 20' Proposed: 6' Waiver: 14'

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

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

ITEM 20 -- Docket Number: 14-08
Applicant or Agent: Redmellon, LLC
Property Location: 2701 Mistletoe St. **Zip:** 70118
Bounding Streets: Apricot, Hamilton, Belfast, and Mistletoe Streets
Square Number: 399 **Lot (s) Number:** 19 & 20
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** B-12
Historic District Classification: NA
Existing Use: Vacant Land
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 rear yard setback.

Requested Waivers:

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

Required: 20' Proposed: 8' Waiver: 12'

ITEM 21 -- Docket Number: 15-08
Applicant or Agent: Redmellon, LLC
Property Location: 8335 Hickory St. **Zip:** 70118
Bounding Streets: Cambronne, Cohen, Dante, & Hickory Sts.
Square Number: 242 **Lot (s) Number:** 19-B
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** A-13
Historic District Classification: NA
Existing Use: Vacant Land
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 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 depth, (3) lot width, and (4) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area

Required: 5,000 sf Proposed: 2,118.6 sf Waiver: 2,881.4 sf

Section 4.5.7 (Table 4.E) – Lot Depth

Required: 90’ Proposed: 85.8’ Waiver: 4.2’

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50’ Proposed: 24.8’ Waiver: 25.2’

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

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

ITEM 22 -- Docket Number: 16-08

Applicant or Agent: Redmellon, LLC

Property Location: 3324 General Ogden Street **Zip:** 70118

Bounding Streets: General Ogden, Forshey, Hollygrove, & Olive Sts.

Square Number: 514 **Lot:** 2

Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** B-12

Historic District Classification: None

Existing Use: Vacant Land

Proposed Use: Two-family dwelling

Request Citation: This request is for a variance from provisions of Article 4, Section 4.12.7 and Table 4.L, Article 15, Section 15.5.8(5), 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 two-family dwelling with insufficient (1) lot area per dwelling, (2) rear yard depth, (3) front yard depth, and (4) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area Per Dwelling

Required: 2,500 s.f. Provided: 911 sf Waiver: 1,589 sf

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

Required: 20’ Provided: 6’ Waiver: 14’

Section 15.5.8(5) – Front Yard Setback

Required: 16.88’ Provided: 10’ Waiver: 6.88’

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

Required: 2 spaces Provided: 1 space Waiver: 1 space

ITEM 23 -- Docket Number: 17-08
Applicant or Agent: Redmellon, LLC
Property Location: 2529 St. Peter St. **Zip:** 70119
Bounding Streets: N. Dorgenois, N. Rocheblave, St. Peter Sts. & Orleans Ave.
Square Number: 325 **Lot (s) Number:** 9
Zoning Classification: RD-3 Two-Family District **ZBM:** C-13
Historic District Classification: NA
Existing Use: Vacant Land
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 (1) lot area, (2) lot depth, and (3) rear yard setback.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Lot Area

Required: 3,600 sf Proposed: 2,136.75 sf Waiver: 1,463.25 sf

Section 4.6.7 (Table 4.F) – Lot Depth

Required: 90' Proposed: 57.7' Waiver: 32.3'

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

Required: 20' Proposed: 3.66' Waiver: 16.34'

ITEM 24 -- Docket Number: 18-08
Applicant or Agent: Redmellon, LLC
Property Location: 2429 Amelia Street **Zip:** 70115
Bounding Streets: Amelia, Freret, Delachaise, & La Salle Sts.
Square Number: 591 **Lot:** 6
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** B-14
Historic District Classification: None
Existing Use: Vacant Land
Proposed Use: Two-family dwelling

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 per dwelling, (2) lot depth, (3) lot width, (4) rear yard setback, and (4) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area Per Dwelling		
Required: 2,500 sf	Proposed: 1,441 sf	Waiver: 1,059 sf
Section 4.5.7 (Table 4.E) – Lot Depth		
Required: 90’	Proposed: 85.5’	Waiver: 4.5’
Section 4.5.7 (Table 4.E) – Lot Width		
Required: 50’	Proposed: 33.7’	Waiver: 16.3’
Section 4.5.7 (Table 4.E) – Rear Yard Setback		
Required: 20’	Proposed: 18’	Waiver: 2’
Section 15.2.1 (Table 15.A) – Off-street parking		
Required: 2 spaces	Proposed: 0 spaces	Waiver: 2 spaces

ITEM 25 -- Docket Number: 19-08
Applicant or Agent: Redmellon, LLC
Property Location: 1817 South Liberty Street **Zip:** 70113
Bounding Streets: S. Liberty, La Salle, St. Andrew, & Felicity Sts.
Square Number: 323 **Lot:** 1-A
Zoning Classification: RM-4 Multiple-Family Dist. **ZBM:** C-14
Historic District Classification: None
Existing Use: Vacant Land
Proposed Use: Two-family dwelling

Request Citation: This request is for a variance from provisions of Article 4, Section 4.12.7 and Table 4.L, 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 two-family dwelling with insufficient (1) lot area per dwelling, (2) lot depth, (3) rear yard setback, and (4) off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Lot Area Per Dwelling		
Required: 1,750 sf	Provided: 1,059 sf	Waiver: 691 sf
Section 4.12.7 (Table 4.L) – Lot Depth		
Required: 90’	Provided: 70.58’	Waiver: 19.42’
Section 4.12.7 (Table 4.L) – Rear Yard Setback		
Required: 15’	Provided: 9.14’	Waiver: 5.86’
Section 15.2.1 (Table 15.A) – Off-street parking		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

ITEM 26 -- Docket Number: 20-08
Applicant or Agent: Redmellon, LLC
Property Location: 1603 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Gentilly Blvd., Ponce de Leon, Crete & Maurepas Sts.
Square Number: 1566 **Lot:** A
Zoning Classification: B-1 Neighborhood Business Dist. **ZBM:** C-12
Historic District Classification: Esplanade Ridge Local Historic District
Existing Use: Vacant Land
Proposed Use: Two-family dwelling

Request Citation: This request is for a variance from provisions of Article 4, Section 4.8.7 and Table 4.H, Article 15, Section 15.5.8(5), 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 two-family dwelling with insufficient (1) lot area per dwelling, (2) lot depth, (3) rear yard setback, (4) front yard setback, and (5) off-street parking.

Requested Waivers:

Section 4.8.7 (Table 4.H) – Lot Area Per Dwelling

Required: 1,800 sf Provided: 919 sf Waiver: 881 sf

Section 4.8.7 (Table 4.H) – Lot Depth

Required: 90' Provided: 43.75' Waiver: 46.25'

Section 4.8.7 (Table 4.H) – Rear Yard Setback

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

Section 15.5.8(5) –Front Yard Setback

Required: 11' Provided: 6' Waiver: 5'

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

Required: two spaces Provided: zero spaces Waiver: two spaces

ITEM 27 -- Docket Number: 21-08
Applicant or Agent: Redmellon, LLC
Property Location: 3109 St. Thomas Street **Zip:** 70115
Bounding Streets: St. Thomas, Chippewa, Eighth, & Ninth Sts.
Square Number: 55 **Lot:** 1
Zoning Classification: RD-3 Two-Family Residential Dist. **ZBM:** C-15
Historic District Classification: Irish Channel Local Historic District
Existing Use: Vacant Land
Proposed Use: Two-Family Dwelling

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 two-family dwelling with insufficient (1) lot area per dwelling, (2) lot width, and (3) and off-street parking.

Requested Waiver

Section 4.6.7 (Table 4.F) -- Lot Area Per Dwelling

Required: 1,800 sf Provided: 1,500 sf Waiver: 300 sf

Section 4.6.7 (Table 4.F) -- Lot Width

Required: 30' Provided: 25' Waiver: 5'

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

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

ITEM 28 -- Docket Number: **22-08**
Applicant or Agent: Redmellon, LLC
Property Location: 9310 Belfast Street **Zip:** 70118
Bounding Streets: Belfast, Cherry, & Apple Sts. & Monticello Avenue
Square Number: 368-A **Lot:** 2
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** B-12
Historic District Classification: None
Existing Use: Vacant Land
Proposed Use: Two-Family Dwelling

Request Citation: This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, Article 15, Section 15.5.8(5), 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 two-family dwelling with insufficient (1) lot area per dwelling unit, (2) lot width, (3) rear yard setback, (4) front yard setback, and (5) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Area Per Dwelling Unit

Required: 2,500 sf Provided: 1,605 sf Waiver: 895 sf

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Provided: 40' Waiver: 10'

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

Required: 20' Provided: 3.75' Waiver: 16.25'

Section 15.5.8(5) – Front Yard Setback

Required: 17.7' Provided: 6' Waiver: 11.7'

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

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

Requested Waivers:

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

Required: 20' Provided: 2.5' Waiver: 17.5'

Section 4.5.7 (Table 4.E) – Lot Width

Required: 50' Provided: 40' Waiver: 10'

Section 4.5.7 (Table 4.E) – Lot Depth

Required: 90' Provided: 50' Waiver: 40'

Section 4.5.7 (Table 4.E) – Lot Area Per Dwelling Unit

Required: 2,500 sf Provided: 1,254 sf Waiver: 1,246 sf

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

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

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

Required: 10' Provided: 5' Waiver: 5'

Section 4.5.7 (Table 4.E) – Aggregate Width of Side Yards

Required: 12' Provided: 8' Waiver: 4'

Section 15.2.3 – Parking in Front Yard

Allowed: 0 spaces Provided: 1 space Waiver: 1 space

ITEM 31 -- Docket Number: **25-08**
Applicant or Agent: Redmellon, LLC
Property Location: 1927 Toledano Street **Zip:** 70115
Bounding Streets: Toledano, Danneel, Harmony and Dryades Streets
Square Number: 279 **Lot:** 9
Zoning Classification: RM-2 Multiple-Family ResidentialDist.**ZBM:** B-15
Historic District Classification: None
Existing Use: Vacant Land
Proposed Use: Two-Family Dwelling

Request Citation: This request is for a variance from provisions of Article 4, Section 4.9.7 and Table 4.I, Article 15, Section 15.5.8(5), 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 two-family dwelling with insufficient (1) lot depth, (2) lot area per dwelling, (3) rear yard setback front yard setback (5) off-street parking.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Lot Depth

Required: 90’ Provided: 33.43’ Waiver: 56.57’

Section 4.9.7 (Table 4.I) – Lot Area Per Dwelling

Required: 1,750 sf Provided: 1,132 sf Waiver: 618 sf

Section 4.9.7 (Table 4.I) – Rear Yard Setback

Required: 15’ Provided: 8’ Waiver: 7’

Section 15.5.8(5) – Front Yard Setback

Required: 14.62’ Provided: 10’ Waiver: 4.62’

Section 15.2.1 (Table 15.A) –Off-street parking

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

ITEM 32 -- Docket Number:

26-08

Applicant or Agent:

Redmellon, LLC

Property Location:

1919 Joliet Street **Zip:** 70118

Bounding Streets:

Joliet, Spruce, Cambronne, and Cohn Streets

Square Number:

259 **Lot:** 14

Zoning Classification:

RD-2 Two-Family Residential Dist. **ZBM:** A-13

Historic District Classification:

None

Existing Use:

Vacant Land

Proposed Use:

Two-Family Dwelling

Request Citation: This request is for a variance from provisions of Article 4, Section 4.5.7 and Table 4.E, Article 15, Section 15.5.8(5), 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 two-family dwelling with insufficient (1) lot width, (2) lot area per dwelling unit, (3) front yard setback, (4) rear yard setback, and (5) off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) –Lot Width

Required: 50’ Provided: 20’ Waiver: 30’

Section 4.5.7 (Table 4.E) – Lot Area Per Dwelling Unit

Required: 2,500 sf Provided: 1,500 sf Waiver: 1,000 sf

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

Required: 20’ Provided: 8’ Waiver: 12’

Section 15.5.8(5) – Front Yard Setback

Required: 16.45’ Provided: 8’ Waiver: 8.45’

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

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

ITEM 33 -- Docket Number: 27-08
Applicant or Agent: Denise Henry
Property Location: 1514 Andry Street **Zip:** 70117
Bounding Streets: N. Claiborne Avenue, Andry, Eganina, & N. Robertson Sts.
Square Number: 679 **Lot:** 4
Zoning Classification: RD-3 Two-Family Residential Dist. **ZBM:** E-14
Historic District Classification: None
Existing Use: Single-Family Dwelling
Proposed Use: Two-Family Dwelling

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 conversion of a single-family dwelling to a two-family dwelling with insufficient (1) lot area per dwelling, and (2) off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) –Lot Area Per Dwelling

Required: 1,800 sf Provided: 1,736 sf Waiver: 64 sf

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

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

ITEM 34 -- Docket Number: 28-08
Applicant or Agent: Isabell Lockett
Property Location: 2335 Rousseau Street **Zip:** 70130
Bounding Streets: Rousseau, Soraparu, St. Thomas & Philip Sts.
Square Number: 45 **Lot:** 80
Zoning Classification: RD-3 Two-Family Residential Dist. **ZBM:** C-15
Historic District Classification: Irish Channel Local Historic District
Existing Use: Vacant Land
Proposed Use: Two-Family Dwelling

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 two-family dwelling with insufficient (1) lot area per dwelling; (2) front yard setback, (3) aggregate side yard width, and (4) off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Lot Area Per Dwelling

Required: 1,800 sf Provided: 1,555 sf Waiver: 244.5 sf

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

Required: 20' Provided: 3' Waiver: 17'

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

Required: 6'.5" (20%/lot width) Provided: 6' Waiver: 5'

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

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

ITEM 35 -- Docket Number: 29-08
Applicant or Agent: Sheryl Clayton
Property Location: 5973 Jamison Street **Zip:** 70126
Bounding Streets: Jamison, Babylon, & Deanne Sts. & Dreux Ave.
Square Number: 14 **Lot:** 65
Zoning Classification: RD-2 Two-Family Residential Dist. **ZBM:** F-11
Historic District Classification: None
Existing Use: Vacant Land
Proposed Use: Single-Family Dwelling

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 single-family dwelling with insufficient (1) front yard setback, and (2) rear yard setback.

Requested Waivers:

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

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

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

Required: 20' Provided: 16' Waiver: 4'

Requested Waivers:

Section 11.38.1 (b) – Side Yard Setback (S. Miro St.)

Required: 25’ Provided: 13’ – 6” Waiver: 11’ – 6”

Section 11.38.1 (b) – Side Yard Setback (Milan St.)

Required: 25’ Proposed: 15’ – 5” Waiver: 9’ – 7”

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

Required: 32 spaces Provided: 0 spaces Waiver: 32 spaces

D. Decision Appeals of the Director of Safety and Permits

None

E. Motion for Adjournment