



CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS

**Meeting Agenda**  
**Monday, March 10, 2008**

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

- A. Call to Order & Roll Call, Adoption of December 2007 Minutes, Communications, and Reading of Hearing Rules**
- B. BZA Dockets -- Deferred from Regular Meeting of February 11, 2008**

\*\*\*

**ITEM 1 -- Docket Number:** 1-08  
**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:** 23A  
**Zoning Classification:** RD-2 Two-Family Residential District **ZBM:** A-13  
**Historic District Classification:** NA  
**Existing Use:** Vacant lot  
**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 permit the construction of a two-family dwelling with insufficient lot area and off-street parking.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Lot Width</b>		
Required: 50'	Provided: 27'	Waiver: 23'
<b>Section 4.5.7 (Table 4.E) – Lot Area</b>		
Required: 5,000 sf	Provided: 3,240 sf	Waiver: 1,760 sf
<b>Section 15.2.1 (Table 15.A) –Off-Street Parking</b>		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces



<b>ITEM 3 -- Docket Number:</b>	<b>20-08</b>	<b>WITHDRAWN</b>
<b>Applicant or Agent:</b>	Redmellon, LLC	
<b>Property Location:</b>	1603 Gentilly Boulevard	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Gentilly Boulevard, Ponce de Leon, Crete and Maurepas Streets	
<b>Square Number:</b>	1566	<b>Lot:</b> A
<b>Zoning Classification:</b>	B-1 Neighborhood Business District	<b>ZBM:</b> C-12
<b>Historic District Classification:</b>	Esplanade Ridge Local Historic District	
<b>Existing Use:</b>	vacant land	
<b>Proposed Use:</b>	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 lot area per dwelling, lot depth, rear yard depth, front yard depth, and off-street parking.

**Requested Waivers:**

<b>Section 4.8.7 (Table 4.H) – Minimum lot area per dwelling</b>		
Required: 1,800 s.f.	Provided: 919 s.f.	Waiver: 881 s.f.
<b>Section 4.8.7 (Table 4.H) – Minimum lot depth</b>		
Required: 90’	Provided: 43.75’	Waiver: 46.25’
<b>Section 4.8.7 (Table 4.H) – Minimum depth of rear yard</b>		
Required: 20’	Provided: 5’	Waiver: 15’
<b>Section 15.5.8(5) – Minimum depth of front yard</b>		
Required: 11’	Provided: 6’	Waiver: 5’
<b>Section 15.2.1 (Table 15.A) – Minimum off-street parking</b>		
Required: two spaces	Provided: zero spaces	Waiver: 2 spaces

**ITEM 4 -- 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 District **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 width, and (2) off-street parking.

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Lot Area Per Dwelling</b>		
Required: 1,800 sf	Provided: 1,500 sf	Waiver: 300 sf
<b>Section 4.6.7 (Table 4.F) – Lot Width</b>		
Required: 30'	Provided: 25'	Waiver: 5'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

\*\*\*

**ITEM 5- Docket Number:** 34-08  
**Applicant or Agent:** Theresa Gaines  
**Property Location:** 4510 Annette Street **Zip:** 70122  
**Bounding Streets:** Annette, Allen, Sumpter, & Lombard Streets  
**Square Number:** 3264 **Lot:** 3  
**Zoning Classification:** RS-2 Single-Family Residential District **ZBM:** G-15  
**Historic District Classification:** None  
**Existing Use:** Single-Family Dwelling  
**Proposed Use:** Single-Family Dwelling

**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 rear addition to an existing single-family residence with insufficient rear-yard setback.

**Requested Waivers:**

<b>Section 4.3.7 (Table 4.C) – Rear Yard Setback</b>		
Required: 20'	Provided: 5'	Waiver: 15'

**C. BZA Dockets -- New Business**

**ITEM 6- Docket Number:** 36-08 **WITHDRAWN**  
**Applicant or Agent:** Sean McNamara  
**Property Location:** 5123 Prytania Street **Zip:** 70115  
**Bounding Streets:** Prytania, Dufossat, Pitt and Soniat Streets  
**Square Number:** 360 **Lot:** J  
**Zoning Classification:** RD-2 Two-Family Residential District **ZBM:** B-15  
**Historic District Classification:** NA  
**Existing Use:** Multiple-family dwelling  
**Proposed Use:** Multiple-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 side and rear additions to an existing structure with insufficient rear yard depth and aggregate side yard width.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Aggregate width of side yards**

Required: 8.33’ Provided: 5.5’ Waiver: 2.83’

**Section 4.5.7 (Table 4.E) – Rear yard depth**

Required: 20’ Provided: 16.92’ Waiver: 3.08’

\*\*\*

**ITEM 7- Docket Number:** 37-08  
**Applicant or Agent:** A & A Restored Living LLC  
**Property Location:** 4716-18 Chestnut Street **Zip:** 70115  
**Bounding Streets:** Chestnut, Valence, Camp and Bordeaux Streets  
**Square Number:** 258 **Lot:** 2  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** B-15  
**Historic District Classification:** none  
**Existing Use:** Multiple-family dwelling  
**Proposed Use:** Multiple-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 17, Section 17.2.7 of the Comprehensive Zoning Ordinance.

**Request:** This is a request for an eighteen month extension to a building permit to allow renovation of a multiple-family dwelling to commence.

**Requested Waivers:**

**Section 13.3.2 – Restoration of a Nonconforming Use Destroyed by Act of God**

Permitted: 12 months Requested: 24 months Extension: 12 months

**ITEM 8-- Docket Number:** 38-08  
**Applicant or Agent:** Roy and Geraldine Winand  
**Property Location:** 4811 St Bernard Avenue **Zip:** 70122  
**Bounding Streets:** St Bernard, Mirabeau and Cartier Aves. and Owens Blvd.  
**Square Number:** 21 **Lot:** 4  
**Zoning Classification:** RS-2 Single-Family Residential District **ZBM:** D-11  
**Historic District Classification:** none  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for variances from provisions of Article 4, Section 4.3.7 and Table 4.C of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit the construction of a single-family dwelling with insufficient front yard depth and aggregate width of side yards.

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Minimum depth of front yard**

Required: 20' Proposed: 17' Waiver: 3'

**Section 4.3.7 (Table 4.C) – Minimum aggregate width of side yards**

Required: 12' Proposed: 9' – 1" Waiver: 2' – 11"

\*\*\*

**ITEM 9 -- Docket Number:** 39-08  
**Applicant or Agent:** Terry Boudreaux  
**Property Location:** 6519 Marshall Foch St. **Zip:** 70124  
**Bounding Streets:** Marshall Foch, Porteous, Argonne, and Lane  
**Square Number:** 182 **Lots:** 19, 20  
**Zoning Classification:** LRS-1 Lakeview Single-Family District **ZBM:** C-10  
**Historic District Classification:** None  
**Existing Use:** Vacant  
**Proposed Use:** Single-family dwelling

**Request Citation:**

This request is for a waiver from the provisions of Article 9A, Section 9A.1.7 and Table 9A.A., and Article 15, Section 2.1 and Table 15.A of the Comprehensive Zoning Ordinance.

**Request:**

This is a request is to permit the construction of a single-family dwelling with insufficient aggregate width of side yards and off-street parking.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum aggregate width of side yards**

Required: 12.5' Provided: 10' Waiver: 2.5'

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

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





**ITEM 14 -- Docket Number:** 44-08  
**Applicant or Agent:** West Campus LLC  
**Property Location:** 7219-23 Freret Street **Zip:** 70118  
**Bounding Streets:** Freret, Pine, Zimple and Broadway Streets  
**Square Number:** 2 **Lot:** B  
**Zoning Classification:** RD-2 Two-Family Residential District **ZBM:** A-14  
**Historic District Classification:** none  
**Existing Use:** Two-family dwelling  
**Proposed Use:** Two-family dwelling

**Request Citation:** This request is for variances from provisions of Article 15, Sections 15.2.3 and 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit the provision of off-street parking in the required front yard. (AFTER THE FACT)

**Requested Waivers:**

**Section 15.2.3 – Off-street parking in required front yard**

Required: 0 spaces Proposed: 4 spaces Waiver: 4 spaces

**Section 15.6.6 – Maximum paving of required front yard area**

Required: 40 percent Proposed: 100 percent Waiver: 60 percent

\*\*\*

**ITEM 15-- Docket Number:** 45-08  
**Applicant or Agent:** Antonio E. Carbonell  
**Property Location:** 837 Bungalow Court **Zip:** 70119  
**Bounding Streets:** Orleans Ave, Solomon Pl, Bungalow Ct, and Dumaine St  
**Square Number:** 468 **Lot:** Y  
**Zoning Classification:** LRD-2 Lakewood/Parkview Two-Family Residential District **ZBM:** A-14  
**Historic District Classification:** none  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for variances from provisions of Article 9A, Sections 9A.5.8 and Table 9A.I of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit the construction of a single-family dwelling with insufficient front yard depth, rear yard depth, and aggregate width of side yards.

**Requested Waivers:**

**Section 9A.5.8 (Table 9A.I) – Minimum depth of front yard**

Required: 20 feet Proposed: 8 feet Waiver: 12 feet

**Section 9A.5.8 (Table 9A.I) – Minimum depth of rear yard**

Required: 20 feet Proposed: 5 feet Waiver: 15 feet

**Section 9A.5.8 (Table 9A.I) – Minimum aggregate width of side yards**

Required: 12 feet Proposed: 10 feet Waiver: 2 feet

**ITEM 16 -- Docket Number:** 46-08  
**Applicant or Agent:** Samuel Lennox  
**Property Location:** 2434 Winthrop Street **Zip:** 70117  
**Bounding Streets:** Winthrop, Roffignac, North Rocheblave and North Dorgenois Streets  
**Square Number:** 1278-A **Lot:** 14  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** A-14  
**Historic District Classification:** none  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**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 is a request to permit the construction of a single-family dwelling with insufficient front yard depth.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum depth of front yard**

Required: 20' Proposed: 10' – 8" Waiver: 9' – 4"

\*\*\*

**ITEM 17 -- Docket Number:** 47-08  
**Applicant or Agent:** Alberta M. Smith  
**Property Location:** 3221 Laurel Street **Zip:** 70115  
**Bounding Streets:** Laurel, Pleasant, Constance, and Harmony Streets  
**Square Number:** 120 **Lot:** 2  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** B-15  
**Historic District Classification:** Irish Channel Local Historic District  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.5.12.1 of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit the construction of an accessory structure with insufficient side yard width. (AFTER THE FACT)

**Requested Waivers:**

**Section 15.5.12.1 – Minimum width of side yard for accessory structures**

Required: 3 feet Proposed: 2.58 feet Waiver: 0.42 feet

**ITEM 18 -- Docket Number:** 48-08  
**Applicant or Agent:** Lynn Hobbs  
**Property Location:** 5314 North Robertson Street **Zip:** 70117  
**Bounding Streets:** North Robertson, Urquhart, Eganian and Andry Streets  
**Square Number:** 579 **Lot:** 14  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** E-14  
**Historic District Classification:** none  
**Existing Use:** Unoccupied former single-family dwelling  
**Proposed Use:** Adult day care facility

**Request Citation:** This request is for variances from provisions of Article 4, Section 4.6.7 and Table 4.F, and Article 11, Sections 11.14.b and 11.14.f of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit the conversion of an unoccupied former single-family dwelling into an adult day care facility with insufficient lot area and insufficient off-street parking.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum nonresidential site area**

Required: 20,000 s.f. Proposed: 5,100 s.f. Waiver: 14,900 s.f.

**Section 11.14.b – Former use of structure**

Required: educational facility or other public building Proposed: single-family dwelling

**Section 11.14.f – Minimum off-street parking**

Required: 10 spaces Proposed: 0 spaces Waiver: 10 spaces

\*\*\*

**ITEM 19 -- Docket Number:** 49-08  
**Applicant or Agent:** Karen Misconish  
**Property Location:** 4705 Iberville St. **Zip:** 70119  
**Bounding Streets:** Iberville, N St. Patrick, Bienville, N Bernadotte  
**Square Number:** 611 **Lot:** 2  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** C-12  
**Historic District Classification:** None  
**Existing Use:** Vacant  
**Proposed Use:** Office

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

**Request:**

This request is to grant an extension, for a period of six months, to restore a nonconforming use destroyed by flooding following Hurricane Katrina.

**Requested Waivers:**

**Section 13.3.2 — Maximum time to restore nonconforming use destroyed by flood**

Required: 12 months Proposed: 18 months Waiver: 6 months

**ITEM 20 -- Docket Number:** 50-08  
**Applicant or Agent:** Stephanie Emmerling  
**Property Location:** 2501 Calhoun St. **Zip:** 70118  
**Bounding Streets:** Calhoun, Willow, Palmer, and Delord Streets  
**Square Number:** 117 **Lot:** A  
**Zoning Classification:** RD-2 Two-Family Residential District **ZBM:** B-14  
**Historic District Classification:** None  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Two-family dwelling

**Request Citation:** This request is for a waiver from the 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 permit the conversion of a single-family dwelling to a two-family dwelling with insufficient minimum lot area.

**Requested Waivers:**

**Section 4.5.7. (Table 4.E) – Minimum lot area**

Required: 5,000 sq. ft. Provided: 4,512 sq. ft. Waiver: 488 sq. ft.

**Section 4.5.7. (Table 4.E) – Minimum lot width**

Required: 50’ Provided: 37.583’ Waiver: 12.417’

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

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

\*\*\*

**ITEM 21 -- Docket Number:** 51-08  
**Applicant or Agent:** Ronald & Sheila Rivet  
**Property Location:** 531 Bienville Street **Zip:** 70130  
**Bounding Streets:** Decatur, Chartres, Conti, and Iberville Streets  
**Square Number:** 29 **Lot:** 33  
**Zoning Classification:** VCC-2 Vieux Carré Commercial District **ZBM:** C-14  
**Historic District Classification:** None  
**Existing Use:** Vacant  
**Proposed Use:** Ground level retail; two-family dwelling above

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

**Request:**

This request is to permit the conversion of a vacant structure to use as retail space and two dwellings with insufficient lot area per dwelling.

**Requested Waivers:**

**Section 8.5.7 (Table 8.D) – Minimum lot area for a two-family dwelling**

Required: 2,000’ sq. ft. Provided: 1,600 sq. ft. Waiver: 400 sq. ft.

**ITEM 22 -- Docket Number:** 52-08  
**Applicant or Agent:** Alicia G. Davis  
**Property Location:** 7044 Milne Blvd. **Zip:** 70124  
**Bounding Streets:** Milne, Conrad, Walker, Wuerple  
**Square Number:** 59 **Lots:** 29, 30  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential **ZBM:** C-10  
**Historic District Classification:** None  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Single-Family Residential

**Request Citation:** This request is for a waiver from the provisions of Article 9A, Sections 9A.1.8.3 and 9A.1.8.4 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a circular driveway and parking in the required front yard.

**Requested Waivers:**

**Section 9A.1.8.3 – Special Parking and Driveway Requirements (Parking)**

Required: not allowed                      Provided: 1                      Waiver: 1

**Section 9A.1.8.4 – Special Parking and Driveway Requirements (Circular Driveway)**

Required: not allowed                      Proposed: circular drive                      Waiver: n/a

\*\*\*

**ITEM 23 -- Docket Number:** 53-08  
**Applicant or Agent:** Terry Tedesco  
**Property Location:** 1661 Industry St. **Zip:** 70119  
**Bounding Streets:** Bruxelles, Agriculture, Republic, Industry  
**Square Number:** 1725 **Lot:** 6  
**Zoning Classification:** RD-2 Two-Family Residential District **ZBM:** D-12  
**Historic District Classification:** None  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a waiver from the provisions of Article 15, Sections 15.2.3 and 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the provision of off-street parking in the required front yard.

**Requested Waivers:**

**Section 15.2.3 – Off-street parking in required front yard**

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

**Section 15.5.6 – Maximum paving of required front yard**

Required: 40%                      Provided: 100%                      Waiver: 60%

**ITEM 24 -- Docket Number:** 54-08  
**Applicant or Agent:** Nathaniel Hawthorne  
**Property Location:** 4627 Read Blvd **Zip:** 70127  
**Bounding Streets:** Springwood, Read, Chef Menteur, Eastline Subdivision  
**Square Number:** 4 **Lot:** A  
**Zoning Classification:** RS-2 Single-Family Residential **ZBM:** H-12  
**Historic District Classification:** None  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Single-Family Residential

**Request Citation:** This request is for a waiver from the provisions of Article 15, Sections 15.2.3, and 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**  
This request is to allow the construction of a new circular driveway with parking in the front yard.

**Requested Waivers:**

**Section 15.2.3 – Off-street parking in required front yard**  
Required: 0 spaces                      Provided: 2 spaces                      Waiver: 2 spaces

**Section 15.6.6 – Maximum paving of required front yard**  
Required: 40%                              Provided: ~60%                              Waiver: ~20%

\*\*\*

**ITEM 25 -- Docket Number:** 55-08  
**Applicant or Agent:** Adonis Woods  
**Property Location:** 6421-6423 Franklin Ave. **Zip:** 70122  
**Bounding Streets:** Franklin, Frankfort, Eads, New York  
**Square Number:** 5241 **Lot:** A-4  
**Zoning Classification:** RD-2 Two-Family Residential District **ZBM:** E-10  
**Historic District Classification:** None  
**Existing Use:** Vacant  
**Proposed Use:** Two-family dwelling

**Request Citation:** This request is for a waiver from the provisions of Article 4, Sections 4.5.7 and Table 4.E of the Comprehensive Zoning Ordinance.

**Request:**  
This request is to allow the construction of a two-family dwelling with insufficient lot width and rear yard depth.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum lot width**  
Required: 50'                              Provided: 46'                              Waiver: 4'

**Section 4.5.7 (Table 4.E) – Minimum depth of rear yard**  
Required: 20'                              Provided: 14'                              Waiver: 6'



**ITEM 28 -- Docket Number:** 58-08  
**Applicant or Agent:** Adonis Woods  
**Property Location:** 4810 Lancelot Dr. **Zip:** 70127  
**Bounding Streets:** Lancelot, Hammond, Dwyer, and Galahad  
**Square Number:** 11 **Lot:** 36  
**Zoning Classification:** RS-2 Single-Family Residential District **ZBM:** G-12  
**Historic District Classification:** None  
**Existing Use:** Vacant  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a waiver from the 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 single-family dwelling with insufficient aggregate width of side yards.

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Minimum aggregate width of side yards**

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

\*\*\*

**ITEM 29 -- Docket Number:** 59-08  
**Applicant or Agent:** Joseph Alvarez  
**Property Location:** 6346 Argonne Blvd **Zip:** 70124  
**Bounding Streets:** Argonne, Harrison, Bragg, Marshal Foch  
**Square Number:** 236 **Lot:** 39, 40  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential **ZBM:** C-11  
**Historic District Classification:** None  
**Existing Use:** Vacant  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a waiver from the provisions of Article 9A, Section 9A.1.7 and Table 9A.A of the Comprehensive Zoning Ordinance.

**Request:**  
This request is to allow the construction of a single-family dwelling with insufficient aggregate width of side yards.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum aggregate width of side yards**

Required: 12'                                      Provided: 10'                                      Waiver: 2'

<b>ITEM 30 -- Docket Number:</b>	<b>60-08</b>	<b>WITHDRAWN</b>
<b>Applicant or Agent:</b>	David Glasgow	
<b>Property Location:</b>	1600 N Lopez	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	N Lopez, Ponce de Leon, Sauvage, Maurepas	
<b>Square Number:</b>	1557	<b>Lot:</b> 1
<b>Zoning Classification:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b> C-12
<b>Historic District Classification:</b>	Esplanade Ridge Local Historic District	
<b>Existing Use:</b>	Two-Family Residence	
<b>Proposed Use:</b>	Two-Family Residence	

**Request Citation:** This request is for a waiver from the provisions of Article 15, Sections 15.5.12(2), and 15.5.12(5) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of an accessory structure within 3' of the rear property line with the total combined gross coverage of all accessory structures exceeding 40% of the required rear yard.

**Requested Waivers:**

**Section 15.5.12(2) – Minimum rear yard for accessory structures**

Required: 3'	Provided: 2'8"	Waiver: 4"
--------------	----------------	------------

**Section 15.5.12(5) – Maximum combined gross area of accessory structures**

Required: 40%	Provided: 84%	Waiver: 44%
---------------	---------------	-------------

**ITEM 31 -- Docket Number:** 61-08  
**Applicant or Agent:** 930 Poydras LLC  
**Property Location:** 930 Poydras Street **Zip:** 70113  
**Bounding Streets:** Poydras and O'Keefe Aves., Baronne and Lafayette Sts.  
**Square Number:** 259 **Lots:** 18, 19, 9B, 10A, 10, 11, 12, K  
**Zoning Classification:** CBD-1 Central Business District **ZBM:** C-14  
**Historic District Classification:** none  
**Existing Use:** Nonaccessory parking lot  
**Proposed Use:** Mixed: multiple-family dwelling/retail

**Request Citation:** This is a request for amendments to a variance granted by the Board, in accordance with Article 14, Section 14.8.4 of the Comprehensive Zoning Ordinance.

**Request:**

This is a request is to amend waivers granted to and conditions imposed by the Board in Docket No. 28-07, in order to permit the construction of a mixed-use development, including multiple dwellings and retail space, with insufficient minimum building setback at lowest residential floor, a cantilevered canopy projecting over the public sidewalk, and custom concrete sidewalk paving in the public right-of-way.

**Requested Amendments:**

**BZA Docket 28-07 – Minimum building setback at lowest residential floor**

Granted: 4'- 6" Proposed: 0'

**BZA Docket 28-07 – Proviso #1**

Imposed: recessed arcade Proposed: cantilevered canopy over sidewalk

**BZA Docket 28-07 – Proviso #2**

Imposed: stone or brick sidewalk paving Provided: custom concrete sidewalk paving

\*\*\*

**ITEM 32 -- Docket Number:** 62-08  
**Applicant or Agent:** Will Bradshaw, Green Coast Enterprises  
**Property Location:** Owens Parcel 3 **Zip:** 70122  
**Bounding Streets:** Mandolin Street, Owens Boulevard, St. Bernard Avenue, and Wellington Street.  
**Square Number:** 125 **Lot:** 19  
**Zoning Classification:** RS-2 Single-Family Residential District **ZBM:** D-11  
**Historic District Classification:** NA  
**Existing Use:** Vacant Land  
**Proposed Use:** Park

**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 park with insufficient lot width.

**Requested Waiver:**

**Section 4.3.7 (Table 4.C) – Minimum Lot Width**

Required: 100' Provided: 10' Waiver: 90'

**ITEM 33 -- Docket Number:** 63-08  
**Applicant or Agent:** Nicholas Selby  
**Property Location:** 2801 Palmer Ave. **Zip:** 70118  
**Bounding Streets:** Palmer, Barrett, Prieur, State  
**Square Number:** 125 **Lot:** 10  
**Zoning Classification:** RD-2 Two-Family Residential District **ZBM:** B-14  
**Historic District Classification:** NA  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Two-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 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 conversion of an existing single-family dwelling to use as a two-family dwelling with insufficient lot width, lot area per dwelling unit, and off-street parking.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum lot area per dwelling</b>		
Required: 2,500 sq. ft.	Provided: 1,433 sq.ft.	Waiver: 1,067 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum lot width</b>		
Required: 50’	Provided: 30’	Waiver: 20’
<b>Section 15.2.1 (Table 15.A) – Off-street parking</b>		
Required: 2 spaces	Provided: 1 space	Waiver: 1 space

\*\*\*

**ITEM 34 -- Docket Number:** 64-08  
**Applicant or Agent:** Preservation Resource Center  
**Property Location:** 626 St. Maurice Avenue **Zip:** 70117  
**Bounding Streets:** St. Maurice Avenue, Chartres, Royal, and Tupelo Streets  
**Square Number:** 108 **Lot:** 10  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** E-15  
**Historic District Classification:** Holy Cross Local Historic District  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.6.7 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a single-family dwelling with insufficient front yard depth.

**Requested Waivers:**

<b>Section 15.6.7 – Minimum depth of front yard</b>		
Required: 17’	Provided: 12’	Waiver: 5’



**ITEM 37 -- Docket Number:** 67-08  
**Applicant or Agent:** Lillian Haydel  
**Property Location:** 1743 North Dorgenois Street **Zip:** 70119  
**Bounding Streets:** North Dorgenois, Aubry, O'Reilly, Rousselin  
**Square Number:** 1362 **Lot:** 19  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** D-12  
**Historic District Classification:** NA  
**Existing Use:** Vacant Lot  
**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 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a two-family residence with insufficient minimum lot area per dwelling unit and minimum aggregate width of side yards.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum lot area per dwelling**

Required: 1,800 sq. ft. Provided: 1,650 sq. ft. Waiver: 150 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum aggregate width of side yards**

Required: 6.3166' Provided: 6' Waiver: 0.3166'

\*\*\*

**ITEM 38 -- Docket Number:** 68-08  
**Applicant or Agent:** Lillian Haydel  
**Property Location:** 1743 North Dorgenois Street **Zip:** 70119  
**Bounding Streets:** North Dorgenois, Aubry, O'Reilly, Rousselin  
**Square Number:** 1362 **Lot:** 20  
**Zoning Classification:** RD-3 Two-Family Residential District **ZBM:** D-12  
**Historic District Classification:** NA  
**Existing Use:** Vacant Lot  
**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 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a two-family dwelling with insufficient minimum lot area per dwelling and corner side yard width

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum lot area per dwelling**

Required: 1,800 sq. ft. Provided: 1,650 sq. ft. Waiver: 150 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum depth of side yard on corner lot**

Required: 10' Provided: 4'9" Waiver: 5'3"

