



CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS

**Regular Meeting Agenda**  
**Monday, April 14, 2008**

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

- A. Call to Order & Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**
- B. BZA Dockets -- Deferred from Regular Meeting of March 10, 2008**

\*\*\*

**ITEM 1 – Docket Number:** 37-08  
**Applicant or Agent:** A&A Restored Living LLC  
**Property Location:** 4716½ A & B, 4718½ A & B **Zip:** 70115  
 Chestnut Street  
**Bounding Streets:** Chestnut, Valence, Camp and Bourdeaux 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 13, Section 13.3.2 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 Extension:**  
**Section 13.3.2 – Time permitted to complete restoration of a nonconforming use destroyed by fire, storms, or other acts of God, measured from date of permit issuance**

Required: 12 months                      Proposed: 18 months                      Extension: 6 months

\*\*\*



**ITEM 4 – Docket Number:** **54-08**  
**Applicant or Agent:** Nathaniel Hawthorne  
**Property Location:** 4627 Read Blvd. **Zip:** 70127  
**Bounding Streets:** Springwood, Read, and Chef Menteur Boulevards, Eastline  
Subdivision  
**Square Number:** 4 **Lot (s):** 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:**  
**Article 4.5.7 – Limitation on Pavement of Required Yard Areas**  
Required:  $\leq$  40% Provided: ~ 47% Waiver: 7%

\*\*\*

**ITEM 5 – Docket Number:** **55-08**  
**Applicant or Agent:** Adonis Woods  
**Property Location:** 6421 & 6423 Franklin Ave. **Zip:** 70122  
**Bounding Streets:** Franklin Avenue, Frankfort, Eads, and New York Streets  
**Square Number:** 5241 **Lot (s):** A-4  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** E-10  
**Historic District Classification:** None  
**Existing Use:** Vacant  
**Proposed Use:** Two-Family Residential

**Request Citation:** This request is for a waiver from the 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 two-family dwelling with insufficient lot width and rear yard depth.

**Requested Waivers:**  
**Article 4.5.7 (Table 4.E) – Minimum lot width**  
Required: 50' Provided: 46' Waiver: 4'  
**Article 4.5.7 (Table 4.E) – Minimum depth of rear yard**  
Required: 20' Provided: 14' Waiver: 6'

\*\*\*

**ITEM 6 – Docket Number:** 63-08  
**Applicant or Agent:** Nicholas Selby  
**Property Location:** 2801 Palmer Ave. **Zip:** 70118  
**Bounding Streets:** Palmer Avenue, Barrett, South Prieur, and State Streets  
**Square Number:** 125 **Lot (s):** 10  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** B-14  
**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 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow the construction of a two-family residence through an addition to an existing single-family residence with insufficient lot width and insufficient lot area per dwelling unit.

**Requested Waivers:**

**Section 4.5.7 – Minimum Lot Area per Dwelling Unit**

Required: 5000 sq. ft.      Provided: 2865 sq.ft.      Waiver: 2135 sqft.

**Section 4.5.7 – Minimum Lot Width**

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

\*\*\*

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

\*\*\*

**ITEM 7 – Docket Number:** 70-08  
**Applicant or Agent:** Pius Obioha  
**Property Location:** 6045 Wingate Drive **Zip:** 70122  
**Bounding Streets:** Wingate, Wildair and Burbank Drives, Robert E. Lee Blvd.  
**Square Number:** 9 **Lot:** 5  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-11  
**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 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: 9’ – 5” Proposed: 8’ Waiver: 1’ – 5”

\*\*\*

**ITEM 8 – Docket Number:** 71-08  
**Applicant or Agent:** Earl and Sandra P. Thompson  
**Property Location:** 2004 Mandolin Street **Zip:** 70122  
**Bounding Streets:** Mandolin, Pauger, St. Anthony and Pelopidas Streets  
**Square Number:** 3075 **Lot:** A  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** D-11  
**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 single-family dwelling with insufficient front yard depth.

**Requested Waivers:**

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

Required: 20’ Proposed: 18’ Waiver: 2’

\*\*\*



**ITEM 11 – Docket Number:** 74-08  
**Applicant or Agent:** Damian Ogunsuyi  
**Property Location:** 4616 Magazine Street **Zip:** 70115  
**Bounding Streets:** Monticello, Cadiz, Constance and Valence Streets  
**Square Number:** 200 **Lot:** 5  
**Zoning Classification:** B-2 Neighborhood Business District  
**Historic District Classification:** NA **ZBM:** B-15  
**Existing Use:** Multiple-family dwelling; Accessory storage structure  
**Proposed Use:** Multiple-family dwelling; Single-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 15.2.1 and Table 15.A, and Article 15, Section 15.5.7(3) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of an accessory structure, presently used for storage space, to a second main building to be used as a single-family dwelling, with insufficient lot width, lot area, and off-street parking.

**Requested Waivers:**

<b>Section 4.9.7 (Table 4.I) – Minimum lot width</b>		
Required: 50'	Proposed: 30'	Waiver: 20'
<b>Section 4.9.7 (Table 4.I) – Minimum lot area (four-family development)</b>		
Required: 4800 s.f.	Proposed: 3840 s.f.	Waiver: 960 s.f.
<b>Section 4.9.7 (Table 4.I) – Minimum depth of rear yard</b>		
Required: 20'	Proposed: 0'	Waiver: 20'
<b>Section 15.2.1. (Table 15.A) – Off-street parking</b>		
Required: 4 spaces	Proposed: 3 spaces	Waiver: 1 space
<b>Section 15.5.7(3) – Multiple main structures (multi-family)</b>		
Required: 3 or more units	Proposed: 1 unit	Waiver: 2 units

\*\*\*

**ITEM 12 – Docket Number:** 75-08 **WITHDRAWN**  
**Applicant or Agent:** Leona Robinson  
**Property Location:** 8501 Cohn Street **Zip:** 70118  
**Bounding Streets:** Cohn, Joliet, Leonidas and Spruce Streets  
**Square Number:** 260 **Lots:** 1 and 2  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** A-13  
**Existing Use:** Vacant lot  
**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 permit construction of a single-family dwelling with insufficient rear yard depth.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum depth of rear yard**

Required: 20' Proposed: 8.2' Waiver: 11.8'

\*\*\*

**ITEM 13 – Docket Number:** 76-08  
**Applicant or Agent:** Geneva Stanford  
**Property Location:** 4818 North Miro Street **Zip:** 70118  
**Bounding Streets:** Jourdan Road, N Miro, N Galvez, & Deslonde Sts  
**Square Number:** 1094 **Lot:** 12  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** E-14  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Single-family dwelling

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

**Request:**

This request is to permit the construction of a single-family dwelling with parking in the required front yard and excessive front yard paving. (AFTER THE FACT)

**Requested Waivers:**

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

Permitted: 0 spaces Proposed: 1 space Waiver: 1 space

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

Permitted: 40 percent Proposed: 60 percent Waiver: 20 percent

\*\*\*

**ITEM 14 – Docket Number:** 77-08  
**Applicant or Agent:** Emelda and Joseph Clements  
**Property Location:** 2028 Allen Street **Zip:** 70116  
**Bounding Streets:** Allen, O’Reilly, N. Galvez and N. Prieur Streets  
**Square Number:** 1031 **Lot:** G-1<sup>1</sup>  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** D-11  
**Existing Use:** Two-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 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the creation of a new lot with an existing structure with insufficient rear yard depth.

**Requested Waivers:**

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

Required: 20’ Proposed: 6’ Waiver: 14’

\*\*\*

**ITEM 15 – Docket Number:** 78-08  
**Applicant or Agent:** Brister Bros. Construction  
**Property Location:** 3320 Third Street **Zip:** 70126  
**Bounding Streets:** Third, Fourth, South Prieur and South Johnson Streets  
**Square Number:** 437 **Lot:** 14  
**Zoning Classification:** RM-4 Multiple-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-14  
**Existing Use:** Vacant lot  
**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 permit the construction of a two-family dwelling with insufficient lot area and off-street parking.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) – Lot area**

Required: 3,500 s.f. Proposed: 3,371 s.f. Waiver: 129 s.f.

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

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

\*\*\*

---

<sup>1</sup> Proposed per City Planning Commission Subdivision Docket No. 28/08.

**ITEM 16 – Docket Number:** 79-08  
**Applicant or Agent:** Morris Jackson  
**Property Location:** 3739 Clara Street **Zip:** 70115  
**Bounding Streets:** Clara, General Taylor, Delachaise, and Willow Streets  
**Square Number:** 3 **Lot:** 31  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-14  
**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 Talbe 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, lot width, and off-street parking.

**Requested Waivers:**

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

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

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

Required: 5,000 s.f. Proposed: 4,155 s.f. Waiver: 845 s.f.

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

Required: 50' Proposed: 30' Waiver: 20'

\*\*\*

**ITEM 17 – Docket Number:** 80-08  
**Applicant or Agent:** A & A Restored Living LLC  
**Property Location:** 4716 Chestnut Street, **Zip:** 70115  
Units C, D, E, and F  
**Bounding Streets:** Chestnut, Valence, Camp and Bordeaux Streets  
**Square Number:** 258 **Lot:** 2  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-14  
**Existing Use:** Nonconforming multiple-family dwelling  
**Proposed Use:** Nonconforming multiple family dwelling

**Request Citation:** This request is for an extension to a restoration permit, in accordance with provisions of Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to extend the time required to complete the restoration of a nonconforming use for a period of six months.

**Requested Extension:**

**Section 13.3.2 – Time permitted to complete restoration of a nonconforming use destroyed by fire, storms, or other acts of God, measured from date of permit issuance**

Required: 12 months Proposed: 18 months Extension: 6 months

**ITEM 18 – Docket Number:** **81-08**  
**Applicant or Agent:** A & A Restored Living LLC  
**Property Location:** 4716 Chestnut Street, **Zip:** 70115  
Units G, H, I, and J  
**Bounding Streets:** Chestnut, Valence, Camp and Bordeaux Streets  
**Square Number:** 258 **Lot:** 2  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-14  
**Existing Use:** Nonconforming multiple-family dwelling  
**Proposed Use:** Nonconforming multiple family dwelling

**Request Citation:** This request is for an extension to a restoration permit, in accordance with provisions of Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to extend the time required to complete the restoration of a nonconforming use for a period of six months.

**Requested Extension:**

**Section 13.3.2 – Time permitted to complete restoration of a nonconforming use destroyed by fire, storms, or other acts of God, measured from date of permit issuance**

Required: 12 months                      Proposed: 18 months                      Extension: 6 months

\*\*\*

**ITEM 19 – Docket Number:** **82-08**  
**Applicant or Agent:** Lisa C. Matthews  
**Property Location:** 5535 West End Boulevard **Zip:** 70124  
**Bounding Streets:** West End Blvd., Homedale Ave., Catina and Mound Sts.  
**Square Number:** 429 **Lots:** 5 and 6  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-11  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

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

**Request:**

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

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum depth of front yard**

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

\*\*\*

**ITEM 20 – Docket Number:** 83-08  
**Applicant or Agent:** Rivers U. Jacques  
**Property Location:** 2669 Clover Street **Zip:** 70122  
**Bounding Streets:** Franklin Avenue, Clover, Lavender and Lotus Streets  
**Square Number:** 17 **Lots:** 30, 31  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** E-12  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is 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 the required front yard**

Required: 0 spaces Proposed: 1 space Waiver: 1 space

\*\*\*

**ITEM 21 – Docket Number:** 84-08  
**Applicant or Agent:** Chris and Valerie Rodriguez  
**Property Location:** 16 Snipe Street **Zip:** 70124  
**Bounding Streets:** Snipe Street, Calla Lane, Marconi Drive and Breeze Park  
**Square Number:** 12 **Lot:** 17  
**Zoning Classification:** LRS-2 Lake Vista and Lake Shore Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** E-12  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.2.7 and Table 9A.B of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family dwelling with insufficient interior side yard widths and aggregate width of side yards.

**Requested Waivers:**

**Section 9A.2.7 (Table 9A.B) – Minimum width of side yard (Breeze Park side)**

Required: 6' Proposed: 5' -5" Waiver: 7"

**Section 9A.2.7 (Table 9A.B) – Minimum width of side yard (Snipe Street side)**

Required: 6' Proposed: 5' Waiver: 1'

**Section 9A.2.7 (Table 9A.B) – Minimum aggregate width of side yards**

Required: 15' Proposed: 10' – 5" Waiver: 4'–7"

\*\*\*

**ITEM 22 – Docket Number:** 85-08  
**Applicant or Agent:** Enrique and Jeanette Martin  
**Property Location:** 6634 Avenue A **Zip:** 70124  
**Bounding Streets:** Avenue A, Avenue B, Thirty-Sixth and Thirty-Eighth Sts.  
**Square Number:** 69 **Lots:** 11, 12  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** D-11  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.1.7 and Table 9A.A, and Article 15, Section 15.5.12.7 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 and an accessory swimming pool with insufficient distance from an interior side property line.

**Requested Waivers:**

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

Required: 12' Proposed: 10' Waiver: 2'

**Section 15.5.12.7 – Minimum distance between pool and interior side property line**

Required: 4' Proposed: 1.75' Waiver: 2.25'

\*\*\*

**ITEM 23 – Docket Number:** 86-08  
**Applicant or Agent:** Inez M. Bucaro  
**Property Location:** 932 Chapelle Street **Zip:** 70124  
**Bounding Streets:** Argonne Blvd., Filmore Ave., Chapelle and Gen. Haig Sts.  
**Square Number:** 127 **Lot(s):** 1-A  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-10  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

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

**Request:**

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

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum depth of front yard**

Required: 20' Proposed: 10' Waiver: 10'

\*\*\*

**ITEM 24 – Docket Number:** 87-08  
**Applicant or Agent:** Gary J. Delahoussaye  
**Property Location:** 6009 Argonne Boulevard **Zip:** 70124  
**Bounding Streets:** Argonne Blvd., Polk, Germain and Gen. Haig Sts.  
**Square Number:** 322 **Lots:** 18, 19  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-11  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

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

**Request:**

This request is to permit 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' Proposed: 10' Waiver: 2'

\*\*\*

**ITEM 25 – Docket Number:** 88-08  
**Applicant or Agent:** Idolka Alvarez & Derek Villavaso  
**Property Location:** 1821 Clouet St. **Zip:** 70117  
**Bounding Streets:** N Roman, N Prieur, Louisa, and Clouet Sts  
**Square Number:** 867 **Lots:** 27A  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** E-13  
**Existing Use:** Single-Family  
**Proposed Use:** Two-Family

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a single-family residence to a two-family residence with insufficient off-street parking.

**Requested Waivers:**

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

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

\*\*\*

**ITEM 26 – Docket Number:** **89-08**  
**Applicant or Agent:** George J. Schott, Jr.  
**Property Location:** 6536 Argonne Boulevard **Zip:** 70124  
**Bounding Streets:** Argonee Blvd., Lane, Marshal Foch and Porteous Sts.  
**Square Number:** 182 **Lots:** 35, 36  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-10  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

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

**Request:**

This request is to permit 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' Proposed: 10' Waiver: 2'

\*\*\*

**ITEM 27 – Docket Number:** **90-08**  
**Applicant or Agent:** Sharon Spears  
**Property Location:** 3622 Cherry Street **Zip:** 70118  
**Bounding Streets:** Cherry, Stroelitz, Palm and Live Oak Streets  
**Square Number:** 568 **Lot:** 10  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-12  
**Existing Use:** Vacant lot (single-family dwelling under construction)  
**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 permit the construction of a single-family dwelling with insufficient front yard depth and corner side yard width.

**Requested Waivers:**

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

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

**Section 4.3.7 (Table 4.C) – Minimum width of corner side yard**

Required: 10' Proposed: 4.5' Waiver: 5.5'

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

Required: 10' Proposed: 8' Waiver: 2'

\*\*\*

**ITEM 28 – Docket Number:** 91-08  
**Applicant or Agent:** Kevin Callahan  
**Property Location:** 6720 Colbert Street **Zip:** 70124  
**Bounding Streets:** Milne Blvd., Filmore Ave., Colbert and Chapelle Sts.  
**Square Number:** 118 **Lots:** 31, 32  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-10  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.1.7 and Table 9A.A, and Article 15, Section 15.5.12.2 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family dwelling with insufficient aggregate width of side yards and excessive coverage of the rear yard by an accessory structure.

**Requested Waivers:**

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

Required: 12' Proposed: 10' Waiver: 2'

**Section 15.5.12.2 – Maximum coverage of rear yard by accessory structure**

Required: 40% Proposed: 55.6% Waiver: 15.6%

\*\*\*

**ITEM 29 – Docket Number:** 92-08 **WITHDRAWN**  
**Applicant or Agent:** Fedility Investment Group  
**Property Location:** 2108-10 Robin Street **Zip:** 70122  
**Bounding Streets:** Robin, Touro, Frenchmen and Selma Streets  
**Square Number:** 3582 **Lot:** 6  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** D-11  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.1.7 and Table 9A, and Article 15, Section 15.5.12.2 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family dwelling with insufficient aggregate width of side yards and excessive coverage of the rear yard by an accessory structure.

**Requested Waivers:**

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

Required: 12' Proposed: 10' Waiver: 2'

**Section 15.5.12.2 – Maximum coverage of rear yard by accessory structure**

Required: 40% Proposed: 60% Waiver: 20%

\*\*\*

**ITEM 30 – Docket Number:** 93-08  
**Applicant or Agent:** Tulane Education Fund  
**Property Location:** 6319 Willow Street **Zip:** 70124  
**Bounding Streets:** Willow, Calhoun and Delord Streets, Tulane University  
**Square Number:** 118 **Lots:** I, J  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-14  
**Existing Use:** Institution of higher learning  
**Proposed Use:** Institution of higher learning

**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 permit the deconstruction and reconstruction of a portion of an office structure for an institution of higher learning with insufficient rear yard depth.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum depth of rear yard**

Required: 20' Proposed: 0' Waiver: 20'

\*\*\*

**ITEM 31 – Docket Number:** 94-08  
**Applicant or Agent:** Earl Williams  
**Property Location:** 9005 Olive St **Zip:** 70118  
**Bounding Streets:** Olive, Hollygrove, Hamilton, & Edinburgh Sts  
**Square Number:** 526 **Lots:** 21  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-12  
**Existing Use:** Vacant  
**Proposed Use:** Single-Family

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient off-street parking.

**Requested Waivers:**

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

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

\*\*\*



**ITEM 34 – Docket Number:** 97-08  
**Applicant or Agent:** Janes Hudson  
**Property Location:** 2647-49 Louisa St **Zip:** 70126  
**Bounding Streets:** Piety, Louisa, & Law Sts, & Florida Ave  
**Square Number:** 1479 **Lots:** 4  
**Zoning Classification:** B-1 Neighborhood Business District  
**Historic District Classification:** NA **ZBM:** E-13  
**Existing Use:** Vacant  
**Proposed Use:** Two-Family

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

**Request:**

This request is to permit the construction of a two-story two-family residence with insufficient minimum lot area per dwelling unit.

**Requested Waivers:**

<b>Section 4.8.7 (Table 4.H) – Minimum Lot Area per Dwelling Unit</b>		
Required: 3600 sq.ft.	Proposed: 3496 sq. ft.	Waiver: 104 sq. ft.
<b>Section 4.8.7 (Table 4.H) – Minimum Lot Width (Two-Family)</b>		
Required: 30’	Proposed: 29.5’	Waiver: 0.5’
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 spaces	Proposed: 0 spaces	Waiver: 2 spaces

\*\*\*

**ITEM 35 – Docket Number:** 98-08  
**Applicant or Agent:** Spectrum – Pat Chatman  
**Property Location:** 2907 Tulane Avenue **Zip:** 70119  
**Bounding Streets:** Tulane Ave, S. Dupre, Baudin, & S. Gayoso Sts.  
**Square Number:** 627 **Lots:** B  
**Zoning Classification:** C-2 General Commercial District  
**Historic District Classification:** NA **ZBM:** C-13  
**Existing Use:** Commercial  
**Proposed Use:** Commercial (child daycare)

**Request Citation:** This request is for a variance from provisions of Article 11 Section 11.5.7.d(1)(a)&(b) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a child daycare facility with insufficient off-street parking and insufficient on-site passenger drop-off area.

**Requested Waivers:**

<b>Section 11.15.1.d(1)(a) – On-site Off-Street Parking</b>		
Required: 3 spaces	Proposed: 2 spaces	Waiver: 1 space Drop-off area

\*\*\*

**ITEM 36 – Docket Number:** **99-08** **WITHDRAWN**  
**Applicant or Agent:** Jacqueline Case – Praxis Design  
**Property Location:** 5109 Freret St **Zip:** 70115  
**Bounding Streets:** Valmont, Soniat, S Robertson, and Freret Sts  
**Square Number:** 609 **Lots:** B-1  
**Zoning Classification:** B1-A Neighborhood Business District  
**Historic District Classification:** NA **ZBM:** B-14  
**Existing Use:** Commercial (hardware store)  
**Proposed Use:** Commercial (hardware store)

**Request Citation:** This request is for a variance from provisions of Article 5, Section 5.5.7 (Table 5.E) and Article 5, Section 5.5.8(13) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the expansion of an existing commercial use and the construction of an off-street parking lot without the required rear yard setback and parking lot screening.

**Requested Waivers:**

**Section 5.5.7 (Table 5.E) – Minimum Rear Yard**

Required: 20' Proposed: 0' Waiver: 20'

**Section 5.5.8(13) – Special Regulations (Commercial Screening)**

Required: 4' high hedge Proposed: 6" curb Waiver: 4' high hedge

\*\*\*

**ITEM 37 – Docket Number:** **100-08**  
**Applicant or Agent:** Aaron Anderson III  
**Property Location:** 1821 N. Rocheblave St **Zip:** 70119  
**Bounding Streets:** N Rocheblave, Aubry, & N Dorgenois Sts, & St Bernard Ave  
**Square Number:** 1339 **Lots:** B  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** D-12  
**Existing Use:** Two-Family  
**Proposed Use:** Two-Family

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.5.10 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a fire escape on a two-family residence within the required rear yard setback.

**Requested Waivers:**

**Section 15.5.10 – Maximum extension of balconies and fireproof stairways into a rear yard**

Required: 5' Proposed: 8.25' Waiver: 3.25'

\*\*\*

**ITEM 38 – Docket Number:** **101-08**  
**Applicant or Agent:** ZLN Residential Trust  
**Property Location:** 23 Audubon Place **Zip:** 70118  
**Bounding Streets:** Freret St, St Charles Ave, and Tulane University  
**Square Number:** LW AD PL **Lots:** 23  
**Zoning Classification:** RS-1 Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-14  
**Existing Use:** Single-Family  
**Proposed Use:** Single-Family

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.1.7 (Table 4.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an addition to a single-family residence with insufficient minimum rear yard width.

**Requested Waivers:**

**Section 15.5.12.4 – Maximum Height for Accessory Buildings and Structures**

Required: 14' Proposed: 25'-8" Waiver: 11'-8"

\*\*\*

**ITEM 39 – Docket Number:** **102-08**  
**Applicant or Agent:** Lakeview Christian Center  
**Property Location:** 5885 Fleur de Lis Drive **Zip:** 70124  
**Bounding Streets:** Fleur de Lis, W Harney, & Sharon Drs, & Veterans Hwy.  
**Square Number:** 6 **Lots:** 62-A  
**Zoning Classification:** LRD-2 Lakewood/Parkview Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-11  
**Existing Use:** Church  
**Proposed Use:** Church

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.5.7 (Table 9A.H) of the Comprehensive Zoning Ordinance.

**Request:**

This AFTER THE FACT request is to permit the construction of a church with insufficient minimum side yard width for a corner lot.

**Requested Waivers:**

**Section 9A.5.7 (Table 9A.H) – Minimum Width of Each Side Yards (Corner Lot)**

Required: 10' Provided: 8.63' Waiver: 1.37'

\*\*\*

**ITEM 40 – Docket Number:** 103-08  
**Applicant or Agent:** Richard Weber  
**Property Location:** 2925 Dublin St **Zip:** 70118  
**Bounding Streets:** Fig, Dublin, and Pritchard Sts, and Carrolton Ave  
**Square Number:** 425 **Lots:** U  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-13  
**Existing Use:** Single-Family  
**Proposed Use:** Single-Family

**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 permit the construction of an overhang area to a front porch with in the required front yard area.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum depth of front yard**  
Required: 20’ Proposed: 13.5’ Waiver: 6.5’  
**Section 4.5.7 (Table 4.E) – Minimum depth of rear yard**  
Required: 20’ Proposed: 10.5’ Waiver: 9.5’

\*\*\*

**ITEM 41 – Docket Number:** 104-08  
**Applicant or Agent:** Tracey Dorvin  
**Property Location:** 4200-02 Hollygrove St **Zip:** 70118  
**Bounding Streets:** Pear, Hollygrove, Heaton and Hamilton Sts  
**Square Number:** 655 **Lots:** 1  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-13  
**Existing Use:** Vacant  
**Proposed Use:** Two-Family

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit and insufficient lot width for a two-family residence.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Area per Dwelling Unit (Two-Family)**  
Required: 5000 s.f. Proposed: 3600 s.f. Waiver: 1400 s.f. (39%)  
**Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)**  
Required: 50’ Proposed: 30’ Waiver: 20’ (40%)  
**Section 4.5.7 (Table 4.E) – Minimum Side Yard Width (corner lot)**  
Required: 10’ Proposed: 3’ Waiver: 7’ (70%)

**ITEM 42 – Docket Number:** **105-08**  
**Applicant or Agent:** Rosemary Compagno  
**Property Location:** 3800 Bienville St. **Zip:** 70119  
**Bounding Streets:** Bienville, N. Cortez, Iberville and N. Scott Sts.  
**Square Number:** 506 **Lots:** 10-A  
**Zoning Classification:** RO-1 General Office District  
**Historic District Classification:** NA **ZBM:** C-13  
**Existing Use:** Residential  
**Proposed Use:** Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

**Request:**

This, AFTER THE FACT, request is to permit the construction of a covered stairs with in the required front yard setback.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Depth of Front Yard**

Required: 5' Proposed: 2' Waiver: 3'

\*\*\*

**ITEM 43 – Docket Number:** **106-08**  
**Applicant or Agent:** Bridget Beduze  
**Property Location:** 6227 Marshall Foch **Zip:** 70124  
**Bounding Streets:** Harrison Ave, Marshall Foch & French Sts., and Argonne Blvd.  
**Square Number:** 267 **Lots:** 14 & 15  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-11  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.1.7 (Table 9A.A) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum Aggregate Width of Side Yards (25%)**

Required: 4' Proposed: 3' Waiver: 1'

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

Required: 2 Proposed: 1 Waiver: 1

\*\*\*

**D. Appeals of the Director of Safety and Permits**

**ITEM 44 – Docket Number:** 107-08  
**Applicant or Agent:** Lurlene Lavigne  
**Property Location:** 129 & 133 Polk Ave **Zip:** 70124  
**Bounding Streets:** West End Blvd, Polk, Catina, and Germain Sts  
**Square Number:** 867 **Lots:** 27A  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-11  
**Existing Use:** Non-Conforming Commercial  
**Proposed Use:** Non-Conforming Commercial

**Request Citation:** This is a request for an appeal of a decision of the Director of Safety and Permits.

**Request:**

This request, by the applicant, was made after a citation by the Department of Safety & Permits for a Stop Work Order on renovations to the property listed above. The applicant is challenging the Director of Safety and Permits decision that the previous legal non-conforming commercial use has expired, and the property must regress to a use allowed under the current zoning district (LRS-1 Lakeview Single-Family Residential). The applicant has supplied supporting materials indicating that the property has continuously remained in commerce as a legal non-conforming use and intends to overturn the Director's decision and return the property to commercial use.

\*\*\*

**ITEM 45 – Docket Number:** 108-08 **WITHDRAWN**  
**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  
**Historic District Classification:** NA **ZBM:** A-14  
**Existing Use:** Two-family dwelling  
**Proposed Use:** Two-family dwelling

**Request Citation:** This is a request for an appeal of a decision of the Director of Safety and Permits.

**Request:** This request by the applicant was made after a citation by the Department of Safety & Permits on January 23, 2008 for illegal provision of off-street parking in the required front yard and excessive paving of the front yard area. The applicant has stated in writing that the front yard driveway and parking area was constructed prior to his purchase of the property 14 years ago. The applicant therefore seeks to overturn the decision of the Director of Safety and Permits that the existing front yard parking is not a legally nonconforming use. This application was initially docketed as a variance request in accordance with the form furnished by the applicant (Docket no. 44-08), but was converted to a decision appeal request following consultation between the City Planning Commission and the Department of Law.

\*\*\*

**E. Motion for Adjournment**