



CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS

**Regular Meeting Agenda**  
**Monday, May 12, 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 April 14, 2008**

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<b>ITEM 1 – Docket Number:</b>	<b>63-08</b>	
<b>Applicant or Agent:</b>	Nicholas Selby	
<b>Property Location:</b>	2801 Palmer Ave.	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	Palmer, Barrett, Prieur, State	
<b>Square Number:</b>	125	<b>Lot (s) Number:</b> 10
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	NA	<b>ZBM:</b> B-14
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	Two- Family Residence	

**Request Citation:** This request is for a variance from provisions of Article 4, Section 5.7; Article 4, Section 5.7; and Article 15, Section 2.1.

**Request:**

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

**Requested Waivers:**

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

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

**Section 4.5.7 – Minimum Lot Width**

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

**Section 15.2.1 – Off-Street Parking Regulations**

Required: 2                                      Provided: 1                                      Waiver: 1

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**ITEM 2 – 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., and Article 15, Section 15.2.1 and Table 15.A

**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:**

**Section 4.9.7 (Table 4.I) – Minimum lot width**

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

**Section 4.9.7 (Table 4.I) – Minimum lot area (four-family development)**

Required: 4800 s.f. Proposed: 3840 s.f. Waiver: 960 s.f.

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

Required: 4 spaces Proposed: 3 spaces Waiver: 1 space

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**ITEM 3 – 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

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**ITEM 4 – 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

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**ITEM 5 – 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 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"

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**ITEM 6 – Docket Number:** 96-08  
**Applicant or Agent:** J. Clifford Grout III  
**Property Location:** 6861 West End Blvd **Zip:** 70124  
**Bounding Streets:** West End Blvd, Downs, Mouton and Catina Sts  
**Square Number:** 111 **Lots:** 15916  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-10  
**Existing Use:** Single-Family  
**Proposed Use:** Single-Family

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

**Request:**

This request is to permit the construction of a house extension into the required rear yard setback.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard**

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

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**ITEM 7 – 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 – Rear Yards**

Required: 15' Proposed: 12' Waiver: 3'

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

**ITEM 8 – Docket Number:** 109-08  
**Applicant or Agent:** The Chung Group dba AssistingHand.org  
**Property Location:** 1476 North Prieur Street **Zip:** 70116  
**Bounding Streets:** N. Prieur, N. Roman, Columbus and Kerlerec Sts.  
**Square Number:** 896 **Lot:** A-1  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** Esplanade Ridge Local Historic District **ZBM:** D-13  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

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

**Request:**  
This request is to permit the construction of a single-family dwelling with insufficient rear yard depth.

**Requested Waiver:**  
**Section 4.6.7 (Table 4.F) – Minimum lot depth**  
Required: 90’ Proposed: 68.5’ Waiver: 21.5’

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**ITEM 9 – Docket Number:** 110-08  
**Applicant or Agent:** Bader Sulliman  
**Property Location:** 1832 Franklin Avenue **Zip:** 70117  
**Bounding Streets:** Franklin Avenue, N. Roman, N. Prieur & Painters Sts.  
**Square Number:** 875 **Lot:** 13  
**Zoning Classification:** C-1 General Commercial District  
**Historic District Classification:** N/A **ZBM:** D-13  
**Existing Use:** Vacant lot  
**Proposed Use:** Retail store

**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 permit the construction of a retail store with insufficient off-street parking.

**Requested Waiver:**  
**Section 15.2.1 (Table 15.A) – Off-street parking**  
Required: 8 spaces Proposed: 2 spaces Waiver: 6 spaces

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**ITEM 10 – Docket Number: 111-08**

**Applicant or Agent:** Antonio White  
**Property Location:** 5141 Elysian Fields Avenue **Zip:** 70122  
**Bounding Streets:** Elysian Fields and Dreux Aves., Selma and Western Sts.  
**Square Number:** 61 **Lots:** 15,16  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** N/A **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 15, Section 15.2.3.6(a) and 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit a circular drive in the required front yard area (AFTER THE FACT).

**Requested Waivers:**

**Section 15.2.3.6(a) – Standards for circular drives: parking in required front yard**

Required: not permitted      Proposed: permitted      Waiver: n/a

**Section 15.6.6 – Limit on pavement of required front yard area**

Required: 40%      Proposed: 65%      Waiver: 25%

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**ITEM 11 – Docket Number: 112-08**

**Applicant or Agent:** Lisa J. Adams and Earl Adams  
**Property Location:** 4945 Montegut Drive **Zip:** 70126  
**Bounding Streets:** Montegut and Press Drs., Dreux and Mirabeau Aves.  
**Square Number:** 24 **Lot:** 48  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** N/A **ZBM:** E-11  
**Existing Use:** Vacant lot  
**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 rear yard depth (AFTER THE FACT).

**Requested Waiver:**

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

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

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**ITEM 12 – Docket Number: 113-08**

**Applicant or Agent:** Sedonia Doty  
**Property Location:** 2712 Hamilton Street **Zip:** 70118  
**Bounding Streets:** Hamilton, Belfast, Apricot and Mistletoe Streets  
**Square Number:** 399 **Lot:** 9  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** B-12  
**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 the construction of a single-family dwelling with insufficient rear yard depth.

**Requested Waiver:**

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

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

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**ITEM 13 – Docket Number: 114-08**

**Applicant or Agent:** HMS Properties, LLC  
**Property Location:** 4708-10 Wilson Avenue **Zip:** 70127  
**Bounding Streets:** Wilson Ave., Prentiss and Dreux Sts., Rosemont Pl.  
**Square Number:** 5 **Lot:** 2  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** G-11, G-12  
**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 of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

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

Required: 50' Proposed: 48' Waiver: 2'

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

Required: 2,500 s.f. Proposed: 2,472 s.f. Waiver: 28 s.f.

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**ITEM 14 – Docket Number: 115-08**

<b>Applicant or Agent:</b>	Hayes and Jessica Booksh	
<b>Property Location:</b>	2901 Camp Street	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Camp, Chestnut, Sixth and Seventh Streets	
<b>Square Number:</b>	163	<b>Lot:</b> Y
<b>Zoning Classification:</b>	RD-2 Two-Family Residential District	
<b>Historic District Classification:</b>	Garden District Local Historic District	<b>ZBM:</b> C-15
<b>Existing Use:</b>	Single-family dwelling	
<b>Proposed Use:</b>	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 the construction of a two-family dwelling with insufficient lot width and lot area per dwelling.

**Requested Waivers:**

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

Required: 50'	Proposed: 48'	Waiver: 2'
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**Section 4.5.7 (Table 4.E) – Minimum lot area per dwelling**

Required: 2,500 s.f.	Proposed: 2,472 s.f.	Waiver: 28 s.f.
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**ITEM 15 – Docket Number: 116-08**

<b>Applicant or Agent:</b>	The Chung Group dba AssistingHand.org	
<b>Property Location:</b>	1480 North Prieur Street	<b>Zip:</b> 70116
<b>Bounding Streets:</b>	N. Prieur, N. Roman, Columbus and Kerlerec Sts.	
<b>Square Number:</b>	896	<b>Lot:</b> B-1
<b>Zoning Classification:</b>	RD-3 Two-Family Residential District	
<b>Historic District Classification:</b>	Esplanade Ridge Local Historic District	<b>ZBM:</b> D-13
<b>Existing Use:</b>	Vacant lot	
<b>Proposed Use:</b>	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 request is to permit the construction of a single-family dwelling with insufficient rear yard depth.

**Requested Waiver:**

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

Required: 20'	Proposed: 13.25'	Waiver: 6.75'
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**ITEM 16 – Docket Number:** 118-08  
**Applicant or Agent:** Tim and Nancy Jackson  
**Property Location:** 5629 Bellaire Drive **Zip:** 70124  
**Bounding Streets:** Bellaire, Country Club Drs., Academy Rd., Marcia Ave.  
**Square Number:** C, Lakewood South Subdivision, Sec. 1 **Lot:** 21  
**Zoning Classification:** LRS-3 Single-Family Residential District  
**Historic District Classification:** N/A **ZBM:** B-11  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.3.7A and Table 9A.D of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the addition of a portico to a single-family dwelling within the required front yard and the location of an air conditioning compressor with insufficient distance from the side property line.

**Requested Waiver:**

**Section 9A.3.7A (Table 9A.D) – Minimum front yard depth**

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

**Section 15.5.7.1 – Minimum distance from side property line remaining open to sky**

Required: 2' Proposed: 1.5' Waiver: 0.5'

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**ITEM 17 – Docket Number:** 120-08  
**Applicant or Agent:** Alfred J. Hingle Jr.  
**Property Location:** 4634 Frenchmen St. **Zip:** 70122  
**Bounding Streets:** Frenchman, Touro, Sumpter, & Carnot Sts.  
**Square Number:** 3422 **Lot (s):** 13  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** None **ZBM:** C-15  
**Existing Use:** Single Family Dwelling  
**Proposed Use:** Single-Family Dwelling

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

**Request:** This request is to allow the property insufficient off-street parking.

**Requested Waiver:**

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

Required: 2 spaces Proposed: 0 Waiver: 2 spaces

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**ITEM 18 – Docket Number: 121-08**

**Applicant or Agent:** David Glasgow  
**Property Location:** 1600 N. Lopez St. **Zip:** 70119  
**Bounding Streets:** N. Lopez, Ponce De Leon, Sauvage, & Maurepas Sts.  
**Square Number:** 1557 **Lot (s):** 1  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** Esplanade Ridge Local Historic District **ZBM:** C-12  
**Existing Use:** Two (2) Single-Family Dwellings  
**Proposed Use:** Two (2) Single-Family Dwellings

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.5.12.2 and Article 15 Section 15.5.12.3 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a structure with excessive maximum coverage of a rear yard and insufficient maximum width of corner side yard.

**Requested Waivers:**

**Section 15.5.12.2 - Maximum coverage of required rear yard by accessory structure**  
Required: 40% Proposed: 78.5% Waiver:38.5%  
**Section 15.5.12.3 - Minimum corner side yard width for accessory structure**  
Required: 4' Proposed: 0' Waiver: 4'

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**ITEM 19 – Docket Number: 122-08**

**Applicant or Agent:** Candice T. McMillian  
**Property Location:** 2110-2124 Fourth St. **Zip:** 70113  
**Bounding Streets:** Loyola, S. Saratoga, Fourth Sts., & Washington Ave.  
**Square Number:** 304 **Lot (s):** A  
**Zoning Classification:** RM-4 Multiple Family Residential District  
**Historic District Classification:** None **ZBM:** C-15  
**Existing Use:** Vacant Lot  
**Proposed Use:** Multi-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 multi-family dwelling with insufficient front yard setback, rear yard setback, and off-street parking spaces.

**Requested Waivers:**

**Section 4.12.7 (4.L) –Minimum front yard setback.**  
Required: 20' Proposed: 10' Waiver: 10'  
**Section 4.12.7 (4.L) – Minimum rear yard setback.**  
Required: 20' Proposed: 10' Waiver: 10'  
**Section 15.2.1 (15.A) – Off-Street Parking.**  
Required: 30 spaces Proposed: 16 spaces Waiver: 14 spaces

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**ITEM 20 – Docket Number:** 123-08  
**Applicant or Agent:** Bryan Hale / David Dunn  
**Property Location:** 23864 Chef Mentuer Hwy. **Zip:** 70129  
**Bounding Streets:** none  
**Square Number:** 2 **Lot (s):** 59  
**Zoning Classification:** NU – Non-Urban District  
**Historic District Classification:** none **ZBM:** C-15  
**Existing Use:** Vacant  
**Proposed Use:** Single-Family Dwelling (camp)

**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 allow the construction of a single family dwelling (camp) with insufficient minimum aggregate width of side yards.

**Requested Waiver:**

**Section 4.1.7 (4.A) –Minimum aggregate width of side yards**

Required: 12.5’

Proposed: 10’

Waiver: 2.5’

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**ITEM 21 – Docket Number:** 124-08

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**ITEM 22 – Docket Number:** 125-08  
**Applicant or Agent:** Sylvia Scineaux  
**Property Location:** 5801 Kensington Boulevard **Zip:** 70127  
**Bounding Streets:** Kensington, Waterford, and Lake Forest Boulevards  
**Square Number:** B **Lot:** 9  
**Zoning Classification:** RS-1 Single-Family Residential District  
**Historic District Classification:** N/A **ZBM:** H-11  
**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 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit an addition to an accessory structure in a required rear yard with excessive occupancy of the rear yard area and excessive height.

**Requested Waivers:**

**Section 15.5.12(2) – Maximum occupancy of rear yard by accessory structures**

Required: 40% Proposed: 58% Waiver: 18%

**Section 15.5.12(4) – Maximum height of accessory structure in required rear yard**

Required: 14' Proposed: 18' Waiver: 4'

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**ITEM 23 – Docket Number:** 126-08  
**Applicant or Agent:** Gail Jackson Norris  
**Property Location:** 4863 Montegut Drive **Zip:** 70126  
**Bounding Streets:** Montegut & Feliciana Drs., Mirabeau and Stephen Girard Aves.  
**Square Number:** 16 **Lot:** 32  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** N/A **ZBM:** E-11  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**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 permit the construction of a single-family dwelling with insufficient off-street parking.

**Requested Waiver:**

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

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

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**ITEM 24 – Docket Number:** 127-08  
**Applicant or Agent:** Redmellon, LLC  
**Property Location:** 7467 Leake Avenue **Zip:** 70118  
**Bounding Streets:** Leake Avenue, Pitt and Millaudon Streets  
**Square Number:** 26 **Lot:** 8-B  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** A-15  
**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 the construction of a single-family dwelling with insufficient front and rear yard depths and excessive height.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum depth of front yard</b>		
Required: 20'	Proposed: 15'	Waiver: 5'
<b>Section 4.5.7 (Table 4.E) – Minimum depth of rear yard</b>		
Required: 20'	Proposed: 10'	Waiver: 10'
<b>Section 4.5.7 (Table 4.E) – Maximum height</b>		
Required: 40'	Proposed: 40.67'	Waiver: 0.67'

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**ITEM 25 – Docket Number:** 128-08  
**Applicant or Agent:** Garren and Georgette Mims  
**Property Location:** 3225 Columbus Street **Zip:** 70114  
**Bounding Streets:** Columbus, Odeon, and Horace Sts., and Wall Blvd.  
**Square Number:** 23 **Lot:** 4  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** E-16  
**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 the (AFTER THE FACT) construction of a single-family dwelling with insufficient lot width.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum lot width</b>		
Required: 40'	Proposed: 29.42'	Waiver: 10.58'

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**ITEM 26 – Docket Number:** 129-08  
**Applicant or Agent:** Garren and Georgette Mims  
**Property Location:** 3215 Columbus St. **Zip:** 70114  
**Bounding Streets:** Columbus, Odeon, Prevost, & Horace Sts.  
**Square Number:** 23 **Lot (s):** 3  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** D-13  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Dwelling

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.6.7 of the Comprehensive Zoning Ordinance.

**Request:**  
This request is to permit the construction of a single-family dwelling with insufficient lot width. (AFTER THE FACT).

**Requested Waiver:**  
**Section 4.5.7 (4E) – Minimum lot width**  
Required: 40' Proposed: 29.5' Waiver: 10.5'

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**ITEM 27 – Docket Number:** 130-08  
**Applicant or Agent:** Herbert J. Meyers  
**Property Location:** 1614 N. Johnson St. **Zip:** 70119  
**Bounding Streets:** N. Prieur, N. Johnson, Onzaga, & Lapeyrouse Sts.  
**Square Number:** 902 **Lot (s):** R  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** Esplanade Ridge Local Historic District **ZBM:** D-13  
**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 permit the construction of a two-family dwelling with insufficient rear yard depth.

**Requested Waiver:**  
**Section 4.6.7 (Table 4.F) – Minimum rear yard depth**  
Required: 20' Proposed: 4' Waiver: 16'

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**ITEM 28 – Docket Number:** 131-08  
**Applicant or Agent:** Robert Exsterstein  
**Property Location:** 6362-64 Marshal Foch **Zip:** 70124  
**Bounding Streets:** Marshal Foch, Gen. Diaz, Bragg Sts., & Harrison Ave.  
**Square Number:** 235 **Lot (s):** 45, 46  
**Zoning Classification:** LRS-1 Lakeview Single Family Residential District  
**Historic District Classification:** None **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 9, Section 9A.1.7 and Table 9.A.A of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion of a carport into a living area with insufficient rear yard setback.

**Requested Waiver:**  
**Section 9A.1.7 (9A.A) – Minimum rear yard setback.**  
 Required: 20' Proposed: 7'8" Waiver: 12'4"

\*\*\*

**ITEM 29 – Docket Number:** 132-08  
**Applicant or Agent:** Pamela Colar Cash  
**Property Location:** 1113 Teche St. **Zip:** 70114  
**Bounding Streets:** Teche, Diana, Brooklyn, & De Armas Sts.  
**Square Number:** 186 **Lot (s):** C  
**Zoning Classification:** B-2 Neighborhood Business District  
**Historic District Classification:** None **ZBM:** D-15  
**Existing Use:** Mixed Use: Dwelling / Vacant Business  
**Proposed Use:** Mixed Use: Dwelling / Restaurant

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

**Request:** This request is to allow the property insufficient off street parking.

**Requested Waiver:**  
**Section 15.2.1 (15.A) – Off-Street Parking.**  
 Required: 1 space Proposed: 0 spaces Waiver: 1 space

\*\*\*

**ITEM 30 – Docket Number:** 133-08  
**Applicant or Agent:** Annie E. Sallien  
**Property Location:** 1930 Second St. **Zip:** 70113  
**Bounding Streets:** Second, Third, Danneel, & Dryades Sts.  
**Square Number:** 273 **Lot (s):** 21  
**Zoning Classification:** RM-4 Multiple Family Residential District  
**Historic District Classification:** None **ZBM:** C-15  
**Existing Use:** Single-Family Dwelling  
**Proposed Use:** Single-Family Dwelling

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

**Request:** This request is to permit the construction of a single-family dwelling with insufficient off street parking.

**Requested Waiver:**  
**Section 15.2.1 (15.A) – Off-Street Parking**  
 Required: 1 space Proposed: 0 spaces Waiver: 1 space

\*\*\*

**ITEM 31 – Docket Number:** 134-08  
**Applicant or Agent:** Gerard Breaux  
**Property Location:** 5624-26 Catina Street **Zip:** 70124  
**Bounding Streets:** Catina Street, Homedale Avenue, and Interstate 10/610  
**Square Number:** 428 **Lot:** 37  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** N/A **ZBM:** D-13  
**Existing Use:** Vacant two-family dwelling  
**Proposed Use:** Two-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 9A, Section 9A.1.8.5 of the Comprehensive Zoning Ordinance.

**Request:**  
 This request is to permit the construction of a two-family dwelling with off-street parking not located in the rear or the side of the property.

**Requested Waiver:**  
**Section 9A.1.8.5 – Location of off-street parking**  
 Required: rear or side of property Proposed: first story of structure Waiver: to permit

\*\*\*

**ITEM 32 – Docket Number:** 135-08  
**Applicant or Agent:** Musa Robert Eubanks  
**Property Location:** 632 Moss Street **Zip:** 70119  
**Bounding Streets:** Moss, St. Peter and Toulouse Streets, Hagan Avenue  
**Square Number:** 459 **Lot:** 9A  
**Zoning Classification:** C-1 General Commercial District  
**Historic District Classification:** N/A **ZBM:** C-12  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.12.7 and Table 4.L of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waiver:**

**Section 4.12.7 (Table 4.L) – Minimum depth of front yard**

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

\*\*\*

**ITEM 33 – Docket Number:** 136-08  
**Applicant or Agent:** Constance R. Smallwood  
**Property Location:** 2001 Frenchmen St. **Zip:** 70116  
**Bounding Streets:** Elysian Fields Ave., N. Johnson, Frenchmen, and N. Galvez Sts.  
**Square Number:** 1025 **Lot:** 20  
**Zoning Classification:** B-1A Neighborhood Business District  
**Historic District Classification:** None **ZBM:** D-13  
**Existing Use:** Vacant Structure  
**Proposed Use:** Child Day Care Facility

**Request Citation:** This request is for a variance from provisions of Article 11, Section 11.15.1.d(1)(a) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the establishment of a child daycare center with insufficient off-street parking.

**Requested Waiver:**

**Section 11.15.1.d(1)(a) – Off Street Parking**

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

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**ITEM 34 – Docket Number:** 137-08  
**Applicant or Agent:** Brian Fitzpatrick  
**Property Location:** 1211 Eighth St. **Zip:** 70115  
**Bounding Streets:** 8<sup>th</sup>, Camp, Chestnut, & 7<sup>th</sup> Sts.  
**Square Number:** 162 **Lot:** 13  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** None **ZBM:** 2  
**Existing Use:** Two-Family Dwelling  
**Proposed Use:** Single-Family Dwelling

**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 allow the build out and attachment of an accessory structure to the main structure in the required rear and side yard setback.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum width of each side yard**

Required: 3’ Proposed: 0’ Waiver: 3’ (100%)

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

Required: 20’ Proposed: 0’ Waiver: 20’ (100%)

\*\*\*

**ITEM 35 – Docket Number:** 138-08  
**Applicant or Agent:** Richard Johnson, Jr.  
**Property Location:** 1501 Deslonde St. **Zip:** 70117  
**Bounding Streets:** N Robertson St., Tennessee St., Deslonde St., & N Claiborne Ave.  
**Square Number:** 674 **Lot:** 1  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** None **ZBM:** E-14  
**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 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:** This request is for a waiver of lot area and width of corner side yard in order to construct a new home.

**Requested Waivers:**

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

Required: 3,600’ Proposed: 3,180’ Waiver: 420’

**Section 4.6.7 (Table 4.F) – Minimum width of corner side yard**

Required: 10’ Proposed: 2’6” Waiver: 7’6”

\*\*\*

**ITEM 36 – Docket Number:** 139-08  
**Applicant or Agent:** Brister Bros. Construction  
**Property Location:** 2000 Benton St. **Zip:** 70119  
**Bounding Streets:** Benton, Alabo, N Johnson, and N Galvez Sts.  
**Square Number:** 978 **Lot:** 24  
**Zoning Classification:** RD-3 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** F-14  
**Existing Use:** Vacant lot  
**Proposed Use:** Two-Family Residence

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

**Request:**

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

**Requested Waiver:**

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

Required: 20' Proposed: 16' Waiver: 4'

\*\*\*

**ITEM 37 – Docket Number:** 140-08  
**Applicant or Agent:** Laid Back Tours, LLC  
**Property Location:** 604 Moss Street **Zip:** 70119  
**Bounding Streets:** Moss, St. Peter and Toulouse Streets, Hagan Avenue  
**Square Number:** 459 **Lot:** 2A  
**Zoning Classification:** C-1 General Commercial District  
**Historic District Classification:** N/A **ZBM:** C-12  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.12.7 and Table 4.L of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waiver:**

**Section 4.12.7 (Table 4.L) – Minimum depth of front yard**

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

\*\*\*

**ITEM 38 – Docket Number:** 141-08  
**Applicant or Agent:** Lisa A. Alexander  
**Property Location:** 608 Moss Street **Zip:** 70119  
**Bounding Streets:** Moss, St. Peter and Toulouse Streets, Hagan Avenue  
**Square Number:** 459 **Lot:** 3A  
**Zoning Classification:** C-1 General Commercial District  
**Historic District Classification:** N/A **ZBM:** C-12  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.12.7 and Table 4.L of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waiver:**

**Section 4.12.7 (Table 4.L) – Minimum depth of front yard**

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

\*\*\*

**ITEM 39 – Docket Number:** 142-08  
**Applicant or Agent:** Richard and Lesley Bourlet  
**Property Location:** 6218 Catina St. **Zip:** 70124  
**Bounding Streets:** French St., Harrison Ave., West End and Milne Blvds.  
**Square Number:** 277 **Lots:** 22, 23  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-11  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Single-Family Residential

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an opaque wood and lattice fence that exceeds the maximum height allowed. (AFTER THE FACT)

**Requested Waiver:**

**Section 15.6.1 – Fences, Walls, and Hedges**

Required: 7' Provided: 8' Waiver: 1'

\*\*\*

**ITEM 40 – Docket Number:** 143-08  
**Applicant or Agent:** Daniel Weiner, Architect  
**Property Location:** 2525 Deers St. **Zip:** 70119  
**Bounding Streets:** Moss, St. Peter and Toulouse Streets, Hagan Avenue  
**Square Number:** 1388 **Lot:** 4  
**Zoning Classification:** RD-3 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** E-13  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) 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 single-family dwelling with insufficient front yard depth, rear yard depth, and off-street parking.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

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

**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

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

**Section 15.2.1 – Off-Street Parking Regulations**

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

\*\*\*

**E. Appeal to the Director of Safety and Permits**

**ITEM 41 – Docket Number:** 144-08  
**Applicant or Agent:** Rosa Pierre  
**Property Location:** 2721, 2721A and 2723 Hamilton St. **Zip:** 70124  
**Bounding Streets:** Hollygrove, Hamilton, Belfast and Apricot Sts.  
**Square Number:** 398 **Lots:** F  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** B-12  
**Existing Use:** Two-Family Dwelling  
**Proposed Use:** Multi-Family Dwelling

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

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permit to not issue a

This request, by the applicant, was made after a decision by the Director of the Department of Safety & Permits to not issue Certificate of Occupancy for the use of the subject property as a multi-family dwelling. The applicant is challenging the decision that the previous legal non-conforming residential use has expired.

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**E. Motion for Adjournment**