



CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS

**Regular Meeting Agenda**  
**Monday, June 9, 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 May 12, 2008**

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**ITEM 1 – 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 (s) Number:** 10

**Zoning Classification:** RD-2 Two-Family Residential

**Historic District Classification:** NA **ZBM:** B-14

**Existing Use:** Single-Family Residence

**Proposed Use:** 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.

**Section 4.5.7 – Minimum lot area per dwelling**

Required: 2,500 sq. ft.                      Provided: 1,430.625 sq.ft.                      Waiver: 1,069.375 sq. ft.

**Section 4.5.7 – Minimum lot width**

Required: 50 ft.                                      Provided: 30 ft.                                      Waiver: 20 ft.

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

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

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**ITEM 2 – 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 3 – Docket Number:** 84-08 **WITHDRAWN**

**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 4 – 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 5 – 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: 1

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

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

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**ITEM 6 – 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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**C. BZA Dockets -- New Business**

**ITEM 7 – Docket Number:** 145-08  
**Applicant or Agent:** Eric Taylor  
**Property Location:** 2310 St. Thomas Street **Zip:** 70130  
**Bounding Streets:** St. Thomas, Soraparu, Rousseau, and Philip Streets  
**Square Number:** 45 **Lot:** Part of 4  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** Irish Channel Local Historic District **ZBM:** C-15  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-family dwelling

**Request Citation:** This is a request for an amendment to a variance granted by the Board of Zoning Adjustments in January of 2008, in accordance with Article 14, Section 14.8.4 of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Amendment:**

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

Granted: 4.25 ft.

Proposed: 1.67'

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**ITEM 8 – Docket Number:** 146-08  
**Applicant or Agent:** Webster and Terence St. Germain  
**Property Location:** 7917 Sycamore St. **Zip:** 70118  
**Bounding Streets:** Neron Pl., Short, Fern, & Sycamore Sts.  
**Square Number:** 312 **Lot (s):** B  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** None **ZBM:** C-15  
**Existing Use:** Single-Family Dwelling  
**Proposed Use:** Two-Family Dwelling

**Request Citation:** This request is for a variance from 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 is a request to permit the conversion of a single-family dwelling into a two-family dwelling with insufficient lot width and off-street parking.

**Requested Waivers:**

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

Required: 50'

Proposed: 46'

Waiver: 4'

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

Required: 1 space

Proposed: 0

Waiver: 1 space

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**ITEM 9 – Docket Number:** 147-08  
**Applicant or Agent:** Marjorie Wallace  
**Property Location:** 9424 Oleander St. **Zip:** 70118  
**Bounding Streets:** Live Oak, Monticello, Colapissa, & Oleander Sts.  
**Square Number:** 480 **Lot (s):** 7  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** None **ZBM:** B-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, 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 width, lot area and off-street parking.

**Requested Waivers:**

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

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

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

Required: 2,500 sq. ft. per unit Provided: 2,250 sq. ft. Waiver: 250 sq. ft.

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

Required: 2 spaces Proposed: 0 Waiver: 2 spaces

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**ITEM 10 – Docket Number:** 148-08  
**Applicant or Agent:** Linda A.M. Prattini  
**Property Location:** 5721 Cameron Blvd. **Zip:** 70009  
**Bounding Streets:** Cameron, Prentiss, Burbank, & Pasteur Sts.  
**Square Number:** 6 **Lot (s):** 43G  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** None **ZBM:** D-11  
**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 15.6.6.

**Request:** This request is to allow the construction of a two-family dwelling with insufficient lot width, excess front yard paving, and front yard parking.

**Requested Waivers:**

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

Required: 50' Proposed: 46' Waiver: 4'

**Section 15.6.6 – Limitation on Pavement of Required Yard Areas**

Required: 40% maximum Proposed: 57% Waiver: 17%

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**ITEM 11 – Docket Number:** 149-08  
**Applicant or Agent:** Robert & Terry Exsterstein  
**Property Location:** 6362-64 Marshal Foch **Zip:** 70124  
**Bounding Streets:** Harrison, General Diaz, Bragg & Marshal Foch Sts.  
**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:** Two-Family Dwelling  
**Proposed Use:** Two-Family Dwelling

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

**Request:** This request is to allow the construction of a two-family dwelling with an insufficient rear yard setback.

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

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**ITEM 12 – Docket Number:** 150-08  
**Applicant or Agent:** Jaunita K. Robertson  
**Property Location:** 8130 Fig St. **Zip:** 70118  
**Bounding Streets:** Pritchard, Dublin, Fig Sts., & Carrollton Ave.  
**Square Number:** 425 **Lot (s):** B  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** None **ZBM:** B-13  
**Existing Use:** Single-Family Dwelling  
**Proposed Use:** Single-Family Dwelling

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

**Request:** This request is to allow one (1) off-street parking space in the front yard.

**Requested Waiver:**  
**Section 15.2.3 – Front Yard Parking**  
 Allowed: 0 spaces Proposed: 1 space Waiver: 1 space

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**ITEM 13 – Docket Number:** 151-08  
**Applicant or Agent:** Richard K. Hirstius  
**Property Location:** 1354 Robert E. Lee Blvd. **Zip:** 70122  
**Bounding Streets:** St. Bernard, Aviators, Cartier, & Robert E. Lee Sts.  
**Square Number:** 4 **Lot (s):** 21, 22  
**Zoning Classification:** RS-1 Single-Family Residential District  
**Historic District Classification:** None **ZBM:** D-10  
**Existing Use:** Vacant lot  
**Proposed Use:** Single-Family Dwelling

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

**Request:** This request is to permit the construction of a single-family residence with insufficient aggregate side yard width.

**Requested Waiver:**

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

Required: 12’6” Proposed: 10’ Waiver: 2’6”

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**ITEM 14 – Docket Number:** 152-08  
**Applicant or Agent:** Glenis M. Scott, Sr.  
**Property Location:** 1961 N. Prieur St. **Zip:** 70116  
**Bounding Streets:** N. Johnson, Pauger, St. Anthony, & N. Prieur Sts.  
**Square Number:** 910 **Lot (s):** C-1  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** None **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 allow the construction of a two-family dwelling with an insufficient lot area, lot depth, front yard setback, and rear yard setback.

**Requested Waivers:**

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

Required: 3600 sq. ft. Proposed: 2668 sq. ft. Waiver: 932 sq. ft.

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

Required: 90’ Proposed: 63’ Waiver: 27’

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

Required: 20’ Proposed: 9’ Waiver: 11’

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

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

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

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

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**ITEM 15 – Docket Number:** 153-08  
**Applicant or Agent:** Kernell E. Green  
**Property Location:** 14924 Curran Rd. **Zip:** 70128  
**Bounding Streets:** Paris Rd., Emory Dr., Forum Blvd., & Corran Rd.  
**Square Number:** J **Lot (s):** 55  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** None **ZBM:** I-9  
**Existing Use:** Single Family Dwelling  
**Proposed Use:** Single-Family Dwelling

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

**Request:** This request is to permit the construction of an addition to a single-family dwelling that would create an insufficient rear yard setback.

**Requested Waiver:**

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

Required: 20' Proposed: 9' Waiver: 11'

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**ITEM 16 – Docket Number:** 154-08  
**Applicant or Agent:** Crest Enterprises, LLC  
**Property Location:** 3116 Monroe St. **Zip:** 70118  
**Bounding Streets:** Colapissa, Oleander, Eagle, & Monroe Sts.  
**Square Number:** 472 **Lot (s):** E  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** None **ZBM:** B-13  
**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 a single-family dwelling into a two-family dwelling with an insufficient lot area, lot width, rear yard setback, and off-street parking.

**Requested Waivers:**

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

Required: 5000 sq. ft. Proposed: 4602 sq. ft. Waiver: 398 sq. ft.

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

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

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

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

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

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

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**ITEM 17 – Docket Number:** 155-08  
**Applicant or Agent:** Nick Moustoukas  
**Property Location:** 7 Hayne Blvd. **Zip:** 70126  
**Bounding Streets:** Edgelake Ct., Wales St., Edward St., and Hayne Blvd.  
**Square Number:** Section 10, Groves 11 & 12 **Lots:** X, 4a, 5a  
**Zoning Classification:** B-1A Neighborhood Business District  
**Historic District Classification:** None **ZBM:** G-10  
**Existing Use:** Vacant / Stables  
**Proposed Use:** Multi-Family Residential

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.8.7 (Table 4.H) and Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a multi-family dwelling, home for the elderly, that exceeds the maximum height limitations and provides insufficient parking.

**Requested Waivers:**

**Section 4.8.7 (Table 4.H) – Maximum height**

Required: 40’ Proposed: 46’ Waiver: 6’

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

Required: 66 spaces Proposed: 44 spaces Waiver: 22 spaces

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**ITEM 18 – Docket Number:** 156-08  
**Applicant or Agent:** Jacqueline Case  
**Property Location:** 399 Broadway St. **Zip:** 70118  
**Bounding Streets:** Garfield, Audubon, Pitt, & Browadway Sts.  
**Square Number:** 47 **Lot:** 7  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** None **ZBM:** A-14  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Single-Family Residential

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

**Request:**

This request is to permit the addition of a two story attachment to the main structure that exceeds rear and side yard setbacks.

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Rear Yard Setback**

Required: 20’ Proposed: 0’ Waiver: 20’

**Section 4.3.7 (Table 4.C) – Side Yard Setback**

Required:10’ Proposed: 3’7” Waiver: 6’

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**ITEM 19 – Docket Number:** 157-08  
**Applicant or Agent:** Steven Kavanagh  
**Property Location:** 2836 Octavia St. **Zip:** 70115  
**Bounding Streets:** Story, Joseph, Octavia, & Cucullu Sts.  
**Square Number:** 680 **Lot:** 13A  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** None **ZBM:** B-14  
**Existing Use:** Single-Family  
**Proposed Use:** Single-Family

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.5.8.4 of the Comprehensive Zoning Ordinance.

**Request:**  
This request is to permit the construction of steps that exceed maximum permitted projection into the front yard.

**Requested Waiver:**  
**Section 15.5.8 (4) – Raised Platform in the front yard setback**  
Required: 6’ Proposed: 9’ 9 ¾” Waiver: 3’ 9 ¾”

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**ITEM 20 – Docket Number:** 158-08  
**Applicant or Agent:** Deats Development, L.L.C.  
**Property Location:** 5712 Wilton Dr. **Zip:** 70122  
**Bounding Streets:** Prentiss Ave., Wilton, Burbank, & Wildair Drvs.  
**Square Number:** 2 **Lot:** 23  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** None **ZBM:** D-11  
**Existing Use:** Vacant  
**Proposed Use:** Single-Family

**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 aggregate side yard width.

**Requested Waiver:**  
**Section 4.3.7 (Table 4.C) – Minimum Aggregate Side Yard Width**  
Required: 9’2” Proposed: 6’ Waiver: 3’2”

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**ITEM 23 – Docket Number:** 161-08 **WITHDRAWN**  
**Applicant or Agent:** Wholesalers Development  
**Property Location:** 2041 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine, Camp, Josephine, and St. Andrew Streets  
**Square Number:** 144 **Lot:** not indicated  
**Zoning Classification:** B-1A Neighborhood Business District  
**Historic District Classification:** Lower Garden District Local Historic District  
**Existing Use:** Vacant **ZBM:** C-15  
**Proposed Use:** Mixed use: commercial space/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 conversion of a vacant structure into commercial space/single-family dwelling with insufficient off-street parking.

**Requested Waiver:**

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

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

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**ITEM 24 – Docket Number:** 162-08  
**Applicant or Agent:** Frank Thaxton and Eric Hess  
**Property Location:** 1001 Moss Street **Zip:** 70119  
**Bounding Streets:** Moss & Dumaine Sts., Harding Dr., St. John’s Ct.  
**Square Number:** 469 **Lot:** 40  
**Zoning Classification:** LRD-2 Lakewood/Parkview Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** C-12  
**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.5.7 and Table 9A.H. and Article 15, Section 15.5.7.1.b of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an addition to a single-family dwelling with insufficient front yard depth, interior side yard width, aggregate width of side yards, and minimum distance between roof and lot line remaining open to the sky.

**Requested Waivers:**

**Aggregate Side Yard**

Required: 8 ft Provided: 7 ft Waiver: 1 ft

**Corner Side Yard**

Required: 10 ft Provided: 2 ft Waiver: 8 ft

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**ITEM 25 – Docket Number:** 163-08  
**Applicant or Agent:** Linda Y. Blazio  
**Property Location:** 3424 Toledano Street **Zip:** 70125  
**Bounding Streets:** Toledano, S. Dorgenois, S. Galvez Sts., & Louisiana Ave.  
**Square Number:** E **Lot:** 49  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** B-14  
**Existing Use:** Single-family dwelling under construction  
**Proposed Use:** Single-family dwelling

**Request Citation:** This is an after the fact request 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: 1 space Proposed: 0 spaces Waiver: 1 space

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**ITEM 26 – Docket Number:** 164-08  
**Applicant or Agent:** Kathleen C. Conlin  
**Property Location:** 6149 Louisville Street **Zip:** 70124  
**Bounding Streets:** Louisville, Louis XIV, Germain and French Streets  
**Square Number:** 284 **Lot:** G  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** N/A **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.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 Waiver:**  
**Section 9A.1.7 (Table 9A.A) – Minimum aggregate width of side yards**  
Required: 11.3 ft. Proposed: 10 ft. Waiver: 1.3 ft.

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**ITEM 27 – Docket Number:** 165-08  
**Applicant or Agent:** Neil A. Metoyer  
**Property Location:** 1607 Arts Street **Zip:** 70117  
**Bounding Streets:** Arts, Painters, North Derbigny Sts., & N. Claiborne Ave.  
**Square Number:** 741 **Lot:** 2  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** D-13  
**Existing Use:** Two (2) vacant single-family dwellings  
**Proposed Use:** Two (2) single-family dwellings

**Request Citation:** This request is for a variance from provisions of Article 15, Sections 15.5.7.3 and 15.2.1., and Table 15.A of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the restoration and occupation of two single-family dwellings on one lot of record with insufficient off-street parking.

**Requested Waivers:**

**Section 15.5.7.3 – Number of main buildings permitted on one lot**

Required: 1 main building Proposed: 2 main buildings Waiver: 1 main building

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

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

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**ITEM 28 – Docket Number:** 166-08  
**Applicant or Agent:** Marlin Gusman  
**Property Location:** 3301 Toulouse Street **Zip:** 70119  
**Bounding Streets:** Toulouse, St. Peter, and Moss Streets, Hagan Avenue  
**Square Number:** 459 **Lot:** 18A  
**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 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 and corner side yard width.

**Requested Waiver:**

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

Required: 20 ft. Proposed: 8 ft. Waiver: 12 ft.

**Section 15.2.1 (Table 15.A) – Minimum width of corner side yard**

Required: 10 ft. Proposed: 3 ft. Waiver: 7 ft.

\*\*\*

**ITEM 29 – Docket Number:** 167-08  
**Applicant or Agent:** David Decareaux  
**Property Location:** 7007 Kenison Street **Zip:** 70124  
**Bounding Streets:** Kenison, Roy Sts., Hay Pl., N.O. Hammond Highway  
**Square Number:** 26 **Lots:** 43-44  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**Historic District Classification:** N/A **ZBM:** B-10  
**Existing Use:** Vacant lot  
**Proposed Use:** Two-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 15.2.3 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 width and lot area per dwelling.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Lot Width**

Required: 50' Proposed: 40' Waiver: 10'

**Section 9A.1.7 (Table 9A.A) – Lot Area**

Required: 5,000 sq. ft. Proposed: 4,800 sq. ft. Waiver: 200 sq. ft.

**Section 9A.1.7 (Table 9A.A) – Aggregate Side Yard Setback**

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

**Section 15.2.3 (Table 15.A) – Parking in Front Yards**

Required: to disallow Proposed: to allow Waiver: --

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**ITEM 30 – Docket Number:** 168-08  
**Applicant or Agent:** John Simms, Jr.  
**Property Location:** 12911 N. Lake Carmel Dr. **Zip:** 70128  
**Bounding Streets:** W. Renaissance, McRaven, E. Renaissance Cts., & Lake Carmel Dr.  
**Square Number:** 6 **Lots:** 5  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** H-10  
**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 permit the expansion of an existing single-family residence into the required rear yard setback.

**Requested Waiver:**

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

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

\*\*\*

**ITEM 31 – Docket Number:** 169-08  
**Applicant or Agent:** ON-I Sport Bar Inc.  
**Property Location:** 3813 Tulane Ave. **Zip:** 70119  
**Bounding Streets:** Tulane Ave., S. Scott, Ulloa, & S. Cortez Sts.  
**Square Number:** 738 **Lots:** 7  
**Zoning Classification:** C-1 General Commercial District  
**Historic District Classification:** NA **ZBM:** B-13  
**Existing Use:** Vacant Building  
**Proposed Use:** Sports Bar

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

**Request:**

This request is to permit the build-out of an existing commercial structure into a sports bar with insufficient off-street parking.

**Requested Waiver:**

**Section 15.2.1 – Off-street parking regulations**

Required: 4 Proposed: 3 Waiver: 1

\*\*\*

**ITEM 32 – Docket Number:** 170-08  
**Applicant or Agent:** Mark Landrieu  
**Property Location:** 1260 E. Moss St. **Zip:** 70119  
**Bounding Streets:** N. Rendon, De Soto, Grand Route, St. John, & Moss Sts.  
**Square Number:** 440-467 **Lots:** B  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** C-12  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from provisions of Article 15, Section 15.5.7(3) and Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a second main use with livable space within the required rear yard setback with insufficient depth of rear yard, lot area per dwelling unit, and lot width.

**Requested Waivers:**

**Section 15.5.7(3) – More than one main building**

Required: prohibited Proposed: 2 main buildings Waiver: 1 main building

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

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

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

Required: 5,000 s.f. Proposed: 3,416 s.f. Waiver: 1,584 s.f. (32%)

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

Required: 50' Proposed: 29.4' Waiver: 20.6' (41%)

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

Required: 2 (1 grandfathered) Proposed: 0 Waiver: 1 (50%)

\*\*\*

**ITEM 33 – Docket Number:** 171-08  
**Applicant or Agent:** Roman Catholic Church of New Orleans  
**Property Location:** 5852501 Dwyer Blvd. **Zip:** 70125  
**Bounding Streets:** Peltier Dr., Chef Menteur Hwy., Dwyer, & Alcee Fortier Blvds.  
**Square Number:** 0 **Lots:** 9C  
**Zoning Classification:** RS-2 Single-Family Residential District  
**Historic District Classification:** NA **ZBM:** J-12  
**Existing Use:** Vacant lot  
**Proposed Use:** Senior Housing

**Request Citation:** This request is for a variance from provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a senior housing facility with excessive height.

**Requested Waiver:**

**Section 4.3.7 (Table 4.C) – Maximum height**

Required: 35' Proposed: 52' Waiver: 17' (49%)  
 \*\*\*

**ITEM 34 – Docket Number:** 172-08  
**Applicant or Agent:** Josh Mayer and Jill Dupre  
**Property Location:** 2835 Esplanade Ave. **Zip:** 70119  
**Bounding Streets:** N. Dupre, N. White, LePage Sts., & Esplanade Ave.  
**Square Number:** 1523 **Lots:** 7, 8  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** Esplanade Ridge Historic District **ZBM:** C-12  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

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

**Request:**

This request is to permit the construction of a pool, cabana, and shower facility in a required front yard setback of a through lot with two front yards.

**Requested Waiver:**

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

Required: 20' Proposed: 1' Waiver: 19'

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**ITEM 35 – Docket Number:** 173-08  
**Applicant or Agent:** Mario Barrilleaux  
**Property Location:** 1406-08 Mandeville St. **Zip:** 70125  
**Bounding Streets:** N. Villere, Marigny, N. Robertson, and Mandeville Sts.  
**Square Number:** 616 **Lots:** 2  
**Zoning Classification:** RD-3 Two-Family Residential District  
**Historic District Classification:** New Marigny National Historic **ZBM:** C-12  
**Existing Use:** Vacant lot  
**Proposed Use:** Two-Family Residence

**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 two-family residence with insufficient off-street parking provided.

**Requested Waiver:**

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

Required: 2

Proposed: 0

Waiver: 2

\*\*\*

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

**ITEM 36 – Docket Number:** 174-08  
**Applicant or Agent:** Lynn Giordano  
**Property Location:** 5620 Canal Blvd. **Zip:** 70124  
**Bounding Streets:** Canal Blvd., Hawthorne Pl., Florida Ave., & Homedale St.  
**Square Number:** 423 **Lots:** 33, 34, 35, 36, 37, 38  
**Zoning Classification:** LB-1 Lakeview Neighborhood Business District  
**Historic District Classification:** NA **ZBM:** B-12  
**Existing Use:** Vacant Gasoline Service Station  
**Proposed Use:** Gasoline Service Station

**Request Citation:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits that the petitioned structure has not attained any legal non-conforming status as a gasoline service station.

\*\*\*

**ITEM 37 – Docket Number:** 175-08  
**Applicant or Agent:** Neighbors of Bavencroft Haunted Mansion  
**Property Location:** 4800 Canal St. **Zip:** 70122  
**Bounding Streets:** Canal, Cleveland, S. Anthony, and S. Bernadotte Sts.  
**Square Number:** 834 **Lots:** 1, 2, part 3, D, part B  
**Zoning Classification:** C-1 General Commercial District  
**Historic District Classification:** NA **ZBM:** B-12  
**Existing Use:** Vacant Mortuary  
**Proposed Use:** Haunted Mansion Amusement Place

**Request Citation:**

This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits relative to the classification of the proposed use and the grandfathering of off-street parking spaces to satisfy the new uses parking requirements.

\*\*\*

**ITEM 38 – Docket Number:** 176-08  
**Applicant or Agent:** Rev. Ernest Marcelle Jr.  
**Property Location:** 2509-2511 Myrtle St. **Zip:** 70122  
**Bounding Streets:** Clematis, Franklin Aves., Acacia, & Myrtle Sts.  
**Square Number:** 10 **Lots:** 29, 30  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** NA **ZBM:** D-12  
**Existing Use:** Vacant Multi-Family Residences  
**Proposed Use:** Multi-Family Residences

**Request Citation:**

This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits that the structure at the subject address has lost its non-conforming status as a multi-family residence.

\*\*\*

**ITEM 39 – Docket Number:** 177-08  
**Applicant or Agent:** A & A Restored Living, LLC  
**Property Location:** 4716 Chestnut St. Units G, H, I, J **Zip:** 70115  
**Bounding Streets:** Chestnut, Valence, Camp & Bordeaux Sts.  
**Square Number:** 258 **Lots:** 2  
**Zoning Classification:** RD-3 Two-Family Residential  
**Historic District Classification:** NA **ZBM:** B-15  
**Existing Use:** Vacant Multi-Family Residences  
**Proposed Use:** Multi-Family Residences

**Request Citation:**

This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits that the petitioned site has lost its non-conforming status as a multi-family residential structure.

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**F. Motion for Adjournment**