

ITEM 2 – Docket Number: 127-08
Applicant or Agent: Redmellon, LLC
Property Location: 7467 Leake Avenue **Zip:** 70118
Bounding Streets: Leake Ave., Pitt and Millaudon Sts.
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 Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 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 minimum depth of front yard, minimum depth of rear yard and excessive height.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard		
Required: 20'	Proposed: 15'	Waiver: 5'
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20'	Proposed: 10'	Waiver: 10'
Section 4.5.7 (Table 4.E) – Maximum Height		
Required: 40'	Proposed: 40.67'	Waiver: 0.67'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 1 Space	Provided: 0 Spaces	Waiver: 1 Space

ITEM 3 – Docket Number: 149-08 **WITHDRAWN**
Applicant or Agent: Robert & Terry Exsterstein
Property Location: 6362-64 Marshal Foch Street **Zip:** 70124
Bounding Streets: Harrison, General Diaz, Bragg & Marshal Foch Sts.
Square Number: 235 **Lots:** 45, 46
Zoning Classification: LRS-1 Lakeview Single Family Residential District
Historic District Classification: N/A **ZBM:** C-11
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

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 allow the construction of a two-family dwelling with an insufficient minimum depth of rear yard.

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard		
Required: 20'	Proposed: 12'8"	Waiver: 7'4"

ITEM 4 – Docket Number: 155-08 **WITHDRAWN**
Applicant or Agent: Nick Moustoukas
Property Location: 7 Hayne Boulevard **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: N/A **ZBM:** G-10
Existing Use: Vacant / Stables
Proposed Use: Home for the Aged

Request Citation: This request is for a variance from the 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 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 Regulations

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

ITEM 5 – Docket Number: 173-08
Applicant or Agent: Mario Barrilleaux
Property Location: 1406-08 Mandeville Street **Zip:** 70125
Bounding Streets: N. Villere, Marigny, N. Robertson, and Mandeville Sts.
Square Number: 616 **Lot:** 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 the 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 two-family residence with insufficient off-street parking.

Requested Waiver:

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

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

C. BZA Dockets -- New Business

ITEM 6 – Docket Number: 178-08
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 height.

Requested Waiver:

Section 15.5.12(4) – Accessory Buildings and Structures – Maximum Height

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

ITEM 7 – Docket Number: 179-08
Applicant or Agent: Peter Daunoy, III
Property Location: 2427 New Orleans Street **Zip:** 70119
Bounding Streets: New Orleans, N. Rocheblave, Allen, and N. Dorgenois Sts.
Square Number: 1334 **Lot:** 4
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-12
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.3.

Request:

This request is to permit the construction of a single-family residence with insufficient depth of rear yard and parking in the required front yard.

Requested Waivers:

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

Required: 20' Proposed: 9' 4" Waiver: 10' 6"

Section 15.2.3 – Parking in Front Yards

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

ITEM 8 – Docket Number: 180-08
Applicant or Agent: Deborah A.R. Harris
Property Location: 2018 Tupelo Street **Zip:** 70117
Bounding Streets: Tupelo, N. Galvez, N. Johnson, and Gordon Sts.
Square Number: 976 **Lots:** 15 & 16
Zoning Classification: RD-3 Two-Family Residential District
Historic District Classification: N/A **ZBM:** F-14
Existing Use: Vacant Lot
Proposed Use: Single-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 single-family residence with insufficient minimum aggregate width of side yards.

Requested Waiver:

Section 4.6.7(Table 4.F) – Minimum Aggregate Width of Side Yards

Required: 20% (12’) Proposed: 10% (6’) Waiver: 10% (6’)

ITEM 9 – Docket Number: 181-08
Applicant or Agent: HBC LLC
Property Location: 2164 Florida Avenue **Zip:** 70119
Bounding Streets: Florida Ave., Frenchman St., Hope St., and Elysian Fields Ave.
Square Number: 1550 **Lot:** 12
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-12
Existing Use: Vacant Lot
Proposed Use: Single-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 single-family residence with insufficient minimum depth of front yard and minimum depth of rear yard.

Requested Waivers:

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

Required: 20’ Proposed: 16.5’ Waiver: 3.5’

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

Required: 20’ Proposed: 3’ Waiver: 17’

ITEM 10 – Docket Number: 182-08
Applicant or Agent: HBC LLC
Property Location: 2144 Florida Avenue **Zip:** 70119
Bounding Streets: Florida Ave., Frenchman St., Hope St., and Elysian Fields Ave.
Square Number: 1550 **Lot:** 17
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-12
Existing Use: Vacant Lot
Proposed Use: Single-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 single-family residence with insufficient minimum depth of front yard and minimum depth of rear yard.

Requested Waivers:

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

Required: 20' Proposed: 16.3' Waiver: 3.7'

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

Required: 20' Proposed: 19.3' Waiver: 0.7'

ITEM 11 – Docket Number: 183-08
Applicant or Agent: HBC LLC
Property Location: 2160 Florida Avenue **Zip:** 70119
Bounding Streets: Florida Ave., Frenchman St., Hope St., and Elysian Fields Ave.
Square Number: 1550 **Lot:** 13
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-12
Existing Use: Vacant Lot
Proposed Use: Single-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 single-family residence with insufficient minimum lot area, minimum lot depth, minimum depth of front yard and minimum depth of rear yard, and parking in the required front yard.

Requested Waivers:

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

Required: 20' Proposed: 13.5' Waiver: 6.5'

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

Required: 20' Proposed: 5.9' Waiver: 6.3'

ITEM 12 – Docket Number: 184-08
Applicant or Agent: Richard Cortizas
Property Location: 551-553 Octavia Street **Zip:** 70115
Bounding Streets: Octavia St., Constance St. Jefferson Ave. and Laurel St.
Square Number: 187 **Lot:** 29
Zoning Classification: RD-4 Two-Family Residential District
Historic District Classification: N/A **ZBM:** A-15
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance

Request:
This request is to permit the excessive paving of the required front yard area. (AFTER THE FACT)

Requested Waivers:
Section 15.6.6 – Limitation on Pavement of Required Yard Areas
Permitted: 40% maximum Proposed: 100% Waiver: 60%

ITEM 13 – Docket Number: 185-08
Applicant or Agent: Gulf Coast Housing Partnership
Property Location: 2412 Clio Street **Zip:** 70113
Bounding Streets: Clio, S. Robertson, Erato, and Freret Sts.
Square Number: 382 **Lot:** A1
Zoning Classification: RM-4 Multiple-Family Residential District
Historic District Classification: N/A **ZBM:** C-14
Existing Use: Vacant Lot
Proposed Use: Multi-Family Residences

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

Request:
This request is to permit the construction of a multi-family residence with insufficient minimum depth of front yard.

Requested Waivers:
Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard
Required: 20' Provided: 8'10" Waiver: 11'2"

ITEM 16 – Docket Number: 188-08
Applicant or Agent: Shaun and Doretta Wilkerson
Property Location: 3137 Magazine Street **Zip:** 70115
Bounding Streets: Magazine St., Harmony St., Camp St., and Ninth St.
Square Number: 156 **Lot:** 28
Zoning Classification: B-1A Neighborhood Business District
Historic District Classification: N/A **ZBM:** B-15
Existing Use: Mixed Use Commercial/Residential
Proposed Use: Mixed Use Commercial/Residential

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

Request:
This request is to permit the conversion of a vacant second floor space into a residential unit with insufficient off-street parking.

Requested Waivers:
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations
Required: 1 space per dwelling unit Proposed: 0 spaces Waiver: 1 space

ITEM 17 – Docket Number: 189-08 **WITHDRAWN**
Applicant or Agent: Angeline Larrieu
Property Location: 4117 Orleans Avenue **Zip:** 70119
Bounding Streets: Orleans & Carrollton Aves., Allard Blvd., Dumaine St., & Bungalow Ct.
Square Number: 550 **Lot:** P
Zoning Classification: LRD-2 Lakewood/Parkview Two-Family Residential District.
Historic District Classification: N/A **ZBM:** C-12
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.5.8 (Table 9A.I) of the Comprehensive Zoning Ordinance

Request:
This request is to permit the construction of a two-family residence with insufficient minimum lot width (two-family).

Requested Waiver:
Section 9A.5.8 (Table 9A.I) – Minimum Lot Width (Two-Family)
Required: 30' Provided: 45' Waiver: none

ITEM 22 – Docket Number: 194-08
Applicant or Agent: Lonnie Hewitt, Jr.
Property Location: 922 Teche Street **Zip:** 70114
Bounding Streets: Teche, Homer, Nunez, and Newton Sts.
Square Number: 155 **Lots:** 20, 21, 22, & 23
Zoning Classification: B-2 Neighborhood Business District
Historic District Classification: N/A **ZBM:** D-15
Existing Use: Vacant Lodge Hall
Proposed Use: Private Club

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

Request:

This request is to permit the conversion of a vacant lodge hall into a private club with insufficient off-street parking.

Requested Waivers:

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

Required: 40 spaces (18 grandfathered) Provided: 13 spaces Waiver: 9 spaces

ITEM 23 – Docket Number: 195-08
Applicant or Agent: Larry Willis
Property Location: 141 20th Street **Zip:** 70124
Bounding Streets: 20th St., Fleur de Lis Dr., 22nd St., and Pontchartrain Blvd.
Square Number: 13 **Lot:** 22-A
Zoning Classification: LRS-1 Lakeview Single-Family Residential District
Historic District Classification: N/A **ZBM:** B-10
Existing Use: Vacant Lot
Proposed Use: Single-Family Residences

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

Requested Waivers:

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

Required: 25% (10') Provided: 20% (8') Waiver: 5% (2')

ITEM 26 – Docket Number: **198-08**
Applicant or Agent: PAR Contractors, Inc.
Property Location: 2910-12 Robert Street **Zip:** 70125
Bounding Streets: Robert, and S. Derbigny Sts. and S. Claiborne Ave.
Square Number: 689 **Lot:** 2
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Vacant Lot
Proposed Use: Two-Family Residences

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, and excessive paving of the required front yard area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)		
Required: 5,000 sq. ft.	Provided: 3,000 sq. ft.	Waiver: 2,000 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50'	Provided: 30'	Waiver: 20'
Section 15.6.6 - Limitation on Pavement of Required Yard Areas		
Permitted: 40%	Proposed: 74.5%	Waiver: 34.5%

ITEM 27 – Docket Number: **199-08**
Applicant or Agent: Earnest Ricks
Property Location: 2128-30 Feliciana Street **Zip:** 70117
Bounding Streets: Feliciana, Miro, Galves, and Montequet Sts.
Square Number: 1073 **Lot:** O
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-13
Existing Use: Two-Family Residence
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 expansion of a two-family residence into the required minimum depth of rear yard. (AFTER THE FACT)

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 4'	Waiver: 16'
Section 15.6.6 Limitation on Pavement of Required Yard Areas		
Permitted: 40% maximum	Proposed: 100%	Waiver: 60%

ITEM 28 – Docket Number: 200-08
Applicant or Agent: Norham Gokturk
Property Location: 312 S. Alexander Street **Zip:** 70119
Bounding Streets: S. Alexander, Banks, S. Hennessy, and Palmyra Sts.
Square Number: 799 **Lot:** 29
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-12
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the 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 two-family residence with insufficient off-street parking.

Requested Waivers:
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations
Required: 1 spaces Provided: 0 spaces Waiver: 1 spaces

ITEM 29 – Docket Number: 201-08
Applicant or Agent: Dave Whitsell
Property Location: 840-842 Louque Place and **Zip:** 70124
5454 & 5458 General Diaz
Bounding Streets: Louque Pl., Vickburg, Voisin and Gen. Diaz Sts.
Square Number: 19 **Lots:** 10 & pts 29-36
Zoning Classification: LRS-1 Lakeview Single-Family Residential District
Historic District Classification: N/A **ZBM:** C-11
Existing Use: Nonconforming Multi-Family Residence
Proposed Use: Nonconforming Multi-Family Residence

Request Citation: This request is for an extension to a permit for the restoration of a nonconforming use, in accordance with the 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.

Requested Waivers:
Section 13.3.2 – Time Permitted to Complete Restoration of a Nonconforming Use Destroyed by Fire, Storms, or Other Acts of God
Permitted: 12 months Requesting: 18 months Waiver: 6 months

ITEM 30 – Docket Number: 202-08
Applicant or Agent: Davis and Margret Decreaux
Property Location: 7011 Kenison Street **Zip:** 70124
Bounding Streets: Hay Pl., Orleans Hammond Hwy., Roy St., and Bellaire Dr.
Square Number: 26 **Lots:** 41 & 42
Zoning Classification: LRS-1 Lakeview Single-Family Residential District
Historic District Classification: N/A **ZBM:** B-10
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the 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 single-family residence with insufficient minimum aggregate width of side yards.

Requested Waivers:

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

Required: 25% (10') Provided: 22.5% (9') Waiver: 2.5% (1')

ITEM 31 – Docket Number: 203-08
Applicant or Agent: William E. Frazier
Property Location: 5445 Bellaire Drive **Zip:** 70124
Bounding Streets: Bellaire Dr., Country Club Dr., Marcia Ave, and Dayna Ct.
Square Number: B **Lot:** 17
Zoning Classification: LRS-3 Lakewood and Country Club Gardens Single-Family Residential District
Historic District Classification: N/A **ZBM:** B-11
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.9(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reconstruction of a carport which encroaches into the required side yard area.

Requested Waivers:

Section 15.5.9(4) –Side Yards – Clear to the Sky

Required: 2' Provided: 0' Waiver: 2'

ITEM 32 – Docket Number: 204-08
Applicant or Agent: Megan Womack
Property Location: 3412 Metropolitan **Zip:** 70126
Bounding Streets: Metropolitan, Pleasure, Clouet, and Lafrenier Sts.
Square Number: 2259-A **Lot:** 19
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-12
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.7.1(b) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient side yard width, insufficient aggregate side yard setback, off-street parking, and insufficient area in the side yards open to the sky.

Requested Waivers:

Section 4.5.7 (Table 4.E) Minimum Width of Each Side Yard		
Required: 3' each side	Provided: 1' 10" each side	Waiver: 1' 2" each side
Section 4.5.7 (Table 4.E) Minimum Aggregate Width of Side Yards		
Required: 6' 3"	Provided: 3' 8"	Waiver: 2' 7"
Section 15.2.1 (Table 15.A) Off-Street Parking		
Required: 1 Space	Proposed: 0 Spaces	Waiver: 1 Space
Section 15.5.7.1(b) Yards and Open Space Generally		
Required: 2' (each side lot line)	Proposed: 1' 4"	Waiver: 8"

ITEM 33 – Docket Number: 205-08
Applicant or Agent: Rick Fifield, AIA
Property Location: 3933 Chartres Street **Zip:** 70117
Bounding Streets: Chartres, Alvar, Royal, and Bartholomew Sts.
Square Number: 133 **Lots:** R, S-1, O-A, & 8-A; Proposed S-1-B
Zoning Classification: RD-3 Two-Family Residential and LI Light Industrial
Historic District Classification: Bywater Local Historic District **ZBM:** E-14
Existing Use: Two Single-Family Residences
Proposed Use: Two Single-Family Residences

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 and Article 4, Section 4.6.7 (Table 4.F), and for a special exception in accordance with provisions of Article 14, Section 14.6.7 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit a second main building on one lot of record with insufficient minimum depth of rear yard.

Requested Waivers:

Section 1.4 – Maximum Number of Main Buildings on Single Lot of Record

Permitted: one building Proposed: two buildings Waiver: one building

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

Required: 20’ Provided: 3’ Waiver: 17’

ITEM 34– Docket Number: 206-08
Applicant or Agent: David Keiffer
Property Location: 1927 Octavia Street **Zip:** 70115
Bounding Streets: Octavia St., Loyola St., Jefferson Ave., and S Saratoga St.
Square Number: 532 **Lots:** 21 & 22
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(1) and Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure that exceeds the maximum permitted projection into the side yard area and required clearance of an adjoining structure.

Requested Waivers:

Section 15.5.12(1) – Accessory Buildings and Structures - Nearest interior side lot line

Required: 3’ Proposed: 6” Waiver: 2’6”

Section 15.5.12(2) – Accessory Buildings and Structures - Existing structure on the adjoining lot which is located on or within three (3) feet of the common side

Required: 3’ Proposed: 1’ Waiver: 2’

Section 15.5.12(1) – Accessory Buildings and Structures - Within forty (40) feet of the front lot line

Required: 40’ Proposed: 36’8” Waiver: 3’4”

ITEM 35– Docket Number: 207-08
Applicant or Agent: Joe and Anne Inabnett
Property Location: 5535 Garfield Street **Zip:** 70115
Bounding Streets: Garfield, Joseph, Hurst, and Octavia Sts.
Square Number: 402 **Lot:** Pt. of Lot A
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-15
Existing Use: Two-car garage
Proposed Use: Two-car garage

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.5 of the Comprehensive Zoning Ordinance.

Request:
This request is to permit an accessory building on a lot of record without a main building.

Requested Waiver:
Section 1.5 – Accessory Buildings
Required: 1 main building Provided: 0 main buildings Waiver: 1 main building

ITEM 36– Docket Number: 208-08
Applicant or Agent: Cecelia Slattery
Property Location: 8221-8223 Belfast Street **Zip:** 70118
Bounding Streets: Belfast, Dante, Apricot, and Dublin Sts.
Square Number: 390 **Lot:** Pt of Lot S
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-13
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (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 width.

Requested Waiver:
Section 4.5.7 (Table 4.E) – Minimum Lot Width
Required: 50’ Provided: 45’ Waiver: 5’

ITEM 39– Docket Number: **211-08** **WITHDRAWN**
Applicant or Agent: Masters Housing LLC
Property Location: Entire Square 304 **Zip:** 70119
(excluding 2475 Canal Street)
Bounding Streets: Canal, N. Rochblave, Iberville, and N. Tonti Sts.
Square Number: 304 **Lots:** all excluding
Lots A, B & C
Zoning Classification: RD-1 Two-Family Residential
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Parking Lot
Proposed Use: Home for the Aged

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.23.1 of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a home for the aged with excessive total ground floor area.

Requested Waivers:
Section 11.23.1 Home for the Aged, Orphans and Convalescents
Required: 50% Provided: 59% Waiver: 9%

ITEM 40– Docket Number: **212-08**
Applicant or Agent: Tracy Caccord
Property Location: 2662 Myrtle Street **Zip:** 70122
Bounding Streets: Myrtle, Lotus, Elder Sts. and Franklin Ave.
Square Number: 8 **Lot:** 20
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-12
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

Request:
This request is to permit the construction of a single-family residence with parking in the required front yard area.

Requested Waivers:
Section 15.2.3 – Parking in Front Yards
Permitted: 0 spaces Proposed: 1 space Waiver: 1 space

ITEM 41 – Docket Number: 213-08
Applicant or Agent: Jerry Conrad
Property Location: 6752 Gen. Diaz Street **Zip:** 70124
Bounding Streets: Gen Diaz, Chapelle, Memphis Sts., and Marshal Foch Ave.
Square Number: 124 **Lots:** 41 and 42
Zoning Classification: LRS-1 Lakeview Single-Family Residential District
Historic District Classification: N/A **ZBM:** C-10
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the 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 single-family residence with insufficient minimum aggregate width of side yards.

Requested Waivers:

Section 9A.1.7 (Table 9A.A) Minimum Aggregate Width of Side Yards

Required: 25% (12.5') Provided: 22% (11') Waiver: 3% (1.5')

D. Director of Safety and Permits Decision Appeals

ITEM 42 – Docket Number: 174-08
Applicant or Agent: Lynn Giordano
Property Location: 5620 Canal Boulevard **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: N/A **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 43 – Docket Number: 175-08
Applicant or Agent: Neighbors of Bavencroft Haunted Mansion
Property Location: 4800 Canal Street **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: N/A **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 use’s parking requirements.

ITEM 44 – Docket Number: 177-08
Applicant or Agent: A & A Restored Living, LLC
Property Location: 4716 Chestnut Street 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: N/A **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.

E. Motion for Adjournment