



CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS

Regular Meeting Agenda
Monday, September 8, 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 August 11, 2008**

ITEM 1 – Docket Number:	216-08	SK
Applicant or Agent:	Wilson Raymond	
Property Location:	3138 Spain Street	Zip: 70122
Bounding Streets:	Spain, Benefit, Mandeville, and Treasure Sts.	
Square Number:	1974	Lot: A-11
Zoning Classification:	RD-2 Two-Family Residential	
Historic District Classification:	N/A	ZBM: D-12
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 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the expansion of an existing accessory structure in excess of forty percent (40%) of the required rear yard area.

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yard)

Permitted: 40%	Proposed: > 40%	Waiver: > 40%
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ITEM 2 – Docket Number: 217-08 CD
Applicant or Agent: Daniel Ledet and Sherrel Taylor
Property Location: 4523 Allen Street **Zip:** 70122
Bounding Streets: Allen, Lombard, Annette, and Sumpter Sts.
Square Number: 3264 **Lot:** 14
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** D-11
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

Request:

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

Requested Waivers:

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

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

ITEM 3 – Docket Number: 219-08 DS
Applicant or Agent: Arcenious F. Armond, Jr.
Property Location: 543 Olivier Street **Zip:** 70114
Bounding Streets: Olivier, Eliza, Verret, and Evelina Sts.
Square Number: 93 **Lots:** 11 & 12
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: Algiers Point Local Historic District **ZBM:** D-14
Existing Use: Single-Family Residence
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 deck into the required rear yard area (**AFTER THE FACT**).

Requested Waivers:

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

Required: 20' Provided: 0' Waiver: 20'

ITEM 4 – Docket Number: 233-08 AZ
Applicant or Agent: Karen R. Espeut
Property Location: 3046 St. Peter Street **Zip:** 70119
Bounding Streets: St. Peter, N. Lopez, Toulouse, and N. Salcedo Sts.
Square Number: 417 **Lot:** 8
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** C-13
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 15.6.1 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the erection of a fence that is more than seven feet (7') in height (**AFTER THE FACT**).

Requested Waivers:

Requested 15.6.1 – Fences, Walls and Hedges

Permitted: 7' Provided: 8' Waiver: 1'

ITEM 5 – Docket Number: 243-08 DS
Applicant or Agent: Total Health Properties
Property Location: 3400-3402 Bienville Avenue **Zip:** 70119
Bounding Streets: Bienville Ave., N. Jefferson Davis Pkwy., Iberville, and N. Clark Sts.
Square Number: 454 **Lot:** A-1
Zoning Classification: RO-1 General Office
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Medical Clinic
Proposed Use: Medical Clinic

Request Citation: This request is for variances from the provisions of Article 5, Section 5.3.7 (Table 5.C) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reconstruction of a medical clinic with insufficient minimum depth of front yard, minimum depth of rear yard, minimum depth of side yard, and insufficient off-street parking.

Requested Waivers:

Section 5.3.7 (Table 5.C) – Minimum Depth of Front Yard

Required: 20' Provided: 0' Waiver: 20'

Section 5.3.7 (Table 5.C) – Minimum Depth of Rear Yard

Required: 10' Provided: 5' Waiver: 5'

Section 5.3.7 (Table 5.C) – Minimum Side Yard

Required: 10' Provided: 0' Waiver: 10'

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

Required: 17 spaces Provided: 14 spaces Waiver: 3 spaces

C. BZA Dockets -- New Business

ITEM 6 – Docket Number: 254-08 CD
Applicant or Agent: Adreanna Godine
Property Location: 7825 Beach Drive **Zip:** 70126
Bounding Streets: Beach Dr., Wales St., Edgelake Ct., and Driftwood Dr.
Square Number: 5 **Lot:** 3
Zoning Classification: RD-1 Two-Family Residential
Historic District Classification: N/A **ZBM:** G-10
Existing Use: Single-Family Residence
Proposed Use: Addition of an Accessory Structure

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

Request:

This request is to permit the construction of a detached accessory structure in the required front yard setback of a through lot.

Requested Waivers:

Section 15.5.12(1) – Accessory Building and Structures (Through Lots)

Required: 40' Provided: 5' Waiver: 35'

ITEM 7 – Docket Number: 255-08 CD
Applicant or Agent: Todd Slack
Property Location: 7616 Pearl Street **Zip:** 70118
Bounding Streets: Pearl, Hillary, Dominican, and Adams Sts.
Square Number: 56 **Lot:** 13
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** A-14
Existing Use: Vacant Single-Family Residence
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) 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 insufficient minimum width of a side yard.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard

Required: 20' Provided: 5' Waiver: 15'

Section 4.5.7 (Table 4.E) – Minimum Width of Each Side Yard

Required: 3' Provided: 0' Waiver: 3'

ITEM 8 – Docket Number: 256-08 AZ
Applicant or Agent: Dale Baxter
Property Location: 420 Diana Street **Zip:** 70114
Bounding Streets: Diana, Teche, Newton, and Nunez Sts.
Square Number: 182 **Lot:** G
Zoning Classification: RM-2 Multi-Family Residential
Historic District Classification: N/A **ZBM:** D-15
Existing Use: Two-Family Residence and a Multi-Family Residence
Proposed Use: Two-Family Residence and a Multi-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.7(3)(c) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the reconstruction of a two-family residence and a multi-family residence on one lot of record.

Requested Waivers:
Section 15.5.7(3)(c) – Yards and Open Space (Main Buildings)
Permitted: 1 main building per lot Proposed: 2 main buildings Waiver: 1 main building

ITEM 9 – Docket Number: 257-08 CL
Applicant or Agent: Dr. Emir Zadeh
Property Location: 7017 Argonne Boulevard **Zip:** 70124
Bounding Streets: Argonne Blvd., Robert E. Lee Blvd., Gen. Haig, and Walker Sts.
Square Number: 42 **Lots:** 19 & 20
Zoning Classification: LRS-1 Lakeview Single-Family Residential
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') Provided: 20% (10') Waiver: 5% (2')

ITEM 10 – Docket Number: 258-08 AZ
Applicant or Agent: Angela D. Breckenridge
Property Location: F Saint John Court **Zip:** 70119
Bounding Streets: St. John Ct., Moss St., N Jeff. Davis Pkwy., and Harding Dr.
Square Number: 468 **Lot:** Y
Zoning Classification: LRD-2 Lakewood/Parkview Two-Family Residential
Historic District Classification: N/A **ZBM:** C-12
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to permit a rear addition to a single-family residence with insufficient minimum depth of rear yard.

Requested Waivers:

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

Required: 20' Provided: 10' 2" Waiver: 9' 8"

ITEM 11 – Docket Number: 259-08 DS
Applicant or Agent: Camilla Franklin
Property Location: 8826 Willow Street **Zip:** 70118
Bounding Streets: Willow, Gen. Ogden, Plum, and Eagle Sts.
Square Number: 171 **Lot:** 31
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** A-13
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(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory building with excessive height.

Requested Waivers:

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

Required: 14' Provided: 30' Waiver: 16'

ITEM 12 – Docket Number: 260-08 CL
Applicant or Agent: Adrian and Christine Bruneau
Property Location: 147 22nd Street **Zip:** 70124
Bounding Streets: 22nd St., Pontchartrain Blvd., Harrison Ave., and Fleur de Lis Dr.
Square Number: 14 **Lots:** 22 & 23
Zoning Classification: LRS-1 Lakeview Single-Family Residential
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: 20% (8') Waiver: 5% (2')

ITEM 13 – Docket Number: 261-08 AZ
Applicant or Agent: Catherine Segretto
Property Location: 6779 Argonne Boulevard **Zip:** 70124
Bounding Streets: Argonne Blvd., Chapelle St., Gen. Haig St., and Fillmore Ave.
Square Number: 127 **Lot:** 2A
Zoning Classification: LRS-1 Lakeview Single-Family Residential
Historic District Classification: N/A **ZBM:** B-10
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provision of Article 9A, Section 9A.1.7 (Table 9A.A) and Article 9A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum depth of front and rear yards and to permit the construction of a circular drive in the required front yard setback.

Requested Waivers:

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

Required: 20' Provided: 15' 6" Waiver: 4' 6"

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

Required: 20' Provided: 14' 9" Waiver: 5' 3"

Section 9A.1.8(4) – Special Parking and Driveway Regulations

Permitted: Not Permitted Requesting: One Circular Drive Waiver: One Circular

ITEM 14 – Docket Number: 262-08
Applicant or Agent: Robinson Ventures, LLC
Property Location: 8633-35 Zimple Street **Zip:** 70118
Bounding Streets: Zimple, Monroe, Oak, and Leonidas Sts.
Square Number: 139 **Lot:** 23A
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** A-13
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, and insufficient off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)		
Required: 5,000 sq. ft.	Provided: 3,240 sq. ft.	Waiver: 1,760 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50'	Provided: 27'	Waiver: 23'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

ITEM 15 – Docket Number: 263-08 **MO**
Applicant or Agent: Cynthia W. Small
Property Location: 2418 Clover Street **Zip:** 70122
Bounding Streets: Clover St., Clematis Ave., Acaccia St., and Franklin Ave.
Square Number: 15 **Lot:** 30
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-12
Existing Use: Single-Family Residence
Proposed Use: Two Main Buildings on One Lot of Record

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a second main building on one lot of record.

Requested Waivers:

Section 1.4 – Location on a Lot Required		
Permitted: 1 main building per lot	Proposed: 2 main buildings	Waiver: 1 main building

ITEM 16 – Docket Number: 264-08 MO
Applicant or Agent: Keely Carrere Thibodeaux and Albert Thibodeaux
Property Location: 2716-18 St. Anthony Street **Zip:** 70122
Bounding Streets: St. Anthony, Hope, Annette, and Duels Sts.
Square Number: 1546 **Lot:** 6
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-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 15.6.7(4) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:
Section 15.6.7(4) – Special Regulations for One- and Two- Family Dwellings (Off-Street Parking)
Required: 1 space Provided: 0 spaces Waiver: 1 space

ITEM 17 – Docket Number: 265-08 MP
Applicant or Agent: Milton Hudson
Property Location: 738 S. Rendon Street **Zip:** 70119
Bounding Streets: S. Rendon, Gravier, S. Lopez, and Perdido Sts.
Square Number: 665 **Lot:** E
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** C-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 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
This is a request to permit the construction of a two-family residence with insufficient minimum depth of front yard and insufficient off-street parking

Requested Waivers:
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard
Required: 20' Provided: 4' Waiver: 16'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations
Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 18 – Docket Number: 266-08 MO
Applicant or Agent: Fidelity Investment
Property Location: 2556-2556 “A” Jonquil Street **Zip:** 70122
Bounding Streets: Jonquil, Iris, Lavender Sts., and Franklin Ave.
Square Number: 21 **Lot:** Pt. 14 & 15
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-11
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 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a two-family residence with insufficient minimum depth of rear yard (**AFTER THE FACT**).

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20' Provided: 6' Waiver: 14'

ITEM 19 – Docket Number: 267-08 RN
Applicant or Agent: Stephen Molero
Property Location: 3517-19 N. Roman Street **Zip:** 70117
Bounding Streets: N. Roman, Congress, Gallier, and N. Prieur Sts.
Square Number: 863 **Lot:** A
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-13
Existing Use: Vacant Lot
Proposed Use: Two-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 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a two-family residence with insufficient minimum lot area and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 2,926 sq. ft. Waiver: 674 sq. ft.

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

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces

ITEM 20 – Docket Number: 268-08 MO
Applicant or Agent: Leola W. Fields
Property Location: 1808 Forstall Street **Zip:** 70117
Bounding Streets: Forstall, N. Prieur, Reynes, and N. Roman Sts.
Square Number: 845 **Lot:** 3
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-14
Existing Use: Vacant Lot
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 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a single-family residence with insufficient minimum depth of front and rear yards and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard
Required: 20’ Provided: 15’ Waiver: 5’
Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard
Required: 20’ Provided: 9’ 7” Waiver: 8’ 5”
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations
Required: 1 spaces Provided: 0 spaces Waiver: 1 spaces

ITEM 21 – Docket Number: 269-08 DS
Applicant or Agent: Manmohan Anand
Property Location: 1704-06 S. Dupre Street **Zip:** 70125
Bounding Streets: S. Dupre, Elba, Eden, and S. White Sts.
Square Number: 167 **Lot:** 18
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 variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, minimum aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area
Required: 5,000 sq. ft. Provided: 4,370 sq. ft. Waiver: 630 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width
Required: 50’ Provided: 38’ Waiver: 12’
Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards
Required: 20% (7’ 8”) Provided: 16% (6’) Waiver: 4% (1’ 8”)

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

Required: 2 spaces

Provided: 0 spaces

Waiver: 2 spaces

ITEM 22 – Docket Number:

270-08

DS

Applicant or Agent:

Clarence Moore

Property Location:

6318 Campus Boulevard

Zip: 70126

Bounding Streets:

Campus Blvd., Mexico, Madmen, and New York Sts.

Square Number:

5100

Lot: 20

Zoning Classification:

RS-2 Single-Family Residential

Historic District Classification:

N/A

ZBM: E-10

Existing Use:

Vacant Lot

Proposed Use:

Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.2.7 (Table 4.B) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a single-family residence with insufficient minimum depth of rear yard and excessive paving of the required front yard area (**AFTER THE FACT**).

Requested Waivers:

Section 4.2.7 (Table 4.B) – Minimum Depth of Rear Yard

Required: 20’

Provided: 19’ 1”

Waiver: 11”

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Permitted: 40%

Proposed: 59%

Waiver: 19%

ITEM 23 – Docket Number:	271-08	MO
Applicant or Agent:	Iantha Parker	
Property Location:	2141 Jourdan Avenue	Zip: 70117
Bounding Streets:	Jourdan Ave., N. Galvez, Deslonde, and N. Miro Sts.	
Square Number:	1094	Lot: 11
Zoning Classification:	RD-3 Two-Family Residential	
Historic District Classification:	N/A	ZBM: E-14
Existing Use:	Vacant Lot	
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), Article 15, Section 15.5.7.1(b), and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a single-family residence with insufficient minimum width of corner lot side yard, insufficient area in the side yards open to the sky, and excessive paving of the required front yard area

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Corner Lot Side Yard

Required: 10'	Provided: 5'	Waiver: 5'
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Section 15.5.7.1(b) – Yards and Open Space Generally

Required: 2'	Proposed: 0'	Waiver: 2'
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Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Permitted: 40%	Proposed: 61%	Waiver: 21%
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ITEM 24 – Docket Number: 272-08 DS
Applicant or Agent: Brenda Jackson
Property Location: 14599 Tilbury Grove Road **Zip:** 70128
Bounding Streets: Tilbury Grove, Beekman, Duane Rds., and Forum Blvd.
Square Number: F **Lot:** 23
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** I-10
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.6.6, and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a single-family residence with insufficient minimum width of corner lot side yard, minimum depth of rear yard, excessive paving of the required front yard area, and a request to permit parking in the required front yard area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Corner Lot Side Yard
Required: 10’ Provided: 9’ 3” Waiver: 9”
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard
Required: 20’ Provided: 10’ Waiver: 10’
Section 15.6.6 – Limitation on Pavement of Required Yard Areas
Permitted: 40% Proposed: 65% Waiver: 25%
Section 15.2.3 – Parking in Front Yards
Permitted: 0 spaces Proposed: 2 spaces Waiver: 2 spaces

ITEM 25 – Docket Number: 273-08 EA
Applicant or Agent: Vamevi Properties, LLC
Property Location: 5811-13 Elysian Fields Avenue **Zip:** 70122
Bounding Streets: Elysian Fields Ave., Pressburg, Marigny, and Athis Sts.
Square Number: 4616 **Lots:** 49 & 50
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** D-11
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

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

Request:

This is a request to permit the excessive paving of the required front yard area and parking in the required front yard area (**AFTER THE FACT**).

Requested Waivers:

Section 15.6.6 – Limitation on Pavement of Required Yard Areas
Permitted: 40% Proposed: 66% Waiver: 26%
Section 15.2.3 – Parking in the Front Yard

Permitted: 0 spaces

Proposed: 2 spaces

Waiver: 2 spaces

ITEM 26 – Docket Number:	274-08	AZ
Applicant or Agent:	1600 Annunciation, LLC	
Property Location:	1600 Annunciation Street	Zip: 70130
Bounding Streets:	Annunciation, Richard, Chippewa, and Market Sts.	
Square Number:	107	Lots: 1-13, 56, & 7
Zoning Classification:	MU-A Mixed Use District	
Historic District Classification:	Lower Garden District LHD	ZBM: C-15
Existing Use:	Vacant Building	
Proposed Use:	Movie Studio/Offices	

Request Citation: This request is for variances from the provisions of Article 7, Section 7.4A.7 (Table 7.E, note b) and Article 7, Section 7.4A.8(2) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a mixed-use building with excessive height and a business sign located closer than one hundred feet to a residential district boundary.

Requested Waivers:

Section 7.4A.7 (Table 7.E, note b) – Maximum Height

Required: 55’

Proposed: 65’

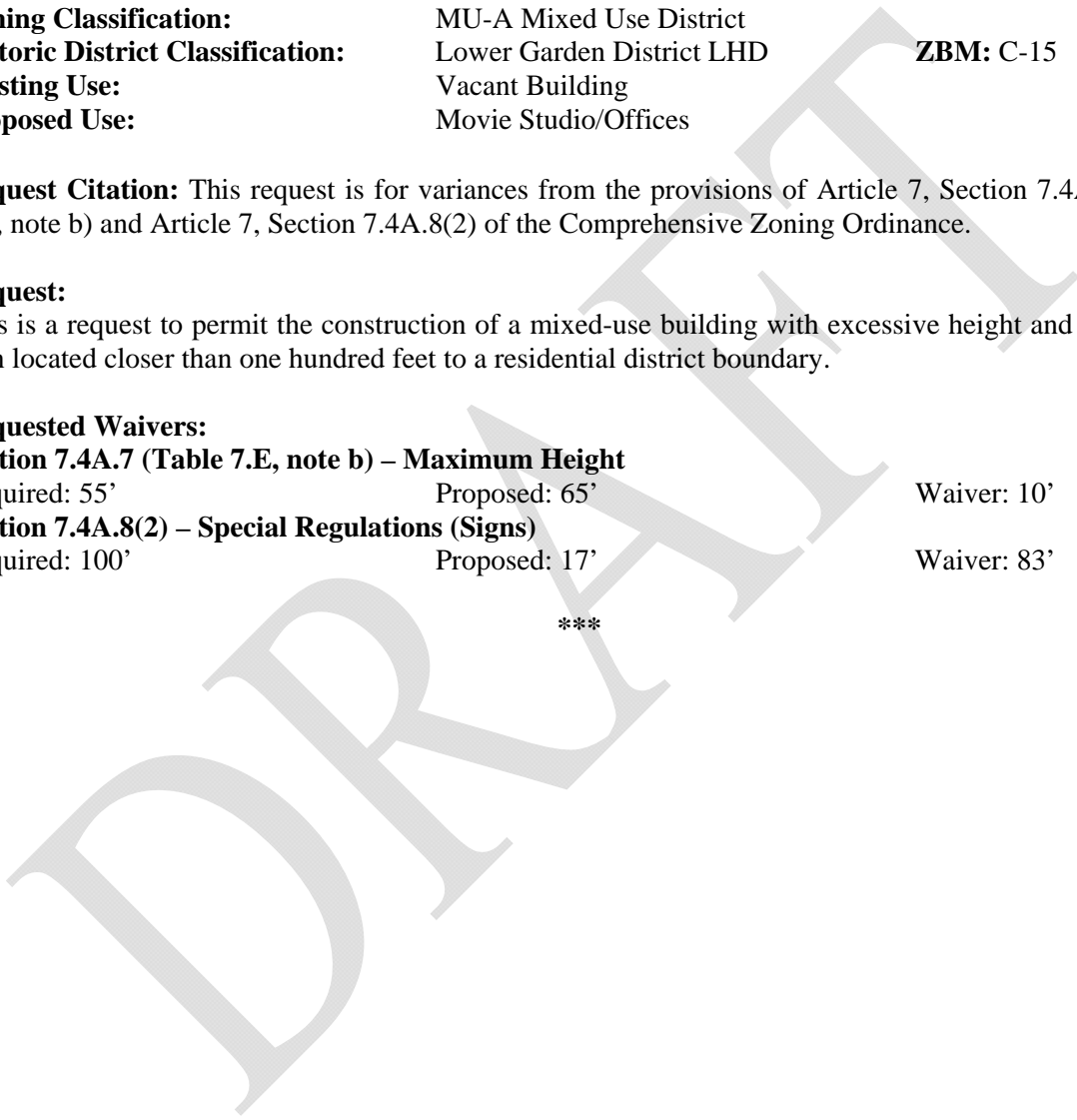
Waiver: 10’

Section 7.4A.8(2) – Special Regulations (Signs)

Required: 100’

Proposed: 17’

Waiver: 83’



ITEM 27 – Docket Number: 275-08 DS
Applicant or Agent: Nicolas Vergara and Angela Mitchell
Property Location: 7428 Maple Street **Zip:** 70118
Bounding Streets: Maple, Lowerline, Hampson, and Cherokee Sts.
Square Number: 78 **Lot:** 20
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** A-14
Existing Use: Single-Family Residence
Proposed Use: Two-Family Residence

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

Request:

This is a request to permit the conversion of single-family residence into a two-family residence with insufficient minimum lot area, minimum lot width, minimum width of each side yard, and insufficient off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)		
Required: 5,000 sq. ft.	Proposed: 4,140 sq. ft.	Waiver: 860 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50'	Proposed: 30'	Waiver: 20'
Section 4.5.7 (Table 4.E) – Minimum Width of Each Side Yard		
Required: 3'	Proposed: 2.2'	Waiver: .10'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Proposed: 0 spaces	Waiver: 2 spaces

ITEM 28 – Docket Number:	276-08	MP
Applicant or Agent:	Doretha Morgan	
Property Location:	2714 Danneel Street	Zip: 70113
Bounding Streets:	Danneel, Fourth, Dryades Sts., and Washington Ave.	
Square Number:	275	Lot: X
Zoning Classification:	RM-4 Multi-Family Residential	
Historic District Classification:	N/A	ZBM: C-15
Existing Use:	Multi-Family Residence	
Proposed Use:	Single-Family Residence	

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 is a request to permit the conversion of multi-family residence into a single-family residence with insufficient minimum lot depth, minimum depth of front yard, minimum aggregate width of side yards, minimum depth of rear yard, and excessive lot coverage.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Depth

Required: 90'	Proposed: 24'	Waiver: 66'
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Section 4.12.7 (Table 4.L) – Minimum Depth of Front Yard

Required: 20'	Proposed: 3'	Waiver: 17'
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Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards

Required: 20% (15.8')	Proposed: 15% (12')	Waiver: 5% (3.8')
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Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard

Required: 15'	Proposed: 3'	Waiver: 12'
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Section 4.12.7 (Table 4.L) – Maximum Lot Coverage of Main Structure and Necessary Buildings

Required: 60%	Proposed: 64%	Waiver: 4%
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ITEM 29 – Docket Number: 277-08 AZ
Applicant or Agent: Mirenda DeBose
Property Location: 8917-19 Palm Street **Zip:** 70118
Bounding Streets: Palm, Hollygrove, Stroelitz, and Gen. Ogden Sts.
Square Number: 572 **Lot:** Q
Zoning Classification: RD-2 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 variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, and insufficient off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)
 Required: 5,000 sq. ft. Proposed: 3,600 sq. ft. Waiver: 1,400 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)
 Required: 50’ Proposed: 30’ Waiver: 20’
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations
 Required: 2 spaces Proposed: 0 spaces Waiver: 2 spaces

ITEM 30 – Docket Number: 278-08 EA
Applicant or Agent: David Litt, Sr.
Property Location: 4607 America Street **Zip:** 70126
Bounding Streets: America, Dreux, and Prentiss Sts.
Square Number: 18 **Lot:** 4
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** F-11
Existing Use: Single-Family Residence
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) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit a rear addition to a single-family residence with insufficient minimum depth of rear yard.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard
 Required: 20’ Proposed: 9’ 6” Waiver: 10’ 6”

ITEM 31– Docket Number: 279-08 DS
Applicant or Agent: Phazes Realty of N.O. LLC
Property Location: 9001 Olive Street **ZIP:** 70118
Bounding Streets: Olive, Hamilton, Edinburgh, and Hollygrove Sts.
Square Number: 18 **Lot:** 4
Zoning Classification: RD-2 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 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)
 Required: 5,000 sq. ft. Proposed: 3,600 sq. ft. Waiver: 1,400 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)
 Required: 50’ Proposed: 30’ Waiver: 20’

ITEM 32– Docket Number: 280-08 MO
Applicant or Agent: Tillman Tribou
Property Location: 800 Louisa Street **ZIP:** 70118
Bounding Streets: Louisa, Dauphine, Clouet, and Burgundy Sts.
Square Number: 250 **Lot:** 1
Zoning Classification: B-2 Neighborhood Business District
Historic District Classification: Bywater Local Historic District **ZBM:** D-14
Existing Use: Vacant Building
Proposed Use: Café

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 is a request to permit the conversion of a vacant retail building into a café with insufficient off-street parking.

Requested Waivers:

Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations
 Required: 2 spaces Proposed: 1 space Waiver: 1 space

ITEM 33– Docket Number: 281-08 **WITHDRAWN**
Applicant or Agent: Providence Community Housing
Property Location: 1442 St. Claude Avenue **ZIP:** 70116
Bounding Streets: St. Claude Ave., Columbus, N. Rampart, and Kerlerec Sts.
Square Number: 379 **Lot:** B
Zoning Classification: HMR-3 Historic Marigny/Tremé Residential District
Historic District Classification: Tremé Local Historic District **ZBM:** D-13
Existing Use: Vacant Lot
Proposed Use: Residence

Request Citation:

Request:

Requested Waivers:

ITEM 34– Docket Number: 282-08 **MP**
Applicant or Agent: Providence Community Housing
Property Location: 1217 N. Roman Street **ZIP:** 70116
Bounding Streets: N. Roman, Gov. Nicholls, Barracks Sts., and Bayou Rd.
Square Number: 233 **Lot:** 7
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: Tremé Local Historic District **ZBM:** D-13
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 is a request to permit the construction of a single-family residence with insufficient minimum depth of front yard.

Requested Waivers:

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

Required: 20'

Proposed: 6'

Waiver: 14'

ITEM 35– Docket Number: 283-08 AZ
Applicant or Agent: Providence Community Housing
Property Location: 415 N. Prieur Street **ZIP:** 70112
Bounding Streets: N. Prieur, St. Louis, N. Johnson, and Conti Sts.
Square Number: 249 **Lot:** 25
Zoning Classification: RM-1 Multi-Family Residential
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

Request:

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

Requested Waivers:

Section 4.8.7 (Table 4.H) – Minimum Depth of Front Yard

Required: 20' Proposed: 6' Waiver: 14'

ITEM 36– Docket Number: 284-08 **WITHDRAWN**
Applicant or Agent: Providence Community Housing
Property Location: 1804 Iberville Street **ZIP:** 70112
Bounding Streets: Iberville, Canal, N. Derbigny, and N. Roman Sts.
Square Number: 217 **Lot:** 7
Zoning Classification: C-1A General Commercial District
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation:

Request:

Requested Waivers:

ITEM 37– Docket Number: 285-08 **WITHDRAWN**
Applicant or Agent: Providence Community Housing
Property Location: 1808 Iberville Street **ZIP:** 70112
Bounding Streets: Iberville, Canal, N. Derbigny, and N. Roman Sts.
Square Number: 217 **Lot:** 8
Zoning Classification: C-1A General Commercial District
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation:

Request:

Requested Waivers:

ITEM 38– Docket Number: 286-08 **WITHDRAWN**
Applicant or Agent: Providence Community Housing
Property Location: 1812 Iberville Street **ZIP:** 70112
Bounding Streets: Iberville, Canal, N. Derbigny, and N. Roman Sts.
Square Number: 217 **Lot:** A
Zoning Classification: C-1A General Commercial District
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation:

Request:

Requested Waivers:

ITEM 39 – Docket Number: 287-08 **WITHDRAWN**
Applicant or Agent: Providence Community Housing
Property Location: 1447 St. Claude Avenue **ZIP:** 70116
Bounding Streets: St. Claude Ave., Columbus, Marias, and Kerlerec Sts.
Square Number: 382 **Lot:** 14
Zoning Classification: HMR-3 Historic Marigny/Tremé Residential District
Historic District Classification: Tremé Local Historic District **ZBM:** D-13
Existing Use: Vacant Lot
Proposed Use: Residence

Request Citation:

Request:

Requested Waivers:

ITEM 40 – Docket Number: 288-08 **MO**
Applicant or Agent: Providence Community Housing
Property Location: 2508 St. Ann Street **ZIP:** 70110
Bounding Streets: St. Ann, N. Rocheblave, N. Dorgenois Sts., and Orleans Ave.
Square Number: 324 **Lot:** 142-A
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: Tremé Local Historic District **ZBM:** C-13
Existing Use: Residence
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 is a request to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

Requested Waivers:

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

Required: 20'

Proposed: 13' 2"

Waiver: 6' 10"

ITEM 41 – Docket Number: 289-08 DS
Applicant or Agent: Providence Community Housing
Property Location: 1800 Bayou Road **ZIP:** 70116
Bounding Streets: Bayou Rd., N. Roman, Gov. Nicholls, and N. Derbigny Sts.
Square Number: 229 **Lot:** S
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: Tremé Local Historic District **ZBM:** D-13
Existing Use: 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 is a request to permit the construction of a two-family residence with insufficient minimum depth of front yard.

Requested Waivers:

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

Required: 20' Proposed: 14' 6" Waiver: 5' 6"

ITEM 42 – Docket Number: 290-08 MP
Applicant or Agent: Providence Community Housing
Property Location: 2501 Conti Street **ZIP:** 70110
Bounding Streets: Conti, N. Dorgenois, St. Louis, and N. Rocheblave Sts.
Square Number: 328 **Lot:** A
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Residence
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 is a request to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

Requested Waivers:

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

Required: 20' Proposed: 18' 9" Waiver: 1' 3"

ITEM 43 – Docket Number: 291-08 AZ
Applicant or Agent: Providence Community Housing
Property Location: 2536 Governor Nicholls Street **ZIP:** 70110
Bounding Streets: Gov. Nicholls, N. Rocheblave, N. Dorgenois Sts., and Ursulines Ave.
Square Number: 320 **Lot:** L
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: Tremé Local Historic District **ZBM:** C-13
Existing Use: Residence
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 is a request to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

Requested Waivers:
Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard
Required: 20’ Proposed: 5’ 5” Waiver: 14’ 7”

ITEM 44 – Docket Number: 292-08 MO
Applicant or Agent: Providence Community Housing
Property Location: 928 N. Derbigny Street **ZIP:** 70116
Bounding Streets: N. Derbigny, St. Philip, Dumaine Sts., and N. Claiborne Ave.
Square Number: 207 **Lot:** D
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: Tremé Local Historic District **ZBM:** C-13
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 is a request to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

Requested Waivers:
Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard
Required: 20’ Proposed: 12’ Waiver: 8’

ITEM 45 – Docket Number:	293-08	DS
Applicant or Agent:	Providence Community Housing	
Property Location:	917 N. Roman Street	ZIP: 70116
Bounding Streets:	N. Roman, Dumaine, N. Prieur, and St. Philip Sts.	
Square Number:	236	Lot: C
Zoning Classification:	RD-3 Two-Family Residential	
Historic District Classification:	Tremé Local Historic District	ZBM: C-13
Existing Use:	Vacant Lot	
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), 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 is a request to permit the construction of a single-family residence with insufficient depth of front and rear yard, insufficient off-street parking, and insufficient area in the side yard open to the sky.

Requested Waivers:

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

Required: 20'	Proposed: 3' 1"	Waiver: 16' 11"
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Section 4.6.7 (Table 4.F) – Depth of Rear Yard

Required: 20'	Proposed: 5' 9"	Waiver: 14' 3"
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Section 15.2.1 (Table 15.A) – Off-Street Parking Requirements

Required: 1 space	Proposed: 0 spaces	Waiver: 1 space
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Section 15.5.7.1(b) – Yards and Open Space Generally

Required: 2'	Proposed: 1' 9"	Waiver: 3"
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ITEM 46 – Docket Number: 294-08 AZ
Applicant or Agent: Providence Community Housing
Property Location: 613 N. Rocheblave Street **ZIP:** 70110
Bounding Streets: N. Rocheblave, St Peter, N. Dorgenois Sts., and Lafitte Ave.
Square Number: 326 **Lot:** D
Zoning Classification: RM-3 Multi-Family Residential
Historic District Classification: N/A **ZBM:** C-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 4.8.7 (Table 4.H) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a two-family residence with insufficient minimum lot area and minimum depth of front yard.

Requested Waivers:

Section 4.8.7 (Table 4.H) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Proposed: 2,860 sq. ft. Waiver: 740 sq. ft.

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

Required: 20' Proposed: 4' 7" Waiver: 15' 5"

ITEM 47 – Docket Number: 295-08 MO
Applicant or Agent: Providence Community Housing
Property Location: 619 N. Rocheblave Street **ZIP:** 70110
Bounding Streets: N. Rocheblave, St Peter, N. Dorgenois Sts., and Lafitte Ave.
Square Number: 326 **Lot:** 6
Zoning Classification: RM-3 Multi-Family Residential
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:

This is a request to permit the construction of a two-family residence with insufficient minimum lot area and minimum depth of front yard.

Requested Waivers:

Section 4.8.7 (Table 4.H) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Proposed: 3,320 sq. ft. Waiver: 280 sq. ft.

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

Required: 20' Proposed: 4' 7" Waiver: 15' 5"

D. Director of Safety and Permits Decision Appeals

ITEM 48 – Docket Number: 296-08
Applicant or Agent: Melanie Wesley and Georgiana Brady
Property Location: 4619 Frenchmen Street **ZIP:** 70122
Bounding Streets: Frenchman, Carnot, Sumpter Sts., and Elysian Fields Ave.
Square Number: 3421 **Lot:** 12
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Two-Family Residential
Proposed Use: Two-Family Residential

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 that the non-conforming status for the rear structure has been lost.

E. Deferred Director of Safety and Permits Decision Appeals

ITEM 49 – 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.