



**CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda
Monday, August 11, 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 July 14, 2008

ITEM 1 – 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 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.

Requested Waivers:

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

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

ITEM 2 – 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 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 15.6.6 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ITEM 3 – Docket Number:	204-08	WITHDRAWN
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 variances 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 15.5.7.1(b) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum width of each side yard, insufficient minimum aggregate width of side yards, 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 5 – Docket Number: 216-08
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 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: 61% Waiver: 21%

ITEM 6 – Docket Number: 217-08
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 7 – Docket Number: 218-08
Applicant or Agent: Anthony Fontana
Property Location: 6324 Louis XIV Street **Zip:** 70124
Bounding Streets: Louis XIV, Bragg, Louisville, and Harrison Sts.
Square Number: 230 **Lots:** 33 & 34
Zoning Classification: LRS-1 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' 2") Waiver: 5% (1' 10")

ITEM 8 – Docket Number: 219-08
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 Distirct **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.

Requested Waivers:

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

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

ITEM 9 – Docket Number: 220-08
Applicant or Agent: Dana Payton
Property Location: 4617 Ray Avenue **Zip:** 70126
Bounding Streets: Ray Ave, Selma, Haydel, and Dreux Sts.
Square Number: 4 **Lots:** 5 & 6
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 request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, minimum width of side each side yard, and insufficient minimum aggregate width of side yards (**AFTER THE FACT**).

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard		
Required: 20'	Provided: 18' 25"	Waiver: 1' 75"
Section 4.5.7 (Table 4.E) – Minimum Width of Each Side Yard		
Required: 3'	Provided: 2' 1"	Waiver: 1' 11"
Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards		
Required: 20% (10')	Provided: 18.4% (9.2')	Waiver: 1.6% (0.8')

ITEM 10 – Docket Number: 221-08
Applicant or Agent: Lena Gaffney
Property Location: 210 Hay Place **Zip:** 70124
Bounding Streets: Hay Pl., Fleur De Lis Dr., Stafford Ave., and Pontchartrain Blvd.
Square Number: 21 **Lots:** 57, 58, & 59
Zoning Classification: LRS-1 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) – Maximum Required Aggregate Width of Side Yards		
Required: 12'	Provided: 10'	Waiver: 2'

ITEM 13 – Docket Number: 224-08
Applicant or Agent: Richard H. Stevens
Property Location: 860-62 Florida Boulevard **Zip:** 70124
Bounding Streets: Florida Blvd., Gen. Diaz St., and New Orleans Terminal R.R.
Square Number: 4 **Lot:** C
Zoning Classification: LRS-1 Single-Family Residential
Historic District Classification: N/A **ZBM:** C-11
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.1.7 (Table 9A.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 minimum aggregate width of side yards.

Requested Waivers:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area (Two-Family)		
Required: 5,000 sq. ft.	Provided: 4,200 sq. ft.	Waiver: 800 sq. ft.
Section 9A.1.7 (Table 9A.A) – Minimum Lot Width		
Required: 50'	Provided: 35''	Waiver: 15'
Section 9A.1.7 (Table 9A.A) – Minimum Aggregate Width of Side Yards		
Required: 25% (8' 9'')	Provided: 19.5% (6' 10'')	Waiver: 5.5% (1' 11'')

ITEM 14 – Docket Number: 225-08
Applicant or Agent: Marion Carter
Property Location: 5034 Congress Drive **Zip:** 70126
Bounding Streets: Congress Dr., Mirabeau Ave., Gallier Dr., & Dreux Ave.
Square Number: 32 **Lot:** EE
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** E-11
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Aggregate Width of Side Yards		
Required: 20% (12')	Provided: 17.2% (10'6'')	Waiver: 2.8% (1'6'')
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Proposed: 1 space	Waiver: 1 space

ITEM 15 – Docket Number: 226-08
Applicant or Agent: Deborah Porche
Property Location: 2324 Gordon Street **Zip:** 70117
Bounding Streets: Gordon, N. Rocheblave, Monticello, and N. Tonti Sts.
Square Number: 1259B **Lot:** 16
Zoning Classification: RD-3 Two-Family Residential
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 depth of front and rear yards.

Requested Waivers:

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

Required: 20’ Provided: 9’ Waiver: 11’

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

Required: 20’ Provided: 6’ Waiver: 14’

ITEM 16 – Docket Number: 227-08
Applicant or Agent: Thomas R. Joseph
Property Location: 7361 Hansbrough Avenue **Zip:** 70127
Bounding Streets: Hansbrough Ave., Morrison Rd., Symmes Ave., and Queisser St.
Square Number: 38 **Lot:** H
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** G-10
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.3.7 (Table 4.C) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Corner Lot Side Yard

Required: 10’ Provided: 5’ 2” Waiver: 4’ 10”

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

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

ITEM 17 – Docket Number: 228-08
Applicant or Agent: August Thomas and Ahmad Larkins
Property Location: 1700 S. Rendon Street **Zip:** 70125
Bounding Streets: S. Rendon, Eden, S. Lopez, and Elba Sts.
Square Number: 171 **Lot:** 20
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-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 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:
Section 4.5.7 (Table 4.E) – Minimum Corner Lot Side Yard
 Required: 10’ Provided: 4’ Waiver: 6’

ITEM 18 – Docket Number: 229-08
Applicant or Agent: Augustine Toney
Property Location: 2315 Roffignac Street **Zip:** 70117
Bounding Streets: Roffinac, N. Rocheblave, Winthrop, and N Tonti Sts.
Square Number: 1258-A **Lot:** 5
Zoning Classification: RD-3 Two-Family Residential
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 depth of front yard.

Requested Waivers:
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard
 Required: 20’ Provided: 4’ Waiver: 16’

ITEM 21 – Docket Number: 232-08
Applicant or Agent: Ralph Lusco
Property Location: 6916 Memphis Street **Zip:** 70124
Bounding Streets: Memphis, Vicksburg, Mouton, and Walker Sts.
Square Number: 66 **Lots:** 29 & 30
Zoning Classification: LRS-1 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:

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

Required: 25% (12') Provided: 16% (8') Waiver: 9% (4')

ITEM 22 – Docket Number: 233-08
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 (7) feet in height (**AFTER THE FACT**).

Requested Waivers:

Requested 15.6.1 – Fences, Walls and Hedges

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

ITEM 23 – Docket Number: 234-08
Applicant or Agent: Craig and Robbins Murray
Property Location: 6521 Pauline Drive **Zip:** 70126
Bounding Streets: Pauline Dr., Columbia St., Congress Dr., and France Rd.
Square Number: 2 **Lot:** 24
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** E-11
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

Requested 4.3.7 (Table 4.C) – Minimum Aggregate Width of Side Yards

Required: 20% (9') Provided: 13.3% (6') Waiver: 6.7% (3')

ITEM 24 – Docket Number: 235-08
Applicant or Agent: Jackie Gordon
Property Location: 2616 Reynes Street **Zip:** 70117
Bounding Streets: Reynes St., Florida Ave., Tennessee, and N. Dorgenois Sts.
Square Number: 1416-1459 **Lot:** 29
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-13
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.3 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, insufficient minimum width of each side yard, insufficient minimum aggregate width of side yards, and a request to permit parking in the required front yard area (**AFTER THE FACT**).

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 Width of Each Side Yard

Required: 3' Provided: 2' 11" Waiver: 2"

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

Required: 8' 4" Provided: 7' 8" Waiver: 9"

Section 15.2.3 – Parking in Front Yards

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

ITEM 25 – Docket Number: 236-08
Applicant or Agent: Leon and Augustine Brisco
Property Location: 1815 Hollygrove Street **Zip:** 70118
Bounding Streets: Hollygrove, Cohn, Gen. Ogden, and Hickory Sts.
Square Number: 236 **Lot:** 19
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-13
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) 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 minimum depth of rear yard and insufficient area in the side yard open to the sky (**AFTER THE FACT**).

Requested Waivers:

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

Required: 20’ Provided: 7’ Waiver: 13’

Section 15.5.7.1(b) – Yards and Open Space

Required: 2’ Proposed: 0’ Waiver: 2’

ITEM 26 – Docket Number: 237-08
Applicant or Agent: Bueno, Cruz, and Nickolaus
Property Location: 1709-11 N. Broad Street **Zip:** 70119
Bounding Streets: N. Broad, D’Abadie, Paul Morphy, and Aubry Sts.
Square Number: 1514 **Lot:** 3
Zoning Classification: RD-2 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 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 off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)

Required: 5,000 sq. ft Provided: 3,885 sq. ft. Waiver: 1,115 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 50’ Provided: 37’ Waiver: 13’

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

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

ITEM 27 – Docket Number: 238-08
Applicant or Agent: Ervin Batiste
Property Location: 8923 Olive Street **Zip:** 70118
Bounding Streets: Olive, Hollygrove, Edinburgh, and Gen. Ogden Sts.
Square Number: 527 **Lot:** 17
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-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 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit parking in the front yard area of a single-family residence.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

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

ITEM 28 – Docket Number: 239-08
Applicant or Agent: Edith Kennedy Pinkney
Property Location: 2320 Clouet Street **Zip:** 70117
Bounding Streets: Clouet, N. Tonti, Feliciana, and N. Rocheblave Sts.
Square Number: 1255 **Lot:** 18
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-13
Existing Use: Single-Family Residence
Proposed Use: Two-Family Residence

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

Request:

This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot area per dwelling, minimum depth of front yard, and insufficient off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft Provided: 3,193 sq. ft. Waiver: 407 sq. ft.

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

Required: 20' Provided: 17' Waiver: 3'

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

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

ITEM 29 – Docket Number: 240-08
Applicant or Agent: Dennis Freeze
Property Location: 3500 Calhoun Street **Zip:** 70125
Bounding Streets: Calhoun, Hewes, McKenna, and Versailles Sts.
Square Number: 145 **Lot:** T
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-13
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for 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, minimum depth of rear yard, minimum aggregate width of side yards, and insufficient minimum width of corner lot side yard.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard		
Required: 20'	Provided: 8' 1"	Waiver: 11' 11"
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 11' 4"	Waiver: 8' 8"
Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards		
Required: 20% (8' 3")	Provided: 14% (6')	Waiver: 6% (2' 3")
Section 4.5.7 (Table 4.E) – Minimum Width of Corner Lot Side Yard		
Required: 10'	Provided: 3'	Waiver: 7'

ITEM 31 – Docket Number: 243-08
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 (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

ITEM 32 – Docket Number: 244-08
Applicant or Agent: John Ales
Property Location: 824 Olga Street **Zip:** 70119
Bounding Streets: Olga St., Orleans Ave., Roosevelt Pl., and Dumaine St.
Square Number: C **Lot:** E
Zoning Classification: LRD-2 Lakewood/Parkview Two-Family Residential
Historic District Classification: N/A **ZBM:** C-12
Existing Use: Two-Family Residence
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 addition to the rear of a two-family residence with insufficient minimum depth of rear yard.

Requested Waivers:

Section 9A.5.8 (Table 9A.I) – Minimum Depth of Rear Yard		
Required: 20’	Provided: 15’	Waiver: 5’

ITEM 33 – Docket Number: 245-08
Applicant or Agent: Gulf Coast Bank & Trust
Property Location: 201 and 209 N. Carrollton Avenue
 4115 Iberville Street **Zip:** 70119
Bounding Streets: Carrollton Ave., Iberville, and N. David Sts. and Bienville Ave.
Square Number: 537 **Lots:** A, B, 3, & 5-C
Zoning Classification: C-1A General Commercial
Historic District Classification: N/A **ZBM:** C-12
Existing Use: Vacant Lot
Proposed Use: Bank

Request Citation: This request is for a variance from the provisions of Article 5, Section 5.8.8.2(a) of the Comprehensive Zoning Ordinance.

Request:
 This request is to permit the construction of a bank with insufficient off-street loading space.

Requested Waivers:
Section 5.8.8.2(a) – Off-Street Loading Regulations
 Required: 1 space Provided: 0 spaces Waiver: 1 space

ITEM 34 – Docket Number: 246-08
Applicant or Agent: NOKAA Inc.
Property Location: 1036 Audubon Street **Zip:** 70118
Bounding Streets: Audubon, Zimple, Broadway, and Freret Sts.
Square Number: 3 **Lot:** 63
Zoning Classification: RM-1 Multiple-Family Residential
Historic District Classification: N/A **ZBM:** A-14
Existing Use: Fraternity House
Proposed Use: Fraternity House

Request Citation: This request is for a variance from the provisions of Article 13, Section 13.3.2 (Table 9A.I) 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: 24 months Waiver: 12 months

ITEM 35 – Docket Number: 247-08
Applicant or Agent: Linda Jackson
Property Location: 1829 Forstall Street **Zip:** 70117
Bounding Streets: Forstall, N. Prieur, Lizardi, and N. Roman Sts.
Square Number: 844 **Lot:** 7
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-14
Existing Use: Single-Family Residence
Proposed Use: Two Single-Family Residences (Two Main Buildings)

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 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 second main building on one lot of record with insufficient off-street parking.

Requested Waivers:

Section 1.4 – Location on a Lot Required

Maximum: 1 main building per lot Proposed: 2 main buildings Waiver: 1 main building

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

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

ITEM 36 – Docket Number: 248-08 **WITHDRAWN**
Applicant or Agent: Mary P. Moore
Property Location: 2735 George Nick Connor Drive **Zip:** 70119
Bounding Streets: George Nick Connor Dr., Industry St., Duels St. and A.P. Tureaud Ave.
Square Number: 1580 **Lot:** A
Zoning Classification: RD-3 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 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a porch with insufficient minimum width of corner lot side yard (**AFTER THE FACT**).

Requested Waivers:

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

Required: 10' Provided: 7' Waiver: 3'

ITEM 37 – Docket Number: 249-08
Applicant or Agent: Stephen Samuel
Property Location: 218-220 North Galvez Street **Zip:** 70119
Bounding Streets: N. Galvez St., N. Johnson St., Iberville St., and Bienville Ave.
Square Number: 274 **Lot:** 12
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 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 request is to permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, minimum depth of front yard 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: 3,391.67 sq. ft.	Waiver: 208.33 sq. ft.
Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)		
Required: 30’	Provided: 29’	Waiver: 1’
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20’	Provided: 10’	Waiver: 10’
Section 15.2.1 (Table 15.A) – Off-Street Parking		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

ITEM 38 – Docket Number: 250-08
Applicant or Agent: Ronnie Ealy, Sr.
Property Location: 3423 Joseph Street **Zip:** 70125
Bounding Streets: Octavia, S. Rochblave, S. Tonti, and Joseph Sts.
Square Number: 764 **Lot:** W
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 15.6.6 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: 50%	Waiver: 10%

ITEM 39 – Docket Number: 251-08
Applicant or Agent: Doris Curtis
Property Location: 2737-39 General Taylor **Zip:** 70115
Bounding Streets: General Taylor, Clara, Peniston, and Magnolia Sts.
Square Number: 1 **Lot:** 6
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-14
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), Article 15, Section 15.5.10, and Article 15, Section 15.2.1 (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 per dwelling unit, minimum lot width, minimum lot depth, minimum depth of rear yard, minimum depth of front yard, minimum width of corner lot side yard, projection of rear yard stairway, and off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two Family)		
Required: 5,000 sq. ft.	Provided: 2,796 sq. ft.	Waiver: 2,204 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width		
Required: 50’	Provided: 31’	Waiver: 19’
Section 4.5.7 (Table 4.E) – Minimum Lot Depth		
Required: 90’	Provided: 89’	Waiver: 1’
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20’	Provided: 12’	Waiver: 8’
Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard		
Required: 20’	Provided: 7’	Waiver: 13’
Section 4.5.7 (Table 4.E) – Minimum Width of Corner Lot Side Yard		
Required: 20’	Provided: 5’	Waiver: 5’
Section 15.5.10 – Rear Yard Projection of Fireproof Stairways		
Maximum: 5’	Provided: 10’	Waiver: 5’
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

ITEM 40 – Docket Number: 252-08
Applicant or Agent: Lakeview Christian Center
Property Location: 5885 Fleur De Lis Drive **Zip:** 70124
Bounding Streets: Fleur De Lis, W. Harney, and Sharon Drs., and Veterans Hwy.
Square Number: 6 **Lot:** 62-A
Zoning Classification: LRD-2 Lakewood/Parkview Two-Family Residential
Historic District Classification: N/A **ZBM:** B-11
Existing Use: Church
Proposed Use: Church

Request Citation: This request is for a special exception from the provisions of Article 15, Section 15.2.4 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the use of an off-site, off-street parking area located in excess of three-hundred (300) feet from the main building.

Requested Special Exception:

Section 15.2.4 – Joint Use of Off-Site Facility

Required: Parking lot within 300’ Provided: Parking lot within 2200’ Special Exception:
1900’ of main building

ITEM 41 – Docket Number: 253-08
Applicant or Agent: Marty Scoggins
Property Location: 5335 Freret Street **Zip:** 70119
Bounding Streets: Freret, Valmont, and S. Roberston Sts. and Jefferson Ave.
Square Number: 610 **Lots:** 1 & A
Zoning Classification: B-1 (building) & B-1A (adjacent parking lot)
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Vacant Bank
Proposed Use: Coffee Shop (Standard Restaurant)

Request Citation: This is a request for a variance from 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 bank building into a coffee shop with insufficient off-street parking.

Requested Waivers:

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

Required: 19 (5 grandfathered) Provided: 9 spaces Waiver: 5 spaces

D. Director of Safety and Permits Decision Appeals

ITEM 42 – Docket Number: 174-08 **WITHDRAWN**
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: 215-08 **WITHDRAWN**
Applicant or Agent: Charles W. Coleman
Property Location: 8840 Spruce Street **Zip:** 70118
Bounding Streets: Spruce, Eagle, General Ogden and Cohen Sts.
Square Number: 263 **Lot:** 14-A
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** A-13
Existing Use: Four-Family Residence
Proposed Use: Four-Family Residence

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 lost any legal non-conforming status as a four family residence.

ITEM 45 – Docket Number: 241-08
Applicant or Agent: Curt Mull
Property Location: 3121-23 Banks Street **Zip:** 70119
Bounding Streets: Banks, S. Lopez, Palmyra, and S. Salcedo Sts.
Square Number: 655 **Lots:** 15-A1 & 16-A1
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Four-Family Residence
Proposed Use: Four-Family Residence

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 lost any legal non-conforming status as a four family residence.