



CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS

Regular Meeting Agenda
Monday, October 13, 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 15.5.12(2) 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 and excessive height (**AFTER THE FACT**).

Requested Waivers:

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

Permitted: 40% Proposed: 61% Waiver: 21%

Section 15.5.12(2) – Distance of Accessory Structure from Side Lot Line (Treasure Street Side)

Required: 3' Provided: 1' 6" Waiver: 1' 6"

ITEM 2 – Docket Number: 217-08 CD
Applicant or Agent: Daniel Ledet and Sherrel Taylor / Home One Homes
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 greater than eighteen inches (18”) in height in 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: 1’ 10” Waiver: 18’ 2”

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 greater than seven feet (7') in height (**AFTER THE FACT**).

Requested Waivers:

Requested 15.6.1 – Fences, Walls and Hedges

Permitted: 7' in height Provided: 8' in height 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 Depth of Side Yard

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

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

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

C. BZA Dockets -- Deferred from Regular Meeting of September 8, 2008

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 with a Detached Carport
Proposed Use: Single-Family Residence with a Detached Garage

Request Citation: This request is for a variance from provisions of Article 4, Section 4.4.7 (Table 4.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a detached accessory structure in the required front yard setback on the Edgelake Court side of a double-frontage lot.

Requested Waivers:

Article 4, Section 4.4.7 (Table 4.D) – Minimum Depth of Front Yard (Edgelake Ct. Street frontage)
Required: 20’ Provided: 5’ Waiver: 15’

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 reconstruction of a single-family residence with insufficient minimum depth of the front yard, insufficient minimum width of a side yard, minimum lot area, and minimum lot width.

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’
Section 4.5.7 (Table 4.E) – Minimum Lot Area
Required: 4,400 sq. ft. Provided: 3,210 sq. ft. Waiver: 1190 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width
Required: 40’ Provided: 30’ Waiver: 10’

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 Proposed: 2 main buildings Waiver: 1 main building

ITEM 9 – Docket Number: 257-08 **WITHDRAWN**
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.5.8 (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.5.8 (Table 9A.I) – Minimum Depth of Rear Yard

Required: 20’ Provided: 10’ 2” Waiver: 9’ 10”

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) and Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory building with excessive height and excessive rear yard coverage.

Requested Waivers:

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

Required: 14’ Provided: 30’ Waiver: 16’

Section 15.5.12(2) – Accessory Buildings and Structures (Coverage)

Required: 397 sq. ft. (40%) Provided: 742 sq. ft. (74.7%) Waiver: 345 sq. ft. (34.7%)

ITEM 12 – Docket Number: 260-08 MO
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 yard, depth of rear yard, and to permit the construction of a circular drive in the required front yard area.

Requested Waivers:

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

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

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

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

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

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

ITEM 14 – Docket Number:	262-08	DS
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., Acacia 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 Residences on One Lot of Record

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, Article 15, Section 15.5.12(2), Article 15, Section 15.5.12(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 an a second main building on one lot of record, insufficient minimum lot width and lot area, insufficient depth of rear yard, and insufficient off-street parking (AFTER THE FACT).

Requested Waivers:

Section 1.4 – Location on a Lot Required

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

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

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

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

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

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: E-12
Existing Use:	Single-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), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.12(2) 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 width, minimum depth of rear yard, insufficient off-street parking, and an accessory building located in the rear yard encroaching into the required side yard area (**AFTER THE FACT**).

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50'	Provided: 45'	Waiver: 5'
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 6'	Waiver: 14'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Proposed: 1 space	Waiver: 1 space
Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yard)		
Permitted: 20'	Proposed: 20' 6"	Waiver: 6"

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 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 and rear yards.

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”

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 (Two-Family)		
Required: 5,000 sq. ft.	Provided: 4,376 sq. ft.	Waiver: 627 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50'	Provided: 38'	Waiver: 12'
Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards		
Required: 7' 8" (20%)	Provided: 6'(16%)	Waiver: 1' 8" (4%)
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 MM
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 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 construction of a single-family residence with insufficient off-street parking (AFTER THE FACT).

Requested Waivers:

Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

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 a variance from the provisions of 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 excessive paving of the required front yard area.

Requested Waivers:

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Permitted: 40% Proposed: 61% Waiver: 21%

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 a 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 a request to permit 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’ Provided: 65’ Waiver: 10’
Section 7.4A.8(2) – Special Regulations (Signs)
 Required: 100’ Provided: 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, 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 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 1 space	Proposed: 0 spaces	Waiver: 1 space

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:	Vacant 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) 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 yard, minimum depth of rear yard, excessive lot coverage, and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Depth of Front Yard		
Required: 20'	Proposed: 3'	Waiver: 17'
Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard		
Required: 15'	Proposed: 3'	Waiver: 12'
Section 4.12.7 (Table 4.L) – Maximum Lot Coverage of Main Structure and Necessary Buildings		
Required: 60%	Proposed: 64%	Waiver: 4%
Section 15.2.1 (Table 15.A) – Off Street Parking Regulations		
Required: 1 space	Proposed: 0 spaces	Waiver: 1 space

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 width, minimum lot area, depth of front yard, and insufficient off-street parking.

Requested Waivers:

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 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 Depth of Front Yard		
Required: 20'	Proposed: 15'2"	Waiver: 4'10"
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 (**AFTER THE FACT**).

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 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) 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 width of a corner lot 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: 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 4.5.7 (Table 4.E) – Side Yard Setback of a Corner Lot		
Required: 10’	Proposed: 3’ 1”	Waiver: 6’ 11”
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Proposed: 1 space	Waiver: 1 space

ITEM 32– Docket Number: 280-08 **WITHDRAWN**
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	Provided: 1 space	Waiver: 1 space

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: 6’9” Waiver: 13’3”

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

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

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, minimum depth of rear yard, and minimum width of a corner side yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard
Required: 20’ Provided: 14’ 6” Waiver: 5’ 6”
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard
Required: 20’ Provided: 16’ Waiver: 4’
Section 4.6.7 (Table 4.F) – Minimum Width of a Corner Side Yard
Required: 10’ Provided: 3’ Waiver: 7’

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’ Provided: 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: Vacant 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), 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 minimum depth of rear yard, minimum depth of front yard, off street parking, and rear yard open to the sky.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard		
Required: 20’	Proposed: 5’ 5”	Waiver: 14’ 7”
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20’	Proposed: 5’ 6”	Waiver: 14’ 6”
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 1 space	Proposed: 0 spaces	Waiver: 1 space
Section 15.5.7.1(b) – Yards and Open Space Generally		
Required: 2’ open to the sky	Proposed: 1’	Waiver: 1’

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’	Provided: 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 yards, 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'	Provided: 5' 6"	Waiver: 14' 6"
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Section 4.6.7 (Table 4.F) – Depth of Rear Yard

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

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

Required: 2'	Provided: 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 4.11.7 (Table 4.K) 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 depth of front yard, and off-street parking.

Requested Waivers:

Section 4.11.7 (Table 4.K) – Minimum Lot Area (Two-Family)		
Required: 3,500 sq. ft.	Proposed: 3,336 sq. ft.	Waiver: 164 sq. ft.
Section 4.11.7 (Table 4.K) – Minimum Depth of Front Yard		
Required: 20’	Proposed: 4’ 7”	Waiver: 15’ 5”
Section 15.2.1 (Table 15.A) – Off- Street Parking Regulations		
Required: 2 spaces	Proposed: 1 space	Waiver: 1 space

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 variances from the provisions of Article 4, Section 4.11.7 (Table 4.K) 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 depth of front yard, and insufficient off-street parking.

Requested Waivers:

Section 4.11.7 (Table 4.K) – Minimum Lot Area (Two-Family)		
Required: 3,500 sq. ft.	Provided: 2,858 sq. ft.	Waiver: 642 sq. ft.
Section 4.11.7 (Table 4.K) – Minimum Depth of Front Yard		
Required: 20’	Provided: 4’ 7”	Waiver: 15’ 5”
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Provided: 1 space	Waiver: 1 space

D. BZA Dockets -- New Business

ITEM 48 – Docket Number: 297-08 MO
Applicant or Agent: Hillard Butler
Property Location: 7101 Selma Street **ZIP:** 70128
Bounding Streets: Selma, Lafon, Camelia, and Dreux Sts.
Square Number: D **Lot:** 2
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** F-11
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 width.

Requested Waivers:

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

Required: 50’ Provided: 48’ Waiver: 2’

ITEM 49 – Docket Number: 298-08 MO
Applicant or Agent: Advantage Design Homes and Louis Tomsu
Property Location: 1512-1514 Clouet Street **ZIP:** 70117
Bounding Streets: Clouet, N. Robertson, Feliciana Sts., and N. Claiborne Ave.
Square Number: 653 **Lot:** 16
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-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 15.2.3 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 a request to permit parking in the required front yard area.

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 3,165 sq. ft. Waiver: 435 sq. ft.

Section 15.2.3 – Parking in Front Yards

Permitted: 0 spaces Provided: 2 spaces Waiver: 2 spaces

ITEM 50 – Docket Number: 299-08 MO
Applicant or Agent: Advantage Design Homes and Louis Tomsu
Property Location: 1508-1510 Clouet Street **ZIP:** 70117
Bounding Streets: Clouet, N. Robertson, Feliciana Sts., and N. Claiborne Ave.
Square Number: 653 **Lot:** 15
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-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 15.2.3 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 a request to permit parking in the required front yard area.

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 3,165 sq. ft. Waiver: 435 sq. ft.

Section 15.2.3 – Parking in Front Yards

Permitted: 0 spaces Provided: 2 spaces Waiver: 2 spaces

ITEM 51 – Docket Number: 300-08 DS
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 52 – Docket Number: 301-08 AZ
Applicant or Agent: United House of Prayer for All and Karley D. Frankic
Property Location: 2800-04-08 Jackson Avenue **ZIP:** 70113
Bounding Streets: Jackson Ave., Willow St., Philip St., and S. Claiborne Ave.
Square Number: 399 **Lots:** A, B & 17
(Proposed 17A)
Zoning Classification: RM-4 Multi-Family Residential
Historic District Classification: N/A **ZBM:** C-14
Existing Use: Vacant Lot
Proposed Use: Multi-Family Residence (6 units)

Request Citation: This request is for variances 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 construction of a multi-family residence with insufficient aggregate width of side yard and insufficient minimum width of a corner side yard.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Maximum Aggregate Width of Side Yards

Required: 12' Provided: 5' Waiver: 7'

Section 4.12.7 (Table 4.L) – Minimum Width of a Corner Side Yard

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

ITEM 53 – Docket Number: 302-08 MP
Applicant or Agent: Joriceen Carter
Property Location: 3211 Mistletoe Street **ZIP:** 70118
Bounding Streets: Mistletoe, Oleander, Forshey, and Hamilton Sts.
Square Number: 484 **Lot:** 14
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 15.6.6 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% Proposed: 100% Waiver: 60%

ITEM 54 – Docket Number: 303-08 DS
Applicant or Agent: Ryan and Judy Acomb and Terrell-Fabacher Architects
Property Location: 1420 Toledano Street ZIP: 70115
Bounding Streets: Toledano, Prytania, and Coliseum Sts. and Louisiana Ave.
Square Number: 333 Lot: 32-A
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A ZBM: B-15
Existing Use: Single-Family Residence with an Accessory Structure
Proposed Use: Single-Family Residence with an Accessory Structure

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(4) and Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reconstruction of an accessory building with excessive height that is located closer than three feet (3’) from the rear yard property line.

Requested Waivers:

Section 15.5.12(4) – Accessory Buildings and Structures (Height)
 Required: 14’ Provided: 24’ 2” Waiver: 10’ 2”
Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yards)
 Required: 3’ Provided: 1’ 1” Waiver: 2’ 11”

ITEM 55 – Docket Number: 304-08 DS
Applicant or Agent: Fran and George Villere
Property Location: 9 Audubon Place ZIP: 70118
Bounding Streets: Audubon Pl., St. Charles Ave., and Freret St.
Square Number: LW AD PL Lot: 9
Zoning Classification: RS-1 Single-Family Residential
Historic District Classification: N/A ZBM: A-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 15.6.1 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the replacement an existing eleven foot (11’) high wooden fence with an eleven foot (11’) high masonry wall.

Requested Waivers:

Section 15.6.1 – Fences, Walls, and Hedges (Height)
 Permitted: 7’ Provided: 11’ Waiver: 4’

ITEM 56 – Docket Number:	305-08	AZ
Applicant or Agent:	Phazes Realty of New Orleans and K.O. Development	
Property Location:	9014 Forshey Street	ZIP: 70118
Bounding Streets:	Forshey, Hamilton, Hollygrove, and Oleander Sts.	
Square Number:	485	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 variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient lot area per dwelling unit, lot width, minimum depth of front yard, and a request to permit parking in 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: 3,600 sq. ft.	Waiver: 1,400 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50’	Provided: 30’	Waiver: 20’
Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard		
Required: 20’	Provided: 6’	Waiver: 14’
Section 15.2.3 – Parking in Front Yards		
Permitted: 0 spaces	Provided: 2 spaces	Waiver: 2 spaces

ITEM 57 – Docket Number: 306-08 MO
Applicant or Agent: Eddie and Laura Triggs
Property Location: 5025 Madrid Street **ZIP:** 70126
Bounding Streets: Madrid St., Congress Dr., Pauline Dr. and Morrison Rd.
Square Number: 6 **Lot:** 25
Zoning Classification: RS-2 Single-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 variances from the provisions of Article 15, Section 15.2.3(6) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a circular drive in the required front yard area and excessive paving of the required front yard area.

Requested Waivers:

Section 15.2.3(6) – Parking in Front Yards (Circular Drives)

Permitted: Not Permitted Proposed: 1 Circular Waiver: 1 Drive

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Permitted: 40% Proposed: 60% Waiver: 20%

ITEM 58 – Docket Number: 307-08 MP
Applicant or Agent: Tanya Lynn Lewis
Property Location: 9431 Oleander Street **ZIP:** 70118
Bounding Streets: Oleander, Livingston, Live Oak, and Forshey Sts.
Square Number: 481 **Lot:** 11
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-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 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

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

ITEM 59 – Docket Number:	308-08	WITHDRAWN
Applicant or Agent:	Eleven37 Apartments, LLC	
Property Location:	1137 Esplanade Avenue	ZIP: 70112
Bounding Streets:	Esplanade Ave., N. Rampart St., Kerlerec St., and St. Claude Ave.	
Square Number:	380	Lot: B-1
Zoning Classification:	B1-A Neighborhood Business	
Historic District Classification:	Tremé Local Historic District	ZBM: D-13
Existing Use:	Vacant Lot	
Proposed Use:	Multi-Family Residence (77 units)	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) 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 multi-family residence with insufficient minimum lot area per dwelling unit, insufficient minimum depth of front yard, insufficient minimum width of a corner side yard, insufficient minimum depth of rear yard, insufficient minimum open space, excessive floor area, and insufficient off-street parking.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area (Five-Family or More)		
Required: 1,000 sq. ft. per unit	Provided: 370 sq. ft. per unit	Waiver: 630 sq. ft.
Section 4.9.7 (Table 4.I) – Minimum Depth of Front Yard		
Required: 20’	Provided: 0’	Waiver: 20’
Section 4.9.7 (Table 4.I) – Minimum Width of a Corner Side Yard		
Required: 10’	Provided: 0’	Waiver: 10’
Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard		
Required: 20’	Provided: 15’ 6”	Waiver: 4’ 6”
Section 4.9.7 (Table 4.I) – Minimum Open Space Ratio		
Required: 0.30	Provided: 0.26	Waiver: 0.04
Section 4.9.7 (Table 4.I) – Maximum Floor Area Ratio		
Permitted: 1.0	Proposed: 2.96	Waiver: 1.96
Section 15.2.1 (Table 15.A) – Off-Street Parking		
Required: 119 spaces	Provided: 77 spaces	Waiver: 42 spaces

ITEM 60 – Docket Number: 309-08 DS
Applicant or Agent: LaSalle St. Properties and Braden Robinson
Property Location: 4422 LaSalle Street ZIP: 70115
Bounding Streets: LaSalle, Jena, S. Liberty Sts., and Napoleon Ave.
Square Number: 564 Lot: 13
Zoning Classification: RM-2 Multi-Family Residential
Historic District Classification: N/A ZBM: B-14
Existing Use: Vacant Lot
Proposed Use: Multi-Family Residence (4 units)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Width (Four-Family)

Required: 50' Provided: 33' 6" Waiver: 16' 6"

ITEM 61 – Docket Number: 310-08 DS
Applicant or Agent: LaSalle St. Properties and Braden Robinson
Property Location: 4420 LaSalle Street ZIP: 70115
Bounding Streets: LaSalle, Jena, S. Liberty Sts., and Napoleon Ave.
Square Number: 564 Lot: 12 & pt. of 11
Zoning Classification: RM-2 Multi-Family Residential
Historic District Classification: N/A ZBM: B-14
Existing Use: Vacant Lot
Proposed Use: Multi-Family Residence (4 units)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Width (Four-Family)

Required: 50' Provided: 33' 6" Waiver: 16' 6"

ITEM 62 – Docket Number: 311-08 AZ
Applicant or Agent: The Atrium in Metairie, Inc. and Theodore Kurz
Property Location: 203 South Jefferson David Parkway ZIP: 70119
Bounding Streets: S. Jeff. Davis Pkwy., Cleveland Ave., Palmyra, and Clark Sts.
Square Number: 685 Lots: 16 & 17
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A ZBM: B-14
Existing Use: Mixed-Use Building (Offices and Residential)
Proposed Use: Mixed-Use Building (Offices and Residential)

Request Citation: This request is for an extension to a restoration permit, in accordance with provisions of Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

Request:

This is a request to extend the time required to complete the restoration of a nonconforming use for a period of twelve months.

Requested Waivers:

Section 13.3.2 – Time Permitted to Complete Restoration of a Nonconforming Use Destroyed by Fire, Storms, or Other Acts of God, Measured from Date of Permit Issuance

Required: 12 months Proposed: 24 months Waiver: 12 months

ITEM 63 – Docket Number:	312-08	AZ
Applicant or Agent:	Joseph and Kathleen Hermo and Matt Williams	
Property Location:	2556-58 North Tonti Street	ZIP: 70117
Bounding Streets:	N. Tonti, Arts, N. Miro, and Painters Sts.	
Square Number:	1166	Lot: 13
Zoning Classification:	RD-3 Two-Family Residential	
Historic District Classification:	N/A	ZBM: D-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 width, insufficient minimum width of each side yard, and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)		
Required: 30'	Provided: 29' 9"	Waiver: 3"
Section 4.6.7 (Table 4.F) – Minimum Width of Each Side Yard		
Required: 3'	Provided: 2' - 11- 1/8"	Waiver: 7/8"
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

E. Director of Safety and Permits Decision Appeals

ITEM 64 – Docket Number: 158-07
Applicant or Agent: Minacore Investments, LLC
Property Location: 3235 Fern Street **Zip:** 70119
Bounding Streets: Fern, Forshey, Burdette, and Oleander Sts.
Square Number: 498 **Lot:** 15
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B-13
Historic District Classification: N/A
Existing Use: Vacant
Proposed Use: Restoration of Non-Conforming Use

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 request is to overturn the decision of the Director of Safety & Permits, as it related to the determination of loss of non-conforming use status of the property (Streamline Lounge) located at municipal address 3235 Fern Street.

F. Deferred Director of Safety and Permits Decision Appeals from September 8th Meeting

ITEM 65 – 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 second main building has been lost.

G. Deferred Director of Safety and Permits Decision Appeals from August 11th Meeting

ITEM 66 – 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.