

**Attention: The Board of Zoning Adjustment's meeting of November 10, 2008 has been re-scheduled for November 17, 2008.**



CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS

**Special Session Meeting Agenda  
Monday, November 17, 2008**

**10:00 a.m. City Planning Commission Office, Amoco Building,  
1340 Poydras Street, Suite 900, 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 October 13, 2008**

<b>ITEM 1 – Docket Number:</b>	<b>219-08</b>	DS
<b>Applicant or Agent:</b>	Arcenious F. Armond, Jr.	
<b>Property Location:</b>	543 Olivier Street	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Olivier, Eliza, Verret, and Evelina Sts.	
<b>Square Number:</b>	93	<b>Lots:</b> 11 & 12
<b>Zoning Classification:</b>	RD-3 Two-Family Residential	
<b>Historic District Classification:</b>	Algiers Point Local Historic District	<b>ZBM:</b> D-14
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	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”

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<b>ITEM 2 – Docket Number:</b>	<b>243-08</b>	DS
<b>Applicant or Agent:</b>	Total Health Properties	
<b>Property Location:</b>	3400-3402 Bienville Avenue	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Bienville Ave., N. Jeff. Davis Pkwy., Iberville, and N. Clark Sts.	
<b>Square Number:</b>	454	<b>Lot:</b> A-1
<b>Zoning Classification:</b>	RO-1 General Office	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> C-13
<b>Existing Use:</b>	Medical Clinic	
<b>Proposed Use:</b>	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:**

<b>Section 5.3.7 (Table 5.C) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 0'	Waiver: 20'
<b>Section 5.3.7 (Table 5.C) – Minimum Depth of Rear Yard</b>		
Required: 10'	Provided: 5'	Waiver: 5'
<b>Section 5.3.7 (Table 5.C) – Minimum Depth of Side Yard</b>		
Required: 10'	Provided: 0'	Waiver: 10'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 17 spaces	Provided: 14 spaces	Waiver: 3 spaces

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<b>ITEM 3 – Docket Number:</b>	<b>255-08</b>	CD
<b>Applicant or Agent:</b>	Todd Slack	
<b>Property Location:</b>	7616 Pearl Street	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	Pearl, Hillary, Dominican, and Adams Sts.	
<b>Square Number:</b>	56	<b>Lot:</b> 13
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> A-14
<b>Existing Use:</b>	Vacant Single-Family Residence	
<b>Proposed Use:</b>	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:**

<b>Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 5'	Waiver: 15'
<b>Section 4.5.7 (Table 4.E) – Minimum Width of Each Side Yard</b>		
Required: 3'	Provided: 0'	Waiver: 3'
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area</b>		
Required: 4,400 sq. ft.	Provided: 3,210 sq. ft.	Waiver: 1,190 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width</b>		
Required: 40'	Provided: 30'	Waiver: 10'

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<b>ITEM 4 – Docket Number:</b>	<b>259-08</b>	DS
<b>Applicant or Agent:</b>	Camilla Franklin	
<b>Property Location:</b>	8826 Willow Street	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	Willow, Gen. Ogden, Plum, and Eagle Sts.	
<b>Square Number:</b>	171	<b>Lot:</b> 31
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> A-13
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	Single-Family Residence	

**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.

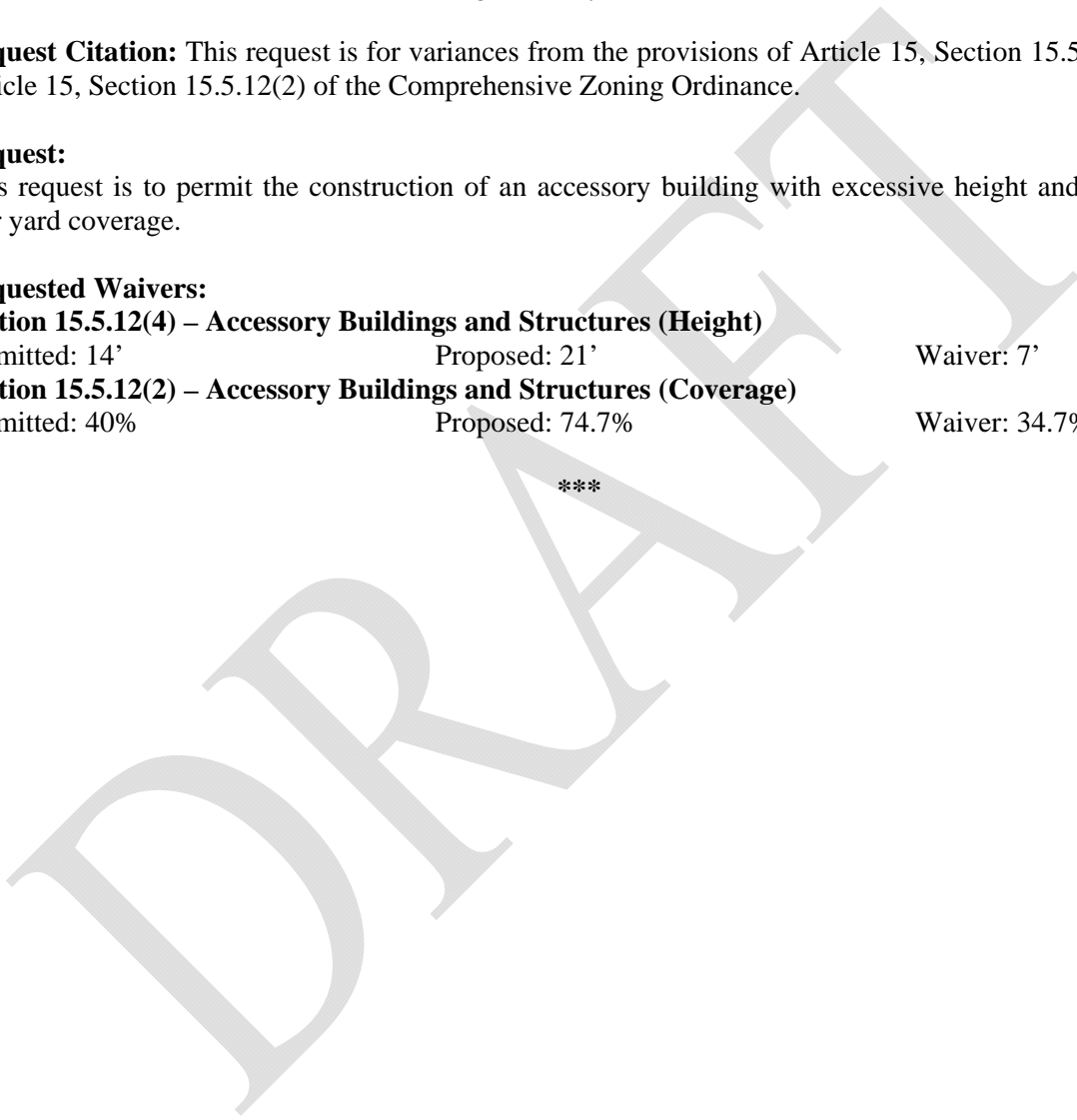
**Request:**

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

**Requested Waivers:**

<b>Section 15.5.12(4) – Accessory Buildings and Structures (Height)</b>		
Permitted: 14'	Proposed: 21'	Waiver: 7'
<b>Section 15.5.12(2) – Accessory Buildings and Structures (Coverage)</b>		
Permitted: 40%	Proposed: 74.7%	Waiver: 34.7%

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<b>ITEM 5 – Docket Number:</b>	<b>263-08</b>	MDO
<b>Applicant or Agent:</b>	Cynthia W. Small	
<b>Property Location:</b>	2418 Clover Street	<b>Zip:</b> 70122
<b>Bounding Streets:</b>	Clover St., Clematis Ave., Acacia St., and Franklin Ave.	<b>Lot:</b> 30
<b>Square Number:</b>	15	
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> E-12
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	Single-Family Residence	

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

**Request:**

This request is to permit the construction of an accessory building with excessive height and excessive rear yard coverage. (**AFTER THE FACT**).

**Requested Waivers:**

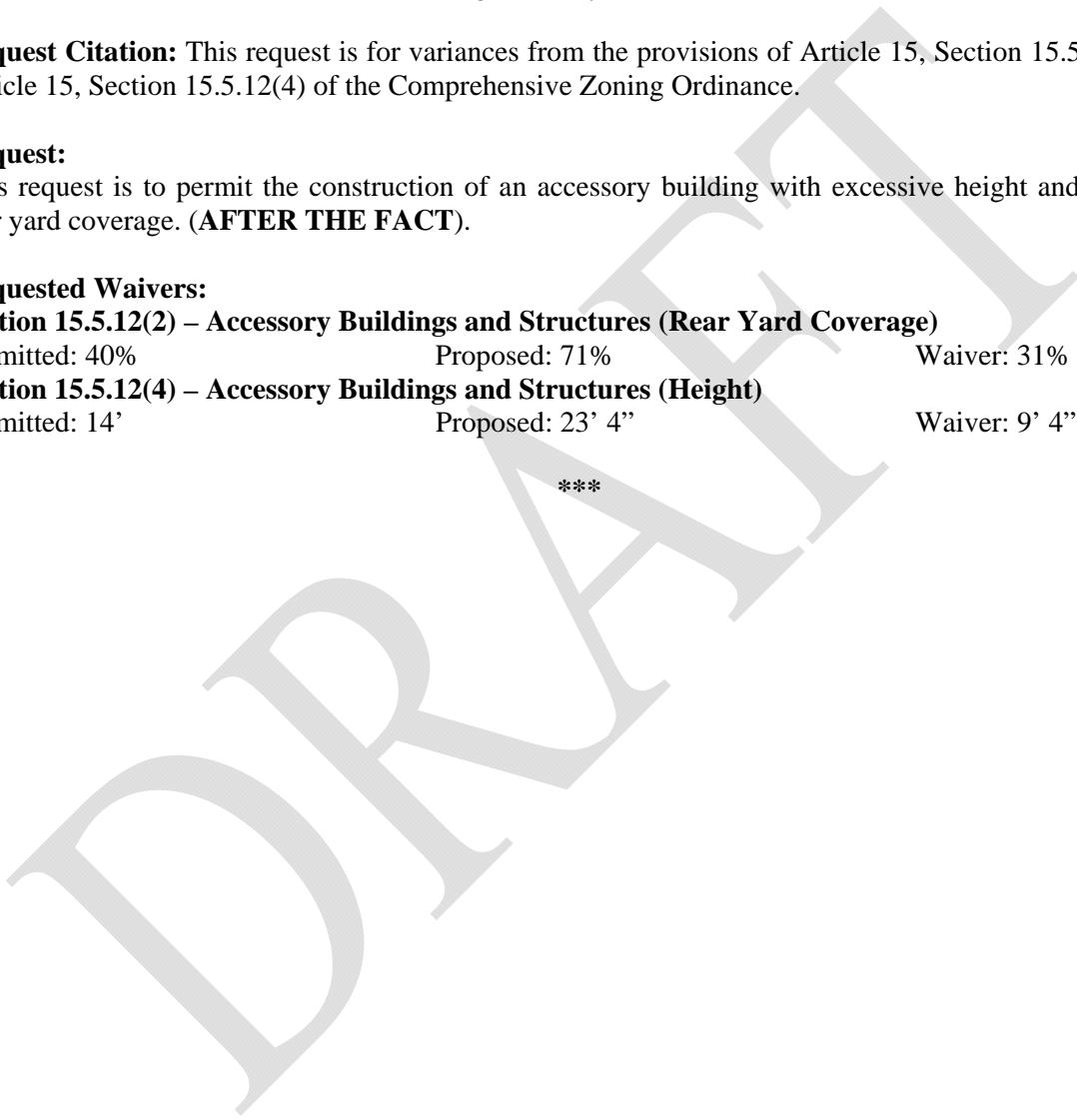
**Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yard Coverage)**

Permitted: 40%	Proposed: 71%	Waiver: 31%
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**Section 15.5.12(4) – Accessory Buildings and Structures (Height)**

Permitted: 14'	Proposed: 23' 4"	Waiver: 9' 4"
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**ITEM 6 – 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”

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**ITEM 7 – 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 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 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”

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<b>ITEM 8 – Docket Number:</b>	<b>300-08</b>	DS
<b>Applicant or Agent:</b>	William E. Frazier	
<b>Property Location:</b>	5445 Bellaire Drive	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	Bellaire Dr., Country Club Dr., Marcia Ave., and Dayna Ct.	
<b>Square Number:</b>	B	<b>Lot:</b> 17
<b>Zoning Classification:</b>	LRS-3 Lakewood and Country Club Gardens Single-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> B-11
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	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:**

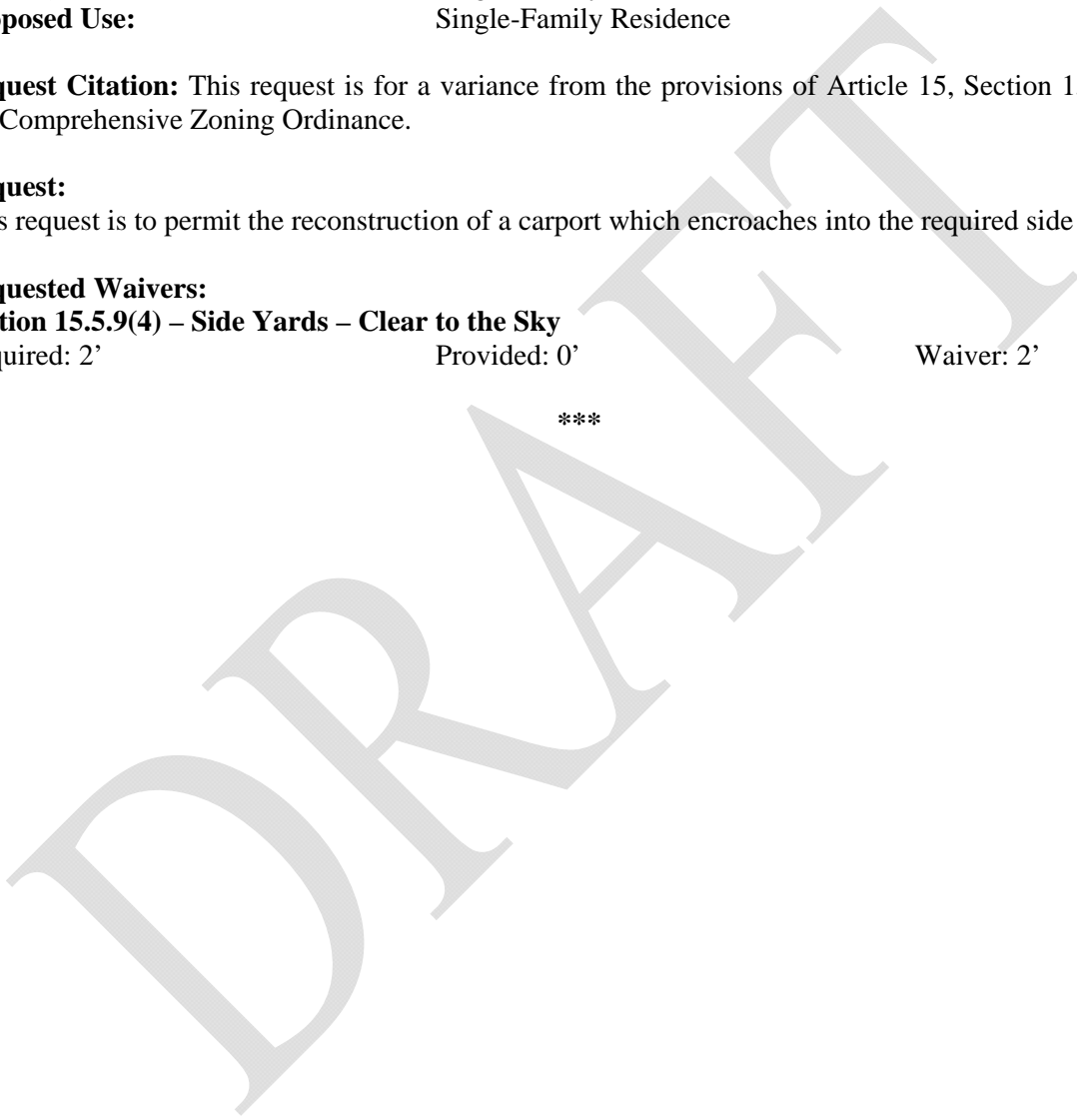
**Section 15.5.9(4) – Side Yards – Clear to the Sky**

Required: 2'

Provided: 0'

Waiver: 2'

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**ITEM 9 – 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"

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**ITEM 10 – 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 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: 41' 10" Waiver: 8' 2"

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**C. BZA Dockets -- New Business**

**ITEM 11 – Docket Number:** 313-08 MDO  
**Applicant or Agent:** Rita T. Shultz  
**Property Location:** 1120 Jena Street **ZIP:** 70115  
**Bounding Streets:** Jena, Coliseum, Cadiz, and Chestnut Sts.  
**Square Number:** 291 **Lot:** 6  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-15  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence with an Attached Accessory Building

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.12(1) of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to permit the construction of an attached accessory building that diminishes the aggregate width of side yards and encroaches into the required side yard area (**AFTER THE FACT**).

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) - Minimum Aggregate Width of Side Yards**  
Required: 20% (5' 8") Provided: 11% (3' 1") Waiver: 9% (2' 7")  
**Section 15.5.12(1) – Accessory Buildings and Structures (Side Yard)**  
Required: 3' Provided: 2' Waiver: 1'

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**ITEM 12 – Docket Number:** 314-08 MDO  
**Applicant or Agent:** Dione Dumas  
**Property Location:** 11414 Pressburg Street **ZIP:** 70128  
**Bounding Streets:** Pressburg St., Friar Tuck Dr., Prentiss Ave., and Robin Hood Dr.  
**Square Number:** Q **Lot:** 18  
**Zoning Classification:** RS-2 Single-Family Residential  
**Historic District Classification:** N/A **ZBM:** H-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 4.3.7 (Table 4.C) 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 (**AFTER THE FACT**).

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Minimum Corner Lot Side Yard**  
Required: 10' Provided: 6' Waiver: 4'

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<b>ITEM 13 – Docket Number:</b>	<b>315-08</b>	DS
<b>Applicant or Agent:</b>	Patricia Lucas	
<b>Property Location:</b>	2018-2020 Forstall Street	<b>ZIP:</b> 70117
<b>Bounding Streets:</b>	Forstall, N. Galvez, Reynes, and N. Johnson Sts.	
<b>Square Number:</b>	987	<b>Lot:</b> 5-A
<b>Zoning Classification:</b>	RD-3 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> E-14
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Two-Family Residence	

**Request Citation:** This request is for variances 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, minimum aggregate width of side yards and minimum lot depth.

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 10'	Waiver: 10'
<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard</b>		
Required: 20'	Provided: 11' 7"	Waiver: 8' 5"
<b>Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards</b>		
Required: 20% (10' 3")	Provided: 14% (7' 1")	Waiver: 6% (3' 2")
<b>Section 4.6.7 (Table 4.F) – Minimum Lot Depth</b>		
Required: 90'	Provided: 71' 6"	Waiver: 18' 6"

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<b>ITEM 14 – Docket Number:</b>	<b>316-08</b>	MDO
<b>Applicant or Agent:</b>	Mary Robinson	
<b>Property Location:</b>	1308 Clara Street	<b>ZIP:</b> 70113
<b>Bounding Streets:</b>	Clara, Erato, Magnolia, and Thalia Sts.	
<b>Square Number:</b>	416	<b>Lot:</b> H
<b>Zoning Classification:</b>	RM-4 Multi-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> C-14
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Single-Family Residence	

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) and Article 15, Section 15.2.1 (Table 5.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, minimum aggregate width of side yards, excessive lot coverage by main structure, and insufficient off-street parking

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) – Minimum Depth of Front Yard**

Required: 20'	Provided: 0'	Waiver: 20'
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**Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard**

Required: 15'	Provided: 5'	Waiver: 10'
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**Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards**

Required: 20% (6' 5")	Provided: 18.75% (6')	Waiver: 1.25% (5")
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**Section 4.12.7 (Table 4.L) – Maximum Lot Coverage of Main Structure and Necessary Buildings**

Permitted: 60% (1,442 sq. ft.)	Proposed: 75% (1,794 sq. ft.)	Waiver: 15% (352 sq. ft.)
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**Section 15.2.1 (Table 15.A) –Off-Street Parking Regulations**

Required: 1 Space	Provided: 0 Spaces	Waiver: 1 Space
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**ITEM 15 – Docket Number:** 317-08 AZ  
**Applicant or Agent:** John Elliott, Jr.  
**Property Location:** 4853 Camelia Street **ZIP:** 70126  
**Bounding Streets:** Camelia, Prentiss, Pecan, and Dreux Sts.  
**Square Number:** 14 **Lots:** 21 & 22  
**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 variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)**  
 Required: 5,000 sq. ft. Provided: 4,950 sq. ft. Waiver: 50 sq. ft.  
**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 Corner Lot Side Yard**  
 Required: 10’ Provided: 5’ Waiver: 5’

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**ITEM 16 – Docket Number:** 318-08 **WITHDRAWN**  
**Applicant or Agent:** Steven Badie  
**Property Location:** 5724 Warrington Drive **ZIP:** 70122  
**Bounding Streets:** Warrington Dr., Prentiss, London, and Hibernia Aves.  
**Square Number:** 6 **Lot:** 7  
**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 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to permit the expansion of a single-family residence with insufficient minimum width of a side yard.

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Minimum Width of Side Yard**  
 Required: 3’ Provided: 2’ 9” Waiver: 3”

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**ITEM 17 – Docket Number:** 319-08 MDO  
**Applicant or Agent:** Rosalyn Ford  
**Property Location:** 3914 Prytania Street **ZIP:** 70115  
**Bounding Streets:** Prytania, Gen. Taylor, Perrier, and Constantinople Sts.  
**Square Number:** 336 **Lot:** 11  
**Zoning Classification:** RM-2 Multi-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-15  
**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 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

**Request:**

This request is a requirement as part of Subdivision Docket 83/08 to obtain a waiver for insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard**

Required: 15’ Provided: 3’ 4” Waiver: 11’ 8”

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**ITEM 18 – Docket Number:** 320-08 MDO  
**Applicant or Agent:** Rosalyn Ford  
**Property Location:** 3915 Perrier Street **ZIP:** 70115  
**Bounding Streets:** Perrier, Gen. Taylor, Prytania, and Constantinople Sts.  
**Square Number:** 336 **Lot:** 19  
**Zoning Classification:** RM-2 Multi-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-15  
**Existing Use:** Child Care Center  
**Proposed Use:** Child Care Center

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I), Article 15, Section 15.2.3(6), and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is a requirement as part of Subdivision Docket 83/08 to obtain a waiver for insufficient minimum depth of rear yard, and to permit the excessive paving of the required front yard area, and a circular drive (AFTER THE FACT).

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard**

Required: 20’ Provided: 3’ 3” Waiver: 16’ 9”

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

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

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

Permitted: 40% (584 sq. ft.) Proposed: 97% (1,416 sq. ft.) Waiver: 57% (832 sq. ft.)

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DRAFT

<b>ITEM 19 – Docket Number:</b>	<b>321-08</b>	MP
<b>Applicant or Agent:</b>	Providence Community Housing	
<b>Property Location:</b>	1214 Columbus Street	<b>ZIP:</b> 70116
<b>Bounding Streets:</b>	Columbus, Marais, and Kerlerec Sts., and St. Claude Ave.	
<b>Square Number:</b>	382	<b>Lot:</b> 12-A
<b>Zoning Classification:</b>	HMR-3 Historic Marigny/Tremé Residential	
<b>Historic District Classification:</b>	Tremé Local Historic District	<b>ZBM:</b> D-13
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Single-Family Residence	

**Request Citation:** This request is for a variance from the provisions of Article 9, Section 9.3.7 (Table 9.C) 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:**

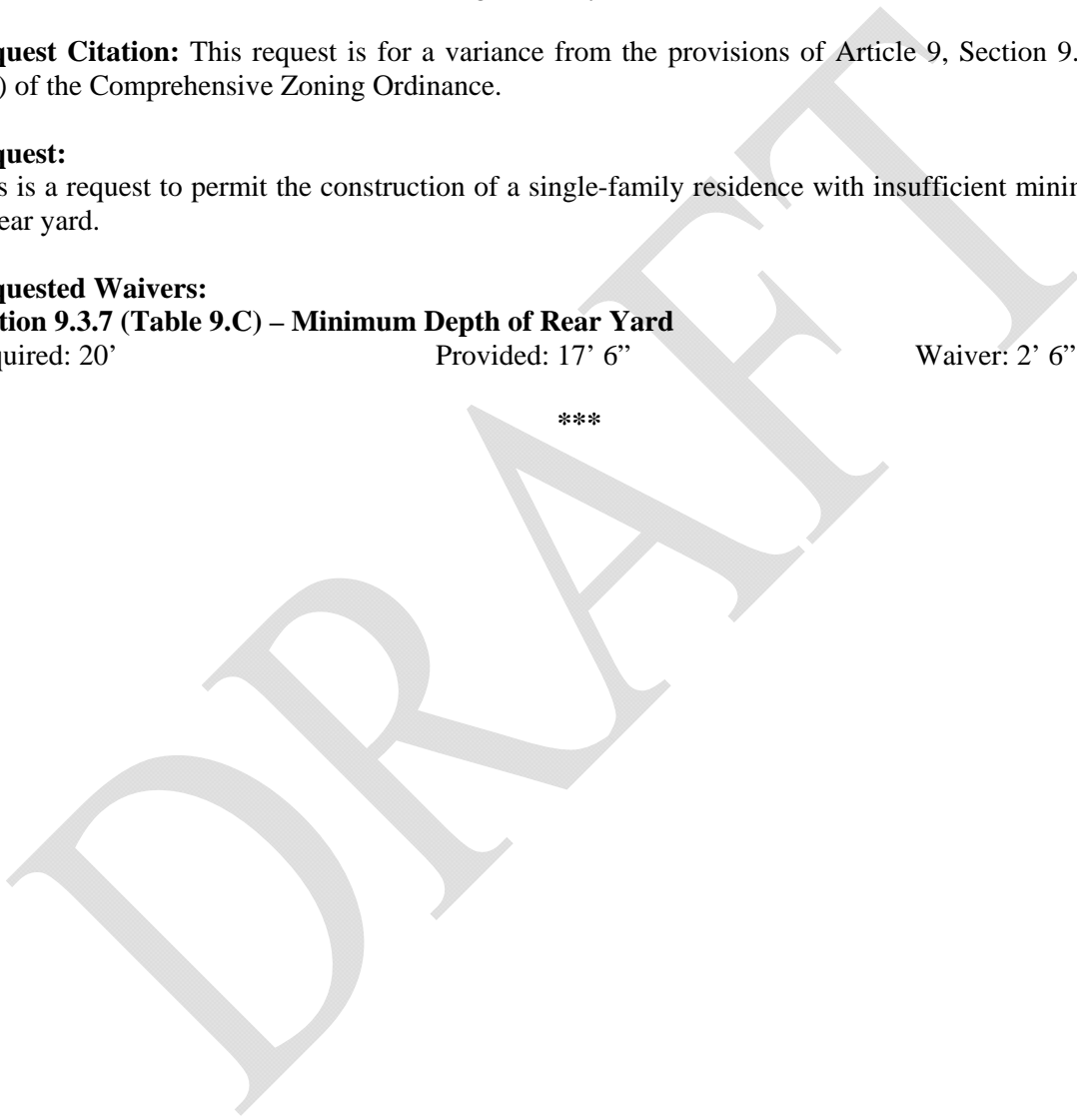
**Section 9.3.7 (Table 9.C) – Minimum Depth of Rear Yard**

Required: 20'

Provided: 17' 6"

Waiver: 2' 6"

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**ITEM 20 – Docket Number:** 322-08 AZ  
**Applicant or Agent:** Omega Enterprises  
**Property Location:** 9101 Palmetto Street **ZIP:** 70118  
**Bounding Streets:** Palmetto, Mistletoe, Dixon, and Hamilton Sts.  
**Square Number:** 608 **Lot:** 1  
**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) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,500 sq. ft.	Waiver: 500 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 30'	Waiver: 20'
<b>Section 4.5.7 (Table 4.E) – Minimum Corner Lot Side Yard</b>		
Required: 10'	Provided: 3'	Waiver: 7'

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**ITEM 21 – Docket Number:** 323-08 AZ  
**Applicant or Agent:** Omega Enterprises  
**Property Location:** 3819 Hamilton Street **ZIP:** 70118  
**Bounding Streets:** Hamilton, Palmetto, Hollygrove, and Dixon Sts.  
**Square Number:** 609 **Lot:** 24  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-12  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

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

**Request:**

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

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,500 sq. ft.	Waiver: 500 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 30'	Waiver: 20'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

\*\*\*

<b>ITEM 22 – Docket Number:</b>	<b>324-08</b>	<b>AZ</b>
<b>Applicant or Agent:</b>	Omega Enterprises	
<b>Property Location:</b>	3824 Hollygrove Street	<b>ZIP:</b> 70118
<b>Bounding Streets:</b>	Hollygrove, Hamilton, Palmetto, and Dixon Sts.	
<b>Square Number:</b>	609	<b>Lot:</b> 11
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> B-12
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Two-Family Residence	

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

**Request:**

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

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,500 sq. ft.	Waiver: 500 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 30'	Waiver: 20'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

\*\*\*

**ITEM 23 – Docket Number:** 325-08 DS  
**Applicant or Agent:** Ali R. Mesbah  
**Property Location:** 903-905 Odeon Street **ZIP:** 70114  
**Bounding Streets:** Odeon, Homer, and Newton Sts.  
**Square Number:** B **Lot:** E  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** E-15  
**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) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)**  
Required: 5,000 sq. ft. Provided: 4,095 sq. ft. Waiver: 905 sq. ft.  
**Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)**  
Required: 50’ Provided: 39’ Waiver: 11’  
**Section 4.5.7 (Table 4.E) – Minimum Corner Lot Side Yard**  
Required: 10’ Provided: 4’ 10” Waiver: 5’ 2”

\*\*\*

**ITEM 24 – Docket Number:** 326-08 DS  
**Applicant or Agent:** Katherine Odrick  
**Property Location:** 5123 Cameron Boulevard **ZIP:** 70122  
**Bounding Streets:** Cameron Blvd., Fillmore Ave., Pasteur Blvd., and Selma St.  
**Square Number:** 3851 **Lot:** 10-Z  
**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 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to permit the construction of a single-family residence with insufficient minimum aggregate width of side yards.

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Minimum Aggregate Width of Side Yards**  
Required: 20% (11’ 3”) Provided: 16% (9’) Waiver: 4% (2’3”)

\*\*\*

**ITEM 25 – Docket Number:** 327-08 DS  
**Applicant or Agent:** PF Developer  
**Property Location:** 124 South Dorgenois Street ZIP: 70118  
**Bounding Streets:** S. Dorgenois, Canal, S. Rocheblave Sts., and Cleveland Ave.  
**Square Number:** 580 Lot: X  
**Zoning Classification:** RD-3 Two-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 variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area**  
 Required: 3600 sq. ft. Provided: 1994 sq. ft. Waiver: 1606 sq. ft.  
**Section 4.6.7 (Table 4.F) – Minimum Lot Depth**  
 Required: 90’ Provided: 55’8” Waiver: 34’4”  
**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**  
 Required: 20’ Provided: 3” Waiver: 19’9”  
**Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards**  
 Required: 7’2” Provided: 7’1 1/8” Waiver: 7/8”  
**Section 15.2.1 (Table 15.A) – Off-Street Parking**  
 Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

\*\*\*

**ITEM 26 – Docket Number:** 328-08 MP  
**Applicant or Agent:** Zabih Khoshkhoo  
**Property Location:** 315 20<sup>th</sup> Street ZIP: 70124  
**Bounding Streets:** 20<sup>th</sup> St., Fleur de Lis Dr., 22<sup>nd</sup> St., and Bellaire Dr.  
**Square Number:** 36 Lots: 40 & 41  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential  
**Historic District Classification:** N/A ZBM: B-10  
**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 is a request to convert the existing carport into a part of the residence and to permit parking in the required front yard area (**AFTER THE FACT**).

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yard**  
 Permitted: 0 Spaces Proposed: 1 Space Waiver: 1 Space

\*\*\*

**ITEM 27 – Docket Number:** 329-08 MDO  
**Applicant or Agent:** Louis Augillard, Jr.  
**Property Location:** 8841 Green Street **ZIP:** 70118  
**Bounding Streets:** Green, Eagle, Hickory, and Gen. Ogden Sts.  
**Square Number:** 232 **Lots:** 24 & pt. of 23  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** A-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 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to convert an existing single-family residence into a two-family residence with insufficient lot area, 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: 4,816 sq. ft. Waiver: 184 sq. ft.  
**Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)**  
Required: 50' Provided: 40' Waiver: 10'  
**Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations**  
Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

\*\*\*

**ITEM 28 – Docket Number:** 330-08 GM  
**Applicant or Agent:** Ronn Woods  
**Property Location:** 2304-2306 Saint Bernard Avenue **ZIP:** 70119  
**Bounding Streets:** St. Bernard Ave., Aubry, N. Tonti, and N. Rocheblave Sts.  
**Square Number:** 1198 **Lot:** 2  
**Zoning Classification:** B-1 Neighborhood Business<sup>1, 2</sup>  
**Historic District Classification:** N/A **ZBM:** A-13  
**Existing Use:** Mixed-Use Building  
**Proposed Use:** Multi-Family Residence (Four Units)

**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 convert an existing mixed-use building into a four-family residence with insufficient

<sup>1</sup> Currently zoned RD-3; zoning change to B-1 is pending before City Planning Commission and City Council.

<sup>2</sup> Area requirements for residential uses in B-1 are the same as for the RM-1 Multiple-Family Residential District regulations in Section 4.8.7 (Table 4.H).

minimum lot area.

**Requested Waivers:**

**Section 4.8.7 (Table 4.H) – Minimum Lot Area (Three or More Units)**

Required: 7,200 sq. ft.

Provided: 2,191 sq. ft.

Waiver: 5,009 sq. ft.

\*\*\*

**ITEM 29 – Docket Number:**

**331-08**

**WITHDRAWN**

**Applicant or Agent:**

Lemuel S. Schenck

**Property Location:**

3615 Royal Street

**ZIP:** 70117

**Bounding Streets:**

Royal, Independence, Dauphine, and Congress Sts.

**Square Number:**

176

**Lot:** 2-B

**Zoning Classification:**

RD-3 Two-Family Residential

**Historic District Classification:**

Bywater Local Historic District

**ZBM:** E-14

**Existing Use:**

Vacant Lot

**Proposed Use:**

Single-Family Residence

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

**Request:**

This is a request to construct a single-family residence with insufficient minimum lot area, minimum lot width, and minimum lot depth.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft.

Provided: 1,235 sq. ft.

Waiver: 2,365 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum Lot Width**

Required: 30'

Provided: 27'

Waiver: 3'

**Section 4.6.7 (Table 4.F) – Minimum Lot Depth**

Required: 90'

Provided: 45' 8"

Waiver: 44' 4"

\*\*\*

**ITEM 30 – Docket Number:**

**332-08**

**WITHDRAWN**

**Applicant or Agent:**

Lemuel S. Schenck

**Property Location:**

700-702 Independence Street

**ZIP:** 70117

**Bounding Streets:**

Independence, Royal, Dauphine, and Congress Sts.

**Square Number:**

176

**Lot:** 2-A

**Zoning Classification:**

RD-3 Two-Family Residential

**Historic District Classification:**

Bywater Local Historic District

**ZBM:** E-14

**Existing Use:**

Two-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) of the Comprehensive Zoning Ordinance.

**Request:**

This request is a requirement as part of a subdivision to obtain a waiver for minimum lot area and minimum lot depth.



Required: 3' each side

Provided: 1' 7" each side

Waiver: 1' 5" each side

\*\*\*

DRAFT

**ITEM 33 – Docket Number:** 335-08 MDO  
**Applicant or Agent:** Fred Kindred  
**Property Location:** 303 New Orleans Hammond Highway ZIP: 70124  
**Bounding Streets:** N.O. Hammond Hwy., Regent St., E. Hazeur St., Robert E. Lee Blvd.  
**Square Number:** R **Lots:** 64 & 65  
**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 variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to construct a single family residence with insufficient minimum depth of front yard, minimum depth of rear yard, and excessive paving in the required front yard area.

**Requested Waivers:**

<b>Section 9A.1.7 (Table 9A.A) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 16'	Waiver: 2'
<b>Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard</b>		
Required: 20'	Provided: 16' 1 ¾"	Waiver: 3' 10 ¼"
<b>Section 15.6.6 – Limitation on Pavement of Required Yard Areas</b>		
Permitted: 40%	Proposed: 60%	Waiver: 20%

\*\*\*

**ITEM 34 – Docket Number:** 336-08 MDO  
**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) 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 depth of rear yard (**AFTER THE FACT**).

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard</b>		
Required: 20'	Provided: 6'	Waiver: 14'

\*\*\*

**ITEM 35 – Docket Number:** 337-08 AZ  
**Applicant or Agent:** Henry P. Patterson  
**Property Location:** 5230 Sandhurst Drive **Zip:** 70126  
**Bounding Streets:** Sandhurst Dr., Lake Forest Blvd., Wentworth Dr., and Dwyer Rd.  
**Square Number:** B **Lot:** 18  
**Zoning Classification:** RS-2 Single-Family Residential  
**Historic District Classification:** N/A **ZBM:** G-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 15.6.1 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 Proposed: 8' in height Waiver: 1'

\*\*\*

**ITEM 36 – Docket Number:** 338-08 MM  
**Applicant or Agent:** James and Amanda Peterson  
**Property Location:** 6959 Bellaire Drive **Zip:** 70124  
**Bounding Streets:** Bellaire Dr., Hay Pl., Fleur de Lis Dr., and Stafford Ave.  
**Square Number:** 28 **Lots:** 48 & 49  
**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 width of a side yard

**Requested Waivers:**  
**Requested 9A.1.7 (Table 9A.A) – Minimum Width of Side Yard**  
Required: 4' Provided: 3' Waiver: 1'

\*\*\*

**ITEM 37 – Docket Number:** 339-08 EA  
**Applicant or Agent:** Cynthia and Joseph Gales, Sr.  
**Property Location:** 3728 Clermont Drive **Zip:** 70122  
**Bounding Streets:** Clermont Dr., Montpelier St., Fairmont Dr., and Acacia St.  
**Square Number:** 10 **Lots:** 17 & 18  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** D-12  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.10(1) 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 stairs encroaching more than five feet (5') into the required rear yard area and a request to permit parking in the required front yard area.

**Requested Waivers:**

**Section 15.5.10(1) – Rear Yards (Projections - Stairs)**

Permitted: 5' Proposed: 6' Waiver: 1'

**Section 15.2.3 – Parking in Front Yard**

Permitted: 0 Spaces Proposed: 1 Space Waiver: 1 Space

\*\*\*

**ITEM 38 – Docket Number:** 340-08 MDO  
**Applicant or Agent:** Deborah L. Grant  
**Property Location:** 3724 Camp Street **Zip:** 70115  
**Bounding Streets:** Camp, Peniston, Magazine, and Amelia Sts.  
**Square Number:** 223 **Lots:** 6  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-15  
**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 expansion of a single-family residence by constructing a screened porch into the required rear yard area.

**Requested Waivers:**

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

Required: 20' Proposed: 13' Waiver: 7'

\*\*\*

**ITEM 39 – Docket Number:** 341-08 DS  
**Applicant or Agent:** Paul and Penny Pablovich  
**Property Location:** 234 West Harrison Avenue **Zip:** 70124  
**Bounding Streets:** W. Harrison Ave., Fleur de Lis Dr., 22<sup>nd</sup> St., and Pontchartrain Blvd.  
**Square Number:** 14 **Lots:** 58, 59, 60, & 61  
**Zoning Classification:** LB-1 Lake Area Neighborhood Business  
**Historic District Classification:** N/A **ZBM:** B-10  
**Existing Use:** Vacant Business Building  
**Proposed Use:** Commercial Building

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

**Request:**

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

**Requested Waivers:**

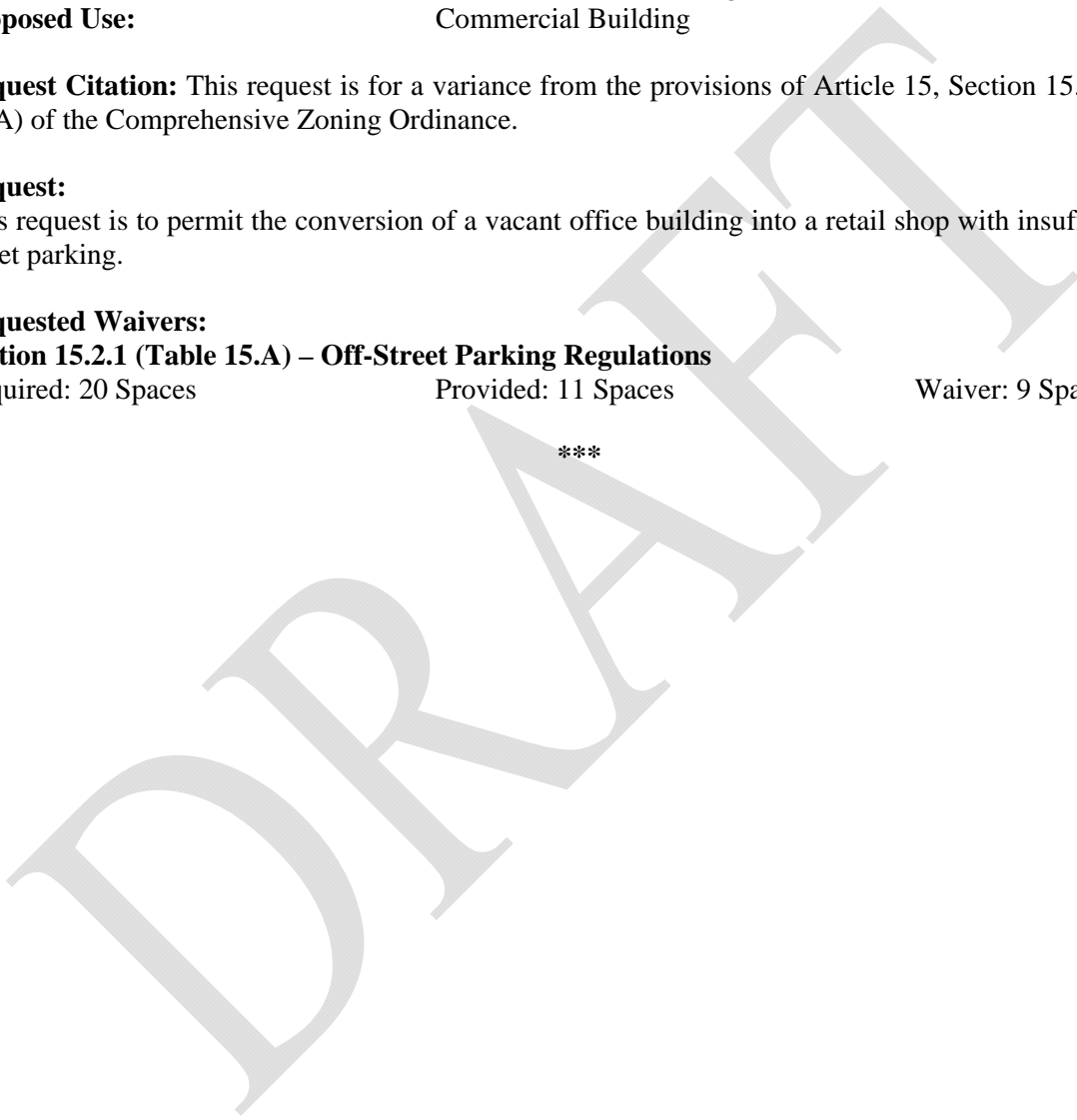
**Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations**

Required: 20 Spaces

Provided: 11 Spaces

Waiver: 9 Spaces

\*\*\*



**ITEM 40 – Docket Number:** 342-08 AZ  
**Applicant or Agent:** Alonzo and Jessica Knox  
**Property Location:** 2128-40 Oretha Castle Hailey Boulevard Zip: 70122  
/1833 Jackson Avenue  
**Bounding Streets:** Oretha Castle Hailey Blvd., Jackson Ave., Josephine St., and  
Baronne St.  
**Square Number:** 269 **Lot:** 19  
**Zoning Classification:** C-1 General Commercial  
**Historic District Classification:** N/A **ZBM:** C-15  
**Existing Use:** Vacant Lot  
**Proposed Use:** Multi-Family Residential Structure (3-units)

**Request Citation<sup>3</sup>:** 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 request is to permit the construction of a multi-family structure with insufficient minimum lot area per dwelling unit, minimum lot depth, minimum depth of front yard, minimum depth of rear yard, and excessive lot coverage of main structure and necessary buildings as a percentage of lot area.

**Requested Waivers:**

<b>Section 4.12.7 (Table 4.L) – Minimum Lot Area per Dwelling Unit (3 Units)</b>		
Required: 3,600 sq. ft.	Provided: 2,061 sq. ft.	Waiver: 1,536 sq. ft.
<b>Section 4.12.7 (Table 4.L) – Minimum Lot Depth</b>		
Required: 90’	Provided: 20’	Waiver: 70’
<b>Section 4.12.7 (Table 4.L) – Minimum Depth of Front Yard</b>		
Required: 20’	Provided: 0’	Waiver 20’
<b>Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard</b>		
Required: 15’	Provided: 0’	Waiver: 15’
<b>Section 4.12.7 (Table 4.L) – Maximum Lot Coverage of Main Structure (60%)</b>		
Maximum: 60%	Provided: 68%	Waiver: 8%

\*\*\*

<sup>3</sup> **Note:** Pursuant to Article 5, Section 5.7.3.9 – *Permitted Uses* and Section 5.7.7 – *Height, Area and Bulk Requirements*, lot and structural dimension standards for residential uses in the C-1 General Commercial district are governed by provisions of the RM-4 Multi-Family Residential District.

**ITEM 41 – Docket Number:** 343-08 AZ  
**Applicant or Agent:** Conrad Garner  
**Property Location:** 3700-3702 Freret Street **ZIP:** 70115  
**Bounding Streets:** Freret, Amelia, Peniston, and LaSalle Sts.  
**Square Number:** 685 **Lots:** B  
**Zoning Classification:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-14  
**Existing Use:** Multi-Family Residence (Four-Units)  
**Proposed Use:** Multi-Family Residence (Four-Units)

**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: 20 months Waiver: 8 months

\*\*\*

**ITEM 42 – Docket Number:** 345-08 AZ  
**Applicant or Agent:** Frankie and Katherine Sandifer  
**Property Location:** 8828 Fig Street **ZIP:** 70118  
**Bounding Streets:** Fig, Eagle, Pritchard, and Gen. Ogden Sts.  
**Square Number:** 432 **Lot:** A-2  
**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 variances 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 and rear yards.

**Requested Waivers:**

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

Required: 20' Provided: 9' 6" Waiver: 10' 6"

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

Required: 20' Provided: 16' Waiver: 4'

\*\*\*

<b>ITEM 43 – Docket Number:</b>	<b>346-08</b>	AZ
<b>Applicant or Agent:</b>	W & W Miles Trust	
<b>Property Location:</b>	3334 Clouet Street	<b>ZIP:</b> 70126
<b>Bounding Streets:</b>	Clouet, Pleasure, Feliciana, and Humanity Sts.	
<b>Square Number:</b>	2166	<b>Lot:</b> 16
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> E-12
<b>Existing Use:</b>	Vacant Two-Family Residence	
<b>Proposed Use:</b>	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:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 3,627 sq. ft.	Waiver: 1,373 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 31'	Waiver: 19'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

\*\*\*

<b>ITEM 44 – Docket Number:</b>	<b>347-08</b>	AZ
<b>Applicant or Agent:</b>	W & W Miles Trust	
<b>Property Location:</b>	2024 North Prieur Street	<b>ZIP:</b> 70116
<b>Bounding Streets:</b>	N. Prieur, Touro, N. Roman, and Pauger Sts.	
<b>Square Number:</b>	886	<b>Lot:</b> 11
<b>Zoning Classification:</b>	RD-3 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> D-13
<b>Existing Use:</b>	Vacant Two-Family Residence	
<b>Proposed Use:</b>	Two-Family Residence	

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

**Request:**

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

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 31'	Waiver: 19'
<b>Section 4.6.7 (Table 4.F) – Minimum Width of Side Yards</b>		
Required: 3' each side	Provided: 1' 5" each side	Waiver: 1' 5" each side
<b>Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards</b>		
Required: 20% (5' 5")	Provided: 11% (3')	Waiver: 9% (2' 5")
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

\*\*\*

<b>ITEM 45 – Docket Number:</b>	<b>348-08</b>	DS
<b>Applicant or Agent:</b>	W & W Miles Trust	
<b>Property Location:</b>	3328-3330 Clouet Street	<b>ZIP:</b> 70126
<b>Bounding Streets:</b>	Clouet, Humanity, Feliciana, and Pleasure Sts.	
<b>Square Number:</b>	2166	<b>Lot:</b> 15
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> E-12
<b>Existing Use:</b>	Vacant Two-Family Residence	
<b>Proposed Use:</b>	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 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:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 3,627 sq. ft.	Waiver: 1,373 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50’	Provided: 31’	Waiver: 19’
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 spaces	Provided: 0 spaces	Waiver: 2 spaces

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**ITEM 46 – Docket Number:** 349-08 DS  
**Applicant or Agent:** W & W Miles Trust  
**Property Location:** 2135-2137 Hope Street **ZIP:** 70119  
**Bounding Streets:** Hope, Touro, Frenchmen, and Duels Sts.  
**Square Number:** 1549 **Lots:** M & N  
**Zoning Classification:** RD-3 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** D-12  
**Existing Use:** Multi-Family Residence (Four-Units)  
**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) 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 depth, minimum depth of front yard, and minimum depth of rear yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**  
Required: 3,600 sq. ft. Provided: 2,268 sq. ft. Waiver: 1,332 sq. ft.  
**Section 4.6.7 (Table 4.F) – Minimum Lot Depth**  
Required: 90’ Provided: 63’ Waiver: 27’  
**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**  
Required: 20’ Provided: 2’ 6” Waiver: 17’ 6”  
**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**  
Required: 20’ Provided: 2’ 6” Waiver: 17’ 6”

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**ITEM 47 – Docket Number:** 350-08 DS  
**Applicant or Agent:** Edna Marshall  
**Property Location:** 4819 Arthur Drive **ZIP:** 70127  
**Bounding Streets:** Arthur Dr., Charlene Dr., Dwyer Rd., and Hammond St.  
**Square Number:** 13 **Lot:** 11  
**Zoning Classification:** RS-2 Single-Family Residential  
**Historic District Classification:** N/A **ZBM:** G-11  
**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) 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.

**Requested Waivers:**

**Section 4.3.7 (Table 4.C) – Minimum Depth of Rear Yard**  
Required: 20’ Provided: 13’ Waiver: 7’

**D. Director of Safety and Permits Decision Appeals**

**ITEM 48 – Docket Number:** 344-08  
**Applicant or Agent:** Miles Trapolin  
**Property Location:** 301 South Jefferson Davis Parkway **Zip:** 70119  
**Bounding Streets:** S. Jeff Davis Pkwy., Palmyra, S. Clark, and Banks Sts.  
**Square Number:** 686 **Lots:** A or Pt. 11  
**Zoning Classification:** RD-3 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 is an appeal of the decision of the Director of the Department of Safety and Permits that the non-conforming status for the building has not been lost.

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**E. Deferred Director of Safety and Permits Decision Appeals**

**ITEM 49 – 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.

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