



CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS

Regular Meeting Agenda
Monday, December 8, 2008
10:00 a.m. City Council Chambers, City Hall,
1300 Perdido Street, 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 November 17, 2008

ITEM 1 – 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”
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ITEM 2 – 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 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 a rear addition to a single-family residence with insufficient minimum depth of rear yard, insufficient minimum width of each side yard, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

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

Required: 20’	Provided: 9’	Waiver: 11’
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Section 4.5.7 (Table 4.E) – Minimum Width of Side Yard (Prentiss Street)

Required: 3’	Provided: 2’ 8”	Waiver: 4”
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Section 4.5.7 (Table 4.E) – Minimum Width of Side Yard (Dreux Street)

Required: 3’	Provided: 2’ 2”	Waiver: 10”
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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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C. BZA Dockets -- New Business

ITEM 3 – Docket Number:	351-08	DS
Applicant or Agent:	Ronald and Jennifer Taylor	
Property Location:	6813 Catina Street	Zip: 70124
Bounding Streets:	Catina, Downs, Wuerpel, and Chapelle Sts.	
Square Number:	115	Lot: L
Zoning Classification:	LRS-1 Lakeview Single-Family Residential	
Historic District Classification:	N/A	ZBM: C-10
Existing Use:	Single-Family Residence	
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), Article 15, Section 15.5.8(4), and Article 15, Section 15.5.9(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the expansion of a single-family residence with insufficient minimum width of each side yard (Downs Street side), insufficient minimum aggregate width of side yards, stairs projecting more than six feet (6') into the required front yard area, and the location of an accessory structure within the front property line.

Requested Waivers:

Section 9A.1.7 (Table 9A.A) – Minimum Width of Each Side Yard (Downs Street)

Required: 4'	Provided: 3' 1 ¾"	Waiver: 10 ¼"
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Section 9A.1.7 (Table 9A.A) – Maximum Required Aggregate Width of Side Yards

Required: 12'	Provided: 6' 9 ½"	Waiver: 5' 2 ½"
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Section 15.5.8(4) –Front Yards (Projection of Stairs)

Permitted: 6'	Proposed: 7' 4"	Waiver: 1' 4"
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Section 15.5.9(4) – Side Yards (Location of Carports)

Permitted: ≥ 40'	Proposed: 9' 6 ¾"	Waiver: 30' 5 ¼"
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ITEM 4 – Docket Number:	352-08	MDO
Applicant or Agent:	John Ales	
Property Location:	822-824 Olga Street	Zip: 70119
Bounding Streets:	Olga St., Orleans Ave., Roosevelt Pl., and Dumaine St.	
Square Number:	C	Lot: E
Zoning Classification:	LRD-2 Lakewood/Parkview Two-Family Residential	
Historic District Classification:	N/A	ZBM: C-12
Existing Use:	Two-Family Residence	
Proposed Use:	Two-Family Residence	

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

Request:

This request is to permit the expansion of a two-family residence with insufficient minimum aggregate width of side yards, minimum width of each side yard, and minimum depth of rear yard.

Requested Waivers:

Section 9A.5.8 (Table 9A.I) - Minimum Aggregate Width of Side Yards		
Required: 20% (6' 10")	Provided: 15% (5' 3")	Waiver: 5% (1' 7")
Section 9A.5.8 (Table 9A.I) - Minimum Width of Side Yard (Dumaine)		
Required: 3'	Provided: 2' 9"	Waiver: 3"
Section 9A.5.8 (Table 9A.I) - Minimum Width of Side Yard (Orleans)		
Required: 3'	Provided: 2' 6"	Waiver: 6"
Section 9A.5.8 (Table 9A.I) - Minimum Depth of Rear Yard		
Required: 20'	Provided: 12' 8"	Waiver: 7' 4"

ITEM 5 – Docket Number: 353-08 AZ
Applicant or Agent: Edward Louis Waterhouse Jr.
Property Location: 5830-5830 ½ Florida Avenue **Zip:** 70117
Bounding Streets: Florida Ave., Alabo, Law, and Charbonnet Sts.
Square Number: 1450 **Lot:** 15
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** F-15
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 15.5.7.1(b) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient depth of front yard, insufficient depth of rear yard, and insufficient open space along the side yard.

Requested Waivers:

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

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

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

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

Section 15.5.7.1(b) – Yards and Open Space Requirement (Side Yard)

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

ITEM 6 – Docket Number: 354-08 WITHDRAWN
Applicant or Agent: Tumbleweed Properties
Property Location: 6100-6108 Magazine Street **Zip:**
Bounding Streets:
Square Number: **Lot:**
Zoning Classification:
Historic District Classification: **ZBM:**
Existing Use:
Proposed Use:

ITEM 7 – Docket Number: 355-08 DS
Applicant or Agent: Adam Wirth
Property Location: 6034 Pitt Street **Zip:** 70118
Bounding Streets: Pitt, State, Webster, and Prytania Sts.
Square Number: 49 **Lots:** 17 & 18
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** A-15
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to permit the expansion 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% (12') Provided: 13% (7' 10") Waiver: 7% (4' 2")

ITEM 8 – Docket Number: 356-08 MDO
Applicant or Agent: Glen Smith
Property Location: 811-813 Orleans Avenue **Zip:** 70116
Bounding Streets: Orleans Ave., Dauphine, St. Ann, and Bourbon Sts.
Square Number: 74 **Lot:** 2
Zoning Classification: VCR-1 Vieux Carré Residential District
Historic District Classification: Vieux Carré 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 8, Section 8.2.7 (Table 8.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the placement of an air conditioning unit in the required open space area.

Requested Waivers:

Section 8.2.7 (Table 8.A) – Minimum Open Space Ratio (Interior Lot)

Required: 30% (1,012 sq. ft.) Provided: 26.6% (900 sq. ft.) Waiver: 3.3% (112 sq. ft.)

ITEM 9 – Docket Number: 357-08 AZ
Applicant or Agent: Kenneth D. Ivery
Property Location: 2831 Audubon Street **Zip:** 70125
Bounding Streets: Audubon St., Pritchard Pl., Versailles Blvd., and Wamsley Ave.
Square Number: 34 **Lot:** B
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-13
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to permit the expansion of a single-family residence with insufficient minimum depth of rear yard and insufficient minimum width of a side yard (**AFTER THE FACT**).

Requested Waivers:

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

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

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

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

ITEM 10 – Docket Number: 358-08 MP
Applicant or Agent: Derrick Lewis
Property Location: 5760 Wingate Drive **Zip:** 70122
Bounding Streets: Wingate Dr., Prentiss Ave., Wickfield Dr., and Burbank Dr.
Square Number: 4 **Lot:** 35
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** B-13
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.3.7 (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: 12' Waiver: 8'

ITEM 11 – Docket Number:	359-08	MP
Applicant or Agent:	Darrin Smith	
Property Location:	3722 Louisa Street	Zip: 70126
Bounding Streets:	Louisa, Myrtle, Metropolitan, and Acacia Sts.	
Square Number:	20	Lots: 7, 8, & 9
Zoning Classification:	RD-2 Two-Family Residential	
Historic District Classification:	N/A	ZBM: E-12
Existing Use:	Vacant Lot	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) 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 yard.

Requested Waivers:

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

Required: 20'	Provided: 16'	Waiver: 4'
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Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20'	Provided: 10'	Waiver: 10'
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ITEM 12 – Docket Number: 360-08 DS
Applicant or Agent: Emma Navarre
Property Location: 3220-22 Mistletoe Street **Zip:** 70118
Bounding Streets: Mistletoe, Forshey, Oleander and Cherry Sts.
Square Number: 483 **Lot:** 22
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), Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit, minimum lot width, insufficient off-street parking, and stairs projecting more than six feet (6') into 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: 4,502 sq. ft.	Waiver: 498 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)		
Required: 50'	Provided: 30'	Waiver: 20'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces
Section 15.5.8(4) –Front Yards (Stairs)		
Permitted: 6'	Proposed: 7'	Waiver: 1'

ITEM 13 – Docket Number: 361-08 MDO
Applicant or Agent: Concha Elmore
Property Location: 32 West Park Place **Zip:** 70124
Bounding Streets: W. Park Pl., Hidalgo, Marshal Foch, and Pontalba Sts.
Square Number: 4 **Lot:** 32
Zoning Classification: LRS-1 Lakeview Single-Family Residential
Historic District Classification: N/A **ZBM:** C-11
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 depth of rear yard.

Requested Waivers:

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

ITEM 14 – Docket Number: 362-08 AZ
Applicant or Agent: Becky Retz
Property Location: 6013 Warrington Drive **Zip:** 70122
Bounding Streets: Warrington Dr., Robert E. Lee Blvd., Wickfield Dr., and
Burbank Dr.
Square Number: 7 **Lot:** 4
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** D-10
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.57 (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 rear yard (**AFTER THE FACT**).

Requested Waivers:

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

Required: 20' Provided: 17' 9" Waiver: 2' 3"

ITEM 15 – Docket Number: 363-08 DS
Applicant or Agent: Ali and Heshmatk Mesbah
Property Location: 824-26 Elmira Avenue **Zip:** 70114
Bounding Streets: Elmira Ave., Slidell St., Pacific Ave., and Homer St.
Square Number: 145 **Lot:** 14
Zoning Classification: RM-2 Multi-Family Residential
Historic District Classification: Algiers Point Local Historic District **ZBM:** D-15
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:

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

Requested Waivers:

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

Required: 1 Spaces Provided: 0 Spaces Waiver: 1 Spaces

ITEM 18 – Docket Number: 366-08 DS
Applicant or Agent: Ronald J. Powell
Property Location: 321-23 North Olympia Street **Zip:** 70119
Bounding Streets: N. Olympia, Conti, and N. St. Patrick Sts., and Bienville Ave.
Square Number: 600 **Lot:** A
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** C-12
Existing Use: Four-Family Residence with an Accessory Building
Proposed Use: Two-Family Residence with an Accessory Building

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

Request:

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

Requested Waivers:

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

Permitted: 14’ Proposed: 21’ 9” Waiver: 7’ 9”

ITEM 19 – Docket Number: 367-08 **WITHDRAWN**
Applicant or Agent: Ajax N.O., LLC
Property Location: 225 North Peters Street **Zip:** 70119
Bounding Streets: N. Peters, Iberville, Clinton Sts., and Bienville Ave.
Square Number: 6 **Lot:** 8
Zoning Classification: VCE-1 Vieux Carré Entertainment
Historic District Classification: Vieux Carré Historic District **ZBM:** D-14
Existing Use: Mixed-Use Building (Commercial/Residential 2 Units)
Proposed Use: Mixed-Use Building (Commercial/Residential 3 Units)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a vacant floor of an existing mixed-use building into an apartment.

Requested Waivers:

Section 8.8.8 (Table 8.G) – Minimum Lot Area (Three-Family Buildings)

Required: 2,400 sq. ft. Provided: 2,088 sq. ft. Waiver: 312 sq. ft.

ITEM 20 – Docket Number: 368-08 AZ
Applicant or Agent: Juan A. LaFonta
Property Location: 530 Franklin Avenue **Zip:** 70117
Bounding Streets: Franklin Ave., Chartres St., Spain St., and Decatur St.
Square Number: 600 **Lot:** A
Zoning Classification: HMR-3 Historic Marigny/Tremé Residential
Historic District Classification: Marigny 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 9, Section 9.3.7 (Table 9.C) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

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

Section 9.3.7 (Table 9.C) – Minimum Width of Side Yard

Required: 3' Provided: 1' 6 ²/₅" Waiver: 1' 5 ³/₅"

ITEM 21 – Docket Number: 369-08 DS
Applicant or Agent: J&R Properties, LLC
Property Location: 1036 Esplanade Avenue **Zip:** 70117
Bounding Streets: Esplanade Ave., N. Rampart St., Barracks St., and Burgundy St.
Square Number: 600 **Lot:** A
Zoning Classification: VCC-2 Vieux Carré Commercial
Historic District Classification: Vieux Carré Historic District **ZBM:** D-14
Existing Use: Mixed-use Commercial/Two-Family Residential
Proposed Use: Mixed-use Commercial/Two-Family Residential

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the replacement of exterior stairs on an existing multi-family residence in the required open space area.

Requested Waivers:

Section 8.2.7 (Table 8.A) – Minimum Open Space Ratio (Interior Lot)

Required: 30% (806.75 sq. ft.) Provided: 15.25% (410.25 sq. ft.) Waiver: 14.75% (395.5 sq. ft.)

ITEM 22 – Docket Number: 370-08 MDO
Applicant or Agent: Clifton and Tondra Reed
Property Location: 3125 Spain Street **Zip:** 70122
Bounding Streets: Spain, Benefit, St. Roch, and Treasure Sts.
Square Number: 1975 **Lot:** I-3
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 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 expansion of a single-family residence with insufficient minimum depth of rear yard and a request to permit parking in the required front yard area.

Requested Waivers:

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

Required: 20’ Provided: 12’ Waiver: 8’

Section 15.2.3 – Parking in Front Yard

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

ITEM 23 – Docket Number: 371-08 AZ
Applicant or Agent: Joseph W. Davis, Jr.
Property Location: 2531-2533 Jasmine Street. **Zip:** 70122
Bounding Streets: Jasmine, Iris, Verbena Sts., and Franklin Ave.
Square Number: 37 **Lots:** 33 & 34
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** E-12
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

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

Request:

This request is to permit the replacement of an accessory structure that will encroach into the required side yard area and with excessive height.

Requested Waivers:

Section 15.5.12(1) – Accessory Buildings and Structures (Side Yard)

Permitted: 0’ or at least 3’ Proposed: 1’ Waiver: 2’

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

Permitted: 14’ Proposed: 21’ Waiver: 7’

ITEM 24 – Docket Number:	372-08	DS
Applicant or Agent:	Donna McBride and Trina McBride	
Property Location:	3824-36 Louisiana Avenue	Zip: 70126
Bounding Streets:	Louisiana Ave., S. Dorgenois, Delachaise, and S. Galvez Sts.	
Square Number:	F	Lots: 40 & 1/3 of 39
Zoning Classification:	RD-2 Two-Family Residential District	
Historic District Classification:	N/A	ZBM: B-14
Existing Use:	Vacant Lot	
Proposed Use:	Two-Family Residence	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area, minimum depth of front yard, minimum depth of rear yard, and stairs projecting more than six feet (6') into 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: 3,068 sq. ft.	Waiver: 1,932 sq. ft.
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Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard

Required: 20'	Provided: 17'	Waiver: 3'
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Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20'	Provided: 5'	Waiver: 15'
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Section 15.5.8(4) – Front Yards (Projection of Stairs)

Permitted: ≤ 6'	Proposed: 11' 3"	Waiver: 5' 3"
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ITEM 25 – Docket Number: 373-08 MDO
Applicant or Agent: Georgia R. Simon
Property Location: 3920 State Street **Zip:** 70125
Bounding Streets: State St., Fontainebleau Dr., Calhoun St., and Walmsley Ave.
Square Number: 148 **Lots:** 3
Zoning Classification: RD-2 Two-Family Residential District
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

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

Requested Waivers:

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

Required: 20’ Provided: 2’ Waiver: 18’

Section 15.2.3 – Parking in Front Yard

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

ITEM 26 – Docket Number: 374-08 AZ
Applicant or Agent: Ann Soniat
Property Location: 1011-13 Jefferson Avenue **Zip:** 70115
Bounding Streets: Jefferson Ave., Chestnut, Leontine, and Camp Sts.
Square Number: 249 **Lot:** 4
Zoning Classification: RD-3 Two-Family Residential District
Historic District Classification: N/A **ZBM:** A-15
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the replacement of a wooden fence with a stucco fence with excessive height.

Requested Waivers:

Section 15.6.1 – Fences, Walls, and Hedges

Permitted: 7’ Proposed: 10’-12’ Waiver: 3’-5’

D. Deferred Director of Safety and Permits Decision Appeals

ITEM 29 – 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.

E. Director of Safety and Permits Decision Appeals

ITEM 30 – Docket Number: 377-08
Applicant or Agent: John Grillot
Property Location: 5885 Fleur de Lis Drive **Zip:** 70124
Bounding Streets: Fleur de Lis Dr., W. Keniworth St., W. Harney, and Sharon Dr.
Square Number: 6 **Lot:** 62-A
Zoning Classification: LRD-2 Lakewood/Parkview Two-Family Residential
Historic District Classification: N/A **ZBM:** B-11
Existing Use: Church
Proposed Use: Church

Request Citation: This 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 for the issuance of the Certificate of Occupancy for Lakeview Christian Center.