



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

**Regular Meeting Agenda
Monday, January 12, 2009
10:00 a.m. City Council Chambers,
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:	243-08	DS
Applicant or Agent:	Total Health Properties	
Property Location:	3400-3402 Bienville Avenue	Zip: 70119
Bounding Streets:	Bienville Ave., N. Jeff. 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

ITEM 2 – 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 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 rear yard coverage and excessive height.

Requested Waivers:

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

Permitted: 40% (397 sq. ft.)	Proposed: 74.7% (742 sq. ft.)	Waiver: 34.7% (345 sf)
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Section 15.5.12(4) – Accessory Buildings and Structures (Height)

Permitted: 14'	Proposed: 21'	Waiver: 7'
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ITEM 3 – Docket Number:	316-08	MDO
Applicant or Agent:	Mary Robinson	
Property Location:	1308 Clara Street	ZIP: 70113
Bounding Streets:	Clara, Erato, Magnolia, and Thalia Sts.	
Square Number:	416	Lot: H
Zoning Classification:	RM-4 Multi-Family Residential	
Historic District Classification:	N/A	ZBM: C-14
Existing Use:	Vacant Lot	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (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: 6'	Waiver: 9'
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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: 68% (1,651 sq. ft.)	Waiver: 8% (209 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 4 – 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 Citation¹: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a multi-family residence with insufficient minimum lot area per dwelling unit, minimum lot width, minimum depth of rear yard, minimum width of side yard, minimum aggregate width of side yards, excessive lot coverage of main structure and necessary buildings as a percentage of lot area, and a request to permit parking in the required front yard.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area per Dwelling Unit (3 Units)		
Required: 3,600 sq. ft.	Provided: 2,061 sq. ft.	Waiver: 1,536 sq. ft.
Section 4.12.7 (Table 4.L) – Minimum Lot Width		
Required: 40’	Provided: 20’	Waiver: 20’
Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard		
Required: 15’	Provided: 3’	Waiver: 12’
Section 4.5.7 (Table 4.L) – Minimum Width of Side Yards		
Required: 3’	Provided: 0’	Waiver: 3’
Section 4.5.7 (Table 4.L) – Minimum Aggregate Width of Side Yards		
Required: 20% (4’)	Provided: 0% (0’)	Waiver: 20% (4’)
Section 4.12.7 (Table 4.L) – Maximum Lot Coverage of Main Structure (60%)		
Permitted: 60%	Proposed: 68%	Waiver: 8%
Section 15.2.3 – Parking in Front Yards		
Permitted: 0 Spaces	Proposed: 3 Spaces	Waiver: 3 Spaces

¹ **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 5 – 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) 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 depth and insufficient off-street parking.

Requested Waivers:

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

Required: 90’ Provided: 63’ 11” Waiver: 26’ 1”

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

Required: 2 Spaces Provided: 0 Spaces Waiver: 2 Spaces

ITEM 6 – Docket Number: 350-08 **WITHDRAWN**
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 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: 13’ Waiver: 7’

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

ITEM 7 – 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.
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Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)

Required: 50'	Provided: 30'	Waiver: 20'
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Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations

Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces
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Section 15.5.8(4) –Front Yards (Projection of Stairs)

Permitted: ≤6'	Proposed: 7'	Waiver: 1'
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ITEM 8 – Docket Number: 364-08 MDO
Applicant or Agent: Brenda T. Jackson
Property Location: 14599 Tilbury Grove Road **Zip:** 70128
Bounding Streets: Tilbury Grove Rd., Forum Blvd., Duane Rd., and Beekman Rd.
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 a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard
Required: 20’ Provided: 10’ 1” Waiver: 9’ 11”

ITEM 9 – Docket Number: 366-08 **WITHDRAWN**
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 a detached 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 10 – 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) 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.

Requested Waivers:

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

Required: 20' Provided: 12' Waiver: 8'

ITEM 11 – 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 a detached accessory structure within three feet (3') of the side property line and with excessive height.

Requested Waivers:

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

Required: 3' Provided: 1' Waiver: 2'

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

Permitted: 14' Proposed: 19' 3" Waiver: 5' 3"

D. BZA Dockets -- New Business

ITEM 12 – Docket Number:	378-08	MDO
Applicant or Agent:	Fidelity Investment Holdings, LLC	
Property Location:	5423 Marigny Street	Zip: 70122
Bounding Streets:	Marigny, Odin, Mandeville, and Mithra Sts.	
Square Number:	4214	Lot: 9
Zoning Classification:	RS-2 Single-Family Residential	
Historic District Classification:	N/A	ZBM: D-11
Existing Use:	Single-Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.9(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reconstruction of a detached covered carport and garage into the required side yard area with less than two feet (2') open to the sky (**AFTER THE FACT**).

Requested Waivers:

Section 15.5.9(4) – Side Yards (Carport Distance from Side Yard)

Required: 3'	Provided: 8''	Waiver: 2' 2''
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Section 15.5.9(4) – Side Yards (Carport Clear to the Sky)

Required: 2'	Provided: 0	Waiver: 2'
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ITEM 13 – Docket Number:	379-08	AZ
Applicant or Agent:	PF Developer	
Property Location:	2301 Gravier Street	Zip: 70119
Bounding Streets:	Gravier, S. Tonti, S. Miro Sts., and Tulane Ave.	
Square Number:	548	Lot: 1
Zoning Classification:	RD-3 Two-Family Residential	
Historic District Classification:	N/A	ZBM: C-13
Existing Use:	Vacant Lot	
Proposed Use:	Two-Family Residence	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.5.10(1) 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 depth of front yard, minimum depth of rear yard, and with stairs projecting more than five feet (5') into the rear yard area.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)		
Required: 3,600 sq. ft.	Provided: 2,727 sq. ft.	Waiver: 873 sq. ft.
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20'	Provided: 2' 3"	Waiver: 17' 9"
Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 18'	Waiver: 2'
Section 15.5.10(1) – Rear Yards (Stairs)		
Permitted: 5'	Proposed: 10'	Waiver: 5'

ITEM 14 – Docket Number: 380-08 AZ
Applicant or Agent: PF Developer
Property Location: 535 South Tonti Street **Zip:** 70119
Bounding Streets: S. Tonti, Gravier, S. Rocheblave Sts., and Tulane Ave.
Square Number: 557 **Lot:** 32
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** C-13
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:

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

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 2,730 sq. ft. Waiver: 870 sq. ft.

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

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 15 – Docket Number: 381-08 MP
Applicant or Agent: George Hill, Jr.
Property Location: 5301 Warrington Drive **Zip:** 70122
Bounding Streets: Warrington Dr., Rapides St., Wickfield Dr., and Filmore Ave.
Square Number: 5 **Lot:** 26
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-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 4.3.7 (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 (**AFTER THE FACT**).

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Depth of Rear Yard

Required: 20' Provided: 14' 1" Waiver: 5' 11"

ITEM 16 – Docket Number:	382-08	DS
Applicant or Agent:	Reginald Glass	
Property Location:	3641-43 Piedmont Drive	Zip: 70122
Bounding Streets:	Piedmont Dr., Acacia St., Clematis Ave., and Elder St.	
Square Number:	H	Lots: 35 & 36
Zoning Classification:	RD-2 Two-Family Residential	
Historic District Classification:	N/A	ZBM: D-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), Article 15, Section 15.5.12(2), and Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a detached accessory building covering more than forty percent (40%) of the required rear yard area, that is not at zero feet (0') or greater than three feet (3') from an interior side lot line, that is greater than twenty-five feet (25') from the rear property line, and is located less than ten feet (10') from a corner lot front yard setback. **(AFTER THE FACT)**.

Requested Waivers:

Section 15.5.12(1) – Accessory Buildings and Structures (Rear Yard Coverage)

Permitted: 40% (320 sq. ft.) Proposed: 48.75% (390 sq. ft.) Waiver: 8.75% (70 sf)

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

Permitted: 0' or 3' from interior lot line Proposed: 1' 9" Waiver: 1' 9"

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

Permitted: ≤ 25' from rear property line Proposed: 30' 2" Waiver: 5' 2"

Section 15.5.12(3) – Accessory Buildings and Structures (Corner Lots)

Permitted: 10' Proposed: 0' Waiver: 10'

ITEM 17 – Docket Number:	383-08	DS
Applicant or Agent:	Ahski G. Scharpon	
Property Location:	4810 Longfellow Drive	Zip: 70127
Bounding Streets:	Longfellow Dr., Hammond St., Bundy Rd., and Dwyer Rd.	
Square Number:	13	Lot: 291
Zoning Classification:	RS-2 Single-Family Residential	
Historic District Classification:	N/A	ZBM: G-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 4.3.7 (Table 4.C) and Article 15, Section 15.6.6 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 (**AFTER THE FACT**) and excessive paving of the required front yard area.

Requested Waivers:

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

Required: 20% (12')	Provided: 18% (10' 9")	Waiver: 2% (1' 3")
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Section 15.6.6 – Limitations of Pavement of Required Yard Areas (Front Yard)

Permitted: 40% (480 sq. ft.)	Proposed: ~60% (~720 sq. ft.)	Waiver: ~20% (~240 sf)
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ITEM 18 – Docket Number: 384-08 MP
Applicant or Agent: Ravi Doddamani
Property Location: 3239 Vincennes Place **Zip:** 70125
Bounding Streets: Vincennes Pl., S. Tonti St., Nashville Ave., and S. Miro St.
Square Number: 105B **Lot:** X
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Vacant Multiple-Family Residence (to be demolished)
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 15.5.10(1) 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 width of a corner lot side yard, minimum depth of rear yard, insufficient off-street parking, and stairs projection into the required rear 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 Depth of Front Yard		
Required: 20’	Provided: 6’	Waiver: 14’
Section 4.5.7 (Table 4.E) – Minimum Side Yard Corner Lot		
Required: 10’	Provided: 6’	Waiver: 4’
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20’	Provided: 15’	Waiver: 5’
Section 15.2.1 (Table 15.A) – Off-Street Parking		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space
Section 15.5.10(1) – Rear Yards (Stairs)		
Permitted: 5;	Proposed: 6’	Waiver 1’

ITEM 19 – Docket Number: 385-08 DS
Applicant or Agent: Friends of Lubavitch, Inc.
Property Location: 7037 Freret Street **Zip:** 70118
Bounding Streets: Freret, Audubon, Zimple Sts., and Audubon Blvd.
Square Number: 4 **Lot:** 3
Zoning Classification: RM-1 Multi-Family Residential
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Religious Facility
Proposed Use: Religious Facility

Request Citation: This request is for variances from the provisions of Article 4, Section 4.8.7 (Table 4.H) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the renovation of an existing religious facility that exceeds the maximum floor area ratio, with insufficient minimum open space, insufficient minimum depth of front yard, minimum depth of rear yard, and insufficient off-street parking.

Requested Waivers:

Section 4.8.7 (Table 4.H) – Maximum Floor Area Ratio (Nonresidential)		
Required: 0.60	Provided: 1.09	Waiver: 0.49
Section 4.8.7 (Table 4.H) – Minimum Open Space Ratio (Nonresidential)		
Required: 0.40	Provided: 0.38	Waiver: 0.02
Section 4.8.7 (Table 4.H) – Minimum Depth of Front Yard		
Required: 20’	Provided: 6’	Waiver: 14’
Section 4.8.7 (Table 4.H) – Minimum Depth of Rear Yard		
Required: 20’	Provided: 14’	Waiver: 6’
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 4 spaces	Proposed: 0 spaces	Waiver: 4 spaces

ITEM 20 – Docket Number: 387-08 AZ
Applicant or Agent: James and Carol Francois, Jr.
Property Location: 4622 Flake Avenue **Zip:** 70127
Bounding Streets: Flake Ave., Grant St., Leeds St., and Laine Ave.
Square Number: 8 **Lots:** 7 & 8
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** G-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 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: 4,770 sq. ft. Waiver: 230 sq. ft.

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces Proposed: 2 Spaces Waiver: 2 Spaces

ITEM 21 – Docket Number: 388-08 MDO
Applicant or Agent: Herbert J. Miller
Property Location: 4115 America Street **Zip:** 70126
Bounding Streets: America St., Brutus St., Wilson Ave., and Chef Menteur Hwy.
Square Number: 3 **Lot:** 1
Zoning Classification: C-1 General Commercial
Historic District Classification: N/A **ZBM:** G-12
Existing Use: Single-Family Residence and Vacant Two-Family Residence
Proposed Use: Single-Family Residence and Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reestablishment of two main uses on one lot of record with insufficient off-street parking.

Requested Waivers:

Section 1.4 – Location on a Lot Required

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Section 15.2.1 – Off-Street Parking

Required: 3 Spaces Provided: 2 Spaces Waiver: 1 Space

ITEM 22 – Docket Number: 389-08 DS
Applicant or Agent: Walton JD Sanchez
Property Location: 1639 Arabella Street **Zip:** 70115
Bounding Streets: Arabella, Danneel, Joseph Sts., and St. Charles Ave.
Square Number: 64 **Lot:** 6, 7, & 8
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to permit the expansion of an existing accessory structure with excessive height.

Requested Waivers:

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

Permitted: 14' Proposed: 24' Waiver: 10'

ITEM 23 – Docket Number: 390-08 MP
Applicant or Agent: Bill Walters
Property Location: 1119 Louisiana Avenue **Zip:** 70115
Bounding Streets: Louisiana Ave., Camp, Toledano, and Magazine Sts.
Square Number: 217 **Lot:** 11
Zoning Classification: RD-2 Two-Family Residential
Historic District Classification: Garden District Local Historic District **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 15, Section 15.5.12(1) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a detached accessory building covering more than forty percent (40%) of the required rear yard area.

Requested Waivers:

Section 15.5.12(1) – Accessory Buildings and Structures (Rear Yard Coverage)

Permitted: 40% (256 sq. ft.) Proposed: 81% (520 sq. ft.) Waiver: 41 (264 sq. ft.)

ITEM 24 – Docket Number: 391-08 AZ
Applicant or Agent: Gemechu Wirtu
Property Location: 901 Atlantic Avenue **Zip:** 70114
Bounding Streets: Atlantic Ave., Homer St., Pacific Ave., and Newton St.
Square Number: 161 **Lot:** 1
Zoning Classification: RM-2 Multi-Family Residential
Historic District Classification: Algiers Point Local Historic District **ZBM:** D-15
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence and a Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, Article 4, Section 4.9.7 (4.I) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reestablishment of two main uses on one lot of record with insufficient minimum lot area per dwelling unit, minimum lot width, minimum depth of front yard, and insufficient off-street parking.

Requested Waivers:

Section 1.4 – Location on a Lot Required

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Section 4.9.7 (4.I) – Minimum Lot Area (Three-Family)

Required: 4,500 sq. ft. Provided: 3,968 sq. ft. Waiver: 532 sq. ft.

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

Required: 40' Provided: 32' Waiver: 8'

Section 4.9.7 (4.I) – Minimum Depth of Front Yard

Required: 20' Provided: 7' 5" Waiver: 12' 7"

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

Required: 3 Spaces Provided: 2 Spaces Waiver: 1 Space

ITEM 27 – Docket Number: 394-08 AZ
Applicant or Agent: Wayne Carriere
Property Location: 4859 Lancelot Drive **Zip:** 70127
Bounding Streets: Lancelot Dr., Dwyer Rd., Arthur Rd. and Hammond St.
Square Number: 12 **Lot:** 16
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 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 rear yard depth.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Depth of Rear Yard

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

ITEM 28 – Docket Number: 395-08 MDO
Applicant or Agent: Melinda Jenkins
Property Location: 517 Soniat Street **Zip:** 70115
Bounding Streets: Soniat, Annunciation, Robert, and Tchoupitoulas Sts.
Square Number: 123 **Lot:** 20
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 variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Width of Side Yard (Annunciation Street Side)

Required: 3’ Provided: 0’ Waiver: 3’

Section 4.9.7 (Table 4.I) – Minimum Aggregate Width of Side Yards

Required: 6’ Provided: 4’ 4” Waiver: 1’ 8”

ITEM 29 – Docket Number: 396-08 DS
Applicant or Agent: Gerard Hunter
Property Location: 3209 Toledano Street **Zip:** 70125
Bounding Streets: Toledano, S. Johnson, Washington, and S. Prieur Sts.
Square Number: 439 **Lot:** 17
Zoning Classification: RM-4 Multi-Family Residential
Historic District Classification: N/A **ZBM:** B-14
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) 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 width of a side yard and a request to permit parking in the required front yard area.

Requested Waivers:

Section 4.9.7 (Table 4.L) – Minimum Width of Side Yard (S. Johnson Side)

Required: 3’ Provided: 2’ 3 5/8” Waiver: 8 3/8”

Section 15.2.3 – Parking in Front Yards

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

ITEM 30 – Docket Number: 398-08 DS
Applicant or Agent: Anthony and Nancy Tatarski
Property Location: 6826 Colbert Street **Zip:** 70124
Bounding Streets: Colbert, Chapelle, Milne, and Mouton Sts.
Square Number: 108 **Lots:** 29 & 30
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 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 a detached accessory building with excessive height.

Requested Waivers:

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

Permitted: 14’ Proposed: 21’ 4” Waiver: 7’ 4”

ITEM 31 – Docket Number: 399-08 AZ
Applicant or Agent: Terrence Scott
Property Location: 2341 Lamanche Street **Zip:** 70117
Bounding Streets: Lamanche, N. Tonti, Charbonnet, and N. Rocheblave Sts.
Square Number: 1255 **Lot:** 11
Zoning Classification: RD-3 Two-Family Residential
Historic District Classification: N/A **ZBM:** F-14
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.5.8(4), and Article 15, Section 15.5.10(1) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 3,358 sq. ft. Waiver: 242 sq. ft.

Section 15.5.8(4) – Front Yards (Stairs)

Permitted: 6’ Proposed: 7’ 6” Waiver: 1’ 6”

Section 15.5.10(1) – Rear Yards (Stairs)

Permitted: 5’ Proposed: 7’ 6” Waiver: 2’ 6”

ITEM 32 – Docket Number: 400-08 AZ
Applicant or Agent: Caldonia Lang
Property Location: 1932 Tennessee Street **Zip:** 70117
Bounding Streets: Tennessee, N. Prieur, Deslonde, and N. Galvez Sts.
Square Number: 949 **Lot:** 31
Zoning Classification: RS-2 Single-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 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

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

ITEM 33 – Docket Number: 401-08 MP
Applicant or Agent: Zabih Khoshkhoo
Property Location: 315 20th Street **ZIP:** 70124
Bounding Streets: 20th St., Fleur de Lis Dr., 22nd 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 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to convert the existing carport into part of the residence with insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

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

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

E. Director of Safety and Permits Decision Appeals -- Deferred from Regular Meeting of November 17, 2008

ITEM 34 – 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.

F. Director of Safety and Permits Decision Appeals -- Deferred from Regular Meeting of December 8, 2008

ITEM 35 – 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.

Note:

Pursuant to a judgment by the Civil District Court for the Parish of Orleans on April 2, 2008, the Board of Zoning Adjustments' decision regarding Docket 158-07 has been vacated and remanded to the Board of Zoning Adjustments for a new public hearing and a decision based on relevant criteria.

ITEM 36 – 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.

G. Director of Safety and Permits Decision Appeals -- New Business

ITEM 37 – Docket Number: 386-08
Applicant or Agent: Irvin L. Dorsey
Property Location: 2540 North Prieur Street **Zip:** 70117
Bounding Streets: N. Prieur, Painters, N. Roman Sts., and Franklin Ave.
Square Number: 875 **Lot:** A
Zoning Classification: RD-3 Two-Family Residential **ZBM:** D-13
Historic District Classification: N/A
Existing Use: Auto Repair Shop
Proposed Use: Auto Repair Shop

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 been lost.

ITEM 38 – Docket Number: 397-08
Applicant or Agent: Lucien Coupe
Property Location: 2400 Peniston Street **Zip:** 70115
Bounding Streets: 3801-03 LaSalle Street
Peniston, LaSalle, Freret, and General Taylor Sts.
Square Number: 589 **Lot:** 1A
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Vacant Three-Family Residence
Proposed Use: Three-Family Residence

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 been lost.