



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

**Regular Meeting Agenda  
Monday, February 9, 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 the Regular Meeting of January 12, 2009**

**ITEM 1 – Docket Number:** 243-08  
**Applicant or Agent:** Total Health Properties  
**Property Location:** 3400-3402 Bienville Ave. **Zip:** 70119  
**Bounding Streets:** Bienville Ave., N. Jeff. Davis Pkwy., Iberville, & N. Clark Sts.  
**Square Number:** 454 **Lot:** A-1  
**Zoning Classification:** RO-1 General Office District  
**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:**

<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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**ITEM 2 – Docket Number:** 342-08  
**Applicant or Agent:** Alonzo and Jessica Knox  
**Property Location:** 2128-40 Oretha Castle Hailey Blvd. **Zip:** 70122  
/1833 Jackson Ave.  
**Bounding Streets:** Oretha Castle Hailey Blvd., Jackson Ave., Josephine & Baronne Sts.  
**Square Number:** 269 **Lot:** 19  
**Zoning Classification:** C-1 General Commercial District  
**Historic District Classification:** N/A **ZBM:** C-15  
**Existing Use:** Vacant  
**Proposed Use:** Office Space

**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 commercial structure with insufficient off-street parking.

**Requested Waivers:**  
**Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations**  
Required: 7 Spaces                      Provided: 3 Spaces                      Waiver: 4 Spaces

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**ITEM 3 – Docket Number:** 389-08  
**Applicant or Agent:** Walton JD Sanchez  
**Property Location:** 1639 Arabella St. **Zip:** 70115  
**Bounding Streets:** Arabella, Danneel, & Joseph Sts., & St. Charles Ave.  
**Square Number:** 64 **Lots:** 6, 7, & 8  
**Zoning Classification:** RS-2 Single-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 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 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'

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**ITEM 4 – Docket Number:** 398-08  
**Applicant or Agent:** Anthony and Nancy Tatarski  
**Property Location:** 6826 Colbert St. **Zip:** 70124  
**Bounding Streets:** Colbert, Chapelle, Milne, and Mouton Sts.  
**Square Number:** 108 **Lots:** 29 & 30  
**Zoning Classification:** LRS-1 Lakeview Single-Family Residential District  
**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: 18’ 8” Waiver: 4’ 8”

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

**ITEM 5 – Docket Number:** 001-09 DS  
**Applicant or Agent:** James Redus  
**Property Location:** 4307 S. Miro & 3606 Gen. Pershing Sts. **Zip:** 70125  
**Bounding Streets:** Napoleon Ave., S. Tonti, Gen. Pershing & S. Miro Sts.  
**Square Number:** 770 **Lots:** S or Pt. 16, Pt. 17, Pt. 18, & Pt. 19  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** B-14  
**Existing Use:** Day Care Center and Private School  
**Proposed Use:** Two Single-Family Residences

**Request Citation:** This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

**Request:**  
This request is to permit two main uses on one lot of record.

**Requested Waivers:**  
**Section 1.4 – Location on Lot Required**  
Permitted: 1 Proposed: 2 Waiver: 1

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**ITEM 8 – Docket Number:** 004-08 AZ  
**Applicant or Agent:** Loving Mother, LLC  
**Property Location:** 4338 St. Charles Ave. **Zip:** 70115  
**Bounding Streets:** St. Charles Ave., Gen. Pershing St., Pitt St., & Napoleon Ave.  
**Square Number:** 387 **Lot:** A-1  
**Zoning Classification:** C-1A General Commercial District  
**Historic District Classification:** St. Charles Ave. Local Historic District **ZBM:** B-15  
**Existing Use:** Vacant Restaurant  
**Proposed Use:** Restaurant

**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 expansion of an existing restaurant structure with insufficient off-street parking.

**Requested Waivers:**

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

Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

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**ITEM 9 – Docket Number:** 005-09 MP  
**Applicant or Agent:** Catherine Simon  
**Property Location:** 2427 Peniston St. **Zip:** 70115  
**Bounding Streets:** Amelia, Gen. Taylor, Freret, and LaSalle Sts.  
**Square Number:** 596 **Lots:** 7, Pt. 6 & Pt. 8  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** B-14  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Two-Family Residence

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

**Request:**

This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot area per dwelling unit, and lot width.

**Requested Waivers:**

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

Required: 5000 sq. ft. Provided: 4620 sq. ft. Waiver: 380 sq. ft.

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

Required: 50' Provided: 42' Waiver: 8'

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**ITEM 10 – Docket Number:** 006-09 MP  
**Applicant or Agent:** Michael Burris  
**Property Location:** 2500 Frankfort St. **Zip:** 70122  
**Bounding Streets:** Painters, Arts, New York and Frankfort Sts.  
**Square Number:** 5243 **Lot:** 33  
**Zoning Classification:** RD-2 Two-Family Residential District  
**Historic District Classification:** N/A **ZBM:** E-10  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

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

**Request:**

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

**Requested Waivers:**

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

Required: 20' Provided: 10' 2" Waiver: 9' 10"

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**ITEM 11 – Docket Number:** 008-09 DS  
**Applicant or Agent:** Friends of Lubavitch, Inc  
**Property Location:** 7037 Freret St. **Zip:** 70118  
**Bounding Streets:** Audubon Blvd., Freret, Zimple, and Audubon Sts.  
**Square Number:** 4 **Lot:** 3  
**Zoning Classification:** RM-1 Multi-Family Residential District  
**Historic District Classification:** N/A **ZBM:** A-14  
**Existing Use:** Religious Facility  
**Proposed Use:** Religious Facility

**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 request is to permit the expansion of a religious facility with insufficient minimum width of side yards (Audubon Blvd. side).

**Requested Waivers:**

**Section 4.8.7 (Table 4.H) – Minimum Width of Side Yard (Audubon Blvd. Side)**

Required: 3' Provided: 1' 1½" Waiver: 1' 10½"

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