



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

**Regular Meeting Agenda
Monday, March 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 -- New Business

ITEM 1 – Docket Number:	010-09	MDO
Applicant or Agent:	Dan Nitschke	
Property Location:	3120-22 Toledano Street	Zip: 70125
Bounding Streets:	Toledano, S. Galvez, S. Roman Sts., and Louisiana Ave. Pkwy.	
Square Number:	D	Lot: 36
Zoning District:	RD-2 Two-Family Residential	ZBM: B-14
Historic District Classification:	N/A	
Existing Use:	Vacant Lot	
Proposed Use:	Two-Family Residence	

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

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, minimum depth of front 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.	Provided: 4,140 sq. ft.	Waiver: 860 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50'	Provided: 30'	Waiver: 20'
Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard		
Required: 20'	Provided: 12'	Waiver: 8'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces

ITEM 2 – Docket Number: 011-09 AZ
Applicant or Agent: Sean R. Cullen
Property Location: 3601 Tchoupitoulas Street
700-710 Foucher Street **Zip:** 70115
Bounding Streets: Tchoupitoulas, Foucher, Annunciation, and Antonine Sts.
Square Number: 106 **Lot:** 13
Zoning District: LI Light Industrial **ZBM:** B-15
Historic District Classification: N/A
Existing Use: Office Material / Truck Storage
Proposed Use: Office Material / Truck Storage

Request Citation: This request is for variances from the provisions of Article 7, Section 7.3.7 (Table 7.C) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reconstruction of a storage facility with insufficient minimum rear yard depth abutting a residential district.

Requested Waivers:

Section 7.3.7 (Table 7.C) – Minimum Rear Yard Abutting a Residential District

Required: 20’ Provided: 0’ Waiver: 20’

ITEM 3 – Docket Number: 012-09 AZ
Applicant or Agent: Joe Ruppel
Property Location: 2514 A & B Choctaw Street **Zip:** 70117
Bounding Streets: Choctaw, Law, Andry, and N. Dorgenois Sts.
Square Number: 1421-A **Lot:** 17
Zoning District: RD-3 Two-Family Residential **ZBM:** F-14
Historic District Classification: N/A
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), 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 per dwelling unit, insufficient off-street parking, and 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: 3,100 sq. ft. Waiver: 500 sq. ft.

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

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

Section 15.5.10(1) – Rear Yards (Stairs)

Permitted: 5’ Proposed: 7’ Waiver: 2’

ITEM 4 – Docket Number:	013-09	AZ
Applicant or Agent:	Joe Ruppel	
Property Location:	2625 A & B Andry Street	Zip: 70117
Bounding Streets:	Andry, Law, Eganias Sts., and Florida Ave.	
Square Number:	1455	Lot: 5
Zoning District:	RD-3 Two-Family Residential	ZBM: F-13
Historic District Classification:	N/A	
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), 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 per dwelling unit, insufficient off-street parking, and 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: 3,150 sq. ft.	Waiver: 450 sq. ft.
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Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations

Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space
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Section 15.5.10(1) – Rear Yards (Stairs)

Permitted: 5'	Proposed: 7'	Waiver: 2'
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ITEM 5 – Docket Number:	014-09	AZ
Applicant or Agent:	Joe Ruppel	
Property Location:	2540 A & B Choctaw Street	Zip: 70117
Bounding Streets:	Choctaw, N. Dorgenois, Andry, and Law Sts.	
Square Number:	1455	Lot: 5
Zoning District:	RD-3 Two-Family Residential	ZBM: F-13
Historic District Classification:	N/A	
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), 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 per dwelling unit, insufficient width of a corner lot side yard, insufficient off-street parking, and 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: 3,100 sq. ft.	Waiver: 500 sq. ft.
Section 4.6.7 (Table 4.F) – Minimum Corner Lot Side Yard		
Required: 4'	Provided: 3'6"	Waiver: 6"
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space
Section 15.5.10(1) – Rear Yards (Stairs)		
Permitted: 5'	Proposed: 7'	Waiver: 2'

ITEM 6 – Docket Number:	015-09	AZ
Applicant or Agent:	Joe Ruppel	
Property Location:	2516 A & B Choctaw Street	Zip: 70117
Bounding Streets:	Choctaw, Law, Andry, and N. Dorgenous Sts.	
Square Number:	1421-A	Lot: 17
Zoning District:	RD-3 Two-Family Residential	ZBM: F-14
Historic District Classification:	N/A	
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), 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 per dwelling unit, insufficient off-street parking, and 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: 3,100 sq. ft.	Waiver: 500 sq. ft.
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space
Section 15.5.10(1) – Rear Yards (Stairs)		
Permitted: 5'	Proposed: 7'	Waiver: 2'

ITEM 7 – Docket Number: 016-09 MDO
Applicant or Agent: Jericho Road Episcopal Housing Initiative
Property Location: 1925-31 Sixth Street **Zip:** 70115
Bounding Streets: Sixth, Danneel, Washington, and Dryades Sts.
Square Number: 276 **Lots:** 8 & 9
Proposed Lot: 9-A
Zoning District: RM-2 Multi-Family Residential **ZBM:** B-15
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

Request:

This request is a requirement as part of Subdivision Docket 113/08 to obtain a waiver for insufficient minimum lot area for a single-family residence.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area

Required: 3,125 sq. ft. Provided: 3,000 sq. ft. Waiver: 125 sq. ft.

ITEM 8 – Docket Number: 017-09 MDO
Applicant or Agent: Jericho Road Episcopal Housing Initiative
Property Location: 1925-31 Sixth Street **Zip:** 70115
Bounding Streets: Sixth, Danneel, Washington, and Dryades Sts.
Square Number: 276 **Lots:** 8 & 9
Proposed Lot: 8-A
Zoning District: RM-2 Multi-Family Residential **ZBM:** B-15
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

Request:

This request is a requirement as part of Subdivision Docket 113/08 to obtain a waiver for insufficient minimum lot area for a single-family residence.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area

Required: 3,125 sq. ft. Provided: 3,000 sq. ft. Waiver: 125 sq. ft.

ITEM 9 – Docket Number: 018-09 DS
Applicant or Agent: Christopher and Vivian Kain
Property Location: 5700 St. Claude Avenue **Zip:** 70117
Bounding Streets: St. Claude, Lamanche, N. Rampart, and Charbonnet
Square Number: 333 **Lot:** A
Zoning District: C-1 General Commercial **ZBM:** E-14
Historic District Classification: N/A
Existing Use: Vacant Warehouse
Proposed Use: Seafood Market (Retail)

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 warehouse into a seafood market with insufficient off-street parking.

Requested Waivers:

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

Required: 6 Spaces Provided: 0 Spaces Waiver: 6 Spaces

ITEM 10 – Docket Number: 019-09 AZ
Applicant or Agent: Joe Ruppel
Property Location: 2243 A & B Gordon **Zip:** 70117
Bounding Streets: Gordon, N. Miro, Tupelo, and N. Tonti Sts.
Square Number: 1122 **Lot:** 11
Zoning District: RD-3 Two-Family Residential **ZBM:** F-14
Historic District Classification: N/A
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), 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 per dwelling unit, insufficient off-street parking, insufficient width of a side yard on a corner lot, and 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: 3,264 sq. ft. Waiver: 336 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Width of Corner Side Yard

Required: 7' Provided: 3'6" Waiver: 3'6"

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

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

Section 15.5.10(1) – Rear Yards (Stairs)

Permitted: 5' Proposed: 7' Waiver: 2'

ITEM 11 – Docket Number: 020-09 MDO
Applicant or Agent: James and Erica Reiss
Property Location: 1419 Henry Clay Avenue **Zip:** 70118
Bounding Streets: Henry Clay Ave., Garfield, Webster, and Pitt Sts.
Square Number: 55 **Lot:** C
Zoning District: RD-3 Two-Family Residential **ZBM:** F-14
Historic District Classification: N/A
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 new porch that encroaches into the required front yard area.

Requested Waivers:
Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard
Required: 20’ Provided: 13’ 7” Waiver: 6’ 3”

ITEM 12 – Docket Number: 021-09 DS
Applicant or Agent: Diana Jolla
Property Location: 2712 Lavender Street **Zip:** 70122
Bounding Streets: Lavender, Lotus, and Clover Sts., and Peoples Ave.
Square Number: 18 **Lots:** 3 & 4
Zoning District: RD-2 Two-Family Residential **ZBM:** F-14
Historic District Classification: N/A
Existing Use: Two Vacant Main Uses
Proposed Use: Two Main Uses

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 the reestablishment of two main uses on one lot of record.

Requested Waivers:
Section 1.4 – Location on a Lot Required
Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

ITEM 13 – Docket Number: 022-09 DS
Applicant or Agent: Randy and Shimeka Irons
Property Location: 2405 Dumaine Street **Zip:** 70119
Bounding Streets: Dumaine, N. Rocheblave, St. Philip, and N. Tonti Sts.
Square Number: 313 **Lot:** 18
Zoning District: RD-2 Two-Family Residential **ZBM:** C-13
Historic District Classification: Tremé Local Historic District
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 4.6.7 and Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a single family residence to a two-family residence and the reconstruction of a reconstruction of the existing structure with insufficient minimum depth of rear yard and insufficient off-street parking.

Requested Waivers:

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

Required: 20' Provided: 13' Waiver: 7'

Section 15.6.7(4) - Special Regulations for One- and Two-Family Dwellings (Parking)

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

ITEM 14 – Docket Number: 023-09 AZ
Applicant or Agent: Mr. and Mrs. Steven Miller
Property Location: 106 East Park Place **Zip:** 70124
Bounding Streets: E. Park, N. Park, Middle Park, and Central Park Pls.
Square Number: Park Place **Lot:** 106
Zoning District: 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 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with stairs projecting more than six feet (6') into the required front yard area.

Requested Waivers:

Section 15.5.8(4) – Front Yards (Stairs)

Permitted: 6' Proposed: 11' 8 ¾" Waiver: 5' 8 ¾"

ITEM 15 – Docket Number: 024-09 DS
Applicant or Agent: Canh Nguyen
Property Location: 7301 Chef Menteur Highway **Zip:** 70126
Bounding Streets: Chef Menteur Hwy., Plum Orchard Ave., Warfield St., and Lonely Oak Dr.
Square Number: 2 **Lots:** B Part Lots 3 & 4
Zoning District: C-1 General Commercial **ZBM:** F-12
Historic District Classification: N/A
Existing Use: Vacant Building
Proposed Use: Retail Building

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.3.2 of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 10 Spaces Provided: 6 Spaces Waiver: 4 Spaces

Section 15.3.2 – Loading Requirements

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

ITEM 16 – Docket Number: 025-09 MP
Applicant or Agent: Tracy & Scarlet Berckes
Property Location: 4177 Toulouse Street **Zip:** 70119
Bounding Streets: Toulouse, David, St. Peter, and N. Solomon Sts.
Square Number: 553 **Lot:** 23
Zoning District: RD-3 Two-Family Residential **ZBM:** C-12
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Vacant Lot

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.

Requested Waivers:

Section 15.6.1 – Fences, Walls, and Hedges (Height)

Permitted: 7' Proposed: 8' Waiver: 1'

ITEM 17 – Docket Number: 026-09 MP
Applicant or Agent: Eric B. France
Property Location: 3813-15 Cadillac Street **Zip:** 70122
Bounding Streets: Cadillac, Foy, Buchanan, and Milton Sts.
Square Number: 2678 **Lot:** 39
Zoning District: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** D-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) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)		
Required: 5,000 sq. ft.	Provided: 4,806 sq. ft.	Waiver: 194 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50’	Provided: 30’	Waiver: 20’
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 52 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces

ITEM 18 – Docket Number: 027-09 DS
Applicant or Agent: Joel Alsandor
Property Location: 2625-27 Acacia Street **Zip:** 70122
Bounding Streets: Acacia, Lotus, and Clover Sts., and Franklin Ave.
Square Number: 14 **Lots:** 42 & 43
Zoning District: RD-2 Two-Family Residential **ZBM:** E-12
Historic District Classification: N/A
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 15.6.6 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 and excessive paving of the required front yard area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)		
Required: 5,000 sq. ft.	Provided: 3,600 sq. ft.	Waiver: 1,400 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50’	Provided: 30’	Waiver: 20’
Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)		
Required: ≤40% (240 s.f.)	Provided: 80% (480 s.f.)	Waiver: 40% (240 s.f.)

ITEM 19 – Docket Number: 029-09 DS
Applicant or Agent: Lusher Charter School
Property Location: 5624 Freret Street **Zip:** 70115
Bounding Streets: Freret and Joseph Sts. and Loyola and Nashville Aves.
Square Number: 75, 76, 77, 78, 71 & 72 **Lots:** All
Zoning District: RS-2 Single-Family Residential **ZBM:** E-12
Historic District Classification: N/A
Existing Use: School
Proposed Use: School

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.

Requested Waivers:

Section 15.6.1 – Fences, Walls, and Hedges (Height)

Permitted: 7' Proposed: 12' Waiver: 5'

ITEM 20 – Docket Number: 030-09 DS
Applicant or Agent: Paul Cosma
Property Location: 916 Short Street **Zip:** 70118
Bounding Streets: Short, Freret, Burthe Sts. and S. Carrollton Ave.
Square Number: 107 **Lot:** 28
Zoning District: RD-2 Two-Family Residential **ZBM:** A-13
Historic District Classification: N/A
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variance from the provisions of Article 15, Section 15.5.8(5), Article 14, Section 14.7.2, and Article 14, Section 14.7.4 of the Comprehensive Zoning Ordinance.

Request:

This variance request and special exception request is to permit the construction of a detached accessory building in the required front yard area (**AFTER THE FACT**).

Requested Waivers:

Section 15.5.8(5) – Front Yards (Average Front Yard)

Permitted: needed Proposed: 5' Waiver: 2'

Section 14.7.2 – Special Exceptions Criteria

Not substantially affected adversely the use of adjacent or neighboring property permitted in this ordinance.

Section 14.7.4 – Special Yard Exceptions

ITEM 21 – Docket Number:	031-09	DS
Applicant or Agent:	Trinity Church	
Property Location:	2119 Coliseum Street	Zip: 70130
Bounding Streets:	Jackson Ave., Prytania, Josephine, and Coliseum Sts.	
Square Number:	203	Lot: A
Zoning District:	RM-1 Multi-Family Residential	ZBM: C-15
Historic District Classification:	Lower Garden District Local Historic District	
Existing Use:	Accessory Church Use	
Proposed Use:	Accessory Church Use	

Request Citation: This request is for variances 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 renovation and expansion of an auxiliary church use with excessive height, insufficient minimum depth of front yard, insufficient minimum width of a side yard and minimum aggregate width of side yards.

Requested Waivers:

Section 4.8.7 (Table 4.H) – Maximum Height

Required: 40’	Provided: 42’ 6”	Waiver: 2’ 6”
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Section 4.8.7 (Table 4.H) – Minimum Depth of Front Yard

Required: 20’	Provided: 9’ 6”	Waiver: 10’ 6”
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Section 4.8.7 (Table 4.H) – Minimum Width of Each Side Yard (Josephine Street Side)

Required: 10’	Provided: 3’ 5”	Waiver: 6’ 7”
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Section 4.8.7 (Table 4.H) – Minimum Aggregate Width of Side Yards

Required: 17’	Provided: 7’ 9”	Waiver: 9’ 3”
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ITEM 22 – Docket Number: 032-09 MDO
Applicant or Agent: GCHP-NDF, L.L.C.
Property Location: 1424 South Saratoga Street **Zip:** 70113
Bounding Streets: S. Saratoga, Thalia, and S. Rampart Sts., and MLK Jr. Blvd. **Lot:** 2 Pt 3 & 11 Pt 3 11
Square Number: 287 **Proposed Lot:** 3A
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the Comprehensive Zoning Ordinance.

Request:

This request is a requirement as part of Subdivision Docket 87/08 to obtain a waiver for insufficient minimum lot area for a single-family residence.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area

Required: 3,125 sq. ft. Provided: 3,098 sq. ft. Waiver: 27 sq. ft.

ITEM 23 – Docket Number: 033-09 MDO
Applicant or Agent: GCHP-NDF, L.L.C.
Property Location: 2013 Martin Luther King Jr. Boulevard **Zip:** 70113
Bounding Streets: MLK Jr. Blvd., S. Saratoga, Thalia, and S. Rampart Sts.
Square Number: 287 **Lot:** 2 Pt 3 & 11 Pt 3 11
Zoning District: RM-4 Multi-Family Residential **Proposed Lot:** 3B
Historic District Classification: N/A **ZBM:** C-14
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the Comprehensive Zoning Ordinance.

Request:

This request is a requirement as part of Subdivision Docket 87/08 to obtain a waiver for insufficient minimum lot area for a single-family residence.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area

Required: 3,125 sq. ft. Provided: 3,097 sq. ft. Waiver: 28 sq. ft.

ITEM 24 – Docket Number: 034-09 MDO
Applicant or Agent: GCHP-NDF, L.L.C.
Property Location: 2021 Martin Luther King Jr. Boulevard **Zip:** 70113
Bounding Streets: MLK Jr. Blvd., S. Saratoga, Thalia, and S. Rampart Sts.
Square Number: 287 **Lot:** 2 Pt 3 & 11 Pt 3 11
Proposed Lot: 3B
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the Comprehensive Zoning Ordinance.

Request:

This request is a requirement as part of Subdivision Docket 87/08 to obtain a waiver for insufficient minimum lot area for a single-family residence.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area

Required: 3,125 sq. ft. Provided: 3,097 sq. ft. Waiver: 28 sq. ft.

ITEM 25 – Docket Number: 035-09 MP
Applicant or Agent: Jennifer Ponce
Property Location: 1233 St. Mary Street **Zip:** 70130
Bounding Streets: St. Mary, Chestnut, Felicity, and Camp Sts.
Square Number: 174 **Lot:** 1
Zoning Classification: RM-2A Multi-Family Residential **ZBM:** C-14
Historic District Classification: Lower Garden District Local Historic District
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

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

Requested Waivers:

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

Permitted: 40% (216 sq. ft.) Proposed: 70% (378 sq. ft.) Waiver: 30% (162 s. ft.)

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

Permitted: 3' Proposed: 0' Waiver: 3'

C. Director of Safety and Permits Decision Appeals

ITEM 28 – Docket Number: 028-09
Applicant or Agent: Bobbie Johnson
Property Location: 4401 Baudin Street **Zip:** 70119
Bounding Streets: Baudin, Murat, Banks, and Alexander Sts.
Square Number: 805 **Lot:** 12
Zoning Classification: RD-3 Two-Family Residential **ZBM:** B-12
Historic District Classification: N/A
Existing Use: Vacant Residential Structure
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 structure has not been lost.

DRAFT