



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

**Regular Meeting Agenda  
Monday, May 11, 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 --Old Business**

<b>ITEM 1 – Docket Number:</b>	<b>045-09</b>	MP
<b>Applicant or Agent:</b>	Charles Clark	
<b>Property Location:</b>	3815 Eagle Street	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	Eagle, Edinburgh, General Ogden, & Palm Sts.	
<b>Square Number:</b>	556	<b>Lot:</b> 23
<b>Zoning Classification:</b>	RD-2 Two-Family Residential	<b>ZBM:</b> B-12
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Two-Family Residence	

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) 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 and minimum lot width.

**Requested Waivers:**

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

Required: 5,000 sq. ft.	Provided: 4,500 sq. ft.	Waiver: 500 sq. ft.
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**Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)**

Required: 50'	Provided: 30'	Waiver: 20'
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**ITEM 2 – Docket Number:** **046-09** **AZ**  
**Applicant or Agent:** Ryan & Karen Borne  
**Property Location:** 238 28<sup>th</sup> Street **Zip:** 70124  
**Bounding Streets:** 26<sup>th</sup> & 28<sup>th</sup> Sts., Fleur de Lis Dr. & Pontchartrain Blvd. **Lots:** 54 & 55  
**Square Number:** 16 **Proposed:** 54-A  
**Zoning District:** LRS-1 Lakeview Single-Family Res. **ZBM:** B-10  
**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 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 lot area.

**Requested Waivers:**

**Section 9A.1.7 (Table 9.A) – Minimum Lot Area**

Required: 5,000 sq. ft.                      Provided: 4,800 sq. ft.                      Waiver: 200 sq. ft.

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**ITEM 3 – Docket Number:** **047-09** **AZ**  
**Applicant or Agent:** Ryan & Karen Borne  
**Property Location:** 238 28<sup>th</sup> Street **Zip:** 70124  
**Bounding Streets:** 26<sup>th</sup> & 28<sup>th</sup> Sts., Fleur de Lis Dr., Pontchartrain Blvd. **Lots:** 52 & 53  
**Square Number:** 16 **Proposed:** 52-A  
**Zoning District:** LRS-1 Lakeview Single-Family Res. **ZBM:** B-10  
**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 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 lot area.

**Requested Waivers:**

**Section 9A.1.7 (Table 9.A) – Minimum Lot Area**

Required: 5,000 sq. ft.                      Provided: 4,800 sq. ft.                      Waiver: 200 sq. ft.

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<b>ITEM 4 – Docket Number:</b>	<b>049-09</b>	DS
<b>Applicant or Agent:</b>	Mike & Jennifer Raeder	
<b>Property Location:</b>	2202 Wirth Street	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Wirth, Freret & S. Robertson Sts. & Nashville Ave.	
<b>Square Number:</b>	81	<b>Lot:</b> 1
<b>Zoning District:</b>	RD-2 Two-Family Residential	<b>ZBM:</b> B-14
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	Single-Family Residence	

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.7.1(b) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an addition to a single-family residence with insufficient minimum aggregate width of side yards, minimum width of side yard (S. Robertson St. side), and insufficient side yard open to the sky.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards**

Required: 20% (9' 4")	Provided: 7.8% (3' 8")	Waiver: 12.2% (5' 8")
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**Section 4.5.7 (Table 4.E) – Minimum Width of Side Yards (S. Robertson St. Side)**

Required: 3'	Provided: 1'	Waiver: 2'
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**Section 15.5.7.1(b) – Yard and Open Space Generally (Two Feet Open to the Sky)**

Required: 2'	Provided: 1'	Waiver: 1'
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**C. BZA Dockets -- New Business**

<b>ITEM 5 – Docket Number:</b>	<b>055-09</b>	<b>DS</b>
<b>Applicant or Agent:</b>	Brenda Carter	
<b>Property Location:</b>	2500 Tupelo Street	<b>Zip: 70117</b>
<b>Bounding Streets:</b>	Tupelo, Dorgenois, Gordon, & Law Sts.	
<b>Square Number:</b>	1429	<b>Lot: 24</b>
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM: F-14</b>
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	Single-Family Residence	

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.7.1(b) and Article 15, Section 15.6.7(2) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient side yard open to the sky and insufficient minimum width of a corner lot side yard (**AFTER THE FACT**).

**Requested Waivers:**

**Section 15.5.7.1(b) – Yard and Open Space Generally (Two Feet Open to the Sky)**

Required: 2'	Provided: 8"	Waiver: 1' 4"
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**Section 15.6.7(2) – Special Regulations – Minimum Side Yard of a Corner Lot**

Required: 5'	Provided: 8"	Waiver: 4' 4"
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<b>ITEM 6 – Docket Number:</b>	<b>056-09</b>	MDO
<b>Applicant or Agent:</b>	Alpha Renstal Properties	
<b>Property Location:</b>	3714-16 South Galvez Street	<b>Zip:</b> 70125
<b>Bounding Streets:</b>	S. Galvez, Delachaise, S. Johnson & Gen. Taylor Sts.	
<b>Square Number:</b>	9	<b>Lot:</b> 18
<b>Zoning District:</b>	RD-2 Two-Family Residential	<b>ZBM:</b> B-14
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Two- Family Residence	

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

**Request:**

This 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:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 3,150 sq. ft.	Waiver: 1,850 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50’	Provided: 30’	Waiver: 20’
<b>Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard</b>		
Required: 20’	Provided: 12’	Waiver: 8’
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 Spaces	Provided: 0 Space	Waiver: 2 Spaces

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<b>ITEM 7 – Docket Number:</b>	<b>057-09</b>	<b>AZ</b>
<b>Applicant or Agent:</b>	Renovation Space, L.L.C.	
<b>Property Location:</b>	925 Poeyfarre Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	Poeyfarre, Constance, Annunciations Sts. & Andrew Higgins Ave.	
<b>Square Number:</b>	121	<b>Lot:</b> 47
<b>Zoning District:</b>	CBD-8 Central Business District	<b>ZBM:</b> C-15
<b>Historic District Classification:</b>	Warehouse District Local Historic District	
<b>Existing Use:</b>	Vacant Building	
<b>Proposed Use:</b>	Mixed-Use	

**Request Citation:** This request is for variances from the provisions of Article 6, Section 6.9.7 (Table 6.I) and Article 15, Section 15.2.7 (Table 15.B) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a vacant building into a mixed-use building with insufficient minimum interior lot building setback from lowest residential level with windows and insufficient off-street parking

**Requested Waivers:**

**Section 6.9.7 (Table 6.I) – Minimum Interior Lot Building Setback**

Required: 20’	Provided: 1’ 1”	Waiver: 18’ 11”
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**Section 15.2.7 (Table 15.B) – CBD Parking Regulations**

Required: 4 Spaces	Provided: 0 Spaces	Waiver: 4 Spaces
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<b>ITEM 8 – Docket Number:</b>	<b>058-09</b>	MP
<b>Applicant or Agent:</b>	Barry Anderson	
<b>Property Location:</b>	4336 Erato Street	<b>Zip:</b> 70125
<b>Bounding Streets:</b>	Erato, S. Salcedo, S. Lopez Sts. & Washington Ave.	
<b>Square Number:</b>	510	<b>Lots:</b> 1 & 2
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM:</b> B-13
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Single-Family Residence	
<b>Proposed Use:</b>	Single-Family Residence	

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.12(1) and Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, minimum width of a corner lot side yard, minimum depth of rear yard, off-street parking, a request to place an accessory structure in the required front yard area, and a request to permit the placement of a fence around the front yard area within twenty feet (20') of a street intersection (**AFTER THE FACT**).

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 0'	Waiver: 20'
<b>Section 4.6.7 (Table 4.F) – Minimum Corner Lot Side Yard</b>		
Required: 10'	Provided: 0'	Waiver: 10'
<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard</b>		
Required: 20'	Provided: 3'	Waiver: 17'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 1 Space	Provided: 0 Space	Waiver: 1 Space
<b>Section 15.5.12(1) – Accessory Structures (Side Yards)</b>		
Permitted: 40' from front lot line	Proposed: 20'	Waiver: 20'
<b>Section 15.6.1 – Fences, Walls, and Hedges</b>		
Required: 20'	Provided: 0'	Waiver: 20'

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**ITEM 9 – Docket Number:** 059-09 MP  
**Applicant or Agent:** Xavier University  
**Property Location:** 1 Drexel Drive **Zip:** 70125  
**Bounding Streets:** Drexel Dr., Broadway, Dixon, & Telemachus Sts.  
**Square Number:** 722 **Lots:** X-1 & Lots 1-2, 4-7, & 8  
**Zoning District:** RM-4 Multi-Family Residential **ZBM:** B-13  
**Historic District Classification:** N/A  
**Existing Use:** Student Union  
**Proposed Use:** Student Union and Student Center

**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 to permit the expansion of an existing student union with insufficient minimum width of a side yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.L) – Minimum Width of a Side Yard (Telemachus Street Side)**

Required: 20’                                      Provided: 10’                                      Waiver: 10’

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**ITEM 10 – Docket Number:** 060-09 **WITHDRAWN**  
**Applicant or Agent:** Resurrection Missionary Baptist Church  
**Property Location:** 812-832 Market Street **Zip:** 70130  
**Bounding Streets:** Market, Chippewa, Felicity, & Annunciation Sts.  
**Square Number:** 108 **Lot:** A-X  
**Zoning District:** RM-2A Multi-Family Residential **ZBM:** C-15  
**Historic District Classification:** N/A  
**Existing Use:** Vacant Lot  
**Proposed Use:** Accessory Use

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.1.3(5)(c) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit a recreational use on a lot less than three (3) acres in size and closer than fifty feet (50’) from an adjoining property line.

**Requested Waivers:**

**Section 4.1.3(5)(c) – Permitted Use (Recreational Uses) (Minimum Lot Size)**

Required: 3 acres                                      Provided: 0.39 acres                                      Waiver: 2.61 acres

**Section 4.1.3(5)(c) – Permitted Use (Recreational Uses) (Distance from Property Line)**

Required: 50’                                      Provided: 3’                                      Waiver: 47’

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**ITEM 11 – Docket Number:** 061-09 MDO  
**Applicant or Agent:** Jamaal Stewart  
**Property Location:** 9018 Pear Street **Zip:** 70118  
**Bounding Streets:** Pear, Hamilton, Hollygrove, & Marks Sts.  
**Square Number:** 652 **Lot:** 24  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-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 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,514 sq. ft.	Waiver: 486 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 30'	Waiver: 20'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces

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**ITEM 12 – Docket Number:** 062-09 MDO  
**Applicant or Agent:** Franklin Lee  
**Property Location:** 9016 Pear Street **Zip:** 70118  
**Bounding Streets:** Pear, Hamilton, Hollygrove, & Marks Sts.  
**Square Number:** 652 **Lot:** 23  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-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 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,514 sq. ft.	Waiver: 486 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 30'	Waiver: 20'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces

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**ITEM 13 – Docket Number:** 063-09 AZ  
**Applicant or Agent:** Patricia Couvillion  
**Property Location:** 4301 South Derbigny Street **Zip:** 70125  
**Bounding Streets:** S. Derbigny, Gen. Pershing, S. Roman Sts. & Napoleon Ave.  
**Square Number:** 705 **Lot:** Pt 16 & 17  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-14  
**Historic District Classification:** N/A  
**Existing Use:** Vacant Four-Family Residence  
**Proposed Use:** Four-Family Residence

**Request Citation:** This request is for an extension to a restoration permit, in accordance with provisions of Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to extend the time required to complete the restoration of a nonconforming use for a period of twelve months.

**Requested Waivers:**

**Section 13.3.2 – Time Permitted to Complete Restoration of a Nonconforming Use Destroyed by Fire, Storms, or Other Acts of God, Measured from Date of Permit Issuance**

Required: 12 months Proposed: 28 months Waiver: 16 months

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**ITEM 14 – Docket Number:** 064-09 AZ  
**Applicant or Agent:** Michael F. Kelley  
**Property Location:** 4313-15 Baudin Street **Zip:** 70119  
**Bounding Streets:** Baudin, Banks, S. Hennessy, & S. Alexander Sts.  
**Square Number:** 798 **Lot:** 17  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** B-12  
**Historic District Classification:** N/A  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

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

**Request:**

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

**Requested Waivers:**

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

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

**Section 4.6.7 (Table 4.F) – Minimum Width of Side Yard (S. Alexander Side)**

Required: 3' Provided: 2.64' to 2.7' Waiver: 0.36' to 0.3'

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**ITEM 15 – Docket Number:** 065-09 MDO  
**Applicant or Agent:** Susan Glennon  
**Property Location:** 820-22 Polk Street **Zip:** 70124  
**Bounding Streets:** Polk, Gen. Diaz, Brooks, & Memphis Sts.  
**Square Number:** 344 **Lot:** Pt. Lots 45-48  
**Zoning District:** LRS-1 Lakeview Single-Family Res. **ZBM:** C-11  
**Historic District Classification:** N/A  
**Existing Use:** Vacant Lot (Former Two-Family Residence)  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances 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 two-family residence with insufficient minimum lot area, minimum lot width, and minimum depth of front yard.

**Requested Waivers:**

<b>Section 9A.1.7 (Table 9A.A) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,000 sq. ft.	Waiver: 1,000 sq. ft.
<b>Section 9A.1.7 (Table 9A.A) – Minimum Lot Width (Two-Family)</b>		
Required: 50'	Provided: 40'	Waiver: 10'
<b>Section 9A.1.7 (Table 9A.A) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 10'	Waiver: 10'

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**ITEM 16 – Docket Number:** 066-09 MDO  
**Applicant or Agent:** Maryann Joseph  
**Property Location:** 1509 South White Street **Zip:** 70123  
**Bounding Streets:** S. White, Eve, S. Dupre Sts. & Martin Luther King Jr. Blvd.  
**Square Number:** 497 **Lot:** 6  
**Zoning District:** RM-1 Multi-Family Residential **ZBM:** B-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 4.8.7 (Table 4.H) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

<b>Section 4.8.7 (Table 4.H) – Minimum Depth of Rear Yard</b>		
Required: 20'	Provided: 7'	Waiver: 13'

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**ITEM 17 – Docket Number:** 067-09 AZ  
**Applicant or Agent:** Eulastine Price  
**Property Location:** 1701 Lesseps Street **Zip:** 70117  
**Bounding Streets:** Lesseps, N. Roman, N. Derbigny Sts, & Poland Ave.  
**Square Number:** 800 **Lot:** 11  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-13  
**Historic District Classification:** N/A  
**Existing Use:** Two Main Uses on One Lot of Record (Vacant)  
**Proposed Use:** Two Main Uses on One Lot of Record

**Request Citation:** This request is for a variance from the provisions of Article 1, Section 1.4, 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 establishment of two main uses on one lot of record with insufficient minimum lot area, minimum depth of rear yard, minimum width of side yard, minimum corner lot side yard, minimum aggregate width of side yard, and insufficient off-street parking (**AFTER THE FACT**).

**Requested Waivers:**

**Section 1.4 – Location on a Lot Required**

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

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

Required: 3,600 sq. ft. Provided: 3,379 sq. ft. Waiver: 221 sq. ft.

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

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

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

Required: 3' Provided: 0' Waiver: 3'

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

Required: 4' Provided: 0' Waiver: 4'

**Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards**

Required: 6.2' Provided: 0' Waiver: 6.2'

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

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

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**ITEM 18 – Docket Number:** 069-09 AZ  
**Applicant or Agent:** Wayne Turnbull  
**Property Location:** 827 Nashville Avenue **Zip:** 70115  
**Bounding Streets:** Nashville Ave., Camp, Arabella, & Magazine Sts.  
**Square Number:** 28 **Lot:** C  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** A-15  
**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 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an accessory structure with excessive coverage of the rear yard area.

**Requested Waivers:**

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

Permitted: 40% (316 sq. ft.) Proposed: 65% (519 sq. ft.) Waiver: 25% (203 s.f.)

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**ITEM 19 – Docket Number:** 070-09 MP  
**Applicant or Agent:** Catherine Ellington  
**Property Location:** 5829 Tchoupitoulas Street **Zip:** 70115  
**Bounding Streets:** Tchoupitoulas, Eleonore, Annunciation Sts. & Nashville Ave.  
**Square Number:** 8 **Lot:** A  
**Zoning District:** RD-4 Two-Family Residential **ZBM:** A-15  
**Historic District Classification:** N/A  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.7.7 (Table 4.G) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit an addition to an existing residential structure with insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 4.7.7 (Table 4.G) – Minimum Depth of Rear Yard**

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

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**ITEM 20 – Docket Number:** 071-09 MDO  
**Applicant or Agent:** Cigar Box Investments, LLC  
**Property Location:** 437 Philip Street **Zip:** 70130  
**Bounding Streets:** Philip, Rousseau, Tchoupitoulas Sts. & Jackson Ave.  
**Square Number:** 29 **Lot:** 5-A  
**Zoning District:** HI Heavy Industrial **ZBM:** C-15  
**Historic District Classification:** Irish Channel Local Historic District  
**Existing Use:** Warehouse  
**Proposed Use:** Warehouse

**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 allow a former wall of a warehouse to remain along the property line separating a residential district from an industrial district to function as a fence with excessive height.

**Requested Waivers:**

**Section 15.6.1 – Fences, Wall, and Hedges**

Permitted: 10' Proposed: 13' 6" Waiver: 3' 6"

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**ITEM 21 – Docket Number:** 072-09 MDO  
**Applicant or Agent:** Robert Rubin  
**Property Location:** 1207 State Street **Zip:** 70118  
**Bounding Streets:** State, Prytania, Eleonore, & Perrier Sts.  
**Square Number:** 24 **Lot:** 3 & Pt. 4  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** A-15  
**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 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to allow excessive paving in the required front yard area (**AFTER THE FACT**).

**Requested Waivers:**

**Section 15.6.6 – Front Yard Paving**

Permitted: 40% (360 sq. ft.) Provided: 64% (492 sq. ft.) Waiver: 24% (186 s.f.)

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<b>ITEM 22 – Docket Number:</b>	<b>073-09</b>	DS
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1700 Forstall Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Forstall, N. Roman, Reynes, & N. Derbigny Sts.	
<b>Square Number:</b>	810	<b>Lot:</b> 1
<b>Zoning District:</b>	RM-2 Multi-Family Residential	<b>ZBM:</b> E-14
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Single-Family Residence	

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

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum lot area, minimum depth of front yard, minimum corner lot side yard, and minimum depth rear yard.

**Requested Waivers:**

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

Required: 3,125 sq. ft.	Provided: 2,431 sq. ft.	Waiver: 694 sq. ft.
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**Section 4.9.7 (Table 4.I) – Minimum Depth of Front Yard**

Required: 20'	Provided: 5'	Waiver: 15'
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**Section 4.9.7 (Table 4.I) – Minimum Depth of Corner Lot Side Yard**

Required: 10'	Provided: 5'	Waiver: 5'
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**Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard**

Required: 15'	Provided: 10'	Waiver: 5'
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**ITEM 23 – Docket Number:** 074-09 DS  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1704 Forstall Street **Zip:** 70117  
**Bounding Streets:** Forstall, N. Roman, Reynes, & N. Derbigny Sts.  
**Square Number:** 810 **Lot:** 2  
**Zoning District:** RM-2 Multi-Family Residential **ZBM:** E-14  
**Historic District Classification:** N/A  
**Existing Use:** Vacant Lot  
**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 construction of a single-family residence with insufficient minimum lot area, minimum depth of front yard, and minimum depth of rear yard.

**Requested Waivers:**

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

Required: 3,125 sq. ft. Provided: 2,431 sq. ft. Waiver: 694 sq. ft.

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

Required: 20’ Provided: 5’ Waiver: 15’

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

Required: 15’ Provided: 10’ Waiver: 5’

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**ITEM 24 – Docket Number:** 075-09 DS  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1710 Forstall Street **Zip:** 70117  
**Bounding Streets:** Forstall, N. Roman, Reynes, & N. Derbigny Sts.  
**Square Number:** 810 **Lot:** 3  
**Zoning District:** RM-2 Multi-Family Residential **ZBM:** E-14  
**Historic District Classification:** N/A  
**Existing Use:** Vacant Lot  
**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 construction of a single-family residence with insufficient minimum lot area, minimum depth of front yard, and minimum depth of rear yard.

**Requested Waivers:**

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

Required: 3,125 sq. ft. Provided: 2,431 sq. ft. Waiver: 694 sq. ft.

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

Required: 20’ Provided: 5’ Waiver: 15’

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

Required: 15’ Provided: 5’ Waiver: 5’

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<b>ITEM 25 – Docket Number:</b>	<b>076-09</b>	DS
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1730 Forstall Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Forstall, N. Roman, Reynes, & N. Derbigny Sts.	
<b>Square Number:</b>	810	<b>Lot:</b> 10
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM:</b> E-14
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Single-Family Residence	

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

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, minimum corner lot side yard, and minimum depth of rear yard.

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 5'	Waiver: 15'
<b>Section 4.6.7 (Table 4.F) – Minimum Corner Lot Side Yard</b>		
Required: 10'	Provided: 5'	Waiver: 5'
<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard</b>		
Required: 20'	Provided: 10'	Waiver: 10'

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<b>ITEM 26 – Docket Number:</b>	<b>077-09</b>	DS
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1800 Forstall Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Forstall, N. Prieur, Reynes, & N. Roman Sts.	
<b>Square Number:</b>	845	<b>Lot:</b> 1
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM:</b> E-14
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Single-Family Residence	

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

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum lot area, minimum depth of front yard, minimum corner lot side yard, and minimum depth of rear yard.

**Requested Waivers:**

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

Required: 3,600 sq. ft.	Provided: 2,431 sq. ft.	Waiver: 1,169 sq. ft.
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**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

Required: 20'	Provided: 5'	Waiver: 15'
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**Section 4.6.7 (Table 4.F) – Minimum Corner Lot Side Yard**

Required: 10'	Provided: 5'	Waiver: 5'
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**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20'	Provided: 10'	Waiver: 10'
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<b>ITEM 27 – Docket Number:</b>	<b>078-09</b>	<b>WITHDRAWN</b>
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1804 Forstall Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Forstall, N. Prieur, Reynes, & N. Roman Sts.	
<b>Square Number:</b>	845	<b>Lot:</b> 2
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM:</b> E-14
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Single-Family Residence	

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

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum lot area, minimum depth of front yard, and minimum depth of rear yard.

**Requested Waivers:**

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

Required: 3,600 sq. ft.	Provided: 2,431 sq. ft.	Waiver: 1,169 sq. ft.
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**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

Required: 20'	Provided: 5'	Waiver: 15'
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**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20'	Provided: 10'	Waiver: 10'
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<b>ITEM 28 – Docket Number:</b>	<b>079-09</b>	<b>DS</b>
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1840 Forstall Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Forstall, N. Prieur, Reynes, & N. Roman Sts.	
<b>Square Number:</b>	845	<b>Lot:</b> 9
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM:</b> E-14
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Single-Family Residence	

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

**Request:**

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

**Requested Waivers:**

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

Required: 20'	Provided: 5'	Waiver: 15'
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**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20'	Provided: 10'	Waiver: 10'
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**ITEM 29 – Docket Number:** 080-09 MP  
**Applicant or Agent:** John Caron  
**Property Location:** 1308 North Gayoso Street **Zip:** 70119  
**Bounding Streets:** N. Gayoso, Desoto, N. Dupre Sts. & Esplanade Ave.  
**Square Number:** 381 **Lot:** 2  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** C-13  
**Historic District Classification:** Esplanade Ridge Local Historic District  
**Existing Use:** Four-Family Residence  
**Proposed Use:** Four-Family Residence

**Request Citation:** This request is for an extension to a restoration permit, in accordance with provisions of Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to extend the time required to complete the restoration of a nonconforming use for a period of twelve months.

**Requested Waivers:**

**Section 13.3.2 – Time Permitted to Complete Restoration of a Nonconforming Use Destroyed by Fire, Storms, or Other Acts of God, Measured from Date of Permit Issuance**

Required: 12 months Proposed: 48 months Waiver: 36 months

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**ITEM 30 – Docket Number:** 081-09 AZ  
**Applicant or Agent:** Robin Simmons  
**Property Location:** 2738 Bruxelles Street **Zip:** 70119  
**Bounding Streets:** Bruxelles, Industry, Duels Sts. & Paris Ave.  
**Square Number:** 1576 **Lot:** E & F  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** D-12  
**Historic District Classification:** N/A  
**Existing Use:** Two Single-Family Residences  
**Proposed Use:** Two Single-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4, Article 4, Section 4.5.7 (Table 4.E), and Article 15, Section 15.2.1 (15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is for a permit the establishment of two main uses on one lot of record with insufficient minimum depth of rear 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 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard**

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

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

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

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

**ITEM 31 – Docket Number:** 068-09  
**Applicant or Agent:** Marlene Miller  
**Property Location:** 3419-21 Baudin Street **Zip:** 70119  
**Bounding Streets:** Baudin, Banks, S. Clark Sts. & Jefferson Davis Pkwy.  
**Square Number:** 687 **Lot:** 22  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** C-13  
**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.