

C. BZA Dockets – New Business

ITEM 1 – Docket Number:	082-09	AZ
Applicant or Agent:	Michael Naquin	
Property Location:	628 Orange Street	Zip: 70130
Bounding Streets:	Orange, Richard, St. Thomas, & Religious Sts.	
Square Number:	82	Lot: 4
Zoning District:	MU-A Mixed Use Area	ZBM: C-15
Historic District Classification:	N/A	
Existing Use:	Single-Family Residence	
Proposed Use:	Hair Salon	

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

Request:

This request is to permit the conversion of a single-family residence into a hair salon with insufficient off-street parking.

Requested Waivers:

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

Required: 5 Spaces

Provided: 0 Spaces

Waiver: 5 Spaces

ITEM 2 – Docket Number:	083-09	MDO
Applicant or Agent:	Dollie J. and Karla D. Davis	
Property Location:	5155 Marigny Street	Zip: 70122
Bounding Streets:	Selma, Marigny, Dreux, & Mandeville Sts.	
Square Number:	63	Lots: 35 & 36
Zoning District:	RS-2 Single-Family Residential	ZBM: D-11
Historic District Classification:	N/A	
Existing Use:	Single-Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, Article 15, Section 15.2.3(6), Article 15, Section 15.5.9(4), and Article 15, Section 15.6.6.

Request:

This request is to permit the construction of a single-family residence with a request for parking in the required front yard area, the placement of a circular drive, excessive paving of the front yard area, and the placement of a carport encroaching into the required side yard area with excessive height.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces	Proposed: 1 Space	Waiver: 1 Space
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Section 15.2.3(6) – Parking in Front Yards (Circular Drives)¹

Permitted: None	Proposed: 1 Circular Drive	Waiver: 1 Drive
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Section 15.5.9(4) – Side Yards (Carports Projection into Side Yard)

Permitted: 2’	Proposed: 1’	Waiver: 1’
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Section 15.5.9(4) – Side Yards (Carports Height)

Permitted: 13’	Proposed: 14’	Waiver: 1’
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Section 15.6.6 – Limitation of Pavement of Required Yard Areas

Permitted: 40% (400 sq. ft.)	Proposed: 45% (450 sq. ft.)	Waiver: 5% (50 sq. ft.)
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¹ Circular drives are permitted in the front yard *only if* they meet five (5) specific criteria.

ITEM 3 – Docket Number:	085-09	AZ
Applicant or Agent:	Lynette McClain and Vivian LaMark	
Property Location:	2805 Josephine Street	Zip: 70113
Bounding Streets:	Clara, Josephine, Willow, & Saint Andrew Sts.	
Square Number:	394	Lot: I
Zoning District:	RM-4 Multi-Family Residential	ZBM: C-14
Historic District Classification:	N/A	
Existing Use:	Vacant 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) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum width of each side yard, minimum depth of rear yard, and excessive lot coverage of the main structure.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Width of Each Side Yard

Required: 3'	Provided: 1' 1¾"	Waiver: 1' 10¼"
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Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard

Required: 15'	Provided: 2'	Waiver: 13'
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Section 4.12.7 (Table 4.L) – Maximum Lot Coverage of Main Structure

Permitted: 60% (918 sq. ft.)	Proposed: 80% (1,222 sq. ft.)	Waiver: 20% (304 sq ft)
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ITEM 4 – Docket Number:	086-09	MP
Applicant or Agent:	The Foundation for the LSU Health Sciences Center	
Property Location:	2000 Tulane Avenue	Zip: 70112
Bounding Streets:	Tulane Avenue, Prieur, Bolivar, & Gravier Sts.	
Square Number:	472	Lots: 27 & 28
Zoning District:	MS Medical Service	ZBM: C-13
Historic District Classification:	N/A	
Existing Use:	Vacant Commercial Structure	
Proposed Use:	Multi-Story Office Building	

Request Citation: This request is for variances from the provisions of Article 5, Section 5.1.7 (Table 5.A), Article 15, Section 15.2.1 (Table 15.A), and Article Section 15.3.2 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of multi-story office building with insufficient minimum depth of front yard, minimum width of each side yard, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 5.1.7 (Table 5.A) – Minimum Depth of Front Yard		
Required: 20'	Provided: 0'	Waiver: 0'
Section 5.1.7 (Table 5.A) – Minimum Side Yard Width (Bolivar Street Side)		
Required: 10'	Provided: 0'	Waiver: 10'
Section 5.1.7 (Table 5.A) – Minimum Side Yard Width (Prieur Street Side)		
Required: 10'	Provided: 4'	Waiver: 6'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 63 Spaces	Provided: 15 Spaces	Waiver: 48 Spaces
Section 15.3.2 (Table 15.G) – Off-Street Loading Space Regulations		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces

ITEM 5 – Docket Number:	087-09	MDO
Applicant or Agent:	Heather Mackniesh Fletcher	
Property Location:	4116 Camp Street	Zip: 70115
Bounding Streets:	Camp, Marengo, Magazine, & Milan Sts.	
Square Number:	228	Lot: 12
Zoning District:	RD-2 Two-Family Residential	ZBM: B-14
Historic District Classification:	N/A	
Existing Use:	Single-Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, Article 15, Section 15.2.5(b) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit parking in the required front yard, design standards for off-street parking spaces, and excessive paving of the required front yard area.

Requested Waivers:

Section 15.2.3 – Parking Front Yards

Permitted: 0 Spaces	Proposed: 1 Space	Waiver: 1 Space
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Section 15.2.5(b) – Design Standards (Large Car Off-Street Parking Space)

Required: 18’	Proposed: 12’ 6”	Waiver: 5’ 6”
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Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)

Permitted: 40% (151 sq. ft.)	Proposed: 98% (371 sq. ft.)	Waiver: 58% (220 sq. ft.)
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ITEM 6 – Docket Number:	088-09	MDO
Applicant or Agent:	Derrick A. Nutter	
Property Location:	2530 Gladiolus Street	Zip: 70122
Bounding Streets:	Gladiolus, Iris, Jonquil Sts., & Franklin Ave.	
Square Number:	24	Lot: 19
Zoning District:	RD-2 Two-Family Residential	ZBM: E-12
Historic District Classification:	N/A	
Existing Use:	Single-Family Residence and Vacant Second Main Structure	
Proposed Use:	Two Single-Family Residences	

Request Citation: This request is for a variance from Article 1, Section 1.4, 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 reestablishment of two main uses on one lot of record with insufficient minimum width of side yard, minimum aggregate side yard, 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
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Section 4.5.7 (Table 4.E) – Minimum Width of Each Side Yard

Required: 3'	Provided: 0'	Waiver: 3'
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Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards

Required: 20% (6')	Provided: 0% (0')	Waiver: 20% (6')
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Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20'	Provided: 2'	Waiver: 18'
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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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ITEM 7 – Docket Number: 089-09 AZ
Applicant or Agent: Daniel and Stacey Gibbons and Merlin Gele
Property Location: 133-35 South Gayoso Street **Zip:** 70119
Bounding Streets: S. Gayoso, S. Salcedo, Cleveland, & Canal Sts.
Square Number: 632 **Lots:** B
Zoning District: RO-1 General Office **ZBM:** C-13
Historic District Classification: N/A
Existing Use: Two-Family Residence
Proposed Use: Three-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 is a request to allow the conversion of a two-family residence into a three-family residence with insufficient minimum lot area and minimum lot width.

Requested Waivers:

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

Required: 4,500 sq. ft. Provided: 4,296 sq. ft. Waiver: 204 sq. ft.

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

Required: 40’ Provided: 35’ 7” Waiver: 4’ 5”

ITEM 8 – Docket Number: 090-09 MP
Applicant or Agent: Percy D. Bryon
Property Location: 1919 Eagle Street **Zip:** 70118
Bounding Streets: Spruce, Cohn, Monroe, & Eagle Sts.
Square Number: 262 **Lot:** 17
Zoning District: RD-2 Two-Family Residential **ZBM:** A-13
Historic District Classification: N/A
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 and minimum lot width.

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’

ITEM 9 – Docket Number:	091-09	MDO
Applicant or Agent:	John Elliott	
Property Location:	5637 Eads Street	Zip: 70122
Bounding Streets:	Eads, Lafayette, Mendor Sts. & Prentiss Ave.	
Square Number:	4406	Lot: 18
Zoning District:	RS-2 Single-Family Residential	ZBM: E-11
Historic District Classification:	N/A	
Existing Use:	Vacant Lot	
Proposed Use:	Two-Family Residence	

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

Request:

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

Requested Waivers:

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

Required: 2 Spaces

Provided: 0 Spaces

Waiver: 2 Spaces

ITEM 10 – Docket Number:	093-09	AZ
Applicant or Agent:	Scott Slatten and Michael Bell	
Property Location:	6233 LaSalle Street	Zip: 70118
Bounding Streets:	LaSalle, Calhoun, Freret Sts. & Palmer Ave.	
Square Number:	102	Lots: 19 & 20
Zoning District:	RS-2 Single-Family Residential	ZBM: B-14
Historic District Classification:	N/A	
Existing Use:	Single-Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3(6)(a), and Article 15 Section 15.5.12.4 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a circular drive that allows for off-street parking in the required front yard and to permit the construction of an accessory structure in the rear yard with excessive height.

Requested Waivers:

Section 15.2.3(6)(a) – Parking in Front Yards (Circular Drives)²

Permitted: None	Proposed: 1 Circular Drive	Waiver: 1 Circular Drive
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Section 15.5.12.4 – Accessory Buildings and Structures (Height)

Permitted: 14'	Proposed: 24'	Waiver: 10'
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² Circular drives are permitted in the front yard *only if* they meet five (5) specific criteria. In this instance, the circular drive fails to meet criteria (a) and (e), which require that off-street parking be provided beyond the required front yard area and that no more than forty (40) percent of the required front yard be paved.

ITEM 11 – Docket Number: 094-09 MP
Applicant or Agent: Louisiana Coastal VII, L.L.C.
Property Location: 7000 Magazine Street **Zip:** 70118
Bounding Streets: Magazine, Walnut, and Constance Sts. & Audubon Park
Square Number: 10 **Lots:** C and Part B
Zoning District: RM-1 Multi-Family Residential **ZBM:** A-14
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Multi-Family Residence (6 units)

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 construction of a six-unit residence with insufficient minimum lot area, minimum lot width, maximum permitted floor area to lot area ratio, minimum width of each side yard, minimum aggregate width of side yards, and minimum depth of rear yard.

Requested Waivers:

Section 4.8.7 (Table 4.H) – Minimum Lot Area (6 Units)		
Required: 10,800 sq. ft.	Provided: 7,743 sq. ft.	Waiver: 3,057 sq. ft.
Section 4.8.7 (Table 4.H) – Minimum Lot Width		
Required: 50’	Provided: 44’ 7”	Waiver: 5’ 5”
Section 4.8.7 (Table 4.H) – Maximum Floor Area Ratio		
Required: 0.60	Provided: 1.08	Waiver: 0.48
Section 4.8.7 (Table 4.H) – Minimum Width of Each Side Yard		
Required: 5’	Provided: 0’	Waiver: 5’
Section 4.8.7 (Table 4.H) – Minimum Aggregate Width of Side Yards		
Required: 10’	Provided: 5’	Waiver: 5’
Section 4.8.7 (Table 4.H) – Minimum Depth of Rear Yard		
Required: 20’	Provided: 14’	Waiver: 6’

ITEM 12 – Docket Number: 095-09 MDO
Applicant or Agent: Sagrario Concepcion Agurcia
Property Location: 4525 South Tonti Street **Zip:** 70125
Bounding Streets: S. Tonti, S. Miro, Jena, & Cadiz Sts.
Square Number: K **Lot:** 768
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
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) and Article 15, Section 15.2.1 (Table 15.A) 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, 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: 4,800 sq. ft.	Waiver: 200 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50'	Provided: 40'	Waiver: 10'
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

ITEM 13 – Docket Number: 096-09 AZ
Applicant or Agent: 1600 Annunciation, LLC
Property Location: 1600 Annunciation Street **Zip:** 70130
Bounding Streets: Annunciation, Richard, Chippewa, & Market Sts.
Square Number: 107 **Lots:** 1-13, 56, & 7
Zoning Classification: MU-A Mixed Use District **ZBM:** C-15
Historic District Classification: Lower Garden District LHD
Existing Use: Vacant Building
Proposed Use: Movie Studio/Offices

Request Citation: This request is for a variance from the provisions of Article 7, Section 7.4A.7 (Table 7.E, note b) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a mixed-use building with excessive height.

Requested Waivers:

Section 7.4A.7 (Table 7.E, note b) – Maximum Height³		
Permitted: 65'	Proposed: 69' 1"	Waiver: 4' 1"

³ At the Board of Zoning Adjustments' October 13, 2008 meeting, the applicant was granted a variance to allow a structure with a height of sixty-five (65) feet. See BZA 274-08.

ITEM 14 – Docket Number: 097-09 MDO
Applicant or Agent: GCHP-MLK, L.L.C.
Property Location: 1931 Oretha Castle Haley Boulevard **Zip:** 70113
Bounding Streets: O.C. Haley, M.L. King, Jr. Blvds., S Rampart & Thalia Sts.
Square Number: 280 **Lot:** 106
Zoning District: C-1 General Commercial District **ZBM:** C-14
Historic District Classification: N/A
Existing Use: Multiple Structures and Vacant Lots
Proposed Use: Mixed-Use Development

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) 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 mixed-use building with insufficient minimum lot area and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area (70 Units)		
Required: 70,000 sq. ft.	Provided: 34,962 sq. ft.	Waiver: 35,038 sq. ft.
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 149 Spaces	Provided: 54 Spaces	Waiver: 95 Spaces

ITEM 15 – Docket Number: 098-09 MP
Applicant or Agent: Mary M. Hillery
Property Location: 1816 Broadway Street **Zip:** 70118
Bounding Streets: Broadway, Hickory, Pine, & Cohn Sts.
Square Number: 34 **Lot:** 3
Zoning District: RD-2 Two-Family Residential **ZBM:** A-14
Historic District Classification: N/A
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit off-street parking and excessive paving 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
Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)		
Permitted: 40%	Proposed: ~75%	Waiver: ~35%

ITEM 16 – Docket Number:	099-09	AZ
Applicant or Agent:	Sandra Williams	
Property Location:	6402 LaFaye Street	Zip: 70122
Bounding Streets:	Eads, New York, LaFaye, & Frankfort Sts.	
Square Number:	240	Lot: 23
Zoning District:	RD-2 Two-Family Residential	ZBM: E-10
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 (4.E) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20'	Provided: 15' 5/8"	Waiver: 4' 3/8"
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ITEM 18 – Docket Number:	100-09	MDO
Applicant or Agent:	Herbert Myers	
Property Location:	6414 Music Street	Zip: 70122
Bounding Streets:	Leon C Simon Blvd., Music, New York & St. Roch Sts.	
Square Number:	5245	Lot: 52
Zoning District:	RD-2 Two-Family Residential	ZBM: E-10
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), Article 15, Section 15.2.3, 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, minimum lot width, minimum aggregate width of side yards, minimum depth of rear yard, a request to permit parking in the required front yard area, 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: 4,730 sq. ft.	Waiver: 270 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50’	Provided: 43’	Waiver: 7’
Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards		
Required: 20% (8’ 8”)	Provided: 19% (8’ 6”)	Waiver: 1% (2”)
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20’	Provided: 7’ 4”	Waiver: 12’ 8”
Section 15.2.3 – Parking in Front Yards		
Permitted: 0 Spaces	Proposed: 2 Spaces	Waiver: 2 Spaces
Section 15.6.6 – Limitation of Pavement of Required Yard Areas (Front Yard)		
Permitted: 40% (344 sq. ft.)	Proposed: 57% (480 sq. ft.)	Waiver: 17% (136 sq ft)

ITEM 19 – Docket Number: **101-09** MDO
Applicant or Agent: James Palmer
Property Location: 3718 South Johnson Street **Zip:** 70125
Bounding Streets: S. Johnson, General Taylor, Delachaise & S. Prieur Sts.
Square Number: 8 **Lot:** 21
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
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) and Article 15, Section 15.2.1 (Table 15.A) 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, 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: 4,053 sq. ft.	Waiver: 947 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50’	Provided: 29’ 2”	Waiver: 20’ 10”
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

ITEM 20 – Docket Number: **102-09** **WITHDRAWN**
Applicant or Agent: Nancy Laurent
Property Location: 1012 Brooklyn St. **Zip:** 70114
Bounding Streets: Brooklyn, Newton, Teche & Diana Sts.
Square Number: 183 **Lot:** B
Zoning District: LI Light Industrial District **ZBM:** D-15
Historic District Classification: N/A
Existing Use: Single-Family Residence
Proposed Use: Dog Day Care Facility

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 single-family residence into a dog day care facility with insufficient off-street parking.

Requested Waivers:

Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 10 Spaces	Provided: 2 Spaces	Waiver: 8 Spaces

ITEM 21 – Docket Number: 103-09 AZ
Applicant or Agent: Dr. Lenard Glade
Property Location: 4122 Perrier St. **Zip:** 70125
Bounding Streets: Perrier, Marengo, Coliseum & Milan Sts.
Square Number: 322 **Lot:** Pt. 9 & 8
Zoning District: RD-2 Single-Family Residential **ZBM:** B-15
Historic District Classification: N/A
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

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

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard
 Required: 20’ Provided: 15’ 9” Waiver: 4’ 3”
Section 4.5.7 (Table 4.E) – Minimum Width of Side Yard
 Required: 3’ Provided: 1’ 11 3/4” Waiver: 1’ 1/4”

ITEM 6 – Docket Number: 104-09 AZ
Applicant or Agent: Pierce Anderson
Property Location: 3303 Newton St. **Zip:** 70114
Bounding Streets: Newton, Horace, Diana & Flanders Sts.
Square Number: 5 **Lot:** Pt 1, Pt 2, and Pt 3
Zoning District: RD-2 Two-Family Residential **ZBM:** E-15
Historic District Classification: N/A
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 width of a corner lot side yard, minimum aggregate width of side yards, and minimum depth of rear yard (**AFTER THE FACT**).

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Corner Lot Side Yard
 Required: 10’ Provided: 5.90’ Waiver: 4.10’
Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards
 Required: 12’ Provided: 10.7’ Waiver: 1.3’
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard
 Required: 20’ Provided: 1.55’ Waiver: 18.45’

ITEM 24 – Docket Number: 105-09 MDO
Applicant or Agent: Claudia Campbell
Property Location: 2842 Coliseum St. **Zip:** 70115
Bounding Streets: Coliseum, 6th, Chestnut Sts. & Washington Ave.
Square Number: 185 **Lot:** 43
Zoning District: RD-2 Two-Family Residential **ZBM:** C-15
Historic District Classification: N/A
Existing Use: Single-Family Residence w/ Accessory Structure
Proposed Use: Single-Family Residence w/ Accessory Structure

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

Request:

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

Requested Waivers:

Section 15.5.12(2) – Accessory Building and Structures Rear Yard (Coverage)

Permitted: 40% (246 sq. ft.) Proposed: 50% (311.49 sq. ft.) Waiver: 10% (65.49 sq. ft.)

Section 15.5.12(2) – Accessory Building and Structures Rear Yard (Height)

Permitted: 14’ Proposed: 22’ 5” Waiver: 8’ 5”

ITEM 24 – Docket Number: 106-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 5010 North Prieur Street **Zip:** 70117
Bounding Streets: Forstall, N. Roman, Reynes, & N. Prieur Sts.
Square Number: 845 **Lot:** 11 or L
Zoning District: RD-3 Two-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 a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20’ Provided: 10’ 6” Waiver: 9’ 6”

ITEM 25 – Docket Number: 107-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 5018 North Prieur Street **Zip:** 70117
Bounding Streets: Forstall, N. Roman, Reynes, & N. Prieur Sts.
Square Number: 845 **Lot:** 12
Zoning District: RD-3 Two-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 a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20' Proposed: 18' Waiver: 2'

ITEM 26 – Docket Number: 108-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 1728 Reynes Street **Zip:** 70117
Bounding Streets: Tennessee, N. Derbigny, Reynes & N. Prieur Sts.
Square Number: 809 **Lot:** 22
Zoning District: RD-3 Two-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 a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20' Proposed: 10' Waiver: 10'

ITEM 27 – Docket Number: 109-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 1738 Reynes Street **Zip:** 70117
Bounding Streets: Tennessee, N. Derbigny, Reynes & N. Prieur Sts.
Square Number: 809 **Lot:** 24
Zoning District: RD-3 Two-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 a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20' Proposed: 10' Waiver: 10'

ITEM 28 – Docket Number: 110-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 1817 Reynes Street **Zip:** 70117
Bounding Streets: Forstall, N. Roman, Reynes & N. Prieur Sts.
Square Number: 845 **Lot:** 7
Zoning District: RD-3 Two-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 a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20' Proposed: 10' Waiver: 10'

ITEM 29 – Docket Number: 111-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 1711 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde, N. Roman, Tennessee & N. Derbigny Sts.
Square Number: 808 **Lot:** 3
Zoning District: RD-3 Two-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 4.6.7 (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 and rear yards.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard
Required: 20' Proposed: 11' Waiver: 9'
Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard
Required: 20' Proposed: 15' Waiver: 5'

ITEM 30 – Docket Number: 112-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 1809 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde, N. Roman, Tennessee, & N. Derbigny Sts.
Square Number: 847 **Lot:** 2
Zoning District: RD-3 Two-Family Residential **ZBM:** E-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 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residential structure with insufficient minimum depth of front yard (**AFTER THE FACT**).

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard
Required: 20' Provided: 6' Waiver: 14'

ITEM 31 – Docket Number: 113-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 1832 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde, N. Roman, Jourdan, & N. Prieur Sts.
Square Number: 848 **Lot:** 14
Zoning District: RD-3 Two-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 a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20' Proposed: 13' Waiver: 7'

ITEM 32 – Docket Number: 114-09 DS
Applicant or Agent: Make It Right Housing, LLC
Property Location: 1901 Deslonde St. **Zip:** 70117
Bounding Streets: Deslonde, N. Johnson, Tennessee and N. Derbigny Sts.
Square Number: 949 **Lot:** 1
Zoning District: RD-3 Two-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 a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20' Provided: 10' Waiver: 10'

D. Director of Safety and Permits Decision Appeals

ITEM 33 – Docket Number: 084-09
Applicant or Agent: Ora Lee Wilson
Property Location: 2635-37 Milan Street **Zip:** 70115
Bounding Streets: S. Robertson, Marengo, Magnolia, & Milan Sts.
Square Number: 625 **Lot:** C
Zoning Classification: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Vacant Residential Structure
Proposed Use: Restoration of Non-Conforming Four-Unit Residential Structure

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 been lost.

ITEM 34 – Docket Number: 092-09
Applicant or Agent: Susan A. Mahaffey
Property Location: 850 Florida Boulevard **Zip:** 70124
Bounding Streets: Florida Blvd, General Diaz, Marshal Foch, & Lemoyne Sts.
Square Number: 4 **Lot:** A
Zoning Classification: LRS-1 Lakeview Single-Family Residential
Historic District Classification: N/A **ZBM:** C-11
Existing Use: Vacant Lot
Proposed Use: Two-Residential Structure

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 to issue a building permit for the construction of a two-family residential structure at the petitioned site.
