



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

**Regular Meeting Agenda  
Monday, July 13, 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. Report of the Nominating Committee – Nominations of Officers 2009-2010**
- C. Election of Officers – 2009- 2010**
- D. BZA Dockets – Old Business**

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WITHDRAWN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

Required: 20'	Provided: 10'	Waiver: 10'
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<b>ITEM 2 – Docket Number:</b>	<b>089-09</b>	<b>AZ</b>
<b>Applicant or Agent:</b>	Daniel and Stacey Gibbons and Merlin Gele	
<b>Property Location:</b>	133-35 South Gayoso Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	S. Gayoso, S. Salcedo, Cleveland, & Canal Sts.	
<b>Square Number:</b>	632	<b>Lots:</b> B
<b>Zoning District:</b>	RO-1 General Office	<b>ZBM:</b> C-13
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Two-Family Residence	
<b>Proposed Use:</b>	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.
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**Section 4.9.7 (4.I) – Minimum Lot Width (Three-Family)**

Required: 40'	Provided: 35' 7"	Waiver: 4' 5"
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<b>ITEM 3 – Docket Number:</b>	<b>093-09</b>	AZ
<b>Applicant or Agent:</b>	Scott Slatten and Michael Bell	
<b>Property Location:</b>	6233 LaSalle Street	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	LaSalle, Calhoun, Freret Sts., & Palmer Ave.	
<b>Square Number:</b>	102	<b>Lots:</b> 19 & 20
<b>Zoning District:</b>	RS-2 Single-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 a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

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

Required: 20'

Provided: 10'

Waiver: 10'

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<b>ITEM 4 – Docket Number:</b>	<b>095-09</b>	MDO
<b>Applicant or Agent:</b>	Sagrario Concepcion Agurcia	
<b>Property Location:</b>	4526 South Tonti Street	<b>Zip:</b> 70125
<b>Bounding Streets:</b>	S. Tonti, S. Miro, Jena, & Cadiz Sts.	
<b>Square Number:</b>	K	<b>Lot:</b> 768
<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>	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:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,800 sq. ft.	Waiver: 200 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50’	Provided: 40’	Waiver: 10’
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

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<b>ITEM 5 – Docket Number:</b>	<b>105-09</b>	<b>WITHDRAWN</b>
<b>Applicant or Agent:</b>	Claudia Campbell	
<b>Property Location:</b>	2842 Coliseum St.	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Coliseum, 6 <sup>th</sup> , Chestnut Sts., & Washington Ave.	
<b>Square Number:</b>	185	<b>Lot:</b> 43
<b>Zoning District:</b>	RD-2 Two-Family Residential	<b>ZBM:</b> C-15
<b>Historic District Classification:</b>	Garden District Local Historic District	
<b>Existing Use:</b>	Single-Family Residence w/ Accessory Structure	
<b>Proposed Use:</b>	Single-Family Residence w/ Accessory Structure	

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.12(2) and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an accessory 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.)
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**Section 15.5.12(4) – Accessory Building and Structures Rear Yard (Height)**

Permitted: 14'	Proposed: 22' 5"	Waiver: 8' 5"
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**E. BZA Dockets – New Business**

<b>ITEM 6 – Docket Number:</b>	<b>116-09</b>	MDO
<b>Applicant or Agent:</b>	Elmwood Partners, LP	
<b>Property Location:</b>	2740 Donner Drive	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Donner Dr., Potomac, Idaho, & Indiana Sts.	
<b>Square Number:</b>	128	<b>Lots:</b> 9 & 10 (9A)
<b>Zoning District:</b>	RS-2 Single-Family Residential	<b>ZBM:</b> D-16
<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 4.3.7 (Table 4.C) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This is a request is a requirement of Subdivision Docket 97/07 which is a request to subdivide Lots 9 and 10 into Lot 9-A with insufficient minimum lot area and minimum lot depth, and a request to construct a single-family residence with insufficient minimum aggregate width of side yards and insufficient off-street parking.

**Requested Waivers:**

**Section 4.3.7 (4.C) – Minimum Lot Area**

Required: 5,000 sq. ft.	Provided: 4,852.19 sq. ft.	Waiver: 147.81 sq. ft.
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**Section 4.3.7 (4.C) – Minimum Lot Depth**

Required: 90'	Provided: 80.87'	Waiver: 9.13'
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**Section 4.3.7 (4.C) – Minimum Aggregate Width of Side Yards**

Required: 20% (12')	Provided: 10% (6')	Waiver: 10% (6')
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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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<b>ITEM 7 – Docket Number:</b>	<b>117-09</b>	MDO
<b>Applicant or Agent:</b>	Elmwood Partners, LP	
<b>Property Location:</b>	2741 Potomac Street	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Potomac, Idaho, Indiana Sts., & Donner Dr.	
<b>Square Number:</b>	128	<b>Lots:</b> 9 & 10 (10A)
<b>Zoning District:</b>	RS-2 Single-Family Residential	<b>ZBM:</b> D-16
<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 4.3.7 (Table 4.C) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is a requirement of Subdivision Docket 97/07 which is a request to subdivide Lots 9 and 10 into Lot 10-A with insufficient minimum lot area and minimum lot depth, and a request to construct a single-family residence with insufficient minimum aggregate width of side yards and insufficient off-street parking.

**Requested Waivers:**

**Section 4.3.7 (4.C) – Minimum Lot Area**

Required: 5,000 sq. ft.	Provided: 4,852.21 sq. ft.	Waiver: 147.79 sq. ft.
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**Section 4.3.7 (4.C) – Minimum Lot Depth**

Required: 90'	Provided: 80.87'	Waiver: 9.13'
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**Section 4.3.7 (4.C) – Minimum Aggregate Width of Side Yards**

Required: 20% (12')	Provided: 10% (6')	Waiver: 10% (6')
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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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<b>ITEM 8 – Docket Number:</b>	<b>118-09</b>	MDO
<b>Applicant or Agent:</b>	Elmwood Partners, LP	
<b>Property Location:</b>	2800 Donner Drive	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Donner Dr., Potomac, Idaho, & Indiana Sts.	
<b>Square Number:</b>	128	<b>Lots:</b> 11 & 12 (11A)
<b>Zoning District:</b>	RS-2 Single-Family Residential	<b>ZBM:</b> D-16
<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 4.3.7 (Table 4.C) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is a requirement of Subdivision Docket 97/07 which is a request to subdivide Lots 11 and 12 into Lot 11-A with insufficient minimum lot area and minimum lot depth, and a request to construct a single-family residence with insufficient minimum aggregate width of side yards and insufficient off-street parking.

**Requested Waivers:**

<b>Section 4.3.7 (4.C) – Minimum Lot Area</b>		
Required: 5,000 sq. ft.	Provided: 4,985.63 sq. ft.	Waiver: 14.37 sq. ft.
<b>Section 4.3.7 (4.C) – Minimum Lot Depth</b>		
Required: 90’	Provided: 83.09’	Waiver: 6.91’
<b>Section 4.3.7 (4.C) – Minimum Aggregate Width of Side Yards</b>		
Required: 20% (12’)	Provided: 10% (6’)	Waiver: 10% (6’)
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations</b>		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

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<b>ITEM 9 – Docket Number:</b>	<b>119-09</b>	MDO
<b>Applicant or Agent:</b>	Elmwood Partners, LP	
<b>Property Location:</b>	2801 Potomac Street	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Potomac, Idaho, Indiana Sts., & Donner Dr.	
<b>Square Number:</b>	128	<b>Lots:</b> 11 & 12 (12A)
<b>Zoning District:</b>	RS-2 Single-Family Residential	<b>ZBM:</b> D-16
<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 4.3.7 (Table 4.C) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is a requirement of Subdivision Docket 97/07 which is a request to subdivide Lots 11 and 12 into Lot 12-A with insufficient minimum lot area and minimum lot depth, and a request to construct a single-family residence with insufficient minimum aggregate width of side yards and insufficient off-street parking.

**Requested Waivers:**

**Section 4.3.7 (4.C) – Minimum Lot Area**

Required: 5,000 sq. ft.	Provided: 4,852.67 sq. ft.	Waiver: 147.33 sq. ft.
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**Section 4.3.7 (4.C) – Minimum Lot Depth**

Required: 90'	Provided: 83.9'	Waiver: 6.91'
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**Section 4.3.7 (4.C) – Minimum Aggregate Width of Side Yards**

Required: 20% (12')	Provided: 10% (6')	Waiver: 10% (6')
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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 10 – Docket Number:** 120-09 AZ  
**Applicant or Agent:** Themla T. Hattier  
**Property Location:** 7018 Wuerpel Street **Zip:** 70124  
**Bounding Streets:** Wuerpel, Walker, Catina, & Conrad Sts.  
**Square Number:** 58 **Lots:** 6 & 7  
**Zoning District:** LRS-1 Lakeview Single-Family Residential  
**Historic District Classification:** N/A **ZBM:** C-10  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) and Article 9A, Section 9A.1.8.4 of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to construct a single-family residence with insufficient minimum width of a side yard, minimum depth of rear yard, and insufficient distance of an off-street parking space from the proposed front yard setback.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum Width of Side Yard (Conrad Street Side)**

Required: 4’ Provided: 3’ Waiver: 1’

**Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard**

Required: 20’ Provided: 10’ 2” Waiver: 9’ 8”

**Section 9A.1.8.4 – Special Parking and Driveway Requirements (Distance of Parking Space from Front Yard Setback)**

Required: 5’ Provided: 1’ 6” Waiver: 3’ 6”

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**ITEM 11 – Docket Number:** 121-09 MDO  
**Applicant or Agent:** Reconcile New Orleans, Inc.  
**Property Location:** 1631 Oretha Castle Haley Boulevard **Zip:** 70113  
**Bounding Streets:** O.C. Haley Blvd., Euterpe, S. Rampart, & Terpsichore Sts.  
**Square Number:** 282 **Lots:** A-1 & B-1  
**Zoning District:** C-1 General Commercial **ZBM:** C-14  
**Historic District Classification:** Local Historic Building  
**Existing Use:** Restaurant  
**Proposed Use:** Restaurant and Offices

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

**Request:**

This is a request to permit the expansion of an existing restaurant with the addition of office space with insufficient off-street parking.

**Requested Waivers:**

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

Required: 52 Spaces Provided: 24 Spaces Waiver: 11 Spaces

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**ITEM 12 – Docket Number:** 122-09 DS  
**Applicant or Agent:** Weijian Shao  
**Property Location:** 321 Tacoma Street **Zip:** 70124  
**Bounding Streets:** Tacoma, Center, 34<sup>th</sup> Sts., & Fleur De Lis Dr.  
**Square Number:** 3 **Lots:** 33 & 34  
**Zoning District:** LRS-1 Lakeview Single-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-10  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-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 is a request to permit the construction of a single-family residence with insufficient minimum width of a side yard.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum Width of Side Yard (Center Street Side)**  
 Required: 4’ Provided: 3’ Waiver: 1’

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**ITEM 13 – Docket Number:** 124-09 DS  
**Applicant or Agent:** Janice Jones and Deborah Harris  
**Property Location:** 4137 Hollygrove Street **Zip:** 70118  
**Bounding Streets:** Hollygrove, Marks, Gen. Ogden, & Pear Sts.  
**Square Number:** 651 **Lot:** 13  
**Zoning District:** RD-2 Two-Family Residential  
**Historic District Classification:** N/A **ZBM:** B-12  
**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 is a request 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 (**AFTER THE FACT**).

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Area**  
 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**  
 Required: 50’ Provided: 30’ Waiver: 20’  
**Section 15.2.1 (15.A) – Off-Street Parking Regulations**  
 Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

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<b>ITEM 14 – Docket Number:</b>	<b>125-09</b>	DS
<b>Applicant or Agent:</b>	Harris Robertson	
<b>Property Location:</b>	6054 Wildair Drive	<b>Zip:</b> 70122
<b>Bounding Streets:</b>	Wildair, Burbank, Wingate Drs., & Hibernia Ave.	
<b>Square Number:</b>	9	<b>Lot:</b> 18
<b>Zoning District:</b>	RD-2 Two-Family Residential	
<b>Historic District Classification:</b>	N/A	<b>ZBM:</b> D-11
<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), Article 15, Section 15.5.8(4), and Article 15, Section 15.5.7(1)(b) of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to permit the construction of a single-family residence with insufficient minimum depth of front yard, stairs encroaching into the required front yard area, and insufficient area in the side yard open to the sky (**AFTER THE FACT**).

**Requested Waivers:**

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

Required: 20'	Provided: 10'	Waiver: 10'
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**Section 15.5.8(4) – Front Yards (Stairs)**

Permitted: 6'	Proposed: ~ 8'	Waiver: ~2'
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**Section 15.5.7.1(b) – Yards and Open Space Generally (Side Yards)**

Required: 2'	Provided: ~4'	Waiver: 1' 8"
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**ITEM 15 – Docket Number:** 126-09 MDO  
**Applicant or Agent:** Linda Huber and Anthony Gagliano  
**Property Location:** 6049-51 Marshall Foch Street **Zip:** 70124  
**Bounding Streets:** Marshall Foch, Germain, Argonne, and Polk Sts.  
**Square Number:** 323 **Lots:** 10 & 11  
**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 variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum Aggregate Width of Side Yards**

Required: 20% (10’) Provided: 17.5% (8’ 9”) Waiver: 2.5% (1’ 3”)

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**ITEM 16 – Docket Number:** 127-09 DS  
**Applicant or Agent:** Linda Roche  
**Property Location:** 4404 Majestic Oaks Drive **Zip:** 70126  
**Bounding Streets:** Majestic Oaks Dr., Warfield, & Ransom St.  
**Square Number:** 4 **Lots:** 3 & 4  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** F-12  
**Historic District Classification:** N/A  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence and Accessory Structure

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

**Request:**

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

**Requested Waivers:**

**Section 15.5.12(4) – Accessory Building and Structures Rear Yard (Height)**

Permitted: 14’ Proposed: 18’ 6” Waiver: 4’ 6”

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<b>ITEM 17 – Docket Number:</b>	<b>128-09</b>	<b>WITHDRAWN</b>
<b>Applicant or Agent:</b>	Wilma J. Davis	
<b>Property Location:</b>	140 North Carrollton Avenue	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	N. Carrollton Ave., Iberville, N. Pierce, & Canal Sts.	
<b>Square Number:</b>	535	<b>Lot:</b> 16
<b>Zoning District:</b>	C-1 General Commercial	<b>ZBM:</b> C-12
<b>Historic District Classification:</b>	N/A	
<b>Existing Use:</b>	Retail	
<b>Proposed Use:</b>	Reception Hall	

**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 retail store into a reception hall with insufficient off-street parking.

**Requested Waivers:**

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

Required: 26 Spaces	Provided: 7 Spaces	Waiver: 19 Spaces
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**ITEM 18 – Docket Number:** 129-09 DS  
**Applicant or Agent:** Magazine Street Enterprises, L.L.C.  
**Property Location:** 5619 Magazine Street **Zip:** 70115  
**Bounding Streets:** Magazine, Camp, Joseph, & Arabella Sts.  
**Square Number:** 27 **Lot:** Pts. 1 & 2  
**Zoning District:** B-2 Neighborhood Business District **ZBM:** A-15  
**Historic District Classification:** N/A  
**Existing Use:** Vacant Lot  
**Proposed Use:** Health Club/Pilates/Yoga Studio

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.2.4(4), and Article 15, Section 15.2.5(3) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a health club/Pilates/yoga studio with insufficient off-street parking, parking within the required front yard area, and inadequate separation of off-street parking from walkways and streets.

**Requested Waivers:**

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

Required: 11 Spaces Provided: 5 Spaces Waiver: 6 Spaces

**Section 15.2.4(4) – Parking in Front Yards**

Required: Covered/Enclosed Provided: Open Waiver:  
Covered/Enclosed

**Section 15.2.5(3) – Design Standards (Separation from Walkways and Streets)**

Required: Separation Barrier Provided: No Barrier Waiver: Separation  
Barrier

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**ITEM 19 – Docket Number:** 130-09 DS  
**Applicant or Agent:** Joann Hamilton  
**Property Location:** 2766 Bay Street **Zip:** 70122  
**Bounding Streets:** Bay St., Dahlia Way, Edge St., & Peoples Ave.  
**Square Number:** C **Lots:** 4 & 5  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** E-12  
**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 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

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**ITEM 20 – Docket Number:** 133-09 MDO  
**Applicant or Agent:** Betty Landix  
**Property Location:** 1807 Forstall Street **Zip:** 70117  
**Bounding Streets:** Forstall, N. Roman, Lizardi, & N. Prieur Sts.  
**Square Number:** 844 **Lot:** B  
**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) 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 single-family residence with insufficient minimum depth of front and rear yards and insufficient off-street parking.

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard</b>		
Required: 20'	Provided: 14'	Waiver: 6'
<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard</b>		
Required: 20'	Provided: 6' 4"	Waiver: 13' 8"
<b>Section 15.2.1 (15.A) – Off-Street Parking Regulations</b>		
Required: 1 Space	Provided: 0 Spaces	Waiver: 1 Space

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**ITEM 21 – Docket Number:** 134-09 MDO  
**Applicant or Agent:** Cheryl A. Laugand  
**Property Location:** 5308 St. Anthony Avenue **Zip:** 70122  
**Bounding Streets:** St. Anthony Ave., Fillmore Ave., Wilton Dr., & Rapides Dr.  
**Square Number:** 1 **Lot:** 4  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** D-11  
**Historic District Classification:** N/A  
**Existing Use:** Single-Family Residence  
**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 conversion of a single-family residence into a two-family residence with insufficient off-street parking (**AFTER THE FACT**).

**Requested Waivers:**

<b>Section 15.2.1 (15.A) – Off-Street Parking Regulations</b>		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

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<b>ITEM 22 – Docket Number:</b>	<b>135-09</b>	MDO
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1614 Reynes Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Reynes, N. Derbigny, Tennessee Sts., & N. Claiborne Ave.	
<b>Square Number:</b>	712	<b>Lot:</b> 11
<b>Zoning District:</b>	B-1 Neighborhood Business District <sup>1</sup>	<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 4.8.7 (Table 4.H) and 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 insufficient minimum depth of front yard, stairs encroaching into the required front yard area, and stairs that project into the front yard from a height in excess of five feet (5') above grade.

**Requested Waivers:**

**Section 4.8.7 (Table 4.H) – Minimum Depth of Front Yard**

Required: 20'	Provided: 15'	Waiver: 5'
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**Section 15.5.8(4) – Front Yards (Stairway Projections into Front Yard)**

Permitted: 6'	Proposed: 11' 11"	Waiver: 5' 11"
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**Section 15.5.8(4) – Front Yards (Stairways Projecting from Above Grade)**

Permitted: 5' or 1 <sup>st</sup> level	Proposed: 9' or 2 <sup>nd</sup> level	Waiver: 4' or 2 <sup>nd</sup> level
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<sup>1</sup> As per, Article 5, Section 5.4.7 the area requirements for residential uses are the same as for the RM-1 Multiple-Family Residential District regulations in Section 4.8.

<b>ITEM 23 – Docket Number:</b>	<b>136-09</b>	MDO
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1703 Forstall Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Forstall, N. Roman, Lizardi, & N. Derbigny Sts.	
<b>Square Number:</b>	811	<b>Lot:</b> 2
<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 a variance 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 depth of front yard.

**Requested Waivers:**

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

Required: 20'

Provided: 10'

Waiver: 10'

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<b>ITEM 25 – Docket Number:</b>	<b>138-09</b>	AZ
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1638 Tennessee Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Tennessee, N. Derbigny, Deslonde Sts., & N. Claiborne Ave.	
<b>Square Number:</b>	713	<b>Lot:</b> 7
<b>Zoning District:</b>	RS-2 Single-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 a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, insufficient off-street parking, and stairs extending from a height in excess of five feet (5') above grade level that are also encroaching into the required front yard area.

**Requested Waivers:**

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

Required: 20'	Provided: 10'	Waiver: 10'
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**Section 15.2.1 (15.A) – Off-Street Parking Regulations**

Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space
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**Section 15.5.8(4) – Front Yards (Stairway Projections into Front Yard)**

Permitted: 6'	Proposed: 6' 5"	Waiver: 7"
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**Section 15.5.8(4) – Front Yards (Stairways Projecting from Above Grade)**

Permitted: 5' or 1 <sup>st</sup> level	Proposed: 9' or 2 <sup>nd</sup> level	Waiver: 4' or 2 <sup>nd</sup> level
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**ITEM 26 – Docket Number:** 139-09 AZ  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1825 Tennessee Street **Zip:** 70117  
**Bounding Streets:** Tennessee, N. Prieur, Reynes, & N. Derbigny Sts.  
**Square Number:** 809 **Lot:** 14  
**Zoning District:** RS-2 Single-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 4.3.7 (Table 4.C), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, insufficient off-street parking, and stairs extending from a height in excess of five feet (5') above grade level that are also encroaching into the required front yard area.

**Requested Waivers:**

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

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

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

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

**Section 15.5.8(4) – Front Yards (Stairway Projections into Front Yard)**

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

**Section 15.5.8(4) – Front Yards (Stairways Projecting from Above Grade)**

Permitted: 5' or 1<sup>st</sup> level Proposed: 8' or 2<sup>nd</sup> level Waiver: 3' or 2<sup>nd</sup> level

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**ITEM 27 – Docket Number:** 140-09 AZ  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1901 Tennessee Street **Zip:** 70117  
**Bounding Streets:** Tennessee, N. Prieur, Reynes, & N. Galvez Sts.  
**Square Number:** 951 **Lot:** 1  
**Zoning District:** RS-2 Single-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 4.3.7 (Table 4.C) 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 single-family residence with insufficient minimum depth of front yard and insufficient off-street parking.

**Requested Waivers:**

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

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

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

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

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**ITEM 28 – Docket Number:** 141-09 AZ  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1914 Tennessee Street **Zip:** 70117  
**Bounding Streets:** Tennessee, N. Prieur, Deslonde, & N. Galvez Sts.  
**Square Number:** 950 **Lot:** 28  
**Zoning District:** RS-2 Single-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 4.3.7 (Table 4.C) 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 single-family residence with insufficient minimum depth of front yard and insufficient off-street parking.

**Requested Waivers:**

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

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

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

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

\*\*\*

**ITEM 29 – Docket Number:** 142-09 AZ  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1937 Tennessee Street **Zip:** 70117  
**Bounding Streets:** Tennessee, N. Prieur, Reynes, & N. Galvez Sts.  
**Square Number:** 951 **Lot:** 7  
**Zoning District:** RS-2 Single-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 4.3.7 (Table 4.C), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, insufficient off-street parking, and stairs extending from a height in excess of five feet (5') above grade level that are also encroaching into the required front yard area.

**Requested Waivers:**

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

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

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

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

**Section 15.5.8(4) – Front Yards (Stairway Projections into Front Yard)**

Permitted: 6' Proposed: 7.5' Waiver: 1.5'

**Section 15.5.8(4) – Front Yards (Stairways Projecting from Above Grade)**

Permitted: 5' or 1<sup>st</sup> level Proposed: 8' or 2<sup>nd</sup> level Waiver: 3' or 2<sup>nd</sup> level

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**ITEM 30 – Docket Number:** 143-09 AZ  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1944 Tennessee Street **Zip:** 70117  
**Bounding Streets:** Tennessee, N. Prieur, Deslonde, & N. Galvez Sts.  
**Square Number:** 951 **Lot:** 7  
**Zoning District:** RS-2 Single-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 4.3.7 (Table 4.C) 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 single-family residence with insufficient minimum depth of front yard and insufficient off-street parking.

**Requested Waivers:**

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

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

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

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

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**ITEM 31 – Docket Number:** 144-09 DS  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1721 Deslonde Street **Zip:** 70117  
**Bounding Streets:** Deslonde, N. Roman, Tennessee, & N. Derbigny  
**Square Number:** 808 **Lot:** 6  
**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'

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**ITEM 32 – Docket Number:** 145-09 DS  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1734 Deslonde Street **Zip:** 70117  
**Bounding Streets:** Deslonde, N. Roman, Jourdan, & N. Derbigny  
**Square Number:** 807 **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 variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and 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 insufficient minimum depth of front yard and stairs encroaching into the required front yard area.

**Requested Waivers:**

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

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

**Section 15.5.8(4) – Front Yards (Stairway Projections into Front Yard)**

Permitted: 6’ Proposed: 12’ 1” Waiver: 6’ 1”

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**ITEM 33 – Docket Number:** 146-09 DS  
**Applicant or Agent:** Make it Right Housing  
**Property Location:** 1742 Deslonde Street **Zip:** 70117  
**Bounding Streets:** Deslonde, N. Roman, Jourdan, & N. Derbigny  
**Square Number:** 807 **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’ Provided: 10’ Waiver: 10’

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<b>ITEM 34 – Docket Number:</b>	<b>147-09</b>	AZ
<b>Applicant or Agent:</b>	Make it Right Housing	
<b>Property Location:</b>	1801 Tennessee Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Tennessee, N. Prieur, Reynes, & N. Galvez Sts.	
<b>Square Number:</b>	809	<b>Lot:</b> 10
<b>Zoning District:</b>	RS-2 Single-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 4.3.7 (Table 4.C) 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 single-family residence with insufficient minimum depth of front yard and insufficient off-street parking.

**Requested Waivers:**

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

Required: 20'	Provided: 10'	Waiver: 10'
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**Section 15.2.1 (15.A) – Off-Street Parking Regulations**

Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space
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**F. Director of Safety and Permits Decision Appeals**

**ITEM 35 – Docket Number:** 115-09  
**Applicant or Agent:** Newman E. Smith  
**Property Location:** 1319 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine, Thalia, Camp, & Melpomene Sts.  
**Square Number:** 154 **Lots:** 11 & 12  
**Zoning Classification:** C-1A General Commercial **ZBM:** C-15  
**Historic District Classification:** Lower Garden Local Historic District  
**Existing Use:** Auto Repair Shop  
**Proposed Use:** Auto Repair Shop

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits that the non-conforming status for the structure has been lost.

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**ITEM 36 – Docket Number:** 123-09  
**Applicant or Agent:** Debra Mutin  
**Property Location:** 2715 Marigny Street **Zip:** 70122  
**Bounding Streets:** Marigny, Industry, Mandeville Sts., & Florida Ave.  
**Square Number:** 1590 **Lot:** 4  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** D-12  
**Historic District Classification:** N/A  
**Existing Use:** Five Main Uses on One Lot of Record (Vacant)  
**Proposed Use:** Five Main Uses on One Lot of Record

**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.

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**ITEM 37 – Docket Number:** 131-09  
**Applicant or Agent:** Shelia Dixon  
**Property Location:** 8432 Forshey Street **Zip:** 70118  
**Bounding Streets:** Forshey, Cambronne, Oleander, & Joliet Sts.  
**Square Number:** 492 **Lots:** 8 & 9  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** B-13  
**Historic District Classification:** N/A  
**Existing Use:** Four-Plex (Vacant)  
**Proposed Use:** Four-Plex

**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 38 – Docket Number:** 132-09  
**Applicant or Agent:** Floyd and Lenna McField  
**Property Location:** 2333 Almonaster Avenue **Zip:** 70122  
**Bounding Streets:** Almonaster Ave., N. Rocheblave, Port, & N. Tonti Sts.  
**Square Number:** 1220 **Lot:** R  
**Zoning Classification:** RD-2 Two-Family Residential **ZBM:** E-13  
**Historic District Classification:** N/A  
**Existing Use:** Four-Plex (Vacant)  
**Proposed Use:** Four-Plex

**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.

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**ITEM 39 – Docket Number:** **148-09**  
**Applicant or Agent:** Mario Barrolleaux  
**Property Location:** 314-16 North Dorgenois Street **Zip:** 70114  
**Bounding Streets:** N. Dorgenois, Conti, N. Rocheblave Sts., & Bienville Ave.  
**Square Number:** 329 **Lot:** Pt. Lot D  
**Zoning Classification:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District Classification:** N/A  
**Existing Use:** Four-Plex (Vacant)  
**Proposed Use:** Four-Plex

**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.