



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

**Regular Meeting Agenda
Monday, August 10, 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**

ITEM 1 – Docket Number:	095-09	MDO
Applicant or Agent:	Sagrario Concepcion Agurcia	
Property Location:	4526 South Tonti Street	Zip: 70125
Bounding Streets:	S. Tonti, S. Miro, Jena, & Cadiz Sts.	
Square Number:	768	Lot: K
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 2 – Docket Number: 097-09 MDO
Applicant or Agent: GCHP-MLK, L.L.C.
Property Location: 1931 Martin Luther King Jr. Boulevard **Zip:** 70113
Bounding Streets: O.C. Haley, M.L. King, Jr. Blvds., S Rampart & Thalia Sts.
Square Number: 280 **Lots:** 9, 10, 11, 10, 13,
1, D, A, B, C, 4, A, & 3
Zoning District: C-1 General Commercial District **ZBM:** C-14
Historic District Classification: N/A
Existing Use: Multiple Structures and Vacant Lots
Proposed Use: Home for the Aged and Commercial

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 home for the aged and commercial and office building with insufficient off-street parking.

Requested Waivers:

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

Required: 85 Spaces

Provided: 56 Spaces

Waiver: 29 Spaces

ITEM 3 – Docket Number:	116-09	MDO
Applicant or Agent:	Elmwood Partners, LP	
Property Location:	2740 Donner Drive	Zip: 70114
Bounding Streets:	Donner Dr., Potomac, Idaho, & Indiana Sts.	
Square Number:	128	Lots: 9 & 10 (9A)
Zoning District:	RS-2 Single-Family Residential	ZBM: D-16
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 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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ITEM 4 – Docket Number:	117-09	MDO
Applicant or Agent:	Elmwood Partners, LP	
Property Location:	2741 Potomac Street	Zip: 70114
Bounding Streets:	Potomac, Idaho, Indiana Sts., & Donner Dr.	
Square Number:	128	Lots: 9 & 10 (10A)
Zoning District:	RS-2 Single-Family Residential	ZBM: D-16
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 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.
Section 4.3.7 (4.C) – Minimum Lot Depth		
Required: 90’	Provided: 80.87’	Waiver: 9.13’
Section 4.3.7 (4.C) – Minimum Aggregate Width of Side Yards		
Required: 20% (12’)	Provided: 10% (6’)	Waiver: 10% (6’)
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

ITEM 5 – Docket Number:	118-09	MDO
Applicant or Agent:	Elmwood Partners, LP	
Property Location:	2800 Donner Drive	Zip: 70114
Bounding Streets:	Donner Dr., Potomac, Idaho, & Indiana Sts.	
Square Number:	128	Lots: 11 & 12 (11A)
Zoning District:	RS-2 Single-Family Residential	ZBM: D-16
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 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:

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

ITEM 6 – Docket Number:	119-09	MDO
Applicant or Agent:	Elmwood Partners, LP	
Property Location:	2801 Potomac Street	Zip: 70114
Bounding Streets:	Potomac, Idaho, Indiana Sts., & Donner Dr.	
Square Number:	128	Lots: 11 & 12 (12A)
Zoning District:	RS-2 Single-Family Residential	ZBM: D-16
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 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.
Section 4.3.7 (4.C) – Minimum Lot Depth		
Required: 90’	Provided: 83.9’	Waiver: 6.91’
Section 4.3.7 (4.C) – Minimum Aggregate Width of Side Yards		
Required: 20% (12’)	Provided: 10% (6’)	Waiver: 10% (6’)
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

ITEM 7 – 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) of the Comprehensive Zoning Ordinance.

Request:

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

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’ 10”

ITEM 8 – Docket Number: 127-09 DS/AZ
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: 16’ 6” Waiver: 2’ 6”

ITEM 9 – Docket Number:	129-09	MDO
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 5, Section 5.6.7 (Table 5.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 health club/Pilates/yoga studio with insufficient minimum depth of front yard and off-street parking.

Requested Waivers:

Section 5.6.7 (Table 5.F) – Minimum Depth of Front Yard

Required: 20'	Provided: 3'	Waiver: 17'
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Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations

Required: 14 Spaces	Provided: 4 Spaces	Waiver: 10 Spaces
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C. BZA Dockets – New Business

ITEM 10 – Docket Number: 149-09 AZ
Applicant or Agent: Make it Right Housing
Property Location: 1737 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde, N. Derbigny, Tennessee, & N. Roman Sts.
Square Number: 808 **Lot:** 8
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 impermissible height of stairs.

Requested Waivers:

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

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

Section 15.5.8(4) – Height of Stairs

Permitted: ≤5' Proposed: 9' Waiver: 4'

ITEM 11 – Docket Number: 150-09 AZ
Applicant or Agent: Make it Right Housing
Property Location: 1738 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde, N. Derbigny, Sts. Jourdan Ave., & N. Roman St.
Square Number: 807 **Lot:** 13
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'

ITEM 12 – Docket Number: 151-09 MDO
Applicant or Agent: Make it Right Housing
Property Location: 1701 Tennessee Street **Zip:** 70117
Bounding Streets: Tennessee, N. Prieur, Reynes, & N. Derbigny Sts.
Square Number: 809 **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 (Table 15.A) – Off-Street Parking

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

ITEM 13 – Docket Number: 152-09 AZ
Applicant or Agent: Make it Right Housing
Property Location: 1724 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde, N. Derbigny Sts, Jourdan Ave., & N. Roman St.
Square Number: 807 **Lot:** 16
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 impermissible height of stairs.

Requested Waivers:

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

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

Section 15.5.8(4) – Height of Stairs

Permitted: ≤5’ Proposed: 9’ Waiver: 4’

ITEM 14 – Docket Number: 153-09 MDO
Applicant or Agent: Ronald E. Wille
Property Location: 6601 Canal Boulevard **Zip:** 70124
Bounding Streets: Canal Blvd., Filmore Ave., Vicksburg & Porteous Sts.
Square Number: 161 **Lots:** 23 & 24
Zoning District: LRS-1 Lakeview Single-Family Residential
Historic District Classification: N/A **ZBM:** C-10
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This is a request for an addition to a single-family residence with insufficient minimum depth of front yard.

Requested Waivers:

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

Required: 20’ Provided: 17’ 3” Waiver: 2’ 9”

ITEM 15 – Docket Number: 154-09 MDO
Applicant or Agent: Doris M. Doyle
Property Location: 6117 Laurel Street **Zip:** 70118
Bounding Streets: Laurel, Henry Clay, Patton & Webster Sts.
Square Number: 18 **Lot:** 13
Zoning District: RD-4 Two-Family Residential **ZBM:** A-15
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Single-Family

Request Citation: This request is for variances from the provisions of 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 structure with insufficient distance open to the sky.

Requested Waivers:

Section 15.5.7.1(b) – Distance Open to the Sky

Required: 2’ Provided: 8 ³/₁₆” Waiver: 1’ 3 ¹³/₁₆”

Section 15.5.7.1(b) – Distance Open to the Sky

Required: 2’ Provided: 5 ³/₄” Waiver: 1’ 6 ¹/₄”

ITEM 16 – Docket Number:	155-09	AZ
Applicant or Agent:	Dion R. Simon	
Property Location:	2541 N. Miro Street	Zip: 7011
Bounding Streets:	Franklin Ave., N. Miro, Painters & N. Tonti Sts.	
Square Number:	1165	Lot: S
Zoning District:	RD-3 Two-Family Residential	ZBM: D-13
Historic District Classification:	N/A	
Existing Use:	Vacant Lot	
Proposed Use:	Two-Family Residence	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) 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 residential structure with insufficient minimum lot area, minimum depth of front yard, and insufficient off-street parking.

Requested Waivers:

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

Required: 3,600 sq. ft.	Provided: 3,450 sq. ft.	Waiver: 150 sq. ft.
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Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20’	Provided: 10’	Waiver: 10’
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces
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ITEM 17 – Docket Number: 156-09 MDO
Applicant or Agent: Sompong Apipanyakul & Bo Chen
Property Location: 729 Burdette Street **Zip:** 70118
Bounding Streets: Burdette, Maple, Adam & Hampson Sts.
Square Number: 81 **Lot:** 22-A
Zoning District: B-1 Neighborhood Residential
Historic District Classification: N/A **ZBM:** A-14
Existing Use: Restaurant w/ Porch
Proposed Use: Restaurant w/ Porch

Request Citation: This request is for variances from the provisions of Article 5, Section 5.4.7 (Table 5.D) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a front and corner lot side yard covered porch with insufficient minimum width of corner lot side yard and off-street parking. **(AFTER THE FACT)**

Requested Waivers:

Section 5.4.7 (Table 5.D) – Minimum Yard on a Side Street when Rear Yard abuts a Residential District

Required: 10'	Provided: 7'	Waiver: 3'
Section 15.2.1 (Table 15.A) – Minimum Width of Side Yard (Center Street Side)		
Required: 11 Spaces	Provided: 2 Spaces ¹	Waiver: 3 Spaces

ITEM 18 – Docket Number: 157-09 AZ
Applicant or Agent: Kenneth & Diane Coleman
Property Location: 3330 Florence Avenue **Zip:** 70114
Bounding Streets: Florence Ave., Wabash, Amazon & Idaho Sts.
Square Number: 24 **Lots:** Pts 12/13 or 12-A
Zoning District: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** D-16
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 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit parking in the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards
Permitted: 0 Spaces Proposed: 2 Spaces Waiver: 2 Spaces

¹ Six (6) spaces are grandfathered to the site.

ITEM 19 – Docket Number: 158-09 MDO
Applicant or Agent: Annette M. Vanderson
Property Location: 9130 Nelson Street **Zip:** 70118
Bounding Streets: S. Claiborne Ave., Mistletoe, Nelson & Hamilton Sts.
Square Number: 334 **Lot:** future N-1
Zoning District: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-12
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:
This request is a requirement of subdivision docket 100/05 and a request to permit the construction of a two-family residence with insufficient minimum lot width.

Requested Waivers:
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)
Required: 50’ Provided: 45’ Waiver: 5’

ITEM 20 – Docket Number: 159-09 AZ
Applicant or Agent: Dana & Dante Ascani
Property Location: 7836 Olive Street **Zip:** 70125
Bounding Streets: Olive, Fern, Lowerline & Forshey Sts.
Square Number: 502 **Lot:** 1
Zoning District: RD-2 Two-Family Residential
Historic District Classification: N/A **ZBM:** B-13
Existing Use: Vacant Multi-Family Residence
Proposed Use: Multi-Family Residence

Request Citation: This request is for the restoration and extension of a permit for a non-conforming use as per Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the extension of a building permit for the renovation of a non-conforming multi-family structure.

Requested Waivers:
Section 13.3.2 – Procedures
Permitted: 12 Months Proposed: 28 Months Waiver: 16 Months

ITEM 21 – Docket Number:	160-09	MDO
Applicant or Agent:	Thelma Jones	
Property Location:	1817 St. Ann Street	Zip: 70116
Bounding Streets:	St. Ann, N. Roman, Dumaine & N. Derbigny Sts.	
Square Number:	2254	Lot: B
Zoning District:	RD-3 Two-Family Residential	ZBM: C-13
Historic District Classification:	Tremé Local Historic District	
Existing Use:	Vacant Lot	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for a variance from the provisions of Article 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 structure with insufficient minimum width of each side yard.

Requested Waivers:

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

Required: 3’

Provided: 2’ 3”

Waiver: 9”

ITEM 22 – Docket Number:	161-09	AZ
Applicant or Agent:	Elzena Harris	
Property Location:	2024-26 7 th Street	Zip: 70115
Bounding Streets:	7 th , S. Saratoga, Harmony & Danneel Sts.	
Square Number:	281	Lot: 4
Zoning District:	RM-4 Multi-Family Residential	ZBM: B-15
Historic District Classification:	N/A	
Existing Use:	Vacant Lot	
Proposed Use:	Two-Family Structure	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) and Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.5.7.1(b) and Article 15, Section 15.5.10 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family structure with insufficient lot area, insufficient minimum depth of front yard, minimum aggregate width of side yards, excessive lot coverage of a main structure, insufficient off-street parking, and excessive projection of stairways into the required rear yard without two feet (2) open to the sky.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area (Two-Family)		
Required: 3,500 sq. ft.	Provided: 3,269 sq. ft.	Waiver: 231 sq. ft.
Section 4.12.7 (Table 4.L) – Minimum Depth of Front Yard		
Required: 20’	Provided: 5’	Waiver: 15’
Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards		
Required: 6’ 3”	Provided: 6’	Waiver: 3”
Section 4.12.7 (Table 4.L) – Maximum Lot Coverage of Main Structure		
Required: 6’ 3”	Provided: 6’	Waiver: 3”
Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 0 Spaces
Section 15.5.7.1(b) – Yards and Open Space Generally (Distance Open to the Sky)		
Required: 2’	Provided: 0’	Waiver: 2’
Section 15.5.10 – Rear Yards (Projection of Fireproof Stairs)		
Permitted: 5’	Proposed: 8’	Waiver: 3’

ITEM 23 – Docket Number: 162-09 MDO
Applicant or Agent: Charleen Mabon
Property Location: 814 N. Galvez **Zip:** 70119
Bounding Streets: St. Ann, Dumaine, N. Johnson & N. Galvez Sts.
Square Number: 267 **Lot:** 4-A
Zoning District: RD-3 Two-Family Residential **ZBM:** C-13
Historic District Classification: Tremé Local Historic District
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 construction of a single-family residence with insufficient minimum width of a side yard and insufficient minimum depth of rear yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Width of Side Yard (Dumaine Street side)

Required: 3’ Provided: 2’ Waiver: 1’

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

Required: 20’ Provided: 18’ 6” Waiver: 1’ 6”

ITEM 24 – Docket Number: 163-09 AZ
Applicant or Agent: Churches Supporting Churches, Inc.
Property Location: 2601-03 S. Galvez Street **Zip:** 70125
Bounding Streets: S. Galvez, 4th, S. Miro & 3rd Sts.
Square Number: 453 **Lots:** A & B (A-1)
Zoning District: RM-4 Multi-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:

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

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Depth of Front Yard

Required: 20’ Provided: 12’ Waiver: 8’

Section 4.12.7 (Table 4.L) – Minimum Depth of Corner Lot Side Yard

Required: 10’ Provided: 5’ Waiver: 5’

ITEM 25 – Docket Number: 164-09 MDO
Applicant or Agent: NOKAA Inc.
Property Location: 1036 Audubon Street **Zip:** 70128
Bounding Streets: Audubon, Zimple, Broadway & Freret Sts.
Square Number: 3 **Lot:** 63
Zoning District: RM-1 Multi-Family Residential **ZBM:** A-14
Historic District Classification: N/A
Existing Use: Fraternity House
Proposed Use: Fraternity House

Request Citation: This request is for the extension of a building permit as per Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the extension of a building permit for the renovation of a non-conforming fraternity house.

Requested Waivers:

Section 13.3.2 – Procedures

Permitted: 12 Months Proposed: 24 Months Waiver: 12 Months

ITEM 26 – Docket Number: 165-09 AZ
Applicant or Agent: Wholesalers Development Co., LLC
Property Location: 1654-56 Joseph Street **Zip:** 70115.
Bounding Streets: St. Charles Ave., Joseph, Daneel & Arabella Sts.
Square Number: 64 **Lots:** 9, 10 & 11
Zoning District: RS-2 Single-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Multi-Family Residence
Proposed Use: Multi-Family Residence

Request Citation: This request is for the extension of a building permit as per Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the extension of a building permit for the renovation of a non-conforming multi-family structure.

Requested Waivers:

Section 13.3.2 – Procedures

Permitted: 12 Months Proposed: 24 Months Waiver: 12 Months

ITEM 27 – Docket Number: 166-09 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) and 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:

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

ITEM 28 – Docket Number: 167-09 AZ
Applicant or Agent: Katherine Odrick
Property Location: 5123 Cameron Boulevard **ZIP:** 70122
Bounding Streets: Cameron Blvd., Fillmore Ave., Pasteur Blvd., and Selma St.
Square Number: 3851 **Lot:** 10-Z
Zoning Classification: RS-2 Single-Family Residential
Historic District Classification: N/A **ZBM:** D-11
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) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the construction of a single-family residence which exceeds the maximum permitted height and with excessive paving in the front yard area.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Maximum Height of a Main Structure		
Required: 35'	Provided: 43'	Waiver: 8'
Section 15.6.6 – Limitations on Pavement of Required Yard Areas (Front Yard)		
Permitted: 40% (666 sq. ft.)	Proposed: 47% (794 sq. ft.)	Waiver: 7% (128 sq. ft.)

ITEM 29 – Docket Number: 168-09 MDO
Applicant or Agent: Make it Right Housing
Property Location: 1644 Tennessee Street **Zip:** 70117
Bounding Streets: Tennessee, N. Derbigny, Deslonde Sts., & N. Claiborne Ave.
Square Number: 713 **Lot:** 8
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) 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 width of a corner lot side yard.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Depth of Front Yard
Required: 20’ Provided: 10’ Waiver: 10’
Section 4.3.7 (Table 4.C) – Minimum Corner Lot Side Yard
Required: 10’ Provided: 5’ Waiver: 5’

ITEM 30 – Docket Number: 169-09 MDO
Applicant or Agent: Make it Right Housing
Property Location: 1714 Tennessee Street **Zip:** 70117
Bounding Streets: Tennessee, N. Prieur, Reynes, & N. Derbigny Sts.
Square Number: 808 **Lot:** 11
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 stairs 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 (Table 15.A) – Off-Street Parking Regulations
Required: 2 Space Provided: 1 Space Waiver: 1 Space

ITEM 33 – Docket Number: 172-09 AZ
Applicant or Agent: Ricky L. Cooper
Property Location: 3701 A/B, 3703 A/B S. Saratoga St. **Zip:** 70115
Bounding Streets: Loyola Ave., S. Saratoga, Peniston & Amelia Sts.
Square Number: 515 **Lot:** 33
Zoning District: RD-2 Two-Family Residential **ZBM:** B-15
Historic District Classification: N/A
Existing Use: Vacant Multi-Family Residence
Proposed Use: Multi-Family Residence

Request Citation: This request is for the extension of a building permit as per Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the extension of a building permit for the renovation of a non-conforming multi-family structure.

Requested Waivers:

Section 13.3.2 – Procedures

Permitted: 12 Months

Proposed: 34 Months

Waiver: 22 Months

D. Deferred Director of Safety and Permits Decision Appeals

ITEM 34 – 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.

ITEM 35 – 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.

E. Director of Safety and Permits Decision Appeals

ITEM 36 – Docket Number: 173-09
Applicant or Agent: Denis Scott Sr.
Property Location: 9560-62 Stroelitz **Zip:** 70118
Bounding Streets: Livingston, Stroelitz, Cecil & Palm Sts.
Square Number: 566 **Lot:** U
Zoning Classification: RS-2 Single-Family Residential **ZBM:** B-12
Historic District Classification: N/A
Existing Use: Vacant Two-Family Residence
Proposed Use: Two-Family Residence

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 37 – Docket Number: 174-09
Applicant or Agent: Greater Evergreen Baptist
Property Location: 2221-23 Clouet Street **Zip:** 70117
Bounding Streets: Clouet, N. Miro, Louisa & N. Tonti Sts.
Square Number: 1156 **Lot:** 6
Zoning Classification: RD-3 Two-Family Residential **ZBM:** E-13
Historic District Classification: N/A
Existing Use: Vacant Multi-Family Residence
Proposed Use: Multi-Family Residence

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.
