



CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS

Regular Meeting Agenda

Monday, December 14, 2009

**10:00 a.m. City Planning Commission Conference Room,
1340 Poydras Street, New Orleans, Louisiana**

This is a draft agenda. The requested waivers are subject to change prior to the hearing.

The deadline for submitting letters of support or objection is the Wednesday prior to the meeting. The deadline for the December 14th meeting is Wednesday, December 9th.

A. Call to Order & Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Old Business

ITEM 1 – Docket Number: 204-09 RH
Applicant or Agent: Gary F. Carroll
Property Location: 618 North Carrollton Avenue **Zip:** 70119
Bounding Streets: N. Carrollton Ave., Toulouse St., N. Pierce St., & Orleans Ave.
Square Number: 523 **Lot:** 11
Zoning District: B-1A Neighborhood Business District **ZBM:** C-12
Historic District Classification: N/A
Existing Use: Medical Office
Proposed Use: Medical Office

Request Citation: This request is for variances from the provisions of Article 5, Section 5.5.8(1)(d) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 5.5.8(1)(d) – Off-Street Parking Regulations (Parking in Front Yard)

Permitted: 0 Spaces Proposed: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Permitted: 40% Proposed: 100% Waiver: 60%

ITEM 2 – Docket Number: 200-09 AZ/MDO
Applicant or Agent: Journey Fellowship Church
Property Location: 1314 Alvar Street **Zip:** 70117
Bounding Streets: Alvar, Urquhart, Pauline, & N. Villere Sts.
Square Number: 532 **Lots:** 19, 20, 21 & 22
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District Classification: N/A
Existing Use: Accessory Educational Building for a Church
Proposed Use: Accessory Childcare Center

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.15.d(1)(a) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of an accessory education building that was part of a church to an accessory childcare center with insufficient off-street parking.

Requested Waivers:

Section 11.15.1.d(1)(a) – Site Requirements (Parking)

Required: 4 Spaces Provided: 0 Spaces Waiver: 4 Spaces

ITEM 3 – Docket Number: 227-09 GM
Applicant or Agent: Atlonia Jones
Property Location: 3125-27 Delachaise Street **Zip:** 70115
Bounding Streets: Delachaise & S. Roman Sts. & Louisiana, S. Claiborne Aves.
Square Number: B **Lot:** 42
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

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

Request:

This request is to permit the construction of a two family residence with insufficient minimum lot area, minimum lot width, minimum width of a side yard, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

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

Required: 5,000 sq. ft. Provided: 3,870 sq. ft. Waiver: 1,130 sq. ft.

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

Required: 50' Provided: 30' Waiver: 20'

Section 4.5.7 (Table 4.E) – Minimum Width of a Side Yard (S. Claiborne Avenue Side)

Required: 3' Provided: 1.83' Waiver: 1.17'

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

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

ITEM 4 – Docket Number:	228-09	MDO
Applicant or Agent:	Pierce Anderson	
Property Location:	3303 Newton Street	Zip: 70114
Bounding Streets:	Newton, Horace, Diana, & Flanders Sts.	
Square Number:	5	Lots: Pt. 1. Pt. 2 & 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 residential structure with insufficient minimum side yard setback of a corner lot, 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 Side Yard Setback Corner Lot		
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 5 – Docket Number:	230-09	CD
Applicant or Agent:	City of New Orleans	
Property Location:	2098 Foy Street	Zip: 70122
Bounding Streets:	Foy St., Gentilly Blvd., & Norman Meyer St.	
Square Number:	2660	Lot: undesignated
Zoning District:	C-1 General Commercial	ZBM: D-12
Historic District Classification:	N/A	
Existing Use:	Vacant Lot	
Proposed Use:	Public Library	

Request Citation: This request is for variances from the provisions of Article 11, Section 11.30.b of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the reconstruction of Norman Meyer District Library with insufficient front yard depth abutting a street.

Requested Waivers:

Article 11, Section 11.30 – Minimum Front Yard Depth abutting Gentilly Boulevard

Required: 25'	Proposed: 0'	Waiver: 25'
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Article 11, Section 11.30 – Minimum Front Yard Depth abutting Norman Meyer Avenue

Required: 25'	Proposed: 0'	Waiver: 25'
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Article 11, Section 11.30 – Minimum Front Yard Depth abutting Foy Street

Required: 25'	Proposed: 0'	Waiver: 25'
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ITEM 6 – Docket Number: 232-09 MDO
Applicant or Agent: Hilton and Joan G. Eymard
Property Location: 2819 Audubon Street **Zip:** 70125
Bounding Streets: Audubon St., Pritchard Pl., Walmsley Ave., & Versailles Blvd.
Square Number: 34 **Lot:** E
Zoning District: RD-3 Two-Family Residential **ZBM:** B-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 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, lot width, and off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,180 sq. ft. Waiver: 820 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 50' Provided: 38' Waiver: 12'

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

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

ITEM 7 – Docket Number: 238-09 MDO
Applicant or Agent: Eugene Speaks
Property Location: 5541 Lafayette Street **Zip:** 70122
Bounding Streets: Lafayette, Mendez, Baccich, & Odin Sts.
Square Number: 4266 **Lot:** 6
Zoning District: RS-2 Single-Family Residential **ZBM:** E-11
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 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 a garage with excessive rear yard coverage and excessive height.

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings and Structures (Coverage)

Permitted: 40% Proposed: 79% Waiver: 39%

Section 15.5.12(4) – Accessory Buildings and Structures (Height)

Required: 14' Provided: 21' 9" Waiver: 7' 9"

ITEM 8 – Docket Number:	240-09	MDO
Applicant or Agent:	528 Bienville Group, L.L.C.	
Property Location:	528 Bienville Street	Zip: 70130
Bounding Streets:	Bienville, Decatur, Iberville, & Chartres Sts.	
Square Number:	30	Lots: Pt. 16, 17, & 18
Zoning District:	VCC-2 Vieux Carré Commercial	ZBM: D-14
Historic District Classification:	Vieux Carré	
Existing Use:	Warehouse (Vacant)	
Proposed Use:	Multi-Family Residence (7 Units)	

Request Citation: This request is for a variance from the provisions Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a vacant warehouse into a multi-family residence with excessive height.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Maximum Height from Grade

Permitted: 50'

Proposed: 74' 6"

Waiver: 24' 6"¹

¹ The height increase when compared to the previous agenda is caused by an oversight on the part of the Board of Zoning Adjustments staff. The height of chimneys is included in calculating the total height in the Vieux Carré while they are not included in other zoning districts.

C. BZA Dockets – New Business

ITEM 9 – Docket Number: 246-09
Applicant or Agent: Joseph Senegal, Jr.
Property Location: 4521 Dale Street **Zip:** 70126
Bounding Streets: Dale, Selma, Dreux, & America Sts.
Square Number: 14 **Lot:** 10
Zoning District: RD-2 Two-Family Residential **ZBM:** F-11
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 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: 3,100 sq. ft. Waiver: 1,900 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)
Required: 50' Provided: 25' Waiver: 25'
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 10 – Docket Number: 247-09
Applicant or Agent: Frank W. Whiteley, Jr.
Property Location: 1323 Eleonore Street **Zip:** 70115
Bounding Streets: Eleonore, Pitt, Prytania Sts., & Nashville Ave.
Square Number: 48 **Lot:** A-2
Zoning District: RD-2 Two-Family Residential **ZBM:** A-15
Historic District Classification: N/A
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.12(7) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the expansion of a single-family residence with insufficient minimum width of a side yard and minimum depth of rear yard and to permit the placement of a swimming pool in the required front yard area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Width of Side Yard (Pitt Street Side)		
Required: 3'	Provided: 0'	Waiver: 3'
Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 0'	Waiver: 20'
Section 15.5.12(7) – Swimming Pools		
Permitted: Not in Front Yard	Proposed: In Front Yard	Waiver: Front Yard

ITEM 11 – Docket Number: 248-09
Applicant or Agent: Emmanuel F. Spann, Sr.
Property Location: 2024 Forstall Street **Zip:** 70117
Bounding Streets: Forstall, N. Galvez, Reynes, & N. Johnson Sts.
Square Number: 987 **Lot:** 7-A
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 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 and insufficient minimum aggregate width of side yards.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20'	Provided: 10'	Waiver: 10'
Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 10'	Waiver: 10'
Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards		
Required: 20% (10' 3")	Provided: 15% (8')	Waiver: 5% (2' 3")

ITEM 12 – Docket Number: 249-09
Applicant or Agent: Michael Karl
Property Location: 36109 Highway 90 **Zip:** 70129
Bounding Streets: Hwy. 90 and Lake Catherine
Square Number: East Fort Pike Subdivision **Lot:** 8
Zoning District: NU Non-Urban District **ZBM:** Q-8
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Accessory Structure

Request Citation: This request is for a variance from the provisions Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the placement of an accessory structure upon a lot without a main use.

Requested Waivers:

Section 1.4 – Location on a Lot Required		
Required: A Main Use	Provided: No Main Use	Waiver: A Main Use

ITEM 13 – Docket Number: 250-09
Applicant or Agent: Michael Irby
Property Location: 6030 Music Street **Zip:** 70122
Bounding Streets: Music & Vienna Sts, & St. Roch Ave. & Madrid St.
Square Number: 4813 **Lot:** 15
Zoning District: RS-2 Single-Family Residential **ZBM:** E-11
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions 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 and rear yards and minimum off-street parking.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Depth of Front Yard		
Required: 20'	Provided: 16' 8"	Waiver: 3' 4"
Section 4.3.7 (Table 4.C) – Minimum Depth of Rear Yard		
Required: 20'	Provided: 15'	Waiver: 5'
Section 15.2.1 (Table 15.A) – Off-Street Parking		
Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space

ITEM 16 – Docket Number: 253-09
Applicant or Agent: Eric Stockwell & Ann Kinberger
Property Location: 4509 South Johnson Street **Zip:** 70118
Bounding Streets: S. Johnson, Cadiz, S. Galvez, & Jena Sts.
Square Number: 745 **Lot:** C-2
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) 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: 4,545 sq. ft. Waiver: 455 sq ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)
 Required: 50’ Provided: 45’ Waiver: 5’

ITEM 17 – Docket Number: 254-09
Applicant or Agent: Joseph P. Cox
Property Location: 4311 Chartres Street **Zip:** 70117
Bounding Streets: Chartres St., Poland Ave., Lesseps & Royal Sts.
Square Number: 129 **Lot:** C
Zoning District: LI Light Industrial **ZBM:** E-14
Historic District Classification: N/A
Existing Use: Two-Family Residence
Proposed Use: Tattoo Parlor

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 two-family residence into a tattoo parlor with insufficient off-street parking.

Requested Waivers:

Section 15.2.1 (Table 15.A) – Off-Street Parking
 Required: 4 Spaces Provided: 2 Spaces Waiver: 2 Spaces

ITEM 20 – Docket Number: 257-09
Applicant or Agent: Clare Paletou
Property Location: 7228-30 Pitt Street **Zip:** 70126
Bounding Streets: Pitt, Pine, Prytania, & Broadway Sts.
Square Number: 43 **Lot:** A
Zoning District: RS-2 Single-Family Residential **ZBM:** F-10
Historic District Classification: N/A
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) and Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with excessive rear yard coverage and insufficient width of a corner lot side yard.

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings and Structures (Coverage)
 Permitted: 40% Proposed: 79% Waiver: 39%
Section 15.5.12(4) – Accessory Buildings and Structures (Corner Lot)
 Required: 10’ Provided: 0’ Waiver: 10’

ITEM 21 – Docket Number: 258-09
Applicant or Agent: Brett Rumball & Dominique Denoun
Property Location: 4433 South Johnson Street **Zip:** 70125
Bounding Streets: S. Johnson, Jena, S. Galvez Sts, & Napoleon Ave.
Square Number: 746 **Lot:** D
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 (**AFTER THE FACT**).

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)
 Required: 5,000 sq. ft. Provided: 4,040 sq. ft. Waiver: 960 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 Requirements
 Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 24 – Docket Number: 261-09
Applicant or Agent: Renewal Homes LP
Property Location: 221 Millaudon Street **Zip:** 70118
Bounding Streets: Millaudon, Garfield, Lowerline, & Pitt Sts.
Square Number: 31 **Lot:** Y
Zoning District: RD-2 Two-Family Residential **ZBM:** A-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 4.5.7 (Table 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.

Requested Waivers:

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

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

ITEM 25 – Docket Number: 262-09
Applicant or Agent: Renewal Homes LP
Property Location: 9013-15 Green Street **Zip:** 70118
Bounding Streets: Green, Hickory, & Hollygrove Sts.
Square Number: 234 **Lot:** 4
Zoning District: RD-2 Two-Family Residential **ZBM:** A-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 4.5.7 (Table 4.E) and Article 15, Section 15.2.3 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 a request to permit parking in the required front yard area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,500 sq. ft. Waiver: 500 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 50' Provided: 30' Waiver: 20'

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces Proposed: 2 Spaces Waiver: 2 Spaces

ITEM 26 – Docket Number: 263-09
Applicant or Agent: Wyoming Quinn
Property Location: 5218 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation, Dufossat, Tchoupitoulas, & Bellecastle Sts.
Square Number: 125 **Lot:** 18-A
Zoning District: RM-2 Multi-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 a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings and Structures (Coverage)

Permitted: 40% Proposed: 58% Waiver: 18%

ITEM 27 – Docket Number: 264-09
Applicant or Agent: Andrew Clemetson (Vortex LLC) **Zip:** 70118
Property Location: 1709-11 Audubon Street
Bounding Streets: Audubon St., Green St., Audubon Blvd., & Hickory St.
Square Number: 29 **Lots:** 4 & 5
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

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

Request:

This request is to permit the construction of a circular drive in the required front yard area.

Requested Waivers:

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

Permitted: None Proposed: One Waiver: One

ITEM 34 – Docket Number: 271-09 SK
Applicant or Agent: Orleans Parish School Board
Property Location: 2300 General Taylor Street **Zip:** 70115
Bounding Streets: Gen. Taylor, S. Liberty, Marengo, & LaSalle Sts.
Square Number: 560 **Lot:** N/A
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Elementary School
Proposed Use: Elementary School

Request Citation: This request is for variances from the provisions of Article 13, Section 13.10.1(5) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the rebuilding of an elementary school with a side yard that is less than the grandfathered side yard along the Marengo Street side.

Requested Waivers:

Section 13.10.1(5) – Expansion of Certain Public and Semipublic Facilities

Required: 2’ 6” Marengo Street Provided: 0’ at one building corner Waiver: 2’ 6”

ITEM 35 – Docket Number: 272-09
Applicant or Agent: Wayne Leone
Property Location: 563 Frenchmen Street **Zip:** 70116
Bounding Streets: Frenchmen St., Decatur St., Esplanade Ave., & Chartres St.
Square Number: 5 **Lot:** B
Zoning District: HMC-1 Historic Marigny/Tremé Commercial District
Historic District Classification: Marigny Local Historic District **ZBM:** D-14
Existing Use: Residence
Proposed Use: /

Request Citation: This request is for variances from the provisions of Article 9, Section 9.4.6 (Table 9.D) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of with excessive floor area ratio.

Requested Waivers:

Section 9.4.6 (Table 9.D) – Maximum Floor Area Ratio

Required: 1.3 (1.85 grandfathered) Provided: 2.49 Waiver: 1.19

ITEM 36 – Docket Number: 273-09
Applicant or Agent: Make It Right Foundation
Property Location: 1801 Jourdan Street **Zip:** 70117
Bounding Streets: Jourdan, N. Prieur, Deslonde, & N. Roman Sts.
Square Number: 848 **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 variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20'	Provided: 10'	Waiver: 10'
Section 4.6.7 (Table 4.F) – Minimum Width of a Corner Lot Side Yard		
Required: 10'	Provided: 3'	Waiver: 7'

ITEM 37 – Docket Number: 274-09
Applicant or Agent: Make It Right Foundation
Property Location: 1627 Reynes Street **Zip:** 70117
Bounding Streets: Reynes St., N. Claiborne Ave., Tennessee & N. Derbigny Sts.
Square Number: 711 **Lot:** X
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 50 – Docket Number:	287-09	WITHDRAWN
Applicant or Agent:	CGH Partners 2007	
Property Location:	1726 Saint Ann Street	Zip: 70112
Bounding Streets:	St. Ann St., N. Claiborne Ave., Orleans Ave., & I-10 on Ramp	Lot: 4
Square Number:	209	ZBM: C-13
Zoning District:	B-1 Neighborhood Business	
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 4.8.7 (Table 4.H) 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 lot area, lot depth, minimum depth of front yard and insufficient off-street parking.

Requested Waivers:		
Section 4.8.7 (Table 4.H) – Minimum Lot Area		
Required: 3,600 sq. ft.	Provided: 2,325 sq. ft.	Waiver: 1,275 sq. ft.
Section 4.8.7 (Table 4.H) – Minimum Lot Depth		
Required: 90’	Provided: 74’ 6”	Waiver: 15’ 6”
Section 4.8.7 (Table 4.H) – Minimum Depth of Front Yard		
Required: 20’	Provided: 4’ 2”	Waiver: 15’ 10”
Section 15.2.1 (Table 15.A) – Off-Street Parking Requirements		
Required: 1 Space	Provided: 0 Spaces	Waiver: 1 Space

ITEM 51 – Docket Number:	288-09	WITHDRAWN
Applicant or Agent:	CGH Partners 2007	
Property Location:	3450 Magnolia Street	Zip: 70115
Bounding Streets:	Magnolia, Amelia, S. Robertson Sts., & Louisiana Ave.	Lot: 13
Square Number:	629	ZBM: B-14
Zoning District:	RD-2 Two-Family Residential	
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 4.5.7 (Table 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 front yard and minimum width of a corner lot side yard.

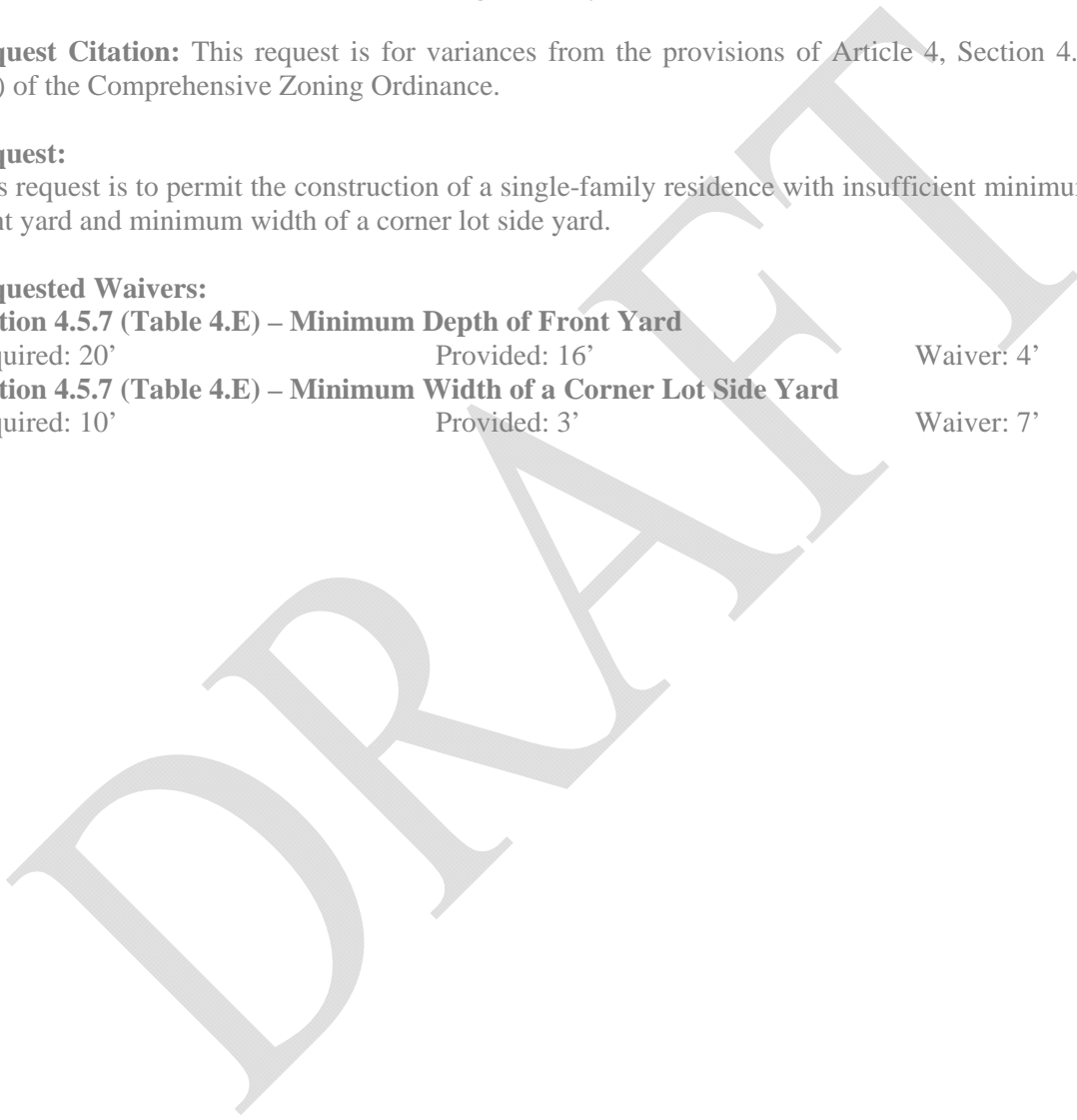
Requested Waivers:

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

Required: 20'	Provided: 16'	Waiver: 4'
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Section 4.5.7 (Table 4.E) – Minimum Width of a Corner Lot Side Yard

Required: 10'	Provided: 3'	Waiver: 7'
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ITEM 52 – Docket Number: 289-09
Applicant or Agent: CGH Partners 2007
Property Location: 2705 Peniston Street **Zip:** 70115
Bounding Streets: Peniston, Clara, Amelia & Magnolia Sts.
Square Number: 634 **Lot:** B
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District Classification: N/A
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

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

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area		
Required: 4,400 sq. ft.	Provided: 2,790 sq. ft.	Waiver: 1,610 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width		
Required: 40'	Provided: 31'	Waiver: 9'
Section 4.5.7 (Table 4.E) – Minimum Lot Depth		
Required: 90'	Provided: 89.5'	Waiver: 0.5'
Section 15.2.1 (Table 15.A) – Off-Street Parking Requirements		
Required: 1 Space	Provided: 0 Spaces	Waiver: 1 Space

ITEM 53 – Docket Number: 290-09
Applicant or Agent: Stephen Samuel
Property Location: 214-16 North Galvez Street **Zip:** 70119
Bounding Streets: N. Galvez, Iberville, N. Johnson, & Bienville Sts.
Square Number: 274 **Lot:** 11
Zoning District: RD-3 Two-Family Residential **ZBM:** C-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 residence with insufficient minimum lot area, lot width, 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: 3,360 sq. ft.	Waiver: 240 sq. ft.
Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)		
Required: 30’	Provided: 29’	Waiver: 1’
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20’	Provided: 10’	Waiver: 10’
Section 15.2.1 (Table 15.A) – Off-Street Parking Requirements		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces

ITEM 54 – Docket Number: 291-09
Applicant or Agent: Allen Murphey
Property Location: 236-38 Stafford Place **Zip:** 70124
Bounding Streets: Stafford Pl., Fleur de Lis Dr., Spencer Ave., & Pontchartrain Blvd.
Square Number: 20 **Lot:** 54
Zoning District: LRS-1 Lakeview Single-Family Residential
Historic District Classification: N/A **ZBM:** C-10
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot width.

Requested Waivers:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Width (Two-Family)		
Required: 50’	Provided: 44’	Waiver: 6’

ITEM 55 – Docket Number: 292-09
Applicant or Agent: Arianne Lee
Property Location: 3236-38 Palmyra Street **Zip:** 70119
Bounding Streets: Palmyra, S. Lopez, Banks, & S. Rendon Sts.
Square Number: 660 **Lot:** 21-A
Zoning District: RD-3 Two-Family Residential **ZBM:** C-13
Historic District Classification: N/A
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence

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

Request:

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

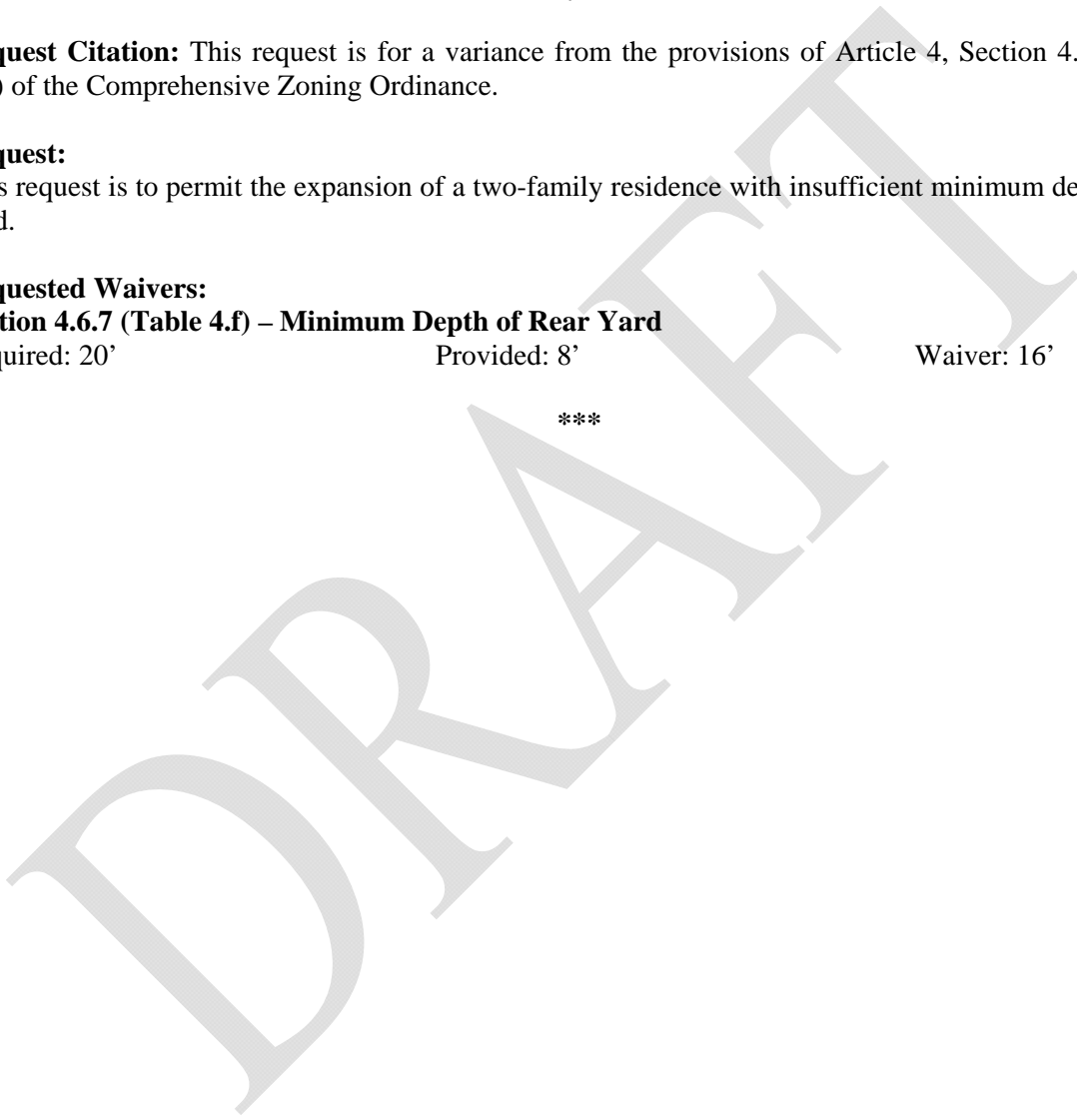
Requested Waivers:

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

Required: 20'

Provided: 8'

Waiver: 16'



D. Director of Safety and Permits Decision Appeals

ITEM 56 – Docket Number: 293-09
Applicant or Agent: Hollygrove Neighbors Neighborhood Association
Property Location: 3300 Hamilton Street **Zip:** 70118
Bounding Streets: Hamilton, Forshey, Mistletoe, & Olive Sts.
Square Number: 516 **Lot:** A
Zoning District: RD-2 Two-Family Residential **ZBM:** A-14
Historic District Classification: N/A
Existing Use: Multi-Purpose Center (Vacant)
Proposed Use: Demolition

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 for the issuance of a demolition permit for the above referenced property.

ITEM 57 – Docket Number: 294-09
Applicant or Agent: Byron Ann Cook Attorney for Hagendance, LLC
Property Location: 530 St. Philip Street **Zip:** 70116
Bounding Streets: St. Philip, Chartres, Dumaine & Decatur Sts.
Square Number: 21 **Lot:** A
Zoning District: VCR-2 Vieux Carré Residential **ZBM:** A-14
Historic District Classification: Vieux Carré
Existing Use: Retail Clothing Shop
Proposed Use: Retail Clothing 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 above referenced property has lost its legal nonconforming status as a clothing shop.

ITEM 58 – Docket Number: 295-09
Applicant or Agent: Nekitha Johnson
Property Location: 7221 Curran Road **Zip:** 70126
Bounding Streets: Curran Rd., Butterfield Rd., Wales Dr., & St. Charles Canal
Square Number: 3 **Lot:** S
Zoning District: RS-2 Single-Family Residential **ZBM:** A-14
Historic District Classification: N/A
Existing Use: Vacant Building
Proposed Use: Private Recreational Use

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

Request:
This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the interpretation of the proposed use of the petitioned property.

ITEM 59 – Docket Number: 296-09
Applicant or Agent: Jessie Boston
Property Location: 1210 Congress Street **Zip:** 70117
Bounding Streets: Congress, Urquhart, Gallier, & Marais Sts.
Square Number: 477 **Lots:** T & U
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District Classification: N/A
Existing Use: Three-Family Residence (Vacant)
Proposed Use: Three-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 regarding the interpretation of the proposed use of the petitioned property.

ITEM 60 – Docket Number: 297-09
Applicant or Agent: Mainstream Properties
Property Location: 2656 Canal Street **Zip:** 70119
Bounding Streets: Canal, S. Broad, Cleveland, & S. Dorgenois Sts.
Square Number: 581 **Lots:** 1-5, 8, M, 10, S, L, 1-B, and undesignated lot
Zoning District: C-1A General Commercial **ZBM:** C-13
Historic District Classification: N/A
Existing Use: Vacant Bank Building
Proposed Use: Retail

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 regarding the interpretation of Article 5, Section 5.8.8(3)(b) of the Comprehensive Zoning Ordinance, which states: At least one (1) principal entrance to the building shall open directly to one (1) of the adjacent rights-of-way.

ITEM 61 – Docket Number: 298-09
Applicant or Agent: Mainstream Properties
Property Location: 2656 Canal Street **Zip:** 70119
Bounding Streets: Canal, S. Broad, Cleveland, & S. Dorgenois Sts.
Square Number: 581 **Lots:** 1-5, 8, M, 10, S, L, 1-B, and undesignated lot
Zoning District: C-1A General Commercial **ZBM:** C-13
Historic District Classification: N/A
Existing Use: Vacant Bank Building
Proposed Use: Retail

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 regarding the issuance of a building permit for the petitioned property.
