

**City Planning Commission  
Meeting – March 10, 2015**

**CONSIDERATION – SUBDIVISION DOCKET – 008-15  
Applicant: Arthur Neville, Lorraine Neville**

**Prepared By:** Brooke Perry  
**Date:** February 24, 2015  
**Deadline:** May 8, 2015

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**GENERAL INFORMATION**

**Proposal:** Re-Subdivision of Lots 25-B and 26-C into Lots 25B1 and 25C1.

**Location:** Square 292, Sixth Municipal District, bounded by Valence, Coliseum, Cadiz, and Chestnut Streets. The municipal addresses are 1107-1115 Valence Street. (PD 3)

**Zoning:** RD-2 Two-Family Residential District.

**Current**

**Land Use:** This subdivision involves shifting the common lot line between two adjacent lots. The first lot, Lot 25-B is undeveloped and measures thirty-six feet, three inches (36' - 3") in width, ninety-three feet, nine inches (93' - 9") in depth, and approximately three thousand nine hundred and eight square feet (3,398.44 sq. ft.).

The second lot, Lot 26-C is developed with a single-family residence and measures forty-eight feet, nine inches (48' - 9") in width, ninety-three feet, nine inches (93' - 9") in depth, and approximately four thousand five hundred seventy square feet (4,570.31 sq. ft.) in area.

**Required:** The applicant proposes to re-subdivide the two lots by shifting the common lot line towards Coliseum Street by a distance of approximately one foot, eleven inches (1' -11"). This would increase the lot width of Lot 25-B (which would be re-designated as Lot 25B1) from thirty-six feet, three inches (36' - 3") to thirty-eight feet, one inch (38' - 1"). The lot's depth would remain ninety-three feet, nine inches (93' - 9"), while its area would increase from the current three thousand three hundred ninety-eight square feet (3,398.44 sq. ft.) to approximately three thousand five hundred seventy-six square feet (3,576.56 sq. ft.). The shifting of the common lot line would decrease the width of Lot 26-C (which would be re-designated as Lot 26C1) from forty-eight feet, nine inches (48' - 9") to forty-six feet, ten inches (46' - 10"). The lot's depth would remain ninety-three feet, nine inches (93' - 9"), while its area would decrease from the current four

thousand five hundred seventy square feet (4,570.31 sq. ft.) to four thousand three hundred ninety-two square feet (4,392.19 sq. ft.).

The lots are located in an RD-2 Two-Family Residential District, which according to **Article 4, Section 4.5.7 (Table 4.E)** of the Comprehensive Zoning Ordinance requires a minimum lot width of forty feet (40’), a minimum lot depth of ninety feet (90’), and a minimum lot area of four thousand four hundred square feet (4,400 sq. ft.) for lots developed with single-family residences.

**Table 1: Area Requirements of RD-2 Two-Family District**

<b>Requirement</b>	<b>Single-Family</b>
Lot Width	40 ft.
Lot Depth	90 ft.
Lot Area	4,400 sq. ft.

The existing Lot 26-C meets all of these requirements. The existing Lot 25-B meets the lot depth requirement but does not meet the minimum lot width or lot area requirement. The re-subdivision would not affect the depth of the lots, which are compliant with the Comprehensive Zoning Ordinance. The proposal would reduce the lot area for Lot 26C1 to below the minimum lot area required for the RD-2 District. The proposed Lot 25B1 would be deficient in lot width and area. The proposed subdivision would also decrease the aggregate side yard width for Lot 26-C, which currently does not meet the minimum aggregate side yard width of twenty percent (20%) of actual lot width, from approximately seventeen and six tenths percent (17.6%) of actual lot width to fourteen and two tenths percent (14.2%) of actual lot width, which is less compliant with the *Comprehensive Zoning Ordinance*.

In accordance with **Article 3** of the *New Orleans Subdivision Regulations*, all minor and major subdivisions are classified into seven categories. The proposed subdivision is classified as a Policy B subdivision request, which waives the requirement for a public hearing for subdivisions that meet all the requirements of the *Subdivision Regulations* or meet each of three conditions. First, no lot is to be reduced in area below the minimum lot size required by the Zoning Ordinance. Second, the new condition is to create a general improvement of the original plat by increased lot width, etc., although the proposed lots may be slightly below the minimum lot dimensions and area standards required by the regulations. Third, improvements exist that predate the May, 1950 original adoption of the Subdivision Regulations. Cases that clearly meet these three criteria are eligible for administrative approval, but cases that are doubtful, are to be referred to the City Planning Commission.

**Utilities &  
Regulatory  
Agencies:**

The City Planning Commission, when reviewing a proposed subdivision, requests responses from the Department of Property Management Division of Real Estate and Records, Department of Public Works, Department of Safety and Permits, Sewerage and Water Board, the Historic District Landmarks Commission (where applicable), and Entergy regarding the compliance of the proposed subdivision with the building codes, zoning ordinance, and other regulations governing development in the city.

The Department of Property Management, Division of Real Estate and Records noted no objection to the proposal, finding no exceptions regarding ownership and the survey.

The representative of the Sewerage and Water Board stated that subsurface drainage was available, and noted that sewer and water facilities are available and that a note should be shown on the subdivision plans stating that sewer and water house connections are the responsibility of the property owner.

The Department of Safety and Permits noted that it had no objection to the proposal.

The petitioned site is not located within a Local Historic District.

At the time of this writing, the Department of Public Works and Entergy had not yet reviewed the proposed subdivision.

**LOT SIZE**

**Existing  
Lots:**

Lot 25-B is undeveloped and measures thirty-six feet, three inches (36' - 3") in width, ninety-three feet, nine inches (93' - 9") in depth, and approximately three thousand nine hundred and eight square feet (3,398.44 sq. ft.). Lot 26-C is developed with a single-family residence and measures forty-eight feet, nine inches (48' - 9") in width, ninety-three feet, nine inches (93' - 9") in depth, and approximately four thousand five hundred seventy square feet (4,570.31 sq. ft.) in area.

**Table 2: Existing Lot Dimensions**

<b>Lot Designation</b>	<b>25-B</b>	<b>26-C</b>
<b>Lot Width</b>	36 ft. 3 in.	48 ft. 9 in.
<b>Lot Depth</b>	93 ft. 9 in.	93 ft. 9 in.
<b>Lot Area</b>	3,398.44 sq. ft.	4,570.31 sq. ft.

These lots are located in the RD-2 Two-Family Zoning District. According to **Article 4, Section 4.5.7, (Table 4.E)**, single-family residences must have a lot width of forty feet (40'), a lot depth of ninety feet (90') and a lot area of four thousand four hundred feet (4,400 sq. ft.). Lot 25-B meets the minimum lot depth requirement, but does not meet the minimum lot width or lot area requirement. Lot 26-C meets all the area requirements of the RD-2 District.

**Proposed**

**Lots:**

The applicant proposes to re-subdivide the two lots by shifting the common lot line towards Coliseum Street by a distance of approximately one foot, eleven inches (1' -11"). Proposed Lot 25B1 would measure thirty-eight feet, one inch (38' - 1") in width, ninety-three feet, nine inches (93' - 9") in depth, and approximately three thousand five hundred seventy-six square feet (3,576.56 sq. ft.) in area. Proposed Lot 26C1 would measure forty-six feet, ten inches (46' - 10") in width, ninety-three feet, nine inches (93' - 9") in depth, and four thousand three hundred ninety-two square feet (4,392.19 sq. ft.).

**Table 3: Proposed Lot Dimensions**

<b>Lot Designation</b>	<b>25B1</b>	<b>26C1</b>
<b>Lot Width</b>	38 ft. 1 in.	46 ft. 10 in.
<b>Lot Depth</b>	93 ft. 9 in.	93 ft. 9 in.
<b>Lot Area</b>	3,576.56 sq. ft.	4,392.19 sq. ft.

Proposed Lot 25B1 would meet the ninety foot (90') lot depth requirement for single-family residences in the RD-2 District, however it would not meet the forty foot (40') lot width or four thousand four hundred square feet (4,400 sq. ft.) lot area requirement. Proposed Lot 26C1 would meet the ninety foot (90') lot depth and the forty foot (40') lot width requirement, however it would not meet the four thousand four hundred square feet (4,400 sq. ft.) lot area requirement for single-family residences.

**ANALYSIS**

**Development in the Vicinity:**

The petitioned site, in the Uptown Neighborhood, is located within a large RD-2 Two Family Residential Neighborhood District. The district is generally bounded by Chestnut Street, Audubon Park, those properties zoned RS-1 Single-Family Residential District along St. Charles Avenue, and those properties zoned RM-2 Multiple Family Residential District along Napoleon Avenue. The subject site is located two (2) blocks north of Magazine Street, four (4) blocks south of St. Charles Avenue, two (2) blocks west of Napoleon Avenue, and a few blocks southeast of a small commercial node at the intersection of Lyons, Upperline and Prytania Streets.

The surrounding area was subdivided prior to the adoption of the *Subdivision Regulations*. While the squares tend to be rectangular and of generally consistent size, there is significant variation in the size of lots. The average lot width is thirty-five feet (35') but lots range from fifteen feet (15') to ninety feet (90') in width. Lot depths also vary, ranging from thirty-five feet (35') to one hundred sixty feet (160'), however the average lot depth is one hundred two feet (102'). The average lot area is three thousand six hundred forty-five square feet (3,645 sq. ft.). The majority of lots in the area are developed with historic shotgun-style single- and two-family residences dating from the late 19<sup>th</sup> century, however there are a few instances of contemporary in-fill development.

**Table 4: Lot Dimensions of Properties Surveyed**

Dimension	Measurement
Lot Width	Average: 35 ft.
	Most Common: 28 ft.
	Smallest: 15 ft.
	Largest: 90 ft.
Lot Depth	Average: 102 ft.
	Most Common: 100 ft.
	Smallest: 35 ft.
	Largest: 160 ft.
Lot Area	Average: 3,645 sq. ft.
	Most Common: 2,940 sq. ft.
	Smallest: 735 sq. ft.
	Largest: 11,430 sq. ft.

(Source: Orleans Parish Assessor's Office; All estimates are approximate based upon staff measurements taken from Orleans Parish Tax Assessor's online maps and in-field observations)

**Table 4: Raw Data for Residential Properties Surveyed**

Address	Sq.	Lot	Width	Depth	Area	Address	Sq.	Lot	Width	Depth	Area
1100 Bordeaux St.	294	A-3	30	74	2220	4813 Chestnut St.	294	A	46	35	1610
1101 Bordeaux St.	293	F	26	67	1742	4817 Chestnut St.	294	5	30	127	3810
1104 Bordeaux St.	294	26	36	120	4320	4821 Chestnut St.	294	6	30	100	3000
1105 Bordeaux St.	293	G	28	67	1876	4827 Chestnut St.	294	7	30	100	3000
1108 Bordeaux St.	294	1/2/3/4	37	120	4440	4831 Chestnut St.	294	8-HF9	45	100	4500
1109 Bordeaux St.	293	H	28	67	1876	4839 Chestnut St.	294	10-B	45	65	2925
1113 Bordeaux St.	293	I	18	100	1800	4518 Coliseum St.	291	10-A	60	127	7620
1114 Bordeaux St.	294	24	24	120	2880	4522 Coliseum St.	291	A-1	30	127	3810
1115 Bordeaux St.	293	J-K	50.5	151	7625.5	4612 Coliseum St.	292	4	50	100	5000
1120 Bordeaux St.	294	19	67	120	8040	4616 Coliseum St.	292	6	40	100	4000
1121 Bordeaux St.	293	L	15	49	735	4714 Coliseum St.	293	16	20	102	2040
1122 Bordeaux St.	294	B	31	88	2728	4628 Coliseum St.	292	7	16	100	1600
1123 Bordeaux St.	293	M	44	49	2156	4716 Coliseum St.	293	15	30	102	3060
1126 Bordeaux St.	294	A	28	88	2464	4724 Coliseum St.	293	13	50	102	5100
1127 Bordeaux St.	293	N	44	49	2156	4724 Coliseum St.	293	13	50	102	5100
1101 Cadiz St.	291	A	20	105	2100	4726 Coliseum St.	293	12	25	102	2550
1103 Cadiz St.	291	B	36	105	3780	4732 Coliseum St.	293	11	25	102	2550
1109 Cadiz St.	291	18	28	100	2800	4810 Coliseum St.	294	C	31	160	4960
1113 Cadiz St.	291	19	28	105	2940	4816 Coliseum St.	294	18	30	127	3810
1114 Cadiz St.	292	23	27	150	4050	4820 Coliseum St.	294	16	60	127	7620
1117 Cadiz St.	291	20	28	105	2940	4836 Coliseum St.	294	12	90	127	11430
1118 Cadiz St.	292	24	27	150	4050	1100 Jena St.	291	A	26	79	2054
1123 Cadiz St.	291	FRT2I	28	100	2800	1104 Jena St.	291	B	30	79	2370
1124 Cadiz St.	292	X1	64.6	90	5814	1110 Jena St.	291	3	28	105	2940
1125 Cadiz St.	291	22	28	100	2800	1112 Jena St.	291	4	28	105	2940

**Table 4: Raw Data for Residential Properties Surveyed**

Address	Sq.	Lot	Width	Depth	Area	Address	Sq.	Lot	Width	Depth	Area
1127 Cadiz St.	291	24	56	100	5600	1116 Jena St.	291	5	28	110	3080
1130 Cadiz St.	292	1	35	90	3150	1120 Jena St.	291	6	28	110	3080
4511 Chestnut St.	291	C	25	56	1400	1126 Jena St.	291	7-A	46	110	5060
4515 Chestnut St.	291	13	27.5	127	3492.5	1132 Jena St.	291	9-A	39	110	4290
4519 Chestnut St.	291	14	30	127	3810	1109 Lyons St.	294	10-A	35	45	1575
4523 Chestnut St.	291	P	30	127	3810	1115 Lyons St.	294	11	27	150	4050
4601 Chestnut St.	292	22	30	100	3000	1101 Valence St.	292	25	42	93	3906
4607 Chestnut St.	292	20	60	100	6000	1102 Valence St.	293	A	32	84	2688
4613 Chestnut St.	292	19	30	100	3000	1104 Valence St.	293	N	35	84	2940
4617 Chestnut St.	292	18	30	100	3000	1108 Valence St.	293	C	35	84	2940
4621 Chestnut St.	292	B	18	155	2790	1118 Valence St.	293	A	51	150	7650
4625 Chestnut St.	292	27	37	155	5735	1119 Valence St.	292	X	28	94	2632
4717 Chestnut St.	293	27	26	102	2652	1121 Valence St.	292	C	50	103	5150
4719 Chestnut St.	293	28	25	102	2550	1122 Valence St.	293	19	50	100	5000
4723 Chestnut St.	293	6	25	102	2550	1130 Valence St.	293	17-A	51	100	5100
4725 Chestnut St.	293	5	25	101	2525	1133 Valence St.	292	B	50	103	5150
4729 Chestnut St.	293	E	32	82	2624						

Source: Orleans Parish Assessor’s Office; All estimates are approximate based upon staff measurements taken from Orleans Parish Tax Assessor’s online maps and in-field observations)

**Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:**

Subdivision Regulations

This subdivision is classified for review under Policy B of the Subdivision Regulations. As noted in **Article 3, Section 3.2.2** of the Subdivision Regulation, Policy B subdivisions are to be evaluated based on their compliance with the three criteria. Those subdivisions that comply with all of these criteria are eligible for administrative approval, while those that do not, such as this proposal, must be considered by the City Planning Commission.

Policy B’s three criteria are as follows:

- a. No lot is reduced in area below the minimum lot size required by the Zoning Ordinance;
- b. The new condition creates a general improvement of the original plat by increased lot width, etc., although the proposed lots may be slightly below the minimum lot dimensions and area standards which are required in these regulations;
- c. Improvements exist upon the property, antedating the original adoption of the *Subdivision Regulations* in 1950.

*Criterion a:*

The request does not satisfy criteria a. **Article 4, Section 4.5.7, (Table 4.E)** of the *Comprehensive Zoning Ordinance* requires a minimum lot area of four thousand four hundred square feet (4,400 sq. ft.) for single-family residences. Both proposed lots do not meet this requirement. The lot area for existing Lot 26-C would be reduced below the minimum lot size required by the *Comprehensive Zoning Ordinance*.

*Criterion b:*

Generally, a re-subdivision proposal should be considered to be an improvement if it causes existing lots to become more compliant with the lot width, depth, and area standards of the applicable zoning district, or if it causes the lots to be compliant with some other standard. In this case, the subdivision would be somewhat of an improvement as it would slightly increase the lot width and lot area of the existing Lot 25-B. However, this would cause the existing Lot 26-C which is currently compliant in terms of lot width, depth and area to have a lot area below the minimum required by the RD-2 District.

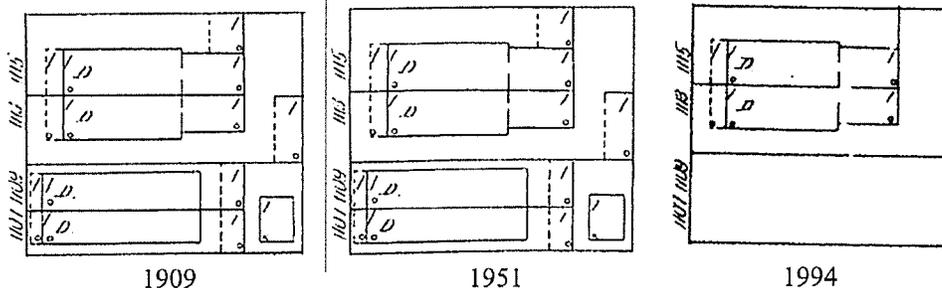
In addition, the proposal would slightly decrease the aggregate side yard width of the existing residence. **Article 4, Section 4.5.7, (Table 4.E)** requires that the aggregate width of side yards measure at least twenty percent (20%) of actual lot width. The existing Lot 26-C is required to have a minimum aggregate side yard width of nine feet, nine inches (9' - 9"), it currently provides eight feet, seven inches (8' - 7") or approximately seventeen and six tenths percent (17.6%) of actual lot width. The proposed subdivision would slightly decrease the lot width, and as a result the proposed Lot 26C1 would have a slightly smaller minimum aggregate side yard width requirement of nine feet, four inches (9' - 4"). The proposed subdivision would provide an aggregate side yard width of approximately six feet, eight inches (6' - 8") or roughly fourteen and two tenths percent (14.2%) of actual lot width, which is less compliant than the existing aggregate side yard width.

The increased compliance with the requirements of the district for Lot 25B1 would be off-set by the loss of conformity in relation to lot area for Lot 26C1 and the increased nonconformity of aggregate side yard width. As such, it does not meet Criterion B.

*Criterion c:*

The request meets Criterion C. 1113-1115 Valence Street was constructed by 1909, as shown on that year's Sanborn map. The map indicates that the structure was originally constructed as a two-family residence. Sometime after 1994, the structure was converted to a single-family residence and an addition was added on the Coliseum Street side. 1107-1109 Valence Street was formerly occupied by a two-family residence which was constructed sometime before 1909. The structure was demolished sometime between 1951 and 1994.

**Figure 1: Historic Sanborn Maps**



## Comprehensive Zoning Ordinance Compliance

Proposed Lots 25B1 and 26C1 are located in the RD-2 Two-Family Residential District. This district requires a minimum lot width of forty feet (40'), a lot depth of ninety feet (90'), and a lot area of four thousand four hundred feet (4,400 sq. ft.) for single-family residences. Proposed Lot 25B1 meets the minimum lot depth required by the RD-2 Two Family District, however it does not meet the minimum lot width or area. Proposed Lot 26C1 meets the minimum lot width and depth, however it does not meet the minimum lot area.

In addition, the proposed subdivision would decrease the aggregate side yard width of the existing residence at 1115 Valence Street. **Article 4, Section 4.5.7, (Table 4.E)** requires that the aggregate width of side yards measure at least twenty percent (20%) of actual lot width. While the current lot only provides approximately seventeen and six tenths percent (17.6%) of actual lot width, the proposed subdivision would reduce the aggregate side yard width to roughly fourteen and two tenths percent (14.2%) of actual lot width.

Should the subdivision be granted tentative approval, final approval must be subject to the following proviso:

- The applicant shall apply for and obtain a variance from the Board of Zoning Adjustments for any necessary waivers, including minimum lot width and area for proposed Lot 25B1 and minimum lot area and aggregate side yard width for proposed Lot 26C1.

## SUMMARY

Subdivision Docket 008/15 is a request to shift the common lot line between Lots 25-B and 26-C on Valence Street between Chestnut and Coliseum Streets. Currently, Lot 26-C is developed with a single-family residence and meets all of the lot area requirements for the RD-2 District. Lot 25-B is undeveloped and deficient in lot width and area. The proposed re-subdivision would reduce the lot area for existing Lot 26-C to below the minimum lot size required by the *Comprehensive Zoning Ordinance*. While the proposed re-subdivision would slightly increase the lot width and area for the existing Lot 25-B, the proposed dimensions would still be substandard for the RD-2 Two-Family Residential District. In addition, the aggregate side yard width for the existing single-family residence would be reduced from approximately seventeen and six tenths percent (17.6%) of actual lot width to roughly fourteen and two tenths percent (14.2%), which is below the minimum twenty percent (20%) required by the district.

The increased compliance with the requirements of the district for Lot 25B1 would be off-set by the loss of conformity in relation to lot area for Lot 26C1 and the increased nonconformity of aggregate side yard width. The staff therefore believes that the request does not constitute an improvement over the existing condition and cannot be supported under Policy B.

## PRELIMINARY STAFF RECOMMENDATION<sup>1</sup>

The staff recommends **denial** of Subdivision Docket 008-15.

### REASONS FOR RECOMMENDATION

1. The application does not meet the criteria of Policy B of the Subdivision Regulations. The proposal does not satisfy the purpose and criteria of Policy B to create new conditions that are improvements over the existing conditions. While the proposed subdivision would slightly increase the lot area and lot width for existing Lot 25-B, the existing Lot 26-C's lot area would be reduced below the minimum size required by the Comprehensive Zoning Ordinance. In addition, the proposed subdivision would decrease the aggregate side yard width for Lot 26-C from approximately seventeen and six tenths percent (17.6%) of actual lot width to roughly fourteen and two tenths percent (14.2%), which is below the minimum twenty percent (20%) required by the district.

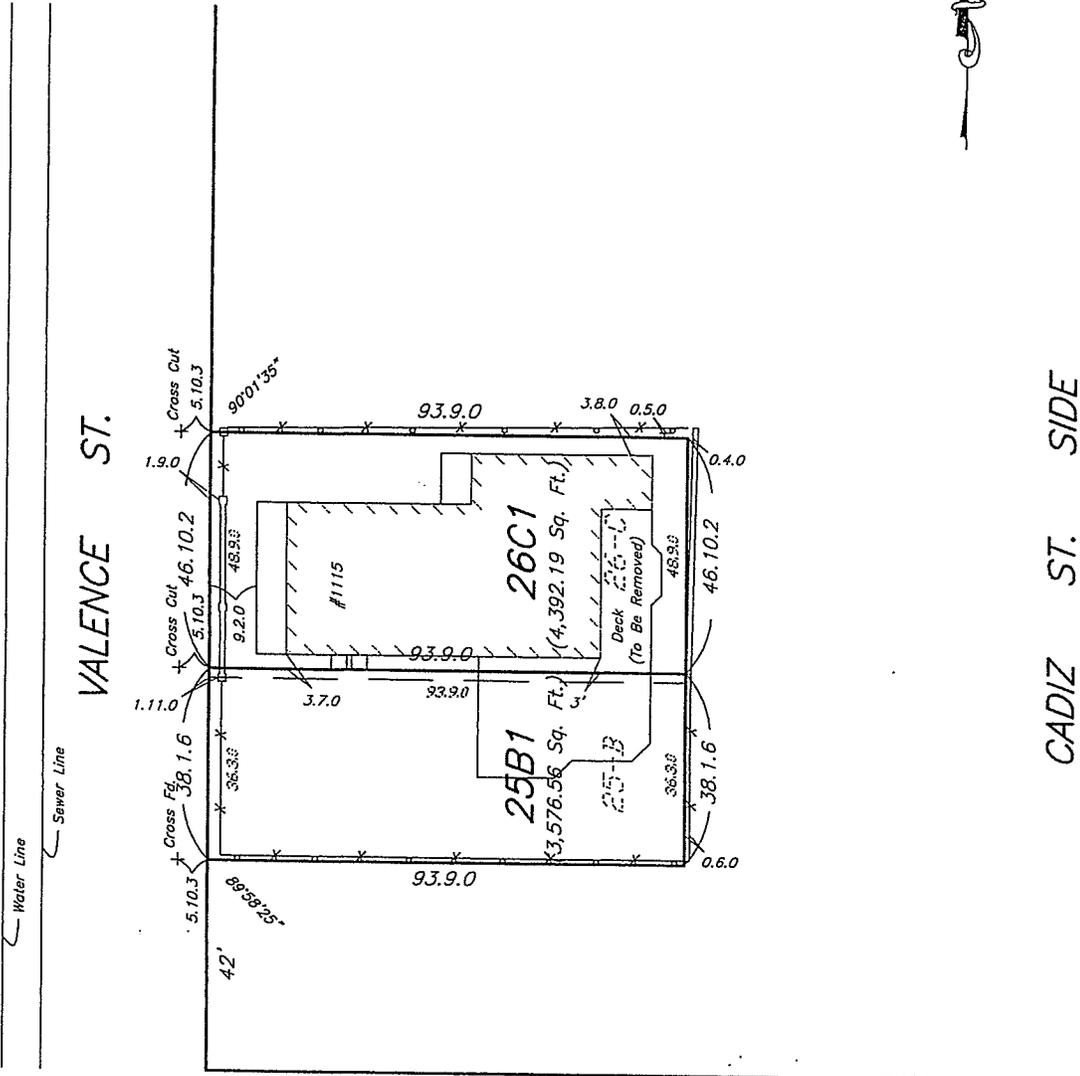
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<sup>1</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission

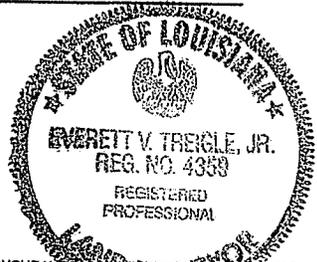
SQ. NO. 292, BOULIGNY NEW ORLEANS, LA  
SIXTH DISTRICT ORLEANS PARISH

A Resubdivision of Lots 25-B & 26-C into Lots 25B1 & 26C1.

COLISEUM ST. SIDE



CHESTNUT ST.



No Trees in Public R/W

Note:  
Improvements may not be to scale for clarity.  
The dimensions shown prevail over scale.

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE V-1  
Lot angles as per plan of sub.

Date: November 21, 2014

Scale: 1" = 30'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "C" survey.  
Made at the request of Lorraine Neville

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

# City of New Orleans Property Viewer



February 24, 2015



Override 1

1:1,691

0 0.0125 0.025 0.045 0.09 mi

0 0.0225 0.045 0.09 km

