



# BOARD OF ZONING ADJUSTMENTS

---

Draft Agenda

September 14, 2015

---

## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.  
*Decision Appeals are heard  
after 1 p.m.*

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Jaime Ramiro Diaz

The general public cannot speak  
with the members personally.

---

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **September 24, 2015**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

## **This is the Draft Agenda**

**Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://onestopapp.nola.gov).** The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or the planner listed on the agenda  
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112  
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

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

**B. BZA Dockets – Unfinished Business**

**ITEM 1 – Docket Number: 067-15**

**Applicant or Agent:** Matthew Osborne, Steve Goulet, Justin Schmidt  
**Property Location:** 7041 Roy Street **Zip:** 70124  
**Bounding Streets:** Roy St., New Orleans - Hammond Hwy., Fleur De Lis Dr., & Hay Pl.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 25  
**Proposed Use:** Single-Family Residence **Lot Number:** 31-A  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**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 request is to permit one (1) parking space in the required corner lot front yard.

**Requested Waiver:**

**Section 15.2.3 – Parking in Front Yards (Corner)**

Required: 0 Spaces      Provided: 1 Space      Waiver: 1 Space



**ITEM 2 – Docket Number: 068-15**

**Applicant or Agent:** Charles Neyrey, McDonogh 31, LLC  
**Property Location:** 800-830 N. Lopez Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 431  
**Proposed Use:** Single-Family Residence **Lot Number:** 19  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**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 lot area, insufficient minimum depth of front yard, and insufficient minimum corner side yard width.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 3,080 sq. ft. Waiver: 520 sq. ft.

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

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

**Section 4.6.7 (Table 4.F) – Minimum Corner Side Yard Width**

Required: 3'-9" Provided: 3' Waiver: 9"



**ITEM 3 – Docket Number: 069-15**

**Applicant or Agent:** Charles Neyrey, McDonogh 31, LLC  
**Property Location:** 800-830 N. Lopez Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 431  
**Proposed Use:** Single-Family Residence **Lot Number:** 20  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**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 lot area and insufficient minimum depth of front yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 3,078 sq. ft. Waiver: 522 sq. ft.

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

Required: 20' Provided: 6' Waiver: 14'



**ITEM 4 – Docket Number: 122-15**

**Applicant or Agent:** John Underwood  
**Property Location:** 2122 Josephine Street **Zip:** 70113  
**Bounding Streets:** Josephine St., Simon Bolivar St., S. Sartagoa St., & Jackson Ave.  
**Zoning District:** RM-4 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 298  
**Proposed Use:** Single-Family Residence **Lot Number:** Y  
**Project Planner:** Brittany B DesRocher (bbdesrocher@nola.gov)

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

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum side yard width.

**Requested Waivers:**

**Article 4, Section 4.12.7 (Table 4.L) – Minimum Side Yard Width (Saratoga St. Side)**

Required: 3' Provided: 2'-10" Waiver: 2"

**Article 4, Section 4.12.7 (Table 4.L) – Area Regulations (Minimum Side Yard Setback)**

Required: 3' Provided: 1'-7" Waiver: 1'-5"



**ITEM 5 – Docket Number: 127-15**

**Applicant or Agent:** Harry Baker Smith Architects, Donna W. Levin  
**Property Location:** 917 Conti Street **Zip:** 70112  
**Bounding Streets:** Conti St., Burgundy St., St. Louis St., & Dauphine St.  
**Zoning District:** VCR-1 Vieux Carré Residential District  
**Historic District:** N/A **Planning District:** 1b  
**Existing Use:** Museum **Square Number:** 91  
**Proposed Use:** Multiple-Family Residential (18 units) **Lot Number:** D22, 23 & 24  
**Project Planner:** Brittany B DesRocher, Dubravka Gilic (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.2.7 (Table 8.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion of a museum into eighteen (18) dwelling units with insufficient minimum lot area per dwelling unit.

**Requested Waiver:**

**Section 8.2.7 (Table 8A) – Minimum Lot Area per Dwelling Unit**

Required: 16,200 sq. ft. Provided: 12,055 sq. ft. Waiver: 4,145 sq. ft.



**ITEM 6 – Docket Number: 131-15**

**Applicant or Agent:** Arica Pittman Smith  
**Property Location:** 4939 S. Galvez Street **Zip:** 70125  
**Bounding Streets:** S. Galvez St., Upperline St., S. Miro St. & Robert St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 743  
**Proposed Use:** Single-Family Residence **Lot Number:** L  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15 Section 15.2.3(5) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a circular drive with one (1) parking space in the required front yard area, and excessive paving of the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.2.3 - Parking in Front Yards**

Required: Not Permitted Provided: 1 Space Waiver: 1 Space

**Section 15.2.3(5) – Circular Drive Standards**

Required: Not Permitted Provided: Circular Waiver: Circular Driveway

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Permitted: ≤40% Provided: 80% Wavier: 40%



**ITEM 7 – Docket Number: 132-15**

**Applicant or Agent:** Daniel Fribush  
**Property Location:** 800 Louisiana Ave., 3401 Annunciation **Zip:** 70115  
**Bounding Streets:** Louisiana Ave., Annunciation St., Delachaise St., & Laurel St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Two-Family Residence **Square Number:** 158  
**Proposed Use:** Two-Family Residence **Lot Number:** 8  
**Project Planner:** Laura Banos (lbbanos@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.6.1 and Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a fence with excessive height, and an accessory structure with insufficient distance from the rear property line and excessive rear yard coverage. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.6.1 - Fence Height**

Required: 7'                      Provided: 9'-6"                      Waiver: 2'-6"

**Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yards – Distance from Lot Line)**

Required: 0' or 3'                      Provided: 1' -6"                      Waiver: 1'-6"

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

Permitted: 40%                      Provided: 44%                      Waiver: 4%



**ITEM 8 – Docket Number: 133-15**

**Applicant or Agent:** Charlene Smith  
**Property Location:** 3330 St Anthony Ave **Zip:** 70122  
**Bounding Streets:** St. Anthony Ave., Humanity St., Annette St., & Pleasure St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Single-Family Residence **Square Number:** 2140  
**Proposed Use:** Single-Family Residence **Lot Number:** F  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.12(4) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow an accessory building with excessive height and to allow a circular driveway with excessive front yard paving (**AFTER THE FACT**).

**Requested Waivers:****Section 15.5.12(4) – Accessory Structures (Height)**

Required: 14'                      Provided: 20'                      Waiver: 6'

**Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)**

Required: ≤ 40% (368 sq. ft.) Proposed: 56.5% (520 sq. ft.)                      Waiver: 16.5% (152 sq. ft.)

**ITEM 9 – Docket Number: 137-15**

**Applicant or Agent:** Terry J. Dantin  
**Property Location:** 8212 Birch Street **Zip:** 70118  
**Bounding Streets:** Birch St., Dante St., Dublin St., & Jeannette St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** Planning  
**Existing Use:** Single-Family Residence **Square Number:** 195  
**Proposed Use:** Single-Family Residence **Lot Number:** 28  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for a special exception to the provisions of Article 4, Section 4.5.7 of the Comprehensive Zoning Ordinance.

**Request:** This request is for a special exception to permit the construction of an addition onto a single-family residence, resulting in insufficient minimum side yard width and insufficient minimum aggregate width of side yards.

**Requested Exceptions:****Section 4.5.7 (Table 4.E) – Minimum Width of a Side Yard (Dublin Street Side)**

Required: 3'                      Provided: 1'-6"                      Waiver: 1'-6"

**Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards**

Required: 20% (12')                      Provided: 8% (5')                      Waiver: 12% (7')

**ITEM 10 – Docket Number: 142-15**

**Applicant or Agent:** Andrea St. Paul Bland  
**Property Location:** 3518-3522 Chestnut Street **Zip:** 70115  
**Bounding Streets:** Chestnut St., Aline St., Foucher St., & Camp St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Two-Family Residence **Square Number:** 272  
**Proposed Use:** Two-Family Residence **Lot Number:** 13, 14  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

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

**Request:** This request is in conjunction with Subdivision Docket 058/15, to permit the creation of a lot with insufficient rear yard depth.

**Requested Waiver:**

**Section 4.5.7 (Table 4.C) – Minimum Rear Yard Depth**

Required: 20'                      Provided: 8'                      Waiver: 12'



**ITEM 11 – Docket Number: 146-15**

**Applicant or Agent:** John and Stephanie Barksdale, Dennis Brady  
**Property Location:** 1331 3<sup>rd</sup> Street **Zip:** 70130  
**Bounding Streets:** Third St., Coliseum St., Second St., & Chestnut St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** Garden District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 182  
**Proposed Use:** Single-Family Residence **Lot Number:** 10  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**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 of the required rear yard area.

**Requested Waiver:**

**Section 15.5.12(2) - Accessory Buildings and Structures (Rear Yard Coverage)**

Permitted: 40%                      Proposed: 54.8%                      Waiver: 14.8%



**ITEM 12 – Docket Number: 148-15**

**Applicant or Agent:** Robert A. Segura  
**Property Location:** 741 Robert E. Lee Boulevard **Zip:** 70124  
**Bounding Streets:** Robert E. Lee Blvd., Ring St., Gem St., Emerald St., & General Haig St.  
**Zoning District:** LRS-2 Lake Vista and Lake Shore Single-Family Residential District  
**Historic District:** N/A **Planning District:** Planning  
**Existing Use:** Vacant Lot **Square Number:** 19  
**Proposed Use:** Single-Family Residence **Lot Number:** 42  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 9, Section 9A.2.7 (Table 9A.B) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family home with insufficient rear yard setback.

**Requested Waiver:**

**Section 9A.2.7 (Table 9A.B) – Rear Yards**

Permitted: 15'      Proposed: 6'      Waiver: 9'

**C. BZA Dockets – New Business**

**ITEM 13 – Docket Number: 157-15**

**Applicant or Agent:** Lawrence J. Springer, John F. Wheelock, Jr. and Melissa G. Wheelock  
**Property Location:** 2031 State Street **Zip:** 70118  
**Bounding Streets:** State St., Feret St., Richmond Pl., & Loyola Av.  
**Zoning District:** RS-2 Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** Bloomingdale  
**Proposed Use:** Single-Family Residence **Lot Number:** B  
**Project Planner:** Danica Adams (dcadams@nola.gov)

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

**Request:** This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

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

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Required: ≤ 40%      Provided: 52.77% (889.25 sq. ft.)      Waiver: 12.77% (215.15 sq. ft.)



**ITEM 14 – Docket Number: 158-15**

**Applicant or Agent:** Brian Gille, Albert P. Bush III  
**Property Location:** 1032 Eleonore Street **Zip:** 70115  
**Bounding Streets:** Eleanore St., State St., Coliseum St. & Chestnut St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 38  
**Proposed Use:** Single-Family Residence **Lot Number:** X  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.9(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a carport in the required side yard with excessive height.

**Requested Waivers:**

**Section 15.5.9(4) – Side Yards (Carport Height)**

Required: 13'                      Provided: 15'-3"                      Waiver: 2'-3"



**ITEM 15 – Docket Number: 159-15**

**Applicant or Agent:** Natalie Fortunato Godbold  
**Property Location:** 6559 Louisville Street **Zip:** 70124  
**Bounding Streets:** Louisville St., Porteous St., Louis XIV St., & Lane St.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 176  
**Proposed Use:** Single-Family Residence **Lot Number:** 7 & 8  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 9A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a front facing garage and driveway.

**Requested Waivers:**

**Section 9A.1.8(4) – Special Parking and Driveway Requirements**

Required: No Front Facing Garage  
Proposed: Front Facing Garage  
Waiver: Front Facing Garage



**ITEM 16 – Docket Number: 160-15**

**Applicant or Agent:** John A. Chrestia, AIA, Cary J. Amann  
**Property Location:** 1 Tern Street **Zip:** 70124  
**Bounding Streets:** Tern St., Ozone Park, Hollyhock Ln., & Central Park  
**Zoning District:** LRS-2 Lake Vista and Lake Shore Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 20  
**Proposed Use:** Single-Family Residence **Lot Number:** 29  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 9A, Section 9A.5.7 (Table 9A.H) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a carport with insufficient minimum corner lot side yard setback.

**Requested Waivers:****Section 9A.5.7 (Table 9A.H) – Minimum Depth of Corner Side Yard**

Required: 10'                      Provided: 3'                      Waiver: 7'

**ITEM 17 – Docket Number: 161-15**

**Applicant or Agent:** Natalie Lafont, Adimir D. Liberal  
**Property Location:** 1332 St. Denis Street **Zip:** 70122  
**Bounding Streets:** St. Denis St., Alfred St., Sere St., & Buchanan St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 2486  
**Proposed Use:** Two-Family Residence **Lot Number:** 15 & 16  
**Project Planner:** Cameron Bonnett (cdbonnett@nola.gov)

**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:** To permit the construction of two-family residence with insufficient minimum lot width and insufficient minimum lot area.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 5,000 sq. ft.      Provided: 4,600 sq. ft.                      Waiver: 400 sq. ft.

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

Required: 50'                      Provided: 40'                      Waiver: 10'



**ITEM 18 – Docket Number: 162-15**

**Applicant or Agent:** Hassan V. Nagendra  
**Property Location:** 2319 Adams St **Zip:** 70118  
**Bounding Streets:** Adams St., S. Claiborne Av., Lowerline St., & Neron Pl.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** Planning  
**Existing Use:** Single-Family Residence **Square Number:** 316  
**Proposed Use:** Single-Family Residence **Lot Number:**  
**Project Planner:** Laura Banos (lbbanos@nola.gov)

**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:** To permit the construction of an addition onto a single-family residence creating insufficient rear yard depth.

**Requested Waivers:**

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

Required: 20'                      Provided: 18'                      Waiver: 2'



**ITEM 19 – Docket Number: 163-15**

**Applicant or Agent:** Albert McComes, Philip E. Croan  
**Property Location:** 332 Vallette Street **Zip:** 70114  
**Bounding Streets:** Vallette St., Pelican Ave., Bienville St., & Alix St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** Algiers Point **Planning District:** 12  
**Existing Use:** Single-Family Residence **Square Number:** 33  
**Proposed Use:** Single-Family Residence **Lot Number:** 18 & 17  
**Project Planner:** Valerie McMillan (vamcmillan@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a fence with excessive height. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.6.1 - Fences, Walls, and Hedges (Fence Height)**

Required: 7'                      Provided: 7'-6"                      Waiver: 6"



**ITEM 20 – Docket Number: 164-15**

**Applicant or Agent:** Karen Bordes, Gordon Wadge  
**Property Location:** 5710 General Diaz Street **Zip:**  
**Bounding Streets:** General Diaz St., Florida Ave., Memphis St., & Kenilworth St.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 398  
**Proposed Use:** Single-Family Residence **Lot Number:** 22 & 23  
**Project Planner:** Arlen D Brunson (adbrunson@nola.gov)

**Request Citation:** This request is for a variance from the provisions Article 15, Section 15.5.7(1b) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the placement of a mechanical equipment platform in the side yard area with less than two feet (2') open to the sky between the farthest projection and the lot line. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.5.7(1b) - Yards and Open Space Generally (Open to the Sky)**

Required: 2'                      Provided: 1'-6"                      Waiver: 6"



**ITEM 21 – Docket Number: 165-15**

**Applicant or Agent:** Jeff Johnson  
**Property Location:** 965 Germain Street **Zip:** 70124  
**Bounding Streets:** Germain St., Argonne St., French St., & Gen. Haig St.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 291  
**Proposed Use:** Single-Family Residence **Lot Number:** A  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**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:** To permit the construction of an accessory structure with excessive height.

**Requested Waivers:**

**Section 15.5.12(4) - Accessory Building and Structures Height**

Required: 14'                      Provided: 22'                      Waiver: 8'



**ITEM 22 – Docket Number: 166-15**

**Applicant or Agent:** Emily Flagler, Allison Abel  
**Property Location:** 1228 Annunciation Street **Zip:** 70130  
**Bounding Streets:** Annunciation St., Erato St., St. Thomas St., & Thalia St.  
**Zoning District:** B-1A Neighborhood Business District  
**Historic District:** Lower Garden District **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 100  
**Proposed Use:** Two-Family Residence **Lot Number:** 5  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.7 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waivers:**

**Section 15.6.7 - Off-Street Parking**

Required: 1 space      Provided: 0 spaces      Waiver: 1 space



**ITEM 23 – Docket Number: 167-15**

**Applicant or Agent:** Victoria J. Mushatt, Rannie Mushatt  
**Property Location:** 637 South Rocheblave Street **Zip:** 70119  
**Bounding Streets:** S. Rocheblave St., Perdido St., S. Dorgenois St., & Gravier St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 575  
**Proposed Use:** Two-Family Residence **Lot Number:** 13  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**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 request is to permit one (1) parking space in the front yard.

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces      Provided: 1 Space      Waiver: 1 Space



**D. Adjournment**