



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

**Regular Meeting Agenda  
Monday, April 8, 2013  
10:00 a.m. City Council Chambers,  
1300 Perdido 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, April 3<sup>rd</sup> at 5:00 p.m.**

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

**B. BZA Dockets – Old Business**

**ITEM 1 – Docket Number:** 251-12  
**Applicant or Agent:** Robert O'Brien  
**Property Location:** 1323-25 St. Philip Street **Zip:** 70116  
**Bounding Streets:** St. Philip, Tremé, Marais Sts., & Ursulines Ave.  
**Square Number:** 146 **Lot:** 6  
**Zoning District:** HMR-1 Historic Marigny/ Tremé Residential  
RDO Residential Diversity Overlay  
**Historic District:** Marigny/ Tremé Local Historic **ZBM:** D-13  
**Existing Use:** Vacant Lot **Planning District:** 4  
**Proposed Use:** Two (2) Four-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 9, Section 9.1.6 (Table 9.A) and Article 15, Section 15.5.7(3) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a four-family residence with insufficient minimum lot area per dwelling unit and excessive floor area ratio.

**Requested Waivers:**

**Section 9.1.6 (Table 9.A) – Minimum Lot Area (Eight Dwelling Units)**

Required: 7,200 sq. ft. Provided: 4,096 sq. ft. Waiver: 3,104 sq. ft.

**Section 9.1.6 (Table 9.A) – Maximum Floor Area Ratio**

Permitted: 1.3 Provided: 1.87 Waiver: .57

**Article 15, Section 15.5.7(4) – Yards and Open Space Generally (Orientation)**

Required: Orientation toward a public street

Provided: Behind a proposed multi-family residential structure

Waiver: Orientation toward a public street

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**ITEM 2 – Docket Number: 024-13**  
**Applicant or Agent:** Dennis and Helen Rubion  
**Property Location:** 353 Walnut Street **Zip:** 70118  
**Bounding Streets:** Walnut St., Perrier St., & Prytania St.  
**Square Number:** 39 **Lots:** 3, 4, 5  
**Zoning District:** RS-2 Single-Family Residential **ZBM:** A-14  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance or a special exception to the provisions of Article 4, Section 4.3.7 (Table 4.C) as per Article 14, Section 14.7.4 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit a variance or a special exception to the provisions of Article 4, Section 4.3.7 (Table 4.C) – Depth of Rear Yard, for the construction of an addition to an existing residence with insufficient minimum rear yard setback.

**Requested Waiver or Exception:**

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

Required: 20’ Proposed: 10’ (15’ existing) Exception: 5’

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**ITEM 3 – Docket Number: 040-13**  
**Applicant or Agent:** Stan & Mary Lynn Cvitanovic  
**Property Location:** 6332 Canal Boulevard **Zip:** 70124  
**Bounding Streets:** Canal Blvd., Harrison Ave., Louis XIV & Bragg Sts.  
**Square Number:** 231 **Lots:** 35, 36, pt 37  
**Zoning District:** LRS-1 Lakeview Single-Family Residential  
**Historic District:** None **ZBM:** C-11  
**Existing Use:** Single-Family Residence **Planning District:** 5  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 9A, Section 9A.1.8(3) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit a driveway in the front yard setback (**AFTER THE FACT**).

**Requested Waiver:**

**Section 9A.1.8(3) – Special Parking and Driveway Requirements (Driveways)**

Required: Not within the front yard setback

Provided: Within the front yard setback

Waiver: Within the front yard setback

**C. Director of Safety and Permits Decision Appeals – Old Business**

None

**D. BZA Dockets – New Business**

**ITEM 4 – Docket Number: 046-13**  
**Applicant or Agent:** Turnbull Bakeries, Inc.  
**Property Location:** 500 Soraparu Street **Zip:** 70130  
**Bounding Streets:** Soraparu, Rousseau, First, & St. Thomas Sts.  
**Square Number:** 46 **Lot:** 11  
**Zoning District:** LI – Light Industrial **ZBM:** C-15  
**Historic District:** Irish Channel Local Historic **Planning District:** 2  
**Existing Use:** Vacant Warehouse  
**Proposed Use:** Proprietary School

**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 warehouse into a proprietary school with insufficient off-street parking.

**Requested Waiver:**

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

Required: 8 Spaces Proposed: 0 Spaces (2 Grandfathered) Waiver: 6 Spaces

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**ITEM 5 – Docket Number: 047-13**  
**Applicant or Agent:** Warren Harvey  
**Property Location:** 3914 Marais Street **Zip:** 70117  
**Bounding Streets:** Bartholomew St., Alvar St., St. Claude Ave., & Urquart St.  
**Square Number:** 410 **Lots:** A, Pt. 1  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-14  
**Historic District:** Bywater Local Historic **Planning District:** 7  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Single-Family Residential

**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 construction of an addition with insufficient minimum width of side yard (AFTER THE FACT).

**Requested Waiver:**

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

Required: 3' Provided: 0' Waiver: 3'

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**ITEM 6 – Docket Number:** 048-13  
**Applicant or Agent:** 2900 La Salle, LLC  
**Property Location:** 2900 La Salle Street **Zip:** 70115  
**Bounding Streets:** La Salle, Sixth, Liberty, & Seventh Sts.  
**Square Number:** 334 **Lot:** Y  
**Zoning District:** B-2 Neighborhood Commercial **ZBM:** B-14  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Restaurant  
**Proposed Use:** Restaurant

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.2.3.4 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit an addition to an existing restaurant with insufficient off-street parking and uncovered off-street parking located within the required front yard area (La Salle and Liberty Street sides).

**Requested Waivers:**

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

Required: 19 Spaces Proposed: 10 Spaces Waiver: 9 Spaces

**Section 15.2.3.4 – Parking in Front Yards (La Salle and Liberty Street sides)**

Required: Covered Proposed: Uncovered Waiver: Covered

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**ITEM 7 – Docket Number:** 049-13  
**Applicant or Agent:** Murat and Gionne Celebi  
**Property Location:** 240 Audubon Street **Zip:** 70118  
**Bounding Streets:** Audubon, Camp, Broadway, & Chestnut Sts.  
**Square Number:** 22 **Lot:** G  
**Zoning District:** RS-2 Single-Family Residential **ZBM:** A-14  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence w/detached accessory structure

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

**Request:**

This request is to permit the construction of a detached accessory building (two- car garage) within the required corner lot side yard area with excessive projection beyond the prolongation of the front yard line of the lot in the rear.

**Requested Waivers:**

**Section 15.5.12(3) – Accessory Buildings (Corner Lots)**

Required: 16’6” Proposed: 1’ Waiver: 15’6”

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**ITEM 8 – Docket Number:** 050-13  
**Applicant or Agent:** 3210 N. Rampart, LLC  
**Property Location:** 3210 North Rampart Street **Zip:** 70117  
**Bounding Streets:** N. Rampart, Louisa, Piety, & Burgundy Sts..  
**Square Number:** 284 **Lot:** 10-B  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** D-14  
**Historic District:** Bywater Local Historic **Planning District:** 7  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient depth of front yard, minimum depth of rear yard, and insufficient off-street parking.

**Requested Waivers:**

<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard</b>		
Required: 20’	Proposed: 0’	Waiver: 20’
<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard</b>		
Required: 20’	Proposed: 3’	Waiver: 17’
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking (Two-Family)</b>		
Required: 1 Space	Proposed: 0 Spaces	Waiver: 1 Space

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**ITEM 9 – Docket Number:** 051-13  
**Applicant or Agent:** Lloyd Huck-Mintz Lofts, LLC  
**Property Location:** 745-47 Baronne Street **Zip:** 70113  
**Bounding Streets:** Baronne St., Julia St., Girod St., & O’Keefe Ave.  
**Square Number:** 257 **Lot:** 1-A  
**Zoning District:** CBD-7 Central Business District **ZBM:** C-15  
**Historic District:** Lafayette Square Local Historic **Planning District:** 1A  
**Existing Use:** Vacant Lot  
**Proposed Use:** Mixed-Use Residential/Commercial

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.7.6(b) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a mixed-use building with insufficient required open space located at or below the lowest level containing dwelling units.

**Requested Waiver:**

<b>Section 15.5.7.6(b) – Yards and Open Space Generally (Open Space at/below first residential level)</b>		
Required: 50%	Proposed: 23%	Waiver: 27%

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**ITEM 10 – Docket Number: 052-13**  
**Applicant or Agent:** Venture Restorations, LLC  
**Property Location:** Square 347, Lot 13 (No Address Assigned)**Zip:** 70126  
**Bounding Streets:** S. Claiborne Ave., Nelson St., Burdette St., & Fern St.  
**Square Number:** 347 **Lot:** 13  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-13  
**Historic District:** N/A **Planning District:** 3  
**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 lot width.

**Requested Waiver:**  
**Section 4.5.7 (Table 4.E) – Minimum Lot Width**  
Required: 40’                      Provided: 30’                      Waiver: 10’

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**ITEM 11 – Docket Number: 053-13**  
**Applicant or Agent:** Elizabeth Winston Thomas  
**Property Location:** 1429-31 Benton Street **Zip:** 70119  
**Bounding Streets:** N. Robertson St., N. Villere St., Gordon St., & Alabo St.  
**Square Number:** 572 **Lot:** 16  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-14  
**Historic District:** N/A **Planning District:** 8  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

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

**Requested Waiver:**  
**Section 15.6.7(4) – Special Regulations for One- and Two-Family Dwellings (Off-Street Parking)**  
Required: 1 Space                      Proposed: 0 Spaces                      Waiver: 1 Space

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**ITEM 12 – Docket Number: 054-13**  
**Applicant or Agent:** Ashley Christensen  
**Property Location:** 2622 Bayou Road **Zip:** 70119  
**Bounding Streets:** LePage St., N. Broad St., Crete St., & Bayou Rd.  
**Square Number:** 1529 **Lot:** B  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-12  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front and rear yards, and insufficient off-street parking.

**Requested Waiver:**

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

Required: 20’ Proposed: 8’ Waiver: 12’

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

Required: 20’ Proposed: 4’ Waiver: 16’

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

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

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**ITEM 13 – Docket Number: 055-13**  
**Applicant or Agent:** Badine Land, Ltd.  
**Property Location:** 208 Bienville Street **Zip:** 70130  
**Bounding Streets:** Bienville St., N. Peters St., Iberville St., & Canal St.  
**Square Number:** 3 **Lot:** 11  
**Zoning District:** VCS-1 Vieux Carré Service **ZBM:** D-14  
**Historic District:** Vieux Carré Local Historic **Planning District:** 1b  
**Existing Use:** Vacant Building  
**Proposed Use:** Mixed-Use Commercial/Residential

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.6.7 (Table 8.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the renovation of an existing building and the construction of an addition with excessive height.

**Requested Waiver:**

**Section 8.6.7 (Table 8.E) – Maximum Height**

Required: 50’ Proposed: 73’2” (68’6” existing) Waiver: 23’2”

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**ITEM 14 – Docket Number: 056-13**  
**Applicant or Agent:** Joseph Paciera  
**Property Location:** 336 Decatur Street **Zip:** 70130  
**Bounding Streets:** Decatur St., Conti St., N. Peters St., & Bienville St.  
**Square Number:** 8 **Lot:** 12  
**Zoning District:** VCE-1 Vieux Carré Entertainment **ZBM:** D-14  
**Historic District:** Vieux Carré Local Historic **Planning District:** 1b  
**Existing Use:** Vacant Building  
**Proposed Use:** Coffee Shop

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a commercial building with insufficient minimum open space ratio.

**Requested Waiver:**

**Section 8.8.8 (Table 8.G) – Minimum Open Space Ratio**

Required: .20                      Proposed: .00                      Waiver: .20

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**ITEM 15 – Docket Number: 057-13**  
**Applicant or Agent:** South Market District, LLC  
**Property Location:** 611 O’Keefe Avenue **Zip:** 70113  
**Bounding Streets:** O’Keefe Ave., Girod St., S. Rampart St., & Lafayette St.  
**Square Number:** 273  
**Lots:** 17, 18, 7 or 16, 15 or 14, 13, 2 or 13, 1, 2, 1, 4’ alley, 3, B, Pt A, 8, 7, Pt 2, Pt 1, Pt D-1, D-2 or D, Pt C or C, Pt 1 or 1, Pt 2 or 2 (Pt 1 or 1 and Pt 2 or 2 also known as 7) and B  
**Zoning District:** CBD-5 Central Business District **ZBM:** C-14  
**Historic District:** N/A **Planning District:** 1  
**Existing Use:** Surface Parking Lot  
**Proposed Use:** Mixed-Use (Retail and Apartments)

**Request Citation:** This request is for variances from the provisions of Article 6, Section 6.6.7 (Table 6.F), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a mixed-use building with insufficient minimum open space and insufficient off-street loading.

**Requested Waivers:**

**Section 6.6.7 (Table 6.F) – Minimum Open Space Ratio**

Required: 0.10                      Proposed: 0.03                      Waiver: 0.07

**Section 15.3.1 (Table 15.G) – Off-Street Loading**

Required: 6 Spaces                      Proposed: 1 Space                      Waiver: 5 Spaces

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**ITEM 16 – Docket Number: 058-13**  
**Applicant or Agent:** Gary Bean  
**Property Location:** 1509-11 Desire Street **Zip:** 70117  
**Bounding Streets:** Desire St., N. Claiborne Ave., Gallier St., & N. Robertson St.  
**Square Number:** 657 **Lot:** 22-B  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-13  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

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

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

**Requested Waiver:**  
**Section 15.2.1 (Table 15.A) – Off-Street Parking**  
Required: 2 Spaces      Proposed: 0 Spaces      Waiver: 2 Spaces

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**ITEM 17 – Docket Number: 059-13**  
**Applicant or Agent:** Matthew Morgan Wisdom and Ginny Emory  
**Property Location:** 2507 Prytania Street **Zip:** 70130  
**Bounding Streets:** Saint Charles Avenue, 2<sup>nd</sup>, 3<sup>rd</sup> & Prytania St.  
**Square Number:** 214 **Lot:** A-1  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** C-15  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**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 construction of a circular drive in the required front yard setback, with off-street parking provided in the required front yard setback and excessive paving of the front yard area.

**Requested Waivers:**  
**Section 15.2.3 – Parking in Front Yards**  
Required: Not Permitted      Proposed: 2 Spaces      Waiver: 2 Spaces  
**Section 15.6.6 – Limitation on Pavement of Required Yard Areas**  
Permitted: ≤ 40% (968 sq. ft.)      Proposed: 67.3 % (1,630 sq. ft.)      Waiver: 23.3% (662 sq. ft.)

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**ITEM 18 – Docket Number: 060-13**  
**Applicant or Agent:** Bill Haber and Kathie Graythen  
**Property Location:** 320 Mound Avenue **Zip:** 70124  
**Bounding Streets:** Milne Blvd., Mound Ave., and Rosemary Pl.  
**Square Number:** 448 **Lots:** 7, 8 (Proposed 7A)  
**Zoning District:** LRS-1 Lakeview Single-Family Residential  
**Historic District:** None **ZBM:** B-11  
**Existing Use:** Vacant Lot **Planning District:** 5  
**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 request is to permit the resubdivision of two (2) lots of record with insufficient minimum lot width.

**Requested Waiver:**  
**Section 9A.1.7 (Table 9A.A) – Minimum Lot Width**  
Required: 40’ Proposed: 35’ Waiver: 5’

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**ITEM 19 – Docket Number: 061-13**  
**Applicant or Agent:** St. James AME Home Partners  
**Property Location:** 1812-14 Bienville Avenue **Zip:** 70112  
**Bounding Streets:** Bienville Ave., N. Roman St., Iberville St., & N. Derbigny St.  
**Square Number:** 218 **Lot:** B  
**Zoning District:** B-1A Neighborhood Business **ZBM:** C-13  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) 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 lot area per dwelling unit and insufficient off-street parking.

**Requested Waiver:**  
**Section 4.9.7 (Table 4.I) – Lot Area per Dwelling Unit (Two-Family)**  
Required: 3,500 sq. ft. Provided: 3,377 sq. ft. Waiver: 123 sq. ft.  
**Section 15.2.1 (15.A) – Off-Street Parking**  
Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

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**ITEM 20 – Docket Number: 062-13**  
**Applicant or Agent:** St. James AME Home Partners  
**Property Location:** 1808-10 Bienville Avenue **Zip:** 70112  
**Bounding Streets:** Bienville Ave., N. Roman St., Iberville St., & N. Derbigny St.  
**Square Number:** 218 **Lot:** 6  
**Zoning District:** B-1A Neighborhood Business **ZBM:** C-13  
**Historic District:** N/A **Planning District:** 4  
**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 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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

**Requested Waiver:**  
**Section 15.2.1 (15.A) – Off-Street Parking**  
Required: 2 Spaces                      Proposed: 0 Spaces                      Waiver: 2 Spaces

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**ITEM 21 – Docket Number: 063-13**  
**Applicant or Agent:** St. James AME Home Partners  
**Property Location:** 216-18-20-22 North Prieur Street **Zip:** 70112  
**Bounding Streets:** Bienville Ave., N. Roman St., Iberville St., & N. Prieur St.  
**Square Number:** 244 **Lot:** 15A  
**Zoning District:** B-1A Neighborhood Business **ZBM:** C-13  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Two (2) Two-Family Residences  
**Proposed Use:** Two (2) Two-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4, Article 4, Section 4.9.7 (Table 4.I), 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 (2) two-family residences (two main uses) on a single lot of record with insufficient aggregate width of side yards and insufficient off-street parking.

**Requested Waivers:**  
**Section 1.4 – Location on a Lot of Record**  
Required: 1 Main Use                      Proposed: 2 Main Uses                      Waiver: 1 Main Use  
**Section 4.9.7 (Table 4.I) – Aggregate Width of Side Yards**  
Required: 10’                      Proposed: 6’                      Waiver: 4’  
**Section 15.2.1 (15.A) – Off-Street Parking**  
Required: 4 Spaces                      Proposed: 0 Spaces                      Waiver: 4 Spaces

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**ITEM 22 – Docket Number: 064-13**  
**Applicant or Agent:** St. James AME Home Partners  
**Property Location:** 1830 Bienville Avenue **Zip:** 70112  
**Bounding Streets:** Bienville Ave., N. Roman St., Iberville St., & N. Derbigny St.  
**Square Number:** 218 **Lots:** 12, 13A, N  
**Zoning District:** B-1A Neighborhood Business (Proposed 12-A)  
**Historic District:** N/A **ZBM:** C-13  
**Existing Use:** Two (2) Multi-Family Residences, 1 Commercial  
**Proposed Use:** One Multi-Family Residence **Planning District:** 4

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I), 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 multi-family residence with insufficient minimum lot area per dwelling unit, minimum depth of front yard, minimum depth of rear yard, minimum width of corner lot side yard, minimum width of side yard, minimum aggregate width of side yards and insufficient off-street parking.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Lot Area per Dwelling Unit (9 Units)**  
Required: 9,000 sq. ft.      Provided: 7,344 sq. ft.      Waiver: 1,656 sq. ft.  
**Section 4.9.7 (Table 4.I) – Minimum Depth Front Yard**  
Required: 20’      Proposed: 5’      Waiver: 15’  
**Section 4.9.7 (Table 4.I) – Minimum Depth Rear Yard**  
Required: 20’      Proposed: 10’      Waiver: 10’  
**Section 4.9.7 (Table 4.I) – Minimum Width of Corner Lot Side Yard**  
Required: 10’      Proposed: 5’      Waiver: 5’  
**Section 4.9.7 (Table 4.I) – Minimum Width of Side Yard (Interior)**  
Required: 5’      Proposed: 3’      Waiver: 2’  
**Section 4.9.7 (Table 4.I) – Aggregate Width of Side Yards**  
Required: 15’      Proposed: 8’      Waiver: 7’  
**Section 15.2.1 (15.A) – Off-Street Parking**  
Required: 14 Spaces      Proposed: 4 Spaces      Waiver: 11 Spaces

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**ITEM 23 – Docket Number: 065-13**  
**Applicant or Agent:** St. James AME Home Partners  
**Property Location:** 225 North Roman Street **Zip:** 70112  
**Bounding Streets:** Bienville Ave., N. Roman St., Iberville St., & N. Prieur St.  
**Square Number:** 244 **Lot:** 25  
**Zoning District:** B-1A Neighborhood Business **ZBM:** C-13  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Multi-Family Residence  
**Proposed Use:** Multi-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I), 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 multi-family residence with insufficient minimum lot area per dwelling unit, minimum lot width, minimum depth of front yard, minimum width of corner lot side yard, and insufficient off-street parking.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Lot Area per Dwelling Unit (6 Units)**

Required: 6,000 sq. ft.      Provided: 5,170 sq. ft.      Waiver: 830 sq. ft.

**Section 4.9.7 (Table 4.I) – Minimum Lot Width (Multi-Family)**

Required: 50’      Provided: 47’      Waiver: 3’

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

Required: 20’      Proposed: 5’      Waiver: 15’

**Section 4.9.7 (Table 4.I) – Minimum Width of Corner Lot Side Yard**

Required: 10’      Proposed: 5’      Waiver: 5’

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

Required: 9 Spaces      Proposed: 3 Spaces      Waiver: 6 Spaces

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**ITEM 24 – Docket Number: 066-13**  
**Applicant or Agent:** Lillian James  
**Property Location:** 1805 South Dupre Street **Zip:** 70125  
**Bounding Streets:** S. Dupre St., Walmsley St., S. Gayoso St., & Elba St.  
**Square Number:** 175 **Lot:** X  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-14  
**Historic District:** N/A **Planning District:** 3  
**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), Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.5.8.4, and Article 15, Section 15.5.10.1 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit, insufficient minimum lot width, insufficient minimum depth of front yard, excessive height and projection of front stairs into the front yard area, excessive height and projection of rear stairs into the rear yard area, and insufficient off-street parking.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area per Dwelling Unit (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,600 sq. ft.	Waiver: 400 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50’	Provided: 40’	Waiver: 10’
<b>Section 4.5.7 (Table 4.E) – Minimum Depth Front Yard</b>		
Required: 20’	Proposed: 11’	Waiver: 9’
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>		
Required: 2 Spaces	Proposed: 1 Space	Waiver: 1 Space
<b>Section 15.5.8.4 – Front Yards (Stair Height from Grade)</b>		
Required: 5’	Proposed: 5’11”	Waiver: 11”
<b>Section 15.5.8.4 – Front Yards (Stair Projection)</b>		
Required: 6’	Proposed: 8’4”	Waiver: 2’4”
<b>Section 15.5.10.1 – Rear Yards (Stair Projection)</b>		
Required: 5’	Proposed: 6’6”	Waiver: 1’6”

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**ITEM 25 – Docket Number: 067-13**  
**Applicant or Agent:** Red Headed Dauphine, LLC  
**Property Location:** 3322-24 Dauphine Street **Zip:** 70117  
**Bounding Streets:** Dauphine St., Desire St., Royal St., & Piety St.  
**Square Number:** 173 **Lot:** 5  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-14  
**Historic District:** Bywater Local Historic **Planning District:** 7  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) 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 per dwelling unit (two-family) and insufficient minimum lot depth.

**Requested Waiver:**

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

Required: 3,600 sq. ft.      Provided: 2,713 sq. ft.      Waiver: 887 sq. ft.

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

Required: 90'      Provided: 64'      Waiver: 26'

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**ITEM 26 – Docket Number: 068-13**  
**Applicant or Agent:** Strategic infill Development Initiative, LLC  
**Property Location:** 1710 Lapeyrouse Street **Zip:** 70116  
**Bounding Streets:** N. Roman St., N. Derbigny St., Lapeyrouse St., & LaHarpe St.  
**Square Number:** 764 **Lot:** T  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** D-13  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**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 a placement of a two-family residence on a lot with insufficient minimum lot area per dwelling unit, insufficient minimum depth of front yard, insufficient minimum depth of rear yard, insufficient aggregate width of side yards, and insufficient off-street parking.

**Requested Waiver:**

<b>Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)</b>		
Required: 3,600 sq. ft.	Provided: 3,044 sq. ft.	Waiver: 556 sq. ft.
<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard</b>		
Required: 20’	Proposed: 5’	Waiver: 15’
<b>Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard</b>		
Required: 20’	Proposed: 13’	Waiver: 7’
<b>Section 4.6.7 (Table 4.F) – Aggregate Width of Side Yards</b>		
Required: 6’4”	Proposed: 6’	Waiver: 4”
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>		
Required: 2 Spaces	Proposed: 0 Spaces	Waiver: 2 Spaces

**E. Director of Safety and Permits Decision Appeals**

**ITEM 27 – Docket Number: 069-13**  
**Applicant or Agent:** Smith-Smason, LLC  
**Property Location:** 1139 North Rampart Street **Zip:** 70116  
**Bounding Streets:** Ursulines Ave., St. Claude Ave., Gov. Nicholls St., & N. Rampart St.  
**Square Number:** 111 **Lots:** A, 6, 7, 8, Pt. 9  
**Zoning District:** HMC-2 Historic Marigny/Tremé Commercial  
**Historic District:** Marigny/Tremé Local Historic **ZBM:** D-13  
**Existing Use:** Gas Station w/low content alcohol sales **Planning District:** 4  
**Proposed Use:** Gas Station w/high content alcohol sales

**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 retail sale of high content package liquor in a retail establishment with less than five thousand (5,000) square feet of floor area in an HMC-2 Historic Marigny/Tremé Commercial District.

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