



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

**Regular Meeting Agenda
Monday, August 12, 2013
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

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

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 077-13

KCC

Applicant or Agent:	Cityland Properties, LLC	
Property Location:	2301 Canal Street	Zip: 70119
Bounding Streets:	Canal, N. Tonti, Iberville, & N. Miro Sts.	
Zoning District:	RO-1 General Office District	ZBM: C-13
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 303
Proposed Use:	Mixed-Use (Commercial and Multi-Family Residential)	Lot Number: 24 & 25

Request Citation: This request is for variances from the provisions of Article 5, Section 5.3.7 (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 mixed-use building including commercial and residential uses with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

Requested Waivers:

Section 5.3.7 – Minimum Lot Area (Nine Units)

Required: 9,000 sq. ft.	Proposed: 6,175 sq. ft.	Waiver: 2,825 sq. ft.
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 17 Spaces	Proposed: 6 Spaces	Waiver: 11 Spaces
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ITEM 2 – Docket Number: 107-13

MDO

Applicant or Agent: Road Episcopal Housing Jericho
Property Location: 2015 7th Street
Bounding Streets: 7th St Saratoga St 6th St Danneel St
Zoning District: RM-4 Multiple-Family Residential
Historic District: N/A
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Zip: 70115
ZBM: B-15
Planning District: 2
Square Number: 282
Lot Number: D

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

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Lot Area

Required: 3,500 sq. ft. Provided: 2,599 sq. ft.

Waiver: 901 sq. ft.

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

Required: 2 Spaces Proposed: 1 Space

Waiver: 1 Space

ITEM 3 – Docket Number: 108-13

MDO

Applicant or Agent: Road Episcopal Housing Jericho
Property Location: 2041 7th Street
Bounding Streets: 7th St., S. Saratoga St., Sixth St., & Danneel St.
Zoning District: RM-4 Multiple-Family Residential
Historic District: N/A
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Zip: 70115
ZBM: B-15
Planning District: 2
Square Number: 282
Lot Number: 1

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: 1 Space

Waiver: 1 Space

ITEM 4 – Docket Number: 109-13 **MDO**
Applicant or Agent: Road Episcopal Housing Jericho
Property Location: 3213 S Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Toledano St., Harmony St., & Loyola St.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 308
Proposed Use: Two-Family Residence **Lot Number:** B

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: 1 Space Waiver: 1 Space

ITEM 5 – Docket Number: 114-13 **DG**
Applicant or Agent: Maria Levitsky
Property Location: 641 Caffin Avenue. **Zip:** 70117
Bounding Streets: Caffin Ave., Royal, Lamanche, & Chartres Sts.
Zoning: RD-3 Two-Family Residential **Lot(s):** D
Historic District: Holy Cross Local Historic District **Square:** 113
Existing Use: Vacant
Proposed Use: Residential with Detached Artist Studio

Request Citation: This request is for a variance from provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of an accessory structure with excessive height.

Requested Waivers:
Section 15.5.12. (4) - Accessory Buildings and Structures (Height)
Permitted: 14' Proposed: 25' Waiver: 11'

ITEM 6 – Docket Number: 119-13

MDO

Applicant or Agent:	Joan Mitchell Center On Bayou Rd. LLC	
Property Location:	2285 Bayou Road	Zip: 70119
Bounding Streets:	Bayou Rd., N. Rocheblave, Columbus, & N. Tonti Sts.	
Zoning District:	RD-3 Two-Family Residential	ZBM: C-13
Historic District:	Esplanade Ridge Local Historic	Planning District: 4
Existing Use:	Reception Hall	Square Number: 1191
Proposed Use:	Public Space, Artist Community	Lot Number: B

Request Citation: This request is for variances from the provisions of Article 11, Section 11.62.b of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a reception hall into a public gathering space for an artists' community with a public gathering space less than ten feet (10') from the public right-of-way and less than one hundred feet (100') from any residentially used property.

Requested Waivers:

Section 11.62.b – Artists' Community - Public Gathering Space (Distance from ROW)

Required: 10' Provided: 0' Waiver: 10'

Section 11.62.b – Artists' Community - Public Gathering Space (Distance from Residential Use)

Required: 100' Provided: 30' Waiver: 70'

ITEM 7 – Docket Number: 121-13

MDO

Applicant or Agent: Larry G. Willis, Jr.

Property Location: 6895 Catina Street

Zip: 70124

Bounding Streets: Catina, Mouton, Wuerpel, & Downs Sts.

Zoning District: LRS-1 Lakeview Single-Family

ZBM: C-10

Historic District: N/A

Planning District: 5

Existing Use: Single Residence

Square Number: 110

Proposed Use: Single Residence

Lot Number: Y or PT 3-4

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

Request:

This request is to permit the construction of a carport with an attached accessory building within the required front yard area with insufficient distance from the side lot line, excessive height, and an enclosure along the side lot line (**AFTER THE FACT**).

Requested Waivers:

Section 15.5.12(4)(a) - Accessory Buildings (Carports - Distance from Front Lot Line)

Required: 40' Provided: 0' Waiver: 40'

Section 15.5.12(4)(b) - Accessory Buildings (Carports – Distance from Side Lot Line)

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

Section 15.5.12(4) - Accessory Buildings (Carports - Height)

Required: 13' Provided: 17' 2 1/2" Waiver: 4' 2 1/2"

Section 15.5.12(4) - Accessory Buildings (Carports – Openings Along Side Lot Line)

Required: Unenclosed Provided: Enclosed Waiver: Enclosed

ITEM 8 – Docket Number: 123-13

CMM

Applicant or Agent:	Stanford Norwood	
Property Location:	3416 Calhoun Street	Zip: 70115
Bounding Streets:	McKenna, Calhoun and York Streets and Versailles Boulevard	
Square Number:	143	Lot: 10-A
Zoning District:	RD-2 Two-Family Residential	ZBM: B-13
Historic District:	N/A	Planning District: 3
Existing Use:	Vacant land	
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 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence on a vacant lot with parking between the front façade and the required front yard, and front yard setback in excess of the block face average.

Requested Waivers:

Article 4, Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard¹

Required: 13’6”	Provided: 38’	Waiver: 24’6”
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Article 15, Section 15.2.3 – Parking in Front Yards

Required: 0 space	Provided: 1 space	Waiver: 1 space
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¹ The minimum depth of front yard requirement references Article 15, Section 15.5.8.5, which requires buildings to be placed within three feet of the average front yard line, if an average can be determined. Although this requirement is mistakenly referred to as a minimum in Section 4.5.7, this is technical error that occurred in the printing of the code and does not supersede the provisions of Section 15.5.8.5 as established by Ord. No. 25122 M.C.S.

ITEM 9 – Docket Number: 130-13

MDO

Applicant or Agent:	Adam R Wirth	
Property Location:	6034 Pitt Street	Zip: 70118
Bounding Streets:	Pitt, Webster, Prytania, & State Sts.	
Zoning District:	RD-2 Two-Family Residential	ZBM: A-15
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 49 Burtheville
Proposed Use:	Single-Family Residence	Lot Number: 18-A

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 a side yard with insufficient width that would be caused by a proposed subdivision of the property along with insufficient minimum width of a side yard along the Webster Street side and minimum aggregate width of side yards.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Width of a Side Yard (Prytania Street Side)

Required: 3’ Provided: 2’ 4” Waiver: 8”

Section 4.5.7 (Table 4.E) – Minimum Width of a Side Yard (Webster Street Side)

Required: 3’ Provided: 2’ 5” Waiver: 7”

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

Required: 20% (12’) Provided: 10.8% (6’ 6”) Waiver: 8.2% (4’ 11”)

C. Director of Safety and Permits Decision Appeals – Unfinished Business

None

D. BZA Dockets – New Business

ITEM 10 – Docket Number: 134-13 **DG**
Applicant or Agent: Keith Howard
Property Location: 224 Chartres Street **Zip:** 70130
Bounding Streets: Chartres, Iberville, Decatur and Bienville Streets
Square Number: 30 **Lot:** 25
Zoning District: VCC-2 Vieux Carré Commercial **ZBM:** B-14
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Commercial (upper floors vacant)
Proposed Use: Mixed-Use Commercial/Residential (seven units)

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

Request:

This request is to permit the conversion of a commercial building with three vacant upper floors and a vacant two-story courtyard building to mixed-use commercial/residential development with insufficient minimum lot area per dwelling unit.

Section 8.5.7 Table 8 D – Minimum Lot Area per Dwelling Unit Requirement

Required 600 sq. ft. Provided: 594 sq. ft. Waiver: 6 sq. ft. (1%)

ITEM 11 – Docket Number: 135-13 **LF**
Applicant or Agent: Angelle L. Thomas
Property Location: 4412 South Tonti Street **Zip:** 70125
Bounding Streets: Napoleon Ave., S. Tonti St., Jena St., & S. Miro St.
Square Number: 769 **Lot:** B
Zoning District: RD-2 Two-Family Residential **ZBM:** B-15
Historic District: None **Planning District:** 3
Existing Use: Single-Family Residential
Proposed Use: Two-Family Residential

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 conversion of a single-family residence into a two-family residence with insufficient minimum lot width.

Requested Waiver:

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

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

ITEM 12 – Docket Number: 136-13 **DIS**
Applicant or Agent: Jacqueline Brown
Property Location: 7711 Poitevent Avenue **Zip:** 70127
Bounding Streets: Poitevent Ave., Carter St., Shaw Ave., & Irby St.
Square Number: 43 **Lot:** 6
Zoning District: RS-2 Single-Family Residential **ZBM:** H-10
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to permit the elevation of a single-family residence with front yard parking.

Requested Waiver:

Section 15.2.3 – Parking In Front Yards

Permitted: Not Permitted Proposed: 1 Space Waiver: 1 Space

ITEM 13 – Docket Number: 137-13 **DIS**
Applicant or Agent: Rodney & Gwendolyn Ferguson
Property Location: 7260 Voyageur Court **Zip:** 70129
Bounding Streets: Voyageur Ct., Voyageur Dr., & Michoud Blvd.
Square Number: 4 **Lot:** 14
Zoning District: RS-2 Single-Family Residential **ZBM:** J-10
Historic District: None **Planning District:** 10
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to permit the elevation of a single-family residence with front yard parking. (**AFTER THE FACT**)

Requested Waiver:

Section 15.2.3 – Parking In Front Yards

Permitted: Not Permitted Proposed: 2 Spaces Waiver: 2 Spaces

ITEM 14 – Docket Number:	138-13	SKK
Applicant or Agent:	Darrell Brown	
Property Location:	2202 Peniston Street	Zip: 70115
Bounding Streets:	Peniston St., Loyola St., Gen. Taylor St., & S. Liberty St.	
Square Number:	549	Lots: 1, 2
Zoning District:	RD-2 Two-Family Residential	ZBM: B-15
Historic District:	None	Planning District: 2
Existing Use:	Two-Family Residence	
Proposed Use:	Two-Family Residence	

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.8.4 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of front yard stairs with excessive height above grade and excessive projection into the required front yard.

Requested Waivers:

Section 15.5.8.4 – Stair Height

Permitted: 5' above grade	Proposed: 12'	Waiver: 7'
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Section 15.5.8.4 – Stair Projection

Permitted: 6'	Proposed: 17' (Option 1)	Waiver: 11' (Option 1)
Permitted: 6'	Proposed: 14' (Option 2)	Waiver: 8' (Option 2)

ITEM 15 – Docket Number: 139-13 **DT**
Applicant or Agent: P.F. Developers, LLC
Property Location: 614 S. Rocheblave Street **Zip:** 70119
Bounding Streets: S. Rocheblave St., Gravier St., Perdido St., & S. Dorgenois St.
Square Number: 558 **Lot:** 17
Zoning District: RD-3 Two-Family Residential **ZBM:** C-13
Historic District: None **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), Article 15, Section 15.6.7(1), and 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 on a lot with insufficient minimum lot width, insufficient depth of front and rear yards, and insufficient off-street parking.

Requested Waivers:

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

Required: 30’ Provided: 29’11” Waiver: 1”

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

Required: 20’ Provided: 19’10” Waiver: 2”

Section 15.6.7(1) – Special Regulations for One- and Two-Family Dwellings (Front Yard Setback)

Required: 8’ +/-3’ Proposed: 20’ Waiver: 12’ +/-3’

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

ITEM 16 – Docket Number: 140-13 **EA**
Applicant or Agent: Leroy & Lucy Close
Property Location: 5347 Camp Street **Zip:** 70115
Bounding Streets: Camp, Chestnut, Leontine Sts., & Jefferson Ave.
Square Number: 249 **Lot:** B
Zoning District: RD-3 Two-Family Residential **ZBM:** A-15
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 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 covered back porch that will cause a reduction in the required rear yard depth.

Requested Waivers:

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

Required: 20’ Proposed: 14’ Waiver: 6’

ITEM 17 – Docket Number: 141-13

MDO

Applicant or Agent:	Derek Luke and Melissa Bell	
Property Location:	130 20th Street	Zip: 70124
Bounding Streets:	20th St., Fleur de Lis Dr., 18th St., & Pontchartrain Blvd.	
Zoning District:	LRS-1 Lakeview Single-Family	ZBM: B-10
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant Lot	Square Number: 12
Proposed Use:	Single-Family Residence	Lot Number: 70-A

Request Citation: This request is for a variances 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 single-family residence with the projection of the attached garage beyond the front façade of the residence.

Requested Waiver:

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

Required: 5’ behind front facade Provided: 0’ Waiver: 5’

ITEM 18 – Docket Number: 142-13 **MDO**
Applicant or Agent: James B. Borders
Property Location: 5301 Magnolia Street **Zip:** 70115
Bounding Streets: Magnolia St., Clara St., Valmont St., & Jefferson Ave.
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 647
Proposed Use: Two Main Uses (Two Single-Family Residences) **Lot Number:** H

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, 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 second main use on a single lot of record with insufficient minimum width of a corner lot side yard, and insufficient minimum depth of rear yard and insufficient off-street parking.

Requested Waivers:

Section 1.4 – Location on a Lot

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Section 4.5.7 (Table 4.E) – Minimum Width of Corner Lot Side Yard

Required: 10’ Provided: 7’ 4” Waiver: 2’ 8”

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

Required: 20’ Provided: 3’ 8” Waiver: 16’ 4”

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

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

ITEM 19 – Docket Number: 143-13 **CMM**
Applicant or Agent: Tracy Breaux and Manette Millet / Scott Welty (agent)
Property Location: 5400 York Street **Zip:** 70125
Bounding Streets: York, Robert, Octavia and South Rocheblave Streets
Square Number: 781 **Lot:** X
Zoning District: RD-2 Two-Family Residential **ZBM:** B-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 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 residence with insufficient rear yard setback.

Requested Waivers:

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

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

ITEM 20 – Docket Number: 144-13

MDO

Applicant or Agent:	Jane Murdock and Donald Maginnis, Architect	
Property Location:	928 Euterpe Street	Zip: 70130
Bounding Streets:	Euterpe St., Constance St., Annunciation St., & Race St.	
Zoning District:	RM-2A Multiple-Family Residential	ZBM: C-15
Historic District:	Lower Garden Local Historic	Planning District: 2
Existing Use:	Single-Family Residence	Square Number: 113
Proposed Use:	Two Main Uses (Two Single-Family Residences)	Lot Number: 1

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 and Article 4, Section 4.10.7 (Table 4.J), of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a second main use on a single lot of record with insufficient minimum depth of rear yard.

Requested Waivers:

Section 1.4 – Location on a Lot

Permitted: 1 Main Use	Proposed: 2 Main Uses	Waiver: 1 Main Use
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Section 4.10.7 (Table 4.J) – Minimum Depth of Rear Yard

Required: 15'	Proposed: 3'	Waiver: 12'
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ITEM 21 – Docket Number: 145-13

MDO

Applicant or Agent:	Sylvi Beaumont	
Property Location:	4877 Laurel Street	Zip: 70115
Bounding Streets:	Laurel St., Upperline St., Constance St., & Lyons St.	
Zoning District:	RM-2 Multiple-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 3
Existing Use:	NORD Community Center	Square Number: 179
Proposed Use:	Multi-Family Residential (3 Units)	Lot Number: 19 or A

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 and Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a community center into a two-family residence and a single-family residence with two (2) main uses on one lot of record, insufficient minimum lot area per dwelling unit, and insufficient minimum depth of rear yard.

Requested Waivers:

Section 1.4 – Main Uses

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

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

Required: 4,500 sq. ft. Proposed: 3,614 sq. ft. Waiver: 886 sq. ft.

Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard

Required: 20’ Provided: 3’ 9 1/2” Waiver: 16’ 2 1/2”

ITEM 22 – Docket Number: 146-13 **DIS**
Applicant or Agent: Green Wing Properties New Orleans, LLC
Property Location: 501 South Bernadotte Street **Zip:** 70119
Bounding Streets: S. Bernadotte St., Baudin St., Julia St., & I-10.
Square Number: 838 **Lot:** None
Zoning District: LI- Light Industrial/ Inner City Urban Corridor
Historic District: None **ZBM:** B-12
Existing Use: Vacant Lot **Planning District:** 4
Proposed Use: Restaurant

Request Citation: This request is for variances from the provisions of Article 7, Section 7.3.7 (Table 7.C), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.3.2 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a restaurant with excessive floor area ratio, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 7.3.7 (Table 7.C) – Floor Area Ratio

Permitted: 1.0 Proposed: 1.97 Waiver: 0.97

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

Required: 21 Spaces Proposed: 0 Spaces Waiver: 21 Spaces

Section 15.3.2 (Table 15.G) – Off-Street Loading

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

ITEM 23 – Docket Number: 147-13 **JET**
Applicant or Agent: Colin & Katie Cambre
Property Location: 939 Walker Street **Zip:** 70124
Bounding Streets: Robert E. Lee Blvd., Walker, Argonne, & Gen. Haig Sts.
Square Number: 42 **Lots:** 23 & 24
Zoning District: LRS-1 Single-Family Residential **ZBM:** C-10
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8 (3) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 15.5.8 (3) – Front Yards (In all Districts Except the Vieux Carré Districts)

Required: 10' Proposed: 6' Waiver: 4'

ITEM 24 – Docket Number: 148-13 **LF**
Applicant or Agent: Raymond M. Edwards, Sr.
Property Location: 900 Jourdan Avenue **Zip:** 70117
Bounding Streets: Sister St., Burgundy St., N. Rampart St., & Jourdan Ave.
Square Number: 301 **Lot:** A1
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: Holy Cross Local Historic **Planning District:** 8
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. ²

Request:

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

Requested Waiver:

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

Required: 7' 8"³ Proposed: 4' 9 1/2" Waiver: 2' 10 1/2"

² The application requests a waiver according to Article 15, Section 15.5.8 *Front Yards* of the Comprehensive Zoning Ordinance. Article 15.5.8.3 states: *Except in the CBD Districts, where a lot is located at the intersection of two (2) or more streets, there shall be a yard of ten (10) feet on the side street, provided however, that said front yard on the side street need not exceed the average front yard established by other buildings in the block which front on the side street. The buildable width of a lot of record at the time of passage of these regulations shall not be reduced to less than twenty-four (24) feet.* Article 4, Section 4.6.7 (Table 4.F) Footnote 2 states corner side yard requirements specific to the RD-3 Two-Family Residential District.

³ Determined based on required 24-ft. required minimum buildable width, as detailed in report.

ITEM 25 – Docket Number: 149-13 **KCC**
Applicant or Agent: Solomon Group Ventures, LLC
Property Location: 819-25 Girod Street **Zip:** 70113
Bounding Streets: Girod St., Baronne St., Lafayette St., & Carondelet St.
Square Number: 113 **Lot:** 1
Zoning District: CBD-7 Central Business **ZBM:** C-14
Historic District: Lafayette Square Local Historic **Planning District:** 1b
Existing Use: Warehouse
Proposed Use: Mixed-Use Office/Residential

Request Citation: This request is for variances from the provisions of Article 15, Section 15.3.2 (Table 15.G), and Article 15, Section 15.2.7(3) (Table 15.C) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a vacant warehouse and parking garage into mixed-use office/residential with insufficient off-street loading spaces, and insufficient off-street parking.

Requested Waivers:

Section 15.2.7(3) (Table 15.C) – Off-Street Parking

Required: 7 Spaces Proposed: 6 Spaces Waiver: 1 Space

Section 15.3.2 (Table 15.G) – Off-Street Loading

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

ITEM 26 – Docket Number: 150-13 **DIS**
Applicant or Agent: Allen Bienvenu
Property Location: 5801-03 Melrose Street **Zip:** 70117
Bounding Streets: Melrose St., Alabo St., N. Dorgenois St., & Roffignac St.
Square Number: 1279-B **Lot:** 10
Zoning District: RD-3 Two-Family Residential **ZBM:** F-14
Historic District: N/A **Planning District:** 8
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 corner lot side yard, and insufficient minimum depth of rear yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Corner Lot Side Yard (Alabo Street side)

Required: 10' Proposed: 4' Waiver: 6'

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

Required: 20' Proposed: 13'6" Waiver: 6'6"

ITEM 27 – Docket Number: 151-13 MDO
Applicant or Agent: Erinee Floyd
Property Location: 7725 - 7727 Maple St **Zip:** 70118
Bounding Streets: Maple, Burdette, Burthe, & Adams Sts.
Zoning District: B-1 Neighborhood Business **ZBM:** A-14
Historic District: N/A **Planning District:** 3
Existing Use: Accessory Building **Square Number:** 97
Proposed Use: Single-Family Residence **Lot Number:** B-3

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, Article 5, 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 conversion of an accessory building into a main use with two main uses on one lot of record, insufficient minimum depth of rear yard, and insufficient off-street parking.

Requested Waivers:

Section 1.4 – Location on a Lot

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Section 4.8.7 (Table 4.H) – Minimum Depth of Rear Yard

Required: 20’ Proposed: 1’ Waiver: 19’

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

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

ITEM 28 – Docket Number: 152-13 WITHDRAWN

Applicant or Agent: Henry Brown
Property Location: 6901 Olive Street **Zip:** 70125
Bounding Streets: Olive St., Bloomingdale Ct., Audubon St., & Edinburgh St.
Square Number: BDCT **Lot:** A-1
Zoning District: RD-2 Two-Family Residential **ZBM:** B-13
Historic District: None **Planning District:** 4
Existing Use: Commercial Building
Proposed Use: Commercial Building

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

Request:

This request is for an extension of a restoration permit for the destruction of a non-conforming use.

Requested Extension:

Section 13.3.2 – Procedures

Permitted: 1 Year Proposed: 2 Years Extension: 1 Year

E. Director of Safety and Permits Decision Appeals

ITEM 29 – Docket Number: 153-13

Applicant or Agent: Alisa Wray, Louis and Kimberly Kunimatsu, Lori Wood, Jennifer Brady, and John Kramer
Property Location: 4800-02 Magazine Street **Zip:** 70115
Bounding Streets: Magazine St., Constance St., Bordeaux St., & Lyons St.
Square Number: 198 **Lot:** A
Zoning District: B-2 Neighborhood Business **ZBM:** B-15
Historic District: None **Planning District:** 3
Existing Use: Vacant Commercial
Proposed Use: Restaurant

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 building permit 12-34302.

ITEM 30 – Docket Number: 154-13

Applicant or Agent: Joan Mitchell Center on Bayou Road
Property Location: 2285 Bayou Road **Zip:** 70119
Bounding Streets: Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.
Square Number: 1191 **Lot:** B
Zoning District: RD-3 Two-Family Residential **ZBM:** C-13
Historic District: Esplanade Ridge Local Historic **Planning District:** 4
Existing Use: Reception Hall
Proposed Use: Public Space, Artist Community

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 Memorandum Z-13-02.
