



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

Regular Meeting Agenda

Monday, January 14, 2013

**10:00 a.m. City Planning Commission Conference Room
1340 Poydras 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 – Old Business

ITEM 1 – Docket Number: 227-12 **CMM**
Applicant or Agent: Araly Mladenoff and Roland A. Arriaga
Property Location: 3220-22 Palmyra Street **Zip:** 70119
Bounding Streets: South Lopez, South Rendon, Palmyra & Banks Street
Square Number: 660 **Lot:** 5 (or 25)
Zoning District: Greater Tulane Interim Zoning **ZBM:** C-13
District, Inner-City Urban Corridor District, and
RD-3 Two-Family Residential¹
Historic District: None **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 4.6.7 (Table 4.F), and Article 15, Sections 15.2.5(1), 15.5.8(4) and 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the expansion of a two-family residence with insufficient rear yard setback, tandem parking, stairs encroaching in the front yard from the second floor, and excessive pavement in the front yard.

Requested Waivers:

Article 4, Section 4.6.7 (Table 4.F) – Area Regulations (Rear Yard Setback)

Required: 20' Provided: 14' 3" Waiver: 5' 9"

Article 15, Section 15.2.5(1) – Design Standards (Parking)

Required: Side by Side Provided: Tandem Waiver: Side by Side

Article 15, Section 15.5.8(4) – Front Yards (Stairs)

Required: 6' Provided: 12' 4" Waiver: 6' 4"

Article 15, Section 15.5.8(4) – Front Yards (Height of Stairs)

Required: 5' or 1st Floor Provided: 5' 10" Waiver: 10"

Article 15, Section 15.6.6 – Limitation on Pavement

Required: 40% Provided: 43% Waiver: 3%

¹ The Inner-City Urban Corridor (ICUC) requires site plan review and approval by the Executive Director of the City Planning Commission prior to the issuance of any permit for new construction, redevelopment, alteration and signage. However, single- and two-family residences are exempt from this requirement. The Greater Tulane Interim Zoning District serves to expand the area of applicability of the ICUC.

ITEM 2 – Docket Number: 235-12 **MDO**
Applicant or Agent: Karlette Billy
Property Location: 3517 Bacchus Drive **Zip:** 70131
Bounding Streets: Tullis, Bacchus and Berkley Drives, & Lancaster Street
Square Number: 2 **Lot:** 3
Zoning District: RS-2 Single-Family Residential **ZBM:** F-17
Historic District: N/A **Planning District:** 12
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 parking in the required front yard area (**AFTER THE FACT**).

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

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

ITEM 3 – Docket Number: 242-12 **WITHDRAWN**
Applicant or Agent: Mr. and Mrs. Kendall H. Chauvin
Property Location: 5701 Camp Street **Zip:** 70115
Bounding Streets: Nashville Avenue, Arabella, Camp, & Chestnut Streets
Square Number: 33 **Lot:** 5
Zoning District: RD-3 Two-Family Residential **ZBM:** A-15
Historic District: N/A **Planning District:**
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 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waiver:

Section 15.6.6 – Front Yard Paving

Permitted: 40% (117.6 sq. ft.) Proposed: 80.4% (236.335 sq. ft.) Waiver: 40.4% (118.735 sq. ft.)

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| ITEM 4 – Docket Number: | 248-12 | MDO |
| Applicant or Agent: | 8518 Oak St., LLC | |
| Property Location: | 2100 Oretha Castle Haley Boulevard | Zip: 70113 |
| Bounding Streets: | O. C. Haley Blvd., Josephine St., Baronne St., & Jackson Ave. | |
| Square Number: | 269 | Lot: 12-A |
| Zoning District: | C-1 General Commercial | ZBM: C-15 |
| Historic District: | HDLC Nominated Building | Planning District: 2 |
| Existing Use: | Mixed-Use and Two (2) Single-Family Residences | |
| Proposed Use: | Mixed-Use and Two (2) Single-Family Residences | |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.5.16 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the paving surfaces for off-street parking and drives to be crushed limestone for a mixed-use development (**AFTER THE FACT**).

Requested Waiver:

Section 15.2.5.16 – Paving Surfaces

Required: Concrete or similar paving material

Proposed: Crushed Limestone

Waiver: Crushed Limestone

ITEM 5 – Docket Number: 252-12 **RP**
Applicant or Agent: Matthew Morgan Wisdom and Ginny Emory
Property Location: 2507 Prytania Street **Zip:** 70130
Bounding Streets: Saint Charles Avenue, 2nd, 3rd & 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 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.3 and Article 15, Section 15.5.12 (7) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit construction of a carport in the required front and side yard setback, and construction of a pool in the required side yard area with insufficient distance from the side property line.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Width of Side Yard (Saint Charles Avenue Side)

Required: 3’ Provided: 1’ Waiver: 2’

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

Required: 20’ Provided: 0’ Waiver: 20’

Section 15.2.3 – Parking in Front Yards

Required: Not Permitted Provided: 2 Spaces Waiver: 2 Spaces

Section 15.5.12 (7) – Accessory Buildings and Structures (Accessory Swimming Pools – Distance from Side Property Line)

Required: 4’ Provided: 3’ Waiver: 1’

ITEM 6 – Docket Number: 254-12 **DS**
Applicant or Agent: George Strickler
Property Location: 48 Allard Boulevard **Zip:** 70119
Bounding Streets: Carrollton Ave., Dumaine St., Orleans Ave., & Allard Blvd.
Square Number: D **Lot:** S
Zoning District: LRD-2 Lakewood/Parkview Two-Family Residential
Historic District: N/A **ZBM:** C-12
Existing Use: Single-Family Residence **Planning District:** 5
Proposed Use: Single-Family Residence

Request Citation: This request is for variances 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 single-family residence with insufficient minimum depth of rear yard, insufficient minimum width of side yard (Orleans Avenue side), and insufficient minimum aggregate width of side yards.

Requested Waivers:

Section 9A.5.7 (Table 9A.H) – Minimum Depth of Rear Yard

Required: 20 Proposed: 1’ 2” Waiver: 18’ 10”

Section 9A.5.7 (Table 9A.H) – Minimum Width of Side Yard (Orleans Avenue side)

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

Section 9A.5.7 (Table 9A.H) – Minimum Aggregate Width of Side Yards

Required: 20% (12’) Proposed: 5.5% (3’ 4”) Waiver: 14.5% (8’ 8”)

ITEM 7 – Docket Number: 256-12 **MDO**
Applicant or Agent: Canal Street Development Corporation
Property Location: 810 Bienville Street **Zip:** 70130
Bounding Streets: Iberville St., Dauphine St., Bienville St., & Bourbon St.
Square Number: 68 **Lot:** CSDC-2
Zoning District: VCC-2 Vieux Carré Commercial **ZBM:** D-14
Historic District: Vieux Carré Local Historic **Planning District:** 1a
Existing Use: Mixed-Use Residential/Commercial
Proposed Use: Mixed-Use Residential/Commercial

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 renovation of a multi-family residence with an increase in the number of residential units from eighty-seven (87) to ninety-seven (97) units with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 8.5.7 (Table 8.D) – Minimum Lot Area

Required: 58,200 sq. ft. (52,200 sq. ft. grandfathered for the existing 87 apartments)
 Provided: 36,348 sq. ft. Waiver: 6,000 sq. ft. (for the 10 proposed apartments)

ITEM 8 – Docket Number: 259-12 **DS**
Applicant or Agent: Charles Richard
Property Location: 1016 North Broad Street **Zip:** 70119
Bounding Streets: N. Broad St., Ursulines Ave., N. Dorgenois St., & St. Philip St.
Square Number: 342 **Lot:** 4-E-1
Zoning District: B-1 Neighborhood Business **ZBM:** C-13
Historic District: N/A **Planning District:** 4
Existing Use: Warehouse
Proposed Use: Catering Facility

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 an existing warehouse to a catering facility and delicatessen with insufficient off-street parking.

Requested Waiver:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 24 Spaces Proposed: 0 Spaces (4 Grandfathered) Waiver: 20 Spaces

ITEM 9 – Docket Number: 261-12 **WITHDRAWN**
Applicant or Agent: Caroline Rush **Zip:** 70115
Property Location: 4845 Camp Street
Bounding Streets: Upperline St., Lyons St., Camp St., & Chestnut St. **Lot:** S-1
Square Number: 256 **ZBM:** B-15
Zoning District: RD-3 Two-Family Residential **Planning District:** 3
Historic District: N/A
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 the construction of a single-family residence with off-street parking located in the required front yard setback and excessive paving in the required front yard area. **(AFTER THE FACT)**

Requested Waivers:
Section 15.2.3 – Parking in Front Yards
Permitted: Not Permitted Proposed: 1 Space Waiver: 1 Space
Section 15.6.6 – Front Yard Paving
Permitted: 40% (128 sq. ft.) Proposed: 63% 200 sq. ft.) Waiver: 23% (72 sq. ft.)

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

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|---------------------------------|---|-----------------------------|
| ITEM 10 – Docket Number: | 263-12 | WITHDRAWN |
| Applicant: | Katrina Andry | |
| Property Owner: | Katrina Andry | |
| Property Location: | 3420-22 Palmyra Street | Zip: 70119 |
| Bounding Streets: | Jefferson Davis Pkwy., Banks St., Palmyra St., & S. Clark St. | |
| Square Number: | 686 | Lot: 12 |
| Zoning District: | RD-3 Two-Family Residential | ZBM: C-13 |
| Historic District: | N/A | Planning District: 4 |
| Existing Use: | Four-Family Residence | |
| Proposed Use: | Four-Family Residence | |

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

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming status.

D. BZA Dockets – New Business

ITEM 11 – Docket Number: 001-13 **KC**
Applicant or Agent: Peter M. Trapolin
Property Location: 850 – 860 Tchoupitoulas Street **Zip:** 70130
Bounding Streets: Tchoupitoulas, Julia, St. Joseph, & Commerce Sts.
Square Number: 55 **Lots:** 10, 11, & 12
Zoning District: CBD-8 Central Business District **ZBM:** C-14
Historic District: None **Planning District:** 1a
Existing Use: Vacant warehouse
Proposed Use: Retail and Office

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.7 (Table 15.C) and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a vacant warehouse to retail and office with insufficient off-street parking and off-street loading spaces.

Requested Waiver:

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

Required: 15 Spaces Provided: 0 Spaces Waiver: 15 Spaces

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

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

ITEM 12 – Docket Number: 002-13 **DIS**
Applicant or Agent: Shelia M. Dixon
Property Location: 2753 Iberville Street **Zip:** 70119
Bounding Streets: Iberville, N. White, Bienville, & N. Broad Sts.
Square Number: 363 **Lot:** 30
Zoning District: RO-1 General Office **ZBM:** C-13
Historic District: None **Planning District:** 4
Existing Use: Vacant Single-Family Residence
Proposed Use: Office

Request Citation: This request is for a variances 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 single-family residence into an office with insufficient off-street parking.

Requested Waiver:

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

Required: 5 Spaces Provided: 1 Space (Grandfathered) Waiver: 4 Spaces

ITEM 13 – Docket Number: 003-13 **LF**
Applicant or Agent: Matthew Kohnke/Katherine England
Property Location: 2520-2522 Upperline Street **Zip:** 70115
Bounding Streets: Upperline, Freret, Robert, S. Robertson Sts.
Square Number: 607 **Lot:** 6
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.6.6 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 area, lot width, front yard depth and off-street parking, and excessive front yard paving.

Requested Waiver:

Section 4.5.7(Table 4.E) – Lot Area (Two-Family Residence)
 Required: 5,000 sq. ft. Proposed: 3,600 sq. ft. Waiver: 1,400 sq. ft.
Section 4.5.7(Table 4.E) – Lot Width (Two-Family Residence)
 Required: 50’ Proposed: 30’ Waiver: 20’
Section 4.5.7 (Table 4.E) - Front Yard Setback
 Required: 7.25’ (+/- 3’) Proposed: 20’ Waiver: 12.75’ (+/-3’)
Section 15.2.1 (Table 15.A) – Off-Street Parking
 Required: 2 Proposed: 1 Waiver: 1
Section 15.6.6 - Limitation on Pavement of Required Yard Areas
 Required: 40 % max., or 87 sq.ft. Proposed: 42 %, or 91.75 ft. Waiver: 4.75 sq.ft.

ITEM 14 – Docket Number: 004-13 **SK**
Applicant or Agent: Ryan & Merisa Pasternak
Property Location: 3042 Ursulines Avenue **Zip:** 70119
Bounding Streets: Ursulines Ave., N. Salcedo, Dumaine, & N. Lopez Sts.
Square Number: 409 **Lot:** A
Zoning District: RD-2 Two-Family Residential **ZBM:** C-12
Historic District: Esplanade Ridge Local Historic **Planning District:** 4
Existing Use: Single-Family Residence and Vacant Single-Family Residence
Proposed Use: Two Single-Family Residences

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

Request:

This request is to permit the re-establishment of a second main use on one lot of record.

Requested Waivers:

Section 1.4 – Location on a Lot
 Permitted: 1 Main Use Provided: 2 Main Uses Waiver: 2 Main Uses

ITEM 15 – Docket Number: 005-13 **EA**
Applicant or Agent: Citywide Development Service, LLC
Property Location: 1647 & 1651 North Dorgenois Street **Zip:** 70119
Bounding Streets: N. Dorgenois, Onzaga, Rousselin, & D'Abadie Sts.
Square Number: 1359 **Lot:** 5-B & 6-B
Zoning District: RD-2 Two-Family Residential **ZBM:** C-12
Historic District: Esplanade Ridge Local Historic **Planning District:** 4
Existing Use: Two Vacant Single-Family Residences
Proposed Use: Two Single-Family Residence

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

Request:
This request is to permit the re-establishment of a second main use on one lot of record.

Requested Waivers:
Section 1.4 – Location on a Lot
Permitted: 1 Main Use Provided: 2 Main Uses Waiver: 1 Main Use

ITEM 16 – Docket Number: 006-13 **MDO**
Applicant or Agent: Edith M. Ramp
Property Location: 5326 Warrington Drive **Zip:** 70122
Bounding Streets: Warrington Dr., Filmore Ave., London Ave. Canal, Prentiss Ave.
Square Number: 6 **Lot:** 13
Zoning District: RD-2 Two-Family Residential **ZBM:** D-11
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot
Proposed Use: Two-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 two-family residence on a lot with insufficient minimum lot width.

Requested Waivers:
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)
Required: 50' Provided: 45' Waiver: 5'

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| ITEM 17 – Docket Number: | 007-13 | DIS |
| Applicant or Agent: | Karen Snyder and Ellen Williams | |
| Property Location: | 4121 + “A” Orleans Avenue | Zip: 70119 |
| Bounding Streets: | Orleans Ave., Solomon Pl., Dumaine St., & Bungalow Ct. | |
| Square Number: | 468 | Lot: A |
| Zoning District: | LRD-2 Lakewood/Parkview Two-Family Residential | |
| Historic District: | N/A | ZBM: C-12 |
| Existing Use: | Single-Family Residence | Planning District: 5 |
| Proposed Use: | Two Single-Family Residences | |

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 and 9A, Section 9A.5.7 (Table 9A.H) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of an accessory structure into a second main use on one lot of record in the required rear yard area.

Requested Waivers:

Section 1.4 – Location on a Lot

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| Permitted: 1 Main Use | Provided: 2 Main Uses | Waiver: 2 Main Uses |
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Section 9A.5.7 (Table 9A.H) – Minimum Depth of Rear Yard

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| Required: 20 | Proposed: 1.91’ | Waiver: 18.09’ |
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ITEM 18 – Docket Number: 008-13 **DT**
Applicant or Agent: Concerned Citizens for a Better Algiers
Property Location: Lot 35 Lees Lane (no number assigned) **Zip:** 70114
Bounding Streets: Lees Ln., General Meyer Ave., E. Homestead Dr. and Wall Blvd.
Square Number: Leesburg Subdivision **Lot:** 35
Zoning District: RD-2 Two-Family Residential **ZBM:** E-16
Historic District: None **Planning District:** 12
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.6.6, Article 15, Section 15.2.3, and Article 15, Section 15.5.8(5) 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 and excessive paving in the required front yard area.

Requested Waivers:

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

Required: 50’ Provided: 40’ Waiver: 10’

Article 15, Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Required: 40% (320 sq. ft.) Provided: 50% (400 sq. ft.) Waiver: 10% (80 sq. ft.)

Article 15, Section 15.2.3 – Parking in Front Yards

Required: 0 spaces Provided: 2 spaces Waiver: 2 spaces

Article 15, Section 15.5.8(5) – Front Yards

Required: 23’ (+/- 3’) Provided: 38’ Waiver: 15’ (+/- 3’)

ITEM 19 – Docket Number: 009-13 **CM**
Applicant or Agent: Concerned Citizens for a Better Algiers
Property Location: Lot 19 Bennett St. (no number assigned) **Zip:** 70114
Bounding Streets: Bennett, Perrin, Rankin, and Adrian Sts.
Square Number: 274 **Lot:** 19
Zoning District: RS-2 Single-Family Residential **ZBM:** F-17
Historic District: None **Planning District:** 12
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.3.7 (Table 4.C) and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family home on a lot with insufficient area and insufficient lot width and parking in the required front yard.

Requested Waivers:

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| Article 4, Section 4.3.7 (Table 4.C) – Minimum Lot Area | | |
| Required: 5,000 sq. ft. | Provided: 2,502 sq. ft. | Waiver: 2,498 sq. ft. |
| Article 4, Section 4.3.7 (Table 4.C) – Minimum Lot Width | | |
| Required: 50 ft. | Provided: 29 ft. | Waiver: 21 ft. |
| Article 15, Section 15.2.3 – Parking In Front Yards | | |
| Required: 0 | Provided: 1 | Waiver: 1 |

ITEM 20 – Docket Number: 010-13 **JT**
Applicant or Agent: Concerned Citizens for a Better Algiers
Property Location: Lot 18 Bennett St. (no number assigned) **Zip:** 70114
Bounding Streets: Bennett, Perrin, Rankin, and Adrian Sts.
Square Number: 274 **Lot:** 18
Zoning District: RS-2 Single-Family Residential **ZBM:** F-17
Historic District: None **Planning District:** 12
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.3.7 (Table 4.C) and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family home on a lot with insufficient area and insufficient lot width and parking in the required front yard.

Requested Waivers:

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|---|-------------------------|-----------------------|
| Article 4, Section 4.3.7 (Table 4.C) – Minimum Lot Area | | |
| Required: 5,000 sq. ft. | Provided: 2,502 sq. ft. | Waiver: 2,498 sq. ft. |
| Article 4, Section 4.3.7 (Table 4.C) – Minimum Lot Width | | |
| Required: 50 ft. | Provided: 29 ft. | Waiver: 21 ft. |
| Article 15, Section 15.2.3 – Parking In Front Yards | | |
| Required: 0 | Provided: 1 | Waiver: 1 |

ITEM 21 – Docket Number: 011-13 **DG**
Applicant or Agent: French Quarter Apartments L.P.
Property Location: 939 Iberville Street **Zip:** 70112
Bounding Streets: Iberville, Dauphine, Bienville, & Burgundy Sts.
Square Number: 93 **Lot:** Parcels I, II, III
Zoning District: VCC-2 Vieux Carré Commercial **ZBM:** C-14
Historic District: Vieux Carré **Planning District:** 1a
Existing Use: Vacant Building
Proposed Use: Multi-Family Residence (87 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 the vacant upper floors of a mixed-use building with insufficient minimum lot area per dwelling unit.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Minimum Lot Area (Four+ Family: 600sq.ft/dwelling unit)
 Required: 52,200 sq. ft. (100%) Provided: 46,732 sq. ft. (89.5%) Waiver: 5,468 sq. ft. (10.5%)

ITEM 22 – Docket Number: 012-13 **MDO**
Applicant or Agent: Zinko Holdings LLC / Ellis Ranko
Property Location: 3103-3105 State Street Drive **Zip:** 70125
Bounding Streets: State St. Dr., S. Claiborne Ave., S. Johnson St., Nashville Ave., & S. Tonti St.
Square Number: LSS **Lots:** X
Zoning District: RD-2 Two-Family Residential **ZBM:** B-14
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:

This request is to permit the construction of a two-family residence with a lot with insufficient minimum lot area, minimum lot width, and insufficient minimum depth of front yard.

Requested Waivers:

Article 4, Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)
 Required: 5,000 sq. ft. Provided: 4,473 sq. ft. Waiver: 527 sq. ft.
Article 4, Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)
 Required: 50’ Provided: 43’ 10” Waiver: 6’ 2”
Article 4, Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard
 Required: 20’ Provided: 10’ Waiver: 10’

E. Director of Safety and Permits Decision Appeals

ITEM 23 – Docket Number: 013-13

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|----------------------------|--|-----------------------------|
| Applicant or Agent: | Sue Spilsbury & Lynn DiVincent | |
| Property Location: | 6027-6029 Memphis Street | Zip: 70124 |
| Bounding Streets: | Memphis, Germain, Gen. Diaz, & Polk Sts. | |
| Square Number: | 325 | Lots: 16 & 17 |
| Zoning District: | LRS-1 Lakeview Single-Family Residential | |
| Historic District: | N/A | ZBM: C-11 |
| Existing Use: | Vacant Two-Family Residence | Planning District: 5 |
| Proposed Use: | Two-Family Residence | |

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

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the denial of a building permit for the restoration of an existing two-family dwelling in Lakeview.
