



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

**Regular Meeting Agenda
Monday, July 08, 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, July 3rd at 5:00 p.m.**

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: 059-13

KC

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

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.)

ITEM 2 – Docket Number: 068-13

DG

Applicant or Agent:	Infill Development Strategic	
Property Location:	1710 Lapeyrouse Street	Zip: 70116
Bounding Streets:	N. Roman St., N. Derbigny St., Lapeyrouse St., & LaHarpe St.	
Zoning District:	B-1A Neighborhood Business District	ZBM: D-13
Historic District:	Esplanade Ridge Local Historic	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 764
Proposed Use:	Two-Family Residence	Lot Number: T

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:

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

Required: 3,600 sq. ft. Provided: 3,044 sq. ft. Waiver: 556 sq. ft.

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

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

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

Required: 20’ Proposed: 13’ Waiver: 7’

Section 4.6.7 (Table 4.F) – Aggregate Width of Side Yards

Required: 6’4” Proposed: 6’ Waiver: 4”

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

Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

ITEM 3 – Docket Number: 071-13

MDO

Applicant or Agent:	Alesia P. Thompson	Zip:	70131
Property Location:	3708 Meadow Park Lane	Bounding Streets:	Meadow Park, Forest Park, Timber Bluff Lns., & Timber Ridge Ct.
Zoning District:	RS-2 Single-Family Residential	ZBM:	E-18
Historic District:	N/A	Planning District:	12
Existing Use:	Single-Family Residence	Square Number:	8
Proposed Use:	Single-Family Residence	Lot Number:	25

Request Citation: This request is to amend conditions applied in conjunction with waivers previously granted by the Board, in accordance with Article 14, Section 14.8.4 and for variances from the provisions of Article 15, Section 15.2.3, Article 15, Section 15.2.5, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to amend conditions imposed by the Board of Zoning Adjustments in Docket No. 015-12, proviso number 2 requiring the applicant to submit a front yard landscaping plan indicating the removal of the driveway and to permit the required off-street parking space to be located within the required front yard area with a space that does not meet the minimum depth requirement for an off-street parking space, and excessive paving in the required front yard area. (AFTER THE FACT)

Requested Waivers:

BZA Docket 015-12 – Proviso #2

Imposed: The applicant shall submit to the Board of Zoning Adjustment staff a front yard landscaping plan indicating the removal of the driveway

Waiver: Keep the driveway

Section 15.2.3 – Parking in Front Yards

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

Section 15.2.5 – Design Standards (Depth of Parking Space)

Required: 18’ Provided: 15’ Waiver: 3’

Section 15.6.6 – Limitation on Pavement of Required Yard Area

Permitted: 40% (240 sq. ft.) Provided: 45% (270 sq. ft.) Waiver: 5% (30 sq. ft.)

ITEM 4 – Docket Number: 077-13

KC

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 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 mixed-use building including commercial and residential uses with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area (Nine Units)

Required: 9,000 sq. ft. Proposed: 6,174 sq. ft. Waiver: 2,826 sq. ft.

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

Required: 17 Spaces Proposed: 6 Spaces Waiver: 11 Spaces

ITEM 5 – Docket Number: 084-13

DIS

Applicant or Agent:	Cora C. Rock	
Property Location:	840 Clouet Street	Zip: 70117
Bounding Streets:	Burgundy St., Dauphine St., Montegut St., Clouet St.	
Zoning District:	RD-3 Two-Family Residential	ZBM: D-14
Historic District:	Bywater Local Historic	Planning District: 7
Existing Use:	Commercial	Square Number: 251
Proposed Use:	Commercial/Residential	Lot Number: 9A or 21

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 two (2) residential units to an existing structure with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Lot Area Two Dwelling Units)

Required: 3,600 sq. ft. Provided: 2,614 sq. ft. Waiver: 986 sq. ft.

ITEM 6 – Docket Number: 090-13

KC

Applicant or Agent:	Stanhope P. Turnbull, Sr. and Anne S. Turnbull	
Property Location:	519 Dufossat Street	Zip: 70115
Bounding Streets:	Dufossat St., Tchoupitoulas St., Soniat St., & Annunciation St.	
Zoning District:	RM-2 Multiple-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 2
Existing Use:	Two Main Uses on One Lot of Record	Square Number: 124
Proposed Use:	Two Main Uses on One Lot of Record	Lot Number: R

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 construction of a two-family residence and single-family second main use with excessive number of main uses, insufficient minimum depth of front yard and insufficient minimum depth of rear yard.

Requested Waiver:

Section 1.4 – Location on a Lot of Record

Permitted: 1 Main Use	Proposed: 2 Main Uses	Waiver: 1 Main Use
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Section 4.9.7 (Table 4.I) – Minimum Depth of Front Yard

Required: 20’	Proposed: 7.69’	Waiver: 12.31’
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Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard

Required: 20’	Proposed: 2.3’	Waiver: 16.7’
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ITEM 7 – Docket Number: 094-13

DIS

Applicant or Agent:	Dr. Nicholas G. Pejic, MD	
Property Location:	1301 Antonine Street	Zip: 70115
Bounding Streets:	Antonine St., Chestnut St., Foucher St., & Coliseum St	
Zoning District:	MS Medical Service	ZBM: B-15
Historic District:	N/A	Planning District: 2
Existing Use:	Offices	Square Number: 280
Proposed Use:	Offices	Lot Number: 7 and 8

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 an addition to an existing office building with insufficient off-street parking.

Requested Waivers:

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

Required: 10 Spaces	Proposed: 6 Spaces	Waiver: 4 Spaces
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ITEM 8 – Docket Number: 107-13

MDO

Applicant or Agent: Road Episcopal Housing Jericho
Property Location: 2015 7th St
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 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 9 – 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 10 – Docket Number: 109-13

MDO

Applicant or Agent:	Road Episcopal Housing Jericho	Zip:	70115
Property Location:	3213 S Saratoga St	Zoning District:	RM-4 Multiple-Family Residential
Bounding Streets:	S. Saratoga St., Toledano St., Harmony St., & Loyola St.	Historic District:	N/A
Existing Use:	Vacant Lot	Planning District:	2
Proposed Use:	Two-Family Residence	Square Number:	308
		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
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ITEM 11 – Docket Number: 114-13

DG

Applicant or Agent:	Maria Levitsky	Zip:	70117
Property Location:	641 Caffin Avenue	Zoning District:	RD-3 Two-Family Residential
Bounding Streets:	Caffin Ave., Royal St., Lamanche St., & Chartres St.	Historic District:	Holy Cross Local Historic
Existing Use:	Vacant Residence	Planning District:	8
Proposed Use:	Vacant Residence w/Accessory Structure	Square Number:	113
		Lot Number:	D

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:

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

Requested Waiver:

Section 15.5.12(4) – Accessory Structures (Height)

Permitted: 14'	Proposed: 25'	Waiver: 11'
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ITEM 12 – Docket Number: 116-13

SK

Applicant or Agent:	Gregory R Johnson	
Property Location:	1404 Valmont Street	Zip: 70115
Bounding Streets:	Prytania St., Pitt St., Leontine St., & Valmont St.	
Zoning District:	RD-2 Two-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 4
Existing Use:	Single-Family Residence	Square Number: 358
Proposed Use:	Single-Family Residence	Lot Number: 1 & 2

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 an addition to a single-family residence with insufficient minimum width of corner lot side yard, insufficient minimum depth of rear yard, and off-street parking located within the required front yard area.

Requested Waivers:

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

Required: 10’ Proposed: 3’ Waiver: 7’

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

Required: 20’ Proposed: 3’ Waiver: 17’

Section 15.2.3 – Parking in Front Yards

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

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

None

D. BZA Dockets – New Business

ITEM 13 – Docket Number: 119-13

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 14 – Docket Number: 120-13

Applicant or Agent:	Cory and Jasmine Melancon	
Property Location:	123 30th Street	Zip: 70124
Bounding Streets:	30th St., Fleur de Lis Dr., 32nd 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: 28
Proposed Use:	Single Family Residence	Lot Number: 8 & 9

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(1) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory building within the required front yard area of a through lot.

Requested Waiver:

Section 15.5.12(1) - Accessory Buildings (Side Yards - Through Lots)

Required: 20'	Provided: 13' 4 1/2"	Waiver: 6' 7 1/2"
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ITEM 15 – Docket Number: 121-13

Applicant or Agent:	Larry G. Willis, Jr.	
Property Location:	6895 Catina Street	Zip: 70124
Bounding Streets:	Catina, Mouton, Downs, & Wuerpel Sts.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	ZBM: C-10
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: 110
Proposed Use:	Single-Family Residence	Lot Number: Y or PT 3-4

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:

This request is to permit the construction of an accessory building with excessive height (After the Fact).

Requested Waiver:

Section 15.5.12(4) - Accessory Buildings (Height)

Required: 14'	Provided: 16' 9"	Waiver: 2' 9"
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ITEM 16 – Docket Number: 122-13

Applicant or Agent: Nora J. Amaya
Property Location: 4223 D’Hemecourt Street **Zip:** 70119
Bounding Streets: D’Hemecourt, S. Hennessy, Baudin, & S. Solomon Sts.
Zoning District: RD-3 Two-Family Residential **ZBM:** B-12
Historic District: N/A **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 788
Proposed Use: Two-Family Residence **Lot Number:** 25-26

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory building with less than the required distance between the rear property line and the side property line with excessive height (After the Fact).

Requested Waivers:

Section 15.5.12(2) - Accessory Buildings (Side Yards - Distance from Side Property Line)
Required: 0' or 3" Provided: 2' Waiver: 1'
Section 15.5.12(2) - Accessory Buildings (Side Yards - Distance from Rear Property Line)
Required: 0' or 3" Provided: 2' Waiver: 1'
Section 15.5.12(4) - Accessory Buildings (Height)
Required: 14' Provided: 16' 9" Waiver: 2' 9"

ITEM 17 – Docket Number: 123-13

Applicant or Agent: Stanford T. Norwood
Property Location: 3416 Calhoun Street **Zip:** 70125
Bounding Streets: Calhoun St., York St., Versailles Blvd., & McKenna St.
Zoning District: RD-2 Two-Family Residential **ZBM:** B-13
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 143
Proposed Use: Single-Family Residence **Lot Number:** 10-A

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 construction of a single-family residence with parking in the required front yard area.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards
Permitted: 0 Spaces Proposed: 1 Space Waiver: 1 Space

ITEM 18 – Docket Number: 124-13

Applicant or Agent: Johnese Lamar Smith
Property Location: 2532-2534 Gordon Street **Zip:** 70119
Bounding Streets: Gordon, N. Dorgenois, Monticello, & Law Sts.
Zoning District: RD-3 Two-Family Residential District **ZBM:** F-14
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 1428-B
Proposed Use: Two-Family Residence **Lot Number:** 36

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 two-family residence with insufficient minimum lot area and insufficient off-street parking.

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 2,120 sq. ft. Waiver: 1,480 sq. ft.

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

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

ITEM 19 – Docket Number: 076-13

Applicant or Agent: Chayana Walters
Property Location: 5818 Hamlin Street **Zip:** 70117
Bounding Streets: Hamlin, Alabo, Law, & Roffignac Sts.
Zoning District: RD-3 Two-Family Residential District **ZBM:** F-14
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 1449A
Proposed Use: Single-Family Residence **Lot Number:** 10

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 front and rear yards.

Requested Waivers:

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

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

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

Required: 20' Provided: 16' Waiver: 4'

ITEM 20 – Docket Number: 126-13

Applicant or Agent: Sewerage and Water Board of New Orleans
Property Location: 9001 Morrison Road **Zip:** 70127
Bounding Streets: Morrison Ave., Burke Ave., Adele St., & Devine Ave.
Zoning District: RS-2 Single-Family Residential District **ZBM:** G-10
Historic District: N/A **Planning District:** 9
Existing Use: Sewer Pump Station **Square Number:** 29
Proposed Use: Sewer Pump Station **Lot Number:** 13 & 14

Request Citation: This request is for variances from the provisions of Article 11, Section 11.42(a) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the rehabilitation and refurbishing of an existing sewer pump station with insufficient minimum depth of front yard, corner lot side yard, and rear yard.

Requested Waivers:

Section 11.42(a) – Sewerage Lift or Pumping Station (Distance from Front & Rear Property Lines)
Required: 20’ Provided: 15.68’ Waiver: 4.32’
Section 11.42(a) – Sewerage Lift or Pumping Station (Distance from Front & Rear Property Lines)
Required: 20’ Provided: 18.12’ Waiver: 1.88’
Section 11.42(a) – Sewerage Lift or Pumping Station (Distance from Front & Rear Property Lines)
Required: 20’ Provided: 12.86’ Waiver: 7.14’

ITEM 21 – Docket Number: 127-13

Applicant or Agent: Housing Authority of New Orleans
Property Location: 1301 Iberville Street **Zip:** 70112
Bounding Streets: Crozat, Treme, Iberville, & Bienville Sts.
Zoning District: RM-3 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 4
Existing Use: Residential Multi-Family **Square Number:** 129
Proposed Use: Residential Multi-Family (70 Units) **Lot Number:** N/A

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K), 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 multi-family residence with insufficient minimum lot area, insufficient minimum depth of front yard along the Iberville Street, Bienville Street, and Crozat Street, insufficient minimum width of a corner lot side yard, excessive height, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 4.11.7 (Table 4.K) - Minimum Lot Area (70 Units)

Required: 1,000 sq. ft. Provided: 670 sq. ft. Waiver: 330 sq. ft.

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Iberville Street Side)

Required: 8' 8" Provided: 0' Waiver: 8' 8"

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Bienville Street Side)

Required: 9' 7" Provided: 5' 11" Waiver: 3' 4"

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Crozat Street Side)

Required: 4' 11" Provided: 0' Waiver: 4' 11"

Section 4.11.7 (Table 4.K) - Minimum Width of a Corner Lot Side Yard

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

Section 4.11.7 (Table 4.K) - Maximum Height

Required: 53. 4" Provided: 59' 2" Waiver: 5' 10"

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

Required: 111 Spaces Provided: 57 Spaces Waiver: 54 Spaces

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

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

ITEM 22 – Docket Number: 128-13

Applicant or Agent:	Housing Authority of New Orleans	
Property Location:	1435 Iberville Street	Zip: 70112
Bounding Streets:	Marais, Tremé, Iberville, & Bienville Sts.	
Zoning District:	RM-3 Multiple-Family Residential	ZBM: C-14
Historic District:	N/A	Planning District: 4
Existing Use:	Multi-Family Residential	Square Number: 156
Proposed Use:	Multi-Family Residential (75 Units)	Lot Number: N/A

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K), 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 multi-family residence with insufficient minimum lot area, insufficient minimum depth of front yard, excessive height, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 4.11.7 (Table 4.K) - Minimum Lot Area (75 Units)	
Required: 1,000 sq. ft. Provided: 959 sq. ft.	Waiver: 41 sq. ft.
Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth	
Required: 4' 4" Provided: 0'	Waiver: 4' 1"
Section 4.11.7 (Table 4.K) - Maximum Height	
Required: 53. 4" Provided: 57' 6"	Waiver: 4' 2"
Section 15.2.1 (Table 15.A) – Off-Street Parking	
Required: 72 Spaces Provided: 66 Spaces	Waiver: 6 Spaces
Section 15.3.2 (Table 15.G) – Off-Street Loading	
Required: 2 Spaces Provided: 1 Space	Waiver: 1 Space

ITEM 23 – Docket Number: 129-13

Applicant or Agent: Housing Authority of New Orleans
Property Location: 1501 Iberville Street **Zip:** 70112
Bounding Streets: N. Villere, Marais, Iberville, & Bienville Sts.
Zoning District: RM-3 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 4
Existing Use: Multi-Family Residential **Square Number:** 159
Proposed Use: Multi-Family Residential (82 Units) **Lot Number:** N/A

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K) 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 multi-family residence with insufficient minimum depth of front yard, insufficient minimum width of a corner lot side yard, excessive height, and insufficient off-street loading.

Requested Waivers:

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth

Required: 4' 11" Provided: 0' Waiver: 1' 11"

Section 4.11.7 (Table 4.K) - Minimum Width of a Corner Lot Side Yard

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

Section 4.11.7 (Table 4.K) - Maximum Height

Required: 53. 4' Provided: 56' Waiver: 2' 8"

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

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

ITEM 24 – Docket Number: 130-13

Applicant or Agent:	Adam R. and Virginia Wirth	
Property Location:	6034 Pitt Street	Zip: 70118
Bounding Streets:	Pitt, Webster, Prytania, & State Sts.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: A-15
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 49
Proposed Use:	Single-Family Residence	Lot Number: 17 & 18 Proposed 18-A

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 cure a construction error due to an incorrect survey/resubdivision that caused an insufficient minimum depth of rear yard.

Requested Waivers:

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

Required: 20'	Provided: 2' 4" 6"	Waiver: 17' 8"
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ITEM 24 – Docket Number: 131-13

Applicant or Agent:	Taste Bud Management, Frank Langenbacker	
Property Location:	5076; 5080 Pontchartrain Boulevard	Zip: 70118
Bounding Streets:	Pontchartrain Blvd., Metairie Rd., & Oakland Dr.	
Zoning District:	LB-2 Lake Area Neighborhood	ZBM: B-12
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant Lot	Square Number: 665-1
Proposed Use:	Standard Restaurant	Lot Number: 30-A & 30-C

Request Citation: This request is for variances from the provisions of Article 9A, Section 9A.9.6(1) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the placement of two signs, both above the first floor.

Requested Waivers:

Section 9A.9.6(1) - Permitted Signs

Required: 1st Floor	Provided: Above 1st Floor	Waiver: Above 1st Floor
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Section 9A.9.6(1) - Permitted Signs

Required: 1 Sign	Provided: 2 Signs	Waiver: 2 Signs
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ITEM 25 – Docket Number: 132-13

Applicant or Agent:	My Ha Nguyen Lee	
Property Location:	130 S. Gayoso Street	Zip: 70119
Bounding Streets:	S. Gayoso St., Cleveland Ave., Canal St., & S. Dupre St.	
Zoning District:	RO-1 General Office District	ZBM: C-13
Historic District:	N/A	Planning District: 4
Existing Use:	Mixed-Use (Residential and Commercial)	Square Number: 631
Proposed Use:	Mixed-Use (Residential and Commercial)	Lot Number: 14 A

Request Citation: This request is for a variance from the provisions of Article 5, Section 5.2.7 (Table 5.B) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the addition to an existing residence that will cause a reduction in the minimum depth of rear yard.

Requested Waiver:

Section 4.10.7 (Table 4.J) – Minimum Depth of Rear Yard

Required: 10'

Provided: 0'

Waiver: 10'

E. Director of Safety and Permits Decision Appeals

ITEM 26 – Docket Number: 133-13

Applicant or Agent:	Terry Allan Freiberg	
Property Location:	5300 Freret St	Zip: 70115
Bounding Streets:	Freret St., Valmont St., Jefferson Ave., & La Salle St.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: B-14
Historic District:	N/A	Planning District: 3
Existing Use:	Commercial	Square Number: 577
Proposed Use:	Commercial	Lot Number: 21

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 legal non-conforming commercial status and to permit business use of the rear building.
