



**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**

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: 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: 4 Spaces Waiver: 4 Spaces

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

Permitted: ≤ 40% (968 sq. ft.) Proposed: 74.3 % (1,799 sq. ft.) Waiver: 34.3% (831sq. ft.)

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**ITEM 2 – Docket Number: 068-13**

**DG**

|                            |  |                             |
|----------------------------|--|-----------------------------|
| <b>Applicant or Agent:</b> | Infill Development Strategic                                 |                             |
| <b>Property Location:</b>  | 1710 Lapeyrouse Street                                       | <b>Zip:</b> 70113           |
| <b>Bounding Streets:</b>   | N. Roman St., N. Derbigny St., Lapeyrouse St., & LaHarpe St. |                             |
| <b>Zoning District:</b>    | B-1A Neighborhood Business District                          | <b>ZBM:</b> D-13            |
| <b>Historic District:</b>  | Esplanade Ridge Local Historic                               | <b>Planning District:</b> 4 |
| <b>Existing Use:</b>       | Vacant Lot   | <b>Square Number:</b> 764   |
| <b>Proposed Use:</b>       | Two-Family Residence   | <b>Lot Number:</b> 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 Waivers:**

|  |                         |                     |
|--|-------------------------|---------------------|
| <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    |

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**ITEM 3 – Docket Number: 071-13**

**MDO**

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

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**ITEM 4 – Docket Number: 077-13**

**KC**

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

|                         |                         |                       |
|-------------------------|-------------------------|-----------------------|
| Required: 9,000 sq. ft. | Proposed: 6,175 sq. ft. | Waiver: 2,825 sq. ft. |
|-------------------------|-------------------------|-----------------------|

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

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

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<sup>1</sup> The Height, Area and Bulk Requirements for residential development in the RO-1 General Office District refer back to Article 4, Section 4.9.7 (Table 4.I).

**ITEM 5 – Docket Number: 084-13**

**DIS**

|                            |  |                             |
|----------------------------|--|-----------------------------|
| <b>Applicant or Agent:</b> | Cora C. Rock   |                             |
| <b>Property Location:</b>  | 840 Clouet Street                                    | <b>Zip:</b> 70117           |
| <b>Bounding Streets:</b>   | Burgundy St., Dauphine St., Montegut St., Clouet St. |                             |
| <b>Zoning District:</b>    | B-1A Nieghborhood Business District                  | <b>ZBM:</b> D-14            |
| <b>Historic District:</b>  | Bywater Local Historic                               | <b>Planning District:</b> 7 |
| <b>Existing Use:</b>       | Commercial   | <b>Square Number:</b> 251   |
| <b>Proposed Use:</b>       | Commercial/Two-Family Residential                    | <b>Lot Number:</b> 9A or 21 |

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.5.7 (Table 5.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 an addition to an existing building that will include two (2) residential units with insufficient minimum depth of rear yard and insufficient off-street parking.

**Requested Waivers:**

**Section 5.5.7 (Table 5.E) – Minimum Depth of Rear Yard abutting Residential District**

|               |                |               |
|---------------|----------------|---------------|
| Required: 20' | Proposed: 7'7" | Waiver: 12'5" |
|---------------|----------------|---------------|

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

|                    |                    |                  |
|--------------------|--------------------|------------------|
| Required: 2 Spaces | Proposed: 0 Spaces | Waiver: 2 Spaces |
|--------------------|--------------------|------------------|

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**ITEM 6 – Docket Number: 090-13**

**KC**

|                            |   |                             |
|----------------------------|---|-----------------------------|
| <b>Applicant or Agent:</b> | Stanhope P. Turnbull, Sr. and Anne S. Turnbull                  |                             |
| <b>Property Location:</b>  | 519 Dufossat Street   | <b>Zip:</b> 70115           |
| <b>Bounding Streets:</b>   | Dufossat St., Tchoupitoulas St., Soniat St., & Annunciation St. |                             |
| <b>Zoning District:</b>    | RM-2 Multiple-Family Residential                                | <b>ZBM:</b> B-15            |
| <b>Historic District:</b>  | N/A   | <b>Planning District:</b> 2 |
| <b>Existing Use:</b>       | Two Main Uses on One Lot of Record                              | <b>Square Number:</b> 124   |
| <b>Proposed Use:</b>       | Two Main Uses on One Lot of Record                              | <b>Lot Number:</b> 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 an excessive number of main uses, insufficient lot width, insufficient minimum depth of front yard, side yard and rear yard, and insufficient off-street parking spaces.

**Requested Waivers:**

**Section 1.4 – Location on a Lot of Record**

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

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

|               |                 |                |
|---------------|-----------------|----------------|
| Required: 20' | Proposed: 7.69' | Waiver: 12.31' |
|---------------|-----------------|----------------|

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

|               |                |               |
|---------------|----------------|---------------|
| Required: 20' | Proposed: 2.3' | Waiver: 16.7' |
|---------------|----------------|---------------|

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

|              |  |               |
|--------------|--|---------------|
| Required: 3' | Proposed: 2.65' (Tchoupitoulas St. side) | Waiver: 0.35' |
| Required: 3' | Proposed: 2.75' (Annunciation St. side)  | Waiver: 0.25' |

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

|               |                  |                |
|---------------|------------------|----------------|
| Required: 40' | Proposed: 29'-6" | Waiver: 10'-6" |
|---------------|------------------|----------------|

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

|                    |                    |                 |
|--------------------|--------------------|-----------------|
| Required: 3 Spaces | Proposed: 2 Spaces | Waiver: 1 Space |
|--------------------|--------------------|-----------------|

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**ITEM 7 – Docket Number: 094-13**

**DIS**

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

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.1.7 (Table 5.A), and 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 minimum width of side yard (Foucher Street side) and insufficient off-street parking.

**Requested Waivers:**

**Section 5.1.7 (Table 5.A) – Width of Side Yard (Foucher Street side)**

Required: 10’                                  Proposed: 4’                                  Waiver: 6’

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

Required: 10 Spaces                          Proposed: 6 Spaces (2 Grandfathered)      Waiver: 2 Spaces

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**ITEM 8 – Docket Number: 107-13**

**MDO**

|                            |                                      |                           |       |
|----------------------------|--------------------------------------|---------------------------|-------|
| <b>Applicant or Agent:</b> | Road Episcopal Housing Jericho       | <b>Zip:</b>               | 70115 |
| <b>Property Location:</b>  | 2015 7th Street                      | <b>ZBM:</b>               | B-15  |
| <b>Bounding Streets:</b>   | 7th St Saratoga St 6th St Danneel St | <b>Planning District:</b> | 2     |
| <b>Zoning District:</b>    | RM-4 Multiple-Family Residential     | <b>Square Number:</b>     | 282   |
| <b>Historic District:</b>  | N/A                                  | <b>Lot Number:</b>        | D     |
| <b>Existing Use:</b>       | Vacant Lot                           |                           |       |
| <b>Proposed Use:</b>       | Two-Family Residence                 |                           |       |

**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

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**ITEM 9 – Docket Number: 108-13**

**MDO**

|                            |  |                           |                                  |
|----------------------------|--|---------------------------|----------------------------------|
| <b>Applicant or Agent:</b> | Road Episcopal Housing Jericho                     | <b>Zip:</b>               | 70115                            |
| <b>Property Location:</b>  | 2041 7th Street                                    | <b>Zoning District:</b>   | RM-4 Multiple-Family Residential |
| <b>Bounding Streets:</b>   | 7th St., S. Saratoga St., Sixth St., & Danneel St. | <b>Historic District:</b> | N/A                              |
| <b>Existing Use:</b>       | Vacant Lot   | <b>Planning District:</b> | 2                                |
| <b>Proposed Use:</b>       | Two-Family Residence                               | <b>Square Number:</b>     | 282                              |
|                            |  | <b>Lot Number:</b>        | 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 |
|--------------------|-------------------|-----------------|

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**ITEM 10 – Docket Number: 109-13**

**MDO**

|                            |  |                           |                                  |
|----------------------------|--|---------------------------|----------------------------------|
| <b>Applicant or Agent:</b> | Road Episcopal Housing Jericho                           | <b>Zip:</b>               | 70115                            |
| <b>Property Location:</b>  | 3213 S Saratoga Street                                   | <b>Zoning District:</b>   | RM-4 Multiple-Family Residential |
| <b>Bounding Streets:</b>   | S. Saratoga St., Toledano St., Harmony St., & Loyola St. | <b>Historic District:</b> | N/A                              |
| <b>Existing Use:</b>       | Vacant Lot   | <b>Planning District:</b> | 2                                |
| <b>Proposed Use:</b>       | Two-Family Residence                                     | <b>Square Number:</b>     | 308                              |
|                            |  | <b>Lot Number:</b>        | 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  
**Property Location:** 641 Caffin Avenue **Zip:** 70117  
**Bounding Streets:** Caffin Ave., Royal St., Lamanche St., & Chartres St.  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-14  
**Historic District:** Holy Cross Local Historic **Planning District:** 8  
**Existing Use:** Vacant Residence **Square Number:** 113  
**Proposed Use:** Vacant Residence w/Accessory **Lot Number:** D  
Structure

**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:** 70131  
**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:** 6  
**Existing Use:** Single-Family Residence **Square Number:** 358  
**Proposed Use:** Single-Family Residence **Lot Number:** 1 & 2

**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 an existing attached garage into a bedroom with insufficient minimum depth of rear yard.

**Requested Waiver:**  
**Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard**  
Required: 20’ Proposed: 3’ Waiver: 17’

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

None

**D. BZA Dockets – New Business**

**ITEM 13 – Docket Number: 119-13**

**MDO**

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

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**ITEM 14 – Docket Number: 120-13**

**DWT**

**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 variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) and Section 9A.1.8(4) 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, which is not five feet (5') beyond the nearest point of the building's front façade.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum Depth of Front Yard (32<sup>nd</sup> Street Side)**

Required: 20'

Provided: 13' 4 1/2"

Waiver: 6' 7 1/2"

**Section 9A.1.8(4) – Five Feet (5') Beyond the Nearest Point of a Buildings Front Façade**

Required: 27' 7"

Provided: 0"

Waiver: 27' 7"

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**ITEM 15 – Docket Number: 121-13**

**MDO**

**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 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) - Accessory Buildings (Carports - Distance from Front Lot Line)**

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

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

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

**Section 15.5.12(4) - Accessory Buildings (Carports - Height<sup>2</sup>)**

Required: 13'      Provided: 16' 9"      Waiver: 3' 9"

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

Required: Unenclosed      Provided: Enclosed      Waiver: Enclosed

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<sup>2</sup> The measurement provided is from the slab and the scale is not indicated on the provided plan.

**ITEM 16 – Docket Number: 122-13**

**SKK**

**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: 20'      Waiver: 6'

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**ITEM 17 – Docket Number: 123-13**

**CCM**

**Applicant or Agent:** Stanford T. Norwood

**Property Location:** 3416 Calhoun Street

**Zip:** 70115

**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 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 Yard<sup>3</sup>**

Required: 12’6”      Provided: 38’      Waiver: 25’6”

**Article 15, Section 15.2.3 – Parking in Front Yards**

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

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<sup>3</sup> 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 18 – Docket Number: 124-13**

**LF**

|                            |  |                              |
|----------------------------|--|------------------------------|
| <b>Applicant or Agent:</b> | Johnese Lamar Smith                          |                              |
| <b>Property Location:</b>  | 2532-2534 Gordon Street                      | <b>Zip:</b> 70117            |
| <b>Bounding Streets:</b>   | Gordon, N. Dorgenois, Monticello, & Law Sts. |                              |
| <b>Zoning District:</b>    | RD-3 Two-Family Residential District         | <b>ZBM:</b> F-14             |
| <b>Historic District:</b>  | N/A  | <b>Planning District:</b> 8  |
| <b>Existing Use:</b>       | Vacant Lot                                   | <b>Square Number:</b> 1428-B |
| <b>Proposed Use:</b>       | Two-Family Residence                         | <b>Lot Number:</b> 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: 125-13**

**MDO**

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

**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 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'

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

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

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**ITEM 20 – Docket Number: 126-13**

**DG**

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

**Request Citation:** This request is for variances from a provision of Article 11, Section 11.42.1(a), Utility, Sewerage Lift or Pumping Stations-Aboveground, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the new construction of an aboveground sewer pumping station dry-well structure with insufficient rear yard depth and the temporary location of an electrical equipment building in the required front yard.

**Requested Waivers:**

**Article 11, Section 11.42.1 (a) – Minimum Front Yard Depth (temporary)<sup>4</sup>**

Required: 20’                      Proposed: 10’                      Waiver: 10’

**Article 11, Section 11.42.1 (a) – Minimum Rear Yard Depth**

Required: 20’                      Proposed: 15.3’                      Waiver: 4.7’

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<sup>4</sup> The waiver is needed to allow for a temporary location of an electrical equipment platform that will be eliminated once the new pumping station is developed.

**ITEM 21 – Docket Number: 127-13**

**DIS**

|                            |  |                                   |
|----------------------------|--|-----------------------------------|
| <b>Applicant or Agent:</b> | Housing Authority of New Orleans           |                                   |
| <b>Property Location:</b>  | 1301 Iberville Street                      | <b>Zip:</b> 70112                 |
| <b>Bounding Streets:</b>   | Crozat, Tremé, Iberville, & Bienville Sts. |                                   |
| <b>Zoning District:</b>    | RM-3 Multiple-Family Residential           | <b>ZBM:</b> C-14                  |
| <b>Historic District:</b>  | N/A  | <b>Planning District:</b> 4       |
| <b>Existing Use:</b>       | Residential Multi-Family                   | <b>Square Number:</b> 129         |
| <b>Proposed Use:</b>       | Residential Multi-Family (70 Units)        | <b>Lot Number:</b> Proposed Lot 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 multi-family residences with insufficient minimum lot area, insufficient minimum depth of front yard along the Iberville Street, Bienville Street, Crozat Street, and Tremé Street, 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. Proposed: 670 sq. ft. Waiver: 330 sq. ft.

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

Required: 20' Proposed: 0' Waiver: 20'

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

Required: 20' Proposed: 2' 4" Waiver: 16' 8"

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

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

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

Required: 20' Proposed: 0' Waiver: 20'

**Section 4.11.7 (Table 4.K) - Maximum Height**

Required: 53' 4" Proposed: 59' 2" Waiver: 5' 10"

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

Required: 113 Spaces Proposed: 56 Spaces Waiver: 57 Spaces

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

Required: 2 Spaces Proposed: 1 Space Waiver: 1 Space

\*\*\*

**ITEM 22 – Docket Number: 128-13**

**DIS**

|                            |  |                             |
|----------------------------|--|-----------------------------|
| <b>Applicant or Agent:</b> | Housing Authority of New Orleans           |                             |
| <b>Property Location:</b>  | 1435 Iberville Street                      | <b>Zip:</b> 70112           |
| <b>Bounding Streets:</b>   | Marais, Tremé, Iberville, & Bienville Sts. |                             |
| <b>Zoning District:</b>    | RM-3 Multiple-Family Residential           | <b>ZBM:</b> C-14            |
| <b>Historic District:</b>  | N/A  | <b>Planning District:</b> 4 |
| <b>Existing Use:</b>       | Multi-Family Residential                   | <b>Square Number:</b> 156   |
| <b>Proposed Use:</b>       | Multi-Family Residential (82 Units)        | <b>Lot Number:</b> 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 (82 Units)**

Required: 1,000 sq. ft.    Provided: 954 sq. ft.    Waiver: 46 sq. ft.

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

Required: 20'    Provided: 0'    Waiver: 20'

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

Required: 20'    Provided: 0'    Waiver: 20'

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

Required: 8'<sup>5</sup>    Provided: 3'    Waiver: 5'

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

Required: 8'<sup>6</sup>    Provided: 3'    Waiver: 5'

**Section 4.11.7 (Table 4.K) - Maximum Height Permitted**

Required: 53' 4"    Provided: 57' 6"    Waiver: 4' 2"

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

Required: 128 Spaces    Provided: 72 Spaces    Waiver: 56 Spaces

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

Required: 3 Spaces    Provided: 1 Space    Waiver: 2 Spaces

\*\*\*

<sup>5</sup> Existing buildings along the block face provide a grandfathered setback of eight feet (8').

<sup>6</sup> Existing buildings along the block face provide a grandfathered setback of eight feet (8').

**ITEM 23 – Docket Number: 129-13**

**DIS**

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

**Requested Waivers:**

|   |                    |                   |
|---|--------------------|-------------------|
| <b>Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Iberville Street)</b>     |                    |                   |
| Required: 20'   | Provided: 0'       | Waiver: 20'       |
| <b>Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (North Villere Street)</b> |                    |                   |
| Required: 20'   | Provided: 3'       | Waiver: 17'       |
| <b>Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Bienville Street)</b>     |                    |                   |
| Required: 8' <sup>7</sup>   | Provided: 3'       | Waiver: 5'        |
| <b>Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Marais Street)</b>        |                    |                   |
| Required: 8' <sup>8</sup>   | Provided: 3'       | Waiver: 5'        |
| <b>Section 4.11.7 (Table 4.K) - Maximum Height</b>                                  |                    |                   |
| Required: 53' 4"  | Provided: 56'      | Waiver: 2' 8"     |
| <b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>                             |                    |                   |
| Required: 119 Spaces  | Provided: 60 Space | Waiver: 59 Spaces |
| <b>Section 15.3.2 (Table 15.G) – Off-Street Loading</b>                             |                    |                   |
| Required: 2 Spaces  | Provided: 1 Space  | Waiver: 1 Space   |

\*\*\*

<sup>7</sup> Existing buildings along the block face provide a grandfathered setback of eight feet (8').

<sup>8</sup> Existing buildings along the block face provide a grandfathered setback of eight feet (8').

**ITEM 24 – Docket Number: 130-13**

**MDO**

**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:** 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 permit a side yard with insufficient width that would be caused by a proposed subdivision of the property.

**Requested Waiver:**

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

Required: 3’

Provided: 2’ 4”

Waiver: 8”

\*\*\*

**ITEM 24 – Docket Number: 131-13**

**MDO**

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

**Request Citation:** This request is for variances from the provisions of Article 9A, Section 9A.9.6, Article 15, Section 15.2.3(4), and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the placement of two signs, both above the first floor, uncovered parking in the required front yard area, and excessive paving in the required front yard area.

**Requested Waivers:**

**Section 9A.9.6(1) - Permitted Signs**

|                     |                             |                           |
|---------------------|-----------------------------|---------------------------|
| Required: 1st Floor | Provided: Above First Floor | Waiver: Above First Floor |
|---------------------|-----------------------------|---------------------------|

**Section 9A.9.6(1) - Permitted Signs**

|                   |                   |                 |
|-------------------|-------------------|-----------------|
| Permitted: 1 Sign | Provided: 2 Signs | Waiver: 2 Signs |
|-------------------|-------------------|-----------------|

**Section 15.2.3(4) – Parking in Front Yards**

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| Required: 1st Floor | Provided: Uncovered | Waiver: Uncovered |
|---------------------|---------------------|-------------------|

**Section 15.6.6 – Limitation of Pavement**

|                |                              |                          |
|----------------|------------------------------|--------------------------|
| Permitted: 40% | Provided: 44% or 751 sq. ft. | Waiver: 4% or 71 sq. ft. |
|----------------|------------------------------|--------------------------|

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**ITEM 25 – Docket Number: 132-13**

**JET**

**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 5.3.7 (Table 5.C) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the addition to an existing residence that has caused a reduction in the minimum depth of rear yard (**AFTER THE FACT**).

**Requested Waiver:**

**Section 5.3.7 (Table 5.C) – 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**

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

\*\*\*