



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

**Regular Meeting Agenda
Monday, June 10, 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 – Old Business

ITEM 1 – Docket Number: 047-13 **EA**
Applicant or Agent: Harvey Warren
Property Location: 3914 Marais St **Zip:** 70117
Bounding Streets: Saint Claude Avenue, Alvar, Bartholomew, and Marais Streets
Square Number: 410 **Lot:** A
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to a single-family residence within the required side yard setback. (AFTER THE FACT)

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum depth of side yard

Required: 3' Provided: 10 ½" Waiver: 1' 1 ½"

ITEM 2 – Docket Number: 059-13 **KC**
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 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 3 – Docket Number: 076-13 SK
Applicant or Agent: Wilbert Tapp, Jr.
Property Location: 3440 Catalina Drive **Zip:** 70114
Bounding Streets: Catalina Dr., Flanders St., Caesar Dr., Wall Blvd., & Magellan Canal
Zoning District: RD-2 Two-Family Residential District **ZBM:** E-16
Historic District: N/A **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** A
Proposed Use: Single-Family Residence **Lot Number:** 5

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 elevation of a single-family residence resulting in the elimination of the required off-street parking space (**AFTER THE FACT**).

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

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

Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)

Permitted: ≤ 40% Proposed: ~60% Waiver: ~20%

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 & ICUC **ZBM:** C-13
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 303
Proposed Use: Mixed-Use (Commercial & Multi-Family) **Lot Number:** 24 & 25

Request Citation: This request is for variances from the provisions of Article 5, Section 4.9.7 (Table 4.I)¹ 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 (Table 5.C) – Minimum Lot Area (Nine Units)

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

¹ Article 5, Section 5.3.7 (Table 5.C) references Article 4, Section 4.9.7 (Table 4.I) for residential development.

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

None

D. BZA Dockets – New Business

ITEM 5 – Docket Number:	084-13	DS
Applicant or Agent:	Cora C. Rock	
Property Location:	840 Clouet Street	Zip: 70117
Bounding Streets:	Burgundy, Dauphine, Montegut, & Clouet Sts.	
Square Number:	251	Lot: 9A or 21
Zoning District:	RD-3 Two-Family Residential	ZBM: D-14
Historic District:	Bywater Local Historic	Planning District: 7
Existing Use:	Commercial	
Proposed Use:	Commercial/Two-Family Residential	

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to an existing building with two (2) residential units with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Lot Area per Dwelling Unit (Two-Family)

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

ITEM 6 – Docket Number: 085-13 **DS**
Applicant or Agent: Jason Da Silva
Property Location: 1627 Tricou Street **Zip:** 70117
Bounding Streets: N. Claiborne Ave., Tricou St., N. Derbigny St., & Delery St.
Square Number: 697 **Lot:** 18
Zoning District: RD-3 Two-Family Residential **ZBM:** F-14
Historic District: N/A **Planning District:** 8
Existing Use: Single-Family
Proposed Use: Single-Family w/accessory structure

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(1), and Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with insufficient minimum side yard setback from an interior side property line, and excessive coverage of the required rear yard area.

Requested Waivers:

Section 15.5.12(1) – Accessory Structures – Side Yard Setback
 Required: 3’ Proposed: 0’ Waiver: 3’
Section 15.5.12(2) – Accessory Structures – Rear Yard Coverage
 Permitted: ≤ 40% (320 sq. ft.) Proposed: 62.5% (500 sq. ft.) Waiver: 22.5% (180 sq. ft.)

ITEM 7 – Docket Number: 086-13 **MO**
Applicant or Agent: Hedy Duplessis
Property Location: 1422 Andry Street **Zip:** 70117
Bounding Streets: Andry, N. Villere, Eganias, & N. Robertson Sts.
Zoning District: RD-2 Two-Family Residential District **ZBM:** E-14
Historic District: N/A **Planning District:** 8
Existing Use: Two-Family Residence **Square Number:** 579
Proposed Use: Two-Family Residence **Lot Number:** 6

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum depth of rear yard (**AFTER THE FACT**).

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard
 Required: 20’ Proposed: 16’ 10 3/8” Waiver: 3’ 1 5/8”

ITEM 8 – Docket Number: 087-13 **LF**
Applicant or Agent: Jonathan W. Sherwood
Property Location: 4807 Laurel Street **Zip:** 70115
Bounding Streets: Laurel, Bordeaux, Lyons, & Constance Sts.
Square Number: 178 **Lot:** 23
Zoning District: RM-2 Multi-Family Residential **ZBM:** B-15
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 4.9.7 (Table 4.I), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area per Dwelling Unit (Two-Family)

Required: 3,500 sq. ft. Proposed: 2,940 sq. ft. Waiver: 560 sq. ft.

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

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

ITEM 9 – Docket Number: 088-13 **KC**
Applicant or Agent: Jayne Grady-Reitan
Property Location: 371 Broadway Street **Zip:** 70118
Bounding Streets: Broadway, Pitt, Audubon, & Garfield Sts.
Square Number: 47 **Lot:** 12
Zoning District: RS-2 Single-Family Residential **ZBM:** A-14
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence w/detached accessory structure
Proposed Use: Single-Family Residence w/detached accessory structure

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2), and Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with insufficient minimum setback from a rear property line, insufficient minimum setback from a corner lot side property line, and excessive coverage of the required rear yard area.

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yard Setbacks)

Required: 3' Proposed: 1' Waiver: 2'

Section 15.5.12(2) – Accessory Buildings (Coverage)

Permitted: ≤ 40% (300 sq. ft.) Proposed: 73% (550 sq. ft.) Waiver: 33% (250 sq. ft.)

Section 15.5.12(3) – Accessory Buildings and Structures (Corner Lots)

Required: 10' Proposed: 0' Waiver: 10'

ITEM 10 – Docket Number: 089-13 **DS**
Applicant or Agent: Tanesha Abdin and Davie Shoring, LLC
Property Location: 3224 Frey Place **Zip:** 70119
Bounding Streets: Frey Pl., Desaix Pl., & Castine St.
Square Number: A **Lot:** 9
Zoning District: RS-2 Single-Family Residential **ZBM:** D-12
Historic District: N/A **Planning District:** 4
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 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
 This request is to permit the elevation of a single-family residence with insufficient off-street parking.

Requested Waiver:
Section 15.2.1 (Table 15.A) – Off-Street Parking
 Required: 2 Spaces Proposed: 0 Spaces (1 Grandfathered) Waiver: 1 Space

ITEM 11 – Docket Number:	090-13	KC
Applicant or Agent:	Stanhope P., and Anne S. Turnbull	
Property Location:	519-21A and 521B Dufossat Street	Zip: 70115
Bounding Streets:	Dufossat St., Tchoupitoulas St., Soniat St., & Annunciation St.	
Square Number:	124	Lot: R
Zoning District:	RM-2 Multi-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 3
Existing Use:	Two Main Uses	
Proposed Use:	Two Main Uses	

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 Waiver:

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
--------------------	--------------------	-----------------

ITEM 12 – Docket Number: 091-13

MO

Applicant or Agent:	Craig and Courtney Wills	
Property Location:	6101 Memphis Street	Zip: 70124
Bounding Streets:	Germain, Memphis, French, & Gen Diaz Sts.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	ZBM: C-11
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant Lot	Square Number: 288
Proposed Use:	Single-Family Residence	Lot Number: E

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

Request:

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

Requested Waiver:

Section 15.5.8(3) – Front Yards (Corner Lots)

Required: 10'	Proposed: 4'4"	Waiver: 5'8"
---------------	----------------	--------------

ITEM 13 – Docket Number: 092-13

WITHDRAWN

Applicant or Agent:	Richard Vitale	
Property Location:	7610 Benjamin Street	Zip: 70118
Bounding Streets:	Hillary St., Adams St., Dominican St., & Hurst St.	
Square Number:	39	Lot: F
Zoning District:	RD-2 Two-Family Residential	ZBM: A-14
Historic District:	N/A	Planning District: 7
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) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to an existing single-family residence with insufficient minimum width of side yards.

Requested Waivers:

Section 4.5.7 (Table 4.F) – Minimum Width of Side Yard (Hillary Street side)

Required: 3'	Proposed: 1'3"	Waiver: 1'9"
--------------	----------------	--------------

Section 4.5.7 (Table 4.F) – Minimum Width of Side Yard (Hillary Street side)

Required: 3'	Proposed: 1'4 3/4"	Waiver: 1'7 1/4"
--------------	--------------------	------------------

ITEM 14 – Docket Number: 093-13 **EA**
Applicant or Agent: Klilliam P. Benjamin, Jr
Property Location: 374 Walnut Street **Zip:** 70118
Bounding Streets: Walnut St., Audubon St., Prytania St., & Pitt St.
Square Number: 41 **Lot:** 13, 14, pt 15
Zoning District: RS-2 Single-Family Residential **ZBM:** A-14
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence (Accessory 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 an accessory structure that is more than 14 feet in height.

Requested Waiver:

Section 15.5.12(4) – Accessory Buildings and Structures (Rear Yard)

Required: 14' Proposed: 25' 4" Waiver: 11' 4"

ITEM 15 – Docket Number: 094-13 **DS**
Applicant or Agent: Dr. Nicholas G. Pejic, MD
Property Location: 1301-09 Antonine Street **Zip:** 70115
Bounding Streets: Antonine St., Chestnut St., Foucher St., & Coliseum St.
Square Number: 280 **Lots:** 7, 8
Zoning District: MS – Medical Services **ZBM:** B-15
Historic District: N/A **Planning District:** 2
Existing Use: Offices
Proposed Use: 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

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

ITEM 16 – Docket Number: 095-13 **JT**
Applicant or Agent: Marie, Sandra, Michelle, and Anthony Porrovecchio
Property Location: 300 Hay Place **Zip:** 70124
Bounding Streets: Bellaire Dr., Hay Pl., Stafford Pl., & Fleur De Lis Dr.
Square Number: 28 **Lots:** 1, 2, 3 (Proposed 2-A)
Zoning District: LRS-1 Lakeview Single-Family **ZBM:** C-10
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the creation of Lot 2-A with insufficient minimum lot area, insufficient minimum lot depth, depth of front yard, depth of rear yard and width of side yard setback.²

Requested Waivers:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Proposed: 3,600 sq. ft. Waiver: 1,400 sq. ft.

Section 9A.1.7 (Table 9A.A) – Minimum Lot Depth

Required: 90 ft. Provided: 60 ft. Waiver: 30 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Front Yard

Required: 20 ft. Provided: 10 ft. Waiver: 10 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard

Required: 20 ft. Provided: 4 ft. Waiver: 16 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Width of Side Yard

Required: 4 ft. Provided: 0 ft. Waiver: 4 ft.

² This request is a result of a request to resubdivide Lots 1, 2, and 3 into Lot 1-A and 2-A. Lot 2-A is the subject of BZA Docket 95-13.

ITEM 17 – Docket Number: 096-13 **JT**
Applicant or Agent: Marie, Sandra, Michelle, and Anthony Porrovecchio
Property Location: 6958 Fleur De Lis Drive **Zip:** 70124
Bounding Streets: Bellaire Dr., Hay Pl., Stafford Pl., & Fleur De Lis Dr.
Square Number: 28 **Lots:** 1, 2, 3 (Proposed 2-A)
Zoning District: LRS-1 Lakeview Single-Family **ZBM:** C-10
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request:

This is a request to permit the creation of Lot 2-A with insufficient minimum lot area, insufficient minimum lot depth, depth of front yard, depth of rear yard and width of side yard setback.³

Requested Waivers:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Proposed: 3,600 sq. ft. Waiver: 1,400 sq. ft.

Section 9A.1.7 (Table 9A.A) – Minimum Lot Depth

Required: 90 ft. Provided: 60 ft. Waiver: 30 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Front Yard

Required: 20 ft. Provided: 10 ft. Waiver: 10 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard

Required: 20 ft. Provided: 4 ft. Waiver: 16 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Width of Side Yard

Required: 4 ft. Provided: 0 ft. Waiver: 4 ft.

³ This request is a result of a request to resubdivide Lots 1, 2, and 3 into Lot 1-A and 2-A. Lot 2-A is the subject of BZA Docket 95-13.

ITEM 18 – Docket Number: 097-13 **MO**
Applicant or Agent: World Class Investments
Property Location: 1038 Bartholomew Street **Zip:** 70117
Bounding Streets: St. Claude Ave., N. Rampart St., Alvar St., & Bartholomew St.
Zoning District: B-1A Neighborhood Business District **ZBM:** E-14
Historic District: Bywater Local Historic **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 354
Proposed Use: Single-Family Residence **Lot Number:** E

Request Citation: This request is for a variance from the provisions of Article 5, Section 5.5.7 (Table 5.E) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a single-family residence insufficient minimum width of side yard (North Rampart Street side).

Requested Waiver:
Section 5.5.7 (Table 5.E) – Minimum Width of Side Yard (North Rampart Street side)
Required: 5’ Proposed: 3’ Waiver: 2’

ITEM 19 – Docket Number: 098-13 **DT**
Applicant or Agent: James, Evelyn, and Gary Sticker
Property Location: 6440 Argonne Boulevard **Zip:** 70114
Bounding Streets: Bragg St., Lane St., Marshall Foch St., & Argonne Blvd.
Square Number: 213 **Lots:** 36, 37
Zoning District: LRS-1 Lakeview Single-Family **ZBM:** C-13
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of an addition to a single-family residence with insufficient minimum aggregate width of side yards.

Requested Waiver:
Section 9A.1.7 (Table 9.A) – Minimum Aggregate Width of Side Yards
Required: 20% (10’) Proposed: 14% (7’) Waiver: 6% (3’)

ITEM 20 – Docket Number: 099-13 **MO**
Applicant or Agent: NONCD-NSP 2 Project, LLC
Property Location: 1518 LaSalle Street **Zip:** 70113
Bounding Streets: Martin Luther King, Jr. Blvd., LaSalle, S. Liberty, & Terpsichore Sts.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 352
Proposed Use: Two-Family Residence **Lot Number:** 14 or 20

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

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

Requested Waiver:
Section 15.6.7(4) – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 21 – Docket Number: 100-13 **MO**
Applicant or Agent: NONCD-NSP 2 Project, LLC
Property Location: 1522 LaSalle Street **Zip:** 70113
Bounding Streets: Martin Luther King, Jr. Blvd., LaSalle, S. Liberty, & Terpsichore Sts.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 352
Proposed Use: Two-Family Residence **Lot Number:** 15 or 19

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

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

Requested Waiver:
Section 15.6.7(4) – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 22 – Docket Number: 101-13 **MO**
Applicant or Agent: NONDC-NSP 2 Project, LLC
Property Location: 1604 LaSalle Street **Zip:** 70113
Bounding Streets: Felicity, LaSalle, S. Liberty, & Terpsichore Sts.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 353
Proposed Use: Two-Family Residence **Lot Number:** 13

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 lot area per dwelling unit (two-family), insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area (Two-Family)
Required: 3,500 sq. ft. Proposed: 2,976 sq. ft. Waiver: 524 sq. ft.
Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards
Required: 20% (6’ 5”) Proposed: 18.75% (6’) Waiver: 1.25% (5”)
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

ITEM 23 – Docket Number: 102-13 **MO**
Applicant or Agent: NONDC-Conventionally Financed Projects, LLC
Property Location: 2105 Josephine Street **Zip:** 70113
Bounding Streets: Josephine St., Simon Bolivar Blvd., St. Andrew St., & S. Saratoga St.
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 297
Proposed Use: Two-Family Residence **Lot Number:** 1

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

Request:

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

Requested Waiver:

Section 15.6.7(4) – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 24 – Docket Number: 103-13 **MO**
Applicant or Agent: NONDC-NSP2 Project, LLC
Property Location: 2212 LaSalle Street **Zip:** 70113
Bounding Streets: LaSalle St., Jackson Ave., S. Liberty St., & Philip St.
Zoning District: C-1 General Commercial District **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 326
Proposed Use: Two-Family Residence **Lot Number:** 7 thru 9

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7(1) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a two-family residence with insufficient minimum depth of front yard.

Requested Waivers:
Section 15.6.7(1) – Average Front Yard Setback
Required: 19’ 6” Proposed: 14’ Waiver: 5’ 6”

ITEM 25 – Docket Number: 104-13 **MO**
Applicant or Agent: NONDC-Conventionally Financed Projects, LLC
Property Location: 2218 Terpsichore Street **Zip:** 70113
Bounding Streets: Terpsichore St., S. Liberty St., Felicity St., & LaSalle St.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Building (to be demolished) **Square Number:** 353
Proposed Use: Two-Family Residence **Lot Number:** 17 or 18

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

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

Requested Waiver:
Section 15.6.7(4) – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 26 – Docket Number: 105-13 **MO**
Applicant or Agent: NONDC-NSP 2 Project, LLC
Property Location: 2308 Martin Luther King, Jr. Blvd. **Zip:** 70113
Bounding Streets: Martin Luther King, Jr. Blvd., S. Liberty, Terpsichore, & LaSalle Sts.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 352
Proposed Use: Two-Family Residence **Lot Number:** 6 or 8

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

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

Requested Waiver:
Section 15.6.7(4) – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 27 – Docket Number: 106-13 **MO**
Applicant or Agent: CHS New Orleans I, LLC
Property Location: 2312 Martin Luther King, Jr. Blvd. **Zip:** 70113
Bounding Streets: Martin L King, Jr. Blvd., S. Liberty, Terpsichore, & La Salle Sts.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 352
Proposed Use: Two-Family Residence **Lot Number:** 7

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

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

Requested Waiver:
Section 15.6.7(4) – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 28 – Docket Number: 107-13

MO

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

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

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

Request:

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

Requested Waiver:

Section 4.12.7 (Table 4.L) – Lot Area per Dwelling Unit

Required: 3,500 sq. ft. Provided: 2,599 sq. ft. Waiver: 901 sq. ft.

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

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

ITEM 29 – Docket Number: 108-13

MO

Applicant or Agent: Jericho Road Episcopal Housing
Property Location: 2041 7Th St
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 30 – Docket Number: 109-13 **MO**
Applicant or Agent: Jericho Road Episcopal Housing
Property Location: 3213 S Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Toledano St., Harmony St., & Loyola St.
Zoning District: RM-4 Multiple-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 308
Proposed Use: Two-Family Residence **Lot Number:** B

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

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

Requested Waiver:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Proposed: 1 Space Waiver: 1 Space

ITEM 31 – Docket Number: 110-13 **DT**
Applicant or Agent: Demetra Henderson, Savoie Construction & Dev., LLC
Property Location: 2429-33 North Claiborne Avenue **Zip:** 70117
Bounding Streets: N. Claiborne Ave., St. Roch Ave., N. Derbigny St., & Music St.
Square Number: 743 **Lot:** B-1
Zoning District: RD-3 Two-Family Residential **ZBM:** D-13
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

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

Request:
This request is to permit the construction of a two-family residence with insufficient lot area per dwelling unit (two-family), and insufficient off-street parking.

Requested Waiver:
Section 4.6.7 (Table 4.F) – Lot Area per Dwelling Unit (Two-Family)
Required: 3,600 sq. ft. Proposed: 2,766 sq. ft. Waiver: 834 sq. ft.
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Proposed: 0 Space Waiver: 2 Space

ITEM 32 – Docket Number: 111-13 **DG**
Applicant or Agent: L. Sidney Charbonnet
Property Location: 2227 Chestnut Street **Zip:** 70130
Bounding Streets: Chestnut, Philip and Coliseum Streets and Jackson Avenue
Square Number: 179 **Lot(s):** 3 or 17
Zoning Classification: RD – 2 Two-Family Residential
Historic District: Garden District Local Historic District
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

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

Request:

This request is to allow the construction of a rear addition to an existing single-family residence with insufficient rear-yard setback and aggregate side-yard setback.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Rear-Yard Setback

Required: 20' Existing: 18'-9" Provided: 17'-9" Waiver: 1'-0"

Section 4.5.7 (Table 4.E) – Aggregate Side-Yard Setback

Required: 8'-4" Existing: 5'-10" Provided: 5'-0" Waiver: 0'-10"

ITEM 33 – Docket Number: 112-13 DS
Applicant or Agent: Joseph Pedreira
Property Location: 3120-3122 North Roman Street **Zip:** 70117
Bounding Streets: N. Roman, Louisa, N. Derbigny, & Clouet Sts.
Square Number: 788 **Lot:** 55
Zoning District: RD-3 Two-Family Residential **ZBM:** E-13
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.1 (Article 15.A), and Article 15, Section 15.5.8.4 of the Comprehensive Zoning Ordinance.

Request:

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

Requested Waivers:

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

Required: 20’ Proposed: 18.6’ Waiver: 1.4’

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

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

Section 15.5.8.4 – Front Yards (Stair Height)

Required: 5’ above grade Proposed: 5’4” above grade Waiver: 4”

Section 15.5.8.4 – Front Yards (Stair Projection)

Required: 6’ Proposed: 6’8” Waiver: 8”

ITEM 34 – Docket Number: 113-13 DS
Applicant or Agent: Lena Jimcoily and Forrest Hayes
Property Location: 1630 Farragut Street **Zip:** 70114
Bounding Streets: Farragut St., Lawrence St., Saux Ln., & Shepard St.
Square Number: 10 **Lot:** 13
Zoning District: RD-2 Two-Family Residential **ZBM:** D-15
Historic District: N/A **Planning District:** 12
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

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

Request:

This request is to permit the construction of a single-family residence with insufficient off-street parking.

Requested Waiver:

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

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

ITEM 35 – 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.
Square Number: 113 **Lot:** D
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: Holy Cross Local Historic **Planning District:** 8
Existing Use: Vacant Residence
Proposed Use: Vacant Residence w/accessory 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’

ITEM 36 – Docket Number: 115-13 **CM**
Applicant or Agent: Karen Webster / N.O.D.S. Home Builders
Property Location: 6430 North Galvez Street **Zip:** 70117
Bounding Streets: Valjean, Delery and North Galvez Streets and Parish Line
Square Number: 3 **Lot:** 18 and 19
Zoning District: RD-3 Two-Family Residential **ZBM:** F-14
Historic District: N/A **Planning District:** 8
Existing Use: Vacant land
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a single-family residence on a lot with parking in the required front yard and insufficient aggregate width of side yards.

Requested Waivers:
Article 4, Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards
Required: 10 feet 5 inches Provided: 9 feet 11 inches Waiver: 6 inches
Article 15, Section 15.2.3 – Parking in Front Yards
Required: 0 space Provided: 1 space Waiver: 1 space

ITEM 37 – Docket Number: 116-13 **SK**
Applicant or Agent: Greg R. and Becky Johnson and Roland A. Arriaga
Property Location: 1404 Valmont Street **Zip:** 70131
Bounding Streets: Prytania St., Pitt St., Leontine St., & Valmont St.
Square Number: 358 **Lots:** 1, 2
Zoning District: RD-2 Two-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 6
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), 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

E. Director of Safety and Permits Decision Appeals

ITEM 38 – Docket Number: 117-13
Applicant or Agent: Ali and Arlene Movahed
Property Location: 4704-06 St. Charles Avenue **Zip:** 70115
Bounding Streets: St. Charles Ave., Valance St., Pitt St., & Bordeaux St.
Square Number: 391 **Lot:** B1
Zoning District: RS-1 Single-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence
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 issuance of an electrical permit for an additional electric meter and loss of non-conforming use.

ITEM 39 – Docket Number: 118-13
Applicant or Agent: Louis J. Relle, Jr.
Property Location: 843-45 Hidalgo Street **Zip:** 70124
Bounding Streets: Hidalgo St., Pontalba St., Vicksburg St., & Gen. Diaz St.
Square Number: 10 **Lots:** 35, 36
Zoning District: LRS-1 Lakeview Single-Family Residential
Historic District: N/A **ZBM:** C-11
Existing Use: 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 loss of non-conforming use.
