



BOARD OF ZONING ADJUSTMENTS

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Denise C. Puente – Chair

Todd C. James – Vice Chair

Candice M. Forest

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

Draft Agenda

April 14, 2014

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **April 25, 2014**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view the application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1340 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments.

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: 241-13

Applicant or Agent: First Bank And Trust
Property Location: 2619 St. Thomas Street **Zip:**
Bounding Streets: St. Thomas St., Fourth St., Chippewa St., & Third St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 60
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Misty Owens (mdowens@nola.gov)

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 lot area and insufficient minimum lot width.

Requested Waivers:

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

Required: 3,600 sq. ft. Proposed: 2,567 sq. ft.

Waiver: 1,033 sq. ft.

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

Required: 30' Proposed: 28' 2"

Waiver: 1' 10"



ITEM 2 – Docket Number: 242-13

Applicant or Agent: Firstbank Assets, LLC
Property Location: 2623 St Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., Fourth St., Chippewa St., & Third St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** Planning District
Existing Use: Vacant Lot **Square Number:** 60
Proposed Use: Single-Family Residence **Lot Number:** 8
Project Planner: Misty Owens (mdowens@nola.gov)

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 lot area and insufficient minimum lot width.

Requested Waivers:

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

Required: 3,600 sq. ft. Proposed: 2,553 sq. ft. Waiver: 1,047 sq. ft.

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

Required: 30' Proposed: 28' 2" Waiver: 1' 10"



ITEM 3 – Docket Number: 243-13

Applicant or Agent: Firstbank Assets, LLC
Property Location: 2627 St. Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., Fourth St., Chippewa St., & Third St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 60
Proposed Use: Single-Family Residence **Lot Number:** 9
Project Planner: Misty Owens (mdowens@nola.gov)

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 lot area and insufficient minimum lot width.

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 2,541 sq. ft. Waiver: 1,059 sq. ft.

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

Required: 30' Provided: 28' 2" Waiver: 1' 10"



ITEM 4 – Docket Number: 027-14

Applicant or Agent: Arthur Booker, Jr.
Property Location: 1735 1st Street **Zip:** 70113
Bounding Streets: 1st St., Philip St., Carondelet St., & Baronne St.
Zoning District: RM-4 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 244
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Derek Scheerer (discheerer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (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 an additional two (2) residential units to an existing single-family residence with insufficient minimum lot area per dwelling unit (three-family), insufficient minimum lot width (three-family), insufficient minimum open space ration, insufficient minimum depth of rear yard, excessive maximum lot coverage, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

Section 4.12.7 (Table 4.I) - Minimum Lot Area per Dwelling Unit (three-family)
 Required: 3,600 sq. ft. Provided: 3,242 sq. ft. Waiver: 358 sq. ft.
Section 4.12.7 (Table 4.I) - Minimum Lot Width (three-family)
 Required: 40' Provided: 27' 5" Waiver: 12' 7"
Section 4.12.7 (Table 4.I) – Minimum Open Space Ratio
 Required: .20 Proposed: .066 (.176 current) Waiver: .11
Section 4.12.7 (Table 4.I) - Minimum Depth of Rear Yard
 Required: 15' Proposed: 3' Waiver: 12'
Section 4.12.7 (Table 4.I) – Maximum Lot Coverage
 Permitted: 60 % Proposed: 88.2% (73.8% current) Waiver: 14.4%
Section 15.2.1 (Table 15.A) – Off-Street Parking (three-family)
 Required: 3 Spaces Provided: 0 Spaces (1 grandfathered) Waiver: 2 Spaces



ITEM 5 – Docket Number: 033-14

Applicant or Agent: Travis D. Bozeman III
Property Location: 3921-3923 Palmyra Street **Zip:** 70119
Bounding Streets: Palmyra St., S. Pierce St, S. Scott St., & Cleveland Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 754
Proposed Use: Two-Family Residence **Lot Number:** 25 & 26
Project Planner: Christopher Mills (ccmills@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height.

Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7' Provided: 8' Waiver: 1'



ITEM 6 – Docket Number: 036-14

Applicant or Agent: James G. Green III, Don A. Rouzan
Property Location: 1659 N Dupre Street **Zip:** 70119
Bounding Streets: N. Dupre St., Onzaga St., Gentilly Blvd., & D'Abadie St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Multi-Family Residence (3 Units) **Square Number:** 1569
Proposed Use: Multi-Family Residence (3 Units) **Lot Number:** 20
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waiver:

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

Required: ≤ 40% Provided: 100% Waiver: 60%



ITEM 7 – Docket Number: 044-14

Applicant or Agent: Jarrod J. Broussard, Gregory J. Hackenberg
Property Location: 2200 Napoleon Avenue **Zip:** 70115
Bounding Streets: Napoleon Ave., Loyola Ave., S. Liberty St., & Jena St
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Multi-Family Residence **Square Number:** 544
Proposed Use: Multi-Family Residence **Lot Number:** 1 & 2
Project Planner: Misty Owens (mdowens@nola.gov)

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

Request: This request is to permit the construction of an accessory structure that projects beyond the prolongation of the front yard line of the lot in the rear.

Requested Waiver:

Section 15.5.12(3) - Accessory Buildings Corner Lots

Required: 15' Provided: 10' Waiver: 5'



ITEM 8 – Docket Number: 047-14

Applicant or Agent: Sarah Whalen
Property Location: 1495 Athis Street **Zip:** 70122
Bounding Streets: Athis St., Pressburg St., Perlita St., & Cartier Ave.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** U
Proposed Use: Single-Family Residence **Lot Number:** 13
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.7(1b), Section 15.5.12(1), Section 15.5.12(2) and Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory building that exceeds permitted height, located within 3’ of the common side property line, projects farther than 25’ from rear property line and does not provide 2’ open to sky. **(AFTER THE FACT)**

Requested Waivers:

Section 15.5.12(1) - Accessory Building and Structures Side Yards

Required: 3’ Provided: 2’ Waiver: 1’

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14’ Provided: 19’6” Waiver: 5’6”

Section 15.5.12(2) - Accessory Building and Structures Projection from Rear Property Line

Required: 25’ Provided: 29’7” Waiver: 4’7”

Section 15.5.7(1b) - Yards and Open Space Generally

Required: 2’ Provided: 0’ Waiver: 2’



ITEM 9 – Docket Number: 054-14

Applicant or Agent: Darrell W. Joseph
Property Location: 2131 Spain Street **Zip:** 70117
Bounding Streets: Spain St., N. Galvez St., N. Miro St., & St. Roch Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 1062
Proposed Use: Single-Family Residence **Lot Number:** 9
Project Planner: Dale Thayer (dwthayer@nola.gov)

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 off-street parking in the required front yard area and excessive paving in the required front yard area (**AFTER THE FACT**).

Requested Waivers:

Section 15.2.3 - Parking in Front Yards

Permitted: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

Permitted: 40% Provided: 100% Waiver: 60%



ITEM 10 – Docket Number: 055-14

Applicant or Agent: Summa Professional Office Park LLC
Property Location: 6251 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., Harrison Ave., Catina St., & French St.
Zoning District: LP Lake Area Neighborhood Park District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 277
Proposed Use: Retail **Lot Number:** 1-4
Project Planner: Derek Scheerer (discheerer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a retail building with insufficient off-street parking and insufficient off-street loading.

Requested Waivers:

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

Required: 18 Spaces Provided: 16 Spaces Waiver: 2 Spaces

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

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



ITEM 11 – Docket Number: 059-14

Applicant or Agent: Sharon D. May
Property Location: 3228 Chestnut Street **Zip:** 70115
Bounding Streets: Chestnut St., Pleasant St., Camp St., & Harmony St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 160
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(4) and Article 15, Section 15.5.12(5) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area, insufficient side yard on a corner lot, and a projection beyond the prolongation of the front yard line of the lot in the rear.

Requested Waivers:

Section 15.5.12(4) – Accessory Structures (Coverage)

Permitted: 40% Proposed: 68% Waiver: 28%

Section 15.5.12(5) – Accessory Buildings and Structures (Corner Lots)

Required: 3' 2" Proposed: 1' 8" Waiver: 1' 6"

Section 15.5.12(5) – Accessory Buildings and Structures (Corner Lots)

Required: 15' from property line Proposed: 0' Waiver: 15'



ITEM 12 – Docket Number: 066-14

Applicant or Agent: Villa St. Maurice, Inc.
Property Location: 500 St. Maurice Avenue **Zip:** 70117
Bounding Streets: St. Maurice Ave., Chartres St., Tupelo St., & Douglas St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Holy Cross **Planning District:** 8
Existing Use: Home for the Aged (Vacant) **Square Number:** 75
Proposed Use: Home for the Aged **Lot Number:** S-5-A
Project Planner: Misty Owens (mdowens@nola.gov)

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 (Table 15.A), Article 15, Section 15.2.3, and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of a home for the aged with insufficient minimum depth of front yard, excessive height, insufficient off-street parking, parking in the required front yard area, and insufficient off-street loading.

Requested Waivers:

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

Required: 20' Provided: 18' 6" Waiver: 1' 6"

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

Required: 20' Provided: 18' 6" Waiver: 1' 6"

Section 4.6.7 (Table 4.F) – Maximum Height

Permitted: 40' Provided: 62' Waiver: 22'

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

Required: 54 Spaces Provided: 24 Spaces Waiver: 30 Spaces

Section 15.2.3 - Parking in the Required Front Yard Area

Permitted: 0 Spaces Provided: 18 Spaces Waiver: 18 Spaces

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

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

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

ITEM 13 – Docket Number: 016-14

Applicant or Agent: Melanie M. Tompkins, Justin Schmidt
Property Location: 217-219 Bourbon Street **Zip:** 70112
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Dauphine St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 68
Proposed Use: T-Shirt Shop **Lot Number:** 5

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 Director of the Department of Safety and Permits regarding Complaint No. 13-08814-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 14 – Docket Number: 017-14

Applicant or Agent: 220-222 Bourbon Street LLC, Justin Schmidt
Property Location: 220-222 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 65
Proposed Use: T-Shirt Shop **Lot Number:** 11

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 Director of the Department of Safety and Permits regarding Complaint No. 13-08811-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 15 – Docket Number: 018-14

Applicant or Agent: A, Khan Sadiq H, Justin Schmidt
Property Location: 1019 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines St.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

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 Director of the Department of Safety and Permits regarding Complaint No. 13-08169-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 16 – Docket Number: 019-14

Applicant or Agent: Rahim Rashkbar, Justin Schmidt
Property Location: 1015-1017 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 4

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 Director of the Department of Safety and Permits regarding Complaint No. 13-08173-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 17 – Docket Number: 020-14

Applicant or Agent: Bill C. Colacurcio Jr. AKA William Colacurcio Jr., Justin Schmidt
Property Location: 1007 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

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 Director of the Department of Safety and Permits regarding Complaint No. 13-08178-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 18 – Docket Number: 021-14

Applicant or Agent: 526-526 1/2 Bourbon Street LLC, Justin Schmidt
Property Location: 526 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., St. Louis St., Toulouse St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 62
Proposed Use: T-Shirt Shop **Lot Number:** 17

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 Director of the Department of Safety and Permits regarding Complaint No. 13-08868-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 19– Docket Number: 022-14

Applicant or Agent: Sa Mintz, LLC, Justin Schmidt
Property Location: 434 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Conti St., St. Louis St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 63
Proposed Use: T-Shirt Shop **Lot Number:** 12

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 Director of the Department of Safety and Permits regarding Complaint No. 13-08861-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 20 – Docket Number: 023-14

Applicant or Agent: 535-37 Decatur LLC, Justin Schmidt
Property Location: 535 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Toulouse St., Chartres St., & St. Louis St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 27
Proposed Use: T-Shirt Shop **Lot Number:** 77

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 Director of the Department of Safety and Permits regarding the September 30, 2013 determination that he is operating a T-Shirt/Souvenir Shop in violation of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 21 – Docket Number: 024-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 609 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

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 Director of the Department of Safety and Permits regarding the Complaint 13-04858-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 22 – Docket Number: 025-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 611 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

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 Director of the Department of Safety and Permits regarding the Complaint 13-04859-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 23 – Docket Number: 051-14

Applicant or Agent: R S S Enterprises Inc., Michael Tifft
Property Location: 131 Royal Street **Zip:** 70130
Bounding Streets: Royal St., Iberville St., Canal St., & Bourbon St.
Zoning District: CBD-3 Central Business District
Historic District: Canal Street **Planning District:** 1a
Existing Use: T-Shirt Shop **Square Number:** 66
Proposed Use: T-Shirt Shop **Lot Number:** 3 & 4

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 Director of the Department of Safety and Permits regarding Complaint No. 13-09884-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 6, Section 6.4.3 of the Comprehensive Zoning Ordinance.



ITEM 24– Docket Number: 052-14

Applicant or Agent: Sadiq H. Kahn, Justin Schmidt
Property Location: 19-21 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS-1 Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 2

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 Director of the Department of Safety and Permits regarding Complaint No. 13-09644-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.



ITEM 25 – Docket Number: 053-14

Applicant or Agent: Decatur Street Group, LLC, Justin Schmidt
Property Location: 47 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 37

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 Director of the Department of Safety and Permits regarding Complaint No. 13-09641-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.

D. BZA Dockets – New Business

ITEM 26 – Docket Number: 072-14

Applicant or Agent: 1820 Kerlerec, LLC C/O Gibson Lott
Property Location: 1820-1822 Kerlerec St **Zip:** 70116
Bounding Streets: Kerlerec St. N. Prieur St., N. Roman St., and Esplanade Ave.
Zoning District: RM-3 Multiple-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: (2) Two-Family Residences **Square Number:** 897
Proposed Use: (2) Two-Family Residences **Lot Number:** B
Project Planner: Misty Owens (mdowens@nola.gov)

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

Request: This request is to permit the renovation of two (2) two-family residences on one (1) lot of record.

Requested Waiver:

Section 1.4 – Two Main Uses

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use



ITEM 27 – Docket Number: 073-14

Applicant or Agent: Patricia Phipps and Clifton James, Jr.
Property Location: 607 Forstall Street **Zip:** 70117
Bounding Streets: Forstall St., Royal St., Lizardi St., & Chartres St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Holy Cross **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 118
Proposed Use: Single-Family Residence **Lot Number:** W
Project Planner: Nicolette Jones (nipjones@nola.gov)

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 (Table 15.A), and Section 15.5.7(1e) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence on a lot of insufficient minimum lot area and insufficient minimum lot width, with proposed front and rear yards of insufficient depth, with insufficient off-street parking, and with insufficient screening of a wheelchair ramp.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area		
Required: 3,600 sq. ft.	Provided: 740 sq. ft.	Waiver: 2,860 sq. ft.
Section 4.6.7 (Table 4.F) - Minimum Lot Width		
Required: 30'	Provided: 28' 1"	Waiver: 1' 11"
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20'	Proposed: 3' 11"	Waiver: 16' 1"
Section 4.6.7 (Table 4.F) - Minimum Depth of Rear Yard		
Required: 20'	Proposed: 0'	Waiver: 20'
Section 15.2.1 (Table 15.A) – Off-Street Parking		
Required: 1 Space	Provided: 0 Spaces	Waiver: 1 Space
Section 15.5.7(1e) – Yards and Open Space (Wheelchair Ramps)		
Required: 7' Solid Fence	Provided: None	Waiver: 7' Solid Fence



ITEM 28 – Docket Number: 074-14

Applicant or Agent: Joann B. Cousin and Clifton James, Jr.
Property Location: 6425-6427 North Galvez Street **Zip:** 70117
Bounding Streets: N. Galvez St., Delery St., N. Miro St., & Angela St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 2
Proposed Use: Two-Family Residence **Lot Number:** 11 & 12
Project Planner: Jeremy Tennant (jetennant@nola.gov)

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 a front yard of insufficient depth.

Requested Waiver:

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

Required: 20' Provided: 11' 9" Waiver: 8' 3"



ITEM 29 – Docket Number: 075-14

Applicant or Agent: East Campus Properties LLC and Mayelen Martinez
Property Location: 5529 Willow Street **Zip:** 70115
Bounding Streets: Willow St., Cucullu St., Joseph Ct., Octavia St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 679
Proposed Use: Two-Family Residence **Lot Number:** B
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:

Section 4.5.7 (Table 4.E) - Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.

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

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

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

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



ITEM 30 – Docket Number: 076-14

Applicant or Agent: Scott T. Zander and Adam Perschall
Property Location: 1001 Webster Street **Zip:** 70118
Bounding Streets: Webster St., Chestnut St., State St., & Coliseum St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 40
Proposed Use: Single-Family Residence **Lot Number:** 13 & 14
Project Planner: Nicolette Jones (nipjones@nola.gov)

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

Request: This request is to permit the construction of a single-family residence with an insufficient minimum depth of front yard and insufficient width of corner lot side yard.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard**

Required: 20' Provided: 10' Waiver: 10'

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

Required: 10' Provided: 6' Waiver: 4'

**ITEM 31 – Docket Number: 077-14**

Applicant or Agent: Michael D. Grote
Property Location: 635-637 8th Street **Zip:** 70115
Bounding Streets: 8th St., Chippewa St., St. Thomas St., & 7th St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Mixed-Use **Square Number:** 56
Proposed Use: Multi-Family Residence **Lot Number:** A
Project Planner: Christopher Mills (ccmills@nola.gov)

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 renovation of an existing mixed-use (2 dwelling units and commercial) building into a multi-family residence (3 dwelling units) with insufficient off-street parking.

Requested Waiver:**Section 15.2.1 (Table 15.A) – Off Street Parking**

Required: 3 Spaces Provided: 1 Space (1 Space Grandfathered) Waiver: 1 Space



ITEM 32 – Docket Number: 078-14

Applicant or Agent: Alexander Ackel
Property Location: 2836 Conti Street **Zip:** 70119
Bounding Streets: Conti St., N. Dupre St., N. White St., & Bienville Ave.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 4
Existing Use: Warehouse **Square Number:** 367
Proposed Use: Boxing Club **Lot Number:** 9
Project Planner: Christopher Mills (ccmills@nola.gov)

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 renovation of an existing warehouse to a boxing gym with insufficient off-street parking.

Requested Waiver:

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

Required: 16 Spaces Provided: 0 Spaces

Waiver: 16 Spaces



ITEM 33 – Docket Number: 079-14

Applicant or Agent: Thomasine Bartlett
Property Location: 1338-1340 Marigny Street **Zip:** 70117
Bounding Streets: Marigny St., N. Villere St., Elysian Fields Ave., and Urquhart St.
Zoning District: RM-4
Historic District: N/A **Planning District:** 7
Existing Use: Two-Family Residence **Square Number:** 512
Proposed Use: Multi-Family Residence **Lot Number:** 13
Project Planner: Misty Owens (mdowens@nola.gov)

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 renovation and conversion of a two-family residence into a multi-family residence (4 dwelling units) with insufficient minimum lot area, minimum lot width, minimum width of a corner lot side yard, minimum aggregate width of side yards, excessive lot coverage, and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area (Four-Units)		
Required: 4,000 sq. ft.	Provided: 3,546 sq. ft.	Waiver: 453 sq. ft.
Section 4.12.7 (Table 4.L) – Minimum Lot Width (Four-Units)		
Required: 40'	Provided: 32'	Waiver: 8'
Section 4.12.7 (Table 4.L) – Minimum Width of a Corner Lot Side Yard		
Required: 10'	Provided: 0'	Waiver: 10'
Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards		
Required: 20% (6' 5")	Provided: 11% (3' 7")	Waiver: 9% (2' 5")
Section 4.12.7 (Table 4.L) – Maximum Lot Coverage		
Required: 60% (2,128 sq. ft.)	Provided: 63% (2,230 sq. ft.)	Waiver: 3% (102 sq. ft.)
Section 15.2.1 (Table 15.A) – Off-Street Parking		
Required: 4 Spaces	Provided: 0 Spaces (2 Grandfathered)	Waiver: 2 Spaces



ITEM 34 – Docket Number: 080-14

Applicant or Agent: Stephen H. Gogreve
Property Location: 1412 Milan Street **Zip:** 70115
Bounding Streets: Milan St., Prytania St., Pitt St., & General Pershing St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 369
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit parking in the required front yard area and excessive paving of the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 - Parking in the Front Yard

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

Section 15.6.6 - Limitation on Pavement in Front Yard

Required: ≤40% Proposed: 86% Waiver: 46%



ITEM 35 – Docket Number: 081-14

Applicant or Agent: Campus Federal Credit Union
Property Location: 2200 Tulane Avenue **Zip:** 70119
Bounding Streets: Tulane Ave., S. Galvez St., S. Miro St., & Gravier St.
Zoning District: C-1A General Commercial District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 527
Proposed Use: Credit Union **Lot Number:** 21-28
Project Planner: Stephen Kroll (skroll@nola.gov)

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 credit union with insufficient off-street parking.

Requested Waiver:

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

Required: 39 Spaces Provided: 31 Spaces Waiver: 8 Spaces



ITEM 36 – Docket Number: 082-14

Applicant or Agent: Thomas G. Herrington and AEDS
Property Location: 2861 Grand Route Saint John **Zip:** 70119
Bounding Streets: Grand Route St. John, N. White St., Crete St., & Ponce de Leon St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Dwelling **Square Number:** 1564
Proposed Use: Single-Family Dwelling **Lot Number:** 7A & 7B
Project Planner: Misty Owens (mdowens@nola.gov)

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 that exceeds the permitted height.

Requested Waiver:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 17' 7.125" Waiver: 4'4.875"



ITEM 37 – Docket Number: 083-14

Applicant or Agent: Alice Martin Allen and Michael Rouchell
Property Location: 2330-2332 St. Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., Soraparu St., Philip St., & Rousseau St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 45
Proposed Use: Two-Family Residence **Lot Number:** L
Project Planner: Rachel Mays (rlmays@nola.gov)

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 Provided: 0 Spaces Waiver: 2 Spaces



ITEM 38 – Docket Number: 084-14

Applicant or Agent: Todd E. Matherne
Property Location: 425 Audubon Boulevard **Zip:** 70125
Bounding Streets: Audubon Blvd., Fontainebleau Dr., Walmsley Ave., & Versailles Blvd.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** C
Proposed Use: Single-Family Residence **Lot Number:** 9-11
Project Planner: Derek Scheerer (discheerer@nola.gov)

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

Request: This request is to permit the conversion of an attached garage into living space with insufficient minimum width of a side yard and minimum depth of rear yard.

Requested Waivers:**Section 4.3.7 (Table 4.C) – Minimum Width of Side Yard (Walmsley Avenue Side)**

Required: 3' Provided: 0' Waiver: 3'

Section 4.12.7 (Table 4.L) – Minimum Depth of Rear Yard

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

**ITEM 39 – Docket Number: 085-14**

Applicant or Agent: Mary Queen of Vietnam Church
Property Location: 14001 Dwyer Boulevard **Zip:** 70129
Bounding Streets: Dwyer Blvd., Palace St., Cernay St., and Chef Menteur Hwy.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 10
Existing Use: Vacant Lot **Square Number:** -1, 65, 72
Proposed Use: Accessory Use without a Main Use **Lot Number:** 1-B-1
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.5 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory use without a main use.

Requested Waiver:**Section 1.5 – Accessory Buildings**

Required: Main Building Provided: Accessory Use w/o Main Building Waiver: Main Building



ITEM 40 – Docket Number: 086-14

Applicant or Agent: Peter J. Kilgust
Property Location: 500 Jackson Avenue **Zip:** 70130
Bounding Streets: Jackson Ave., Phillip St., St. Thomas St., & Rousseau St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 44
Proposed Use: Two-Family Residence **Lot Number:** 1 & 3
Proposed Lot Number: 1-A

Project Planner: Valerie McMillan (vamcmillan@nola.gov)

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 in conjunction with Subdivision Docket 151/13 to permit the creation of a lot for a two-family residence with insufficient minimum lot area.

Requested Waiver:

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

Required: 3,600 sq. ft. Provided: 3,156 sq. ft.

Waiver: 444 sq. ft.



ITEM 41 – Docket Number: 087-14

Applicant or Agent: Peter J. Kilgust
Property Location: 506 Jackson Avenue **Zip:** 70130
Bounding Streets: Jackson Ave., Phillip St., St. Thomas St., & Rousseau St.
Zoning District: RD-3
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 44
Proposed Use: Two-Family Residence **Lot Number:** 1 & 3
Proposed Lot Number: 3-A

Project Planner: Valerie McMillan (vamcmillan@nola.gov)

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 in conjunction with Subdivision Docket 151/13 to permit the creation of a lot for a two-family residence with insufficient minimum lot area.

Requested Waiver:

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

Required: 3,600 sq. ft. Provided: 3,156 sq. ft.

Waiver: 444 sq. ft.



ITEM 42 – Docket Number: 088-14

Applicant or Agent: Miriam Belblidia
Property Location: 617 Piety Street **Zip:** 70117
Bounding Streets: Piety St., Desire St., Royal St., & Chartres St.
Zoning District: LI Light Industrial District
Historic District: Bywater **Planning District:** 7
Existing Use: Warehouse **Square Number:** 139
Proposed Use: Boxing Gym **Lot Number:** M-1
Project Planner: Nicolette Jones (nipjones@nola.gov)

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

Request: This request is to permit the conversion and renovation of an existing warehouse to a boxing gym with insufficient off-street parking.

Requested Waiver:

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

Required: 27 Spaces Provided: 0 Spaces Waiver: 27 Spaces

E. Director of Safety and Permits Decision Appeals – New Business

ITEM 43 – Docket Number: 089-14

Applicant or Agent: 622 Jason Riggs
Property Location: 622 1st Street **Zip:** 70130
Bounding Streets: 1st St., St. Thomas St., Chippewa St., & 2nd St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Multi-Family Residence (3 Units) **Square Number:** 62
Proposed Use: Multi-Family Residence (3 Units) **Lot Number:** E

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 Director of the Department of Safety and Permits regarding the denial of verification of legal non-conforming use (3-unit dwelling).

F. Adjournment