



# BOARD OF ZONING ADJUSTMENTS

---

Final Agenda

August 11, 2014

---

## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak  
with the members personally.

---

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 **August 21, 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.

**A. Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules**

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

**ITEM 1 – 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 2 – 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 3 – Docket Number: 018-14**

**Applicant or Agent:** Sadiq H. Kahn, 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 4 – 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 5 – 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 6 – 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 7 – 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 8 – 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 9 – 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 10 – 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 11 – 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 12 – 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.



**C. BZA Dockets – New Business**

**ITEM 13 – Docket Number: 149-14**

**Applicant or Agent:** Charles T. Anderson  
**Property Location:** 1308 Nashville Avenue **Zip:** 70115  
**Bounding Streets:** Nashville Ave., Pitt St., Eleonore St., & Prytania St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 48  
**Proposed Use:** Single-Family Residence **Lot Number:** 7  
**Project Planner:** Editha Amacker (evamacker@nola.gov)

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

**Request:** This request is to permit the construction of an accessory structure within three feet (3') of the interior side property line.

**Requested Waiver:**

**Section 15.5.12(1) – Accessory Structures (Side Yards)**

Required: 3                      Provided: 0'                      Waiver: 3'



**ITEM 14 – Docket Number: 150-14**

**Applicant or Agent:** Benjamin J. Waring, Kathleen Waring, Brian Gille  
**Property Location:** 1205 State Street **Zip:** 70115  
**Bounding Streets:** State St., Perrier St., Eleonore St., & Prytania St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 24  
**Proposed Use:** Single-Family Residence **Lot Number:** 12  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.8 (3) and Article 15, Section 15.5.12 (4) of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of an attached accessory building (breezeway) within the required front yard on the side street and with excessive height.

**Requested Waivers:**

**Section 15.5.8 (3) – Front Yards (on Side Street)**

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

**Section 15.5.12 (4) – Accessory Buildings (Maximum Height)**

Required: 14'                      Proposed: 16'                      Waiver: 2'





**ITEM 15 – Docket Number: 151-14**

<b>Applicant or Agent:</b>	Roberto Tammetta, Alvin Jackson	
<b>Property Location:</b>	1321-1323 Spain Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Spain St., N. Villere St., Urquhart St., & St. Roch Ave.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 7
<b>Existing Use:</b>	Two-Family Residence	<b>Square Number:</b> 515
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 5
<b>Project Planner:</b>	Dale Thayer (dwthayer@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 15.2.3, Article 15, Section 15.6.6 and Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot area, insufficient minimum lot width, two (2) parking spaces in the front yard, excessive paving of the required front yard area and excessive front yard depth.

**Requested Waivers:**

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

Required: 3,600 sq. ft.                      Provided: 3,393 sq. ft.                      Waiver: 207 sq. ft.

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

Required: 30'                                      Provided: 29'                                      Waiver: 1'

**Section 15.2.3– Parking in Front Yards**

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

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

Required: ≤ 40% (232 sq. ft.)                      Provided: 100% (580 sq. ft.)                      Waiver: 60% (348 sq. ft.)

**Section 15.5.8(5) – Front Yards (Block Average)**

Required: 0'(+3')                                      Provided: 33'                                      Waiver: 30' (- 3')



**ITEM 16 – Docket Number: 152-14**

**Applicant or Agent:** BNB LLC  
**Property Location:** 1015 Amelia Street **Zip:** 70115  
**Bounding Streets:** Amelia St., Magazine St., Constance St., & Antonine St.  
**Zoning District:** RM-2 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 211  
**Proposed Use:** Single-Family Residence **Lot Number:** 5-B  
**Project Planner:** Editha Amacker (evamacker@nola.gov)

**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 single-family residence with insufficient minimum depth of rear yard and insufficient off-street parking.

**Requested Waivers:**

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

Required: 15'      Provided: 8' 7"      Waiver: 6' 5"

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

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



**ITEM 17 – Docket Number: 153-14**

**Applicant or Agent:** Jerry Kelly, Jr.  
**Property Location:** 2533-2535 Calhoun Street **Zip:** 70118  
**Bounding Streets:** Calhoun St., Delord St., Willow St., & Palmer Ave.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 117  
**Proposed Use:** Two-Family Residence **Lot Number:** B  
**Project Planner:** Valerie McMillan (vamcmillan@nola.gov)

**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 of the Comprehensive Zoning Ordinance.

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

**Requested Waivers:**

**Section 4.6.7 – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 3,066 sq. ft. Waiver: 1,934 sq. ft.

**Section 4.6.7 – Minimum Lot Width**

Required: 50' Provided: 29.5' Waiver: 20.5'

**Section 15.2.1 – Off-Street Parking**

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



**ITEM 18 – Docket Number: 154-14**

**Applicant or Agent:** Timothy C. Baker  
**Property Location:** 3000-3002 Banks Street, 405 South Gayoso Street **Zip:** 70119  
**Bounding Streets:** Banks St., S. Gayoso St., S. Salcedo St., & Baudin St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 635  
**Proposed Use:** Two-Family Residence **Lot Number:** 22  
**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 insufficient minimum lot area.

**Requested Waiver:**

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

Required: 3,600 sq. ft. Provided: 3,103 sq. ft. Waiver: 497 sq. ft.



**ITEM 19 – Docket Number: 155-14**

**Applicant or Agent:** Candince McMillian  
**Property Location:** 2709-2711 Dryades Street **Zip:** 70113  
**Bounding Streets:** Dryades St., Fourth St., Washington Ave., & Danneel St.  
**Zoning District:** RM-4 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 275  
**Proposed Use:** Two-Family Residence **Lot Number:** C  
**Project Planner:** Nicolette P. 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 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 20 – Docket Number: 156-14**

**Applicant or Agent:** Kristin Samuelson  
**Property Location:** 3806 Octavia Street **Zip:** 70125  
**Bounding Streets:** Octavia St., Hewes St., Nashville Ave., & Fontainebleau Dr.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 117  
**Proposed Use:** Two-Family Residence **Lot Number:** 2  
**Project Planner:** Valerie McMillan (vamcmillan@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 conversion of a single-family residence into a two-family residence with insufficient minimum lot width and insufficient off-street parking.

**Requested Waivers:**

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

Required: 50'      Provided: 45'      Waiver: 5'

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

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



**ITEM 21 – Docket Number: 157-14**

**Applicant or Agent:** John J. Meyers, III  
**Property Location:** 7216 Freret Street **Zip:** 70118  
**Bounding Streets:** Freret St., Pine St., Broadway St., & Burthe St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 82  
**Proposed Use:** Single-Family Residence **Lot Number:** 10A  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.9(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a carport in the required side yard area with less than three (3') feet provided between the carport and interior lot line and with a projection more than two (2') feet from the side lot line. (AFTER THE FACT)

**Requested Waivers:****Section 15.5.9(4) - Side Yards (Carports Distance from Side Lot Line)**

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

**Section 15.5.9(4) - Side Yards (Carport Projection)**

Required: 2'                      Provided: 0'                      Waiver: 2'

**ITEM 22 – Docket Number: 158-14**

**Applicant or Agent:** George B. Christen, Jr.  
**Property Location:** 447 Elmira Avenue **Zip:** 70114  
**Bounding Streets:** Elmira Ave., Bellville St., Eliza St., & Alix St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Algiers Point Local Historic District **Planning District:** 12  
**Existing Use:** Two-Family Residence **Square Number:** 79  
**Proposed Use:** Two-Family Residence **Lot Number:** 15  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**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(3) 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 and insufficient side yard setback.

**Requested Waivers:****Section 15.5.12(2) – Accessory Structures (Coverage)**

Required: 40%                      Provided: 72% (459 sq. ft.)                      Waiver: 32% (207 sq. ft.)

**Section 15.5.12(3) – Accessory Structures (Corner Lot Side Yard Setback)**

Required: 8' 6"                      Provided: 0'                      Waiver: 8' 6"



**ITEM 23 – Docket Number: 159-14**

**Applicant or Agent:** Brian Freese, Michele Freese  
**Property Location:** 6450 Fleur De Lis Drive **Zip:** 70124  
**Bounding Streets:** Fleur De Lis Dr., Tacoma St., Center St., & 33rd St.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 02  
**Proposed Use:** Single-Family Residence **Lot Number:** 3, 4 & 5  
**Project Planner:** Derek I Scheerer (disheerer@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 9.A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with a front-facing garage located within five feet (5') of the facade of the building.

**Requested Waiver:**

**Section 9A.1.8(4) – Special Parking and Driveway Requirements**

Required: 5'                      Provided: 0'                      Waiver: 5'



**ITEM 24 – Docket Number: 160-14**

**Applicant or Agent:** El-Jaouhari LLC, Walter Antin  
**Property Location:** 210 Decatur Street **Zip:** 70130  
**Bounding Streets:** Decatur St., Clinton St., Bienville St., & Iberville St.  
**Zoning District:** VCE-1 Vieux Carré Entertainment District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Commercial ground floor/upper floors vacant **Square Number:** 7  
**Proposed Use:** Mixed-Use Commercial/Residential (8 units) **Lot Number:** 23  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing mixed-use building and the construction of eight (8) dwelling units with insufficient minimum lot area per dwelling unit.

**Requested Waiver:**

**Section 8.8.8 (Table 8.G) – Minimum Lot Area per Dwelling Unit (8 Dwelling Units)**

Required: 4,800 sq. ft.      Provided: 2,424 sq. ft.                      Waiver: 2,376 sq. ft.



**ITEM 25 – Docket Number: 161-14**

**Applicant or Agent:** Sophie M. Ashley  
**Property Location:** 2521 North Derbigny Street **Zip:** 70117  
**Bounding Streets:** N. Derbigny St., Painters St., N. Roman St., & Arts St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Two-Family Residence **Square Number:** 780  
**Proposed Use:** Two-Family Residence **Lot Number:** 26 & 27  
**Project Planner:** Dale Thayer (dwthayer@nola.gov)

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

**Request:** This request is to permit excessive paving of the required front yard area and to permit two (2) off-street parking spaces in the required front yard area. (AFTER THE FACT)

**Requested Waivers:**

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

Required: ≤ 40% (335 sq. ft.) Provided: 56% (468 sq. ft.) Waiver: 14% (113 sq. ft.)

**Section 15.2.3– Parking in Front Yards**

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



**ITEM 26 – Docket Number: 162-14**

**Applicant or Agent:** 1800 OCH LLC  
**Property Location:** 1800 Oretha Castle Haley Boulevard **Zip:** 70113  
**Bounding Streets:** Oretha Castle Haley Blvd., Felicity St., St. Andrew St., & Baronne St.  
**Zoning District:** C-1 General Commercial District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Child Care Center **Square Number:** 267  
**Proposed Use:** Restaurant **Lot Number:** 9  
**Project Planner:** Nicolette P. 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 child care center to a restaurant with insufficient off-street parking.

**Requested Waiver:**

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

Required: 21 Spaces Provided: 0 Spaces (6 Grandfathered) Waiver: 15 Spaces



**ITEM 27 – Docket Number: 163-14**

**Applicant or Agent:** Hussein Alayyan  
**Property Location:** 700 South Rampart Street **Zip:** 70113  
**Bounding Streets:** S. Rampart St., Girod St., O’Keefe St., & Julia St.  
**Zoning District:** CBD-5 Central Business District  
**Historic District:** N/A **Planning District:** 1a  
**Existing Use:** Parking Lot **Square Number:** 274  
**Proposed Use:** Mixed-Use (Retail/Residential) **Lot Number:** 16, 17, 8, 10, 11,  
**Project Planner:** Derek I Scheerer (disheerer@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 6, Section 6.8.7 (Table 6.H), Article 15, Section 15.3.1 (Table 15.G), and Article 15, Section 15.3.4(1) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a mixed-use (retail/residential) building with insufficient minimum rear building setback at lowest residential floor, insufficient minimum open space ratio, insufficient minimum number of off-street loading spaces, insufficient minimum depth of a loading space, and insufficient minimum area of a loading space.

**Requested Waivers:****Section 6.8.7 (Table 6.H) – Minimum Rear Setback at Lowest Residential Level**

Required: 20’      Proposed: 0’      Waiver: 20’

**Section 6.8.7 (Table 6.H) – Open Space Ratio**

Required: .10      Proposed: .028      Waiver: .072

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

Required: 5 Spaces      Proposed: 1 Space      Waiver: 4 Spaces

**Section 15.3.4(1) – Design Standards (Off-Street Loading Space Depth)**

Required: 35’      Proposed: 19’3”      Waiver: 15’9”

**Section 15.3.4(1) – Design Standards (Off-Street Loading Space Area)**

Required: 540 sq. ft.      Proposed: 343 sq. ft.      Waiver: 191 sq. ft.





**ITEM 28 – Docket Number: 164-14**

**Applicant or Agent:** 3828 General Taylor LLC, Camden O'Toule  
**Property Location:** 1012 Valence Street **Zip:** 70115  
**Bounding Streets:** Valence St., Camp St., Chestnut St., & Bordeaux St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 258  
**Proposed Use:** Single-Family Residence **Lot Number:** PT 10-11  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

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

**Request:** This request is to permit the construction of a single-family residence with an excessive front yard depth and parking in the required front yard area.

**Requested Waivers:**

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

Required: 14'-4" (+3') Proposed: 18' Waiver: 8"

**Section 15.2.3 - Parking in the Front Yard**

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



**ITEM 29– Docket Number: 165-14**

**Applicant or Agent:** Jeffery Treffinger  
**Property Location:** 617 Piety Street **Zip:** 70117  
**Bounding Streets:** Piety St., Royal St., Chartres St., & Desire St.  
**Zoning District:** LI Light Industrial District  
**Historic District:** Bywater Local Historic District **Planning District:** 7  
**Existing Use:** Restaurant **Square Number:** 139  
**Proposed Use:** Restaurant **Lot Number:** M-1 & N-1  
**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 expansion of an existing restaurant with insufficient off-street parking. (AFTER THE FACT)

**Requested Waiver:**

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

Required: 5 Spaces Provided: 0 Spaces Waiver: 5 Spaces



**ITEM 30 – Docket Number: 166-14**

**Applicant or Agent:** CMD Architects, City Of New Orleans  
**Property Location:** 2761 Gravier Street **Zip:** 70119  
**Bounding Streets:** Gravier St., S. White St., S. Broad St., & Tulane Ave.  
**Zoning District:** RO General Office District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Land **Square Number:** 602  
**Proposed Use:** Criminal Evidence and Processing Laboratory **Lot Number:** N/A  
**Project Planner:** Dubravka Gilic([dgilic@nola.gov](mailto:dgilic@nola.gov))

**Request Citation:** This request is for variances from provisions of Article 5, Section 5.2.7 (Table 5.B), Article 15, Section 15.2.1 (Table 15.A), and Section 15.5.8 (4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow the development of a new building housing the New Orleans Criminal Evidence and Processing Center (Crime Laboratory) with insufficient front and side yard setbacks, unenclosed porch with excessive projection into the front yard and insufficient off-street parking.

**Requested Waivers:**

**Section 5.2.7 (Table 5.B) – Minimum Depth of Front Yard (on Gravier Street)**  
 Required: 20’      Provided: 14’-2”      Waiver: 5’-10”  
**Section 5.2.7 (Table 5.B) – Minimum Depth of Front Yard (on S. White Street)**  
 Required: 20      Provided: 0’      Waiver: 20’  
**Section 5.2.7 (Table 5.B) – Minimum Width of Interior Side Yard**  
 Required: 10’      Provided: 4’-2”      Waiver: 6’-10”  
**Section 15.2.1 (Table 15.A) – Off-Street Parking**  
 Required: 33 Spaces      Provided: 8 Spaces      Waiver: 25 Spaces  
**Section 15.5.8 (4) – Front Yards (Open, unenclosed porches projecting into front yards)**  
 Max. Permitted: 6’      Provided: 14’-6”      Waiver: 8’-6”



**ITEM 31 – Docket Number: 167-14**

**Applicant or Agent:** Mark Brink  
**Property Location:** 1011 St. Roch Avenue **Zip:** 70117  
**Bounding Streets:** St. Roch Ave., N. Rampart St., Music St., & St. Claude Ave.  
**Zoning District:** HMR-3 Historic Marigny/Tremé Residential District  
**Historic District:** Faubourg Marigny Local Historic District **Planning District:** 7  
**Existing Use:** Single-Family Residence **Square Number:** 369  
**Proposed Use:** Single-Family Residence **Lot Number:** 3-A  
**Project Planner:** Stephen Kroll (skroll@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 9, Section 9.3.7 (Table 9.C) and Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient width of side yard, insufficient depth of rear yard, and an accessory structure within three (3') feet of the rear property line.

**Requested Waivers:**

**Section 9.3.7 (Table 9.C) – Minimum Width of Side Yard**

Required: 3'                      Provided: 6"                      Waiver: 2'-6"

**Section 9.3.7 (Table 9.C) – Minimum Depth of Rear Yard**

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

**Section 15.5.12(2) – Accessory Structures - Rear Yards**

Required: 3'                      Provided: 1'                      Waiver: 2'



**D. Consideration – Proposed Amendments to the Board of Zoning Adjustments Rules, Policies and Procedures**

**E. Adjournment**