



BOARD OF ZONING ADJUSTMENTS

Final Agenda

December 8, 2014

MEETING INFORMATION

Location

City Council Chambers

1st 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 **December 18, 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. **Consideration – Readoption of the 2015 & 2016 Board of Zoning Adjustments Meeting Schedule**
- C. **BZA Dockets – Unfinished Business**

ITEM 1 – Docket Number: 197-14

Applicant or Agent: Peter J. Jolet & Ronnie Babin
Property Location: 1225 3rd Street **Zip:** 70130
Bounding Streets: Third St., Camp St., Second St., & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District Local Historic District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 167
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Nicholas Kindel (njkindel@nola.gov)

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

Request: This request is to permit two (2) parking spaces in the required front yard.

Requested Waiver:

Section 15.2.3 - Parking in Front Yards

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



ITEM 2 – Docket Number: 198-14

Applicant or Agent: Christine L. Hickey
Property Location: 5533 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., Homedale St., Catina St., & Mound Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 429
Proposed Use: Two-Family Residence **Lot Number:** 7 & 8
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, Article 15, Section 15.6.6 and Article 15, Section 15.2.5(1b) of the Comprehensive Zoning Ordinance.

Request: To permit off-street parking in the required front yard area, in a space that does not meet the minimum required depth with excessive paving of 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% Proposed: 49% Waiver: 9%

Section 15.2.5(1b) – Design Standards

Required: 18’ in depth Proposed: 16’ 11” Waiver: 1’ 1”



ITEM 3 – Docket Number: 201-14

Applicant or Agent: Edward Washington, Tina Marquardt
Property Location: 5219-5221 Hawthorne Place **Zip:** 70124
Bounding Streets: Hawthorne Pl., Canal Blvd., & Railroad Tracks
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 446
Proposed Use: Two Single-Family Residences **Lot Number:** 21
Project Planner: Stephen Kroll (skroll@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 construction of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4. - Location On A Lot Required.

Required: 1 Main Use Provided: 2 Main Uses Waiver: 1 Main Use



ITEM 4 – Docket Number: 206-14

Applicant or Agent: Samuel K. Smith
Property Location: 816 Alix Street **Zip:** 70114
Bounding Streets: Alix St., Belleville St., Pelican Ave., & Elmira Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: Algiers Point **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 40
Proposed Use: Accessory Pool Structure **Lot Number:** 13
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request 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 pool structure without a main building for three (3) years.

Requested Waiver:

Section 1.5 – Accessory Buildings

Required: Main Building constructed within six (6) months

Provided: Accessory Use without Main Building for three (3) years

Waiver: Two (2) years and six (6) months



ITEM 5 – Docket Number: 215-14

Applicant or Agent: Terrence Ibert, Mary Ibert
Property Location: 3027 Ponce De Leon Street **Zip:** 70119
Bounding Streets: Ponce de Leon St., Sauvage St., Maurepas St., & N. Lopez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1557
Proposed Use: Two Single-Family Residences **Lot Number:** 7 & 8
Project Planner: Brooke Perry (btperry@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 establishment of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4 - Location on a Lot Required.

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use



ITEM 6 – Docket Number: 218-14

Applicant or Agent: Robert E. Rintz
Property Location: 925 Race Street **Zip:** 70130
Bounding Streets: Race St., Constance St., Euterpe St., & Annunciation St.
Zoning District: RM-2A Multiple-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 113
Proposed Use: Two-Family & Single-Family Residence **Lot Number:** 30-B
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, Article 4, Section 4.10.7 (Table 4.J), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to allow two main uses on a lot of record in order to construct a single-family residence on a lot with an existing two-family residential dwelling that has insufficient lot width, insufficient rear yard depth, and insufficient off-street parking.

Requested Waivers:

Section 1.4 – Location On A Lot Required

Permitted: 1 Main Building Proposed: 2 Main Buildings Waiver: 1 Main Building

Section 4.10.7 (Table 4.J) – Lot Width

Required: 40' Provided: 30' Waiver: 10'

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

Required: 20' Provided: 4'-5" Waiver: 15'-7"

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

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

D. BZA Dockets – New Business

ITEM 7 – Docket Number: 222-14

WITHDRAWN

Applicant or Agent:	International Shipholding Corporation	
Property Location:	864-870 S. Peters Street	Zip: 70130
Bounding Streets:	S. Peters St., St. Joseph St., Fulton St., & Julia St.	
Zoning District:	CBD-8 Central Business District	
Historic District:	Warehouse District	Planning District: 1a
Existing Use:	Vacant Warehouse	Square Number: 20
Proposed Use:	Mixed-Use	Lot Number: 16 through 23

Request Citation: This request is for a variance from the provisions of Article 6, Section 6.9.7 (Table 6.I) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a five-story addition and conversion of a vacant warehouse structure to a mixed-use (office/retail/parking garage) building with a negative front yard depth.

Requested Waiver:

Section 6.9.7 (Table 6.I) – Front Yard Depth

Required: 0'	Provided: -0'-8"	Waiver: 0'-8"
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ITEM 8– Docket Number: 223-14

Applicant or Agent:	Nicole Hartford	
Property Location:	2700-2710 S.Miro Street	Zip: 70125
Bounding Streets:	S. Miro St., Washington Ave., 4th St., S. Galvez St.	
Zoning District:	C-1 General Commercial District	
Historic District:	N/A	Planning District: 2
Existing Use:	Vacant Beauty Salon	Square Number: 454
Proposed Use:	Mixed-Use	Lot Number: 10-A
Project Planner:	Nicholas Kindel (njkindel@nola.gov)	

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

Request: This request is to permit the conversion of a vacant beauty salon into a mixed-use (3-unit dwelling/office) building with insufficient lot area and insufficient lot width.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area

Required: 3,600 sq. ft.	Provided: 3,005 sq. ft.	Waiver: 595 sq. ft.
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Section 4.12.7 (Table 4.L) – Minimum Lot Width

Required: 40'	Provided: 29'-4"	Waiver: 10'-8"
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ITEM 9 – Docket Number: 224-14

Applicant or Agent: George Jeansonne
Property Location: 6414 Music Street **Zip:** 70122
Bounding Streets: Music St., New York St., Leon C. Simon Drive, & St. Roch Ave.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 5245
Proposed Use: Two-Family Residence **Lot Number:** 52
Project Planner: Editha Amacker (evamacker@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 15.5.8(5) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot width and front stairs that extend more than five feet (5') above grade.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width (Two-Family Residence)

Required: 50' Provided: 43' Waiver: 7'

Section 15.5.8(4) - Front Yards (Stair Height)

Required: 5' Provided: 7.54' Waiver: 2.54'



ITEM 10 – Docket Number: 225-14

Applicant or Agent: Celso E. Hernandez
Property Location: 6528 Center Street **Zip:** 70124
Bounding Streets: Center St., 34th St., 35th St., & Bellaire Dr.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 011
Proposed Use: Single-Family Residence **Lot Number:** 3A (Proposed 3A1)
Project Planner: Dubravka Gilic (dgilic@nola.gov)

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 in conjunction with Subdivision Docket 109/14, to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

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

Required: 5,000 sq. ft. Provided: 4,000 sq. ft. Waiver: 1,000 sq. ft.



ITEM 11 – Docket Number: 226-14

Applicant or Agent: Celso E. Hernandez
Property Location: 6528 Center Street **Zip:** 70124
Bounding Streets: Center St., 34th St., 35th St., & Bellaire Dr.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 011
Proposed Use: Single-Family Residence **Lot Number:** 3A (Proposed 3A2)
Project Planner: Dubravka Gilic (dgilic@nola.gov)

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 request is in conjunction with Subdivision Docket 109/14, to permit the creation of a lot developed with a single-family residence with insufficient minimum lot area, insufficient minimum side yard width, and insufficient minimum aggregate side yard width.

Requested Waivers:

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

Required: 5,000 sq. ft. Provided: 4,000 sq. ft. Waiver: 1,000 sq. ft.

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

Required: 4' Provided: 1.3' Waiver: 2.7'

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

Required: 8' Provided: 5.3' Waiver: 2.7'



ITEM 12 – Docket Number: 227-14

Applicant or Agent: George Jeansonne
Property Location: 6058 Pasteur Boulevard **Zip:** 70122
Bounding Streets: Pasteur Blvd., Cameron Blvd., Burbank Blvd., & Robert E. Lee Blvd.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** C
Proposed Use: Two-Family Residence **Lot Number:** 117C
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) 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 width and front stairs that extend from more than five feet (5') above grade.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Lot Width (Two-Family Residence)

Required: 50' Provided: 49'-2" Waiver: 10"

Section 15.5.8(4) - Front Yards (Stair Height)

Required: 5' Provided: 7.20' Waiver: 2.20'



ITEM 13 – Docket Number: 228-14

Applicant or Agent: Benjamin Waring, Kathleen Waring, & Brian Gille
Property Location: 1205 State Street **Zip:** 70115
Bounding Streets: State St., Prytania St., Eleanor St., & Perrier 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:** 1 & 2
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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

Request: This request is to permit the construction of an accessory cabana within 3' of the rear property line.

Requested Waiver:

Section 15.5.12(2) – Accessory Buildings

Required: 0' or 3' Provided: 1'-1" Waiver: 1'-1"



ITEM 14 – Docket Number: 229-14

Applicant or Agent: Yunshen Lee
Property Location: 6313 Marigny Street **Zip:** 70122
Bounding Streets: Marigny St., Mexico St., New York St., & Mandeville St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 5088
Proposed Use: Two-Family Residence **Lot Number:** E
Project Planner: Kelly Butler (kgbutler@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, Sections 15.5.7 and 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 lot area, insufficient minimum lot width, insufficient side yard setback (staircase), excessive stair height above grade (front and side stairs), and excessive front yard stair projection.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family)**

Required: 5,000 sq. ft. Provided: 4,096 sq. ft.

Waiver: 904 sq. ft.

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

Required: 50' Provided: 32'

Waiver: 18'

Section 15.5.7 – Yards and Open Space Generally (Side Yards)

Required: 2' Proposed: 1'

Waiver 1'

Section 15.5.8(4) – Front & Side Stairs (Stair Height from Grade)

Permitted: 5' Proposed: 8'-9"

Waiver: 3'-9"

Section 15.5.8(4) – Front Yards (Stair Projection)

Permitted: 6' Proposed: 14'-10"

Waiver: 8'-10"



ITEM 15 – Docket Number: 230-14

Applicant or Agent: Sandra Lewis
Property Location: 5237 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Bellecastle St., Dufossat St., & Perrier St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 310
Proposed Use: Single-Family Residence **Lot Number:** 1 & 2
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.12(3) of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of an accessory structure with insufficient minimum setback from a corner lot side yard property line. (AFTER THE FACT)

Requested Waiver:**Section 15.5.12(3) – Accessory Buildings and Structures Corner Lots (Projection)**

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

**ITEM 16 – Docket Number: 231-14**

Applicant or Agent: Providence Community Housing, Harry Baker Smith Architects
Property Location: 1019 N. Miro Street **Zip:** 70119
Bounding Streets: N. Miro St., St. Philip St., N. Tonti St., & Ursulines Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 293
Proposed Use: Single-Family Residence **Lot Number:** 5-A
Project Planner: Stephen Kroll (skroll@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 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient lot area, insufficient minimum rear yard depth, and insufficient off-street parking.

Requested Waivers:**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Single-Family Residence)**

Required: 3,600 sq. ft. Provided: 2,325.52 sq. ft. Waiver: 1,274.48 sq. ft.

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

Required: 20' Provided: 13'-4" Waiver: 6'-8"

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

Required: 1 space Provided: 0 spaces Waiver: 1 space



ITEM 17 – Docket Number: 232-14

Applicant or Agent: Providence Community Housing, Harry Baker Smith Architects
Property Location: 1023 N. Miro Street **Zip:** 70119
Bounding Streets: N. Miro St., St. Philip St., N. Tonti St., & Ursulines Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 293
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Stephen Kroll (skroll@nola.gov)

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

Request: This request is to permit the construction of a single-family residence with insufficient lot area, insufficient minimum rear yard depth, and insufficient off-street parking.

Requested Waiver:

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

Required: 3,600 sq. ft. Provided: 1,985 sq. ft. Waiver: 1,615 sq. ft.

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

Required: 20' Provided: 6'-7" Waiver: 13'-5"

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

Required: 1 space Provided: 0 spaces Waiver: 1 space



ITEM 18 – Docket Number: 233-14

Applicant or Agent: James Lanasa **Zip:** 70124
Property Location: 6748 Orleans Avenue
Bounding Streets: Orleans Ave., Filmer Ave. Chapelle St., & Gen. Haig St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 128
Proposed Use: Single-Family Residence **Lot Number:** 39 & 40
Project Planner: Brooke Perry (btperry@nola.gov)

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

Request: This request is to permit the construction of an accessory garage and carport with excessive coverage of the required rear yard area. (AFTER THE FACT)

Requested Waiver:

Section 15.5.12(2) – Accessory Structures (Coverage)

Required: ≤40% Provided: 63% (630 sq. ft.) Waiver: 23% (230 sq. ft.)



ITEM 19 – Docket Number: 234-14

Applicant or Agent: DDFrenchmen LLC
Property Location: 601 Frenchmen Street **Zip:** 70116
Bounding Streets: Frenchmen St., Chartres St., Royal St., & Elysian Fields Ave.
Zoning District: HMC-1 Historic Marigny/Tremé Commercial District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Restaurant **Square Number:** 153
Proposed Use: Restaurant **Lot Number:** A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 9, Section 9.4.6 (Table 9.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a restaurant with excessive floor area ratio (FAR) and insufficient open space. **(AFTER THE FACT)**

Requested Waivers:

Section 9.4.6 (Table 9.D) – FAR

Required: ≤ 1.3 Provided: 1.833 Waiver: .533

Section 9.4.6 (Table 9.D) – Opens Space Ratio

Required: 20% (340 sq. ft.) Proposed: 11% (194 sq. ft.) Waiver: 9% (147 sq. ft.)



ITEM 20 – Docket Number: 235-14

Applicant or Agent:	Sup Council 33Rd Degree Free MAS/LA	
Property Location:	3200 St Bernard Avenue	Zip: 70119
Bounding Streets:	St. Bernard Ave., Frey Pl., & Florida Ave.	
Zoning District:	B-1 Neighborhood Business District	
Historic District:	N/A	Planning District: 4
Existing Use:	Mixed-Use	Square Number: W
Proposed Use:	Mixed-Use	Lot Number: Undesignated Lot
Project Planner:	Nicolette P. Jones (nipjones@nola.gov)	

Request Citation: This request is for variances from the provisions of Article 5, Section 5.4.7 (Table 5.D), Article 11, Section 11.63.2(d), 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 structure (Masonic temple/retail store/reception facility) with excessive front yard depth, excessive height, an insufficient setback from a residential zoning district, and insufficient off-street parking.

Requested Waivers:**Section 5.4.7 (Table 5.D) – Front Yard Depth**

Required: 20'	Provided: 117'-11"	Waiver: 97'-1"
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Section 5.4.7 (Table 5.D) – Maximum Height

Required: 40'	Provided: 48'-6"	Waiver: 8'-6"
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Section 11.63.2(d) – Reception Facility (200' from Residential District)

Required: 200'	Provided: 5'-3"	Waiver: 194'-9"
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 66 Spaces	Provided: 38 Spaces	Waiver: 28 Spaces
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ALL DECISION APPEALS ARE SCHEDULED TO COMMENCE AT 1:00 P.M. OR THEREAFTER

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

ITEM 21– Docket Number: 236-14

Applicant or Agent: Edward Washington, Tina Marquardt
Property Location: 5219-5221 Hawthorne Place **Zip:** 70124
Bounding Streets: Hawthorne Pl., Canal Blvd., & Railroad Tracks
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 446
Proposed Use: Two Single-Family Residences **Lot Number:** 21

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that the Comprehensive Zoning Ordinance does not allow for waiver of Article 1, Section 1.4 within the LRS-1, Lakeview Single-Family Residential District because a second structure containing a dwelling unit is not a permitted use within the LRS-1 District.



ITEM 22 – Docket Number: 237-14

Applicant or Agent: Kym Valene
Property Location: 1300-1302 Mandeville Street **Zip:** 70117
Bounding Streets: Mandeville St., Urquhart St., Villere St., & Marigny St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Mixed-Use **Square Number:** 513
Proposed Use: Multi-Family (3 Dwelling Units) **Lot Number:**

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a four-plex.

F. Adjournment