



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

**Regular Meeting Agenda  
Monday, February 10, 2014  
10:00 a.m. City Council Chambers,  
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

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

**B. BZA Dockets – Unfinished Business**

**ITEM 1 – Docket Number: 241-13**

**MDO**

<b>Applicant or Agent:</b>	First Bank And Trust	
<b>Property Location:</b>	2619 St. Thomas Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	St. Thomas St., Fourth St., Chippewa St., & Third St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	Irish Channel	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 60
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 7

**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"

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**ITEM 2 – Docket Number: 242-13**

**MDO**

<b>Applicant or Agent:</b>	Firstbank Assets, LLC	
<b>Property Location:</b>	2623 St Thomas Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	St. Thomas St., Fourth St., Chippewa St., & Third St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	Irish Channel	<b>Planning District:</b> Planning District
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 60
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 8

**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"

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**ITEM 3 – Docket Number: 243-13**

**MDO**

<b>Applicant or Agent:</b>	Firstbank Assets, LLC	
<b>Property Location:</b>	2627 St. Thomas Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	St. Thomas St., Fourth St., Chippewa St., & Third St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	Irish Channel	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 60
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 9

**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"

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**ITEM 4 – Docket Number: 003-14**

**DIS**

**Applicant or Agent:** Alvin P. Howard

**Property Location:** 543 Joseph Street

**Zip:** 70115

**Bounding Streets:** Joseph St., Constance St., Octavia St., & Laurel St.

**Zoning District:** RD-4 Two-Family Residential District

**Historic District:** N/A

**Planning District:** 3

**Existing Use:** Single-Family Residence

**Square Number:** 188

**Proposed Use:** Single-Family Residence

**Lot Number:** 35

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

**Requested Waiver:**

**Section 15.2.3 – Parking in Front Yards**

Permitted: 0 Spaces    Provided: 2 Spaces

Waiver: 2 Spaces

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**ITEM 5 – Docket Number: 027-14**

**DIS**

<b>Applicant or Agent:</b>	Arthur Booker, Jr.	
<b>Property Location:</b>	1735 1St Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	1st St., Philip St., Carondelet St., & Baronne St.	
<b>Zoning District:</b>	RM-4 Multiple-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 2
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 244
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> B

**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:**

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

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

**ITEM 6 – 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.

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**ITEM 7 – 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.

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**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.

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**ITEM 8 – 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.

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**ITEM 9 – 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.

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**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.

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**ITEM 10 – 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.

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**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.

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**ITEM 11 – 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.

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**ITEM 12 – 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.

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**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.

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**ITEM 13 – 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.

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**ITEM 14 – Docket Number: 024-14**

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

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**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.

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**ITEM 15 – Docket Number: 025-14**

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

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**D. BZA Dockets – New Business**

**ITEM 16 – Docket Number: 028-14**

EA&NJ

**Applicant or Agent:** New Orleans Redevelopment Authority  
**Property Location:** 2001 Thalia Street **Zip:** 70113  
**Bounding Streets:** Thalia St., S. Saratoga St., Erato St., & S. Rampart St.  
**Zoning District:** RM-4 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 288  
**Proposed Use:** Single-Family Residence **Lot Number:** 1-A  
(Proposed 1-A-4)

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

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**Request:** This request is a requirement of Subdivision Docket 138-13 to permit the creation of a lot with insufficient minimum lot area and to permit the construction of a single-family residence with a front yard of insufficient depth.

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**Requested Waivers:**

**Section 4.12.7 (Table 4.L) - Minimum Lot Area**

Required: 3,125 sq. ft. Provided: 3,103.36 sq. ft.

Waiver: 21.64 sq. ft.

**Section 4.12.7 (Table 4.L) - Minimum Depth of Front Yard**

Required: 20' Provided: 6'

Waiver: 14'

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**ITEM 17 – Docket Number: 029-14**

**EA&NJ**

<b>Applicant or Agent:</b>	New Orleans Redevelopment Authority	
<b>Property Location:</b>	2001 Thalia Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	Thalia St., S. Saratoga St., Erato St., & S. Rampart St.	
<b>Zoning District:</b>	RM-4 Multiple-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 288
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 1-A (Proposed 1-A-2)

**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 a requirement of Subdivision Docket 138-13 to permit the creation of a lot with insufficient minimum lot area, and to permit the construction of a single-family residence with a front yard of insufficient depth and a corner lot side yard of insufficient width.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) - Minimum Lot Area**

Required: 3,125 sq. ft.    Provided: 3,082.02 sq. ft.    Waiver: 42.98 sq. ft.

**Section 4.12.7 (Table 4.L) - Minimum Depth of Front Yard**

Required: 20'                      Provided: 6'                                      Waiver: 14'

**Section 4.12.7 (Table 4.L) - Minimum Width of a Corner Lot Side Yard**

Required: 10'                      Provided: 7'                                      Waiver: 3'

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**ITEM 18 – Docket Number: 030-14**

**EA&NJ**

<b>Applicant or Agent:</b>	New Orleans Redevelopment Authority	
<b>Property Location:</b>	2001 Thalia Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	Thalia St., S. Saratoga St., Erato St., & S. Rampart St.	
<b>Zoning District:</b>	RM-4 Multiple-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 288
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 1-A (Proposed 1-A-3)

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



**Request:** This request is a requirement of Subdivision Docket 138-13 to permit the creation of a lot with insufficient minimum lot area, and to permit the construction of a single-family residence with a front yard of insufficient depth.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) - Minimum Lot Area**

Required: 3,125 sq. ft. Provided: 3,103.36 sq. ft.

Waiver: 21.64 sq. ft.

**Section 4.12.7 (Table 4.L) - Minimum Depth of Front Yard**

Required: 20' Provided: 6'

Waiver: 14'

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**ITEM 19 – Docket Number: 031-14**

**EA&NJ**

<b>Applicant or Agent:</b>	New Orleans Redevelopment Authority	
<b>Property Location:</b>	2001 Thalia Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	Thalia St., S. Saratoga St., Erato St., & S. Rampart St.	
<b>Zoning District:</b>	RM-4 Multiple-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 288
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 1-A (Proposed 1-A-5)

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

**Request:** This request is a requirement of Subdivision Docket 138-13 to permit the creation of a lot with insufficient minimum lot area, and to permit the construction of a single-family residence with a front yard of insufficient depth.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) - Minimum Lot Area**

Required: 3,125 sq. ft. Provided: 2909.4 sq. ft. Waiver: 215.6 sq. ft.

**Section 4.12.7 (Table 4.L) - Minimum Depth of Front Yard**

Required: 20' Provided: 6' Waiver: 14'

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**ITEM 20 – Docket Number: 032-14**

**NJ**

<b>Applicant or Agent:</b>	New Orleans Redevelopment Authority	
<b>Property Location:</b>	1308 S Saratoga Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	S. Saratoga St., Erato St., Thalia St., & S. Rampart St.	
<b>Zoning District:</b>	RM-4 Multiple-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 288
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> C

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

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

**Requested Waiver:**

**Section 4.12.7 (Table 4.L) - Minimum Depth of Front Yard**

Required: 20' Provided: 6' Waiver: 14'

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**ITEM 21 – Docket Number: 033-14**

**CCM**

<b>Applicant or Agent:</b>	Travis D. Bozeman III	
<b>Property Location:</b>	3921-3923 Palmyra Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Palmyra St., S. Pierce St, S. Scott St., & Cleveland Ave.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 4
<b>Existing Use:</b>	Two-Family Residence	<b>Square Number:</b> 754
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 25 & 26

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

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

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**Requested Waiver:**

**Section 15.6.1 - Fence Height**

Required: 7'	Provided: 8'	Waiver: 1'
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**ITEM 22 – Docket Number: 034-14**

**MDO**

<b>Applicant or Agent:</b>	Robert Roth	
<b>Property Location:</b>	6851 General Haig Street	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	General Haig St., Chapelle St., Orleans Ave., & Mouton St.	
<b>Zoning District:</b>	LRS-1 Lakeview Single-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 98
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 9 & 10

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

**Request:** This request is to permit the construction of a single family residence with stairs that extend more than six feet into the required front yard area and the construction of an accessory structure that exceeds the maximum height requirement (**AFTER THE FACT**).

**Requested Waivers:**

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

Required: 6'	Provided: 8'	Waiver: 2'
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**Section 15.5.12(4) – Accessory Structures (Height)**

Required: 14'	Provided: 15' 4"	Waiver: 1' 4"
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**ITEM 23 – Docket Number: 035-14**

**DIS**

<b>Applicant or Agent:</b>	Lafayette Hotel Investors, LLC, Chris Chimento	
<b>Property Location:</b>	600 St. Charles Avenue	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	St. Charles Ave., S. Maestri Pl., Camp St., & Girod St.	
<b>Zoning District:</b>	CBD-7 Central Business District	
<b>Historic District:</b>	Lafayette Square	<b>Planning District:</b> 1a
<b>Existing Use:</b>	Hotel	<b>Square Number:</b> 178
<b>Proposed Use:</b>	Hotel	<b>Lot Number:</b> 1 & 2

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.7(3) (Table 15.C) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the addition of suites to an existing hotel with insufficient off-street parking.

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**Requested Waiver:**

**Article 15.2.7(3) (Table 15.C) - Parking Regulations in CBD**

Required: 20 Spaces    Provided: 16 Spaces

Waiver: 4 Spaces

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**ITEM 24 – Docket Number: 036-14**

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

**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%

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**ITEM 25– Docket Number: 037-14**

**DIS**

<b>Applicant or Agent:</b>	Carondelet Partners, LLC, Cynthia Dubberley	
<b>Property Location:</b>	600-616 Carondelet Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	Carondelet St., Lafayette St., St. Charles Ave., & Girod St.	
<b>Zoning District:</b>	CBD-7 Central Business District	
<b>Historic District:</b>	Lafayette Square	<b>Planning District:</b> 1a
<b>Existing Use:</b>	Office and Surface Parking	<b>Square Number:</b> 219
<b>Proposed Use:</b>	Mixed Use	<b>Lot Number:</b> 1-7, 20

**Request Citation:** This request is for variances from the provisions of Article 6, Section 6.8.7 (Table 6.H), and Article 15, Section 15.3.2 (Table 15.G) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion of an existing office building, a retail building, and a non-accessory surface parking lot into a hotel with insufficient minimum open space, and insufficient off-street loading.

**Requested Waivers:**

**Section 6.8.7 (Table 6.H) - Open Space**

Required: .10	Provided: 0.0	Waiver: .10
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**Section 15.3.2 (Table 15.G) – Off-Street Loading**

Required: 5 Spaces	Provided: 0 Spaces (4 Grandfathered)	Waiver: 1 Space
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**ITEM 26 – Docket Number: 038-14**

**CCM**

<b>Applicant or Agent:</b>	Marty W. McElveen	
<b>Property Location:</b>	1704-1706 S. Rampart Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	S. Rampart St., Euterpe St., Oretha Castle Haley Blvd., & Felicity St.	
<b>Zoning District:</b>	C-1 General Commercial District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 2
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 283
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 14

**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 conversion of a single-family residence to a two-family residence with insufficient side yard setback and insufficient off-street parking.

**Requested Waivers:**

**Article 4, Section 4.12.7 (Table 4.L) – Area Regulations (Minimum Side Yard Setback)**

Required: 3 feet	Provided: 0 feet	Waiver: 3 feet
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**Article 15, Section 15.2.1 (Table 15.A) – Off-Street Parking (Two-Family)**

Required: 2 spaces	Provided: 1 space	Waiver: 1 space
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**ITEM 27 – Docket Number: 039-14**

MDO

**Applicant or Agent:** Stella M. Wright  
**Property Location:** 3501-3503 Nashville Avenue **Zip:** 70125  
**Bounding Streets:** Nashville Ave., York St., Octavia St., & S. Rocheblave St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 780  
**Proposed Use:** Two-Family Residence **Lot Number:** 13

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

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**Request:** To permit the location of an off-street parking space in the required front yard. **(AFTER THE FACT)**

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**Requested Waiver:**

**Section 15.2.3 - Parking in Front Yards**

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

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**ITEM 28 – Docket Number: 040-14**

SKK

**Applicant or Agent:** Mark E. Blanchard  
**Property Location:** 3400 Jefferson Avenue/5401 S. Miro Street **Zip:** 70125  
**Bounding Streets:** Jefferson Ave., S. Miro St., S. Tonti St., & Octavia St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 762  
**Proposed Use:** Two-Family Residence **Lot Number:** C

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

**Request:** To permit the construction of a covered porch in the required corner lot side yard. **(AFTER THE FACT)**

**Requested Waiver:**

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

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

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**ITEM 29 – Docket Number: 041-14**

**JT**

<b>Applicant or Agent:</b>	Carol Anderson	
<b>Property Location:</b>	4124 Clara Street	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Clara St., Milan St., Marengo St., & Magnolia St.	
<b>Zoning District:</b>	RD-2 Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant lot	<b>Square Number:</b> 637
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 12

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A) and Article 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit (two-family), minimum lot width (two-family), insufficient off-street parking and projection of stairs into front yard from above five feet.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Lot Area (Two-Family Dwelling)</b>	
Required: 5,000 sq. ft. Proposed: 4,500 sq. ft.	Waiver: 500 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Lot Width (Two-Family Dwelling)</b>	
Required: 50 ft. Proposed: 30 ft.	Waiver: 20 ft.
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>	
Required: 2 Spaces Proposed: 1 Space	Waiver: 1 Space
<b>Section 15.5.8(4) – Front Yard (Projection of Stairs from above 5 feet)</b>	
Required: 5 ft. Proposed: 5.25 ft.	Waiver: .25 ft.

\*\*\*

**ITEM 30 – Docket Number: 042-14**

**SKK**

<b>Applicant or Agent:</b>	Nathan T. Washington Jr. & Frances C. Jones, Daniel Winkert	
<b>Property Location:</b>	1910 Reynes Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Reynes St., N. Galvez St., Tennessee St., & N. Prieur St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 8
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 951 & 988
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 20

**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:** To permit the construction of a replacement deck area in the required rear yard.

☐

**Requested Waiver:**

<b>Section 4.6.7 – Minimum Rear Yard Depth</b>	
Required: 20' Provided: 12' 8"	Waiver: 7' 4"

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**ITEM 31 – Docket Number: 043-14**

**DT**

<b>Applicant or Agent:</b>	Norma D. Gatlin, Emma Roger	
<b>Property Location:</b>	3250 Henry Street	<b>Zip:</b>
<b>Bounding Streets:</b>	Henry St., LA HWY 46, William St., & Paysee St.	
<b>Zoning District:</b>	RS-2 Single-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 13
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> -1
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 15

**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:** To permit the construction of a single-family residence with insufficient minimum depth of front and rear yards.

☐

**Requested Waivers:**

**Section 4.3.7 – Minimum Front Yard Depth**

Required: 20'	Provided: 8'	Waiver: 12'
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**Section 4.3.7 – Minimum Rear Yard Depth**

Required: 20'	Provided: 11.2'	Waiver: 8.8'
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**ITEM 32 – Docket Number: 044-14**

<b>Applicant or Agent:</b>	Jarrold J. Broussard, Gregory J. Hackenberg	
<b>Property Location:</b>	2200 Napoleon Avenue	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Napoleon Ave., Loyola Ave., S. Liberty St., & Jena St	
<b>Zoning District:</b>	RM-2 Multiple-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 3
<b>Existing Use:</b>	Multi-Family Residence	<b>Square Number:</b> 544
<b>Proposed Use:</b>	Multi-Family Residence	<b>Lot Number:</b> 1 & 2

**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:** To permit the construction of an accessory structure that projects beyond the prolongation of the front yard line of the lot in the rear.

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**Requested Waiver:**

**Section 15.5.12(3) - Accessory Buildings Corner Lots**

Required: 15'	Provided: 10'	Waiver: 5'
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**ITEM 33 – Docket Number: 045-14**

**JT**

<b>Applicant or Agent:</b>	Carey Shea & Calvin Parker, Tom Holloman	
<b>Property Location:</b>	1686-1688 N Gayoso Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	N. Gayoso St., D’Abadie St., Onzaga St., & N. Dupre St.	
<b>Zoning District:</b>	RD-2 Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 4
<b>Existing Use:</b>	Vacant	<b>Square Number:</b> 1569
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 10

**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:** To permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit (two-family) and minimum lot width (two-family).

**Requested Waivers:**

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

Required: 5,000 sq. ft. Proposed: 3,164.32 sq. ft. Waiver: 1,835.68 sq. ft.

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

Required: 50 ft. Proposed: 31.7 ft. Waiver: 18.3 ft.

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**ITEM 34 – Docket Number: 046-14**

**MDO**

<b>Applicant or Agent:</b>	Carol and Barry W. Sartin, Jessica Walker	
<b>Property Location:</b>	6616 General Haig Street	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	General Haig St., Porteous St., Argonne St., & Filmore Ave.	
<b>Zoning District:</b>	LRD-1 Lake Vista Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 156
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 29 & 30

**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:** To permit the construction of an accessory building that exceeds permitted height (**AFTER THE FACT**).

**Requested Waiver:**

**Section 15.5.12(4) - Accessory Building and Structures Height**

Required: 14’ Provided: 16’ 4 ½” Waiver: 2’ 4 ½”

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**ITEM 35 – Docket Number: 047-14**

**DT**

**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

**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 36 – Docket Number: 048-14**

**WITHDRAWN**

**Applicant or Agent:** Delesseps S. Morrison  
**Property Location:** 4810 Pontchartrain Boulevard **Zip:** 70118  
**Bounding Streets:** Pontchartrain Blvd., Hollygrove St., Quince St., Pontchartrain Expressway/ I-10  
**Zoning District:** RM-4 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** Planning District 3  
**Existing Use:** Vacant **Square Number:** 668  
**Proposed Use:** Single-Family Residence **Lot Number:** M

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

**Request:** To permit the construction of a single-family home with an insufficient side yard.

?

**Requested Waiver:**

**Section 4.12.7 (Table 4.L) – Minimum Corner Lot Side Yard Width**

Required: 10’                      Provided: 9’ 5”                      Waiver: 7”

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**ITEM 37 – Docket Number: 049-14**

**MDO**

<b>Applicant or Agent:</b>	Gary Lavigne, Joseph M. Lavigne	
<b>Property Location:</b>	3328-3330 Dauphine Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Dauphine St., Piety St., Desire St., & Royal St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	Bywater	<b>Planning District:</b> 7
<b>Existing Use:</b>	Vacant	<b>Square Number:</b> 173
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 10

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

?

**Request:** To permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum aggregate width of side yards.

?

**Requested Waivers:**

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

Required: 3,600 sq. ft. Provided: 2,400 sq. ft. Waiver: 1,200 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards**

Required: 8' Provided: 6' Waiver: 2'

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**ITEM 38 – Docket Number: 050-14**

**MDO**

<b>Applicant or Agent:</b>	Shawn Berger, Jeff Long	
<b>Property Location:</b>	6320 Pontchartrain Boulevard	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	Pontchartrain Blvd., W. Harrison Ave., 26th St., & Fleur De Lis Dr.	
<b>Zoning District:</b>	LRS-1 Lakeview Single-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 15
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 6A

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

**Request:** To permit excessive paving of a driveway in the required front yard (**AFTER THE FACT**).

**Requested Waiver:**

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

Required: 40% (560 sq. ft.) Provided: 71% (995 sq. ft.) Waiver: 31% (435 sq. ft.)

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**E. Director of Safety and Permits Decision Appeals**

**ITEM 39 – Docket Number: 051-14**

**Applicant or Agent:** R S S Enterprises Inc., Michael Tiff  
**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.

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**ITEM 40 – 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.

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**ITEM 42 – 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.