



**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**

This is a draft agenda.

The requested waivers are subject to change prior to the hearing.

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

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

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

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

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

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

Waiver: 1,033 sq. ft.

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

Required: 30' Proposed: 28' 2"

Waiver: 1' 10"

ITEM 2 – Docket Number: 242-13

MDO

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

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

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

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

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

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

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

ITEM 3 – Docket Number: 243-13

MDO

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

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

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

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

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

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

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

ITEM 4 – Docket Number: 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

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

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

Request:

This request is to permit the construction of an additional two (2) residential units to an existing single-family residence with insufficient minimum lot area per dwelling unit (three-family), insufficient minimum lot width (three-family), insufficient minimum open space ration, insufficient minimum depth of rear yard, excessive maximum lot coverage, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

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

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.

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.

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.

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.

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.

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.

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.

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.

ITEM 14 – 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.

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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.

ITEM 15 – 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.

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:** 3
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.

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Requested Waiver:

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.

ITEM 17 – Docket Number: 029-14 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-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 insufficient minimum width of a corner lot side yard.

Requested Waivers:

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

Required: 3,125 sq. ft. Provided: 3,082.02 sq. ft. Waiver: 39.98 sq. ft.

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

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

ITEM 18 – Docket Number: 030-14

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-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.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area.

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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.

ITEM 19 – Docket Number: 031-14

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-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.

Requested Waiver:

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.

ITEM 20 – Docket Number: 032-14

NJ

Applicant or Agent: New Orleans Redevelopment Authority
Property Location: 1308-1310 S Saratoga Street **Zip:** 70113
Bounding Streets: S. Saratoga St., Erato St., Thalia 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:** 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 a requirement of Subdivision Docket 138-13 to permit the creation of a lot with insufficient minimum lot area.

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Requested Waiver:

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

Required: 3,125 sq. ft. Provided: 2907 sq. ft.

Waiver: 218 sq. ft.

ITEM 21 – Docket Number: 033-14

CCM

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

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 that exceeds the permitted height of seven feet (7').

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Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7'

Provided: 8'

Waiver: 1'

ITEM 22 – Docket Number: 034-14

MDO

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

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

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Request: This request is to permit the construction of an accessory structure that exceeds the maximum height requirement. **(AFTER THE FACT)**

Requested Waiver:

Section 15.5.12(4) – Accessory Buildings and Structures - Height

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

DIS

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

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

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

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

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Requested Waivers:

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

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

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.7(6) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of an existing office building to a hotel with an addition causing a reduction in the minimum required open space at the lowest level to the sky.

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Requested Waivers:

Section 15.5.7(6) - Open Space (Lowest Level to the Sky)

Required: 80%	Provided: 61%	Waiver: 19%
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ITEM 26 – Docket Number: 038-14

CCM

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

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: To permit the conversion of a single-family residence into a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 - Off-Street Parking

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 variances from the provisions of Article 4, 4.5.7 (Table 4.E) and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

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

Requested Waiver:

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

Required: 10’ Provided: 4’ Waiver: 6’

Section 15.5.8(4) - Front Yards – Projection of Stairs

Required: 6’ Provided: 8’ Waiver: 2’

ITEM 29 – Docket Number: 041-14

JT

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

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

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Request: To permit the construction of a two-family residence with an insufficient minimum lot area, insufficient lot width, and insufficient off-street parking.

☐

Requested Waiver:

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

Required: 5,000 sq. ft. Provided: 4,500 sq. ft. Waiver: 500 sq. ft. ☐

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

Required: 50’ Provided: 30’ Waiver: 20’

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

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

ITEM 30 – Docket Number: 042-14 **SKK**
Applicant or Agent: Nathan T. Washington Jr. & Frances C. Jones, Daniel Winkert
Property Location: 1910 Reynes Street **Zip: 70117**
Bounding Streets: Reynes St., N. Galvez St., Tennessee St., & N. Prieur St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District: 8**
Existing Use: Single-Family Residence **Square Number: 951 & 988**
Proposed Use: Single-Family Residence **Lot Number: 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:

Section 4.6.7 – Minimum Rear Yard Depth

Required: 20' Provided: 12' 8" Waiver: 7' 4"

ITEM 31 – Docket Number: 043-14 **DT**
Applicant or Agent: Norma D. Gatlin, Emma Roger
Property Location: 3250 Henry Street **Zip:**
Bounding Streets: Henry St., LA HWY 46, William St., & Paysee St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District: 13**
Existing Use: Vacant Lot **Square Number: -1**
Proposed Use: Single-Family Residence **Lot Number: 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 Waiver:

Section 4.3.7 – Minimum Front Yard Depth

Required: 20' Provided: 8' Waiver: 12'

Section 4.3.7 – Minimum Rear Yard Depth

Required: 20' Provided: 11.2' Waiver: 8.8'

ITEM 32 – Docket Number: 044-14

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

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

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

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and 15.2.1 (Table 15.A) 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), and insufficient off-street parking.

Requested Waiver:

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

Required: 5,000 sq. ft.	Provided: 3,176 sq. ft.	Waiver: 1,842 sq. ft.
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Section 4.5.7 (Table 4.E) - Minimum Lot Width

Required: 50'	Provided: 31.7'	Waiver: 18.3'
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Section 15 (Table 15.A) - Off-Street Parking

Required: 2 Spaces	Provided: 1 Space	Waiver: 1 Space
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ITEM 34 – Docket Number: 046-14

MDO

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

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Requested Waiver:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14'	Provided: 16' .5"	Waiver: 2' .5"
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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 15.5.12(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 and is located within 3' of the common side property line. **(AFTER THE FACT)**

Requested Waiver:

Section 15.5.12(2) - Accessory Building and Structures Side Yards

Required: 3'	Provided: 2'	Waiver: 1'
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Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14'	Provided: 22'	Waiver: 8'
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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.

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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

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

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Requested Waiver:

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

Required: 8' (20%)	Provided: 6'	Waiver: 2'
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ITEM 38 – Docket Number: 050-14

MDO

Applicant or Agent:	Shawn Berger, Jeff Long	
Property Location:	6320 Pontchartrain Boulevard	Zip: 70124
Bounding Streets:	Pontchartrain Blvd., W. Harrison Ave., 26th St., & Fleur De Lis Dr.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: 15
Proposed Use:	Single-Family Residence	Lot Number: 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%	Provided: 56%	Waiver: 16%
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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.

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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 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.

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.

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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.