



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

May 12, 2014

MEETING INFORMATION

Location

City Council Chambers

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

Time

10:00 a.m.

Board Members

Denise C. Puente – Chair

Todd C. James – Vice Chair

Candice M. Forest

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

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 **May 23, 2014**.

General Rules of Order

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

Appeals

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

This is the Draft Agenda

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

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

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

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

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 027-14

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

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

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

Requested Waivers:

Section 4.12.7 (Table 4.I) - Minimum Lot Area per Dwelling Unit (three-family)
Required: 3,600 sq. ft. Provided: 3,242 sq. ft. Waiver: 358 sq. ft.

Section 4.12.7 (Table 4.I) - Minimum Lot Width (three-family)
Required: 40' Provided: 27' 5" Waiver: 12' 7"

Section 4.12.7 (Table 4.I) – Minimum Open Space Ratio
Required: .20 Proposed: .066 (.176 current) Waiver: .11

Section 4.12.7 (Table 4.I) - Minimum Depth of Rear Yard
Required: 15' Proposed: 3' Waiver: 12'

Section 4.12.7 (Table 4.I) – Maximum Lot Coverage
Permitted: 60 % Proposed: 88.2% (73.8% current) Waiver: 14.4%

Section 15.2.1 (Table 15.A) – Off-Street Parking (three-family)
Required: 3 Spaces Provided: 0 Spaces (1 grandfathered) Waiver: 2 Spaces



ITEM 2 – Docket Number: 036-14

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

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

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

Requested Waiver:

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

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



ITEM 3 – Docket Number: 044-14

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

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

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

Requested Waiver:

Section 15.5.12(3) - Accessory Buildings Corner Lots

Required: 15’ Provided: 10’ Waiver: 5’



ITEM 4 – Docket Number: 047-14

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

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

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

Requested Waivers:

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

Required: 3’ Provided: 2’ Waiver: 1’

Section 15.5.12(4) - Accessory Building and Structures Height

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

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

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

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

Required: 2’ Provided: 0’ Waiver: 2’



ITEM 5 – Docket Number: 055-14

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

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

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

Requested Waivers:

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

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

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

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



ITEM 6 – Docket Number: 080-14

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

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

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

Requested Waivers:

Section 15.2.3 - Parking in the Front Yard

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

Section 15.6.6 - Limitation on Pavement in Front Yard

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



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

ITEM 7 – 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 8 – Docket Number: 017-14

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

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

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



ITEM 9 – 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 10 – Docket Number: 019-14

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

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

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



ITEM 11 – Docket Number: 020-14

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

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

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



ITEM 12 – 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 13– Docket Number: 022-14

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

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

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



ITEM 14 – 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 15 – Docket Number: 024-14

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

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

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



ITEM 16 – Docket Number: 025-14

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

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

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



ITEM 17 – Docket Number: 051-14

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

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

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



ITEM 18 – 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 19 – Docket Number: 053-14

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

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

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

D. BZA Dockets – New Business

ITEM 20 – Docket Number: 090-14

Applicant or Agent: 1640 Hickory, LLC and Mark Graffagnini
Property Location: 3533-3535 Broadway Street **Zip:** 70125
Bounding Streets: Broadway St., Palm St., Audubon St., & Edinburgh St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 22
Proposed Use: Two-Family Residence **Lot Number:** 2
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

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

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

Requested Waivers:

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

Required: 5,000 sq. ft. Provided: 2,496 sq. ft. Waiver: 2,504 sq. ft.

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

Required: 50' Provided: 24.2' Waiver: 25.8

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

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



ITEM 21 – Docket Number: 091-14

Applicant or Agent: 1640 Hickory, LLC and Mark Graffagnini
Property Location: 3525-3527 Broadway Street **Zip:** 70125
Bounding Streets: Broadway St., Palm St., Audubon St., & Edinburgh St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 22
Proposed Use: Two-Family Residence **Lot Number:** 4
Project Planner: Dale Thayer (dwthayer@nola.gov)

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

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

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

Required: 5,000 sq. ft. Provided: 3,120sq. ft. Waiver: 1,880sq. ft.

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

Required: 50' Provided: 30' Waiver: 20'

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

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

**ITEM 22 – Docket Number: 092-14**

Applicant or Agent: Darryl J. Reginelli and Gary N. Krasnow
Property Location: 7725 Benjamin Street **Zip:** 70118
Bounding Streets: Benjamin St., Burdette St., Dominican St., & Adams St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 47
Proposed Use: Two-Family Residence **Lot Number:** C
Project Planner: Dale Thayer (dwthayer@nola.gov)

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

Request: This request is to permit the conversion of a single-family residence into a two-family residence with an addition causing insufficient minimum aggregate width of side yards.

Requested Waiver:**Section 4.6.7 (Table 4.F) - Minimum Aggregate Width of Side Yards**

Required: 20% 11' 1 1/2" Provided: 5' 5 1/4" Waiver: 5' 8 1/4"



ITEM 23 – Docket Number: 093-14

Applicant or Agent: Easy Living Construction, LLC and Glenda Rounds
Property Location: 610 Soraparu Street **Zip:** 70130
Bounding Streets: Soraparu St., St. Thomas St., First St., & Chippewa St
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 63
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Christopher Mills (ccmills@nola.gov)

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

Request: This request is to permit the construction of a single-family residence with insufficient off-street parking.

Requested Waiver:

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

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



ITEM 24 – Docket Number: 094-14

Applicant or Agent: 1700 S. Rampart St. LLC and Theodore Mondale
Property Location: 1700 S. Rampart Street **Zip:** 70113
Bounding Streets: S. Rampart St., Euterpe St., O. C. Haley Blvd., & Felicity St.
Zoning District: C-1 General Commercial District
Historic District: Historic Building **Planning District:** 2
Existing Use: Multiple-Family Residence (6 Units) **Square Number:** 283
Proposed Use: Mixed-Use (Commercial and Multi-Family 3 Units) **Lot Number:** 1

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

Request: This request is to permit the conversion of a multi-family residence into a mixed-use building with insufficient off-street parking.

Requested Waiver:

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

Required: 9 Spaces Provided: 0 Spaces (3 Grandfathered) Waiver: 6 Space



ITEM 25 – Docket Number: 095-14

Applicant or Agent: 730 Rue Bienville, LLC and John C. Williams Architects
Property Location: 730 Bienville Street **Zip:** 70130
Bounding Streets: Bienville St., Bourbon St., Royal St., & Iberville St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Hotel **Square Number:** 65
Proposed Use: Hotel **Lot Number:** X
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the replacement of an existing cloth canopy with a retractable canopy that would cause a reduction in the required open space ratio.

Requested Waiver:

Section 8.5.7 (Table 8.D) – Minimum Open Space Ratio (OSR)

Required: 30% (4,353 sq. ft.) Proposed: 6% (870 sq. ft.) Waiver: 15.8% (2,293 sq. ft.)
Existing 21.8% (3,163 sq. ft.)



ITEM 27 – Docket Number: 096-14

Applicant or Agent: James M. Stram
Property Location: 2505 Jourdan Avenue **Zip:** 70117
Bounding Streets: Jourdan Ave., N. Dorgenois St., Deslonde St., & Law St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 1414
Proposed Use: Single-Family Residence **Lot Number:** 17
Project Planner: Misty Owens (mdowens@nola.gov)

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

Request: This request is to permit the construction of a single-family residence exceeding the maximum depth of front yard.

Requested Waiver:

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

Required: 20' Provided: 55' 6" Waiver: 35' 6"



ITEM 28 – Docket Number: 097-14

Applicant or Agent: Audrey Celius
Property Location: 1301-1303 Tricou Street **Zip:** 70117
Bounding Streets: Tricou, Delery, Urquhart, and N. Villere Streets
Zoning District: RD-3 Two-Family Residential
Historic District: N/A **Planning District:** 8
Existing Use: Two-Family Residence **Square Number:** 560
Proposed Use: Two-Family Residence **Lot Number:** 1
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.8(3) of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of a two-family residence with insufficient minimum with of an interior side yard, minimum width of a corner lot side yard, minimum depth of rear yard, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Width of a Side Yard (Urquart Street)

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

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

Required: 20' Provided: 15' 6" Waiver: 4' 6"

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

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

Section 15.5.8(3) - Front Yards (Corner Lots)

Required: 3' Provided: 1' 9" Waiver: 1' 3"



ITEM 29 – Docket Number: 098-14

Applicant or Agent: Make It Right New Orleans Housing LLC and John C. Williams Architects
Property Location: 1721 Jourdan Avenue **Zip:** 70117
Bounding Streets: Jourdan Ave., N. Roman St., Deslonde St., & N. Derbigny St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 807
Proposed Use: Single-Family Residence **Lot Number:** 6
Project Planner: Misty Owens (mdowens@nola.gov)

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

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

Requested Waiver:

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

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



ITEM 30 – Docket Number: 099-14

Applicant or Agent: Mike S. Anand and Byron Martin
Property Location: 3514 Louisiana Avenue Parkway **Zip:** 70125
Bounding Streets: Louisiana Avenue Pkwy., S. Galvez St., Delachaise St., & S. Dorgenois St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** F
Proposed Use: Two-Family Residence **Lot Number:** 4
Project Planner: Nicolette Jones (nipjones@nola.gov)

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

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

Requested Waivers:

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

Required: 5,000 sq. ft. Provided: 3,030 sq. ft. Waiver: 1,970 sq. ft.

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

Required: 50' Provided: 20' Waiver: 10'

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

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



ITEM 31 – Docket Number: 100-14

Applicant or Agent: Mike Anand and Byron Martin
Property Location: 3514 Louisiana Avenue Parkway **Zip:** 70125
Bounding Streets: Louisiana Avenue Pkwy., S. Galvez St., Delachaise St., & S. Dorgenois St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** F
Proposed Use: Two-Family Residence **Lot Number:** 3
Project Planner: Nicolette Jones (nipjones@nola.gov)

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

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

Requested Waivers:

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

Required: 5,000 sq. ft. Provided: 3,030 sq. ft. Waiver: 1,970 sq. ft.

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

Required: 50' Provided: 20' Waiver: 10'

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

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



ITEM 32 – Docket Number: 101-14

Applicant or Agent: Carlos A. Torres-Nava
Property Location: 1037 Dante Street **Zip:** 70118
Bounding Streets: Dante St., Zimpel St., Dublin St., & Freret St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 118
Proposed Use: Single-Family Residence **Lot Number:** A-2
Project Planner Stephen Kroll (scroll@nola.gov)

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

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

Requested Waivers:

Section 15.5.9(4) - Side Yards - Carports

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

Section 15.5.9(4) - Side Yards - Carports

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



ITEM 33 – Docket Number: 102-14

Applicant or Agent: David Alvarez
Property Location: 1906 S. Carrollton Avenue **Zip:** 70118
Bounding Streets: South Carrollton Ave., Cohn St., Dublin St., & Spruce St.
Zoning District: RD-2 Tw-Family Residential
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 256
Proposed Use: Two-Family Residence **Lot Number:** 6
Project Planner: Rachel Mays (rlmays@nola.gov)

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

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

Requested Waivers:

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

Required: 5,000 sq. ft. Provided: 3,450 sq. ft. Waiver: 1,550 sq. ft.

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

Required: 50' Provided: 20' Waiver: 10'

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

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



ITEM 34 – Docket Number: 103-14

Applicant or Agent: Augustus Taylor
Property Location: 1743 France Street **Zip:** 70117
Bounding Streets: France St., N. Roman St., Lesseps St., & N. Derbigny St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 799
Proposed Use: Two-Family Residence **Lot Number:** 1
Project Planner: Jeremy Tennant (jetennant@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 two-family residence with insufficient minimum lot area, minimum depth of front yard, minimum depth of rear yard, and insufficient off-street parking.

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 3,366 sq. ft. Waiver: 234 sq. ft.

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

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

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

Required: 20' Provided: 17' Waiver: 3'

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

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



ITEM 35 – Docket Number: 104-14

Applicant or Agent: Justin D. Seale
Property Location: 1635-1637 State Street **Zip:** 70118
Bounding Streets: State St., St. Charles Ave., Loyola Ave., & Rosa Park Pl.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** LSS
Proposed Use: Single-Family Residence **Lot Number:** B-1
Project Planner: Derek Scheerer (discheerer@nola.gov)

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

Request: This request is to permit the addition of a second story onto two existing accessory buildings that exceeds the permitted height.

Requested Waivers:

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

Required: 14' Provided: 20' 4" Waiver: 6' 4"

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

Required: 14' Provided: 20' 4" Waiver: 6' 4"



ITEM 36 – Docket Number: 105-14

Applicant or Agent: Tequilla L. Greenup and Alphonse Fabre
Property Location: 5606 Lafaye Street **Zip:** 70122
Bounding Streets: Lafaye St., Mendez St., Eads St., & Prentiss Ave.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 4406
Proposed Use: Single-Family Residence **Lot Number:** 3 & 4

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 the excessive paving of the required front yard area (AFTER THE FACT).

Requested Waiver:

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Permitted: 40% Proposed: 75.90% Waiver: 35.9%



ITEM 37 – Docket Number: 106-14

Applicant or Agent: Magazine Race, LLC and Charles A. Rutledge, Jr.
Property Location: 1476 Magazine Street **Zip:** 70130
Bounding Streets: Magazine St., Race St., Constance St., & Euterpe St.
Zoning District: B-1A Neighborhood Business District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 144
Proposed Use: Mixed-Use **Lot Number:** 1 & 2

Request Citation: This request is for special exceptions to the provisions of Article 5, Section 5.5.7 (Table 5.E, Note 4), Article 5, Section 5.5.7 (Table 5.E, note 5), and Article 15, Section 15.3.2 (Table 15.G) as per Article 14, Section 14.7.4 of the Comprehensive Zoning Ordinance.

Request: This is a request for a special exception is requested to allow the construction of a mixed-use building with insufficient width of an interior side yard, insufficient depth of rear yard, and insufficient off-street loading.

Requested Exceptions:

Section 5.5.7 (Table 5.E, Note 4) – Width of Side Yard
Required: 5' Proposed: 0' Waiver: 5'
Section 5.5.7 (Table 5.E, Note 5) – Depth of Rear Yard
Required: 20' Proposed: 0' Waiver: 20'
Section 15.3.2 (Table 15.G) - Off-Street Loading
Required: 1 Space Provided: 0 Spaces Waiver: 1 Space



ITEM 38 – Docket Number: 107-14

Applicant or Agent: Rickey Chaney
Property Location: 1512 N Rocheblave Street **Zip:** 70119
Bounding Streets: N. Rocheblave St., Columbus St., N. Tonti St., & Laharpe St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 1193
Proposed Use: Single-Family Residence **Lot Number:** Y
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) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:**Section 4.6.7 T(Table 4.F) - Minimum Depth of Front Yard**

Required: 20' or Average Provided: 5' Waiver: 15' or Average

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

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

**ITEM 39 – Docket Number: 108-14**

Applicant or Agent: Walter J. Baudier, III
Property Location: 2703 Frankfort Street **Zip:** 70122
Bounding Streets: Frankfort St., Lafaye St., Leon C. Simon Dr., & Baccich St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 5296
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Nicolette Jones (nipjones@nola.gov)

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: This request is to permit the construction of a two-family residence with insufficient minimum lot width.

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

Required: 50' Provided: 42' Waiver: 8'

**ITEM 40 – Docket Number: 109-14**

Applicant or Agent: Mike Valentino and Chris Chimento
Property Location: 600-628 St Charles Avenue **Zip:** 70130
Bounding Streets: St Charles Ave., S. Maestri Pl., Camp St., and Girod St.
Zoning District: CBD-7 Central Business District Lafayette Square/Warehouse 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 to amend conditions applied in conjunction with waivers previously granted by the Board, in accordance with Article 14, Section 14.8.4 of the Comprehensive Zoning Ordinance.

Request: This request is to amend conditions imposed by the Board of Zoning Adjustments in Docket No. 035-14, Proviso numbers 4 requiring the applicant to resubdivide the site into a single lot of record.

Requested Waiver:**BZA Docket 035-14 – Proviso #4**

Imposed: The applicant shall resubdivide the site into a single lot of record. The resubdivision shall be completed prior to the issuance of a Use and Occupancy Certificate for the structure.

Waiver: Removal of the requirement for a resubdivision.

**ITEM 41 – Docket Number: 110-14**

Applicant or Agent: Paul Fisher and Richard Albert
Property Location: 2715-2717 St Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Washington Ave., Carondelet St., & Fourth St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: Garden District, St. Charles Avenue **Planning District:** 2
Existing Use: Multi-Family Residence **Square Number:** 230
Proposed Use: Single-Family Residence **Lot Number:** 5-B

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

Request: This request is to permit the construction of an accessory structure that exceeds the permitted height.

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

Required: 14'

Provided: 24'

Waiver: 10'

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

ITEM 42 – Docket Number: 111-14

Applicant or Agent: Woodlawn Place LLC and Gwen S. Sullivan
Property Location: 5520-5522 Woodlawn Place **Zip:** 70124
Bounding Streets: Woodlawn Pl., Rosemary Pl., Homedale 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:** 432
Proposed Use: Two-Family Residence **Lot Number:** 35 & 36

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 loss of non-conforming status for a two-family residence.



ITEM 43 – Docket Number: 112-14

Applicant or Agent: Fedele and Valerie Constantini
Property Location: 6927 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., Mouton St., Catina St., & Walker St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Multi-Family Residence **Square Number:** 56
Proposed Use: Multi-Family Residence (5 Units) **Lot Number:** 1, 2, 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 the loss of non-conforming status of a multi-family residence with five (5) dwelling units.

F. Adjournment