



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

May 12, 2014

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

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

### Time

10:00 a.m.

### Board Members

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.

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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.

**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](mailto: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 ratio, 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](mailto: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](mailto: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](mailto:dwthayer@nola.gov))

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

**Request:** To permit the construction of an accessory building that exceeds permitted height, 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(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: 25’7”                      Waiver: 7”

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

Required: 2’                      Provided: 9”                      Waiver: 1’ 3”



**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](mailto: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](mailto: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: 3 Spaces    Waiver: 3 Spaces

**Section 15.6.6 - Limitation on Pavement in Front Yard**

Required: ≤40%    Proposed: 83%    Waiver: 43%



**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](mailto: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: 2,523.7 sq. ft. Waiver: 2,476.3 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](mailto: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: 3,120 sq. ft. Waiver: 1,880 sq. 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](mailto: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](mailto:ccmills@nola.gov))

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

**Request:** This request is to permit the construction of a single-family residence with insufficient aggregate width of side yards and insufficient off-street parking.

**Requested Waivers:**

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

Required: 20% (6' 5") Provided: 6' 1" Waiver: 4"

**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: 15 Spaces Provided: 0 Spaces (9 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](mailto: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: none (with canopy closed) Waiver: 100% (3,163 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](mailto:mdowens@nola.gov))

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

**Request:** This request is to permit the construction of a single-family residence exceeding the maximum depth of front yard, minimum aggregate width of side yards, and with insufficient off-street parking.

**Requested Waiver:****Section 4.6.7 (Table 4.F) – Maximum Depth of Front Yard**

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

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

Required: 20% (6' 10") Provided: 17.6% (6') Waiver: 2.6% (10")

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

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



**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](mailto: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 width 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: 0'      Waiver: 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](mailto: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](mailto: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: 3,020 sq. ft.      Waiver: 1,980 sq. 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: 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](mailto: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: 3,040 sq. ft. Waiver: 1,960 sq. 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: 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](mailto:scroll@nola.gov))

**Request Citation:** This request is for a variance 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 a projection more than two feet (2') from the side lot line.

**Requested Waiver:****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](mailto: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: 30'                      Waiver: 20'

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

Required: 2 Spaces                      Provided: 0 Spaces (1 Grandfathered)                      Waiver: 1 Space



**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](mailto: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 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: 3,363.5 sq. ft. Waiver: 236.5 sq. ft.

**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](mailto: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% (426 sq. ft.)      Proposed: 62% (658 sq. ft.)      Waiver: 22% (232 sq. ft.)



**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) and Article 5, Section 5.5.7 (Table 5.E, Note 5), as per Article 14, Section 14.7.4 of the Comprehensive Zoning Ordinance.

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

**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'





**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](mailto: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: 9'                      Provided: 5'                      Waiver: 4'  
**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](mailto: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' 2"                      Waiver: 7' 10"

**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**