



BOARD OF ZONING ADJUSTMENTS

Final Agenda

April 13, 2015

MEETING INFORMATION

Location

City Council Chambers

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

Time

10:00 a.m.
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Jaime Ramiro Diaz

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 **April 23, 2015**.

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: 215-14

Applicant or Agent: Terrence Ibert & Mary Ibert
Property Location: 3027 Ponce De Leon Street **Zip:** 70119
Bounding Streets: Ponce De Leon St., Sauvage St., Maurepas St., & N. Lopez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1557
Proposed Use: Two Single-Family Residences **Lot Number:** 8
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4 – Location on a Lot Required

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use



ITEM 2 – Docket Number: 235-14

WITHDRAWN

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

Request Citation: This request is for variances from the provisions of Article 5, Section 5.4.7 (Table 5.D), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.2.3(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a mixed-use structure (Masonic temple/office) with excessive height, insufficient off-street parking, and uncovered and unenclosed parking in the front yard.

Requested Waivers:

Section 5.4.7 (Table 5.D) – Maximum Height

Required: 40' Provided: 48'-6" Waiver: 8'-6"

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

Required: 66 Spaces Provided: 38 Spaces Waiver: 28 Spaces

Section 15.2.3(4) – Parking in Front Yards

Required: Covered and Enclosed
Provided: Uncovered and Unenclosed
Waiver: Covered and Enclosed



ITEM 3– Docket Number: 014-15

Applicant or Agent: Theodore L. Wong
Property Location: 4714 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Valence St., Chestnut St., & Bordeaux St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 293
Proposed Use: Single-Family Residence **Lot Number:** 16
Project Planner: Brooke Perry (btperry@nola.gov)

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

Request: This request is to permit one (1) parking space in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

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

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 61% (267 sq. ft.) Waiver: 21% (91 sq. ft.)



ITEM 4 – Docket Number: 024-15

Applicant or Agent: Waffle House, Inc.
Property Location: 2500-2506 Canal Street **Zip:** 70119
Bounding Streets: Canal St., N. Rocheblave St., Cleveland Ave., & S. Dorgenois St.
Zoning District: RO-1 General Office District/Inner City Urban Corridor District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant **Square Number:** 580
Proposed Use: Restaurant **Lot Number:** 1, 2, 3, & 31
Project Planner: Nicolette P. Jones (nipjones@nola.gov) (Proposed Lot 1A)

Request Citation: This request is for variances from the provisions of Article 5, Section 5.3.7 and Article 15, Section 15.2.3, and Section 15.2.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a restaurant with insufficient front yard depth, insufficient corner lot side yard width, insufficient off-street parking, and parking located in the required front yard area.

Requested Waivers:

Section 5.3.7 (Table 5.C) – Front Yard Depth

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

Section 5.3.7 (Table 5.C) – Corner Lot Side Yard Width

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

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

Required: 13 Spaces Provided: 10 Spaces Waiver: 3 Spaces

Section 15.2.3 – Parking in Front Yard

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



ITEM 5 – Docket Number: 026-15

Applicant or Agent: Jessica Becker
Property Location: 1472 Calhoun Street **Zip:** 70118
Bounding Streets: Calhoun St., Garfield St., Exposition Blvd., & Hurst St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two Single-Family Residences **Square Number:** 60BV
Proposed Use: Single-Family Residence **Lot Number:** N
Project Planner: Kelly Butler (kgbutler@nola.gov)

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

Request: To permit the expansion of an existing accessory structure with excessive height.

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

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

**ITEM 6 – Docket Number: 034-15**

Applicant or Agent: Evan Alford, 1016 Gen Taylor, LLC
Property Location: 1014-1016 General Taylor Street **Zip:** 70115
Bounding Streets: General Taylor St., Camp St., Austerlitz St., & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 267
Proposed Use: Single-Family Residence **Lot Number:** Proposed Lot 5A
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 170/14, to permit the creation of a lot with insufficient minimum lot depth and insufficient minimum lot area, which would result in an insufficient rear yard setback for an existing single-family residence.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Lot Area Requirements (Single-Family Dwelling)**

Required: 4,400 sq. ft. Provided: 2,332.5 sq. ft. Waiver: 150 sq. ft.

Section 4.5.7 (Table 4.E) – Lot Depth Requirements (Single-Family Dwelling)

Required: 90' Provided: 77'-9" Waiver: 12'-3"

Section 4.5.7 (Table 4.E) – Rear Yards

Permitted: 20' (Existing 18'-7") Proposed: 13'-7" Waiver: 6'-5"

C. BZA Dockets – New Business**ITEM 7 – Docket Number: 037-15**

Applicant or Agent: SCNZ Architects & Richard Choate
Property Location: 749-751 St. Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Girod St., Julia St., & Carondelet St.
Zoning District: CBD-7 Central Business District /HT-5 Lafayette IZD
Historic District: Lafayette Square Local Historic District **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 218
Proposed Use: Mixed-Use (Residential/Retail) **Lot Number:** 4 & 5
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 6, Section 6.8.7 (Table 6.H), Article 15, Section 15.2.7(3) (Table 15.C), Article 15, Section 15.3.2 (Table 15.G), and Article 15, Section 15.5.7(6b) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a hotel to a multi-family residence (18 dwelling-units) with ground floor retail with insufficient rear yard depth, insufficient open space at the ground level, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:**Section 6.8.7 (Table 6.H) - Minimum Rear Yard Depth at Lowest Residential Floor**

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

Section 15.2.7(3) (Table 15.C) - Off-Street Parking

Required: 13 Spaces Provided: 0 Spaces Waiver: 13 Spaces

Section 15.3.2 (Table 15.G) - Off-Street Loading

Required: 3 Spaces Provided: 0 Spaces Waiver: 3 Spaces

Section 15.5.7(6b) – Open Space at Ground Level (CBD Districts)

Required: 1,183 sq. ft. Provided: 771 sq. ft. Waiver: 412 sq. ft.



ITEM 8 – Docket Number: 038-15

Applicant or Agent: Constanza M. Porche
Property Location: 1625 Baronne Street **Zip:** 70113
Bounding Streets: Baronne St., Euterpe St., Terpsichore St., & Dryades St.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 2
Existing Use: Warehouse **Square Number:** 248
Proposed Use: Restaurant **Lot Number:** 3
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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

Request: This request is to permit the conversion of an existing warehouse to a cafe with insufficient off-street parking.

Requested Waiver:

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

Required: 10 Spaces Provided: 0 Spaces Waiver: 10 Spaces



ITEM 9 – Docket Number: 039-15

Applicant or Agent: Leo C. Ledet, Jr. & Mary T. Ledet
Property Location: 215 Audubon Street **Zip:** 70118
Bounding Streets: Audubon St., Camp St., Magazine St., & Walnut St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 18
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an addition onto a single-family residence creating insufficient rear yard depth.

Requested Waiver:

Section 4.3.7 (Table 4.C) – Minimum Rear Yard Depth

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



ITEM 10 – Docket Number: 040-15

Applicant or Agent: Anthony Gelderman & Andrew Spaulding
Property Location: 1210 1st Street **Zip:** 70130
Bounding Streets: Camp St., Chestnut St., 1st St., & 2nd St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District Local Historic District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 168
Proposed Use: Single-Family Residence **Lot Number:** 1
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4 – Location on a Lot Required

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



ITEM 11 – Docket Number: 041-15

Applicant or Agent: Youth Rebuilding New Orleans
Property Location: 2754 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., N. White St., N. Broad St., & Orleans Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge Local Historic District **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 357
Proposed Use: Two-Family Residence **Lot Number:** 1
Project Planner: Editha Amacker (evamacker@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: To permit the relocation of a two-family residence on a substandard lot with insufficient minimum lot area, insufficient rear yard depth, and insufficient off-street parking.

Requested Waivers:

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

Required: 3,600 sq. ft. Proposed: 2643 sq. ft. Waiver: 957 sq. ft.

Section 4.6.7 – Minimum Rear Yard Depth

Required: 20' Provided: 11' Waiver: 9'

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

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



ITEM 12 – Docket Number: 042-15

Applicant or Agent: Full Circle Homes LLC
Property Location: 2363 Dreux Avenue (Lot 9B) **Zip:** 70122
Bounding Streets: Dreux Ave., Spain St., St. Roch Ave., & Filmore Ave.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 86
Proposed Use: Single-Family Residence **Lot Number:** Proposed Lot 9B
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 178/14, to permit creation of a lot and the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Lot Area
 Required: 5,000 sq. ft. Provided: 4,150 sq. ft. Waiver: 850 sq. ft.
Section 4.3.7 (Table 4.C) – Minimum Lot Width
 Required: 50’ Provided: 41’-6” Waiver: 8’-6”



ITEM 13 – Docket Number: 043-15

Applicant or Agent: Full Circle Homes LLC
Property Location: 2363 Dreux Avenue (Lot 9C) **Zip:** 70122
Bounding Streets: Dreux Ave., Spain St., St. Roch Ave., & Filmore Ave.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 86
Proposed Use: Single-Family Residence **Lot Number:** Proposed Lot 9C
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 178/14, to permit creation of a lot and the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,850 sq. ft.

Waiver: 150 sq. ft.

Section 4.3.7 (Table 4.C) – Minimum Lot Width

Required: 50' Provided: 48'-6"

Waiver: 1'-6"



ITEM 14 – Docket Number: 044-15

Applicant or Agent: Sandra Baptie & Ernest Edmundson, III
Property Location: 4820 Walmsley Avenue **Zip:** 70125
Bounding Streets: Walmsley Ave., State Street Dr., Panama Ct., & Gen. Pershing St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 148, 150
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Kelly Butler (kgbutler@nola.gov)

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

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

Requested Waivers:

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

Required: 4,400 sq.ft. Provided: 3,008 sq.ft. Waiver: 1,392 sq.ft.

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

Required: 90' Provided: 62' and 58' Waiver: 28' and 32'

Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth

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



ITEM 15 – Docket Number: 045-15

Applicant or Agent: Bellus Development Group & Brandin Learson
Property Location: 1489 Madrid Street **Zip:** 70122
Bounding Streets: Madrid St., Cartier Ave., Perlita St., & Aviators St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** Z
Proposed Use: Single-Family Residence **Lot Number:** 12
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.1.7 (Table 4.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with an insufficient minimum depth of front yard, an insufficient minimum width of side yard, excessive stair height above grade, and excessive front yard stair projection. (AFTER THE FACT)

Requested Waivers:

Section 4.1.7 (Table 4.A) – Minimum Front Yard Depth

Required: 20' Provided: 19' Waiver: 1'

Section 4.1.7 (Table 4.A) – Minimum Side Yard Width

Required: 3' Provided: 2.3' Waiver: 0.7'

Section 15.5.8(4) – Front Yards (Stair Height from Grade)

Required: 5' Proposed: 6' Waiver: 1'

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

Required: 6' Proposed: 9' Waiver: 3'



ITEM 16 – Docket Number: 046-15

Applicant or Agent: Jonathan Tate & Charles Rutledge
Property Location: 3609 S. Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Foucher St., Amelia St., & Loyola St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 514
Proposed Use: Single-Family Residence **Lot Number:** C-2
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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

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

Requested Waivers:

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

Required: 4,400 sq. ft. Provided: 2,334 sq. ft.

Waiver: 2,066 sq. ft.

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

Required: 40' Provided: 30'-1"

Waiver: 9'-9"



ITEM 17 – Docket Number: 047-15

Applicant or Agent: Jonathan Tate & Charles Rutledge
Property Location: 3613 S. Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Foucher St., Amelia St., & Loyola St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 514
Proposed Use: Single-Family Residence **Lot Number:** G
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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

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

Requested Waivers:

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

Required: 4,400 sq. ft. Provided: 1,380 sq. ft.

Waiver: 3,020 sq. ft.

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

Required: 40' Provided: 19'

Waiver: 21'



ITEM 18 – Docket Number: 048-15

Applicant or Agent: All Good Farms LLC & New Orleans Redevelopment Authority
Property Location: 5009-5011 N. Miro Street **Zip:** 70117
Bounding Streets: N. Miro St., N. Forstall St., Reynes St., & N. Tonti St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 1134
Proposed Use: Private Garden & Greenhouse **Lot Number:** 2 or C
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for variances from 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 private garden and greenhouse with insufficient front yard depth, lot area, lot width, and side-yard width.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area		
Required: 20,000 sq. ft.	Provided: 4,148 sq. ft.	Waiver: 15,852 sq. ft.
Section 4.6.7 (Table 4.F) – Minimum Lot Width		
Required: 100'	Provided: 34'	Waiver: 66'
Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard		
Required: 20'	Provided: 6'	Waiver: 14'
Section 4.6.7 (Table 4.F) – Minimum Width of Side Yard		
Required: 10'	Provided: 6'	Waiver: 4'



ITEM 19 – Docket Number: 049-15

Applicant or Agent: GCE Green Development & Tulane Industrial Laundry Inc.
Property Location: 2606 St. Louis Street **Zip:** 70119
Bounding Streets: St. Louis St., N. Dorgenois St., Conti St., & Broad St.
Zoning District: LI Light Industrial District/
Lafitte Greenway Revitalization Corridor Interim Zoning District
Historic District: N/A **Planning District:** 4
Existing Use: Laundry **Square Number:** 335
Proposed Use: Mixed-Use (Brewery/Restaurant/Office) **Lot Number:** 25-29 & P
Project Planner: Stephen Kroll (skroll@nola.gov)

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

Request: This request is to permit the conversion of a former industrial laundry to a mixed-use (commercial/residential) facility with insufficient off-street parking spaces and insufficient off-street loading spaces.

Requested Waivers:

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

Required: 51 Spaces Provided: 18 Spaces Waiver: 33 Spaces

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

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



ITEM 20 – Docket Number: 050-15

Applicant or Agent:	Mlm Renovations LLC	
Property Location:	5801 Franklin Avenue	Zip: 70122
Bounding Streets:	Franklin Ave., Eads St., Athis St., & Pressburg St.	
Zoning District:	RS-2 Single-Family Residential District	
Historic District:	N/A	Planning District: 6
Existing Use:	Vacant Lot	Square Number: 4608
Proposed Use:	Single-Family Residence	Lot Number: 26
Project Planner:	Editha Amacker (evamacker@nola.gov)	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.3.7 (Table 4.C), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard, insufficient off street parking, front and side stairs with a height greater than five (5) feet above grade, and front stairs that extend more than six (6) feet into the required front yard area.

Requested Waivers:

Section 4.3.7 (Table 4.C) – Minimum Depth of Rear Yard

Required: 20'	Provided: 11'	Waiver: 9'
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces	Providing: 1 Space	Waiver: 1 Space
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Section 15.5.8(4) – Front Yards (Stair Projection)

Required: 6'	Provided: 8'-1"	Waiver: 2'-1"
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Section 15.5.8(4) – Front Yards (Stair Height Above Grade)

Required: 5'	Provided: 6.01'	Waiver: 1.01'
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Section 15.5.8(4) – Side Yards (Stair Height Above Grade)

Required: 5'	Provided: 6.01'	Waiver: 1.01'
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ITEM 21 – Docket Number: 051-15

Applicant or Agent: Hollygrove Ventures LLC & Dan Nitschke
Property Location: 5301 Cameron Boulevard **Zip:** 70122
Bounding Streets: Cameron Blvd., Filmore Ave., Pasteur Blvd., & Rapides Dr.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 14
Proposed Use: Two-Family Residence **Lot Number:** 1 & 2
Project Planner: Larry Massey (lwmasey@nola.gov)

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

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot width, a stair projection of more than six (6) feet into the required front yard area, and stairs greater than five (5) feet in height in the required front yard area.

Requested Waivers:

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

Required: 50' Provided: 47'-7" Waiver: 2'-5"

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

Required: 5' Provided: 6'-5" Waiver: 1'-5"

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

Required: 6' Provided: 6'- 6 ¾" Waiver: 6 ¾"



ITEM 22 – Docket Number: 052-15

Applicant or Agent: Joseph S. Mann, Dorothy Sarpy Mann, & Justin Schmidt
Property Location: 5513-5515 Camp Street **Zip:** 70115
Bounding Streets: Camp St., Joseph St., Chestnut St., & Octavia St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 247
Proposed Use: Two-Family Residence **Lot Number:** C
Project Planner: Stephen Kroll (skroll@nola.gov)

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

Request: This request is a requirement of Subdivision Docket 175/14, to permit the creation of a lot that would cause the elimination of one (1) required off-street parking space.

Requested Waiver:

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

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



ITEM 23 – Docket Number: 053-15

Applicant or Agent: Donald McGinnis
Property Location: 628-630 Elysian Fields Avenue **Zip:** 70116
Bounding Streets: Elysian Fields Ave., Frenchmen St., Royal St., & Chartres St.
Zoning District: HMC-2 Historic Marigny/Tremé Commercial District
Historic District: Faubourg Marigny Local Historic District **Planning District:** 7
Existing Use: Movie Theater **Square Number:** 153
Proposed Use: Movie Theater **Lot Number:** 3
Project Planner: Nicholas Kindel (njkindel@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 renovation of an existing movie theater with insufficient off-street parking.

Requested Waiver:

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

Required: 16 Spaces Provided: 2 Spaces Waiver: 14 Spaces



ITEM 24 – Docket Number: 054-15

Applicant or Agent: Kingcake Real Estate LLC & Charles Neyrey
Property Location: 4309 Baudin Street **Zip:** 70119
Bounding Streets: Baudin St., S. Alexander St., S. Hennessey St., Banks St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 798
Proposed Use: Two-Family Residence **Lot Number:** 16
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

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

Requested Waiver:

Section 15.6.7(4) – Special Regulations for Two-Family Dwellings (Off-Street Parking)

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

ALL DECISION APPEALS ARE SCHEDULED TO COMMENCE AT 1:00 P.M. OR THEREAFTER

D. Director of Safety and Permits Decision Appeals – Old Business

ITEM 25 – Docket Number: 022-15

Applicant or Agent: Rose Brocato, Cosimo Brocato, & Justin Schmidt
Property Location: 824 7th Street **Zip:** 70115
Bounding Streets: 7th St., Laurel St., 8th St., & Annunciation St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel Local Historic District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 92
Proposed Use: Single-Family Residence **Lot Number:** 20

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 grandfathering status of existing front yard paving and front yard parking.

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

ITEM 26– Docket Number: 055-15

Applicant or Agent: Archdiocese Of Roman Catholic Church & Denechaud and Denechaud LLC
Property Location: 1000 Howard Avenue **Zip:** 70113
Bounding Streets: Howard Ave., Dryades St., Loyola St., & Calliope St.
Zoning District: CBD-5 Central Business District
Historic District: N/A **Planning District:** 1a
Existing Use: Office **Square Number:** 276
Proposed Use: Office **Lot Number:** 28, 29, 30, 1, 3, 1, & 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 decision of the Director of the Department of Safety and Permits regarding the denial of the issuance of a permit for the construction of a roof top sign and an electronic message sign.



ITEM 27– Docket Number: 056-15

Applicant or Agent: Juan Molina
Property Location: 4959-4961 Arts Street **Zip:** 70122
Bounding Streets: Arts St., Selma St., Mirabeau St., & Painters St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Two-Family Residence **Square Number:** 53
Proposed Use: Two-Family Residence **Lot Number:** 31 & 32

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

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



ITEM 28– Docket Number: 057-15

Applicant or Agent: Stephanie Bridges, Sheraylyn P. Curtis, & Gillard Curtis, Jr.
Property Location: 5628-5630 St. Roch Avenue **Zip:** 70122
Bounding Streets: St. Roch Ave., Prentiss Ave., Mendez St., & Spain St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Two-Family Residence **Square Number:** 4412
Proposed Use: Two-Family Residence **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 decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a two-family residence.

F. Adjournment