



# BOARD OF ZONING ADJUSTMENTS

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Draft Agenda

June 8, 2015

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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.  
*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

Jaime Ramiro Diaz

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 **June 18, 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.

## **This is the Draft Agenda**

**Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://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](mailto:CPCinfo@nola.gov) or the planner listed on the agenda  
Mail – 1300 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. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

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

**B. BZA Dockets – Unfinished Business**

**ITEM 1 – Docket Number: 014-15**

<b>Applicant or Agent:</b>	Theodore L. Wong	
<b>Property Location:</b>	4714 Coliseum Street	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Coliseum St., Valence St., Chestnut St., & Bordeaux St.	
<b>Zoning District:</b>	RD-2 Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 3
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 293
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 16
<b>Project Planner:</b>	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
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**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Required: ≤ 40%	Provided: 61% (267 sq. ft.)	Waiver: 21% (91 sq. ft.)
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**ITEM 2 – Docket Number: 046-15**

**Applicant or Agent:** Jonathan Tate & Charles Rutledge  
**Property Location:** 3609-3611 South 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:** C-2  
**Project Planner:** Nicolette Jones (nicolette.jones@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'-11"

**ITEM 3 – Docket Number: 047-15**

**Applicant or Agent:** Jonathan Tate & Charles Rutledge  
**Property Location:** 3613 South 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 Jones (nicolette.jones@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 4 – 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 5 – Docket Number: 058-15**

**Applicant or Agent:** Leroy Wylie  
**Property Location:** 7709 Mayo Road **Zip:** 70126  
**Bounding Streets:** Mayo Rd., Curran Rd., Edward St., & Wales St.  
**Zoning District:** RS-2 Single-Family Residential District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Single-Family Residence **Square Number:** A  
**Proposed Use:** Single-Family Residence **Lot Number:** 10-A  
**Project Planner:** Nicholas Kindel (njkindel@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 resulting in excessive height.

**Requested Waiver:**

**Article 15, Section 15.5.12(4) - Accessory Building and Structures Height**

Required: 14'      Provided: 20.4'      Waiver: 6.4'



**ITEM 6 – Docket Number: 063-15**

**Applicant or Agent:** Mark Schreiner  
**Property Location:** 4224 Fontainebleau Drive **Zip:** 70115  
**Bounding Streets:** S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 192  
**Proposed Use:** Single-Family Residence **Lot Number:** 14  
**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) of the Comprehensive Zoning Ordinance.

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

**Requested Waivers:**

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

Required: 40’                      Provided: 30’                      Waiver: 10’

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

Required: 4,400 sq. ft.    Provided: 3,600 sq. ft.                      Waiver: 800 sq. ft.



**ITEM 7 – Docket Number: 064-15**

**Applicant or Agent:** Mark Schreiner  
**Property Location:** 4224 Fontainebleau Drive **Zip:** 70115  
**Bounding Streets:** S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 192  
**Proposed Use:** Single-Family Residence **Lot Number:** 13  
**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) of the Comprehensive Zoning Ordinance.

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

**Requested Waivers:**

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

Required: 40’                      Provided: 30’                      Waiver: 10’

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

Required: 4,400 sq. ft.    Provided: 3,600 sq. ft.                      Waiver: 800 sq. ft.



**ITEM 8 – Docket Number: 067-15**

**Applicant or Agent:** Matthew Osborne, Steve Goulet  
**Property Location:** 7041 Roy Street **Zip:** 70124  
**Bounding Streets:** Roy St., New Orleans - Hammond Hwy., Fleur De Lis Dr., & Hay Pl.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 25  
**Proposed Use:** Single-Family Residence **Lot Number:** 31-A  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 9A, Section 9A.1.8 of the Comprehensive Zoning Ordinance

**Request:** This request is to permit one (1) parking space in the required corner lot front yard.

**Requested Waiver:**

**Section 9A.1.8. – Parking in Front Yards**

Permitted: 0                      Proposed: 1 Space                      Waiver: 1 Space



**ITEM 9 – Docket Number: 068-15**

**Applicant or Agent:** Charles Neyrey, McDonogh 31, LLC  
**Property Location:** 800-830 N. Lopez Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 431  
**Proposed Use:** Single-Family Residence **Lot Number:** 19  
**Project Planner:** Brooke Perry (btperry@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 lot area, insufficient minimum depth of front yard, and insufficient minimum corner side yard width.

**Requested Waivers:**

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

Required: 3,600 sq. ft.    Provided: 3,080 sq. ft.                      Waiver: 520 sq. ft.

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

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

**Section 4.6.7 (Table 4.F) – Minimum Corner Side Yard Width**

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

**ITEM 10 – Docket Number: 069-15**

**Applicant or Agent:** Charles Neyrey, McDonogh 31, LLC  
**Property Location:** 800-830 N. Lopez Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 431  
**Proposed Use:** Single-Family Residence **Lot Number:** 20  
**Project Planner:** Brooke Perry (btperry@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 lot area and insufficient minimum depth of front yard.

**Requested Waivers:**

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

Required: 3,600 sq. ft. Provided: 3,078 sq. ft. Waiver: 522 sq. ft.

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

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



**C. BZA Dockets – New Business**

**ITEM 11 – Docket Number: 079-15**

**Applicant or Agent:** Johann L. Palacios  
**Property Location:** 4628 Demontluzin Street **Zip:** 70122  
**Bounding Streets:** Demontluzin St., Lombard St., Franklin Ave., & Carnot St.  
**Zoning District:** RS-2 Single-Family Residential District  
**Historic District:** N/A **Planning District:** Planning  
**Existing Use:** Single-Family Residence **Square Number:** 20  
**Proposed Use:** Single-Family Residence **Lot Number:** 9,10  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

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

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

**Requested Waiver:**

**Section 15.6.1 – Fence Height**

Permitted: 7' Provided: 8' Waiver: 1'



**ITEM 12 – Docket Number: 080-15**

**Applicant or Agent:** Tristan Bennett  
**Property Location:** 1440-1442 Annette Street **Zip:** 70116  
**Bounding Streets:** Annette St., N. Robertson St., N Villere St., & St. Bernard Ave.  
**Zoning District:** HMR-3 Historic Marigny/Treme Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 623  
**Proposed Use:** Two Single-Family Residences **Lot Number:** 19  
**Project Planner:** Nicholas J. Kindel (njkindel@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**

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



**ITEM 13 – Docket Number: 081-15**

**Applicant or Agent:** 515 Toulouse, L.L.C., Harry Baker Smith Architects II  
**Property Location:** 515-531 Toulouse St., 516-520 Wilkinson St. **Zip:** 70130  
**Bounding Streets:** Toulouse St., Decatur St., Chartres St., & Wilkinson St.  
**Zoning District:** VCC-2 Vieux Carre Commercial District  
**Historic District:** N/A **Planning District:** 1b  
**Existing Use:** Vacant Mixed-Use **Square Number:** 26  
**Proposed Use:** Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances 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 renovation of an existing building to a mixed-use structure with excessive height.

**Requested Waiver:**

**Section 8.5.7 (Table 8.D) – Maximum Height**

Required: 50' Provided: 55' Waiver: 5'





**ITEM 14 – Docket Number: 082-15**

**Applicant or Agent:** Katie J. Buchert  
**Property Location:** 4939 S. Galvez Street **Zip:** 70125  
**Bounding Streets:** S. Galvez St., Upperline St., S. Miro St., & Robert St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 743  
**Proposed Use:** Single-Family Residence **Lot Number:** L  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.3(5) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

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

**Requested Waivers:**

**Section 15.2.3(5) – Circular Drive Standards**

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

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Permitted: ≤ 40%      Provided: 80%      Waiver: 40%



**ITEM 15 – Docket Number: 083-15**

**Applicant or Agent:** Franklin Avenue, L.L.C.  
**Property Location:** 1517-1541 Franklin Ave, 1530-1536 Port St. **Zip:** 70117  
**Bounding Streets:** Franklin Ave., N. Claiborne Ave., Port St., & N. Robertson St.  
**Zoning District:** C-1 General Commercial District  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Gas Station **Square Number:** 648  
**Proposed Use:** Gas Station **Lot Number:** Y2  
**Project Planner:** Laura Banos (lbbanos@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 5, Section 5.7.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a sign with excessive sign area.

**Requested Waiver:**

**Section 5.7.6(3) – Accessory Detached Sign Area**

Permitted: 110 sq. ft.      Provided: 410.75 sq. ft.      Waiver: 300.75 sq. ft.



**ITEM 16 – Docket Number: 084-15**

**Applicant or Agent:** Edward L. Nickolaus, Jr., Dan Nitschke  
**Property Location:** 321-323 S. Telemachus Street **Zip:** 70119  
**Bounding Streets:** S. Telamachus St., Banks St., S. Cortez St., & Palmyra St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Two-Family Residence **Square Number:** 729  
**Proposed Use:** Two-Family Residence **Lot Number:** 6  
**Project Planner:** Nicholas J. Kindel (njkindel@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 17 – Docket Number: 085-15**

**Applicant or Agent:** D-Barlo, L.L.C., John T. Campo, Jr.  
**Property Location:** 744 St Charles Avenue **Zip:** 70130  
**Bounding Streets:** St. Charles Ave., Church St., Girod St., & Julia St.  
**Zoning District:** CBD-7 Central Business District  
**Historic District:** Lafayette Square **Planning District:** 1a  
**Existing Use:** Vacant Office Building **Square Number:** 180  
**Proposed Use:** Hotel **Lot Number:** 5, 6  
**Project Planner:** Arlen D. Brunson (adbrunson@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 vacant building to a hotel with insufficient off-street loading spaces.

**Requested Waiver:**

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

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



**ITEM 18 – Docket Number: 086-15**

**Applicant or Agent:** Stephanie November, Brian Gille  
**Property Location:** 5914 Coliseum Street **Zip:** 70115  
**Bounding Streets:** Coliseum St., State St., Eleanore St. & Chestnut St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 38  
**Proposed Use:** Single-Family Residence **Lot Number:** Z  
**Project Planner:** Valerie McMillan (vamcmillan@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 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**

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



**ITEM 19– Docket Number: 087-15**

**Applicant or Agent:** Albert P. Bush III, Brian Gille  
**Property Location:** 1032 Eleonore Street **Zip:** 70115  
**Bounding Streets:** Eleanore St., State St., Coliseum St. & Chestnut St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 38  
**Proposed Use:** Single-Family Residence **Lot Number:** X  
**Project Planner:** Larry W. Massey (lwmassey@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 with excessive height.

**Requested Waiver:**

**Section 15.5.9(4) – Side Yards (Carport Height)**

Required: 13'                      Provided: 15'-3"                      Waiver: 2'-3"



**ITEM 20– Docket Number: 088-15**

**Applicant or Agent:** David & Nancy Stokes, Marianne Mumford Landscape Images  
**Property Location:** 4831-4835 St Charles Ave, 1625 **Zip:** 70115  
**Bounding Streets:** St. Charles Ave., Upperline St., Carondelet St., & Bordeaux St.  
**Zoning District:** RS-1 Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Multiple-Family Residence **Square Number:** 410  
**Proposed Use:** Single-Family Residence **Lot Number:** 2  
**Project Planner:** Nicolette P. Jones (nicolette.jones@nola.gov)

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

**Request:** This request is to permit one (1) off-street parking space in the required front yard area.

**Requested Waiver:**

**Section 15.2.3 – Parking in Front Yards**

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



**ITEM 21– Docket Number: 089-15**

**Applicant or Agent:** Jonathan Tate, Dylan Tete  
**Property Location:** 7510 Zimple Street **Zip:** 70118  
**Bounding Streets:** Zimple St., Cherokee St., Hillary 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:** 125  
**Proposed Use:** Single-Family Residence **Lot Number:** 18  
**Project Planner:** Sabine Lebailleux (selebailleux@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: 3,600 sq. ft.      Waiver: 800 sq. ft.

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

Required: 40'      Provided: 30"      Waiver: 10"



**ITEM 22– Docket Number: 090-15**

**Applicant or Agent:** Keion Smith, St. Bernard Project, Inc.  
**Property Location:** 3636 Timber Wolf Lane **Zip:** 70131  
**Bounding Streets:** Timber Wolf Lane, Forest Park Lane, & Timber Ridge Court  
**Zoning District:** RS-2 Single-Family Residential District  
**Historic District:** N/A **Planning District:** 12  
**Existing Use:** Single-Family Residence **Square Number:** 6  
**Proposed Use:** Single-Family Residence **Lot Number:** 15  
**Project Planner:** Tyler J. Antrup (tjantrup@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 elevation of a single-family residence resulting in a loss of required off-street parking.

**Requested Waiver:**

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

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



**ITEM 23– Docket Number: 091-15**

**Applicant or Agent:** Douglas Mayo, Scott Veazey  
**Property Location:** 1500-1502 Elysian Fields Avenue **Zip:** 70116  
**Bounding Streets:** Elysian Fields Ave., Frenchman St., N. Claiborne Ave., & N. Robertson St.  
**Zoning District:** B-2 Neighborhood Business District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Mixed-Use **Square Number:** 639  
**Proposed Use:** Restaurant **Lot Number:** 6  
**Project Planner:** Dubravka Gilic (dgilic@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 a restaurant with insufficient off-street parking.

**Requested Waiver:**

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

Required: 16 Spaces      Provided: 1 Space (14 grandfathered)      Waiver: 1 Space



**ITEM 24– Docket Number: 092-15**

**Applicant or Agent:** L. Katherine Harmon, Moshe Shargian  
**Property Location:** 2622 Cleveland Avenue **Zip:** 70119  
**Bounding Streets:** Cleveland Ave., Palmyra St., S. Dorgenois, & S. Broad  
**Zoning District:** B-1A Neighborhood Business District / Inner City Urban Corridor  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Three-Family Residence **Square Number:** 582  
**Proposed Use:** Three-Family and Two-Family Residence **Lot Number:** 21  
**Project Planner:** Larry W. Massey (lwmassey@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.5.8(1) and Article 5, Section 5.5.7(Table 5.E) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence, on a lot with an existing three-family dwelling unit, with insufficient rear yard depth and insufficient off-street parking.

**Requested Waivers:**

**Section 5.5.8(1) - Off-Street Parking**

Required: 5 Spaces      Provided: 3 Spaces      Waiver: 2 Spaces

**Section 5.5.7(Table 5.E) - Rear Yard**

Required: 20'      Proposed: 3'      Waiver: 17'



**ITEM 25– Docket Number: 093-15**

**Applicant or Agent:** Keith J. Marrero, Kevin & Sabrina Hankton  
**Property Location:** 2724 4th Street **Zip:** 70113  
**Bounding Streets:** Fourth St., Magnolia St., Washington Ave., & Clara St.  
**Zoning District:** RM-4 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 382  
**Proposed Use:** Three-Family Residence **Lot Number:** 11  
**Project Planner:** Brittany B. DesRocher (bbdesrocher@nola.gov)

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

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

**Requested Waivers:**

<b>Section 4.12.7 (Table 4.L) – Minimum Lot Area</b>		
Required: 3,600 sq. ft.	Provided: 2,799 sq. ft.	Waiver: 801 sq. ft.
<b>Section 4.12.7 (Table 4.L) – Minimum Lot Width</b>		
Required: 40'	Provided: 31.1'	Waiver: 8.9'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>		
Required: 3 Spaces	Provided: 0 Spaces	Waiver: 3 Spaces



**ITEM 26– Docket Number: 094-15**

**Applicant or Agent:** Tore Wallin, Arcadia L.L.C.  
**Property Location:** 2401-2403 St Claude Avenue **Zip:** 70117  
**Bounding Streets:** St. Claude Ave., Music St., St. Roch Ave., & Marais St.  
**Zoning District:** HMC-2 Historic Marigny/Treme Commercial District  
**Historic District:** Faubourg Marigny **Planning District:** 7  
**Existing Use:** Vacant Commercial **Square Number:** 394  
**Proposed Use:** Restaurant **Lot Number:** 1  
**Project Planner:** Arlen D. Brunson (adbrunson@nola.gov)

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

**Request:** This request is to permit the renovation of a vacant building for use as a restaurant with insufficient off-street parking.

**Requested Waiver:**

<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces



**ITEM 27– Docket Number: 095-15**

**Applicant or Agent:** Camille M. Lemann  
**Property Location:** 2201-03 St. Ann Street **Zip:** 70119  
**Bounding Streets:** St. Anne St., N. Galvez St., Dumaine St., & N. Miro St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Tremé **Planning District:** 4  
**Existing Use:** Two-Family Residence **Square Number:** 284  
**Proposed Use:** Two-Family Residence **Lot Number:** 1A  
**Project Planner:** Nicolette P. Jones (nicolette.jones@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 in conjunction with Subdivision Docket 013/15, to permit the creation of a lot with insufficient minimum lot area, insufficient minimum lot depth, and to permit a single-family residence with insufficient side yard width of side yards and insufficient rear yard depth.

**Requested Waivers:**

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

Required: 3,600 sq. ft. Provided: 1,945.7 sq. ft. Waiver: 1,654.3 sq. ft.

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

Required: 90' Provided: 58'1" Waiver: 31'11"

**Section 4.6.7 (Table 4.F) – Side Yard Width**

Required: 3' Provided: 2'5" Waiver: 7"

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

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





**ITEM 28– Docket Number: 096-15**

**Applicant or Agent:** Camille M. Lemann  
**Property Location:** 2207 St. Ann Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Miro St., Dumaine St., & N. Galvez St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Tremé **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 284  
**Proposed Use:** Single-Family Residence **Lot Number:** 1B  
**Project Planner:** Nicolette P. Jones (nicolette.jones@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 in conjunction with Subdivision Docket 013/15, to permit the creation of a lot with insufficient minimum lot area, insufficient minimum lot width, and insufficient minimum lot depth.

**Requested Waivers:**

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

Required: 3,600 sq. ft. Provided: 958.3 sq. ft. Waiver: 2641.7 sq. ft.

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

Required: 30' Provided: 16'6" Waiver: 13'4"

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

Required: 90' Provided: 58'1" Waiver: 31'11"



**ITEM 29– Docket Number: 097-15**

**Applicant or Agent:** Camille M. Lemann  
**Property Location:** 809 N. Galvez Street **Zip:** 70119  
**Bounding Streets:** N. Galvez St., Dumaine St., St. Anne St., & N. Miro St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Tremé **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 284  
**Proposed Use:** Single-Family Residence **Lot Number:** 1C  
**Project Planner:** Nicolette P. Jones (nicolette.jones@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 in conjunction with Subdivision Docket 013/15, to permit the creation of a lot with insufficient minimum lot area, and insufficient minimum lot depth.

**Requested Waivers:**

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

Required: 3,600 sq. ft. Provided: 1,662.5 sq. ft.

Waiver: 1,937.5 sq. ft.

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

Required: 90' Provided: 50'

Waiver: 40'

**D. Adjournment**