



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

November 9, 2015

MEETING INFORMATION

Location

Homeland Security Conference Room

8th Floor, Room 8E10
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

Thomas McCall Screen

Jaime Ramiro Diaz

Alfonso Gonzalez II

Myra Bercy

Mary Harper Malone

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 **November 19, 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 designated box. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

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

This is the Draft Agenda

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

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 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. Consideration – Adoption of the 2016 & 2017 Board of Zoning Adjustments Meeting Schedules
- C. BZA Dockets – Former Comprehensive Zoning Ordinance¹ - Unfinished Business

ITEM 1 – Docket Number: 157-15

Applicant or Agent: Lawrence J. Springer, John F. Wheelock, Jr. and Melissa G. Wheelock
Property Location: 2031 State Street **Zip:** 70118
Bounding Streets: State St., Feret St., Richmond Pl., & Loyola Av.
Former Zoning: RS-2 Single-Family Residential District
Current Zoning: HU-RS Historic Urban Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** Bloomingdale
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Danica Adams (dcadams@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 former Comprehensive Zoning Ordinance.

Request: This request is to permit two (2) parking spaces 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: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 55% (845.78 sq. ft.) Waiver: 15% (232 sq. ft.)



¹ The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

ITEM 2 – Docket Number: 169-15

Applicant or Agent: Magazine Race, LLC
Property Location: 1476 Magazine Street **Zip:** 70130
Bounding Streets: Magazine St., Race St., Constance St., & Euterpe St.
Former Zoning: B-1A Neighborhood Business District
Current Zoning: HU-B1 Neighborhood Business District
Historic District: Lower Garden District (Local HD) **Planning District:** 2
Existing Use: Parking Lot **Square Number:** 144
Proposed Use: Multi-Family Residence **Lot Number:** 1, 2

Request Citation: This request is for special exceptions from the provisions of Article 5, Section 5.5.7 (Table 5.E) of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of a multi-family residence with insufficient side yard setback and insufficient rear yard setback.

Requested Waivers:

Section 5.5.7 (Table 5.E) – Side Yard Setback

Required: 5' Provided: 3'-6" Waiver: 1'-6"

Section 5.5.7 (Table 5.E) – Rear Yard Setback

Required: 20' Provided: 0' Waiver: 20'



ITEM 3 – Docket Number: 170-15

Applicant or Agent: Gwendolyn A. Bordenave
Property Location: 301-303 S. Alexander Street **Zip:** 70119
Bounding Streets: S. Alexander St., Murat St., Palmyra St., & Banks St.
Former Zoning: RD-3 Two-Family Residential District
Current Zoning: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 804
Proposed Use: Two-Family Residence **Lot Number:** 25
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 4F) of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, minimum corner side yard width, minimum aggregate side yard width, and minimum rear yard depth.

Requested Waivers:

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

Required: 3,600 sq. ft. Provided: 3,141.6 sq. ft. Waiver: 458.4 sq. ft.

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

Required: 30' Provided: 28' Waiver: 2'

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

Required: 1' Provided: 0' Waiver: 1'

Section 4.6.7 (Table 4F) – Minimum Aggregate Side Yard Width

Required: 20% Provided: 10.71% Waiver: 9.29%

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

Required: 20' Provided: 6" Waiver: 19'-6"



ITEM 4 – Docket Number: 171-15

Applicant or Agent: Mary-Jo Webster
Property Location: 1148 Moss Street **Zip:** 70119
Bounding Streets: Moss St., Bell St., Hagan Ave., & St. Philip St.
Former Zoning: RD-2 Two-Family Residential District
Current Zoning: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 464
Proposed Use: Single-Family Residence **Lot Number:** 3A
Project Planner: Dubravka Gilic (dgilic@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 15.6.1 of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of a single-family residence with insufficient rear yard depth and excessive fence height.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**

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

Section 15.6.1 – Fence Height

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

**ITEM 5 – Docket Number: 173-15**

Applicant or Agent: 2223 Carondelet, LLC
Property Location: 2223 Carondelet Street **Zip:** 70113
Bounding Streets: Carondelet St., Jackson Ave., Philip St., & Brainard St.
Former Zoning: RM-4 Multiple-Family Residential District
Current Zoning: HU-RM1 Historic Urban Multi-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 243
Proposed Use: Multi-Family Residence **Lot Number:** 15
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of an 18 unit multi-family residence with insufficient lot area per dwelling unit.

Requested Waiver:**Section 4.12.7 (Table 4.L) – Lot Area Per Dwelling Unit**

Required: 1,000 sq. ft. Provided: 878.5 sq. ft. Waiver: 121.5 sq. ft



D. BZA Dockets – Former Comprehensive Zoning Ordinance² - New Business

ITEM 6 – Docket Number: 184-15

Applicant or Agent: Susan Neely
Property Location: 1421 N. Robertson Street **Zip:** 70116
Bounding Streets: N. Robertson St., Esplanade Av., Kerlerec St., & N. Claiborne Av.
Former Zoning: HMC-2 Historic Marigny/Tremé Commercial District
Current Zoning: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Treme **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 629
Proposed Use: Restaurant **Lot Number:** 1
Project Planner: Larry Massey (lwmassey@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 former Comprehensive Zoning Ordinance.

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

Requested Waiver:

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

Required: 11 Spaces Provided: 0 Spaces

Waiver: 11 Spaces

² The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

E. BZA Dockets – Current Comprehensive Zoning Ordinance³ - Unfinished Business**ITEM 7 – Docket Number: 175-15**

Applicant or Agent: Michael Hanner
Property Location: 6235-6237 Pasteur Boulevard **Zip:** 70122
Bounding Streets: Pasteur Blvd., New York St., Vermillion Blvd., & Robert E. Lee Blvd.
Zoning District: S-RD Two-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 6
Existing Use: Two-Family Residence **Square Number:** 4
Proposed Use: Two-Family Residence **Lot Number:** 21
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), and Article 22, Section 22.8.B.1(b), Section 22.11.B1, Section 22.11.B1.a.i , Section 22.11.B1.a.ii, Section 22.11.D.1&2, and Section 22.11.D.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit two (2) off-street parking spaces in a required front yard with excessive impervious surface, excessive number of curb cuts, insufficient setback for curb cuts, and insufficient setback for the parking pad. **(AFTER THE FACT)**

Requested Waiver:**Section 13.3.A.1 (Table 13-2) - Maximum Impervious Surface - Front Yard**

Permitted: 40% Provided: 60% Waiver: 20%

Section 22.8.B.1(b) - Permitted Vehicle Parking Locations (Residential Uses - Front Yard)

Permitted: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 22.11.B.1 - Curb Cuts (Number of allowed curb cuts)

Permitted: 1 Curb Cut Provided: 2 Curb Cuts Waiver: 1 Curb Cut

Section 22.11.B.1.a.i - Curb Cuts (Circular Drive – Parking Space in Front Yard)

Required: 0 Spaces in Front Yard Provided: 1 Space Waiver: 1 Space

Section 22.11.B.1.a.ii - Curb Cuts (Circular Drive – Setback from side lot line) (Robert E. Lee Blvd.)

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

Section 22.11.B.1.a.ii - Curb Cuts (Circular Drive – Setback from side lot line) (New York St.)

Required: 3' setback Provided: 1.15' setback Waiver: 1.85'

Section 22.11.D.1&2 - Parking Pad Design (Location)

Required: 0 Spaces in Front Yard Provided: 1 Space Waiver: 1 Space

Section 22.11.D.3 - Parking Pad Design (Setback from lot lines)

Required: 3' setback from lot line Provided: 0' setback Waiver: 3'



³ The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 8 – Docket Number: 177-15

Applicant or Agent: Kamal Dali
Property Location: 6186-6188 Bellaire Drive **Zip:** 70124
Bounding Streets: Bellaire Dr., 18th St., 20th St, & 17th St. Canal
Zoning District: S-LRS1 Lakeview Single-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** NA
Proposed Use: Single-Family Residence **Lot Number:** 145, 145A
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.AA.1 and Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with excessive front yard stair projection and front yard paving. **(AFTER THE FACT)**

Requested Waivers:

Section 13.3.A.1 (Table 13-2) – Front Yard Paving

Permitted: 40% (368 sq. ft.) Proposed: 70% (644 sq. ft.) Waiver: 30% (276 sq. ft.)

Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)

Required: 6' Proposed: 8' Waiver: 2'



ITEM 9 – Docket Number: 178-15

Applicant or Agent: Controlled Entropy Rosedale LLC
Property Location: 801 Rosedale Drive **Zip:** 70124
Bounding Streets: Rosedale Dr., Conti St., & Clayton Ave.
Zoning District: S-LB2 Lake Area Neighborhood Business District
Overlay District: GC Greenway Corridor Design Overlay
Historic District: N/A **Planning District:** 5
Existing Use: Police Station **Square Number:** 240
Proposed Use: Restaurant **Lot Number:** A
Project Planner: Arlen D Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: To permit the use of a restaurant with insufficient off-street parking.

Requested Waiver:

Section 22.4.A (Table 22-1) – Required Off-Street Vehicle Parking Spaces

Required: 6 Spaces Provided: 2 Spaces (3 grandfathered) Waiver: 1 Space



ITEM 10 – Docket Number: 181-15

Applicant or Agent: Mickey P. Landry
Property Location: 1328 Nashville Avenue **Zip:** 70115
Bounding Streets: Nashville Ave., Pitt St., Eleonore St., & Prytania St.
Zoning District: HU-RD2 Two-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 48
Proposed Use: Single-Family Residence **Lot Number:** 1-A, 3-A
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.A.3 and Section 21.6.A.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive height, resulting in excessive coverage of the required rear yard area.

Requested Waivers:

Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Required : ≤40% Provided: 56.9% Waiver: 16.9%

Section 21.6.A.6 – Accessory Structures (Height)

Permitted: 14' Provided: 19' 6" Waiver: 5' 6"

F. BZA Dockets – Current Comprehensive Zoning Ordinance⁴ - New Business

ITEM 11 – Docket Number: 185-15

Applicant or Agent: Eric Blake
Property Location: Lot 4A, 4500 Block of Marais Street **Zip:**
Bounding Streets: Marais St., Kentucky St., Urquhart St., & Japonica St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 467
Proposed Use: Single-Family Residence **Lot Number:** 4-A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.2 and Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:

Section 11.3.A.2 –Front Yard Build-To Line Requirement

Required: 20' Provided: 73'-6" Waiver: 53'-6"

Section 11.3.A.1 (Table 11-2A) - Rear Yard

Required: 15' Provided: 3'-6" Waiver: 11'-6"



⁴ The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 12 – Docket Number: 186-15

Applicant or Agent: Adrienne Trahan, Patrick Brewster
Property Location: 6220 Camp Street **Zip:** 70118
Bounding Streets: Camp St., Calhoun St., Magazine St., & Henry Clay Av.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 30
Proposed Use: Single-Family Residence **Lot Number:** 12
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.2 and Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with an excessive front yard depth, excessive paving of the front yard, and excessive height.

Requested Waivers:**Section 11.3.A.2 –Front Yard Build-To Line Requirement**

Required: 3' Provided: 14'-2" Waiver: 11.16"

Section 11.3.A.1 (Table 11-2A) - Maximum Building Height

Required: 35' Provided: 40'-3" Waiver: 5'-3"

Section 11.3.A.1 (Table 11-2A) - Maximum Impervious Surface in Front Yard

Required: <40% Provided: 49.6% Waiver: 9.6%

**ITEM 13 – Docket Number: 187-15**

Applicant or Agent: Julie Simpson, Petite Urbania, LLC
Property Location: 1517 Terpsichore Street **Zip:** 70130
Bounding Streets: Terpsichore St., St. Charles Ave., Melpomene St., & Prytania St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 194
Proposed Use: Single-Family Residence **Lot Number:** 10
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an addition to a single-family residence resulting in insufficient rear yard depth and insufficient interior side yard.

Requested Waivers:**Section 11.3.A.1 (Table 11-2A) - Rear Yard**

Required: 15' Provided: 3' Waiver: 12'

Section 11.3.A.1 (Table 11-2A) - Interior Side Yard

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

ITEM 14 – Docket Number: 188-15

Applicant or Agent: Lee Ledbetter & Associates
Property Location: 2306 Camp Street **Zip:** 70130
Bounding Streets: Camp St., Phillip St., Magzaine St., & First St.
Zoning District: HU-RD1 Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 147
Proposed Use: Single-Family Residence **Lot Number:** 12-A-1
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an addition to a single-family residence resulting in insufficient rear yard depth.

Requested Waivers:

Section 11.3.A.1 (Table 11-2A) - Rear Yard

Required: 15' Provided: 8'- ¾" Waiver: 6'- ¼"



ITEM 15 – Docket Number: 189-15

Applicant or Agent: Sarpy Development, LLC, Ruppert N. Kohlmaier, Jr.
Property Location: 3139 Constance Street (Lot 3) **Zip:** 70115
Bounding Streets: Magazine St., Harmony St., Constance St., & Ninth St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 124
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

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

Requested Waivers:

Section 11.3.A.1 (Table 11-2A) - Lot Depth

Required: 90' Provided: 57' Waiver: 33'

Section 11.3.A.1 (Table 11-2A) - Rear Yard

Required: 15' Provided: 11.4' Waiver: 11.4'



ITEM 16 – Docket Number: 190-15

Applicant or Agent: Sarpy Development, LLC, Ruppert N. Kohlmaier, Jr.
Property Location: 3139 Constance Street (Lot 4) **Zip:** 70115
Bounding Streets: Ninth St., Magazine St., Harmony St., & Constance St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 124
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

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

Requested Waiver:

Section 11.3.A.1 (Table 11-2A) - Rear Yard

Required: 3'-5" Provided: 0' Waiver: 3'-5"



ITEM 17 – Docket Number: 191-15

Applicant or Agent: Sarpy Development, LLC, Ruppert N. Kohlmaier, Jr.
Property Location: 3139 Constance Street (Lot 5) **Zip:** 70115
Bounding Streets: Harmony St., Magazine St., Ninth St., & Constance St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 124
Proposed Use: Single-Family Residence **Lot Number:** 5
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

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

Requested Waiver:

Section 11.3.A.1 (Table 11-2A) - Rear Yard

Required: 3'-6" Provided: 0' Waiver: 3'-6"



ITEM 18 – Docket Number: 192-15

Applicant or Agent: Park Investment Properties LLC, Sarpy Development, LLC
Property Location: 923 Julia Street **Zip:** 70113
Bounding Streets: Julia St., Dryades St., Girod St., & Baronne St.
Zoning District: CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District
Historic District: Lafayette Square **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 257
Proposed Use: Multi-Family Residence **Lot Number:** 6 & 7
Project Planner: Brittany B. DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for variances from the provisions of Article 17, Section 17.3.B.1, and Article 17, Section 17.6.D.9 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family residence with no ground-floor uses and with a garage entrance on a pedestrian street.

Requested Waivers:

Section 17.3.B.1 -Use Restrictions

Required: 25% of floor area occupied by required use

Provided: 0% of floor area occupied by required use

Waiver: 25% of floor area occupied by required use

Section 17.6.D.9 - Building Design

Required: No garage entrances, dirveways or loading bays

Provided: Garage entrance

Waiver: Garage entrance



ITEM 19 – Docket Number: 193-15

Applicant or Agent: Derek Scontrino
Property Location: 6304 Pontchartrain Boulevard **Zip:** 70124
Bounding Streets: Pontchartrain Blvd., W. Harrison Av., Ave. C, & 26th St.
Zoning District: S-LB1 Lake Area Neighborhood Business District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 15
Proposed Use: Mixed-Use **Lot Number:** 9-A
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 14, Section 14.3.A.1 (Table 14-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a mixed-use development with insufficient minimum lot area and insufficient minimum lot depth.

Requested Waivers:

Section 14.3.A.1 (Table 14-2) – Minimum Lot Area
 Required: 10,000 sq. ft. Provided: 9,600 sq. ft. Waiver: 400 sq. ft.
Section 14.3.A.1 (Table 14-2) - Minimum Lot Width
 Required: 100' Provided: 80' Waiver: 20'



ITEM 20 – Docket Number: 194-15

Applicant or Agent: Yung Lau, Edward T Suffern
Property Location: 3001 Napoleon Avenue **Zip:** 70125
Bounding Streets: S. Claiborne Av., Napoleon Av., S. Derbigny St., & Gen. Perhsing St.
Zoning District: MU-1 Medium Intensity Mixed-Use District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 694
Proposed Use: Mixed-Use **Lot Number:** 1, 2, 3, Pt. 4
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2 (Table 15-1) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of a commercial building with insufficient rear yard depth.

Requested Waiver:

Section 5.2 (Table 15-1) – Minimum Rear Yard Depth
 Required: 20' Provided: 15' Waiver: 5'



ITEM 21 – Docket Number: 195-15

Applicant or Agent: Governor House of New Orleans, LLC, Richard Choate
Property Location: 1630 Canal Street **Zip:**
Bounding Streets: Canal St., S. Claiborne Av., Cleveland Av., & S. Robertson St.
Zoning District: CBD-7 Bio-Science District
Historic District: N/A **Planning District:** 1a
Existing Use: Hotel/Motel **Square Number:** 404
Proposed Use: Hotel/Motel **Lot Number:** A-1
Project Planner: Arlen D Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.10.B.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of a hotel with insufficient loading space width and height.

Requested Waivers:

Section 22.10.B.1 –Dimensions

Required: 12' Provided: 11'-2" Waiver: 10"

Section 22.10.B.1 –Dimensions

Required: 14' Provided: 10'-4" Waiver: 3'-8"

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

ITEM 22 – Docket Number: 183-15

Applicant or Agent: Riverlake New Orleans Properties, LLC, Justin B. Schmidt
Property Location: 7706 Burthe Street **Zip:** 70118
Bounding Streets: Burthe St., Adams St, Maple St., and Burdette St.
Overlay District: N/A
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Office **Square Number:** 97
Proposed Use: Office **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 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 commercial use.

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

ITEM 23 – Docket Number: 196-15

Applicant or Agent: Neal Schexnider
Property Location: 1421-1423 Marais Street **Zip:** 70116
Bounding Streets: Marais St., Esplanade Av., N. Villere St., & Kerlerec St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Treme **Planning District:** 4
Existing Use: Multi-Family Residence **Square Number:** 501
Proposed Use: Multi-Family Residence **Lot Number:** F

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the determination that an eight-plex has maintained legal non-conforming status.



ITEM 24 – Docket Number: 197-15

Applicant or Agent: N. Clark, LLC
Property Location: 223 N. Clark Street **Zip:** 70119
Bounding Streets: N. Clark St., Bienville St., N. Genois St., & Iberville St.
Zoning District: HU-MU Neighborhood Mixed-Use District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 477
Proposed Use: Single-Family Residence **Lot Number:** U-1

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 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 issuance of Building Permit No. 15-24879-NEWC, to permit the new construction of a two-story single-family residence.



ITEM 25 – Docket Number: 198-15

Applicant or Agent: Jack Properties LLC
Property Location: 2540 Desire Street **Zip:** 70117
Bounding Streets: Desire St., Law St., Piety St., & N Dorgenois St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Restaurant, Fast Food **Square Number:** 1397
Proposed Use: Restaurant, Fast Food **Lot Number:** Pt. N

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 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 determination that a conditional use application to permit the sale of alcoholic beverages for on-premise and off-premise consumption at a restaurant, cannot be amended to also request a conditional use to permit fast-food restaurant, as the application for said amendment (fast-food) was not complete prior to August 12, 2015.

- I. **Presentation – Mandatory HUD Fair Housing Training**
- J. **Adjournment**