



BOARD OF ZONING ADJUSTMENTS

Final Agenda

December 12, 2016

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 1:00 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

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 **December 22, 2016**.

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 box provided. 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, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Recognition of Past Board Members
- C. BZA Dockets – Former Comprehensive Zoning Ordinance - Unfinished Business

ITEM 1 – Docket Number: 081-15

Applicant or Agent: Harry Baker Smith Architects, 515 Toulouse, LLC
Property Location: 515-517 Toulouse St., 516 Wilkinson St. **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Vacant Mixed-Use **Square Number:** 26
Provided Use: Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A
Project Planner: Brittany B. DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8-D) of the former 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 Building Height

Permitted: 50 feet Provided: 53 feet Waiver: 3 feet



D. BZA Dockets – Current Comprehensive Zoning Ordinance - Unfinished Business

ITEM 2 – Docket Number: 092-16

Applicant or Agent: 1st Street Racquet Club
Property Location: 2375 Tchoupitoulas Street **Zip:** 70130
Bounding Streets: Tchoupitoulas St., First St., Rousseau St. Soraparu St.
Zoning District: MU-1 Medium Intensity Mixed-Use District
Overlay District: EC Enhancement Corridor Design Overlay
Historic District: Irish Channel **Planning District:** 2
Existing Use: Warehouse **Square Number:** 27
Provided Use: Reception Facility **Lot Number:** 5, 6, 7, & A
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 20, Section 20.3.WW of the Comprehensive Zoning Ordinance.

Request: This request is to permit a reception facility with insufficient minimum distance from the nearest residential district.

Requested Waiver:

Article 20, 20.3.WW — Reception Facility

Permitted: 200' Provided: 30' Waiver: 170'



ITEM 3 – Docket Number: 093-16

Applicant or Agent: WTJ Group LLC, Thais Santos
Property Location: 219-221 N. Tonti Street **Zip:** 70119
Bounding Streets: N. Tonti St., Iberville St., N. Rocheblave St., & Bienville St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 305
Provided Use: Single-Family Residence **Lot Number:** 27
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1, Article 11, Section 11.3.B.3, Article 22, Section 22.8.B, and Article 22, Section 22.11.D.1, 2, 3, and 5 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with an excessive front yard setback, excessive paving in the front yard, and a front yard parking space that is too close to the side property line.

Requested Waivers:**Article 11, 11.3.A.1 (Table 11-2A) — Maximum Impervious Surface in Front Yard**

Permitted: 40% max Provided: 45% Waiver: 5%

Article 11, 11.3.A.1 (Table 11-2A) — Front Yard Setback

Permitted: 20' max Provided: 40'-11" Waiver: 20'-11"

Article 11, 11.3.B.3 (a) — Parking Restrictions

Permitted: 0 spaces in the front yard Provided: 1 Waiver: 1

Article 22, 22.8.B.1 — Permitted Vehicle Parking Locations (Front Yard)

Permitted: 0 spaces in the front yard Provided: 1 Waiver: 1

Article 22, 22.11.D.1 — Parking Pad Design (Location)

Permitted: 0 spaces in the front yard Provided: 1 Waiver: 1

Article 22, 22.11.D.2 — Parking Pad Design (Location)

Permitted: 0 spaces in the front yard Provided: 1 Waiver: 1

Article 22, 22.11.D.3 — Parking Pad Design (Location)

Permitted: 3' from side lot line Provided: 1'-8" Waiver: 1'-4"

Article 22, 22.11.D.5 — Maximum Impervious Surface

Permitted: 40% max Provided: 45% Waiver: 5%



ITEM 4 – Docket Number: 094-16

Applicant or Agent: Darrin Champagne
Property Location: 920 Delaronde Street **Zip:** 70114
Bounding Streets: Delaronde St., Elmira St., Pacific Ave., & Patterson St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Algiers Point **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 43
Provided Use: Single-Family Residence **Lot Number:** E (Provided E1)
Project Planner: Sabine Lebailleux (selebailleux@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 in conjunction with Subdivision Docket 108/16 to permit the creation of a lot with insufficient minimum lot area and insufficient minimum lot width.

Requested Waiver:

Section 11.3.A.1 (Table 11-2A) — Minimum Lot Width

Required: 30' Provided: 27'-5" Waiver: 2'-7"



ITEM 5 – Docket Number: 095-16

Applicant or Agent: Darrin Champagne
Property Location: 920 Delaronde Street **Zip:** 70114
Bounding Streets: Delaronde St., Elmira Ave., Pacific Ave., & Patterson St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Algiers Point **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 43
Provided Use: Single-Family Residence **Lot Number:** E (Provided E2)
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 in conjunction with Subdivision Docket 108/16 to permit the creation of a lot with insufficient minimum lot width.

Requested Waiver:

Section 11.3.A.1 (Table 11-2A) — Minimum Lot Width

Required: 30' Provided: 27'-5" Waiver: 2'-7"



E. BZA Dockets – Current Comprehensive Zoning Ordinance - New Business**ITEM 6 – Docket Number: 097-16**

Applicant or Agent: Scott Aertker, Bradford Carlisle Walker
Property Location: 718-720 Gallier Street **Zip:** 70117
Bounding Streets: Gallier St., Royal St., Desire St., Dauphine St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 174
Proposed Use: Single-Family Residence **Lot Number:** 4 or 9
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.A (3) and Article 21, Section 21.6.A (7) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a shed with insufficient setback from the property line and excessive coverage of the required rear yard (**AFTER THE FACT**).

Requested Waivers:**Article 21, Section 21.6.A (3) – Accessory Structures & Uses (Rear Yard Coverage)**

Required: Maximum 40% Provided: 41% Waiver: 1%

Article 21, Section 21.6.A (7) – Accessory Structures & Uses (Interior Side Yard Setback)

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

**ITEM 7 – Docket Number: 098-16**

Applicant or Agent: C. Spencer Smith Architects, Jason P. Mueller
Property Location: 4018 Laurel Street **Zip:** 70115
Bounding Streets: Laurel St., Constantinople St., Annunciation St., Marengo St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 149
Proposed Use: Single-Family Residence **Lot Number:** 16
Project Planner: Sabine Lebailleur (selebailleur@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 an addition onto an existing single-family residence, resulting in insufficient minimum side yard width (**AFTER THE FACT**).

Requested Waiver:**Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3 ft. Provided: 2 ft. 5 in. Waiver: 7 in.



ITEM 8 – Docket Number: 099-16

Applicant or Agent: C. Gabriel Senette , Harold L. Lee, Monique M. Teixeira
Property Location: 4856-4858 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation St., Lyons St., Tchoupitoulas St., Upperline St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 121
Proposed Use: Two-Family Residence **Lot Number:** 11-A-1
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.N.1 (a) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height **(AFTER THE FACT)**.

Requested Waiver:

Article 21, Section 21.6.N.1 (a) – Fence Height

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



ITEM 9 – Docket Number: 100-16

Applicant or Agent: M & O Realty, Ralph H. Long
Property Location: 115-125 Robert E. Lee Boulevard **Zip:** 70124
Bounding Streets: Robert E. Lee Blvd., West End Blvd., Sapphire St.
Zoning District: S-LC Lake Area General Commercial District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 1
Proposed Use: Amusement Facility, Indoor **Lot Number:** B-2A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 14, Section 14.3.A.1. (Table 14-2), Article 22, Section 22.7, and Article 24, Section 24.11.F of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an indoor amusement facility (movie theater) with insufficient front yard depth, insufficient side yard width, insufficient minimum aggregate width of side yards, insufficient rear yard depth, insufficient minimum permeable open space, insufficient off-street loading; and to permit wall signs with excessive sign area.

Requested Waivers:**Article 14, 14.3.A.1 (Table 14-2)- Minimum Permeable Open Space**

Required: 20% Provided: 0% Waiver: 20%

Article 14, 14.3.A.1 (Table 14-2)- Front Yard Setback

Required: 20 ft. Provided: 0 ft. Waiver: 20 ft.

Article 14, 14.3.A.1 (Table 14-2)- Interior Side Yard Setback

Required: 10 ft. Provided: 0 ft. Waiver: 10 ft.

Article 14, 14.3.A.1 (Table 14-2)- Interior Side Yard Setback

Required: 10 ft. Provided: 8 ft. Waiver: 2 ft.

Article 14, 14.3.A.1 (Table 14-2)- Minimum Required Aggregate of Side Yards (Percent of Lot Width)

Required: 15 ft. (20%) Provided: 8 ft. (11%) Waiver: 7 ft. (9%)

Article 14, 14.3.A.1 (Table 14-2)- Rear Yard Setback

Required: 20 ft. Provided: 0 ft. Waiver: 20 ft.

Article 22, 22.7- Required Off-Street Loading Spaces (Table 22-3)

Required: 1 space Provided: 0 spaces Waiver: 1 space

Article 24, 24.11.F - Wall Sign

Permitted: 67 sq. ft. Provided: 164 sq. ft. Waiver: 97 sq. ft.



ITEM 10 – Docket Number: 101-16

Applicant or Agent: Charley Bob Burnham, Jr.
Property Location: 7024 General Haig Street **Zip:** 70124
Bounding Streets: General Haig St., Walker St., Argonne St., Robert E. Lee Blvd.
Zoning District: S-LRS1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 42
Proposed Use: Single-Family Residence **Lot Number:** 31, 32
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.A (3) of the Comprehensive Zoning Ordinance.

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

Requested Waiver:**Article 21, Section 21.6.A (3) – Accessory Structures & Uses (Rear Yard Coverage)**

Required: 40% or 400 ft.² Provided: 60% or 600 ft.² Waiver: 20% or 20 ft.²

**ITEM 11 – Docket Number: 102-16**

Applicant or Agent: Kevin L. Robert, Brenda B. Robert, Beverly Katz
Property Location: 2632-2634 Constance Street **Zip:** 70130
Bounding Streets: Constance St., Third St., Laurel St., Fourth St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 113
Proposed Use: Single-Family Residence **Lot Number:** 6
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.A.3, Article 21, Section 21.6.A.7, and Article 21, Section 21.6.A.8 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area and insufficient rear, interior side, and corner side yard setbacks.

Requested Waiver:**Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)**

Permitted: 168 ft² (40%) Provided: 420 ft² (100%) Waiver: 252 ft² (60%)

Article 21, Section 21.6.A.7 - Accessory Structures and Uses (Interior Side Yard Setback)

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

Article 21, Section 21.6.A.8 - Accessory Structures and Uses (Corner Lot Rear Yard Setback)

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

Article 21, Section 21.6.A.8 - Accessory Structures and Uses (Corner Side Yard Setback)

Required: 8' Provided: 0' Waiver: 8'

ITEM 12 – Docket Number: 103-16

Applicant or Agent: Repetition LLC, Sherman Strategies, LLC
Property Location: 3509 Hamburg Street **Zip:** 70122
Bounding Streets: Hamburg St., Sere St., Paris Ave., Lafreniere St.
Zoning District: S-RD Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 2318
Proposed Use: Two-Family Residence **Lot Number:** 23
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request Citation: This request is for variances from the provisions of 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 two-family residence with insufficient minimum lot width, lot area, and front yard setback.

Requested Waivers:**Article 13, Section 13.3.A.1. (Table 13-2) – Minimum Lot Width**

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

Article 13, Section 13.3.A.1. (Table 13-2) – Minimum Lot Area

Required: 2,500 sf/du Provided: 1,657 sf/du Waiver: 843 sf/du

Article 13, 13.3.A.1 (Table 13-2)- Front Yard Setback

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

**ITEM 13 – Docket Number: 104-16**

Applicant or Agent: Albert Architecture, Christopher Properties, Inc.
Property Location: 2145 Mirabeau Avenue **Zip:** 70122
Bounding Streets: Mirabeau Ave., Frenchmen St., Timoleon St., Elysian Fields Ave.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 3656
Proposed Use: Single-Family Residence **Lot Number:** 15
Project Planner: Nicolette P. Jones (nicolette.jones@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: This request is to permit the renovation of an existing single-family residence, resulting in the loss of the required off-street parking.

Requested Waiver:**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**

Required: 1 space Provided: 0 spaces Waiver: 1 space



ITEM 14 – Docket Number: 105-16

Applicant or Agent: Belmont Land Holdings LLC, Charles Ward
Property Location: 1239 Montegut Street **Zip:** 70117
Bounding Streets: Montegut St., Urquhart St., Feliciana St., Marais St.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 483
Proposed Use: Warehouse **Lot Number:** 9-X-1-A
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 16, Section 16.3.A.1 (Table 16-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit additions onto an existing warehouse, resulting in insufficient interior side yard setback.

Requested Waiver:**Article 16, Section 16.3.A.1 (Table 16-2) – Interior Side Yard Setback**

Required: 15' Provided: 5' Waiver: 10'

**ITEM 15 – Docket Number: 106-16**

Applicant or Agent: Jacob H. McGregor
Property Location: 2107-09 Annunciation Street **Zip:** 70130
Bounding Streets: Annunciation St., Jackson Ave., Laurel St., Josephine St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 101
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Cameron Bonnett (cdbonnett@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 in conjunction with Subdivision Docket 77/16 to permit the creation of a lot with insufficient minimum lot width.

Requested Waiver:**Article 11, Section 11.3.A.1. (Table 11-2A) – Minimum Lot Width**

Required: 30' Provided: 26'-4" Waiver: 3'-8"



ITEM 16 – Docket Number: 107-16

Applicant or Agent: 600 Esplanade, LLC, John C. Williams Architects, LLC
Property Location: 600 Esplanade Avenue **Zip:** 70116
Bounding Streets: Esplanade Ave., Chartres St., Barracks St., Royal St.
Zoning District: VCR-2 Vieux Carré Residential District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Two-Family Residence **Square Number:** 52
Proposed Use: Multi-Family Residence **Lot Number:** K
Project Planner: Brittany B. DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of an existing structure into a multi-family residence with insufficient minimum lot area per dwelling unit.

Requested Waiver:**Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Area**

Required: 2,400 ft.² Provided: 2,351 ft.² Waiver: 49 ft.²

**ITEM 17 – Docket Number: 108-16**

Applicant or Agent: Urban Magazine Street Hotel, LLC, 315 Magazine Hotel Owner, LLC
Property Location: 317-321 Magazine Street **Zip:** 70130
Bounding Streets: Magazine St., Natchez St., Picayune Pl., Gravier St.
Zoning District: CBD-2 Historic Commercial and Mixed-Use District Maximum FAR Subject
Historic District: Picayune Place **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 166
Proposed Use: Hotel/Motel **Lot Number:** 9, 10, 11
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 17, Section 17.4.A.2 (a) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition onto an existing structure resulting in excessive height.

Requested Waiver:**Article 17, Section 17.4.A.2 (a) – Building Height**

Required: 50' Provided: 63'-5" (54'-8" grandfathered) Waiver: 8'-9"



ITEM 18 – Docket Number: 109-16

Applicant or Agent: 4401 Investments, Inc., David. J. Halpern, Kean Miller
Property Location: 4401 N. Robertson Street **Zip:** 70117
Bounding Streets: Poland St., N. Claiborne Ave., Kentucky St., N. Robertson St.
Zoning District: C-2 Auto-Oriented Commercial District EC-2
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Building **Square Number:** 667
Proposed Use: Gas Station **Lot Number:** 1A
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 20, Section 20.EE of the Comprehensive Zoning Ordinance.

Request: This request is to permit a gas station with insufficient rear yard depth, insufficient corner side yard width, insufficient interior side yard width, and with an excessive number of curb cuts.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback

Required: 25' Provided: 3' Waiver: 22'

Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback

Required: 10' Provided: 5'-1/16" Waiver: 4'-15/16"

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback

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

Article 20, Section 20.EE – Gas Station

Required: 1 curb cut Provided: 2 curb cuts Waiver: 1 curb cut



F. Reasonable Accommodation Appeals – Unfinished Business**ITEM 19 – Docket Number: RA003-16****WITHDRAWN**

Applicant or Agent: Justin B. Schmidt, Christopher D. Villere
Property Location: 1467 Arabella Street **Zip:** 70115
Bounding Streets: Arabella St., Hurst St., Joseph St., & Garfield St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 58
Proposed Use: Single-Family Residence **Lot Number:** A

Request Citation: This request is for a reasonable accommodation from the provisions Article 11, Section 11.3.A.1 (Table 11-2A), and Article 22, Section 22.8.B.1(b), Section 22.11.B1, Section 22.11.B1.a.i, Section 22.11.B1.a.iii, Section 22.11.D.1, and Section 22.11.D.2 of the Comprehensive Zoning Ordinance.

Request: This request is to permit an off-street parking space in a required front yard with excessive impervious surface, excessive number of curb cuts, and insufficient lot width for a circular drive (**AFTER THE FACT**).

Requested Accommodations:**Section 11.3.A.1 (Table 11-2A) — Maximum Impervious Surface - Front Yard**

Permitted: 40%	Provided: 85%	Waiver: 45%
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Section 22.8.B.1(b) — Permitted Vehicle Parking Locations (Residential Uses - Front Yard)

Permitted: 0 Spaces	Provided: 1 Space	Waiver: 1 Space
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Section 22.11.B (1) — Curb Cuts

Permitted: 1 curb cut	Provided: 2 curb cuts	Waiver: 1 curb cut
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Section 22.11.B1(a)(i) — Curb Cuts

Required: 0 spaces in front yard	Provided: 1 space	Waiver: 1 space
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Section 22.11.B1(a)(iii) — Curb Cuts

Required: 50' lot width	Provided: 45'	Waiver: 5'
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Section 22.11.D.1 — Parking Pad Design for Single- and Two-Family Residential

Permitted: 0 spaces in front yard	Provided: 1 space	Waiver: 1 space
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Section 22.11.D2 — Parking Pad Design for Single- and Two-Family Residential

Permitted: 0 spaces in front yard	Provided: 1 space	Waiver: 1 space
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G. Director of Safety and Permits Decision Appeals – New Business

ITEM 20 – Docket Number: 110-16

Applicant or Agent: Sherman Strategies, LLC, Wayne C. Ducote
Property Location: 2726-42 Perdido Street **Zip:** 70119
Bounding Streets: Perdido St., S. Broad Ave., Pontchartrain Expy., S. White St.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 4
Existing Use: Parking Lot (Principal Use) **Square Number:** 600
Proposed Use: Parking Lot (Principal Use) **Lot Number:** 28, 29, 30, 31

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 denial of an occupational license.



H. Adjournment