



BOARD OF ZONING ADJUSTMENTS

Final Agenda

October 10, 2016

MEETING INFORMATION

Location

City Council Chambers

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

Time

10:00 *a.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 **October 20, 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 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, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Recognition of Past Board Members
- C. Rules Committee
- D. BZA Dockets – Former Comprehensive Zoning Ordinance¹ - Unfinished Business

ITEM 1 – Docket Number: 081-15

Applicant or Agent: Harry Baker Smith Architects, 515 Toulouse, L.L.C.,
Property Location: 515-517 Toulouse Street & 516 Wilkinson **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Former Zoning: VCC-2 Vieux Carré Commercial District
Current Zoning: VCC-2 Vieux Carré 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: 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

Required: 50 feet Proposed: 53 feet Waiver: 3 feet



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: 114-15

Applicant or Agent: Holly & Smith Architects, Fillmore Hospitality
Property Location: 632 Tchoupitoulas Street **Zip:** 70130
Bounding Streets: Tchoupitoulas St., Lafayette St., Girod St., & Commerce St.
Zoning District: CBD-8 Central Business District
Historic District: Warehouse District **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 60
Proposed Use: Hotel **Lot Number:** 2, 3, 4, 26, 27, 55A,
Project Planner: Tyler Antrup (tjantrup@nola.gov) 57, 59, 61

Request Citation: This remanded request is relative to a variance from the provisions of Article 6, Section 6.9.7 (Table 6.I) of the former Comprehensive Zoning Ordinance.

Request: This matter has been remanded to the Board of Zoning Adjustments by the Civil District Court for the Parish of Orleans on the sole issue regarding Criteria Number 9, so the Board can consider whether the variance granted for setback would impair the air and light concerning the door and window on the adjacent property.

Requested Waivers:

Section 6.9.7 (Table 6.I) – Required Minimum Setback

Required: 20 ft. Proposed: 0 ft. Waiver: 20 ft.

E. BZA Dockets – Current Comprehensive Zoning Ordinance² - Unfinished Business

ITEM 3 – Docket Number: 044-16

Applicant or Agent: The City Of New Orleans
Property Location: 3950 Alvar Street **Zip:** 70126
Bounding Streets: Alvar St., Chickasaw St., Desire Pkwy., Almonaster Ave.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 31
Proposed Use: Motor Vehicle Service & Repair, Minor **Lot Number:** T
Project Planner: Tyler Antrup (tjantrup@nola.gov)

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

Request: This request is to permit the construction of a motor vehicle repair facility with an excessive front yard setback.

Requested Waiver:

Section 16.3.A.2 (a) – Front Yard Build To Line

Permitted: 20 ft. maximum Provided: 128 ft. Waiver: 108 ft.



² The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 4 – Docket Number: 047-16

Applicant or Agent: Gebre E. Amare, Michael Tiffit
Property Location: 1544 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Gentilly Blvd., Laharpe St., Paul Morphy St., Bayou Rd.
Zoning District: HU-B1 Neighborhood Business District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 1530
Proposed Use: Retail Goods Establishment **Lot Number:** X or 6 & 7
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a retail goods establishment with insufficient rear yard depth. **(AFTER THE FACT)**

Requested Waiver:

Section 12.3.A.1 (Table 12-2) – Rear Yard Setback

Required: 15' Provided: 5'-½" Waiver: 9'-11 ½"



ITEM 5 – Docket Number: 066-16

Applicant or Agent: RLH Investments
Property Location: 1132 Jena Street & 4510 Coliseum St. **Zip:** 70115
Bounding Streets: Jena St., Coliseum St., Cadiz St., Chestnut St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 291
Proposed Use: Two-Family Residence **Lot Number:** 9-A
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 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient rear yard setback. **(AFTER THE FACT)**

Requested Waiver:

Section 11.3.A.1 – Rear Yard Setback

Required: 15' minimum Provided: 12'-8" Waiver: 2'-4"



ITEM 6 – Docket Number: 068-16

Applicant or Agent: Crain Family Trust
Property Location: 2721 St. Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., 4th St., Carondelet, St., Washington Ave.
Zoning District: HU-RM1 Multi-Family Residential District
Historic District: St. Charles Ave Local Historic District **Planning District:** 2
Existing Use: Multi-Family Residence **Square Number:** 230
Proposed Use: Multi-Family Residence **Lot Number:** 3B
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory office structure with insufficient side yard width.

Requested Waiver:**Section 21.6.A.7 – Accessory Structures and Uses**

Permitted: 3 ft. Provided: 0 ft. Waiver: 3 ft.

F. BZA Dockets – Current Comprehensive Zoning Ordinance³ - New Business**ITEM 7 – Docket Number: 069-16**

Applicant or Agent: Gabriel Corchiani, Geocor Properties, LLC
Property Location: 2543 Banks Street **Zip:** 70119
Bounding Streets: Banks St., S. Rocheblave St., Palmyra St., S. Dorgenois St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Mixed-Use **Square Number:** 578
Proposed Use: Mixed-Use **Lot Number:** 19A
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 in conjunction with Subdivision Docket 078-16 to permit the resubdivision of a lot, resulting in insufficient minimum lot depth and insufficient rear yard setback.

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

Required: 90' Provided: 76'-3' Waiver: 13'-9"

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Required: 14'-6" Provided: 0' Waiver: 14'-6"



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

ITEM 8 – Docket Number: 070-16

Applicant or Agent: Home By Hand Inc.
Property Location: 2458 Prentiss Avenue **Zip:** 70122
Bounding Streets: Prentiss Ave., Arts St., Mendez St., Music St.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 4410
Proposed Use: Single-Family Residence **Lot Number:** D
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request Citation: This request is for a variance 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 single-family residence with an insufficient interior side yard setback. **(AFTER THE FACT)**

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard

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



ITEM 9 – Docket Number: 071-16

Applicant or Agent: Home By Hand Inc.
Property Location: 6033 Cameron Boulevard **Zip:** 70122
Bounding Streets: Cameron Blvd., Robert E. Lee Blvd., Pasteur Blvd., Burbank Dr.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 3 or C
Proposed Use: Single-Family Residence **Lot Number:** 97C
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request Citation: This request is for a variance 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 single-family residence with an insufficient interior side yard setback. **(AFTER THE FACT)**

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard

Required: 5'-8" Provided: 3' Waiver: 2'-8"



ITEM 10 – Docket Number: 072-16

Applicant or Agent: Timmy Perkins, Perk Builders ,Inc.
Property Location: 5740 Warrington Drive **Zip:** 70122
Bounding Streets: Prentiss St., London Ave., Robert E. Lee Blvd., Warrington Dr.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 6
Proposed Use: Single-Family Residence **Lot Number:** 11
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.11.A.1.C of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a residential driveway with insufficient side yard setback. **(AFTER THE FACT)**

Requested Waiver:

Article 22, Section 22.11.A.1.c – Residential Driveways

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



ITEM 11 – Docket Number: 073-16

Applicant or Agent: Canaan Properties LLC, Joseph Carlson
Property Location: 7039 Vicksburg Street **Zip:** 70124
Bounding Streets: Robert E. Lee Blvd., Conrad St., Memphis St., Vicksburg St.
Zoning District: S-LRS1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 46-A
Proposed Use: Single-Family Residence **Lot Number:** B-1
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 single-family residence with insufficient front and rear yard depth.

Requested Waivers:

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

Required: 20'-0" Provided: 7'-10" Waiver: 12'-2"

Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback

Required: 20'-0" Provided: 10'-7" Waiver: 9'-5"



ITEM 12 – Docket Number: 074-16

Applicant or Agent: Mirus New Orleans LLC, C. Spencer Smith, AIA Architects
Property Location: 14550 Dwyer Boulevard et al **Zip:** 70129
Bounding Streets: Dwyer Blvd., Alsace St., & Maxent Canal
Zoning District: S-RM2 Multi-Family Residential District
Historic District: N/A **Planning District:** 10
Existing Use: Multi-Family Residence **Square Number:** Area IV
Proposed Use: Multi-Family Residence **Lot Number:** 7-F & 7-H
Project Planner: Danica Adams, Brooke Perry (dcadams@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 23, Section 23.3.C.5 and Section 23.3.C.11 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family housing development which includes greater than five thousand (5,000) square feet of impervious surface and which is greater than one (1) acre in size and does not detain the first one and one quarter inch (1.25”) of stormwater runoff during each rain event and whose post-development stormwater runoff rate is not less than the pre-development runoff rate.

Requested Waivers:

Article 23, Section 23.3.C.5 – Content of Stormwater Management Plan

Required: 1.25” Provided: 0.24” Waiver: 1.01”

Article 23, Section 23.3.C.11 – Content of Stormwater Management Plan

Required: Post-Development Runoff Rate < Pre-Development Runoff Rate

Provided: Post-Development Runoff Rate = Pre-Development Runoff Rate

Waiver: Post-Development Runoff Rate < Pre-Development Runoff Rate



ITEM 13 – Docket Number: 075-16

Applicant or Agent: Frank Lombardi - The Stellar Group Holdings, LLC
Property Location: 2705 St. Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., Washington Ave., Chippewa 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:** 59
Proposed Use: Single-Family Residence **Lot Number:** 21
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) and Article 21, Section 21.4.A.2 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient side yards, rear yard and permeable open space.

Requested Waivers:**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Depth of Rear Yard**

Required: 9 ft. Provided: 4 ft. Waiver: 5 ft.

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Depth of Side Yard

Required: 3 ft. Provided: 1 ft. Waiver: 2 ft.

Article 11, Section 21.4.A.2 – Side Yard Requirement between two Principal Buildings on a Lot

Required: 6 ft. Provided: 3 ft. Waiver: 3 ft.

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Permeable Open Space

Required: 30% Provided: 21.3% Waiver: 8.7%

**ITEM 14 – Docket Number: 076-16**

Applicant or Agent: Tyler Robinson, Robo Development, LLC
Property Location: 2535 Orleans Avenue **Zip:** 70119
Bounding Streets: Orleans Ave., N. Dorgenois St., St. Ann St., N. Rocheblave St.
Zoning District: HU-MU Neighborhood Mixed-Use District
Historic District: Tremé **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 324
Proposed Use: Two-Family Residence **Lot Number:** 156
Project Planner: Brittany B. DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance.

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

Requested Waiver:**Article 12, Section 12.3.A.1 (Table 12-2) – Side Yard Setback**

Required: 3' Provided: 2' Waiver: 1'

ITEM 15 – Docket Number: 077-16

Applicant or Agent: James H. Yockey, Sarah R. Yockey, John L. Gray
Property Location: 5528 Hurst Street **Zip:** 70115
Bounding Streets: Hurst St., Octavia St., Garfield St., Joseph St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 402A
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Nicolette P. Jones (nicolette.jones@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 an insufficient front yard setback.

Requested Waiver:

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

Required: 14' Provided: 5' Waiver: 9'



ITEM 16 – Docket Number: 078-16

WITHDRAWN

Applicant or Agent: Leaudria M. Polk, Charles Mckay
Property Location: 2256 Agriculture Street **Zip:** 70122
Bounding Streets: Agriculture St., Mandeville St., Industry St., Marigny St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 1711
Proposed Use: Two-Family Residence **Lot Number:** 11
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4 (Table 22-1) 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 22.4 (Table 22-1) – Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces Waiver: 2 Spaces



ITEM 17 – Docket Number: 079-16

Applicant or Agent: David M. Grishman, Michael Grishman, Haidee Grishman, Emily Flagler
Property Location: 3038-3040 Grand Route John **Zip:** 70119
Bounding Streets: Grand Route St. John St., N. Dupre St., Lepage St., Esplanade Ave., N. Lopez S
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Esplanade Ridge Local Historic District **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1525-26
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Nicolette P. Jones (nicolette.jones@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 side yard width (**AFTER THE FACT**).

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

Required: 3' Provided: 1 $\frac{3}{4}$ " Waiver: 2' -10 $\frac{1}{4}$ "

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

Required: 3' Provided: 2' - 4 $\frac{3}{4}$ " Waiver: 7 $\frac{1}{4}$ "

**ITEM 18 – Docket Number: 080-16**

Applicant or Agent: Orleans Parish School Board, Hewitt-Washington & Associates
Property Location: 1201 S. Roman Street **Zip:** 70125
Bounding Streets: S. Roman St., Erato St., S. Galvez St., Earhard Blvd.
Zoning District: HU-RM1 Multi-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Educational Facilities **Square Number:** 489
Proposed Use: Educational Facilities **Lot Number:** -1
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a primary educational facility with excessive height and insufficient off-street parking.

Requested Waivers:**Section 11.3.A.1 (Table 11-2A) – Maximum Building Height**

Required: 40' Provided: 56'-4" Waiver: 16'-4"

Section 22.4.A (Table 22-1) - Off-Street Vehicle and Bicycle Parking Requirements

Required: 238 spaces Provided: 26 spaces Waiver: 212 spaces

F. Director of Safety and Permits Decision Appeals – Unfinished Business**ITEM 19 – Docket Number: 056-16**

Applicant or Agent: Leonard Washington, Michael Tiffit
Property Location: 1421-1423 Marais Street **Zip:** 70116
Bounding Streets: Kerlerec St., N. Villere St., Esplanade Ave., Marais St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 501
Proposed Use: Multi-Family Residence **Lot Number:** F19

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 loss of non-conforming use of a nine-plex.

G. Director of Safety and Permits Decision Appeals – New Business**ITEM 20 – Docket Number: 081-16**

Applicant or Agent: Edward F. Lang, III, The Steeg Law Firm
Property Location: 5208-5210 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Dufossat St., Chestnut St., Bellecastle St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 299
Proposed Use: Single-Family Residence **Lot Number:** 14

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 the front yard parking has not obtained non-conforming status.



ITEM 21 – Docket Number: 082-16

Applicant or Agent:	Leonor E. Encalarde	
Property Location:	4811 Babylon Street	Zip: 70126
Bounding Streets:	Babylon St., Dwyer Rd., Stemway Dr., & Prentiss Ave.	
Zoning District:	S-RS Single-Family Residential District	
Historic District:	N/A	Planning District: 9
Existing Use:	Two-Family Residence	Square Number: 12
Proposed Use:	Two-Family Residence	Lot Number: 47

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 extension of a building permit for a two-family residence.



ITEM 22 – Docket Number: 083-16

Applicant or Agent:	Robert E. Zrabkowski, Aurora Gardens Neighborhood Association	
Property Location:	6301-6341 Stratford Place	Zip: 70131
Bounding Streets:	Stratford Pl., Aurora Dr. and Sullen Pl.	
Zoning District:	S-RM1 Multi-Family Residential District	
Historic District:	N/A	Planning District: 12
Existing Use:	Convalescent Home	Square Number: 128
Proposed Use:	Large Group Home	Lot Number: B

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 the proposed use of the subject property was a “convalescent home” under the former Comprehensive Zoning Ordinance.

H. Adjournment