



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

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## Draft Agenda

**July 8, 2019**

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### MEETING INFORMATION

#### LOCATION

#### **City Council Chambers**

City Hall (1<sup>st</sup> Floor)  
1300 Perdido Street  
New Orleans, Louisiana

#### TIME

10:00 a.m.

#### BOARD MEMBERS

Candice M. Forest – Chair

Todd C. James – Vice Chair

José Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Deborah Harkins

Mary Harper Malone

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 **July 18, 2019**.

#### **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.

## **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. Variances – Unfinished Business**

**ITEM 1 – Docket Number: 017-19**

**Applicant or Agent:** Mitchell L. Cooper, Steve Olson, S. Olson Architects, LLC  
**Property Location:** 1207 State Street **Zip:** 70115  
**Bounding Streets:** State St., Prytania St., Eleonore St., Perrier St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 24  
**Proposed Use:** Single-Family Residence **Lot Number:** 3  
**Project Planner:** Joseph Colón (jacolon@nola.gov)

**Request:** This request is for variances from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure with insufficient interior side yard and rear yard setbacks.

**Requested Waivers:**

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

Required: 3' Proposed: 0'-0" Waiver: 3'

**Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Rear Yard Setback)**

Required: 0' or 3' Proposed: 1'-1 or 1'-11" Waiver: 1'-1 or 1'-11"



**ITEM 2 – Docket Number: 025-19**

**Applicant or Agent:** Read Commercial Investments LLC, Stephanie Chambliss  
**Property Location:** 5733 Read Boulevard **Zip:** 70127  
**Bounding Streets:** Read Blvd., Interstate Highway I-10, Farrar Canal, Lake Forest Blvd.  
**Zoning District:** C-2 Auto-Oriented Commercial District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Building **Square Number:** 24  
**Proposed Use:** Restaurant, Specialty **Lot Number:** 3D-3B  
**Project Planner:** Joseph Colón (jacolon@nola.gov)

**Request:** This request is for variances from the provisions of Article 24, Section 24.12.D (Table 24-2) and Article 24, Section 24.12.D.2 of the Comprehensive Zoning Ordinance to permit a freestanding pole sign with excessive sign area, excessive sign height, and insufficient setback from a lot line.

**Requested Waivers:**

<b>Article 24, Section 24.12.D (Table 24-2) – Freestanding Signs (Area)</b>		
Permitted: 32 ft <sup>2</sup>	Provided: 63.18 ft <sup>2</sup>	Waiver: 31.18 ft <sup>2</sup>
<b>Article 24, Section 24.12.D (Table 24-2) – Freestanding Signs (Height)</b>		
Permitted: 20'-0"	Provided: 23'-0"	Waiver: 3'-0"
<b>Article 24, Section 24.12.D.2 – Freestanding Signs (Setbacks)</b>		
Required: 5'-0"	Provided: 0'-6"	Waiver: 4'-6"



**ITEM 3 – Docket Number: 037-19**

**Applicant or Agent:** Pablo Gonzalez, Ashley Gonzalez  
**Property Location:** 1205 Seventh Street **Zip:** 70115  
**Bounding Streets:** Seventh St., Chestnut St., Sixth St., Camp St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** Garden District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 163  
**Proposed Use:** Single-Family Residence **Lot Number:** 1  
**Project Planner:** Haley Delery (hdelery@nola.gov)

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.B.3 (a), Article 21, Section 21.7 (Table 21-2), Article 22, Section 22.11.B, and Article 22, Section 22.11.D.1 of the Comprehensive Zoning Ordinance to permit the construction of a curb cut with excessive width and a parking pad in the required corner side yard.

**Requested Waivers:**

**Article 11, Section 11.3.B.3 (a) – Parking Restrictions**

Required: No parking space in corner side yard  
Proposed: Parking space in corner side yard  
Waiver: Parking space in corner side yard

**Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Parking Pad)**

Required: No parking space in corner side yard  
Proposed: Parking space in corner side yard  
Waiver: Parking space in corner side yard

**Article 22, Section 22.11.B – Curb Cuts**

Required: 12' Proposed: 18' Waiver: 6'

**Article 22, Section 22.11.D.1 – Parking Pad Design (Location)**

Required: No parking space in corner side yard  
Proposed: Parking space in corner side yard  
Waiver: Parking space in corner side yard



**ITEM 4 – Docket Number: 038-19**

**Applicant or Agent:** Supreme Council of Louisiana, Jeffrey Frank Carroll  
**Property Location:** 3200 St. Bernard Avenue **Zip:** 70119  
**Bounding Streets:** Florida Ave., Frey Pl., St. Bernard Ave.  
**Zoning District:** C-1 General Commercial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** W  
**Proposed Use:** Social Club or Lodge **Lot Number:** 075  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request:** This request is for a variance from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the construction of a social club or lodge with excessive front yard setback.

**Requested Waiver:**

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

Required: 0' (+/- 3 ft. variation)

Proposed: 23'- 4 ½"

Waiver: 20'- 4½"

**C. Variances – New Business**

**ITEM 5 – Docket Number: 045-19**

**Applicant or Agent:** Allison Thomsen, Gregory Thomsen, Heather Rouss  
**Property Location:** 221 Pelican Avenue **Zip:** 70114  
**Bounding Streets:** Pelican Ave., Bouny St., Seguin St., Alix St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Algiers Point **Planning District:** 12  
**Existing Use:** Single-Family Residence **Square Number:** 7  
**Proposed Use:** Two-Family Residence **Lot Number:** 6, 7  
**Project Planner:** Haley Delery (hdelery@nola.gov)

**Request:** This request is to waive provisos imposed by the Board of Zoning Adjustments in BZA Docket 149-00, provisos #3, #4, and #5, requiring that the accessory structure never be separately metered, used as a rental property, or include kitchen facilities, as well as 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 to permit a second principal structure with insufficient interior side yard and rear yard setbacks. **(AFTER THE FACT)**

**Requested Waivers:**

**BZA Docket 149-00 – Proviso #3**

Imposed: The accessory structure shall never be separately metered.

Waiver: Removal of the requirement that the accessory structure shall never be separately metered.

**BZA Docket 149-00 – Proviso #4**

Imposed: The accessory structure shall not be used as a rental property.

Waiver: Removal of the prohibition that the accessory structure not be used as a rental property.

**BZA Docket 149-00 – Proviso #5**

Imposed: No kitchen facilities shall be permitted.

Waiver: Removal of the prohibition of kitchen facilities.

**Article 21, Section 21.4.A.2 – Number of Principal Buildings on a Lot**

Required: 15'	Provided: 0'	Waiver: 15'
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**Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3'	Provided: 0'	Waiver: 3'
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**Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3'	Provided: 0'	Waiver: 3'
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**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 15'	Provided: 0'	Waiver: 15'
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**ITEM 8 – Docket Number: 048-19**

**Applicant or Agent:** Jay A. Jacquet  
**Property Location:** 4434 San Remo Street **Zip:** 70129  
**Bounding Streets:** San Remo St., Grand Bayou, San Lorenzo Waterway  
**Zoning District:** S-RS Suburban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 11  
**Existing Use:** Vacant Lot **Square Number:** 31  
**Proposed Use:** Single-Family Residence **Lot Number:** 4  
**Project Planner:** Aspen Nero (asnero@nola.gov)

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient minimum front yard and interior side yard setbacks and to allow a parking pad with insufficient distance from the interior side property line.

**Requested Waivers:**

<b>Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback</b>		
Required: 20'	Proposed: 16'	Waiver: 4'
<b>Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback</b>		
Required: 5'-7"	Proposed: 4'-6"	Waiver: 1'-1"
<b>Article 22, Section 22.11.D.3 – Parking Pad Design (Location)</b>		
Required: 3'	Proposed: 0'	Waiver: 3'



**ITEM 9 – Docket Number: 049-19**

**Applicant or Agent:** Antoinette Arceneaux, Joshua Yukich  
**Property Location:** 2858 Fortin Street **Zip:** 70119  
**Bounding Streets:** Fortin St., Crete St., Maurepas St., N. White St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 1562  
**Proposed Use:** Single-Family Residence **Lot Number:** V1  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), in conjunction with Subdivision Docket 042-19, to permit the creation of a lot with insufficient minimum lot depth.

**Requested Waiver:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth</b>		
Required: 20'	Provided: 77'-7"	Waiver: 12'-5"





**ITEM 10 – Docket Number: 050-19**

**Applicant or Agent:** Norf 2 GCE Green 3100 BANKSST LLC, Ilse Stough  
**Property Location:** 3100 Banks Street **Zip:** 70119  
**Bounding Streets:** Banks St., S. Lopez St., Baudin St., S. Salcedo St.  
**Zoning District:** HU-MU Historic Urban Neighborhood Mixed-Use District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 654  
**Proposed Use:** Multi-Family Residence **Lot Number:** X-1-F  
**Project Planner:** Travis Martin (trlmartin@nola.gov)

**Request:** This request is for a variance from the provisions of Article 23, Section 23.8 of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (multi-family residence/commercial) with an insufficient buffer yard.

**Requested Waiver:**

**Article 23, Section 23.8 – Buffer Yards**

Required: 10' Proposed: 1'-6" Waiver: 8'-6"



**ITEM 11 – Docket Number: 051-19**

**Applicant or Agent:** 2618 Magazine LLC, Lynette Gordon  
**Property Location:** 2618-20 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine St., Third St., Constance St., Fourth St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Multi-Family Residence **Square Number:** 130  
**Proposed Use:** Multi-Family Residence **Lot Number:** X, 026  
**Project Planner:** Amos Jasper Wright (ajwright@nola.gov)

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 21, Section 21.6.A.6 of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure, resulting in insufficient minimum permeable open space, with excessive height **(AFTER THE FACT)**.

**Requested Waivers:**

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

Required: 30% Provided: 12% Waiver: 18%

**Article 21, Section 21.6.A.6 – Accessory Structures (Height)**

Permitted: 14' Provided: 18' Waiver: 4'



**ITEM 12 – Docket Number: 052-19**

**Applicant or Agent:** Frank Sunsin , Gunner Guidry, Gunner Modern Architecture  
**Property Location:** 925 Sixth Street **Zip:** 70115  
**Bounding Streets:** Sixth St., Constance St., Washington Ave., Laurel St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 115  
**Proposed Use:** Single-Family Residence **Lot Number:** 23-A  
**Project Planner:** Robin Jones (rcjones@nola.gov)

**Request:** This request is for a variance from the provisions of Article 11, Section 11.3.A.2 (iii) of the Comprehensive Zoning Ordinance to permit an excessive front yard build-to line.

**Requested Waiver:**

**Article 11, Section 11.3.A.2 (iii.) – Front yard Build-to Line Requirement**

Required: 4'-11"

Provided: 20'-0"

Waiver: 15'-1"



**ITEM 13 – Docket Number: 053-19**

**Applicant or Agent:** I-10 Lodging LLC, Mike Desai  
**Property Location:** 12000 Levy Drive **Zip:** 70128  
**Bounding Streets:** Levy Dr., Bullard Ave.  
**Zoning District:** C-1 General Commercial District  
**Overlay District:** CT Corridor Transformation Design Overlay District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** Sec 26  
**Proposed Use:** Hotel/Motel **Lot Number:** L-2  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.B.1.f and Article 22, Section 22.4.B of the Comprehensive Zoning Ordinance to permit the construction of a hotel with insufficient minimum ground floor ceiling height and excessive off-street parking.

**Requested Waivers:**

**Article 15, Section 15.3.B.1.f – Building Design Standards (Minimum Ceiling Height)**

Required: 12'

Proposed: 9'-9"

Waiver: 2'-3"

**Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations**

Permitted: 62 spaces maximum

Proposed: 88 spaces

Waiver: 26 spaces



**ITEM 14 – Docket Number: 054-19**

**Applicant or Agent:** Arbor Towne LLC, Studio WTA, Ross Karsen  
**Property Location:** 1800 Jefferson Avenue **Zip:** 70115  
**Bounding Streets:** Jefferson Ave., Danneel St., Octavia St., S. Saratoga St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District none  
**Historic District:** Uptown **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 490  
**Proposed Use:** Single-Family Residence **Lot Number:** 20  
**Project Planner:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.B of the Comprehensive Zoning Ordinance to permit an addition onto an existing single-family residence, resulting in insufficient corner side yard setback and insufficient rear yard setback, a fence with excessive height, and a curb cut with excessive width.

**Requested Waivers:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Side Yard Setback</b>		
Required: 1'-3 3/8"	Proposed: 0'	Waiver: 1'-3 3/8"
<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback</b>		
Required: 15'	Proposed: 0'	Waiver: 15'
<b>Article 21, Section 21.6.N.1.a – Fence Height</b>		
Permitted: 7'	Proposed: 8'-6"	Waiver: 1'-6"
<b>Article 22, Section 22.11.B – Curb Cuts</b>		
Permitted: 12'	Proposed: 19'-10"	Waiver: 7'-10"



**ITEM 15 – Docket Number: 055-19**

**Applicant or Agent:** The Fisk Corporation, Tim Deano  
**Property Location:** 4815 Conti Street **Zip:** 70119  
**Bounding Streets:** Conti St., N. Anthony St., St. Louis St., N. Bernadotte St.  
**Zoning District:** HU-MU Historic Urban Neighborhood Mixed-Use District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Warehouse **Square Number:** 616  
**Proposed Use:** Warehouse **Lot Number:** 1  
**Project Planner:** Joseph Colón (jacolon@nola.gov)

**Request:** 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, in conjunction with Subdivision Docket 034/19, to permit the creation of a lot with insufficient minimum permeable open space.

**Requested Waiver:**

<b>Article 12, Section 12.3.A.1 (Table 12-2) – Minimum Permeable Open Space</b>		
Required: 10%	Proposed: 0%	Waiver: 10%



**ITEM 16 – Docket Number: 056-19**

**Applicant or Agent:** Nancy Dupuy, Alexander Dupuy  
**Property Location:** 722-24 S. Lopez Street **Zip:** 70119  
**Bounding Streets:** S. Lopez St., Perdido St., S. Dupre St., Gravier St.  
**Zoning District:** MU-2 High Intensity Mixed-Use District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 651  
**Proposed Use:** Two-Family Residence **Lot Number:** 13  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2), Article 22, Section 22.8.B.1, Article 22, Section 22.11.B, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient minimum lot area, a parking pad that comprises more than 50% of the front building line, and a curb cut with excessive width.

**Requested Waivers:**

<b>Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area</b>		
Required: 3,400 sq. ft.	Provided: 3,020 sq. ft.	Waiver: 380 sq. ft.
<b>Article 22, Section 22.11.B – Curb Cuts</b>		
Permitted: 12'	Provided: 24'-3"	Waiver: 12'-3"
<b>Article 22, Section 22.11.D (2) – Parking Pad Design (Location)</b>		
Required: 50% maximum of front façade	Provided: 100%	Waiver: 50%



**ITEM 17 – Docket Number: 057-19**

**Applicant or Agent:** Bancroft Property Investments LLC  
**Property Location:** 106 Wren Street **Zip:** 70124  
**Bounding Streets:** Wren St., Lilly Ln.  
**Zoning District:** S-LRM1 Suburban Lake Area Low-Rise Multi-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 10A  
**Proposed Use:** Townhouse **Lot Number:** 10-A  
**Project Planner:** Rachael Berg (rberg@nola.gov)

**Request:** 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 to permit the construction of eleven (11) townhouses with insufficient rear yard setback.

**Requested Waiver:**

<b>Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback</b>		
Required: 20'	Proposed: 6'	Waiver: 14'



**ITEM 18 – Docket Number: 058-19**

**Applicant or Agent:** Kim Peterson, Jonas Peterson, Michael Bosio, MKRED  
**Property Location:** 501 Philip Street **Zip:** 70130  
**Bounding Streets:** Philip St., St. Thomas St., Jackson Ave., Rousseau St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 44  
**Proposed Use:** Single-Family Residence **Lot Number:** A  
**Project Planner:** Emily Hernandez (erhernandez@nola.gov)

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 11, Section 11.3.B.1.a of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with excessive front yard setback, insufficient minimum rear yard setback, and no clearly identifiable entrance from the front (primary street) elevation.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Front Yard Setback**  
 Required: 0' (+/- 3 ft. variation) Proposed: 50'-9" Waiver: 47'-9"

**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**  
 Required: 14.7' Proposed: 3' Waiver: 11.7'

**Article 11, Section 11.3.B.1.a – Identifiable Building Entrance**  
 Required: Front (primary street) elevation  
 Proposed: Corner side elevation  
 Waiver: Corner side elevation

**D. Director of Safety and Permits Decisions Appeals – Unfinished Business**

**ITEM 19 – Docket Number: 023-19**

**Applicant or Agent:** Thelma M. Cole  
**Property Location:** 1932 Joliet Street **Zip:** 70118  
**Bounding Streets:** Joliet St., Spruce St., Leonidas St., Cohn St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton **Planning District:** 3  
**Existing Use:** Subject of Appeal **Square Number:** 260  
**Proposed Use:** Bar **Lot Number:** 29

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that the property has not retained legal non-conforming status as a bar.



**ITEM 20 – Docket Number: 039-19**

**Applicant or Agent:** Kevin D. Hilbert, PWS Properties, L.L.C. Brad Swanford  
**Property Location:** 7815 Leake Avenue **Zip:** 70118  
**Bounding Streets:** Leake Ave., Fern St., Dominican St., Burdette St., Benjamin St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 48  
**Proposed Use:** Single-Family Residence **Lot Number:** 1-A

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the issuance of Building Permit No. 19-02839-NEWC for the construction of a single-family residence with a non-compliant front yard build-to line.

**ITEM 21 – Docket Number: 044-19**

**Applicant or Agent:** Bewajobe Corporation, Jon F. Leyens  
**Property Location:** 2101-2105 Canal Street **Zip:** 70112  
**Bounding Streets:** Canal St., N. Johnson St., Iberville St., N. Galvez St.  
**Zoning District:** MU-1 Medium Intensity Mixed-Use District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Subject of Appeal **Square Number:** 275  
**Proposed Use:** Principal Parking Lot **Lot Number:** 1

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that the property has not retained legal non-conforming status as a principal parking lot.

**E. Director of Safety and Permits Decisions Appeals – New Business****ITEM 22 – Docket Number: 059-19**

**Applicant or Agent:** Mega 4 LLC, Gregory M. Glasper  
**Property Location:** 528 S. Broad Street **Zip:** 70119  
**Bounding Streets:** S. Broad St., Tulane Ave., S. Dorgenois St., Gravier St.  
**Zoning District:** MU-2 High Intensity Mixed-Use District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Billboard **Square Number:** 585  
**Proposed Use:** Billboard **Lot Number:** 19, 20

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that the non-conforming billboard cannot be converted to an electronic billboard.

**F. Request for Extension – New Business**

**ITEM 23 – Docket Number: 033-17**

**Applicant or Agent:** Charles Rutledge, Magazine Race LLC  
**Property Location:** 1476 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine St., Euterpe St., Constance St., Race St.  
**Zoning District:** HU-B1 Historic Urban Neighborhood Business District  
**Historic District:** Lower Garden District **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 144  
**Proposed Use:** Mixed-Use **Lot Number:** 1, 2

**Request:** This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow a two year extension.

**G. Adjournment**