



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Final Agenda

July 8, 2019

MEETING INFORMATION

LOCATION

City Council Chambers

City Hall (1st 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.

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.

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:

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



ITEM 3 – Docket Number: 037-19

WITHDRAWN

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: 1

Provided: 2

Waiver: 1

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

Required: 3'

Provided: 0'

Waiver: 3'

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

Required: 15'

Provided: 0'

Waiver: 15'



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

Required: 20' Proposed: 16' Waiver: 4'

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

Required: 5'-7" Proposed: 4'-6" Waiver: 1'-1"

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

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

Required: 90' 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 variances 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 insufficient buffer yards.

Requested Waivers:

Article 23, Section 23.8 – Buffer Yards		
Required: 10'	Proposed: 1'-6"	Waiver: 8'-6"
Article 23, Section 23.8 – Buffer Yards		
Required: 10'	Proposed: 5"	Waiver: 9'-7"



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 22, Section 22.4.B, Article 22, Section 22.2.D.3, Article 15, Section 15.3.B.1.f, and Article 15, Section 15.3.B.1.k of the Comprehensive Zoning Ordinance to permit the construction of a hotel with insufficient minimum ground floor ceiling height, excessive off-street parking that are not constructed of permeable paving, and prohibited exterior elevation material.

Requested Waivers:

Article 22, Section 22.4.B - Maximum Vehicle Parking Limitations

Permitted: 63 spaces (maximum) Proposed: 88 spaces Waiver: 25 spaces

Article 22, 22.2.D.3 – Permeable Pavement Required

Required: 46 spaces (minimum) Proposed: 0 spaces Waiver: 46 spaces

Article 15, Section 15.3.B.1.f – Ground Floor Ceiling Height

Required: 12' (minimum) Proposed: 9'-9" Waiver: 2'-3"

Article 15, Section 15.3.B.1.k – Prohibited Building Materials

Required: No EIFS

Provided: EIFS

Waiver: EIFS



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), Article 21, Section 21.4.F, Article 21, Section 21.6.N.1.a, 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:

Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Side Yard Setback		
Required: 2'	Proposed: 0'	Waiver: 2'
Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback		
Required: 15'	Proposed: 0'	Waiver: 15'
Article 21, Section 21.4.F – View Obstruction		
Required: View unobstructed		
Proposed: View obstructed		
Waiver: View obstructed		
Article 21, Section 21.6.N.1.a – Fence Height		
Permitted: 7'	Proposed: 8'-7 3/8"	Waiver: 1'-7 3/8"
Article 22, Section 22.11.B – Curb Cuts		
Permitted: 12'	Proposed: 15'-5 3/8"	Waiver: 6'-5 3/8"



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:**Article 12, Section 12.3.A.1 (Table 12-2) – Minimum Permeable Open Space**

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 22.11.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:**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Required: 3,400 sq. ft.

Provided: 3,020 sq. ft.

Waiver: 380 sq. ft.

Article 22, Section 22.11.B – Curb Cuts

Permitted: 12'

Provided: 24'-3"

Waiver: 12'-3"

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

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

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 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 11, Section 11.3.A.2 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with excessive front yard setback and insufficient minimum rear yard setback.

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: 3.17'

Waiver: 11.53'

Article 11, Section 11.3.A.2 – Front Yard Build-To Line Requirement

Required: 20' maximum

Proposed: 50'-9"

Waiver: 30'-9"

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