

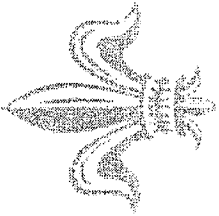
ADDITIONAL COMMENTS ON DRAFT ZONING ORDINANCE # 14

BY PAUL MAY

SUBMITTED NOVEMBER 21, 2013

64. REVIEW APPENDIX B. ON PAGE B-13 IN B.1 CHANGE THE WORD "REGARDING" TO "REGRADING" **APP. B ✓**
65. B.3 ON PAGE B-14 IN FIRST SENTENCE DELETE "A" BEFORE THE WORD "SPLITTING"
66. NOTE THAT YOU ARE DEALING WITH DRIVEWAY SLOPE AS A GUIDELINE. IT HAS TO BE MANDATORY TO BE ENFORCEABLE AND I SUGGEST SLOPE OF 1 FT FOR EVERY 10 FT OF DRIVEWAY LENGTH. SOME OF THE OTHER GUIDELINES SHOULD BE MADE MANDATORY.
67. DISAGREE WITH STATEMENT OR GUIDLINE THAT INDICATES THE MINIMUM ELEVATION SHOULD BE UTILIZED. FLOOD INSURANCE RATES VARY WITH THE ELEVATION AND THE REGULATIONS STRONGLY SUGGEST A FREE BOARD OF 1 FT FOR A LOWER RATE. THERE ARE SOME GOOD POINTS IN THE GUIDELINES BUT IF THEY ARE NOT MANDATORY HOW WILL COMPLIANCE BE OBTAINED.
68. APPENDIX D. NDC. I WOULD CHANGE "DEVELOPED TO" TO "THAT REVIEWS". IS THERE ONE DISTRICT OR 16 AS INDICATED ON THE ATTACHED MAP. SHOULD INDICATE THAT THE REGULATIONS FOR THE NDC ARE SET FORTH IN THE CITY CODE -SECTION 26.3 ET SEQ. **APP. D**

More to follow:



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 5

NAME: BILL ARGUS, AIA

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OPTIONAL: WHEN FLOOD WATER CAN'T SUBSTANTIALLY FLOW THRU UNDER A HOUSE, THIS SERIOUSLY AFFECTS NEIGHBORING HOUSES; THE WATER HAS TO GO SOMEWHERE

TEXT COMMENTS - SECTION 100.04

MAP COMMENTS - SECTION 100.04

ALSO THERE ARE FEMA REGS THAT REQUIRE A % OF OPEN SPACE UNDER HOUSE

TOP

Please provide your specific comments in the space below (PLEASE PRINT):

APPENDIX B. (AS WELL AS OTHERS); IT SHOULD BE NOTED THAT THESE "GOOD PRACTICES" ARE NOT MANDATORY.... SUGGESTED THERE ARE MANY HOUSES IN THE NEW ORLEANS AREA, INCLUDING LAKEVIEW THAT HAVE OPEN PIER FOUNDATIONS THAT ARE WELL DONE, ELEGANT... IN SOME CASES CLOSING IN A FOUNDATION NEGATES AIR FLOW, MAKES STRUCTURE MORE VULNERABLE TO FLOODING, AND NOT INTERESTING.... OBJECT SHOULD NOT BE TO HAVE ALL HOUSES THE SAME.... SHOULD BE COMPATIBLE, BUT NOT SAME, EXAMPLE

ALSO THE PICTURE OF THE CONTEMPORARY HOUSE (BOT PART OF PAGE B-1) DOESN'T COMPLY WITH THE BEST PRACTICES B2,3,7,8