



**Regular Meeting Agenda
Monday, December 9, 2013
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 202-13

WITHDRAWN

Applicant or Agent: Pamela M. Plaisance
Property Location: 523 Walker Street **Zip:** 70124
Bounding Streets: Walker St., Louis XIV St., Louisville St., & Conrad St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 49B
Proposed Use: Single-Family Residence **Lot Number:** C

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to an existing single-family residence with insufficient minimum depth of rear yard.

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard

Required: 20' Provided: 15' Waiver: 5'

ITEM 2 – Docket Number: 206-13

CCM

Applicant or Agent: PF Developers, LLC
Property Location: 2751 Banks Street **Zip:** 70119
Bounding Streets: Banks St., Jane Place., S. White St., & Palmyra St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 605
Proposed Use: Two-Family Residence **Lot Number:** H-5

Request Citation: This request is a for variance from the provisions of Article 15, Section 15.6.7(4) 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 15.6.7(4) - Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

ITEM 3 – Docket Number: 203-13

CCM

Applicant or Agent:	PF Developers, LLC	
Property Location:	2755 Banks Street	Zip: 70119
Bounding Streets:	Banks St., Jane Pl., Palmyra St., & S. White St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 605
Proposed Use:	Two-Family Residence	Lot Number: H-6

Request Citation: This request is for variances from the provisions of Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waivers:

Section 15.6.7(4) - Off-Street Parking

Required: 1 Space	Provided: 0 Spaces	Waiver: 1 Space
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ITEM 4 – Docket Number: 226-13

WITHDRAWN

Applicant or Agent:	Alexander Rubets	
Property Location:	1122 North Derbigny Street	Zip: 70116
Bounding Streets:	N. Derbigny St., Gov. Nicholas St., Ursulines St., N. Claiborne Ave.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Tremé Local Historic	Planning District: 4
Existing Use:	Single-Family Residence	Square Number: 205
Proposed Use:	Two-Family Residence	Lot Number: 11

Request Citation: This request is for variances from the provisions of Article 4, Section 4.F6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot area, minimum lot width, and insufficient off-street parking.

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Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft.	Provided: 2,658 sq. ft.	Waiver: 942 sq. ft.
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Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30'	Provided: 27' 7"	Waiver: 2' 5"
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Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 0 Spaces	Provided: 1 Space	Waiver: 1 Space
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ITEM 5 – Docket Number: 228-13

DS

Applicant or Agent:	Maxine H. Harris	
Property Location:	529-531 Joseph Street	Zip: 70115
Bounding Streets:	Joseph St., Laurel St., Octavia St., & Constance St.	
Zoning District:	RD-4 Two-Family Residential District	
Historic District:	N/A	Planning District: 3
Existing Use:	Two-Family Residence	Square Number: 188
Proposed Use:	Single-Family Residence	Lot Number: 39

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Section 15.2.5.1(b) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit off-street parking in the required front yard area with insufficient depth of a parking stall.

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Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Permitted: Not Permitted	Provided: 1 Space	Waiver: 1 Space
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Section 15.2.5.1(b) – Design Standards (Parking Stall Depth)

Required: 18'	Proposed: 12'	Waiver: 6'
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C. Director of Safety and Permits Decision Appeals – Unfinished Business

None

D. BZA Dockets – New Business

ITEM 6 – Docket Number: 231-13

DG

Applicant or Agent: Thaddeus M. Biaga
Property Location: 4527-29 Francis Drive **Zip:** 70126
Bounding Streets: Francis Drive, Ransom Street, Dreux Avenue and I-10
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant land **Square Number:** 15
Proposed Use: Two-Family residence **Lot Number:** 4

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit stairs to project more than six feet (6') into the required front yard area.

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Requested Waivers:

Section 15.5.8(5) - Front Yards (Stairs)

Permitted: 6' Proposed: 9.5' Waiver: 3.5'

ITEM 7 – Docket Number: 232-13

DT

Applicant: Gina C. Brannan
Property Location: 225 Lane Street **Zip:** 70124
Bounding Streets: Lane St., Wuerpel St., Smith St., & Milne Blvd.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 173
Proposed Use: Single-Family Residence **Lot Number:** 17, 18

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction a fence with excessive height. AFTER THE FACT

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Requested Waiver:

Section 15.6.1 - Fences, Walls, and Hedges

Permitted: 7' Provided: 8' Waiver: 1'

ITEM 8 – Docket Number: 233-13

DT

Applicant:	Mattie S. Hillard	
Property Location:	2411 Almonaster Avenue	Zip: 70117
Bounding Streets:	Almonaster Ave., N. Dorgenois St., Port St., & N. Rocheblave St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 7
Existing Use:	Vacant Lot	Square Number: 1316
Proposed Use:	Two-Family Residence	Lot Number: 8

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7 (4) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction a two-family residence with insufficient off-street parking.

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Requested Waiver:

Section 15.6.7(4) – Special Regulations for One- and Two-Family Dwellings (Off-Street Parking)

Required: 1 Space	Proposed: 0 Spaces	Waiver: 1 Space
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ITEM 9 – Docket Number: 234-13

CM

Applicant or Agent:	Thea and Raynard G Casimier, Sr.	
Property Location:	441 Opelousas Avenue	Zip: 70114
Bounding Streets:	Opelousas Avenue, Nunez, Slidell and Teche Streets	
Square Number:	123	Lot: 10
Zoning District:	B-2 Neighborhood Business District	ZBM: D-14
Historic District:	N/A	Planning District: 12
Existing Use:	Vacant Commercial Building	
Proposed Use:	Childcare Center	

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.15.1d(1)(a) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit a child day-care center to operate with no on-site parking.

Requested Waivers:

Section 11.15.1d(1)(a) – Required On-Site Parking

Required: 4 spaces	Provided: 0 spaces	Waiver: 4 spaces
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ITEM 10 – Docket Number: 235-13

REMOVED

Applicant or Agent:	Louis S. Gurvich, Jr.	
Property Location:	1532 Eleonore Street, 1500 Benjamin Street	Zip: 70115
Bounding Streets:	Eleonore St., Hurst St., State St., & Benjamin St.	
Zoning District:	RD-2 Two-Family Residential District	
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 32
Proposed Use:	Single-Family Residence	Lot Number: G2, C3

This request has been removed from consideration. No variances are required.

ITEM 11 – Docket Number: 236-13

DS

Applicant or Agent:	Sean P. Benefield	
Property Location:	6151-6153 West End Boulevard	Zip: 70124
Bounding Streets:	West End Blvd., French St., Catina St., & Ringold St.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	
Historic District:	N/A	Planning District: 5
Existing Use:	Two-Family Residence	Square Number: 278
Proposed Use:	Two-Family Residence	Lot Number: 7, 8

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.3.2A(c) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the extension of building permit 10BLD-02962 to complete the renovation of a two-family residence.

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Requested Waiver:

Section 9A.1.3.2A(c) - Permitted Uses - Two-Family Residence

Required: 1 Year	Proposed: 3 Years 3 Months	Waiver: 2 Years 3 Months
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ITEM 12 – Docket Number: 237-13

MO

Applicant or Agent:	Cheryl Ellsworth	
Property Location:	1311-1313 Vignaud Street	Zip: 70119
Bounding Streets:	Vignaud St., Ponce de Leon St., Esplanade Ave., & Moss St.	
Square Number:	438	Lot: F
Zoning District:	RD-2 Two-Family Residential	ZBM: C-12
Historic District:	Esplanade Ridge Local Historic ¹	Planning District: 4
Existing Use:	Two-Family Residence	
Proposed Use:	Two-Family Residence	

Request Citation: This is a request for a special exception to the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance, pursuant to Article 14, Section 14.7 of the Comprehensive Zoning Ordinance.

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Request: This is a request for a special exception to permit the construction of an addition to an existing residence with insufficient minimum depth of rear yard.

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Requested Exception:

Section 4.3.7 (Table 4.C) – Minimum Depth of Rear Yard

Required: 20'	Proposed: 10'	Exception: 10'
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ITEM 13 – Docket Number: 238-13

CM

Applicant or Agent:	Scott Taranto	
Property Location:	3725 Laurel Street	Zip: 70115
Bounding Streets:	Laurel, Peniston, Constance and Amelia Streets	
Square Number:	166	Lot: Z
Zoning District:	RM-2 Multiple-Family Residential District	
Historic District:	N/A	Planning District: 2
Existing Use:	Single-Family Residence	
Proposed Use:	Expanded Single-Family Residence	

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the renovation of a single-family residence with insufficient rear-yard setback.

Requested Waivers:

Article 4, Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard

Required: 15 feet	Provided: 4 feet	Waiver: 11 feet
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¹ Esplanade Ridge is in an HDLC partial control district, which means it is only subject to demolition and demolition by neglect.

ITEM 14 – Docket Number: 239-13

SK

Applicant or Agent:	Karl Palmer	
Property Location:	626 First Street	Zip: 70130
Bounding Streets:	First St., St. Thomas St., Second St., & Chippewa St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel Local Historic	Planning District: 2
Existing Use:	Single-Family Residence	Square Number: 62
Proposed Use:	Single-Family Residence	Lot Number: D

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a single-family residence with insufficient minimum depth of the front yard, insufficient minimum width of a side yard (Chippewa Street side), insufficient minimum width of a side yard (St. Thomas Street side), insufficient minimum aggregate width of the side yards, insufficient minimum depth of the rear yard, and insufficient off-street parking spaces. **(AFTER THE FACT)**

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Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 1'10" Proposed: 0' Waiver: 1'10"

Section 4.6.7 (Table 4.F) - Minimum Width of Side Yard (Chippewa Street side)

Required: 3' Proposed: 1'1" Waiver: 1'11"

Section 4.6.7 (Table 4.F) - Minimum Width of Side Yard (St. Thomas Street side)

Required: 3' Proposed: 1'8" Waiver: 1'4"

Section 4.6.7 (Table 4.F) – Aggregate Width of Side Yards (Percent of Lot Width)

Required: 3'7" (20%) Proposed: 2'9" (15%) Waiver: 10"

Section 4.6.7 (Table 4.F) - Minimum Depth of Rear Yard

Required: 20' Proposed: 9' Waiver: 11'

Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations

Required: 1 space Proposed: 0 spaces Waiver: 1 space

ITEM 15 – Docket Number: 240-13

WITHDRAWN

Applicant or Agent:	2400 Canal, LLC	
Property Location:	125 S. Rocheblave Street	Zip: 70119
Bounding Streets:	S. Rocheblave St., Cleveland Ave., S. Dorgenois St., & Canal St.	
Zoning District:	RO-1 General Office District/ Inner-City Urban Corridor	
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 580
Proposed Use:	Multi-Family Residence	Lot Number: 24-A

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a multi-family residence with insufficient lot area per dwelling unit, excessive floor area ratio, and insufficient off-street parking.

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Requested Waivers:

Section 4.9.7 (Table 4.I) - Minimum Lot Area per Dwelling Unit (15 Units)

Required: 15,000 sq. ft. Proposed: 12,373 sq. ft. Waiver: 2,627 sq. ft.

Section 4.9.7 (Table 4.I) - Maximum Floor Area Ratio

Permitted: 1.0 Proposed: 1.70 Waiver: 0.70

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 26 Spaces Proposed: 20 Spaces Waiver: 6 Spaces

This item has been **withdrawn** by the applicant.

ITEM 16 – Docket Number: 241-13

MO

Applicant or Agent:	First Bank And Trust	
Property Location:	2619 St. Thomas Street	Zip:
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 7

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,567 sq. ft. Waiver: 1,033 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Proposed: 28' 2" Waiver: 1' 10"

ITEM 17 – Docket Number: 242-13

MO

Applicant or Agent:	Firstbank Assets, LLC	
Property Location:	2623 St Thomas Street	Zip: 70130
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: Planning District
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 8

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,553 sq. ft. Waiver: 1,047 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Proposed: 28' 2" Waiver: 1' 10"

ITEM 18 – Docket Number: 243-13

MO

Applicant or Agent:	Firstbank Assets, LLC	
Property Location:	2627 St. Thomas Street	Zip: 70130
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 9

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Provided: 2,541 sq. ft. Waiver: 1,059 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Provided: 28' 2" Waiver: 1' 10"

ITEM 19 – Docket Number: 244-13

DG

Applicant or Agent:	Jose and Anna Zorrilla	
Property Location:	131 S. St. Patrick Street	Zip: 70119
Bounding Streets:	Canal, Cleveland, S. Bernadotte, and S. St. Patrick Streets	
Square Number:	833	Lot: 9-C
Zoning District:	RD-3 Two-Family Residential	
Historic District:	N/A	Planning District: 4
Existing Use:	Single Family Residence	
Proposed Use:	Single Family Residence	

Request Citation: This request is for a variance from the provision of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit off-street parking within the required front yard setback.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Required: Not Permitted Proposed: 1 Space Waiver: 1 Space

ITEM 20 – Docket Number: 245-13

Applicant or Agent:	First New Zion Travelers Baptist Church	
Property Location:	4536 St. Anthony Avenue	Zip: 70122
Bounding Streets:	St. Anthony Ave., Sumpter St., Annette St., & Lombard St.	
Zoning District:	RS-2 Single-Family Residential District	
Historic District:	N/A	Planning District: 6
Existing Use:	Church	Square Number: 3265
Proposed Use:	Church	Lot Number: 9

This item has been removed from consideration. The Board of Zoning Adjustments cannot consider the waivers requested.

ITEM 21 – Docket Number: 246-13

WITHDRAWN

Applicant or Agent:	Michael L. Maristany	
Property Location:	7107 St. Charles Avenue	Zip: 70118
Bounding Streets:	St. Charles Ave., Audubon St., Hampson St., & Broadway St.	
Zoning District:	RS-1A Single-Family Residential District	
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 70
Proposed Use:	Single-Family Residence	Lot Number: 7, 8

Request Citation: This request is for variances from the provisions of Article 15, Sections 15.2.3 and 15.5.12 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the provision of off-street parking within a required front yard (corner side yard) within a carport to be located greater than zero feet (0') but less than three feet (3') from a rear property line, and with excessive prolongation from the front yard line of a property located to the rear of the site.

Requested Waivers:

Section 15.5.12(2) - Accessory Buildings - Rear Yards - Distance from Rear Property Line

Required: 0' or 3'	Proposed: 1'	Waiver: 2'
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Section 15.5.12(3) - Accessory Buildings – Corner Lots – Distance from Corner Side Property Line

Required: 20'	Proposed: 1'	Waiver: 19'
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Section 15.2.3 – Parking in Front Yards (Corner Side Yard)

Required: No parking spaces	Proposed: 2 spaces	Waiver: Waive standard
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This item has been **withdrawn** by the applicant.

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ITEM 22 – Docket Number: 247-13

EA

Applicant or Agent:	C. Michael Collins	
Property Location:	718 8th Street	Zip: 70115
Bounding Streets:	8 th , 9 th , Annunciation & Chippewa Sts.	
Square Number:	84	
Lot:	14	
Zoning District:	RD-3 Two-Family Residential	ZBM: C-15
Historic District:	Irish Channel Local Historic District	Planning District: 2
Existing Use:	Single-Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation:

This request is for a variance from the provisions of Article 4, Section 4.6.7 Table 4.F of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum width of side yard (Annunciation Street side).

Requested Waivers:

Section 4.6.7 Table 4.F – Minimum Side Yard Width (Annunciation Street Side)

Required: 3 ft.	Provided: 1 ft. 8 in.	Waiver: 1 ft. 4 in.
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ITEM 23 – Docket Number: 248-13

EA

Applicant or Agent:	King Cake Real Estate, LLC	
Property Location:	509 4th Street	Zip: 70117
Bounding Streets:	4 th , 3 rd , St. Thomas & Rousseau Sts.	
Square Number:	49	
Lot:	2-A	
Zoning District:	RD-3 Two-Family Residential	ZBM: C-13
Historic District:	Irish Channel Local Historic District	Planning District: 2
Existing Use:	Two-Family Residence (to be demolished)	
Proposed Use:	Single-Family Residence	

Request Citation:

This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Article 4, Section 4.6.7 Table 4.F of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient front yard setback and no off-street parking.

Requested Waivers:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 space	Provided: 0 spaces	Waiver: 1 space
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Section 4.6.7 (Table 4.F) – Front Yard Setback

Required: 20' 18'10"	Provided: 1'2"	Waiver:
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ITEM 24 – Docket Number: 249-13

JT

Applicant or Agent: Melinda D. Harding
Property Location: 1942 Alabo Street **Zip:** 70117
Bounding Streets: Alabo St., N. Johnston St., Charbonnet St., & N. Prieur St.
Square Number: 960 **Lot:** 22
Zoning District: RD-3 Two-Family Residential District **Planning District:** 8
Historic District: N/A
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8 (3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient side yard setback on a corner lot.

Requested Waivers:

Section 15.5.8 (3) – Front Yards – Corner Lots²

Required: 4' Provided: 3' Waiver: 1'

ITEM 25 – Docket Number: 250-13

DS

Applicant or Agent: LNBC, LLC, and Cindy Pacaccio
Property Location: 131 W. Harrison Avenue **Zip:** 70124
Bounding Streets: W. Harrison Ave., Fleur De Lis Dr., 26th St., & Pontchartrain Bld.
Zoning District: LB-1 Lake Area Neighborhood Business District/ Lake Area Design Corridor
 Overlay District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 15
Proposed Use: Commercial Building **Lot Number:** 19, 20

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a commercial building with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 7 Spaces Proposed: 6 Spaces Waiver: 1 Space

² **Article 15, Section 15.5.8(3) - Front Yards – Corner Lots** states “Except in the CBD Districts, where a lot is located at the intersection of two (2) or more streets, there shall be a yard of ten (10) feet on the side street, provided however, that said front yard on the side street need not exceed the average front yard established by other buildings in the block which front on the side street. The buildable width of a lot of record at the time of passage of these regulations shall not be reduced to less than twenty-four (24) feet.

ITEM 26 – Docket Number: 251-13

DS

Applicant or Agent:	LNBC, LLC, and Cindy Pacaccio	
Property Location:	131 W. Harrison Avenue	Zip: 70124
Bounding Streets:	W. Harrison Ave., Fleur De Lis Dr., 26th St., & Pontchartrain Bld.	
Zoning District:	LB-1 Lake Area Neighborhood Business District/ Lake Area Design Corridor Overlay District	
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant Lot	Square Number: 15
Proposed Use:	Commercial Building	Lot Number: 19, 20

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a commercial building with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 7 Spaces	Proposed: 6 Spaces	Waiver: 1 Space
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ITEM 27 – Docket Number: 252-13

DS

Applicant or Agent:	Thomas R. Anderson	
Property Location:	707 Clouet Street	Zip: 70117
Bounding Streets:	Clouet St., Dauphine St., Louisa St., & Royal St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Bywater Local Historic	Planning District: 7
Existing Use:	Single-Family Residence	Square Number: 171
Proposed Use:	Single-Family Residence	Lot Number: 15

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

☐

Request:

This request is to permit the construction of an addition to a single-family residence with insufficient minimum depth of rear yard and insufficient minimum aggregate width of side yards.

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Requested Waiver:

Section 4.6.7 (Table 4.F) - Minimum Depth of Rear Yard

Required: 20' (16' present)	Proposed: 3'	Waiver: 17'
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Section 4.6.7 (Table 4.F) - Minimum Aggregate Width of Side Yards

Required: 20% (8')	Proposed: 16.375% (6.55')	Waiver: 3.625% (1.45')
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ITEM 28 – Docket Number: 253-13

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Applicant or Agent:	Bifocal Investments, LLC	
Property Location:	7516-7518 Zimple Street ³	Zip: 70118
Bounding Streets:	Zimple St., Cherokee St., Freret St., & Hillary St.	
Zoning District:	RD-2 Two-Family Residential District	
Historic District:	N/A	Planning District: 3
Existing Use:	Vacant Lot	Square Number: 125
Proposed Use:	Single-Family Residence	Lot Number: 15

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and minimum lot width.

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Requested Waivers:

Section 4.5.7 (Table 4.E) - Minimum Lot Area

Required: 4,400	Provided: 3,600'	Waiver: 800 sq. ft.
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Section 4.5.7 (Table 4.E) - Minimum Lot Width

Required: 40'	Provided: 30'	Waiver: 10'
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E. Director of Safety and Permits Decision Appeals

ITEM 29 – Docket Number: 254-13

Applicant or Agent:	Lorelei Cropley, Jeanne F. Turnipseed, Daniel Harris, Diane Lease, Kenneth S. Witkowski, Howard Allen, Faubourg Marigny Improvement Association	
Property Owner:	Royal Franklin, LLC	
Property Location:	2601-2603 Royal Street	Zip: 70117
Bounding Streets:	Royal St., Franklin Ave., Dauphine St., & Port St.	
Zoning District:	HMC-1 Historic Marigny/Tremé Commercial District/ Residential Diversity Overlay	
Historic District:	Faubourg Marigny/Tremé Local Historic	Planning District: 7
Existing Use:	Cocktail Lounge	Square Number: 167
Proposed Use:	Cocktail Lounge	Lot Number: 1

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of a permit for live entertainment at a cocktail lounge.

³ The petitioned lot is under the same tax bill number as 7516-7518 Zimple Street. No address has been assigned to the petitioned property.

ITEM 30 – Docket Number: 255-13

Applicant or Agent: Denis P. Vamvoras
Property Location: 6950-6952 Milne Boulevard **Zip:** 70124
Bounding Streets: Milne Blvd., Mouton St., Wuerpel St., & Walker St.
Zoning District: LRS-1 Lakeview Single-Family Residential
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 60
Proposed Use: Two-Family Residence **Lot Number:** 31, 32

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming status.
