



BOARD OF ZONING ADJUSTMENTS

Final Agenda

June 9, 2014

MEETING INFORMATION

Location

City Council Chambers

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

Time

10:00 a.m.

Board Members

Denise C. Puente – Chair

Todd C. James – Vice Chair

Candice M. Forest

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

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 **June 19, 2014**.

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 and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**
- B. BZA Dockets – Unfinished Business**

ITEM 1 – Docket Number: 027-14

Applicant or Agent: Arthur Booker, Jr.
Property Location: 1735 1st Street **Zip:** 70113
Bounding Streets: 1st St., Philip St., Carondelet St., & Baronne St.
Zoning District: RM-4 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 244
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Derek Scheerer (discheerer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.I), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an additional two (2) residential units to an existing single-family residence with insufficient minimum lot area per dwelling unit (three-family), insufficient minimum lot width (three-family), insufficient minimum open space ratio, insufficient minimum depth of rear yard, excessive maximum lot coverage, and insufficient off-street parking **(AFTER THE FACT)**.

Requested Waivers:

Section 4.12.7 (Table 4.I) - Minimum Lot Area per Dwelling Unit (three-family)
 Required: 3,600 sq. ft. Provided: 3,242 sq. ft. Waiver: 358 sq. ft.

Section 4.12.7 (Table 4.I) - Minimum Lot Width (three-family)
 Required: 40' Provided: 27' 5" Waiver: 12' 7"

Section 4.12.7 (Table 4.I) – Minimum Open Space Ratio
 Required: .20 Proposed: .066 (.176 current) Waiver: .11

Section 4.12.7 (Table 4.I) - Minimum Depth of Rear Yard
 Required: 15' Proposed: 3' Waiver: 12'

Section 4.12.7 (Table 4.I) – Maximum Lot Coverage
 Permitted: 60 % Proposed: 88.2% (73.8% current) Waiver: 14.4%

Section 15.2.1 (Table 15.A) – Off-Street Parking (three-family)
 Required: 3 Spaces Provided: 0 Spaces (1 grandfathered) Waiver: 2 Spaces



ITEM 2 – Docket Number: 036-14

Applicant or Agent: James G. Green III, Don A. Rouzan
Property Location: 1659 N Dupre Street **Zip:** 70119
Bounding Streets: N. Dupre St., Onzaga St., Gentilly Blvd., & D’Abadie St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Multi-Family Residence (3 Units) **Square Number:** 1569
Proposed Use: Multi-Family Residence (3 Units) **Lot Number:** 20
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waiver:

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

Required: ≤ 40% Provided: 100% Waiver: 60%



ITEM 3 – Docket Number: 044-14

Applicant or Agent: Jarrod J. Broussard, Gregory J. Hackenberg
Property Location: 2200 Napoleon Avenue **Zip:** 70115
Bounding Streets: Napoleon Ave., Loyola Ave., S. Liberty St., & Jena St
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Multi-Family Residence **Square Number:** 544
Proposed Use: Multi-Family Residence **Lot Number:** 1 & 2
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure that projects beyond the prolongation of the front yard line of the lot in the rear.

Requested Waiver:

Section 15.5.12(3) - Accessory Buildings Corner Lots

Required: 15’ Provided: 10’ Waiver: 5’



ITEM 4 – Docket Number: 047-14

Applicant or Agent: Sarah Whalen
Property Location: 1495 Athis Street **Zip:** 70122
Bounding Streets: Athis St., Pressburg St., Perlita St., & Cartier Ave.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** U
Proposed Use: Single-Family Residence **Lot Number:** 13
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2), Section 15.5.12(4), and Section 15.5.7(1b), of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory building that exceeds permitted height, projects farther than 25’ from rear property line and does not provide 2’ open to sky. **(AFTER THE FACT)**

Requested Waivers:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14’ Provided: 19’6” Waiver: 5’6”

Section 15.5.12(2) - Accessory Building and Structures Projection from Rear Property Line

Required: 25’ Provided: 25’7” Waiver: 7”

Section 15.5.7(1b) - Yards and Open Space Generally

Required: 2’ Provided: 9” Waiver: 1’ 3”



ITEM 5 – Docket Number: 097-14

Applicant or Agent: Audrey Celius
Property Location: 1301-1303 Tricou Street **Zip:** 70117
Bounding Streets: Tricou, Delery, Urquhart, and N. Villere Streets
Zoning District: RD-3 Two-Family Residential
Historic District: N/A **Planning District:** 8
Existing Use: Two-Family Residence **Square Number:** 560
Proposed Use: Two-Family Residence **Lot Number:** I
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.1 (Table 15.A), and 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 minimum with of an interior side yard, minimum width of a corner lot side yard, minimum depth of rear yard, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Width of a Side Yard (Urquart Street)

Required: 3' Provided: 6" Waiver: 2' 6"

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

Required: 20' Provided: 15' 6" Waiver: 4' 6"

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

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.5.8(3) - Front Yards (Corner Lots)

Required: 3' Provided: 0' Waiver: 3'



ITEM 6 – Docket Number: 110-14

Applicant or Agent: Paul Fisher and Richard Albert
Property Location: 2715-2717 St Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Washington Ave., Carondelet St., & Fourth St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: St. Charles Avenue Local Historic District **Planning District:** 2
Existing Use: Multi-Family Residence **Square Number:** 230
Proposed Use: Single-Family Residence **Lot Number:** 5-B

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure that exceeds the permitted height.

Requested Waiver:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 24' Waiver: 10'

C. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 7 – Docket Number: 016-14

Applicant or Agent: Melanie M. Tompkins, Justin Schmidt
Property Location: 217-219 Bourbon Street **Zip:** 70112
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Dauphine St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 68
Proposed Use: T-Shirt Shop **Lot Number:** 5

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08814-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 8 – Docket Number: 017-14

Applicant or Agent: 220-222 Bourbon Street LLC, Justin Schmidt
Property Location: 220-222 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 65
Proposed Use: T-Shirt Shop **Lot Number:** 11

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08811-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 9 – Docket Number: 018-14

Applicant or Agent: A, Khan Sadiq H, Justin Schmidt
Property Location: 1019 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines St.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08169-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 10 – Docket Number: 019-14

Applicant or Agent: Rahim Rashkbar, Justin Schmidt
Property Location: 1015-1017 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 4

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08173-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 11 – Docket Number: 020-14

Applicant or Agent: Bill C. Colacurcio Jr. AKA William Colacurcio Jr., Justin Schmidt
Property Location: 1007 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08178-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 12 – Docket Number: 021-14

Applicant or Agent: 526-526 1/2 Bourbon Street LLC, Justin Schmidt
Property Location: 526 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., St. Louis St., Toulouse St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 62
Proposed Use: T-Shirt Shop **Lot Number:** 17

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08868-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 13– Docket Number: 022-14

Applicant or Agent: Sa Mintz, LLC, Justin Schmidt
Property Location: 434 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Conti St., St. Louis St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 63
Proposed Use: T-Shirt Shop **Lot Number:** 12

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08861-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 14 – Docket Number: 023-14

Applicant or Agent: 535-37 Decatur LLC, Justin Schmidt
Property Location: 535 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Toulouse St., Chartres St., & St. Louis St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 27
Proposed Use: T-Shirt Shop **Lot Number:** 77

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the September 30, 2013 determination that he is operating a T-Shirt/Souvenir Shop in violation of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 15 – Docket Number: 024-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 609 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04858-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 16 – Docket Number: 025-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 611 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04859-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 17 – Docket Number: 051-14

Applicant or Agent: R S S Enterprises Inc., Michael Tifft
Property Location: 131 Royal Street **Zip:** 70130
Bounding Streets: Royal St., Iberville St., Canal St., & Bourbon St.
Zoning District: CBD-3 Central Business District
Historic District: Canal Street **Planning District:** 1a
Existing Use: T-Shirt Shop **Square Number:** 66
Proposed Use: T-Shirt Shop **Lot Number:** 3 & 4

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09884-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 6, Section 6.4.3 of the Comprehensive Zoning Ordinance.



ITEM 18 – Docket Number: 052-14

Applicant or Agent: Sadiq H. Kahn, Justin Schmidt
Property Location: 19-21 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS-1 Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 2

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09644-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.



ITEM 19 – Docket Number: 053-14

Applicant or Agent: Decatur Street Group, LLC, Justin Schmidt
Property Location: 47 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 37

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.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09641-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.

D. BZA Dockets – New Business**ITEM 20 – Docket Number: 113-14**

Applicant or Agent: Douglas Robinson, III and Russell Savage
Property Location: 2905-2907 Camp Street **Zip:** 70115
Bounding Streets: Camp St., 6th St., Chestnut St., & 7th St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District Local Historic District **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 163
Proposed Use: Two-Family Residence **Lot Number:** X
Project Planner: Jeremy Tennant (jetennent@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(1) and Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the reconstruction of an accessory structure with insufficient side yard setback and with excessive coverage of the required rear yard area.

Requested Waivers:**Section 15.5.12(1) - Accessory Buildings and Structures - Side Yards**

Required: 3' Provided: 1.6' Waiver: 2.4'

Section 15.5.12(1) - Accessory Buildings and Structures - Rear Yards

Required: ≤ 40% (256 sq. ft.) Provided: 288 sq. ft. Waiver: 32 sq. ft.

**ITEM 21 – Docket Number: 114-14**

Applicant or Agent: Christian Labat
Property Location: 1427 Oretha Castle Haley Boulevard **Zip:** 70113
Bounding Streets: Oretha Castle Haley Blvd., Martin Luther King Jr Blvd., S. Rampart St., & Thalia St.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 2
Existing Use: Private Club **Square Number:** 280
Proposed Use: Amusement Place **Lot Number:** A and B
Project Planner: Christopher Mills (cmills@nola.gov)

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.

Request: This request is to permit the renovation of an art and music gallery with insufficient off-street parking

Requested Waiver:**Section 15.2.1 - Off-Street Parking**

Required: 17 Spaces Provided: 0 Spaces (11 Grandfathered) Waiver: 6 Spaces



ITEM 22 – Docket Number: 115-14

Applicant or Agent: Synthia Scalpi
Property Location: 335 Joseph Street **Zip:** 70115
Bounding Streets: Joseph St., Annunciation St., Tchoupitoulas St., & Octavia St.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 130
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the excessive paving of the required front yard area (AFTER THE FACT).

Requested Waiver:

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Permitted: ≤ 40% Proposed: 89% Waiver: 49%



ITEM 23 – Docket Number: 116-14

Applicant or Agent: Make It Right New Orleans Housing LLC
Property Location: 2011 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde St., N. Galvez St., Tennessee St., & N. Johnson St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant **Square Number:** 950 & 989
Proposed Use: Single-Family Residence **Lot Number:**
Project Planner: Misty Owens (mdowens@nola.gov)

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 a front yard of insufficient depth.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Front Yards

Permitted: 20' Proposed: 10' Waiver: 10'



ITEM 24 – Docket Number: 117-14

Applicant or Agent: Make It Right New Orleans Housing, LLC and John C. Williams
Property Location: 2034 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde St., N. Galvez St., Jourdan Ave., & N. Johnson St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 990
Proposed Use: Single-Family Residence **Lot Number:** 15
Project Planner: Misty Owens (mdowens@nola.gov)

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 a front yard of insufficient depth.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Front Yards

Permitted: 20' Proposed: 10' Waiver: 10'



ITEM 25 – Docket Number: 118-14

Applicant or Agent: M.S. Anand and Byron Martin
Property Location: 2679-2681 Jasmine Street **Zip:** 70122
Bounding Streets: Jasmine St., Franklin Ave., Wisteria St., & Lotus St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 36
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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.

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

Requested Waivers:

Section 4.5.7 (Table 4.E) - Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.

Section 4.5.7 (Table 4.E) - Lot Width

Required: 50' Provided: 40' Waiver: 10'



ITEM 27 – Docket Number: 119-14

Applicant or Agent: M.S. Anand and Byron Martin
Property Location: 3133 Louisiana Avenue Parkway **Zip:** 70125
Bounding Streets: Louisiana Ave. Pkwy., S. Roman St., Toledano St., & S. Claiborne Ave.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** A
Proposed Use: Two-Family Residence **Lot Number:** B
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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

Request: This request is to permit the construction of a two-family residence with insufficient lot width.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Lot Width

Permitted: 50' Proposed: 45' Waiver: 5'



ITEM 28 – Docket Number: 120-14

Applicant or Agent: Charles E. Pruitt
Property Location: 195 Danny Drive **Zip:** 70131
Bounding Streets: Danny Dr., General Meyer Ave., & Huntlee Dr.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 4
Proposed Use: Single-Family Residence **Lot Number:** 1
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with an insufficient depth of front yard.

Requested Waiver:

Section 4.3.7 (Table 4.C) – Front Yard

Permitted: 20' Proposed: 16.5' Waiver: 3.5'



ITEM 29 – Docket Number: 121-14

Applicant or Agent: Jason Tournillion
Property Location: 244-250 West Harrison Avenue **Zip:** 70124
Bounding Streets: W. Harrison Ave., 22nd St., Fleur De Lis Dr., & Pontchartrain Blvd.
Zoning District: LB-1 Lake Area Neighborhood Business District
Historic District: N/A **Planning District:** 5
Existing Use: Restaurant **Square Number:** 14
Proposed Use: Restaurant **Lot Number:** 49, 50, 51, 52, 53, & 54
Project Planner: Derek I Scheerer (disheerer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.8.7 (Table 9A.L) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the addition onto an existing building causing an insufficient minimum depth of rear yard abutting a residential district.

Requested Waiver:

Section 9A.8.7 (Table 9A.L) – Rear Yard

Permitted: 20' Proposed: 4' 3" Waiver: 15' 7"



ITEM 30 – Docket Number: 122-14

Applicant or Agent: Daren Hubbard
Property Location: 13700 North Cavelier Drive **Zip:** 70129
Bounding Streets: N. Cavelier Dr., Michoud Blvd., W. Cavelier Dr., & E. Cavelier Drives
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 10
Existing Use: Single-Family Residence **Square Number:** 2
Proposed Use: Single-Family Residence **Lot Number:** 26
Project Planner: Dale Thayer (dwthayer@nola.gov)

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

Request: This request is to permit the elevation of a single-family residence with parking in the required front yard (AFTER THE FACT).

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

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



ITEM 31 – Docket Number: 123-14

Applicant or Agent: JoAnn Glapion
Property Location: 2622 Piety Street **Zip:** 70117
Bounding Streets: Piety St., Law St., Florida Ave., & Louisa St.
Zoning District: B-1 Neighborhood Business District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 1479
Proposed Use: Single-Family Residence **Lot Number:** 27
Project Planner: Christopher Mills (ccmills@nola.gov)

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.

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

Requested Waiver:

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

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



ITEM 32 – Docket Number: 124-14

Applicant or Agent: Cornelius Celestine, Sr. and Kara Johnson
Property Location: 4632 Franklin Avenue **Zip:** 70122
Bounding Streets: Franklin Ave., Lombard St., Carnot St., & Venus St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 21
Proposed Use: Single-Family Residence **Lot Number:** 9
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3(5)(b) and Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a circular drive with an insufficient side yard setback and excessive paving of the front yard area.

Requested Waivers:

Section 15.2.3(5)(b) - Circular Drives - Side Yard

Required: 3' Provided: 0' Waiver: 3'

Section 15.6.6 - Limitation on Paving in Front Yard Areas

Required: ≤ 40% Provided: 50% Waiver: 10%



ITEM 33 – Docket Number: 125-14

Applicant or Agent: Jose M. Antunez
Property Location: 611 Desire Street **Zip:** 70117
Bounding Streets: Desire St., Chartres St., Royal St., Gallier St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 138
Proposed Use: Single-Family Residence **Lot Number:** F
Project Planner: Stephen Kroll (skroll@nola.gov)

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 addition onto an existing single-family residence causing an insufficient minimum depth of rear yard.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Rear Yard

Permitted: 20' Proposed: 3' 4" Waiver: 16' 8"



ITEM 34 – Docket Number: 126-14

Applicant or Agent: New Orleans Triumph Baptist Church and Katherine Harmon
Property Location: 1760 North Rampart Street **Zip:** 70116
Bounding Streets: N. Rampart St., St. Anthony St., Kerlerec St., & Burgundy St.
Zoning District: HMC-2 Historic Marigny/Treme Commercial District
Historic District: Faubourg Marigny Local Historic District **Planning District:** 7
Existing Use: Church **Square Number:** 267
Proposed Use: Multi-Family Residence (5 Dwelling Units) **Lot Number:** A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 9, Section 9.5.7 (Table 9.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a church into a 5-unit multi-family residence with insufficient lot area and insufficient open space.

Requested Waivers:

Section 9.5.7 (Table 9.E) - Lot Area

Required: 3,000 sq. ft. Provided: 2,976 sq. ft. Waiver: 24 sq. ft.

Section 9.5.7 (Table 9.E) - Open Space

Required: 30% Provided: 8% Waiver: 22%



ITEM 35 – Docket Number: 127-14

Applicant or Agent: Timothy Biven
Property Location: 5625 Rosemary Place **Zip:** 70124
Bounding Streets: Rosemary Pl., Woodlawn Pl., Florida Blvd., & Homedale St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 425
Proposed Use: Single-Family Residence **Lot Number:** 26A
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with a front facing driveway.

Requested Waiver:

Section 9A.1.8(4) – Special Parking and Driveway Requirements

Permitted: No front facing garage Proposed: Front facing garage Waiver: Front facing garage



ITEM 36 – Docket Number: 128-14

Applicant or Agent: Rickey and Ada Roberson
Property Location: 6040 Winchester Park Drive **Zip:** 70128
Bounding Streets: Winchester Park Dr., Wright Rd., & I-10 Service Rd.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** D, H
Proposed Use: Single-Family Residence **Lot Number:** 5
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.1.7 (Table 4.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient aggregate width of side yards.

Requested Waiver:

Section 4.1.7 (Table 4.A) – Aggregate Width of Side Yards

Permitted: 15' Proposed: 10' Waiver: 5'



ITEM 37 – Docket Number: 129-14

Applicant or Agent: John Smallpage, Rebecca Smallpage, and Justin B. Schmidt
Property Location: 2115 Palmer Ave **Zip:** 70118
Bounding Streets: Palmer Ave., Freret St. S. Robertson St., & State St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 104
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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

Request: This request is to permit the addition onto an existing single-family residence causing an insufficient minimum depth of rear yard.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Rear Yard

Permitted: 20' Proposed: 10' Waiver: 10'



ITEM 38 – Docket Number: 130-14

Applicant or Agent: Ron Jouandot
Property Location: 1339 Madrid Street **Zip:** 70122
Bounding Streets: Madrid St., Cartier Ave., St. Bernard Ave., & Aviators St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 5
Proposed Use: Single-Family Residence **Lot Number:** 47
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

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.

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

Requested Waiver:

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

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 39 – Docket Number: 131-14

Applicant or Agent: Sherlyn Galle and Jennifer Johnson
Property Location: 4642 Virgilian Street **Zip:** 70126
Bounding Streets: Virgilian St., Selma St., Ransom St., Shalimar St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** -1, H
Proposed Use: Single-Family Residence **Lot Number:** 69
Project Planner: Stephen Kroll (skroll@nola.gov)

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

Request: This request is to permit the elevation of a single-family residence with parking in the required front yard.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

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



ITEM 40 – Docket Number: 132-14

Applicant or Agent: Aaron Walker and Susan Neely
Property Location: 1117-1123 Montegut Street **Zip:** 70117
Bounding Streets: Montegut St., St. Claude Ave., Marais St. & Feliciana St.
Zoning District: LI Light Industrial District
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 400
Proposed Use: Restaurant **Lot Number:** A
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

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.

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

Requested Waiver:

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

Required: 7 Spaces Provided: 0 Spaces Waiver: 7 Spaces



ITEM 41 – Docket Number: 133-14

Applicant or Agent: Mark Kosiara
Property Location: 2412-2414 Dauphine Street **Zip:** 70117
Bounding Streets: Dauphine St., Mandeville St., Royal St., & Spain St.
Zoning District: HMR-3 Historic Marigny/Treme Residential District
Historic District: Faubourg Marigny Local Historic District **Planning District:** 7
Existing Use: Two-Family Residence **Square Number:** 163
Proposed Use: Two-Family Residence **Lot Number:** 159B
Project Planner: Rachel Mays (rlmays@nola.gov)

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

Request: This request is to permit the construction of a fence with excessive height.

Requested Waiver:

Section 15.6.1 – Fences

Required: 7' Provided: 8' Waiver: 1'



ITEM 42 – Docket Number: 134-14

Applicant or Agent: Liberty Bank and Buzzy Mueller
Property Location: 3002 Gentilly Boulevard **Zip:** 70122
Bounding Streets: Gentilly Blvd., Milton St., Foy St., and Frenchman St.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 6
Existing Use: Drive-Thru Bank/Retail **Square Number:** 2659
Proposed Use: Drive-Thru Bank/Retail **Lot Number:** G
Project Planner: Derek I Scheerer (disheerer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Section 15.3.2 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a new drive-thru bank and retail space with insufficient off-street parking and insufficient off-street loading.

Requested Waivers:

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

Required: 27 Spaces Provided: 19 Spaces Waiver: 8 Spaces

Section 15.3.2 (Table 15.G) – Off-Street Loading

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



E. Director of Safety and Permits Decision Appeals – New Business

NONE

F. Selection of Nominating Committee for Chairman of the Board

G. Adjournment