



CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS

**Regular Meeting Agenda**  
**Monday, February 13, 2012**  
**10:00 a.m. City Council Chambers,**  
**1300 Perdido Street, New Orleans, Louisiana**

**This is a draft agenda.**

**The requested waivers are subject to change prior to the hearing.**

**The deadline for submitting letters of support or objection is the Wednesday prior to the meeting. The deadline for the February 13<sup>th</sup> meeting is Wednesday, February 8<sup>th</sup> at 5:00 p.m.**

**Call to Order & Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

- A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**
- B. Presentation and recognition of previous Board Member services.**
- C. Rehearing**

**ITEM 1 – Docket Number: 124-11**  
**Applicant or Agent:** Jennifer Farwell  
**Property Location:** 4401 Baudin Street **Zip:** 70119  
**Bounding Streets:** Baudin St., S. Murat St., Banks St., and S. Alexander St.  
**Square Number:** 805 **Lot:** 12  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** B-12  
**Historic District:** N/A **PD:** 4  
**Existing Use:** Three-Family Residence  
**Proposed Use:** Three-Family Residence

**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 decision of the Director of the Department of Safety and Permits regarding the issuance of building permit number 11COM-00339.

\*\*\*

**D. Director of Safety and Permits Decision Appeals – Old Business**

**ITEM 2 – Docket Number: 249-11**  
**Applicant or Agent:** Bobbie Johnson  
**Property Location:** 4401 Baudin Street **Zip:** 70119  
**Bounding Streets:** Baudin, S. Murat, Banks, & S. Alexander Sts.  
**Square Number:** 805 **Lot:** 12  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** B-12  
**Historic District:** N/A **PD:** 4  
**Existing Use:** Multi-Family Residence (Vacant)  
**Proposed Use:** Multi-Family Residence (Three-Units)

**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 decision of the Director of the Department of Safety and Permits regarding loss of non-conforming status.

\*\*\*

**ITEM 3 – Docket Number: 250-11**  
**Applicant or Agent:** Anglade 500 Properties, LLC  
**Property Location:** 516 Bourbon Street **Zip:** 70130  
**Bounding Streets:** Bourbon, Toulouse, Royal, & St. Louis Sts.  
**Square Number:** 62 **Lot:** 19  
**Zoning District:** VCE Vieux Carré Entertainment **ZBM:** D-14  
**Historic District:** Vieux Carré **PD:** 1  
**Existing Use:**  
**Proposed Use:**

**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 decision of the Director of the Department of Safety and Permits regarding the definition of “live entertainment” not including outdoor live entertainment in the VCE Vieux Carré Entertainment District.

\*\*\*

**E. BZA Dockets – Old Business**

**ITEM 4 – Docket Number: 229-11 DS**  
**Applicant or Agent:** Providence Community Housing  
**Property Location:** 1312-1314 Governor Nicholls Street **Zip:** 70116  
**Bounding Streets:** Gov. Nicholls, Treme, Ursulines, & Marais Sts.  
**Square Number:** 145 **Lot:** 3  
**Zoning District:** HMR-1 Historic Marigny/Tremé Residential and RDO Residential Diversity Overlay  
**Historic District:** Tremé Local Historic District **ZBM:** D-13  
**Existing Use:** Multi-Family (6 units) Two-Main Uses **Planning District:** 4  
**Proposed Use:** Multi-Family (6 units) Two-Main Uses

**Request Citation:** This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the reconstruction of a second main use on one lot of record.

**Requested Waivers:**

**Section 1.4 – Location on a Lot**

Permitted: 1 Main Use      Proposed: 2 Main Uses      Waiver: 1 Main Use

\*\*\*

**ITEM 5 – Docket Number:** 230-11 **DS**  
**Applicant or Agent:** Providence Community Housing  
**Property Location:** 1316-1318 Governor Nicholls Street **Zip:** 70116  
**Bounding Streets:** Gov. Nicholls, Tremé, Ursulines, & Marais Sts.  
**Square Number:** 145 **Lot:** 2-A  
**Zoning District:** HMR-1 Historic Marigny/ Tremé Residential and RDO Residential Diversity Overlay  
**Historic District:** Tremé Local Historic District **ZBM:** D-13  
**Existing Use:** Multi-Family (4 units) Two-Main Uses **Planning District:** 4  
**Proposed Use:** Multi-Family (3 units) Two-Main Uses

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the reconstruction of a second main use on one lot of record.

**Requested Waivers:**

**Section 1.4 – Location on a Lot**

Permitted: 1 Main use      Proposed: 2 Main Uses      Waiver: 1 Main Use

\*\*\*

**ITEM 6 – Docket Number:** 266-11 **DS**  
**Applicant or Agent:** South Property Development, LLC  
**Property Location:** 3308 Tulane Avenue **Zip:** 70119  
**Bounding Streets:** S. Jefferson Davis Pkwy., Tulane Ave., S. Rendon & Gravier Sts.  
**Square Number:** 677 **Lots:** 15, 16, 21-A thru 23-A, 24 – 28 (Proposed lot 21-B)  
**Zoning District:** C-2 General Commercial/ Inner-City Urban Corridor  
**Historic District:** N/A **ZBM:** C-13  
**Existing Use:** Vacant Office **Planning District:** 1  
**Proposed Use:** Multiple-Family Residential

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of an office building into a multi-family residential building with insufficient minimum lot area per dwelling unit.

**Requested Waiver:**

**Section 4.12.7 (Table 4.L) – Lot Area per Dwelling Unit**

Required: 1,000 sq. ft./ unit      Proposed: 916.4 sq. ft./ unit      Waiver: 83.6 sq. ft./ unit

\*\*\*

**ITEM 7 – Docket Number:** 282-11 **DS**  
**Applicant or Agent:** Traçage Development, LLC  
**Property Location:** 1100 Annunciation Street **Zip:** 70130  
**Bounding Streets:** Annunciation St., John Churchill Chase St., Gaiennie St., Pontchartrain Expy.  
**Square Number:** 70-A **Lot:** L-1-A  
**Zoning District:** CBD-9 Central Business District **ZBM:** C-15  
**Historic District:** Warehouse District Local Historic **Planning District:** 1A  
**Existing Use:** Parking Lot  
**Proposed Use:** Mixed-Use Commercial/ Residential

**Request Citation:** This request is for variances from the provisions of Article 6, Section 6.10.7 (Table 6.J) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a mixed-use building that will exceed the existing average street façade height within thirty (30) feet of a street line and insufficient required open space.

**Requested Waivers:**

**Section 6.10.7 (Table 6.J) – Maximum Height within Thirty (30) Feet of a Street Line**

Required: 41’ 3”<sup>1</sup> Proposed: 170’ Waiver: 128’ 9”

**Section 6.10.7 (Table 6.J) – Required Open Space Ratio**

Required: .10 Proposed: .036 Waiver: .064

\*\*\*

**ITEM 8 – Docket Number:** 022-12 **DS**  
**Applicant or Agent:** Trinitoid LLC/Stephen Mouton  
**Property Location:** 3127 A&B Ponce De Leon Street **Zip:** 70119  
**Bounding Streets:** Ponce De Leon, N. Lopez, Maurepas, Mystery Sts, & Esplanade Ave.  
**Square Number:** 1554 **Lot:** G-1  
**Zoning District:** B-1 Neighborhood Business **ZBM:** C-12  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Mixed-Use (Ice Cream Shop and Single-Family Residence)

**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 conversion of a two-family residence into a mixed-use building with insufficient off-street parking.

**Requested Waiver:**

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

Required: 4 Spaces Provided: 2 Grandfathered Spaces Waiver: 2 Spaces

\*\*\*

<sup>1</sup> The maximum allowable height within thirty (30) feet of a street line shall not exceed the average of existing street façade heights on the three (3) closest block faces. The average façade height along the closest three (3) block faces is 41’3”.

**F. BZA Dockets – New Business**

**ITEM 9 – Docket Number:** 033-12 **DS**  
**Applicant or Agent:** Nicole Hartford  
**Property Location:** 3601-03 4<sup>th</sup> Street **Zip:** 70125  
**Bounding Streets:** S. Miro, S. Tonti, 3<sup>rd</sup>, and 4<sup>th</sup> Sts.  
**Square Number:** 458 **Lot:** 10  
**Zoning District:** RM-4 Multiple-Family Residential  
**Historic District:** N/A **ZBM:** B-14  
**Existing Use:** One (1) Two-Family Residence **Planning District:** 2  
**Proposed Use:** Two (2) Two-Family Residences

**Request Citation:** This request is for variances from the provisions Article 4, Section 4.12.7 (Table 4.L), Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.5.7(3) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a second two-family residence on one (1) lot of record with insufficient minimum lot area per dwelling unit, minimum lot width, more than one (1) main building, and insufficient off-street parking.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) – Minimum Lot Area (Four Dwelling Units)**

Required: 4,000 sq. ft. Proposed: 3,810 sq. ft. Waiver: 190 sq. ft.

**Section 4.12.7 (Table 4.L) – Minimum Lot Width (Four Dwelling Units)**

Required: 40’ Proposed: 30’ Waiver: 10’

**Section 15.5.7(3) – More Than One Main Building Located Upon a Lot**

Permitted: 1 Main Building Proposed: 2 Main Buildings Waiver: 1 Main Building

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

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

\*\*\*

**ITEM 10 – Docket Number:** 034-12 **DS**  
**Applicant or Agent:** 5935 Magazine St., LLC  
**Property Location:** 5933-35 Magazine Street **Zip:** 70118  
**Bounding Streets:** Magazine, State, Camp and Eleonore Sts.  
**Square Number:** 16 **Lot:** E  
**Zoning District:** B-2 Neighborhood Commercial **ZBM:** A-15  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

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

**Request:** This request is to permit the conversion of a portion of an existing office building to retail space with insufficient off-street parking.

**Requested Waiver:**

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

Required: 10 Spaces Provided: 9 Spaces Waiver: 1 Space

\*\*\*

**ITEM 11 – Docket Number:** 035-12 **LF**  
**Applicant or Agent:** Tyrone Parker  
**Property Location:** 3440 Florence Avenue **Zip:** 70114  
**Bounding Streets:** Florence Ave., Wabash St., Georgia St., and Memorial Park Dr.  
**Square Number:** 31 **Lot:** 8-A  
**Zoning District:** RS-2 Single-Family Residential **ZBM:** D-16  
**Historic District:** N/A **Planning District:** 12  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**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 with excessive height.

**Requested Waiver:**  
**Section 15.5.12(4) – Accessory Buildings and Structures (Height)**  
 Required: 14’ Proposed: 21’ Waiver: 7’

\*\*\*

**ITEM 12 – Docket Number:** 036-12 **DS**  
**Applicant or Agent:** Clayton Ventures, LCC  
**Property Location:** 2701 Tchoupitoulas Street **Zip:** 70130  
**Bounding Streets:** Tchoupitoulas St., 4<sup>th</sup> St., Rousseau St., and Washington Ave.  
**Square Number:** 23 **Lot:** A  
**Zoning District:** LI Light Industrial **ZBM:** C-10  
**Historic District:** Irish Channel Local Historic **Planning District:** 2  
**Existing Use:** Office/ Warehouse  
**Proposed Use:** Health Club/ Office

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

**Request:** This request is to permit the conversion of a warehouse into a health club with insufficient off-street parking.

**Requested Waiver:**  
**Section 15.2.1 (Table 15.A) – Off-Street Parking**  
 Required: 10 Spaces Provided: 2 Spaces (Grandfathered) Waiver: 8 Spaces

\*\*\*

**ITEM 13 – Docket Number:** 037-12 **GM**  
**Applicant or Agent:** Cara Rost  
**Property Location:** 2700-02 Dauphine Street **Zip:** 701117  
**Bounding Streets:** Dauphine, Port, Royal, and St. Ferdinand Sts.  
**Square Number:** 167 **Lot:** A-1  
**Zoning District:** HMR-3 Historic Marigny/Tremé Residential  
**Historic District:** Marigny/Tremé Local Historic **ZBM:** E-12  
**Existing Use:** Vacant Lot **Planning District:** 7  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for a variance from the provisions Article 9, Section 9.3.7 (Table 9.C) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family dwelling with insufficient minimum depth of rear yard.

**Requested Waiver:**

**Section 9.3.7 (Table 9.C) – Minimum Depth of Rear Yard**

Required: 20' Proposed: 19'5" Waiver: 7"

\*\*\*

**ITEM 14 – Docket Number:** 038-12 **DS**  
**Applicant or Agent:** Carol G. Waguespack  
**Property Location:** 405 Exposition Boulevard **Zip:** 70118  
**Bounding Streets:** Exposition Blvd., Annunciation, Calhoun, and Laurel Sts.  
**Square Number:** 13 **Lot:** P  
**Zoning District:** RD-4 Two-Family Residential **ZBM:** A-15  
**Historic District:** N/A **Planning District:** 3  
**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 4.7.7 (Table 4.G) of the Comprehensive Zoning Ordinance.

**Request:**

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

**Requested Waiver:**

**Section 4.7.7 (Table 4.G) – Minimum Depth of Rear Yard**

Required: 20' Provided: 3' Waiver: 17'

\*\*\*



**ITEM 15 – Docket Number:** 039-12 **MO**  
**Applicant or Agent:** Hattie Houston  
**Property Location:** 4219 A & B North Prieur Street **Zip:** 70117  
**Bounding Streets:** France, N. Johnson, Lesseps, and N. Prieur Sts.  
**Square Number:** 940 or 941 **Lot:** Z-3  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-10  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**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 construction of a two-family residence with off-street parking located within the required front yard setback.

**Requested Waiver:**

**Section 15.2.3 – Parking in Front Yards**

Required: Not Permitted      Provided: 2 Spaces      Waiver: 2 Spaces

\*\*\*

**ITEM 16 – Docket Number:** 040-12 **MO**  
**Applicant or Agent:** Carla Savadge  
**Property Location:** 2419 A & B Feliciana Street **Zip:** 70117  
**Bounding Streets:** N. Dorgenois, Clouet, N. Rocheblave, and Feliciana Sts.  
**Square Number:** 1311 **Lot:** 5  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-13  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit (two-family) and off-street parking located within the required front yard setback.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft.      Provided: 3,535 sq. ft.      Waiver: 65 sq. ft.

**Section 15.2.3 – Parking in Front Yards**

Required: Not Permitted      Provided: 2 Spaces      Waiver: 2 Spaces

\*\*\*

**ITEM 17 – Docket Number: 041-12** **MO**  
**Applicant or Agent:** Gwendolyn London  
**Property Location:** 2322 A & B Piety Street **Zip:** 70117  
**Bounding Streets:** N. Tonti, Louisa, N. Rocheblave, and Piety Sts.  
**Square Number:** 1227 **Lot:** 6  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-13  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum aggregate width of side yards and off-street parking located within the required front yard setback.

**Requested Waivers:**

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

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

**Section 15.2.3 – Parking in Front Yards**

Required: Not Permitted                      Provided: 2 Spaces                      Waiver: 2 Spaces

\*\*\*

**ITEM 18 – Docket Number: 042-12** **MO**  
**Applicant or Agent:** Carla Savadge  
**Property Location:** 2421 A & B Feliciana Street **Zip:** 70117  
**Bounding Streets:** N. Dorgenois, Clouet, N. Rocheblave, and Feliciana Sts.  
**Square Number:** 1311 **Lot:** 6  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-13  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit (two-family) and off-street parking located within the required front yard setback.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft.                      Provided: 3,535 sq. ft.                      Waiver: 65 sq. ft.

**Section 15.2.3 – Parking in Front Yards**

Required: Not Permitted                      Provided: 2 Spaces                      Waiver: 2 Spaces

\*\*\*

**ITEM 19 – Docket Number:** 043-12 **MO**  
**Applicant or Agent:** Dianne Roberts  
**Property Location:** 8324-6 Hammond Street **Zip:** 70126  
**Bounding Streets:** Flake Ave., Leeds St., Laine Ave., and Hammond St.  
**Square Number:** 6-B **Lot:** 4-B  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** G-11  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**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 minimum depth of rear yard.

**Requested Waiver:**

**Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard**

Required: 20'                      Provided: 14'11"                      Waiver: 5'1"

\*\*\*

**ITEM 20 – Docket Number:** 044-12 **DG**  
**Applicant or Agent:** 3063 & 3065 Maurepas, LLC  
**Property Location:** 3063-65 Maurepas Street **Zip:** 70119  
**Bounding Streets:** Maurepas, N. Lopez, Fortin, and Savage Sts.  
**Square Number:** 1556 **Lot:** 20  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-12  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**Existing Use:** Two (2) Single-Family Residences  
**Proposed Use:** Two (2) Single-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4, and Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation and expansion of two (2) main uses on one (1) lot of record with insufficient minimum aggregate width of side yards.

**Requested Waivers:**

**Section 1.4 – Location on a Lot**

Permitted: 1 Main Use                      Proposed: 2 Main Uses                      Waiver: 1 Main Use

**Section 4.5.7 (Table 4.E) – Aggregate Width of Side Yards**

Required: 20% (9'7")                      Provided: 12% (5'11")                      Waiver: 8% (3'8")

\*\*\*

**ITEM 21 – Docket Number:** 045-12 **DS**  
**Applicant or Agent:** Daniel Fisher  
**Property Location:** 600 Poland Avenue **Zip:** 70117  
**Bounding Streets:** Poland Ave., Lesseps, Royal, and Chartres Sts.  
**Square Number:** 129 **Lot:** 3  
**Zoning District:** LI- Light Industrial **ZBM:** E-14  
**Historic District:** Bywater Local Historic **Planning District:** 7  
**Existing Use:** Package Liquor Store/ Limited Service Restaurant  
**Proposed Use:** Package Liquor Store/ Amusement Place

**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 an outdoor stage with outdoor seating/performance area with insufficient off-street parking.

**Requested Waiver:**  
**Section 15.2.1 (Table 15.A) – Off-Street Parking**  
Required: 37 Spaces Proposed: 0 Space s Waiver: 37 Spaces

\*\*\*

**ITEM 22 – Docket Number:** 046-12 **MO**  
**Applicant or Agent:** Michael Batterman  
**Property Location:** 1821 Delachaise Street **Zip:** 70115  
**Bounding Streets:** Dryades St., Baronne St., Louisiana Ave., Delachaise St.  
**Square Number:** 464 **Lot:** 17  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-15  
**Historic District:** N/A **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 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

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

**Requested Waiver:**  
**Section 15.2.3 – Parking in Front Yards**  
Required: Not Permitted Provided: 1 Space Waiver: 1 Space

\*\*\*

**ITEM 23 – Docket Number:** 047-12 **DS**  
**Applicant or Agent:** Trinity Church  
**Property Location:** 2119 Coliseum Street **Zip:** 70130  
**Bounding Streets:** Coliseum St., Jackson Ave., Prytania St., and Josephine St.  
**Square Number:** 203 **Lot:** 2  
**Zoning District:** RM-1 Multiple Family Residential **ZBM:** C-15  
**Historic District:** Lower Garden District Local Historic **Planning District:** 2  
**Existing Use:** Auxiliary Church Use  
**Proposed Use:** Auxiliary Church Use

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.8.7 (Table 4.H) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the renovation and expansion of an auxiliary church use with insufficient minimum depth of front yard, and insufficient minimum width of a side yard.

**Requested Waivers:**

**Section 4.8.7 (Table 4.H) – Depth of Front Yard**

Required: 20' Proposed: 9'3" Waiver: 10'9"

**Section 4.8.7 (Table 4.H) – Width of Side Yard**

Required: 10' Proposed: 4'1" Waiver: 5'11"

\*\*\*

**ITEM 24 – Docket Number:** 048-12 **CM**  
**Applicant or Agent:** Doris Derousselle  
**Property Location:** 1335 ½ Behrman Avenue **Zip:** 70114  
**Bounding Streets:** De Armas St., Sumner St., Socrates St., and Behrman Ave.  
**Square Number:** 14 **Lot:** 22  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District:** N/A **Planning District:** 12  
**Existing Use:** Two (2) Single-Family Residences  
**Proposed Use:** Two (2) Single-Family Residences

**Request Citation:** This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit two (2) single-family main uses on one (1) lot of record.

**Requested Waiver:**

**Section 1.4 – Location on a Lot**

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

\*\*\*

**ITEM 25 – Docket Number:** 049-12 **DS**  
**Applicant or Agent:** Rosenblat Properties, LLC  
**Property Location:** 4007 Prytania Street **Zip:** 70115  
**Bounding Streets:** Prytania, Marengo, Pitt, & Constantinople Sts.  
**Square Number:** 371 **Lot:** D  
**Zoning District:** RM-2 Multi-Family Residential **ZBM:** B-15  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Multi-Family Residence  
**Proposed Use:** Multi-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, Article 15, Section 15.2.5(b), and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit parking in the required front yard and corner lot side yard area, waive the design standards for off-street parking spaces, and to permit excessive paving of the required front yard area and corner lot side yard area (AFTER THE FACT).

**Requested Waivers:**

**Section 15.2.3 – Parking Front Yards (Spaces in Front Yard and Corner Lot Side Yard)**  
 Permitted: 0 Spaces Proposed: 15 Spaces Waiver: 15 Spaces  
**Section 15.2.5(b) – Design Standards (Large Car Off-Street Parking Space – Depth)**  
 Required: 18’ Proposed: 9’ 3” & 11’ 4” Waiver: 8’ 9” & 6’ 8”  
**Section 15.2.5(b) – Design Standards (Large Car Off-Street Parking Space – Area)**  
 Required: 153 sq. ft. Proposed: 78 sq. ft. & 96 sq. ft. Waiver: 75 sq. ft. & 57 sq. ft.  
**Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)**  
 Permitted: 40% Proposed: 91% Waiver: 51%  
**Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Corner Lot Side Yard)**  
 Permitted: 40% Proposed: 100% Waiver: 60%

\*\*\*

**G. Director of Safety and Permits Decision Appeals**

**ITEM 26 – Docket Number:** 050-12  
**Applicant or Agent:** Darren Walker **Zip:** 70122  
**Property Location:** 4429-31 Allen Street  
**Bounding Streets:** Stephen Girard Ave, Allen, Lombard, and Annette Sts.  
**Square Number:** 3233 **Lot:** 14  
**Zoning District:** RS-2 Single-Family Residential **ZBM:** D-11  
**Historic District:** N/A **PD:** 6  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**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 decision of the Director of the Department of Safety and Permits regarding loss of non-conforming status.

\*\*\*

**ITEM 27 – Docket Number:** 052-11  
**Applicant or Agent:** Darren Walker  
**Property Location:** 3724 South Roman Street **Zip:** 70125  
**Bounding Streets:** S. Roman, Gen. Taylor, Delachaise, and S. Derbigny Sts.  
**Square Number:** 6 **Lot:** 24  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-14  
**Historic District:** N/A **PD:** 3  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**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 decision of the Director of the Department of Safety and Permits regarding loss of non-conforming status.

\*\*\*

DRAFT