

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

TAMMIE JACKSON
DIRECTOR

Monday, March 28, 2022

PERMIT NO: 21-11825-NEWC
ADDRESS: 8940 Jeannette St
NATURE OF WORK: New Construction

Dear Elloie Rosalyn:

Investigation of the above referenced plans and specifications indicate the following:

Division	Category	Comment
Plan Review	General	This project has been reviewed by Obinna B. Okechukwu. For email and digital document correspondence, please send to obokechukwu@nola.gov.
Zoning	Parking	Article 22, Section 22.8.B.1.b of the Comprehensive Zoning Ordinance prohibits parking between the street line and facade of the house. Please revise the plans to move the parking to a compliant location. - - Alternatively, if a hardship exists, you may seek a variance from the Board of Zoning Adjustments. Contact CPC for more information at cpcinfo@nola.gov or 504-658-7033. For application materials and approval criteria please see this link: https://www.nola.gov/onestop/building/planning-project/variances/
Zoning	Parking PAD	A Parking Pad is a required off street parking area which provides parking for a single motor vehicle (8.5ft x18ft). Parking pads may be located within the required interior side or rear yard but shall be located three (3) feet from any

1300 PERDIDO STREET SUITE 7E06 NEW ORLEANS, LOUISIANA 70112
PHONE 504-658-7115 FAX 504-658-7212



		lot line. A parking pad may be constructed of any approved material, but must be at least minimum dimensions, actual or implied.
Plan Review		Please revise elevation drawings to properly reflect the required elevation for the structure so that it complies with the BFE/ABFE requirements .
Plan Review		Plans are not stamped. Provide plans with professional architect's stamp
Plan Review		Under floor spaces shall comply with Section R408 of the IRC 2015 ed. for ventilation, openings, and access. Please comply.
Zoning	Front-Yards - Historic Urban Residential	ZONING - Please verify compliance with the front yard build-to line requirement in CZO Section 11.3.A.2: http://czo.nola.gov/Article-11#11-3-A-2 Within the residential districts of the Historic Urban Neighborhood Districts, the front yard build-to line is established by either the average front yards of the adjacent structures or the front yard shown on the most recent survey or sanborn map. You are allowed a 3 feet variation from this setback; however, in no case may the front yard of a single-family or two-family dwelling exceed 20 feet. Please verify compliance by providing either the most recent survey or sanborn map that shows the setback of the most recent structure on the property or by providing the setback of the structures on either side of the subject property (see Section 11.3.A.2.a.iii and Figure 11-1 for corner lots or lots with only one adjacent structure). - - Alternatively, if a hardship exists, you may seek a variance from the Board of Zoning Adjustments. Contact CPC for more information at cpcinfo@nola.gov or 504-658-7033. For application materials and approval criteria please see this link: https://www.nola.gov/onestop/building/planning-project/variances/
Permit Intake	Sub Contractors	Permit Intake - Please provide signed detailed cost estimates from all licensed sub-contractors. Estimates are to be signed, with names printed, titles, and dates, on each sub-contractor estimate.

A re-review fee will be assessed for any revised drawings submitted to this office as per the International Code adopted and amended by the City of New Orleans. All revised drawings submitted shall properly reflect the changes from the original drawings.

Please be advised that this review does not include signs and/or plumbing work shown on the drawings. Any questions about plumbing shall be directed to Sewerage and Water Board, 625 St. Joseph Street, New Orleans, La. 70165, (504) 585-2160.

Be advised also, that all alternative building products, components, methods and materials require current Evaluation report from ICC Evaluation Services, Inc., (ICC-ES) as evidence that such products and systems meet code requirements.

The ICC-ES Evaluation report shall be submitted for review if you plan to use such alternative products or methods.

A response to the code requirements indicated above must be submitted **by the architect or engineer** to the Plan Processing Division to facilitate completion of the review process, approval of the plans and issuance of the building permit. No improvements or construction is authorized until the building permit is issued.

If you have any questions regarding this Building Permit, Please feel free to contact this office at (504) 658-7115 [FAX 504-658-7210]. Your cooperation will be greatly appreciated.

Yours very truly,

cc: Building, Fire Prevention