



CITY OF NEW ORLEANS

BOARD OF ZONING ADJUSTMENTS

1300 PERDIDO STREET | ROOM 7W03 | NEW ORLEANS, LOUISIANA 70112

NOTICE: DISPOSITION OF ZONING CASE – BZA DOCKET 013-22

This Variance Request Has Been APPROVED

Applicant or Agent: Backyard Makeover LLC, Thomas DesOrmeaux
Property Location: 412 New Orleans-Hammond Highway Zip: 70124
Bounding Streets: N.O.-Hammond Hwy., Fleur de Lis Dr., Hay Pl., Roy St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A Planning District: 5
Existing Use: Vacant Lot Square Number: 25
Proposed Use: Single-Family Residence Lot Number: F

Whereas, the above request was heard by the Board of Zoning Adjustments at its public hearing of Monday, March 7, 2022; and

Whereas, the applicant appeared before the Board seeking relief from the Comprehensive Zoning Ordinance, No. 4264 M.C.S., as amended, as it applies to Article 22, Section 22.11.B – Curb Cuts, Article 22, Section 22.11.B.1.2 – Circular Driveway, Article 22, Section 22.11.B.1.a.i. – Curb Cuts (Circular Drive – Parking Space in Front Yard), and Article 22, Section 22.11.B.1.a.iii. – Curb Cuts (Circular Drive – Lot Width) to permit a circular drive with a parking space located in the required minimum front yard on a lot with insufficient width and more than one curb cut, as indicated below:

Requested Waivers:

Article 22, Section 22.11.B.1 – Curb Cuts

Permitted: 1 curb cut Proposed: 2 curb cuts Waiver: 1 curb cut

Article 22, Section 22.11.B.1.2 – Circular Driveway

Required: No circular driveway

Proposed: Circular driveway

Waiver: Circular driveway

Article 22, Section 22.11.B.1.a.i. – Curb Cuts (Circular Drive – Parking Space in Front Yard)

Permitted: No circular drive in front yard

Proposed: Circular drive in front yard

Waiver: Circular drive in front yard

Article 22, Section 22.11.B.1.a.iii. – Curb Cuts (Circular Drive – Lot Width)

Required: 50 ft Proposed: 40 ft Waiver: 10 ft

And Whereas, the Board carefully considered the facts and arguments for and against the application at the public hearing, and after considering the Comprehensive Zoning Ordinance, No. 4264 M.C.S., as amended, the Board is of the opinion that the weight of the evidence indicates that the approval standards for variances of Article 4, Section 4.6.F of the Comprehensive Zoning Ordinance have been met; therefore, a motion was made by Todd James and seconded by Tamara Agins for APPROVAL of the requested variances, subject to the following provisos:

- 1. Prior to the issuance of a building permit by the Department of Safety and Permits, the applicant shall submit revised site, floor, and architectural elevation plans of the subject site to the Board of Zoning Adjustments staff for review and approval. These plans shall be the plans for which the building permit is issued.
2. The applicant shall provide a site plan approved by the Department of Public Works indicating the following:
o All necessary or otherwise proposed sidewalk repairs or modifications
o Removal of all abandoned or nonconforming driveways and/or curb cuts in the adjacent public right-of-way, per City Ordinance Sec. 146-153.
Note: Curb cuts shall be restored with curbing matching predominant curb along the block face, subject to the approval of the Department of Public Works
Note: Sidewalk material, dimensions, and style, including landscaping strips (where present) should generally conform to the style along the same block face, subject to the approval of the Department of Public Works

3. The applicant shall plant one (1) street tree in the public right-of-way adjacent to the site for every thirty (30) feet or fraction thereof, of street frontage, subject to the review and approval of the Department of Parks and Parkways.

**Voting for the Resolution:** Candice M. Forest, Todd C. James, Tamara Agins, José Alvarez, Alfonso Gonzalez II, Matthew Rufo

**Voting Against the Resolution:** None

**Abstaining from the Resolution:** None

**Absent:** Jaime Ramiro Diaz

**Approved** by the Board of Zoning Adjustments,



*Candice Forest*

**Candice Forest, Chair**

Note for approved variance requests: If your resolution has no provisos, you may proceed with the permitting process with the Department of Safety and Permits. If your resolution has provisos, your approval is contingent on the condition that you meet the provisos listed in the resolution, as verified by Board of Zoning Adjustments staff. In accordance with Article 4, Section 4.6.G of the CZO, a variance expires one (1) year from the date of approval unless a building permit is obtained and substantial construction is started or the use is commenced within such period. In the event an extension is necessary, a request shall be submitted prior to the expiration of the variance (i.e., within one (1) year from the date of approval).