

DEPARTMENT OF SAFETY AND PERMITS
BOARD OF BUILDING STANDARDS AND APPEALS

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

TAMMIE JACKSON
DIRECTOR

DATE: May 5, 2022

Damien W. Serauskas
Chairman

John R. Sawyer
Kerwin Julien, Sr.
Cameron Duplantier
Louis Livers

Jay P. Dufour, Chief Building Official
Department of Safety and Permits
1300 Perdido Street
Suite 7E05, City Hall
New Orleans, LA 70112

BBSA No. 22-16

ADDRESS: 3300 Bienville Ave.

Dear Mr. Dufour:

The appellant appeared before the Board of Building Standards and Appeals during its regular monthly meeting on April 28, 2022. Board members present – Jack Sawyer, Kerwin Julien, Cameron Duplantier and Louis Livers. Damien Serauskas was absent.

The appellant is requesting a waiver for the base flood elevation requirements.

A motion was made, and the Board accepted the appellant's request to allow the lowest slab elevation to remain at -2.00' N.A.V.D. and the raised rest of the ground floor to remain at -0.50' N.A.V.D.. The required height of 36" above the top of curb is +0.63' N.A.V.D., resulting in variances of 2.63' and 1.13', respectively. The 26-15, 120.2.2 requirement for the lowest finished floor to be a minimum 18" above top of curb is also granted a 0.93' variance for the entrance areas.

The appellant has agreed to utilize flood-resistant materials of construction up to the required height, to dry-floodproof the front and back entry areas, to install a backflow prevention device, and to have all mechanical and electrical raised above the required base flood elevation.

The appellant has also agreed on behalf of the owner to submit a covenant that would require that there will be no residential use on the ground floor of the building and that in the event of a proposed sale of the property, the elevation certificate and that the lower level was approved via appeal from

the City would be disclosed. The covenant language shall be pre-approved by the City Attorney before being signed and recorded, which is a condition of any approval by this board.

This project is located in the partial-control Mid-City local historic district.

This decision applies to this case only and does not establish a precedent.

Additionally, all other applicable requirements of the International Building Code 2015 Edition as amended by the City of New Orleans shall be met.

Sincerely,

A handwritten signature in black ink, appearing to read 'John R. Sawyer', with a stylized, looped flourish at the end.

John R. Sawyer
Substitute Chairman

Cc: Zach Smith
All Board Members