

VergesRome Architects
a professional architectural corporation



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July 14, 2022

Mr. Louis Capo, Executive Director
Lakefront Management Authority
6001 Stars & Stripes Blvd., Suite 219
New Orleans, Louisiana 70126

RE: Subdivision Restriction Review – Building Addition
12 Thrasher Street
Lake Vista – West

Dear Mr. Capo:

VergesRome Architects, a Professional Architectural Corporation (VRA), conducted a second Subdivision Restriction Review for the referenced project located in the Lake Vista West Subdivision. The review is for a Building Addition, proposed for an existing single-family house. The original application was rejected on May 4, 2022. Based upon a conference with the Architectural Review Committee from the Lake Vista Home Owners Association and follow-up review with the Lake Vista West Subdivision Restrictions, we offer our review comments.

Height – The plans indicate 10'-6" to the midpoint of the roof at the carport that complies with the maximum height per the CZO of fourteen feet (14'). Height appears to comply.

Front yard – The 20'-5" from front property line to front addition, exceeding the twenty-foot (20') minimum appears to comply. The roof overhang projection beyond front building line with depth indicated as 1'-4" to match the existing overhang is less than the two-foot (2') maximum and appears to comply.

Side yard – Dimensions to the side property lines are unchanged. The dimension from the new closet to the side property line is indicated to be six feet (6'-0") and appears to comply.

Rear yard – The distance of 19'-2" to the new attached shed is less than the required minimum twenty feet (20'). An attached shed may be considered part of the principal building and subject to the required yards for a principal building. However, since it is not clearly defined/identified in the Lake Vista Building Restrictions that an attached shed is considered part of the principal building, we take no exception. (Garages have specific location requirements in the rear yard; carports are considered like garages unless otherwise noted.) The distance of 25'-0" to the back wall of shed / existing house wall therefore appears to comply.

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Lot Coverage – The lot area is 9,375 sf. Maximum lot coverage, calculated as 30% of the lot area, yields a maximum of 2,812.5 sf. The plans indicate heated (conditioned) space to be 2,808 sf. Reviewer confirmed this calculation is relatively correct, and as 2,808 sf is less than the 2,812.5 sf maximum, lot coverage appears to comply.

Based upon VRA's review and the two important areas of non-compliance, the lot coverage, and the rear yard, we issue this Letter of No Objection for the **Building Addition** Application at 12 Thrasher Street. All associated documents including the Lake Vista Plan Review form are attached, sealed to indicate approval. Please note, our review is for Lake Vista West Subdivision Restrictions only and represents neither a review nor approval for the Comprehensive Zoning Ordinance of the City of New Orleans, and approval from City of New Orleans will be required.

Thank you for the opportunity to be of service to the Lakefront Management Authority.

Yours truly,
VergesRome Architects, APAC


Steven H. Rome, AIA
Principal

SHR/mwt
Attachments
cc: File 21002-K-1

