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August 25, 2022

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

RE: Subdivision Restriction Review – House
931 Crystal Street
Lakeshore East Subdivision

Dear Mr. Capo:

VergesRome Architects, a Professional Architectural Corporation (VRA), conducted Subdivision Restriction Review for the referenced project, a proposed new House located in the Lakeshore East Subdivision. This review is of resubmitted plans presented after review rejections on 7/18/2022, 7/26/2022, and 8/08/2022.

- Height – Per Lakeshore Subdivision Restrictions Section IV, the height of a residence, not facing Canal Boulevard, shall not exceed 35' in height to the established grade in the center of the front of the building. The Plans indicate a 29'-7" mean roof height to the finish floor elevation and the height appears to comply with the Lakeshore Subdivision Restrictions. *No change from the reviews of 7/18/2022, 7/26/2022, and 8/08/2022 noted.*
- Setbacks – Per Lakeshore Subdivision Restrictions Section V:
 - Front Yard – Per Section V (A), no part of the main building may be closer than 20' to the front property line. The plans indicate 26'-8" between the front building line and the property line which appears to comply with the 25' minimum front yard setback.
 - Front Yard – The plans indicate 26'-8" between the front building line and the property line; this item appears to comply. A soffit projection noted as 1'-6" deep appears to comply with Lakeshore East Subdivision Restrictions. **Per Section V (D), unenclosed, uncovered, or covered porches, balconies and steps shall not project beyond the front or side building lines; this item noted in the review letters of 7/18/2022, 7/26/2022, and 8/08/2022 has been corrected and appears to comply with the restrictions..**
 - Rear Yard – Per Section V (E), a rear yard shall not be less than 20% of the lot depth of 110' which is twenty-two feet (22'). Plans indicate a rear yard depth of 36'-4" to the rear of the house, which exceeds the 22' minimum, and therefore appears to comply with Lakeshore East Subdivision Restrictions.
- Side Yard – Section V (A) – The main building shall be no closer than six feet (6') to either side property line; combined side yards must be 24% of lot width (90' x 0.24 = 21'-7") but need not exceed 21'. Plans indicate 6'-11 1/2" (Left), 15'-11 1/2" (Right) for a combined width totaling 22'-11". A soffit projection noted with a 1'-6" depth appears to comply. The plan appears to comply with the Lakeshore Subdivision Restriction for Side Yard combined minimum width. *No change from the reviews of 7/18/2022, 7/26/2022, and 8/08/2022 noted.*

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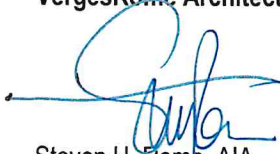
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- Garage – Per prior reviews of 7/18/2022 and 7/26/2022, the existing garage is to remain. The review on 8/08/2022 noted that the dimensions and location of “existing garage” appeared to have changed from the previous reviews. The Survey provided with the current resubmission confirms the location of the existing garage, which is to remain. No carport is indicated on the plans. This item now appears to comply with Lakeshore East Restrictions Section V(A).
- HVAC Mechanical Equipment – The air conditioner condenser pad, located at the rear of the house with no projection into the Side Yard area, appears to comply with Lakeshore East Subdivision Restrictions Section V (A). *No change from the reviews of 7/18/2022, 7/26/2022, and 8/08/2022 noted.*

This review does not constitute any review or approval for compliance with the Comprehensive Zoning Ordinance. Based upon our review of the resubmitted plan and Survey, we are issuing this Letter of No Objection for 931 Crystal Street. We are returning the review documents stamped to denote approval.

Thank you for allowing VergesRome Architects to be of service to the Lakefront Management Authority.

Yours truly,
VergesRome Architects, APAC



Steven H. Rome, AIA
Principal

SHR/mwt
Attachments
cc: File 22002-S3

