



CITY OF NEW ORLEANS

BOARD OF ZONING ADJUSTMENTS

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

NOTICE: DISPOSITION OF ZONING CASE – BZA DOCKET 057-22

This Variance Request Has Been APPROVED

Property Location: 5814 Louisville Street

Bounding Streets: Kenilworth St., Colbert St., Brooks St., Louisville St.

Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District

Historic District: N/A

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Alfonso Campos, Leah Hill Campos, Jonnie Beth Bryan

Whereas, the above request was heard by the Board of Zoning Adjustments at its public hearing of **Monday, September 12, 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 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback and Article 13, Section 13.3.B.1.b – Parking Area Location, to permit the construction of a single-family residence with insufficient rear yard setback and a front facing garage not located at least five (5) feet behind the front façade of the principal building, as indicated below:

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback

Required: 20 ft Proposed: 4 ft Waiver: 16 ft

Article 13, Section 13.3.B.1.b – Parking Area Location

Required: Front facing garage located at least five (5) feet behind the front façade

Proposed: Front facing garage not located at least five (5) feet behind the front façade

Waiver: Front facing garage not located at least five (5) feet behind the front façade

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 **Alfonso Gonzalez, II** and seconded by **Ramiro Diaz** 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:
 - All necessary or otherwise proposed sidewalk repairs or modifications
 - 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
 - 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: 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: Todd C. James, Tamara Agins, Jose Alvarez, Jaime Ramiro Diaz, Alfonso Gonzalez II, Matthew Rufo

Voting Against the Resolution: None

Abstaining from the Resolution: None

Absent: Candice Richards Forest

Approved by the Board of Zoning Adjustments,



Todd C. James
Todd C. James, Vice 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).