



# City of New Orleans City Planning Commission

## BZA Waiver Final Approval Synopsis + Sign-Off

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**Docket Number:** BZA070-21  
**Property Location:** 727 Weiblen Place

### Project Synopsis:

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**Request:** This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit an addition to a single-family residence resulting in insufficient rear yard setback (**AFTER THE FACT**).

### Requested Waivers:

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

Required: 20 ft                      Provided: 18.35 ft                      Waiver: 1.65 ft

### Provisos:

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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.

**Met – the applicant has provided supplemental documents to show the revised curb cut that has been approved by DPW and a newly planted parkway tree that has been approved by PKWYS.**

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
  - 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

**Met – the applicant has provided supplemental documents to show the revised curb cut that has been approved by DPW.**



# City of New Orleans

## City Planning Commission

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.

**Met – the applicant has provided supplemental documents to show a newly planted parkway tree that has been approved by PKWYS.**

4. **Prior** to the issuance of a building permit from the Department of Safety and Permits, the applicant shall file a deed restriction on the title of the property that would prohibit the expansion of the building into the remaining designated side yard (Canal Boulevard side) prior to the transfer of the property to any other owner.

**Met – the applicant has provided a recorded deed restriction. The deed restriction was reviewed by the City’s legal department.**

5. The applicant shall restore a portion of the curb cut to measure no more than twelve (12) feet in width, subject to approval by the Department of Public Works.

**Met – the applicant has provided supplemental documents to show the revised curb cut that has been approved by DPW.**

Haley Delery by email 10/4/22

10/4/22

Reviewed by Planner (signature)

Date

N/A

Reviewed by Planning Administrator (signature)

Date

Reviewed by Executive Director (signature)

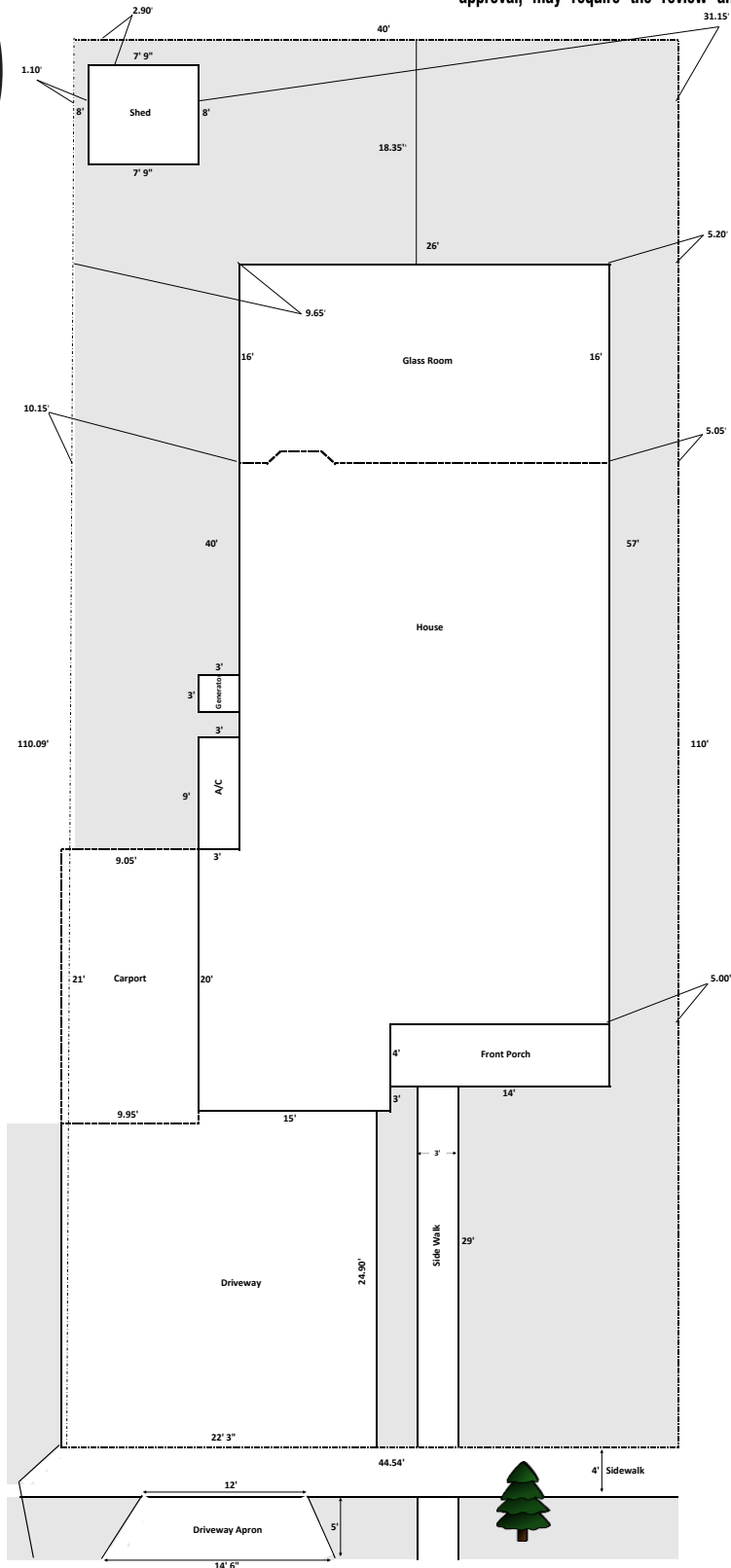
11/4/22

Date



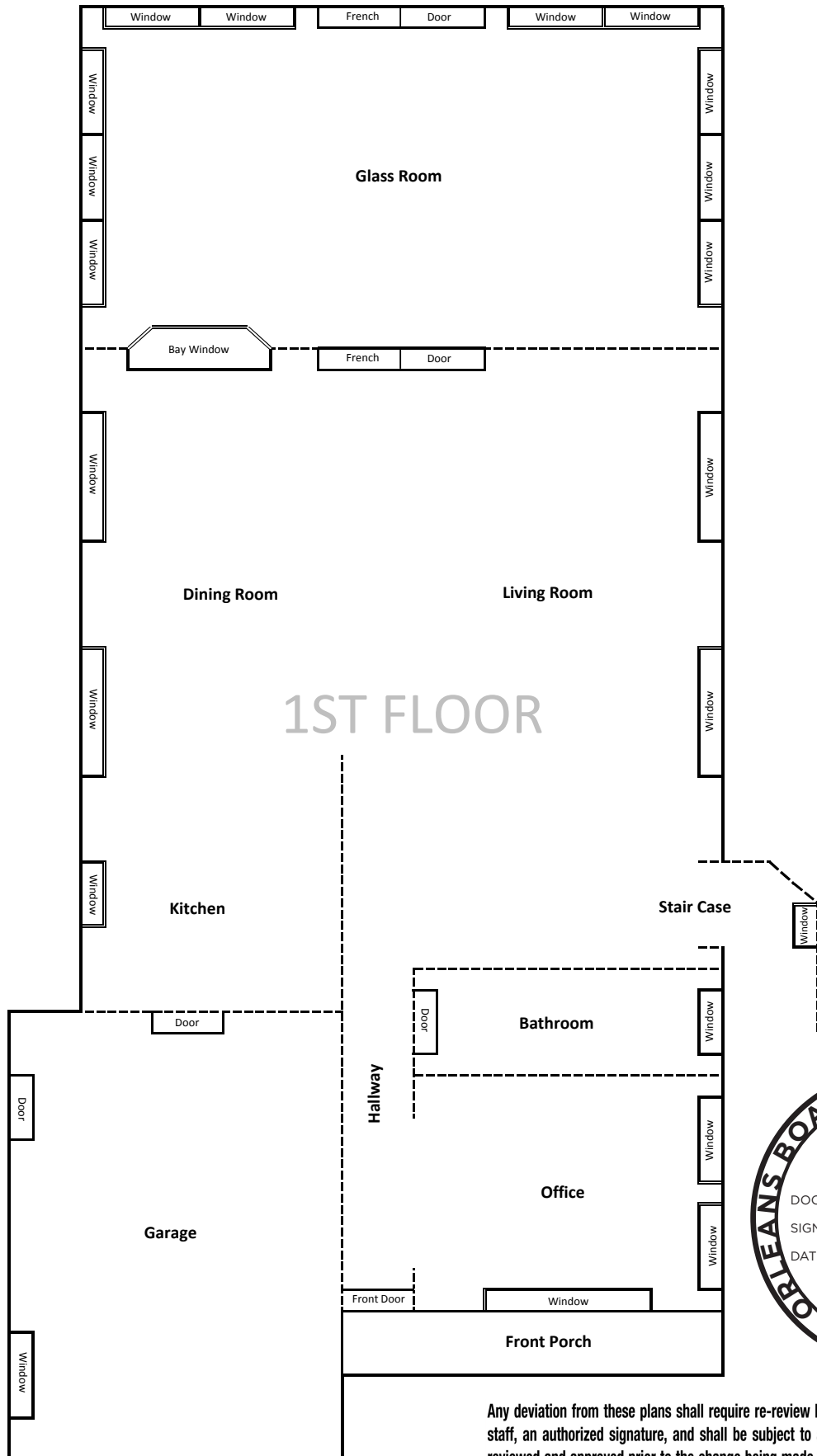
Ammar Mekari  
727 Wellben Place  
New Orleans, LA 70124

Any deviation from these plans shall require re-review by the Board of Zoning Adjustments staff, an authorized signature, and shall be subject to a review fee. All changes must be reviewed and approved prior to the change being made or construction having commenced. Changes in conflict with the Comprehensive Zoning Ordinance, or the original terms of approval, may require the review and approval of the Board of Zoning Adjustments.



- |  |                   |  |       |  |              |
|--|-------------------|--|-------|--|--------------|
|  | Grass             |  | House |  | Patio Cover  |
|  | Property Boundary |  | Slab  |  | Planted Tree |

Ammar Mekari  
727 Weiblen Place  
New Orleans, LA 70124

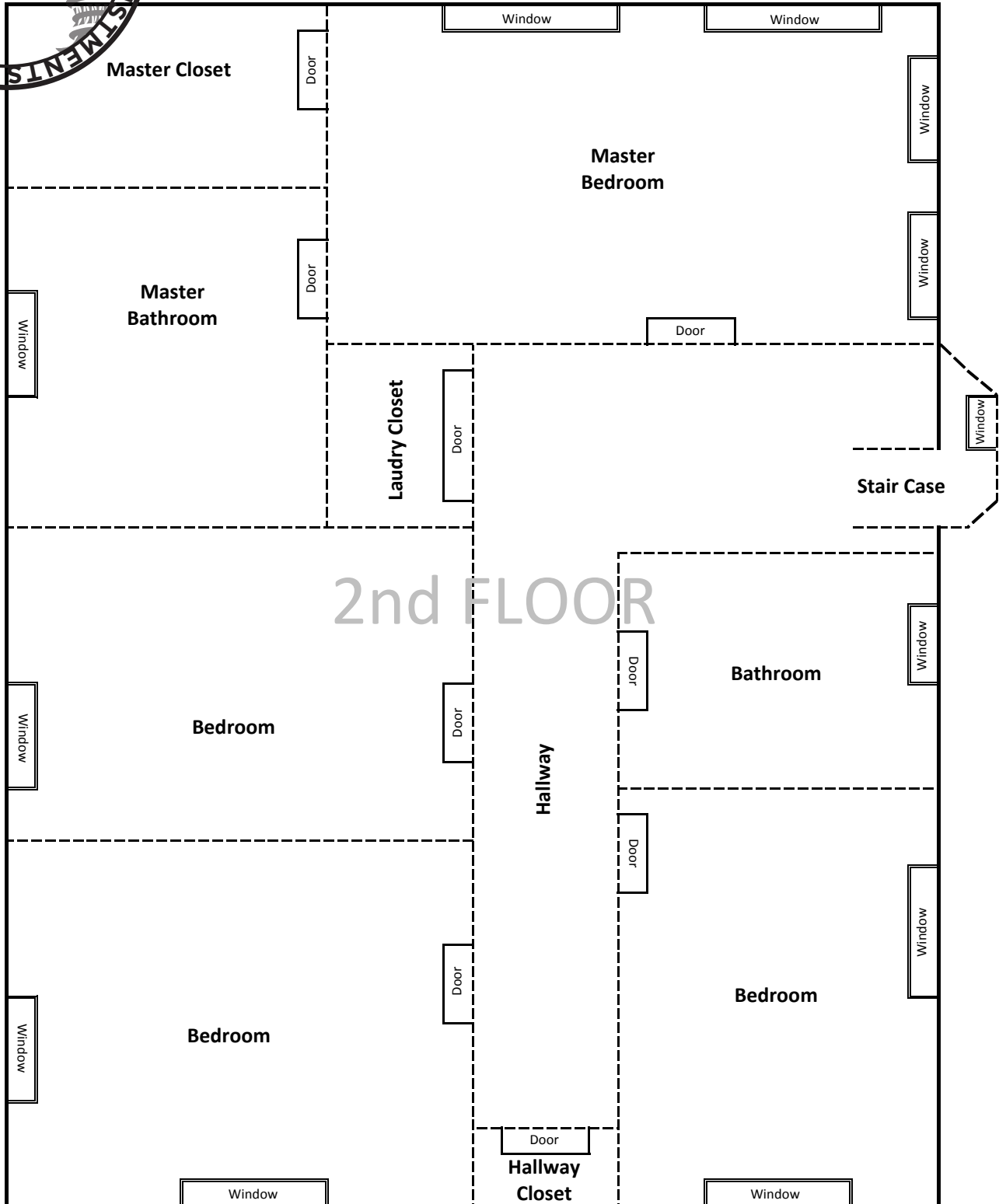


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# DEPARTMENT OF PUBLIC WORKS

DRIVEWAY/CURB CUT AND RESTORATION  
PERMIT

DESCRIPTION

22-05012-RDRV

727 Weiblen Pl



## Driveway cut.

This permit authorizes installation of a driveway or curb cut in City's right-of-way in the manner and during the dates specified below, in accordance with Sections 146-141 through 146-153 of the City Code:

**Applicant:** Southern Home  
Improvement Center

**Contractor:**

**Start Date:** 2/21/2022

**End Date:** 3/31/2022

Installation of **Concrete** driveway leading to a **Residence** with a width of 9.00 to be installed on 0, 5.00 of which shall be within the public right of way on the side of the street.

**STIPULATION S:** *DPW Comment: Please revise site plan to show the driveway apron with 3' flares from property line to street as per DPW standards.*

# MUST BE VISIBLY POSTED FACING RIGHT OF WAY



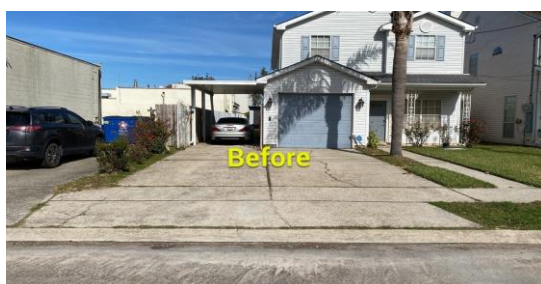
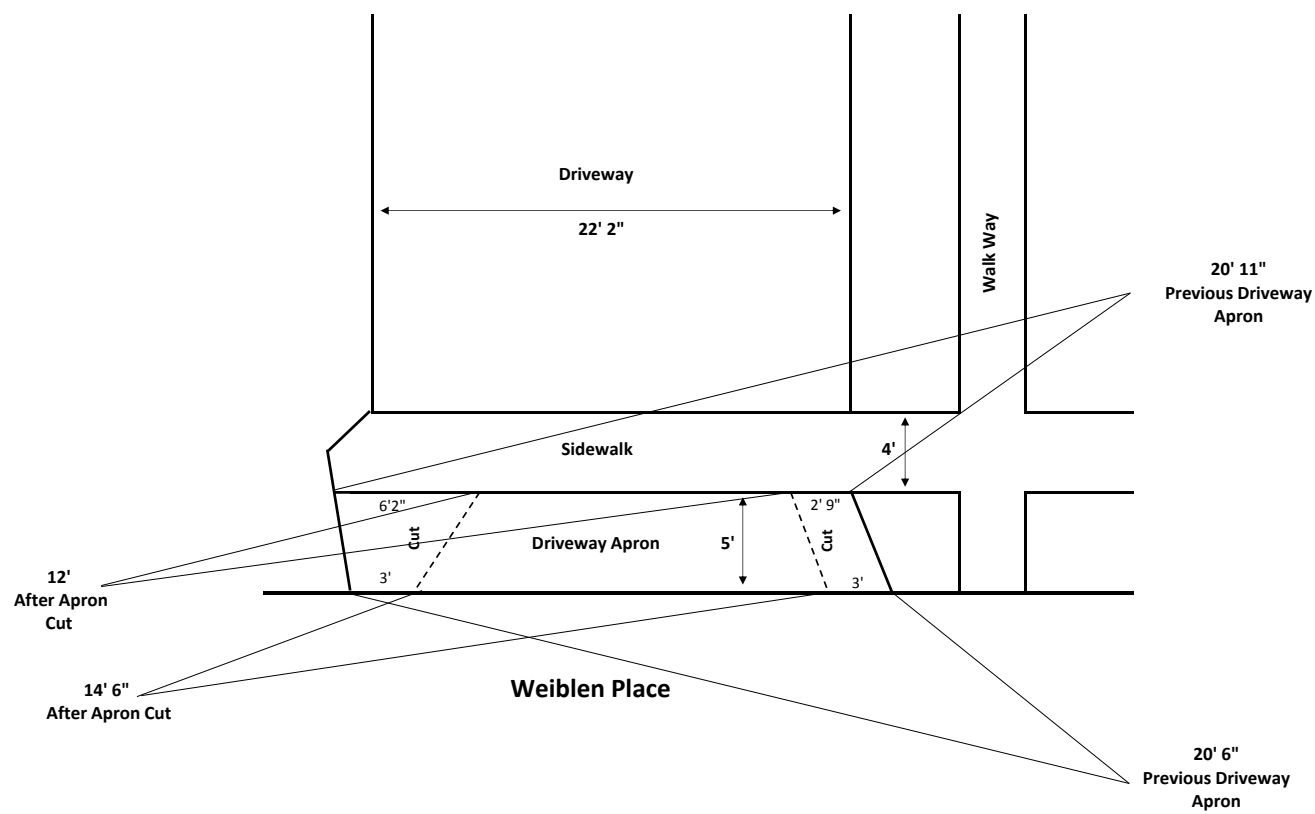
Verify the authenticity of this permit or find more information about the project by visiting [nola.gov/onestop](http://nola.gov/onestop) or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page.

This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. Separate permits must be obtained from other City or State agencies as required by law.

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7100 • [nola.gov/onestop](http://nola.gov/onestop)

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

Ammar Mekari  
727 Weiblen Place  
New Orleans, LA 70124







## CITY OF NEW ORLEANS

LA TOYA CANTRELL  
MAYORMICHAEL E. KARAM  
DIRECTOR

## TREE PLANTING PERMIT

I am requesting a permit to plant 1 of SWEET BAY MAGNOLIA trees  
(quantity) (tree species)adjacent to the property locate at 727 WEIBLEN PLACE, NEW ORLEANS, LA 70124  
(address)☒ I have attached a sketch of the planting location.☒ I agree to furnish the tree, dig the hole and maintain the tree (including watering).

By signing below, I indicate I understand the following conditions of this permit and approval:

1. If there is no or insufficient unpaved planting area between the curb and property line at your location, it is your responsibility to cut the planting pit in the sidewalk. To do so, contact the Dept of Public Works Traffic Engineering Div at 504.658.8050 for permission to make a sidewalk cut. We have found that the larger the planting pit, the better the tree will do in the future; please provide a minimum of 24 square feet of open planting area for each tree planted, while making sure to have a minimum of four feet (4') of sidewalk width clearance for pedestrians in residential areas.
2. Contact Louisiana One Call (1.800.272.3020) at least 96 hours before cutting/digging to have utilities marked. This is a free service.
3. Purchase healthy trees of a size that can withstand some abuse. A two inch (2") caliper tree is the minimum acceptable size. Smaller trees may be accepted where installation is funded by residential or non-profit applicants with the understanding the adjacent property owner is responsible for tree maintenance and watering until the tree meets the 2" caliper minimum acceptable size.
4. The optimum time to plant trees is the cool season of the year, between October and March. Trees planted at this time are able to start establishing a root system, making them better able to withstand the stress of hot weather.
5. Watering is critical for the first year. Give the trees a good soaking three times a week. Modify the watering schedule accordingly if it rains sufficiently and as the tree becomes well established.

Adjacent Property Owner's InformationSignature: Colin SternhellName (print): Colin SternhellMailing Address: 727 Weiblen PlCity, State and Zip: NO LA 70124Telephone: 412 913 1047Email: colin.sternhell@gmail.comRETURN THIS FORM TO THE DEPARTMENT OF PARKS  
DEPARTMENT OF PARKS AND PARKWAYS VIA EMAIL  
AT [PARKSANDPARKWAYS@NOLA.GOV](mailto:PARKSANDPARKWAYS@NOLA.GOV) OR BY FAX AT  
504.658.3232 FOR REVIEW AND APPROVAL.

Approved by:



For the Department of Parks &amp; Parkways

Date: 2/2/22







**DECLARATION OF TITLE/DEED  
RESTRICTION**

**BY: AMMAR MEKARI**

**TO: CITY OF NEW ORLEANS**

**Docket No. BZA 070-21**

\* **UNITED STATES OF AMERICA**  
\*  
\*  
\* **STATE OF LOUISIANA**  
\*  
\*  
\* **PARISH OF JEFFERSON**  
\*  
\*

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**BE IT KNOWN** that on this 9<sup>th</sup> day of August, 2022;

**BEFORE ME**, the undersigned Notary Public, duly commissioned and qualified in  
and for the Parish of Jefferson, State of Louisiana, and in the presence of the witnesses  
hereinafter names and undersigned;

**PERSONALLY CAME AND APPEARED:**

**AMMAR MEKARI (SSN: XXX-XX-2307)**, a person of the full age of majority  
and a resident of and domiciled in the Parish of Orleans, Sate of Louisiana,  
who declared under oath unto me, Notary, that he has been married but  
once and then to Natalie Jackson, from whom he was divorced by Judgment,  
dated November 15, 1996, Proceedings No. 962641, Civil District Court for  
the Parish of Orleans, State of Louisiana, and he has not since remarried  
and that his current mailing address is 727 Weiblen Place, New Orleans, LA  
70124 (hereinafter referred to as "Appearer")

and who declared as follows:

**WHEREAS**, Appearer is the record owner of a certain parcel of real estate in the  
City of New Orleans, State of Louisiana, briefly described as **LOT 6, SQUARE "A",  
WEIBLEN PLACE SUBDIVISION, ORLEANS PARISH, LOUISIANA**, bearing the  
Municipal address of 727 Weiblen Place, New Orleans, LA 70124 (hereinafter referred to  
as the "Property").

**WHEREAS**, pursuant to City of New Orleans, Board of Zoning Adjustments ("BZA")  
Docket Number 070-21, in which a Variance Request for an addition to the Property was  
requested; and

**WHEREAS**, the addition to the Property encroaches on the required twenty (20) foot  
setback line; and

**WHEREAS**, said "Approval" is subject to the following provision, which required as follows:

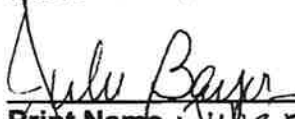
Appearer shall record a notarized deed/title restriction with the Office of Conveyance and Notarial Archives prohibiting the expansion of the building on the Property, into the remaining designated side yard (Canal Boulevard side) prior to the transfer of the Property to any other owner.

**NOW THEREFORE**, in consideration of, and in compliance with BZA Docket No. 070-21, Appearer does hereby enter into a Deed Restriction, as stated below, to be recorded in the chain of title for 727 Weiblen Place, so that it is binding on any future owners of said Property, to-wit:

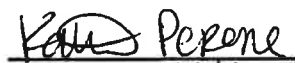
Appearer, Ammar Mekari, is the owner of 727 Weiblen Place, New Orleans, LA 70124. In order to obtain a building permit from the Department of Safety and Permits, Appearer does hereby create a deed restriction on the title to the Property prohibiting the expansion of the building into the remaining designated side yard (Canal Boulevard side) prior to the transfer of the Property to any other owner.

**THUS DONE AND PASSED** in Jefferson Parish, Louisiana, on the 9<sup>th</sup> day of August, 2022, and in the presence of the undersigned, competent witnesses, who hereunto sign their names with said Appearer and me, Notary, after due reading of the whole.

**WITNESSES:**

  
 Print Name Julie Bayer

  
 AMMAR MEKARI, APPEARER

  
 Print Name Katie Perone

  
 ERIN M. SPRINGER, NOTARY PUBLIC  
 BAR NO. 17709

1340 Poydras Street, 4th Floor  
New Orleans, Louisiana 70112



Land Records Division  
Telephone (504) 407-0005

**Chelsey Richard Napoleon**  
**Clerk of Court and Ex-Officio Recorder**  
Parish of Orleans

**DOCUMENT RECORDATION INFORMATION**

Instrument Number: 2022-32136

Recording Date: 8/12/2022 11:27:32 AM

Document Type: RESTRICTIONS

Addtl Titles Doc Types:

Conveyance Instrument Number: 715447

Filed by: ERIN M SPRINGER, ATTORNEY AT LAW  
3351 SEVERN AVE  
SUITE 201  
METAIRIE LA 70002

**THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND  
SHOULD BE RETAINED WITH ANY COPIES.**



Karen Williams, Deputy Clerk  
A True and Correct Copy  
Chelsey Richard Napoleon, Clerk, Civil District Court