

BOARD OF ZONING ADJUSTMENTS

AGENDA – REGULAR MEETING – MONDAY, OCTOBER 10, 2022

LOCATION: 2nd Floor Council Chambers
JP General Government Building

MEETING CALLED TO ORDER: 4:00 P.M.

OLD BUSINESS:

- Roll Call
- Reading of minutes of last hearing

EXECUTIVE SESSION:

NEW BUSINESS:

Case E-5772 Christine A. Franklin for
C & F INVESTMENT GROUP LLC
2610 N. Hullen St.
Metairie, LA 70002

Council District: #5 - Hammett
Zoning Classification: BC-2

Variance: **Insufficient front yard setback
 Insufficient side yard setback**

New commercial building in the required front and side yard creating insufficient front and side yard setbacks. A/C units in the required side yard creating insufficient side yard setback.
Front yd.: Req. 20' – has 3' – short 17'
Side yd. (left): Req. 10' – has 5' – short 5'
Side yd. (A/C): Req. 10' – has 4' – short 6'

Case E-5773 Lynnette Gordon/Richardo Tenorio of Spectrum Designs for
KIMBERLY ALLAIN
142 Andrea St.
River Ridge, LA 70123

Council District: #2 - Moran
Zoning Classification: R-1B

Variance: **Insufficient front yard setback
 Exceeding maximum 13' allowed height
 Exceeding maximum 40% allowed square footage**

New single-family residence in the required front yard creating insufficient front yard setback. Detached accessory building in the required rear yard exceeding the 40% maximum square footage allowed in the rear yard and exceeding the maximum allowed 13' height.
Front yd.: Req. 25' – has 20' – short 5'
Height: Allowed: 13' – has 13' 9.5" - over 9.5"
Square footage: Allowed: 400 sq. ft. – has 780 sq. ft. – over 380 sq. ft.

DECISIONS TO BE MADE ON CASES HELD FROM PREVIOUS HEARINGS

Case E-5770 LALAINA LOTZ
4432 Karen Ave.
Jefferson, LA 70121

Council District: #2 – Moran
Zoning Classification: R-1A

Variance: **Insufficient front yard setback**

Covered porch with living space in the required front yard creating insufficient front yard setback.
Front yd.: Req. 20' – has 16' 4" – short 3' 8"

Case W-2514 RICK C. CHABERT
2777 Highland Dr., N
Gretna, LA 70056

Council District: #1 – Amstutz
Zoning Classification: R-1A

Variance: Insufficient front yard setback

6' wood fence in the required front yard creating insufficient front yard setback.
Front yd.: Req. 20' – has 0 - short 20'

Case E-5768 Thais Dos Santos for
1310 CLAIBORNE LLC
1310 Claiborne Ave.
Jefferson, LA 70121

Council District: #2 - Moran
Zoning Classification: R-2

Variance: Insufficient front yard setback

Insufficient accessway sight triangle

4' tall, solid wooden fence with open design drive-thru gate in the required front yard creating insufficient front yard setback. Also, 4' fence located in the required accessway sight triangle creating insufficient 10' accessway sight triangle.

Front yd.: Req. 20' – has 0 – short 20'

Accessway sight triangle: Req. 10' – has 0 – short 10'