

BOARD OF ZONING ADJUSTMENTS
AGENDA – REGULAR MEETING – MONDAY, APRIL 26 2021

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

NEW BUSINESS:

Case E-5578 Jason Boyle for
KEVIN & CAROLINE MONVOISIN
12 Khan Ct.
Metairie, LA 70003

Council District: #4 - Delahoussaye
Zoning of Property: R-1A

Variance: **Insufficient front yard setback**

New single-family residence in the required front yard creating insufficient front yard setback.
Front yd.: Req. 20' – has 14' 4" – short 5' 8"

Case E-5579 JASON LAGNEAUX
749 Jefferson Heights Ave.
Jefferson, LA 70121

Council District: #2 - Moran
Zoning of Property: R-1B

Variance: **Insufficient side yard setback**

A/C units in the required side yard creating insufficient side yard setback. (Left side)
Side yd.: Req. 7' – has 3.3' – short 3.7'

Case E-5580 SAMANTHA SCHEURICH
307 Providence Ln.
River Ridge, LA 70123

Council District: #3 - Thibodeaux
Zoning of Property: R-2

Variance: **Insufficient front yard setback**

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

Case E-5581 Jessica Forrester of Ready Power for
RICHARD M. MEYERS
25 Lake Ave.
Metairie, LA 70005

Council District: #5 - Hammett
Zoning of Property: R1-TH/MRTPD

Variance: **Insufficient rear yard setback**

Generator in the required rear yard creating insufficient rear yard setback.
Rear yd.: Req. 3' – has 1.5' – short 1.5'

Case E-5582 KATHY GUIDROZ
140 Little Farms Ave
River Ridge, LA 70123

Council District: #2 - Moran
Zoning of Property: R-1C

Variance: Insufficient side yard setback

Generator in the required side yard creating insufficient side yard setback. (Right side)
Side yd.: Req. 10' – has 7.35' – short 2.65'

Case E-5583 LINDA & PAUL FREESE
4512 Elmwood Pkwy.
Metairie, LA 70003

Council District: #4 - Delahoussaye
Zoning of Property: R-1A

Variance: Insufficient side yard setback.

Generator in the required side yard creating insufficient side yard setback. (Right side)
Side yd.: Req. 5' – has 4' 2" – short 10"

Case E-5584 LYDIE M. PHILLIPS
229 Jules Ave.
Jefferson, LA 70121

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

Variance: Insufficient front yard setback

Porch and canopy cover in the required front yard creating insufficient front yard setback.
Front yd.: Req. 20' – has 14' 2" – short 5' 8"

Case E-5585 Devon Sweeney for
KENIA PAZ
615 Richard Ave.
River Ridge, LA 70123

Council District: #3 – Thibodeaux
Zoning of Property: R-1A

Variance: Mobile home in an R-1A Zoning District

Mobile home in an R-1A Zoning District. Will meet all setback requirements.

Case E-5586 Danielle Hufft for
ELIZABETH LOSSETT
3017 38th St.
Metairie, LA 70001

Council District: #5 – Hammett
Zoning of Property: R-1A

Variance: Insufficient front yard setback

In-ground swimming pool in the required front yard creating insufficient front yard setback for through lot.
Front yd.: Req. 20' – has 14' – short 6'

Case E-5587 Mary L. Gonzales of Great Southern Real Estate for
JERRY & GERMAINE SMITH
1613 Stroelitz St.
Metairie, LA 70001

Council District: # 5- Hammett
Zoning of Property: R-1A

Variance: Insufficient front yard setback

4' high open design wood picket fence in the required front yard creating insufficient front yard setback.
Front yd.: Req. 20' – has 1' – short 19'

Case E-5588 Andrew Do for
NANCY BUI
1516 Pomona St.
Metairie, LA 70005

Council District: #5 – Hammett
Zoning of Property: R-1A

Variance: Exceeding maximum 40% of rear yard
Detached garage in the required rear yard exceeding the maximum 40% of required rear yard.
Square footage: Max allowed: 780 sq. ft. – has 1,360 sq. ft. – over 580 sq. ft.

Case E-5589 MARK & JENNIFER TAUZIER
3117 Ridgeway Dr.
Metairie, LA 70002

Council District: #5 – Hammett
Zoning of Property: R-1A

Variance: Insufficient side yard setback
Generator in the required side yard creating insufficient side yard setback.
Side yd.: Req. 5' – has 3' – short 2'

Case E-5590 ANNE C. DEPP
2500 Metairie Rd.
Metairie, LA 70005

Council District: #5 – Hammett
Zoning of Property: R-1A

Variance: Insufficient front yard setback
Swimming pool and equipment in the required front yard creating insufficient front yard setback.
Front yd. Req. 20' – has 4' – short 16'

Case E-5591 Patrick Melancon for
17 ENGLEWOOD LLC/Dr. Najeeb Thomas Agent
17 Englewood Pkwy.
Metairie, LA 70005

Council District: #5 – Hammett
Zoning of Property: R-1D/OMNCD

Variance: Appeal the decision of the Parish Arborist
Appeal the decision of the Parish Arborist as to the removal of a Cypress Tree.

Case E-5592 David Stokes for
K & D CAPITAL HOLDINGS LLC
6408 Gladys St.
Metairie, LA 70003

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

Variance: Insufficient front yard setback
Enclose garage to living space in the required front yard creating insufficient front yard setback for off-street parking.
Front yd.: Req. 39' – has 20' – short 19'

Case E-5593 Bo Pennington for
RICHARD & NICOLE YOUNG
445 Rosa Ave.
Metairie, LA 70005

Council District: #5 – Hammett
Zoning of Property: R-1A/MRTPD

Variance: Insufficient front yard setback

Insufficient clear vision area

8' high wood fence in the required front yard creating insufficient front yard setback and insufficient clear vision area on a reverse corner lot with a key lot in the rear.

Front yd.: Req. 20' – has 15' – short 5'

Clear vision: Req. 15' & 15' – has 0 & 2' – short 15' & 13'

Case E-5594 Felix Hoskin III of Hoskin Homes for
SEAN & AMELIA LAMY
600 Rosewood Dr.
Metairie, LA 70001

Council District: #5 – Hammett
Zoning of Property: R-1A

Variance: Insufficient side yard setback

Insufficient side & rear lot lines

Insufficient site triangle

Insufficient access way site triangle

New single-family residence with attached garage in the required side yard with insufficient setbacks of accessory structure to side & rear lot lines, fence in the 15' reverse corner lot site triangle, and residence in the required 10' access-way site triangle.

Side yd.: Req. 10' – has 5' – short 5'

Side & rear lot lines: Req. 25' x 20' – has 22' 8 ½" x 5' – short 2' 3 ½" x 15'

Site triangle: Req. 15' x 15' – has 7' x 15' – short 8' x 0

Access way site triangle: Req. 10' x 10' – has 10' x 5' – short 0 x 5'

Case E-5595 Catherine Teen for
201 BORDEAUX ST., LLC
201 Bordeaux St.
Metairie, LA 70005

Council District: #5 – Hammett
Zoning of Property: R-1A/MRTPD

Variance: Insufficient front yard setback

New single-family residence in the required front yard creating insufficient front yard setback.

Front yd.: Req. 20' – has 15' – short 5'

Case E-5596 Ryan Fitzsimmons for
MICHAEL LULICH
1216 Poplar St.
Metairie, LA 70005

Council District: #5 – Hammett
Zoning of Property: R-1A

Variance: Insufficient side & rear lot lines

Accessory building in the rear yard creating insufficient rear & side lot lines on a reverse corner lot with a key lot in the rear.

Side & rear lot lines: Req. 20' x 25' – has 10' x 3' – short 10' x 22'

Case E-5597 THOMAS R. KELLER, JR.
3116 St. Rene St.
Metairie, LA 70001

Council District: #5 – Hammett
Zoning of Property: R-1A

Variance: Insufficient side yard setback

Dining area addition in the required side yard creating insufficient side yard setback.
Side yd: Req. 5' – has 3' – short 2'

Case W-2442 Lynette Gordon of Spectrum Designs for
JOHNNY DESLOTTE
2628 Crestwood Dr.
Marrero, LA 70072

Council District: #1 – Amstutz
Zoning of Property: R-1D

**Variance: Appeal the decision of the Director of Inspection & Code Enforcement
Accessory square footage vs. living square footage**

Insufficient rear yard setback

Insufficient side yard setback

Exceeding maximum 13' height allowed

Appeal the decision of the Director of Inspection & Code Enforcement as to accessory square footage vs living square footage. Detached garage in the required rear & side yard creating insufficient rear & side yard setbacks. Accessory building exceeding the maximum 13' in height.

Square footage: Max allowed: 2,731 sq. ft. – has 3,256 sq. ft. – over 525 sq. ft.

Rear yd.: Req. 25' – has 8' – short 17'

Side yd.: Req. 15' – has 3' – short 12'

Height: Max allowed: 13' – has 14' – over 1'

Case W-2443 MARLON C. WINCHESTER
600 Avenue G
Marrero, LA 70072

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

Variance: Insufficient front yard setback

Replacing existing fence with a 3' high vinyl picket fence in the required front yard creating insufficient front yard setback.

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

Case W-2444 JUSTIN WALKER
6233 Birchwood Rd.
Marrero, LA 70072

Council District: #1 – Amstutz
Zoning of Property: R-1A

**Variance: Appeal the decision of the Director of Inspection & Code Enforcement
Accessory square footage vs. living square footage**

Insufficient side yard setback

Appeal the decision of the Director of Inspection & Code Enforcement as to accessory square footage vs living square footage for a shed and carport. Carport in the required side yard creating insufficient side yard setback.

Square footage: Max allowed: 1,782 sq. ft. – has 2,141 sq. ft. – over 359 sq. ft.

Side yd.: Req. 5' – has 3' 6" – short 1' 6"

Case W-2445 KENNETH MARTIN
600 Bannerwood Dr.
Gretna, LA 70056

Council District: #1 – Amstutz
Zoning of Property: R-1A

Variance: Insufficient front yard setback

Shed in the required front yard creating insufficient front yard setback.
Front yd.: Req. 20' – has 10' – short 10'

DECISIONS TO BE MADE ON CASES HELD FROM PREVIOUS HEARINGS

Case E-5571 HENRY GERNHAUSER

366 Aris St.
Metairie, LA 70005

Council District: #5 - Hammett
Zoning of Property: R-1A

Variance: Insufficient front yard setback

Insufficient side yard setback

Insufficient rear yard setback

Insufficient sky clearance

Two-story addition to a one-story single-family residence in the required front, side and rear yard creating insufficient front, side and rear yard setback for living. Gutter and overhang in the required side yard creating insufficient side yard setback and sky clearance. A/C unit in the required side yard creating insufficient side yard setback. Insufficient front yard setback for off-street parking.

Front yd.: Req. 20' – has 12' 6 ½" – short 7' 5 ½"

Side yd.: Req. 5' – has 1' – short 4'

Rear yd.: Req. 24' – has 21' 10 ½" – short 2' 1 ½"

Sky clearance: Req. 2' – has 0 – short 2'

Front yd. (parking): Req. 39' – has 28' 7" – short 10' 5"