



Cynthia Lee Sheng  
Parish President

Hans Liljeberg  
Council District 5

Bessie L. Renfrow  
Planning Director

STAFF REPORT

# Old Metairie Neighborhood Conservation District

Docket No. OM-28-23



Thomas McAlister, Chairman  
Peter A. Waring, Vice-Chair  
Holly Guidry  
Dr. Monica L. Monica  
Remy Donnelly, MCGA

504-736-6320 | Yenni Building, 1221 Elmwood Park Blvd, Ste 601, Jefferson, LA 70123 | [jjplanning@jeffparish.net](mailto:jjplanning@jeffparish.net)

**Address:** 17 Englewood Pkwy (Figure 1)

**OMC Hearing:**

06/06/2024

**Legal Description:** Lot A-16, Square F, Metairie Club Gardens Subdivision; bounded by Northline St. and Pelham Dr.

**Owner:** Englewood Parkway LLC

**Applicant:** Patrick Melancon

**Zoning:** R-1D Rural Residential District/OMNCD Old Metairie Neighborhood Conservation District (Figure 2)

**Future Land Use:** SUB Suburban Residential



## REQUEST

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements.

## RECOMMENDATIONS

### Planning Department:

Denial for the following reasons:

- The request does not meet the criteria required for the granting of variances in the OMNCD
- No conditions exist that warrant the requested variances, as the variance requests were triggered by unauthorized changes to the approved site plan and elevation drawings in direct conflict with the purpose of the OMNCD and the Comprehensive Zoning Ordinance

**Old Metairie Commission:** To be determined

**SUMMARY OF OMC PUBLIC HEARING:** To be determined.

## FINDINGS

1. The petitioned property has 172 ft. of primary frontage on Englewood Pkwy., 288.81 ft. of secondary frontage on Nassau Dr., 186.06 ft. of average width, 279.08 ft. of average depth, and approximately 49,055.33 sq. ft. of area. The site exceeds the R-1D width, depth, and area requirements. Lot A-16 was created via the minor subdivision process under Planning Department Docket No. ES-186-21.

2. The following is a case history for 17 Englewood Pkwy:
  - In June 1999, Resolution No. 98427 (Planning Docket No. OM-9-99) approved the demolition of a residence at 17 Englewood Pkwy.
  - In September 2002, Resolution No. 96823 (Planning Docket No. OM-15-02) approved the construction of a new residence and tree removal.
  - In May 2003, Resolution No. 98347 (Planning Docket No. OM-5-03) approved the construction of a new residence with a variance to allow a fence in the front yard.
  - Neither of the residences approved under OM-15-02 or OM-5-03 were ever constructed. Though a permit was issued for new construction in October 2003 (Project No. RE-00145503), it was ultimately inactivated.
  - In May 2021, Resolution No. 137607 (Planning Docket No. OM-4-21) approved the construction of a single-family dwelling, detached garage/pool house, and swimming pool, as well as tree removal. At their 04/26/2021 public hearing, the Board of Zoning Adjustments (BZA) approved the tree removal as requested under case number E-5591, with the stipulation that the applicant coordinate with the parish arborist regarding the replacement tree(s).
  - In January 2022, Resolution No. 138882 (Planning Docket No. OM-23-21) amended the drawings approved under OM-4-21. The changes included the addition of the former 20 Nassau Dr. to the development site, increasing the size of the residence, increasing the size of the detached garage/pool house, adding a detached yoga pavilion, amending the swimming pool, and adding gates to the circular drive.
3. In September 2023, two violations were issued during construction—Complaint No. 23-922885 for a possible building code violation for building a new structure too close to the north side property line, and Complaint No. 23-923198 for not building per the approved OMNCD plans. In order to clear these violations, the applicant is pursuing OMNCD site plan approval under this current application.
4. The applicant proposes a 3.5-ft.-tall uncovered raised terrace in the required side yard on the north side of the property. The 3.5 ft. represents the elevation of the lowest floor. Per Sec. 40-741.c, an open terrace not greater in elevation than the lowest floor may project into a required side yard to a point not closer than five (5) feet to any side lot line. This raised terrace is built to the property line, resulting in a setback of zero ft. This necessitates a five-ft. side-yard setback variance that must be approved by the Board of Zoning Adjustments (BZA).
5. It must be noted that this raised terrace was not previously approved under OM-23-21, as the previous drawings did not provide sufficient detail in order to do a full review in compliance with Sec. 33-2.25. - Site plan. Specifically, the drawings referred to it as a “Courtyard” only and did not denote that it was raised. Additionally, no elevations were provided to show that the raised terrace was extended to the property line. (Figure 7). Planning requested elevations showing the raised terrace and the support structure, but was only given a site plan showing a straight line as shown in Figure 6.
6. This variance is not acceptable, as the raised terrace does not conform to the purpose or the architectural principles as set forth in Sec. 33-3.65.5.1. - Building design, specifically (b)(4), which states that “development shall be visually compatible and, in general, conform with the proportions and mass of surrounding structures, including properties located on the same block, on both sides of the street and subject property, and excluding those properties located in a different zoning district.”

7. Due to the location of the property on Englewood and the zoning of the other properties along Englewood, the only other property that can be considered is 18 Englewood. The property at 18 Englewood has a raised terrace which is not raised to a height of 3.5 feet and is set back 45 feet from the property. (Figures 10 & 11)
8. The applicant proposes a privacy fence across the raised terrace along the north side property line, including a 34-ft.-long section at 11 ft. in height measured from the lowest adjacent grade, which in on the neighboring property to the north (15 Englewood Pkwy.). Per Sec. 40-743.5.2, a fence not to exceed a height of eight (8) feet may be erected along side lot lines. As such, the proposed 11-ft.-tall fence requires a fence height variance that must be granted by the BZA. This variance is not acceptable, as the proposed privacy fence also does not conform to the purpose or the architectural principles as set forth in Sec. 33-3.65.5.1. For comparison, 18 Englewood added a fence in 2016 with a height of 6',3".
9. In order to grant variances to the OMNCD, the OMC must find the following criteria are met:
  - The legislative exception or variance is consistent with the general provisions, intent, and purpose of the zoning district
    - i. The variance request is not consistent with the following purposes of the OMNCD:
      - Preserve the open character of the existing streetscape set by the spacing between houses and by spacing between structures and the street;
      - Set standards for the maintenance of the eclectic architectural quality of the neighborhood by guiding new construction on residential parcels to be compatible with existing density and architectural styles;
  - The legislative exception or variance is harmonious and compatible with adjacent land uses
    - i. The requested variances are not harmonious or compatible with adjacent land uses as the 11' fence and 3.5' raised terrace built to the property line creates an imposition onto the neighbor's property by blocking light and is out of scale with the adjacent property.
  - The legislative exception or variance is the minimum amount needed to relieve a hardship that is unique to the property
    - i. The petitioned property is approximately 49,000 sq. ft. so there is sufficient room to accommodate a raised terrace which would comply with the required 5-foot setback (Figure 12). Furthermore, no hardship has been stated by the applicant for why they cannot comply with the regulations.
10. Other changes to the drawings approved under OM-23-21 that do not trigger variance requests include the following:
  - New eight-ft.-tall CMU privacy wall on the east side of the raised terrace.
  - Enlarged, reconfigured driveway along Nassau Dr. Per Sec. 33-6.27.7.c.2, any paving within the root protection zone (RPZ) shall be permeable. As such, the applicant proposes two-in. bluestone paving over eight in. of crushed limestone, all compacted over filter fabric. The Engineering Department has approved the proposed driveway materials.
  - Additional landscaping shown in the front yard. Per the Slab Elevation Diagram Plan submitted by the applicant, there is no fill added to the site where this landscaping is located.

- Terracing in the rear yard.
- Minor design changes to residence, including to windows and chimneys, and minor changes to the garage/pool house and yoga studio.
- Relocating mechanical equipment and the addition of a new generator.

11. Engineering Site Plan Review is opposed and has submitted the following comment in LURTC:

Due to changes passed to Federal guidelines (PROWAG) now being adopted by the Engineering Department, sidewalks must be provided for all new construction properties. District 5 also requires that all sidewalks be mandatory for new construction properties per Chapter 29, Article V, Sec. 29-146, which states:

- (d) For all properties located within Council District 5, sidewalks shall be installed:
- (1) For new construction of a principal building or structure as defined in section 40-3; or
  - (2) When repair, renovation, addition, or other improvement of a building (including service systems) or structure costs equal or exceed fifty (50) percent of the assessed value of the building or structure, before the start of repair, renovation, addition, or other improvement.

The applicant has stated in their LURTC response letter that this provision is “to be further discussed.”

12. The proposed development does not meet all applicable R-1D/OMNCD requirements (Table 2).

---

### CONSISTENCY WITH COMPREHENSIVE PLAN

The proposal supports the following goals and objectives of the Land Use element:

Goal 2, Objective 1: “Enhance the attractiveness of residential neighborhoods for existing and new residents.”

---

### DEPARTMENT COMMENTS (LURTC)

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	OM-28-23 Public Works Department on (05/29/24) requires the installation of sidewalks 5ft in width and 1ft. from the property lines (within the Right-Of-Ways) on both Englewood Pkwy and Nassau Dr. A revised plan will be required before the occupancy permit is issued. As per my conversation with the Architect Mr. Melancon. Current landscape plan is accepted. Not opposed
Environmental	Not Opposed	Make sure no sediment, concrete or other materials are tracked into the street or storm drains.
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire	Not Opposed	
Building Permits	Not Opposed	

**Table 1: Land Use Review Technical Committee (LURTC) Comments**

Department	Position	Comment/Stipulation
ENG-Site Plan	<b>Opposed</b>	<p>1.) Due to changes passed to Federal guidelines (PROWAG) now being adopted by the Engineering Department, sidewalks must be provided for all new construction properties. District 5 also requires that all sidewalks be mandatory for new construction properties per Chapter 29, Article V, Sec.29-146, which states:</p> <p>(d) For all properties located within Council District 5, sidewalks shall be installed:</p> <p>(1) For new construction of a principal building or structure as defined in section 40-3; or</p> <p>(2) When repair, renovation, addition, or other improvement of a building (including service systems) or structure costs equal or exceed fifty (50) percent of the assessed value of the building or structure, before the start of repair, renovation, addition, or other improvement.</p>

**TABLE 2: R-1D/OMNCD SITE INFORMATION**

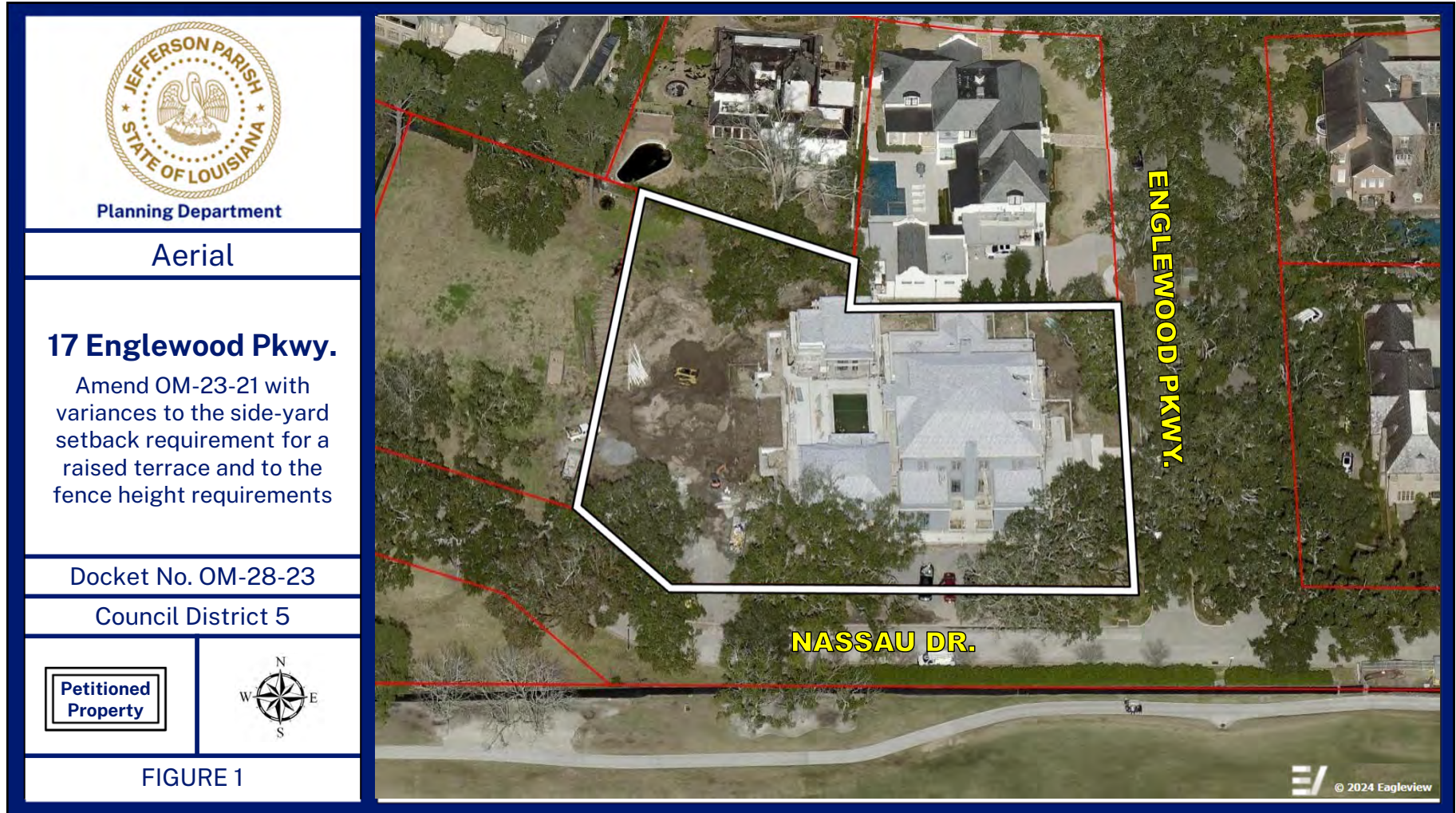
Criteria	Required/Permitted	Proposed	Compliant?
Setback, side yard, min., raised terrace, north side	5 ft.	0 ft.	<b>N</b>
Building height, garage/pool house, max.	35 ft.	23 ft.	Y
Building height, yoga pavilion, max.	35 ft. (portion in buildable area) 13 ft. (portion in side yard)	13.5 ft. (portion in buildable area) 12 ft. (portion in side yard)	Y
Fence height, privacy fence, max., north side	8 ft.	11 ft.	<b>N</b>
Setback, side yard, min., garage/pool house, south side	15 ft.	35 ft.	Y
Setback, side yard, min., yoga pavilion, north side	7.5 ft.	7.5 ft.	Y
Setback, rear yard, min., garage/pool house, west side	7.5 ft.	>100 ft.	Y
Setback, rear yard, min., yoga pavilion, west side	7.5 ft.	>100 ft.	Y
Greenspace	20% of the required front or corner side yard shall be comprised of living planted materials	86.67% (front) 23% (side)	Y

**TABLE 2: R-1D/OMNCD SITE INFORMATION**

<b>Criteria</b>	<b>Required/Permitted</b>	<b>Proposed</b>	<b>Compliant?</b>
Lot Coverage	No more than 40% of the front yard and corner side yard, calculated separately, shall consist of impervious paving or other impervious surfaces.	11.44% impervious (front) 5.32% impervious (side)	Y
Exterior materials, general	Comply with Sec. 40-46 Vinyl siding prohibited Synthetic stucco only as accent	Complies with Sec. 40-46	Y



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.

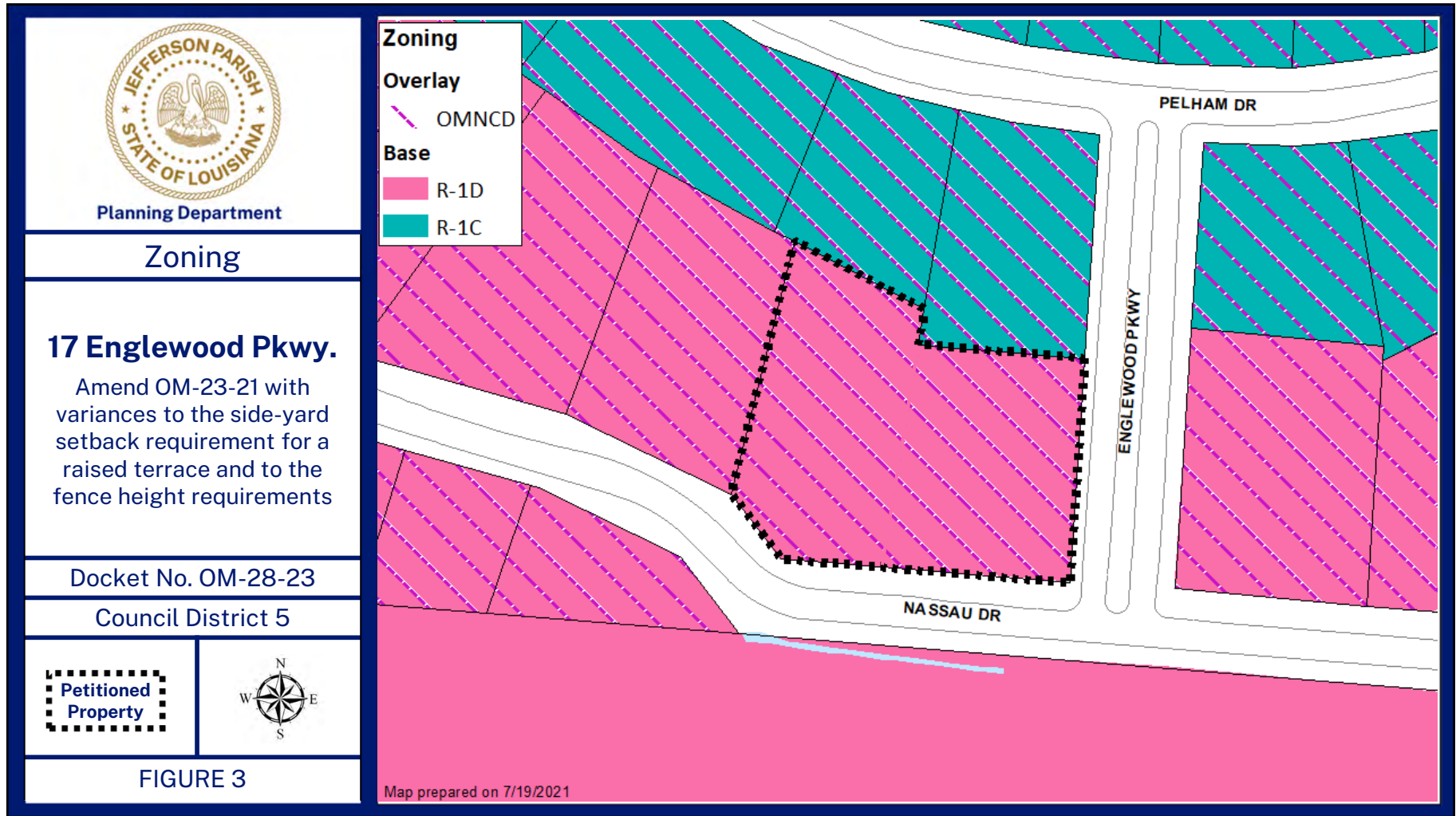


All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.

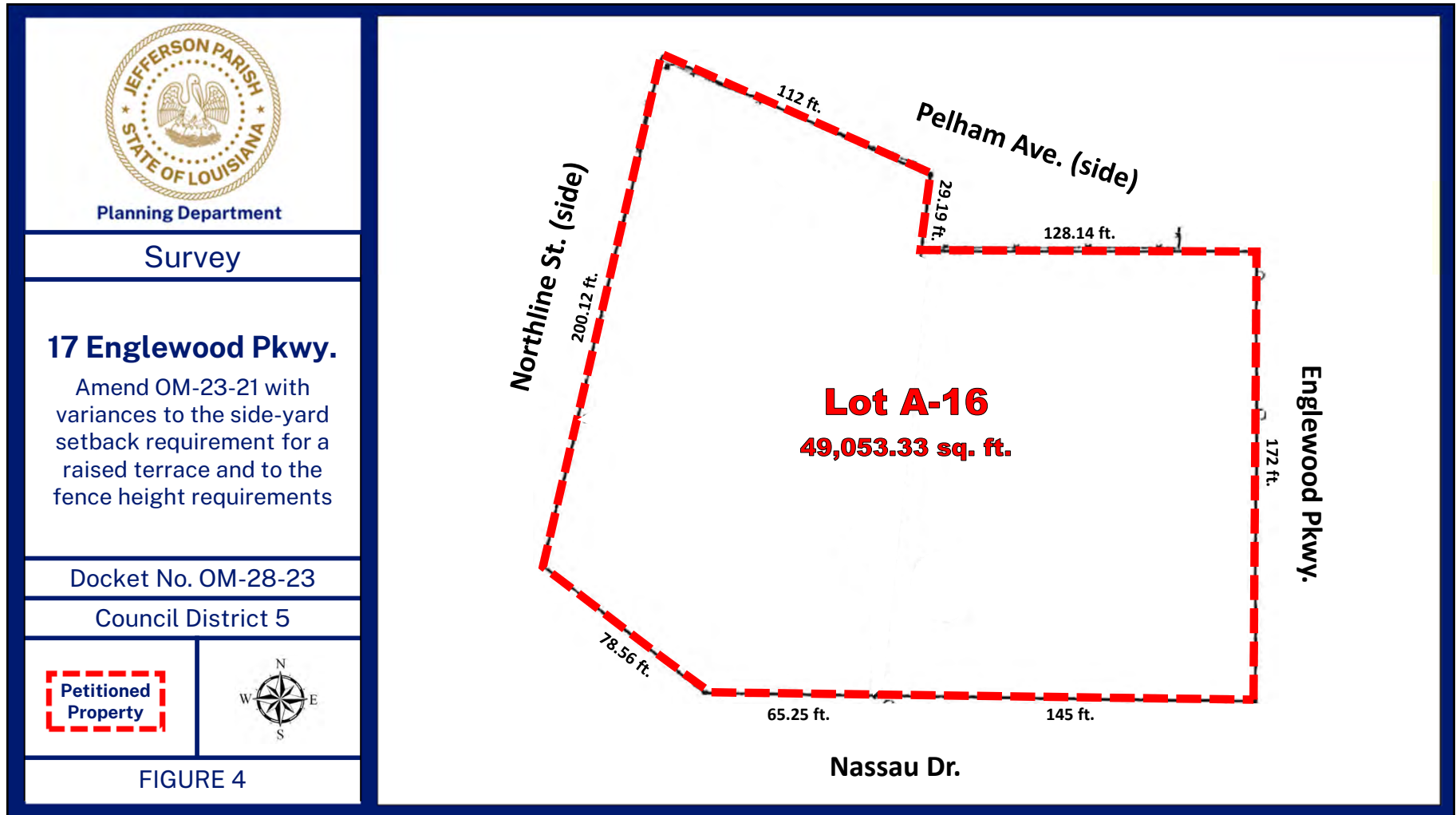




All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Site Plan

17 Englewood Pkwy.

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

Petitioned Property

Buildable Area



FIGURE 5

Approved under OM-23-21



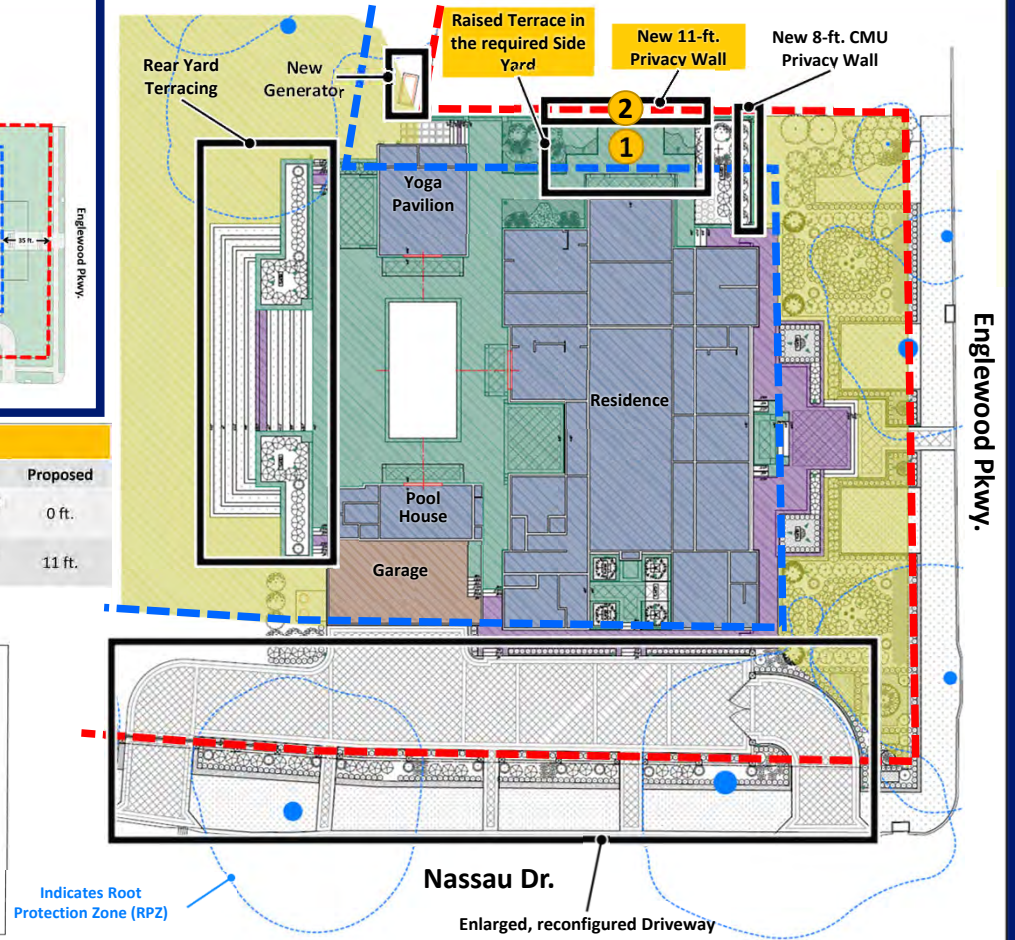
Variances

Regulation	Allowed	Proposed
1 40-741.c	5-ft. setback for raised terrace	0 ft.
2 40-743.5(a)(2)	8-ft. maximum fence height	11 ft.

KEY



Current Proposal



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Elevations - Front

17 Englewood Pkwy.

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

Side-yard Massing Angles

Base Flood Elevation

FIGURE 6

Approved under OM-23-21



Current Proposal



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.





Planning Department

**17 Englewood Pkwy.**

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

Picture of raised terrace and CMU wall in construction

FIGURE 8





Planning Department

### 17 Englewood Pkwy.

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

Picture of raised terrace and CMU wall in construction

FIGURE 9



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.





Planning Department

## Elevations - Front

### 17 Englewood Pkwy.

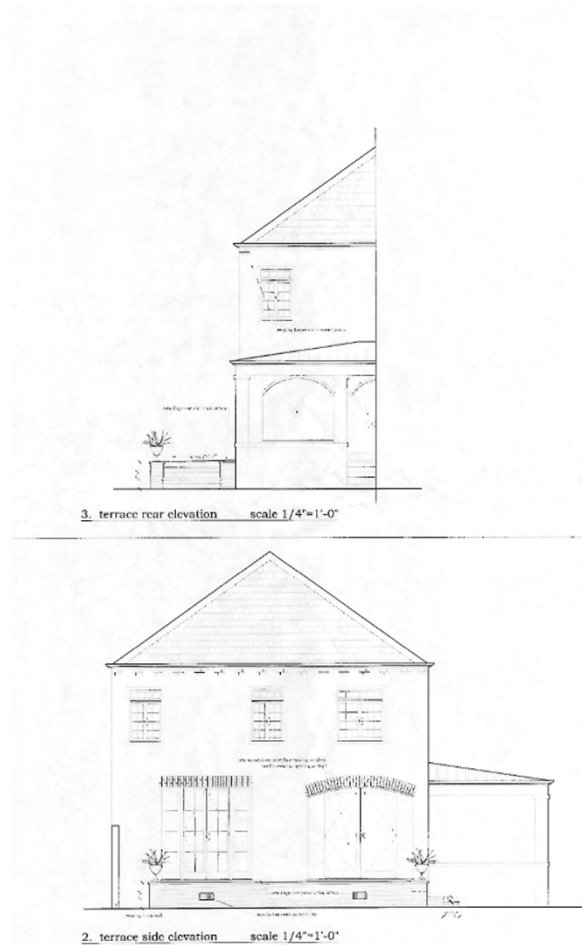
Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

Elevations for Raised Terrace 18 Englewood  
OM-2-15

FIGURE 10



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Elevations - Front

**17 Englewood Pkwy.**

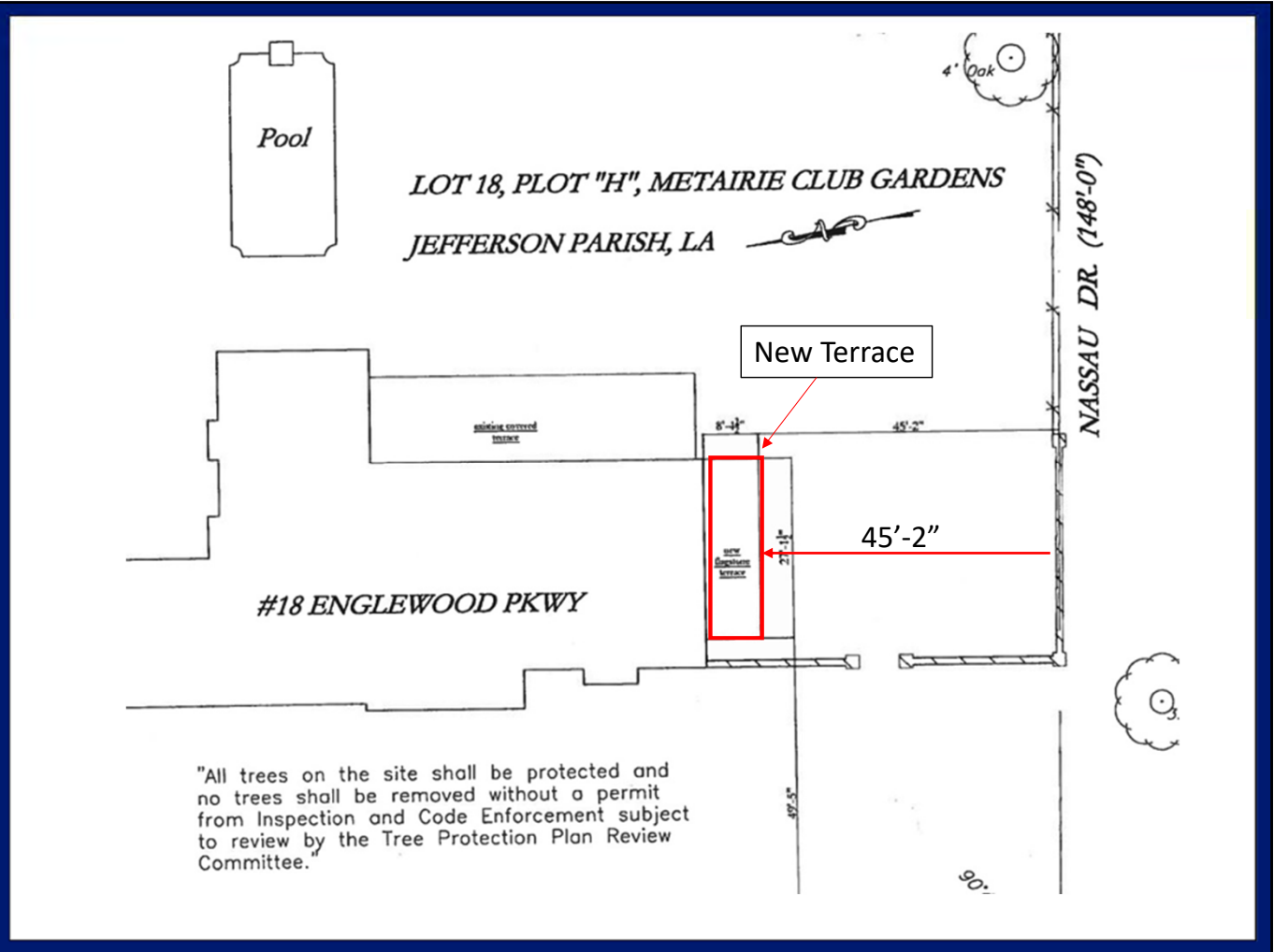
Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

**Site Plan for 18 Englewood - OM-2-15**

FIGURE 11



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Elevations - Front

**17 Englewood Pkwy.**

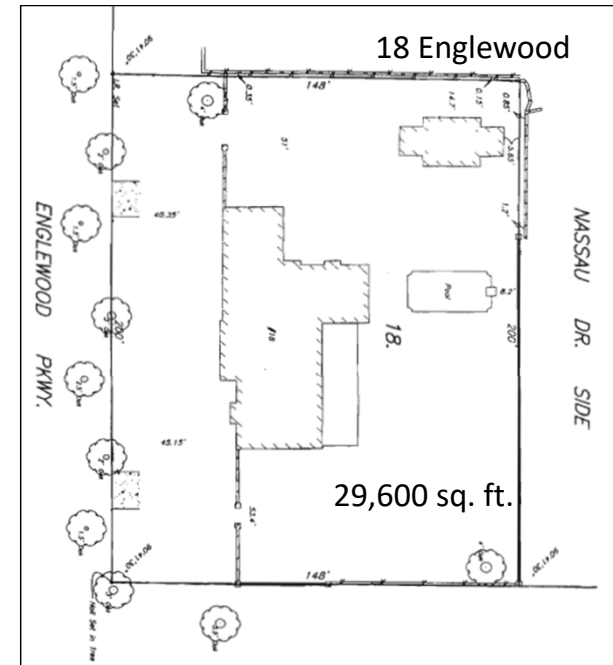
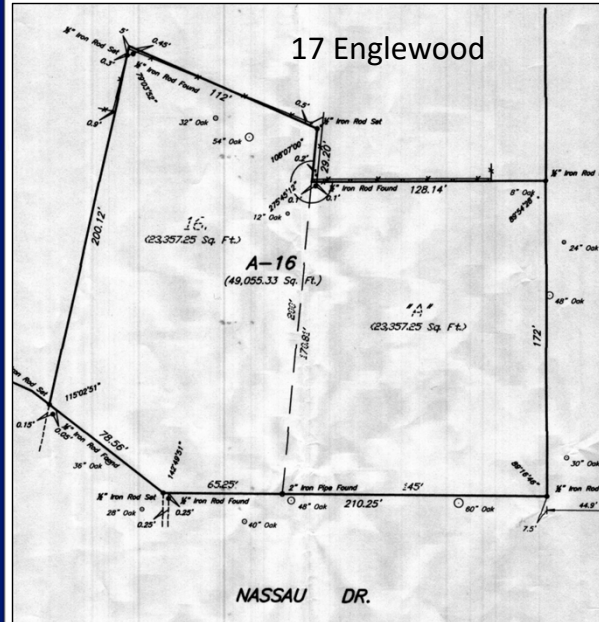
Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

Survey Comparison for 17& 18 Englewood

FIGURE 12



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

### Elevations - Rear

#### 17 Englewood Pkwy.

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

FIGURE 13

Approved under OM-23-21



Current Proposal



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Side Elevations

17 Englewood Pkwy.

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

--- Façade Massing Angle

--- Base Flood Elevation

FIGURE 14

Approved under OM-10-22



Current Proposal:  
North



Variance		
Regulation	Allowed	Proposed
40-743.5(a)(2)	8-ft. maximum fence height	11 ft.

Blue Line depicts Privacy Fence up to 11 ft. tall with 3.5-ft. Raised Terrace behind.

Current Proposal:  
South



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Elevations –  
Garage/Pool House

**17 Englewood Pkwy.**

Amend OM-23-21 with  
variances to the side-yard  
setback requirement for a  
raised terrace and to the  
fence height requirements

Docket No. OM-28-23

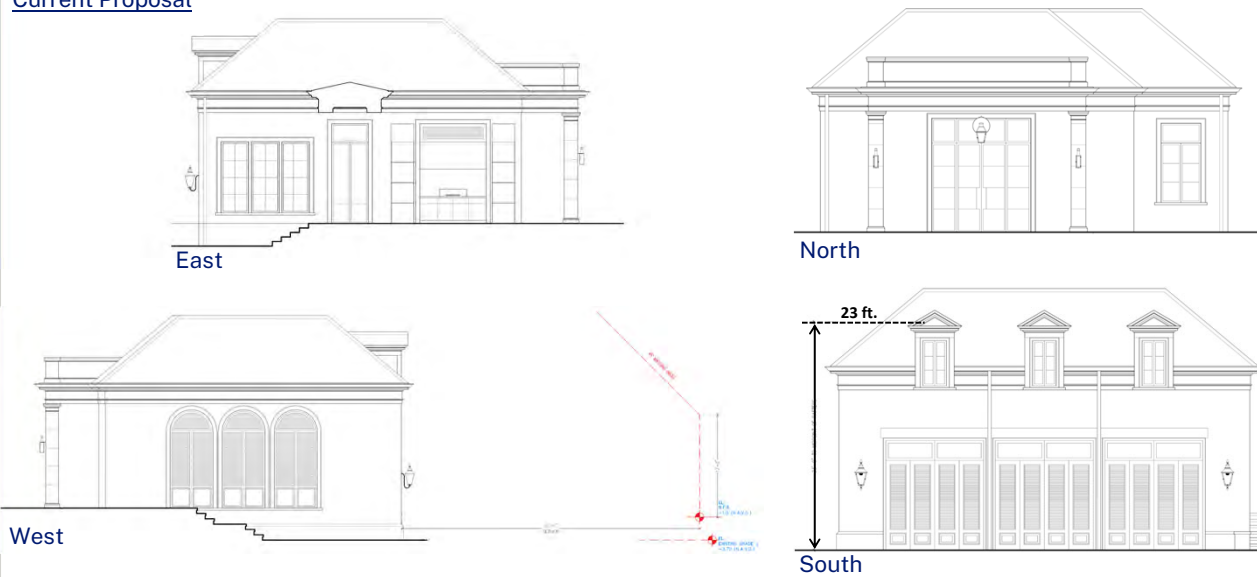
Council District 5

FIGURE 15

Approved under OM-23-21



Current Proposal



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

## Elevations – Yoga Studio

### 17 Englewood Pkwy.

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

Base Flood Elevation

FIGURE 16

#### Approved under OM-23-21



#### Current Proposal



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

### Elevations – Privacy Fence & Raised Terrace

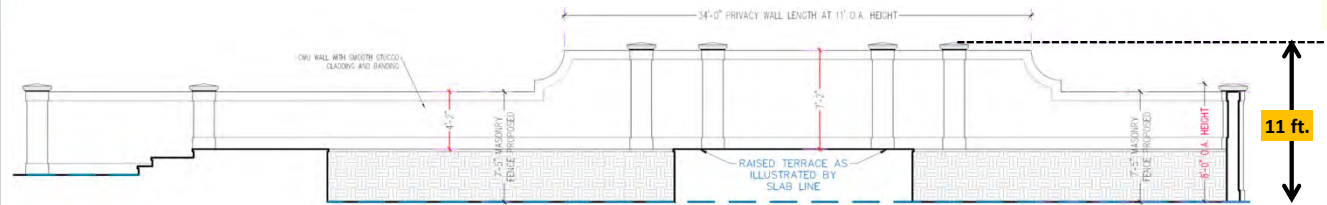
#### 17 Englewood Pkwy.

Amend OM-23-21 with variances to the side-yard setback requirement for a raised terrace and to the fence height requirements

Docket No. OM-28-23

Council District 5

FIGURE 17



Variance		
Regulation	Allowed	Proposed
40-743.5(a)(2)	8-ft. maximum fence height	11 ft.

All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.