

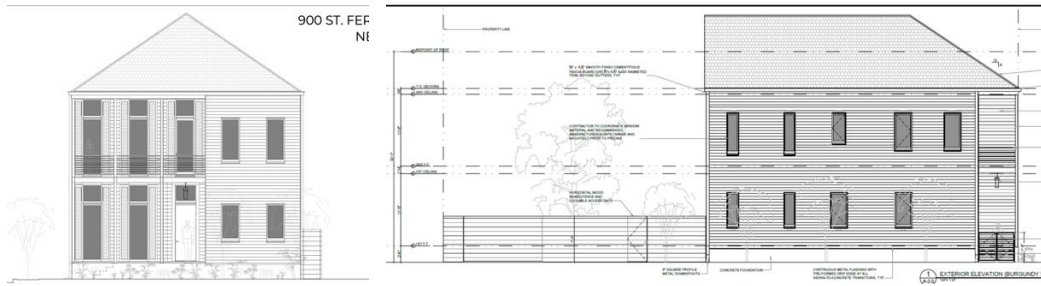
FMIA – Land Use Summary 10/6/20

1. 900 St. Ferdinand St.

Request for zoning exception to build 2-family residence in “short” lot was supposed to be presented at 9/14/20 BZA hearing which was cancelled due to weather. Absentee owner; probable anticipated use is as a STR. Variance request is on the agenda for 10/12/20 BZA meeting. BZA Committee Staff recommendation (Item V.11. on the [agenda](#)) is to deny request. FMIA has sent a letter which appears to have changed Committee Staff recommendation from “approve” to “deny”.



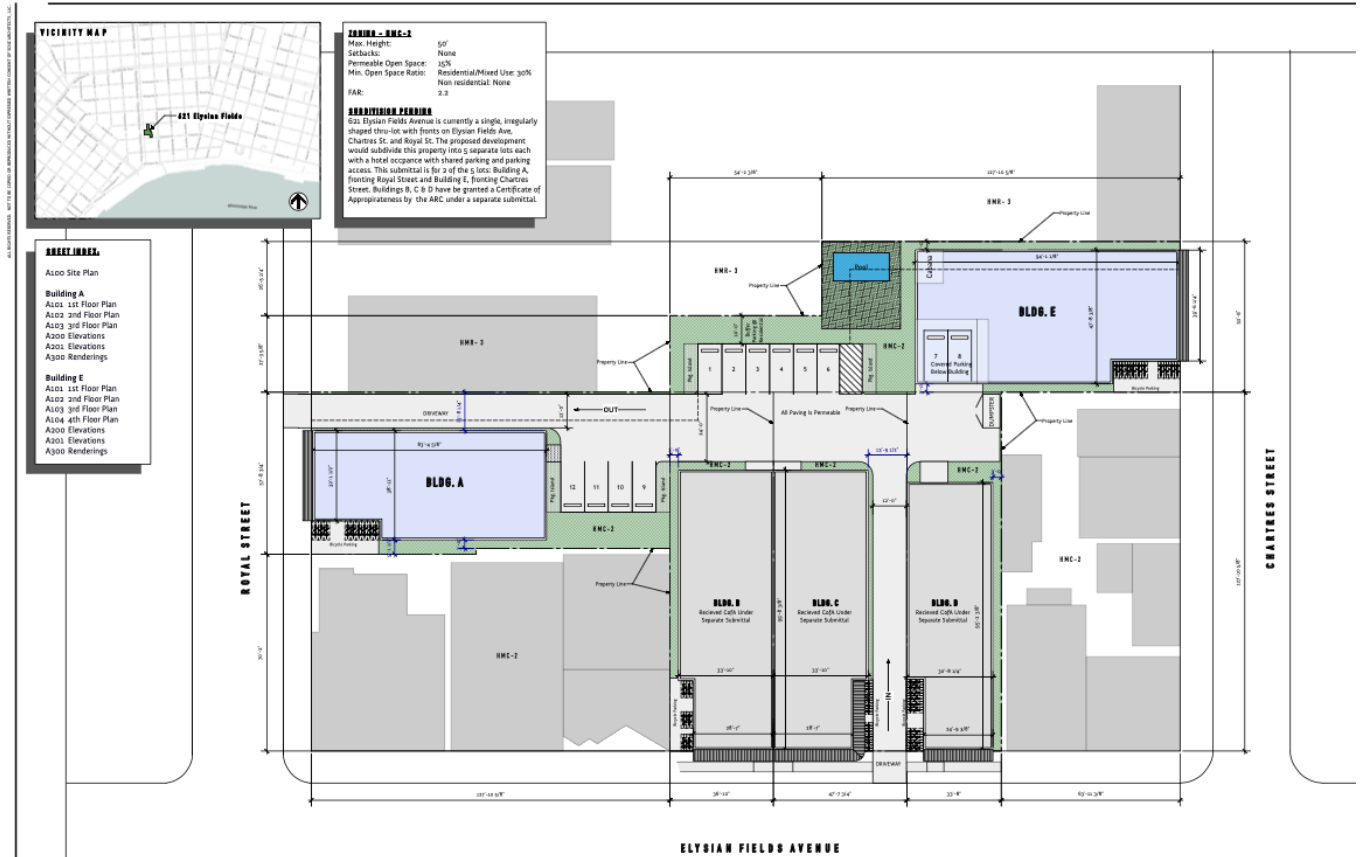
900 St. Ferdinand Existing



900 St. Ferdinand Proposed

2. 621 Elysian Fields.

The demolition of the existing buildings (Aquatic Center) has been approved. Construction of five new hotel buildings fronting Elysian Fields Ave., Royal St., and Chartres St. Project was approved by HDLC ARC 9/2/20. Project is clearly for “Sonder-type” STRs and not “hotels. The aggregate size of the five buildings would exceed the applicable commercial zoning regulations. Sponsor’s strategy is to subdivide into 5 lots with one hotel on each lot. It is unclear at this point whether the total scale of the project or the nature of the subdivision request will require CPC or City Council or whether they will be reviewed at the staff level. Current project is three 3-story buildings on Elysian Field, one 2-story property on Chartres St., and one 3-story building with a third story setback on Royal St. All lots are in commercial zoning district. We anticipate a subdivision request will be made shortly.



Elysian Fields Ave.



Original Proposed Royal St. Structure



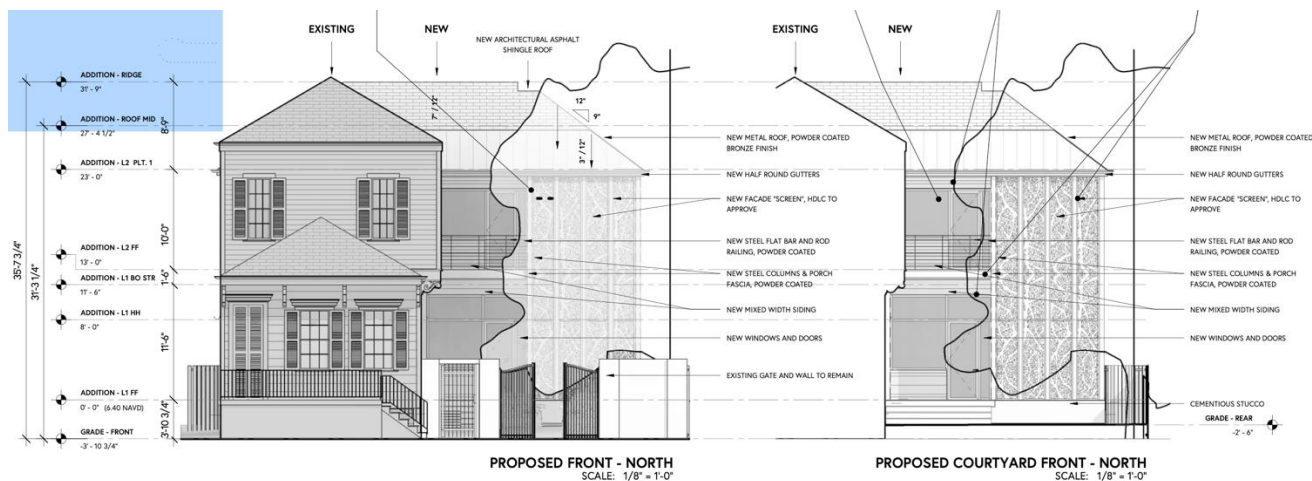
Original Proposed Chartres St. Structure

3. 2460 Burgundy St.

Request is for variance to demolish a 1-story 1,176 square foot cottage in the rear of property and replace it with a 2,600 square foot 2-story, 2-unit addition with a ~ 12% larger footprint. Project is on a larger-than standard lot (127' X 49') in HMR-3 residential zoning district. This would change the lot from a two-

residence to a three-residence lot and increase total built square footage from 3,375 square feet to 4,798 total square feet. Owner states that his plan is to occupy one of the new units and rent out the other new unit and the main dwelling. The next step is for the sponsor to seek approval from HDLC and HDLC ARC on the new two-story addition.

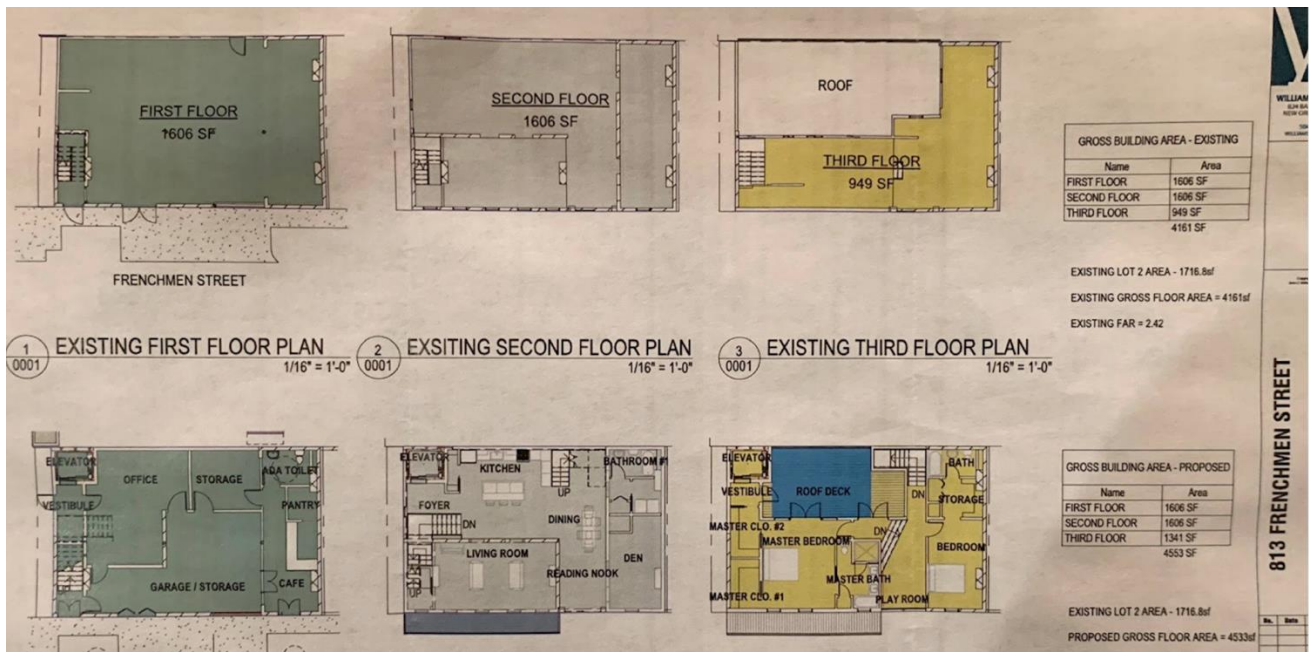
[Plans](#) shows steel columns and balcony and a two-story decorated metal façade designed to “screen” a new exterior staircase leading up the second story. This design may face HDLC pushback.



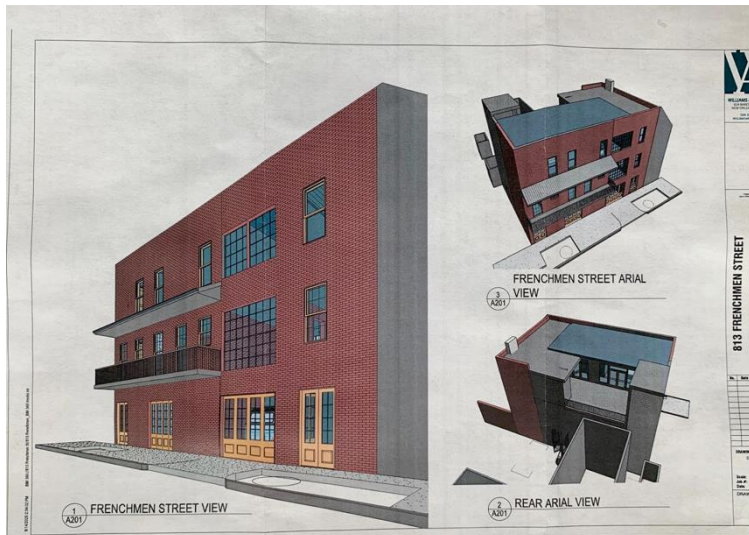
4. 809-815 Frenchman St.

Owner looking to convert 3-story 4,161 square foot commercial building into multi-use building with a one-family residence on floors 2 and 3, with the ground floor containing a small retail space (possibly a coffee shop), small office, storage space and 1-car garage. The entire building, except for the small retail space will be owner occupied. The building is located in HMC-1 zoning district. Renovation to includes building over a small portion of the third-floor roof, in order to enclose an elevator and stair extension from the second floor. The remaining roof will be a roof deck. Proposed total new floor area is 4,553 square feet.

The existing Floor Area Ratio (FAR) for the building 2.42, which exceeds the permitted amount for the district. Because the building was built prior to the adoption of the current zoning ordinance, the existing FAR would typically be “grandfathered”. The owner is seeking a variance from BZA to increase the FAR slightly from the current grandfathered 2.42 to 2.64 as a result of the renovation. Variance request may be on the agenda for the 10/12 BZA meeting. Conversion of the majority of the property from commercial to residential use may be viewed as a positive change for the neighborhood.



809-815 Frenchman St.



Upcoming Meetings

Board of Zoning Adjustments (BZA)	10/12/20	Monday
City Planning Commission (CPC)	10/13/20	Tuesday
City Council	10/15/20	Thursday
Design Advisor Committee (DAC)	10/21/20	Wednesday
City Planning Commission (CPC)	10/13/20	Tuesday