



Receiving Planner	_____
Date	_____
Tracking Number	_____

BOARD OF ZONING ADJUSTMENTS APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.

COMPOSITION OF THE BOARD & MONTHLY MEETINGS

As per Section 5-408 of the Home Rule Charter of the City of New Orleans, the Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit variations from the City's zoning regulations in accordance with the principles, conditions and procedures set forth in Article 4 of the City's Comprehensive Zoning Ordinance.

The Board considers all requests for variance, appeals, and minor zoning map adjustments during its monthly meeting, at which the applicant or his/her representative is strongly encouraged to attend to present the request and to answer any question of the Board. Regular meetings of the Board are held at 10:00 a.m., on the second Monday of each month, in the City Council Chambers (Rm. 1E07, City Hall). Any interested party may speak in support of or in opposition to any variance request at the public hearing. After considering testimony from all parties and the recommendation from the City Planning Commission staff, the City agency to which the Board shall approve, approve with modification, deny or defer the variance request. A calendar of hearing dates and deadlines is available at www.nola.gov/city-planning/.

STANDARDS OF THE COMPREHENSIVE ZONING ORDINANCE

ARTICLE 4, SECTION 4.6 - VARIANCES

SECTION 4.6.A. PURPOSE. The purpose of the variance procedure is to afford an applicant relief from the requirements of the letter of the New Orleans Comprehensive Zoning Ordinance when unnecessary hardship or practical difficulty exists.

SECTION 4.6.F. APPROVAL STANDARDS. The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following:

1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district.
2. Literal interpretation of the provision of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated area.
5. The variance, if granted, will not alter the essential character of the locality.
6. Strict adherence to the regulations by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).
8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
9. The property variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.

Check this box if this request is for a Reasonable Accommodation in conjunction with Article 27 of the Comprehensive Zoning Ordinance.