



City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, January 27, 2025

10:00 am

City Council Chambers

City Hall, 1300 Perdido Street, 1st Floor, New Orleans, Louisiana

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 exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 4 of the City's Comprehensive Zoning Ordinance.

The Board of Zoning Adjustments, in accordance with Article 4 of the Comprehensive Zoning Ordinance of the City of New Orleans, will hold a public hearing on the following items:

A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. Variances – Unfinished Business

Item 1 – Docket Number: BZA074-24

Property Location: 525 Iberville Street

Zoning District: VCC-2 Vieux Carré Commercial District

Existing Use: Vacant Building

Proposed Use: Multi-Family Dwelling

Applicant or Agent: Mr Big Management LLC, studio[^]RISE

Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2) and Article 10, Section 10.5 of the Comprehensive Zoning Ordinance to permit the conversion of an existing vacant building to a multi-family dwelling with insufficient lot area.

Requested Waiver(s):

Article 10, Section 10.3.A (Table 10-2) – Minimum Lot Area

Required/Permitted: 5,400 sf (600 sf/du)

Proposed/Provided: 3,317 sf (368.56 sf/du)

Waiver: 2,083 sf (231.44 sf/du)

Article 10, Section 10.5 – Permitted Residential Conversions

Required/Permitted: 5,400 sf (600 sf/du)

Proposed/Provided: 3,317 sf (368.56 sf/du)

Waiver: 2,083 sf (231.44 sf/du)

C. Variances – New Business

Item 2 – Docket Number: BZA001-25

Property Location: 2500-12 Constance Street

Zoning District: HU-RD2 Historic Urban Two-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: David M. Sullivan

Project Planner: Alyssa R. White (alyssa.white@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area, insufficient lot width, insufficient lot depth, insufficient permeable open space, insufficient interior side yard setback, and insufficient rear yard setback.

Requested Waiver(s) (Proposed Lot 12A):

Article 11, Section 11.3.A.1 (Table 11-2A) – Lot Area

Required: 2,250 ft² Provided: 1,799.25 ft² Waiver: 450.75 ft²

Article 11, Section 11.3.A.1 (Table 11-2A) – Lot Width

Required: 30 ft Provided: 26.709 ft Waiver: 3.291 ft

Article 11, Section 11.3.A.1 (Table 11-2A) – Lot Depth

Required: 90 ft Provided: 67.375 ft Waiver: 22.625 ft

Article 11, Section 11.3.A.1 (Table 11-2A) – Permeable Open Space

Required: 539.78 ft² Provided: 400 ft² Waiver: 139.78 ft²

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Required: 13.48 ft Proposed: 8.302 ft Waiver: 5.173 ft

Requested Waiver(s) (Proposed Lot 12B):

Article 11, Section 11.3.A.1 (Table 11-2A) – Lot Area

Required: 2,250 ft² Provided: 1,174.89 ft² Waiver: 1,075.11 ft²

Article 11, Section 11.3.A.1 (Table 11-2A) – Lot Depth

Required: 90 ft Provided: 26.698 ft Waiver: 63.302 ft

Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback

Required: 3 ft Proposed: 0 ft Waiver: 3 ft

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Required: 5.34 ft Proposed: 0.198 ft Waiver: 5.14 ft

D. Director of Safety and Permits Decision Appeals – Unfinished Business

Item 3 – Docket Number: BZA062-24

Property Location: 2501-2537 Tulane Avenue

Zoning District: MU-1 Medium Intensity Mixed-Use District

Existing Use: Vacant Lot

Proposed Use: Retail Goods Establishment

Applicant or Agent: Miles Trapolin and Maureen Greer

BZA Contact: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This is an appeal of the July 12, 2024, decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the issuance of permit no. 24-01393-NEWC, allowing for the construction of a grocery store resulting in alleged parking within the corner side yard due to the Board of Zoning Adjustments' approval of a variance from Article 22, Section 22.8.A.1.b.iii in lieu of Article 22, Section 22.8.A.2.b.iii and insufficient buffer yard.

Item 4 – Docket Number: BZA076-24

Property Location: 7533 Jeanette Street

Zoning District: HU-RD2 Historic Urban Two-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Susan Johnson

BZA Contact: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This is an appeal of the August 29, 2024, decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the issuance of permit no. 24-21912-RNVN resulting in alleged insufficient off-street parking.

E. Director of Safety and Permits Decision Appeals – New Business

Item 5 – Docket Number: BZA002-25

Property Location: 4917 Freret Street

Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District

Existing Use: Personal Service Establishment (Nail Salon)

Proposed Use: Restaurant (Pool Club)

Applicant or Agent: Thomas McEachin, Esq

Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This is an appeal of the October 4, 2024, decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the issuance of permit no. 24-20456-RNVS allowing for the conversion of a nail salon into a restaurant and alleged construction of a swimming pool resulting in a prohibited use for the zoning district.

Item 6 – Docket Number: BZA003-25

Property Location: 2045 N. Rocheblave Street

Zoning District: HU-RD2 Historic Urban Two-Family Residential District

Existing Use: Place of Worship

Proposed Use: Place of Worship

Applicant or Agent: United Fellowship Full Gospel Baptist Church, Zach Smith Consulting & Design

Project Planner: Julia Nickle (julia.nickle@nola.gov)

Request: This is an appeal of the November 4, 2024, decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the determination that the proposed structure is considered an accessory use rather than a principal use.

F. Extension Requests – New Business

Item 7 – Docket Number: BZA058-22

Property Location: 4040 Canal Street

Zoning District: C-2 Auto-Oriented Commercial District

Existing Use: Vacant Lot

Proposed Use: Mixed-Use

Applicant or Agent: CSC Investments, LLC, Vincent Marcello, Joey Carlson

Project Planner: Bria Dixon (bria.dixon@nola.gov)

Request: This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow an additional one-year extension to November 17, 2025.

G. Any Other Matters – New Business

Item 8 – Consideration | Amendment to the Adopted 2025 Board of Zoning Adjustments Meeting Schedule

Annually at the Board's regularly scheduled November or December meeting, the Board shall adopt a docketing schedule for the following year for all items requiring public hearing and action by the Board. This schedule shall establish docket deadlines, deadlines for submittal of written documents related to an item before the Board, deadlines for distribution of staff reports to the Board and to the public, public hearing dates, and resolution deadlines. A copy of this schedule shall be posted on the City Planning Commission's web site.

F. Adjournment

Application Materials

Application materials are available for review at onestopapp.nola.gov. Note the requested waivers are subject to change prior to the hearing.

Public Comments

Written comments on any of the matters included on the agenda are accepted in the following ways:

- Email (preferred): The assigned planner listed above (or CPCinfo@nola.gov)
- Mail: 1300 Perdido Street, Room 7W03, New Orleans, LA 70112

All written correspondence should include the docket number and be made to the attention of the assigned planner or the staff of the Board of Zoning Adjustments.

Deadline: The deadline for *receipt* of public comment for transmittal to the Board in advance of the meeting is no later than **5:00 p.m. on Tuesday, January 21, 2025***.

* Deadlines that fall on holidays are moved to the following business day. Any deadlines that fall on holidays and are not noted here will also be moved to the following business day.

Meeting Information

Board Members

Todd C. James – Chair
Tamara Agins
José Alvarez
Jaime Ramiro Diaz
Alfonso Gonzalez II
Jason Richards
Vacant

Staff Reports & Summary Reports

Distribution of variance staff reports and appeal summary reports to the Board members and to the general public shall occur on January 22 and be available for review [here](#).

Note: CPC staff does not write staff reports for decision appeals; however, the Department of Safety and Permits provides a written summary of the basis for their decision.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a speaker card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Meeting Video

- Livestream: http://cityofno.granicus.com/ViewPublisher.php?view_id=2
- Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish

Recess

The Board will recess from approximately 1:00 to 1:30 p.m. if the meeting has not already been adjourned.

Decisions of the Board

The decision made by the Board will be provided in the form of a resolution. The resolution shall be produced by February 6, 2025, and will be available online at onestopapp.nola.gov.

Appeals: Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

City Planning Commission, City of New Orleans

Robert D. Rivers, Executive Director
<https://nola.gov/cpc>
1300 Perdido Street, 7th Floor
New Orleans, LA 70112
CPCinfo@nola.gov
(504) 658-7033

This meeting is accessible to people with disabilities. Should you need further assistance, please contact the Front Desk in the Main Lobby or the ADA Administrator, (504) 658-4020 (voice), 711 LA Relay Service, or e-mail emhurst@nola.gov. Please be advised there is a courtesy telephone available for 711 calls for persons with hearing or speech impairments at the welcome desk of City Hall, First Floor, Main Lobby. This communiqué is available in alternative formats upon request.