



City of New Orleans Board of Zoning Adjustments Final Agenda

Monday, August 19, 2024

10:00 am

Orleans Parish School Board Building

2401 Westbend Pkwy., Suite 1050, New Orleans, LA 70114

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: BZA109-23

Property Location: 2319 George Nick Connor Drive

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

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Rickey T. Chaney

Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the retention of a driveway and parking pad resulting in excessive impervious surface in the front yard **(AFTER THE FACT)**.

Requested Waiver(s):

Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard

Permitted/Required: 40%

Proposed/Provided: 65%

Waiver: 25%

Item 2 – Docket Number: BZA001-24

Property Location: 5505 Music Street

Zoning District: S-RS Suburban Single-Family Residential District

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Jonte Breann Ray, KRJ Enterprises LLC, Kenneth Ray Joseph

Project Planner: BZA Staff (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the retention of a parking pad located between the front façade and front lot line (**AFTER THE FACT**).

Requested Waiver(s):

Article 22, Section 22.8.A.1.b.ii – Parking Pad Design (Location)

Permitted/Required: No parking between front façade and front property line

Proposed/Provided: Parking between front façade and front property line

Waiver: Parking between front façade and front property line

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Permitted/Required: No parking between front façade and front lot line

Proposed/Provided: Parking between front façade and front lot line

Waiver: Parking between front façade and front lot line

Item 3 – Docket Number: BZA030-24

Property Location: 1434 Toledano Street

Zoning District: HU-RD1 Historic Urban Two-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Sean and Jennifer Flinn, Lauren Hickman

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

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.7 and Article 21, Section 21.7 (21-2) of the Comprehensive Zoning Ordinance to permit the construction of a shed with insufficient distance from the interior side lot line.

Requested Waiver(s):

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard) (Shed)

Permitted/Required: 3 ft Proposed/Provided: 1 ft, 2 in Waiver: 1 ft, 10 in

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Shed)

Permitted/Required: 3 ft Proposed/Provided: 1 ft, 2 in Waiver: 1 ft, 10 in

Item 4 – Docket Number: BZA031-24

Property Location: 2008 Poydras Street

Zoning District: LI Light Industrial District

Existing Use: Vacant Lot

Proposed Use: Billboard

Applicant or Agent: 2008 Poydras, LLC, Alex Lewis III

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

Request: This request is for variances from the requirements of Article 24, Section 24.14.B.1 (Table 24-3), Article 24, Section 24.14.C.3, and Article 24, Section 24.14.C.4 to permit an electric billboard along an interstate highway within less than 1,000 linear feet of another billboard and insufficient distance from the property line.

Requested Waiver(s):

Article 24, Section 24.14.B.1 (Table 24-3) – Billboard Locations

Permitted/Required: 1000 ft Proposed/Provided: 860 ft Waiver: 140 ft

Article 24, Section 24.14.C.3 – Billboard Standards (Location)

Permitted/Required: 1000 ft Proposed/Provided: 860 ft Waiver: 140 ft

Article 24, Section 24.14.C.4 – Billboard Standards (Location)

Permitted/Required: 5 ft Proposed/Provided: 0 ft Waiver: 5 ft

Item 5 – Docket Number: BZA033-24

Property Location: 6800 Colbert Street

Zoning District: S-LRS1 Suburban Lakeview Single-Family

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Whitney C. Williams, Shelton Green, Gary Roth, Jr.

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.A.3 of the Comprehensive Zoning Ordinance to permit an addition to an accessory structure resulting in excessive rear yard coverage.

Requested Waiver(s):

Article 21, Section 21.6.A.3 – Accessory Structures (Location)

Permitted/Required: 40% Proposed/Provided: 49.5% Waiver: 9.5%

Item 6 – Docket Number: BZA034-24

Property Location: 4916 S. Robertson Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Samridhi Chaturvedi and Rahul Vishwakarma, Lauren Griffin

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 a lot with insufficient lot area and insufficient lot depth.

Requested Waiver(s):

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

Permitted/Required: 2,250 sf Proposed/Provided: 2,226.87 sf Waiver: 23.13 sf

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

Permitted/Required: 90 ft Proposed/Provided: 74.229 ft Waiver: 15.771 ft

Item 7 – Docket Number: BZA037-24

Property Location: 6314-6316 Peoples Avenue

Zoning District: S-RD Suburban Two-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Joshua Gaines

Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.4.A (Table 22-1), Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the retention of a two-family dwelling with insufficient off-street parking and a parking space in the front yard (**AFTER THE FACT**).

Requested Waiver(s):

Article 22, Section 22.4.A (Table 22-1) – Off Street Vehicle Parking Requirements

Permitted/Required: 2 spaces

Proposed/Provided: 1 space

Waiver: 1 space

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations (Front Yard)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Permitted/Required: No parking space in front yard

Proposed/Provided: Parking space in front yard

Waiver: Parking space in front yard

Item 8 – Docket Number: BZA038-24

Property Location: 2001-2003 St. Ann Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Vertical Capital, LLC, Anitra Preston, Zach Smith Consulting & Design

Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for variances from the provisions Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the construction of a two-family dwelling with insufficient permeable open space and insufficient interior side yard setback.

Requested Waiver(s):

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

Permitted/Required: 30% Proposed/Provided: 9.25% Waiver: 20.75%

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

Permitted/Required: 3 ft Proposed/Provided: .0583 ft Waiver: 2.417 ft

C. Variances – New Business

Item 9 – Docket Number: BZA039-24

Property Location: 3426-34 La Salle Street

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

Historic District: Uptown (Partial)

Existing Use: Multi-Family Dwelling

Proposed Use: Multi-Family Dwelling

Applicant or Agent: 2500 Louisiana LLC, Peter Gardner, Jason A. Riggs, Historic Pro Nola, LLC

Project Planner: Valerie McMillan (valerie.mcmillan@nola.gov)

Request: This request is for variances from the provisions Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the creation of two lots with insufficient lot area and insufficient lot depth.

Requested Waiver(s) (Proposed Lot 13-A):

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Permitted/Required: 3,600 sf (1,800 sf/du)

Proposed/Provided: 2,055.68 sf (1,027.84 sf/du)

Waiver: 1,544.32 sf (772.16 sf/du)

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Depth

Permitted/Required: 90 ft Proposed/Provided: 58.40 ft Waiver: 31.6 ft

Requested Waiver(s) (Proposed Lot 14-A):

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Permitted/Required: 3,600 sf (1,800 sf/du)

Proposed/Provided: 1,868.80 sf (934.4 sf/du)

Waiver: 1,731.2 sf (865.6 sf/du)

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Depth

Permitted/Required: 90 ft Proposed/Provided: 58.40 ft Waiver: 31.6 ft

Item 10 – Docket Number: BZA040-24

Property Location: 3008 Canal Street

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

Existing Use: Short-Term Rental, Commercial

Proposed Use: Short-Term Rental, Commercial

Applicant or Agent: 3008 Canal Street, LLC, Edward L. Nickolaus Jr.

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

Request: This request is for variances from the provisions of Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.8.B.1, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the retention a five-bedroom commercial short term rental with a parking space in the front yard with insufficient depth **(AFTER THE FACT)**.

Requested Waiver(s):

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations (Front Yard)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Dimensions of Vehicle Parking Spaces (Depth)

Permitted/Required: 18 ft

Proposed/Provided: 14 ft

Waiver: 4 ft

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Permitted/Required: No parking space in front yard

Proposed/Provided: Parking space in front yard

Waiver: Parking space in front yard

Item 11 – Docket Number: BZA041-24

Property Location: 3016 Canal Street

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

Existing Use: Short-Term Rental, Commercial

Proposed Use: Short-Term Rental, Commercial

Applicant or Agent: 3008 Canal Street, LLC, Edward L. Nickolaus Jr.

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

Request: This request is for variances from the provisions of Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.8.B.1, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the retention a five-bedroom commercial short term rental with a parking space in the front yard with insufficient depth **(AFTER THE FACT)**.

Requested Waiver(s):

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations (Front Yard)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Dimensions of Vehicle Parking Spaces (Depth)

Permitted/Required: 18 ft

Proposed/Provided: 14 ft

Waiver: 4 ft

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Permitted/Required: No parking space in front yard

Proposed/Provided: Parking space in front yard

Waiver: Parking space in front yard

Item 12 – Docket Number: BZA042-24

Property Location: 1304 Saint Charles Avenue

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

Overlay District: CPC Character Preservation Corridor Design Overlay District

Existing Use: Vacant Lot

Proposed Use: Mixed-Use (Retail/Above the Ground Floor Dwelling (4 Units))

Applicant or Agent: 1304 St. Charles Avenue, LLC, GOAT, Peter Spera III, AIA

Project Planner: Sarah C. King (sarah.king@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (retail/above the ground floor dwelling) with insufficient lot area, excessive building height, and insufficient off-street parking.

Requested Waiver(s):

Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area

Permitted/Required: 4,000 sf (1,000 sf/du)

Proposed/Provided: 3,360 sf (820 sf/du)

Waiver: 640 sf (160 sf/du)

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height

Permitted/Required: 60 ft Proposed/Provided: 72 ft, 6 in

Waiver: 12 ft, 6 in

Article 22, Section 22.4.A (Table 22-1) – Off-Street Parking

Permitted/Required: 4 spaces

Proposed/Provided: 2 spaces (on-street)

Waiver: 2 spaces

Item 13 – Docket Number: BZA043-24

Property Location: 3001-3003 Danneel Street

Zoning District: HU-RM1 Historic Urban Multi-Family Residential District

Existing Use: Vacant Lot

Proposed Use: Two-Family Dwelling

Applicant or Agent: Beatrice Nicole Sherrill

Project Planner: Bria Dixon (bria.dixon@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 construction of a two-family dwelling with insufficient permeable open space, insufficient interior side yard setback, and insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 30% Proposed/Provided: 28.97% Waiver: 1.03%

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

Permitted/Required: 3 ft

Proposed/Provided: 2 ft, 9 3/4 in

Waiver: 2 1/4 in

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

Permitted/Required: 12 ft, 1 7/16 in

Proposed/Provided: 8 ft, 11 3/8 in

Waiver: 3 ft, 2 1/16 in

Item 14 – Docket Number: BZA044-24

Property Location: 2812 Coliseum Street

Zoning District: HU-RD1 Historic Urban Two-Family Residential District

Historic District: Garden District (Partial)

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Ellen Fentress, Jordan Pollard, Drift Design Build

Project Planner: Ava Monnet (ava.monnet@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 renovation of a single-family dwelling resulting in insufficient interior side yard setback and insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 3 ft Proposed/Provided: 0 ft Waiver: 3 ft

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

Permitted/Required: 11 ft, 7 11/16 in

Proposed/Provided: 8 ft, 8 in

Waiver: 2 ft, 11 5/8 in

Item 15 – Docket Number: BZA045-24

Property Location: 6101 Argonne Boulevard

Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Abby J. Bradford, J.A. Modinger Architect, LLC

Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in insufficient rear yard setback.

Requested Waiver(s):

Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback

Permitted/Required: 20 ft Proposed/Provided: 3.5 ft Waiver: 16.5 ft

D. Extension Requests – New Business

Item 16 – Docket Number: BZA069-21

Property Location: 1515 Poydras Street

Zoning District: CBD-4 Exposition District

Existing Use: Office

Proposed Use: Mixed-Use (above the ground floor dwellings (430 units)/commercial)

Applicant or Agent: East Skelly LLC, Richard Cortizas

Project Planner: Valerie McMillan (valerie.mcmillan@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.

E. Adjournment

Staff Reports

Staff reports and meeting materials are available for review on the [Granicus website](#).

Meeting Information

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Tamara Agins

José Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Jason Richards

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.

Public Comment

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 provided at the meeting, prior to the Board taking up the matter of interest, 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.

- **Variances:** Comments by the public in support or in opposition shall be limited to a maximum of two (2) minutes.
- **Decision Appeals:** Comments by the public in support or in opposition shall be limited to a maximum of three (3) minutes.

Meeting Video

- Livestream: http://cityofno.granicus.com/ViewPublisher.php?view_id=2

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 August 29, and will be available online at <https://onestopapp.nola.gov/search.aspx>.

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.