



# City of New Orleans

## Board of Zoning Adjustments

### Draft Agenda

Monday, July 15, 2024

10:00 am

City Hall, 1300 Perdido Street  
7<sup>th</sup> Floor, Conference Room A

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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

**Bounding Streets:** George Nick Connor Dr., N. Rocheblave St., AP Tureaud Ave., N. Tonti St.

**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 Molina (hdelery@nola.gov)

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 22, Section 22.11.A.1.b, and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit the retention of a driveway and parking pad with insufficient setback and 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: 68%      Waiver: 28%

##### **Article 22, Section 22.11.A.1.b – Residential Driveways (Setback)**

Permitted/Required: 1 ft      Proposed/Provided: 0 ft      Waiver: 1 ft

##### **Article 22, Section 22.11.D.3 – Parking Pad Design (Interior Side Lot Line)**

Permitted/Required: 1 ft      Proposed/Provided: 0 ft      Waiver: 1 ft

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### **Item 2 – Docket Number: BZA001-24**

**Property Location:** 5505 Music Street

**Bounding Streets:** Music St., Mendez St., Arts St., Odin St.

**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

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**Item 3 – Docket Number: BZA007-24 | WITHDRAWN**

**Property Location:** 5022 Bienville Avenue

**Bounding Streets:** Bienville Ave., Helena St., Iberville St., City Park Ave.

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

**Historic District:** Mid-City (Partial)

**Existing Use:** Gas Station

**Proposed Use:** Restaurant, Standard

**Applicant or Agent:** 5022 Bienville Group, LLC, Fresia Galvez, Zach Smith Consulting & Design

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

**Request:** This request is for variances from the provisions of Article 12, Section 12.3.B.1.d, Article 12, Section 12.3.B.1.e, and Article 12, Section 14.3.B.1.f of the Comprehensive Zoning Ordinance to permit a restaurant with insufficient ground floor transparency, visually obtrusive ADA ramps, and insufficient first floor ceiling height.

**Requested Waiver(s):**

**Article 12, Section 12.3.B.1.d – Ground Floor Transparency**

Permitted/Required: 50%                      Proposed/Provided: 0%                      Waiver: 50%

**Article 12, Section 12.3.B.1.e – ADA Ramps**

Permitted/Required: Visually unobtrusive

Proposed/Provided: Visually obtrusive

Waiver: Visually obtrusive

**Article 12, Section 12.3.B.1.f – First Floor Ceiling Height (Kitchen)**

Permitted/Required: 12 ft                      Proposed/Provided: 8.709 ft                      Waiver: 3.291 ft

**Article 12, Section 12.3.B.1.f – First Floor Ceiling Height (Bathroom)**

Permitted/Required: 12 ft                      Proposed/Provided: 10 ft                      Waiver: 2 ft

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**Item 4 – Docket Number: BZA030-24**

**Property Location:** 1434 Toledano Street

**Bounding Streets:** Toledano St., Coliseum St., Louisiana Ave., Prytania St.

**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

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**Item 5 – Docket Number: BZA031-24**

**Property Location:** 2008 Poydras Street

**Bounding Streets:** Poydras St., Bertrand St., S. Prieur St., I-10 Westbound (Elevated Roadway)

**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

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**C. Variances – New Business**

**Item 6 – Docket Number: BZA032-24**

**Property Location:** 1 Golf Villa Drive

**Bounding Streets:** Golf Villa Drive, Clubhouse Drive

**Zoning District:** S-RM1 Suburban Multi-Family Residential District

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Sin Wei Lee, Fresia Galvez, Zach Smith Consulting & Design

**Project Planner:** Valerie McMillan (valerie.mcmillan@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 interior side yard setback.

**Requested Waiver(s):**

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

Permitted/Required: 19 ft, 8 in (10% of lot width)

Proposed/Provided: 12 ft, 2 ½ in

Waiver: 6 ft, 1 ½ in

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**Item 7 – Docket Number: BZA033-24**

**Property Location:** 6800 Colbert Street  
**Bounding Streets:** Milne St., Mouton St., Colbert St., Chapelle St.  
**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%

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**Item 8 – Docket Number: BZA034-24**

**Property Location:** 4916 S. Robertson Street  
**Bounding Streets:** Freret St., Robert St., S. Robertson St., Upperline St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Overlay District:** Lower Algiers Rural Protection Interim Zoning 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

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**Item 9 – Docket Number: BZA035-24**

**Property Location:** 2406-2408 S. Johnson Street  
**Bounding Streets:** S. Prieur St., Second St., S. Johnson St., First St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Dwelling  
**Applicant or Agent:** Diagram Holding, LLC, J.A. Modinger, Architect, LLC  
**Project Planner:** Julia Nickle (Julia.Nickle@nola.gov)

**Request:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a two-family dwelling with insufficient off-street parking.

**Requested Waiver(s):**

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

Permitted/Required: 2 spaces  
Proposed/Provided: 0 spaces  
Waiver: 2 spaces

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**Item 10 – Docket Number: BZA036-24**

**Property Location:** 3704 Coliseum Street  
**Bounding Streets:** Coliseum St., Peniston St., Amelia St., Chestnut St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Existing Use:** Two-Family Dwelling  
**Proposed Use:** Two-Family Dwelling  
**Applicant or Agent:** Worldwide Kids One LTD, Nicole Webre  
**Project Planner:** Sarah C. King (sarah.king@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 second principal structure with insufficient rear yard setback **(AFTER THE FACT)**.

**Requested Waiver(s):**

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

Permitted/Required: 15 ft      Proposed/Provided: 1 ft, 8 in      Waiver: 13 ft, 4 in

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**Item 11 – Docket Number: BZA037-24**

**Property Location:** 6314-6316 Peoples Avenue

**Bounding Streets:** Baccich St., New York St., Peoples Ave., Mexico St.

**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 12 – Docket Number: BZA038-24**

**Property Location:** 2001-2003 St. Ann Street

**Bounding Streets:** N. Johnson St., St. Ann St., Dumaine St., N. Prieur St.

**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: 20%

Waiver: 10%

**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

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

**Item 13 – Docket Number: BZA008-24**

**Property Location:** 2900 Perdido Street

**Bounding Streets:** Perdido St., S. Gayoso St., Interstate 10, S. Dupre St.

**Zoning District:** LI Light Industrial District

**Existing Use:** Prison

**Proposed Use:** Prison

**Applicant or Agent:** Voice of the Experienced

**BZA Contact:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request:** This is an appeal of the 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. 22-13076-NEWC, allowing for the construction of a two-story 80,500 square feet facility on the former Templeton I and II site, due to alleged noncompliance with Article 16, Section 16.2 (Table 16-1) of the Comprehensive Zoning Ordinance and Ordinance No. 24,282, which require conditional use approval.



## **E. Any Other Matters – Unfinished Business**

### **Item 14 – Consideration | Election of Officers (July 2023 - July 2024)**

Annually, at the first meeting on or after July 1st of each year, the Board shall elect from its members a Chair and a Vice-Chair as it shall deem necessary and proper. The Chair and Vice-Chair shall serve until June 30th of the following year or until their successors have been elected and qualified and may, if duly elected by the members, succeed themselves. The duties of the Chair shall include the following:

1. The Chair shall preside at all meetings and hearings of the Board. In the event of the absence or disability of the Chair, the Vice-Chair shall preside.
2. In the event of the disability of the Chair, the Vice-Chair shall preside.
3. The Chair may designate members of the Board to make personal inspections when necessary from time to time, and unless directed shall appoint such committees as may be found necessary.
4. The Chair shall report at each meeting on all official transactions or communications that have not been otherwise communicated to the Board.
5. The Chair shall, subject to these rules, and further instructions from the Board, transact the official business of the Board, supervise the work of the staff and exercise general disciplinary power.
6. The Chair subject to these rules and limitations shall decide all meeting protocol unless otherwise directed by a majority of the Board in session at the time.

## **F. Any Other Matters – New Business**

### **Item 15 – Consideration | Election of Officers (July 2024 - July 2025)**

Annually, at the first meeting on or after July 1st of each year, the Board shall elect from its members a Chair and a Vice-Chair as it shall deem necessary and proper. The Chair and Vice-Chair shall serve until June 30th of the following year or until their successors have been elected and qualified and may, if duly elected by the members, succeed themselves. The duties of the Chair shall include the following:

1. The Chair shall preside at all meetings and hearings of the Board. In the event of the absence or disability of the Chair, the Vice-Chair shall preside.
2. In the event of the disability of the Chair, the Vice-Chair shall preside.
3. The Chair may designate members of the Board to make personal inspections when necessary from time to time, and unless directed shall appoint such committees as may be found necessary.
4. The Chair shall report at each meeting on all official transactions or communications that have not been otherwise communicated to the Board.
5. The Chair shall, subject to these rules, and further instructions from the Board, transact the official business of the Board, supervise the work of the staff and exercise general disciplinary power.
6. The Chair subject to these rules and limitations shall decide all meeting protocol unless otherwise directed by a majority of the Board in session at the time.

## **G. Adjournment**

## Application Materials

Application materials are available for review at [onestopapp.nola.gov](http://onestopapp.nola.gov). Note the requested waivers are subject to change prior to the hearing.

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## 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](mailto: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 Monday, July 8, 2024**

## Meeting Information

### Board Members

Candice R. Forest – Chair  
Todd C. James – Vice Chair  
Tamara Agins  
José Alvarez  
Jaime Ramiro Diaz  
Alfonso Gonzalez II  
Jason Richards

### 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 July 10 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.

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## Meeting Video

- Livestream: [http://cityofno.granicus.com/ViewPublisher.php?view\\_id=2](http://cityofno.granicus.com/ViewPublisher.php?view_id=2)
- Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish

## 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 July 25, 2024, and will be available online at [onestopapp.nola.gov](http://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](mailto: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](mailto: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.