



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, July 15, 2024

10:00 am

City Hall, 1300 Perdido Street

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: 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

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

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

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

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

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

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%

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, Nuevo Leon, LLC, 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 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

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

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 (rciones@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

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. 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.
3. The Chair shall report at each meeting on all official transactions or communications that have not been otherwise communicated to the Board.
4. 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.
5. 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:

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2. 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.
3. The Chair shall report at each meeting on all official transactions or communications that have not been otherwise communicated to the Board.
4. 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.
5. 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

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.

- **Variations:** 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.

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, 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.