



# City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, June 17, 2024

10:00 am

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

---

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 – New Business**

**Item 1 – 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:**

**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 2 – 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 Waivers:**

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

**Item 3 – Docket Number: BZA029-24**

**Property Location:** 7504-7506 Zimpel Street

**Bounding Streets:** Zimpel St., Cherokee St., Freret St., Hillary St.

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

**Historic District:** Carrollton

**Existing Use:** Single- Family Dwelling

**Proposed Use:** Two-Family Dwelling

**Applicant or Agent:** Susan Johnson

**BZA Contact:** Valerie Goines (valerie.goines@nola.gov)

**Request:** This is an appeal of the February 16, 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. 23-33863-RNVS, allowing for the conversion of, and addition to, a single-family dwelling to a two-family dwelling, due to alleged noncompliance with parking pad setbacks.

## **D. 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.

---

### **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, June 10, 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 June 12 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](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 June 27, 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.