



City of New Orleans Board of Zoning Adjustments Final Agenda

Monday, June 17, 2024

10:00 am

City Hall, 1300 Perdido Street
7th 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 Waivers:

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

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 June 27, 2024, 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>

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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.