



City of New Orleans

Board of Zoning Adjustments

Draft Agenda

Monday, March 18, 2024

10:00 am

City Council Chambers

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: BZA052-23

Property Location: 3718 Baudin Street

Bounding Streets: Baudin St., S. Telemachus St., d'Hemecourt St., S. Cortez St.

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

Historic District: Mid-City

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Manmohan Anand, Jyoti Anand, Fresia Galvez, Zach Smith Consulting & Design

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

Request: This request is for variances from the provisions Article 11, Section 11.3.A.1 (Table 11-2A) and Article 11, Section 11.3.A.2.a of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback, insufficient interior side yard setback, insufficient rear yard setback, and insufficient front yard build-to-line.

Requested Waivers:

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

Required: 10 ft, 10.25 in Proposed: 5 ft Waiver: 5 ft, 10.25 in

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

Required: 3 ft Proposed: 2 ft Waiver: 1 ft

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

Required: 14.76 ft Proposed: 5 ft Waiver: 9.76 ft

Article 11, Section 11.3.A.2.a – Front Yard Build-To-Line

Required: 10 ft, 10.25 in Proposed: 5 ft Waiver: 5 ft, 10.25 in

Item 2 – Docket Number: BZA100-23

Property Location: 2508 Dryades Street, 1834 Second Street

Bounding Streets: Second St., Baronne St., Third St., Dryades St.

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

Existing Use: Multi-Family Residence

Proposed Use: Multi-Family Residence

Applicant or Agent: Naw LLC, Novita Williams Knight

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

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the retention of an expansion of a multi-family dwelling resulting in insufficient lot area, insufficient permeable open space, insufficient rear yard setback, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

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

Required: 4,453.125 ft² (742.19 sf/du) (3,046.875 ft² inherited right)

Proposed: 3,203.125 ft² (533.85 sf/du)

Waiver: 1,250 ft² (208.33 sf/du)

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

Required: 14% (16% inherited right) Proposed: 0 % Waiver: 14%

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

Required: 13.1 ft (inherited right) Proposed: 0 ft Waiver: 13.1 ft

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

Required: 1 space (5-space inherited right)

Proposed: 0 spaces

Waiver: 1 space

Item 3 – Docket Number: BZA105-23 | WITHDRAWN

Property Location: 1832 Painters Street

Bounding Streets: Painters St., N. Roman St., Arts St., N. Prieur St.

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

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: Xanthippa Patrice Wright, CPL Properties LLC

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) and Article 21, Section 21.4.A.4 of the Comprehensive Zoning Ordinance to permit more than one principal building on a lot of record, resulting in insufficient interior side yard setback.

Requested Waivers:

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

Required: 3 ft Provided: 0.125 ft Waiver: 2.875 ft

Article 21, Section 21.4.A.4 – Number of Principal Buildings on a Lot

Permitted: 1 Provided: 2 Waiver: 1

Item 4 – Docket Number: BZA106-23

Property Location: 5000-5090 Old Gentilly Road

Bounding Streets: Old Gentilly Rd., France Rd., I-10, Louisa St.

Zoning District: C-2 Auto-Oriented Commercial District

Existing Use: Truck Stop

Proposed Use: Hotel/Motel

Applicant or Agent: Big Easy Travel Center LLC, Kelly Duggan

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

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the construction of a hotel with excessive height and excessive number of stories.

Requested Waivers:

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

| | | |
|------------------|-------------------------|-----------------------|
| Permitted: 40 ft | Proposed: 60 ft, 3¾ in. | Waiver: 20 ft, 3¾ in. |
|------------------|-------------------------|-----------------------|

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

| | | |
|----------------------|---------------------|-----------------|
| Permitted: 3 stories | Proposed: 4 stories | Waiver: 1 story |
|----------------------|---------------------|-----------------|

Item 5 – 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 11, Section 11.3.B.3.a, Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, Article 22, Section 22.11.D.2, and Article 22, Section 22.11.D.4 of the Comprehensive Zoning Ordinance to permit the retention of a parking space in the front yard with insufficient depth, resulting in insufficient permeable open space and excessive impervious surface in the front yard (**AFTER THE FACT**).

Requested Waivers:

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

Required: 30%

Provided: 25%

Waiver: 5%

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

Permitted: 40%

Provided: 100%

Waiver: 60%

Article 11, Section 11.3.B.3.a – Parking Restrictions

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

Article 22, Section 22.11.D.4 – Parking Pad Design (Dimensions)

Required: 18 ft

Provided: 12 ft

Waiver: 6 ft

Item 6 – Docket Number: BZA119-23

Property Location: 2320-2322 S. Derbigny Street

Bounding Streets: S. Derbigny St., Jackson Ave., S. Claiborne Ave., First St.

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Applicant or Agent: Irma Plummer

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

Request: This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient rear yard setback.

Requested Waiver:

Article 12, Section 12.3.A.1 (Table 12-2) – Rear Yard Setback

Required: 15 ft

Proposed: 1 ft, 8 in

Waiver: 13 ft, 4 in

Item 7 – 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 Waivers:

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

Required: No parking between front façade and front property line

Proposed: 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)

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

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

Required: No parking between front façade and front lot line

Proposed: Parking between front façade and front lot line

Waiver: Parking between front façade and front lot line

Item 8 – Docket Number: BZA005-24

Property Location: 3864 Johnny Jackson Jr. Boulevard

Bounding Streets: Johnny Jackson Jr. Blvd., Chickasaw St., Metropolitan St., Tecumseh St.

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Applicant or Agent: Louis V. Roby Sr.

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

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient rear yard setback and insufficient off-street parking.

Requested Waivers:

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

Required: 16 ft

Proposed: 5 ft

Waiver: 11 ft

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

Required: 2 spaces

Proposed: 0 spaces

Waiver: 2 spaces

Item 9 – Docket Number: BZA006-24

Property Location: 7718-7720 Freret Street

Bounding Streets: Freret St., Adams St., Burthe St., Burdette St.

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

Historic District: Carrollton (Partial)

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: David and Sarah Keiffer

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

Request: This request is for variances from the provisions of Article 11, Section 11.3.B.3.a, 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 a parking space in the front yard.

Requested Waivers:

Article 11, Section 11.3.B.3.a – Parking Location

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

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

Required: No parking between front façade and front property line

Proposed: 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)

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

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

Required: No parking between front façade and front lot line

Proposed: Parking between front façade and front lot line

Waiver: Parking between front façade and front lot line

C. Variances – New Business

Item 10 – Docket Number: BZA017-24

Property Location: 2730 Saint Philip Street

Bounding Streets: Saint Phillip St., N. Broad St., Dumaine St., N. White St.

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

Historic District: Esplanade Ridge

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Applicant or Agent: Jay Benton Rutter

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

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.A.2, and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a two-family dwelling with excessive front yard setback and front build-to line and excessive encroachment of a balcony into the required front yard.

Requested Waivers:

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

| | | |
|-----------------|-----------------|---------------|
| Permitted: 9 ft | Proposed: 20 ft | Waiver: 11 ft |
|-----------------|-----------------|---------------|

Article 11, Section 11.3.A.2 – Front Yard Build-To Line

| | | |
|-----------------|-----------------|---------------|
| Permitted: 9 ft | Proposed: 20 ft | Waiver: 11 ft |
|-----------------|-----------------|---------------|

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

| | | |
|-----------------|--------------------------|------------------------|
| Permitted: 4 ft | Proposed: 5 ft, 6 1/2 in | Waiver: 1 ft, 6 1/2 in |
|-----------------|--------------------------|------------------------|

Item 11 – Docket Number: BZA018-24

Property Location: 1332-1334 N. Derbigny Street, 1632-1694 Esplanade Avenue

Bounding Streets: Esplanade Ave., N. Claiborne Ave., Bayou Rd., N. Derbigny St.

Zoning District: HU-B1 Historic Urban Neighborhood Business District

Historic District: Esplanade Ridge

Existing Use: Vacant Lot

Proposed Use: Multi-Family Dwelling (4 Units)

Applicant or Agent: P. Cox Enterprises, LLC, Lynnette Gordon, Spectrum Designs, LLC

Project Planner: Marin Stephens (marin.stephens@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 multi-family development with insufficient off-street parking.

Requested Waiver:

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

| | | |
|--------------------|--------------------|-----------------|
| Required: 4 spaces | Proposed: 3 spaces | Waiver: 1 space |
|--------------------|--------------------|-----------------|

Item 12 – Docket Number: BZA019-24

Property Location: 2336-2338 Governor Nicholls Street

Bounding Streets: Governor Nicholls St., N. Miro St., Ursulines Ave., N. Tonti St.

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

Historic District: Tremé

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: 2336 Governor Nicholls, LLC, Jason A. Riggs, Historic Pro Nola, LLC

Project Planner: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-A) of the Comprehensive Zoning Ordinance to permit an addition to an existing two-family dwelling resulting in insufficient rear yard setback and insufficient permeable open space.

Requested Waivers:

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

| | | |
|--------------------|--------------------|------------------|
| Required: 12.95 ft | Proposed: 7.416 ft | Waiver: 5.534 ft |
|--------------------|--------------------|------------------|

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

| | | |
|---------------------|------------------|-----------------|
| Required: 582.75 sf | Proposed: 494 sf | Waiver: 88.4 sf |
|---------------------|------------------|-----------------|

Item 13 – Docket Number: BZA020-24

Property Location: 2332-2334 Governor Nicholls Street

Bounding Streets: Governor Nicholls St., N. Miro St., Ursulines Ave., N. Tonti St.

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

Historic District: Tremé

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: 2332 Governor Nicholls, LLC, Jason A. Riggs Historic Pro Nola, LLC

Project Planner: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-A) of the Comprehensive Zoning Ordinance to permit an addition to an existing two-family dwelling resulting in insufficient rear yard setback and insufficient permeable open space.

Requested Waivers:

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

| | | |
|--------------------|--------------------|------------------|
| Required: 12.95 ft | Proposed: 3.765 ft | Waiver: 9.185 ft |
|--------------------|--------------------|------------------|

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

| | | |
|---------------------|------------------|-------------------|
| Required: 582.75 sf | Proposed: 480 sf | Waiver: 102.75 sf |
|---------------------|------------------|-------------------|

Item 14 – Docket Number: BZA021-24

Property Location: 1536-1538 Constance Street

Bounding Streets: Constance St., Antonine St., Magazine St., Foucher St.

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

Historic District: Uptown

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Ed and Amy Desobry, Zach Smith Consulting & Design

Project Planner: Kaede Polkinghorne (katherine.polkinghorne@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the retention of an accessory structure with insufficient distance from the interior side lot line **(AFTER THE FACT)**.

Requested Waiver:

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

Permitted: 3 ft

Proposed: 0 ft

Waiver: 3 ft

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

Item 15 – Docket Number: BZA102-23

Property Location: 1533 Broadway Street, 7110 Birch Street

Bounding Streets: Broadway St., Birch St., Audubon St., Jeannette St.

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

Historic District: Uptown (Partial)

Existing Use: Single-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: Citizen Property III, LLC, Kailey LeBoeuf

BZA Contact: Valerie Goines (valerie.goines@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 determination of zoning verification no. 23-0905 that the proposed renovation is subject to the University Area Off-Street Parking Interim Zoning District and the revocation of permit no. 22-30276-RNVS due to alleged insufficient off-street parking spaces.

Item 16 – Docket Number: BZA008-24

Property Location: 2900 Perdido Street

Bounding Streets: Perdido St., South Gayoso St., Interstate 10, South 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.

Item 17 – Docket Number: BZA015-24

Property Location: 4522 Palmyra Street, Apt. D

Bounding Streets: Palmyra St., S. Murat St., Banks St., S. Olympia St.

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

Historic District: Mid-City (Partial)

Existing Use: Vacant Building

Proposed Use: Multi-Family (4 Units)

Applicant or Agent: Sarah Chetta, Mark Herman

BZA Contact: Cameron Boissiere (valerie.goines@nola.gov)

Request: This is an appeal of the October 18, 2023, 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 zoning verification no. 23-1367 which determined that the subject property is permitted to be redeveloped as a four-unit established multi-family dwelling.

Item 18 – Docket Number: BZA016-24

Property Location: 7417 Burthe Street Apt. 1B

Bounding Streets: Burthe St., Cherokee St., Freret St., Lowerline St.

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

Overlay District: University Area Off-Street Parking Overlay District

Historic District: Carrollton (Partial)

Existing Use: Established Multi-Family Dwelling (3 Units)

Proposed Use: Small Multi-Family Affordable Dwelling (4 Units)

Applicant or Agent: Les Bon Temps Ventures LLC, Fresia Galvez, Zach Smith Consulting & Design

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

Request: This is an appeal of the December 20, 2023, 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 determination that the existing off-street parking spaces cannot be used to satisfy the parking requirement of the University Area Off-Street Parking Overlay District because they do not meet the standards set forth in Article 18, Section 18.30.B.11.

E. Extension Requests – New Business

Item 19 – Docket Number: BZA006-22

Property Location: 1717 Canal Street

Bounding Streets: Canal St., N. Claiborne St., Iberville St., N. Derbigny St.

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

Overlay District: CSH Canal Street Height Overlay District, EC Enhancement Corridor Design Overlay District

Historic District: Mid-City

Existing Use: Vacant Lot

Proposed Use: Mixed-Use (Retail/Multi-Family Dwelling)

Applicant or Agent: Sherman Strategies, LLC

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

Request: This request is for an additional two-year extension of time for previously granted variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance, to permit the construction of a mixed-use development retail/multifamily residence) with insufficient lot area and insufficient permeable open space, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance.

Item 20 – Docket Number: BZA014-22

Property Location: 2505 Washington Avenue, 2725 Freret Street

Bounding Streets: Freret St., Washington Ave., S. Robertson St., Fourth St.

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

Existing Use: Vacant Lot

Proposed Use: Child Care Center

Applicant or Agent: Travis Martin, Manning, Whitman and Rochelle Wilcox

Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This request is for an additional two-year extension of time for a previously granted 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 child care center with insufficient off-street parking, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance.

F. Any Other Matters – Unfinished Business

Item 21 – Consideration | Election of Officers

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.

G. Adjournment

Application Materials

Application materials are available for review at: <https://onestopapp.nola.gov/search.aspx>. 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)
- 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 written public comment for transmittal to the Board in advance of the meeting is no later than **5:00 p.m. on Monday, March 11, 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 March 13 and be available for review at:

https://cityofno.granicus.com/ViewPublisher.php?view_id=2.

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
- 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 March 28, 2024, and will be available 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/city-planning/>

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.