



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, May 20, 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: 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 2 – 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: 5 ft, 4 in

Waiver: 9 ft, 8 in

Item 3 – Docket Number: BZA023-24

Property Location: 7417 Burthe Street

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

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

Existing Use: Multi-Family Dwelling (3 units/8 bedrooms)

Proposed Use: Multi-Family Dwelling (4 units/13 bedrooms)

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

Project Planner: Marin Stephens (marin.stephens@nola.gov)

Request: This request is for variances from the provisions of Article 18, Section 18.30.B.11, Article 18, Section 30.B.12, Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.8.C (Figure 22-2), Article 22, Section 22.8.C.1, Article 22, Section 22.11.A.2.a, and Article 22, Section 22.11.A.2.b of the Comprehensive Zoning Ordinance to permit the retention of a parking pad with insufficient depth, a parking area that is in tandem formation, parking between front façade and front property line, parking designed so that the driver of the vehicle backs out into traffic rather than proceed forward, and a driveway with insufficient width.

Requested Waivers:

Article 18, Section 18.30.B.11 – Off-Street Parking Requirements

Required: 18 ft Proposed: 13 ft Waiver: 5 ft

Article 18, Section 18.30.B.12 – Off-Street Parking Requirements

Required: No tandem Parking

Proposed: Tandem Parking

Waiver: Tandem 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 22.8.C (Figure 22-2) – Dimensions of Vehicle Parking Spaces

Required: 18 ft Proposed: 13 ft Waiver: 5 ft

Article 22, Section 22.8.C.1 – Off-Street Parking Area Access Requirements

Required: Vehicle proceeds forward into traffic

Proposed: Vehicle backs out into traffic

Waiver: Vehicle backs out into traffic

Article 22, Section 22.11.A.2.a – Multi-Family and Townhouse Dwellings, and Non-Residential Driveways (Driveway Width)

Required: 12 ft Proposed: 6 ft, 6 in Waiver: 5 ft, 6 in

Article 22, Section 22.11.A.2.b – Multi-Family and Townhouse Dwellings, and Non-Residential Driveways (Figure 22-2)

Required: 18 ft Proposed: 13 ft Waiver: 5 ft

C. Variances – New Business

Item 4 – Docket Number: BZA025-24

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

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

Existing Use: Vacant Lot

Proposed Use: Small Multi-Family Affordable Dwelling

Applicant or Agent: New Orleans Redevelopment Authority, WillReachOne Foundation, Inc.

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

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 21, Section 21.6.AA.1, and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a small multi-family affordable dwelling with insufficient lot width and excessive encroachment of steps/stoops into the required interior side yard.

Requested Waivers:

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

Required: 40 ft Proposed: 28.667 ft Waiver: 11.333 ft

Article 21, Section 21.6.AA.1 – Encroachment of Steps (Side Lot Line)

Required: 2 ft Proposed: 0 ft Waiver: 2 ft

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

Required: 2 ft Proposed: 0 ft Waiver: 2 ft

Item 5 – Docket Number: BZA026-24

Bounding Streets: Howard Ave., S. Broad St., Euphrosine St., S. White St.

Zoning District: BIP Business-Industrial Park District

Existing Use: Broadcast Studio

Proposed Use: Broadcast Studio

Applicant or Agent: Gray Media Group Inc., Rebecca Gieger, Sherman Strategies, LLC

Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.CC.3.b.ii of the Comprehensive Zoning Ordinance to permit six (6) roof-mounted satellite dish antennas with insufficient screening in which the visible portions of the dishes comprise more than 25% of the corresponding height or width of the screen.

Requested Waivers:

Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas

Required: 75% Proposed: 0% Waiver: 75%

Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas

Required: 75% Proposed: 0% Waiver: 75%

Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas

Required: 75% Proposed: 0% Waiver: 75%

Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas

Required: 75% Proposed: 0% Waiver: 75%

Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas

Required: 75% Proposed: 0% Waiver: 75%

Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas

Required: 75% Proposed: 0% Waiver: 75%

Item 6 – Docket Number: BZA027-24 | RENDERED MOOT

Property Location: 27 Newcomb Boulevard

Bounding Streets: Newcomb Blvd., Freret St., Audubon Pl., Saint Charles Ave.

Zoning District: HU-RS Historic Urban Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single Family Dwelling

Applicant or Agent: Zach Smith Consulting & Design

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

Request: This request is for variances from the provisions of Article 18, Section 18.30.B.2 and Article 18, Section 18.30.B.4 of the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling resulting in an increase of more than two full and one half total number of bathrooms and insufficient off-street parking (**RENDERED MOOT**).

Requested Waivers:

Article 18, Section 18.30.B.2 – University Area Off-Street Parking Overlay District (Parking)

Required: 3 spaces Proposed: 1 space Waiver: 2 spaces

Article 18, Section 18.30.B.4 – University Area Off-Street Parking Overlay District (Total Number of Bathrooms)

Required: 2.5 bathrooms Proposed: 5.5 bathrooms Waiver: 3.5 bathrooms

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

Item 7 – 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.

Item 8 – Docket Number: BZA016-24 | WITHDRAWN

Property Location: 7417 Burthe Street Apt.

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: Multi-Family Dwelling (3 Units/ 8 Bedrooms)

Proposed Use: Multi-Family Dwelling (4 Units/13 Bedrooms)

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. (WITHDRAWN).

E. Director of Safety and Permits Decision Appeals – New Business

Item 9 – Docket Number: BZA028-24

Property Location: 911-913 Governor Nicholls Street

Bounding Streets: Governor Nicholls St., Burgundy St., Barracks St., Dauphine St

Zoning District: VCR-1 Vieux Carré Residential District

Historic District: Vieux Carré

Existing Use: Multi-Family Dwelling (10 units)

Proposed Use: Multi-Family Dwelling (10 Units)

Applicant or Agent: Daniel and Heidi Raines

BZA Contact: Cameron Boissière-Morris (cameron.boissiere@nola.gov)

Request: This is an appeal of the March 15, 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. 21-18881-NEWC, allowing for the construction of a multi-family dwelling (10 units), due to alleged non-compliance with Article 22, Section 22.8.C.3 of the Comprehensive Zoning Ordinance, which requires two-way traffic aisles within off-street parking lots and structures to be a minimum of 24 feet in width.

Item 10 – Docket Number: BZA029-24

Property Location: 7504-7506 Zimple Street

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

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
- Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish

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 May 30, 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

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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.