



City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, November 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: BZA031-24

Property Location: 2008 Poydras Street

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 24.14.C.4 to permit an electronic 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 Location (2100 Poydras St.)

Permitted/Required: 1,000 ft Proposed/Provided: 860 ft Waiver: 140 ft

Article 24, Section 24.14.B.1 (Table 24-3) – Billboard Location (717 Bertrand St.)

Permitted/Required: 1,000 ft Proposed/Provided: 290 ft Waiver: 710 ft

Article 24, Section 24.14.B.1 (Table 24-3) – Billboard Location (2028 Lafayette St.)

Permitted/Required: 1,000 ft Proposed/Provided: 358 ft Waiver: 642 ft

Article 24, Section 24.14.B.1 (Table 24-3) – Billboard Location (1923 Poydras St.)

Permitted/Required: 1,000 ft Proposed/Provided: 607 ft Waiver: 393 ft

Article 24, Section 24.14.B.1 (Table 24-3) – Billboard Location (1923 Poydras St.)

Permitted/Required: 1,000 ft Proposed/Provided: 607 ft Waiver: 393 ft

Article 24, Section 24.14.B.1 (Table 24-3) – Billboard Location (2067 Poydras St.)

Permitted/Required: 1,000 ft Proposed/Provided: 530 ft Waiver: 470 ft

Article 24, Section 24.14.C.3 – Billboard Standards (Location) (2100 Poydras St.)

Permitted/Required: 1,000 ft Proposed/Provided: 860 ft Waiver: 140 ft

Article 24, Section 24.14.C.3 – Billboard Standards (Location) (717 Bertrand St.)

Permitted/Required: 1,000 ft Proposed/Provided: 290 ft Waiver: 710 ft

Article 24, Section 24.14.C.3 – Billboard Standards (Location) (2028 Lafayette St.)

Permitted/Required: 1,000 ft Proposed/Provided: 358 ft Waiver: 642 ft

Article 24, Section 24.14.C.3 – Billboard Standards (Location) (1923 Poydras St.)

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Article 24, Section 24.14.B.1 (Table 24-3) – Billboard Location (1923 Poydras St.)

Permitted/Required: 1,000 ft Proposed/Provided: 607 ft Waiver: 393 ft

Article 24, Section 24.14.C.3 – Billboard Standards (Location) (2067 Poydras St.)

Permitted/Required: 1,000 ft Proposed/Provided: 530 ft Waiver: 470 ft

Article 24, Section 24.14.C.4 – Billboard Standards (Location)

Permitted/Required: 5 ft Proposed/Provided: 0 ft Waiver: 5 ft

Item 2 – Docket Number: BZA038-24

Property Location: 2001-2003 St. Ann Street

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

Project Planner: Robin Jones (rcjones@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: 9.25% Waiver: 20.75%

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

Permitted/Required: 3 ft
Proposed/Provided: 0.7 ft (8.4 inches)
Waiver: 0.3 ft (2.6 in)

Item 3 – Docket Number: BZA043-24

Property Location: 3001-3003 Danneel Street

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Dwelling

Applicant or Agent: Beatrice Nicole Sherrill

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) of the Comprehensive Zoning Ordinance to permit the construction of a two-family dwelling with insufficient permeable open space, insufficient interior side yard setback, and insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 30% Proposed/Provided: 28.97% Waiver: 1.03%

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

Permitted/Required: 3 ft
Proposed/Provided: 2 ft, 9 3/4 in
Waiver: 2 1/4 in

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

Permitted/Required: 12 ft, 1 7/16 in
Proposed/Provided: 8 ft, 11 3/8 in
Waiver: 3 ft, 2 1/16 in

Item 4 – Docket Number: BZA047-24

Property Location: 4300 Washington Avenue

Zoning District: C-1 General Commercial District

Existing Use: Animal Hospital

Proposed Use: Animal Hospital

Applicant or Agent: FOR PAWS LLC, John Lambertson Jr., Carubba Engineering

Project Planner: Emily R. Hernandez (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 23, Section 23.7.B.1, Article 23, Section 23.7.B.3, Article 23, Section 23.7.B.4, Article 23, Section 23.7.C.2, Article 23, Section 23.7.C.3, and Article 23, Section 23.7.C.5.c of the Comprehensive Zoning Ordinance to permit the retention of an existing parking lot with perimeter parking lot landscape with insufficient width, that does not run the full length of the parking lot where it abuts a public right-of-way, no mulch, and insufficient shade trees or ornamental trees, and interior parking lot landscape with insufficient total landscaped area, insufficient parking lot island area, insufficient shade trees per parking lot island, and no shrubs within parking lot islands for the construction of a building addition to an existing animal hospital that expands the building footprint by 30% or more.

Requested Waiver(s):

Article 23, Section 23.7.B.1 – Perimeter Parking Lot Landscape (Width) – Washington

Required/Permitted: 5 ft Proposed/Provided: 2 ft, 10 in Waiver: 2 ft, 2 in

Article 23.7.B – Perimeter Parking Lot Landscape – Eve

Required/Permitted: Full length of the parking lot where it abuts a public right-of-way

Proposed/Provided: Not full length of the parking lot where it abuts a public right-of-way

Waiver: Not full length of the parking lot where it abuts a public right-of-way

Article 23.7.B.3 – Perimeter Parking Lot Landscape (Mulch)

Required/Permitted: Mulch

Proposed/Provided: No mulch

Waiver: No mulch

Article 23.7.B.4 – Perimeter Parking Lot Landscape (Tree) – Washington

Required/Permitted: 1 shade tree or ornamental tree

Proposed/Provided: 0 shade trees or ornamental trees

Waiver: 0 shade trees or ornamental trees

Article 23.7.B.4 – Perimeter Parking Lot Landscape (Tree) – Eve

Required/Permitted: 1 shade tree or ornamental tree

Proposed/Provided: 0 shade trees or ornamental trees

Waiver: 0 shade trees or ornamental trees

Article 23.7.C.2 – Interior Parking Lot Landscape (Total Landscaped Area)

Required/Permitted: 10% Proposed/Provided: 3.3% Waiver: 6.7%

Article 23.7.C.3 – Interior Parking Lot Landscape (Parking Lot Island Areas)

Required/Permitted: 160 sf Proposed/Provided: 104 sf Waiver: 54 sf

Article 23.7.C.3 – Interior Parking Lot Landscape (Parking Lot Island Areas)

Required/Permitted: 160 sf Proposed/Provided: 127 sf Waiver: 33 sf

Article 23.7.C.5.c – Interior Parking Lot Landscape (Plantings)

Required/Permitted: Shrubs within parking lot islands

Proposed/Provided: 0 shrubs

Waiver: 0 shrubs

Item 5 – Docket Number: BZA048-24

Property Location: 2820-2822 Constance Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Kathryn LeSaicherre

Project Planner: Cameron Boissiere (cameron.boissiere@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 creation of a lot with insufficient lot area.

Requested Waiver(s):

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

Permitted/Required: 3,600 sf (1,800 sf/du)

Proposed/Provided: 3,106.63 sf (1,553.31 sf/du)

Waiver: 493.37 sf (246.68 sf/du)

Item 6 – Docket Number: BZA053-24

Property Location: 3404 Short Street

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

Existing Use: Place of Worship

Proposed Use: Mixed Use

Applicant or Agent: 2500 Pecan LLC, Zach Smith Consulting & Design

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

Request: This request is for variances from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development with insufficient lot area per dwelling unit and insufficient off-street parking.

Requested Waiver(s):

Article 12, Section 12.3.A.1 (Table 12-2) – Minimum Lot Area

Required/Permitted: 4,800 sf (800 sf/du)

Proposed/Provided: 3,720 sf (620 sf/du)

Waiver: 1,080 sf (180 sf/du)

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

Required/Permitted: 6 spaces

Proposed/Provided: 0 spaces

Waiver: 6 spaces

C. Variances – New Business

Item 7 – Docket Number: BZA065-24

Property Location: 4709 Marigny Street

Zoning District: S-RS Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Blessed Marigny, LLC, C/O Jon Cerruti

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 of the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in insufficient front yard setback.

Requested Waiver(s):

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

Permitted/Required: 20 ft

Proposed/Provided: 18 ft, 7 in

Waiver: 1 ft, 5 in

Item 8 – Docket Number: BZA066-24

Property Location: 1457 Tita Street

Zoning District: S-RS Single-Family Residential District

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Paula C. Jackson, Monique Martinez – Partners in Construction Inc.

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

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), 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 construction of a single-family dwelling with insufficient rear yard setback and a parking pad located in the required front yard between the front façade and front lot line resulting in front yard parking.

Requested Waiver(s):

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

Permitted/Required: 18 ft, 1/8 in

Proposed/Proposed: 17 ft, 10 in

Waiver: 2 7/8 in

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 9 – Docket Number: BZA067-24

Property Location: 2120 Marigny Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: LaTanja Sylvester, Fresia Galvez, Zach Smith Consulting

Project Planner: Valerie Goines (valerie.goines@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 creation of a lot with insufficient lot width.

Requested Waiver(s):

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

Permitted/Required: 30 ft

Proposed/Provided: 28.76 ft

Waiver: 1.24 ft

Item 10– Docket Number: BZA068-24

Property Location: 5824 Saint Charles Avenue

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Ryan and Amanda Berger

Project Planner: Alyssa R. White (alyssa.white@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.11.A.1(a) of the Comprehensive Zoning Ordinance to permit the construction of a driveway with excessive width for a single-family dwelling.

Requested Waiver(s):

Article 22, Section 22.11.A.1.a - Residential Driveways

Permitted/Required: 12 ft Proposed/Provided: 24 ft Waiver: 12 ft

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

Item 11 – Docket Number: BZA062-24

Property Location: 2501-2537 Tulane Avenue

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

Existing Use: Vacant Lot

Proposed Use: Retail Goods Establishment

Applicant or Agent: Miles Trapolin and Maureen Greer

BZA Contact: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This is an appeal of the July 12, 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. 24-01393-NEWC, allowing for the construction of a grocery store resulting in alleged parking within the corner side yard due to the Board of Zoning Adjustments' approval of a variance from Article 22, Section 22.8.A.1.b.iii in lieu of Article 22, Section 22.8.A.2.b.iii and insufficient buffer yard.

Item 12 – Docket Number: BZA063-24

Property Location: 7000-7002 Jeannette Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Susan Johnson

BZA Contact: Julia Nickle (julia.nickle@nola.gov)

Request: This is an appeal of the July 9, 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. 24-05991-RNVN, allowing for the conversion of a single-family dwelling into a two-family dwelling resulting in alleged excessive dwelling units and bedrooms and insufficient off-street parking in accordance with the University Area Off-Street Parking Overlay District and Small Multi-Family Affordable provisions.

Item 13 – Docket Number: BZA064-24

Property Location: 911 Governor Nicholls Street
Zoning District: VCR-1 Vieux Carré Residential District
Existing Use: Multi-Family Dwelling
Proposed Use: Multi-Family Dwelling
Applicant or Agent: Daniel and Heidi Raines
BZA Contact: Valerie Goines (valerie.goines@nola.gov)

Request: This is an appeal of the August 27, 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) with alleged insufficient drive aisle width.

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

Item 14 – Docket Number: BZA069-24

Property Location: 1533 Broadway Avenue, 7110 Birch Street
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Existing Use: Single-Family Dwelling
Proposed Use: Two-Family Dwelling
Applicant or Agent: Kenneth J. Gelpi Jr.
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 issuance of permit no. 24-20891-RNVS, allowing for the conversion of a single-family dwelling to a two-family dwelling resulting in alleged expansion of a non-conforming structure that further increases the extent of the nonconformity and permits an increase in the number of dwelling units; non-compliant front yard setback/build-to line a fence; a fence in a front yard that is not open; and a swimming pool that is not protected by a safety fence or barrier of at least six (6) feet.

F. Adjournment

Application Materials

Application materials are available for review at 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)
- 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, November 11, 2024.**

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

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 November 13 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
- 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 November 28, 2024, and will be available online at onestopapp.nola.gov.

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.