



# City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, October 21, 2024

10:00 am

**Orleans Parish School Board Building**

2401 Westbend Pkwy., Suite 1050, New Orleans, LA 70114

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: BZA001-24**

**Property Location:** 5505 Music Street

**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](mailto: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 Waiver(s):**

**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 2 – 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](mailto: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 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.)**

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.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 feet Proposed/Provided: 0 ft Waiver: 5

**Item 3 – Docket Number: BZA040-24**

**Property Location:** 3008 Canal Street

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

**Existing Use:** Short-Term Rental, Commercial

**Proposed Use:** Short-Term Rental, Commercial

**Applicant or Agent:** 3008 Canal Street, LLC, Edward L. Nickolaus Jr.

**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for variances from the provisions of Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.8.B.1, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the retention a five-bedroom commercial short term rental with a parking space in the front yard with insufficient depth **(AFTER THE FACT)**.

**Requested Waiver(s):**

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

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

**Article 22, Section 22.8.B.1 – Dimensions of Vehicle Parking Spaces (Depth)**

Permitted/Required: 18 ft

Proposed/Provided: 14 ft

Waiver: 4 ft

**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 space in front yard

Proposed/Provided: Parking space in front yard

Waiver: Parking space in front yard

**Item 4 – Docket Number: BZA041-24**

**Property Location:** 3016 Canal Street

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

**Existing Use:** Short-Term Rental, Commercial

**Proposed Use:** Short-Term Rental, Commercial

**Applicant or Agent:** 3008 Canal Street, LLC, Edward L. Nickolaus Jr.

**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for variances from the provisions of Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.8.B.1, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the retention a five-bedroom commercial short term rental with a parking space in the front yard with insufficient depth **(AFTER THE FACT)**.

**Requested Waiver(s):**

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

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

**Article 22, Section 22.8.B.1 – Dimensions of Vehicle Parking Spaces (Depth)**

Permitted/Required: 18 ft

Proposed/Provided: 14 ft

Waiver: 4 ft

**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 space in front yard

Proposed/Provided: Parking space in front yard

Waiver: Parking space in front yard

**Item 5 – Docket Number: BZA042-24**

**Property Location:** 1304 Saint Charles Avenue

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

**Overlay District:** CPC Character Preservation Corridor Design Overlay District

**Existing Use:** Vacant Lot

**Proposed Use:** Mixed-Use (Retail/Above the Ground Floor Dwelling (4 Units)

**Applicant or Agent:** 1304 St. Charles Avenue, LLC, GOAT, Peter Spera III, AIA

**Project Planner:** Sarah C. King ([sarah.king@nola.gov](mailto:sarah.king@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (retail/above the ground floor dwelling) with insufficient lot area, excessive building height, and insufficient off-street parking.

**Requested Waiver(s):**

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Permitted/Required: 4,000 sf (1,000 sf/du)

Proposed/Provided: 3,360 sf (820 sf/du)

Waiver: 640 sf (160 sf/du)

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

Permitted/Required: 60 ft Proposed/Provided: 72 ft, 6 in

Waiver: 12 ft, 6 in

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

Permitted/Required: 4 spaces

Proposed/Provided: 2 spaces (on-street)

Waiver: 2 spaces

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**Item 6 – 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](mailto: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

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**Item 7 – 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](mailto:erhernandez@nola.gov))

**Request:** This request is for variances from the provisions of Article 23.7.A.6, Article 23, Section 23.7.B, Article 23, Section 23.7.B.1, Article 23, Section 23.7.B.2, Article 23, Section 23.7.B.4, Article 23.7.C.2-4, and Article 23.7.C.5.c of the Comprehensive Zoning Ordinance to permit the construction of a building addition to an existing animal hospital that expands the building footprint by 30% with the retention of an existing parking lot without an above ground sun lit parking lot stormwater detention BMP, perimeter parking lot landscape that does not run the full length of the parking lot where it abuts a public right-of-way and with insufficient width, no mulch, and insufficient shade trees or ornamental trees, and interior parking lot landscape with insufficient total landscaped area, insufficient parking lot island area, interior parking lot landscape not designed to allow the flow and access of stormwater, and no shrubs within parking lot islands.

**Requested Waiver(s):**

**Article 23.7.A.6 – Required Parking Lot Landscape (Stormwater Detention BMP)**

Required/Permitted: Stormwater detention BMP

Proposed/Provided: No stormwater detention BMP

Waiver: No stormwater detention BMP

**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.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.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: 6%      Waiver: 4%

**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.4 – Interior Parking Lot Landscape (Stormwater)**

Required/Permitted: Designed allowing the flow and access of stormwater

Proposed/Provided: Not designed allowing the flow and access of stormwater

Waiver: Not designed allowing the flow and access of stormwater

**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

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**Item 8 – Docket Number: BZA055-24**

**Property Location:** 6936 Vicksburg Street

**Zoning District:** S-LRS1 Lakeview Single-Family Residential District

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Brian J. Gannon and Colleen B. Gannon

**Project Planner:** Ava Monnet ([ava.monnet@nola.gov](mailto:ava.monnet@nola.gov))

**Request:** This request is for variances from the provisions of Article 21, Section 21.6.II.1 and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a shed in the front yard.

**Requested Waiver(s):**

**Article 21, Section 21, Section 21.6.II.1 – Shed (Location)**

Required/Permitted: Rear yard

Proposed/Provided: Front yard

Waiver: Front yard

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

Required/Permitted: Interior side and rear yard

Proposed/Provided: Front yard

Waiver: Front yard

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**Item 9 – Docket Number: BZA056-24**

**Property Location:** 4523 Read Boulevard

**Zoning District:** S-RS Single-Family Residential District/S-B2 Pedestrian-Oriented Corridor

Business District

**Existing Use:** Vacant Lot

**Proposed Use:** Retail Goods Establishment

**Applicant or Agent:** Buddy Webb & Company

**Project Planner:** Alyssa R. White ([alyssa.white@nola.gov](mailto:alyssa.white@nola.gov))

**Request:** This request is for a variance from the provisions of Article 14, Section 14.3.A.1 (Table 14-2) of the Comprehensive Zoning Ordinance to permit the construction of a retail goods establishment with excessive corner side yard setback.

**Requested Waiver(s):**

**Article 14, Section 14.3.A.1 (Table 14-2) – Corner Side Yard Setback (Maximum)**

Required/Permitted: 12 ft

Proposed/Provided: 85.25 ft

Waiver: 73.25 ft

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### C. Variances – New Business

**Item 10 – Docket Number: BZA059-24**

**Property Location:** 315 Elmira Avenue, 807-813 Pelican Avenue

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

**Existing Use:** Multi-Family Dwelling

**Proposed Use:** Multi-Family Dwelling

**Applicant or Agent:** Historic School Owner LLC, Greg Nolan

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto: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 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot area per dwelling unit, insufficient permeable open space, and insufficient off-street parking.

**Requested Waiver(s):**

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

Permitted/Required: 8,000 sf (2,000 sf/du)

Proposed/Proposed: 4,124 sf (1,031 sf/du)

Waiver: 3,876 sf (969 sf/du)

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

Permitted/Required: 30%      Proposed/Provided: 22.4%      Waiver: 7.6%

**Article 22, Section 22.4.A (Table 22-1) - Off-Street Parking**

Permitted/Required: 4 spaces      Proposed/Provided: 0 spaces      Waiver: 4 spaces

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**Item 11 – Docket Number: BZA060-24**

**Property Location:** 628 Jefferson Avenue

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single Family Dwelling

**Applicant or Agent:** Yvonne M. Cazalot, Laura Barth, Zach Smith Consulting & Design

**Project Planner:** Julia I. Nickle ([julia.nickle@nola.gov](mailto:julia.nickle@nola.gov))

**Request:** This request is for variances from the provisions of Article 21, Section 21.6.A.7 and Article 21, Section 21.6.Z.3 of the Comprehensive Zoning Ordinance to permit the construction of a cabana with insufficient distance from the interior side lot line.

**Requested Waiver(s):**

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

Permitted/Required: 3 ft      Proposed/Provided: 0 ft      Waiver: 3 ft

**Article 21, Section 21.6.Z.3 - Pool House/Cabana (Setback)**

Permitted/Required: 3 ft      Proposed/Provided: 0 ft      Waiver: 3 ft

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**Item 12 – Docket Number: BZA061-24**

**Property Location:** 1922 Canal Street

**Zoning District:** LS Life Science Mixed-Use District

**Existing Use:** Wireless Telecommunications Facility

**Proposed Use:** Wireless Telecommunications Facility

**Applicant or Agent:** Cox Communications, LLC, Keith Baker

**Project Planner:** Valerie McMillian ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@nola.gov))

**Request:** This request is for variances from the provisions of Article 21, Section 21.6.T.3 of the Comprehensive Zoning Ordinance to permit mechanical equipment located in the front yard.

**Requested Waiver(s):**

**Article 21, Section 21.6.T - Mechanical Equipment (Location)**

Permitted/Required: Interior side or rear yard

Proposed/Provided: Front yard

Waiver: Front yard

**Article 21, Section 21.6.T - Mechanical Equipment (Location)**

Permitted/Required: Interior side or rear yard

Proposed/Provided: Front yard

Waiver: Front yard

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

**Item 13 – Docket Number: BZA008-24**

**Property Location:** 2900 Perdido Street

**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](mailto: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 14 – Docket Number: BZA057-24**

**Property Location:** 7534 Jeannette Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Susan Johnson

**BZA Contact:** Julia Nickle ([julia.nickle@nola.gov](mailto:julia.nickle@nola.gov))

**Request:** This is an appeal of the June 17, 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. 24-14701-RNVS, allowing for the renovation of a single-family dwelling resulting in alleged insufficient off-street parking spaces in accordance with the University Area Off-Street Parking Overlay District.

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**Item 15 – Docket Number: BZA058-24**

**Property Location:** 2831 Calhoun Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Susan Johnson

**BZA Contact:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

**Request:** This is an appeal of the June 17, 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. 24-16133-RNVN, allowing for the renovation of a single-family dwelling resulting in alleged insufficient off-street parking spaces in accordance with the University Area Off-Street Parking Overlay District.

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

**Item 16 – 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](mailto: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.

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**Item 17 – 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](mailto: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.

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**Item 18 – 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](mailto: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.

## **F. Any Other Matters**

### **Item 19 – Consideration | Adoption of the 2025 Board of Zoning Adjustments Meeting Schedule**

Annually, the Board shall adopt a docketing schedule for the following year for all items requiring public hearing and action by the Board. This schedule shall establish docket deadlines, deadlines for submittal of written documents related to an item before the Board, deadlines for distribution of staff reports to the Board and to the public, public hearing dates, and resolution deadlines. A copy of this schedule shall be posted on the City Planning Commission's web site.

## **G. Adjournment**

## Application Materials

Application materials are available for review at [onestopapp.nola.gov](https://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 Tuesday, October 15, 2024\***.

\*Due to holiday on October 14, 2024

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## 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 October 16 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.

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## Meeting Video

- Livestream: [http://cityofno.granicus.com/ViewPublisher.php?view\\_id=2](http://cityofno.granicus.com/ViewPublisher.php?view_id=2)

## Recess

The Board will recess from approximately 1:00 to 1:30 p.m. if the meeting has not already been adjourned.

## 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 October 31 and will be available online 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/cpc>

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(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.