



## Special Meeting

# City of New Orleans Board of Zoning Adjustments

## Final Agenda

Monday, September 27, 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: 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)

**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: BZA030-24 | WITHDRAWN

**Property Location:** 1434 Toledano Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Sean and Jennifer Flinn, Lauren Hickman

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

**Request:** This request is for variances from the provisions of Article 21, Section 21.6.A.7 and Article 21, Section 21.7 (21-2) of the Comprehensive Zoning Ordinance to permit the construction of a shed with insufficient distance from the interior side lot line (**WITHDRAWN**).

#### Requested Waiver(s):

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

Permitted/Required: 3 ft      Proposed/Provided: 1 ft, 2 in      Waiver: 1 ft, 10 in

**Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Shed)**  
Permitted/Required: 3 ft      Proposed/Provided: 1 ft, 2 in      Waiver: 1 ft, 10 in

**Item 3 – 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, Muby Maqbool

**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, 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**

Permitted/Required: 1000 ft    Proposed/Provided: 620 ft    Waiver: 380 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 485 ft    Waiver: 515 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 444 ft    Waiver: 556 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 568 ft    Waiver: 432 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 836 ft    Waiver: 164 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 740 ft    Waiver: 260 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 890 ft    Waiver: 110 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 914 ft    Waiver: 86 ft

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

Permitted/Required: 1000 ft    Proposed/Provided: 302 ft    Waiver: 698 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 620 ft    Waiver: 380 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 485 ft    Waiver: 515 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 444 ft    Waiver: 556 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 568 ft    Waiver: 432 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 836 ft    Waiver: 164 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 890 ft    Waiver: 110 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 914 ft    Waiver: 86 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft    Proposed/Provided: 302 ft    Waiver: 698 ft

**Article 24, Section 24.14.C.3 – Billboard Standards (Location)**

Permitted/Required: 1000 ft Proposed/Provided: 620 ft Waiver: 380 ft

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

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

**Item 4 – Docket Number: BZA034-24**

**Property Location:** 4916 S. Robertson Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Samridhi Chaturvedi and Rahul Vishwakarma, Zach Smith Consulting & Design

**Project Planner:** Alyssa R. White (alyssa.white@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 creation of a lot with insufficient lot area and insufficient lot depth.

**Requested Waiver(s):**

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

Permitted/Required: 2,250 sf Proposed/Provided: 2,226.87 sf Waiver: 23.13 sf

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

Permitted/Required: 90 ft Proposed/Provided: 74.229 ft Waiver: 15.771 ft

---

**Item 5 – Docket Number: BZA037-24**

**Property Location:** 6314-6316 Peoples Avenue

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Joshua Gaines

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

**Request:** This request is for variances from the provisions of Article 22, Section 22.4.A (Table 22-1), Article 22, Section 22.8.A.1.b – Residential Driveways, Article 22, Section 22.11.D.3 – Parking Pad Design (Location) of the Comprehensive Zoning Ordinance to permit the retention of a two-family dwelling with insufficient off-street parking and a parking pad/driveway with insufficient setback **(AFTER THE FACT)**.

**Requested Waiver(s):**

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

Permitted/Required: 2 spaces Proposed/Provided: 1 space Waiver: 1 space

**Article 22, Section 22.11.A.1.b – Residential Driveways**

Permitted/Required: 1 ft Proposed/Provided: 6 in Waiver: 6 in

**Article 22, Section 22.11.D.3 – Parking Pad Design (Setback)**

Permitted/Required: 1 ft Proposed/Provided: 6 in Waiver: 6 in

**Item 6 – 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 7 – 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)

**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, 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 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

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

Permitted/Required: 18 ft

Proposed/Provided: 14 ft

Waiver: 4 ft

**Item 8 – 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)

**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, 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 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

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

Permitted/Required: 18 ft

Proposed/Provided: 14 ft

Waiver: 4 ft

### C. Variances – New Business

**Item 9 – Docket Number: BZA046-24**

**Property Location:** 1619-1621 Prytania Street

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

**Existing Use:** Two-Family Dwelling

**Proposed Use:** Two-Family Dwelling

**Applicant or Agent:** Blanca Aguilar, Samuel Bavido, Bavido Architecture LLC

**Project Planner:** Julia Nickle (julia.nickle@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 renovation of a two-family dwelling resulting in insufficient rear yard setback.

**Requested Waiver(s):**

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

Permitted/Required: 15 ft      Proposed/Provided: 0 ft      Waiver: 15 ft

---

**Item 10 – 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 15, Section 15.3.B.1.f, Article 23.7.A.6, Article 23.7.B.1-4, Article 23.7.C.2-4, and Article 23.7.C.5.b-c of the Comprehensive Zoning Ordinance to permit an addition to an existing animal hospital with insufficient ceiling height and the retention of an existing parking without an above ground sun lit parking lot stormwater detention BMP, perimeter parking lot landscape with insufficient width and that does not run the full length of the parking lot where it abuts a public right-of-way, no mulch, insufficient shade trees or ornamental trees, no hedge row, and interior parking lot landscape with insufficient parking lot island area, interior parking lot landscape not designed to allow the flow and access of stormwater, insufficient shade trees per parking lot island, and no shrubs within parking lot islands due to the construction of a building addition that expands the building footprint by 30% or more

**Requested Waiver(s):**

**Article 15, Section 15.3.B.1.f – Building Design Standards (Ceiling Height)**

Required/Permitted: 12 ft

Proposed/Provided: 8 ft

Waiver: 4 ft

**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.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.1 – 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.2 – Perimeter Parking Lot Landscape (Hedge Row)**

Required/Permitted: Single hedge row

Proposed/Provided: No hedge row

Waiver: No hedge row

**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)**

Required/Permitted: Shade tree or ornamental tree

Proposed/Provided: No shade tree or ornamental tree

Waiver: No shade tree or ornamental tree

**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.b – Interior Parking Lot Landscape (Plantings)**

Required/Permitted: 1 shade tree per parking lot island or landscaped area (7)

Proposed/Provided: 0 shade trees

Waiver: 0 shade trees

**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 11 – 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 and insufficient permeable open space.

**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: 3,016.13 sf (1,508.07 sf/du)  
Waiver: 583.87 sf (291.94 sf/du)

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

Permitted/Required: 30% (904.84 sf)  
Proposed/Provided: 25.6% (770.94 sf)  
Waiver: 4.44% (133.9 sf)

---

**Item 12 – Docket Number: BZA049-24**

**Property Location:** 3311 Republic Street  
**Zoning District:** S-RD Two-Family Residential District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Dwelling  
**Applicant or Agent:** Lanny and Ahsaki Scharpon  
**Project Planner:** Valerie McMillan (valerie.mcmillan@nola.gov)

**Request:** This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback (**AFTER THE FACT**).

**Requested Waiver(s):**

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

Permitted/Required: 20 ft      Proposed/Proposed: 2.667 ft      Waiver: 17.333 in

---

**Item 13 – Docket Number: BZA050-24**

**Property Location:** 4164 Davey Street

**Zoning District:** S-RM1 Multi-Family Residential District

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Belvedere Development LLC

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

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 21, Section 21.6.A.5, Article 21, Section 21.6.H.1, Article 21, Section 21.7 (Table 21-2), and Article 22, Section 22.8.A.1.b.ii of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient corner side yard setback and a carport 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) – Corner Side Yard Setback**

Permitted/Required: 10 ft      Proposed/Proposed: 3 ft, 3 in      Waiver: 6 ft, 9 in

**Article 21, Section 21.6.A.5 – Accessory Structures (Location)**

Required/Permitted: Prohibited in front yard

Proposed/Provided: Front yard

Waiver: Front yard

**Article 21, Section 21.6.H.1 – Carport (Location)**

Required/Permitted: Interior side and rear yard

Proposed/Provided: Front yard

Waiver: Front yard

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

Required/Permitted: Interior side and rear yard

Proposed/Provided: Front yard

Waiver: Front yard

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

Required/Permitted: 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 14 – Docket Number: BZA051-24**

**Property Location:** 514 Hillary Street

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

**Existing Use:** Two-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** GELL 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.4 of the Comprehensive Zoning Ordinance to permit the conversion of a two-family dwelling to a single-family dwelling resulting in more than two full and one half total number of bathrooms.

**Requested Waiver(s):**

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 3.5 bathrooms

Waiver: 1 bathroom

---

**Item 15 – Docket Number: BZA052-24**

**Property Location:** 1383 Magazine Street

**Zoning District:** HU-B1A Neighborhood Business District

**Existing Use:** Mixed-Use (Personal Service Establishment/Two-Family Dwelling); Single-Family Dwelling

**Proposed Use:** Mixed-Use (Personal Service Establishment/Two-Family Dwelling); Single-Family Dwelling

**Applicant or Agent:** Garden Muse, LLC, Hilary and Daniel Toups

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

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.2 and Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance to permit the creation of two lots resulting in insufficient front build-to line, insufficient lot area, insufficient lot width, insufficient front yard setback, insufficient interior side yard setback, and insufficient rear yard setback.

**Requested Waiver(s)(Proposed Lot Y-2-B):**

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

Required/Permitted: 3 ft, 3.5 in      Proposed/Provided: 0 ft      Waiver: 3 ft, 3.5 in

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

Required/Permitted: 1,500 sf/du

Proposed/Provided: 750.29 sf/du

Waiver: 749.71 sf/du

**Article 12, Section 12.3.A.1 (Table 12-2) – Lot Width**

Required/Permitted: 25 ft      Proposed/Provided: 22 ft      Waiver: 3 ft

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

Required/Permitted: 3 ft, 3.5 in      Proposed/Provided: 0 ft      Waiver: 3 ft, 3.5 in

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

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

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

Required/Permitted: 6.82 ft

Proposed/Provided: 0 ft

Waiver: 6.82 ft

**Requested Waiver(s) (Proposed Lot X-1-A)**

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

Required/Permitted: 11.18 ft

Proposed/Provided: 4.5 ft

Waiver: 6.68 ft

**Item 16 – 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

---

**Item 17 – Docket Number: BZA054-24 | RENDERED MOOT**

**Property Location:** 1521 St. Charles Avenue

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

**Existing Use:** Vacant Lot

**Proposed Use:** Restaurant

**Applicant or Agent:** Orleans Property NO 2 LLC, Louis Kong

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

**Request:** This request is for a variance from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the renovation of a restaurant resulting in insufficient permeable open space (**RENDERED MOOT**).

**Requested Waiver(s):**

**Article 15, Section 15.3.A.1 (Table 15-2) – Permeable Open Space**

Required/Permitted: 20% (625.17 sf)

Proposed/Provided: 14.8% (464 sf)

Waiver: 5.2% (161.17 sf)

---

**Item 18 – 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)

**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

---

**Item 19 – 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)

**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: 85.25ft

Waiver: 73.25 ft

---

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

**Item 20 – Docket Number: BZA057-24**

**Property Location:** 7534 Jeannette Street

**Bounding Streets:** Jeannette St., Lowerline St., Willow St., Hillary St.

**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)

**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.

---

**Item 21 – Docket Number: BZA058-24**

**Property Location:** 2831 Calhoun Street

**Bounding Streets:** Calhoun St., S. Prieur St., Palmer Ave., Barrett St.

**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)

**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. 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

### Special Meetings

In accordance with the BZA Administrative Rules, Policies & Procedures, special meetings may be held at the call of the Chair, or at the request of four members, provided that each member shall be notified at least forty-eight (48) hours before the set time, except that the announcement of a special meeting at any meeting at which a quorum is present shall be sufficient notice of such meeting.

### 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](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 9, 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>

1300 Perdido Street, 7th Floor, New Orleans, LA 70112

[CPCinfo@nola.gov](mailto: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](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.