



# City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, February 17, 2025

10:00 am

Orleans Parish School Board Building

2401 Westbend Pkwy, Suite 1050, New Orleans, Louisiana 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. Executive Session**

### **Executive Session**

An executive session to discuss the following pending litigation:

1. *Maureen Greer, et al. v. The City of New Orleans through its Board of Zoning Adjustments*, Docket No. 2023-13438, Division B, Civil District Court, Parish of Orleans (deferred from January 27, 2025, hearing)
2. *Maureen Greer, et al. v. The City of New Orleans through its Board of Zoning Adjustments*, Docket No. 2025-00295, Division J, Civil District Court, Parish of Orleans

### **C. Variances – Unfinished Business**

**Item 1 – Docket Number: BZA001-25**

**Property Location:** 2500-12 Constance Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** David M. Sullivan

**Project Planner:** Alyssa R. White ([alyssa.white@nola.gov](mailto: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 lots with insufficient lot area, insufficient lot width, insufficient lot depth, insufficient permeable open space, insufficient interior side yard setback, and insufficient rear yard setback.

**Requested Waiver(s) (Proposed Lot 12A):**

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

Required: 2,250 ft<sup>2</sup>    Provided: 1,799.25 ft<sup>2</sup>    Waiver: 450.75 ft<sup>2</sup>

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

Required: 30 ft    Provided: 26.709 ft    Waiver: 3.291 ft

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

Required: 90 ft    Provided: 67.375 ft    Waiver: 22.625 ft

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

Required: 539.78 ft<sup>2</sup>    Provided: 400 ft<sup>2</sup>    Waiver: 139.78 ft<sup>2</sup>

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

Required: 13.48 ft    Proposed: 8.302 ft    Waiver: 5.173 ft

**Requested Waiver(s) (Proposed Lot 12B):**

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

Required: 2,250 ft<sup>2</sup>    Provided: 1,174.89 ft<sup>2</sup>    Waiver: 1,075.11 ft<sup>2</sup>

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

Required: 90 ft    Provided: 26.698 ft    Waiver: 63.302 ft

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

Required: 3 ft    Proposed: 0 ft    Waiver: 3 ft

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

Required: 5.34 ft    Proposed: 0.198 ft    Waiver: 5.14 ft

## **D. Variances – New Business**

**Item 2 – Docket Number: BZA004-25**

**Property Location:** 616 Conti Street

**Zoning District:** VCC-2 Vieux Carré Commercial District

**Existing Use:** Vacant Building

**Proposed Use:** Standard Restaurant

**Applicant or Agent:** Conti Street Holding, LLC, Missy Quigley, Sherman Strategies, LLC

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

**Request:** This request is for a variance from the provisions of Article 10, Section 10.3.A (Table 10-2) of the Comprehensive Zoning Ordinance to permit a standard restaurant with insufficient open space ratio.

**Requested Waiver(s):**

**Article 10, Section 10.3.A (Table 10-2) – Minimum Open Space Ratio**

Permitted/Required: .30

Proposed/Provided: 0

Waiver: .30

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**Item 3 – Docket Number: BZA005-25**

**Property Location:** 2310 Perdido Street

**Zoning District:** MU-2 High Intensity Mixed-Use District

**Existing Use:** Mardi Gras Den

**Proposed Use:** Mardi Gras Den

**Applicant or Agent:** Jesters Social Club, Zach Smith Consulting & Design

**Project Planner:** Ava Monnet ([ava.monnet@nola.gov](mailto:ava.monnet@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 an addition to existing Mardi Gras den with insufficient permeable open space.

**Requested Waiver(s):**

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

Permitted/Required: 20%

Proposed/Provided: 13.64%

Waiver: 6.36%

**Item 4 – Docket Number: BZA006-25**

**Property Location:** 6820 Chef Menteur Highway

**Zoning District:** C-1 General Commercial District

**Existing Use:** Office

**Proposed Use:** Office

**Applicant or Agent:** Congregation of St Paul Roman Catholic Church, Lee Green

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

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.B.1.a and Article 15, Section 15.3.B.1.f of the Comprehensive Zoning Ordinance to permit the construction of an office with the primary entrance not oriented to the primary street and insufficient minimum ceiling height.

**Requested Waiver(s):**

**Article 15, Section 15.3.B.1.a – Building Design Standards (Building Entrance)**

Permitted/Required: Primary entrance oriented to the street

Proposed/Provided: Primary entrance not oriented to the street

Waiver: Primary entrance not oriented to the street

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

Permitted/Required: 12 ft

Proposed/Provided: 9 ft

Waiver: 3 ft

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**Item 5 – Docket Number: BZA007-25**

**Property Location:** 6161 General Meyer Avenue

**Zoning District:** S-RS Single-Family Residential District

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Raymond Brothers, Sonya Boullard Brothers

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area and insufficient lot depth.

**Requested Waiver(s) (Proposed Lot 2-A):**

**Article 13, Section 13.3.A.1 (Table 13-2) - Lot Area**

Permitted/Required: 6,000 sf

Proposed/Provided: 4,913.09 sf

Waiver: 1,086.91 sf

**Article 13, Section 13.3.A.1 (Table 13-2) - Lot Depth**

Permitted/Required: 100 ft

Proposed/Provided: 73.81 ft

Waiver: 26.19 ft

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

**Article 13, Section 13.3.A.1 (Table 13-2) - Lot Area**

Permitted/Required: 6,000 sf

Proposed/Provided: 5,893.75 sf

Waiver: 106.25 sf

**Item 6 – Docket Number: BZA008-25**

**Property Location:** 5007 S. Tonti Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Kashmir K. Rai

**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), Article 11, Section 11.3.B.3, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling with excessive impervious surface in the front yard and parking in the front yard between the front façade and front property line (**AFTER THE FACT**).

**Requested Waiver(s):**

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

Permitted/Required: 40%

Proposed/Provided: 100%

Waiver: 60%

**Article 11, Section 11.3.B.3 - Parking Areas and Pedestrian Walkways**

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

**Article 22, Section 22.11.D.2 - Parking Pad Requirements for Single- and Two Family Residential**

Permitted/Required: No parking between the front facade the front yard lot line

Proposed/Provided: Parking between the front facade the front yard lot line

Waiver: Parking between the front facade the front yard lot line

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**Item 7 – Docket Number: BZA009-25**

**Property Location:** 2816-18 Saint Louis Street

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

**Existing Use:** Vacant Lot/Two-Family Dwelling

**Proposed Use:** Vacant Lot/Two-Family Dwelling

**Applicant or Agent:** Brandon Webb, J.A. Modinger Architect, LLC

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

**Request:** This request is for a variance(s) from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area.

**Requested Waiver(s) (Proposed Lot 7-A):**

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

Permitted/Required: 1,500 sf

Proposed/Provided: 1,336.54 sf

Waiver: 163.46 sf

**Requested Waiver(s) (Proposed Lot 6-A-1):**

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

Permitted/Required: 1,200 sf/du

Proposed/Provided: 1,931.73 sf

Waiver: 468.27 sf

**Item 8 – Docket Number: BZA010-25**

**Property Location:** 5310 Laurel Street

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

**Existing Use:** Two-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Supermarine, LLC, Daniel Winkert, Wink Architecture, LLC

**Project Planner:** Julia 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.AA.1 and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the conversion of a two-family dwelling to a single-family dwelling with the construction of steps with insufficient distance from the side lot line.

**Requested Waiver(s):**

**Article 21, Section 21.6.AA.1 - Porches and Steps and Stoops (Location)**

Permitted/Required: 2 ft

Proposed/Provided: 0 ft

Waiver: 2 ft

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

Permitted/Required: 2 ft

Proposed/Provided: 0 ft

Waiver: 2 ft

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**Item 9 – Docket Number: BZA011-25**

**Property Location:** 222 Walnut Street

**Zoning District:** HU-RS Single-Family Residential District

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Patrick Waring

**Project Planner:** Sarah C. King ([sarah.king@nola.gov](mailto:sarah.king@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 retention of excessive impervious surface in the front yard (**AFTER THE FACT**).

**Requested Waiver(s):**

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

Permitted/Required: 40%

Proposed/Provided: 67.8%

Waiver: 27.8%

**Item 10 – Docket Number: BZA012-25**

**Property Location:** 737 Eleonore Street, 5808 Magazine Street

**Zoning District:** HU-B1 Neighborhood Business District

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Edward Nickolaus, Zach Smith Consulting & Design

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

**Request:** This request is for variances from the provisions of Article 12, Section 12.3.A.1 (Table 12-2), Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.8.A.1.b.iii, 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 creation of lots with insufficient permeable open space and insufficient rear yard setback, and the retention of a parking pad located between the front façade and front lot line and corner façade and corner side yard lot line with insufficient depth.

**Requested Waiver(s) (Proposed Lot A1):**

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

Permitted/Required: 15 ft

Proposed/Provided: 0 ft

Waiver: 15 ft

**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 22.8.A.1.b.iii – Permitted Vehicle Parking Locations (Corner Side Yard)**

Permitted/Required: No parking between corner façade and corner side yard property line

Proposed/Provided: Parking between corner façade and corner side yard property line

Waiver: Parking between corner façade and corner side yard property line

**Article 22, Section 22.8.B.1 - Dimensions of vehicle parking Space (Depth)**

Permitted/Required: 18 ft

Proposed/Provided: 11 ft, 3 ½ in

Waiver: 6 ft, 8 ½ in

**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.1 – Parking Pad Design (Location)**

Permitted/Required: No corner side yard parking

Proposed/Provided: Corner side yard parking

Waiver: Corner side 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

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

Permitted/Required: 18 ft

Proposed/Provided: 11 ft, 3 ½ in

Waiver: 6 ft, 8 ½ in

**Requested Waiver(s) (Proposed Lot A2):**

**Article 12, Section 12.3.A.1 (Table 12-2) - Permeable Open Space**

Permitted/Required: 10%

Proposed/Provided: 5%

Waiver: 5%

**Item 11 – Docket Number: BZA013-25 | WITHDRAWN**

**Property Location:** 8228-30 Nelson Street

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

**Existing Use:** Two-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Toriet T. Harris

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

**Request:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) to the Comprehensive Zoning Ordinance to permit the conversion of a 2-unit (5 bedrooms) to 3-unit (4 bedrooms) multi-family dwelling resulting in insufficient off-street parking.

**Requested Waiver(s):**

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

Permitted/Required: 3 spaces

Proposed/Provided: 1 space

Waiver: 2 spaces

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

**Item 12 – Docket Number: BZA014-25**

**Property Location:** 717 Barracks Street

**Zoning District:** VCR-1 Vieux Carré Residential District

**Existing Use:** Hotel/Motel

**Proposed Use:** Hotel/Motel

**Applicant or Agent:** 717 Barracks LLC, Laura Barth, Zach Smith Consulting & Design

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

**Request:** This is an appeal of the November 21, 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 enforcement of the “customary lodging services” definition in Zoning Interpretation Memorandum Z-18-02, which requires “a lobby supervised by a person in charge at all hours,” rather than the “customary lodging services” definition in Article 26 of the Comprehensive Zoning Ordinance, which requires the provision of “personnel/staffing to assist guests” but does not stipulate their presence “at all hours.”

**F. Adjournment**

**Application Materials**

Application materials are available for review at [onestopapp.nola.gov](http://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 Monday, February 10, 2025.**

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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 February 12 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](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 February 27, 2025, and will be available online at [onestopapp.nola.gov](https://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>

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.