



City of New Orleans Board of Zoning Adjustments Final 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)

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 ft² Provided: 1,799.25 ft² Waiver: 450.75 ft²

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 ft² Provided: 400 ft² Waiver: 139.78 ft²

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 ft² Provided: 1,174.89 ft² Waiver: 1,075.11 ft²

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 McMillan (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

Item 3 – Docket Number: BZA005-25 | IMPROPER

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)

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)

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

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)

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)

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

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)

Request: This request is for variances 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 (2,400 sf)

Proposed/Provided: 965.87 sf/du (1,931.73 sf)

Waiver: 234.14 sf/du (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)

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

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: Ilex Design Build, Patrick Waring

Project Planner: Sarah C. King (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: 62%

Waiver: 38%

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)

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 f

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: Multi-Family Dwelling

Applicant or Agent: Torrie T. Harris

Project Planner: Valerie Goines (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)

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

Staff Reports

Staff reports and meeting materials are available for review on the [Granicus website](#).

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

General Rules of Order

Public Comments

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.

- **Variations:** Comments by the public in support or in opposition shall be limited to a maximum of two (2) minutes.
- **Decision Appeals:** Comments by the public in support or in opposition shall be limited to a maximum of three (3) minutes.

Meeting Video

- Livestream: http://cityofno.granicus.com/ViewPublisher.php?view_id=2

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 at: onestopapp.nola.gov.

Appeals: Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

City Planning Commission, City of New Orleans

Robert D. Rivers, Executive Director

<https://nola.gov/cpc>

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.