



# **City of New Orleans**

## **Board of Zoning Adjustments**

### **Final Agenda (REVISED)**

**Monday, January 27, 2025**

**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. Executive Session**

**Item 1 – Executive Session**

Executive Session for the purpose of discussing the following pending litigation: 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

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

**Item 2 – Docket Number: BZA074-24**

**Property Location:** 525 Iberville Street

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

**Existing Use:** Vacant Building

**Proposed Use:** Multi-Family Dwelling

**Applicant or Agent:** Mr Big Management LLC, studio^RISE

**Project Planner:** Emily Ramírez Hernández ([erhernandez@nola.gov](mailto:erhernandez@nola.gov))

**Request:** This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2) and Article 10, Section 10.5 of the Comprehensive Zoning Ordinance to permit the conversion of an existing vacant building to a multi-family dwelling with insufficient lot area.

**Requested Waiver(s):**

**Article 10, Section 10.3.A (Table 10-2) – Minimum Lot Area**

Required/Permitted: 5,400 sf (600 sf/du)

Proposed/Provided: 3,317 sf (368.56 sf/du)

Waiver: 2,083 sf (231.44 sf/du)

**Article 10, Section 10.5 – Permitted Residential Conversions**

Required/Permitted: 5,400 sf (600 sf/du)

Proposed/Provided: 3,317 sf (368.56 sf/du)

Waiver: 2,083 sf (231.44 sf/du)

## **D. Variances – New Business**

### **Item 3 – 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

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

**Item 4 – 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 5 – Docket Number: BZA076-24**

**Property Location:** 7533 Jeanette 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:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

**Request:** This is an appeal of the August 29, 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. 24-21912-RNVN resulting in alleged insufficient off-street parking.

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

**Item 6 – Docket Number: BZA002-25**

**Property Location:** 4917 Freret Street

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

**Existing Use:** Personal Service Establishment (Nail Salon)

**Proposed Use:** Restaurant (Pool Club)

**Applicant or Agent:** Thomas McEachin, Esq

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

**Request:** This is an appeal of the October 4, 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. 24-20456-RNVS allowing for the conversion of a nail salon into a restaurant and alleged construction of a swimming pool resulting in a prohibited use for the zoning district.

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**Item 7 – Docket Number: BZA003-25**

**Property Location:** 2045 N. Rocheblave Street

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

**Existing Use:** Place of Worship

**Proposed Use:** Place of Worship

**Applicant or Agent:** United Fellowship Full Gospel Baptist Church, Zach Smith Consulting & Design

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

**Request:** This is an appeal of the November 4, 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 determination that the proposed structure is considered an accessory use rather than a principal use.

### **G. Extension Requests – New Business**

**Item 8 – Docket Number: BZA058-22**

**Property Location:** 4040 Canal Street

**Zoning District:** C-2 Auto-Oriented Commercial District

**Existing Use:** Vacant Lot

**Proposed Use:** Mixed-Use

**Applicant or Agent:** CSC Investments, LLC, Vincent Marcello, Joey Carlson

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@nola.gov))

**Request:** This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow an additional one-year extension to November 17, 2025.

### **H. Any Other Matters – New Business**

**Item 9 – Consideration | Amendment to the Adopted 2025 Board of Zoning Adjustments Meeting Schedule**

Annually at the Board's regularly scheduled November or December meeting, 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.

### **I. 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.

- **Variances:** 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](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 6, 2025 and will be available at: [onestopapp.nola.gov](http://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>

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[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.