



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, March 10, 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

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: 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 2 – 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: 48%

Waiver: 8%

D. Variances – New Business

Item 3 – Docket Number: BZA015-25

Property Location: 1457 Tita Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Paula Jackson, Monique Martinez, Partners in Construction Inc.

Project Planner: Cameron Boissière-Morris (Cameron.Boissiere@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 dwelling with insufficient rear yard setback.

Requested Waiver(s)

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

Permitted/Required: 18.01 ft

Proposed/Provided: 10.08 ft

Waiver: 7.93 ft

Item 4 – Docket Number: BZA016-25

Property Location: 401 Lowerline Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Arthur G. Grimsal, SAF Construction, Scott Farr & Ken Beler

Project Planner: Julia Nickle (julia.nickle@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 an addition to a single-family dwelling resulting in insufficient interior side yard setback and insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 3 ft

Proposed/Provided: 0.3 ft

Waiver: 2.7 ft

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

Permitted/Required: 15 ft

Proposed/Provided: 1.3 ft

Waiver: 13.7 ft

Item 5 – Docket Number: BZA017-25

Property Location: 4143 Seminary Place

Zoning District: EC Educational Campus District

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: New Orleans Baptist Theological Seminary

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) and Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient interior side yard setback.

Requested Waiver(s):

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

Permitted/Required: 7.8 ft

Proposed/Provided: 4 ft

Waiver: 3.8 ft

Article 15, Section 15.3.A.1 (Table 15-2) - Interior Side Yard Setback

Permitted/Required: 7.8 ft

Proposed/Provided: 4 ft

Waiver: 3.8 ft

Item 6 – Docket Number: BZA018-25

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)

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

Required: 20%

Proposed: 13.64%

Waiver: 6.36%

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

Item 7 – 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

Project Planner: Emily R. Hernández (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 8 – 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

Project Planner: Cameron Boissière-Morris (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.

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.

- **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
- Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish

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 March 20, 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>

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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.