



BOARD OF ZONING ADJUSTMENTS

Final Agenda

July 11, 2016

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

The general public cannot speak
with the members personally.

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 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **July 21, 2016**.

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 Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

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.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Election of Officers
- C. BZA Dockets – Former Comprehensive Zoning Ordinance¹ - Unfinished Business

ITEM 1 – Docket Number: 157-15

Applicant or Agent: John F. Wheelock, Jr.
Property Location: 2031 State Street **Zip:** 70118
Bounding Streets: State St., Freret St., Richmond Pl., & Loyola Ave.
Former Zoning: RS-2 Single Family Residential District
Current Zoning: HU-RS Historic Urban Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** LSS
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the former Comprehensive Zoning Ordinance (CZO).

Request: This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 53% (563 sq. ft.) Waiver: 13% (163 sq. ft.)



¹ The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

D. BZA Dockets – Current Comprehensive Zoning Ordinance² - Unfinished Business

ITEM 2 – Docket Number: 015-16

Applicant or Agent: Michelle Gobert
Property Location: 1901-1923 Poydras Street **Zip:** 70112
Bounding Streets: Poydras St., S. Roman St., Perdido St., Bolivar St.
Zoning District: HI Heavy Industrial District
Historic District: N/A **Planning District:** 4
Existing Use: Manufacturing, Light **Square Number:** 463
Proposed Use: Manufacturing, Light **Lot Number:** 1-6
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for variances from the provisions of Article 24, Section 24.14.B.1 and Article 24, Section 24.14.C of the Comprehensive Zoning Ordinance.

Request: This request is to permit a billboard within one thousand feet (1,000') of another billboard and to permit an electronic billboard within one thousand feet (1,000') of another electronic billboard.

Requested Waivers:

Section 24.14.B.1 – Allowed Locations

Required: 1000' Provided: 280' Waiver: 720'

Section 24.14.C – Billboard Standards

Required: 1000' Provided: 280' Waiver: 720'



² The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 3 – Docket Number: 021-16

Applicant or Agent: Juan M. Lopez, Brandie Bourg
Property Location: 508 River Oaks Drive **Zip:** 70131
Bounding Streets: River Oaks Dr., Anson St., Herschel St., Huntlee St.
Zoning District: S-RS Suburban Single Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** 206
Proposed Use: Single-Family Residence **Lot Number:** 34
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.8.B.1.b of the Comprehensive Zoning Ordinance.

Request: This request is to permit the expansion of a single-family residence eliminating legal off-street parking and proposing parking in the front yard. **(AFTER THE FACT)**

Requested Waiver:

Section 22.8.B.1.b – Front Yard Parking

Permitted: None Proposed: 2 Waiver: 2



ITEM 4 – Docket Number: 037-16

WITHDRAWN

Applicant or Agent: Jack Duffard, Keith R. Steger
Property Location: 3525 Tulane Avenue **Zip:** 70119
Bounding Streets: Tulane Ave., S. Genois, S. Clark, Dhemecourt
Zoning District: MU-1 Medium Intensity Mixed-Use District
Historic District: N/A **Planning District:** 4
Existing Use: Motor Vehicle Service & Repair, Minor **Square Number:** 703
Proposed Use: Motor Vehicle Service & Repair, Minor **Lot Number:** F & E
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This is a request for a variance from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

Request: This is a request to permit an addition onto an existing motor vehicle repair facility, resulting in insufficient minimum permeable open space and to provide additional vehicle parking spaces that are not constructed of permeable paving.

Requested Waivers:

Section 15.3.A.1 (Table 15-2) – Minimum Permeable Open Space

Permitted: 20% of lot area Provided: 4.12% Waiver: 15.88%

Section 22.2.D. – Provision of Additional Vehicle Spaces

Permitted: Permeable Paving Provided: Non-Permeable Paving Waiver: Permeable Paving



ITEM 5 – Docket Number: 044-16

Applicant or Agent: The City Of New Orleans
Property Location: 3950 Alvar Street **Zip:** 70126
Bounding Streets: Alvar St., Chickasaw St., Desire Pkwy, Almonaster Ave.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 31
Proposed Use: Motor Vehicle Service & Repair, Minor **Lot Number:** T
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 16, Section 16.3.A.2 (a) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a motor vehicle repair facility with an excessive front yard setback.

Requested Waiver:

Section 16.3.A.2 (a)- Front Yard Build To Line

Permitted: 20' maximum Provided: 148' Waiver: 128'



ITEM 6 – Docket Number: 047-16

Applicant or Agent: Gebre E. Amare, Michael Tiffit
Property Location: 1544 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Gentilly Blvd., Laharpe St., Paul Morphy St., Bayou Rd.
Zoning District: HU-B1 Neighborhood Business District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 1530
Proposed Use: Retail Goods Establishment **Lot Number:** X 6 & 7
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a retail goods establishment with insufficient rear yard depth. **(AFTER THE FACT)**

Requested Waiver:

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

Required: 15' Provided: 5'-½" Waiver: 9'-11 ½"



E. BZA Dockets – Current Comprehensive Zoning Ordinance³ - New Business

ITEM 7 – Docket Number: 050-16

WITHDRAWN

Applicant or Agent: Patrick K. Pierce
Property Location: 4401 Iberville Street **Zip:** 70119
Bounding Streets: Bienville St., North Alexander St., Iberville St., North Murat St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 581
Proposed Use: Single-Family Residence **Lot Number:** Z-1
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.A.7 and Article 21, Section 21.6.A.8 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory carport structure that is less than three feet (3') from a lot line and that is located in front of the abutting structure's front building line.

Requested Waivers:

Section 21.6.A.7– Accessory Structure Rear Yard Setback

Permitted: 3' Provided: 8" Waiver: 2'-4"

Section 21.6.A.8– Accessory Structure Location Behind Abutting Structure's Front Building Line

Permitted: 3' Provided: 0 Waiver: 3'



³ The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 8 – Docket Number: 051-16

Applicant or Agent: New Creation Investments, LLC
Property Location: 4618 Mandeville Street **Zip:** 70122
Bounding Streets: Carnot St. Lombard St., Mandeville St., Marigny St.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 28
Proposed Use: Single-Family Residence **Lot Number:** 6 and 7
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 22, Section 22.8.B.1(b), Section 22.11.D.1, and Section 22.11.D.2 of the Comprehensive Zoning Ordinance.

Request: This request is to permit an off-street parking space within a parking pad in a required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 22.8.B.1(b) - Permitted Vehicle Parking Locations

Permitted: None Provided: 1 Space Waiver: 1 Space

Section 22.11.D.1- Parking Pad Design (Location) for Single-Family Residential

Permitted: None Provided: 1 space Waiver: 1 space

Section 22.11.D.2- Parking Pad Design (Location) for Single-Family Residential

Permitted: None Provided: 1 space Waiver: 1 space



ITEM 9 – Docket Number: 052-16

Applicant or Agent: Denise A. Estopinal
Property Location: 2826 Constance Street **Zip:** 70115
Bounding Streets: Washington Ave, Sixth St., Constance St., Laurel St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 115
Proposed Use: Single-Family Residence **Lot Number:** 14-A
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: 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.

Request: This request is to permit an addition onto a single-family residence, resulting in insufficient rear yard depth.

Requested Waiver:

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

Required: 15' Provided: 5' – 5 ½" Waiver: 9'-6 ½"



ITEM 10 – Docket Number: 053-16

Applicant or Agent: Michael Wood
Property Location: 3207 Gravier Street **Zip:** 70119
Bounding Streets: Gravier St., Tulane Ave., S Lopez St., S Rendon St.
Zoning District: MU-2 High Intensity Mixed-Use District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 664
Proposed Use: Two-Family Residence **Lot Number:** 2
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 22.4 (Table 22-1) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Spaces



ITEM 11 – Docket Number: 054-16

Applicant or Agent: Road Home Solutions, LLC
Property Location: 1911 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Beauvoir St., De Sax Blvd., Gentilly Rd., Trafalgar St.
Zoning District: HU-RS Single-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** A
Proposed Use: Single-Family Residence **Lot Number:** 13B2
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: 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.

Request: This request is to permit the construction of a single-family residence with an excessive front yard setback.

Requested Waiver:

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

Required: 20' Provided: 35' Waiver: 15'



F. Director of Safety and Permits Decision Appeals – New Business**ITEM 12 – Docket Number: 055-16**

Applicant or Agent: Michelle Gobert
Property Location: 1923 Poydras Street **Zip:** 70112
Bounding Streets: Poydras St., S. Roman St., Bolivar St., Interstate Hwy. 10
Zoning District: HI Heavy Industrial District
Historic District: N/A **Planning District:** 4
Existing Use: Manufacturing, Light **Square Number:** 463
Proposed Use: Manufacturing, Light **Lot Number:** 1-5

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that the billboard at 537 Claiborne Avenue is within 1,000 feet of the subject property.

**ITEM 13 – Docket Number: 056-16**

Applicant or Agent: Leonard Washington, Michael Tiff
Property Location: 1421-1423 Marais Street **Zip:** 70116
Bounding Streets: Kerlerec St., N. Villere St., Esplanade Ave., Marais St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Treme **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 501
Proposed Use: Multi-Family Residence **Lot Number:** F19

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming use of a nine-plex.

G. Adjournment