



BOARD OF ZONING ADJUSTMENTS

Final Agenda

June 12, 2017

MEETING INFORMATION

Location

City Council Chambers

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

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

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 **June 22, 2017**.

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.

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. BZA Dockets – Current Comprehensive Zoning Ordinance – Unfinished Business

ITEM 1 – Docket Number: 020-17

Applicant or Agent: RDLN Foundation Inc., L. Katherine Harmon
Property Location: 805 N. Claiborne Avenue **Zip:** 70116
Bounding Streets: N. Claiborne Ave, St. Ann St., N. Derbigny St., Dumaine St.
Zoning District: HU-B1 Historic Urban Neighborhood Business District
Historic District: Tremé **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 208
Proposed Use: Arts Studio **Lot Number:** 23
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 12, Section 12.3.B.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an arts studio without a clearly identifiable entry from the public sidewalk at the front (primary street) elevation and that does not meet the minimum transparency standards for windows.

Requested Waivers:

Article 12, Section 12.3.B.1.a – Identifiable Building Entrance

Required: Identifiable front entry
Provided: No identifiable front entry
Waiver: Identifiable front entry

Article 12, Section 12.3.B.1.e – Ground Floor Transparency

Required: 50% Provided: 43.5% (52.8 sf) Waiver: 6.5% (7.95 sf)



ITEM 2 – Docket Number: 025-17

Applicant or Agent: Margaret B. Smith
Property Location: 2427 Laurel Street **Zip:** 70130
Bounding Streets: Laurel St., Second St., Constance, & First St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 111
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A (1) (Table 11-2A) and 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 deck with insufficient minimum permeable open space and insufficient minimum interior side and rear yard setbacks (**AFTER THE FACT**).

Requested Waivers:

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

Required: 30% Provided: 0% Waiver: 30%

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

Required: 12’ (20% or 15 feet, whichever is less) Provided: 0’ Waiver: 12’

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

Required: 3’ Provided: 0’ Waiver: 3’



ITEM 3 – Docket Number: 037-17

Applicant or Agent: Ernest J. Rodney
Property Location: 2907 Aubry Street **Zip:** 70119
Bounding Streets: Aubry St., Gentilly Blvd., Rosiere St., O’Reilly St., N. Gayoso St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1731
Proposed Use: Single-Family Residence **Lot Number:** K
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions Article 11, Section 11.3.A.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit a garage addition onto a single-family residence, resulting in insufficient corner side yard setback.

Requested Waiver:

Article 11, Section 11.3.A.1 – Corner Side Yard for Single-Family and Two-Family Dwellings

Required: 6’-5/32” (10% of lot width) Provided: 4” Waiver: 5’-9”



C. BZA Dockets – Current Comprehensive Zoning Ordinance – New Business

ITEM 4 – Docket Number: 040-17

Applicant or Agent:	J & W Builder’s Group LLC	
Property Location:	5320 Wildair Drive	Zip: 70122
Bounding Streets:	Wildair Dr., Filmore Ave., Wingate Dr., Rapides St.	
Zoning District:	S-RS Suburban Single-Family Residential District	
Historic District:	N/A	Planning District: 6
Existing Use:	Vacant Lot	Square Number: 7
Proposed Use:	Single-Family Residence	Lot Number: 7-A
Project Planner:	Sabine Lebailleux (selebailleux@nola.gov)	

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient interior side yard setback and insufficient front yard setback. **(AFTER THE FACT)**

Requested Waivers:

Section 13.3.A.1 (Table 13.2) –Bulk & Yard Regulations (Front Yard)

Required: 20’	Provided: 18’-8”	Waiver: 1’-4”
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Section 13.3.A.1 (Table 13.2) –Bulk & Yard Regulations (Side Yard)

Required: 5’	Provided: 3’-8”	Waiver: 1’-4”
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ITEM 5 – Docket Number: 041-17

Applicant or Agent: Project Homecoming Inc.
Property Location: 3616 Jumonville Street **Zip:** 70130
Bounding Streets: Jumonville St., Sere St., Alfred St., St. Denis St., St. Bernard Ave.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 218
Proposed Use: Single-Family Residence **Lot Number:** 12 & 13
Project Planner: Danica Adams (dcadams@nola.gov)

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

Request: This request is to permit the construction of a single-family residence with a parking space in the front yard.

Requested Waivers:

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: 0 spaces Provided: 1 space Waiver: 1 space

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking pad Provided: 1 parking pad Waiver: 1 parking pad

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking pad Provided: 1 parking pad Waiver: 1 parking pad



ITEM 6 – Docket Number: 042-17

Applicant or Agent: 229 Royal Street LLC, John C. Williams Architects LLC
Property Location: 229-233 Royal Street **Zip:** 70126
Bounding Streets: Royal St., Iberville St., Bourbon St., Bienville St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 9
Existing Use: Vacant Building **Square Number:** A
Proposed Use: Health Club **Lot Number:** 14
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 10, Section 10.3.A (Table 10-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building into a health club with excessive height.

Requested Waiver:

Article 10, Section 10.3.A (Table 10-2) – Maximum Building Height

Required: 50' Provided: 69'-4" (14'-11" grandfathered) Waiver: 4'-5"



ITEM 7 – Docket Number: 043-17

Applicant or Agent: 1031 Orleans LLC, John C. Williams Architects LLC, Dixon Jelich
Property Location: 1031 Orleans Avenue **Zip:** 70116
Bounding Streets: Orleans Ave., N. Rampart St., St. Ann St., Burgundy St.
Zoning District: VCR-1 Vieux Carré Residential District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Vacant Building **Square Number:** 102
Proposed Use: Multi-Family Residence **Lot Number:** 11
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building into a four (4)-unit multi-family residence with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Area

Required: 900 sf/du Provided: 458 sf/du Waiver: 442 sf/du



ITEM 8 – Docket Number: 044-17

Applicant or Agent: French Quarter Apartments Ltd. Partnership, John C. Williams Architects
Property Location: 939 Iberville Street **Zip:** 70130
Bounding Streets: Iberville St., Burgundy St., Bienville St., Dauphine St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 2
Existing Use: Vacant Building **Square Number:** 144
Proposed Use: Multi-Family Residence **Lot Number:** 1, 2
Project Planner: Travis Martin (trlmartin@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 24, Section 24.13.G.3.B (iv) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a projecting sign with excessive area for an 87-unit multi-family dwelling.

Requested Waiver:

Article 24, Section 24.13.G.3.B (iv) – Zoning Districts Group 1

Required: 16 ft² maximum Provided: 40 ft² Waiver: 24 ft²



D. Director of Safety and Permits Decision Appeals – New Business

ITEM 9 – Docket Number: 045-17

Applicant or Agent: TMF Hotel Properties LLC, Trent Robinson, Tim Bonura
Property Location: 1359-1377 Annunciation **Zip:** 70130
Bounding Streets: Annunciation St., Terpsichore St., Constance St., Melpomene St.
Zoning District: HU-B1A Historic Urban Neighborhood Business District
Historic District: Lower Garden District **Planning District:** 1a
Existing Use: Vacant Building **Square Number:** 69
Proposed Use: Social Club or Lodge **Lot Number:** Z & 8A

Request Citation: This is an appeal of a decision of the Director of 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 proposed use of the property is not a Social Club, and is instead a Live Performance Venue/Bar, which is not a permissible use in the HU-B1A Historic Urban Neighborhood Business District.



ITEM 10 – Docket Number: 046-17

Applicant or Agent: Roofless, LLC, John Orgon
Property Location: 2126 Port Street **Zip:** 70115
Bounding Streets: Port St., N. Galvez St., Almonaster Ave., N. Miro St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: N/A **Planning District:** 2
Existing Use: Bar **Square Number:** 111
Proposed Use: Bar **Lot Number:** F

Request Citation: This is an appeal of a decision of the Director of 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 a non-conforming use may not be expanded.



E. Report of Rules Committee – Consideration of Advertisement for Proposed BZA Rules, Policies and Procedure Changes for Public Hearing on July 10, 2017

F. Consideration - Election of Officers Committee

G. Adjournment