



# BOARD OF ZONING ADJUSTMENTS

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Draft Agenda

March 13, 2017

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> 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.

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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 **March 23, 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.

## **This is the Draft Agenda**

**Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://onestopapp.nola.gov).** The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or the planner listed on the agenda  
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112  
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

- 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: 002-17**

**Applicant or Agent:** 1446 Arabella, LLC, Mouton + Long Architects  
**Property Location:** 1446 Arabella Street **Zip:** 70115  
**Bounding Streets:** Arabella St., Garfield St., Nashville Ave., Hurst St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 57  
**Proposed Use:** Single-Family Residence **Lot Number:** 11, 12, Pt. 13, 14  
**Project Planner:** Nicolette P. Jones (nicolette.jones@nola.gov)

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

**Request:** This request is to permit the construction of a single-family residence with insufficient rear yard depth.

**Requested Waiver:**

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

Required: 15'                      Provided: 14'                      Waiver: 1'



**ITEM 2 – Docket Number: 007-17**

**Applicant or Agent:** Maged Gharably  
**Property Location:** 3316 Upperline Street **Zip:** 70125  
**Bounding Streets:** Upperline St., S. Johnson St., Robert St., S. Galvez St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 736  
**Proposed Use:** Single-Family Residence **Lot Number:** 7, 8  
**Project Planner:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive height (AFTER THE FACT).

**Requested Waiver:**

**Article 21, Section 21.6.A.6 – Accessory Structures (Height)**

Permitted: 14'                      Provided: 17'-4"                      Waiver: 3'-4"



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

**ITEM 3 – Docket Number: 015-17**

**Applicant or Agent:** South Shore Investment Group, LLC, Christopher E. Johnson, Architect, LLC  
**Property Location:** 5428 North Rampart Street **Zip:** 70117  
**Bounding Streets:** N. Rampart St., Flood St., Burgundy St., Andry St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 8  
**Existing Use:** Vacant Lot **Square Number:** 309  
**Proposed Use:** Two-Family Residence **Lot Number:** L  
**Project Planner:** Emily Ramírez Hernández (erhernandez@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:**

**Article 22, Section 22.4.A (Table 22-1) – General Requirements (Off-Street Vehicle Parking)**

Required: 2 spaces                      Provided: 1 space                      Waiver: 1 space



**ITEM 4 – Docket Number: 016-17**

**Applicant or Agent:** 2424 Tulane Ave LLC, Rozas Ward Architects  
**Property Location:** 2424 Tulane Avenue **Zip:** 70119  
**Bounding Streets:** Tulane Ave., S. Tonti St., Bradish Al., S. Rocheblave St.  
**Zoning District:** MU-2 High Intensity Mixed-Use District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 557  
**Proposed Use:** Mixed-Use **Lot Number:** 15, 16, 17, 18, 19,  
**Project Planner:** Brittany B DesRocher (bbdesrocher@nola.gov)

**Request Citation:** 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.

**Request:** This request is to permit the construction of a mixed-use development (multi-family residence/retail) with insufficient minimum lot area per dwelling unit and insufficient minimum permeable open space.

**Requested Waivers:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Required: 800 sf/du                      Provided: 203 sf/du                      Waiver: 597 sf/du

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

Required: 20%                      Provided: 0%                      Provided: 0%



**ITEM 5 – Docket Number: 017-17**

**Applicant or Agent:** Jose and Ana Zorrilla, Meghan Hoffmann Kunen  
**Property Location:** 131 South Saint Patrick Street **Zip:** 70119  
**Bounding Streets:** S. St. Patrick St., Cleveland Ave., S. Bernadotte St., Canal 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:** 833  
**Proposed Use:** Single-Family Residence **Lot Number:** 9-C  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.B.3, Article 22, Section 22.8.B.1, and 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 an off-street parking space in the front yard.

**Requested Waivers:**

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

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

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

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

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

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

**Article 11, Section 11.3.B.3.a – Parking Restrictions**

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



**ITEM 6 – Docket Number: 018-17**

**Applicant or Agent:** Jessica Becker, Tim and Jennifer Connolly  
**Property Location:** 1073 Robert E. Lee Boulevard **Zip:** 70124  
**Bounding Streets:** Robert E. Lee Blvd., Egret St., Foliage Park, Hydrangea Ln.  
**Zoning District:** S-LRD1 Lake Vista Two-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 2  
**Proposed Use:** Single-Family Residence **Lot Number:** 2  
**Project Planner:** Cameron Bonnett (cdbonnett@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 13, Section 11.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

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

**Requested Waiver:**

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

Required: 10'                      Provided: 7'                      Waiver: 3'

**ITEM 7 – Docket Number: 019-17**

**Applicant or Agent:** Royal Condominium Developments LLC, Studio WTA, Wayne Troyer  
**Property Location:** 211-219 Royal Street **Zip:** 70130  
**Bounding Streets:** Royal St., Iberville St., Bourbon St., Bienville St.  
**Zoning District:** VCC-2 Vieux Carré Commercial District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Vacant Building **Square Number:** 65  
**Proposed Use:** Multi-Family Residence **Lot Number:** M  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 10, Section 10.3.A (Table 10-2) per Article 10, Section 10.5.B of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of existing buildings into a 24-unit multi-family dwelling with insufficient minimum lot area per dwelling unit.

**Requested Waiver:**

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

Required: 600 sf/du                      Provided: 426 sf/du                      Waiver: 174 sf/du



**ITEM 8 – 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, 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: 33% (54 sf)                      Waiver: 17% (27 sf)



**ITEM 9 – Docket Number: 021-17**

**Applicant or Agent:** Jeffrey and Paige Giavotella, L. Katherine Harmon  
**Property Location:** 7115 Louisville Street **Zip:** 70124  
**Bounding Streets:** Louisville St., Robert E. Lee Blvd, Louis XIV St., Conrad St.  
**Zoning District:** S-LRS1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 49A  
**Proposed Use:** Single-Family Residence **Lot Number:** D  
**Project Planner:** Timothy Jackson (thjackson@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 13, Section 11.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition onto a single-family residence, resulting in insufficient front yard setback with excessive paving of the front yard area.

**Requested Waivers:**

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

Required: 20'                                      Provided: 15'-9"                                      Waiver: 4'-3"

**Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Paving Front Yard**

Permitted: 40%                                      Provided: 44%                                      Waiver: 4%



**ITEM 10 – Docket Number: 022-17**

**Applicant or Agent:** Casa De Mayhem Trust  
**Property Location:** 389 Broadway Street **Zip:** 70118  
**Bounding Streets:** Broadway St., Garfield St., Audubon St., Pitt St.  
**Zoning District:** HU-RS Historic Urban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 47  
**Proposed Use:** Single-Family Residence **Lot Number:** 8  
**Project Planner:** Timothy Jackson (thjackson@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.B.3, Article 22, Section 22.8.B.1, and 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 an off-street parking space in the front yard.

**Requested Waivers:**

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

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

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

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

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

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

**Article 11, Section 11.3.B.3.a – Parking Restrictions**

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

**ITEM 11 – Docket Number: 023-17**

**Applicant or Agent:** Stephen and Melissa Schoenfeld  
**Property Location:** 6976 General Haig Street **Zip:** 70124  
**Bounding Streets:** Gen. Haig St., Mouton St., Argonne St., Walker St.  
**Zoning District:** S-LRS1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 70  
**Proposed Use:** Single-Family Residence **Lot Number:** 47, 48  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory building with insufficient setback from the rear lot line.

**Requested Waiver:**

**Article 21, Section 21.6.A.7 – Detached Accessory Structures (Location)**

Required: 3'                                  Provided: 2'-6"                                  Waiver: 6"



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

**ITEM 12 – Docket Number: 110-16**

**Applicant or Agent:** Sherman Strategies, LLC, Wayne C. Ducote  
**Property Location:** 2726-42 Perdido Street **Zip:** 70119  
**Bounding Streets:** Perdido St., S. Broad Ave., Pontchartrain Expy., S. White St.  
**Zoning District:** LI Light Industrial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Parking Lot (Principal Use) **Square Number:** 600  
**Proposed Use:** Parking Lot (Principal Use) **Lot Number:** 28, 29, 30, 31

**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 denial of an occupational license.



**ITEM 13 – Docket Number: 014-17**

**Applicant or Agent:** Justin Schmidt, Frank Peterson, Rose Peterson  
**Property Location:** 2257 Bayou Road **Zip:** 70119  
**Bounding Streets:** Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Bed and Breakfast - Principal **Square Number:** 1192  
**Proposed Use:** Bed and Breakfast - Principal **Lot Number:** G-6

**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 interpretation of Article 21, Section 21.6.A.8 – Accessory Structures (Corner Yards).



**E. Adjournment**