



BOARD OF ZONING ADJUSTMENTS

Final Agenda

March 13, 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 **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.

- 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, 13, Pt. 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 (Table 11-2A) 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 (1/du) Provided: 1 space Waiver: 1 space



ITEM 4 – Docket Number: 016-17

Applicant or Agent: 2424 Tulane Avenue 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, 20,
Project Planner: Brittany B. DesRocher (bbdesrocher@nola.gov) 21, 22, 23, 24, 37, X, 39-B, 40-C

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% Waiver: 20%



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 (b) – 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****WITHDRAWN**

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 twenty-four (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, 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 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 13.3.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.3 and 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 Waivers:

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Permitted: 40% Provided: 42% Waiver: 2%

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