



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

May 14, 2018

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

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 **May 24, 2018**.

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. 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 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. Variances – Unfinished Business

ITEM 1 – Docket Number: 027-18

Applicant or Agent:	Luke Corporation	Zip: 70119
Property Location:	3031-3033 Cleveland Avenue/126-28 S. Salcedo Street	
Bounding Streets:	Cleveland Ave., S. Salcedo St., Canal St., S. Gayoso St.	
Zoning District:	HU-RD2 Historic Urban Two-Family Residential District	
Historic District:	Mid-City	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 632
Proposed Use:	Two-Family Residence	Lot Number: A
Project Planner:	Aspen Nero (asnero@nola.gov)	

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.B of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient minimum rear yard setback and excessive curb cut.

Requested Waivers:

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

Required: 15'	Proposed: 4'	Waiver: 11'
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Article 22, Section 22.11.B – Curb Cuts

Required: 12'	Proposed: 47'-6"	Waiver: 35'-6"
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ITEM 2 – Docket Number: 028-18

Applicant or Agent:	Luke Corporation	Zip: 70119
Property Location:	122-124 S. Salcedo Street	
Bounding Streets:	Salcedo St., Canal St., Gayoso St., Cleveland St.	
Zoning District:	HU-RD2 Historic Urban Two-Family Residential District	
Historic District:	Mid-City	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 632
Proposed Use:	Two-Family Residence	Lot Number: B
Project Planner:	Rachael Berg (rberg@nola.gov)	

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.B of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient minimum rear yard setback and excessive curb cut.

Requested Waivers:

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

Required: 7.2'	Proposed: 3.6'	Waiver: 3.6'
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Article 22, Section 22.11.B – Curb Cuts

Required: 12'	Proposed: 26'-8"	Waiver: 14'-8"
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ITEM 3 – Docket Number: 036-18

Applicant or Agent: TKO Redesign LLC, Treye Stalling
Property Location: 5845 Lafaye Street **Zip:** 70122
Bounding Streets: Lafaye St., Pressburg St., Baccich St., Athis St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 4606
Proposed Use: Single-Family Residence **Lot Number:** 17
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 13, Section 13.3.B.1.a of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback, and corner side yard setback.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback
Required: 20’ Provided: 15’ Waiver: 5’
Article 13, Section 13.3.A.1 (Table 13-2) – Corner Side Yard Setback
Required: 10’ Provided: 5’ Waiver: 5’



ITEM 4 – Docket Number: 038-18

Applicant or Agent: 1117 Saint Mary LLC, Alex Modinger
Property Location: 1117-1119 St. Mary Street **Zip:** 70130
Bounding Streets: St. Mary St., Magazine St., Sophie B. Wright Pl., Felicity St.
Zoning District: HU-B1 Historic Urban Neighborhood Business District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Mixed-Use **Square Number:** 140
Proposed Use: Mixed-Use **Lot Number:** A
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the conversion of an existing structure into a mixed-use (one commercial unit/5 dwelling units) structure, resulting in insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements
Required: 6 spaces Proposed: 0 spaces (3 grandfathered) Waiver: 3 spaces



ITEM 5 – Docket Number 042-18

Applicant or Agent: Joseph Beerworth
Property Location: 3524-3526 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation St., Aline St., Tchoupitoulas St., Foucher St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 105
Proposed Use: Two-Family Residence **Lot Number:** 11
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure with insufficient setback from the interior side and rear property lines.

Requested Waivers:

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Lot Lines 1)

Required: 3' Provided: 2.44' Waiver: .6'

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Lot Lines 2)

Required: 3' Provided: 2.44' Waiver: .6'

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Rear Lot Lines)

Required: 3' Provided: 1.75' Waiver: 1.25'



C. Variances – Unfinished Business – Former Comprehensive Zoning Ordinance

ITEM 6 – Docket Number: 043-18

Applicant or Agent: 550 Baronne Street Hotel JV, LLC
Property Location: 550 Baronne Street **Zip:** 70113
Bounding Streets: Baronne St., Lafayette St., Carondelet St., Poydras St.
Zoning District: CBD-5 Urban Core Neighborhood Lower Intensity Mixed use District
Historic District: N/A **Planning District:** 1a
Existing Use: Parking Lot (Principal Use) **Square Number:** 232
Proposed Use: Hotel /Motel **Lot Number:** D-1 and Pt. C
Project Planner: Brooke Perry (btperry@nola.gov)

Request: This request is for variances from the provisions of Article 6, Section 6.1.7 (Table 6.A) of the former Comprehensive Zoning Ordinance to permit the construction of a hotel with insufficient rear yard setback, interior side yard setback, and insufficient open space ratio.

Requested Waivers:

Article 6, Section 6.1.7 (Table 6-A) – Rear Yard Setback

Required: 20 feet Proposed: 0 feet Waiver: 20 feet

Article 6, Section 6.1.7 (Table 6-A) – Interior Yard Setback

Required: 20 feet Proposed: 0 feet Waiver: 20 feet

Article 6, Section 6.1.7 (Table 6-A) – Minimum Open Space Ratio

Required: 0.07 Proposed: 0 Waiver: 0.07

D. Variances - New Business

ITEM 7 – Docket Number: 045-18

Applicant or Agent: Donna Simon
Property Location: 1631 Forstall Street **Zip:** 70117
Bounding Streets: Forstall St., N. Derbigny St., N. Claiborne Ave., Lizardi St.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 710
Proposed Use: Single-Family Residence **Lot Number:** 12
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirement

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



ITEM 8 – Docket Number: 046-18

Applicant or Agent: Delilah Hall
Property Location: 3119 Bienville Avenue **Zip:** 70119
Bounding Streets: Bienville Ave., N. Lopez St., N. Salcedo St., Conti. St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Mid-City **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 420
Proposed Use: Single-Family Residence **Lot Number:** Z
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance to permit the construction of a parking pad in the front yard resulting in excessive impervious surface in the front yard (**AFTER THE FACT**).

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard

Required: 40% maximum Provided: 43% Waiver: 3%

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

Required: No front yard parking Provided: Front yard parking Waiver: Front yard parking

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

Required: No front yard parking Provided: Front yard parking Waiver: Front yard parking

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

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard

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

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard

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

ITEM 9 – Docket Number: 044-18

Applicant or Agent: Kimberly Price
Property Location: 3700-3720 Canal Street **Zip:** 70119
Bounding Streets: Canal St., Telemachus St., Cleveland St., Cortez St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Mid-City **Planning District:** 4
Existing Use: Place of Worship **Square Number:** 731
Proposed Use: Residential Care Facility **Lot Number:** C

Request: 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 regarding the determination of grandfathered parking spaces for the petitioned site.



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

ITEM 10 – Docket Number: 047-18

Applicant or Agent: Carol E. Gniady
Property Location: 2483 Burgundy Street **Zip:** 70117
Bounding Streets: Burgundy St., St. Roch Ave., N. Rampart St., Spain St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Bar **Square Number:** 275
Proposed Use: Bar **Lot Number:** 19

Request: 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 regarding the issuance of a building permit to relocate an existing kitchen to a different room in an existing legal, non-conforming bar.



G. Adjournment