



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Draft Agenda

April 8, 2019

MEETING INFORMATION

LOCATION

City Council Chambers

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

TIME

10:00 a.m.

BOARD MEMBERS

Candice M. Forest – Chair

Todd C. James – Vice Chair

José Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

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 **April 18, 2019**.

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: 001-19

Applicant or Agent: Jeffrey Treffinger, Nathan Parker, Primmoz ABS LLC
Property Location: 500-522 Franklin Avenue **Zip:** 70117
Bounding Streets: Franklin Ave., Decatur St., Spain St., Chartres St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Vacant Building **Square Number:** 14
Proposed Use: Mixed-Use **Lot Number:** 7-A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request: This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2), Article 22, Section 22.4.A (Table 22-1), and Article 23, Section 23.8 of the Comprehensive Zoning Ordinance to permit the renovation of and addition to an existing building into a mixed-use development (10-unit residential/commercial) with excessive building height, insufficient off-street parking, and insufficient buffer yard widths on the northern and southwestern portions of the property.

Requested Waivers:

Article 10, Section 10.3.A (Table 10-2) – Maximum Building Height
 Required: 55’ Proposed: 58'-10" Waiver: 3'-10"
Article 23, Section 23.8 – Buffer Yards
 Required: 10’ Proposed: 5.19’ Waiver: 4.81’



ITEM 2 – Docket Number: 014-19

Applicant or Agent: Chandelier Development NOLA LLC, Charles Oliver
Property Location: 625 Esplanade Avenue **Zip:** 70116
Bounding Streets: Esplanade Ave., Royal St., Kerlerec St., Chartres St.
Zoning District: HMR-2 Historic Marigny/Tremé/Bywater Residential District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Parking Structure (Principal Use) **Square Number:** 52
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient minimum lot width, excessive Floor Area Ratio (FAR), and insufficient minimum open space ratio.

Requested Waivers:

Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Width		
Required: 25 ft.	Provided: 20 ft.	Waiver: 5 ft.
Article 9, Section 9.3.A (Table 9-2) – Maximum FAR		
Permitted: 2.0	Provided: 2.228	Waiver: 0.2
Article 9, Section 9.3.A (Table 9-2) – Open Space Ratio		
Required: .30	Provided: 0	Waiver: .30

C. Variances – New Business

ITEM 3 – Docket Number: 015-19

Applicant or Agent: Juan A. Lafonta, Jason Harrell
Property Location: 2442 Jay Street **Zip:** 70122
Bounding Streets: Jay St., Music St., Leon C. Simon Dr., Mandeville St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 7
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Wheeler L. Manouchehri (wheeler.manouchehri@nola.gov)

Request: 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 to permit an addition to an existing single-family residence, resulting in insufficient rear yard setback.

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback		
Required: 20'	Proposed: 9'	Waiver: 11'



ITEM 4 – Docket Number: 016-19

Applicant or Agent: Observe LLC, Avery Foret
Property Location: 3145 Piety Street **Zip:** 70118
Bounding Streets: Piety St., Benefit St. Oliver White Ave., Treasure St.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 3
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Rachael Berg (rberg@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.11.B of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient minimum lot width and two curb cuts where only one curb cut is permitted.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width

Required: 50' Proposed: 39'-7 3/8" Waiver: 10'-4 5/8"

Article 22, Section 22.11.B – Curb Cuts

Permitted: 1 curb cut Proposed: 2 curb cuts Waiver: 1 curb cut



ITEM 5 – Docket Number: 017-19

Applicant or Agent: Mitchell L. Cooper, Steve Olson, S. Olson Architects, LLC
Property Location: 1207 State Street **Zip:** 70115
Bounding Streets: State St., Prytania St., Eleonore St., Perrier St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Joseph Colón (jacolon@nola.gov)

Request: This request is for a variance 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 interior side yard setback.

Requested Waiver:

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback)

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



ITEM 6 – Docket Number: 018-19

Applicant or Agent: Travis M. Guilbault
Property Location: 4321-4323 Constance Street **Zip:** 70115
Bounding Streets: Constance St, Magazine St., General Pershing St., Napoleon Ave.
Zoning District: HU-B1 Historic Urban Neighborhood Business District
Historic District: Uptown **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 203
Proposed Use: Single-Family Residence **Lot Number:** 26
Project Planner: Nicolette Jones (nipjones@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.7 and Article 21, Section 21.6.P.2 of the Comprehensive Zoning Ordinance to permit the construction of a detached garage with insufficient interior side yard setback and excessive height.

Requested Waivers:

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback)
 Required: 3’ Proposed: 2’-6” Waiver: 6”
Article 21, Section 21.6.P.2 – Detached Garages
 Permitted: 16’ Proposed: 21’-4 3/4” Waiver: 5’-4 3/4”



ITEM 7 – Docket Number: 019-19

Applicant or Agent: Bethany Builders LLC, Thyron Gasquet, Denise G. Gasquet
Property Location: 916 St. Ferdinand Street -A **Zip:** 70117
Bounding Streets: St. Ferdinand St., Burgundy St., Port St., N. Rampart St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District RDO-1
Historic District: Faubourg Marigny **Planning District:** 1b
Existing Use: Vacant Lot **Square Number:** 279
Proposed Use: Single-Family Residence **Lot Number:** 11-A
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request: This request is for variances from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance to permit the construction of a second dwelling unit with insufficient interior side yard setback and insufficient rear yard setback.

Requested Waivers:

Article 9, Section 9.3.A (Table 9-2) – Interior Side Yard Setback
 Required: 3’ Proposed: 0’ Waiver: 3’
Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback
 Required: 20’ Proposed: 4” Waiver: 19’-8”



ITEM 8 – Docket Number: 020-19

Applicant or Agent: Lindsay I. Ellison
Property Location: 919 St. Roch Avenue **Zip:** 70117
Bounding Streets: St. Roch Ave., N. Rampart St., Burgundy St., Music St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 276
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Amos Jasper Wright (ajwright@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance to permit the construction of a fence with excessive height.

Requested Waiver:

Article 21, Section 21.6.N.1.a – Fence Height

Permitted: 7' Proposed: 10' Waiver: 3'

D. Minor Map Adjustments – New Business

ITEM 9 – Docket Number: 021-19

Applicant or Agent: 4818-20 Carondelet St., LLC, Jason Hernandez
Property Location: 4818-20 Carondelet Street **Zip:** 70115
Bounding Streets: St. Charles Ave., Upperline St., Carondelet St., Bordeaux St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown, Saint Charles Avenue **Planning District:** 3
Existing Use: Mixed-Use **Square Number:** 410
Proposed Use: Mixed-Use **Lot Number:** Proposed Lot B-1A
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request: This is a request for a minor map adjustment to the Official Zoning Map pursuant to Article 4, Section 4.7 of the Comprehensive Zoning Ordinance to change the zoning for an area measuring approximately 41 feet in width, 9.583 feet in depth, and 392.9 square feet in area of proposed Lot B-1A from HU-RD2 Historic Urban Two-Family Residential District to HU-RS Historic Urban Single-Family Residential District, in conjunction with Subdivision Docket 003-19.

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

ITEM 10 – Docket Number: 006-19

Applicant or Agent: Bix LLC, Bradley G. Brewster
Property Location: 126-128 S. Clark Street **Zip:** 70119
Bounding Streets: Clark St., Canal St., Cleveland Ave., S. Jefferson Davis
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Mid-City **Planning District:** 4
Existing Use: Subject of Appeal **Square Number:** 684
Proposed Use: Subject of Appeal **Lot Number:** 24 & 13

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 that the property has not attained legal, non-conforming status for an office.

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

ITEM 11 – Docket Number: 022-19

Applicant or Agent: Kamili Shaw
Property Location: 326 N. Miro Street **Zip:** 70119
Bounding Streets: N. Galvez St., Conti St. N. Miro St., Bienville Ave.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Mid-City **Planning District:** 4
Existing Use: Subject to Appeal **Square Number:** 278
Proposed Use: Mixed-Use **Lot Number:** 9

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 an alcoholic beverage permit.



ITEM 12 – Docket Number: 023-19

Applicant or Agent: Thelma M. Cole
Property Location: 1932 Joliet Street **Zip:** 70118
Bounding Streets: Joliet St., Spruce St., Leonidas St., Cohn St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Carrollton **Planning District:** 3
Existing Use: Subject to Appeal **Square Number:** 260
Proposed Use: Subject to Appeal **Lot Number:** 29

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 that the property has not retained legal non-conforming status as a bar.

G. Request for Extension – New Business

ITEM 13 – Docket Number: 034-17

Applicant or Agent: BCH Metal Works LLC, Ben Butler, W. Peter Connick
Property Location: 1020-1038 Annunciation Street **Zip:** 70130
Bounding Streets: Annunciation St., Poeyfarre St., Tchoupitoulas St., John Churchill Chase St.
Overlay District: N/A
Zoning District: CBD-6 Urban Core Neighborhood Mixed-Use District
Historic District: Warehouse District **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 69
Proposed Use: Hotel/Motel **Lot Number:** Z & 8A

Request: This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow a two year extension.

H. Adjournment