

# MEETING INFORMATION

#### LOCATION

#### **City Council Chambers**

City Hall (1<sup>st</sup> 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

Jose Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

The general public cannot speak with the members personally.

# **Board of Zoning Adjustments**

# **Final Agenda**

# April 8, 2019

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.

#### 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	<b>Zip:</b> 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 a variance from the provisions of Article 23, Section 23.8 to permit the renovation of and addition to an existing building into a mixed-use development (10-unit residential/commercial) with insufficient buffer yard width.

#### **Requested Waiver:**

Article 23, Section 23.8 – Buffer Yards Required: 10' Proposed: 5.19'

Waiver: 4.81'

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#### ITEM 2 – Docket Number: 014-19

Applicant or Agent:	Chandelier Development NOLA LLC, Charles Oliver	
Property Location:	625 Esplanade Avenue	<b>Zip:</b> 70116
<b>Bounding Streets:</b>	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 (Tabl	e 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	
<b>Property Location:</b>	2442 Jay Street	<b>Zip:</b> 70122
<b>Bounding Streets:</b>	Jay St., Music St., Leon C. Simon Dr., Mar	ndeville 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.mano	uchehri@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	2) — Rear Yard Setback	
Required: 20'	Proposed: 9'	Waiver: 11'

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# ITEM 4 – Docket Number: 016-19

Applicant or Agent:	Observe LLC, Avery Foret	
Property Location:	3145 Piety Street	<b>Zip:</b> 70118
Bounding Streets:	Piety St., Benefit St., Oliver White Ave., T	reasure 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

#### WITHDRAWN

#### ITEM 5 – Docket Number: 017-19

Applicant or Agent:	Mitchell L. Cooper, Steve Olson, S. Olson Architects, LLC	
Property Location:	1207 State Street	<b>Zip:</b> 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 – Accessor	y Structures and Uses (Interior Side Yar	d Setback)
Required: 3'	Provided: 0'-0"	Waiver: 3'

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#### ITEM 6 – Docket Number: 018-19

Applicant or Agent:	Travis M. Guilbault	
Property Location:	4321-4323 Constance Street	<b>Zip:</b> 70115
Bounding Streets:	Constance St., Magazine St., General Per	shing St., Napoleon Ave.
Zoning District:	HU-B1 Historic Urban Neighborhood Bus	iness 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 (b) of the Comprehensive Zoning Ordinance to permit the construction of a detached garage with insufficient interior side yard setback and excessive height. **(AFTER THE FACT)** 

# Requested Waivers:

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback)		
Required: 3'	Proposed: 1'-9"	Waiver: 1'-3"
Article 21, Section 21.6.P.2 – Detached Garages		
Permitted: 16'	Proposed: 20'-9"	Waiver: 4'-9"

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#### ITEM 7 – Docket Number: 019-19

Applicant or Agent:	Bethany Builders LLC, Thyron Gasquet, Denise G. Gasquet	
Property Location:	916 St. Ferdinand Street -A	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	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:	Single-Family Residence	Square Number: 279
Proposed Use:	Two Single-Family Residences	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 (AFTER THE FACT).

#### **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"

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#### ITEM 8 – Docket Number: 020-19

Applicant or Agent:	Lindsay I. Ellison	
Property Location:	919 St. Roch Avenue	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	St. Roch Ave., N. Rampart St., Burgundy S	t., 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	<b>Zip:</b> 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 pursuant to Article 4, Section 4.7 of the Comprehensive Zoning Ordinance to change the zoning for an area of proposed Lot B-1A measuring nine feet seven inches (9'-7") in depth, 41 feet in width, and 410 square feet in area, 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	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Clark St., Canal St., Cleveland Ave., S. Jef	ferson Davis
Zoning District:	HU-MU Historic Urban Neighborhood M	lixed-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	<b>Zip:</b> 70119	
Bounding Streets:	N. Galvez St., Conti St. N. Miro St., Bienv	ille Ave.	
Zoning District:	HU-RD2 Historic Urban Two-Family Residential District		
Historic District:	Mid-City	Planning District: 4	
Existing Use:	Bar	Square Number: 278	
Proposed Use:	Bar	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.

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# ITEM 12 – Docket Number: 023-19

Applicant or Agent:	Thelma M. Cole	
Property Location:	1932 Joliet Street	<b>Zip:</b> 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 of Appeal	Square Number: 260
Proposed Use:	Bar	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	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	Annunciation St., Poeyfarre St., Tchoupit	oulas St., John Churchill Chase St.
<b>Overlay District:</b>	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