



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Final Agenda

August 12, 2019

MEETING INFORMATION

LOCATION

City Council Chambers

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

TIME

1:00 p.m.

BOARD MEMBERS

Candice M. Forest – Chair
Todd C. James – Vice Chair
José Alvarez
Jaime Ramiro Diaz
Alfonso Gonzalez II
Deborah Harkins
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 **August 22, 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: 046-19

Applicant or Agent: Edward Moore, Touch Of Class Concrete Pumping LLC
Property Location: 2724 Edna Street **Zip:** 70126
Bounding Streets: Edna St., St. Ferdinand St., Higgins Blvd., Almonaster Ave.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 1
Proposed Use: Single-Family Residence **Lot Number:** 21
Project Planner: Sydney Shivers (sydney.shivers@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 enclosure of an existing garage, resulting in a single-family residence with insufficient off-street parking (**AFTER THE FACT**).

Requested Waiver:

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



ITEM 2 – Docket Number: 048-19

Applicant or Agent: Jay A. Jacquet
Property Location: 4434 San Remo Street **Zip:** 70129
Bounding Streets: San Remo St., Grand Bayou, San Lorenzo Waterway
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 11
Existing Use: Vacant Lot **Square Number:** 31
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This is a request for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.11.D.3 – Parking Pad Design (Location) of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient side yard setbacks and the location of a parking pad.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback
 Required: 6.02' Proposed: 4.6' Waiver: 1.42'
Article 22, Section 22.11.D.3 – Parking Pad Design (Location)
 Required: 3' Proposed: 1.9' Waiver: 1.1'



ITEM 3 – Docket Number: 050-19

Applicant or Agent: Norf 2 GCE Green 3100 BANKSST LLC, Ilse Stough
Property Location: 3100 Banks Street **Zip:** 70119
Bounding Streets: Banks St., S. Lopez St., Baudin St., S. Salcedo St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Mid-City **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 654
Proposed Use: Multi-Family Residence **Lot Number:** X-1-F
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for variances from the provisions of Article 23, Section 23.8 of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (multi-family residence/commercial) with insufficient buffer yards.

Requested Waivers:

Article 23, Section 23.8 – Buffer Yards
 Required: 10' Proposed: 1'-6" Waiver: 8'-6"
Article 23, Section 23.8 – Buffer Yards
 Required: 10' Proposed: 5" Waiver: 9'-7"



ITEM 4 – Docket Number: 057-19

Applicant or Agent: Bancroft Property Investments LLC
Property Location: 106 Wren Street **Zip:** 70124
Bounding Streets: Wren St., Lilly Ln.
Zoning District: S-LRM1 Suburban Lake Area Low-Rise Multi-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 10A
Proposed Use: Townhouse **Lot Number:** 10-A
Project Planner: Rachael Berg (rberg@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 the construction of eleven (11) townhouses with insufficient rear yard setback.

Requested Waiver:

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

Required: 20' **Proposed:** 6' **Waiver:** 14'



ITEM 5 – Docket Number: 058-19

WITHDRAWN

Applicant or Agent: Kim Peterson, Jonas Peterson, Michael Bosio, MKRED
Property Location: 501 Philip Street **Zip:** 70130
Bounding Streets: Philip St., St. Thomas St., Jackson Ave., Rousseau St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 44
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Emily Ramirez Hernández (erhernandez@nola.gov)

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

Requested Waivers:

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

Required: 0' (+/- 3 ft. variation) **Proposed:** 50'-9" **Waiver:** 47'-9"

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

Required: 14.7' **Proposed:** 3.17' **Waiver:** 11.53'

Article 11, Section 11.3.A.2 – Front Yard Build-To Line Requirement

Required: 20' maximum **Proposed:** 50'-9" **Waiver:** 30'-9"

C. Variances – New Business**ITEM 6 – Docket Number: 060-19**

Applicant or Agent:	Maymar Engineers & Contractors, LLC	
Property Location:	2008 Poydras Street	Zip: 70112
Bounding Streets:	Poydras St., Interstate 10, S. Prieur St.	
Zoning District:	LI Light Industrial District	
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 494
Proposed Use:	Billboard	Lot Number: 14
Project Planner:	Rachael Berg (rberg@nola.gov)	

Request Citations: This request is for variances from the requirements of Article 24, Section 24.14.B.1 (Table 24-3), Article 24, Section 24.14.C (3), Article 24, Section 24.14.C (4), and Article 24, Section 24.14.C (5) to permit a one-sided billboard along an interstate highway within less than 1,000 linear feet of five billboards and with insufficient setback from the front and rear property line.

Requested Waivers:

Article 24, Section 24.14.B.1 (Table 24-3) – Permitted Billboard Locations (non-freeway roadways)		
Required: 1,000'	Proposed: 860'	Waiver: 140'
Article 24, Section 24.14.C (3) – Billboard Standards (Distance)		
Required: 1,000'	Proposed: 860'	Waiver: 140'
Article 24, Section 24.14.C (3) – Billboard Standards (Distance)		
Required: 1,000'	Proposed: 290'	Waiver: 710'
Article 24, Section 24.14.C (3) – Billboard Standards (Distance)		
Required: 1,000'	Proposed: 358'	Waiver: 642'
Article 24, Section 24.14.C (3) – Billboard Standards (Distance)		
Required: 1,000'	Proposed: 607'	Waiver: 393'
Article 24, Section 24.14.C (3) – Billboard Standards (Distance)		
Required: 1,000'	Proposed: 530'	Waiver: 470'
Article 24, Section 24.14.C (4) – Billboard Standards (Setback)		
Required: 5'	Proposed: 0'	Waiver: 5'
Article 24, Section 24.14.C (4) – Billboard Standards (Setback)		
Required: 5'	Proposed: 0'	Waiver: 5'
Article 24, Section 24.14.C (5) – Billboard Standards (Electronic Billboards)		
Required: 1,000'	Proposed: 607'	Waiver: 393'



ITEM 7 – Docket Number: 061-19

Applicant or Agent: Gwendolyn A. Bordenave
Property Location: 301-03 S. Alexander Street **Zip:** 70119
Bounding Streets: S. Alexander St., Banks St., S. Murat St., Palmyra St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Mid-City **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 804
Proposed Use: Two-Family Residence **Lot Number:** 25
Project Planner: Travis Martin (trlmartin@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 to permit a two-family dwelling with insufficient minimum permeable open space, insufficient interior side yard setback, insufficient rear yard setback, and a curb cut with excessive width.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Permeable Open Space		
Required: 30%	Provided: 21%'	Waiver: 9%
Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback		
Required: 3'	Provided: 2'-6"	Waiver: 6"
Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback		
Required: 15'	Provided: 8'-6"	Waiver: 6'-6"
Article 22, Section 22.11.B – Curb Cuts		
Permitted: 12'	Proposed: 18'	Waiver: 6'



ITEM 9 – Docket Number: 063-19

Applicant or Agent: Steven Mace
Property Location: 5651 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., Interstate Highway #10, Catina St., Homedale Ave.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 740
Proposed Use: Single-Family Residence **Lot Number:** 19-A
Project Planner: Sydney Shivers (sydney.shivers@nola.gov)

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

Requested Waivers:

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

Required: 20' Proposed: 10' Waiver: 10'

Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback

Required: 20' Proposed: 0' Waiver: 20'



ITEM 10 – Docket Number: 064-19

Applicant or Agent: LSU Health Foundation New Orleans, JMH Realty LLC, USL-2101 Poydras, LLC
Property Location: 2123 Poydras Street **Zip:** 70112
Bounding Streets: Poydras St., S. Galvez St., Perdido St., S. Johnson St.
Zoning District: MS Medical Service District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 517
Proposed Use: Dormitory **Lot Number:** 086
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 22, Section 22.8.B.1 of the Comprehensive Zoning Ordinance to permit the construction of a dormitory with excessive building height, insufficient front yard setback, insufficient corner side yard setback, insufficient rear yard setback, insufficient interior side yard setback, and insufficient off-street parking.

Requested Waiver:**Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height**

Permitted: 100'	Proposed: 118'	Waiver: 18'
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Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Poydras)

Required: 20'	Proposed: 0'	Waiver: 20'
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Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback (S. Johnson)

Required: 10'	Proposed: 0'	Waiver: 10'
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Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback

Required: 10'	Proposed: 5'	Waiver: 5'
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Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback

Required: 10'	Proposed: 5'	Waiver: 5'
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Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations

Required: on-site	Proposed: off-site	Waiver: on-site
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ITEM 11 – Docket Number: 065-19

Applicant or Agent: Corrie Hinton
Property Location: 2416 S. Johnson Street **Zip:** 70125
Bounding Streets: S. Johnson St., First St., S. Prieur St., Second St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 435
Proposed Use: Single-Family Residence **Lot Number:** 18
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) to permit a single-family dwelling with insufficient rear yard setback.

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

Required: 12.26'

Provided: 10'

Waiver: 2.26'

D. Director of Safety and Permits Decisions Appeals – Unfinished Business**ITEM 12 – Docket Number: 041-19**

Applicant or Agent: Franklin Avenue LLC
Property Location: 2611 N. Robertson Street **Zip:** 70117
Bounding Streets: Franklin Ave., N. Claiborne Ave., Port St., N. Robertson St.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 7
Existing Use: Subject of Appeal **Square Number:** 648
Proposed Use: Motor Vehicle Service and Repair **Lot Number:** 5-A

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 motor vehicle repair use.

**ITEM 13 – Docket Number: 059-19****WITHDRAWN**

Applicant or Agent: Mega 4 LLC, Gregory M. Glasper
Property Location: 528 S. Broad Street **Zip:** 70119
Bounding Streets: S. Broad St., Tulane Ave., S. Dorgenois St., Gravier St.
Zoning District: MU-2 High Intensity Mixed-Use District
Historic District: Mid-City **Planning District:** 4
Existing Use: Billboard **Square Number:** 585
Proposed Use: Billboard **Lot Number:** 19, 20

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 non-conforming billboard cannot be converted to an electronic billboard.

E. Director of Safety and Permits Decisions Appeals – New Business**ITEM 14 – Docket Number: 066-19**

Applicant or Agent: Christian Galvin
Property Location: 919 Jackson Avenue **Zip:** 70130
Bounding Streets: Jackson Ave., Laurel St., Josephine St., Constance St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Subject of Appeal **Square Number:** 108
Proposed Use: Subject of Appeal **Lot Number:** 16

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 denial of the reissuance of short-term rental license No.17STR-09979.

**ITEM 15 – Docket Number: 067-19**

Applicant or Agent: Christian Galvin
Property Location: 1706 Jackson Avenue **Zip:** 70113
Bounding Streets: Brainard St., Carondelet St., Jackson Ave., Phillip St.
Zoning District: HU-RM1 Historic Urban Multi-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Subject of Appeal **Square Number:** 243
Proposed Use: Subject of Appeal **Lot Number:** A

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 denial of the reissuance of short-term rental license No.17STR-10632.

**ITEM 15 – Docket Number: 068-19**

Applicant or Agent: Robert J. Ellis
Property Location: 301 St. Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Union St., Carondelet St., Gravier St.
Zoning District: CBD-1 Core Central Business District
Historic District: N/A **Planning District:** 1a
Existing Use: Subject of Appeal **Square Number:** 223
Proposed Use: Subject of Appeal **Lot Number:** 1

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 denial of a hotel occupational license, in conjunction with Civil District Court Case No. 2019-7151.

F. Adjournment