



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

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## Draft Agenda

**February 11, 2019**

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### MEETING INFORMATION

#### LOCATION

#### **City Council Chambers**

City Hall (1<sup>st</sup> Floor)  
1300 Perdido Street  
New Orleans, Louisiana

#### TIME

1:00 p.m.  
*(Please note change in meeting time)*

#### 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.

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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 **February 21, 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](http://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](mailto: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 2 – Docket Number: 086-18**

**Applicant or Agent:** Iglesia Pentecostal Refugio de Salvación  
**Property Location:** 3001 Behrman Highway **Zip:** 70114  
**Bounding Streets:** Behrman Hwy., Nevada St., Elmwood Park Dr., Kansas St.  
**Zoning District:** S-RS Suburban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 12  
**Existing Use:** Vacant Lot **Square Number:** 86  
**Proposed Use:** Place of Worship **Lot Number:** 21, 22, 23 & 24  
**Project Planner:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 22, Section 22.4.A (Table 22-1), and Article 23, Section 23.8 of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 088-18, to permit the construction of a place of worship with insufficient minimum lot area, insufficient minimum lot width, insufficient off-street parking, and a buffer yard with insufficient width.

**Requested Waivers:**

<b>Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area</b>		
Required: 20,000 ft <sup>2</sup>	Proposed: 14,580 ft <sup>2</sup>	Waiver: 5,420 ft <sup>2</sup>
<b>Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width</b>		
Required: 100'	Proposed: 60.75'	Waiver: 39.25'
<b>Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements</b>		
Required: 57 spaces	Proposed: 15 spaces	Waiver: 42 spaces
<b>Article 23, Section 23.8 – Buffer Yards</b>		
Required: Buffer yard	Proposed: No buffer yard	Waiver: No buffer yard



**ITEM 2 – 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) 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 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 (North)**

Required: 10' Proposed: 5.19' Waiver: 4.81'

**Article 23, Section 23.8 – Buffer Yards (Southwest)**

Required: 10' Proposed: 7.19' Waiver: 2.81



**ITEM 3 – Docket Number: 002-19**

**Applicant or Agent:** David Poche, Raphael Academy Facilities Development LLC  
**Property Location:** 530 Jackson Avenue **Zip:** 70130  
**Bounding Streets:** Jackson Ave., Rousseau St., Phillip St., St. Thomas St.  
**Zoning District:** HU-MU Historic Urban Neighborhood Mixed-Use District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 44  
**Proposed Use:** Mixed-Use **Lot Number:** 11, 12, 13, A, Pt 91, Pt  
**Project Planner:** Rachael Berg (rberg@nola.gov) 1, & Pt 2

**Request:** This request is for variances from the provisions of Article 22, Section 22.4.B, Article 22, Section 22.8.B.2 (b) and Article 22, Section 22.8.D.1 of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (vocational educational facility/restaurant) that exceeds the maximum vehicle parking limitation, provides parking in the front yard, and has a parking space that backs out onto traffic, in conjunction with Subdivision Docket 116-18.

**Requested Waivers:**

**Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations**

Permitted: 3 spaces Proposed: 10 spaces Waiver: 7 spaces

**Article 22, Section 22.8.B.2 (b) – Permitted Vehicle Parking Locations (Front Yard)**

Permitted: No front yard parking Proposed: Front yard parking Waiver: Front yard parking

**Article 22, Section 22.8.D.1 – Access Requirements for Off-Street Vehicle Parking Areas**

Required: Vehicle proceeds forward into traffic

Provided: Vehicle backs out into traffic

Waiver: Vehicle backs out into traffic

**C. Variances – New Business**

**ITEM 4 – Docket Number: 007-19**

**Applicant or Agent:** Mark Mantooth, Lucy Car  
**Property Location:** 6437 Colbert Street **Zip:** 70124  
**Bounding Streets:** Colbert St., Lane St., Louisville St., Bragg St.  
**Zoning District:** S-LRS1 Suburban Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 220  
**Proposed Use:** Single-Family Residence **Lot Number:** 13, 14  
**Project Planner:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.B.1.b and Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the construction of a front facing garage with insufficient setback from the interior side property line for a single-family dwelling with rear alley access.

**Requested Waivers:**

**Article 13, Section 13.3.B.1.b – Parking Area Location (Garage)**

Required: No front facing garage

Provided: Front facing garage

Waiver: Front facing garage

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

Required: 3' (minimum)

Proposed: 0'

Waiver: 3'



**ITEM 5 – Docket Number: 008-19**

**Applicant or Agent:** Onxy Group LLC, Kim Sentmore- Washington, Radee Washington  
**Property Location:** 432-434 N. Miro Street **Zip:** 70119  
**Bounding Streets:** N. Miro St., St. Louis St., N. Galvez St., Conti St.  
**Zoning District:** HU-MU Historic Urban Neighborhood Mixed-Use District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Two-Family Residence **Square Number:** 279  
**Proposed Use:** Two-Family Residence **Lot Number:** A  
**Project Planner:** Robin Jones (rcjones@nola.gov)

**Request:** This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance to permit an addition onto an existing two-family residence, resulting in insufficient rear yard setback (**AFTER THE FACT**).

**Requested Waiver:**

**Article 12, Section 12.3.A.1 (Table 12-2) — Rear Yard Setback**

Required: 15'

Provided: 10'

Waiver: 5'



**ITEM 6 – Docket Number: 009-19**

**Applicant or Agent:** The Orleans House LLC, Ali Rex  
**Property Location:** 1800 Canal Street **Zip:** 70112  
**Bounding Streets:** Canal St., S. Derbigny St., Cleveland Ave., S. Roman St.  
**Zoning District:** LS Life Science Mixed-Use District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Building **Square Number:** 436  
**Proposed Use:** Hotel/Motel **Lot Number:** 6 & Half of 7  
**Project Planner:** Joseph Colón (jacolon@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 renovation of an existing building into a hotel (8 rooms) with insufficient off-street parking.

**Requested Waiver:**

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

Required: 4 spaces      Provided: 0 (1 grandfathered) spaces      Waiver: 3 spaces



**ITEM 7 – Docket Number: 010-19**

**Applicant or Agent:** Jason C. Bezou, Sara Bezou, Jeffery Treffinger  
**Property Location:** 422 Harrison Avenue **Zip:** 70124  
**Bounding Streets:** Louisville St., French St., Colbert St., Harrison Ave.  
**Zoning District:** S-LB1 Suburban Lake Area Neighborhood Business District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 274  
**Proposed Use:** Office **Lot Number:** Z-1  
**Project Planner:** Haley Delery (hdelery@nola.gov)

**Request:** This request is for a variance from the provisions of Article 22, Section 22.8.D.1 of the Comprehensive Zoning Ordinance to permit the renovation of an existing building into an office with a parking area designed so that the driver of a vehicle backs out into traffic rather than proceeds forward.

**Requested Waiver:**

**Article 22, Section 22.8.D.1 – Access Requirements for Off-Street Vehicle Parking Areas**

Required: Vehicle proceeds forward into traffic

Provided: Vehicle backs out into traffic

Waiver: Vehicle backs out into traffic

**D. Director of Safety and Permits Decisions Appeals – Unfinished Business**

**ITEM 8 – 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.

**E. Director of Safety and Permits Decisions Appeals – New Business**

**ITEM 9 – Docket Number: 011-19**

**Applicant or Agent:** Gail Armant, Pearl Cantrelle, Dawn Hebert, Spring Lake Neighborhood  
**Property Location:** 6600 Morrison Road **Zip:** 70126  
**Bounding Streets:** I-10 N. Service Rd., Martin Dr., Morrison Rd.  
**Zoning District:** C-2 Auto-Oriented Commercial District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Subject of Appeal **Square Number:** 0  
**Proposed Use:** Subject of Appeal **Lot Number:** 1B/048

**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 subject temporary use should be classified as a holiday sales lot.

**F. Request for Extension – New Business**

**ITEM 10 – Docket Number: 013-17**

**Applicant or Agent:** Kevin Giroir  
**Property Location:** 4222 Duplessis Street **Zip:** 70122  
**Bounding Streets:** Duplessis St., Jumonville St., Harrison Ave., & Mandolin St.,  
**Zoning District:** S-RD Suburban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Single-Family Residence **Square Number:** 3052  
**Proposed Use:** Single-Family Residence **Lot Number:** 6

**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 one year extension.

**G. Adjournment**