



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Draft Agenda

January 14, 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 **January 24, 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: 087-18

Applicant or Agent: Kevin Patrick Duffy
Property Location: 6610 General Haig Street **Zip:** 70124
Bounding Streets: Gen. Haig St., Porteous St., Argonne St., Filmore Ave.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Building **Square Number:** 156
Proposed Use: Single-Family Residence **Lot Number:** 27 & 28
Project Planner: Amos Wright (ajwright@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.T of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with mechanical equipment located closer than three (3) feet from a side lot line.

Requested Waiver:

Article 21, Section 21.6.T – Mechanical Equipment

Required: 3' Provided: 1'-11" Waiver: 1'-1"



ITEM 2 – Docket Number: 089-18

Applicant or Agent: Webre Consulting, 3821 Franklin Spe LLC
Property Location: 3821 Franklin Avenue **Zip:** 70122
Bounding Streets: Lotus St., Lavender St., Franklin Ave., Jonquil St.
Zoning District: HU-RM2 Historic Urban Multi-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 20
Proposed Use: Multi-Family Residence **Lot Number:** 1-A
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 11-2B) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a multi-family dwelling (80 units) with excessive building height, insufficient minimum permeable open space, excessive impervious surface in corner side yards, insufficient minimum interior side yard, mechanical equipment in a corner side yard, and insufficient off-street parking.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2B) – Maximum Building Height

Required: 48’ Provided: 51’-6” Waiver: 3’-6”

Article 11, Section 11.3.A.a (Table 11-2B) – Minimum Permeable Open Space

Required: 30% of lot area Provided: 6% of lot area Waiver: 24%

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

Required: 40% Provided: 46% (Lavender Street) Waiver: 6%

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

Required: 40% Provided: 43% (Jonquil Street) Waiver: 3%

Article 11, Section 11.3.A.1 (Table 11-2B) – Minimum Interior Side Yard

Required: 10’ Provided: 7’ Waiver: 3’

Article 21, Section 21.6.T.1 – Mechanical Equipment

Required: No mechanical equipment in a corner side yard

Provided: Mechanical equipment in corner side yard

Waiver: Mechanical equipment in corner side yard

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

Required: 80 spaces (1 space/du) Provided: 71 spaces (22 grandfathered) Waiver: 9 spaces



C. Variances – New Business

ITEM 3 – 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 4 – 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: Kelly Butler (kgbutler@nola.gov) 1, & Pt 2

Request: This request is for variances from the provisions of Article 22, Section 22.4.B and Article 22, Section 22.8.B.2 (b) 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 and provides parking in the front yard, in conjunction with Subdivision Docket 116-18.

Requested Waivers:

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

Permitted: 2 spaces Proposed: 9 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



ITEM 5 – Docket Number: 003-19

Applicant or Agent: Francis B. Mazzanti Jr., Carole Hulme
Property Location: 2001 Marengo Street **Zip:** 70115
Bounding Streets: Marengo St., S. Saratoga St., Gen. Taylor St., Danneel St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 504
Proposed Use: Two-Family Residence **Lot Number:** 1 & 2
Project Planner: Leila M. Manouchehri (Immanouchehri@nola.gov)

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit more than one principal building on a lot.

Requested Waiver:

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

Permitted: 15' Provided: 3'-8" Waiver: 11'-4"



D. Minor Map Adjustments – New Business

ITEM 6 – Docket Number: 004-19

Applicant or Agent: Brookwood-Read LLC
Property Location: 10251-10301 N. Interstate 10 Service **Zip:** 70127
Bounding Streets: 1-10 N. Service Rd., Farrar Canal, Plainfield Dr., Read Blvd.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** -1, 7
Proposed Use: Mini-Warehouse **Lot Number:** 2-F
Project Planner: Larry Massey (lwmassey@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 extend the C-2 Auto-Oriented Commercial District boundary two (2) feet to 236 feet in depth along the Farrar Canal side of the property, in conjunction with Subdivision Docket 100-18.

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

ITEM 7 – Docket Number: 005-19

Applicant or Agent: Doreen Tan Abadco
Property Location: 1522 S. Carrollton Avenue **Zip:** 70118
Bounding Streets: S. Carrollton Ave., Dublin St., Jeanette St., Birch St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Carrollton, Carrollton Avenue **Planning District:** 3
Existing Use: Multi-Family Residence **Square Number:** 194
Proposed Use: Multi-Family Residence **Lot Number:** 25

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 the expansion of a non-conformity's footprint into a required setback.



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.

F. Reasonable Accommodation Appeals – New Business

ITEM 9 – Docket Number: RA005-18

Applicant or Agent: 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

Request: This is an appeal of a decision of the Executive Director of the City Planning Commission as per Article 27, Section 27.7 of the Comprehensive Zoning Ordinance regarding the denial of a reasonable accommodation 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.¹

Requested Accommodations:

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) Provided: 0' Waiver: 3'

G. Adjournment

¹ RA005-18 was partially approved and partially denied. The Executive Director granted approval of Article 13, Section 13.3.B.1.b – Parking Area Location (Curb Cut) to permit a front facing curb cut, subject to two (2) provisos.