



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Draft Agenda

March 11, 2019

MEETING INFORMATION

LOCATION

City Council Chambers

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

TIME

9:00 a.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.

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 **March 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.

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 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking
Required: 35 Proposed: 14 Waiver: 21
Article 23, Section 23.8 – Buffer Yards (North)
Required: 10’ Proposed: 5.19’ Waiver: 4.81’



ITEM 2 – Docket Number: 003-19

WITHDRAWN

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"



ITEM 3 – 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 4 – Docket Number: 009-19**WITHDRAWN**

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: 1 spaces (grandfathered) Waiver: 3 spaces

C. Variances – New Business**ITEM 5 – Docket Number: 012-19**

Applicant or Agent: Sarah Anne Tetlow, Graham Hill, Concordia Architects
Property Location: 5932 Annunciation Street **Zip:** 70115
Bounding Streets: Tchoupitoulas St., State St., Annunciation St., Alonzo St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 6
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Wheeler L. Manouchehri (Immanouchehri@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.EE and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a swimming pool in the required corner side yard with insufficient setback.

Requested Waivers:**Article 21, Section 21.6.EE.1 – Swimming Pools (Location)**

Required: 4' Provided: 2'-6" Waiver: 1'-6"

Article 21, Section 21.6.EE.1 – Swimming Pools (Location)

Required: Not permitted in corner side yard

Provided: Located in corner side yard

Waiver: Located in corner side yard



ITEM 6 – Docket Number: 013-19

Applicant or Agent: Freret LLC, Gene Guidry, Trapolin Peer Architects
Property Location: 7103 Freret Street **Zip:** 70118
Bounding Streets: Freret St., Audubon St., Broadway St., Zimple St.
Zoning District: HU-RM2 Historic Urban Multi-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 3
Proposed Use: Multi-Family Residence **Lot Number:** A
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the construction of a multi-family residence (6-unit) with insufficient minimum lot width, insufficient interior side yard setback, and insufficient corner side yard setback.

Requested Waivers:**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width**

Required: 50 ft.	Provided: 40 ft.	Waiver: 10 ft.
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Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback

Required: 10 ft.	Provided: 3 ft.	Waiver: 7 ft.
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Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Side Yard Setback

Required: 10 ft.	Provided: 4 ft.	Waiver: 6 ft.
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**ITEM 7 – 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.
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Article 9, Section 9.3.A (Table 9-2) – Maximum FAR

Permitted: 2.0	Provided: 2.228	Waiver: 0.2
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Article 9, Section 9.3.A (Table 9-2) – Open Space Ratio

Required: .30	Provided: 0	Waiver: .30
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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. Adjournment