



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Final Agenda

November 11, 2019

MEETING INFORMATION

LOCATION

**Homeland Security
Conference Room**

8th Floor, Room 8E10
City Hall
1300 Perdido Street
New Orleans, Louisiana

TIME

10:00 a.m.*

**Decision appeals will be
heard no earlier than 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

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 4 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 **November 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.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules
- B. Variances – Unfinished Business

ITEM 1 – Docket Number: 054-19

Applicant or Agent: Arbor Towne LLC, Studio WTA, Ross Karsen
Property Location: 1800 Jefferson Avenue **Zip:** 70115
Bounding Streets: Jefferson Ave., Danneel St., Octavia St., S. Saratoga St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 490
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Emily Ramírez 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 22, Section 22.11.B of the Comprehensive Zoning Ordinance to permit an addition onto an existing single-family residence, resulting in insufficient corner side yard setback and insufficient rear yard setback, and a curb cut with excessive width.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Side Yard Setback		
Required: 2’	Proposed: 0’	Waiver: 2’
Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback		
Required: 15’	Proposed: 0’	Waiver: 15’
Article 22, Section 22.11.B – Curb Cuts		
Permitted: 12’	Proposed: 18’-5 3/8”	Waiver: 6’-5 3/8”



ITEM 2 – 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: 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 lines.

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 3 – 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, insufficient off-street parking, and parking that is not located on the same lot.

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

Permitted: 100'	Proposed: 118'	Waiver: 18'
-----------------	----------------	-------------

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

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

Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback (S. Johnson)

Required: 10'	Proposed: 0'	Waiver: 10'
---------------	--------------	-------------

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

Required: 10'	Proposed: 5'	Waiver: 5'
---------------	--------------	------------

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

Required: 10'	Proposed: 5'	Waiver: 5'
---------------	--------------	------------

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations

Required: on-site	Proposed: off-site	Waiver: on-site
-------------------	--------------------	-----------------



ITEM 4 – Docket Number: 076-19

Applicant or Agent: Kaleidoscope Realty LLC, Webre Consulting
Property Location: 5931-5961 Bullard Avenue **Zip:** 70128
Bounding Streets: Bullard Ave., Lake Forest Blvd., Eastover Dr., Levy Dr.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 9
Existing Use: Mixed-Use **Square Number:** -9
Proposed Use: Mixed-Use **Lot Number:** 3D2AA, BB1, BB2
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This is a request for variances from the provisions of Article 24, Section 24.12.D of the Comprehensive Zoning Ordinance to permit two freestanding signs, where only one is permitted, with excessive area and height.

Requested Waivers:**Article 24, Section 24.12.D – Freestanding Signs**

Permitted: One per street frontage

Proposed: Two per street frontage

Waiver: Two per street frontage

Article 24, Section 24.12.D – Freestanding Signs (Table 24-2) - Area

Permitted: 32 sq. ft.

Proposed: 250 sq. ft.

Waiver: 218 sq. ft.

Article 24, Section 24.12.D – Freestanding Signs (Table 24-2) - Height

Permitted: 6 ft.

Proposed: 25 ft.

Waiver: 19 ft.

**ITEM 5 – Docket Number: 077-19****WITHDRAWN**

Applicant or Agent: 1000 N. Broad LLC
Property Location: 1000 N. Broad Street **Zip:** 70119
Bounding Streets: N. Broad St., Ursulines Ave., N. Dorgenois St., St. Philip St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Tremé **Planning District:** 4
Existing Use: Office **Square Number:** 342
Proposed Use: Office **Lot Number:** A
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This is a request for variances from the provisions of Article 24, Section 24.11.D of the Comprehensive Zoning Ordinance to permit a projecting sign with excessive area and projection from the building face and insufficient projection from the curb line.

Requested Waivers:**Article 24, Section 24.11.D (Table 24-1) – Projecting Signs (Area)**Permitted: 12 ft²Proposed: 25 ft²Waiver: 13 ft²**Article 24, Section 24.11.D.2 – Projecting Signs (Curb Line)**

Permitted: 2 feet

Proposed: 0 feet

Waiver: 2 feet

Article 24, Section 24.11.D.2 – Projecting Signs (Building Face)

Permitted: 4 feet

Proposed: 12'-10" feet

Waiver: 8'-10" feet

ITEM 6 – Docket Number: 081-19

Applicant or Agent: Flora M. One LLC, Flora Shaughnessy
Property Location: 4015 Ulloa Street **Zip:** 70124
Bounding Streets: Ulloa St., S. Carrollton Ave., D’Hemecourt St., S. Pierce St.,
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Mid-City **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 46A
Proposed Use: Two-Family Residence **Lot Number:** D
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.11.B and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with two curb cuts where only one curb cut is permitted and a parking pad with insufficient setback from the property line.

Requested Waivers:

Article 22, Section 22.11.B – Curb Cuts

Permitted: 1 curb cut	Proposed: 2 curb cuts	Waiver: 1 curb cut
-----------------------	-----------------------	--------------------

Article 22, Section 22.11.D – Parking Pad Design

Required: 3 ft	Proposed: 1 ft	Waiver: 2 ft
----------------	----------------	--------------



C. Variances – New Business

ITEM 7 – Docket Number: 094-19

Applicant or Agent: Ellie and Arie Properties LLC, Robert Gordon
Property Location: 7023 Bellaire Drive **Zip:** 70113
Bounding Streets: New Orleans Hammond Hwy., Bellaire Dr., Hay Pl., Kenison St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 261
Proposed Use: Single-Family Residence **Lot Number:** C-1
Project Planner: Joseph Colón (jacolon@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.11.B.1 to allow two curb cuts where only one curb cut is permitted (**AFTER THE FACT**).

Requested Waiver:

Article 22, Section 22.11.B – Curb Cuts

Permitted: 1 curb cut	Proposed: 2 curb cuts	Waiver: 1 curb cut
-----------------------	-----------------------	--------------------



ITEM 8 – Docket Number: 095-19

Applicant or Agent: Calhoun Marcus, Jasmine Bailey
Property Location: 413 N. Johnson Street **Zip:** 70119
Bounding Streets: N. Johnson St., St. Louis St., North Galvez St., Conti St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Mid-City **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 272
Proposed Use: Single-Family Residence **Lot Number:** 8
Project Planner: Robin Jones (rcjones@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 residence with insufficient rear yard setback.

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

Required: 5.7 ft Provided: 3 ft Waiver: 2.7 ft

**ITEM 9 – Docket Number: 096-19**

Applicant or Agent: Katherine Schloegel, Angel Doublet
Property Location: 405 New Orleans Hammond Highway **Zip:** 70124
Bounding Streets: N.O.-Hammond Hwy., Regent St., Robert E. Lee Blvd., East Hazeur Line
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Townhouse **Square Number:** 46A
Proposed Use: Townhouse **Lot Number:** D
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), in conjunction with Subdivision Docket 081-19, to permit the creation of a lot with insufficient minimum lot area, insufficient minimum lot width, insufficient minimum permeable open space, excessive front yard paving, insufficient interior side yard setback, and insufficient minimum required aggregate of side yards.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 4,800 ft² Proposed: 1,823.12 ft² Waiver: 2,976.88 ft²

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width

Required: 40 ft Proposed: 20 ft Waiver: 20 ft

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Permeable Open Space

Required: 40% Proposed: 36% Waiver: 4%

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

Required: 40% Proposed: 77% Waiver: 37%

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard

Required: 4 ft Proposed: 3'-2" Waiver: 10"

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Required Aggregate of Side Yards

Required: 4 ft Proposed: 3'-2" Waiver: 10"

ITEM 12 – Docket Number: 099-19

Applicant or Agent: Bourbon Maison LLC, Margaret Glass, Jay Floyd, Margaret Floyd
Property Location: 1231 Bourbon Street **Zip:** 70114
Bounding Streets: Bourbon St., Barracks St., Dauphine St., Gov. Nicholls St.
Zoning District: VCR-1 Vieux Carré Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 2 & 3
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This is a request for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2), in conjunction with Subdivision Docket 021-19, to permit the creation of a lot with insufficient open space ratio.

Requested Waiver:

Article 9, Section 9.3.A (Table 9-2) – Open Space Ratio

Required: 0.30

Proposed: 0.226

Waiver: 0.074



ITEM 13 – Docket Number: 100-19

Applicant or Agent: Evans Family Revocable Trust, Courtney Evans Francis
Property Location: 3520 Gentilly Boulevard **Zip:** 70114
Bounding Streets: Gentilly Blvd., Iris St., Wisteria St., Clematis St.
Zoning District: HU-RS Historic Urban Single-Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Multi-Family Residence **Square Number:** 24
Proposed Use: Multi-Family Residence **Lot Number:** 2 & 3
Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D to permit a parking pad in the front yard, resulting in excessive impervious surface in the front yard (**AFTER THE FACT**).

Requested Waivers:

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

Permitted: 40% Provided: 74% Waiver 34%

Article 11, Section 11.3.B.3.a – Parking Restrictions

Required: No Front Yard Parking Provided: Front Yard Parking Waiver: Front Yard Parking

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking Provided: Front yard parking Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard



ITEM 14 – Docket Number: 101-19

Applicant or Agent: William Jones, Jr., Kristina Braud Jones, Stephen Favorite
Property Location: 5403 West End Boulevard **Zip:** 70124
Bounding Streets: Mound Ave., West End Blvd, NO. Terminal Co. Property, Milne 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:** 449
Proposed Use: Single-Family Residence **Lot Number:** 21
Project Planner: Joanna B. Farley (jbfarley@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 13, Section 13.3.B.1.b, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D to permit the construction of a single-family residence with insufficient interior side yard setbacks and a parking pad in the front yard.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback**

Required: 4 ft Proposed: 3 ft Waiver: 1 ft

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

Required: 4 ft Proposed: 3 ft Waiver: 1 ft

Article 13, Section 13.3.B.1.b – Parking Area Location

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

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

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

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard

D. Director of Safety and Permits Decisions Appeals – Unfinished Business (no earlier than 1:00)**ITEM 15 – Docket Number: 023-19**

Applicant or Agent: Thelma M. Cole
Property Location: 1932 Joliet Street **Zip:** 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.

ITEM 16 – Docket Number: 030-19

Applicant or Agent: Karen Ocker, Jesuit High School, Mark Herman, Gayle V. Gagliano, Kim Loubat, Elliot J. Weiner, Anita Sanchez-Giles, Lisa Gagliano-Dawson
Property Location: 4133 Banks Street **Zip:** 70119
Bounding Streets: S. Carrollton Ave., Banks St., S. Hennessey St., Palmyra St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Mid-City **Planning District:** 4
Existing Use: Secondary Educational Facility **Square Number:** 781
Proposed Use: Secondary Educational Facility **Lot Number:** 015

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, as remanded by Orleans Parish Civil District Court, for further consideration of whether to reverse Director Zachary R. Smith’s interpretation in Zoning Interpretation Memorandum Z-19-01 without evaluating the Director’ decision with any heightened deference.

E. Director of Safety and Permits Decisions Appeals – New Business**ITEM 17 – Docket Number: 102-19**

Applicant or Agent: Lucy Car, Sharonda Williams
Property Location: 6437 Colbert Street **Zip:** 70124
Bounding Streets: Colbert St., Bragg St., Louisville St., Lane 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 Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that Building Permit No. 13-12200-ACCS, issued under the former Comprehensive Zoning Ordinance to permit a front-facing garage, has lapsed.

**ITEM 18 – Docket Number: 103-19**

Applicant or Agent: Ilse Stough, NORF 2 GCE Green 3100 Banksst LLC
Property Location: 3100 Banks Street **Zip:** 70119
Bounding Streets: Banks St., S. Lopez St., Baudin St., S. Salcedo St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Mid-City **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 654
Proposed Use: Mixed-Use **Lot Number:** X-1-F

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 mixed-use development exceeds the maximum allowable building height based on the interpretation of primary façade.

ITEM 19 – Docket Number: 104-19

Applicant or Agent: Erin Holmes, Vieux Carré Property Owners, Residents, and Associates
Property Location: 601-607 Chartres Street **Zip:** 70130
Bounding Streets: Chartres St., Toulouse St., Royal St., St. Peter St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Subject of Appeal **Square Number:** 42
Proposed Use: Subject of Appeal **Lot Number:** R

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 use is a standard restaurant and not a fast food restaurant.

F. Consideration – Adoption of the 2020 & 2021 Board of Zoning Adjustments Meeting Schedules

G. Adjournment