



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Draft Agenda

September 9, 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

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 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 **September 19, 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 Tuesday, September 3.**

A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. Variances – Unfinished Business

ITEM 1 – Docket Number: 045-19

WITHDRAWN

Applicant or Agent: Allison Thomsen, Gregory Thomsen, Heather Rouss
Property Location: 221 Pelican Avenue **Zip:** 70114
Bounding Streets: Pelican Ave., Bouny St., Seguin St., Alix St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Algiers Point **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** 7
Proposed Use: Two-Family Residence **Lot Number:** 6, 7
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is to waive provisos imposed by the Board of Zoning Adjustments in BZA Docket 149-00, provisos #3, #4, and #5, requiring that the accessory structure never be separately metered, used as a rental property, or include kitchen facilities, as well as for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 21, Section 21.4.A.2 of the Comprehensive Zoning Ordinance to permit a second principal structure with insufficient interior side yard and rear yard setbacks. **(AFTER THE FACT)**

Requested Waivers:

BZA Docket 149-00 – Proviso #3

Imposed: The accessory structure shall never be separately metered.
Waiver: Removal of the requirement that the accessory structure shall never be separately metered.

BZA Docket 149-00 – Proviso #4

Imposed: The accessory structure shall not be used as a rental property.
Waiver: Removal of the prohibition that the accessory structure not be used as a rental property.

BZA Docket 149-00 – Proviso #5

Imposed: No kitchen facilities shall be permitted.
Waiver: Removal of the prohibition of kitchen facilities.

Article 21, Section 21.4.A.2 – Number of Principal Buildings on a Lot

Required: 1	Provided: 2	Waiver: 1
-------------	-------------	-----------

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

Required: 3'	Provided: 0'	Waiver: 3'
--------------	--------------	------------

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

Required: 15'	Provided: 0'	Waiver: 15'
---------------	--------------	-------------



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: 053-19

Applicant or Agent: I-10 Lodging LLC, Mike Desai
Property Location: 12000 Levy Drive **Zip:** 70128
Bounding Streets: Levy Dr., Bullard Ave.
Zoning District: C-1 General Commercial District
Overlay District: CT Corridor Transformation Design Overlay District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** Sec 26
Proposed Use: Hotel/Motel **Lot Number:** L-2
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.4.B, Article 22, Section 22.2.D.3, Article 15, Section 15.3.B.1.f, and Article 15, Section 15.3.B.1.k of the Comprehensive Zoning Ordinance to permit the construction of a hotel with insufficient minimum ground floor ceiling height, excessive off-street parking that are not constructed of permeable paving, and prohibited exterior elevation material.

Requested Waivers:

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

Permitted: 63 spaces (maximum) Proposed: 88 spaces Waiver: 25 spaces

Article 22, 22.2.D.3 – Permeable Pavement Required

Required: 46 spaces (minimum) Proposed: 0 spaces Waiver: 46 spaces

Article 15, Section 15.3.B.1.f – Ground Floor Ceiling Height

Required: 12' (minimum) Proposed: 9'-9" Waiver: 2'-3"

Article 15, Section 15.3.B.1.k – Prohibited Building Materials

Required: No EIFS

Provided: EIFS

Waiver: EIFS



ITEM 5 – 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 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: 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: 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 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



C. Variances – New Business

ITEM 8 – Docket Number: 069-19

Applicant or Agent: Joshua Gertler, MG1, LLC, Daisy Dodge, Union Studios
Property Location: 2518 Dryades Street **Zip:** 70113
Bounding Streets: Dryades St., Third St., Baronne St., Second St.
Zoning District: HU-RM1 Historic Urban Multi-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 261
Proposed Use: Single-Family Residence **Lot Number:** C-1
Project Planner: Sydney Shivers (sydney.shivers@nola.gov)

Request Citations: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), in conjunction with Subdivision Docket 070-19, to permit the creation of a lot with insufficient minimum lot area and minimum lot width.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area
Required: 3,000 sq. ft. Proposed: 1,850.25 sq. ft. Waiver: 1,150 sq. ft.
Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width
Required: 30 ft. Proposed: 24.8 ft. Waiver: 5.2 ft.



ITEM 9 – Docket Number: 070-19

Applicant or Agent: Joshua Gertler, MG1, LLC, Daisy Dodge, Union Studios
Property Location: 2518 Dryades Street **Zip:** 70113
Bounding Streets: Dryades St., Third St., Baronne St., Second St.
Zoning District: HU-RM1 Historic Urban Multi-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 261
Proposed Use: Single-Family Residence **Lot Number:** C-2
Project Planner: Sydney Shivers (sydney.shivers@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), in conjunction with Subdivision Docket 070-19, to permit the creation of a lot with insufficient minimum lot area and minimum lot width.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area
Required: 3,000 sq. ft. Proposed: 1,845 sq. ft. Waiver: 1,155 sq. ft.
Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width
Required: 30 ft. Proposed: 24.7 ft. Waiver: 5.3 ft.



ITEM 10 – Docket Number: 071-19

Applicant or Agent: Robert K. Fruge, Shannon G. Fruge
Property Location: 742 Robert E. Lee Boulevard **Zip:** 70124
Bounding Streets: Robert E. Lee Blvd., Memphis St., Conard St., Vicksburg St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 46A
Proposed Use: Single-Family Residence **Lot Number:** D
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.A of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure with excessive rear yard coverage.

Requested Waiver:

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)
Permitted: 40% maximum Proposed: 42.7% Waiver: 2.7%



ITEM 11 – Docket Number: 072-19

Applicant or Agent: Clarence Simmons Jr., Concordia, LLC, Shelby Mills
Property Location: 3219 St. Claude Avenue **Zip:** 70117
Bounding Streets: St. Claude Ave., Louisa St., Marais St., Piety St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 403
Proposed Use: Two-Family Residence **Lot Number:** 5
Project Planner: Emily Ramírez Hernández (erhernandez@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 conversion of a vacant building into a two-family residence with insufficient off-street parking.

Requested Waivers:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements
Required: 2 spaces Proposed: 0 spaces Waiver: 2 spaces



ITEM 12 – Docket Number: 073-19

Applicant or Agent: The Curtis Family Investment Trust, Brett Marcel Babineaux
Property Location: 536 Nashville Avenue **Zip:** 70115
Bounding Streets: Nashville Ave., Patton St., Eleonore St., Laurel St.,
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 16
Proposed Use: Single-Family Residence **Lot Number:** 19
Project Planner: Joseph Colón (jacolon@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit an addition to an existing single-family residence, resulting in construction of an eave with insufficient setback from the property line.

Requested Waivers:

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Eaves)

Permitted: 2' from any lot line Provided: 1' Waiver: 1'

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Eaves)

Permitted: 2' from any lot line Provided: 1' Waiver: 1'



ITEM 13 – Docket Number: 074-19

Applicant or Agent: Susan Rivers, Isamel Jose, Gregory Thomas
Property Location: 1912 Mardi Gras Boulevard **Zip:** 70114
Bounding Streets: Mardi Gras Blvd., Bringier St., Numa St., Magellan St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 24
Proposed Use: Two-Family Residence **Lot Number:** 2 & 3
Project Planner: Rachael Berg (rberg@nola.gov)

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), in conjunction with Subdivision Docket 145-18, to permit the creation of a lot with insufficient lot depth.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth

Required: 90 ft. Proposed: 80.05 ft. Waiver: 9.95 ft.



ITEM 14 – Docket Number: 075-19

Applicant or Agent: Susan Rivers, Isamel Jose, Gregory Thomas
Property Location: 1920 Mardi Gras Boulevard **Zip:** 70114
Bounding Streets: Mardi Gras Blvd., Bringier St., Numa St., Magellan St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 2 & 3
Project Planner: Rachael Berg (rberg@nola.gov)

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), in conjunction with Subdivision Docket 145-18, to permit the creation of a lot with insufficient lot depth.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth

Required: 90 ft. Proposed: 57.05 ft. Waiver: 32.95 ft.



ITEM 15 – 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 16 – Docket Number: 077-19

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 ft ²	Proposed: 24 ft ²	Waiver: 12 ft ²
-------------------------------	------------------------------	----------------------------

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 feet	Waiver: 8 feet
-------------------	-------------------	----------------

**ITEM 17 – Docket Number: 078-19**

Applicant or Agent: 4200 St Claude LLC
Property Location: 4200 St. Claude Avenue **Zip:** 70117
Bounding Streets: St. Claude Ave., Lesseps St., N. Rampart St., France St.
Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District
Historic District: Bywater **Planning District:** 7
Existing Use: Vacant **Square Number:** 351
Proposed Use: Hotel/Motel **Lot Number:** A
Project Planner: Haley Delery (hdelery@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 construction of a hotel with insufficient off-street parking.

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

Required: 12 spaces	Proposed: 5 spaces	Waiver: 7 spaces
---------------------	--------------------	------------------

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

ITEM 18 – 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 19 – Docket Number: 044-19

Applicant or Agent: Bewajobe Corporation, Jon F. Leyens
Property Location: 2101-2105 Canal Street **Zip:** 70112
Bounding Streets: Canal St., N. Johnson St., Iberville St., N. Galvez St.
Zoning District: MU-1 Medium Intensity Mixed-Use District
Historic District: Mid-City **Planning District:** 4
Existing Use: Subject of Appeal **Square Number:** 275
Proposed Use: Principal Parking Lot **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 determination that the property has not retained legal non-conforming status as a principal parking lot.



ITEM 20 – 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 21 – 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.

E. Consideration – Election of Officers

F. Adjournment