



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Final Agenda

April 13, 2020

MEETING INFORMATION

LOCATION

Livestream at:
http://cityofno.granicus.com/viewPublisher.php?view_id=2

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.

PUBLIC COMMENT SUBMITTAL

Comments accepted beginning at the start of the meeting:
<https://forms.gle/t6x4ShYt4sfmCSw7>

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The Board of Zoning Adjustments does hereby certify that it is unable to hold a commission meeting under regular quorum requirements due to COVID-19. On authority of the Governor under Section 4 of Proclamation Number JBE 2020-30, the next Board meeting will be held via teleconference conference on Monday, April 13, 2020 at 10:00. All efforts will be made to provide for observation and input by members of the public.

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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 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 **April 23, 2020**.

GENERAL RULES OF ORDER

Robert’s Rules of Order govern the conduct of the meeting. Any member of the public may provide written comment on any matter before the Board. If you wish to appear before the Board, please fill out a digital speaker card at the following link: <https://forms.gle/t6x4ShYt4sfmCSw7>. A moderator will read into the record all comments pertaining to that item that have been submitted in accordance with these rules. Comments will be read aloud in a normal speaking voice. The moderator will discontinue reading a comment once it exceeds two (2) minutes.

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 a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit an addition onto an existing single-family residence, resulting in insufficient rear yard setback.

Requested Waiver:

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

Required: 15 ft

Proposed: 0 ft

Waiver: 15 ft



ITEM 2 – 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 ft	Proposed: 118 ft	Waiver: 18 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Poydras)		
Required: 20 ft	Proposed: 0 ft	Waiver: 20 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback (S. Johnson)		
Required: 10 ft	Proposed: 0 ft	Waiver: 10 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations		
Required: on-site	Proposed: off-site	Waiver: on-site

**ITEM 3 – Docket Number: 013-20**

Applicant or Agent: William P. Dokianos, Webre Consulting, LLC
Property Location: 1418 Melpomene Avenue **Zip:** 70130
Bounding Streets: Melpomene Ave., Prytania St., Terpsichore St., Coliseum St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Lower Garden District **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 193
Proposed Use: Single-Family Residence **Lot Number:** 4A
Project Planner: Joanna Farley (jbfarley@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 the construction of a single-family residence with insufficient interior side yard setback (**AFTER THE FACT**).

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback		
Required: 3 ft	Proposed: 2 ft	Waiver: 1 ft

ITEM 4 – Docket Number: 018-20

Applicant or Agent: Damien Job, Recovery School District, Orleans Parish School Board
Property Location: 3520 Dryades Street **Zip:** 70115
Bounding Streets: Dryades St., Delachaise St., Baronne St., Amelia St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 2
Existing Use: Educational Facility, Secondary **Square Numbers:** 462A
Proposed Use: Educational Facility, Secondary **Lot Number:** TEB
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.4.A (Table 22-1), Article 22, Section 22.8.B.2, Article 22, Section 22.10.A, Article 22, Section 22.10.B, Article 22, Section 22.10.E, and Article 23, Section 23.13.B of the Comprehensive Zoning Ordinance to permit a secondary educational facility use with insufficient off-street parking spaces, parking between the street line and the front façade, and a loading space/berth with insufficient depth located in the front yard that is visible from the street and may interfere with traffic.

Requested Waivers:

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

Required: 143 spaces Proposed: 53 spaces Waiver: 90 spaces

Article 22, Section 22.8.B.2 – Permitted Vehicle Parking Locations (Non-Residential Uses)

Required: No parking between street line and front façade

Proposed: Parking between street line and front façade

Waiver: Parking between street line and front façade

Article 22, Section 22.10.A – Design of Off-Street Loading Spaces (Location)

Required: No loading space in front yard

Proposed: Loading space in front yard

Waiver: Loading space in front yard

Article 22, Section 22.10.B – Design of Off-Street Loading Spaces (Dimensions—Length)

Required: 35 ft Proposed: 11 ft Waiver: 24 ft

Article 22, Section 22.10.E – Design of Off-Street Loading Spaces (Access Control)

Required: Minimizes interference with traffic

Proposed: Interference with traffic

Waiver: Interference with traffic

Article 23, Section 23.13.B – Loading Berths

Required: Not visible from street/adjacent properties Proposed: Visible Waiver: Visible



C. Variances – New Business**Item 5 – Docket Number: 026-20****WITHDRAWN**

Applicant or Agent: Randall G. Prather, Melanie D. Johnson
Property Location: 4630 Laurel Street **Zip:**
Bounding Streets: Laurel St., Cadiz St., Annunciation St., Valence St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 143
Proposed Use: Single-Family Residence **Lot Number:** 22
Project Planner: Joanna B. Farley (jbfarley@nola.gov)

Request: This request is for a variance from the requirements of Article 21, Section 21.6.T to permit ground-based swimming pool equipment with insufficient setback from an interior side lot line.

Requested Waiver:**Article 21, Section 21.6.T – Mechanical Equipment**

Required: 3 ft

Proposed: 2 ft

Waiver: 1 ft

**Item 6 – Docket Number: 027-20**

Applicant or Agent: C & F Developers, LLC
Property Location: 9205 S. Claiborne Avenue **Zip:**
Bounding Streets: S. Claiborne Ave., Monticello Ave., Nelson St., Mistletoe St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Carrollton **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 333
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.11.D.3 to permit the construction of a single-family residence with a parking pad with insufficient distance from a lot line.

Requested Waiver:**Article 22, Section 22.11.D.3 – Parking Pad Design (Location)**

Required: 3 ft

Proposed: 0 ft

Waiver: 3 ft



Item 7 – Docket Number: 028-20

Applicant or Agent: Gwen M. Cousins
Property Location: 457 Pine Street **Zip:** 70118
Bounding Streets: Pine St., Dominican St., Broadway St., Benjamin St.
Zoning District: HU-RS Historic Urban Single-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 63
Proposed Use: Single-Family Residence **Lot Number:** B-3-A
Project Planner: Joseph Colón (jacolon@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 11, Section 11.3.A.2 to permit an addition onto an existing single-family residence resulting in an insufficient front yard setback and a front yard build-to line in excess of the permitted plus three (3) feet variation.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Front Yard Setback		
Required: 17 ft minimum	Proposed: 7 ft	Waiver: 10 ft
Article 11, Section 11.3.A.2 – Front Yard Build-To Line		
Required: 17 ft minimum	Proposed: 7 ft	Waiver: 10 ft



Item 8 – Docket Number: 029-20

Applicant or Agent: James G. Caridi Family Trust
Property Location: 1626 S. Carrollton Avenue **Zip:** 70118
Bounding Streets: S. Carrollton Ave., Birch St., Dublin St., Green St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 212
Proposed Use: Single-Family Residence **Lot Number:** 7-8
Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.B.3.a, Article 21, Section 21.6.N.1.a, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance to permit a single-family residence with a parking space in the front yard and a fence with excessive height (**AFTER THE FACT**).

Requested Waivers:

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

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

Article 21, Section 21.6.N.1.a – Fence Height

Required: 7 ft Provided: 8 ft Waiver: 1 ft

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
 Provided: 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
 Provided: Parking space in front yard
 Waiver: Parking space in front yard

D. Adjournment