



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

## Draft Agenda

## August 10, 2020

### MEETING INFORMATION

#### LOCATION

Livestream at:  
[http://cityofno.granicus.com/ViewPublisher.php?view\\_id=2](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.

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Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the Board of Zoning Adjustments certifies that it will convene a meeting on August 10, 2020 via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Board of Zoning Adjustments and that are not able to be postponed to a later meeting due to a legal requirement or deadline in the Comprehensive Zoning Ordinance and State Law that cannot be changed.

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 **August 20, 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. The digital speaker card form will be available the morning of the meeting on the City’s website:  
<https://nola.gov/city-planning/announcements/>

#### **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.

#### **Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://onestopapp.nola.gov).**

The requested waivers are subject to change prior to the hearing. Written comments on any of the matters included on the agenda are accepted in the following ways:

- Email: [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or the planner listed on the agenda
- Mail: 1300 Perdido Street, Room 7W03, New Orleans, Louisiana 70112

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 receipt of public comment is **no later than 5:00 p.m. on Monday, August 3, 2020**.

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

**B. Variances – Unfinished Business**

**Item 1 – Docket Number: 035-20**

**WITHDRAWN**

**Applicant or Agent:** Keith A. Scott  
**Property Location:** 1345 St. Bernard Avenue **Zip:** 70116  
**Bounding Streets:** St. Bernard Ave., Urquhart St., Marais St., Annette St.  
**Zoning District:** HMC-2 Historic Marigny/Tremé/Bywater Commercial District  
**Overlay District:** AC-1 Arts and Culture Diversity **Planning District:** 4  
**Existing Use:** Personal Service Establishment **Square Number:** 500  
**Proposed Use:** Personal Service Establishment **Lot Number:** X  
**Project Planner:** Amos Jasper Wright ([ajwright@nola.gov](mailto:ajwright@nola.gov))

**Request:** This request is for variances from the provisions of Article 24, Section 24.13.G.3.b to permit two (2) wall signs with excessive area.

**Requested Waivers:**

<b>Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1</b>		
Required: 8ft <sup>2</sup>	Proposed: 11 ft <sup>2</sup>	Waiver: 4 ft <sup>2</sup>
<b>Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1</b>		
Required: 5.625 ft <sup>2</sup>	Proposed: 11 ft <sup>2</sup>	Waiver: 5.375 ft <sup>2</sup>



**Item 2 – Docket Number: 037-20**

**Applicant or Agent:** Outer Space and Back Realty LLC, Brian Gille Architects  
**Property Location:** 1174 City Park Avenue Zip: 70119  
**Bounding Streets:** City Park Ave., N. Carrollton Ave., Flowerdale Ct., Sherwood Forest Dr.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Existing Use:** Single-Family Residence **Planning District:** 5  
**Proposed Use:** Single-Family Residence **Square Number:** 547  
**Project Planner:** Amos Jasper Wright ([ajwright@nola.gov](mailto:ajwright@nola.gov)) **Lot Number:** W

**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.A.3 (a), and Article 21, Section 21.6.EE.1, to permit the construction a single-family residence with insufficient corner yard setback, and insufficient rear side yard setback, and insufficient swimming pool setback.

**Requested Waivers:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Yard Setback</b>		
Required: 6.16 ft	Proposed: 0 ft	Waiver: 6.16 ft
<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback</b>		
Required: 15 ft	Proposed: 3 ft	Waiver: 12 ft
<b>Article 11, Section 11.3.A.3 (a) – Corner Yard Setback</b>		
Required: 6.16 ft	Proposed: 0 ft	Waiver: 6.16 ft
<b>Article 21, Section 21.6.EE.1 – Swimming Pool Location</b>		
Required: 4 ft	Proposed: 2 ft, 7in	Waiver: 1 ft, 5 in

**C. Variances – New Business**

**Item 3 – Docket Number: 046-20**

**Applicant or Agent:** Touchstone Community Church  
**Property Location:** 3031 First Street, 2336 S. Derbigny Street **Zip:** 70125  
**Bounding Streets:** First St., S Derbigny St., Jackson Ave., S. Claiborne Ave.  
**Zoning District:** HU-MU Historic Urban Neighborhood Mixed-Use District HUC Historic Urban  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 412  
**Proposed Use:** Mixed-Use (Place of Worship/Single-Family Residence) **Lot Number:** G  
**Project Planner:** Aspen Nero ([asnero@nola.gov](mailto:asnero@nola.gov))

**Request:** This is a request from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (place of worship/single-family residence) with insufficient off-street parking.

**Requested Waiver:**

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**  
 Required: 15 spaces Proposed: 9 spaces Waiver: 6 spaces



**Item 4 – Docket Number: 047-20**

**Applicant or Agent:** Wells One Investments LLC  
**Property Location:** 2228 Bienville Avenue **Zip:** 70119  
**Bounding Streets:** Bienville Ave., N. Galvez St., Iberville St., N. Miro St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 277  
**Proposed Use:** Two-Family Residence **Lot Number:** C-1  
**Project Planner:** Kelly Butler ([kgbutler@nola.gov](mailto:kgbutler@nola.gov))

**Request:** This is a request for variances from the provisions of Article 11, Section 11.3.A.1 of the Comprehensive Zoning Ordinance, in conjunction with SD012-20, to permit the creation of a lot with insufficient lot width and insufficient lot depth.

**Requested Waivers:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width</b>		
Required: 30 ft	Proposed: 28 ft	Waiver: 2 ft
<b>Article 11, Section 11.3.A.1 (Table 11-2B) – Minimum Lot Depth</b>		
Required: 90 ft	Proposed: 70 ft	Waiver: 20 ft



**Item 5 – Docket Number: 048-20**

**Applicant or Agent:** Wells One Investments LLC  
**Property Location:** 2230 Bienville Avenue **Zip:** 70119  
**Bounding Streets:** Bienville Ave., N. Galvez St., Iberville St., N. Miro St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 277  
**Proposed Use:** Two-Family Residence **Lot Number:** C-2  
**Project Planner:** Kelly Butler ([kgbutler@nola.gov](mailto:kgbutler@nola.gov))

**Request:** This is a request for variances from the provisions of Article 11, Section 11.3.A.1 of the Comprehensive Zoning Ordinance, in conjunction with SD012-20, to permit the creation of a lot with insufficient lot width and insufficient lot depth.

**Requested Waivers:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width</b>		
Required: 30 ft	Proposed: 28 ft	Waiver: 2 ft
<b>Article 11, Section 11.3.A.1 (Table 11-2B) – Minimum Lot Depth</b>		
Required: 90 ft	Proposed: 70 ft	Waiver: 20 ft





**Item 8 – Docket Number: 051-20**

**Applicant or Agent:** Orleans Parish School Board, McDonogh #35  
**Property Location:** 1331 Kerlerec Street **Zip:** 70116  
**Bounding Streets:** Kerlerec St., N. Villere St., Columbus St., Marais St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Tremé **Planning District:** 4  
**Existing Use:** Educational Facility, Secondary **Square Number:** 502  
**Proposed Use:** Educational Facility, Secondary **Lot Number:** N/A  
**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is a request from the provisions of Article 22, Section 22.8.B.2 of the Comprehensive Zoning Ordinance to permit a secondary educational facility use with front yard parking.

**Requested Waiver:**

**Article 22, Section 22.8.B.2 – Permitted Vehicle Parking Locations (Front Yard)**

Required: No Front Yard Parking  
Proposed: Front Yard Parking  
Waiver: Front Yard Parking



**Item 9 – Docket Number: 052-20**

**Applicant or Agent:** T & N Salem LLC  
**Property Location:** 7001 Read Lane **Zip:** 70127  
**Bounding Streets:** Read Ln., Farrar Rd., I-10 Service Rd., & I-10  
**Zoning District:** C-2 Auto-Oriented Commercial District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** 8  
**Proposed Use:** Retail Goods Establishment **Lot Number:** D1  
**Project Planner:** Wheeler Manouchehri ([wheeler.manouchehri@nola.gov](mailto:wheeler.manouchehri@nola.gov))

**Request:** This request is for variances from the requirements of Article 15, Section 15.3.A.1 (Table 15-2) and Article 18, Section 18.16.B to permit a retail goods establishment with excessive front yard setback, insufficient rear yard setback, and parking as the dominant visual element.

**Requested Waivers:**

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

Required: 20 ft. maximum                      Proposed: 61.93 ft.                      Waiver: 41.93 ft.

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

Required: 25 ft.                      Proposed: 5 ft.                      Waiver: 20 ft.

**Article 18, Section 18.16.B Additional Design Review Approval Standards**

Required: Parking not the dominant visual element  
Proposed: Parking as the dominant visual element  
Waiver: Parking not the dominant visual element





**Item 12 – Docket Number: 055-20**

**Applicant or Agent:** Michael Daley, M2 Studio LLC  
**Property Location:** 6332-6334 Peoples Avenue **Zip:** 70122  
**Bounding Streets:** Peoples Ave., Mexico St., Baccich St., New York St.  
**Zoning District:** S-RD Suburban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** 5098  
**Proposed Use:** Two-Family Residence **Lot Number:** H-14  
**Project Planner:** Joseph Colón ([jacolon@nola.gov](mailto:jacolon@nola.gov))

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence with insufficient minimum lot width and insufficient off-street parking.

**Requested Waivers:**

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

Required: 50 ft	Proposed: 46 ft	Waiver: 4 ft
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**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**

Required: 2 spaces	Provided: 1 space	Waiver: 1 space
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**D. Minor Map Adjustments – New Business**

**Item 13 – Docket Number: 056-20**

**Applicant or Agent:** 4516 Camp St LLC, Peter Thriffiley Jr  
**Property Location:** 4517 Magazine Street, 4516 Camp Street **Zip:** 70115  
**Bounding Streets:** Camp St., Jana St., Magazine St., Cadiz St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
 HU-B1 Historic Urban Neighborhood Business **Planning District:** 3  
**Historic District:** Uptown  
**Existing Use:** Commercial/Restaurant, Single-Family Residence **Square Number:** 233  
**Proposed Use:** Commercial/Restaurant, Single-Family Residence **Lot Number:** 19, 6  
**Project Planner:** Rachael Berg ([rberg@nola.gov](mailto:rberg@nola.gov))

**Request:** This is a request for a minor map adjustment pursuant to Article 4, Section 4.7 of the Comprehensive Zoning Ordinance.

**Request:** This is a request for a minor map adjustment to the Official Zoning Map to change the zoning for an area measuring approximately 30 feet in width, 20 feet in depth, 600 sq. ft. in area of Lot 19 (Proposed Lot 19A) from HU-RD2 Historic Urban Two-Family Residential District to HU-B1 Historic Urban Neighborhood Business District, in conjunction with Subdivision 039-20.





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

**Item 14 – Docket Number: 057-20**

**Applicant or Agent:** Justin Schmidt, Arthur M. Mears  
**Property Location:** 2431 State Street **Zip:** 70115  
**Bounding Streets:** State St., Willow St., Nashville Ave., Clara St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 3  
**Existing Use:** Multi-Family Residence **Square Number:** 89  
**Proposed Use:** Multi-Family Residence **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 that the appeal filed relative to 2431 State Street was not timely as per Article 4, Section 4.8.C.



**Item 15 – Docket Number: 058-20**

**Applicant or Agent:** Grady Fitzpatrick  
**Property Location:** 1409 Broadway Street **Zip:** 70118  
**Bounding Streets:** Broadway St., Jeanette St., Audubon St., Willow St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 3  
**Existing Use:** Multi-Family Residence **Square Number:** 19  
**Proposed Use:** Subject of Appeal **Lot Number:** E

**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 issuance of building permit #20-04351-RNVS.



**F. Reasonable Accommodation Appeals – New Business**

**Item 16 – Docket Number: RA001-20**

**Applicant or Agent:** Jeffrey and Alissa Schmidtke, Webre Consulting  
**Property Location:** 1925-1931 Fourth Street **Zip:** 70113  
**Bounding Streets:** Fourth St., Danneel St., Third St., Dryades St.  
**Zoning District:** HU-RM1 Historic Urban Multi-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 274  
**Proposed Use:** Multi-Family Residence **Lot Number:** 19A

**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 from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) to permit the construction of multi-family dwelling (9 units) with insufficient lot area per dwelling unit.

**Requested Accommodation:**

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

Required: 1,250 sf/du                      Proposed: 846 sf/du                      Accommodation: 404 sf/du

**G. Request for Extension – New Business**

**Item 17 – Docket Number: 026-16**

**Applicant or Agent:** 1148 South Peters LLC, Edward T. Suffern, Jr.  
**Property Location:** 1148 S. Peters Street **Zip:** 70130  
**Bounding Streets:** Convention Center Blvd., Calliope St., S Peters St., Gaiennie St.  
**Zoning District:** CBD-6 Urban Core Neighborhood Mixed-Use District  
**Historic District:** Warehouse District **Planning District:** 1a  
**Existing Use:** Warehouse **Square Number:** 27  
**Proposed Use:** Hotel/Motel **Lot Number:** B-1

**Request:** This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow an additional two year extension.

**H. Consideration – Election of Officers**

**I. Adjournment**