



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

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## 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.*

### This is the Draft Agenda.

The requested waivers are subject to change prior to the hearing.

## DRAFT AGENDA

**MARCH 9, 2020**

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 **March 19, 2020**.

### 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.

## AGENDA ITEMS

**The City continues to experience limitations due to the cyber attack. Due to these limitations, please note the following:** Should you wish to view an application you may do so in person at the One Stop Shop on the 7<sup>th</sup> floor of City Hall, or you may contact the assigned planner directly with your request. Written comments on any of the matters included on the agenda are accepted in the following ways:

- Email: [cityplanningcommissionno@gmail.com](mailto:cityplanningcommissionno@gmail.com) or directly to the assigned planner
- Mail: 1300 Perdido Street, Room 7W03, New Orleans, LA 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 receipt is no later than 5:00 p.m. on Monday, March 2, 2020.**

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

**B. Variances – Unfinished Business**

**ITEM 1 – 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](mailto:selebailleux@nola.gov))

**Request:** This request is for a variance from the provisions of Article 22, Section 22.4.B of the Comprehensive Zoning Ordinance to permit the construction of a hotel with off-street parking above the maximum allowed.

**Requested Waiver:**

**Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations**

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



**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](mailto: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:**

<b>Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height</b>		
Permitted: 100 ft	Proposed: 118 ft	Waiver: 18 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Poydras)</b>		
Required: 20 ft	Proposed: 0 ft	Waiver: 20 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback (S. Johnson)</b>		
Required: 10 ft	Proposed: 0 ft	Waiver: 10 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback</b>		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback</b>		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
<b>Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations</b>		
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](mailto: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:**

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

**C. Variances – New Business**

**ITEM 4 – Docket Number: 017-20**

**Applicant or Agent:** 455 Galvez Street QB, LLC, Cullan Maumus  
**Property Location:** 455 S. Galvez Street **Zip:** 70119  
**Bounding Streets:** Galvez St. Gravier St., S. Miro St., Tulane Ave.  
**Zoning District:** MU-2 High Intensity Mixed-Use District  
**Historic District:** Mid-City Historic District **Planning District:** 4  
**Existing Use:** Warehouse **Square Number:** 527  
**Proposed Use:** Standard Restaurant **Lot Numbers:** A, B, C  
**Project Planner:** Travis Martin ([trlmartin@nola.gov](mailto:trlmartin@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 a standard restaurant use with insufficient off-street vehicle parking spaces.

**Requested Waiver:**

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

Required: 23 spaces                      Proposed: 1 space                      Waiver: 22 spaces



**ITEM 5 – 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:** 462, 463  
**Proposed Use:** Educational Facility, Secondary **Lot Number:** TEB  
**Project Planner:** Emily Ramírez Hernández ([erhernandez@nola.gov](mailto: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 a secondary educational facility use with insufficient off-street parking spaces.

**Requested Waiver:**

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

Required: 143 spaces                      Proposed: 40 spaces                      Waiver: 103 spaces



**ITEM 6 – Docket Number: 019-20**

**Applicant or Agent:** MLM Holdings, LLC, Eugene Wetzer  
**Property Location:** 1529 North Villere Street **Zip:** 70116  
**Bounding Streets:** Columbus St., N. Villere St., Laharpe St., N. Robertson St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/ Bywater Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant **Square Number:** 626  
**Proposed Use:** Single-Family Residence **Lot Number:** F  
**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family home with insufficient rear yard setback.

**Requested Waiver:**

**Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback**  
 Required: 20 ft Proposed: 10 ft Waiver: 10ft



**ITEM 7 – Docket Number: 020-20**

**Applicant or Agent:** Private Connection Property, Inc., William W. Alden  
**Property Location:** 1024 Lopez Street **Zip:** 70125  
**Bounding Streets:** S. Lopez St., Euphrosine St., S. Salcedo St., Calliope St.  
**Zoning District:** C-3 Heavy Commercial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Warehouse **Square Number:** 646  
**Proposed Use:** Warehouse **Lot Number:** A1  
**Project Planner:** Haley Delery ([hdelery@nola.gov](mailto:hdelery@nola.gov)) (Proposed)

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2), in conjunction with Subdivision Docket 103-19, to permit the creation of a lot with insufficient permeable opens space and interior side yard setback.

**Requested Waivers:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Permeable Open Space**  
 Required: 20% Proposed: 5% Waiver: 15%  
**Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard**  
 Required: 10 ft Proposed: 8.5 ft Waiver: 1.5 ft



**ITEM 8 – Docket Number 021-20**

**Applicant or Agent:** Private Connection Property, Inc., William W. Alden  
**Property Location:** 4307 Calliope Street **Zip:** 70125  
**Bounding Streets:** S. Lopez St., Euphrosine St., S. Salcedo St., Calliope St.  
**Zoning District:** C-3 Heavy Commercial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Warehouse **Square Number:** 646  
**Proposed Use:** Warehouse **Lot Number:** A2  
**Project Planner:** Haley Delery ([hdelery@nola.gov](mailto:hdelery@nola.gov)) (Proposed)

**Request:** This request is for a variance from the provisions of Article 15, Section 15.3.A.1 (Table 15-2), in conjunction with Subdivision Docket 103-19, to permit the creation of a lot with interior side yard setback.

**Requested Waiver:**

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

Required: 10 ft Proposed: 8.4 ft Waiver: 1.6 ft



**ITEM 9 – Docket Number: 022-20**

**Applicant or Agent:** 1315 Gravier Owner, LLC, Cullan Maumus  
**Property Location:** 1315 Gravier Street **Zip:** 70112  
**Bounding Streets:** Gravier St., S. Liberty St., Tulane Ave., Saratoga St.  
**Zoning District:** CBD-7 Bio-Science District  
**Historic District:** Lower Central Business District **Planning District:** 1  
**Existing Use:** Hotel **Square Number:** 334  
**Proposed Use:** Mixed-Use (Multi-Family & Commercial) **Lot Numbers:** 1-7 & X  
**Project Planner:** Joseph Colón ([jacolon@nola.gov](mailto:jacolon@nola.gov))

**Request:** This request is for a variance from the provisions of Article 17, Section 17.4.B of the Comprehensive Zoning Ordinance to permit a mixed-use multi-family and commercial facility with insufficient on-site open space.

**Requested Waiver:**

**Article 11, Section 17.4.B – On-site Open Space**

Required 18,480 ft<sup>2</sup> Provided: 6,530.7 ft<sup>2</sup> Waiver: 11,949.25 ft<sup>2</sup>





