



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

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## MEETING INFORMATION

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### 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.*

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## FINAL 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.

**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, 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**

<b>Applicant or Agent:</b>	455 Galvez Street QB, LLC, Cullan Maumus	
<b>Property Location:</b>	455 S. Galvez Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Galvez St. Gravier St., S. Miro St., Tulane Ave.	
<b>Zoning District:</b>	MU-2 High Intensity Mixed-Use District	
<b>Historic District:</b>	Mid-City Historic District	<b>Planning District:</b> 4
<b>Existing Use:</b>	Warehouse	<b>Square Number:</b> 527
<b>Proposed Use:</b>	Standard Restaurant	<b>Lot Numbers:</b> A, B, C
<b>Project Planner:</b>	Travis Martin ( <a href="mailto:trlmartin@nola.gov">trlmartin@nola.gov</a> )	

**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: 24 spaces	Proposed: 0 spaces (1 grandfathered)	Waiver: 23 spaces
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**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:** 462A  
**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 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: 40 spaces Waiver: 103 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 feet Proposed: 11 feet Waiver: 24 feet

**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











