



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Draft Agenda

May 11, 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.

THIS IS THE DRAFT AGENDA

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

SUBSCRIBE TO OUR EMAILS

nola.gov/city-planning/subscribe

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, May 11, 2020 at 10:00. All efforts will be made to provide for observation and input by members of the public.

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 **May 21, 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.

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. Written comments on any of the matters included on the agenda are accepted in the following ways:

- Email: 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, May 4**.

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)

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)

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: 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 4 – 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

C. Variances – New Business

Item 5 – Docket Number: 030-20

Applicant or Agent: Gentilly Baptist Church
Property Location: 3515 Elysian Fields Avenue **Zip:** 70122
Bounding Streets: Lafreniere St., Elysian Fields Ave., Sere St., Marigny St.
Zoning District: HU-RS Historic Urban Single-Family Residential District
Overlay District: EC Enhancement Corridor **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 2332
Proposed Use: Place of Worship **Lot Number:** 1, 2, 3, 4, 5, 20
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for a variance from the requirements of Article 22, Section 22.4.A (Table 22-1) to permit the construction of a place of worship with insufficient off-street parking.

Requested Waiver:

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

Required: 119 spaces Proposed: 20 spaces Waiver: 99 spaces



Item 6 – Docket Number: 031-20

Applicant or Agent: 353 Carondelet LLC, Urban Properties Real Estate, LLC
Property Location: 353 Carondelet Street **Zip:** 70112
Bounding Streets: Perdido St., Baronne St., Union St., Carondelet St.
Zoning District: CBD-1 Core Central Business District
Overlay District: Maximum Height Controlled by FAR **Planning District:** 1a
Existing Use: Vacant Building **Square Number:** 229
Proposed Use: Financial Institution **Lot Number:** 22 & 23
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 24, Section 24.11.D (Table 24-1) to permit a projecting sign with excessive area and wall signs with excessive area.

Requested Waivers:

Article 24, Section 24.11.D (Table 24-1) – Projecting Signs		
Required: 32 ft ²	Proposed: 104 ft ²	Waiver: 72 ft ²
Article 24, Section 24.11.F.5.b – Wall Signs		
Required: 51.4 ft ²	Proposed: 90 ft ²	Waiver 38.6 ft ²
Article 24, Section 24.11.F.5.b – Wall Signs		
Required: 100 ft ²	Proposed: 185.5 ft ²	Waiver 85.5 ft ²



Item 7 – Docket Number: 032-20

Applicant or Agent: 219 N Peters LLC, Timothy Terrell
Property Location: 219 N. Peters Street **Zip:** 70130
Bounding Streets: North Peters Street, Iberville Street, Clinton Street, Bienville Street
Zoning District: VCE-1 Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Mixed-Use (vacant/restaurant) **Square Number:** 6
Proposed Use: Mixed-Use (residential/commercial) **Lot Number:** 6
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2) to permit an addition to and the renovation of an existing building into a mixed-use development (5-unit residential/commercial) with insufficient lot area and excessive building height.

Requested Waivers:

Article 10, Section 10.3.A Table (10-2) – Lot Area		
Required: 600 ft ² per dwelling unit	Proposed: 450 ft ² per dwelling unit	Waiver: 150 ft ²
per dwelling unit		
Article 10, Section 10.3.A Table (10-2) – Maximum Building Height		
Required: 50 ft	Proposed 56 ft	Waiver 6 ft



Item 8 – Docket Number: 033-20

Applicant or Agent: Chase N. Haydel, ML & Associates
Property Location: 4202 Van Avenue **Zip:** 70122
Bounding Streets: Van Ave., Rayne Dr., Churchill Dr.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 4
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Joanna B. Farley (jbfarley@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 21, Section 21.6.H.2 to permit the construction of a single-family residence with insufficient front yard setback and insufficient rear yard setback and a carport with insufficient setback from the interior side yard lot line.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback		
Required: 20 ft	Proposed: 14 ft	Waiver: 6 ft
Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback		
Required: 15 ft	Proposed: 14 ft, 8½ in	Waiver: 3½ in
Article 21, Section 21.6.H.2 – Carport (Interior Side Yard)		
Required: 3 ft	Proposed: 2.5 ft	Waiver: 0.5 ft



Item 9 – Docket Number: 034-20

Applicant or Agent: Lee’s Professional Properties LLC
Property Location: 620 Wagner Street **Zip:** 70114
Bounding Streets: Wagner St., Evelina St., Hendee St., Opelousas Ave.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 108
Proposed Use: Single-Family Residence **Lot Number:** 6
Project Planner: Valerie Goines (valerie.goines@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: 2.104 ft	Waiver: 0.896 ft



Item 10 – Docket Number: 035-20

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)

Request: This request is for variances from the provisions of Article 24, Section 24.13.G.3.b to permit two (2) signs, where only one (1) is permitted, and wall signs with excessive area.

Requested Waivers:

Article 24, Section 24.13.G.3.B (i) – Zoning Districts Group 1		
Permitted: One Sign	Proposed: Two Signs	Waiver: One Sign
Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1		
Required: 12.5 ft ²	Proposed: 34 ft ²	Waiver 321.5 ft ²
Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1		
Required: 5.625 ft ²	Proposed: 30 ft ²	Waiver 24.375 ft ²



D. Variances – Rehearing

ITEM 11 – 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: 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 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



E. Adjournment