



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

## Final Agenda

**May 11, 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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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.

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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 **May 21, 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/6Sck7UJAEhg1EHvT6>

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: 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:** 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.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: 027-20**

**WITHDRAWN**

**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](mailto: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:**

<b>Article 22, Section 22.11.D.3 – Parking Pad Design (Location)</b>		
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](mailto: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](mailto: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: 23 spaces Waiver: 96 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](mailto: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:**

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



**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](mailto: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:**

<b>Article 10, Section 10.3.A Table (10-2) – Lot Area</b>		
Required: 3,000 ft <sup>2</sup> (600 sf/du)		
Proposed: 2,301.14 ft <sup>2</sup> (460.23 sf/du)		
Waiver: 698.86 ft <sup>2</sup> (139.77 sf/du)		
<b>Article 10, Section 10.3.A Table (10-2) – Maximum Building Height</b>		
Required: 50 ft	Proposed: 55 ft, 9 in	Waiver 5 ft, 9 in



**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](mailto: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
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**Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback**

Required: 14 ft, 11 <sup>7</sup> / <sub>10</sub> in	Proposed: 14 ft, 8½ in	Waiver: 3 <sup>1</sup> / <sub>5</sub> in
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**Article 21, Section 21.6.H.2 – Carport (Interior Side Yard)**

Required: 3 ft	Proposed: 2.5 ft	Waiver: 0.5 ft
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**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](mailto:valerie.goines@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence on a lot with insufficient interior side yard setback and insufficient parking pad setback (**AFTER THE FACT**).

**Requested Waivers:****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
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**Article 22, Section 22.11.D.3 – Parking Pad Location**

Required: 3 ft	Proposed: 0.5 ft	Waiver: 2.5 ft
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**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](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: 12.5 ft <sup>2</sup>	Proposed: 34 ft <sup>2</sup>	Waiver: 21.5 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: 30 ft <sup>2</sup>	Waiver: 24.375 ft <sup>2</sup>



