



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

## MEETING INFORMATION

### Location

City Council Chambers  
City Hall (1<sup>st</sup> Floor)  
1300 Perdido Street  
New Orleans, LA

### Time

10:00 am

## BOARD MEMBERS

Candice M. Forest – Chair  
Todd C. James – Vice Chair  
Tamara Agins  
José Alvarez  
Jaime Ramiro Diaz  
Alfonso Gonzalez II  
Matthew Rufo

The general public is not permitted to speak with the members personally.

## MEETING ACCESS

- Livestream:  
[http://cityofno.granicus.com/ViewPublisher.php?view\\_id=2](http://cityofno.granicus.com/ViewPublisher.php?view_id=2)
- Live Television Broadcast:  
Cox Cable Channel 6 in Orleans Parish

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## Final Agenda

**April 4, 2022**

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 shall be produced by April 14, 2022 and will be available online at [onestopapp.nola.gov](http://onestopapp.nola.gov).**

## 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. Unfinished Business – Variances**

**Item 1 – Docket Number: 078-21**

**WITHDRAWN**

**Applicant or Agent:** Sentino Early Childhood Academy Too LLC, Spectrum Design  
**Property Location:** 10100 Morrison Road **Zip:** 70127  
**Bounding Streets:** Morrison Rd., Restgate Rd., Flossmoor Dr., Read Blvd.  
**Zoning District:** S-B1 Suburban Business District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** Sec 24  
**Proposed Use:** Day Care Center, Adult or Child - Small **Lot Number:** X  
**Project Planner:** Aspen Nero ([asnero@nola.gov](mailto:asnero@nola.gov))

**Request:** This request is for variances from the provisions of Article 14, Section 14.3.A.1 (Table 14-2), Article 14, Section 14.3.A.2, Article 14, Section 14.3.B.1, and Article 18, Section 18.16.B.3 of the Comprehensive Zoning Ordinance to permit the construction of a daycare with excessive front yard setback, a primary entrance not oriented to the street, insufficient ground floor transparency on the primary street, insufficient ceiling height, and parking as a dominant visual element.

**Requested Waivers:**

**Article 14, Section 14.3.A.1 (Table 14-2) – Front Yard Setback**

Permitted: 20 +/- 3 ft Proposed: 132 ft, 8 in Waiver: 110 ft, 8 in

**Article 14, Section 14.3.A.2 – Front Yard Setback**

Permitted: 20 +/- 3 ft Proposed: 132 ft, 8 in Waiver: 110 ft, 8 in

**Article 14, Section 14.3.B.1.a – Building Design Standards (Building Entrance)**

Required: Primary entrance oriented to the street  
 Provided: Primary entrance not oriented to the street  
 Waiver: Primary entrance not oriented to the street

**Article 14, Section 14.3.B.1.b – Building Design Standards (Ground Floor Transparency)**

Required: 50% Proposed: 0% Waiver: 50%

**Article 14, Section 14.3.B.1.c – Building Design Standards (Ceiling Height)**

Required: 12 ft Proposed: 7 ft, 11 in Waiver: 4 ft, 1 in

**Article 18, Section 18.16.B.3 – Design Requirements**

Required: Parking not dominant visual element  
 Provided: Parking dominant visual element  
 Waiver: Parking dominant visual element



**Item 2 – Docket Number: 012-22**

**Applicant or Agent:** Richard and Amanda Albert  
**Property Location:** 722 Washington Avenue **Zip:** 70115  
**Bounding Streets:** Washington Ave., Chippewa St., Sixth St., Annunciation St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 81  
**Proposed Use:** Two-Family Residence **Lot Number:** Pt. Lot 20  
**Project Planner:** Brennan Walters ([Brennan.Walters@nola.gov](mailto:Brennan.Walters@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 second principal structure with insufficient interior side yard setback.

**Requested Waiver:**  
**Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback (Annunciation Street Side)**  
 Required: 3 ft    Proposed: 0 ft    Waiver: 3 ft



**Item 3 – Docket Number: 015-22**

**Applicant or Agent:** 4046 Chef LLC, Ahmed Kahn, Raymond C. Bergeron  
**Property Location:** 4046-4048 Chef Menteur Highway **Zip:** 70126  
**Bounding Streets:** Chef Menteur Hwy., Press Dr., Old Gentilly Rd., Iroquois St.  
**Zoning District:** C-2 Auto-Oriented Commercial **Planning District:** 7  
**Historic District:** N/A **Square Number:** Portion of St.  
**Existing Use:** Gas Station **Geme and Hopkins Plantations**  
**Proposed Use:** Gas Station **Lot Number:** N/A  
**Project Planner:** Valerie McMillan ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 15, Section 15.3.A.2 of the Comprehensive Zoning Ordinance to permit the construction of a gas station with insufficient front yard setback and insufficient front yard build-to line.

**Requested Waivers:**  
**Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback**  
 Required: 14 ft    Proposed: 3 ft, 6 in    Waiver: 10 ft, 6 in  
**Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement**  
 Required: 14 ft    Proposed: 3 ft, 6 in    Waiver: 10 ft, 6 in



**C. Unfinished Business - Director of Safety and Permits Decision Appeals**

**Item 4 – Docket Number: 007-22**

**WITHDRAWN**

<b>Applicant or Agent:</b>	Cane Ventures LLC	
<b>Property Location:</b>	917-919 Eighth St	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Eighth St., Constance St., Seventh St., Laurel St.	
<b>Zoning District:</b>	HU-RD2 Historic Urban Two-Family Residential District	
<b>Historic District:</b>	Irish Channel	<b>Planning District:</b> 2
<b>Existing Use:</b>	Multi-Family Residence	<b>Square Number:</b> 117,117
<b>Proposed Use:</b>	Multi-Family Residence	<b>Lot Number:</b> 15

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination the property has not attained legal nonconforming status for a five-unit multi-family development.

**D. New Business – Variances**

**Item 5 – Docket Number: 022-22**

<b>Applicant or Agent:</b>	Green Street Ventures LLC	
<b>Property Location:</b>	8705-07 Green Street	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	Green St., Eagle St., Hickory St., Monroe St.	
<b>Zoning District:</b>	HU-RD2 Historic Urban Two-Family Residential District	
<b>Historic District:</b>	Carrollton	<b>Planning District:</b> 3
<b>Existing Use:</b>	Two-Family Residence	<b>Square Number:</b> 231
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 23A (Proposed)
<b>Project Planner:</b>	Aspen Nero, Bria Dixon ( <a href="mailto:asnero@nola.gov">asnero@nola.gov</a> )	

**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, in conjunction with Subdivision Docket 095-21, to permit the creation of a lot with insufficient permeable open space.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Permeable Open Space**

Required: 30%	Proposed: 17.8%	Waiver: 12.2%
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**Item 6 – Docket Number: 023-22**

**Applicant or Agent:** Green Street Ventures LLC  
**Property Location:** 8701-03 Green Street **Zip:** 70118  
**Bounding Streets:** Green St., Eagle St., Hickory St., Monroe St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 231  
**Proposed Use:** Two-Family Residence **Lot Number:** 23B (Proposed)  
**Project Planner:** Aspen Nero, Bria Dixon ([asnero@nola.gov](mailto:asnero@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, in conjunction with Subdivision Docket 095-21, to permit the creation of a lot with insufficient permeable open space.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Permeable Open Space**  
Required: 30% Proposed: 13.1% Waiver: 16.9%



**Item 7 – Docket Number: 024-22**

**Applicant or Agent:** Green Street Ventures LLC  
**Property Location:** 1708-10 Monroe Street **Zip:** 70118  
**Bounding Streets:** Green St., Eagle St., Hickory St., Monroe St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 231  
**Proposed Use:** Two-Family Residence **Lot Number:** 24A (Proposed)  
**Project Planner:** Aspen Nero, Bria Dixon ([asnero@nola.gov](mailto:asnero@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, in conjunction with Subdivision Docket 095-21, to permit the creation of a lot with insufficient permeable open space.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Permeable Open Space**  
Required: 30% Proposed: 18.2% Waiver: 11.8%



**Item 8 – Docket Number: 025-22**

**Applicant or Agent:** Green Street Ventures LLC  
**Property Location:** 1712-14 Monroe Street **Zip:** 70118  
**Bounding Streets:** Green St., Eagle St., Hickory St., Monroe St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 231  
**Proposed Use:** Two-Family Residence **Lot Number:** 24B (Proposed)  
**Project Planner:** Aspen Nero, Bria Dixon ([asnero@nola.gov](mailto:asnero@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, in conjunction with Subdivision Docket 095-21, to permit the creation of a lot with insufficient permeable open space.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Permeable Open Space**

Required: 30%

Proposed: 10.1%

Waiver: 19.9%

**E. Adjournment**