



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

MEETING INFORMATION

Location

City Council Chambers
City Hall (1st 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
- Live Television Broadcast:
Cox Cable Channel 6 in Orleans Parish

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Final Agenda

August 1, 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 August 11, 2022, and will be available online at 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: 038-22

WITHDRAWN

Applicant or Agent: Jessica M. Caiafa, Roberto Jimenez, Kelly Johnson
Property Location: 1133 Louisiana Avenue **Zip:** 70115
Bounding Streets: Louisiana Ave., Camp St., Toledano St. Magazine St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 217
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.A.3 of the Comprehensive Zoning Ordinance to permit an addition to accessory structures resulting in excessive rear yard coverage.

Requested Waiver:

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Permitted: 40%

Proposed: 71.21%

Waiver: 3.92% (27.29% legal nonconforming deficiency)



C. Unfinished Business – Director of Safety and Permits Decision Appeals

Item 2 – Docket Number: 047-22

Applicant or Agent: Bruno & Crowley Properties, LLC
Property Location: N/A **Zip:** N/A
Bounding Streets: N/A
Zoning District: N/A
Historic District: N/A **Planning District:** N/A
Existing Use: N/A **Square Number:** N/A
Proposed Use: N/A **Lot Number:** N/A

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the issuance of Zoning Interpretation Memorandum Z-22-03.



D. Unfinished Business – Any Other Matters

Item 3 – Consideration: Election of Officers

Annually, at the first meeting on or after July 1st of each year, the Board shall elect from its members a Chair and a Vice-Chair as it shall deem necessary and proper. The Chair and Vice-Chair shall serve until June 30th of the following year or until their successors have been elected and qualified and may, if duly elected by the members, succeed themselves. The duties of the Chair shall include the following:

1. The Chair shall preside at all meetings and hearings of the Board. In the event of the absence or disability of the Chair, the Vice-Chair shall preside.
2. The Chair may designate members of the Board to make personal inspections when necessary from time to time, and unless directed shall appoint such committees as may be found necessary.
3. The Chair shall report at each meeting on all official transactions or communications that have not been otherwise communicated to the Board.
4. The Chair shall, subject to these rules, and further instructions from the Board, transact the official business of the Board, supervise the work of the staff and exercise general disciplinary power.
5. The Chair subject to these rules and limitations shall decide all meeting protocol unless otherwise directed by a majority of the Board in session at the time.¹

¹ Per Section 1:C of the Board of Zoning Adjustments Administrative Rules, Policies & Procedures adopted July 10, 2017 (<https://nola.gov/city-planning/city-planning-commission-board-of-zoning-adjustm/rules-regulations-documents/bzarulesjuly2017/>)

E. New Business – Variances**Item 4 – Docket Number: 049-22**

Applicant or Agent: Gregory W. Johnson Sr.
Property Location: 2416-2418 Valence Street **Zip:** 70115
Bounding Streets: Valence St., LaSalle St., Upperline St., Freret St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown, Uptown **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 581
Proposed Use: Two-Family Residence **Lot Number:** 14
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.B.1.b, Article 22, Section 22.8.D, Article 22, Section 22.11.B.1, Article 22, Section 22.11.D.1, Article 22, Section 22.11.D.2, and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit a two-family residence with excessive impervious surface in the front yard, a parking space in the front yard with insufficient depth and insufficient setback, and more than one curb cut (**AFTER THE FACT**).

Requested Waivers**Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard**

Permitted: 40% Provided: 100% Waiver: 60%

Article 11, Section 11.3.B.3.a – Parking Restrictions

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.B.1.b – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.D – Access Requirements for Off-Street Vehicle Parking Areas

Required: 18 ft Provided: 9.2 ft Waiver: 8.8 ft

Article 22, Section 22.11 B.1 – Curb Cuts

Permitted: One curb cut Provided: Two curb cuts

Waiver: One curb cut

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking pad in front yard

Proposed: Parking pad in front yard

Waiver: Parking pad in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking pad between front façade and front lot line

Proposed: Parking pad between front façade and front lot line

Waiver: Parking pad between front façade and front lot line

Article 22, Section 22.11.D.3 – Parking Pad Location (Setback)

Required: 3 ft Provided: 2 ft, 6 ½ in

Waiver: 5 ½ in

Item 5 – Docket Number: 050-22

Applicant or Agent: Anthony J. Barreca, Shelly B. Barreca
Property Location: 356 Fairway Drive **Zip:** 70124
Bounding Streets: Fairway Dr., Ethel Ln., Bellaire Dr., Hedwige Ln.
Zoning District: S-LRS3 Suburban Lakewood and Country Club Gardens Single-Family
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 4
Proposed Use: Single-Family Residence **Lot Number:** 55-56
Project Planner: Bria Dixon (bria.dixon@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.T.1 of the Comprehensive Zoning Ordinance to permit mechanical equipment in the front yard.

Requested Waiver:
Article 21, Section 21.6.T.1 – Mechanical Equipment (Location)
Permitted: Interior side or rear yard
Proposed: Front yard
Waiver: Front yard



Item 6 – Docket Number: 051-22

WITHDRAWN

Applicant or Agent: Corey Newell, Jane N. Newell
Property Location: 1824-1826 Simon Bolivar Avenue **Zip:** 70113
Bounding Streets: Simon Bolivar Ave., Felicity St., Rampart St., St. Andrew St.
Zoning District: HU-RM1 Historic Urban Multi-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 296
Proposed Use: Two-Family Residence **Lot Number:** 85A
Project Planner: Rachael Berg (rberg@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 the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:
Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements
Required: Two spaces Proposed: One space Waiver: One space



Item 7 – Docket Number: 052-22

Applicant or Agent: MLM Holdings LLC
Property Location: 3316-3322 Delachaise Street **Zip:** 70125
Bounding Streets: Delachaise St., S Prieur St., General Taylor St., S. Johnson St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 8
Proposed Use: Two-Family Residence **Lot Number:** 5
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 debulking of a parcel, resulting in insufficient interior side yard setback.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard

Required: 3 ft Proposed: 2 ft, 2 3/8 in Waiver: 5/8 in



Item 8 – Docket Number: 053-22

Applicant or Agent: Marvin Reaux, Kovanda Reaux, Spectrum Designs
Property Location: 2200-2202 Gallier Street **Zip:** 70117
Bounding Streets: Gallier St., N Miro St., Desire St., N. Tonti St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 1153
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Sarah King (Sarah.King@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.11.B.1 to permit the construction of a two-family residence with more than one curb cut.

Requested Waiver:

Article 22, Section 22.11 B.1 – Curb Cuts

Permitted: One curb cut
Proposed: Two curb cuts
Waiver: One curb cut

F. New Business – Director of Safety and Permits Decision Appeals

Item 9 – Docket Number: 054-22

Applicant or Agent: Justin B. Schmidt
Property Location: 209 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Iberville St., Chartres St., Bienville St.
Zoning District: VCE-1 Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Restaurant, Standard **Square Number:** 30
Proposed Use: Restaurant, Standard **Lot Number:** 3

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, in conjunction with BZA Docket 033-22, regarding the determination that the holding bar is legally non-conforming.



Item 10 – Docket Number: 055-22

Applicant or Agent: Delachaise Neighborhood Association
Property Location: 1738 Louisiana Avenue **Zip:** 70115
Bounding Streets: Louisiana Ave., Baronne St., Delachaise St., Carondelet St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Uptown **Planning District:** 2
Existing Use: Vacant Building **Square Number:** 427
Proposed Use: Restaurant, Standard **Lot Number:** 10, 9, Pt. 8

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the issuance of Permit No. 22-08048-RNVN.

G. Adjournment