



# City of New Orleans Board of Zoning Adjustments Draft Agenda (Revised)

Monday, December 5, 2022

10:00 am

City Council Chambers

City Hall, 1300 Perdido Street, 1st Floor, New Orleans, Louisiana

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 Board of Zoning Adjustments, in accordance with Article 4 of the Comprehensive Zoning Ordinance of the City of New Orleans, will hold a public hearing on the following items:**

**A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

**B. Rehearing – Variances**

**Item 1 – Docket Number: BZA076-22**

**Property Location:** 3629 Franklin Avenue

**Bounding Streets:** Franklin Ave., Acacia St., Lotus St., Myrtle St.

**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Cleavon Williams

**Project Planner:** Laura Bryan ([lbbryan@nola.gov](mailto:lbbryan@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 049-22, to permit the creation of a lot with insufficient lot width.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width**

Required: 30 ft

Proposed: 27 ft

Waiver: 3 ft

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### C. Unfinished Business – Variances

**Item 2 – Docket Number: BZA063-22**

**Property Location:** 1471-1473 N. Derbigny Street (Proposed Lot 8A)

**Bounding Streets:** N. Derbigny St., Kerlerec St., N. Roman St., Columbus St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Esplanade Ridge

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Derbigny VII, LLC, Mary Patricia O'Brien, Zach Smith Consulting and Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 020-22, to permit the creation of a lot with insufficient lot area and insufficient lot depth.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 1,800 ft<sup>2</sup>/du (3,600 sf<sup>2</sup>)

Proposed: 986.125 ft<sup>2</sup>/du (1,972.25 ft<sup>2</sup>)

Waiver: 813.875 ft<sup>2</sup>/du (1,627.75 ft<sup>2</sup>)

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft

Proposed: 65.60 ft

Waiver: 24.4 ft

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**Item 3 – Docket Number: BZA064-22**

**Property Location:** 1475 N. Derbigny Street (Proposed Lot 9A)

**Bounding Streets:** N. Derbigny St., Kerlerec St., N. Roman St., Columbus St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Esplanade Ridge

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Derbigny VII, LLC, Mary Patricia O'Brien, Zach Smith Consulting and Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 020-22, to permit the creation of a lot with insufficient lot area and insufficient lot depth.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 1,800 ft<sup>2</sup>/du (3,600 sf<sup>2</sup>)

Proposed: 986.125 ft<sup>2</sup>/du (1,972.25 ft<sup>2</sup>)

Waiver: 813.875 ft<sup>2</sup>/du (1,627.75 ft<sup>2</sup>)

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft

Proposed: 64.969 ft

Waiver: 25.03 ft

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**Item 4 – Docket Number: BZA065-22**

**Property Location:** 1483 N. Derbigny Street (Proposed Lot 10A)

**Bounding Streets:** N. Derbigny St., Kerlerec St., N. Roman St., and Columbus St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Esplanade Ridge

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Derbigny VII, LLC, Mary Patricia O'Brien, Zach Smith Consulting and Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 020-22, to permit the creation of a lot with insufficient lot area and insufficient lot depth.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 2,250 ft<sup>2</sup>/du                      Proposed: 1,059 ft<sup>2</sup>/du                      Waiver: 1,191 ft<sup>2</sup>/du

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft                                      Proposed: 64.30 ft                                      Waiver: 25.7 ft

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**Item 5 – Docket Number: BZA073-22**

**Property Location:** 6320-6322 Magazine Street

**Bounding Streets:** Magazine St., Calhoun St., Constance St., Exposition Blvd.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Uptown

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Keri Ansley, Hudson Ansley

**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov)); Emily Ramírez Hernández ([erhernandez@nola.gov](mailto:erhernandez@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 076-22, to permit the creation of a lot with insufficient lot area, insufficient lot depth, insufficient permeable open space, and insufficient rear yard setback.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 1,800 sf/du (3,600 sf)  
Proposed: 1,164.185 sf/du (2,328.37 sf)  
Waiver: 635.815 sf/du (1,271.63 sf)

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft                                      Proposed: 61 ft                                      Waiver: 29 ft

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

Required: 698.511 ft<sup>2</sup>                                      Proposed: 304.74 ft<sup>2</sup>                                      Waiver: 393.771 ft<sup>2</sup>

**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 12.2 ft                                      Proposed: 5.771 ft                                      Waiver: 6.429 ft

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**Item 6 – Docket Number: BZA074-22**

**Property Location:** 7319 Downman Road

**Bounding Streets:** Downman Rd., Curran Rd., Alabama St., Morrison Rd.

**Zoning District:** S-B1 Suburban Business District ENORC, CT Corridor Transformation Overlay District, and Small Multi-Family Affordable Short Term Rental Interim Zoning District

**Existing Use:** Vacant Lot

**Proposed Use:** Restaurant, Carry-Out

**Applicant or Agent:** Tha Smoke Booth LLC, Nadedge Booth

**Project Planner:** Emily Ramírez Hernández ([erhernandez@nola.gov](mailto:erhernandez@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.a, and Article 22, Section 22.8.D of the Comprehensive Zoning Ordinance to permit a carry-out restaurant with insufficient lot area, insufficient lot depth, excessive front yard setback and front build-to line, the primary entrance not oriented to the street, and a parking area designed so that the driver of the vehicle backs out into traffic rather than proceeds forward.

**Requested Waivers:**

**Article 14, Section 14.3.A.1 (Table 14-2) – Minimum Lot Area**

Required: 10,000 ft<sup>2</sup>                      Proposed: 5,880 ft<sup>2</sup>                      Waiver: 4,120 ft<sup>2</sup>

**Article 14, Section 14.3.A.1 (Table 14-2) – Minimum Lot Depth**

Required: 100 ft                      Proposed: 98 ft                      Waiver: 2 ft

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

Permitted: 20 ft                      Proposed: 26.45 ft                      Waiver: 6.45 ft

**Article 14, Section 14.3.A.2 – Front Build-to Line**

Permitted: 20 ft                      Proposed: 26.45 ft                      Waiver: 6.45 ft

**Article 14, Section 14.3.B.1.a – Building Orientation**

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

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

Required: Proceeds forward                      Proposed: Backs out                      Waiver: Backs out

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**Item 7 – Docket Number: BZA080-22**

**Property Location:** 332 Baronne Street

**Bounding Streets:** Baronne St., Union St., Carondelet St., Perdido St.

**Zoning District:** CBD-1 Core Central Business District

**Existing Use:** Vacant Building

**Proposed Use:** Hotel/Motel

**Applicant or Agent:** Baronne Union Development LLC

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

**Request:** This request is for a variance from the provisions of Article 17, Section 17.3.B.1 of the Comprehensive Zoning Ordinance to permit the construction of a hotel with frontage along a multi-modal/pedestrian corridor with insufficient minimum ground floor area allocated for approved uses.

**Requested Waiver:**

**Article 17, Section 17.3.B.1 – Required Uses for Ground Floors of Structures with Frontage on Multi-Modal/Pedestrian Corridors**

Required: 25%                      Proposed: 14.5%                      Waiver: 10.5%

**Item 8 – Docket Number: BZA081-22**

**Property Location:** 9317 Airline Highway

**Bounding Streets:** Airline Hwy., Live Oak St., Edinburgh St.

**Zoning District:** C-1 General Commercial District

**Existing Use:** Wireless Telecommunications Tower & Facility

**Proposed Use:** Wireless Telecommunications Tower & Facility

**Applicant or Agent:** Eric Adams-Branch Communications, Emile Virgadamo

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@nola.gov))

**Request:** This request is for variance from the provisions Article 20, Section 20.3.JJJ.4 (Table 20-4) of the Comprehensive Zoning Ordinance to permit a wireless telecommunications tower with excessive height.

**Requested Waiver:**

**Article 20, Section 20.3.JJJ.4 (Table 20-4) – Wireless Telecommunications Antenna, Facility, and Tower (Maximum Height)**

Permitted: 65 ft

Proposed: 100 ft

Waiver: 35 ft

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**D. New Business – Variances**

**Item 9 – Docket Number: BZA086-22**

**Property Location:** 729 Ninth Street

**Bounding Streets:** Ninth St., Annunciation St., Eight St., Chippewa St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Irish Channel

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Katherine O'Bryon, Zebrafish LLC

**Project Planner:** Sarah King ([sarah.king@nola.gov](mailto:sarah.king@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 Setback**

Required: 3 ft

Proposed: 0 ft

Waiver: 3 ft

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**Item 10 – Docket Number: BZA087-22**

**Property Location:** 2608 Banks Street

**Bounding Streets:** Banks St., S. d'orgenois St., Tulane Ave., Manassas Pl.

**Zoning District:** MU-1 Medium Intensity Mixed-Use District

**Historic District:** Mid-City

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Shineloud LLC, Corey Newell

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@nola.gov))

**Request:** This request is for a variance from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the debulking of a parcel and the construction of a single-family residence with insufficient lot area.

**Requested Waiver:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Required: 3,000 ft<sup>2</sup>

Proposed: 2,500 ft<sup>2</sup>

Waiver: 500 ft<sup>2</sup>

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**Item 11 – Docket Number: BZA088-22**

**Property Location:** 2610 Banks Street

**Bounding Streets:** Banks St., S d'Orgenois St., Tulane Ave., Manassas Pl.

**Zoning District:** MU-1 Medium Intensity Mixed-Use District

**Historic District:** Mid-City

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Shineloud LLC, Corey Newell

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@nola.gov))

**Request:** This request is for a variance from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the debulking of a parcel and the construction of a single-family residence with insufficient lot area.

**Requested Waiver:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Required: 3,000 ft<sup>2</sup>

Proposed: 2,500 ft<sup>2</sup>

Waiver: 500 ft<sup>2</sup>

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**Item 12 – Docket Number: BZA089-22**

**Property Location:** 4655 Franklin Avenue

**Bounding Streets:** Franklin Ave., Carnot St., DeMontluzin St., Lombard St.

**Zoning District:** S-RS Suburban Single-Family Residential District

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Charleston Perkins and Andrea Serino Perkins

**Project Planner:** Valerie McMillan ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@nola.gov))

**Request:** This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit an addition to an existing single-family residence resulting in insufficient interior side yard setback.

**Requested Waiver:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback**

Required: 7 ft

Proposed: 5 ft

Waiver: 2 ft

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**Item 13 – Docket Number: BZA090-22**

**Property Location:** 1620 Martin Luther King, Jr Boulevard

**Bounding Streets:** Martin Luther King, Jr. Blvd., Saint Charles Ave., Terpsichore St., Robert C. Blakes Sr.

**Zoning District:** MU-1 Medium Intensity Mixed-Use District

**Existing Use:** Office

**Proposed Use:** Hotel/Motel

**Applicant or Agent:** 1620 MLK Development LLC

**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@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 conversion of an office to a hotel with insufficient off-street parking.

**Requested Waiver:**

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

Required: 6 spaces

Proposed: 4 spaces

Waiver: 2 spaces

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**Item 14 – Docket Number: BZA091-22**

**Property Location:** 3625 Franklin Avenue

**Bounding Streets:** Franklin Ave., Acadia St., Lotus St., Myrtle St.

**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Cleavon Williams

**Project Planner:** Laura Bryan ([lbbryan@nola.gov](mailto:lbbryan@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 049-22, to permit the creation of a lot resulting in insufficient interior side yard setback.

**Requested Waiver:**

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

Required: 3 feet

Proposed: 1.052 feet

Waiver: 1.802 feet

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**Item 15 – Docket Number: BZA092-22**

**Property Location:** 6214 Laurel Street

**Bounding Streets:** Laurel St., Henry Clay, Annunciation St., Calhoun St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Uptown

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Lloyd J. Falgout, Allison Falgout, Ses Enterprises, LLC

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

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

**Requested Waiver:**

**Article 21, Section 21.6.T.3 – Mechanical Equipment (Location)**

Permitted: Interior side or rear yard

Proposed: Front yard

Waiver: Front yard

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**Item 16 – Docket Number: BZA092-22**

**Property Location:** 1725-1729 Monroe Street

**Bounding Streets:** Monroe St., Hickory St., Leonidas St., Green St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Carrollton

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Hammerhead Development LLC, Eric Van Hoven, Baxter Stewart

**Project Planner:** Valerie McMillan ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@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 051-22, to permit the creation of a lot with insufficient lot width.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width**

Required: 30 ft

Proposed: 28.188 ft

Waiver: 1.812 ft

**E. New Business – Extension Requests**

**Item 17 – Docket Number: BZA050-20**

**Property Location:** 2130 Palmer Avenue

**Bounding Streets:** Palmer Ave., S. Robertson St., Calhoun St., & Freret St.

**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District

**Historic District:** Uptown

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Brian Gille Architects, Ltd, George W. Clay, Patricia Clay

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow a one-year extension.

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**Item 18 – Docket Number: BZA072-20 (WITHDRAWN)**

**Property Location:** 1117 Governor Nicholls Street

**Bounding Streets:** Gov. Nicholls St., St. Claude Ave., Barracks St., N. Rampart St.

**Zoning District:** HMC-2 Historic Marigny/Tremé/Bywater Commercial District

**Historic District:** Tremé

**Existing Use:** Vacant Lot

**Proposed Use:** Multi-Family Residence

**Applicant or Agent:** The Quarters on Governor Nicholls LLC

**Project Planner:** Sabine Lebailleur ([selebailleur@nola.gov](mailto:selebailleur@nola.gov))

**Request:** This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow a one-year extension **(WITHDRAWN)**.

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

**Item 19 – Docket Number: BZA093-22**

**Property Location:** 4526 N. Robertson Street

**Bounding Streets:** N. Robertson St., Japonica St., N. Villere St., Kentucky St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Existing Use:** Multi-Family Residence

**Proposed Use:** Multi-Family Residence

**Applicant or Agent:** Michael Biros, Jiayi Hong

**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**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 determination the property has retained its status as a legal non-conforming six-unit multi-family residential dwelling and the issuance of permit no. 22-09045-RNVN.

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**Item 20 – Docket Number: BZA094-22**

**Property Location:** 5533-5535 S. Tonti Street

**Bounding Streets:** S. Tonti St., Joseph St., S. Rocheblave St., Octavia St.

**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Lenore Gordon

**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**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. 22-06290-RNVS.

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**Item 21 – Docket Number: BZA095-22**

**Property Location:** 300 Baronne Street

**Bounding Streets:** Baronne St., Gravier St., Carondelet St., Union St

**Zoning District:** CBD-1 Core Central Business District

**Existing Use:** Commercial Short-Term Rental

**Proposed Use:** Commercial Short-Term Rental

**Applicant or Agent:** Jill Gautreaux, 300 Baronne Street, LLC

**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**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 determination that the property has not retained legal non-conforming status as a commercial short term rental.

## H. Adjournment

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## Application Materials

Application materials are available for review at [onestopapp.nola.gov](http://onestopapp.nola.gov). Note the requested waivers are subject to change prior to the hearing.

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## Public Comments

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

- Email (preferred): The assigned planner listed above (or [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))
- Mail: 1300 Perdido Street, Room 7W03, New Orleans, LA 70112

All written correspondence should include the docket number and be made to the attention of the assigned planner or the staff of the Board of Zoning Adjustments.

**Deadline:** The deadline for receipt of public comment for transmittal to the Board in advance of the meeting is no later than 5:00 p.m. on Monday, November 28, 2022.

## Meeting Information

### Board Members

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

### 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.

### Meeting Video

- 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

### Decisions of the Board

The decision made by the Board will be provided in the form of a resolution. The resolution shall be produced by December 15, 2022, and will be available online at [onestopapp.nola.gov](http://onestopapp.nola.gov).

**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.

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## City Planning Commission, City of New Orleans

Robert D. Rivers, Executive Director

<https://nola.gov/cpc>

1300 Perdido Street, 7th Floor

New Orleans, LA 70112

[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)

(504) 658-7033

This meeting is accessible to people with disabilities. Should you need further assistance, please contact the Front Desk in the Main Lobby or the ADA Administrator, (504)658-4020 (voice), 711 LA Relay Service, or e-mail [emhurst@nola.gov](mailto:emhurst@nola.gov). Please be advised there is a courtesy telephone available for 711 calls for persons with hearing or speech impairments at the welcome desk of City Hall, First Floor, Main Lobby. This communiqué is available in alternative formats upon request.