



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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Draft Agenda

July 11, 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 July 21, 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.

PUBLIC COMMENT

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 (**preferred**): The assigned planner listed on the agenda or CPCinfo@nola.gov
- 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 assigned planner or the staff of the Board of Zoning Adjustments. 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 Tuesday, July 5, 2022.**

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

B. Unfinished Business – Variances

Item 1 – Docket Number: 037-22

Applicant or Agent: Bryce E. North, Jeffery Cantin
Property Location: 460 Amethyst Street **Zip:** 70124
Bounding Streets: Amethyst St., Topaz St., Onyx St.
Zoning District: S-LRS2 Suburban Lake Vista and Lake Shore Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 6
Proposed Use: Single-Family Residence **Lot Number:** 5
Project Planner: Robin Jones (rcjones@nola.gov)

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

Requested Waiver:

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

Required: Interior side or rear yard
Proposed: Front yard
Waiver: Front yard



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

Item 2 – Docket Number: 034-22

Applicant or Agent: Irma P. Kennedy, Byron Martin
Property Location: 622-626 Washington Avenue, 2806-12 Chippewa Street **Zip:** 70115
Bounding Streets: Washington Ave., St. Thomas St., Sixth St., Chippewa St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Multi-Family Residence **Square Number:** 58
Proposed Use: Multi-Family Residence **Lot Number:** 1

Request: This is an appeal of a decision of the Director of the Department of Safety and Permits regarding the determination that the vacant accessory structure has not attained legal nonconforming status as a dwelling unit.



D. New Business – Variances

Item 3 – Docket Number: 042-22

Applicant or Agent: BNB, LLC
Property Location: 424 Eighth Street **Zip:** 70115
Bounding Streets: Eighth St., Tchoupitoulas St., Ninth St., Saint Thomas St.
Zoning District: MU-1 Medium Intensity Mixed-Use District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 20
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Bria Dixon (bria.dixon@nola.gov)

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

Requested Waiver:
Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area
 Required: 3,000 sf
 Proposed: 2,718.40 sf
 Waiver: 281.6 sf



Item 4 – Docket Number: 043-22

Applicant or Agent: BNB, LLC
Property Location: 424 Eighth Street **Zip:** 70115
Bounding Streets: Eighth St., Tchoupitoulas St., Ninth St., Sanit Thomas St.
Zoning District: MU-1 Medium Intensity Mixed-Use District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 20
Proposed Use: Single-Family Residence **Lot Number:** 8
Project Planner: Bria Dixon (bria.dixon@nola.gov)

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

Requested Waiver:
Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area
 Required: 3,000 sf
 Proposed: 2,718.40 sf
 Waiver: 281.6 sf



Item 5 – Docket Number: 044-22

Applicant or Agent: Supreme Council of the Thirty-Third and Last Degree of the Ancient and Accepted Scott Right of the Free Masonry of the State of Louisiana, Sherman Strategies, LLC

Property Location: 3200 St. Bernard Avenue **Zip:** 70119

Bounding Streets: St. Bernard Ave., Frey Pl., Florida Ave.

Zoning District: C-1 General Commercial District

Historic District: N/A **Planning District:** 4

Existing Use: Vacant Site **Square Number:** W

Proposed Use: Social Club or Lodge **Lot Number:** N/A

Project Planner: Aspen Nero (asnero@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2), Article 15, Section 15.3.A.2, and Article 22, Section 22.4.B of the Comprehensive Zoning Ordinance to permit the construction of a social club or lodge with excessive front yard setback, excessive front build-to line, and a surface parking lot that exceeds the maximum vehicle parking limitation.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback

Permitted: 20 ft Proposed: 75 ft, 4 in Waiver: 55 ft, 4 in

Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement

Permitted: 20 ft Proposed: 75 ft, 4 in Waiver: 55 ft, 4 in

Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations

Permitted: 16 spaces Proposed: 33 spaces Waiver: 17 spaces



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

Item 6 – Docket Number: 045-22

Applicant or Agent: Justin B. Schmidt

Property Location: 301 Decatur Street **Zip:** 70130

Bounding Streets: Decatur St., Bienville St., Chartres St., Conti St.

Zoning District: VCE-1 Vieux Carré Entertainment District

Historic District: Vieux Carré **Planning District:** 1b

Existing Use: Vacant Building **Square Number:** 29

Proposed Use: Subject of Request **Lot Number:** R-1

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 subject use is a standard restaurant and the issuance of Permit No. 21-31497-RNVN.



Item 7 – Docket Number: 046-22

Applicant or Agent: Richard Albert, Lacey Wotring, Ben Ellman, Will Graff
Property Location: 712 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: Two-Family Residence **Square Number:** 81
Proposed Use: Multi-Family Residence **Lot Number:** 4

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. 22-03387-RNVN.



Item 8 – 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.



Item 9 – Docket Number: 048-22

Applicant or Agent: Richard Albert, Lacey Wotring, Ben Ellman, Will Graff
Property Location: 2372 Constance Street, 935 First Street **Zip:** 70130
Bounding Streets: Constance St., Philip St., Laurel St., First St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Irish Channel Local Historic **Planning District:** 2
Existing Use: Subject of Request **Square Number:** 110
Proposed Use: Subject of Request **Lot Number:** Y

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 convenience store with low content alcoholic beverage sales (NCU Determination No. 22-0489).



F. New Business – Any Other Matters

Item 10 – 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

G. Adjournment

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/>)