



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

June 6, 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 June 16, 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: 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)

Request: This request is for variances from the provisions of Article 15, Sections 15.3.A.1 (Table 15-2), Article 15, Section 15.3.A.2, Article 15, Section 15.3.B.1.a, and Article 15, Section 15.3.B.1.b of the Comprehensive Zoning Ordinance to permit the renovation of an existing gas station resulting in insufficient front yard setback, insufficient front yard build-to line, primary entrance not oriented to the street, and insufficient ground floor transparency.

Requested Waivers:

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

Required: 17 ft Proposed: 3 ft, 6 in Waiver: 13 ft, 6 in

Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement (Old Gentilly Road Side)

Required: 17 ft Proposed: 3 ft, 6 in Waiver: 13 ft, 6 in

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

Required: 20 ft Proposed: 106 ft Waiver: 86 ft

Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement (Chef Menteur Highway Side)

Required: 20 ft Proposed: 106 ft Waiver: 86 ft

Article 15, Section 15.3.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 15, Section 15.3.B.1.b – Building Design Standards (Ground Floor Transparency)

Required: 50% Proposed: 15% Waiver: 35%



Item 2 – Docket Number: 032-22

Applicant or Agent: Philip B. Wheeler, Ann Tyler Wheeler
Property Location: 3112 Octavia Street **Zip:** 70125
Bounding Streets: Octavia St., S. Johnson St., Joseph St., S. Galvez St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 739
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Joseph A. Colón (jacolon@nola.gov)

Request: This request is for variances from the provisions Article 11, Section 11.3.B.3, Article 22, Section 22.8.B.1, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit a single-family residence with a parking space in the front yard.

Requested Waivers:

Article 11, Section 11.3.B.3 – Parking Pad Location

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

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

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

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

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

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

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard



C. New Business – Variances

Item 3 – Docket Number: 035-22

WITHDRAWN

Applicant or Agent: Steven Koeppel, Brenda Mabry, Donald Maginnis Architect
Property Location: 1806 Milan Street **Zip:** 70115
Bounding Streets: Milan St., Baronne St., General Pershing St., Dryades St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 456
Proposed Use: Single-Family Residence **Lot Number:** 20, 21, 22
Project Planner: Rachael Berg (rberg@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.EE.1 and Article 21, Section 21.6.T.1 to permit a swimming pool and mechanical equipment in a corner side yard.

Requested Waivers:

Article 21, Section 21.6.EE.1 – Swimming Pool Location

Permitted: Required rear or interior side yard
Proposed: Corner side yard
Waiver: Corner side yard

Article 21, Section 21.6.T.1 – Mechanical Equipment

Permitted: Interior side or rear yard
Proposed: Corner side yard
Waiver: Corner side yard



Item 4 – Docket Number: 036-22

Applicant or Agent: Edie Pitt, Keith Marrero
Property Location: 1015 Adams Street **Zip:** 70118
Bounding Streets: Adams St., Zimpel St., Hillary St., Freret St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Carrollton **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 124
Proposed Use: Single-Family Residence **Lot Number:** C-2
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 renovation of a single-family dwelling resulting in insufficient rear yard setback (**AFTER THE FACT**).

Requested Waiver:

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

Required: 12.5 ft Proposed: 7 ft, 11 in Waiver: 4 ft, 7 in



Item 5 – 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



Item 6 – Docket Number: 038-22

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)



Item 7 – Docket Number: 039-22

Applicant or Agent: Victor J. Caronna
Property Location: 5611 West End Boulevard **Zip:** 70124
Bounding Streets: Homedale St., West End Blvd., Catina St., I-10
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 428
Proposed Use: Vacant Lot **Lot Number:** 28
Project Planner: Joseph Colón (jacolon@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 the creation of a lot with insufficient lot area, in conjunction with Subdivision Docket 023-22.

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Required: 4,800 ft² Proposed: 4,608.3 ft² Waiver: 191.7 ft²

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

Item 8 – Docket Number: 040-22

Applicant or Agent: Collette Creppell
Property Location: 636-40 Audubon Street, 7110-12 Hampson Street **Zip:** 70118
Bounding Streets: Audubon St., Hampson St., Broadway St., St. Charles Ave.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Subject of Request **Square Number:** 70
Proposed Use: Multi-Family Dwelling **Lot Number:** 15

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 Zoning Verification 22-0347.



Item 9 – Docket Number: 041-22

Applicant or Agent: Keith Hardie
Property Location: 636-40 Audubon Street, 7110-12 Hampson Street **Zip:** 70118
Bounding Streets: Audubon St., St. Charles Ave., Broadway St., and Hampson St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Subject of Appeal **Square Number:** 70
Proposed Use: Multi-Family Residence **Lot Number:** 15 & 16

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. 21-05623-RNVS.

E. Adjournment