



**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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## Draft Agenda

**May 2, 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 May 12, 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.

### PUBLIC COMMENT

**Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://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](mailto: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 Monday, April 25, 2022.**

**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](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. New Business – Variances**

**Item 2 – Docket Number: 026-22**

**Applicant or Agent:** CMR Enterprises LLC  
**Property Location:** 4608-4612 Majestic Oaks Drive **Zip:** 70126  
**Bounding Streets:** Majestic Oaks Dr., Selma St., Virgilian St., Dreux Ave.  
**Zoning District:** S-RD Suburban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** 8  
**Proposed Use:** Single-Family Residence **Lot Number:** 5A (Proposed)  
**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@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 width, in conjunction with Subdivision Docket 172-21.

**Requested Waiver:**

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

Required: 40 ft Proposed: 37.5 ft Waiver: 2.5 ft



**Item 3 – Docket Number: 027-22**

**Applicant or Agent:** CMR Enterprises LLC  
**Property Location:** 4608-4612 Majestic Oaks Drive **Zip:** 70126  
**Bounding Streets:** Majestic Oaks Dr., Selma St., Virgilian St., Dreux Ave.  
**Zoning District:** S-RD Suburban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** 8  
**Proposed Use:** Single-Family Residence **Lot Number:** 6A (Proposed)  
**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@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 width, in conjunction with Subdivision Docket 172-21.

**Requested Waiver:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**  
Required: 40 ft                      Proposed: 37.5 ft                      Waiver: 2.5 ft



**Item 4 – Docket Number: 028-22**

**Applicant or Agent:** Barr Investments LLC  
**Property Location:** 2333 Clio Street **Zip:** 70113  
**Bounding Streets:** Clio St., Freret St., Earhart Blvd., Lasalle St.  
**Zoning District:** C-2 Auto-Oriented Commercial District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Manufacturing, Light **Square Number:** 359  
**Proposed Use:** Manufacturing, Light<sup>1</sup> **Lot Number:** 12-1A (Proposed)  
**Project Planner:** Valerie Goines ([Valerie.Goines@nola.gov](mailto:Valerie.Goines@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 creation of a lot with insufficient permeable open space, excessive front yard setback, insufficient interior side yard setback, insufficient corner side yard setback, insufficient rear yard setback, and excessive front yard build-to line, in conjunction with Subdivision Docket 142-21.

**Requested Waivers:****Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Permeable Open Space**

Required: 20% (4,077.49 sf)      Proposed: 4% (818.52 sf)      Waiver: 16% (3,258.97 sf)

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

Permitted: 20 ft      Proposed: 86.125 ft      Waiver: 66.125 ft

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

Required: 5 ft      Proposed: 3 ft      Waiver: 2 ft

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

Required: 10 ft      Proposed: 0.917 ft      Waiver: 9.083 ft

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

Required: 25 ft      Proposed: 11.25 ft      Waiver: 13.75 ft

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

Permitted: 20 ft      Proposed: 86.125 ft      Waiver: 66.125 ft



<sup>1</sup> Department of Safety and Permits to verify existing and proposed uses

**Item 5 – Docket Number: 029-22**

**Applicant or Agent:** Barr Investments LLC  
**Property Location:** 1120 Freret Street **Zip:** 70113  
**Bounding Streets:** Freret St., Clio St., Lasalle St., Earhart Blvd.  
**Zoning District:** C-2 Auto-Oriented Commercial District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Manufacturing, Light **Square Number:** 359  
**Proposed Use:** Educational Facility, Vocational<sup>2</sup> **Lot Number:** 12-A2 (Proposed)  
**Project Planner:** Valerie Goines ([Valerie.Goines@nola.gov](mailto:Valerie.Goines@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 creation of a lot with excessive front yard, insufficient interior side yard setback, insufficient corner side yard setback, insufficient rear yard setback, and excessive front yard build-to line, in conjunction with Subdivision Docket 142-21.

**Requested Waivers:**

<b>Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback</b>		
Permitted: 20 ft	Proposed: 86.125 ft	Waiver: 66.125 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback</b>		
Required: 5 ft	Proposed: 0 ft	Waiver: 5 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback</b>		
Required: 10 ft	Proposed: 0.052 ft	Waiver: 9.948 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback</b>		
Required: 25 ft	Proposed: 0.125 ft	Waiver: 24.875 ft
<b>Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement</b>		
Permitted: 20 ft	Proposed: 86.125 ft	Waiver: 66.125 ft



<sup>2</sup> Department of Safety and Permits to verify existing and proposed uses

**Item 6 – Docket Number: 030-22**

**Applicant or Agent:** Laura Downie Adhikari  
**Property Location:** 5482 Bellaire Drive **Zip:** 70124  
**Bounding Streets:** Bellaire Dr., N.O. Terminal Co. RR R/W, 17th St. Canal, I-10  
**Zoning District:** S-LRS3 Suburban Lakewood and Country Club Gardens Single-Family Residential District **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** Country Club Estates  
**Proposed Use:** Single-Family Residence **Lot Number:** 27-A-1  
**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 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot width, in conjunction with Subdivision Docket 134-21.

**Requested Waiver:**

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

Required: 60 ft                                      Proposed: 50 ft                                      Waiver: 10 ft



**Item 7 – Docket Number: 031-22**

**Applicant or Agent:** Caitlyn M. Beltrani, Webre Consulting  
**Property Location:** 2223-2225 St. Philip Street **Zip:** 70119  
**Bounding Streets:** St. Philip St., N. Miro St., Ursulines Ave., N. Galvez St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Tremé **Planning District:** 4  
**Existing Use:** Two-Family Residence **Square Number:** 286  
**Proposed Use:** Two-Family Residence **Lot Number:** 4-A  
**Project Planner:** Rachael Berg ([rberg@nola.gov](mailto:rberg@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 to permit an addition to a two-family residence resulting in insufficient permeable open space, insufficient interior side yard setbacks, and insufficient rear yard setback (**AFTER THE FACT**).

**Requested Waivers:**

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

Required: 30% (960 sf)                                      Proposed: 28.6% (914 sf)                                      Waiver: 1.4% (46 sf)

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

Required: 3 ft                                      Proposed: 2.604 ft                                      Waiver: 0.396 ft

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

Required: 3 ft                                      Proposed: 2.802 ft                                      Waiver: 0.198 ft

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

Required: 15 ft                                      Proposed: 4 ft, 11 in                                      Waiver: 10 ft, 1 in



**Item 8 – 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](mailto: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

**D. New Business – Director of Safety and Permits Decision Appeals****Item 9 – Docket Number: 033-22**

**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:** Bar (Live Entertainment – Secondary Use) **Lot Number:** 3

**Request:** This is an appeal of a 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 that it meets the use standards of Article 20, Section 20.3.ZZ.12, in conjunction with License Nos. 2120096 and 22ABOM-05738 and Permit No. 21-18800-RNVN.

**Item 10 – Docket Number: 034-22**

**Applicant or Agent:** Irma P. Kennedy, Byron Martin  
**Property Location:** 622-626 Washington Avenue, 2806- **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.

**E. Adjournment**