



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

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.

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: 0% Waiver: 50%

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)

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)

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, Light¹ **Lot Number:** 12-1A (Proposed)
Project Planner: Valerie Goines (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 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) – 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: 0 ft	Waiver: 5 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback		
Required: 10 ft	Proposed: .0052ft	Waiver: 9.948 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback		
Required: 25 ft	Proposed: 0.125 ft	Waiver: 24.875 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



¹ 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, Vocational² **Lot Number:** 12-A2 (Proposed)
Project Planner: Valerie Goines (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:**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: 1.5 ft Waiver: 8.5 ft

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

Required: 25 ft Proposed: 11.25ft 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



² 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)

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 Local Historic **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)

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 and insufficient rear yard setback (**AFTER THE FACT**).

Requested Waivers:

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

Required: 22.3% (715 sf) Proposed: 3.4% (110 sf) Waiver: 18.9% (605 sf)

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)

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