



City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, December 4, 2023

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. Variances – Unfinished Business

Item 1 – Docket Number: BZA004-23

Property Location: 7808 Pearl Street

Bounding Streets: Pearl St., Burdette St., Dominican St., Fern St.

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

Historic District: Carrollton

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: David Lee Berke, Debbie O'Neal Berke

Project Planner: Ava Monnet (ava.monnet@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 construction of a single-family residence with insufficient rear yard setback.

Requested Waiver:

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

Required: 15 ft

Proposed: 3 ft, 5½ ft

Waiver: 11 ft, 6½ in

Item 2 – Docket Number: BZA052-23

Property Location: 3718 Baudin Street

Bounding Streets: Baudin St., S. Telemachus St., d’Hemecourt St., S. Cortez St.

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

Historic District: Mid-City

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Manmohan Anand, Jyoti Anand, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for variances from the provisions Article 11, Section 11.3.A.1 (Table 11-2A) and Article 11, Section 11.3.A.2.a of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback, insufficient interior side yard setback, insufficient rear yard setback, and insufficient front yard build-to-line.

Requested Waivers:

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

Required: 10 ft, 10.25 in Proposed: 5 ft Waiver: 5 ft, 10.25 in

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

Required: 3 ft Proposed: 2.05 ft Waiver: 0.95 ft

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

Required: 3 ft Proposed: 2.05 ft Waiver: 0.95 ft

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

Required: 14.76 ft Proposed: 5 ft Waiver: 9.76 ft

Article 11, Section 11.3.A.2.a – Front Yard Build-To-Line

Required: 10 ft, 10.25 in Proposed: 5 ft Waiver: 5 ft, 10.25 in

Item 3 – Docket Number: BZA073-23

Property Location: 7311 Hurst Street

Bounding Streets: Hurst St., Lowerline St., Benjamin St., Pine 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: Henry Fitzhugh, Poppy Markwell

Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.T.1 of the Comprehensive Zoning Ordinance to permit mechanical equipment with insufficient setback (**AFTER THE FACT**).

Requested Waiver:

Article 21, Section 21.6.T.1 – Mechanical Equipment (Setback)

Permitted: 2 ft Provided: 0 ft Waiver: 2 ft

Item 4 – Docket Number: BZA091-23

Property Location: 102-104 Egret Street

Bounding Streets: Egret St., Spanish Fort Blvd., Allen Toussaint Blvd.

Zoning District: S-LRD1 Suburban Lake Vista Two-Family Residential District

Overlay District:

Existing Use: Two-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: 102 Egret, LLC, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 097-23, to permit the creation of a lot with insufficient lot area and insufficient lot width.

Requested Waivers:

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

Required: 3,250 sf/du Proposed: 2,794.08 sf/du Waiver: 455.92 sf/du

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

Required: 30 ft Proposed: 20.72 ft Waiver: 9.28 ft

Item 5 – Docket Number: BZA092-23

Property Location: 106-108 Egret Street

Bounding Streets: Egret St., Spanish Fort Blvd., Allen Toussaint Blvd.

Zoning District: S-LRD1 Suburban Lake Vista Two-Family Residential District

Existing Use: Two-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: 106 Egret, LLC, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 098-23, to permit the creation of a lot with insufficient lot area and insufficient lot width.

Requested Waivers:

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

Required: 3,250 sf/du Proposed: 3,023.37 sf/du Waiver: 266.63 sf/du

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

Required: 30 ft Proposed: 28.66 ft Waiver: 1.34 ft

Item 6 – Docket Number: BZA093-23

Property Location: 1923 Saint Charles Avenue

Bounding Streets: Saint Charles Ave., Saint Andrew St., Carondelet St., Saint Mary St.

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

Overlay District: CPC Character Preservation Corridor Design Overlay District

Existing Use: Vacant Lot

Proposed Use: Hotel/Motel

Applicant or Agent: VRE 1923 St Charles LLC

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 23, Section 28.3.B of the Comprehensive Zoning Ordinance to permit the construction of a hotel with excessive height, excessive number of stories, and insufficient buffer yard.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height

Permitted: 60 ft Proposed: 71 ft Waiver: 11 ft

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height

Required: 5 stories Proposed: 6 stories Waiver 1 story

Article 23, Section 23.8.B – Buffer Yards

Required: 10 ft Proposed: 5 ft Waiver: 5 ft

Item 7 – Docket Number: BZA095-23

Property Location: 1940 N. Rampart Street, 938 Touro Street

Bounding Streets: N. Rampart St., Touro St., Burgundy St., Pauger St.

Zoning District: HMR-1 Historic Marigny/Tremé/Bywater Residential District

Historic District: Faubourg Marigny

Existing Use: Multi-Family Residence (4-unit)

Proposed Use: Multi-Family Residence (4-Unit)

Applicant or Agent: John and Rebecca Hutchings, William Soniat, Jr.

Project Planner: Valerie McMillan (valerie.mcmillan@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.8.B and Article 22, Section 22.8.C.1 of the Comprehensive Zoning Ordinance to permit a multi-family dwelling with excessive compact parking spaces and a parking area designed so that the driver of the vehicle backs out into traffic rather than proceeds forward.

Requested Waivers:

Article 22, Section 22.8.B – Dimensions of Vehicle Parking Spaces (Compact Spaces)

Permitted: 30% (1 space) Proposed: 100% (4 spaces) Waiver: 70% (3 spaces)

Article 22, Section 22.8.C.1 – Off-Street Parking Area Access Requirements

Required: Vehicle proceeds forward into traffic

Proposed: Vehicle backs out into traffic

Waiver: Vehicle backs out into traffic

Item 8 – Docket Number: BZA098-23

Property Location: 3311 Republic Street

Bounding Streets: Republic St. Pleasure St., Havana St., Humanity St.

Zoning District: S-RD Suburban Two-Family Residential District

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Lanny Scharpon and Ahsaki George-Scharpon

Project Planner: Valerie McMillan (valerie.mcmillan@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback, insufficient permeable open space, and insufficient off-street parking.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard

Required: 20 ft Proposed: 3 ft Waiver: 17 ft

Article 13, Section 13.3.A.1 (Table 13-2) – Permeable Open Space

Required: 40% Proposed: 39.01% Waiver: 0.99%

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

Required: 1 space Proposed: 0 spaces Waiver: 1 space

Item 9 – Docket Number: BZA099-23

Property Location: 1211 State Street

Bounding Streets: State St., Prytania St., Elenore St., Perrier 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: Lucas O. Clary and Rebecca S. Clary, Missy Quigley

Project Planner: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the construction of a pool house/cabana with insufficient distance from the interior side and rear lot lines.

Requested Waivers:

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Lot Line)

Required: 3 ft Proposed: 0 ft Waiver: 3 ft

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Rear Lot Line)

Required: 3 ft

Proposed: 2 ft, 7¼ in (2.604 ft)

Waiver: 4¾ in (0.395 feet)

Item 10 – Docket Number: BZA100-23

Property Location: 2508 Dryades Street, 1834 Second Street
Bounding Streets: Second St., Baronne St., Third St., Dryades St.
Zoning District: HU-RM1 Historic Urban Multi-Family Residential District
Existing Use: Multi-Family Residence
Proposed Use: Multi-Family Residence
Applicant or Agent: Naw LLC, Novita Williams Knight
Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.4.A of the Comprehensive Zoning Ordinance to permit the creation of a multi-family dwelling with insufficient lot area, insufficient permeable open space, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

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

Required: 8,750 ft² (1,250 sf/du)
Proposed: 3,203.125 ft² (457.589 sf/du)
Waiver: 1,281.252 ft² (183.036 sf/du)

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

Required: 30% Proposed: TBD Waiver: TBD

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

Required: 2 spaces (5-space inherited right)
Proposed: 0 spaces
Waiver: 2 spaces

Item 11 – Docket Number: BZA105-23

Property Location: 1832 Painters Street
Bounding Streets: Painters St., N. Roman St., Arts St., N. Prieur St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Existing Use: Two-Family Residence
Proposed Use: Two-Family Residence
Applicant or Agent: CPL Properties LLC
Project Planner: Bria Dixon (bria.dixon@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 21, Section 21.4.A.4 of the Comprehensive Zoning Ordinance to permit more than one principal building on a lot of record, resulting in excessive front yard setback and insufficient interior side yard setback.

Requested Waivers:

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

Required: 10.302 ft Provided: 94 ft Waiver: 83.698 ft

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

Required: 3 ft Provided: 0.125 ft Waiver: 2.875 ft

Article 21, Section 21.4.A.4 – Number of Principal Buildings on a Lot

Permitted: 1 Provided: 2 Waiver: 1

C. Variances – New Business

Item 12 – Docket Number: BZA103-23

Property Location: 729 Conti Street

Bounding Streets: Conti St., Bourbon St., Saint Louis St., Royal St.

Zoning District: VCC-2 Vieux Carré Commercial District

Existing Use: Restaurant, Standard

Proposed Use: Restaurant, Standard

Applicant or Agent: Cajun Cuisine 1 LLC

Project Planner: Marin Stephens (marin.stephens@nola.gov)

Request: This request is for a variance from the provisions of Article 10, Section 10.3.A (Table 10-2) of the Comprehensive Zoning Ordinance to permit the retention of an addition to an existing standard restaurant resulting in insufficient minimum open space ratio **(AFTER THE FACT)**.

Requested Waiver:

Article 10, Section 10.3.A (Table 10-2) – Minimum Open Space Ratio

Required: .30 Provided: .2075 Waiver: .0925

Item 13 – Docket Number: BZA104-23

Property Location: 7108 Coliseum Street

Bounding Streets: Coliseum St., Audubon St., Chestnut St., Broadway St.

Zoning District: HU-RS Historic Urban Single-Family Residential District

Historic District: Uptown

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Jonathan and Allison Brouk, Missy Quigley, Sherman Strategies, LLC

Project Planner: Sarah C. King (sarah.king@nola.gov)

Request: This is a request for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance for the retention of a parking pad located between the front façade and front lot line resulting in excessive impervious surface in the front yard **(AFTER THE FACT)**.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard

Required: 40% Proposed: 43% Waiver: 3%

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

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.A.1.b.ii – Parking Pad Design (Location)

Required: No parking between front façade and front property line

Proposed: Parking between front façade and front property line

Waiver: Parking between front façade and front property line

Article 22, Section 22.11.D.1 – Parking Pad Design (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 between front façade and front lot line

Proposed: Parking between front façade and front lot line

Waiver: Parking between front façade and front lot line

Item 14 – Docket Number: BZA106-23

Property Location: 5000-5090 Old Gentilly Road
Bounding Streets: Old Gentilly Rd., France Rd., I-10, Louisa St.
Zoning District: C-2 Auto-Oriented Commercial District
Existing Use: Truck Stop
Proposed Use: Hotel/Motel
Applicant or Agent: Big Easy Travel Center LLC
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the construction of a hotel with excessive height and excessive number of stories.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height

Permitted: 40 ft Proposed: 60 ft, 3.75 in Waiver: 20 ft, 3.75 in

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height

Permitted: 3 stories Proposed: 4 stories Waiver: 1 story

Item 15 – Docket Number: BZA107-23

Property Location: 844 Nunez Street
Bounding Streets: Nunez St., Red Allen Way, Verret St., Homer St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Algiers Point
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence
Applicant or Agent: Bargeboard LLC, Kristin Gisleson Palmer
Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for variances from the provisions Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area, insufficient lot width, and insufficient lot depth.

Requested Waivers:

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

Required: 2,250 ft² Proposed: 1,150.92 ft² Waiver: 1,099.08 ft²

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

Required: 30 ft Proposed: 18 ft Waiver: 12 ft

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

Required: 90 ft Proposed: 63.938 ft Waiver: 26.062 ft

Item 16 – Docket Number: BZA108-23

Property Location: 27 Audubon Place

Bounding Streets: Audubon Pl. Freret St., Law Rd., Saint Charles Ave.

Zoning District: HU-RS Historic Urban Single-Family Residential District

Historic District: Uptown

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: 27 Audubon Place LLC, Missy Quigley

Project Planner: Valerie McMillan (valerie.mcmillan@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance to permit the construction of a fence with excessive height.

Requested Waiver:

Article 21, Section 21.6.N.1.a – Fence Height

Required: 7 ft Proposed: 8 ft Waiver: 1 ft

Item 17 – Docket Number: BZA109-23

Property Location: 2319 George Nick Connor Drive

Bounding Streets: George Nick Connor Dr., N. Rocheblave St., AP Tureaud Ave., N. Tonti St.

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

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Rickey T. Chaney

Project Planner: Haley Delery Molina (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, Article 22, Section 22.11.D.2, and Article 22, Section 22.11.D.4 of the Comprehensive Zoning Ordinance to permit the retention of a parking space in the front yard with insufficient depth, resulting in insufficient permeable open space and excessive impervious surface in the front yard (**AFTER THE FACT**).

Requested Waivers:

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

Required: 30% Provided: 25% Waiver: 5%

Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard

Permitted: 40% Provided: 100% Waiver: 60%

Article 11, Section 11.3.B.3.a – Parking Restrictions

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

Article 22, Section 22.11.D.4 – Parking Pad Design (Dimensions)

Required: 18 ft Provided: 12 ft Waiver: 6 ft

Item 18 – Docket Number: BZA110-23

Property Location: 928 Felicity Street

Bounding Streets: Felicity St., Laurel St., Saint Mary St., Hastings Pl.

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

Historic District: Lower Garden District

Existing Use: Place of Worship

Proposed Use: Place of Worship

Applicant or Agent: The Sixth Baptist Church, Dr. Torin Sanders, Kiley Lewis

Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.B.3.a and Article 22, Section 22.8.A.1.b.ii of the Comprehensive Zoning Ordinance to permit the renovation of a place of worship with parking in the front yard between the front façade and front property line.

Requested Waivers:

Article 11, Section 11.3.B.3.a – Parking Restrictions

Required: No Front Yard Parking

Proposed: Front Yard Parking

Waiver: Front Yard Parking

Article 22, Section 22.8.A.1.b.ii – Parking Lot (Location)

Required: No parking between the front facade the front yard property line

Proposed: Parking between the front facade the front yard property line

Waiver: Parking between the front facade the front yard property line

Item 19 – Docket Number: BZA111-23

Property Location: 102 Egret Street

Bounding Streets: Egret St., Allen Toussaint Blvd.

Zoning District: S-LRD1 Suburban Lake Vista Two-Family Residential District

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: 102 Egret, LLC, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient lot area and insufficient lot width.

Requested Waivers:

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

Required: 6,500 ft² (3,250 sf/du)

Provided: 6,180.52 ft² (3,090.26 sf/du)

Waiver: 319.48 ft² (159.75 sf/du)

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

Required: 60 ft

Provided: 55.46 ft

Waiver: 4.54 ft

Item 20 – Docket Number: BZA112-23

Property Location: 106 Egret Street

Bounding Streets: Egret St., Allen Toussaint Blvd.

Zoning District: S-LRD1 Suburban Lake Vista Two-Family Residential District

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: 102 Egret, LLC, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Ava Monnet (ava.monnet@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 construction of a two-family residence with insufficient lot area.

Requested Waiver:

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

Required: 6,500 ft² (3,250 sf/du)

Provided: 6,497.97 ft² (3,248.985 sf/du)

Waiver: 2.03 ft² (1.015 sf/du)

Item 21 – Docket Number: BZA113-23

Property Location: 1731 Baronne Street

Bounding Streets: Baronne St., Polymnia St., Oretha Castle Haley Blvd. Euterpe St.

Zoning District: MU-2 High Intensity Mixed-Use District

Existing Use: Cultural Facility

Proposed Use: Cultural Facility

Applicant or Agent: Efforts of Grace Inc., Alexandra Stroud, Urban Focus

Project Planner: Cameron Boissiere (cameron.boissiere@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 a cultural facility with insufficient off-street parking.

Requested Waiver:

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

Required: 33 spaces

Provided: 0 spaces

Waiver: 33 spaces

D. Variances – New Business (Automatically Deferred to January 8, 2024, Meeting)

Item 22 – Docket Number: BZA114-23

Property Location: 3221 Maurepas Street, 1551 Mystery Street
Bounding Streets: Maurepas St., Esplanade Ave., Fortin St., Mystery St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Esplanade Ridge
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence
Applicant or Agent: Kenneth Tassin, Douglas C. Mayo
Project Planner: TBD

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.8, Article 21, Section 21.6.P.2, and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a detached garage in a corner side yard with insufficient distance from the rear lot line.

Requested Waivers:

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Side Yard Setback)

Required: 3 ft Proposed: 0 ft Waiver: 3 ft

Article 21, Section 21.6.P.2 – Detached Garages (Location)

Permitted: Interior and rear yard

Proposed: Corner side yard

Waiver: Corner side yard

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards

Permitted: Interior and rear yard

Proposed: Corner side yard

Waiver: Corner side yard

Item 23 – Docket Number: BZA115-23 | IMPROPER

Property Location: 4195 Michoud Boulevard
Bounding Streets: Michoud Blvd., Chef Menteur Hwy., Poche Ct. W., Old Gentilly Rd.
Zoning District: BIP Business-Industrial Park District
Existing Use: Vacant Building
Proposed Use: Wireless Telecommunications Tower & Facility
Applicant or Agent: Shahan Ryan
Project Planner: N/A

Request: This request is for variances from the provisions of Article 20, Section 20.3.JJJ.4 of the Comprehensive Zoning Ordinance to permit the construction of a wireless telecommunication tower of excessive height.

Requested Waiver:

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

Required: 125 feet Proposed: 195 feet Waiver: 70 feet

Item 24 – Docket Number: BZA116-23

Property Location: 3530 Carondelet Street, 1641 Foucher Street, 1645 Foucher Street

Bounding Streets: Carondelet St., Delachaise St., Saint Charles Ave., Foucher St.

Zoning District: HU-RM1 Historic Urban Multi-Family Residential District

Historic District: Uptown

Existing Use: Multi-Family Residence (3 Units)

Proposed Use: Two-Family Residence

Applicant or Agent: Jesus and Cynthia Hermosillo, Alexander Adamick

Project Planner: TBD

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.A.2.a, and Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance to permit the conversion of a multi-family dwelling into a two-family dwelling and a renovation resulting in excessive building height, insufficient front yard setback, insufficient front yard build-to line, and excessive encroachment of steps/stairs into the required front yard.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Building Height

Required: 35 ft Proposed: 37 ft, 10 in Waiver: 2 ft, 10 in

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

Required: 14 ft, 11 in Proposed: 10 ft, 7 in Waiver: 4 ft, 4 in

Article 11, Section 11.3.A.2.a – Front Yard Build-to Line

Required: 14 ft, 11 in Proposed: 10 ft, 7 in Waiver: 4 ft, 4 in

Article 21, Section 21.6.AA.1 – Steps and Stoops (Encroachments)

Permitted: 6 ft Proposed: 9 ft, 11½ in Waiver: 3 ft, 11½ in

Item 25 – Docket Number: BZA117-23

Property Location: 3622 Dumaine Street

Bounding Streets: Dumaine St., Moss St., Elaine Pl., Wilson Dr.

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

Historic District: Parkview

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Rene and Philip Piediscalzo, Kurt Hagstette

Project Planner: TBD

Request: This request is for a variance from the provisions of Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance to permit the renovation of a porch with insufficient setback from front yard.

Requested Waiver:

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Porch Encroachment/Setback)

Required: 6 ft Proposed: 10 ft 11in Waiver: 4 ft, 11 in

Item 26 – Docket Number: BZA118-23

Property Location: 3515 Danneel Street

Bounding Streets: Danneel St., Foucher St., S. Saratoga St., Delachaise St.

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

Historic District: Uptown

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Canaan Properties, LLC, David J. Arevalo

Project Planner: TBD

Request: This request is for a variance from the provisions of Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance to permit the renovation of a porch with insufficient setback from front yard.

Requested Waiver:

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Porch Encroachment/Setback)

Required: 6 ft

Proposed: 10 ft 11in

Waiver: 4 ft, 11 in

Item 27 – Docket Number: BZA119-23

Property Location: 2320-2322 S. Derbigny Street

Bounding Streets: S. Derbigny St., Jackson Ave., S. Claiborne Ave., First St.

Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Applicant or Agent: Irma Plummer

Project Planner: TBD

Request: This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient rear yard setback.

Requested Waiver:

Article 12, Section 12.3.A.1 (Table 12-2) – Rear Yard Setback

Required: 15 ft

Provided: 11 ft, 7¾ in

Waiver: 3 ft, 4¼ in

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

Item 28 – Docket Number: BZA040-23

Property Location: 2842 Coliseum Street

Bounding Streets: Coliseum St., Washington Ave., Chestnut St., Sixth St.

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

Historic District: Garden District

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Rivers Lelong

BZA Contact: Emily Ramírez Hernández (erhernandez@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. 21-28198-ACCS allowing for the construction of a home office with alleged insufficient distance from the lot line and the determination that a fence is not a structure for the purposes of Article 21, Section 21.6.A.7.

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

Docket Number: BZA120-23

Property Location: 7108 Coliseum Street

Bounding Streets: Coliseum St., Audubon St., Chestnut St., Broadway St.,

Zoning District: HU-RS Historic Urban Single-Family Residential District

Historic District: Uptown

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Jonthan Brouk, Melissa Quigley

Project Planner: Cameron Boissiere (cameron.boissiere@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 subject property has not attained legal, non-conforming status for the existing parking pad located between the front façade and front lot line and excessive impervious surface in the front yard.

G. Any Other Matters – Unfinished Business

Item 30 – Consideration | Adoption of the 2024 Board of Zoning Adjustments Meeting Schedule

Annually at the Board's regularly scheduled November or December meeting, the Board shall adopt a docketing schedule for the following year for all items requiring public hearing and action by the Board. This schedule shall establish docket deadlines, deadlines for submittal of written documents related to an item before the Board, deadlines for distribution of staff reports to the Board and to the public, public hearing dates, and resolution deadlines. A copy of this schedule shall be posted on the City Planning Commission's web site.

I. Adjournment

Application Materials

Application materials are available for review at onestopapp.nola.gov. Note the requested waivers are subject to change prior to the hearing.

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)
- 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 27, 2023.

Meeting Information

Board Members

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

Staff Reports & Summary Reports

Distribution of variance staff reports and appeal summary reports to the Board members and to the general public shall occur on November 29 and be available for review [here](#).

Note: CPC staff does not write staff reports for decision appeals; however, the Department of Safety and Permits provides a written summary of the basis for their decision.

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
- 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 14, 2023, and will be available online at 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.

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

(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. 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.