



# City of New Orleans Board of Zoning Adjustments Final 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](mailto: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](mailto: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. Cortez St. Side)**

Required: 3 ft      Proposed: 2 ft      Waiver: 1 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

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**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](mailto: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

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**Item 4 – Docket Number: BZA091-23 | WITHDRAWN**

**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](mailto: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 (**WITHDRAWN**).

**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

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**Item 5 – Docket Number: BZA092-23 | WITHDRAWN**

**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](mailto: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 (**WITHDRAWN**).

**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

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**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](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 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: 72.2 ft                      Waiver: 12.2 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

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**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](mailto: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

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**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](mailto: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

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**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](mailto: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)



**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, Webre Consulting

**Project Planner:** Marin Stephens ([marin.stephens@nola.gov](mailto: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](mailto: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](mailto: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

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**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](mailto: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 ft<sup>2</sup>                      Proposed: 1,150.92 ft<sup>2</sup>                      Waiver: 1,099.08 ft<sup>2</sup>

**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

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**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](mailto: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](mailto: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](mailto: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

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**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](mailto: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 ft<sup>2</sup> (3,250 sf/du)

Provided: 6,180.52 ft<sup>2</sup> (3,090.26 sf/du)

Waiver: 319.48 ft<sup>2</sup> (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

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**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](mailto: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 ft<sup>2</sup> (3,250 sf/du)

Provided: 6,497.97 ft<sup>2</sup> (3,248.985 sf/du)

Waiver: 2.03 ft<sup>2</sup> (1.015 sf/du)

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**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](mailto: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: 43 spaces

Provided: 0 spaces

Waiver: 43 spaces

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**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

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**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. | **IMPROPER**

**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

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**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

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**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

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**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 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 interior side yard setback.

**Requested Waiver:**

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

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

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**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

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## 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](mailto: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

**Item 29 – 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](mailto: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

### Staff Reports

Staff reports and meeting materials are available for review on the [Granicus website](#).

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## Meeting Information

### Board Members

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

### 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.

### Public Comment

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 provided at the meeting, prior to the Board taking up the matter of interest, 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.

- **Variations:** Comments by the public in support or in opposition shall be limited to a maximum of two (2) minutes.
- **Decision Appeals:** Comments by the public in support or in opposition shall be limited to a maximum of three (3) minutes.

### Meeting Video

- 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

## 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](https://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.

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## City Planning Commission, City of New Orleans

Robert D. Rivers, Executive Director

<https://nola.gov/cpc>

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New Orleans, LA 70112

[CPCinfo@nola.gov](mailto: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](mailto: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.