



City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, July 10, 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. Unfinished Business – Variances

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, 5 ½ ft

Waiver: 11 ft, 6 ½ in

Item 2 – Docket Number: BZA033-23

Property Location: 859-861 Navarre Street

Bounding Streets: Navarre St., General Diaz St., Hildago St., Marshal Foch St.

Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District

Existing Use: Two-Family, Established

Proposed Use: Two-Family, Established

Applicant or Agent: Kenneth T. Junod and Yvonne M. Ramond Family Trust

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 and Article 21, Section 21.6.P.2.e (Figure 21-5A) of the Comprehensive Zoning Ordinance to permit the construction a detached garage 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 Yard Setback)

Required: 3 ft Proposed: 1 ft, 6 in Waiver: 1 ft, 6 in

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Rear Side Yard Setback)

Required: 3 ft Proposed: 1 ft Waiver: 2 ft

Article 21, Section 21.6.P.2.e (Figure 21-5A) – Detached Garages (Interior Side Lot Line)

Required: 3 ft Proposed: 1 ft, 6 in Waiver: 1 ft, 6 in

Article 21, Section 21.6.P.2.e (Figure 21-5A) – Detached Garages (Rear Lot Line)

Required: 3 ft Proposed: 1 ft Waiver: 2 ft

Item 3 – Docket Number: BZA034-23

Property Location: 1956 N. Prieur Street

Bounding Streets: N. Prieur St., Pauger St., N. Roman St., Saint Anthony St.

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: C-Hamp Rental Properties, LLC, Frank Lauricella

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: 5.38 ft Proposed: 3 ft Waiver: 2.38 ft

Item 4 – 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: Proposed: 5 ft Waiver: 6 ft

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

Required: 3 ft Proposed: 2 ft, ½ in Waiver: 11 ½ 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, ½ in Waiver: 11 ½ in

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: 11 Proposed: 5 ft Waiver: 6 ft

Item 5 – Docket Number: BZA054-23

Property Location: 3222 Cambronne Street

Bounding Streets: Cambronne St., Oleander St., Joliet St., Forshe St.

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Goodpad Properties 1, LLC, Lauren Griffin

Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for a variance from the provisions 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 lot width.

Requested Waiver:

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

Required: 30 ft Proposed: 28 ft Waiver: 2 ft

C. New Business – Variances

Item 6 – Docket Number: BZA057-23

Property Location: 816-820 Eliza Street

Bounding Streets: Eliza St., Belleville St., Alix St., Elmira Ave.

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

Historic District: Algiers Point

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Myndset Investments LLC

Project Planner: Brennan Walters (brennan.walters@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 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the debulking of parcel resulting in insufficient interior side yard setback and an accessory structure with insufficient setback from the lot line.

Requested Waivers:

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

Required: 3 ft	Proposed: 1.198 ft	Waiver: 1.802 ft
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Article 21, Section 21.6.A.7 – Detached Accessory Structures (Belleville Street Side)

Required: 3 ft	Provided: 1.385 ft	Waiver: 1.615 ft
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Item 7 – Docket Number: BZA058-23

Property Location: 2306 Saint Louis Street

Bounding Streets: Saint Louis St., N. Miro St., Conti St., N. Tonti St.

Zoning District: HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Historic District: Mid-City

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Bradley H. Yee

Project Planner: Valerie McMillan (valerie.mcmillan@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 commercial short term rental with insufficient off-street parking.

Requested Waiver:

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

Required: 3 spaces	Proposed: 1 space	Waiver: 2 spaces
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Item 8 – Docket Number: BZA059-23

Property Location: 815 Baronne Street

Bounding Streets: Baronne St., Howard Ave., O’Keefe Ave., Julia St.

Zoning District: CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Historic District: Lafayette Square

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Jonathan & Elizabeth F. Martin, John Mills, Fransen Mills, LLC

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

Request: This request is for a variance from the provision Article 21, Section 21.6.GG.4 of the Comprehensive Zoning Ordinance to permit a water feature with insufficient setback from the lot line.

Requested Waiver:

Article 21, Section 21.6.GG.4 – Water Feature (Location)

Required: 3 ft

Proposed: 1 ft, 3 in

Waiver: 1 ft, 9 in

Item 9 – Docket Number: BZA060-23

Property Location: 2712 S. Rocheblave Street

Bounding Streets: S. Rocheblave St., Fourth St., S. Tonti St., Washington Ave.

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Elite Properties & Investments LLC, Katasha Taylor, Malcolm J. LeBlanc III

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

Requested Waivers:

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

Required: 2,250 ft²

Proposed: 1,789.80 ft²

Waiver: 450 ft²

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

Required: 90 ft

Proposed: 59.167 ft

Waiver: 3.833 ft

Item 10 – Docket Number: BZA061-23

Property Location: 1100 Marigny Street, 2231 Saint Claude Avenue

Bounding Streets: Saint Claude Ave., Elysian Fields Ave., Marais St., Marigny St.

Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Historic District: Faubourg Marigny

Existing Use: Art Gallery

Proposed Use: Art Gallery

Applicant or Agent: 301 Cherokee, LLC, Zach Smith Consulting & Design

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.T.7 of the Comprehensive Zoning Ordinance to permit roof mounted mechanical equipment with insufficient set back from any wall of the building (**AFTER THE FACT**).

Requested Waiver:

Article 21, Section 21.6.T.7 – Mechanical Equipment (Location)

Required: 6 ft

Proposed: 3 ft, 4 in

Waiver: 2 ft, 8 in

Item 11 – Docket Number: BZA062-23

Property Location: 336 Decatur Street

Bounding Streets: Decatur St., Conti St., N. Peters St., Bienville St.

Zoning District: VCE-1 Vieux Carré Entertainment District

Historic District: Vieux Carré

Existing Use: Vacant Lot

Proposed Use: Non-Residential

Applicant or Agent: Joseph C. Paciera, Jr., Missy Quigley, Sherman Strategies, LLC

Project Planner: Robin Jones (rcjones@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. Request: This request is to permit the construction of a restaurant with insufficient open space.

Requested Waiver:

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

Required: .20 (544 sq. ft.)

Proposed: 0.0 (0 sq. ft.)

Waiver: .20 (544 sq. ft.)

Item 12 – Docket Number: BZA063-23

Property Location: 2820-22 Saint Thomas Street

Bounding Streets: Saint Thomas St., Washington Ave., Livaudais St., Sixth St.

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

Historic District: Irish Channel

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Tri Cung, Thuy T. Nguyen, Garret Willis

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 11-2) of the Comprehensive Zoning Ordinance to permit the debulking of a parcel, resulting in insufficient interior side yard setback and insufficient permeable open space.

Requested Waivers:

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

Required: 3ft Proposed: .271 ft Waiver: 2.729 ft

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

Required: 30% (1,260 ft²) Proposed: 12.3% (517 ft²) Waiver: 17.7% (743 ft²)

D. New Business – Extension Requests

Item 13 – Docket Number: BZA045-21

Property Location: 3401 St. Charles Avenue

Bounding Streets: St. Charles Ave., Delachaise St., Carondelet St., Louisiana Ave.

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

Historic District: Garden District, Saint Charles Avenue

Existing Use: Vacant Building

Proposed Use: Mixed-Use

Applicant or Agent: Andrew Associates LLC, Kenneth Gowland

Project Planner: Brennan Walters (brennan.walters@nola.gov)

Request: This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow an additional one-year extension.

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

Item 14 – Docket Number: BZA064-23

Property Location: 1521 Saint Roch Avenue

Bounding Streets: Saint Roch Ave., N. Claiborne Ave., Music St., N. Robertson Ave.

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

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: William B. Hirsch

BZA Contact: 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 trapeze equipment does not violate the Comprehensive Zoning Ordinance.

F. 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 Wednesday, July 5, 2023.

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 July 5 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.

Meeting Information

Board Members

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

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 July 20, 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>
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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.