



# City of New Orleans Board of Zoning Adjustments Final 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](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) – Front Yard Setback**

Permitted: 12 ft

Proposed: 40 ft, 11 ¼ in

Waiver: 28 ft, ¾ in

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

Permitted: 12 ft

Proposed: 40 ft, 11 ¼ ft

Waiver: 28 ft, ¾ in

#### **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  
**Article 21, Section 21.6.H.4 – Carport (Height)**  
Permitted: 14 ft                                      Proposed: 17 ft, 10 in                                      Waiver: 3 ft, 10 in  
**Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Carport)**  
Permitted: Required interior or rear yard  
Proposed: Required front yard  
Waiver: Required front yard

**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](mailto: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

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**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](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: 5.38 ft                                      Proposed: 3 ft                                      Waiver: 2.38 ft

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**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](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) – Interior Side Yard Setback -S. Telemachus side**

Required: 3 ft                      Proposed: 2.05 ft                      Waiver: .95ft

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

Required: 3 ft                      Proposed: 2.05 ft                      Waiver: .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.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) – 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 5 – Docket Number: BZA054-23**

**WITHDRAWN**

**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](mailto: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](mailto: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

**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](mailto: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](mailto: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

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**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](mailto: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 to permit the construction of a single-family residence with insufficient off-street parking.

**Requested Waivers:**

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

Required: one space

Proposed: zero spaces

Waiver: one space

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**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](mailto: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

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

Required: Not visible from the public right-of-way

Proposed: Visible from the public right-of-way

Waiver: Visible from the public right-of-way

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**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](mailto: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.)

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**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](mailto: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 ft<sup>2</sup>)

Proposed: 12.3% (517 ft<sup>2</sup>)

Waiver: 17.7% (743 ft<sup>2</sup>)

**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](mailto: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](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 trapeze equipment does not violate the Comprehensive Zoning Ordinance.

## **F. 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  
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.

### **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

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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.

**Variances:** 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 July 20, 2023, and will be available online at [onestopapp.nola.gov](http://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>

1300 Perdido Street, 7th Floor

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.