



# City of New Orleans

## Board of Zoning Adjustments

### Draft Agenda

Monday, June 5, 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: BZA003-23**

**Property Location:** 1124 Louisiana Avenue

**Bounding Streets:** Louisiana Ave., Magazine St., Delachaise St., Camp St.

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

**Historic District:** Garden District

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Michael T. Gray, Margaret Glass

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@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 retention of a fence with excessive height (**AFTER THE FACT**).

##### **Requested Waiver:**

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

Required: 7 ft

Proposed: 9 ft, 7.5 in

Waiver: 2 ft, 7.5 in

**Item 2 – 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 variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.A.2, Article 21, Section 21.6.H.4, and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback, insufficient front yard build-to line, insufficient rear yard setback, excessive carport height, and a carport that encroaches into the required front yard.

**Requested Waivers:**

**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, 3/4 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, 3/4 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 3 – Docket Number: BZA015-23**

**Property Location:** 2811-2813 Powhatan Street

**Bounding Streets:** Powhatan St., Hiawatha St., Iroquois St.

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

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Paidyn Realty 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 13, Section 13.3.A.1 (Table 13-2) and Article 21, Section 21.4.A (Table 21-1) of the Comprehensive Zoning Ordinance to permit the construction a second principal structure, resulting in insufficient permeable open space, insufficient rear yard setback, more than one principal building on a lot, and insufficient off-street parking.

**Requested Waivers:**

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

Required: 40% (1,440 sf)                      Proposed: 38.11% (1,372 sf)                      Waiver: 1.89% (68 sf)

**Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback**

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

**Article 21, Section 21.4.A (Table 21-1) – Number of Principal Buildings on a Lot**

Permitted: One                                      Proposed: Two    Waiver: One

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

Required: Two                                      Proposed: One    Waiver: One

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**Item 4 – Docket Number: BZA017-23**

**Property Location:** 1519 Baronne Street

**Bounding Streets:** Baronne St., Terpsichore St., Oretha Castle Haley Blvd., Martin Luther King, Jr., Blvd.

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

**Overlay District:** EC Enhancement Corridor

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Emanuel Rojas, Zach Smith Consulting & Design

**Project Planner:** Laura Bryan ([lbbryan@nola.gov](mailto:lbbryan@nola.gov))

**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 conversion of a two-family residence to a single-family residence resulting in insufficient rear yard setback.

**Requested Waiver:**

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

Required: 15 ft                                      Proposed: 8 ft, 1 in    Waiver: 6 ft, 11 in

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**Item 5 – Docket Number: BZA026-23**

**Property Location:** 8133-8137 Green Street

**Bounding Streets:** Green St., Dublin St., Hickory St., S. Carrollton Ave.

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

**Historic District:** Carrollton

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Klaus Koebel

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@nola.gov))

**Request:** This request is for variances from the provisions 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.B.1, Article 22, Section 22.11.D.1, Article 22, Section 22.11.D.2, and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit a two-family residence with excessive impervious surface in the front yard, insufficient permeable open space, more than one curb cut, and a parking pad located between front façade and front lot line with insufficient setback from lot lines (**AFTER THE FACT**).

**Requested Waivers:**

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

Permitted: 40%                      Provided: 69%                      Waiver: 29%

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

Required: 30%                      Provided: 20%                      Waiver: 10%

**Article 11, Section 11.3.B.3.a – Parking Restrictions (Location)**

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 (Location)**

Required: No parking pad between front façade and front lot line

Provided: Parking pad between front façade and front lot line

Waiver: Parking pad between front façade and front lot line

**Article 22, Section 22.11.B.1 – Curb cuts**

Permitted: One curb cut

Provided: Two curb cuts

Waiver: One curb cut

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

Required: No front yard or corner side yard

Provided: Front yard parking

Waiver: Front yard parking

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

Required: No parking pad between front façade and front lot line

Provided: Parking pad between front façade and front lot line

Waiver: Parking pad between front façade and front lot line

**Article 22, Section 22.11.D.3 – Parking Pad Design (Front Lot Line)**

Permitted: 1 ft                      Provided: 0 ft                      Waiver: 1 ft

**Article 22, Section 22.11.D.3 – Parking Pad Design (Corner Side Lot Line)**

Permitted: 1 ft                      Provided: 0 ft                      Waiver: 1 ft

**Item 6 – Docket Number: BZA027-23**

**Property Location:** 2426-28 Marais Street

**Bounding Streets:** Marais St., Music St., Saint Claude Ave., Saint Roch Ave.

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

**Existing Use:** Vacant Lot

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Norman Parent, P&P Builders LLC, Delaune Investment Services, LLC

**Project Planner:** Marin Stephens ([Marin.stephens@nola.gov](mailto:Marin.stephens@nola.gov)), Emily Ramírez Hernández ([erhernandez@nola.gov](mailto:erhernandez@nola.gov))

**Request:** This request is for variances from the provisions of 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 to permit the construction of a two-family residence with parking pads located between the front façade and front lot line.

**Article 11, Section 11.3.B.3.a – Parking Restrictions (Location)**

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 (Location)**

Required: No parking pads between front façade and front lot line

Provided: Parking pads between front façade and front lot line

Waiver: Parking pads between front façade and front lot line

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

Required: No front yard or corner side yard

Provided: Front yard parking

Waiver: Front yard parking

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

Required: No parking pads between front façade and front lot line

Provided: Parking pads between front façade and front lot line

Waiver: Parking pads between front façade and front lot line

**Item 7 – 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 8 – 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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### C. Unfinished Business – Director of Safety and Permits Decision Appeals

**Item 9 – 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.

### D. New Business – Variances

**Item 10 – Docket Number: BZA044-23**

**Property Location:** 873 Lemoyne Street

**Bounding Streets:** Lemoyne St., General Diaz St., Marshal Foch St.

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

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Kelly E. Buchler

**Project Planner:** Sarah C. King ([sarah.king@nola.gov](mailto:sarah.king@nola.gov))

**Request:** This request is for a variance from the provisions Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback.

**Requested Waiver:**

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

Required: 20 ft

Proposed: 16 ft

Waiver: 4 ft

**Item 11 – Docket Number: BZA045-23**

**Property Location:** 1400-1408 Evelina Street

**Bounding Streets:** Evelina St., Lebeouf St., Eliza St., Whitney Ave.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** YMA, LLC, Zach Smith Consulting & Design

**Project Planner:** Marin Stephens ([marin.stephens@nola.gov](mailto:marin.stephens@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), in conjunction with Subdivision Docket 012-23, to permit the creation of a lot with insufficient lot depth.

**Requested Waiver:**

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

Required: 90 ft

Proposed: 64.833 ft

Waiver: 25.167 ft

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**Item 12 – Docket Number: BZA046-23**

**Property Location:** 1400-1408 Evelina Street

**Bounding Streets:** Evelina St., Lebeouf St., Eliza St., Whitney Ave.

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

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** YMA, LLC, Zach Smith Consulting & Design

**Project Planner:** Marin Stephens ([marin.stephens@nola.gov](mailto:marin.stephens@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), in conjunction with Subdivision Docket 012-23, to permit the creation of a lot with insufficient lot depth.

**Requested Waiver:**

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

Required: 90 ft

Proposed: 64.833 ft

Waiver: 25.167 ft

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**Item 13 – Docket Number: BZA047-23**

**Property Location:** 1400-1408 Evelina Street

**Bounding Streets:** Evelina St., Lebeouf St., Eliza St., Whitney Ave.

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

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** YMA, LLC, Zach Smith Consulting & Design

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

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

Required: 90 ft

Proposed: 64.833 ft

Waiver: 25.167 ft

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**Item 14 – Docket Number: BZA048-23**

**Property Location:** 2539 Fats Domino Avenue

**Bounding Streets:** Fats Domino Ave., Law St., Lamanche St., N. Dorgenois St.

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

**Existing Use:** Vacant Lot

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Gregory T. Red, Jennifer Johnson

**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 the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:**

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

Required: 2 spaces

Proposed: 1 spaces

Waiver: 1 space

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**Item 15 – Docket Number: BZA049-23**

**Property Location:** 126-128 S. Salcedo Street

**Bounding Streets:** S. Salcedo St., Canal St., S. Gayoso St., Cleveland Ave.

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

**Historic District:** Mid-City

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Luke Corporation, Caleb Didricksen

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@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, in conjunction with Subdivision Docket 024-23, to permit the creation of a lot with insufficient lot area, insufficient lot depth, insufficient permeable open space, excessive impervious surface in the front yard, and insufficient rear yard setback.

**Requested Waivers:**

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

Required: 1,800 sf

Proposed: 1,422 sf

Waiver: 378 sf

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

Required: 90 ft

Proposed: 36 ft

Waiver: 54 ft

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

Required: 30%

Proposed: 24.94%

Waiver: 5.06%

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

Permitted: 40%

Proposed: 47%

Waiver: 7%

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

Required: 7.2 ft

Proposed: 3 ft

Waiver: 4.2 ft

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**Item 16 – Docket Number: BZA050-23**

**Property Location:** 126-128 S. Salcedo Street

**Bounding Streets:** S. Salcedo St., Canal St., S. Gayoso St., Cleveland Ave.

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

**Historic District:** Mid-City

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Luke Corporation, Caleb Didricksen

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@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, in conjunction with Subdivision Docket 024-23, to permit the creation of a lot with insufficient area, insufficient depth, and insufficient rear yard setback.

**Requested Waivers:**

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

Required: 1,800sf                      Proposed: 1,797.84 sf                      Waiver: 2.16 sf

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

Required: 90 ft                      Proposed: 36 ft                      Waiver: 54 ft

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

Required: 7.2 ft                      Proposed: 3 ft                      Waiver: 4.2 ft

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**Item 17 – Docket Number: BZA051-23**

**Property Location:** 1950 Moss Street

**Bounding Streets:** Moss St., Frey Pl., Yupon St., Desaix Blvd.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Allen Parks, Nathan Fell

**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.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 excessive front yard setback and excessive front yard build-to-line.

**Requested Waivers:**

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

Required: 20 ft                      Proposed: 37 ft                      Waiver: 17 ft

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

Required: 20 ft                      Proposed: 37 ft                      Waiver: 17 ft

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**Item 18 – 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: 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

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**Item 19 – Docket Number: BZA053-23**

**Property Location:** 325 Polk Street

**Bounding Streets:** Polk St., Alley (Milne), Germain St., Colbert St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Pavan Chava, Cindy Chava, Brian O’Reilly, P.E.

**Project Planner:** Brennan Walters ([brennan.walters@nola.gov](mailto:brennan.walters@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 expansion of a single-family residence resulting in insufficient rear yard setback.

**Requested Waiver:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback**

Required: 20 ft Proposed: 15 ft Waiver: 5 ft

**Item 20 – 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](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

## **D. New Business – Director of Safety and Permits Decision Appeals**

**Item 21 – Docket Number: BZA055-23**

**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:** Missy Quigley, Joseph Paciera, Jr.

**BZA Contact:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@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 interpretation of Article 4, Section 4.6.G.1 and the determination that BZA Docket 059-20 has expired.

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**Item 22 – Docket Number: BZA056-23**

**Property Location:** 911 Governor Nicholls Street, 911 Governor Nicholls Street Apt 101, 91

**Bounding Streets:** Governor Nicholls St., Burgundy St., Barracks St., Dauphine St.

**Zoning District:** VCR-1 Vieux Carré Residential District

**Historic District:** Vieux Carré

**Existing Use:** Multi-Family Residence

**Proposed Use:** Multi-Family Residence

**Applicant or Agent:** Daniel Raines, Heidi Redmond Raines

**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, in conjunction with permit no. 21-18881-NEWC, regarding the determination that the proposed open space ratio is compliant.

## **E. Adjournment**

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## Application Materials

Application materials are available for review at [onestopapp.nola.gov](http://onestopapp.nola.gov). Note the requested waivers are subject to change prior to the hearing.

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## 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](mailto: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 *Tuesday*, May 30, 2023.

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## 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 May 31 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.

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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.

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## 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 June 16, 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.