



City of New Orleans

Board of Zoning Adjustments

Final 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)

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)

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, 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 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)

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 conversion of a single-family residence into a two-family residence resulting in insufficient off-street parking.

Requested Waiver:

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

Required: Two

Proposed: One

Waiver: One

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 (lbryan@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: 9.75 ft

Waiver: 5.25 ft

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)

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.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, 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.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 (Interior 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)

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 Vehicle and Bicycle Parking Requirements

Required: 2 spaces

Proposed: 0 spaces

Waiver: 2 spaces

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)

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 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)

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

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)

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)

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)

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

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)

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

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)

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

Required: 90 ft

Proposed: 64.833 ft

Waiver: 25.167 ft

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)

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 space

Waiver: 1 space

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)

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, 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: 39.5 ft Waiver: 50.5 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) – Rear Yard Setback

Required: 7.9 ft Proposed: 0 ft Waiver: 7.9 ft

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)

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

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)

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

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)

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 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)

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)

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)

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.

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)

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

Staff Reports

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

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 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
- 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 15, 2023, and will be available online at onestopapp.nola.gov.

Appeals: Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

City Planning Commission, City of New Orleans

Robert D. Rivers, Executive Director
<https://nola.gov/cpc>
1300 Perdido Street, 7th Floor
New Orleans, LA 70112
CPCinfo@nola.gov
(504) 658-7033

This meeting is accessible to people with disabilities. Should you need further assistance, please contact the Front Desk in the Main Lobby or the ADA Administrator, (504) 658-4020 (voice), 711 LA Relay Service, or e-mail emhurst@nola.gov. Please be advised there is a courtesy telephone available for 711 calls for persons with hearing or speech impairments at the welcome desk of City Hall, First Floor, Main Lobby. This communiqué is available in alternative formats upon request.