



# City of New Orleans Board of Zoning Adjustments Draft Agenda (Revised)

Monday, October 2, 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) – Rear Yard Setback**

Required: 15 ft

Proposed: 3 ft, 5 ½ ft

Waiver: 11 ft, 6 ½ in

**Item 2 – Docket Number: BZA068-23**

**Property Location:** 5936 Louisville Street

**Bounding Streets:** Louisville St., Brooks St., Colbert St., Polk St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Massa Properties Two LLC

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

**Request:** This request is for variances from the provisions Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 053-23, to permit the creation of a lot with insufficient lot area and insufficient lot width.

**Requested Waivers:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 2,500 sf/du (5,000 ft<sup>2</sup>)

Proposed: 4,405.35 sf/du (2,247.675 ft<sup>2</sup>)

Waiver: 594.65 sf/du (297.325 ft<sup>2</sup>)

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 40 ft

Proposed: 34.15 ft

Waiver: 5.85 ft

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**Item 3 – Docket Number: BZA069-23**

**Property Location:** 1423 General Pershing Street

**Bounding Streets:** General Pershing St., Pitt St., Milan St., Prytania St.

**Zoning District:** HU-RM1 Historic Urban Multi-Family Residential District

**Historic District:** Uptown

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Charles T. Ochello, Sr.

**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 11-2A), Article 21, Section 21.6.A.8, Article 21, Section 21.6.H.2, Article 21, Section 21.6.H.3, Article 21, Section 21.6.H.4, and Article 21, Section 21.6.H.5 of the Comprehensive Zoning Ordinance to permit retention of a carport with insufficient distance from the rear lot line, insufficient distance from the interior side lot line, excessive height, enclosed on the corner side yard, resulting in insufficient permeable open space (**AFTER THE FACT**).

**Requested Waivers:**

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

Required: 30% (932.4sf)

Provided: 5.7% (177sf)

Waiver: 24.3% (926.7sf)

**Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lots)**

Required: 3 ft

Provided: 0 ft

Waiver: 3 ft

**Article 21, Section 21.6.H.2 – Carport (Location)**

Required: 3 ft

Provided: 0 ft

Waiver: 3 ft

**Article 21, Section 21.6.H.3 – Carport (Projection)**

Required: 2 ft

Provided: 0 ft

Waiver: 2 ft

**Article 21, Section 21.6.H.4 – Carport (Height)**

Permitted: 14 ft

Provided: 16 ft

Waiver: 2 ft

**Article 21, Section 21.6.H.5 – Carport (Interior or Corner Side Yard)**

Required: Unenclosed

Provided: Enclosed

Waiver: Enclosed

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### C. Unfinished Business – Director of Safety and Permits Decision Appeals

**Item 4 – Docket Number: BZA084-23**

**Property Location:** 7608 Zimpel Street

**Bounding Streets:** Zimpel St., Hillary St., Freret St., Adams 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:** Debra Howell

**Project Planner:** 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 issuance of permit no. 23-09202-RNVS, allowing for the renovation of a single-family dwelling resulting in alleged insufficient off-street parking spaces in accordance with the University Area Off-Street Parking Interim Zoning District.

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**Item 5 – Docket Number: BZA086-23**

**Property Location:** 1120 Lowerline Street

**Bounding Streets:** Lowerline St., Zimpel St., Cherokee St., Oak 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:** Debra Howell

**Project Planner:** 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. 23-14261-RNVM, allowing for the renovation of a single-family dwelling resulting in alleged insufficient off-street parking spaces in accordance with the University Area Off-Street Parking Interim Zoning District and lack of enforcement of alleged non-compliant interior side and rear yard setbacks.

## **D. Unfinished Business – Any Other Matters**

### **Item 6 – Consideration | Election of Officers**

Annually, at the first meeting on or after July 1st of each year, the Board shall elect from its members a Chair and a Vice-Chair as it shall deem necessary and proper. The Chair and Vice-Chair shall serve until June 30th of the following year or until their successors have been elected and qualified and may, if duly elected by the members, succeed themselves. The duties of the Chair shall include the following:

1. The Chair shall preside at all meetings and hearings of the Board. In the event of the absence or disability of the Chair, the Vice-Chair shall preside.
2. The Chair may designate members of the Board to make personal inspections when necessary from time to time, and unless directed shall appoint such committees as may be found necessary.
3. The Chair shall report at each meeting on all official transactions or communications that have not been otherwise communicated to the Board.
4. The Chair shall, subject to these rules, and further instructions from the Board, transact the official business of the Board, supervise the work of the staff and exercise general disciplinary power.
5. The Chair subject to these rules and limitations shall decide all meeting protocol unless otherwise directed by a majority of the Board in session at the time.

## **E. New Business – Variances**

### **Item 7 – Docket Number: BZA087-23**

**Property Location:** 2500-2520 Banks Street, 2501-2537 Tulane Avenue

**Bounding Streets:** Tulane Ave., S. Dorgenois St., Banks St., S. Rocheblave St.

**Zoning District:** MU-1 Medium Intensity Mixed-Use District

**Overlay District:** EC Enhancement Corridor Design Overlay District, HUC Historic Urban Corridor Use Restriction Overlay District

**Historic District:** Mid-City

**Existing Use:** Vacant Lot

**Proposed Use:** Retail Goods Establishment (Grocery Store)

**Applicant or Agent:** 2537 Tulane Properties, LLC, Sheila Tahvildari, Sherman Strategies, 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 15, Section 15.3.A.1 (Table 15-2), Article 15, Section, 15.3.A.2, Article 15, Section 15.3.B.1.a, Article 15, Section 15.3.B.1.g, Article 22, Section 22.4.B, and Article 22, Section 22.8.A.2.b.ii of the Comprehensive Zoning Ordinance to permit the construction of a grocery store with excessive front yard setback, excessive front yard build-to line, the primary entrance not oriented to the primary street, the loading zone located in the front, and parking located between the front façade and front property line.

#### **Requested Waivers:**

##### **Article 15, Section 15.3.A.2 Table (15-2) – Front Yard Setback (Maximum)**

Required: 20 ft      Proposed: 174.6 ft      Waiver: 154.6 ft

##### **Article 15, Section, 15.3.A.2 – Front Yard Build-to Line (Maximum)**

Required: 20 ft      Proposed: 174.6 ft      Waiver: 154.6 ft

##### **Article 15, Section 15.3.B.1.a – Primary Entrance Orientation**

Required: Oriented to primary street

Proposed: Oriented to parking lot

Waiver: Oriented to parking lot

##### **Article 15, Section 15.3.B.1.g – Location of Loading Zone**

Required: Located in rear

Proposed: Located in front

Waiver: Located in front

##### **Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations**

Permitted: 39 spaces      Proposed: 103 spaces      Waiver: 63 spaces

##### **Article 22, Section 22.8.A.2.b.ii – Permitted Parking Locations**

Required: No parking between the front façade and front property line

Proposed: Parking between the front façade and front property line

Waiver: Parking between the front façade and front property line

**Item 8 – Docket Number: BZA088-23**

**Property Location:** 129 Allen Toussaint Boulevard

**Bounding Streets:** Allen Toussaint Blvd., West End Blvd., Sapphire St.

**Zoning District:** S-LC Suburban Lake Area General Commercial District

**Overlay District:** N/A

**Existing Use:** Vacant Lot

**Proposed Use:** Mixed-Use

**Applicant or Agent:** Corchiani Properties LLC, Matthieu Robert, RCR Theater Venture, LLC

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

**Request:** This request is for variances from the provisions of Article 14, Section 14.3.A.1 (Table 14-2) and Article 22, Section 22.7 (Table 22-3) of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development with insufficient lot area, insufficient permeable open space, insufficient interior side yard setback, insufficient aggregate of side yards, insufficient rear yard setback, and an insufficient off-street loading.

**Requested Waivers:**

**Article 14, Section 14.3.A.1 (Table 14-2) – Minimum Lot Area**

Required: 20,000 ft<sup>2</sup>                      Proposed: 11,250 ft<sup>2</sup>                      Waiver: 8,750 ft<sup>2</sup>

**Article 14, Section 14.3.A.1 (Table 14-2) – Permeable Open Space**

Required: 20% (2,250 ft<sup>2</sup>)                      Proposed: 0% (0 ft<sup>2</sup>)                      Waiver: 20% (2,250 ft<sup>2</sup>)

**Article 14, Section 14.3.A.1 (Table 14-2) – Interior Side Yard Setback (Allen Toussaint Boulevard Side)**

Required: 10 ft                      Proposed: 0 ft                      Waiver: 10 ft

**Article 14, Section 14.3.A.1 (Table 14-2) – Interior Side Yard Setback (West End Boulevard Side)**

Required: 10 ft                      Proposed: 0 ft                      Waiver: 10 ft

**Article 14, Section 14.3.A.1 (Table 14-2) – Required Aggregate of Side Yards**

Required: 20 ft                      Proposed: 0 ft                      Waiver: 20 ft

**Article 14, Section 14.3.A.1 (Table 14-2) – Rear Yard Setback**

Required: 20 ft                      Proposed: 0 ft                      Waiver: 20 ft

**Article 22, Section 22.7 (Table 22-3) - Required Off-Street Loading Spaces**

Required: 1 space                      Proposed: 0 spaces                      Waiver: 1 space

**Item 9 – Docket Number: BZA089-23**

**Property Location:** 2950 Clio Street

**Bounding Streets:** Clio St., S. Claiborne Ave., Erato St., S. Derbigny St.

**Zoning District:** C-2 Auto-Oriented Commercial District

**Overlay District:** EC Enhancement Corridor Design Overlay District

**Existing Use:** Mardi Gras Den

**Proposed Use:** Mardi Gras Den

**Applicant or Agent:** Goddesses, Inc., Sherman Strategies, LLC

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2), Article 15.3.A.2, and Article 15, Section 15.3.B.1.a of the Comprehensive Zoning Ordinance to permit the construction of a Mardi Gras den with excessive front yard setback, insufficient corner side yard setback, excessive front yard build-to line, and the primary entrance not oriented toward the primary street.

**Requested Waivers:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Front Yard Setback (Clio Street)**

Required: 20 ft                      Proposed: 187 ft, 6 in                      Waiver: 167 ft, 6 in

**Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Front Yard Setback (Erato Street)**

Required: 3 ft                      Proposed: 10 ft                      Waiver: 7 ft

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Corner Side Yard Setback**

Required: 10 ft                      Proposed: 0 ft                      Waiver: 10 ft

**Article 15, Section, 15.3.A.2 – Maximum Front Yard Build-to Line (Clio Street)**

Required: 20 ft                      Proposed: 187 ft, 6 in                      Waiver: 167 ft, 6 in

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**Item 10 – Docket Number: BZA090-23**

**Property Location:** 3245-3285 Sabine Street

**Bounding Streets:** Sabine St., Utah St., Potomac St.

**Zoning District:** S-RS Suburban Single-Family Residential District

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Vancourt Properties & Renovations LLC

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

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 081-22, to permit the creation of a lot with insufficient lot width and insufficient lot area.

**Requested Waivers:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50 ft                      Proposed: 49.5 ft                      Waiver: 0.5 ft

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 6,000 ft<sup>2</sup>                      Proposed: 5,940 ft<sup>2</sup>                      Waiver: 60 ft<sup>2</sup>

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**Item 11 – Docket Number: BZA091-23**

**Property Location:** 102-104 Egret Street

**Bounding Streets:** Egret St., Spanish Fort Blvd., Allen Toussaint Blvd.

**Zoning District:** S-LRD1 Suburban Lake Vista Two-Family Residential District

Overlay District:

**Existing Use:** Two-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** 102 Egret, LLC, Fresia Galvez, Zach Smith Consulting & Design

**Project Planner:** Ava Monnet ([ava.monnet@nola.gov](mailto:ava.monnet@nola.gov))

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 097-23, to permit the creation of a lot with insufficient lot area and insufficient lot width.

**Requested Waivers:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 3,250 sf/du      Proposed: 2,794.08 sf/du      Waiver: 455.92 sf/du

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Width**

Required: 30 ft      Proposed: 20.72 ft      Waiver: 9.28 ft

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**Item 12 – Docket Number: BZA092-23**

**Property Location:** 106-108 Egret Street

**Bounding Streets:** Egret St., Spanish Fort Blvd., Allen Toussaint Blvd.

**Zoning District:** S-LRD1 Suburban Lake Vista Two-Family Residential District

**Existing Use:** Two-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** 106 Egret, LLC, Fresia Galvez, Zach Smith Consulting & Design

**Project Planner:** Ava Monnet ([ava.monnet@nola.gov](mailto:ava.monnet@nola.gov))

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 098-23, to permit the creation of a lot with insufficient lot area and insufficient lot width.

**Requested Waivers:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 3,250 sf/du      Proposed: 3,023.37 sf/du      Waiver: 266.63 sf/du

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Width**

Required: 30 ft      Proposed: 28.66 ft      Waiver: 1.34 ft

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**Item 13 – Docket Number: BZA093-23**

**Property Location:** 1923 Saint Charles Avenue

**Bounding Streets:** Saint Charles Ave., Saint Andrew St., Carondelet St., Saint Mary St.

**Zoning District:** MU-1 Medium Intensity Mixed-Use District

**Overlay District:** CPC Character Preservation Corridor Design Overlay District

**Existing Use:** Vacant Lot

**Proposed Use:** Hotel/Motel

**Applicant or Agent:** VRE 1923 St Charles LLC

**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 23, Section 28.3.B of the Comprehensive Zoning Ordinance to permit the construction of a hotel with excessive height, excessive number of stories, and insufficient buffer yard.

**Requested Waivers:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height**

Permitted: 60 ft                      Proposed: 71 ft                      Waiver: 11 ft

**Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height**

Required: 5 stories                      Proposed: 6 stories                      Waiver 1 story

**Article 23, Section 23.8.B – Buffer Yards**

Required: 10 ft                      Proposed: 5 ft                      Waiver: 5 ft

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**Item 14 – Docket Number: BZA094-23**

**Property Location:** 2678-2680 Myrtle Street

**Bounding Streets:** Myrtle St., Lotus St., Elder St., Franklin Ave.

**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Investnu LLC, Garrett Willis

**Project Planner:** Sarah C. King ([sarah.king@nola.gov](mailto:sarah.king@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 of the Comprehensive Zoning Ordinance to permit the construction of two-family residence with excessive front yard setback and excessive front build-to line.

**Requested Waivers:**

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

Permitted: 20 ft                      Proposed: 71 ft                      Waiver: 51 ft

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

Permitted: 20 ft                      Proposed: 71 ft                      Waiver: 51 ft

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**Item 15 – Docket Number: BZA095-23**

**Property Location:** 1940 N. Rampart Street, 938 Touro Street

**Bounding Streets:** N. Rampart St., Touro St., Burgundy St., Pauger St.

**Zoning District:** HMR-1 Historic Marigny/Tremé/Bywater Residential District

**Historic District:** Faubourg Marigny

**Existing Use:** Multi-Family Residence (4-unit)

**Proposed Use:** Multi-Family Residence (4-Unit)

**Applicant or Agent:** John and Rebecca Hutchings, William Soniat, Jr.

**Project Planner:** Valerie McMillan ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@nola.gov))

**Request:** This request is for variances from the provisions of Article 22, Section 22.8.B and Article 22, Section 22.8.C.1 of the Comprehensive Zoning Ordinance to permit a multi-family dwelling with excessive compact parking spaces and a parking area designed so that the driver of the vehicle backs out into traffic rather than proceeds forward.

**Requested Waivers:**

**Article 22, Section 22.8.B – Dimensions of Vehicle Parking Spaces (Compact Spaces)**

Permitted: 30% (1 space)    Proposed: 100% (4 spaces)    Waiver: 70% (3 spaces)

**Article 22, Section 22.8.C.1 – Off-Street Parking Area Access Requirements**

Required: Vehicle proceeds forward into traffic

Proposed: Vehicle backs out into traffic

Waiver: Vehicle backs out into traffic

## **F. New Business – Extension Request**

**Item 16 – Docket Number: BZA069-21**

**Property Location:** 1515 Poydras Street

**Bounding Streets:** Poydras St., LaSalle St., Perdido St., Freret St.

**Zoning District:** CBD-4 Exposition District

**Existing Use:** Office

**Proposed Use:** Mixed-Use (above the ground floor dwellings (430 units)/commercial)

**Applicant or Agent:** East Skelly LLC, Richard Cortizas

**Project Planner:** Valerie McMillan ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@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.

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

**Item 17 – Docket Number: BZA096-23**

**Property Location:** 1724-1726 Marais Street

**Bounding Streets:** Marais St., Saint Anthony St., Henriette Delille St., Annette St.

**Zoning District:** HMR-2 Historic Marigny/Tremé/Bywater Residential District

**Existing Use:** Single-Family Residence

**Proposed Use:** Bed and Breakfast - Accessory

**Applicant or Agent:** Thomas McQuaid

**Project Planner:** Cameron Boissiere-Morris ([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 presence of two exterior doors qualifies the structure as not appearing outwardly as a single-family dwelling and, therefore, in conflict with the accessory bed and breakfast use standard of 20.3.1.1.b.

## H. Adjournment

## 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 Monday, September 25, 2023.

## Meeting Information

### Board Members

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

### 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 September 27 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.

### 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](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 October 12, 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.

## **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.