



# City of New Orleans

## Board of Zoning Adjustments

### Final Agenda

Monday, September 11, 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**Item 2 – Docket Number: BZA027-23 | WITHDRAWN**

**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))

**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 (**WITHDRAWN**).

**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

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**Item 3 – Docket Number: BZA033-23 | WITHDRAWN**

**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 (**WITHDRAWN**).

**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 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) – 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) – Interior Side Yard Setback (S. Telemachus St. Side)**

Required: 3 ft      Proposed: 2.05 ft      Waiver: 0.95 ft

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

Required: 3 ft      Proposed: 2.05 ft      Waiver: 0.95 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.2.a – 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: 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 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 single-family residence with insufficient off-street parking.

**Requested Waiver:**

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

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

**Item 6 – 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 7 – 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.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.3 – Carport (Projection)**

Required: 3 ft

Provided: 0 ft

Waiver: 3 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

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

**Item 8 – 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 9 – Docket Number: BZA073-23**

**Property Location:** 7311 Hurst Street

**Bounding Streets:** Hurst St., Lowerline St., Benjamin St., Pine St.

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

**Historic District:** Uptown

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Henry Fitzhugh, Poppy Markwell

**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 21, Section 21.6.T.1 of the Comprehensive Zoning Ordinance to permit mechanical equipment with insufficient setback (**AFTER THE FACT**).

**Requested Waiver:**

**Article 21, Section 21.6.T.1 – Mechanical Equipment (Setback)**

Permitted: 2 ft

Provided: 0 ft

Waiver: 2 ft

**Item 10 – Docket Number: BZA074-23**

**Property Location:** 1212 Sere Street

**Bounding Streets:** Sere St., Cadillac St., I-610, Encampment St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** 1212 Sere, LLC, Jason Hernandez

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@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 022-20, to permit the creation of a lot resulting in insufficient lot area, insufficient lot width, and insufficient front yard setback (**AFTER THE FACT**).

**Requested Waivers:**

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

Required: 4,400 ft<sup>2</sup>                      Provided: 3,360 ft<sup>2</sup>                      Waiver: 1,040 ft<sup>2</sup>

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

Required: 40 ft                      Provided: 28 ft                      Waiver: 12 ft

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

Required: 20 ft                      Provided: 19.604 ft                      Waiver: 0.396 ft

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**Item 11 – Docket Number: Docket Number: BZA075-23**

**Property Location:** 1216 Sere Street

**Bounding Streets:** Sere St., Cadillac St., I-610, Encampment St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** 1216 Sere, LLC, Jason Hernandez

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@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 022-20, to permit the creation of a lot resulting in insufficient lot area, insufficient lot width, and insufficient front yard setback (**AFTER THE FACT**).

**Requested Waivers:**

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

Required: 4,400 ft<sup>2</sup>                      Provided: 3,360 ft<sup>2</sup>                      Waiver: 1,040 ft<sup>2</sup>

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

Required: 40 ft                      Provided: 28 ft                      Waiver: 12 ft

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

Required: 20 ft                      Provided: 19 ft                      Waiver: 1 ft

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**Item 12 – Docket Number: BZA076-23**

**Property Location:** 2710 Chestnut Street, 1237 Washington Avenue

**Bounding Streets:** Chestnut St., Fourth St., Camp St., Washington Ave.

**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:** Pour Elles LLC, Jonathan and Cherie Thompson, Webre Consulting

**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 11-2B), Article 21, Section 21.6.N.1.a, and Article 22, Section 22.11.A.1.a of the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in insufficient permeable open space, and the construction of a fence with excessive height and a driveway with excessive width.

**Requested Waivers:**

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

Required: 40%

Proposed: 29%

Waiver: 11%

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

Permitted: 7 ft

Proposed: 9 ft, 9½ in

Waiver: 2 ft, 9½ in

**Article 22, Section 22.11.A.1.a – Maximum Driveway Width**

Permitted: 12 ft

Proposed: 20 ft, 3½ in

Waiver: 8 ft, 3½ in

**Item 13 – Docket Number: BZA077-23**

**Property Location:** 929 State Street

**Bounding Streets:** State St., Chestnut St., Eleonore St., Camp St.

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

**Historic District:** Uptown

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Jonathan and Laura Wilt, Zach Smith Consulting & Design

**Project Planner:** Valerie McMillan ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@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 the Comprehensive Zoning Ordinance to permit a parking pad with insufficient depth located between the front façade and front lot line.

**Requested Waivers:**

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

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

**Article 22, Section 22.8.A.1.b.ii – Parking Pad Design (Location)**

Required: No parking between front façade and front property line

Proposed: Parking between front façade and front property line

Waiver: Parking between front façade and front property line

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

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

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

Required: No parking between front façade and front lot line

Proposed: Parking between front façade and front lot line

Waiver: Parking between front façade and front lot line

**Article 22, Section 22.11.D.4 – Parking Pad Design (Dimensions)**

Required: 18 ft                      Proposed: 15.58 ft                      Waiver: 2.42 ft



**Item 14 – Docket Number: BZA078-23**

**Property Location:** 5015 S. Johnson Street

**Bounding Streets:** S. Johnson St., Jefferson Ave., S. Galvez St., Robert St.

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

**Overlay District:** N/A

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

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

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

**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 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit an accessory bed and breakfast with insufficient off-street parking.

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

Required: 2 spaces      Proposed: 0 spaces      Waiver: 2 spaces

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**Item 15 – Docket Number: BZA079-23**

**Property Location:** 1969 N. Miro Street

**Bounding Streets:** N. Miro St., Annette St., N. Tonti St., Saint Anthony St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Hardship Properties LLC, Jason Hernandez

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov)), Emily Ramirez Hernández ([erhernandez@nola.gov](mailto:erhernandez@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, in conjunction with Subdivision Docket 167-22, to permit the creation of a lot with insufficient lot width.

**Requested Waiver:**

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

Required: 30 ft      Proposed: 28.65 ft      Waiver: 1.35 ft

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**Item 16 – Docket Number: BZA080-23**

**Property Location:** 1977 N. Miro Street

**Bounding Streets:** N. Miro St., Annette St., N. Tonti St., Saint Anthony St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Hardship Properties LLC, Jason Hernandez

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@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.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 167-22, to permit the creation of a lot with insufficient lot area, insufficient lot depth, and insufficient rear yard setback.

**Requested Waivers:**

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

Required: 2,250 ft <sup>2</sup>	Proposed: 1,587.84 ft <sup>2</sup>	Waiver: 662.16 ft <sup>2</sup>
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**Article 11, Section 11.3.A.1 (Table (11-2A) – Lot Depth**

Required: 90 ft	Proposed: 49.45 ft	Waiver: 40.55 ft
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**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 9.89 ft	Proposed: 6.9 ft	Waiver: 2.99 ft
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**Item 17 – Docket Number: BZA081-23**

**Property Location:** 1981 N. Miro Street

**Bounding Streets:** N. Miro St., Annette St., N. Tonti St., Saint Anthony St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Hardship Properties LLC, Jason Hernandez

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@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.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 167-22, to permit the creation of a lot with insufficient lot area, insufficient lot depth, and insufficient rear yard setback.

**Requested Waivers:**

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

Required: 2,250 ft <sup>2</sup>	Proposed: 1,531.47 ft <sup>2</sup>	Waiver: 718.53 ft <sup>2</sup>
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**Article 11, Section 11.3.A.1 (Table (11-2A) – Lot Depth**

Required: 90 ft	Proposed: 49.45 ft	Waiver: 40.55 ft
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**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 9.89 ft	Proposed: 4.1 ft	Waiver: 5.79 ft
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**Item 18 – Docket Number: BZA082-23**

**Property Location:** 2206 Saint Anthony Street

**Bounding Streets:** Saint Anthony St., N. Miro St., Annette St., N. Tonti St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Hardship Properties LLC, Jason Hernandez

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@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.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 167-22, to permit the creation of a lot with insufficient lot area, insufficient lot depth, and insufficient rear yard setback.

**Requested Waivers:**

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

Required: 2,250 ft <sup>2</sup>	Proposed: 1,974.40 ft <sup>2</sup>	Waiver: 275.6 ft <sup>2</sup>
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**Article 11, Section 11.3.A.1 (Table (11-2A) – Lot Depth**

Required: 90 ft	Proposed: 63.08 ft	Waiver: 26.92 ft
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**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 12.62 ft	Proposed: 4.92 ft	Waiver: 7.7 ft
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**Item 19 – Docket Number: BZA083-23**

**Property Location:** 2212 Saint Anthony Street

**Bounding Streets:** Saint Anthony St., N. Miro St., Annette St., N. Tonti St.

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

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Hardship Properties LLC, Jason Hernandez

**Project Planner:** Cameron Boissiere ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@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.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 167-22, to permit the creation of a lot with insufficient lot area, insufficient lot depth, and insufficient rear yard setback.

**Requested Waivers:**

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

Required: 2,250 ft <sup>2</sup>	Proposed: 1,845.09 ft <sup>2</sup>	Waiver: 404.91 ft <sup>2</sup>
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**Article 11, Section 11.3.A.1 (Table (11-2A) – Lot Width**

Required: 30 ft	Proposed: 29.25 ft	Waiver: 0.75 ft
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**Article 11, Section 11.3.A.1 (Table (11-2A) – Lot Depth**

Required: 90 ft	Proposed: 63.08 ft	Waiver: 26.92 ft
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**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 12.62 ft	Proposed: 10.3 ft	Waiver: 2.32 ft
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## **E. New Business – Director of Safety and Permits Decision Appeals**

**Item 20 – 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 21 – Docket Number: BZA085-23 | RENDERED MOOT**

**Property Location:** 1533 Broadway Street, 7110 Birch Street

**Bounding Streets:** Broadway St., Birch St., Audubon St., Jeannette St.

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

**Historic District:** Uptown

**Existing Use:** Single-Family Residence

**Proposed Use:** Multi-Family Residence

**Applicant or Agent:** Kenneth J. Gelpi, Jr.

**Project Planner:** 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 issuance of permit no. 22-30276-RNVS, allowing for the conversion of a single-family dwelling to a two-family dwelling resulting in alleged insufficient off-street parking spaces in accordance with the University Area Off-Street Parking Interim Zoning District, the expansion of a non-conformity, and mechanical equipment in a non-compliant location (**RENDERED MOOT**).

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**Item 22 – 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.

## **F. Adjournment**

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## **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

### **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.

- **Variiances:** 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 September 21, 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.