



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, December 16, 2024

10:00 am

Rosenwald Recreation Center

1120 S. Broad Street, 2nd Floor (Multi-Purpose Room), 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. Variances – Unfinished Business

Item 1 – Docket Number: BZA048-24

Property Location: 2820-2822 Constance Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Kathryn LeSaicherre

Project Planner: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This request is for variances from the provisions Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot area.

Requested Waiver(s):

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

Permitted/Required: 3,600 sf (1,800 sf/du)

Proposed/Provided: 3,106.63 sf (1,553.31 sf/du)

Waiver: 493.37 sf (246.68 sf/du)

Item 2 – Docket Number: BZA056-24

Property Location: 4523 Read Boulevard

Zoning District: S-RS Single-Family Residential District/S-B2 Pedestrian-Oriented Corridor Business District

Existing Use: Vacant Lot

Proposed Use: Retail Goods Establishment

Applicant or Agent: Buddy Webb & Company La Property Team LLC, O'Reilly Automotive Stores LLC

Project Planner: Alyssa R. White (alyssa.white@nola.gov)

Request: This request is for a variance from the provisions of Article 14, Section 14.3.A.1 (Table 14-2) of the Comprehensive Zoning Ordinance to permit the construction of a retail goods establishment with excessive corner side yard setback.

Requested Waiver(s):

Article 14, Section 14.3.A.1 (Table 14-2) – Corner Side Yard Setback (Maximum)

Permitted/Required: 12 ft

Proposed/Provided: 85.25 ft

Waiver: 73.25 ft

Item 3 – Docket Number: BZA059-24 | WITHDRAWN

Property Location: 315 Elmira Avenue, 807-813 Pelican Avenue

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

Existing Use: Multi-Family Dwelling

Proposed Use: Multi-Family Dwelling

Applicant or Agent: Historic School Owner LLC, Greg Nolan

Project Planner: Bria Dixon (bria.dixon@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot area per dwelling unit, insufficient permeable open space, and insufficient off-street parking.

Requested Waiver(s):

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

Permitted/Required: 8,000 sf (2,000 sf/du)

Proposed/Provided: 4,124 sf (1,031 sf/du)

Waiver: 3,876 sf (969 sf/du)

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

Permitted/Required: 30% Proposed/Provided: 22.4% Waiver: 7.6%

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

Permitted/Required: 4 spaces Proposed/Provided: 0 spaces Waiver: 4 spaces

Item 4 – Docket Number: BZA067-24

Property Location: 2120 Marigny Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: LaTanja Sylvester, Fresia Galvez, Zach Smith Consulting

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 21, Section 21.6.T.1 of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot width, insufficient interior side yard setback, and mechanical equipment with insufficient distance from the interior side lot line.

Requested Waiver(s) (Proposed Lot K1):

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

Permitted/Required: 30 ft

Proposed/Provided: 28.76 ft

Waiver: 1.24 ft

Requested Waiver(s) (Proposed Lot K2):

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

Permitted/Required: 3 ft

Proposed/Provided: 0 ft

Waiver: 3 ft

Article 21, Section 21.6.T.1 – Mechanical Equipment – Location

Permitted/Required: 2 ft

Proposed/Provided: 1 ft, 3 ½ in

Waiver: 8 ½ in

C. Variances – New Business

Item 5 – Docket Number: BZA070-24

Property Location: 529-533 Royal, 714-726 Toulouse Street

Zoning District: VCC-2 Vieux Carré Commercial District

Existing Use: Cultural Facility

Proposed Use: Cultural Facility

Applicant or Agent: Kemper & Leila Williams Foundation dba The Historic New Orleans Collection, Leila Williams Foundation

Project Planner: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This request is for a variance from the provisions of Article 10, Section 10.3.A. (Table 10-2) of the Comprehensive Zoning Ordinance to permit the renovation of an existing cultural facility resulting in insufficient open space ratio.

Request Waiver(s):

Article 10, Section 10.3.A (Table 10-2) – Minimum Open Space Ratio

Required/ Permitted: 0.30

Proposed/Provided: 0.18

Waiver: 0.12

Item 6 – Docket Number: BZA071-24

Property Location: 3601 Camp Street

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

Existing Use: Established Multi-Family

Proposed Use: Established Multi-Family

Applicant or Agent: 3601 Camp Street, LLC, Rebecca Gieger, Sherman Strategies, LLC

Project Planner: Valerie Goines (valerie.goines@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 creation of a lot with insufficient lot area.

Request Waiver(s):

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

Permitted/Required: 1,250 sf/du (26,250 sf)

Proposed/Provided: 1,164.5 sf/du (24,455 sf)

Waiver: 85.48 sf/du (1,795 sf)

Item 7 – Docket Number: BZA072-24

Property Location: 3412 Robert Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Meredith Hornsby and Charles Grady Hornsby, III

Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for a variance from the provisions of Article 18, Section 18.30.B.2 and Article 18, Section 18.30.B.4 of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with more than two full and one half total number of bathrooms and insufficient off-street parking.

Request Waiver(s):

Article 18, Section 18.30.B.24 - Off Street Parking Requirements

Required/Permitted: 3 spaces

Proposed/Provided: 2 spaces

Waiver: 1 space

Article 18, Section 18.30.B.4 – University Area Off-Street Parking Overlay District (Bathrooms)

Required/Permitted: 2.5 bathrooms

Proposed/Provided: 3 bathrooms

Waiver: 0.5 bathrooms

Item 8 – Docket Number: BZA073-24

Property Location: 2835 Urquhart Street

Zoning District: LI Light Industrial District

Existing Use: Vacant Lot

Proposed Use: Wireless Telecommunications Tower and Facility

Applicant or Agent: Golden Pyramid Properties, LLC, Pendleton Larsen Jr., Baker Donelson on behalf of CitySwitch, LLC, Erin Connolly

Project Planner: Bria Dixon (bria.dixon@nola.gov)

Request: This request is for a variance from the provisions of Article 16, Section 16.3.A.1 (Table 16-2) of the Comprehensive Zoning Ordinance to permit the construction of a wireless telecommunications tower and facility with insufficient interior side yard setback.

Request Waiver(s):

Article 16, Section 16.3.A.1 (Table 16-2) - Minimum Interior Side Yard Requirements

Required/Permitted: 15 ft

Proposed/Provided: 5 ft, 2 in

Waiver: 9 ft, 10 in

Item 9 – Docket Number: BZA074-24

Property Location: 525 Iberville Street

Zoning District: VCC-2 Vieux Carré Commercial District

Existing Use: Vacant Building

Proposed Use: Multi-Family Dwelling

Applicant or Agent: Mr Big Management LLC, studio^RISE

Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2) and Article 10, Section 10.5 of the Comprehensive Zoning Ordinance to permit the conversion of an existing vacant building to a multi-family dwelling with insufficient lot area.

Requested Waiver(s):

Article 10, Section 10.3.A (Table 10-2) – Minimum Lot Area

Required/Permitted: 5,400 sf (600 sf/du)

Proposed/Provided: 3,317 sf (368.56 sf/du)

Waiver: 2,083 sf (231.44 sf/du)

Article 10, Section 10.5 – Permitted Residential Conversions

Required/Permitted: 5,400 sf (600 sf/du)

Proposed/Provided: 3,317 sf (368.56 sf/du)

Waiver: 2,083 sf (231.44 sf/du)

D. Director of Safety and Permits Decision Appeals – Unfinished Business

Item 10 – Docket Number: BZA008-24

Property Location: 2900 Perdido Street

Zoning District: LI Light Industrial District

Existing Use: Prison

Proposed Use: Prison

Applicant or Agent: Voice of the Experienced

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. 22-13076-NEWC, allowing for the construction of a two-story 80,500 square feet facility on the former Templeton I and II site, due to alleged noncompliance with Article 16, Section 16.2 (Table 16-1) of the Comprehensive Zoning Ordinance and Ordinance No. 24,282, which require conditional use approval.

Item 11 – Docket Number: BZA062-24

Property Location: 2501-2537 Tulane Avenue

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

Existing Use: Vacant Lot

Proposed Use: Retail Goods Establishment

Applicant or Agent: Miles Trapolin and Maureen Greer

BZA Contact: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This is an appeal of the July 12, 2024, 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. 24-01393-NEWC, allowing for the construction of a grocery store resulting in alleged parking within the corner side yard due to the Board of Zoning Adjustments' approval of a variance from Article 22, Section 22.8.A.1.b.iii in lieu of Article 22, Section 22.8.A.2.b.iii and insufficient buffer yard.

Item 12 – Docket Number: BZA063-24 | WITHDRAWN

Property Location: 7000-7002 Jeannette Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Susan Johnson

BZA Contact: Julia Nickle (julia.nickle@nola.gov)

Request: This is an appeal of the July 9, 2024, 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. 24-05991-RNVN, allowing for the conversion of a single-family dwelling into a two-family dwelling resulting in alleged excessive dwelling units and bedrooms and insufficient off-street parking in accordance with the University Area Off-Street Parking Overlay District and Small Multi-Family Affordable provisions.

E. Director of Safety and Permits Decision Appeals – New Business

Item 13 – Docket Number: BZA075-24

Property Location: 929 N. Carrollton Avenue

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

Existing Use: Multi-Family Dwelling

Proposed Use: Multi-Family Dwelling

Applicant or Agent: William and Kelly Ural, Zach Smith Consulting & Design

BZA Contact: Valerie Goines (valerie.goines@nola.gov)

Request: This is an appeal of the October 3, 2024, 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 the definition of “block” in conjunction with license application no. 24-NSTR-18771.

Item 14 – Docket Number: BZA076-24

Property Location: 7533 Jeanette Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Susan Johnson

BZA Contact: Cameron Boissiere (cameron.boissiere@nola.gov)

Request: This is an appeal of the August 29, 2024, 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. 24-21912-RNVN resulting in alleged insufficient off-street parking.

Item 15 – Docket Number: BZA077-24

Property Location: 7718-7720 Freret Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: David and Sarah Keiffer

BZA Contact: Julia Nickle (julia.nickle@nola.gov)

Request: This is an appeal of the October 23, 2024, 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 of zoning verification no. 24-0371 that an existing off-street parking space in the front yard has not attained or not retained legal non-conforming status.

Item 16 – Docket Number: BZA078-24

Property Location: 5023 Magazine Street

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

Existing Use: Vacant Lot

Proposed Use: Mixed Use (1 Commercial, 5 Residential)

Applicant or Agent: 5023 Magazine Street LLC, Zach Smith Consulting & Design

BZA Contact: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This is an appeal of the September 23, 2024, 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 subject site is limited to a maximum of four dwelling units, whether multi-family or above the ground floor dwellings.

F. Adjournment

Staff Reports

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

Meeting Information

Board Members

Candice R. Forest – Chair

Todd C. James – Vice Chair

Tamara Agins

José Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Jason Richards

General Rules of Order

Public Comments

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.

- **Variances:** Comments by the public in support or in opposition shall be limited to a maximum of two (2) minutes.
- **Decision Appeals:** Comments by the public in support or in opposition shall be limited to a maximum of three (3) minutes.

Meeting Video

- Livestream: http://cityofno.granicus.com/ViewPublisher.php?view_id=2

Recess

The Board will recess from approximately 1:00 to 1:30 p.m. if the meeting has not already been adjourned.

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 December 26, 2024 and will be available 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>

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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.