



City of New Orleans Board of Zoning Adjustments Final Agenda

Monday, February 19, 2024

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. Variances – Unfinished Business

Item 1 – Docket Number: BZA098-23

Property Location: 3311 Republic Street

Bounding Streets: Republic St. Pleasure St., Havana St., Humanity St.

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

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Lanny Scharpon and Ahsaki George-Scharpon

Project Planner: Valerie McMillan (valerie.mcmillan@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 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

Required: 20 ft

Proposed: 3 ft

Waiver: 17 ft

Item 2 – Docket Number: BZA105-23

Property Location: 1832 Painters Street

Bounding Streets: Painters St., N. Roman St., Arts St., N. Prieur St.

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

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: Xanthippia Patrice Wright, CPL Properties LLC

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 21, Section 21.4.A.4 of the Comprehensive Zoning Ordinance to permit more than one principal building on a lot of record, resulting in insufficient interior side yard setback.

Requested Waivers:

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

Required: 3 ft Provided: 0.125 ft Waiver: 2.875 ft

Article 21, Section 21.4.A.4 – Number of Principal Buildings on a Lot

Permitted: 1 Provided: 2 Waiver: 1

Item 3 – Docket Number: BZA106-23

Property Location: 5000-5090 Old Gentilly Road

Bounding Streets: Old Gentilly Rd., France Rd., I-10, Louisa St.

Zoning District: C-2 Auto-Oriented Commercial District

Existing Use: Truck Stop

Proposed Use: Hotel/Motel

Applicant or Agent: Big Easy Travel Center LLC, Kelly Duggan

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

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

Requested Waivers:

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

Permitted: 40 ft Proposed: 51 ft, 3 5/8 in Waiver: 11 ft, 3 5/8 in

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

Permitted: 3 stories Proposed: 4 stories Waiver: 1 story

Item 4 – Docket Number: BZA109-23

Property Location: 2319 George Nick Connor Drive

Bounding Streets: George Nick Connor Dr., N. Rocheblave St., A.P. Tureaud Ave., 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: Rickey T. Chaney

Project Planner: Haley Delery Molina (hdelery@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.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.4 of the Comprehensive Zoning Ordinance to permit the retention of a parking space in the front yard with insufficient depth, resulting in insufficient permeable open space and excessive impervious surface in the front yard (**AFTER THE FACT**).

Requested Waivers:

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

Required: 30% Provided: 25% Waiver: 5%

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

Permitted: 40% Provided: 100% Waiver: 60%

Article 11, Section 11.3.B.3.a – Parking Restrictions

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 Locations (Front Yard)

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: No Front Yard Parking

Provided: Front Yard Parking

Waiver: Front Yard Parking

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

Required: 18 ft Provided: 12 ft Waiver: 6 ft

Item 5 – Docket Number: BZA117-23 | WITHDRAWN

Property Location: 3622 Dumaine Street

Bounding Streets: Dumaine St., Moss St., Elaine Pl., Wilson Dr.

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

Historic District: Parkview

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: Rene and Philip Piediscalzo, Kurt Hagstette

Project Planner: Marin Stephens (marin.stephens@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance to permit the renovation of a two-family dwelling resulting in excessive encroachment of porch/steps into the required front yard. | **WITHDRAWN**

Requested Waiver:

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)

Required: 6 ft

Proposed: 9 ft

Waiver: 3 ft

Item 6 – Docket Number: BZA118-23

Property Location: 3515 Danneel Street

Bounding Streets: Danneel St., Foucher St., S. Saratoga St., Delachaise St.

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

Historic District: Uptown

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Canaan Properties, LLC, David J. Arevalo

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 interior side yard setback.

Requested Waiver:

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

Required: 3 ft

Proposed: 0 ft

Waiver: 3 ft

Item 7 – Docket Number: BZA119-23

Property Location: 2320-2322 S. Derbigny Street

Bounding Streets: S. Derbigny St., Jackson Ave., S. Claiborne Ave., First St.

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Applicant or Agent: Irma Plummer

Project Planner: Bria Dixon (bria.dixon@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 construction of a two-family residence with insufficient rear yard setback.

Requested Waiver:

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

Required: 15 ft

Proposed: 1 ft, 8 in

Waiver: 13 ft, 4 in

Item 8 – Docket Number: BZA001-24

Property Location: 5505 Music Street

Bounding Streets: Music St., Mendez St., Arts St., Odin St.

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

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Jonte Breann Ray, KRJ Enterprises LLC, Kenneth Ray Joseph

Project Planner: BZA Staff (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the retention of a parking pad located between the front façade and front lot line (**AFTER THE FACT**).

Requested Waivers:

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

Item 9 – Docket Number: BZA003-24

Property Location: 69 N. Park Place

Bounding Streets: N. Park Pl., Marshal Foch St., Dale Ct.

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Matthew and Caitlin Roniger, Lindsay Woolf, Woolf Architecture & Interiors, LLC

Project Planner: Sarah C. King (sarah.king@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.B.1.b, Article 21, Section 21.6.P.2, Article 22, Section 22.8.1.b.ii, Article 22, Section 22.11.A.1.a, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with a front facing detached garage not located at least five (5) feet behind the front façade of the principal building, and located in the front yard between the front façade and front lot line, and a driveway with excessive width.

Requested Waivers:¹

Article 13, Section 13.3.B.1.b – Parking Area Location

Required: At least 5 feet behind front façade

Proposed: In front of front façade

Waiver: In front of front façade

Article 21, Section 21.6.P.2 – Detached Garages (Location)

Permitted: Interior side and rear yard

Proposed: Front yard

Waiver: Front side yard

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.A.1.a – Residential Driveways

Permitted: 12 ft Proposed: 25 ft Waiver: 13 ft

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

¹ This request has been modified since the January 29 meeting. The requested variance of Article 21, Section 21.6.N.1.a – Open Fence has been withdrawn. The applicant is now seeking waivers of Article 21, Section 21.6.P.2 – Detached Garages (Location) and Article 22, Section 22.11.A.1.a – Residential Driveways to permit a detached garage in the front yard with a driveway greater than 12 feet.

C. Variances – Unfinished Business (Automatically Deferred from January 29, 2024, Meeting)

Item 10 – Docket Number: BZA005-24

Property Location: 3864 Johnny Jackson Jr. Boulevard

Bounding Streets: Johnny Jackson Jr. Blvd., Chickasaw St., Metropolitan St., Tecumseh St.

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Applicant or Agent: Louis V. Roby Sr.

Project Planner: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and 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 rear yard setback and insufficient off-street parking.

Requested Waivers:

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

Required: 16 ft Proposed: 5 ft Waiver: 11 ft

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 11 – Docket Number: BZA006-24

Property Location: 7718-7720 Freret Street

Bounding Streets: Freret St., Adams St., Burthe St., Burdette St.

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

Historic District: Carrollton (Partial)

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: David and Sarah Keiffer

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

Request: This request is for variances from the provisions of Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit a parking space in the front yard.

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

Item 12 – Docket Number: BZA007-24

Property Location: 5022 Bienville Avenue

Bounding Streets: Bienville Ave., Helena St., Iberville St., City Park Ave.

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

Historic District: Mid-City (Partial)

Existing Use: Gas Station

Proposed Use: Restaurant, Standard

Applicant or Agent: 5022 Bienville Group, LLC, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Sarah C. King (sarah.king@nola.gov)

Request: This request is for variances from the provisions of Article 12, Section 12.3.B.1.d, Article 12, Section 12.3.B.1.e, and Article 12, Section 14.3.B.1.f of the Comprehensive Zoning Ordinance to permit a restaurant with insufficient ground floor transparency, visually obtrusive ADA ramps, and insufficient first floor ceiling height.

Requested Waivers:

Article 12, Section 12.3.B.1.d – Ground Floor Transparency

Required: 50% Proposed: 0% Waiver: 50%

Article 12, Section 12.3.B.1.e – ADA Ramps

Required: Visually unobtrusive

Proposed: Visually obtrusive

Waiver: Visually obtrusive

Article 12, Section 12.3.B.1.f – First Floor Ceiling Height (Kitchen)

Required: 12 ft Proposed: 8.709 ft Waiver: 3.291 ft

Article 12, Section 12.3.B.1.f – First Floor Ceiling Height (Bathroom)

Required: 12 ft Proposed: 10 ft Waiver: 2 ft

D. Variances – New Business

Item 13 – Docket Number: BZA009-24

Property Location: 1890-1896 N. Rocheblave Street

Bounding Streets: N. Rocheblave St., A.P. Tureaud Ave., N Tonti St., George Nick Connor Dr.

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

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: Classic Construction of New Orleans, LLC, Joseph Stebbins, II

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 to permit the creation of lots with insufficient lot area and insufficient permeable open space.

Requested Waivers (Proposed Lot 11-A-1):

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

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

Proposed: 3,517.12 sf (1,758.56 sf/du)

Waiver: 82.88 sf (41.44 sf/du)

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

Required: 30% (1,055.14 sf)

Proposed: 28.4% (999 sf)

Waiver: 1.6% (56.14 sf)

Requested Waiver (Proposed Lot 11-A-2):

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

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

Proposed: 3,517.12 sf (1,758.56 sf/du)

Waiver: 82.88 sf (41.44 sf/du)

Item 14 – Docket Number: BZA010-24

Property Location: 2417 Rousseau Street

Bounding Streets: Rousseau St., Second St., Division St., First St.

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

Historic District: Irish Channel

Existing Use: Two-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: 2417-19 Rousseau LLC, Jonathan Rubenstein, Seth Welty

Project Planner: Valerie McMillan (valerie.mcmillan@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 to permit the creation of lots with insufficient lot area, insufficient lot depth, and insufficient rear yard setback.

Requested Waiver (Proposed Lot 4A):

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

Required: 15 ft Proposed: 12.198 ft Waiver: 2.802 ft

Requested Waivers (Proposed Lot 4B):

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

Required: 2,250 sf Proposed: 1,984.67 sf Waiver: 265.33 sf

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

Required: 90 ft Proposed: 77.833 ft Waiver: 12.167 ft

Item 15 – Docket Number: BZA011-24

Property Location: 1100 Sere Street

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

Zoning District: EC Educational Campus District

Existing Use: Vacant Lot

Proposed Use: Multi-Family Residence (75 Units)

Applicant or Agent: Encampment St LLC, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Valerie Goines (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 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a multi-family dwelling with insufficient lot area and insufficient off-street parking.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area

Required: 2 acres Proposed: 1.15 acres Waiver: 0.85 acres

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

Required: 75 spaces Proposed: 71 spaces Waiver: 4 spaces

Item 16 – Docket Number: BZA012-24

Property Location: 1928 Cadiz Street

Bounding Streets: Cadiz St., Dryades St., Valence St., Danneel St.

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

Historic District: Uptown (Partial)

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Kevin L. Robert, Elizabeth P. Cropp

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.A.3 of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure resulting in excessive rear yard coverage.

Requested Waiver:

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Permitted: 40% (360 sf) Proposed: 46% (416 sf) Waiver: 6% (56 sf)

Item 17 – Docket Number: BZA013-24

Property Location: 5571 Read Boulevard

Bounding Streets: Read Blvd., Nature Center Dr.

Zoning District: C-2 Auto-Oriented Commercial District

Overlay District: CT Corridor Transformation Design Overlay District

Existing Use: Vacant Lot

Proposed Use: Drive-Through Facility

Applicant or Agent: OnPath Federal Credit Union, Justin Leuth

Project Planner: Haley Delery Molina (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 18, Section 18.16.B.1, Article 18, Section 18.16.B.4, and Article 20, Section 20.3.V.4 of the Comprehensive Zoning Ordinance to permit the construction of a drive-through facility that does not promote a pedestrian/bicycle-friendly environment, has an architectural design that is inconsistent with the surrounding areas, and that is not properly screened.

Requested Waivers:

Article 18, Section 18.16.B.1 – Additional Design Review Approval Standards (Pedestrian/Bicycle-Friendly)

Required: Promotes pedestrian/bicycle-friendly environment

Proposed: Promotion of pedestrian/bicycle friendly environment not considered

Waiver: Promotion of pedestrian/bicycle friendly not considered

Article 18, Section 18.16.B.4 – Additional Design Review Approval Standards (Architectural Design)

Required: Architectural design should be consistent with the context, character, scale and materials of structures in the adjacent areas

Proposed: Inconsistent architectural design

Waiver: Inconsistent architectural design

Article 20, Section 20.3.V.4 – Drive-Through Facility (Screening)

Permitted: Screened Proposed: Not screened Waiver: Not screened

Item 18 – Docket Number: BZA014-24

Property Location: 4156 Davey Street

Bounding Streets: Davey St., Harrison Ave.

Zoning District: S-RM1 Suburban Multi-Family Residential District

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: 4156 Davey LLC, Jennifer Ponce Gardner

Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.5, Article 21, Section 21.6.H.1, Article 21, Section 21.7 (Table 21-2), and Article 22, Section 22.8.A.1.b.ii of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with a carport located in the required front yard between the front façade and front lot line resulting in front yard parking.

Requested Waivers:

Article 21, Section 21.6.A.5 – Accessory Structures (Location)

Required: Prohibited in front yard

Proposed: Permitted in front yard

Waiver: Permitted in front yard

Article 21, Section 21.6.H.1 – Carport (Location)

Permitted: Interior side and rear yard

Proposed: Front yard

Waiver: Front yard

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Carport)

Permitted: Interior side and rear yard

Proposed: Front yard

Waiver: Front yard

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations

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

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

Item 19 – Docket Number: BZA102-23

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 (Partial)

Existing Use: Single-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: Citizen Property III, LLC, Kailey LeBoeuf

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 determination of zoning verification no. 23-0905 that the proposed renovation is subject to the University Area Off-Street Parking Interim Zoning District and the revocation of permit no. 22-30276-RNVS due to alleged insufficient off-street parking spaces.

Item 20 – Docket Number: BZA008-24

Property Location: 2900 Perdido Street

Bounding Streets: Perdido St., South Gayoso St., Interstate 10, South Dupre St.

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.

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

Item 21 – Docket Number: BZA015-24

Property Location: 4522 Palmyra Street, Apt. D

Bounding Streets: Palmyra St., S. Murat St., Banks St., S. Olympia St.

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

Historic District: Mid-City (Partial)

Existing Use: Vacant Building

Proposed Use: Multi-Family (4 Units)

Applicant or Agent: Sarah Chetta, Mark Herman

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

Request: This is an appeal of the October 18, 2023, 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 zoning verification no. 23-1367 which determined that the subject property is permitted to be redeveloped as a four-unit established multi-family dwelling.

Item 22 – Docket Number: BZA016-24

Property Location: 7417 Burthe Street Apt. 1B

Bounding Streets: Burthe St., Cherokee St., Freret St., Lowerline St.

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

Overlay District: University Area Off-Street Parking Overlay District

Historic District: Carrollton (Partial)

Existing Use: Established Multi-Family Dwelling (3 Units)

Proposed Use: Small Multi-Family Affordable Dwelling (4 Units)

Applicant or Agent: Les Bon Temps Ventures LLC, Fresia Galvez, Zach Smith Consulting & Design

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

Request: This is an appeal of the December 20, 2023, 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 existing off-street parking spaces cannot be used to satisfy the parking requirement of the University Area Off-Street Parking Overlay District because they do not meet the standards set forth in Article 18, Section 18.30.B.11.

G. Reasonable Accommodations Appeals – New Business

Item 23 – Docket Number: RA003-23

Property Location: 1230 N. Galvez Street

Bounding Streets: N. Galvez St., Barracks St., N. Johnson St., Governor Nicholls St.

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

Historic District: Tremé

Existing Use: Multi-Family Residence

Proposed Use: Multi-Family Residence

Applicant or Agent: Nicole A. Casi

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

Request: This is an appeal of a decision of the Executive Director of the City Planning Commission as per Article 27, Section 27.7 of the Comprehensive Zoning Ordinance regarding the denial of the requested reasonable accommodation from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit a multi-family residence with insufficient impervious surface in the front yard and relief from proviso #1, requiring modification of the front yard to indicate at least 50% pervious surfaces and delineation between the parking area and the public sidewalk through installation of a planting strip and/or low pedestrian wall/ornamental fence (**AFTER THE FACT**).²

Requested Accommodations:

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

Permitted: 40%

Provided: 100%

Waiver: 50% (10% inherited right)

1. **Prior** to final approval by the City Planning Commission, the applicant shall submit revised site plans to the City Planning Commission staff for review and approval. These plans shall indicate:
 - a. Modification of front yard to indicate a return to at least 50% pervious surfaces in compliance with **Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard**.
 - b. Delineation between the parking area and the public sidewalk through installation of a planting strip and/or low pedestrian wall/ornamental fence.

² RA003-23 was approved in part and denied in part: the requested reasonable accommodations from the provisions of Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.8.C, and Article 22, Section 22.11.A.2 to permit a parking space located in the front yard between the front façade and front property line and a parking stall with insufficient stall length were approved subject to three provisos.

Item 24 – Docket Number: RA004-23

Property Location: 13629 N. Cavalier Drive

Bounding Streets: W. Cavalier Drive, Michoud Blvd., and I-10

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

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Toney Chapman Steele

Project Planner: Laura Bryan (Lbbryan@nola.gov)

Request: This is an appeal of a decision of the Executive Director of the City Planning Commission as per Article 27, Section 27.7 of the Comprehensive Zoning Ordinance regarding the denial of the requested reasonable accommodations from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit a single-family residence with insufficient impervious surface in the front yard, insufficient permeable open space, and a parking space located in the front yard between the front façade and front property line **(AFTER THE FACT)**.

Requested Accommodations:

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

Permitted: 40% Provided: 12% Waiver: 28%

Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Impervious Surface in Front Yard

Permitted: 40% Provided: 74% Waiver: 34%

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations (Front Yard)

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)

Permitted: No front yard parking

Provided: 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 property line

Proposed: Parking between front façade and front property line

Waiver: Parking between front façade and front property line

H. Any Other Matters – Unfinished Business

Item 25 – 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.

I. 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
Jason Richards

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.

- **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
- YouTube: https://www.youtube.com/channel/UCoE99Rj_b4gJiO3KnZictjg

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 February 29, 2024, 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.