



City of New Orleans Board of Zoning Adjustments Revised Draft Agenda

Monday, January 8, 2024

10:00 am

Orleans Parish School Board Building
2401 Westbend Pkwy., Suite 1050, New Orleans, LA 70114

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: BZA099-23

Property Location: 1211 State Street

Bounding Streets: State St., Prytania St., Elenore St., Perrier 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: Lucas O. Clary and Rebecca S. Clary, Missy Quigley

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

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the construction of a pool house/cabana with insufficient distance from the interior side and rear lot lines.

Requested Waivers:

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Lot Line)

Required: 3 ft

Proposed: 0 ft

Waiver: 3 ft

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Rear Lot Line)

Required: 3 ft

Proposed: 2 ft, 7¼ in (2.604 ft)

Waiver: 4¾ in (0.395 feet)

Item 2 – Docket Number: BZA100-23

Property Location: 2508 Dryades Street, 1834 Second Street
Bounding Streets: Second St., Baronne St., Third St., Dryades St.
Zoning District: HU-RM1 Historic Urban Multi-Family Residential District
Existing Use: Multi-Family Residence
Proposed Use: Multi-Family Residence
Applicant or Agent: Naw LLC, Novita Williams Knight
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 22, Section 22.4.A of the Comprehensive Zoning Ordinance to permit the creation of a multi-family dwelling with insufficient lot area, insufficient permeable open space, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

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

Required: 8,750 ft² (1,250 sf/du)
Proposed: 3,203.125 ft² (457.589 sf/du)
Waiver: 1,281.252 ft² (183.036 sf/du)

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

Required: 30% Proposed: TBD Waiver: TBD

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

Required: 2 spaces (5-space inherited right)
Proposed: 0 spaces
Waiver: 2 spaces

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
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: 60 ft, 3.75 in Waiver: 20 ft, 3.75 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: BZA107-23

Property Location: 844 Nunez Street

Bounding Streets: Nunez St., Red Allen Way, Verret St., Homer St.

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

Historic District: Algiers Point

Existing Use: Vacant Lot

Proposed Use: Single-Family Residence

Applicant or Agent: Bargeboard LLC, Kristin Gisleson Palmer

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

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

Requested Waivers:

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

Required: 2,250 ft² Proposed: 1,150.92 ft² Waiver: 1,099.08 ft²

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

Required: 30 ft Proposed: 18 ft Waiver: 12 ft

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

Required: 90 ft Proposed: 63.938 ft Waiver: 26.062 ft

C. Variances – Unfinished Business (Automatically Deferred from December 4, 2023, Meeting)

Item 5 – Docket Number: BZA114-23

Property Location: 3221 Maurepas Street, 1551 Mystery Street

Bounding Streets: Maurepas St., Esplanade Ave., Fortin St., Mystery St.

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

Historic District: Esplanade Ridge

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Kenneth Tassin, Douglas C. Mayo

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

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.8, Article 21, Section 21.6.P.2, and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a detached garage in a corner side yard with insufficient distance from the rear lot line.

Requested Waivers:

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Side Yard Setback)

Required: 3 ft Proposed: 0 ft Waiver: 3 ft

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

Permitted: Interior side and rear yard

Proposed: Corner side yard

Waiver: Corner side yard

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

Permitted: Interior and rear yard

Proposed: Corner side yard

Waiver: Corner side yard

Item 6 – Docket Number: BZA116-23

Property Location: 3530 Carondelet Street, 1641 Foucher Street, 1645 Foucher Street

Bounding Streets: Carondelet St., Delachaise St., Saint Charles Ave., Foucher St.

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

Historic District: Uptown

Existing Use: Multi-Family Residence (3 Units)

Proposed Use: Two-Family Residence

Applicant or Agent: Jesus and Cynthia Hermosillo, Alexander Adamick

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), Article 21, Section 21.6.AA.1, and Article 21, Section 21.6.AA.4 of the Comprehensive Zoning Ordinance to permit the conversion of a multi-family dwelling into a two-family dwelling and a renovation resulting in excessive building height, excessive encroachment of steps into the required front yard, and excessive step height.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Building Height

Required: 35 ft Proposed: 38 ft, 4 in Waiver: 3 ft, 4 in

Article 21, Section 21.6.AA.1 – Steps and Stoops (Encroachments)

Permitted: 6 ft Proposed: 9 ft, 11½ in Waiver: 3 ft, 11½ in

Article 21, Section 21.6.AA.4 – Porches and Steps and Stoops (Height)

Permitted: 5 ft Proposed: 5 ft, 7 in Waiver: 0 ft, 7 in

Item 7 – Docket Number: BZA117-23

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: Single-Family Residence

Proposed Use: Single-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.

Requested Waiver:

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

Required: 6 ft Proposed: 10 ft, 11 in Waiver: 4 ft, 11 in

Item 8 – 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 9 – 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

D. Variances – New Business

Item 10 – 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: Brennan Walters (brennan.walters@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 11 – Docket Number: BZA002-24

Property Location: 732 Saint Louis Street

Bounding Streets: Saint Louis St., Royal St., Conti St., Bourbon St.

Zoning District: VCE Vieux Carré Entertainment District

Existing Use: Bar with Live Entertainment

Proposed Use: Bar with Live Entertainment

Applicant or Agent: MDK 440 Bourbon Real Estate, LLC, Christione P. Turner, ATG Licensing Consultants, LLC

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 construction of a bar with insufficient open space ratio.

Requested Waiver:

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

Required: .20

Proposed: .0

Waiver: .20

Item 12 – 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.N.1.a, Article 22, Section 22.8.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2, and Article 22, Section 22.11.A.1.a. the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with a front facing parking pad not located at least five (5) feet behind the front façade of the principal building, a fence in a front yard that is not open, and a parking pad located between the front façade and front lot line.

Requested Waivers:

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.N.1.a – Open Fence

Required: Open

Proposed: Not open

Waiver: Not open

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 13 – Docket Number: BZA004-24

Property Location: 6167 Catina Street

Bounding Streets: Catina St., French St., Ringold St.

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

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: Trevis A. Joseph, Blake Newton

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

Request: This request is for variances from the provisions of Article 21, Section 21.6.EE.1 and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a swimming pool in the front yard.

Requested Waivers:

Article 21, Section 21.6.EE.1 – Swimming Pools (Location – Yard)

Permitted: Required rear or interior side yard

Proposed: Front yard

Waiver: Front yard

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

Permitted: Required rear or interior side yard

Proposed: Front yard

Waiver: Front yard

E. Variances – New Business (Automatically Deferred to February 19, 2024, Meeting)

Item 14 – 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: TBD

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 15 – 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

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Applicant or Agent: David and Sarah Keiffer

Project Planner: TBD

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, Article 22, Section 22.11.D.2, and Article 22, Section 22.11.D.4 of the Comprehensive Zoning Ordinance to permit a parking space in the front yard with insufficient depth.

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: 11 ft, 9½ in Waiver: 6 ft, 2½ in

Item 16 – 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

Existing Use: Gas Station

Proposed Use: Restaurant, Standard

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

Project Planner: TBD

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

Required: 12 ft Proposed: 8 ft Waiver: 4 ft

F. Variances – Reconsideration

Item 17 – 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 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 single-family residence with insufficient front yard setback, insufficient permeable open space, and insufficient off-street parking.

Requested Waivers:

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

Required: 20 ft Proposed: 3 ft Waiver: 17 ft

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

Required: 40% Proposed: 39.01% Waiver: 0.99%

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

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

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

Item 18 – 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

Existing Use: Single-Family Residence

Proposed Use: Two-Family Residence

Applicant or Agent: 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.

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

Item 19 – 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.

I. Adjournment

Application Materials

Application materials are available for review at onestopapp.nola.gov. Note the requested waivers are subject to change prior to the hearing.

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)
- 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 Tuesday, January 2, 2024.***

*Due to New Year's Day holiday

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 January 3 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
 - Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish
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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 January 18, 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.