



# City of New Orleans

## Board of Zoning Adjustments

### Draft Agenda

Monday, May 20, 2024

10:00 am

City Council Chambers

City Hall, 1300 Perdido Street, 1st Floor, New Orleans, Louisiana

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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: 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](mailto: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 (Table 22-1) of the Comprehensive Zoning Ordinance to permit the retention of an expansion of a multi-family dwelling resulting in insufficient lot area, insufficient permeable open space, insufficient rear yard setback, and insufficient off-street parking (**AFTER THE FACT**).

**Requested Waivers:**

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

Required: 4,453.125 ft<sup>2</sup> (742.19 sf/du) (3,046.875 ft<sup>2</sup> inherited right)

Proposed: 3,203.125 ft<sup>2</sup> (533.85 sf/du)

Waiver: 1,250 ft<sup>2</sup> (208.33 sf/du)

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

Required: 14% (16% inherited right)      Proposed: 0 %      Waiver: 14%

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

Required: 13.1 ft (inherited right)      Proposed: 0 ft      Waiver: 13.1 ft

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

Required: 1 space (5-space inherited right)

Proposed: 0 spaces

Waiver: 1 space

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**Item 2 – 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](mailto: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

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**Item 3 – Docket Number: BZA023-24**

**Property Location:** 7417 Burthe Street

**Bounding Streets:** Burthe St., Cherokee St., Freret St., Lowerine St.

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

**Existing Use:** Multi-Family Dwelling (3 units/8 bedrooms)

**Proposed Use:** Multi-Family Dwelling (4 units/ 13 bedrooms)

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

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

**Request:** This request is for variances from the provisions of Article 18, Section 18.30.B.11 and Article 22, Section 22.8.C of the Comprehensive Zoning Ordinance to permit the retention of a parking pad with insufficient depth.

**Requested Waivers:**

**Article 18, Section 18.30.B.11 – Off-Street Parking Requirements**

Required: 18 ft                      Proposed: 14 ft, 6 in                      Waiver: 3 ft, 6 in

**Article 22, Section 22.8.C – Dimensions of Vehicle Parking Spaces**

Required: 18 ft                      Proposed: 14 ft, 6 in                      Waiver: 3 ft, 6 in

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**C. Variances – New Business**

**Item 4 – Docket Number: BZA025-24**

**Property Location:** 2517 Washington Avenue

**Bounding Streets:** Washington Ave., S. Robertson St., Third St., Freret St.

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

**Existing Use:** Vacant Lot

**Proposed Use:** Small Multi-Family Affordable Dwelling

**Applicant or Agent:** New Orleans Redevelopment Authority

**Project Planner:** Ava Monnet ([ava.monnet@nola.gov](mailto:ava.monnet@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 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a small multi-family affordable dwelling with insufficient lot width and excessive encroachment of steps/stoops into the required interior side yard.

**Requested Waivers:**

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

Required: 40 ft                      Proposed: 28.667 ft                      Waiver: 11.333 ft

**Article 21, Section 21.6.AA.1 – Encroachment of Steps (Side Lot Line)**

Required: 2 ft                      Proposed: 0 ft                      Waiver: 2 ft

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

Required: 2 ft

Proposed: 0 ft

Waiver: 2 ft

**Item 5 – Docket Number: BZA026-24**

**Property Location:** 3900 Howard Avenue

**Bounding Streets:** Howard Ave., S. Broad St., Euphrosine St., S. White St.

**Zoning District:** BIP Business -Industrial Parkl District

**Existing Use:** Broadcast Studio

**Proposed Use:** Broadcast Studio

**Applicant or Agent:** Gray Media Group Inc., Sherman Strategies, LLC

**Project Planner:** Haley Molina ([hdelery@nola.gov](mailto:hdelery@nola.gov))

**Request:** This request is for variances from the provisions of Article 21, Section 21.6.CC.3.b.ii of the Comprehensive Zoning Ordinance to permit six (6) roof-mounted satellite dish antennas with insufficient screening in which the visible portions of the dishes comprise more than 25% of the corresponding height or width of the screen.

**Requested Waivers:**

**Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas**

Required: 75%                      Proposed: 0%                      Waiver: 75%

**Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas**

Required: 75%                      Proposed: 0%                      Waiver: 75%

**Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas**

Required: 75%                      Proposed: 0%                      Waiver: 75%

**Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas**

Required: 75%                      Proposed: 0%                      Waiver: 75%

**Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas**

Required: 75%                      Proposed: 0%                      Waiver: 75%

**Article 21, Section 21.6.CC.3.b.ii — Large Satellite Dish Antennas**

Required: 75%                      Proposed: 0%                      Waiver: 75%

**Item 6 – Docket Number: BZA027-24**

**Property Location:** 27 Newcomb Boulevard

**Bounding Streets:** Newcomb Blvd., Freret St., Audubon Pl., Saint Charles Ave.

**Zoning District:** HU-RS Historic Urban Single-Family Residential District

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single Family Dwelling

**Applicant or Agent:** Zach Smith Consulting & Design

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

**Request:** This request is for variances 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 renovation of a single-family dwelling resulting in an increase of more than two full and one half total number of bathrooms and insufficient off-street parking.

**Requested Waivers:**

**Article 18, Section 18.30.B.2 – University Area Off-Street Parking Overlay District (Parking)**

Required: 3 spaces                      Proposed: 1 space                      Waiver: 2 spaces

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

Required: 2.5 bathrooms              Proposed: 5.5 bathrooms                      Waiver: 3.5 bathrooms

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

**Item 7 – Docket Number: BZA008-24**

**Property Location:** 2900 Perdido Street

**Bounding Streets:** Perdido St., S. Gayoso St., Interstate 10, S. 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](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. 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 8 – 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:** Multi-Family Dwelling (3 Units/ 8 Bedrooms)

**Proposed Use:** Multi-Family Dwelling (4 Units/ 13 Bedrooms)

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

**BZA Contact:** Emily Ramírez Hernández ([erhernandez@nola.gov](mailto: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.

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

**Item 9 – Docket Number: BZA028-24**

**Property Location:** 911 - 913 Governor Nicholls Street

**Bounding Streets:** Governor Nicholls St., Burgundy St., Barracks St., Dauphine St

**Zoning District:** VCR-1 Vieux Carré Residential District

**Historic District:** Vieux Carré

**Existing Use:** Multi-Family Dwelling (10 units)

**Proposed Use:** Multi-Family Dwelling (10 Units)

**Applicant or Agent:** Daniel and Heidi Raines

**BZA Contact:** Cameron Boissière-Morris ([cameron.boissiere@nola.gov](mailto:cameron.boissiere@nola.gov))

**Request:** This is an appeal of the March 15, 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. 21-18881-NEWC, allowing for the construction of a multi-family dwelling (10 units), due to alleged non-compliance with Article 22, Section 22.8.C.3 of the Comprehensive Zoning Ordinance, which requires two-way traffic aisles within off-street parking lots and structures to be a minimum of 24 feet in width.

**Item 10 – Docket Number: BZA029-24**

**Property Location:** 7504-7506 Zimpel Street

**Bounding Streets:** Zimple St., Cherokee St., Freret St., Hillary St.

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

**Historic District:** Carrollton

**Existing Use:** Single- Family Dwelling

**Proposed Use:** Two-Family Dwelling

**Applicant or Agent:** Susan Johnson

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

**Request:** This is an appeal of the February 16, 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. 23-33863-RNVS, allowing for the conversion of, and addition to, a single-family dwelling to a two-family dwelling, due to alleged noncompliance with parking pad setbacks.

## **G. Adjournment**

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### **Application Materials**

Application materials are available for review at [onestopapp.nola.gov](https://onestopapp.nola.gov). Note the requested waivers are subject to change prior to the hearing.

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### **Public Comments**

Written comments on any of the matters included on the agenda are accepted in the following ways:

- Email (preferred): The assigned planner listed above (or [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))
- Mail: 1300 Perdido Street, Room 7W03, New Orleans, LA 70112

All written correspondence should include the docket number and be made to the attention of the assigned planner or the staff of the Board of Zoning Adjustments.

**Deadline:** The deadline for *receipt* of public comment for transmittal to the Board in advance of the meeting is no later than **5:00 p.m. on Monday, May 13, 2024**

## 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

### 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 May 15 and be available for review [here](#).

**Note:** CPC staff does not write staff reports for decision appeals; however, the Department of Safety and Permits provides a written summary of the basis for their decision.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a speaker card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Meeting Video

- Livestream: [http://cityofno.granicus.com/ViewPublisher.php?view\\_id=2](http://cityofno.granicus.com/ViewPublisher.php?view_id=2)
- Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish

### Decisions of the Board

The decision made by the Board will be provided in the form of a resolution. The resolution shall be produced by May 30, 2024, and will be available online at [onestopapp.nola.gov](http://onestopapp.nola.gov).

**Appeals:** Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari

asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

## **City Planning Commission, City of New Orleans**

Robert D. Rivers, Executive Director

<https://nola.gov/cpc>

1300 Perdido Street, 7th Floor New Orleans, LA 70112

[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)

(504) 658-7033

This meeting is accessible to people with disabilities. Should you need further assistance, please contact the Front Desk in the Main Lobby or the ADA Administrator, (504) 658-4020 (voice), 711 LA Relay Service, or e-mail [emhurst@nola.gov](mailto:emhurst@nola.gov). Please be advised there is a courtesy telephone available for 711 calls for persons with hearing or speech impairments at the welcome desk of City Hall, First Floor, Main Lobby. This communiqué is available in alternative formats upon request.