

KEY RESOURCES FOR CITIZEN ENGAGEMENT WITH CONSTRUCTION, DEMOLITION, AND LAND USE DECISIONS

Note that some but not all of these resources are aggregated, here:

<http://www.nola.gov/city-planning/>

NOLA Property Viewer – Great resource for finding a wealth of information about a property including zoning, ownership and more.

<http://property.nola.gov/>

PROPERTY INFORMATION

Site Address: 4316 BANKS ST, LA
First Owner Name: HAND KERNAN A
Mailing Address: 4220 ST ELIZABETHS DR
Mailing City: KENNER
Mailing State: LA
Mailing Zip 5: 70065
Property Description: SQ 798 LOT 6 BANKS 31' 5 X 108'
CADDN: 11031033

ZONING

Zoning District: RD-3
Zoning Description: [Two-Family Residential District](#)
DRAFT Zoning: HU-RD2
DRAFT Zoning Description: [Historic Urban Two-Family Residential District](#)
Future Land Use: MUL
Future Land Use Description: [Mixed-Use Low Density](#)
Last Updated: Thu Dec 19 2013

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay and Interim Zoning District 1:
INNER CITY URBAN CORRIDOR
[Visit Municode to view the regulations of this District.](#)
Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the [New Orleans One Stop Shop](#) for interpretation of the Overlays/Interim Zoning Districts.

View Property Information | View Conditional Use/Exceptional Use/Planned Development | View Zoning | View Overlays and Interim Zoning Districts

City Planning Department

1300 Perdido St, 7th floor
New Orleans, LA 70112

Phone: (504) 658-7033

Fax: (504) 658-7032

Email: cpcinfo@nola.gov

Hours of Operation:

Monday–Thursday 8:00am–5:00pm

Friday 8:00am–3:30pm

The City Planning Department reviews plans for all major projects as well as all projects that lie within specific zones requiring plan review. They make recommendations on all planning and zoning calendar items, including those appearing on the CPC and BZA agendas, in the form of reports.

NOLA City Planning and Demolition Review Calendar Database

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

View upcoming Board of Zoning Adjustments, City Planning Commission, and Neighborhood Conservation District (demolition) Committee agendas and confirm hearing dates and times

City of New Orleans Permitting, Land Use, and Planning/Zoning Resources, continued

Neighborhood Participation Program

<http://www.nola.gov/city-planning/neighborhood-participation-program/>

This new program, created by the City as part of the new Master Plan process, gives residents and neighbors a greater voice in City Planning decisions. All applications for zoning changes, conditional uses, planned development districts and BZA variances (except those for single- and two-family residences) require an NPP. There are certain exceptions for requests made by City Council motion. If you are within a close range of a property undergoing a proceeding that triggers the NPP, the applicant must reach out to you via letter and invite you to a meeting to express your views. MCNO also tries to hold a community meeting about each of these requests.

Original Neighborhood Participation Plan

<http://nola.gov/nola/media/Neighborhood-Engagement/Files/City-NPP-Book.pdf>

NOLA One-Stop Shop (Permitting and Land Use including Special Events)

<http://www.nola.gov/onestop/>

<https://onestopapp.nola.gov/search.aspx>

1300 Perdido St., 7th Floor
New Orleans, LA 70112
(504) 658-7100

Hours of Operation:
Monday–Thursday 8am–5pm
Friday 8am–3:30pm

At the City of New Orleans' One Stop Shop, information on all permits, licenses, and City Planning Commission actions have been brought into single place. Here you will find information on all activities regulated by the City in a citizen-focused format. Google search results for properties in the City's databases will also show up here. Whether companies are looking to build a house or repair one, start a business or renew a business license, host a special event or sell at one, this is where they should start.

The screenshot shows the City of New Orleans One Stop App Beta interface. At the top, there is a search bar with the text "Search a number, name or address" and a "Search" button. Below the search bar are links for "Login", "Register", and "Help". The main header features the "ONE STOP APP BETA" logo with "PERMITS & LICENSES" underneath. To the right of the logo are buttons for "Apply", "Your Items", and "Your Watch List". Below the header, the "Results" section indicates "4 items found". A legend shows color-coded boxes for Permit (green), License (yellow), Planning Project (blue), and Violation (red). Below the legend are filters for "Selected items", "Show:" (set to All), "Sort by:" (set to Recently M), and "Items Per Page:" (set to 10). The results list three items:

Type	Applicant	Status	Date Filed	Closed
Electrical Service / Circuit / Feeder	Kernan A Hand	Meter Release	11/28/2012 12:00:00 AM	Yes
General Mechanical	Michael P Ford	Certificate of Completion	2/28/2013 12:00:00 AM	Yes
Public Nuisance and Blight		Intake	4/10/2009 3:52:46	Yes

City of New Orleans Permitting, Land Use, and Planning/Zoning Resources, continued

PRIMER ON KEY LAND- PROPERTY-BASED CITY COMMITTEES

Board of Zoning Adjustments

<http://www.nola.gov/onestop/building/planning-project/variances/>

The Board of Zoning Adjustments (BZA) has the power to hear and decide requests for variances under Section 14.6 of the [Comprehensive Zoning Ordinance](#) (CZO). The BZA has the authority to grant variances to any yard or setback standard, to reduce lot area per dwelling unit, to allow increased floor area ratio (except in the Central Business District), to reduce the number of required off-street parking or loading spaces, to reduce required setbacks between buildings, and to allow smaller open space. The Board also considers appeals of decisions by the Director of Safety and Permits and also grant special exceptions upon finding that the exception will not substantially adversely affect the adjacent or neighboring properties.

The Board of Zoning Adjustments meets the first Monday of each month (unless otherwise indicated) at 10:00 am in the City Council Chambers.

City Planning Commission

<http://www.nola.gov/city-planning/contact-us/>

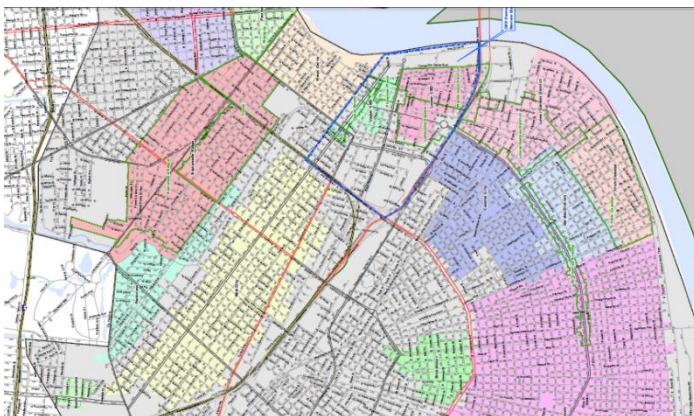
The New Orleans City Planning Commission provides analysis and recommendations to the City Council on matters dealing with the present and future development of the City, in accordance with the goals and policies of the City's Plan for the 21st Century or the Master Plan. This includes reviewing, approving, and/or recommending to the City Council requests for master plan amendments, map changes (e.g. zoning changes), text amendments to the Comprehensive Zoning Ordinance (CZO), appeals and property subdivisions (combining, dividing or reappportioning lots into different legal parcels).

The Planning Commission meets the first and second Tuesday of each month (unless otherwise indicated) at 1:30 p.m. in the City Council Chambers.

Neighborhood Conservation District Committee

<http://www.nola.gov/safety-and-permits/ncdc/>

The Neighborhood Conservation District Committee (NCDC) of the City of New Orleans is a committee developed to review demolition applications within an area that roughly coincides with New Orleans' National Register Districts. In these areas, a special review committee looks, not only at the condition of the property itself, but also how it fits into the historic context, whether its loss would be a loss for the historic fabric, and whether the owner has redevelopment plans (and what they might be). Since demolition is an irreversible step, there is a need for careful review to ensure that demolitions are not performed unnecessarily.



All of the Mid-City Neighborhood lies within the NCD and all demolition requests must be approved by this committee.

The majority of the Mid-City Neighborhood is also located in a National Register District, which confers special privileges and tax incentives to historic properties.

<http://www.nola.gov/getattachment/f46ca3fb-831c-4c8a-93b8-09b4d5555864/AppC-NCDC/>

City of New Orleans Permitting, Land Use, and Planning/Zoning Resources, continued

Department of Safety & Permits

1300 Perdido St, 7th Floor
New Orleans, LA 70112 **City Planning Department**
1300 Perdido St, 7th floor
New Orleans, LA 70112
Phone: (504) 658-7033
Fax: (504) 658-7032

Email: cpcinfo@nola.gov

The Department of Safety and Permits is in charge of evaluating plans that do not require City Planning Department review, for issuing building, demolition and renovation permits, and for inspecting illegal/unpermitted building activity as well as any hazardous conditions created by various forces, including certification of imminent danger of collapse.

Hours of Operation:

Monday–Thursday 8:00am–5:00pm

Friday 8:00am–3:30pm

Director

[Jared E. Munster](#), Ph.D., AICP
Phone: (504) 658-7200

Building Official

[Larry Chan](#), Building Official
Phone: (504) 658-7145

Floodplain Manager

[Jerome Landry](#), Floodplain Manager
Phone: (504) 658-7127

Building Inspection Division

[Johnny Odom](#), Chief Building Inspector
Phone: (504) 658-7130
Fax: 504.658.7209

Electrical Inspection Division

[Charles Collins](#), Chief Electrical Inspector
[Steven Bordelon](#), Assistant Chief Electrical Inspector
Phone: (504) 658-7145
Fax: (504) 658-7211

Electrical Contractors License

[Lisa Grimble](#)
Phone: (504) 658-7145

Mechanical Inspection Division

[Rudolph Hardouin](#), Chief Mechanical Inspector
[James Cruse](#), Assistant Chief Mechanical Inspector
Phone: (504) 658-7153
Fax: (504) 658-7211

Plan Review

[Anthony Emukah](#), Chief Plan Examiner
Phone: (504) 658-7115
Fax: (504) 658-7212

Zoning Administration

[Edward Horan](#), Zoning Administrator
Phone: (504) 658-7125
Fax: (504) 658-7210

Permit Processing

[Estelle Brown](#)
Phone: (504) 658-7125

Board of Building Standards and Appeals

[Angela Mitchell](#)
Phone: (504) 658-7200