

Annie Torrans  
3018 Robert Street  
New Orleans, LA 70115  
ahtorrans@gmail.com  
337.250.0158

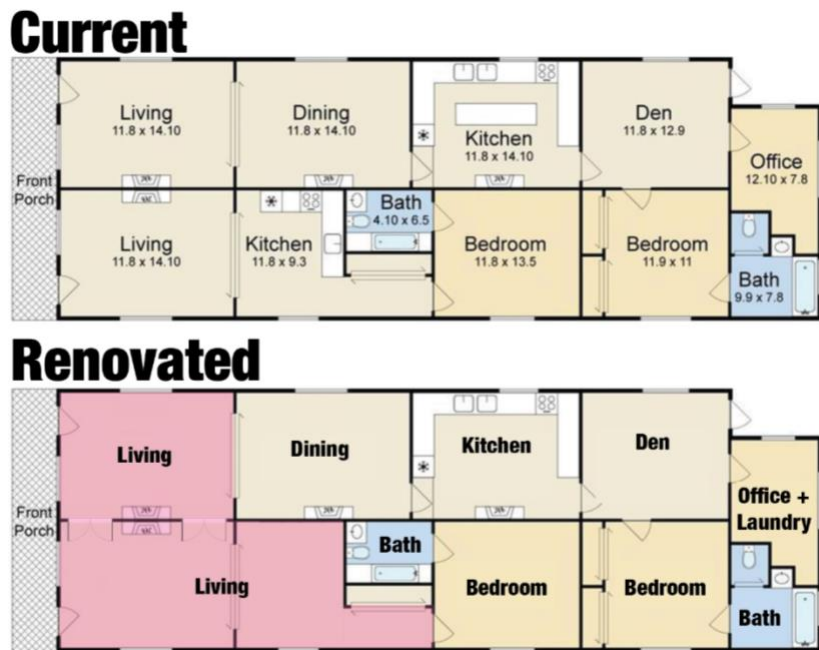
November 7, 2022

Todd Breckman  
Zoning Assistant Administrator  
twbreckman@nola.gov

Dear Mr. Breckman,

My husband and I purchased a new home located at 425-27 State Street on September 31, 2022. Because the home is currently configured as a double shotgun and we plan to use it as a single-family home to raise our one-year-old son, we applied for two permits: (1) a change of address permit, to alter the address from 425-27 State Street to 425 State Street and retire the 427 address, which issued the day we applied for it, and (2) a non-structural renovation permit that would permit us to combine the two units, allowing us to access our son's bedroom without having to go outside. We submitted our permit application on October 5, 2022. The final step in our permit issuance process is zoning approval.

We have created the illustration to the right as requested for the sole purpose of showing how we plan to use each of the rooms following our renovation. As you can see, the only rooms whose functions are changing are (1) the office, which is becoming an office/laundry room (the laundry is currently housed in a shed in the back yard); and (2) the kitchen on the south side of the house, which is becoming an extension of the living room. The entire living room space is shaded in pink.



On October 6, 2022, the City Council of New Orleans amended Ordinance No. 26,413 M.C.S., Article 19 ("the ordinance") to re-establish the University Area Off-Street Parking

Interim Zoning District (“IZD”) with the intent to “require off-street vehicular parking for any increase in the number of existing bedrooms” on all lots depicted on the map below. Our new home is included in the IZD, as noted on the map.

The ordinance states that “[a]ny increase in the number of existing ‘bedrooms’ in a dwelling or dwelling unit, as determined by the Department of Safety and Permits, shall require one off-street parking space for each additional bedroom” and applies to “any substantial renovation of a residential dwelling or dwelling unit.”

As explained in further detail below, the work we plan to do to convert our home from a double to a single does is not a “substantial renovation” under the ordinance. And even if it were, the renovation does not increase the number of existing “bedrooms” because the space on the south side where there is currently a kitchen will become a living room (not a bedroom) and is not enclosed. Therefore, our renovation complies with the ordinance and does not require the addition of any off-street vehicular parking.

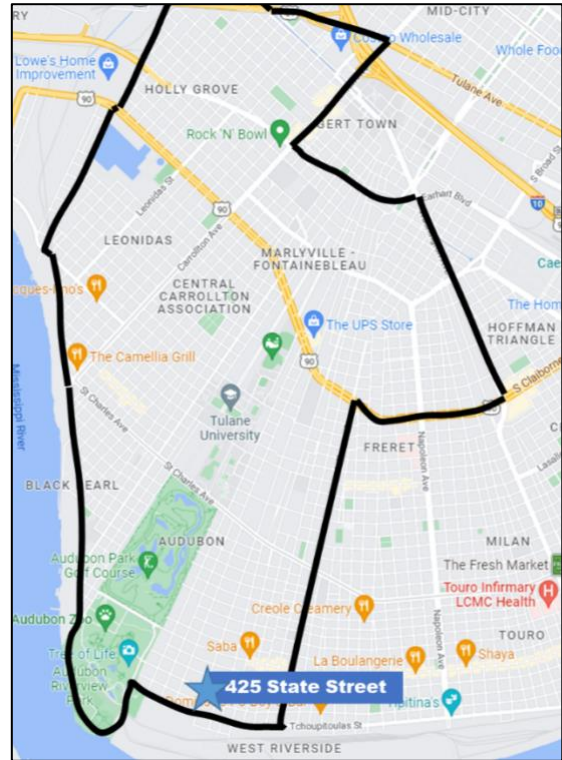


Illustration of the University Area Off-Street Parking Interim Zoning District

1. **Removing kitchen cabinets, an oven, and a refrigerator is not a “substantial renovation” under the ordinance.** The ordinance defines “substantial renovation” as “the removal, erection, or reconfiguration of interior walls in a dwelling or dwelling unit to increase the number of existing bedrooms.” Amd. Mtn. No. M-22-449, 2(c)(ii) (emphasis added). Accordingly, for the ordinance to apply, “interior walls” must be added, demolished, or moved for the purpose of increasing the number of bedrooms. As noted in the graphic, we are proposing to remove kitchen cabinets, an oven, and a refrigerator. These renovations do not require “removing, erecting, or reconfiguring interior walls.” Furthermore, these renovations are not to “increase the number of existing bedrooms.” Therefore, the work being done is not a “substantial renovation,” and the ordinance does not apply.
2. **The space on the south side where there is currently a kitchen will become an extension of the living room, not a bedroom.** Under the ordinance, a room is a “bedroom” if: (i) the room cannot be used for any purpose other than as a bedroom (“such as a kitchen, bathroom, living room or laundry room”); and (ii) it is not

explicitly labeled as a “kitchen, bathroom, living room, or laundry room.” Amd. Mtn. No. M-22-449, 2(c)(i). As demonstrated in the illustration, we plan to use the space that is currently a kitchen as additional living room space. Per the illustration, the room’s use is being altered from kitchen to living room and is explicitly labeled as such. And because the room *can* (and will be) be used as a living room, it does not meet the definition of “bedroom” under the ordinance.

3. **The space on the south side where there is currently a kitchen is not and will not be “enclosed” and therefore cannot be a “bedroom.”**

The living room on the south side and the space that is currently a kitchen are separated by large pocket doors (see photo). In fact, there is more open space



connecting the two rooms than there is wall space separating them, hence our plan to use the two rooms as one, open room (along with the living room on the left side, to be connected to the living room on the south side via doors on either side of the fireplace). Because a room must be surrounded on all sides to be “enclosed,” and a room must be enclosed to be a “bedroom,” the room on the south side where there is currently a kitchen cannot qualify as a “bedroom” under the ordinance. Amd. Mtn. No. M-22-449, 2(c)(i) (“‘Bedroom’ shall be defined as an enclosed room. . .”).

Our home currently has two bedrooms. Following our renovation, our home will have two bedrooms. Because our renovation is not a “substantial renovation” and does not result in “[a]ny increase in the number of existing ‘bedrooms’ in a dwelling or dwelling unit,” the ordinance explicitly does not apply to require us to add off-street vehicular parking.

Please advise if you need any additional information. We appreciate your assistance in finally resolving this matter.

Sincerely,

*Annie Torrans*

Annie Torrans

Owner, 425 State St., New Orleans