



City of New Orleans Board of Zoning Adjustments Final Agenda (Revised)

Monday, April 7, 2025

11:00 am*

City Council Chambers

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

****Due to the Criminal Justice Committee meeting scheduled in Council Chambers at 10:00 am, the BZA hearing for Monday, April 7, will be delayed, starting around 11:00 am.***

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Item 1 – Docket Number: BZA008-25 | WITHDRAWN

Property Location: 5007 S. Tonti Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Kashmir K. Rai

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), Article 11, Section 11.3.B.3, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling with excessive impervious surface in the front yard and parking in the front yard between the front façade and front property line **(AFTER THE FACT)**.

Requested Waiver(s):

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

Permitted/Required: 40%

Proposed/Provided: 100%

Waiver: 60%

Article 11, Section 11.3.B.3 – Parking Areas and Pedestrian Walkways

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.2 – Parking Pad Requirements for Single- and Two Family Residential

Permitted/Required: No parking between the front facade the front yard lot line

Proposed/Provided: Parking between the front facade the front yard lot line

Waiver: Parking between the front facade the front yard lot line

Item 2 – Docket Number: BZA009-25

Property Location: 2816-18 Saint Louis Street

Zoning District: HU-MU Neighborhood Mixed-Use District

Existing Use: Vacant Lot/Two-Family Dwelling

Proposed Use: Vacant Lot/Two-Family Dwelling

Applicant or Agent: Brandon Webb, J.A. Modinger Architect, LLC

Project Planner: Cameron Boissière-Morris (Cameron.Boissiere@nola.gov)

Request: This request is for variances from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area.

Requested Waiver(s) (Proposed Lot 7-A):

Article 12, Section 12.3.A.1 (Table 12-2) – Lot Area

Permitted/Required: 1,500 sf

Proposed/Provided: 1,336.54 sf

Waiver: 163.46 sf

Requested Waiver(s) (Proposed Lot 6-A-1):

Article 12, Section 12.3.A.1 (Table 12-2) – Lot Area

Permitted/Required: 1,200 sf/du (2,400 sf)

Proposed/Provided: 965.87 sf/du (1,931.73 sf)

Waiver: 234.14 sf/du (468.27 sf)

C. Variances – New Business

Item 3 – Docket Number: BZA019-25

Property Location: 8313 Panola Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Adam Yacine Whitley-Sebti, Nicole Webre

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

Request: This request is for a variance from the provisions of Article 18, Section 18.30.B.4 of the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling in the University Area Off-Street Parking Overlay District with more than two full and one half total number of bathrooms.

Requested Waiver(s):

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 4 bathrooms

Waiver: 1.5 bathrooms

Item 4 – Docket Number: BZA020-25

Property Location: 4301-03 Reynes Street, 6624 Warfield Street

Zoning District: S-RD Two-Family Residential District

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Melvin Domengeaux, Julia Pierce, Domengeaux Homes, LLC

Project Planner: Julia I. Nickle (julia.nickle@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 creation of lots with insufficient lot area, insufficient lot width, insufficient lot depth, insufficient front yard setback, insufficient rear yard setback, and insufficient off-street parking.

Requested Waiver(s) (Proposed Lot 1A):

Article 13, Section 13.3.A.1 (Table 13-2) – Lot Area

Permitted/Required: 2,500 sf/du (5,000 sf)

Proposed/Provided: 1,848.825 sf/du (3,697.65 sf)

Waiver: 651.175 sf/du (1,302.35 sf)

Article 13, Section 13.3.A.1 (Table 13-2) – Lot Depth

Permitted/Required: 90 ft

Proposed/Provided: 82.17 ft

Waiver: 7.83 ft

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

Permitted/Required: 16.43 ft

Proposed/Provided: 5.95 ft

Waiver: 10.48 ft

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

Permitted/Required: 2 spaces

Proposed/Provided: 0 spaces

Waiver: 2 spaces

Requested Waiver(s) (Proposed Lot 1B):

Article 13, Section 13.3.A.1 (Table 13-2) – Lot Area

Permitted/Required: 4,400 sf

Proposed/Provided: 1,702.35 sf

Waiver: 2,697.65 sf

Article 13, Section 13.3.A.1 (Table 13-2) – Lot Width

Permitted/Required: 40 ft

Proposed/Provided: 37.83 ft

Waiver: 2.17 ft

Article 13, Section 13.3.A.1 (Table 13-2) – Lot Depth

Permitted/Required: 90 ft

Proposed/Provided: 45 ft

Waiver: 45 ft

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

Permitted/Required: 20 ft

Proposed/Provided: 0.30 ft

Waiver: 19.70 ft

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

Permitted/Required: 9 ft

Proposed/Provided: 3.25 ft

Waiver: 5.75 ft

Item 5 – Docket Number: BZA021-25

Property Location: 901-903 Second Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Steven K. Kaplan, Terry L. Strom

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

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 25, Section 25.5.B.3.a, and Article 25, Section 25.5.B.3.b of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient rear yard setback, insufficient permeable open space, insufficient lot area, insufficient lot depth, and insufficient lot width.

Requested Waiver(s) (Proposed Lot A-1):

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

Permitted/Required: 8.37 ft

Proposed/Provided: 4 ft, 6 in

Waiver: 3 ft, 6 in

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

Permitted/Required: 30%

Proposed/Provided: 12%

Waiver: 18%

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

Permitted/Required: 2,250 sf

Proposed/Provided: 1,263.93 sf

Waiver: 986.07 sf

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

Permitted/Required: 90 ft

Proposed/Provided: 41 ft, 8 in

Waiver: 48 ft, 4 in

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

Permitted/Required: 30 ft

Proposed/Provided: 29 ft, 7 in

Waiver: 5 in

Requested Waiver(s) (Proposed Lot A-1):

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

Permitted/Required: 8.4 ft

Proposed/Provided: 4 ft, 6 in

Waiver: 3 ft, 6 in

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

Permitted/Required: 30%

Proposed/Provided: 11%

Waiver: 19%

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

Permitted/Required: 2,250 sf

Proposed/Provided: 1,276.80 sf

Waiver: 973.20 sf

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

Permitted/Required: 90 ft

Proposed/Provided: 41 ft, 8 in

Waiver: 48 ft, 4 in

Item 6 – Docket Number: BZA022-25

Property Location: 732-736 Ninth Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: 300 Spruce Drive 2020 LLC, Frank Farricker

Project Planner: Haley Webb (haley.webb@nola.gov)

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

Requested Waiver(s) (Proposed Lot 1A):

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

Permitted/Required: 2,250 sf

Proposed/Provided: 1,893 sf

Waiver: 357 sf

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

Permitted/Required: 30 ft

Proposed/Provided: 22 ft

Waiver: 8 ft

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

Permitted/Required: 90 ft

Proposed/Provided: 86.04 ft

Waiver: 3.96 ft

Requested Waiver(s) (Proposed Lot 1B):

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

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

Proposed/Provided: 1,331 sf/du (2,662 sf)

Waiver: 469 sf/du (938 sf)

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

Permitted/Required: 90 ft

Proposed/Provided: 84.51 ft

Waiver: 5.49 ft

Item 7 – Docket Number: BZA023-25

Property Location: 1474 Magazine Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Jason and Elizabeth Williams, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Cameron Boissière-Morris (Cameron.Boissiere@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.EE.2 of the Comprehensive Zoning Ordinance to permit the construction of a swimming pool with insufficient distance from a lot line.

Requested Waiver(s):

Article 21, Section 21.6.EE.2 – Swimming Pools (Location – Distance from Lot Line)

Permitted/Required: 2 ft

Proposed/Provided: 0 ft

Waiver: 2 ft

Item 8 – Docket Number: BZA024-25

Property Location: 1925-27 N. Derbigny Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Peach Property Solutions Inc., L. Katherine Harmon, LK Harmon Architects

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 25, Section 25.5.B.2 of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient rear yard setback and on a nonconforming lot that does not comply with yard requirements.

Requested Waiver(s):

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

Permitted/Required: 6 ft, 4.72 in

Proposed/Provided: 3 ft, 3 in

Waiver: 3 ft, 1.72 in

Article 25, Section 25.5.B.2 – Nonconforming Lots (Yard Requirements)

Permitted/Required: Complies with yard requirements

Proposed/Provided: Does not comply with yard requirements

Waiver: Does not comply with yard requirements

Item 9 – Docket Number: BZA028-25

Property Location: 6325 Caldwell Drive

Zoning District: S-LRS2 Suburban Lake Vista and Lake Shore Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Susan Maldonado Palma

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.N.2 to permit the retention of a fence in a side yard with excessive height (**AFTER THE FACT**).

Requested Waiver(s):

Article 21, Section 21.6.N.2 – Height and Material Requirements in the S-LRS2 and S-LRD1 Districts

Permitted/Required: 5 ft

Proposed/Provided: 8 ft

Waiver: 3 ft

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

Item 10 – Docket Number: BZA025-25

Property Location: 1500-02 Pine Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Susan Johnson, Town of Carrollton Watch, LLC

Project Planner: Julia I. Nickle (julia.nickle@nola.gov)

Request: This is an appeal of the January 8, 2025, 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. 24-36523-RNVS, allowing for the renovation of an existing two-family dwelling resulting in alleged insufficient off-street parking due to failure to determine the increase in existing bedrooms in accordance with the University Area Off-Street Parking Overlay District.

Item 11 – Docket Number: BZA026-25 | IMPROPER

Property Location: 620 Louisa Street

Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District

Existing Use: Two-Family Dwelling

Proposed Use: Bed and Breakfast, Principal

Applicant or Agent: Albert McComas, Sarah Ney

Project Planner: Cameron Boissière-Morris (cameron.boissiere@nola.gov)

Request: This is an appeal of the January 24, 2025, 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 conditional use application for a principal bed and breakfast is invalid due to the presence of a licensed bed and breakfast on the square.

Item 12 – Docket Number: BZA027-25

Property Location: 4400 General Meyer Avenue

Zoning District: MU-1 Medium Intensity Mixed-Use District

Existing Use: Educational Facility, Secondary

Proposed Use: Educational Facility, Secondary

Applicant or Agent: James Morris

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

Request: This is an appeal of the January 14, 2025, 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. 24-33219-ACCS, allowing for the addition of bleachers and a press box for a secondary education facility, resulting in alleged operation of a stadium in an MU-1 Medium Intensity Mixed-Use District.

E. Adjournment

Staff Reports

Staff reports and meeting materials are available for review on the [Granicus website](#).

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

General Rules of Order

Public Comments

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.

- **Variations:** 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
- Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish

Recess

The Board will recess from approximately 1:00 to 1:30 p.m. if the meeting has not already been adjourned.

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 April 17, 2025 and will be available 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>
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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.