



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, August 4, 2025

10:00 am

City Council Chambers

City Hall, 1300 Perdido, 1st Floor, New Orleans, LA

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: BZA047-25

Property Location: 1020 Forstall Street

Zoning District: HU-RD2 Historic Urban Two-Family Residential District, HU-MU Historic Urban Neighborhood Mixed-Use District

Existing Use: Place of Worship

Proposed Use: Place of Worship

Applicant or Agent: St. Paul Church of God in Christ, Ernest Dison, Yousef Skaikay

Project Planners: Valerie Goines (valerie.goines@nola.gov), Jenna Burke (jenna.burke@nola.gov)

Request: This request is for variances from the provisions of the Comprehensive Zoning Ordinance to permit an addition to an existing place of worship resulting in resulting in parking between the front façade and front property line, excessive number of compact parking spaces, insufficient buffer yard, and insufficient landscape yard.

Requested Waiver(s):

Article 22, Section 22.8.A.2.b.ii – Permitted Vehicle Parking Locations (Front Yard) – Forstall Street Side

Permitted/Required: No parking between the front façade and front property line

Proposed/Provided: Parking between the front façade and front property line

Waiver: Parking between the front façade and front property line

Article 22, Section 22.8.A.2.b.ii – Permitted Vehicle Parking Locations (Front Yard) – Reynes Street Side

Permitted/Required: No parking between the front façade and front property line

Proposed/Provided: Parking between the front façade and front property line

Waiver: Parking between the front façade and front property line

Article 22, Section 22.8.B – Dimensions of Vehicle Parking Spaces (Compact Spaces) Permitted/Required: 30% Proposed/Provided: 64% Waiver: 34%

Article 23, Section 23.6.B – Front Landscape Yard (Reynes Street Side)

Permitted/Required: 10 ft Proposed/Provided: 5 ft, 8 in Waiver: 4 ft, 4 in

Article 23, Section 23.6.B – Front Landscape Yard (Forstall Street Side)

Permitted/Required: 10 ft Proposed/Provided: 5 ft Waiver: 5 ft

Article 23, Section 23.8.B – Buffer Yards (St. Claude Avenue Side)

Permitted/Required: 10 ft Proposed/Provided: 5 ft Waiver: 5 ft

Item 2 – Docket Number: BZA050-25

Property Location: 8501 Hickory Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: George R. Johnson, Diane Stengle

Project Planner: Sarah C. King (sarah.king@nola.gov)

Request: This request is for variances from the provisions of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with more than two full and one half total number of bathrooms, more than one curb cut, and insufficient off-street parking.

Requested Waiver(s):

Article 22 Section 22.11.B.1 – Curb Cuts

Permitted/Required: One curb cut

Proposed/Provided: Three curb cuts

Waiver: Two curb cuts

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

Required/Permitted: 4 spaces

Proposed/Provided: 2 spaces

Waiver: 2 spaces

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 3 bathrooms

Waiver: 0.5 bathrooms

Item 3 – Docket Number: BZA051-25

Property Location: 8400 Chef Menteur Highway Suite 100

Zoning District: BIP Business-Industrial Park District

Existing Use: Vacant Building

Proposed Use: Gas Station

Applicant or Agent: Infinity Fuels, LLC, A-1 Signs LLC, Cage Blumstein

Project Planner: Alyssa R. White (Alyssa.White@nola.gov)

Request: This request is for variances from the provisions of the Comprehensive Zoning Ordinance to permit the construction of a pole sign with excessive height and excessive area.

Requested Waiver(s):

Article 24, Section 24.12.D (Table 24-2) – Freestanding Signs (Pole Sign Height)

Permitted/Required: 20 ft

Proposed/Provided: 26 ft

Waiver: 6 ft

Article 24, Section 24.12.D (Table 24-2) – Freestanding Signs (Pole Sign Area)

Permitted/Required: 32 sf

Proposed/Provided: 202.25 sf

Waiver: 170.25 sf

Item 4 – Docket Number: BZA052-25

Property Location: 80 Audubon Boulevard

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Felix H. Savoie, III, Amy G. Savoie, 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 the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling resulting in excessive height.

Requested Waiver(s):

Article 18, Section 18.32.B.4 – University Area Design Overlay District (Building Height)

Permitted/Required: 30 ft

Proposed/Provided: 40 ft, 6 1/2 in

Waiver Request: 10 ft, 6 1/2 in

Item 5 – Docket Number: BZA054-25

Property Location: 509 Exposition Boulevard

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

Existing Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Robert Hudak, Jennifer Harper, Richard Cortizas

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

Request: This request is for variances from the provisions of the Comprehensive Zoning Ordinance to permit the conversion of a two-family dwelling to a single-family dwelling resulting in insufficient front yard setback and insufficient front yard build-to line. **(AFTER THE FACT)**

Requested Waiver(s):

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

Required/Permitted: 10 ft, 9 1/2 in

Proposed/Provided: 7 ft, 7 in

Waiver: 3 ft, 2 1/2 in

Article 11, Section 11.3.A.2 – Front Yard Build-To Line

Required/Permitted: 10 ft, 9 1/2 in

Proposed/Provided: 7 ft, 7 in

Waiver: 3 ft, 2 1/2 in

Item 6 – Docket Number: BZA058-25

Property Location: 1354 Moss Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Stephen P. Bergeron, Daniel R. Samuels

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

Request: This request is for a variance from the provisions of the Comprehensive Zoning Ordinance to permit an accessory structure with excessive height.

Requested Waiver(s):

Article 21, Section 21.6.A.6 – Accessory Structures (Height)

Required/Permitted: 16 ft

Proposed/Provided: 19 ft, 6 in

Waiver: 3 ft, 6 in

C. Variances – New Business

Item 7 – Docket Number: BZA063-25

Property Location: 2001 Iberville Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Place of Worship

Applicant or Agent: CM Flippers, LLC, Christopher Moore, Andrew Sheppard

Project Planner: Mitchell S. Kogan (mitchell.kogan@nola.gov)

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit the conversion of a single-family dwelling to a place of worship with insufficient off-street parking.

Requested Waiver(s):

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

Permitted/Required: 62 spaces

Proposed/Provided: 2 spaces

Waiver: 60 spaces

Item 8 – Docket Number: BZA064-25

Property Location: 6116-18 Annunciation Street, 324 Webster Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: 324 Webster Street, LLC, Susan Hollingsworth, Anne E. Raymond, Brain Larson

Project Planner: Sarah C. King (sarah.king@nola.gov)

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient depth and insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 90 ft

Proposed/Provided: 76 ft

Waiver: 14 ft

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

Permitted/Required: 15 ft

Proposed/Provided: 13.875 ft

Waiver: 1.125 ft

Item 9 – Docket Number: BZA065-25

Property Location: 920 Jena Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Samuel and Brielle Plost, Fresia Galvez, Zach Smith Consulting & Design

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the retention of excessive impervious surface in the front yard and a parking pad located in the required front yard between the front façade and front lot line, resulting in front yard parking, with insufficient setback from lot lines **(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: 99%

Waiver: 59%

Article 11, Section 11.3.B.3.a – Parking Restrictions (Location)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations (Front Yard)

Permitted/Required: No parking between front façade and front property line

Proposed/Provided: Parking between front façade and front property line

Waiver: Parking between front façade and front property line

Article 22, Section 22.11.A.1 – Residential Driveways (Magazine Street Side Lot Line)

Permitted/Required: 1 ft

Proposed/Provided: 0 ft

Waiver: 1 ft

Article 22, Section 22.11.A.1 – Residential Driveways (Camp Street Side Lot Line)

Permitted/Required: 1 ft

Proposed/Provided: 0 ft

Waiver: 1 ft

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Permitted/Required: No parking between front façade and front lot line

Proposed/Provided: Parking between front façade and front lot line

Waiver: Parking between front façade and front lot line

Article 22, Section 22.11.D.3 – Parking Pad Design (Magazine Street Side Lot Line)

Permitted/Required: 1 ft

Proposed/Provided: 0 ft

Waiver: 1 ft

Article 22, Section 22.11.D.3 – Parking Pad Design (Camp Street Side Lot Line)

Permitted/Required: 1 ft

Proposed/Provided: 0 ft

Waiver: 1 ft

Item 10 – Docket Number: BZA066-25

Property Location: 2818 N. Rampart Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Teri A. Walker, Evan Wagner, John C. Williams Architects

Project Planner: Alyssa R White (Alyssa.White@nola.gov)

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of an accessory structure with excessive rear yard coverage, excessive height, and insufficient interior side yard and rear yard setbacks.

Requested Waiver(s):

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Permitted/Required: 40%

Proposed/Provided: 100%

Waiver: 60%

Article 21, Section 21.6.A.6 – Accessory Structures (Height)

Permitted/Required: 14 ft

Proposed/Provided: 21 ft

Waiver: 7 ft

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

Permitted/Required: 3 ft

Proposed/Provided: 0 ft

Waiver: 3 ft

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

Permitted/Required: 3 ft

Proposed/Provided: 0 ft

Waiver: 3 ft

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

Permitted/Required: 3 ft

Proposed/Provided: 0 ft

Waiver: 3 ft

Item 11 – Docket Number: BZA067-25

Property Location: 2619 Banks Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Kimberly Russell, Michael Duhe, Fresia Galvez, Zach Smith Consulting & Design

Project Planner: Jenna D. Burke (Jenna.Burke@nola.gov)

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the a driveway resulting in excessive impervious surface in the front yard, front yard parking, and a parking pad in the front yard between the front façade and front property line.

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

Permitted/Required: 40%

Proposed/Provided: 63.1%

Waiver: 23.1%

Article 11, Section 11.3.B.3.a – Parking Restrictions

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations (Front Yard)

Permitted/Required: No parking between front façade and front property line

Proposed/Provided: 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)

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

D. Extension Requests – Unfinished Business

Item 12 – Docket Number: BZA070-23

Property Location: 1351 Tchoupitoulas Street

Zoning District: MU-2 Mixed-Use High Intensity Mixed-Use District

Existing Use: Vacant Lot

Proposed Use: Amusement Facility, Outdoor

Applicant or Agent: Ernest N. Morial Convention Center

Project Planner: Haley Molina (hdelery@nola.gov)

Request: This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow an additional two-year extension to August 17, 2027.

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

Item 13 – Docket Number: BZA041-25

Property Location: 1940 Saint Claude Avenue

Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Existing Use: Vacant Building

Proposed Use: Standard Restaurant

Applicant or Agent: Cory McGraw

BZA Contact: Charles C. Rowe (charles.rowe@nola.gov)

Request: This is an appeal of the February 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. 23-32241-RNVS prior to completion of the design review requirement.

Item 14 – Docket Number: BZA048-25 | WITHDRAWN

Property Location: N/A

Applicant or Agent: Zach Smith Consulting & Design

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

Request: This is an appeal of the February 21, 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 “customary lodging services” definition in Zoning Interpretation Memorandum Z-25-01, which requires that personnel and staff must be present on the property at all times, issued following the Board of Zoning Adjustments’ decision in BZA014-25

Item 15 – Docket Number: BZA061-25

Property Location: 2306-2308 Saint Louis Street

Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District

Existing Use: Commercial Short-Term Rental

Proposed Use: Subject of Appeal

Applicant or Agent: Julia Zuckerman

BZA Contact: Cameron Boissière-Morris (Cameron.Boissiere@nola.gov)

Request: This is an appeal of the February 21, 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 license no. 23-CSTR-04371, alleging that the use does not meet the qualifications for legally non-conforming uses and did not obtain a non-conforming use determination and is in violation of the Commercial Short-Term Rental Interim Zoning District.

Item 16 – Docket Number: BZA062-24

Property Location: 4200-02 Prytania Street

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

Existing Use: Subject of Appeal

Proposed Use: Bar

Applicant or Agent: Colin and Vonda Brooks, Sharonda R. Williams

BZA Contact: Charles Crawford Rowe (charles.rowe@nola.gov)

Request: This is an appeal of the May 25, 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. 25-14323-RNVN, alleging that the non-conforming use was lost and that the business owner failed to renew their ABO license for seven (7) months.

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

Item 17 – Docket Number: BZA068-25

Property Location: 1700 Magazine Street, 1802 Hastings Place

Zoning District: HU-B1 Historic Urban Neighborhood Business District

Existing Use: Mixed-Use

Proposed Use: Mixed Use

Applicant or Agent: Bar Properties, LLC, Zach Smith Consulting & Design

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

Request: This is an appeal of the May 5, 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 structural collapse of this structure was not a direct result of the adjacent fire but due to demolition by neglect, as cited by HDLC in violation no. 22-04842-DBNNO, and not subject to Article 25, Section 25.2.F.

G. Any Other Matters – Unfinished New Business

Item 18 – Consideration | Election of Officers (July 2025 - July 2026)

Annually, at the first meeting on or after July 1st of each year, the Board shall elect from its members a Chair and a Vice-Chair as it shall deem necessary and proper. The Chair and Vice-Chair shall serve until June 30th of the following year or until their successors have been elected and qualified and may, if duly elected by the members, succeed themselves. The duties of the Chair shall include the following:

1. The Chair shall preside at all meetings and hearings of the Board. In the event of the absence or disability of the Chair, the Vice-Chair shall preside.
2. The Chair may designate members of the Board to make personal inspections when necessary from time to time, and unless directed shall appoint such committees as may be found necessary.
3. The Chair shall report at each meeting on all official transactions or communications that have not been otherwise communicated to the Board.
4. The Chair shall, subject to these rules, and further instructions from the Board, transact the official business of the Board, supervise the work of the staff and exercise general disciplinary power.
5. The Chair subject to these rules and limitations shall decide all meeting protocol unless otherwise directed by a majority of the Board in session at the time.

H. 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

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.

Public Comment

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 provided at the meeting, prior to the Board taking up the matter of interest, 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.

- **Variances:** 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 August 14, 2025, 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>
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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.