



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, July 14, 2025

10:00 am

Orleans Parish School Board

2401 Westbend Parkway, Suite 1050, New Orleans, LA 70114

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Item 1 – Docket Number: BZA029-25 | WITHDRAWN

Property Location: 2420 New Orleans Street

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

Existing Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Applicant or Agent: Brett Gross, August Louis Johnson, Jr.

Project Planner: Alyssa R. White (alyssa.white@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.A.2, Article 11, Section 11.3.B.3, Article 22, Section 22.8.A.1.b.ii, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with excessive front yard setback and front build-to line, insufficient interior side yard setback, and a parking pad in the front yard between the front façade and front property line.

Requested Waiver(s):

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

Permitted/Required: 9 ft, 4 13/16 in

Proposed/Provided: 22 ft, 2 in

Waiver: 12 ft, 9 3/16 in

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

Permitted/Required: 3 ft

Proposed/Provided: 1 ft, 4 in

Waiver: 1 ft, 8 in

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

Permitted/Required: 9 ft, 4 13/16 in

Proposed/Provided: 22 ft, 2 in

Waiver: 12 ft, 9 3/16 in

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

Required: No front yard parking

Proposed: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.A.1.b.ii – Parking Pad Design (Location)

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.

Item 2 – Docket Number: BZA030-25 | WITHDRAWN

Property Location: 4611 Gawain Drive

Zoning District: S-RS Suburban Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Melanie Jones, Brett Gross

Project Planner: Haley H. Webb (Haley.Webb@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), 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 single-family dwelling with insufficient rear yard setback and excessive encroachment of steps into the required front yard.

Requested Waiver(s):

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

Permitted/Required: 19 ft

Proposed/Provided: 18 ft, 6 in

Waiver: 6 in

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)

Permitted/Required: 6 ft

Proposed/Provided: 7 ft, 4 in

Waiver: 1 ft, 4 in

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

Permitted/Required: 6 ft

Proposed/Provided: 7 ft, 4 in

Waiver: 1 ft, 4 in

Item 3 – Docket Number: BZA032-25

Property Location: 849-53 Odeon Street

Zoning District: S-RS Suburban Single-Family Residential District

Existing Use: Two-Family, Established

Proposed Use: Two-Family, Established

Applicant or Agent: August L. Roy, Jr.

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) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area and insufficient lot width.

Requested Waiver(s) (Proposed Lot 15A):

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

Permitted/Required: 6,000 sf

Proposed/Provided: 4,320 sf

Waiver: 1,680 sf

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

Permitted/Required: 50 ft

Proposed/Provided: 36 ft

Waiver: 14 ft

Requested Waiver(s) (Proposed Lot 16A):

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

Permitted/Required: 6,000 sf

Proposed/Provided: 2,880 sf

Waiver: 3,120 sf

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

Permitted/Required: 50 ft

Proposed/Provided: 24 ft

Waiver: 26 ft

Item 4 – Docket Number: BZA033-25

Property Location: 119-21 28th Street

Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District

Existing Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Kirk A. Redmann

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

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area.

Requested Waiver(s) (Proposed Lot 16A):

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

Permitted/Required: 4,800 sf

Proposed/Provided: 3,600 sf

Waiver: 1,200 sf

Requested Waiver(s) (Proposed Lot 18A):

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

Permitted/Required: 4,800 sf

Proposed/Provided: 3,600 sf

Waiver: 1,200 sf

Item 5 – 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 Article 11, Section 11.3.A.1 (Table 11-2A), Article 22, Section 22.8.A.2.b.ii, and Article 23, Section 23.8 of the Comprehensive Zoning Ordinance to permit an addition to an existing place of worship resulting in insufficient permeable open space, excessive impervious surface in the front yard, parking between the front façade and front property line, and insufficient buffer yard.

Requested Waiver(s):

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

Permitted/Required: 30%

Proposed/Provided: 26.9%

Waiver: 3.1%

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

Permitted/Required: 40%

Proposed/Provided: 49.6%

Waiver: 9.6%

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

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 23, Section 23.8 – Buffer Yards

Permitted/Required: 10 ft

Proposed/Provided: 5 ft

Waiver: 5 ft

C. Variances – New Business

Item 6 – 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 Article 18, Section 18.30.B.4 and Article 22, Section 22.11.B.1 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 and more than one curb cut.

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.4 – University Area Off-Street Parking Overlay District (Bathrooms)

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 3 bathrooms

Waiver: 0.5 bathrooms

Item 7 – 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 Article 24, Section 24.12.D (Table 24-2) 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: 35 ft

Waiver: 15 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 8 – 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 Article 18, Section 18.32.B.4 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 – Article 18, Section 18.32.B.4 – University Area Design Overlay District (Building Height)

Permitted/Required: 30 ft

Proposed/Provided: 42 ft, 1/2 in

Waiver Request: 11 ft, 11 1/2 in

Item 9 – Docket Number: BZA053-25

Property Location: 7126 Regent Street

Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Peter H. Wu, Grace Y. Wu

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance to permit a fence in the front yard that is not open.

Requested Waiver(s):

Article 21, Section 21.6.N.1.a – Fence Requirements

Permitted/Required: Open

Proposed/Provided: Not open

Waiver: Not open

Item 10 – Docket Number: BZA054-25

Property Location: 509 Exposition Boulevard

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

Existing Use: Single-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 Article 11, Section 11.3.A.1 (Table 11-2A) and Article 11, Section 11.3.A.2 of the Comprehensive Zoning Ordinance to permit the renovation of 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 11 – Docket Number: BZA055-25

Property Location: 1900 Dumaine Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Shane Michael Griffon

Project Planner: Charles C. Rowe (Charles.Rowe@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.8, Article 21, Section 21, Section 21.6.II.1, and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the retention of a shed with insufficient setback from the rear lot line and located in a corner side yard. **(AFTER THE FACT)**

Requested Waiver(s)

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lots)

Required/Permitted: 3 ft Proposed/Provided: 2 ft Waiver: 1 ft

Article 21, Section 21, Section 21.6.II.1 – Shed (Location)

Required/Permitted: Rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Shed)

Required/Permitted: Interior side or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

Item 12 – Docket Number: BZA056-25

Property Location: 700 Turquoise Street

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: Patti Jayne Parnell, Kelly Johnson

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.P.2 of the Comprehensive Zoning Ordinance to permit the retention of an accessory structure with insufficient distance from the lot line and excessive height. **(AFTER THE FACT)**

Requested Waiver(s):

Article 21, Section 21.6.P.2 – Detached Garages

Permitted: 16 ft

Proposed: 19 ft, 5 1/2 in

Waiver: 3 ft, 6 1/2 in

Item 13 – Docket Number: BZA057-25

Property Location: 1213 Governor Nicholls Street, Apt A

Zoning District: HMR-1 Historic Marigny/Tremé/Bywater Residential District

Existing Use: Mixed-Use (Bed and Breakfast, Single-Family Dwelling)

Proposed Use: Single-Family Dwelling

Applicant or Agent: Penelope R. Biagas, Perez, A Professional Corporation, Marc Robert, AIA

BZA Contact: Ava Monnet (ava.monnet@nola.gov)

Request: This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot width.

Requested Waiver(s):

Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Width

Required/Permitted: 25 ft

Proposed/Provided: 22.969 ft

Waiver: 2.031 ft

Item 14 – 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

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.P.2.b Detached Garages of the Comprehensive Zoning Ordinance to permit an accessory structure with excessive height.

Requested Waiver(s):

Article 21, Section 21.6.P.2.b – Detached Garages

Permitted: 16 ft

Proposed: 21 ft, 6 in

Waiver: 5 ft, 6 in

Item 15 – Docket Number: BZA059-25

Property Location: 2744 Orleans Avenue, 2745-47 Saint Peter Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling, Vacant Lot

Applicant or Agent: G3 Enterprises, LLC, Kobie Guillory

BZA Contact: Haley Delery (hdelery@nola.gov)

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

Requested Waiver(s) (Proposed Lot 12-A):

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

Required/Permitted: 2,250 sf

Proposed/Provided: 1,738.44 sf

Waiver: 511.56 sf

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

Permitted: 90 ft

Proposed: 57.28 ft

Waiver: 32.72 ft

Request Waiver(s) (Proposed Lot 12-B):

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

Required/Permitted: 2,250 sf

Proposed/Provided: 1,738.75 sf

Waiver: 511.25 sf

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

Required/Permitted: 90 ft

Proposed/Provided: 57.29 ft

Waiver: 32.71 ft

Item 16 – Docket Number: BZA060-25

Property Location: 2629 Allen Street

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

Existing Use: Multi-Family Dwelling

Proposed Use: Single-Family Dwelling(s), Two-Family Dwelling(s), Multi-Family Dwelling

Applicant or Agent: DSG Properties LLC (BFD), Shandy Arguelles, Ellen Raye Katz Miller

BZA Contact: 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) of the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area, insufficient lot width, insufficient lot depth, insufficient permeable open space, insufficient interior side yard setback, and insufficient rear yard setback.

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

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

Required/Permitted: 2,250 sf

Proposed/Provided: 729.6 sf

Waiver: 1,520.4 sf

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

Required/Permitted: 30 ft

Proposed/Provided: 26.333 ft

Waiver: 13.667 ft

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

Required/Permitted: 90 ft

Proposed/Provided: 27.71 ft

Waiver: 62.29 ft

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

Required/Permitted: 5.54 ft

Proposed/Provided: 0 ft

Waiver: 5.54 ft

Requested Waiver(s) (Proposed Lot X-2):

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

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

Proposed/Provided: 1390.69 sf (695 sf/du)

Waiver: 2,209.31 sf (1,104.655 sf/du)

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

Required/Permitted: 90 ft

Proposed/Provided: 42.24 ft

Waiver: 47.76 ft

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

Required/Permitted: 417.21 sf

Proposed/Provided: 117 sf

Waiver: 300.21 sf

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

Required/Permitted: 8.45 ft

Proposed/Provided: 0 ft

Waiver: 8.45 ft

Requested Waiver(s) (Proposed Lot X-3):

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

Required/Permitted: 2,250 sf

Proposed/Provided: 1,575.69 sf

Waiver: 674.31 sf

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

Required/Permitted: 30 ft

Proposed/Provided: 27.7 ft

Waiver: 2.3 ft

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

Required/Permitted: 90 ft

Proposed/Provided: 57.08 ft

Waiver: 32.92 ft

Requested Waiver(s) (Proposed Lot X-4):

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

Required/Permitted: 2,250 sf

Proposed/Provided: 1,949.86 sf

Waiver: 300.14 sf

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

Required/Permitted: 30 ft

Proposed/Provided: 27.71 ft

Waiver: 2.29 ft

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

Required/Permitted: 90 ft

Proposed/Provided: 70.62 ft

Waiver: 19.38 ft

Requested Waiver(s) (Proposed Lot X-5):

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

Required/Permitted: 30 ft

Proposed/Provided: 27.71 ft

Waiver: 2.29 ft

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

Required/Permitted: 90 ft

Proposed/Provided: 84.16 ft

Waiver: 5.84 ft

Requested Waiver(s) (Proposed Lot X-6):

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

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

Proposed/Provided: 2,790.72 sf (1,395 sf/du)

Waiver: 809.28 sf (404.64 sf/du)

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

Required/Permitted: 30 ft

Proposed/Provided: 28.5 ft

Waiver: 1.5 ft

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

Required/Permitted: 3 ft

Proposed/Provided: 2.5 ft

Waiver: 0.5 ft

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

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

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

Proposed/Provided: 3,427.80 sf (1,713.9 sf/du)

Waiver: 172.2 sf (86.1 sf/du)

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

Required/Permitted: 3 ft

Proposed/Provided: 2.5 ft

Waiver: 0.5 ft

Requested Waiver(s) (Proposed Lot X-8):

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

Required/Permitted: 3 ft

Proposed/Provided: 2.5 ft

Waiver: 0.5 ft

Requested Waiver(s) (Proposed Lot X-9):

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

Required/Permitted: 30 ft

Proposed/Provided: 28.354 ft

Waiver: 1.646 ft

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

Required/Permitted: 3 ft

Proposed/Provided: 2.5 ft

Waiver: 0.5 ft

Requested Waiver(s) (Proposed Lot X-10):

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

Required/Permitted: 6,000 sf (2,000 sf/du)

Proposed/Provided: 3,238.67 sf (1,079.56 sf/du)

Waiver: 2,761.33 sf (920.44 sf/du)

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

Required/Permitted: 90 ft

Proposed/Provided: 66.83 ft

Waiver: 23.17 ft

D. Extension Requests – New Business

Item 17 – 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 18 – Docket Number: BZA008-24

Property Location: 2900 Perdido Street

Zoning District: LI Light Industrial District

Existing Use: Prison

Proposed Use: Prison

Applicant or Agent: Voice of the Experienced

BZA Contact: Emily R. Hernández (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 19 – Docket Number: BZA062-24

Property Location: 2501-2537 Tulane Avenue

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

Existing Use: Vacant Lot

Proposed Use: Retail Goods Establishment

Applicant or Agent: Miles Trapolin and Maureen Greer

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

Request: Request: This is an appeal of the July 12, 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. 24-01393-NEWC, allowing for the construction of a grocery store resulting in alleged parking within the corner side yard due to the Board of Zoning Adjustments' approval of a variance from Article 22, Section 22.8.A.1.b.iii in lieu of Article 22, Section 22.8.A.2.b.iii and insufficient buffer yard.

Item 20 – Docket Number: BZA038-25

Property Location: 1200 S. Carrollton Avenue

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

Existing Use: Vacant Building

Proposed Use: Subject of Appeal

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

BZA Contact: Valerie Goines (valerie.goines@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 issuance of permit no. 24-35909-RNVN, allowing for the renovation of a vacant mixed-use building, resulting in alleged non-compliance with the customary lodging services provision and the operation of a commercial short-term rental.

Item 21 – Docket Number: BZA039-25

Property Location: 2616 Calhoun Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

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

BZA Contact: Julia I. Nickle (julia.nickle@nola.gov)

Request: This is an appeal of the January 27, 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. 24-32328-RNVS, allowing for the conversion of a two-family dwelling to a single-family dwelling, resulting in alleged bathrooms with an overabundance of facilities, that the proposed use is a rooming house, insufficient parking space/driveway configuration, and an error in determining the number required off-street parking spaces and the provision of prohibited tandem parking, in accordance with the University Area Off-Street Parking Overlay District.

Item 22 – Docket Number: BZA040-25

Property Location: 2322 Saint Louis Street

Zoning District: HU-MU Historic Urban Mixed-Use Residential 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 4, 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 renewal of license no. 22-CSTR-05627, alleging that the license was renewed in error, in violation of the June 8, 2023, Memorandum “CSTR Permit Status and Processes as of June 8, 2023,” and Article 25 of the Comprehensive Zoning Ordinance because the use does not meet the qualifications for legally non-conforming uses.

Item 23 – 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.

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

Item 24 – 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 25 – Docket Number: BZA062-25

Property Location: 4200-02 Prytania Street

Zoning District: HU-RM1 Multi-Family Residential District

Existing Use: Subject of Appeal

Proposed Use: Bar

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

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.

G. Any Other Matters – New Business

Item 26 – 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

Application Materials

Application materials are available for review at onestopapp.nola.gov. Note the requested waivers are subject to change prior to the hearing.

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)
- 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, July 7, 2025.

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 July 9, 2025, 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

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 July 24th, 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>

1300 Perdido Street, 7th Floor

New Orleans, LA 70112

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.