



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, June 9, 2025

10:00 am

City Council Chambers

City Hall, 1300 Perdido Street, 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: BZA009-25

Property Location: 2816-18 Saint Louis Street

Zoning District: HU-MU Historic Urban 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 a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot area.

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

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

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

Proposed/Provided: 807.68 sf/du (1,615.36 sf)

Waiver: 392.32 sf/du (784.64 sf)

Item 2 – 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 3 – Docket Number: BZA033-25

Property Location: 119-23 28th Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Kirk 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 4 – Docket Number: BZA036-25

Property Location: 600 Decatur Street

Zoning District: VCS Vieux Carré Service District

Existing Use: Vacant

Proposed Use: Cultural Facility

Applicant or Agent: Jackson Brewery Milhouse LLC, Rebecca Ginger, Sherman Strategies

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

Request: This request is for a variance from the provisions of Article 24, Section 24.13.G.3.d.ii of the Comprehensive Zoning Ordinance to permit a projecting sign with excessive area.

Requested Waiver(s):

Article 24, Section 24.13.G.3.d.ii – Retail Facilities in the VCS and VCS-1 Districts (Sign Maximum Area)

Permitted/Required: 8 sf

Proposed/Provided: 18 sf

Waiver: 10 sf

Item 5 – Docket Number: BZA037-25

Property Location: 546-48 Fourth Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: 548-3220 LLC, Eihab Jabr, Alfred M. Hayes, Richard Hebert

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

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling and the renovation of a single-family dwelling located on the same lot of record resulting in insufficient permeable open space.

Requested Waiver(s):

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

Permitted/Required: 30%

Proposed/Provided: 20.56%

Waiver: 9.44%

C. Variances – New Business

Item 6 – Docket Number: BZA042-25

Property Location: 817 Clayton Avenue

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Max Erenberg, Sequoia Outdoor Supply

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

Request: This request is for variances from the provisions of Article 13, Section 13.3.B.1.b, Article 21, Section 21.6.A.5, Article 21, Section 21.6.H.1, Article 21, Section 21.6.H.3, Article 21, Section 21.7 (Table 21-2), 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 carport located in the required front yard between the front façade and front lot line resulting in front yard parking, and insufficient projection from the interior side lot line.

Requested Waiver(s):

Article 13, Section 13.3.B.1.b – Parking Area Location

Permitted/Required: At least 5 feet behind front façade

Proposed/Provided: In front of front façade

Waiver: In front of front façade

Article 21, Section 21.6.A.5 – Accessory Structures (Location)

Permitted/Required: Prohibited in front yard

Proposed/Provided: Front yard

Waiver: Front yard

Article 21, Section 21.6.H.1 – Carport (Location)

Permitted/Required: Interior side and rear yard

Proposed/Provided: Front yard

Waiver: Front yard

Article 21, Section 21.6.H.3 – Carport (Projection)

Permitted/Required: 2 ft

Proposed/Provided: 1 ft, 8 ½ in

Waiver: 3 ½ in

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

Permitted/Required: Interior side and rear yard

Proposed/Provided: Front yard

Waiver: Front yard

Article 22, Section 22.8.A.1.b.ii – Permitted Vehicle Parking Locations

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.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

Item 7 – Docket Number: BZA043-25

Property Location: 4421-23 Washington Avenue

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Dwelling

Applicant or Agent: Shanais Burton

Project Planner: Mitchell S. Kogan (mitchell.kogan@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 a lot with insufficient lot area and insufficient lot depth.

Requested Waiver(s):

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

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

Proposed/Provided: 3,200 sf (1,600 sf/du)

Waiver: 400 sf (200 sf/du)

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

Permitted/Required: 90 ft

Proposed/Provided: 80 ft

Waiver: 10 ft

Item 8 – Docket Number: BZA044-25

Property Location: 8922 Palm Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Margarita Zabala, Alfredo Zabala

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

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the conversion of a single-family dwelling into a two-family dwelling, resulting in 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: 2 spaces

Proposed/Provided: 1 space

Waiver: 1 space

Item 9 – Docket Number: BZA045-25

Property Location: 2018 Hope Street

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Dwelling

Applicant or Agent: Revest Properties LLC, Carlos Higgins

Project Planner: Charles Crawford Rowe (charles.rowe@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 construction of a two-family dwelling with excessive front yard setback and excessive build-to line.

Requested Waiver(s):

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

Permitted/Required: 20 ft

Proposed/Provided: 70 ft, 6 in

Waiver: 50 ft, 6 in

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

Permitted/Required: 20 ft

Proposed/Provided: 70 ft, 6 in

Waiver: 50 ft, 6 in

Item 10 – Docket Number: BZA046-25

Property Location: 719-721 Cherokee Street

Zoning District: HU-RD1 Historic Urban Two-Family Residential District, HU-RM1 Historic Urban Multi-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Alexander Adamick, Wayne and Lindsey Wands

Project Planner: Julia I. Nickle (julia.nickle@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 an addition to an existing single-family dwelling, resulting in an excessive building height.

Requested Waiver(s):

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

Permitted/Required: 30 ft

Proposed/Provided: 30 ft, 9 7/8 in

Waiver: 9 7/8 in

Item 11 – 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 Planner: 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

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

Item 12 – 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

BZA Contact: Julia 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 13 – 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: Commercial Short-Term Rental

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 14 – 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 15 – 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: Commercial Short-Term Rental

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 16 – 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.

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

Item 17 – Docket Number: BZA048-25

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 18 – Docket Number: BZA049-25

Property Location: 3214 Trafalgar Street

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

Existing Use: Subject of Appeal

Proposed Use: Subject of Appeal

Applicant or Agent: Elaine Schiller

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

Request: This is an appeal of the February 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 of zoning verification no. 24-0453 that this property is a permitted use as a two-family dwelling, alleging that the property has not historically been used as a two-family dwelling.

F. 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.

- **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 June 19th, 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.