



City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, May 5, 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 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)

Item 2 – Docket Number: BZA016-25 | WITHDRAWN

Property Location: 401 Lowerline Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Arthur G. Grimsal, SAF Construction, Scott Farr & Ken Beler

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) of the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in insufficient interior side yard setback and insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 3 ft

Proposed/Provided: 0.3 ft

Waiver: 2.7 ft

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

Permitted/Required: 15 ft

Proposed/Provided: 1.3 ft

Waiver: 13.7 ft

Item 3 – 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 4 – Docket Number: BZA028-25

Property Location: 6325 Caldwell Drive

Zoning District: S-RS Suburban 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 variances from the provisions of Article 21, Section 21.6.N.2 to permit the retention of a fence in a side yard and a rear 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 (Side Yard) - Frankfort Street Side

Permitted/Required: 5 ft

Proposed/Provided: 6 ft, 8 in

Waiver: 1 ft, 8 in

Article 21, Section 21.6.N.2 – Height and Material Requirements in the S-LRS2 and S-LRD1 Districts (Side Yard) - Jay Street Side

Permitted/Required: 5 ft

Proposed/Provided: 8 ft, 5 in

Waiver: 3 ft, 5 in

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

Permitted/Required: 5 ft

Proposed/Provided: 8 ft, 5 in

Waiver: 3 ft, 5 in

C. Variances – New Business

Item 5 – Docket Number: BZA29-25

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: August Johnson, Shirley Johnson Williams, Brett Gross

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: 38 ft, 5 1/2 in

Waiver: 29 ft, 0 11/16 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: 38 ft, 5 1/2 in

Waiver: 29 ft, 0 11/16 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 6 – Docket Number: BZA30-25

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 7 – Docket Number: BZA031-25

Property Location: 3436 Saint Ferdinand Street

Zoning District: S-RD Suburban Two-Family Residential District

Existing Use: Vacant Lot

Proposed Use: Two-Family Dwelling

Applicant or Agent: Samuel Wells

Project Planner: Jenna Burke (jenna.burke@nola.gov), Cameron Boissiere-Morris (Cameron.Boissiere@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 width.

Requested Waiver(s) (Proposed Lot 107-A):

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

Permitted/Required: 50 ft

Proposed/Provided: 37.5 ft

Waiver: 12.5 ft

Requested Waiver(s) (Proposed Lot 108-A):

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

Permitted/Required: 50 ft

Proposed/Provided: 37.5 ft

Waiver: 12.5 ft

Item 8 – Docket Number: BZA032-25

Property Location: 849-853 Odeon Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

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 9 – Docket Number: BZA033-25

Property Location: 119-23 28th Street

Zoning District: S-LRS1 Suburban Lake View Single-Family Residential District

Existing Use: Two-Family Dwelling

Proposed Use: Single-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 width, insufficient lot area, and insufficient interior side yard.

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

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

Permitted/Required: 40 ft

Proposed/Provided: 30 ft

Waiver: 10 ft

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard

Permitted/Required: 4 ft

Proposed/Provided: 0.7 ft

Waiver: 3.3 ft

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

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

Permitted/Required: 40 ft

Proposed/Provided: 30 ft

Waiver: 10 ft

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard

Permitted/Required: 4 ft

Proposed/Provided: 0.7 ft

Waiver: 3.3 ft

Item 10 – Docket Number: BZA034-25

Property Location: 7903 Plum Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Dwight K. McGill

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

Request: This request is for a variance from the provisions of Article 21, Section 21.6.T.3 of the Comprehensive Zoning Ordinance to permit mechanical equipment located in the corner side yard.

Requested Waiver(s):

Article 21, Section 21.6.T.3 – Mechanical Equipment (Location)

Permitted/Required: Interior side or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

Item 11 – Docket Number: BZA035-25

Property Location: 1760 Moss Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: David Workman, Studio Kiro, Miwako Hattori

Project Planner: Valerie McMillan (Valerie.McMillan@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.T.7 of the Comprehensive Zoning Ordinance to permit roof-mounted mechanical equipment with insufficient setback from a wall of the building.

Requested Waiver(s):

Article 21, Section 21.6.T.7 – Mechanical Equipment (Location)

Permitted/Required: 6 ft

Proposed/Provided: 3 ft

Waiver: 3 ft

Article 21, Section 21.6.T.7 – Mechanical Equipment (Location)

Permitted/Required: 6 ft

Proposed/Provided: 1 ft, 6 in

Waiver: 4 ft, 6 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Location)

Permitted/Required: 6 ft

Proposed/Provided: 0 ft, 10 in

Waiver: 5 ft, 2 in

Item 12 – Docket Number: BZA036-25

Property Location: 600 Decatur Street

Zoning District: VCS Vieux Carré Service District

Existing Use: Standard Restaurant

Proposed Use: Standard Restaurant

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 13 – Docket Number: BZA037-25

Property Location: 548 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%

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

Item 14 – 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 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.

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

Item 15 – 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 16 – 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 of required off-street parking spaces and the provision of prohibited tandem parking, in accordance with the University Area Off-Street Parking Overlay District.

Item 17 – 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 Boissiere-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 18 – Docket Number: BZA041-25

Property Location: 1940 Saint Claude Avenue

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

Existing Use: Standard Restaurant

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. 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, April 28, 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 April 30, 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
- 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 May 15, 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.