



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, November 3, 2025

10:00 am

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

****Due to the Governmental Affairs Committee meeting scheduled in Council Chambers at 9:00 am, the BZA hearing for Monday, November 3, may be delayed.***

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: BZA054-25 | DEFERRAL REQUESTED BY STAFF

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 Nickle (Julia.Nickle@nola.gov)

Request: This request is for variances from 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

All variance cases with staff recommendations for deferral, as well as all variance cases with applicant requests for deferral submitted to staff no later than Monday, October 27 at 5:00 pm, will be heard following new business for variances. See section D. Variances – Deferrals.

Item 2 – 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 Walker, Evan Wagner, John C. Williams Architects, Sally Bliss

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 3 – Docket Number: BZA089-25

Property Location: 4201 Dauphine Street

Zoning District: HMC-1 Historic Marigny/Tremé/Bywater Commercial District

Existing Use: Retail Goods Establishment

Proposed Use: Retail Goods Establishment

Applicant or Agent: Leslie Sass, Jr.

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit mechanical equipment with insufficient setback from the interior side lot line.

Requested Waiver(s):

Article 21, Section 21.6.T.1 – Mechanical Equipment (Location)

Permitted/Required: 2 ft

Proposed/Provided: 1 ft

Waiver: 1 ft

C. Variances – New Business

Item 4 – Docket Number: BZA090-25

Property Location: 624 Webster Street

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

Existing Use: Multi-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Naprodesigns LLC, L. Katherine Harmon, LKHarmonArchitects

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

Request: This request is for variances from 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 a parking pad with insufficient depth located between the front facade and front property line resulting in front yard parking.

Requested Waiver(s):

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 5 bathrooms

Waiver: 2.5 bathrooms

Article 11, Section 11.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 the front facade and front property line

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

Waiver: Parking between the front facade 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

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

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

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

Waiver: Parking between the front facade and front property line

Article 22, Section 22.11.D.4 – Parking Pad Design (Dimensions)

Permitted/Required: 18 ft

Proposed/Provided: 13 ft, 4 in

Waiver: 4 ft, 8 in

Item 5 – Docket Number: BZA091-25

Property Location: 6462 Louis XIV Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Turn Our Lights On, LLC, Karry Causey

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit the retention of a detached garage with insufficient distance from the principal structure. **(AFTER THE FACT)**

Requested Waiver(s):

Article 21, Section 21.6.P.2.g – Detached Garages (Principal Structure)

Permitted/Required: 5 ft

Proposed/Provided: 3 ft, 9 in

Waiver: 1 ft, 3 in

Item 6 – Docket Number: BZA092-25

Property Location: 318 Lane Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Rory and Danielle Bellina, Andre Courville, Zach Smith Consulting & Design

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit a parking pad between the facade and the nearest point of the corner side yard property line, resulting in corner side yard parking.

Requested Waiver(s):

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

Required/Permitted: No parking pad in corner side yard

Proposed/Provided: Parking pad in corner side yard

Waiver: Parking pad in corner side yard

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

Permitted/Required: No corner side yard parking

Proposed/Provided: Corner side yard parking

Waiver: Corner side yard parking

Article 22, Section 22.8.A.1.b.iii – Parking Pad Location

Permitted/Required: Prohibited between the facade and the corner side yard property line

Proposed/Provided: Parking pad between facade and the corner side yard property line

Waiver: Parking pad in corner side yard

Item 7 – Docket Number: BZA093-25

Property Location: 6384 Vicksburg Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Evelyn F. Menge, Andre Courville, Zach Smith Consulting & Design

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of a detached garage in a corner side yard, located less than five feet from the principal structure, and more than one curb cut.

Requested Waiver(s):

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

Permitted/Required: Interior side or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

Article 21, Section 21.6.P.2.g – Detached Garages (Principal Structure Distance)

Permitted/Required: 5 ft

Proposed/Provided: 3 ft, 7 in

Waiver: 1 ft, 5 in

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

Required/Permitted: Interior side or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

Article 22, Section 22.11.B.1 – Curb Cuts

Permitted/Required: 1 curb cut

Proposed/Provided: 2 curb cuts

Waiver: 1 curb cut

Item 8 – Docket Number: BZA094-25

Property Location: 211 Walnut Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Hunter and Stephanie Johnston, Jonnie Beth Bryan, Zach Smith Consulting & Design

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

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

Requested Waiver(s):

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

Required/Permitted: 3 spaces

Proposed/Provided: 1 space

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: 5 bathrooms

Waiver: 2.5 bathrooms

Item 9 – Docket Number: BZA095-25

Property Location: 1458 Nashville Avenue

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Justin Boyce, Jonnie Beth Bryan, Zach Smith Consulting & Design

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in more than two full and one half total number of bathrooms.

Requested Waiver(s):

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 6.5 bathrooms

Waiver: 4 bathrooms

Item 10 – Docket Number: BZA096-25 | WITHDRAWN

Property Location: 5939 Mandeville Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Sharon Celestine, Kelly Johnson

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient interior side yard setback and insufficient corner side yard setback.

Requested Waiver(s):

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

Permitted/Required: 6 ft, 4 13/16 in

Proposed/Provided: 3 ft, 2 1/2 in

Waiver: 3 ft, 2 5/16 in

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

Permitted/Required: 10 ft

Proposed/Provided: 3 ft, 2 1/2 in

Waiver: 6 ft, 9 1/2 in

Item 11 – Docket Number: BZA097-25

Property Location: 1206 Joseph Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Gaston Kelly, Sreeya Bose, Brian Gille, Brian Gille Architects

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

Request: This request is for variances from 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 insufficient off-street parking.

Requested Waiver(s):

Article 18, Section 18.30.B.1 – University Area Off-Street Parking Overlay District (Parking)

Permitted/Required: 1 space

Proposed/Provided: 0 spaces

Waiver: 1 space

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 3.5 bathrooms

Waiver: 1 bathroom

Waiver: 2 bathrooms

D. Variances – Deferrals

Item 1 – Docket Number: BZA054-25 | DEFERRAL REQUESTED BY STAFF

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 Nickle (Julia.Nickle@nola.gov)

Request: This request is for variances from 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

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

Item 12 – 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. Hernandez (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 13 – Docket Number: BZA077-25

Property Location: 7301-7303 Burthe Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Susan Johnson

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

Request: This is an appeal of the May 22, 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. 25-11278-RNVS, allowing for the renovation of an existing single-family dwelling resulting in alleged insufficient off-street parking, due to failure to determine the increase in existing bedrooms, and excessive bathrooms, in accordance with the University Area Off-Street Parking Overlay District.

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

The general public is not permitted to speak with members personally.

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 2:00 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 November 13, 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/city-planning/>
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.