



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, October 6, 2025

10:00 am

City Council Chambers

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

The Board of Zoning Adjustments consists of seven citizen members appointed by the mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 4 of the City's Comprehensive Zoning Ordinance.

The Board of Zoning Adjustments, in accordance with Article 4 of the Comprehensive Zoning Ordinance of the City of New Orleans, will hold a public hearing on the following items:

A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. Executive Session

Item 1 – Executive Session

Executive Session for the purpose of discussing the following pending litigation: Robco Realty, LLC and Milan Neighborhood Bar, LLC v. The City of New Orleans, The City of New Orleans Board of Zoning Adjustments, and Tammie Jackson, in her official capacity as director of the Department of Safety and Permits, Docket No. 2025-08492, Civil District Court, Division F-14, Parish of Orleans.

C. Variances – Unfinished Business

Item 2 – Docket Number: BZA069-25

Property Location: 3405 Octavia Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Walter and Barbara Holifield, Roubion Construction Co., LLC,
Sally Bliss

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling resulting in a parking pad located between the front façade and front property line resulting in front yard parking and steps with excessive encroachment.

Requested Waiver(s):

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

Permitted/Required: No front yard parking

Proposed/Proposed: 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 façade and the front property line

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

Waiver: Parking between the front façade and the front property line

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

Permitted/Required: No front yard parking

Proposed/Proposed: 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 façade and front property line

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

Waiver: Parking between the front façade and front property line

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Porch Encroachment/Setback)

Permitted: 6 ft

Proposed: 8.9 ft

Waiver: 2.9 ft

Item 3 – Docket Number: BZA071-25

Property Location: 4400-4420 Dauphine Street

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

Existing Use: Vacant Building

Proposed Use: Mixed-Use

Applicant or Agent: City of New Orleans, NSAEB 603, LLC, Brian Gibbs

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development with excessive height, insufficient electric vehicle charging stations, and insufficient electric vehicle charging ready stations.

Requested Waiver(s):

Article 15, Section 15.3.a.1 (Table 15-1) – Bulk and Yard Regulations (Building Height)

Permitted/Required: 85 ft

Proposed/Provided: 97 ft, 4 ½ in

Waiver: 12 ft, 4 ½ in

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

Permitted/Required: 29 electric vehicle charging stations

Proposed/Provided: 12 electric vehicle charging stations

Waiver: 17 electric vehicle charging stations

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

Permitted/Required: 41 electric vehicle charging ready stations

Proposed/Provided: 12 electric vehicle charging ready stations

Waiver: 29 electric vehicle charging ready stations

D. Variances – New Business

Item 4 – Docket Number: BZA079-25

Property Location: 2212 S. Claiborne Avenue

Zoning District: C-2 Auto-Oriented Commercial District

Existing Use: Vacant Lot

Proposed Use: Standard Restaurant

Applicant or Agent: Triple A Dix Enterprises LLC, Angela Dix

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of a standard restaurant with insufficient lot area, insufficient permeable open space, insufficient interior side yard setbacks, insufficient rear yard setback, insufficient off-street parking, and insufficient bicycle parking.

Requested Waiver(s):

Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area

Permitted/Required: 5,000 sf

Proposed/Provided: 2,700 sf

Waiver: 2,300 sf

Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Permeable Open Space

Permitted/Required: 20%

Proposed/Provided: 10.7%

Waiver: 9.3%

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback

Permitted/Required: 5 ft

Proposed/Provided: 2 ft, 1 in

Waiver: 2 ft, 11 in

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback

Permitted/Required: 5 ft

Proposed/Provided: 2 ft, 1 in

Waiver: 2 ft, 11 in

Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback

Permitted/Required: 25 ft

Proposed/Provided: 7 ft

Waiver: 18 ft

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

Permitted/Required: 8 spaces

Proposed/Provided: 1 space (on-street)

Waiver: 7 spaces

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

Permitted/Required: 2 spaces

Proposed/Provided: 0 spaces

Waiver: 2 spaces

Item 5 – Docket Number: BZA080-25

Property Location: 2518 S. Tonti Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: KBLACK Holdings, LLC, Joseph Sutton, Clifton James, Jr.

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

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient rear yard setback. **(AFTER THE FACT)**

Requested Waiver(s):

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

Permitted/Required: 11.3 ft

Proposed/Provided: 6.5 ft

Waiver: 4.8 ft

Item 6 – Docket Number: BZA081-25

Property Location: 900-906 Poland Avenue, 4323-4325 Burgundy Street

Zoning District: HMC-1 Historic Marigny/Tremé/Bywater Commercial District, HMR-3 Historic Marigny/Tremé/Bywater Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: David Gregor, Irene Keil Gregor

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit an addition to an existing single-family dwelling resulting in insufficient rear yard setback.

Requested Waiver(s):

Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback

Permitted/Required: 20 ft

Proposed/Provided: 12 ft, 1 1/4 in

Waiver: 7 ft, 10 3/4 in

Item 7 – Docket Number: BZA082-25

Property Location: 3134 Royal Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: L'Antidote Royal LLC, Zach Smith Consulting & Design, Laura Barth

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit a fence with excessive height. (**AFTER THE FACT**)

Requested Waiver(s):

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

Permitted/Required: 7 ft

Proposed/Provided: 11 ft, 9 in

Waiver: 4 ft, 9 in

Item 8 – Docket Number: BZA083-25 | RENDERED MOOT

Property Location: 3513 Chartres Street

Zoning District: HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Existing Use: Short Term Rental, Commercial

Proposed Use: Short Term Rental, Commercial

Applicant or Agent: 3517 Chartres Street LLC, Daniel Glaser

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit a fence with excessive height.

Requested Waiver(s):

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

Permitted/Required: 7 ft

Proposed/Provided: 9 ft

Waiver: 2 ft

Item 9 – Docket Number: BZA084-25 | RENDERED MOOT

Property Location: 3517 Chartres Street

Zoning District: HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Existing Use: Short Term Rental, Commercial

Proposed Use: Short Term Rental, Commercial

Applicant or Agent: 3517 Chartres Street LLC, Daniel Glaser

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit a fence with excessive height.

Requested Waiver(s):

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

Permitted/Required: 7 ft

Proposed/Provided: 9 ft

Waiver: 2 ft

Item 10 – Docket Number: BZA085-25 | RENDERED MOOT

Property Location: 3521 Chartres Street

Zoning District: HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Existing Use: Short Term Rental, Commercial

Proposed Use: Short Term Rental, Commercial

Applicant or Agent: 3517 Chartres Street LLC, Daniel Glaser

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit a fence with excessive height.

Requested Waiver(s):

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

Permitted/Required: 7 ft

Proposed/Provided: 9 ft

Waiver: 2 ft

Item 11 – Docket Number: BZA086-25

Property Location: 6006 Annunciation Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Jeffrey Kabazzi, Jenny Zurik, MZ. Architecture

Project Planner: Robin Jones (rcjones@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.2 – University Area Off-Street Parking Overlay District (Parking)

Required/Permitted: 6 spaces

Proposed/Provided: 1 space

Waiver: 5 spaces

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 4.5 bathrooms

Waiver: 2 bathrooms

Item 12 – Docket Number: BZA089-25 | DEFERRAL REQUESTED BY STAFF

Property Location: 4201 Dauphine Street

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, September 29 at 5:00 pm, will be heard following new business for variances. See section E. Variances – Deferrals.

E. Variances – Deferrals

Item 12 – Docket Number: BZA089-25 | DEFERRAL REQUESTED BY STAFF

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: 2 in

Waiver: 1 ft, 10 in

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

Item 13 – Docket Number: BZA076-25

Property Location: 4917 Freret Street

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

Existing Use: Nail Salon

Proposed Use: Standard Restaurant

Applicant or Agent: Robert Cyphert, Thomas McEachin, Esq.

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

Request: This is an appeal of the June 18, 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. 25-02176-POOL, allowing for the construction of a swimming pool for a standard restaurant, alleging that the swimming pool is not a permitted or conditional use in the HU-MU or HU-RD2 Districts, nor is it a permitted accessory use for standard restaurants; the swimming pool violates the prohibition requiring that all activities shall be conducted entirely within an enclosed structure; and resubdivision of the site is needed.

Item 14 – 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.

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

Item 15 – Docket Number: BZA087-25

Property Location: 1943 N. Rampart Street

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

Existing Use: Mixed-Use

Proposed Use: Subject of Request

Applicant or Agent: Marc Lewis, Neighbors of Iggy's Bar, Faubourg Marigny Improvement Association

BZA Contact: Emily R. Hernandez (erhernandez@nola.gov)

Request: This is an appeal of the June 23, 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. 25ABOP-26726, alleging that the non-conforming use was lost.

Item 16 – Docket Number: BZA088-25

Property Location: 1365 Annunciation Street

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

Existing Use: Vacant Lot

Proposed Use: Adult/Child Care Center

Applicant or Agent: TMF Hotel Propertis LLC, Early Partners, Kim Frusciante

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

Request: This is an appeal of the August 7, 2025, decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the determination that a resubdivision is required prior to the release of the permit because the development crosses one or more lot lines.

H. Any Other Matters – New Business

Item 17 – Consideration | Adoption of the 2026 Board of Zoning Adjustments Meeting Schedule

Annually, the Board shall adopt a docketing schedule for the following year for all items requiring public hearing and action by the Board. This schedule shall establish docket deadlines, deadlines for submittal of written documents related to an item before the Board, deadlines for distribution of staff reports to the Board and to the public, public hearing dates, and resolution deadlines. A copy of this schedule shall be posted on the City Planning Commission's web site.

I. 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 October 16, 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/>
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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.