



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, September 8, 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. Variances – Unfinished Business

Item 1 – Docket Number: BZA032-25

Property Location: 849-53 Odeon Street

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

Existing Use: Two-Family Dwelling, Established

Proposed Use: Two-Family Dwelling, Established

Applicant or Agent: Roy August L. Jr.

Project Planners: Julia I. Nickle (julia.nickle@nola.gov)

Request: This request is for variances from 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: 12,000 sf (6,000 sf/du)

Proposed/Provided: 4,320 sf (2,160 sf/du)

Waiver: 7,680 sf (3,840 sf/du)

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 2 – Docket Number: BZA054-25

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 I. 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

Item 3 – Docket Number: BZA064-25 | WITHDRAWN

Property Location: 6116-18 Annunciation Street, 324 Webster Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: 324 Webster Street, LLC, Susan Hollingsworth, Anne E. Raymond, Brain Larson

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient depth and insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 90 ft

Proposed/Provided: 76 ft

Waiver: 14 ft

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

Permitted/Required: 15 ft

Proposed/Provided: 13.875 ft

Waiver: 1.125 ft

Item 4 – Docket Number: BZA065-25

Property Location: 920 Jena Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Samuel and Brielle Plost, Fresia Galvez, Zach Smith Consulting & Design

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the retention of a parking pad located in the required front yard between the front façade and front lot line, resulting in front yard parking. **(AFTER THE FACT).**

Requested Waiver(s):

Article 11, Section 11.3.B.3.a – Parking Restrictions (Location)

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 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

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 5 – 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 A. Walker, Evan Wagner, John C. Williams Architects

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 6 – Docket Number: BZA067-25 | WITHDRAWN

Property Location: 2619 Banks Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Kimberly Russell, Michael Duhe, Fresia Galvez, Zach Smith Consulting & Design

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit a driveway resulting in excessive impervious surface in the front yard, front yard parking, 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) – Maximum Impervious Surface in Front Yard

Permitted/Required: 40%

Proposed/Provided: 63.1%

Waiver: 23.1%

Article 11, Section 11.3.B.3.a – Parking Restrictions (Location)

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 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

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

C. Variances – New Business

Item 7 – 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 facade and front property line resulting in front yard parking.

Requested Waiver(s):

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

Item 8 – Docket Number: BZA070-25

Property Location: 1212 Webster Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Kenneth and Margaret Beer, Brian Gille, Brian Gille Architects

Project Planner: Charles C. Rowe (charles.rowe@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 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Permitted/Required: 15 ft

Proposed/Provided: 3 ft, 9 in

Waiver: 11 ft, 3 in

Item 9 – 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 building height, insufficient electric vehicle charging stations, and insufficient electric vehicle charging ready stations.

Requested Waiver(s):

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

Item 10 – Docket Number: BZA072-25

Property Location: 6242 Waldo Drive

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

Existing Use: Vacant Lot

Proposed Use: Mixed Use

Applicant or Agent: Masjd Al Hameed, Fresia Galvez, 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 the construction of a mixed-use development on a lot with insufficient lot area, insufficient lot width, and with insufficient interior side yard setback.

Requested Waiver(s):

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

Permitted/Required: 20,000 sf

Proposed/Provided: 5,454 sf

Waiver: 14,546 sf

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

Permitted/Required: 100 ft

Proposed/Provided: 50.50 ft

Waiver: 49.50 ft

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

Permitted/Required: 10 ft

Proposed/Provided: 5 ft

Waiver: 5 ft

Item 11 – Docket Number: BZA073-25 | WITHDRAWN

Property Location: 2213 Saint Bernard Avenue

Zoning District: HU-B1 Historic Urban Neighborhood Business District

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Orca Properties LLC, Fresia Galvez, Zach Smith Consulting & Design

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the retention of a parking pad located between the front facade and front property line resulting in front yard parking. **(AFTER THE FACT)**

Requested Waiver(s):

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

Item 12 – Docket Number: BZA074-25 | WITHDRAWN

Property Location: 2432 Chestnut Street, 1239 Second Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: The Bachmann Family Trust, Steve and Kim Bachmann, Jill Maumus, MZ. Architecture

Project Planner: Jenna D. Burke (Jenna.Burke@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 11, Section 11.3.A.1 (Table 11-2B) – Rear Yard Setback

Permitted/Required: 15 ft

Proposed/Provided: 0 ft

Waiver: 15 ft

Item 13 – Docket Number: BZA075-25

Property Location: 1230 Webster Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Curt L. Freudenberger

Project Planner: Cameron Boissiere (Cameron.Boissiere@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: 7 spaces

Proposed/Provided: 2 spaces

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: 5.5 bathrooms

Waiver: 3 bathrooms

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

Item 14 – 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: 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 15 – 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.

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

Item 16 – 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 17 – 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.

Item 18 – Docket Number: BZA078-25

Property Location: 2045 Broadway Street

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

Existing Use: Neighborhood Commercial Establishment

Proposed Use: Neighborhood Commercial Establishment

Applicant or Agent: Junk Drawer Coffee LLC, David Privat-Gilman

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

Request: This is an appeal of the August 1, 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 the accessibility ramp/patio area constitutes an expansion of a legal non-conforming use.

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

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 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 September 18, 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.