



City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, April 20, 2026

10:00 am

City Hall Council Chambers

1300 Perdido Street, 1st Floor, New Orleans, LA 70112

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: BZA105-25

Property Location: 235-41 Bourbon Street

Zoning District: VCE Vieux Carré Entertainment District

Existing Use: Bar

Proposed Use: Bar/Restaurant

Applicant or Agent: 241 Holdings LLC, Leon J. Touzet, III, John C. Williams Architects

Project Planner: Alyssa R. White (alyssa.white@nola.gov)

Request: This request is for variance(s) from the provisions of the Comprehensive Zoning Ordinance to permit a sign with excessive projection, excessive area, and erected above the first floor.

Requested Waiver(s):

Article 24, Section 24.13.G.1.a – Projecting Signs (Projection)

Permitted: 4 ft

Proposed: 7 ft

Waiver: 3 ft

Article 24, Section 24.13.G.3.c.iii – Zoning Districts Group Two (Allowable Sign Area)

Permitted: 44.88 sf

Proposed: 93 sf

Waiver: 48.12 sf

Article 24, Section 24.13.G.3.c.v – Zoning Districts Group Two (First Floor)

Permitted: First floor

Proposed: Above first floor

Waiver: Above first floor

Item 2 – Docket Number: BZA023-26

Property Location: 5312-14 La Salle Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Gelinsia G. Jones

Project Planner: Cameron Boissiere (Cameron.Boissiere@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the retention of excessive impervious surface in the front yard. **(AFTER THE FACT)**

Requested Waiver(s)

Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard

Permitted/Required: 40%

Proposed/Provided: 90%

Waiver: 50%

Item 3 – Docket Number: BZA024-26

Property Location: 1309 Harmony Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: John P. Klingman

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

Request: This request is for variance(s) 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: 7 ft, 11 in

Waiver: 11 in

Item 4 – Docket Number: BZA028-26

Property Location: 2731 Palmer Avenue

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Patricia Dubret

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a carport with insufficient projection from the interior side lot line. **(AFTER THE FACT)**

Requested Waiver(s):

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

Permitted/Required: 2 ft

Proposed/Provided: 0 ft

Waiver: 2 ft

Item 5 – Docket Number: BZA029-26

Property Location: 1614 Poland Avenue

Zoning District: HU-B1 Historic Urban Neighborhood Business District

Existing Use: Two-Family Dwelling

Proposed Use: Multi-Family Dwelling

Applicant or Agent: Poland Ave LLC, Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a second principal structure with insufficient rear yard setback and 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 12, Section 12.3.A.1 (Table 12-2) – Rear Yard Setback

Permitted/Required: 15 ft

Proposed/Provided: 3 ft

Waiver: 12 ft

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

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 6 – Docket Number: BZA030-26

Property Location: 3301 S. Saratoga Street

Zoning District: HU-RM1 Historic Urban Multi-Family Residential District

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Sydney M. Larsen, Duplessis Builders, Cody Chelette

Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a swimming pool in the corner side yard and mechanical equipment in the corner side yard.

Requested Waiver(s):

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

Permitted/Required: Interior side yard or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

Article 21, Section 21.6.EE.1 – Swimming Pools (Location – Yard)

Permitted/Required: Rear or interior side yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

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

Permitted/Required: Interior side yard or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

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

Permitted/Required: Rear or interior side yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

C. Variances – New Business

Item 7 – Docket Number: BZA031-26

Property Location: 7032 Boston Drive

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

Existing Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Marva Cannon, Joni Stone, Dynamic Group, LLC

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient interior side yard setback and a driveway/parking pad with insufficient distance from the lot line.

Requested Waiver(s):

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

Permitted/Required: 5.2 ft

Proposed/Provided: 3 ft

Waiver: 2.2 ft

Article 22, Section 22.11.A.1.b – Residential Driveways

Permitted/Required: 1 ft

Proposed/Provided: 6 in

Waiver: 6 in

Article 22, Section 22.11.D.3 – Parking Pad Design (Location)

Permitted/Required: 1 ft

Proposed/Provided: 6 in

Waiver: 6 in

Item 8 – Docket Number: BZA032-26

Property Location: 2022-24 Philip Street

Zoning District: HU-RM1 Historic Urban Multi-Family Residential District

Existing Use: Vacant Lot

Proposed Use: Two-Family Dwelling

Applicant or Agent: Team Robot, LLC, Greg Johnson, DeShawn Davenport

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a two-family dwelling with 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: BZA033-26

Property Location: 3617 General Taylor Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Reade Nossaman

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling resulting in excessive impervious surface in the front yard, excessive encroachment of steps into the required front yard, and steps with excessive height.

Requested Waiver(s):

Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard

Permitted/Required: 40%

Proposed/Provided: 81%

Waiver: 41%

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)

Permitted/Required: 6 ft

Proposed/Provided: 10 ft

Waiver: 4 ft

Article 21, Section 21.6.AA.4 – Porches and Steps and Stoops (Height)

Permitted/Required: 4 ft

Proposed/Provided: 9 ft, 1 in

Waiver: 5 ft, 1 in

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

Permitted/Required: 6 ft

Proposed/Provided: 10 ft

Waiver: 4 ft

Item 10 – Docket Number: BZA034-26

Property Location: 4422 S. Miro Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Joseph M. LaRoche

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling resulting in steps with excessive encroachment into a required front yard and excessive height.

Requested Waiver(s):

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)

Permitted/Required: 6 ft

Proposed/Provided: 12 ft

Waiver: 6 ft

Article 21, Section 21.6.AA.4 – Porches and Steps and Stoops (Height)

Permitted/Required: 4 ft

Proposed/Provided: 11 ft

Waiver: 7 ft

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

Permitted/Required: 6 ft

Proposed/Provided: 12 ft

Waiver: 6 ft

Item 11 – Docket Number: BZA035-26

Property Location: 3100 Banks Street

Zoning District: HU-MU Neighborhood Mixed-Use District

Existing Use: Mixed-Use (Commercial/Residential)

Proposed Use: Mixed-Use (Commercial/Residential)

Applicant or Agent: NORF 4 3100 QOZB LLC, Ilse Stough, Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the renovation of a mixed-use development 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: 24 spaces

Proposed/Provided: 21 spaces

Waiver: 3 spaces

Item 12 – Docket Number: BZA036-26

Property Location: 1002 Webster Street

Zoning District: HU-RD2 Two-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Tobin Saer, Erin Montz, C. James Van Horn, JR., AIA

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit roof-mounted mechanical equipment with insufficient setback from any wall of the building.

Requested Waiver(s):

Article 21, Section 21.6.T.7 – Mechanical Equipment

Permitted/Required: 6 ft

Proposed/Provided: 4 ft, 10 in

Waiver: 1 ft, 2 in

Article 21, Section 21.6.T.7 – Mechanical Equipment

Permitted/Required: 6 ft

Proposed/Provided: 3 ft

Waiver: 3 ft

Article 21, Section 21.6.T.7 – Mechanical Equipment

Permitted/Required: 6 ft

Proposed/Provided: 5 ft

Waiver: 1 ft

Article 21, Section 21.6.T.7 – Mechanical Equipment

Permitted/Required: 6 ft

Proposed/Provided: 3 ft

Waiver: 3 ft

Item 13 – Docket Number: BZA037-26

Property Location: 4 Neron Place

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Louis Vitrano

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the renovation of a single-family dwelling resulting in steps with excessive encroachment into a required front yard and excessive height.

Requested Waiver(s):

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)

Permitted/Required: 6 ft

Proposed/Provided: 9 ft, 2 in

Waiver: 3 ft, 2 in

Article 21, Section 21.6.AA.4 – Porches and Steps and Stoops (Height)

Permitted/Required: 3 ft

Proposed/Provided: 4 ft

Waiver: 1 ft

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

Permitted/Required: 6 ft

Proposed/Provided: 9 ft, 2 in

Waiver: 3 ft, 2 in

D. Variances – Deferrals

Item 14 – Docket Number: BZA038-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)

Property Location: 3316 Dauphine Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Pedro F. Molina

Project Planner: TBD (cpcinfo@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit ground-based mechanical equipment with insufficient distance from the interior lot line. **(AFTER THE FACT)**

Requested Waiver(s):

Article 21, Section 21.6.T.1 – Mechanical Equipment

Permitted/Required: 2 ft

Proposed/Provided: 5 in

Waiver: 1 ft, 7 in

Article 21, Section 21.6.T.1 – Mechanical Equipment

Permitted/Required: 2 ft

Proposed/Provided: 5 in

Waiver: 1 ft, 7 in

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

Item 15 – 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 16 – Docket Number: BZA110-25

Property Location: 1037-39 Broadway Street

Zoning District: HU-RM2 Historic Urban Multi-Family Residential District

Existing Use: Bar

Proposed Use: Bar

Applicant or Agent: C NAPCO INC, Zach Smith Consulting & Design, Laura Barth

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

Request: This is an appeal of the August 28, 2025, decision of the Director of the Department of Safety and Permits, regarding the partial denial of license no. 25SDUS-38580 to permit a sidewalk cafe because sidewalk cafes are prohibited for legal non-conforming bars in residential zoning districts, except for those in a RDO Residential Diversity Overlay District.

Item 17 – Docket Number: BZA013-26

Property Location: 10563 N. Interstate 10 Service Road

Zoning District: C-2 Auto-Oriented Commercial District

Existing Use: Vacant Lot

Proposed Use: Billboard

Applicant or Agent: Grove 26, LLC, John Cerniglia, JM Cerniglia Enterprises LLC

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

Request: This is an appeal of the November 17, 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. 25-1667 that a billboard is not permitted at the proposed location because an existing billboard is located within 1,000 linear feet, alleging that the existing sign does not meet the definition of "billboard" because it directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at the premises where the sign is located rather than a location other than the premises where the sign is located.

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

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 Friday, April 10, 2026**.

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.

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 13, 2026, 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 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 April 30, 2026, 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.