



City of New Orleans

Board of Zoning Adjustments

Final Agenda (REVISED)

August 17, 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: BZA011-24

Property Location: 1100 Sere Street

Zoning District: EC Educational Campus District

Existing Use: Vacant Lot

Proposed Use: Multi-Family Dwelling (75 Units)

Applicant or Agent: Encampment St LLC, Zach Smith Consulting and Design

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a multi-family dwelling with insufficient lot area and insufficient off-street parking.

Requested Waiver(s):

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

Required: 2 acres

Proposed: 1.15 acres

Waiver: 0.85 acres

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

Required: 75 spaces

Proposed: 71 spaces

Waiver: 4 spaces

Note: *This request has been remanded by the Louisiana Fourth Circuit Court of Appeal. The Fourth Circuit found that, under Robert's Rules of Order, it was improper for Board Member Jason Richards to bring a Motion to Reconsider because he originally voted in favor of Board Member Tamara Agins' motion to grant both variances, which failed to get a majority vote. A reconsideration can be moved only by one who voted on the prevailing side of the first vote. The Fourth Circuit vacated the BZA's February 29, 2024, decision and remanded this matter to the BZA to issue a decision in accordance with its initial February 19, 2024, vote.*

Item 2 – Docket Number: BZA032-26 | WITHDRAWN

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 3 – Docket Number: BZA039-26

Property Location: 1455 N. Roman Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Roy Cohen and Eileen Spira, Ezra Spira-Cohen

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot area and insufficient lot width.

Requested Waiver(s):

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

Permitted/Required: 2,250 sf

Proposed/Provided: 1,943.91 sf

Waiver: 306.09 sf

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

Permitted/Required: 30 ft

Proposed/Provided: 19.438 ft

Waiver: 10.562 ft

Item 4 – Docket Number: BZA052-26

Property Location: 1631 Killdeer Street

Zoning District: S-LRS2 Suburban Lake Vista and Lake Shore Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Unix Services LLC, Edward Murhammer, Robyn Murhammer, Metro Studio

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the renovation of a driveway with excessive width. **(AFTER THE FACT)**

Requested Waiver(s):

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

Permitted/Required: 12 ft

Proposed/Provided: 22 ft

Waiver: 10 ft

C. Variances – New Business

Item 5 – Docket Number: BZA061-26

Property Location: 2821 Monroe Street

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

Existing Use: Vacant Building

Proposed Use: Two-Family Dwelling

Applicant or Agent: Grove Place 2, LLC, Paul Irons, Eli Fisher/HCI Architecture, Inc.

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a small multi-family affordable 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: 1.3 ft

Waiver: 13.7 ft

Item 6 – Docket Number: BZA062-26

Property Location: 3322 Esplanade Avenue

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: JG2 Properties LLC, Jordan Gerard, Karsen Architecture LLC, Ross Karsen

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 swimming pool and cabana located in the front yard and a parking pad located between the front facade and front property line resulting in front yard parking.

Requested Waiver(s):

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

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

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

Permitted/Required: Rear or interior side yard

Proposed/Provided: Front yard

Waiver: Front yard

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 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Pool House/Cabana)

Permitted/Required: Interior side or rear yard

Proposed/Provided: Front yard

Waiver: Front 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: Front yard

Waiver: Front yard

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 21, Section 21.6.Z – Pool House/Cabana

Permitted/Required: Interior side or rear yard

Proposed/Provided: Front yard

Waiver: Front Yard

Item 7 – Docket Number: BZA063-26

Property Location: 439 Pine Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Shyam Mani and Mariam Menhem

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

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

Requested Waiver(s):

Article 21, Section 21.6.T.3 – 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 (Ground-Mounted Mechanical Equipment)

Permitted/Required: Interior side yard or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

Item 8 – Docket Number: BZA064-26

Property Location: 3951 Annunciation 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 Lantz

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in an uncovered porch with insufficient distance from an interior side yard lot line.

Requested Waiver(s):

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

Permitted/Required: 2 ft

Proposed/Provided: 6 in

Waiver: 1 ft, 6 in

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

Permitted/Required: 2 ft

Proposed/Provided: 6 in

Waiver: 1 ft, 6 in

Item 9 – Docket Number: BZA065-26

Property Location: 201 De Armas Street

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

Existing Use: Vacant Lot

Proposed Use: Mardi Gras Den

Applicant or Agent: Kern Algiers LLC, Spectrum Designs LLC, Lynnette Gordon, Jasmine Stewart

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a Mardi Gras den resulting in excessive front yard setback and excessive front yard build-to line.

Requested Waiver(s):

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

Permitted/Required: 20 ft

Proposed/Provided: 69 ft, 7¼ in

Waiver: 49 ft, 7¼ in

Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement

Permitted/Required: 20 ft

Proposed/Provided: 69 ft, 7¼ in

Waiver: 49 ft, 7¼ in

Item 10 – Docket Number: BZA066-26

Property Location: 2141 State Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Eller and Coretha Trust, Roshawn Blunt, Webre Consulting, Nicole Webre

Project Planner: Robin Jones (rcjones@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 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)

Required/Permitted: 2.5 bathrooms

Proposed/Provided: 4 bathrooms

Waiver: 1.5 bathrooms

Item 11 – Docket Number: BZA067-26

Property Location: 4551 Dale Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Neva Martin, Renata Warner

Project Planner: Charles Rowe (Charles.Rowe@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 off-street parking.

Requested Waiver(s):

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

Permitted/Required: 1 space

Proposed/Provided: 0 spaces

Waiver: 1 space

Item 12 – Docket Number: BZA068-26

Property Location: 1908 Marigny Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Aldeane Harris, Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the conversion of a single-family dwelling to a two-family dwelling 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: 2 spaces

Proposed/Provided: 1 space

Waiver: 1 space

Item 13 – Docket Number: BZA069-26 | NOT PROPER

Property Location: 1227 Calhoun Street

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

Existing Use: Multi-Family Dwelling

Proposed Use: Multi-Family Dwelling

Applicant or Agent: Farr Family Trust, David & Kathy Farr, Adamick Architecture, Alexander Adamick

Project Planner: TBD (cpcinfo@nola.gov)

Request: This request is for variance(s) 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: 5 spaces

Proposed/Provided: 2 spaces

Waiver: 3 spaces

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 3 bathrooms

Waiver: .5 bathrooms

D. Variances – Deferrals

Item 14 – Docket Number: BZA054-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)

Property Location: 906 Philip Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Charles and Sarah Anderson

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit a renovation resulting in insufficient permeable open space and excessive impervious surface in the front yard. **(AFTER THE FACT)**

Requested Waiver(s):

Article 11, Section 11.3.A.1 (Table 11-2A) – Permeable Open Space

Permitted/Required: 30%

Proposed/Provided: 25%

Waiver: 5%

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

Permitted/Required: 40%

Proposed/Provided: 7%

Waiver: 33%

Item 15 – Docket Number: BZA057-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)

Property Location: 10 Audubon Boulevard

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Rena Jolly Qualified Personal Residence Trust, Sherman Strategies, Miles Granderson

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in insufficient distance from the interior side lot line.

Requested Waiver(s):

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

Permitted/Required: 9 ft

Proposed/Provided: 0 ft

Waiver: 9 ft

Article 18, Section 18.32.B.4 – University Area Design Overlay (Height)

Permitted/Required: 30 ft

Proposed/Provided: 34 ft, 8 in

Waiver: 4 ft, 8 in

Item 16 – Docket Number: BZA070-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)

Property Location: 2502 Jefferson Avenue

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Blue Orleans, LLC, Sean Fowler

Project Planner: TBD (cpcinfo@nola.gov)

Request: This request is for variance(s) 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.

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

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

Item 17 – Docket Number: BZA008-24 | WITHDRAWN

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 18 – Docket Number: BZA049-26 | WITHDRAWN

Property Location: 717 Barracks Street

Zoning District: VCR-1 Vieux Carre Residential District

Existing Use: Subject of Appeal

Proposed Use: Hotel

Applicant or Agent: 717 Barracks LLC, Zach Smith Consulting & Design, Laura Barth, Laura Carlisle

BZA Contact: Charles Rowe (charles.rowe@nola.gov)

Request: This is an appeal of the March 18, 2026, 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 zoning verification application no. 26-0391, which sought a determination on whether the property had attained/retained legal non-conforming use status as a hotel without a dedicated lobby space and 24/7 on-site staffing in light of Zoning Interpretation Memorandum Z-25-01, was not approved because it was the incorrect case type citing that the provision now exists in the City Code which does not allow for a legal non-conforming classification for this type of operation.

Item 19 – Docket Number: BZA059-26

Property Location: 7301 Burthe Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Town of Carrollton Watch, LLC, Susan Johnson

BZA Contact: Charles Rowe (charles.rowe@nola.gov)

Request: This is an appeal of the April 6, 2026, decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding issuance of permit no. 26-06841-RNVS, alleging the permit was improperly issued based on insufficient documentation, specifically alleging the application did not include the required plot plan demonstrating compliance with the off-street parking requirements for a two-family dwelling use.

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.

Meeting Information

Board Members

Candice R. Forest – Chair

José Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Jason Richards

Vacant

Vacant

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

General Rules of Order

Public Comments

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.

- **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 may 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 August 27, 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>
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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.