



# City of New Orleans

## Board of Zoning Adjustments

### Final Agenda

Monday, February 23, 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### **Item 1 – Docket Number: BZA093-25 | WITHDRAWN**

**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 R. White ([alyssa.white@nola.gov](mailto: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 the retention of 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

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### **Item 2 – Docket Number: BZA001-26**

**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, Zach Smith Consulting & Design

**Project Planner:** Haley Delery Molina ([hdelery@nola.gov](mailto: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: 10 ft

Waiver: 3 ft

**Item 3 – Docket Number: BZA002-26**

**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, Zach Smith Consulting & Design

**Project Planner:** Haley Delery Molina ([hdelery@nola.gov](mailto: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: 10 ft

Waiver: 3 ft

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**Item 4 – Docket Number: BZA003-26**

**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, Zach Smith Consulting & Design

**Project Planner:** Haley Delery Molina ([hdelery@nola.gov](mailto: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: 10 ft

Waiver: 3 ft

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**Item 5 – Docket Number: BZA004-26**

**Property Location:** 6020 Saint Charles Avenue

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Jameson and Elise Quave, Peter Raarup, Peter Raarup Landscape Design

**Project Planner:** Mitchell Kogan ([mitchell.kogan@nola.gov](mailto:mitchell.kogan@nola.gov))

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit 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 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards**

Required/Permitted: No parking pad in front yard

Proposed/Provided: Parking pad in front yard

Waiver: Parking pad in 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

### **C. Variances – New Business**

**Item 6 – Docket Number: BZA016-26**

**Property Location:** 2617 Spain Street

**Zoning District:** C-2 Auto-Oriented Commercial District

**Existing Use:** Vacant Lot

**Proposed Use:** Motor Vehicle Dealership

**Applicant or Agent:** BH Motors LLC, Eugene Nep

**Project Planner:** Mitchell S. Kogan ([mitchell.kogan@nola.gov](mailto:mitchell.kogan@nola.gov))

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit the conversion of an office to a motor vehicle dealership with insufficient landscape yard and insufficient screening.

**Requested Waiver(s):**

**Article 23, Section 23.13.C.2.b – Outdoor Sales and Display Areas (Landscape Yard)**

Permitted/Required: 10 ft

Proposed/Provided: 0 ft

Waiver: 10 ft

**Article 23, Section 23.13.C.2.c – Outdoor Sales and Display Areas (Motor Vehicle Screening)**

Permitted/Required: Screening

Proposed/Provided: No screening

Waiver: No screening

**Item 7 – Docket Number: BZA017-26**

**Property Location:** 2335 Milan Street, 4126-28 La Salle Street

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

**Existing Use:** Multi-Family Dwelling

**Proposed Use:** Single-Family Dwelling, Two-Family Dwelling

**Applicant or Agent:** Alvin Williby Sr., Ranata Melancon

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@nola.gov))

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area, insufficient lot depth, insufficient permeable open space, insufficient interior side yard setback, insufficient rear yard setback, and insufficient off-street parking.

**Requested Waiver(s) (Proposed Lot A-1):**

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

Permitted/Required: 1,800 sf/du (3,600 sf)

Proposed/Provided: 790.40 sf/du (1,580.80 sf)

Waiver: 1,009.60 sf/du (2,019.20 sf)

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

Permitted/Required: 90 ft

Proposed/Provided: 40 ft

Waiver: 50 ft

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

Permitted/Required: 30%

Proposed/Provided: 4%

Waiver: 26%

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

Permitted/Required: 3 ft

Proposed/Provided: 0.209 ft

Waiver: 2.791 ft

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

Permitted/Required: 8 ft

Proposed/Provided: 6.333 ft

Waiver: 1.667 ft

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

Permitted/Required: 2 spaces

Proposed/Provided: 0 spaces

Waiver: 2 spaces

**Requested Waiver(s) (Proposed Lot A-2):**

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

Permitted/Required: 90 ft

Proposed/Provided: 80.479 ft

Waiver: 9.521 ft

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

Permitted/Required: 30%

Proposed/Provided: 23%

Waiver: 7%

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

Permitted/Required: 15 ft

Proposed/Provided: 3 ft

Waiver: 12 ft

**Item 8 – Docket Number: BZA019-26**

**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, Zach Smith Consulting and Design, LLC,  
Jonnie Beth Bryan

**Project Planner:** Sarah C. King ([sarah.king@nola.gov](mailto:sarah.king@nola.gov))

**Request:** This request is for a variance 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: 6.5 bathrooms

Waiver: 4 bathrooms

**Item 9 – Docket Number: BZA020-26**

**Property Location:** 7001 Wuerpel Street

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

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Justin and Amber Babin

**Project Planner:** Jenna D. Burke ([Jenna.Burke@nola.gov](mailto:Jenna.Burke@nola.gov))

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit mechanical equipment in the corner side yard. **(AFTER THE FACT)**

**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.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.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 21.7 (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 (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 (Ground-Mounted Mechanical Equipment)**

Permitted/Required: Interior side yard or rear yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

**Item 10 – Docket Number: BZA021-26**

**Property Location:** 1714-16 Shirley Drive

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

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Multi Function LLC, Kenneth Jackson

**Project Planner:** Ava Monnet ([ava.monnet@nola.gov](mailto:ava.monnet@nola.gov))

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot width.

**Requested Waiver(s) (Proposed Lot A1):**

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

Permitted/Required: 30 ft

Proposed/Provided: 28.5 ft

Waiver: 1.5 ft

**Requested Waiver(s) (Proposed Lot A2):**

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

Permitted/Required: 30 ft

Proposed/Provided: 28.5 ft

Waiver: 1.5 ft

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**Item 11 – Docket Number: BZA022-26**

**Property Location:** 526 Marigny Street

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

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** 526 Marigny LLC, Charles Clark

**Project Planner:** Valerie McMillan ([valerie.mcmillan@nola.gov](mailto:valerie.mcmillan@nola.gov))

**Request:** This request is for a variance from the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with 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: 10 ft

Waiver: 10 ft

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**Item 12 – 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](mailto:Cameron.Boissiere@nola.gov))

**Request:** This request is for a variance 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%

**D. Variances – Deferrals**

**Item 13 – Docket Number: BZA018-26 | DEFFERAL REQUESTED BY STAFF**

**Property Location:** 16 Neron Place, 2239 Short Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Kevin and Emily Winter

**Project Planner:** Alyssa R. White ([alyssa.white@nola.gov](mailto:alyssa.white@nola.gov))

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of a swimming pool in the corner side yard, resulting in insufficient off-street parking.

**Requested Waiver(s):**

**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 (Swimming Pool)**

Permitted/Required: Rear or interior side yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

**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

## E. 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 Boissiere ([Cameron.Boissiere@nola.gov](mailto: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.

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### Item 15 – 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](mailto:Valerie.Goines@nola.gov))

**Request:** 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 16 – Docket Number: BZA012-26

**Property Location:** 1901-41 Canal Street, 100-16 N. Prieur Street, 121-25 N. Roman Street

**Zoning District:** MU-1 Medium Intensity Mixed-Use District

**Existing Use:** Subject of Request

**Proposed Use:** Subject of Request

**Applicant or Agent:** Williams Lupo LLC, and Hedwig, LLC, Adam M. Stumpf

**BZA Contact:** Charles C. Rowe ([charles.rowe@nola.gov](mailto:charles.rowe@nola.gov))

**Request:** This is an appeal of the September 26, 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 non-conforming use determination no. 24-0546 that the property has only partially attained legal non-conforming status for motor vehicle storage, repair, towing, motor vehicle rentals, and related activities.

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**Item 17 – Docket Number: BZA014-26**

**Property Location:** 3239 Canal Street, 120 N. Rendon Street

**Zoning District:** HU-MU Neighborhood Mixed-Use District, HU-RD2 Historic Urban Two-Family Residential District

**Existing Use:** Vacant Lot

**Proposed Use:** Vacant Lot

**Applicant or Agent:** Robert Rivers, City Planning Commission

**BZA Contact:** Valerie Goines ([Valerie.Goines@nola.gov](mailto:Valerie.Goines@nola.gov))

**Request:** This is an appeal of the October 27, 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 request for a minor map adjustment does not meet the initiation provisions of Article 4, Section 4.7.B.

## **F. Adjournment**

## **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**

#### **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](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 March 5, 2026, and will be available online at [onestopapp.nola.gov](http://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](mailto: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](mailto: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.