



City of New Orleans Board of Zoning Adjustments Final Agenda

Monday, January 26, 2026

10:00 am

Orleans Parish School Board

2401 Westbend Parkway, Suite 1050, New Orleans, LA 70114

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: 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 Enterprise 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 setback, insufficient rear yard setback, and insufficient bicycle parking spaces.

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: 17.7%	Waiver: 2.3%
Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback		
Permitted/Required: 5 ft	Proposed/Provided: 3 ft	Waiver: 2 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback		
Permitted/Required: 25 ft	Proposed/Provided: 10 ft	Waiver: 15 ft
Article 22, Section 22.4.A (Table 22-1) – Bicycle Parking Spaces		
Permitted/Required: 2 spaces	Proposed/Provided: 0 spaces	Waiver: 2 spaces

Item 2 – Docket Number: BZA101-25

Property Location: 3201-05 Chartres Street
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Existing Use: Single-Family Dwelling
Proposed Use: Single-Family Dwelling
Applicant or Agent: BOJO Properties LLC, John Casaceli
Project Planner: Haley H. Webb (Haley.Webb@nola.gov)

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit the retention of a canopy with excessive encroachment into the required rear yard. **(AFTER THE FACT)**

Requested Waiver(s):

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

Permitted/Required: 5 ft	
Proposed/Provided: 16 ft	
Waiver: 11 ft	

Item 3– Docket Number: BZA105-25

Property Location: 235-241 Bourbon Street

Zoning District: VCE Vieux Carré Entertainment District

Existing Use: Bar

Proposed Use: Bar/Standard 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 variances from 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

C. Variances – New Business

Item 4 – 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 (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 5 – 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 (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 6 – 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 (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 7 – 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)

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

Item 8 – Docket Number: BZA005-26

Property Location: 8 Maryland Drive

Zoning District: S-LRS3 Suburban Lakewood and Country Club Gardens Single-Family Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Mark and Fabiola Opelka, Eric McCutcheon

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

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

Requested Waiver(s):

Article 13, Section 13.3.A.1 (13-2) – Front Yard Setback

Permitted/Required: 20 ft

Proposed/Provided: 18 ft, 3 in

Waiver: 1 ft, 9 in

Item 9 – Docket Number: BZA006-26

Property Location: 235-37 Chartres Street

Zoning District: VCC-2 Vieux Carré Commercial District

Existing Use: Non-Residential

Proposed Use: Standard Restaurant

Applicant or Agent: Latas Family Investments, LLC, Kirk Fabacher

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit roof-mounted mechanical equipment with insufficient distance from any wall of the building.

Requested Waiver(s):

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 9 1/2 in Waiver: 5 ft, 2 1/2 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 2 ft, 8 in Waiver: 3 ft, 4 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 1 ft, 8 in Waiver: 4 ft, 4 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 1 ft, 2 1/2 in Waiver: 4 ft, 9 1/2 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 1 ft, 1 in Waiver: 4 ft, 11 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 3 ft, 6 in Waiver: 2 ft, 6 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 8 in Waiver: 5 ft, 4 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 11 in Waiver: 5 ft, 1 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 2 ft, 4 in Waiver: 3 ft, 8 in

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 0 ft Waiver: 6 ft

Article 21, Section 21.6.T.7 – Mechanical Equipment (Roof Mounted)

Permitted/Required: 6 ft Proposed/Provided: 0 ft, 2 in Waiver: 5 ft, 10 in

Item 10 – Docket Number: BZA007-26

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, Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit the retention of 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, 3 in Waiver: 3 in

Item 11 – Docket Number: BZA008-26

Property Location: 5015 S. Saratoga Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Larry Schueter, Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit an accessory structure with excessive rear yard coverage, excessive height, and located with insufficient distance from the lot line. **(AFTER THE FACT)**

Requested Waiver(s):

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Permitted/Required: 40%

Proposed/Provided: 58%

Waiver: 18%

Article 21, Section 21.6.A.6 – Accessory Structures (Height)

Permitted/Required: 14 ft

Proposed/Provided: 17 ft, 9 1/4 in

Waiver: 3 ft, 9 1/4 in

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 Side Yard Setback)

Permitted/Required: 3 ft

Proposed/Provided: 0 ft

Waiver: 3 ft

Item 12 – Docket Number: BZA009-26

Property Location: 1229 Cadiz Street, 4534 Perrier Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Scott and Courtney Ostrow, Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit a swimming pool in the front yard.

Requested Waiver(s):

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

Permitted/Required: Rear yard or interior side yard

Proposed/Provided: Front yard

Waiver: Front yard

Item 13 – Docket Number: BZA010-26

Property Location: 600 New Orleans-Hammond Highway

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

Existing Use: Place of Worship

Proposed Use: Place of Worship

Applicant or Agent: Pontchartrain Baptist Church (Lakeshore Church of NOLA), Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of an accessory use to a place of worship on a lot with insufficient lot area and insufficient front 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: 17,009 sf

Waiver: 2,991 sf

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

Permitted/Required: 20 ft

Proposed/Provided: 10 ft

Waiver: 10 ft

Item 14 – Docket Number: BZA011-26

Property Location: 3627 Alfred Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Werner Rodelbi Perez Fuentes, Summer Fielder

Project Planner: Sarah C. King (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 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

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

Item 15 – Docket Number: BZA108-25

Property Location: 1923 Broadway Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Town of Carrollton Watch, Susan Johnson

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

Request: This is an appeal of the August 15, 2025, decision of the Director of the Department of Safety and Permits, regarding the issuance of permit no. 25-18080-RNVS, alleging that the applicant was ineligible for an exemption to the University Area Off-Street Parking Overlay District because the homestead exemption granted by the Louisiana Tax Commission on June 11, 2025 was inappropriate.

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

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 Rowe (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.

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.

Item 18 – Docket Number: BZA014-26

Property Location: 3239 Canal Street

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

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.

Item 19 – Docket Number: BZA015-26 | RENDERED MOOT

Property Location: 937 Esplanade Avenue

Zoning District: HMR-2 Historic Marigny/Tremé/Bywater Residential District

Existing Use: Subject of Request

Proposed Use: Hotel

Applicant or Agent: Mansion on Esplanade LLC, Jessica Starns

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

Request: This is an appeal of the October 20, 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 property has not attained legal non-conforming status as a hotel.

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

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.

- **Variations:** 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

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 February 5, 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/city-planning/>
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.