



City of New Orleans

Board of Zoning Adjustments

Draft Agenda

Monday, July 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: 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 2 – 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 3 – Docket Number: BZA043-26

Property Location: 2518 Burgundy Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Brandon Laramie Macloud, Margaret Ann Macloud

Project Planner: Mitchell Kogan (mitchell.kogan@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)**

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

Permitted/Required: 2 ft

Proposed/Provided: 1 ft, 4 in

Waiver: 8 in

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

Permitted/Required: 2 ft

Proposed/Provided: 1 ft, 9 ½ in

Waiver: 2 ½ in

Item 4 – Docket Number: BZA048-26

Property Location: 5013-15 Camp Street, 1013-15 Soniat Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: John Joyce and Christine Harvey, Zach Smith Consulting & Design, Fresia Galvez

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient lot 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: 81 ft, 6 in

Waiver: 8 ft, 6 in

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

Permitted/Required: 15 ft

Proposed/Provided: 9 ft, 7 1/4 in

Waiver: 5 ft, 4 3/4 in

C. Variances – New Business

Item 5 – Docket Number: BZA050-26

Property Location: 6500 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: Katie Beck Mitchell, Ashley LeJeune, AEDO+TERRA Studio

Project Planner: Valerie Goines (Valerie.Goines@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 rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 15 ft

Proposed/Provided: 6 ft, 4 in

Waiver: 8 ft, 8 in

Item 6 – Docket Number: BZA051-26

Property Location: 3001 Saint Anthony Street

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

Existing Use: Vacant Lot

Proposed Use: Two-Family Dwelling

Applicant or Agent: Nadine Ramsey, Ruth L. Ramsey, Douglas C. Mayo

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 two-family dwelling on a lot with insufficient lot area.

Requested Waiver(s):

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

Permitted/Required: 4,400 sf (2,200 sf/du)

Proposed/Provided: 4,262.92 sf (2,131.46 sf/du)

Waiver: 137.08 sf (68.54 sf/du)

Item 7 – 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, Robyn and Edward 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 and curb cut 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

Article 22, Section 22.11.B.2 – Curb Cuts

Permitted/Required: 12 ft

Proposed/Provided: 22 ft

Waiver: 10 ft

Item 8 – Docket Number: BZA053-26

Property Location: 3914 Prytania Street, 3915 Perrier Street

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

Existing Use: Single-Family Dwelling, Child Care Center

Proposed Use: Single-Family Dwelling, Child Care Center

Applicant or Agent: Rosalyn L'Amir, Sherman Strategies, Becca Gieger

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot area, insufficient permeable open space, excessive impervious surface in the front yard, and insufficient rear yard setback.

Requested Waiver(s) (Proposed Lot 20-A):

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

Permitted/Required: 10,000 sf

Proposed/Provided: 7,782.72 sf

Waiver: 2,218.28 sf

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

Permitted: 30%

Proposed/Provided: 18%

Waiver: 12%

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

Permitted/Required: 40%

Proposed/Provided: 100%

Waiver: 60%

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

Permitted/Required: 20 ft

Proposed/Provided: 3 ft

Waiver: 17 ft

Requested Waiver(s) (Proposed Lot 10-A):

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

Permitted/Required: 40%

Proposed/Provided: 60%

Waiver: 20%

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

Permitted/Required: 15 ft

Proposed/Provided: 3 ft, 6 in

Waiver: 11 ft, 6 in

Item 9 – Docket Number: BZA054-26

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 11-2B) – 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 10 – Docket Number: BZA055-26

Property Location: 5912 Patton Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Young Family Revocable Trust - Linton and Kirstin Young

Zach Smith Consulting & Design LLC, Jonnie Beth Bryan

Project Planner: Cameron Boissiere (Cameron.Boissiere@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 insufficient off-street parking and more than two full and one half total number of bathrooms.

Requested Waiver(s):

Article 18, Section 18.30.B.1 – University Area Off-Street Parking Overlay District (Parking)

Permitted/Required: 2 spaces

Proposed/Provided: 1 space

Waiver: 1 space

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 3.5 bathrooms

Waiver: 1 bathroom

Item 11 – Docket Number: BZA056-26

Property Location: 518 Spain Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Robert and Susan Hirt, Doug Kohnke, SZS Consultant, Inc.,
J.W. Drennan, LLC

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 single-family dwelling with insufficient lot width and insufficient interior side yard setback.

Requested Waiver(s)

Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Width

Permitted/Required: 25 ft

Proposed/Provided: 21.3 ft

Waiver: 3.7 ft

Article 9, Section 9.3.A (Table 9-2) – Interior Side Yard Setback

Permitted/Required: 3 ft

Proposed/Provided: 0 ft

Waiver: 3 ft

D. Variances – Deferrals

Item 12 – 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,
Becca Gieger

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

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

Item 13 – Docket Number: BZA008-24

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 14 – 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, Laura Carlisle

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 15 – Docket Number: BZA049-26

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.

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

Item 16 – Docket Number: BZA058-26

Property Location: 4501 Toulouse Street

Zoning District: HU-B1A Neighborhood Business District

Existing Use: Subject of Appeal

Proposed Use: Sidewalk Café and Bar

Applicant or Agent: JNJ Amusement, LLC, Keli and Thomas Burgess

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

Request: This is an appeal of the April 15, 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 license no. 26SDUS-07434, alleging the sidewalk cafe/bar is not permitted in the district and constitutes an illegal non-conforming use.

Item 17 – Docket Number: BZA059-26

Property Location: 7301 Burthe Street

Zoning District: HU-RD2 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.

Item 18 – Docket Number: BZA060-26

Property Location: 7600 Maple Street

Zoning District: HU-B1 Neighborhood Business District

Existing Use: Subject of Appeal

Proposed Use: Bar

Applicant or Agent: MGZ, LLC, Steve Zissis, Efthimios Zissis, Stavros Zissis, Maria Zissis, Rob Ennis, TJQ Maple LLC, Robert Ellis

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

Request: This is an appeal of the May 8, 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 the property has not attained/retained legal non-conforming use as a bar.

G. 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, July 10, 2026**.

Meeting Information

Board Members

Candice R. Forest – Chair
Todd C. James – Vice Chair
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 July 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 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 July 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.