



City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, June 15, 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: 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 2 – Docket Number: BZA038-26

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: Haley H. Webb (haley.webb@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

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

Permitted/Required: 2 ft

Proposed/Provided: 5 in

Waiver: 1 ft, 7 in

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

Permitted/Required: 2 ft

Proposed/Provided: 5 in

Waiver: 1 ft, 7 in

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

C. Variances – New Business

Item 4 – Docket Number: BZA047-26

Property Location: 7532-34 Hurst Street, 221-27 Hillary Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Edward Washington III, Verel Washington Thaxton,
Elmore Porter Washington, Monetta Henson

Project Planner: Ava Monnet (Ava.Monnet@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 lot depth, and insufficient rear yard setback.

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

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

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

Proposed/Provided: 2,036.02 sf (1,018.01 sf/du)

Waiver: 1,563.98 sf (781.99 sf/du)

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

Permitted/Required: 90 ft

Proposed/Provided: 66.583 ft

Waiver: 23.417 ft

Requested Waiver(s) (Proposed Lot 1B):

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

Permitted/Required: 2,250 sf

Proposed/Provided: 1,192.62 sf

Waiver: 1,057.38 sf

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

Permitted/Required: 90 ft

Proposed/Provided: 30.583 ft

Waiver: 59.417 ft

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

Permitted/Required: 6.12 ft

Proposed/Provided: 2.40 ft

Waiver: 3.72 ft

Item 5 – 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

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

Item 6 – 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.

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

Item 7 – Docket Number: BZA049-26

Property Location: 717 Barracks Street

Zoning District: VCR-1 Vieux Carre Residential District

Existing Use: Hotel

Proposed Use: Hotel

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

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. 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, June 5, 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 June 8, 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 June 25, 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.