



# City of New Orleans

## Board of Zoning Adjustments

### Final Agenda

June 15, 2026

10:00 am

City Hall 8th Floor Conference Room

1300 Perdido Street, Room 8E10, 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 | RENDERED MOOT**

**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

### C. Variances – New Business

**Item 3 – 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 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

**D. Variances – Deferrals**

**Item 5 – Docket Number: BZA043-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)**

**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 1/2 in

Waiver: 2 1/2 in

## E. 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.

## F. 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.

## G. Adjournment

## Application Materials

Application materials are available for review at [onestopapp.nola.gov](https://onestopapp.nola.gov). Note the requested waivers are subject to change prior to the hearing.

## 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.

### 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.

- **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: <https://www.youtube.com/@neworleanscityplanningcomm5422>

### 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](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/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](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.