



# City of New Orleans Board of Zoning Adjustments Draft Agenda

Monday, March 16, 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: BZA101-25**

**Property Location:** 3201-3205 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](mailto: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 2 – Docket Number: BZA105-25**

**Property Location:** 235-41 Bourbon Street

**Zoning District:** VCE Vieux Carré Entertainment District

**Existing Use:** Bar

**Proposed Use:** Bar/Restaurant

**Applicant or Agent:** 241 Holdings LLC, Leon J. Touzet, III, John C. Williams Architects

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

**Request:** This request is for variances from the provisions of 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

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**Item 3 – 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](mailto: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

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**Item 4 – 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 H. Webb ([haley.webb@nola.gov](mailto: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 insufficient distance from the interior side and rear lot lines. **(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 5 – Docket Number: BZA018-26**

**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

**C. Variances – New Business**

**Item 6 – 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](mailto:alyssa.white@nola.gov))

**Request:** This request is for a variance 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 7 – Docket Number: BZA025-26**

**Property Location:** 2732 Bay Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Arthur J. White Jr., Arthur D. White III, Kerry Landry, Twenty 9 Eleven Construction LLC

**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 the construction of a single-family dwelling with insufficient front yard setbacks and insufficient front build-to lines.

**Requested Waiver(s):**

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

Permitted/Required: 14.9 ft

Proposed/Provided: 14 ft

Waiver: 0.9 ft

**Article 11, Section 11.3.A.2 – Front Yard Build-To Line**

Permitted/Required: 14.9 ft

Proposed/Provided: 14 ft

Waiver: 0.9 ft

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

Permitted/Required: 20 ft

Proposed/Provided: 46 ft

Waiver: 26 ft

**Article 11, Section 11.3.A.2 – Front Yard Build-To Line**

Permitted/Required: 20 ft

Proposed/Provided: 46 ft

Waiver: 2 ft

**Item 8 – Docket Number: BZA026-26**

**Property Location:** 203 Walnut Street

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Daniel M. and Cynthia H. Sellers

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

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit an addition to an existing single-family dwelling resulting in more than two full and one half total number of bathrooms and a parking pad located between the facade and the nearest point of the corner side yard property line resulting in corner side yard parking.

**Requested Waiver(s):**

**Article 11, Section 11.3.B.3.a – Parking Restrictions**

Permitted/Required: No parking in the corner side yard

Proposed/Provided: Parking in the corner side yard

Waiver: Parking in the corner side yard

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 4.5 bathrooms

Waiver: 2 bathrooms

**Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Parking Pad)**

Permitted/Required: No corner yard parking

Proposed/Provided: Corner side yard parking

Waiver: Corner side yard parking

**Article 22, Section 22.8.A.1.b.iii – Permitted Vehicle Parking Locations (Corner Side Yard)**

Permitted/Required: No parking space in the corner side yard

Proposed/Provided: Parking space in the corner side yard

Waiver: Parking space in the corner side yard

**Article 22, Section 22.11.D.1 – Parking Pad Design (Location)**

Permitted/Required: No parking pad in the corner side yard

Proposed/Provided: Parking pad in the corner side yard

Waiver: Parking pad in the corner side yard

**Item 9 – Docket Number: BZA027-26**

**Property Location:** 4418 Bancroft Drive

**Zoning District:** S-RS Suburban Single-Family Residential District

**Existing Use:** Vacant Lot

**Proposed Use:** Two-Family Dwelling, Vacant Lot

**Applicant or Agent:** 4418 Bancroft LLC, Scott MacDonald

**Project Planner:** Robin C. Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

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

**Requested Waivers (Proposed Lot 8-A):**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Permitted/Required: 50 ft

Proposed/Provided: 47 ft, 6 in

Waiver: 2 ft, 6 in

**Requested Waivers (Proposed Lot 8-B):**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Permitted/Required: 6,000 sf

Proposed/Provided: 5,820.51 sf

Waiver: 179.49 sf/du

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Permitted/Required: 50 ft

Proposed/Provided: 47 ft, 6 in

Waiver: 2 ft, 6 in

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**Item 10 – Docket Number: BZA028-26**

**Property Location:** 2731 Palmer Avenue

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

**Existing Use:** Single-Family Dwelling

**Proposed Use:** Single-Family Dwelling

**Applicant or Agent:** Patricia Dubret

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

**Request:** This request is for a variance from the Comprehensive Zoning Ordinance to permit the construction of a carport with insufficient projection from the interior side lot line. **(AFTER THE FACT)**

**Requested Waiver(s):**

**Article 21, Section 21.6.H.3 – Carport (Projection)**

Permitted/Required: 2 ft

Proposed/Provided: 0 ft

Waiver: 2 ft

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**Item 11 – Docket Number: BZA029-26**

**Property Location:** 1614 Poland Avenue

**Zoning District:** HU-B1 Historic Urban Neighborhood Business District

**Existing Use:** Two-Family Dwelling

**Proposed Use:** Multi-Family Dwelling

**Applicant or Agent:** Poland Ave LLC, Zach Smith Consulting & Design, Fresia Galvez

**Project Planner:** Haley H. Webb ([haley.webb@nola.gov](mailto:haley.webb@nola.gov))

**Request:** This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of a second principal structure with insufficient rear yard setback and the retention of a parking pad located between the front facade and front property line resulting in front yard parking. **(AFTER THE FACT)**

**Requested Waiver(s):**

**Article 12, Section 12.3.A.1 (Table 12-2) – Rear Yard Setback**

Permitted/Required: 15 ft

Proposed/Provided: 3 ft

Waiver: 12 ft

**Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Parking Pad)**

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

**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 12 – Docket Number: BZA030-26**

**Property Location:** 3301 S. Saratoga Street

**Zoning District:** HU-RM1 Multi-Family Residential District

**Existing Use:** Two-Family Dwelling

**Proposed Use:** Two-Family Dwelling

**Applicant or Agent:** Sydney M. Larsen

**Project Planner:** Emily Ramírez Hernández ([erhernandez@nola.gov](mailto:erhernandez@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 and mechanical equipment in the corner side yard.

**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.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 (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 (Swimming Pool)**

Permitted/Required: Rear or interior side yard

Proposed/Provided: Corner side yard

Waiver: Corner side yard

**D. 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](mailto: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

**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.

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**Item 15 – 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 16 – 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](mailto: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.

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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.

## **E. Adjournment**

## **Application Materials**

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

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## **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](mailto: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, March 6, 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 March 9, 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](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 26, 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](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.