



City of New Orleans Board of Zoning Adjustments Final 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Item 1 – Docket Number: BZA101-25 | WITHDRAWN

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)

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: 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 3 – 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)

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 4 – 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)

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 5 – 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)

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 (Bay Street Side)

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 (Bay Street Side)

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 (Edge Street Side)

Permitted/Required: 20 ft

Proposed/Provided: 46 ft

Waiver: 26 ft

Article 11, Section 11.3.A.2 – Front Yard Build-To Line (Edge Street Side)

Permitted/Required: 20 ft

Proposed/Provided: 46 ft

Waiver: 26 ft

Item 6 – 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)

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 7 – Docket Number: BZA027-26

Property Location: 4418 Bancroft Drive

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling, Single-Family Dwelling

Applicant or Agent: 4418 Bancroft LLC, Scott MacDonald

Project Planner: Robin C. Jones (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

Item 8 – 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)

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

Item 9 – 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)

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

D. Variances – Deferrals

Item 10 – Docket Number: BZA105-25 | DEFFERAL REQUESTED BY STAFF (30-DAY)

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)

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

Item 11 – Docket Number: BZA024-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)

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 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 12 – Docket Number: BZA030-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)

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, Duplessis Builders, Cody Chelette

Project Planner: Emily Ramírez Hernández (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

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 foot 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)

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: 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)

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 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)

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 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)

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.

F. Consideration of the Forming of a Committee for the Proposed Rules, Policies and Procedure Changes of the BZA for Public Hearing on March 16, 2026.

G. Adjournment

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

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.

- **Variances:** 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
- 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.

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.