



City of New Orleans Board of Zoning Adjustments Final Agenda

Monday, May 18, 2026

10:00 am

Orleans Parish School Board

2401 Westbend Parkway, Suite 1050, New Orleans, LA 70114

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: BZA023-26

Property Location: 5312-14 La Salle Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Gelinsia G. Jones

Project Planner: Cameron Boissiere (Cameron.Boissiere@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the retention of excessive impervious surface in the front yard. **(AFTER THE FACT)**

Requested Waiver(s)

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

Permitted/Required: 40%

Proposed/Provided: 63%

Waiver: 23%

Item 2 – 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 variance(s) 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 3 – Docket Number: BZA031-26 | RENDERED MOOT

Property Location: 7032 Boston Drive

Zoning District: S-RD Suburban Two-Family Residential District

Existing Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Marva Cannon, Joni Stone, Dynamic Group, LLC

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 single-family dwelling with insufficient interior side yard setback and a driveway/parking pad with insufficient distance from the lot line.

Requested Waiver(s):

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

Permitted/Required: 5.2 ft

Proposed/Provided: 3 ft

Waiver: 2.2 ft

Article 22, Section 22.11.A.1.b – Residential Driveways

Permitted/Required: 1 ft

Proposed/Provided: 6 in

Waiver: 6 in

Article 22, Section 22.11.D.3 – Parking Pad Design (Location)

Permitted/Required: 1 ft

Proposed/Provided: 6 in

Waiver: 6 in

Item 4 – 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 5 – 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 6 – 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 7 – Docket Number: BZA040-26

Property Location: 1041 Dumaine Street

Zoning District: VCR-1 Vieux Carré Residential District

Existing Use: Restaurant

Proposed Use: Restaurant

Applicant or Agent: 900 N Rampart LLC, Sherman Strategies LLC, Mary Grace Verges

Project Planner: Julia Nickle (Julia.Nickle@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the creation of a lot with insufficient open space ratio.

Requested Waiver(s):

Article 9, Section 9.3.A (Table 9-2) – Open Space Ratio

Permitted/Required: .30

Proposed/Provided: .0

Waiver: .30

Item 8 – Docket Number: BZA041-26

Property Location: 945 Kenilworth Street, 5801 General Haig Street

Zoning District: S-LRS1 Suburban Lakeview Single-Family Dwelling Residential District

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Susan Silbernagel, Johnston Burkhardt

Project Planner: Robin C. Jones (rcjones@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 width, insufficient lot depth, insufficient front yard setback, insufficient interior side yard setback, insufficient corner side yard setback, and insufficient rear yard setback.

Requested Waiver(s) (Proposed Lot 23A):

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

Permitted/Required: 4,800 sf

Proposed/Provided: 1,999.26 sf

Waiver: 2,800.74 sf

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

Permitted/Required: 40 ft

Proposed/Provided: 33 ft, 4 in

Waiver: 6 ft, 8 in

Article 13, Section 13.3.A (Table 13-2A) – Lot Depth

Permitted/Required: 90 ft

Proposed/Provided: 61.065 ft

Waiver: 28.935 ft

Article 13, Section 13.3.A (Table 13-2A) – Corner Side Yard Setback

Permitted/Required: 10 ft

Proposed/Provided: 4 ft

Waiver: 6 ft

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

Permitted/Required: 20 ft

Proposed/Provided: 0 ft

Waiver: 20 ft

Requested Waiver(s) (Proposed Lot 23B):

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

Permitted/Required: 4,800 sf

Proposed/Provided: 2,185.44 sf

Waiver: 2,614.56 sf

Article 13, Section 13.3.A (Table 13-2A) – Lot Depth

Permitted/Required: 90 ft

Proposed/Provided: 26.215 ft

Waiver: 63.785 ft

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

Permitted/Required: 20 ft

Proposed/Provided: 4 ft, 8 in

Waiver: 15 ft, 4 in

Article 13, Section 13.3.A (Table 13-2A) – Interior Side Yard Setback

Permitted/Required: 4 ft

Proposed/Provided: 0 ft

Waiver: 4 ft

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

Permitted/Required: 20 ft

Proposed/Provided: 4 ft

Waiver: 16 ft

Item 9 – Docket Number: BZA042-26 | WITHDRAWN

Property Location: 14 Thrasher 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: Austin Evans, Lulia Basaraha, Mike Stanton, Oasis Pools and Spas

Project Planner: Haley Delery Molina (hdelery@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a swimming pool in the front yard.

Requested Waiver(s):

Article 21, Section 21.6.EE.1 – Swimming Pools (Location – Yard)

Permitted/Required: Rear or interior side yard

Proposed/Provided: Front yard

Waiver: Front 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: Front yard

Waiver: Front yard

Item 10 – Docket Number: BZA044-26

Property Location: 932-36 Arabella Street

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

Existing Use: Vacant Lot

Proposed Use: Single-Family Dwelling

Applicant or Agent: Crescent City Developers LLC, Zach Smith Consulting & Design, Fresia Galvez

Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with more than two full and one half total number of bathrooms and insufficient off-street parking.

Requested Waiver(s):

Article 18, Section 18.30.B.2 – University Area Off-Street Parking Overlay District (Parking)

Required/Permitted: 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: 4.5 bathrooms

Waiver: 2 bathrooms

Item 11 – Docket Number: BZA045-26 | RENDERED MOOT

Property Location: 730-732 Saint Peter Street

Zoning District: VCC-2 Vieux Carre Commercial District

Existing Use: Vacant Building

Proposed Use: Mixed-Use

Applicant or Agent: St Peter FQ Holdings, LLC, Williams Architects, John C. Williams

Project Planner: Charles C. Rowe (charles.rowe@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: 19 ft, 6 in

Waiver: 12 ft, 6 in

Item 12 – Docket Number: BZA046-26

Property Location: 518 Walnut Street, Unit C

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

Existing Use: Multi-Family Dwelling

Proposed Use: Multi-Family Dwelling

Applicant or Agent: Mark and Charlotte Dawson, Schneider Construction & Restoration, Inc.,
Kristin Guillot

Project Planner: Jenna Burke (Jenna.Burke@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with more than two full and one half total number of bathrooms and insufficient off-street parking.

Requested Waiver(s):

Article 18, Section 18.30.B.2 – University Area Off-Street Parking Overlay District (Parking)

Required/Permitted: 3 spaces

Proposed/Provided: 2 spaces

Waiver: 1 space

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

Permitted/Required: 4.5 bathrooms (legal non-conformity)

Proposed/Provided: 5.5 bathrooms

Waiver: 1 bathroom

D. Variances – Deferrals

Item 13 – 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 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 14 – 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

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

Item 15 – Docket Number: BZA062-24

Property Location: 2501-2537 Tulane Avenue

Zoning District: MU-1 Medium Intensity Mixed-Use District

Existing Use: Vacant Lot

Proposed Use: Retail Goods Establishment

Applicant or Agent: Miles Trapolin and Maureen Greer

BZA Contact: Cameron Boissière-Morris (cameron.boissiere@nola.gov)

Request: This is an appeal of the July 12, 2024, 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. 24-01393-NEWC, allowing for the construction of a grocery store resulting in alleged parking within the corner side yard due to the Board of Zoning Adjustments' approval of a variance from Article 22, Section 22.8.A.1.b.iii in lieu of Article 22, Section 22.8.A.2.b.iii and insufficient buffer yard.

F. Director of Safety and Permits Decision Appeals – Reconsideration

Item 16 – 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.

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

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 May 28, 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.