



City of New Orleans

Board of Zoning Adjustments

Draft Agenda (As Corrected)

Monday, November 16, 2026

10:00 am

8th Floor Conference Room

1300 Perdido Street, 8th Floor, 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 (Automatically Deferred from October 19, 2026, Meeting)

Item 1 – Docket Number: BZA083-26

Property Location: 7301 Wayside Drive

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Erica Lampkin Richardson and Donovan Richardson

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in insufficient rear yard setback.

Requested Waiver(s):

Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard

Permitted/Required: 18 ft

Proposed/Provided: 12.6 ft

Waiver: 5.4 ft

Item 2 – Docket Number: BZA085-26

Property Location: 3322-24 Esplanade Avenue

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: JG2 Properties LLC, Jordan Gerard, Karsen Architecture LLC, Ross Karsen

Project Planner: Mitchell Kogan (Mitchell.Kogan@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit a fence in the front yard that is not open.

Requested Waiver(s):

Article 21, Section 21.6.N.1.a – Fence Requirements

Permitted/Required: Open

Proposed/Provided: Not open

Waiver: Not open

**C. Director of Safety and Permits Decision Appeals – Unfinished Business
(Automatically Deferred from October 19, 2026, Meeting)**

Item 3 – Docket Number: BZA084-26

Property Location: 1618 Prytania Street

Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District

Existing Use: Hotel

Proposed Use: Hotel

Applicant or Agent: Gregory Lacy II and Gulsah Lacy, Benjamin Flaxenburg

BZA Contact: Charles C. Rowe (Charles.Rowe@nola.gov)

Request: This is an appeal of the July 8, 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 issuance of special event permit no. 26-19124-SPMA, alleging that the permit did not authorize live entertainment, the proposed disc jockey performance is considered live entertainment, there is insufficient parking, the property was cited previously for unpermitted live entertainment, and Article 21, Section 21.8.B of the CZO prohibits the proposed temporary use.

D. Variances – Unfinished Business

Item 4 – 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 5 – Docket Number: BZA054-26

Property Location: 906 Philip Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Charles and Sarah Anderson

Project Planner: Ava Monnet (Ava.Monnet@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit a renovation resulting in insufficient permeable open space and excessive impervious surface in the front yard. **(AFTER THE FACT)**

Requested Waiver(s):

Article 11, Section 11.3.A.1 (Table 11-2A) – Permeable Open Space

Permitted/Required: 30%

Proposed/Provided: 28%

Waiver: 2%

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

Permitted/Required: 40%

Proposed/Provided: 84%

Waiver: 44%

Item 6 – Docket Number: BZA076-26*

Property Location: 5230 Pitt Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Kurt and Leah Eischen, Lupin Architecture, Lawrence T. Lupin

Project Planner: Jenna D. Burke (jenna.burke@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of steps with excessive encroachment into the required front yard and excessive height.

Requested Waiver(s):

Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)

Permitted/Required: 6 ft

Proposed/Provided: 9 ft

Waiver: 3 ft

Article 21, Section 21.6.AA.4 – Porches and Steps and Stoops (Height)

Permitted/Required: 5 ft

Proposed/Provided: 5 ft, 10 in

Waiver: 10 in

****Note:** This matter was originally heard at the September 21 hearing during which the Chair initially affirmed the vote of 3-1 and passed the motion in favor of approval of the variances as requested. However, in accordance with the Board of Zoning Adjustments Administrative Rules, Policies, and Procedures, "[t]he concurring vote of four (4) members of the board shall be necessary... to effect any variance of such ordinance. Motions failing to obtain the concurring vote of four (4) members of the board shall result in the denial of the request." The Law Department and BZA staff noticed the error and informed the board during the meeting that the vote was improperly adopted. The Law Department advised that the motion may be rescinded at the subsequent meeting so that staff could communicate with the applicant. As such, the board voted to rescind the September 21 de facto denial at the October 19 meeting, following which they also deferred the case to the November 16 meeting.*

E. Variances – New Business

Item 7 – Docket Number: BZA086-26

Property Location: 5525 Coliseum Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Ann Rabin, Matthew Fox

Project Planner: Charles Rowe (Charles.Rowe@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit an addition to a single-family dwelling resulting in insufficient rear yard setback.

Requested Waiver(s):

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

Permitted/Required: 15 ft

Proposed/Provided: 9 ft, 11 1/4 in

Waiver: 5 ft, 3/4 in

Item 8 – Docket Number: BZA087-26

Property Location: 5682 General Haig Street, 964 Florida Boulevard

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

Existing Use: Single-Family Dwelling, Single-Family Dwelling

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

Applicant or Agent: MKD Lakeview, LLC, Diane LaHoste

Project Planner: Laura B. Bryan (Lbbryan@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the creation of lots with insufficient lot depth, insufficient lot area, insufficient front yard setback, and insufficient rear yard setback.

Requested Waiver(s) (Proposed Lot 13A):

Article 13, Section 13.3.A.1 (Table 13-2) – Lot Depth

Required/Permitted: 90 ft

Proposed/Provided: 40 ft

Waiver: 50 ft

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

Required/Permitted: 4,800 sf

Proposed/Provided: 2,400 sf

Waiver: 2,400 sf

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

Required/Permitted: 20 ft

Proposed/Provided: 5.45 ft

Waiver: 14.55 ft

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

Required/Permitted: 20 ft

Proposed/Provided: 4.55 ft

Waiver: 15.45 ft

Requested Waiver(s) (Proposed Lot 13B):

Article 13, Section 13.3.A.1 (Table 13-2) – Lot Depth

Required/Permitted: 90 ft

Proposed/Provided: 60 ft

Waiver: 30 ft

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

Required/Permitted: 4,800 sf

Proposed/Provided: 2,400 sf

Waiver: 2,400 sf

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

Required/Permitted: 20 ft

Proposed/Provided: 15.1 ft

Waiver: 4.9 ft

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

Required/Permitted: 20 ft

Proposed/Provided: 14.60 ft

Waiver: 5.40 ft

F. Variances – Deferrals

Item 9 – Docket Number: BZA088-26 | DEFERRAL REQUESTED BY STAFF (30-DAY)

Property Location: 527 Elysian Fields Avenue

Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Existing Use: Hotel

Proposed Use: Hotel

Applicant or Agent: Khrisos, Inc., James Michalopoulos, Lydia Nichols

Project Planner: TBD (cpcinfo@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit a pool within the required rear yard.

Requested Waiver(s):

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

Permitted/Required:

Proposed/Provided:

Waiver:

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

Item 10 – Docket Number: BZA089-26

Property Location: 608 Kerlerec Street

Zoning District: HMR-1 Historic Marigny/Tremé/Bywater Residential District

Existing Use: Short-Term Rental, Non-Commercial

Proposed Use: Short-Term Rental, Non-Commercial

Applicant or Agent: Patricia Kacprzak, Christopher T. Stow-Serge, Esq.

BZA Contact: Charles C. Rowe (Charles.Rowe@nola.gov)

Request: This is an appeal of the July 27, and August 26, 2026, decisions of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the determinations that an NSTR is not permitted because one is already present on the square, alleging that the special exception granted under M-24-733, which granted a special exception from the Section 21.8.C.18.m block limit on non-commercial short-term rentals, was not properly considered.

Item 11 – Docket Number: BZA090-26

Property Location: 1305 France Street

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

Existing Use: Subject of Appeal

Proposed Use: Multi-Family Dwelling (4 Units)

Applicant or Agent: Nashama 2 LLC, Jiad Al Qotob

BZA Contact: Valerie Goines (Valerie.Goines@nola.gov)

Request: This is an appeal of the September 23, 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 the property is limited to two dwelling units unless it meets the requirements for a small multi-family affordable dwelling under Article 20, Section 20.3.SSS, alleging that the property has a documented history and physical character indicative of a legal history of an established multi-family dwelling per Article 20, Section 20.3.W of the Comprehensive Zoning Ordinance.

Item 12 – Docket Number: BZA091-26

Property Location: 1519 Joseph Street

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

Existing Use: Single-Family Dwelling

Proposed Use: Subject of Appeal

Applicant or Agent: Melanie McGrath

BZA Contact: Julia Nickle (Julia.Nickle@nola.gov)

Request: This is an appeal of the August 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 issuance of permit no. 26-08366-ACCS, allowing for the construction of a pavilion, alleging that cooking facilities have been provided in conflict with Article 21, Section 21.6.Z.5, that the structure should be set back three feet from on the property line, that the structure is too tall, that the permit was issued for renovation of the garage despite the demolition of the existing garage, that the permit was issued prematurely prior to the conclusion of the variance process, and that the structure will be used as an “efficiency.”

H. Any Other Matters – Unfinished Business (Automatically Deferred from October 19, 2026, Meeting)

Item 13 – Consideration | Adoption of the 2027 Board of Zoning Adjustments Meeting Schedule

Annually, the Board shall adopt a docketing schedule for the following year for all items requiring public hearing and action by the Board. This schedule shall establish docket deadlines, deadlines for submittal of written documents related to an item before the Board, deadlines for distribution of staff reports to the Board and to the public, public hearing dates, and resolution deadlines. A copy of this schedule shall be posted on the City Planning Commission’s web site.

I. 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, November 6, 2026**.

Meeting Information

Board Members

Candice R. Forest – Chair
José Alvarez
Jaime Ramiro Diaz
Alfonso Gonzalez II
Jason Richards
Vacant
Vacant

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 November 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

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 November 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/cpc>
1300 Perdido Street, 7th Floor
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(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.