Special Meeting

City of New Orleans
Board of Zoning Adjustments

Final Agenda

Monday, November 23, 2026

10:00 am

City Hall Council Chambers*
1300 Perdido Street, 1st Floor, New Orleans, LA 70112
Note: If the meeting has not adjourned by 2:00 pm, it will be moved to the City Hall 8th floor conference room (Room 8E10), following a brief recess, due to Council Chambers availability.

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 swimming pool within the required front yard.

Requested Waiver(s):
Article 21, Section 21.6.EE.1 – Swimming Pools (Location – Yard)
Permitted/Required: Interior side or rear yard
Proposed/Provided: Front yard
Waiver: Front yard

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

Special Meetings

Special meetings may be held at the call of the Chair, or at the request of four members, provided that each member shall be notified at least forty-eight (48) hours before the set time, except that the announcement of a special meeting at any meeting at which a quorum is present shall be sufficient notice of such meeting.

Application Materials

Application materials are available for review at onestopapp.nola.gov. Note the requested waivers are subject to change prior to the hearing.

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.

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.

- **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 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
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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.