



City of New Orleans

Board of Zoning Adjustments

Final Agenda

Monday, October 19, 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 – Rehearing

Item 1 – 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 may consider a motion to rescind the September 21 de facto denial.*

C. Variances – Unfinished Business

Item 2 – 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 3 – Docket Number: BZA073-26

Property Location: 1037 Mazant Street

Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District

Existing Use: Two-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: D T Home & Maintenance LLC, Dammond Lockhart, Ana Elizabeth Phelps

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

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit an addition to an existing two-family dwelling resulting in insufficient open space ratio and insufficient rear yard setback. **(AFTER THE FACT)**

Requested Waiver(s):

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

Permitted/Required: 0.30

Proposed/Provided: 0.27

Waiver: 0.03

Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback

Permitted/Required: 20 ft

Proposed/Provided: 17 ft

Waiver: 3 ft

Item 4 – Docket Number: BZA080-26

Property Location: 906 Dante Street

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

Existing Use: Multi-Family Dwelling

Proposed Use: Two-Family Dwelling

Applicant or Agent: Dantes-Burthe LLC, Colin Rusovich, Made Design, LLC, David Merlin

Project Planner: Cameron Boissière-Morris (Cameron.Boissiere@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the creation of a lot and the conversion of a multi-family dwelling into a two-family dwelling resulting in insufficient lot width, excessive front yard setback, excessive front build-to line, steps with excessive encroachment into the required front yard, steps with excessive height, and insufficient off-street parking.

Requested Waiver(s):

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width

Permitted/Required: 30 ft

Proposed/Provided: 27.34 ft

Waiver: 2.66 ft

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

Permitted/Required: 3 ft

Proposed/Provided: 40.09 ft

Waiver: 37.09 ft

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

Permitted/Required: 3 ft

Proposed/Provided: 40.09 ft

Waiver: 37.09 ft

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

Permitted/Required: 6 ft

Proposed/Provided: 17 ft, 8 1/4 in

Waiver: 11 ft, 8 1/4 in

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

Permitted/Required: 5 ft

Proposed/Provided: 11 ft, 6 3/4 in

Waiver: 6 ft, 6 3/4 in

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Steps and Stoops)

Permitted/Required: 6 ft

Proposed/Provided: 17 ft, 8 1/4 in

Waiver: 11 ft, 8 1/4 in

D. Variances – New Business

Item 5 – Docket Number: BZA082-26

Property Location: 1208 Webster Street

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

Existing Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Applicant or Agent: Peter Andronaco and Mary Santina, Eric McCutcheon, AIA, Datum Architects

Project Planner: Sarah C. King (Sarah.King@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the conversion of a two-family dwelling to a single-family dwelling resulting in more than two and one half bathrooms and the construction of a carport in the front yard resulting in front yard parking.

Requested Waiver(s):

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

Permitted/Required: No front yard parking

Proposed/Provided: Front yard parking

Waiver: Front yard parking

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

Permitted/Required: 2.5 bathrooms

Proposed/Provided: 5.5 bathrooms (2.5 bathrooms legally non-conforming)

Waiver: 0.5 bathrooms

Article 21, Section 21.6.H.2 – Carport (Location)

Permitted/Required: Interior side or rear yard

Proposed/Provided: Front yard

Waiver: Front yard

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

Permitted/Required: Interior side or rear yard

Proposed/Provided: Front yard

Waiver: Front yard

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

Item 6 – 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 7 – 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

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

Item 8 – 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.

F. Any Other Matters – New Business

Item 9 – 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.

G. 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.

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 October 29, 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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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.