City of New Orleans
Board of Zoning Adjustments
Final Agenda

September 21, 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: 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 2 – Docket Number: BZA057-26
Property Location: 10 Audubon Boulevard
Zoning District: HU-RS Historic Urban Single-Family Residential District
Existing Use: Single-Family Dwelling
Proposed Use: Single-Family Dwelling
Applicant or Agent: Rena Jolly Qualified Personal Residence Trust, Sherman Strategies, Miles Granderson
Project Planner: Alyssa White (Alyssa.White@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 distance from the interior side lot line and excessive height.

Requested Waiver(s):
Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback
Permitted/Required: 9 ft
Proposed/Provided: 0 ft
Waiver: 9 ft
Article 18, Section 18.32.B.4 – University Area Design Overlay (Height)
Permitted/Required: 30 ft
Proposed/Provided: 34 ft, 8 in
Waiver: 4 ft, 8 in

Item 3 – Docket Number: BZA070-26
Property Location: 2502 Jefferson Avenue
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Existing Use: Single-Family Dwelling
Proposed Use: Single-Family Dwelling
Applicant or Agent: Blue Orleans, LLC, Sean Fowler
Project Planner: Ava Monnet (ava.monnet@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.

Requested Waiver(s):
Article 18, Section 18.30.B.4 – University Area Off-Street Parking Overlay District (Bathrooms)
Permitted/Required: 2.5 bathrooms
Proposed/Provided: 5 bathrooms
Waiver: 2.5 bathrooms

C. Variances – New Business

Item 4 – Docket Number: BZA071-26
Property Location: 41 Allard Boulevard
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Existing Use: Single-Family Dwelling
Proposed Use: Single-Family Dwelling
Applicant or Agent: Gregory and Angele Romig, Shuler Construction, Chris Shuler
Project Planner: Valerie McMillan (Valerie.McMillan@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a carport located in the front yard and a parking located between the front facade and front property line 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 21, Section 21.6.H.1 – Carport (Interior or Corner Side Yard)
Permitted/Required: Interior or corner side 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 or corner side 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 façade and front property line.
Proposed/Provided: Parking between the front façade and front property line.
Waiver: Parking between the front façade and front property line.

Item 5 – Docket Number: BZA072-26
Property Location: 6040 Winchester Park Drive
Zoning District: S-RS Suburban Single-Family Residential District
Existing Use: Vacant Lot
Proposed Use: Single-Family Dwelling
Applicant or Agent: Rickey and Ada Craige-Roberson
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 single-family dwelling with insufficient interior side yard setbacks.

Requested Waiver(s):
Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback
Permitted/Required: 9 ft
Proposed/Provided: 5 ft
Waiver: 4 ft
Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback
Permitted/Required: 9 ft
Proposed/Provided: 5 ft
Waiver: 4 ft

Item 6 – 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: 0.21
Waiver: 0.09
Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback
Permitted/Required: 20 ft
Proposed/Provided: 12 ft, 9 in
Waiver: 7 ft, 3 in

Item 7 – Docket Number: BZA074-26
Property Location: 1803 S. Carrollton Avenue
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Existing Use: Two-Family Dwelling
Proposed Use: Single-Family Dwelling
Applicant or Agent: Paul and Brandy Swanson, Emily Edmondson, Noli Design, LLC
Project Planner: Alyssa R. White (Alyssa.White@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 full and one-half total number of bathrooms.

Requested Waiver(s)
Article 18, Section 18.30.B.4 – University Area Off-Street Parking Overlay District (Bathrooms)
Permitted/Required: 2.5 bathrooms
Proposed/Provided: 3.5 bathrooms
Waiver: 1 bathroom

Item 8 – Docket Number: BZA075-26
Property Location: 5010 Freret Street
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Existing Use: Restaurant, Carry-Out
Proposed Use: Social Club
Applicant or Agent: SIVURI Investments LLC, Zach Smith Consulting & Design, Laura Barth
Project Planner: Charles C. Rowe (Charles.Rowe@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit a social club 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: 4 spaces
Proposed/Provided: 0 spaces
Waiver: 4 spaces

Item 9 – 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

Item 10 – Docket Number: BZA077-26
Property Location: 6019 Louisville Street
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Existing Use: Single-Family Dwelling
Proposed Use: Single-Family Dwelling
Applicant or Agent: Ryan C. Marcomb, Zach Smith Consulting & Design, Laura Barth
Project Planner: Mitchell S. Kogan (mitchell.kogan@nola.gov)

Request: This request is for a variance from the provisions of the Comprehensive Zoning Ordinance to permit a fence in the front yard that is not open. **(AFTER THE FACT)**

Requested Waiver(s):
Article 21, Section 21.6.N.1.a – Fence Requirements
Permitted/Required: Open
Proposed/Provided: Not open
Waiver: Not open

Item 11 – Docket Number: BZA078-26 | NOT PROPER
Property Location: 709 State Street
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Existing Use: Multi-Family Dwelling
Proposed Use: Multi-Family Dwelling
Applicant or Agent: Connor Bancroft and Gabrielle Daigle
Project Planner: Haley H. Webb (Haley.Webb@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the renovation of a driveway resulting in front yard parking, a parking pad located between the front facade and front property line resulting in front yard parking, and a parking pad with insufficient width and insufficient depth.

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 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
Article 22, Section 22.11.D.4 – Parking Pad Design (Dimensions – Width)
Permitted/Required: 8.5 ft
Proposed/Provided: 6 ft
Waiver: 2.5 ft
Article 22, Section 22.11.D.4 – Parking Pad Design (Dimensions – Depth)
Permitted/Required: 18 ft
Proposed/Provided: 11 ft
Waiver: 7 ft

Item 12 – Docket Number: BZA079-26
Property Location: 1519 Joseph Street
Zoning District: HU-RS Historic Urban Single-Family Residential District
Existing Use: Single-Family Dwelling
Proposed Use: Single-Family Dwelling
Applicant or Agent: Stephen and Caroline Parrish, Webre Consulting, Nicole Webre
Project Planner: Julia I. Nickle (julia.nickle@nola.gov)

Request: This request is for variance(s) from the Comprehensive Zoning Ordinance to permit the construction of a detached garage with excessive rear yard coverage and excessive distance from the interior side lot line and rear lot line.

Requested Waiver(s):
Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage) Permitted/Required: 40%
Proposed/Provided: 84%
Waiver: 44%
Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback) Permitted/Required: 0 ft
Proposed/Provided: 1 1/2 in
Waiver: 1 1/2 in
Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback) Permitted/Required: 0 ft
Proposed/Provided: 6 1/2 in
Waiver: 6 1/2 in
Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Rear Yard Setback) Permitted/Required: 0 ft
Proposed/Provided: 1 ft, 9 3/4 in
Waiver: 1 ft, 9 3/4 in

D. Variances – Deferrals

Item 13 – Docket Number: BZA029-26 | DEFFERAL REQUESTED BY APPLICANT (60-DAY)
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 14 – Docket Number: BZA080-26 | DEFFERAL REQUESTED BY STAFF (30-DAY)
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: TBD (cpcinfo@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, and insufficient off-street parking.

Requested Waiver(s):
Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width
Permitted/Required: 27.34 ft
Proposed/Provided: 30 ft
Waiver: 2.66 ft
Article 11, Section 11.3.A.1 (Table 11-2A) – Front Yard Setback
Permitted/Required: 20 ft
Proposed/Provided: 40.09 ft
Waiver: 20.09 ft
Article 11, Section 11.3.A.2 – Front Yard Build-To Line
Permitted/Required: 20 ft
Proposed/Provided: 40.09 ft
Waiver: 20.09 ft
Article 21, Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)
Permitted/Required: 6 ft
Proposed/Provided: TBD
Waiver: TBD
Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Steps and Stoops)
Permitted/Required: 6 ft
Proposed/Provided: TBD
Waiver: TBD
Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements
Permitted/Required: 2 spaces
Proposed/Provided: 0 spaces
Waiver: 0 spaces

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

Item 15 – Docket Number: BZA081-26 | RENDERED MOOT
Property Location: 3343 Esplanade Avenue
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Existing Use: Multi-Family Dwelling
Proposed Use: Multi-Family Dwelling
Applicant or Agent: Team McLoughlin LLC, Zach Smith Consulting & Design, Ron Loese
BZA Contact: Valerie Goines (Valerie.goines@nola.gov)

Request: This is an appeal of the June 24, 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 has attained/retained legal non-conforming status as a multi-family dwelling with 13, rather than 17, dwelling units.

F. 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

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 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 1, 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.