

**BOARD OF ZONING ADJUSTMENTS
PUBLIC HEARING NOTICE**

Monday, February 9, 2026

10:00 a.m.

City Council Chambers

City Hall, 1300 Perdido Street, 1st Floor, New Orleans, Louisiana

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:

Variations – Unfinished Business

1. BZA079-25 2212 S. Claiborne Avenue | Triple A Dix Enterprise LLC, Angela Dix
2. BZA101-25 3201-05 Chartres Street | BOJO Properties LLC, John Casaceli
3. BZA105-25 235-41 Bourbon Street | 241 Holdings LLC, Leon J. Touzet, III, John C. Williams Architects

Variations – New Business

4. BZA001-26 3513 Chartres Street | 3517 Chartres Street LLC, Zach Smith Consulting & Design
5. BZA002-26 3517 Chartres Street | 3517 Chartres Street LLC, Zach Smith Consulting & Design
6. BZA003-26 3521 Chartres Street | 3517 Chartres Street LLC, Zach Smith Consulting & Design
7. BZA004-26 6020 Saint Charles Avenue | Jameson and Elise Quave, Peter Raarup, Peter Raarup Landscape Design
8. BZA005-26 8 Maryland Drive | Mark and Fabiola Opelka, Eric McCutcheon
9. BZA006-26 235-37 Chartres Street | Latas Family Investments, LLC, Kirk Fabacher
10. BZA007-26 10 Audubon Boulevard | Rena Jolly Qualified Personal Residence Trust | Zach Smith Consulting & Design, Fresia Galvez
11. BZA008-26 5015 S. Saratoga Street | Larry Schueter, Zach Smith Consulting & Design, Fresia Galvez
12. BZA009-26 1229 Cadiz Street, 4534 Perrier Street | Scott and Courtney Ostrow, Zach Smith Consulting & Design, Fresia Galvez
13. BZA010-26 600 New Orleans-Hammond Highway | Pontchartrain Baptist Church (Lakeshore Church of NOLA), Zach Smith Consulting & Design, Fresia Galvez
14. BZA011-26 3627 Alfred Street | Werner Rodelbi Perez Fuentes, Summer Fielder

Director of Safety and Permits Decision Appeals – Unfinished Business

15. BZA108-25 1923 Broadway Street | Town of Carrollton Watch, Susan Johnson

Director of Safety and Permits Decision Appeals – New Business

16. BZA012-26 1901-41 Canal Street, 100-16 N. Prieur Street, 121-25 N. Roman Street | Williams Lupo LLC, and Hedwig, LLC, Adam M. Stumpf
17. BZA013-26 10563 N. Interstate 10 Service Road | Grove 26, LLC, John Cerniglia, JM Cerniglia Enterprises LLC
18. BZA014-26 3239 Canal Street, 120 N. Rendon Street | Robert Rivers, City Planning Commission
19. BZA015-26 937 Esplanade Avenue, Mansion on Esplanade LLC, Jessica Starns

Notice under the Americans with Disabilities Act: 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 people 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.

Advertisement Dates: February 6