

**City Planning Commission Meeting  
Tuesday, October 28, 2014**

**CPC Deadline: 12/12/14  
CC Deadline: 1/13/15  
Council District: C  
Councilmember: Ramsey**

## PRELIMINARY STAFF REPORT

**To:** City Planning Commission  
**Zoning Docket:** 102/14

**Prepared By:** Kelly G. Butler  
**Date:** October 15, 2014

### I. GENERAL INFORMATION

**Applicant:** Vickie D. Filip

**Request:** This is a request for a Conditional Use to permit a Bed and Breakfast Family Home in an RD-3 Two Family Residential District.

**Location:** The petitioned property is located on Square 7, Lot 11 or 24, in the Fifth Municipal District, bounded by Bouny, Alix, and Seguin Streets and Pelican Avenue. The municipal address is 420 Bouny Street. (PD 12)

**Description:** Lot 11 measures thirty-two (32) feet along Bouny Street, has a depth of one hundred sixty (160) feet and has a total lot area of five-thousand one-



hundred twenty (5,120) square feet. The proposed one-bedroom bed and breakfast unit measures approximately three-hundred and twenty-four (324) square feet and will be located on the second floor of a two-story single family residence. The house includes approximately twenty-five hundred fifty-six (2,556) square feet and is currently an owner

Source: Google Maps, accessed 10/10/2014

–occupied single-family residence.

## Why is City Planning Commission action required?

According to **Article 4, Section 4.6.5(10)** of the Comprehensive Zoning Ordinance, bed and breakfast family homes are a conditional use in the RD-3 Two Family Residential District. The City Planning Commission is required to make a recommendation on all conditional use requests prior to City Council action, in accordance with **Article 16, Section 16.6.4** of the Comprehensive Zoning Ordinance.

## II. ANALYSIS

### A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

#### *Zoning*

The area is located within a large RD-3 Two-Family Residential District in Algiers. A C-2 Commercial District begins along Pelican Avenue and extends to the Mississippi River between Seguin and Bouny Streets. An HI Heavy Industrial District is located along Powder Street and is bounded by Pelican Avenue and Alix Street. A B-1 Neighborhood Business District is located on the southwest corner of Bouny and Seguin Streets and on the southeast corner of Seguin Street and Pelican Avenue.

#### *Land use*

The neighborhood, located on Algiers Point, is generally composed of single and two-family residences. Commercial businesses are located to the north and west of the property adjacent to the Mississippi River and include restaurants, cocktail bars, a pottery store and a corner grocery store. Maritime activity is located along the Mississippi River and includes the Algiers Ferry and terminal building.

### B. What is the zoning and land use history of the site?

#### **Zoning and Land Use History:**

*Zoning:*           1929 – “I” Industrial  
                          1953 – “D” Multiple-Family Dwelling  
                          1970 – RD-3 Two-Family Residential

*Land Use:*        1929 –Commercial  
                          1949 –Two-Family Residential  
                          1999 –Residential Single/Two Family<sup>1</sup>

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<sup>1</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

**C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?**

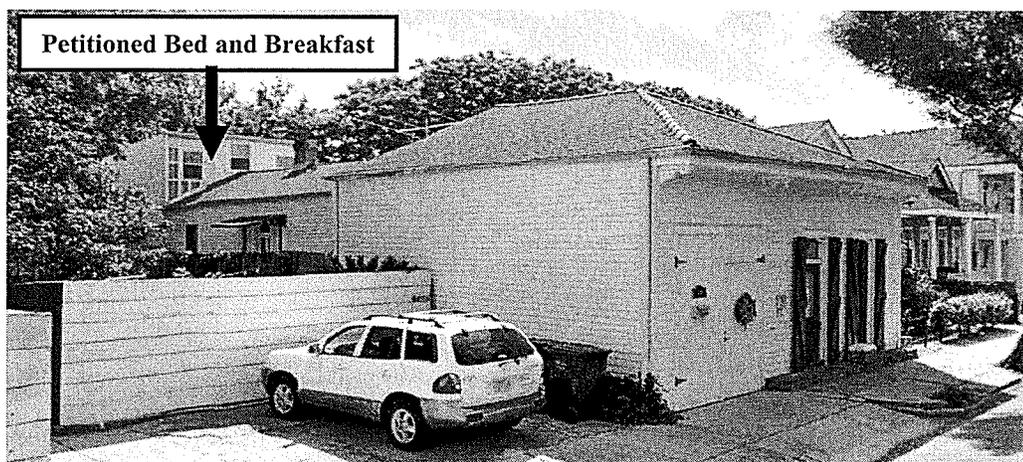
There have not been any land use changes in the last five years within three hundred (300) feet of the site. However, it should be noted that there have been two recent requests for bed and breakfast family homes in the area. Though not located on the same block face as the subject site, both properties are within a couple of blocks of the site and could be considered a trend in conditional uses in the area.

Zoning Docket 87/14 was a request for a conditional use to permit a bed and breakfast family home in an RD-3 Two Family Residential District on Square 17, Lot 18, in the Fifth Municipal District, bounded by Bermuda, Alix and Verret Streets and Pelican Avenue. The municipal address is 430 Bermuda Street. *This property received a recommendation of approval from the City Planning Commission and was approved by the City Council at its October 2, 2014 meeting. This property is two blocks from the subject site.*

Zoning Docket 106/14 is a request for a conditional use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District on Square 17, Lot 6, in the Fifth Municipal District, bounded by Pelican Avenue, Bermuda, Alix and Verret Streets. The municipal address is 421 Pelican Avenue. *This property is also being considered at today's (10/28/2014) Public Hearing and is two blocks from the petitioned site.*

**D. What are the comments from the design review staff?**

The applicant proposes to convert a portion of an existing two-story single-family residential structure into a Bed and Breakfast Family Home. The house has the municipal address 420 Bouny Street and is located within an RD-3 Two-Family Residential District. The petitioned site measures thirty-two (32) feet along Bouny Street, has a depth of one hundred sixty (160) feet and has a lot area of five thousand one hundred and twenty (5,120) square feet.



Bed and Breakfast Family Homes, as per **Article 2, Section 2.2.17** and **Section 2.2.18** and **Article 11 Section 6.1** of the Comprehensive Zoning Ordinance, are only permitted in single-family residences. The applicant has indicated on the submitted plan which room within the structure will be designated for bed and breakfast use. Since the applicant is applying for a Bed and Breakfast Family Home, the applicant is limited to no more than two (2) sleeping rooms to be used for the bed and breakfast with an area not to exceed fifteen (15%) percent of the floor area of the entire house per **Article 11, Section 6.1**. The square footage of the one (1) proposed bedroom unit equals approximately 324 square feet; this is approximately 13% of the total floor area and satisfies the 15% rule.

The submitted plans show the entrance to the bed and breakfast in the rear of the structure with an entrance opening to a washer/dryer area and a staircase leading to the second floor. Both the first and second levels have individual entrances, but are both entrance/exits are able to access the interior of the property. The first floor contains a kitchen, living room, dining room, breakfast area, two bedrooms, two full size bathrooms and a laundry area. The second floor contains the unit that would serve as the bed and breakfast. The second floor contains a bedroom, a full bathroom and a closet.

**Article 11, Section 11.6.1(a)** states that no new bed and breakfast facility shall be permitted within the block frontage (including both sides) between two (2) intersecting streets of an existing bed and breakfast facility. A review of Department of Safety and Permits records revealed no existing bed and breakfast facilities on either side of the block.

**Article 2, Section 2.2.17** requires that proof of owner occupancy shall be established by submission of proof of a homestead exemption. A search of the tax assessor's records revealed proof of a homestead exemption.

As noted above, various supplemental use standards for Bed and Breakfast Accommodations are contained with the Comprehensive Zoning Ordinance to ensure that such uses do not adversely impact surrounding development. The staff recommends that these standards be adopted in the form of provisos within the Conditional Use ordinance:

- The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
- The applicant shall submit floor plans which indicate compliance with **Article 11, Section 11.6.1(h)** of the Comprehensive Zoning Ordinance.

- A current Certificate of Liability Insurance shall be posted on the premises.
- The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
- Additional cooking facilities shall not be installed within the home, other than that proposed for the personal use of the owner.
- Food shall not be cooked for guests on site, but only purchased from a licensed food seller (caterer or bakery) and served “as is” or warmed at the facility.
- Lease of common areas for social events is prohibited.

Trash storage has not been indicated on the site plans. The applicant should provide the CPC staff with a litter abatement letter to address concerns of trash storage and site maintenance.

- The applicant shall provide a litter abatement program letter, approved by the Department of Sanitation, describing the location of trash storage, the frequency of trash pickup by the City or private contractor, and the clearing of all litter from the sidewalks and street right-of-way. The program description, including name and phone number of the owner/operator of the facility, shall be kept on file in case of any violation.
- The applicant shall indicate on the site plans the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.

Signage has not been indicated on the plans submitted. Any signage located on the exterior of the structure is subject to the provisions of **Article 12, Section 12.2.2** and **Article 4, Section 4.1.6** of the Comprehensive Zoning Ordinance.

- Any exterior signage shall be subject to the provisions of **Article 12, Section 12.2.2** and **Article 4, Section 4.1.6** of the Comprehensive Zoning Ordinance.

- E. **What is the potential traffic impact? What are the off-street parking and loading requirements? Can they be provided on site? If not, is a waiver required?**

*Traffic*

Bouny Street is a minor street according to the *Plan for the 21<sup>st</sup> Century Major Streets Plan*. Bouny Street is a one lane one-way street that moves in a south easterly direction. Both intersecting streets, Alix St. and Pelican Avenue, are one lane two-way residential thoroughfares with parking on both sides.

Minimal adverse impacts are anticipated from the proposed bed and breakfast family home. A one-room bed and breakfast would not generate significantly more traffic to the site than nearby single- and two-family residences. One off-street parking space is provided in the garage attached to the subject site. Most guests are not expected to drive to the site.

*Off-street parking*

According to **Article 15, Section 15.2.1 (Table 15.A)** of the Comprehensive Zoning Ordinance, a bed and breakfast is required to provide one off-street parking space for every two guest rooms. One parking space is also required for the residence. Therefore, two off-street parking spaces are required. The house is currently a single-family residence with an existing curb cut and one (1) off-street parking space located inside a garage attached to the property. Most other properties on the street do not provide any off-street parking,<sup>2</sup> which could present a problem; however, the street is wide enough to accommodate on-street parking on both sides of the street and, since there are relatively few curb-cuts, there is ample on-street parking available. Furthermore, it is not anticipated that most guests would drive to the site. If the request is approved, the staff recommends a waiver for one (1) off-street parking space.

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1** of the Comprehensive Zoning Ordinance, which requires two (2) off-street parking spaces, to permit one (1) off-street parking space.

*Off-street loading*

**Article 15, Section 15.3.2 Table 15.G** does not require a loading zone for the proposed bed and breakfast.

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<sup>2</sup> On a site visit to the property, staff observed that only four of the sixteen properties sharing the same block face with the subject property provide off-street parking.

**F. What are the comments from other agencies/departments/committees?**

The proposal was considered at the Planning Advisory Committee meeting of October 8, 2014. The Zoning Administrator presented the proposal to the committee and the applicant explained their intent to use a portion of the house as a bed and breakfast. A representative from the Department of Real Estate and Records stated that a part of the property's improvement crosses the property line and encroaches into the public right-of-way. The Real Estate and Records representative indicated that a servitude agreement to grant permission for the encroachment would be needed to bring the property into legal compliance. The representative from the Historic District Landmarks Commission noted that if any improvements are made to the exterior, HDLC would need to review the plans. The committee passed a motion of no objection subject to further review by the City Planning Commission. The staff recommends the following proviso should the request be approved:

- The applicant shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission for any and all exterior renovations and repairs.
- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

**G. What effects/impacts would the proposed use have on the neighborhood?**

The proposed bed & breakfast would have minimal negative impact on the neighborhood. It is anticipated that most guests will be tourists who, typically, would not drive to the site and require access to parking. It is important to note, however, that the applicant is providing one of the required off-street parking spaces. The proposal for a one bedroom Bed and Breakfast Family Home would not significantly increase activity in the area compared to existing residences and commercial uses near the site.

**III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century: New Orleans 2030*?**

The request for a Conditional Use to permit a bed and breakfast family home at 420 Bouny Street is **consistent with** the *Plan for the 21<sup>st</sup> Century*, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as Residential Low Density Pre-War. The goal, range of uses and development character for the designation mentioned above are provided below:

## RESIDENTIAL LOW DENSITY PRE WAR

**Goal:** Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

**Range of Uses:** New development generally limited to single or two-family dwellings, and preservation of existing multifamily buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential uses.

**Development Character:** New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. There is a maximum density of 24 units per acre.

The proposed bed and breakfast home fits within the range of uses of the Residential Low Density Pre-War category in that it is primarily a single family residence. The site is currently owner occupied and can be maintained to blend in with the character of the surrounding neighborhood.

## IV. SUMMARY

Zoning Docket 102/14 is a request to permit a Bed and Breakfast Family Home in an existing residence on Bouny Street in the Algiers Point neighborhood. The home is a single-family residence and meets the requirements for a Bed and Breakfast Family Home. No significant impacts are anticipated on traffic in the area. The property is required to provide two (2) off-street parking spaces, but is able to provide only one (1) off-street parking space. Staff does not believe the request for a one-unit bed and breakfast will increase the need for parking significantly and therefore recommends a waiver for one of the required off-street parking spaces. The request is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Land Use Plan*, which designates the site Residential Low Density Pre War. The recommended conditions address compliance with the regulations for a Bed and Breakfast Family Home.

## V. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 102/14, subject to one (1) waiver and twelve (12) provisos:

*Waiver*

1. The applicant shall be granted a waiver of **Article 15, Section 15.2.1** of the Comprehensive Zoning Ordinance, which requires two (2) off-street parking spaces, to permit one (1) off-street parking space.

*Provisos*

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall submit floor plans which indicate compliance with **Article 11, Section 11.6.1(h)** of the Comprehensive Zoning Ordinance.
3. A current Certificate of Liability Insurance shall be posted on the premises.
4. The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
5. Additional cooking facilities shall not be installed within the home, other than that proposed for the personal use of the owner.
6. Food shall not be cooked for guests on site, but only purchased from a licensed food seller (caterer or bakery) and served "as is" or warmed at the facility.
7. Lease of common areas for social events is prohibited.
8. The applicant shall provide a litter abatement program letter, approved by the Department of Sanitation, describing the location of trash storage, the frequency of trash pickup by the City or private contractor, and the clearing of all litter from the sidewalks and street right-of-way. The program description, including name and phone number of the owner/operator of the facility, shall be kept on file in case of any violation.
9. The applicant shall indicate on the site plans the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.
10. Any exterior signage shall be subject to the provisions of **Article 12,**

**Section 12.2.2 and Article 4, Section 4.1.6** of the Comprehensive Zoning Ordinance.

11. The applicant shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission for any and all exterior renovations and repairs.
12. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

**VI. REASONS FOR RECOMMENDATION**

1. The proposed bed & breakfast family home will have minimal adverse impacts on the surrounding area.
2. The request is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Land Use Plan*.

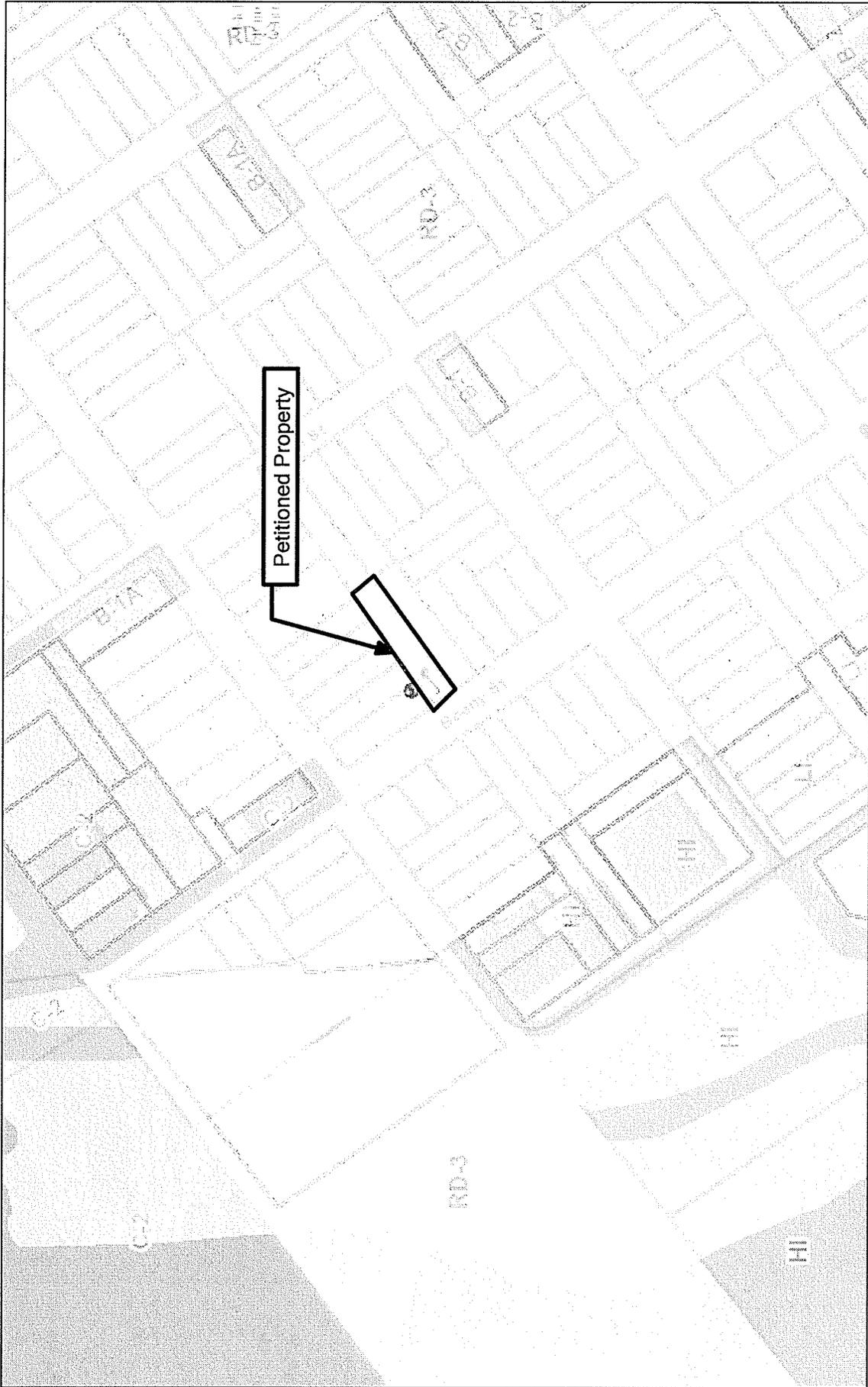
- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.



SCALE OF FEET  
0 50  
COMPACT LABORATORY COMPANY, INC.

ZD 102-14

# City of New Orleans Property Viewer

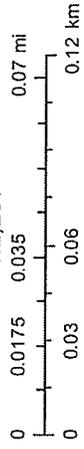


October 3, 2014



Override 1

1:2,257

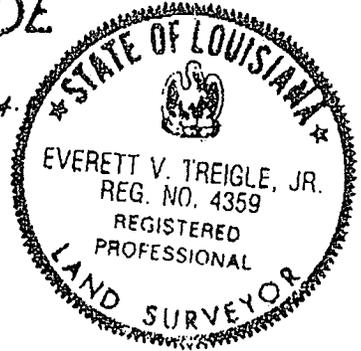


ZD 102/14

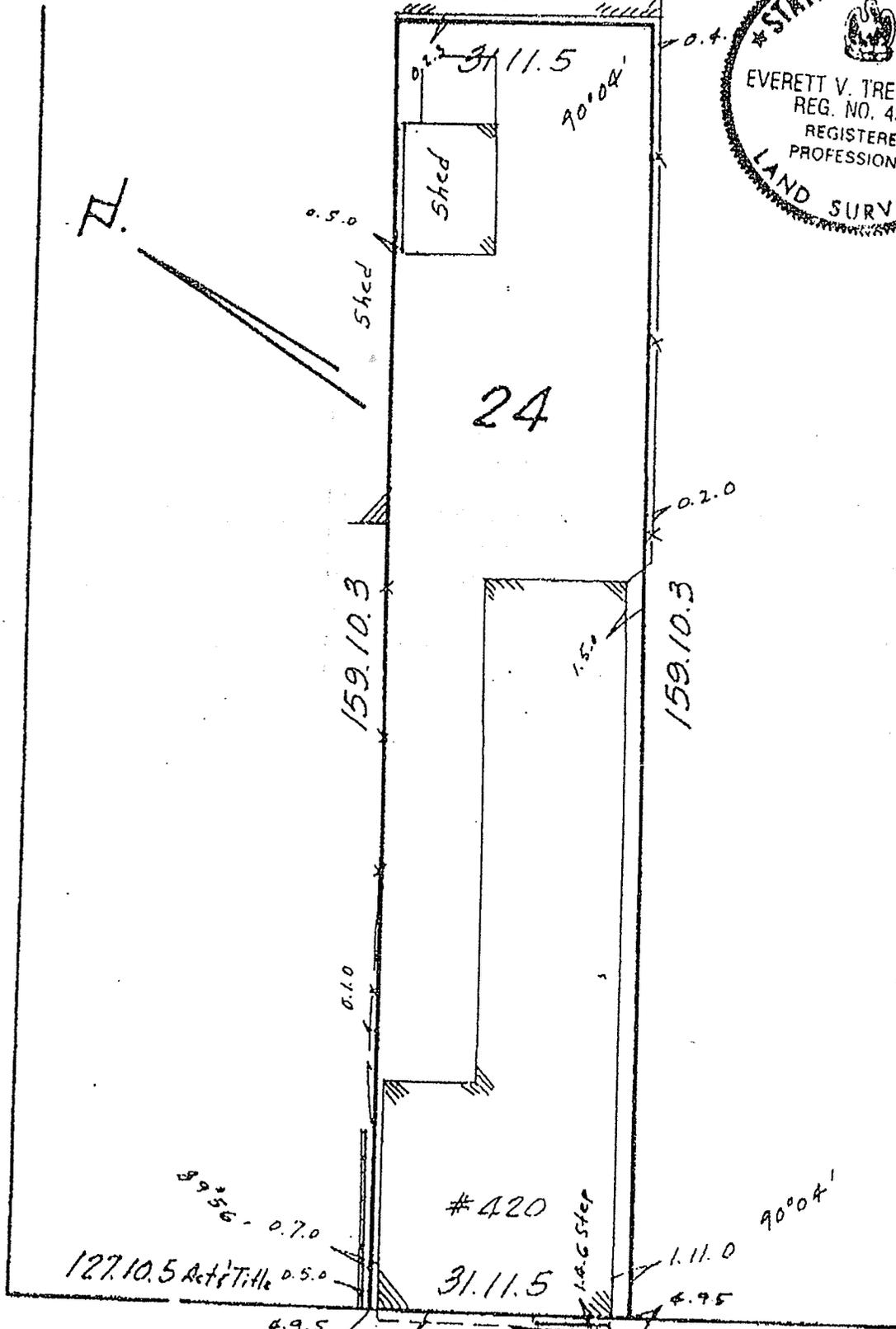
SO. No. 7 (OLD SQ. 21)  
FIFTH DISTRICT

NEW ORLEANS, LA  
ORLEANS PARISH

SEGUIN ST. SIDE



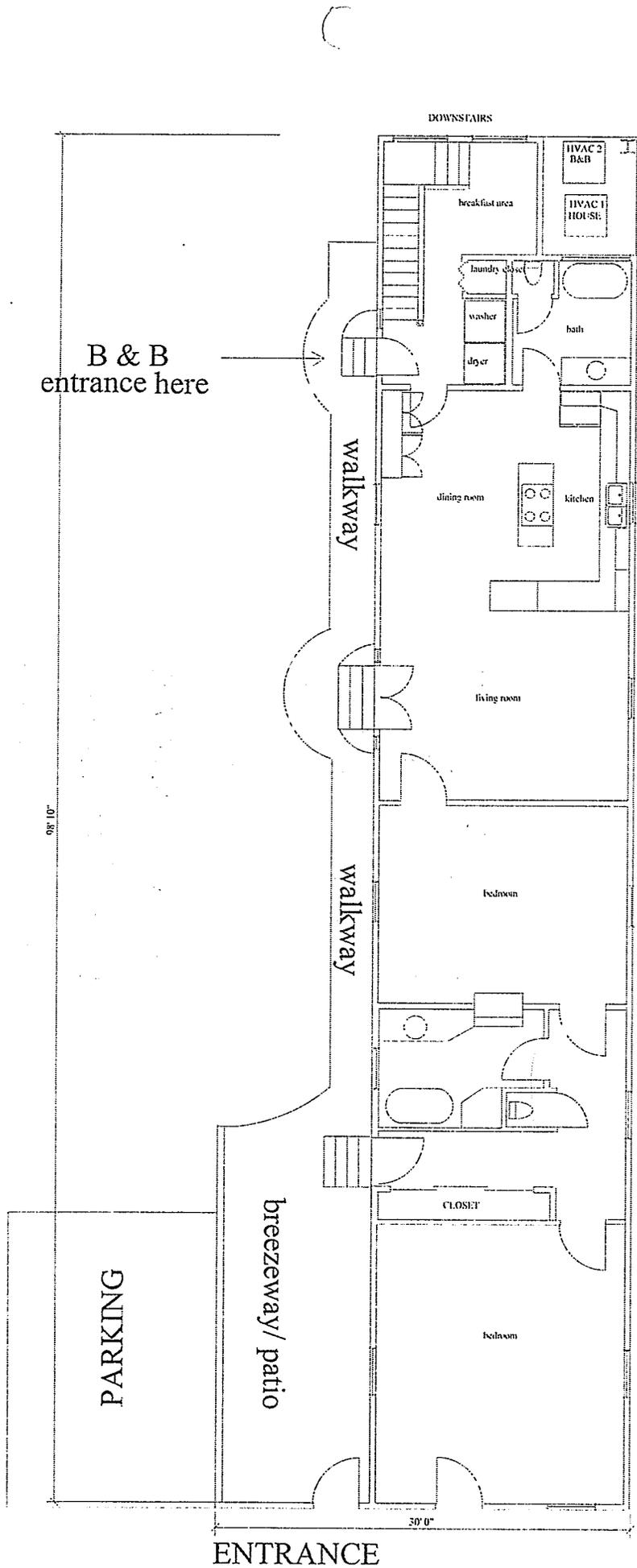
PELICAN AVE.



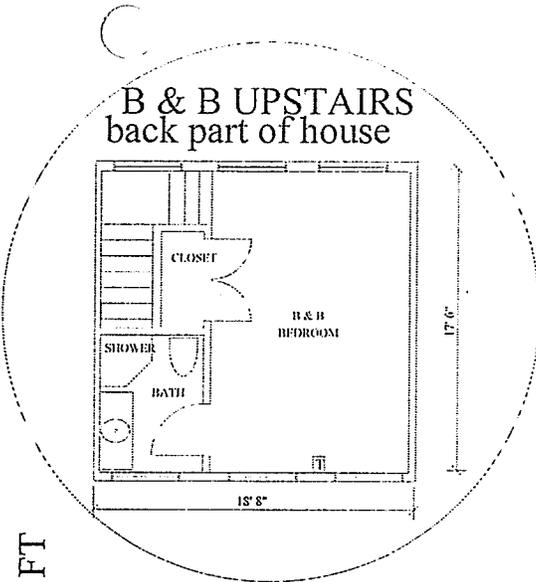
ST.

ALIX

BOUNY CROSSING



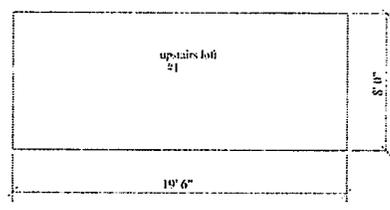
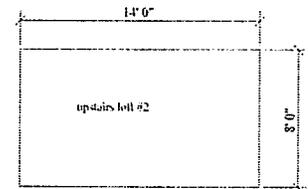
B & B entrance here



TOTAL HOUSE SQ FOOTAGE 2,556 SQ FT

TOTAL B & B SQ FOOTAGE= 323.75

13% OF HOUSE USAGE



## **SUMMARY REPORT OF NPP MEETING FOR 420 BOUNY ST NOLA 70114**

**Date of Report:** September 2, 2014

**Project Name:** Requesting a conditional use for a B & B /Family Home- in a RD3 zoning

**Overview:** This report provides results of the implementation of the Neighborhood Participation Program for property located at 420 Bouny Street New Orleans, LA 70114. The applicant intends to file an application for a conditional use on the structure between 0-4,999 sq feet for a B & B Family Home This is for (1) unit under RS1. Said structure is in a RD3 residential district. This report provides a summary of contacts with neighbors, public entities, and interested parties. All related materials are attached.

Vickie Filip

420 Bouny Street

New Orleans, LA 70114

(504) 723-7367 cell/(504) 368-2693 home

opgvf@bellsouth.net

**Meetings/ Contacts:** On August 12, 2014 I mailed (74) NPP Community Meeting Invitations per the list given to me by the City Planning Department. The meeting was held in my home at 420 Bouny Street New Orleans, LA 70114 August 26<sup>th</sup>,2014 at 6:00 pm. There were only (3) people that attended the meeting other than myself and all comments were positive. I also had (2) e-mail responses regarding the invitation, (2) telephone calls regarding the invitation, and (4) verbal (in person) responses.

I also visited with Councilmember Nadine Ramsey's staff members Aylin Maklansky and A. Lena Stewart and both members responded positively regarding the project after questioning me at length.

All responses via the meeting, the e-mails, the phone calls, and verbally in person were positive and supportive.

**Attached please find :**

1. A copy of the invitation letter sent by US mail
2. The names of individuals and associations invited
3. The sign in sheet with a comments line with the attendee names and their signatures and comments,
4. A listing by me (the applicant)of the phone calls, e-mails, and verbal responses I have received
5. A copy of the two e-mails

**SUMMARY:**

In summary I have had very positive support and not one negative comment from anyone. This is probably due to the fact that I have lived here since 1992 and most of my neighbors know me, and are aware of what I am trying to accomplish. I also attached a picture and site plan to the invitation letter so everyone understood my proposed plan.

Vickie Filip

420 Bouny Street

New Orleans, LA 70114

(504) 723-7367 cell

(504) 368-2693 home

opgvf@bellsouth.net

Carley Henry P Jr	201 Pelican Ave New Orleans	LA 70114
Gorman Jacqueline A R	Trustee New Orleans	221 Pelican Ave LA 70114
Peck Roberta P	Et Al New Orleans	213 Pelican Av LA 70114
Schreiber Janis E	216 Alix St New Orleans	LA 70114
Jacqueline A R Gorman Trust <i>Jacqueline</i>	221 Pelican Ave New Orleans	LA 70114
Omalley Richard V Jr	237 Pelican Ave New Orleans	LA 70114
Milton (Lynch) Patricia D	238 Pelican Av New Orleans	LA 70114
Devries John W II	223 6Th St Se Apt 2 Washington	DC 20003-1156
Commonwealth Properties	P O Box 50730 New Orleans	LA 70150
Filip Vickie D <i>Me</i>	420 Bouny St New Orleans	LA 70114
Bourgeois Rudolph J Jr	420 Powder St New Orleans	LA 70114-7011
Mcclure Ruby Nell S	Et Al Marrero	1605 Farrington Dr LA 70072
Rodgers Tyrone E	430 Bouny St New Orleans	LA 70114
Lauricella Louis J	Et Al New Orleans	315 Alix St LA 70114
Sterrett Rachel	166 Pelican Ave New Orleans	LA 70114
Donthamsetty Supriya	Etal New Orleans	205 Pelican Ave LA 70114
Van Houten Robert D	430 Delaronde St New Orleans	LA 70114
421 Bouny LLC	421 Bouny St New Orleans	LA 70117
Gwizdala Kazimierz	427 Bouny St New Orleans	LA 70114
Wilde Tara C	427 Seguin St New Orleans	LA 70114

X

Blasini Ivan N	210 Pelican Ave New Orleans	LA 70114
Burks Edwin E	217 Pelican Ave New Orleans	LA 70114
Ducote Rolle J Jr	218 Alix St New Orleans	LA 70114
Westside Real Estate Inc	3513 5Th Street Metairie	LA 70002
Rocks Michael J	401 Bouny St New Orleans	LA 70114
<del>Croxson Francine A</del> <i>deceased</i>	226 Alix St New Orleans	LA 70114
Cantrell Christopher S	Etal New Orleans	159 Alix St LA 70114
<del>Belfinger Algiers LLC</del> <i>duplicate</i>	434 Powder St New Orleans	LA 70114
Berthelot Robert J Jr	307 Morgan St New Orleans	LA 70114
Bekeris Joseph A III	21701 Hwy 23 Port Sulphur	LA 70083
Parent Mignon M	165 Alix St New Orleans	LA 70114
Cundiff Shawn	Et Al New Orleans	166 Pelican Av LA 70114
Crais Kelly R	169 Alix St New Orleans	LA 70114
<del>Harby Dana</del> <i>duplicate</i>	312 East Third Ave Covington	LA 70433
Cannon Paula O	205 Pelican Av New Orleans	LA 70114
Abdalian Susan L	220 Pelican Av New Orleans	LA 70114
Elam Diana J	Aka Diana Elam Masters New Orleans	222 Alix St LA 70114
Greenbaum Ashley H	229 Pelican St New Orleans	LA 70114
<del>Cantrell Christopher S</del> <i>duplicate</i>	Etal New Orleans	159 Alix St LA 70114
Friar Minnie L	152 Alix St New Orleans	LA 70114

*None of w/ green*

Hildebrand Paulina L	425 Seguin St New Orleans	LA 70114
Cooper Herbert K	C/O Margaret Savoy Covington	68448 Bode Av LA 70433
Manalla Donald A Jr	155 Pelican Ave New Orleans	LA 70114
Dean David P	211 Alix St New Orleans	LA 70114
Scalia Joseph Jr	218 Delaronde St New Orleans	LA 70114
Maston Harold	225 Alix St New Orleans	LA 70114
Salathe Marie E	227 Alix St New Orleans	LA 70114
Worley Winifred J	Et Al New Orleans	228 Pelican Ave LA 70114
Ghelase Radu V	Et Al New Orleans	337 Alix St LA 70114
Dibartolo Robert N Sr	437 Bouny Street New Orleans	LA 70114
Bourgeois Michael D	212 Alix St New Orleans	LA 70114
Ghelase Anna B	337 Alix St New Orleans	LA 70114
Snodgrass Joel B	156 Pelican Avenue New Orleans	LA 70114
<del>Croxson Francine A</del>	<del>226 Alix St New Orleans</del>	<del>LA 70114</del>
Schmitt Joyce N Usufructary	& Delta Dreams, Inc. New Orleans	145 Pelican Ave LA 70114
<del>Bollinger Algiers LLC</del>	<del>434 Powder St New Orleans</del>	<del>LA 70114</del>
Bollinger Algiers LLC	434 Powder St New Orleans	LA 70114
Boudreaux Chris J Jr	2041 White Myrtle Dr Madisonville	LA 70447
Kestrel Holdings, Inc	C/O James C Lewis New Orleans	200 Pelican Ave LA 70114
Hanby Dana	312 East Third Ave Covington	LA 70433

4.

*Algiers Point Association*

*Mail out Dec 4 for for prison*

*correcting prison to 10th June @ my total*

*65 + Assoc total*

*9 Assoc*

*74 total letters.*

Otero Concepcion	433 Seguin St New Orleans	LA	70114
Booms Robert T	232 Pelican Av New Orleans	LA	70114
X Bakeris Joseph A, III <i>duplicate</i>	21701 Highway 23 Port Sulphur	LA	70083
Skenes Jimmie S	413 Pelican Av New Orleans	LA	70114
<del>Frier Minnie P</del> <i>duplicate</i>	152 Alix St New Orleans	LA	70114
Cabibi Penelope A	514 Bouny St New Orleans	LA	70114
Preservation Resource Center	c/o Leah Tubbs New Orleans	923 Tchoupitoulas St LA	70130
Wissker Frederick C	215 Alix St New Orleans	LA	70114
Insley William C	415 Bouny St New Orleans	LA	70114

NEIGHBORHOOD PARTICIPATION PROGRAM FOR 420 BOUNY STREET  
CONDITIONAL USAGE SIGN IN SHEET- AUGUST 26,2014

NAME: Bill & Charlene Insley  
CONTACT INFO: 415 Bouny, NOLA 504-575-6417  
COMMENTS: Wonderful area- good for the neighbor hood. Thanks for the info.

NAME: Lisa Damoué  
CONTACT INFO: 521 BERMUDA NOLA 70114 - 952-9897  
COMMENTS: LOVELY SPACE!

NAME:

CONTACT INFO:

COMMENTS:

NEIGHBORHOOD PARTICIPATION PROGRAM FOR 420 BOUNY STREET  
CONDITIONAL USAGE SIGN IN SHEET- AUGUST 26, 2014

- ① NAME: Jackie Lorman called & wished me  
CONTACT INFO: well on the B+B - She lives  
COMMENTS: on <sup>221</sup> Pelican Street. 8/23/14  
No WA 40114
- ② NAME: Roberta Peck - 213 Pelican St. No WA.  
CONTACT INFO: called & was very positive about  
COMMENTS: The B+B - 8/26/14
- ③ NAME:  
CONTACT INFO: Saw Richard Amolloy 237 Pelican No WA  
COMMENTS: & he commented positively - 8/19/14
- ④ NAME:  
CONTACT INFO: Saw Linda Blayni Blasini @  
COMMENTS: Wednesday On the Point music  
NAME: venue 8/20/14 - She is positive  
CONTACT INFO: re the B+B. (210 Pelican Ave No WA)  
COMMENTS:
- ⑤ NAME: Had an appointment w/ Council members  
CONTACT INFO: Nadine Namsey's staff members:  
COMMENTS: A. Lena Stewart & Dublin Mahlarsky -  
NAME: After talking w/ them they were  
CONTACT INFO: very positive. Aug. 28th 2:00 PM  
appt.
- ⑥ COMMENTS: Attached/next page are two  
NAME: e-mails I received.  
CONTACT INFO:
- ⑦ COMMENTS: I also had numerous conversations  
w/ many of my neighbors & all  
were positive w/ no objections.

## Vickie Filip

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**From:** Jim Baird [jbaird187@gmail.com]  
**Sent:** Sunday, August 17, 2014 7:32 AM  
**To:** opgvf@bellsouth.net  
**Subject:** B & B Plans

Hello Vickie,

We are your neighbors at 232 Pelican Ave., and we received your letter and pictures in the mail. Since we have family visiting from Europe we won't be able to attend the August 26th meeting, however, there is really no need. We think it sounds like a great idea, and wish you success with it.

Best,

Jim Baird

**Vickie Filip**

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**From:** jbekeris [jbekeris@rocketmail.com]  
**Sent:** Tuesday, August 19, 2014 5:22 PM  
**To:** opgvf@bellsouth.net  
**Subject:** Bed and Breakfast Proposal

Ms. Filip,

Thank you for your recent correspondence identifying your plans for a Bed and Breakfast at your 420 Bouny Street location. As owner of the property at 419 Bouny and 159 Pelican Avenue I have no objection to your business plan and wish you success in the project.

R/S

Joseph Bekeris

Sent on the new Sprint Network from my Samsung Galaxy S4.

# DESCRIPTION OF PROJECT

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I own and live in the property at 420 Bouny Street, New Orleans, LA 70114 and would like to operate a Bed & Breakfast (only a single unit) in my existing home with no new construction needed.

This is my main and only residence since 1992 and the area proposed for the B & B was used by my mother who lived with me for three years. I have now put in a fire extinguisher, hard wired a smoke alarm, put in exit signs, and have purchased metal trash cans as per the City Safety and Permits codes I have read. I also have hand rails to all steps and off street parking. The area I propose is less than 15% of my total square footage as per my floor plan attached.

My residential zoning requires I apply for a Conditional Use approval by the City Planning Commission and The City Council. I am in a RD3 Residential District, and have implemented The Neighborhood Participation Program, the meeting was August 26,2014.

The only responses I have had are positive therefore I am submitting my application!

Vickie Filip

420 Bouny Street

New Orleans, LA 70114

(504) 723-7367 cell (504) 368-2693 home

opgvf@bellsouth.net

