

Semi-Monthly Zoning Meeting
Tuesday, January 13, 2015

CPC Deadline: 02/27/15
CC Deadline: 03/31/15
City Council District: C
City Councilmember: Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 005/15

Prepared by: Editha Amacker
Date: December 30, 2014

I. GENERAL INFORMATION:

Applicant: 800 Bartholomew Street, LLC

Request: This is a request for a conditional use to permit thirteen single-family residences in an LI Light Industrial District.

Location: The petitioned property is located on Square 242, Lots A, C, D, D-2, 8, 9, and 10 (proposed Lots N, O, P, Q, R, S, T, U, V, W, X, Y, and Z), in the Third Municipal District, bounded by Burgundy, Bartholomew, Alvar, and Dauphine Streets. The municipal addresses are 832-840 BARTHOLOMEW STREET AND 831-835 ALVAR STREET. It is within the Bywater Local Historic District. (PD7)

Description: The subject site includes the entire block face on Burgundy Street between Bartholomew and Alvar Streets. The location is currently a surface parking lot that originally served the surrounding warehouse uses which are no longer in business. The parking lot is composed of seven parcels with a total site area of approximately 25,976 square feet. The applicant proposed to resubdivide them into thirteen lots and has recently revised the proposal to create twelve lots¹ following discussion with CPC and HDLC staff. Each new lot will be developed with a two-story single-family residence. No off-street parking spaces are proposed. The Historic District Landmarks Commission has granted conceptual approval of the proposed designs. There is a small, single-story masonry commercial building on Burgundy Street which has been approved for demolition by HDLC².

Why is City Planning Commission action required?

According to **Article 7, Section 7.3.5** by reference to **Article 7.2.5** *Conditional Uses* of the Comprehensive Zoning Ordinance, residential uses are a conditional use in the LI Light Industrial District. The City Planning Commission is required to make a

¹ Subdivision Docket 158-14
² 14-37411HDLC

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 property is located in an LI Light Industrial District that covers portions of four adjacent squares. The remainder of the square of the subject site is part of a large RD-3 Two-Family Residential District that includes most of the residential properties in Bywater.

Land Use

The petitioned site is currently used as a parking lot and there is a small masonry building in the middle of the block face on Burgundy Street. Residential development in the surrounding neighborhood is primarily pre-World War II single- and two-family residences. Some homes were built in the late 19th century. The neighborhood includes traditional corner commercial structures and some two-story multi-family residences located on corner properties. Prior to construction of their new police station, the NOPD Fifth District was using a warehouse cater-corner to the petitioned site. The Alvar branch public library is one block from the site. The site is cater-corner to the field located behind the gymnasium for the former Frederick Douglass High School.

Development density varies in the surrounding area. The warehouses and parking lots are generally located on large parcels. Residential uses are located on lots that vary in width from 19'-110' and in depth from 45'-159'. Several nearby properties on Dauphine, Alvar and Bartholomew Streets have driveways for off-street parking, though most properties do not have parking on-site.

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

Zoning: 1929 – "E" Commercial District
1953 – "J" Industrial District
1970 – LI Light Industrial District
Current – LI Light Industrial District

Land Use: 1929 – Single-family residential/Two-family residential
1949 – Single-family residential/Two-family residential
1999 – Residential Single/Two-Family³

³ 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 immediate area? If so, do these changes indicate any particular pattern or trend?

The following are recent land use requests near the petitioned site:

Zoning Docket 53/13 was a request for a conditional use to permit the construction of seven single family homes in an LI Light Industrial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is across Bartholomew Street from the subject site.*

Zoning Docket 15/13 was a request for a conditional use to permit an accessory parking lot in a B-1A Neighborhood Business District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately four blocks from the petitioned site.*

Zoning Docket 91/11 was a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1 Neighborhood Business District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is five blocks from the petitioned site.*

Zoning Docket 130/07 was a request to rescind Ordinance No. 15,010 M.C.S. (Zoning Docket 111/91, a conditional use to permit a child care center), and a request for a zoning map change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District with a conditional use to permit a medical clinic with more than 2,500 square feet of floor area and a professional office with more than 5,000 square feet of floor area in an existing structure. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately four blocks from the petitioned site.*

Zoning Docket 99/07 was a request for a conditional use to permit a drive-in restaurant in a new structure, and the demolition of an existing structure, in a B-1A Neighborhood Business District. The City Planning Commission recommended denial of the request which was subsequently denied by the City Council. *The location is approximately two blocks from the petitioned site.*

Zoning Docket 39/07 was a request for a Mixed-Use Planned Community MUPC District overlay to permit a mixed-use development, including residential, retail, office and community center uses, in existing and new structures in an LI Light Industrial District and a B-1 Neighborhood Business District. The City Planning Commission recommended modified approval of the request which was subsequently approved by the City Council. *This site occupies property on all four corners at the intersection of Burgundy and Bartholomew Streets, and included the petitioned site. The property owner at the time did not proceed with the project.*

There is a trend towards approval of residential development of under-utilized industrial property in LI Light Industrial Districts near the subject site.

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

The applicant proposes to resubdivide seven lots in an LI Light Industrial District for single-family residential development on individual lots. The existing lots are currently used as a paved parking lot. There is a small, single-story masonry structure in the middle of the block face on Burgundy Street. The entire site has an approximate area of 25,976 square feet. The applicant initially proposed to divide the site into thirteen parcels, with four parcels facing Bartholomew Street and nine facing Burgundy Street. Because of the small lot widths and the appearance of nine small houses in a row, the staff advised the applicant to revise the proposal to include twelve lots with four parcels on each street frontage. The revised lots were evaluated in the accompanying subdivision request, SD 158-14. If approved, the applicant needs to provide revised site, floor, and elevation plans to reflect the new lot arrangement.

- The resubdivision of property that will facilitate the proposed development shall be completed and recorded prior to the recordation of Conditional Use application in the Office of Conveyances.
- The applicant shall provide revised site, floor, and elevation plans to reflect the proposed development of twelve (12) parcels as proposed in Subdivision Docket 158-14.

Development Standard

The revised survey includes twelve parcels, all of which are substandard in lot width and lot area. Eight of the proposed lots are also substandard in lot depth. The lot dimensions of the proposed lots are listed below.

Proposed lot	Width (ft)	Depth (ft)	Area (sq. ft.)
20	24	87'3"	2,094
21	24	87'3"	2,094
22	24	87'3"	2,094
23	24	87'3'	2,094
24	24	96'	2,304
25	24	96'	2,304
26	24	96'	2,304
27	24	96'	2,304
28	24	87'3"	2,094
29	24	87'3'	2,094
30	24	87'3'	2,094
31	24	87'3'	2,094

Residential Uses in the LI Light Industrial District must comply with the requirements for the RM-2 Multiple-Family Residential District according to **Article 7, Section 7.3.7** Height, Area, and Bulk Requirements of the Comprehensive Zoning Ordinance. The minimum standards for the RM-2 Multiple-Family Residential District are listed in **Table 4.I of Section 4.9.7** of the Comprehensive Zoning Ordinance.

Area Regulations for the RM-2 Multiple-Family Residential District

REQUIREMENTS	STANDARDS					
	TYPE OF DEVELOPMENT					
	One-Family	Two-Family	Three-Family	Four-Family	Five+ Family	Town House
Minimum lot area per dwelling unit or nonresidential site area	3,125 sq. ft.	1,750 sq. ft.	1,500 sq. ft.	1,200 sq. ft.	1,000 sq. ft.	2,000 sq. ft.
Minimum lot width	30 ft.	30 ft.	40 ft.	50 ft.	50 ft.	18 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.	90 ft.	90 ft.	90 ft.
Maximum height	40 ft.	40 ft.	40 ft.	40 ft.	75 ft.	40 ft.
Maximum floor area ratio	1.00	1.00	1.00	1.00	1.00	1.00
Minimum open space ratio	0.30	0.30	0.30	0.30	0.30	0.30
Minimum depth of front yard	Average of block per Section 15.5.8.5; otherwise 20 ft.					
Minimum aggregate width of side yards (Percent of actual lot width)	20%	20%	20%	20%	20%	See Note ¹
Minimum width of each side yard	3 ft.	3 ft.	3 ft.	3 ft.	5 ft.	5 ft.
Maximum required aggregate width of side yards	12 ft.	12 ft.	12 ft.	12 ft.	15 ft.	12 ft.
Minimum depth of rear yard	15 ft.	15 ft.	20 ft.	20 ft.	20 ft.	20 ft.

	EXISTING LOTS						
	Lot A	Lot C	Lot D	Lot D-2	Lot 8	Lot 9	Lot 10
Lot area (sq.ft)	4,840	4,840	4,840	1,522	3,818	3,818	3,818
Lot width	32	32	32	32	32	32	32
Lot depth	151'8"	151'3"	103'8"	47'7"	119'4"	119'4"	119'4"

Six of the existing lots, as shown on the above table, meet the minimum lot size requirements for single-family and two-family development. Existing Lot D-2 could be developed with a single-family residence under the special regulations in **Article 15, Section 15.6.7** of the Comprehensive Zoning Ordinance. The existing lots could be developed by right with up to thirteen (13) dwelling units. The proposal to establish twelve (12) units on the site is not excessive for the area. Increasing the proposed lot widths for the Burgundy Street lots from twenty feet nine inches (20'9") to twenty-four feet (24') is within range of existing development in the surrounding area. Dividing the lots between the three block faces helps with the visual impact of having a row of small

uniform single-family homes on Burgundy Street. Therefore, staff recommends the following waivers:

- The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential District* of the Comprehensive Zoning Ordinance, which sets a minimum lot area for a single-family development at 3,125 square feet to permit lot areas of 2,094 square feet and 2,304 square feet for Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31.
- The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential District* of the Comprehensive Zoning Ordinance, which sets a minimum lot width of 30 feet to permit a lot width of twenty-four (24) feet for Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31.
- The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential District* of the Comprehensive Zoning Ordinance, which sets a minimum lot depth of 90 feet to permit a lot depth of 87'3" for Lots 20, 21, 22, 23, 28, 29, 30 and 31.

Proposed Development

The submitted plans indicate thirteen houses on thirteen proposed lots. Per conversation with the developer, CPC staff, and HDLC staff, it was decided that the revised survey would include twelve lots and that each lot would be developed with the homes that are proposed for the Bartholomew Street block face.

Building Design

Each lot will be developed with a two-story single-family residence. The homes will have three foot (3') side yards on each side. The revised survey includes four feet (4') of additional depth for the lots facing Bartholomew Street (formerly proposed Lots N, O, P, and Q). While the plans show an eighteen foot (18') rear yard depth for these lots, the rear yard depths will actually be twenty-two feet (22'). Each home will be constructed to the front property line. Since there are no other structures on the block face, a waiver of the required front yard depth is necessary. From the Sanborn map, it appears that most homes are built on or close to the front property line. The Historic District Landmarks Commission reviewed the development and determined that the siting of the buildings on the proposed lots was consistent with the historic character of the area. Therefore, staff recommends a waiver of the required front yard depth.

- The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential*

District of the Comprehensive Zoning Ordinance, to permit a front yard depth of zero feet (0').

The building designs went through several reviews with the Architectural Review Committee and obtained conceptual approval from the Historic District Landmarks Commission on December 12, 2014. Final details will be worked out with HDLC staff. The following is recommended:

- The applicant shall obtain a Certificate of Appropriateness from the Historic District Landmarks Commission for the proposed development, which shall be submitted to the staff of the City Planning Commission prior to final approval of the Conditional Use.

Landscaping

The proposed development plan involves construction of single family residences which will be landscaped and maintained by individual property owners. At the Planning Advisory Committee meeting, it was noted that street trees should be planting in the adjacent public right-of-ways. Trees cannot be planted along Burgundy Street due to the proximity of an existing sewer line. There are existing ornamental pear trees in the public right-of-way on the Alvar Street side of the site. The applicant should be responsible for the planting of street trees within the public-right-of-way on Bartholomew Street, subject to review and approval by the Department of Parks and Parkways.

- The applicant shall submit revised site plans which shall indicate the type, size and placement of street trees along the Bartholomew Street right-of-way, subject to the review and approval of the Department of Parks and Parkways.

Sidewalks and Site Improvements

There are existing curb cuts for the parking lot on the Bartholomew Street side of the site. These curb cuts must be closed and the applicant must obtain the appropriate permits from the Department of Public Works. Otherwise, no off-street parking and, therefore, no driveway curb cuts are proposed for the new residences. Any damage to the sidewalks during construction must be repaired by the applicant. Therefore the staff is recommending the following proviso:

- The applicant shall close the existing curb cuts on Bartholomew Street and repair any damage to the sidewalks and curbs subject to the review and approval of the Department of Public Works. The plans approved by the Department of Public Works shall be submitted to the staff of the City Planning Commission prior to final approval of the Conditional Use.

Other Considerations

Should the Conditional Use be approved, the staff recommends the following standard proviso to ensure the revised development plans are approved appropriately by the Department of Safety and Permits in accordance with requirements of the Conditional Use.

- 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.

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

Traffic

Burgundy, Dauphine, Bartholomew, and Alvar Streets are minor, single-lane roadways with on-street parking on either side. Each street is one-way, in a counter-clockwise direction around the square. A bus passes the site on Dauphine Street and the nearest stop is in the next block.

The site is currently used as a surface parking lot with a small vacant commercial structure on Burgundy Street. The parking lot was constructed to serve the workers in the nearby warehouses when they were occupied by active industrial uses. The twelve proposed single-family residences would increase parking and traffic around the site. The proposal will have minimal adverse impacts on traffic given that there are large, relatively under-utilized warehouses on Burgundy Street and the development will be located at the edge of the larger residential area. No off-street parking is proposed for the new residences, so the proposal will increase the demand for on-street parking. There is on-street parking available along the adjacent streets as well as alongside the larger buildings on Burgundy Street.

Off-Street Parking and Off-street Loading

One off-street parking space is required for each single-family residence according to Article 15, Section 15.2.1 Table 15.A of the Comprehensive Zoning Ordinance. No off-street parking spaces are proposed. The applicant could modify the plans to provide additional off-street parking spaces. However, the additional curb cuts would reduce the availability of on-street parking. The initial proposal to place nine homes on the Burgundy Street block face would have placed most of the on-street parking impact on

Burgundy Street. CPC staff advised the applicant to place four lots on each frontage, thereby dispersing the overall parking impact to all three street frontages. Given this and the availability of adequate on-street parking near the site, staff recommends a waiver of the remaining off-street parking requirement.

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1 Table 15.A** of the Comprehensive Zoning Ordinance which requires the provision of twelve (12) off-street parking spaces to permit zero (0) off-street parking spaces on the site.

No off-street loading spaces are required according to **Article 15, Section 15.3.2 Table 15.G** of the Comprehensive Zoning Ordinance.

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

The proposal was considered at the Planning Advisory Committee meeting on December 17, 2014. The developer appeared before the committee. The representative from the Historic District Landmarks Commission confirmed that the proposal received conceptual approval from the HDLC. The representative from the Department of Public Works wanted to review the site plans. The representative from the Department of Parks and Parkways requested street trees within the adjacent public right-of-ways. The representative from the Sewerage and Water Board indicated that street trees cannot be planted within the public right-of-way on Burgundy Street due to the proximity of an existing sewer line. The representative from the Office of Information Technology and Innovation asked the applicant to use numbers instead of letters for the new lot names. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, the Historic District Landmarks Commission and the Department of Parks and Parkways.

The applicant submitted a revised survey with numbered lots for Subdivision Docket 158-14. Landscaping requirements have been addressed in the Design Review section. The Department of Public Works will review the site plan for removing the existing curb cuts on the site as recommended in the Design Review section.

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

The twelve proposed single-family residences would increase activity around the site in a beneficial manner for the surrounding neighborhood. Residential development of the site will blend in with the existing residences on the remainder of the block face. Removing the surface parking lot will improve the image of the surrounding area. Residential development of a large surface parking lot will improve the area and complement the adjacent residential uses.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Mixed-Use Historic Core.” The goal, range of uses, and development character for that designation are copied below:

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

The applicant proposes to develop an entire block face for residential use. Residential development is consistent with the range of uses for the Mixed-Use Historic Core land use designation. With the changes recommended by staff, the mass, density, and orientation of the lots is consistent with existing development in the surrounding neighborhood. The design and building massing has been reviewed and received conceptual approval by the Historic District Landmarks Commission. The proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan.

IV. SUMMARY

The applicant proposes to redevelop a large surface parking lot and construct single-family residences on the site. The initial proposal was to build thirteen (13) homes on four lots facing Bartholomew Street and nine lots facing Burgundy Street. Following consultation with CPC and HDLC staff, the applicant has revised the proposal to construct twelve (12) homes on four lots facing each adjacent street. No off-street parking is proposed for the new homes, but the overall impact on parking and traffic is mitigated by the lot arrangement in the revised proposal. The proposal is part of a major subdivision request which includes the revised proposal to create twelve (12) lots instead of thirteen (13). The applicant has received conceptual approval from the Historic District Landmarks Commission for the proposal. Staff recommends a waiver of the required off-street parking spaces, the required lot width, lot area, and lot depth for the

resulting substandard lots. The recommended waivers will permit development that is consistent with the lot size ranges for other single-family homes in the surrounding area. The proposal is consistent with the *Plan for the 21st Century: New Orleans 2030 Plan* which designates the site Mixed-Use Historic Core.

V. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **MODIFIED APPROVAL** of Zoning Docket 005/13, a request for a conditional use to permit the construction of thirteen single family homes in an LI Light Industrial District, with modification of the request to allow twelve single family homes and a modification to the proposed layout, subject to five (5) waivers and six (6) provisos.

Waivers

1. The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential District* of the Comprehensive Zoning Ordinance, which sets a minimum lot area for a single-family development at 3,125 square feet to permit lot areas of 2,094 square feet and 2,304 square feet for Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31.
2. The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential District* of the Comprehensive Zoning Ordinance, which sets a minimum lot width of 30 feet to permit a lot width of twenty-four (24) feet for Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31.
3. The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential District* of the Comprehensive Zoning Ordinance, which sets a minimum lot depth of 90 feet to permit a lot depth of 87'3" for Lots 20, 21, 22, 23, 28, 29, 30 and 31.
4. The applicant shall be granted a waiver of **Article 4, Section 4.9.7 - Table 4.1 Height, Area and Bulk Requirements** for RM-2 *Multiple-Family Residential District* of the Comprehensive Zoning Ordinance, to permit a front yard depth of zero feet (0').
5. The applicant shall be granted a waiver of **Article 15, Section 15.2.1 Table 15.A** of the Comprehensive Zoning Ordinance which requires the provision of twelve (12) off-street parking spaces to permit zero (0) off-street parking spaces on the site.

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 provide revised site, floor, and elevation plans to reflect the proposed development of twelve (12) parcels as proposed in Subdivision Docket 158-14.
3. The resubdivision of property that will facilitate the proposed development shall be completed and recorded prior to the recordation of Conditional Use application in the Office of Conveyances.
4. The applicant shall obtain a Certificate of Appropriateness from the Historic District Landmarks Commission for the proposed development, which shall be submitted to the staff of the City Planning Commission prior to final approval of the Conditional Use.
5. The applicant shall submit revised site plans which shall indicate the type, size and placement of street trees along the Bartholomew Street right-of-way, subject to the review and approval of the Department of Parks and Parkways.
6. The applicant shall close the existing curb cuts on Bartholomew Street and repair any damage to the sidewalks and curbs subject to the review and approval of the Department of Public Works. The plans approved by the Department of Public Works shall be submitted to the staff of the City Planning Commission prior to final approval of the Conditional Use.

VI. REASONS FOR RECOMMENDATION

1. The modified proposal will create lot sizes and a lot arrangement that is consistent with the surrounding area and will decrease the adverse impact on street parking in the area.
2. Residential development of a large surface parking lot will improve the area and complement the adjacent residential uses.
3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.

4. The proposal has received conceptual approval from the Historic District Landmarks Commission.

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.



CITY OF NEW ORLEANS PROPERTY VIEWER

- SEARCH
- MEASURE
- LAYERS
- BASEMAP
- PRINT
- HELP



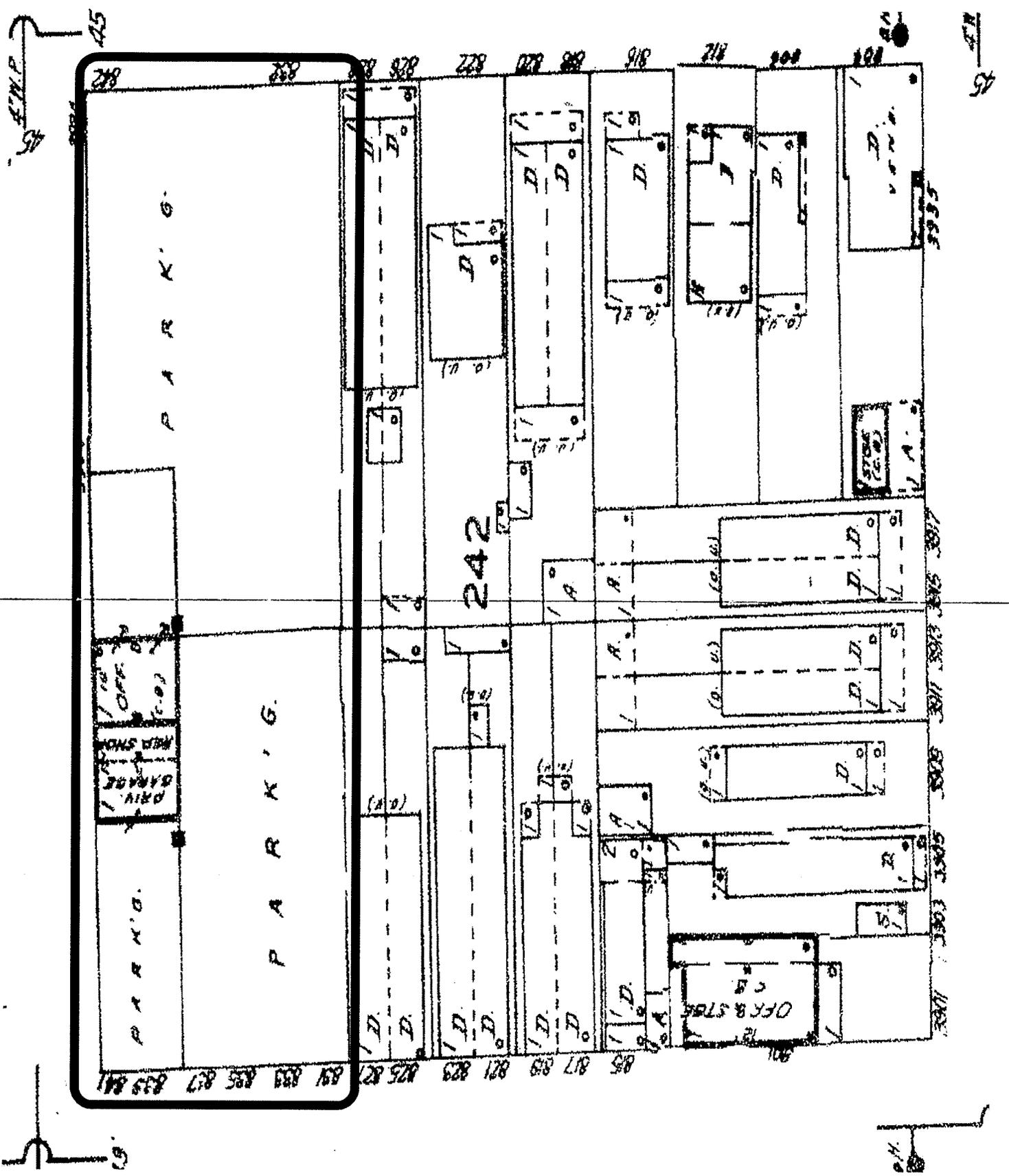
PROPERTY INFORMATION

Site Address: 3934 BURGUNDY ST, LA, 70117
 First Owner Name: 800 BARTHOLOMEW STREET DEVELOPMENT, LLC
 Mailing Address: 630 NAPOLEON AVE APT. A
 Mailing City: NEW ORLEANS
 Mailing State: LA
 Mailing Zip 5: 70115
 Property Description: SQ 242 LOT 10 B-D 2 OR PT 11 BURGUNDY 69X32
VACANT 3924 BURGUNDY STREET

ZONING

Zoning District: LI
 Zoning Description: Light Industrial District
 DRAFT Zoning: HM-MU
 DRAFT Zoning Description: Historic Marigny/Treme/Bywater Mixed-Use District
 Future Land Use: MU-HC
 Future Land Use Description: Mixed-Use Historic Core
 Last Updated: Thu Dec 19 2013

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E.M.P. S.W.

S.W. E.M.P.

ARCHITECTURAL SYMBOLS

	Room Elevation Key		Installation
	Windows		Frieze Brick
	Doors		Wood Plank
	North Arrow		Shooco
	Property Lines		Concrete Block
	Overhang		
	Section		
	Detail reference		
	SHA reference number		
	Window with egress		
	Window height egress		

ELECTRICAL SYMBOLS

	Casting Mounted Fixture		Door bell
	Wall Mounted Fixture		Single alarm panel
	Recessed Fixture		Master switch
	Wall Washer		Telephone jack
	Track Fixture		Floor Telephone Jack
	Under cabinet strip		Cable outlet
	Surface recessed fluorescent		Floor light on pedestal
	Recessed fluorescent		Floor light
	Vent		Switch
	Heat/nightlight		3 way switch
	Smoke detector		Water proofed switch
	Duplex outlet		Recessed
	Outlets outlet		
	220 volt outlet		
	Wetproof outlet		
	Floor outlet		

MECHANICAL SYMBOLS

	Casing gip		Ceiling Fan
	Wall gip		
	Supply duct		
	Return air class		
	Duct		

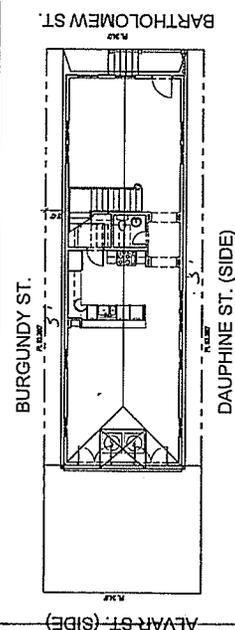
TABLE OF CONTENTS

A-1	Cover Sheet & Site Plan
A-2-1	Floor Plans
A-2-2	Electrical Plans
A-3	Building Elevations
A-4-1	3-Dimensional Elevations
A-4-2	Wall Section Details
A-4-3	Construction Details
A-4-4	Construction Details
A-5-1	Ceiling Framing floor Framing Notes

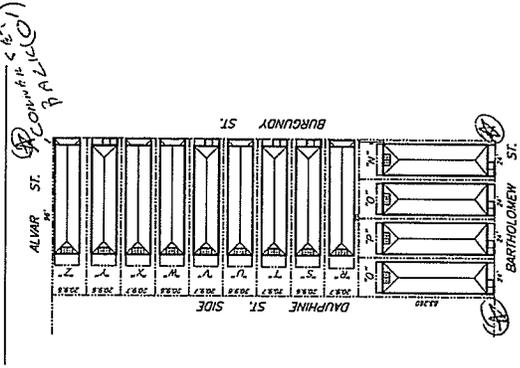
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 the full extent of the law.

BYWATER RESIDENCES

SITE PLAN



VICINITY MAP



GENERAL NOTES:

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
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GENERAL NOTES:

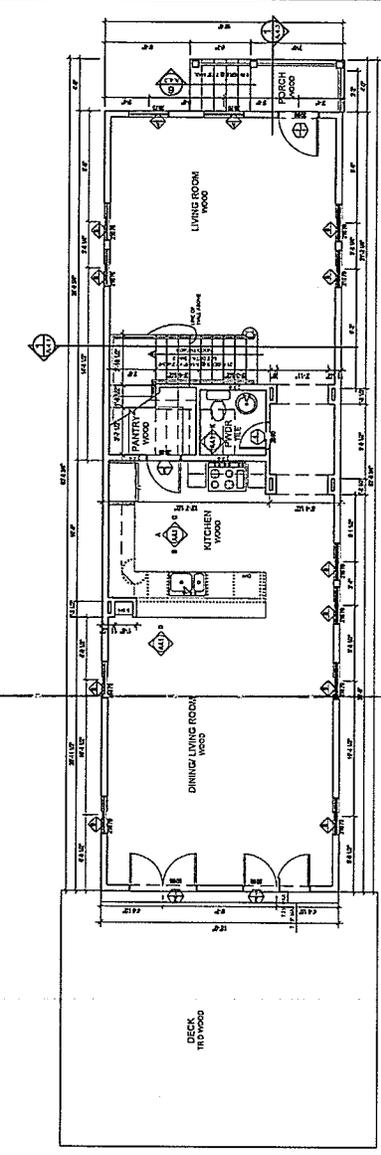
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BYWATER RESIDENCE
 BURUNDY ST.
 ORLEANS PARISH, NEW ORLEANS, LOUISIANA

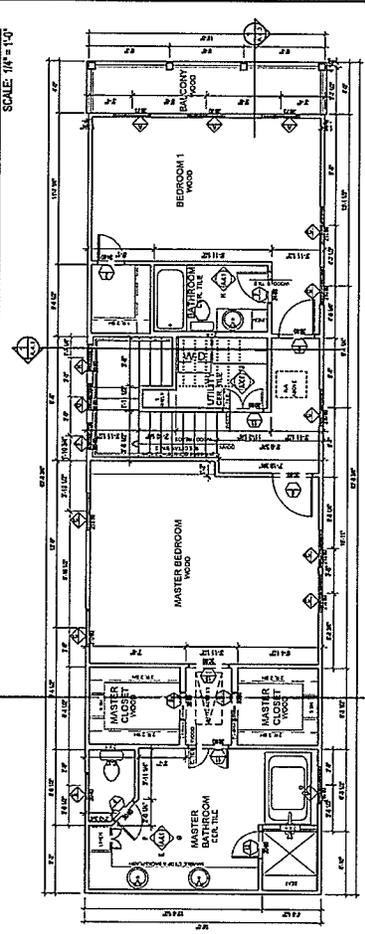
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C. SPENCER SMITH, AIA
 ARCHITECTS,
 1118 BREVILLE STREET NEW ORLEANS, LA 70112
 PHONE 504.566.0515 P. FAX 504.566.0587

FORM NO. 02-2010
 FOR PLANS
 DATE
 REVISIONS
 C. SPENCER SMITH, AIA
 ARCHITECTS,
 1118 BREVILLE STREET NEW ORLEANS, LA 70112
 PHONE 504.566.0515 P. FAX 504.566.0587



FIRST FLOOR



SECOND FLOOR

FINISH SCHEDULE

ROOM	FLOOR	FINISH	WALLS	CEILING	FLOORING
FRONT PORCH	WOOD	WOOD	WOOD	WOOD	WOOD
DINING LIVING ROOM	WOOD	WOOD	WOOD	WOOD	WOOD
KITCHEN	WOOD	WOOD	WOOD	WOOD	WOOD
DINING ROOM	WOOD	WOOD	WOOD	WOOD	WOOD
LIVING ROOM	WOOD	WOOD	WOOD	WOOD	WOOD
DECK	WOOD	WOOD	WOOD	WOOD	WOOD
MASTER BEDROOM	WOOD	WOOD	WOOD	WOOD	WOOD
BEDROOM 1	WOOD	WOOD	WOOD	WOOD	WOOD
MASTER BATHROOM	WOOD	WOOD	WOOD	WOOD	WOOD
MASTER CLOSET	WOOD	WOOD	WOOD	WOOD	WOOD
MASTER CLOSET	WOOD	WOOD	WOOD	WOOD	WOOD
HALL	WOOD	WOOD	WOOD	WOOD	WOOD
UTILITY ROOM	WOOD	WOOD	WOOD	WOOD	WOOD
POWDER	WOOD	WOOD	WOOD	WOOD	WOOD
BATH #2	WOOD	WOOD	WOOD	WOOD	WOOD
BATH #1	WOOD	WOOD	WOOD	WOOD	WOOD
WATER CLOSET	WOOD	WOOD	WOOD	WOOD	WOOD
WATER BEDROOM	WOOD	WOOD	WOOD	WOOD	WOOD
WATER BATH	WOOD	WOOD	WOOD	WOOD	WOOD
WATER CLOSET	WOOD	WOOD	WOOD	WOOD	WOOD
WATER CLOSET	WOOD	WOOD	WOOD	WOOD	WOOD

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION	QTY
1	3'0" X 8'0" X 1 1/2"	3000 LITE W/ALUMINUM FRAME, BRN FIN, SINGLE LITE TRANSPARENT GLASS, 20' X 2'	1
2	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
3	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
4	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
5	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
6	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
7	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
8	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
9	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
10	2'0" X 8'0" X 1 1/2"	2000 3 PANEL W/ALUMINUM FRAME, BRN FIN, TRANSPARENT GLASS, 20' X 2'	1
11	3'0" X 8'0" X 1 1/2"	3000 LITE W/ALUMINUM FRAME, BRN FIN, SINGLE LITE TRANSPARENT GLASS, 20' X 2'	1
12	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
13	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
14	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
15	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
16	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
17	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
18	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
19	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
20	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1

WINDOW SCHEDULE

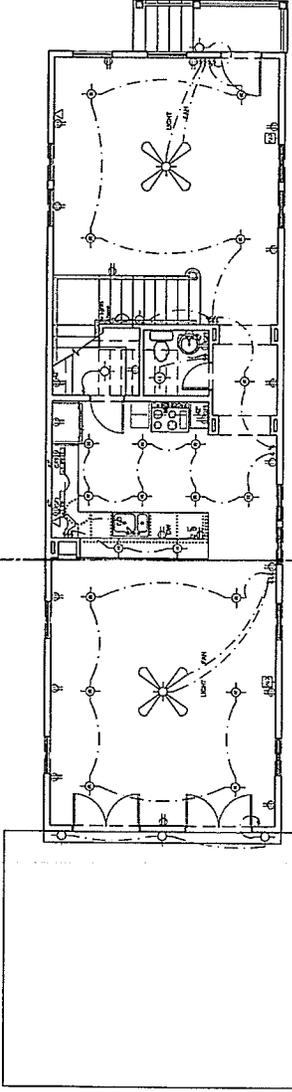
NO.	SIZE	DESCRIPTION	QTY
1	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
2	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1
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20	2'0" X 8'0" X 1 1/2"	2000 LITE W/ALUMINUM FRAME, BRN FIN, DOUBLE LITE TRANSPARENT GLASS, 20' X 2'	1

1. All window and door sizes are to be finished opening.

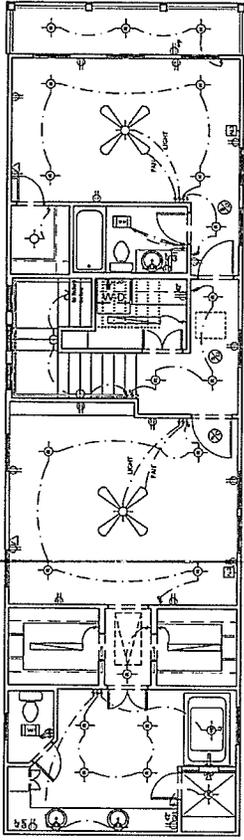
BYWATER RESIDENCE
BORGUNDY ST.
ORLEANS PARISH; NEW ORLEANS, LOUISIANA

FOR NO. 22.05.03
FOR PRINT
FOR CONTACT
FOR CONSTRUCTION
DATE
REVISIONS

C. SPENCER SMITH, AIA
ARCHITECTS.
A LIMITED LIABILITY COMPANY
1019 BIRNVALE STREET NEW ORLEANS, LA 70112
PHONE 504.566.0565 □ FAX 504.566.0587



FIRST FLOOR ELECTRICAL - LOTS N.O.P.Q.

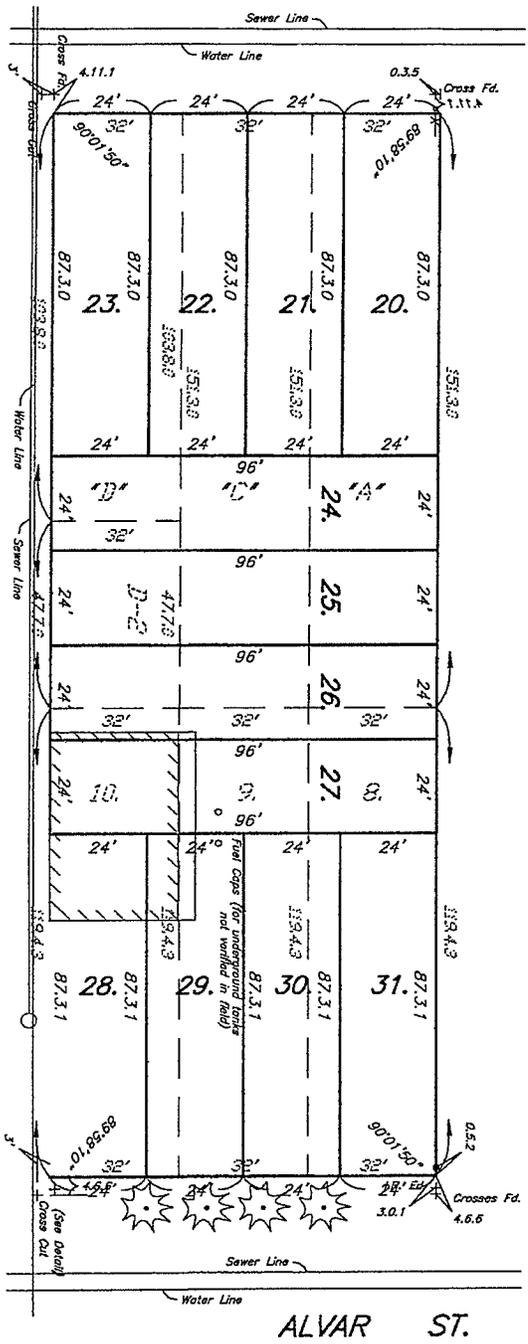


SECOND FLOOR ELECTRICAL - LOTS N.O.P.Q.

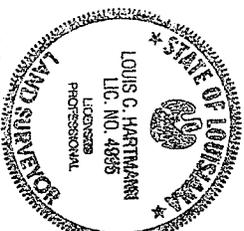
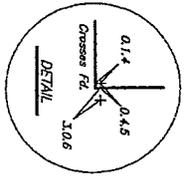


SQ. NO. 242
THIRD DISTRICT
 A Resubdivision of Lots "A," "C," "D," "E," "F," "G," "H," "I," "J," "K," "L," "M," "N," "O," "P," "Q," "R," "S," "T," "U," "V," "W," "X," "Y," "Z" into Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, & 31

ORLEANS PARISH
NEW ORLEANS, LA
DAUPHINE ST. SIDE



Lot 20	2,095.20	Sq. Ft.
Lot 21	2,095.20	Sq. Ft.
Lot 22	2,095.20	Sq. Ft.
Lot 23	2,095.20	Sq. Ft.
Lot 24	2,304.00	Sq. Ft.
Lot 25	2,304.00	Sq. Ft.
Lot 26	2,304.00	Sq. Ft.
Lot 27	2,304.00	Sq. Ft.
Lot 28	2,095.44	Sq. Ft.
Lot 29	2,095.44	Sq. Ft.
Lot 30	2,095.44	Sq. Ft.
Lot 31	2,095.44	Sq. Ft.



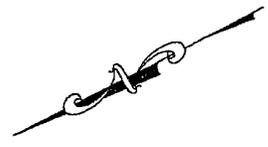
Note:
 Improvements may not be to scale for clarity.
 The dimensions shown prevail over scale.
 THE SPENTURES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL SPENTURES ARE SHOWN HEREON.
 RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FA ZONE
 All lot angles as per plan of sub.

117508

Date: October 27, 2014
 This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:1-XI, Chapter 25 for a Class "C" survey.
 Made at the request of 800 Bartholomew, L.L.C.
 Gilbert, Kelly & Couture, Inc., Surveying & Engineering
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

Scale: 1" = 30'



14-3741-HDLC

3934 Burgundy St

12/3/2014

ISSUED BY: BRYAN D. BLOCK

APPLICANT: GREG FUSENER

OWNER: STREET DEVELOPMENT

1100 PUEBLO BLVD

HISTORIC DISTRICT LANDMARKS COMMISSION CERTIFICATE OF APPROPRIATENESS

WORK APPROVED:

1. Demolish building to grade. Site shall be leveled and cleared of all debris.



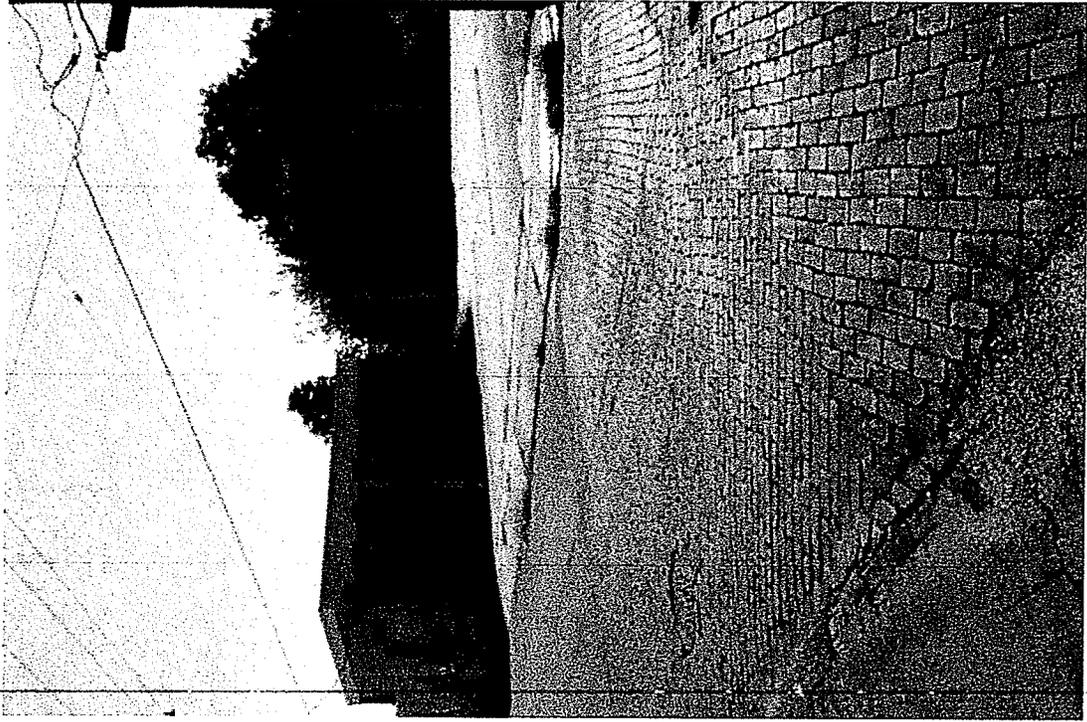
NOT VALID UNLESS POSTED ON SITE

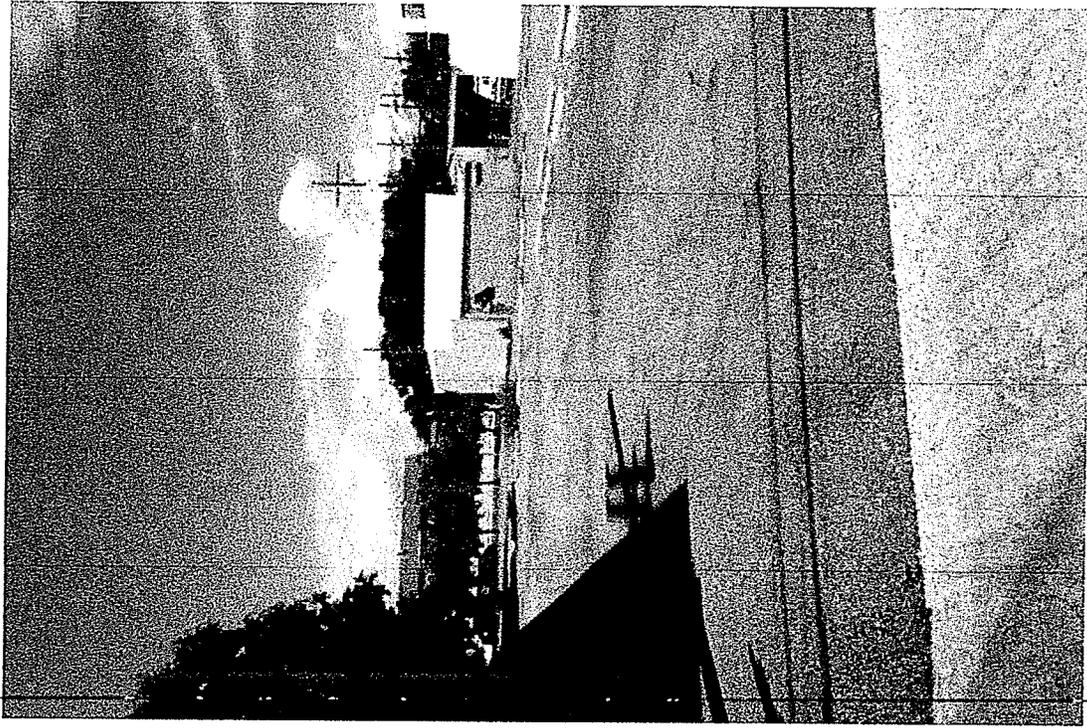
By posting this notice, the owner of the property certifies that they understand all work described above, and acknowledge that they are legally responsible for ensuring that all work performed has been approved prior to execution and is completed in accordance with approvals obtained. *** For questions regarding this approval or to schedule a final inspection call the number below ***

THIS FORM MUST REMAIN POSTED UNTIL WORK IS CERTIFIED AS COMPLIANT BY HDLC STAFF

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7040 • www.nola.gov/hdgc

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO





Boe Loraine R	Emi	6518 Louis XIV Street	New Orleans	LA	70124
Ford John H	716 Pauline St		New Orleans	LA	70117
Doyle Michael P	3800 Burgundy St		New Orleans	LA	70117
Sewell Marianna E.B	Rathke, Mr Stephen W	3810 Burgundy St	New Orleans	LA	70117
Wier Nan	431 South Market St		Opelousas	LA	70570
Robillard Michael R	Et Al	724 Bartholomew St	New Orleans	LA	70117
Allan Kenneth M	906 Mazant St		New Orleans	LA	70117
Price William A	3900 Dauphine St		New Orleans	LA	70117
Garvey Meghan M	4118 N Rampart St		New Orleans	LA	70117
Bingham Jean B	Etal	4117 Burgundy St	New Orleans	LA	70117
Haggerty Andrew G	4118 Dauphine St		New Orleans	LA	70117
Mc Grew Thomas Y	C/O Tremé Rose, LLC	1310 Gov Nichols St	New Orleans	LA	70116
Lauder G'ann H	Etal	4131 Burgundy St	New Orleans	LA	70117
Reid Andrew A	922 Mazant St		New Orleans	LA	70117
Embry Shea R	Carolyn A. Mangham	901 Bartholomew Street	New Orleans	LA	70117
Embry Shea R	Carolyn A. Mangham	901 Bartholomew Street	New Orleans	LA	70117
Embry Shea R	Carolyn A. Mangham	901 Bartholomew Street	New Orleans	LA	70117
Ramsey Merle W	926 Mazant St		New Orleans	LA	70117
Atkey Donald L Jr	930 Mazant Street		New Orleans	LA	70117
Porche Demetrius J	931 Independence St		New Orleans	LA	70117
Smith Wendy A	700 Bartholomew St		New Orleans	LA	70117
Nordhues Robert	711 Alvar St		New Orleans	LA	70117
Lombard Eric	C/O Scraphim Maspereau Consortium	P O Box 70261	New Orleans	LA	70122
Pamilla Raymond A	4023 Royal St		New Orleans	LA	70117
Talbot Tracy L	511 Governor Nichols St	Unit E	New Orleans	LA	70116
Jeansonne George W	819 Pauline St		New Orleans	LA	70117
Cole Patricia T	925 Independence St		New Orleans	LA	70117
Krejci Kevin M	828 Mazant St		New Orleans	LA	70117
Richards Jason B	815 Pauline St		New Orleans	LA	70117
Chalmers Anthony F	4112 Burgundy Street		New Orleans	LA	70117
Casbow Justine C	C/O Mrs Mary Casbow-Heir	4018 Dauphine St	New Orleans	LA	70117- 701
Rodriguez Christian E	4111 Dauphine St		New Orleans	LA	70117
Armstrong Mary L	934 Bartholomew Street		New Orleans	LA	70117- 0
Poznanski William J Jr	738 Mazant St		New Orleans	LA	70117- 0
Schule Raymond	827 Independence St		New Orleans	LA	70117- 701
Goodwin Percy James	Etal/ C/O Tremé Rose LLC	1310 Governor Nichols St	New Orleans	LA	70116
Vello Alex A	4109 Dauphine St		New Orleans	LA	70117- 701
Pauline Natalie A	936 Mazant St		New Orleans	LA	70117
Ball Dorothy D	3829 Dauphine St		New Orleans	LA	70117
Valbuena Maria M	3911 Dauphine Street		New Orleans	LA	70117- 0
Koerner Frank A	8714 Glenhaven Dr		Shreveport	LA	71106
Slankinson Christopher J	4125 Burgundy St		New Orleans	LA	70117
Greadud Patrick	217 Apple St		Norco	LA	70079
Goutierrez Tony	2360 Sunset Bl		Slidell	LA	70461
Bloain Brendan R	705 Alvar St		New Orleans	LA	70117
Podd Steven C	820 Mazant St		New Orleans	LA	70117
Mcneal Lori L	P.O. Box 2616		Bay Saint Louis	MS	39521
Mc Nulty Maureen	C/O Ronald A Chee-Awal	801 St Joseph St #12	New Orleans	LA	70113
Runge James R	1023 Bartholomew St		New Orleans	LA	70117
Sallie Ann Glassman And	840 Pauline St		New Orleans	LA	70117
H P Properties LLC	101 Cypress Lake Dr		Slidell	LA	70458
Bywater Art Lofts LLC	909 Poydras St Ste 3100		New Orleans	LA	70112
Bywater Art Lofts LLC	909 Poydras St Ste 3100		New Orleans	LA	70112
Cunningham Enterprises Inc	3816 Dauphine St		New Orleans	LA	70117
Grace Baptist Church	3900 N Rampart St		New Orleans	LA	70117
Grace Baptist Church	3900 N Rampart St		New Orleans	LA	70117
Grace Baptist Church	3900 N Rampart St		New Orleans	LA	70117
Phs International, LLC	3917 Royal Street		New Orleans	LA	70117
Hitchler Familyassoc LLC	88 Inkjet Drive		Slidell	LA	70458
Hay Properties LLC	7 Tara Place		Metairie	LA	70002
901 Bartholomew LLC	906 Mazant St		New Orleans	LA	70117
G M Properties LLC	P O Box 4429		New Orleans	LA	70178
Booray Enterprises, LLC	1019 Bartholomew Street		New Orleans	LA	70117
Barbaco Inc	1022 Bartholomew St		New Orleans	LA	70117
Morris Kirschman & Company LLC	1008 Harimaw Ct West		Metairie	LA	70001
Bywater Art Lofts LLC	5500 Prytania Street, Pmb 521		New Orleans	LA	70115
Valene Developments LLC	32 Swallow St		New Orleans	LA	70124
901 Bartholomew LLC	901 Bartholomew Street		New Orleans	LA	70117
Framan Hospitality LLC	943 Finchley Ct		Baton Rouge	LA	70806
Bywater Art Lofts LLC	C/O Hri Properties	812 Gravier Street Suite 200	New Orleans	LA	70112
City Of New Orleans	1300 Perdido St Room 5W17		New Orleans	LA	70112
Orleans Parish School Board	3501 General De Gaulle Dr		New Orleans	LA	70114
901 Bartholomew LLC	901 Bartholomew St.		New Orleans	LA	70117
Bywater Art Lofts II LLC	C/O Hri Properties	812 Gravier Street Suite 200	New Orleans	LA	70112
Build Now, LLC	2372 St Claude Ave Ste 270		New Orleans	LA	70117
831 Bartholomew Investments - B LLC	901 Bartholomew St		New Orleans	LA	70117
837 Bartholomew Invest-B LLC	837 Bartholomew St		New Orleans	LA	70117- 0
Lagraize Builders Alvar LLC	250 Friscoville Av		Arabi	LA	70032
800 Bartholomew Street Development,	630 Napoleon Ave Apt. A		New Orleans	LA	70115
800 Bartholomew Street Development,	630 Napoleon Ave Apt. A		New Orleans	LA	70115
800 Bartholomew Street Development,	630 Napoleon Ave Apt. A		New Orleans	LA	70115

Dicataldo Donna H	721 Mazant St	New Orleans	LA	70117	
Levy Thomas H	721 Pauline St	New Orleans	LA	70117	
Green Timothy W	722 Alvar St	New Orleans	LA	70117	
Green Winifred	722 Mazant Street	New Orleans	LA	70117	
Rourke Philip W	725 Alvar St	New Orleans	LA	70117	
Rothermel Charles E	Ebl	725 Bartholomew Street	New Orleans	LA	70117
Blaze Christine	723 Mazant St	New Orleans	LA	70117	
Kline Roger	729 Mazant St	New Orleans	LA	70117	
Kline Roger	729 Mazant St	New Orleans	LA	70117	
Terkenst Valerie H	728 Mazant St	New Orleans	LA	70117	
Jordan Romona Lois	729 Bartholomew Street	New Orleans	LA	70117	
Smith Steven A	731 Bartholomew St	New Orleans	LA	70117	
Louviere Jeffery	732 Mazant St	New Orleans	LA	70117	
Ellner Andrew S	733 Alvar Street	New Orleans	LA	70117	
Kelly Bridget K	738 France Street	New Orleans	LA	70117	
Nevius James E	606 N Rampart St	New Orleans	LA	70112	
Esteves Barbara Y	801 Alvar Street	New Orleans	LA	70117	
Reino Maria S	812 Bartholomew Street	New Orleans	LA	70117	
Rose Kathryn Vg	814 France Street	New Orleans	LA	70117	
Ashe Tracie L	815 Alvar Street	New Orleans	LA	70117	
Holladay Kenneth R	816 Bartholomew Street	New Orleans	LA	70117	
Clark Joyce J	816 Mazant St	New Orleans	LA	70117	
Jensen Joan F	2830 Octavia St	New Orleans	LA	70115	
Cottrell James P Jr	819 Alvar Street	New Orleans	LA	70117	
Zachariah Gary V	928 France St	New Orleans	LA	70117	
Mc Millian Mary P	820 Independence St	New Orleans	LA	70117	
Weis David H	821 Mazant St	New Orleans	LA	70117	
Gibbs Salvador	516 Pixie Trail	Mill Valley	CA	94941	
Hoffman Henry A	823 Alvar St	New Orleans	LA	70117-7011	
Coats Timothy C	823 Mazant St	New Orleans	LA	70117	
Boudrant Anthony D	824 Independence Street	New Orleans	LA	70117	
Jarrow Mario	826 Mazant St	New Orleans	LA	70117	
Cotner Arthur N	814 Louisa Street	New Orleans	LA	70117	
Nehlig Robert A III	826 France St	New Orleans	LA	70117	
Pizzolatto Michael	827 Mazant St	New Orleans	LA	70117	
Krasny Edward W	3012 Burgundy Street	New Orleans	LA	70117	
Bartosh Jessica L	832 France St	New Orleans	LA	70117	
Orth Joseph W	830 Independence St	New Orleans	LA	70117	
Arnolds Philip A	831 Pauline Street	New Orleans	LA	70117	
Berman Jacob	831 Mazant St	New Orleans	LA	70117	
Leonard David W	839-841 Independence St	New Orleans	LA	70117	
Melerine David Allan Jr	Ebl	904 Pauline Street	New Orleans	LA	70117
Armasat Joka R Jr	905 Independence St	New Orleans	LA	70117	
Roberts Fernand E	909 Bartholomew Street	New Orleans	LA	70117	
Spears Leonard R	911 Independence St	New Orleans	LA	70117	
Shuman Eric	912 Pauline St	New Orleans	LA	70117	
Ginn Robert L	1226 Longwood Dr	Baton Rouge	LA	70806	
Gonzalez Tony	2360 Sunset Blvd	Slidell	LA	70461	
Stewart Geraldine	915 Mazant St	New Orleans	LA	70117-7011	
Chee-Awal Ronald A	801 St Joseph St #12	New Orleans	LA	70113	
Viverata Kevin C	Douglas K Brantley	918 Mazant St	New Orleans	LA	70117
Samuels Carolyn G	Mc Patrick L Mahalik	11 Everglades Street	Kenner	LA	70065
Viviano Frank	P O Box 429	West Tibsbury	MA	02575	
O'Neill Amli M	925 Bartholomew St	New Orleans	LA	70117	
Halvonen Robyn H	906 Desire St	New Orleans	LA	70117-6250	
Hester Rhonda A	924 France St	New Orleans	LA	70117	
Weinstein Seth	320 N Dupre St	New Orleans	LA	70119	
O'Halley Leslie A	Ebl	927 Bartholomew Street	New Orleans	LA	70117
Loughran Naureen E	927 Mazant St	New Orleans	LA	70117	
Hancuso Michael L	1034 Milan Street	New Orleans	LA	70115	
Turbinton Denise T	931 Mazant St	New Orleans	LA	70117	
Fradella Timothy	2720 Fagot Ave	Metairie	LA	70001	
Fogello Deborah J	943 Mazant St	New Orleans	LA	70117	
Montoya Nancy T	1025 Alvar St	New Orleans	LA	70117	
Leary Charles H	1011 Mazant St	New Orleans	LA	70117	
Leary Charles H	1011 Mazant St	New Orleans	LA	70117	
Wawrzycki Michael T	Ebl	1002 Bartholomew Street	New Orleans	LA	70117
Hojo Max Properties	1019 Bartholomew Street	New Orleans	LA	70117	
Raoss Michael B	1001 Mazant St	New Orleans	LA	70117	
Cardarelli Richard J	1002 Mazant St	New Orleans	LA	70117	
Ebb Michael A	1006 Bartholomew St	New Orleans	LA	70117-5446	
Greenman Sarah E	1010 Bartholomew St	New Orleans	LA	70117	
Sulzer William H	211 Fairgrounds Road	Natchitoches	LA	71457	
Lockhart Tommie L	901 Summerwood Ln	Garland	TX	75044	
Nisbet Heartlette G	3225 Chartres Street	New Orleans	LA	70117	
Lopez Urban E G	1018 Bartholomew St	New Orleans	LA	70117	
Gwerner John D Jr	Ebl	1019 Bartholomew St	New Orleans	LA	70117
Perrier Charles T	1026 Bartholomew St	New Orleans	LA	70117	
Hauzions Mark	1817 N. Rampart Street	New Orleans	LA	70116	
Moreno Daniel	Ebl	1821 Cleary Ave	Metairie	LA	70001
Hagood William H 2	4015 N Rampart St	New Orleans	LA	70117	
Polket Shelton J Jr	Ebl	843 Bartholomew St	New Orleans	LA	70117
Lavigan Gary H	934 Pauline St	New Orleans	LA	70117	
Pratt Timothy A	3721 N Rampart St	New Orleans	LA	70117	
Bishop John L	4027 Dauphine St	New Orleans	LA	70117	
Boe Loraine R	Ebl	6518 Louis XIV Street	New Orleans	LA	70124

Name	Address1	Address2	City	St	Zip
Daniel Patrick H	3703 Burgundy St		New Orleans	LA	70117
Haislip Alyson M	3708 N Rampart St		New Orleans	LA	70117
Gagos Colin M	3713 N Rampart St		New Orleans	LA	70117
Bishop Mortimer M	3801 Dauphine St		New Orleans	LA	70117
Breston Derrick R	3801 Royal St		New Orleans	LA	70117
Blocker Janet	C/O Dale G Long	3805 Royal St	New Orleans	LA	70117
Marcello Michael M	3809 Dauphine St		New Orleans	LA	70119
Darby Vera S	Etal	3813 Dauphine St	New Orleans	LA	70117
Graham Georgia Y	3815 Royal St		New Orleans	LA	70117
Cass Lafadio	3817 Dauphine St		New Orleans	LA	70117
Denning Donna L	10170 Silverton Ave		Tujunga	CA	91042
Chen Perry	3820 Dauphine St		New Orleans	LA	70117
Jensen Joan F	Etal	2830 Octavia Street	New Orleans	LA	70115
Nelson Roberta D	3824 Dauphine St		New Orleans	LA	70117
Gratz Roberta B	25 Central Park West -2 J		New York	NY	10023
Rosperick Elizabeth A	547 Marys Pond Rd.		Rochester	MA	02770
Hewitt Brenda Y	3901 N Rampart St		New Orleans	LA	70117
Arbisi Joyce J	217 Girod St		Mandeville	LA	70448
Gillemis Thierry	3905 N Rampart St		New Orleans	LA	70117
Davasia Gerald J Jr	Etal	3907 N Rampart St	New Orleans	LA	70117
Dilledne Alvin L Sr	3909 Dauphine St		New Orleans	LA	70117
Williams Charles	Etal	7533 Selma Street	New Orleans	LA	70126
Refo Daniel J	3915 Dauphine St		New Orleans	LA	70117
Refo Daniel J Jr	3916 Dauphine St		New Orleans	LA	70117
Barns Edward L	3917 N Rampart St		New Orleans	LA	70117
Franklin Terrence	Etal	3920 Dauphine St	New Orleans	LA	70117
Foone Kevin J	3921 Royal Street		New Orleans	LA	70117
Turner Bertrand H	3922 Dauphine St		New Orleans	LA	70117-7011
Embry Shea R	Carolyn A. Mangham	3925 Burgundy Street	New Orleans	LA	70117
Allen Maurey L	3930 Dauphine St		New Orleans	LA	70117
Omes Ramon B	Etal	5525 Bent Tree Drive	Shreveport	LA	71115
Simeon Latasha A	3935 Dauphine St		New Orleans	LA	70117
Schaefer Charles G	5121 Dryades St		New Orleans	LA	70115
Levy Darleen J	823 St Louis St		New Orleans	LA	70112
Levy Darleen J	823 St Louis St		New Orleans	LA	70112
Levy Darleen J	823 St Louis St		New Orleans	LA	70112
Levy Darleen J	823 St Louis St		New Orleans	LA	70112
Germer Bruce A	811 Burgundy St		New Orleans	LA	70116
Tregre Stephen R	4016 N Rampart St		New Orleans	LA	70117
Saltua Benita P	4112 Dauphine St		New Orleans	LA	70117
Saltua Benita P	4112 Dauphine St		New Orleans	LA	70117
KimballHosalej	12735 Rock Creek Ct		Humble	TX	77346-4506
Saltua Benita P	4121 Dauphine St		New Orleans	LA	70117
Saltua Benita P	4121 Dauphine St		New Orleans	LA	70117
Westcott Dolores S	834 Independence St		New Orleans	LA	70117-7011
Williams Elizabeth D	937 Hazant St		New Orleans	LA	70117
Dickinson George Jr	1608 Coque Ct		Covington	LA	70433
Correa Domingo M	205 Germain St		New Orleans	LA	70124
Wood Laura B	4019 Royal St		New Orleans	LA	70117
Koch Laura L	4020 N Rampart St		New Orleans	LA	70117
Young Grace M	4025 Dauphine St		New Orleans	LA	70117
Simon Randy	4026 Burgundy St		New Orleans	LA	70117
Robinson Jacqueline	4030 Burgundy St		New Orleans	LA	70117
Carter Ivy Nicole	4029 Royal Street		New Orleans	LA	70117
Marshall Heather	4032 Burgundy Street		New Orleans	LA	70117
Halvorson Robyn C	C/O James Downman	906 Desire Street	New Orleans	LA	70117
Halvorson Robyn C	906 Desire St		New Orleans	LA	70117
Jackson Jack D	21475 La Hwy 16		Denham Springs	LA	70726-7512
Peet Christopher Carlisle	4103 Dauphine Street		New Orleans	LA	70117-7011
Cardarelli David L	Etal	4105 Burgundy St	New Orleans	LA	70117
Mullins Mary S	4109 Burgundy Street		New Orleans	LA	70117
Gallagher Brendan	325 Andrew Higgins Dr		New Orleans	LA	70130
Baie Elvis C	4122 N Rampart St		New Orleans	LA	70117
Gallagher Brendan P	325 Andrew Higgins Drive		New Orleans	LA	70130
Bodenheimer Robert H	3905 Dauphine Street		New Orleans	LA	70117
Hammie Jules J III	225 Hollywood Drive		Metairie	LA	70005
Crowley Kenaeth P	806 Bartholomew Street		New Orleans	LA	70117
Cosse Clay A	711 Bartholomew St		New Orleans	LA	70117
Stevenson Mary H	705 Bartholomew St		New Orleans	LA	70117-0701
Risey Alfreda H	708 Alvar St		New Orleans	LA	70117-701
Richardson Judie H	708 Bartholomew St		New Orleans	LA	70117
Shotwell Gretchen	708 Pauline Street		New Orleans	LA	70117
Orth Laura Claire	709 Pauline Street		New Orleans	LA	70116
Cosse Clay A	711 A Bartholomew St		New Orleans	LA	70117
Scott Phillip D	712 Alvar St		New Orleans	LA	70117
Vincent Matthew	713 Pauline Street		New Orleans	LA	70117
Robinson Albert	Etal	P O Box 36238	Fayetteville	NC	28303
Griffin Dorothy B	715 Alvar St		New Orleans	LA	70117
Nogardy Maureen	715 Bartholomew St		New Orleans	LA	70117
Gralfeo Stephen P	James E Wiegand	715 Hazant Street	New Orleans	LA	70117
Milich Douglas	Michael J Ducote	3548 Dauphine Street	New Orleans	LA	70117
Scully Ryan C	718 Mazant St		New Orleans	LA	70117
Arnolds Philip A	831 Pauline St		New Orleans	LA	70117
Nettlea Elizabeth L	719 Pauline St		New Orleans	LA	70117
Horris Matthew B	721 Alvar Street		New Orleans	LA	70117

Robillard Michael R	Et Al 724 Bartholomew St, New Orleans, LA 70117
Morris Kirschman & Company LLC	1008 Harimaw Ct West, Metairie, LA 70001
Ruoss Michael B	1001 Mazant St, New Orleans, LA 70117
Mc Nulty Maureen	C/O Ronald A Chee-Awal 801 St Joseph St #12, New Orleans, LA 70113
Reid Andrew A	922 Mazant St, New Orleans, LA 70117
Bishop Mortimer M	3801 Dauphine St, New Orleans, LA 70117
Embry Shea R	Carolyn A. Mangham 3925 Burgundy Street, New Orleans, LA 70117
Webster Warren J Sr	2043 Spanish Oak Dr, Harvey, LA 70058
Nehlig Robert A III	826 France St, New Orleans, LA 70117
Embry Shea R	Carolyn A. Mangham 901 Bartholomew Street, New Orleans, LA 70117
Kline Roger	729 Mazant St, New Orleans, LA 70117
Poznanski William J Jr	738 Mazant St, New Orleans, LA 70117- 0
Coats Timothy C	823 Mazant St, New-Orleans, LA 70117.
Stewart Geraldine	915 Mazant St, New Orleans, LA 70117-7011
Lagraize Builders Alvar LLC	250 Friscoville Av, Arabi, LA 70032
Hoffman Henry A	823 Alvar St, New Orleans, LA 70117-7011
Bywater Art Lofts LLC	C/O Hri Properties 812 Gravier Street Suite 200, New Orleans, LA 70112
Koch Laura L	4020 N Rampart St, New Orleans, LA 70117
Garrett Sarah A	Etal 4113 N Rampart St, New Orleans, LA 70117
Chen Perry	3820 Dauphine St, New Orleans, LA 70117
Nisbet Henriette G	3225 Chartres Street, New Orleans, LA 70117
Mullins Mary S	4109 Burgundy Street, New Orleans, LA 70117
Saitua Benita P	4112 Dauphine St, New Orleans, LA 70117
Haislip Allyson M	3708 N Rampart St, New Orleans, LA 70117
Gagon Colin M	3713 N Rampart St, New Orleans, LA 70117
Wawrzycki Michael T	Etal 1002 Bartholomew Street, New Orleans, LA 70117
Barbaco Inc	1022 Bartholomew St, New Orleans, LA 70117
Allen Maurey L	3930 Dauphine St, New Orleans, LA 70117
Turner Bertrand H	3922 Dauphine St, New Orleans, LA 70117-7011
Lavigne Gary M	934 Pauline St, New Orleans, LA 70117
Daniel Patrick H	3703 Burgundy St, New Orleans, LA 70117
Cusimano Anthony F	4112 Burgundy Street, New Orleans, LA 70117
Guelfo George R	635 Eleonore St, New Orleans, LA 70115
Schaefer Charles G	5121 Dryades St, New Orleans, LA 70115
Robinson Albert	Etal P O Box 36238, Fayetteville, NC 28303
Valene Developments LLC	32 Swallow St, New Orleans, LA 70124
831 Bartholomew Investments - B LLC	901 Bartholomew St, New Orleans, LA 70117
Krejci Kevin M	828 Mazant St, New Orleans, LA 70117
Athey Donald L Jr	930 Mazant Street, New Orleans, LA 70117
Fradella Timothy	2720 Fagot Ave, Metairie, LA 70001
Spears Leonard R	911 Independence St, New Orleans, LA 70117
Knoll Rudy C	706 Pauline St, New Orleans, LA 70117
Occhipinti Shelly A	727 France St, New Orleans, LA 70117
Richards Jason B	815 Pauline St, New Orleans, LA 70117
Build Now, LLC	2372 St Claude Ave Ste 270, New Orleans, LA 70117
Greaud Patrick	217 Apple St, Norco, LA 70079
Goutierrez Tony	2360 Sunset Blvd, Slidell, LA 70461
Leary Charles H	1011 Mazant St, New Orleans, LA 70117
Grace Baptist Church	3900 N Rampart St, New Orleans, LA 70117
Rosperich Elizabeth A	547 Marys Pond Rd., Rochester, MA 02770
Butcher Linda H	630 Pauline St, New Orleans, LA 70117- 701
Vitrano Eugenia H	3824 Royal St, New Orleans, LA 70117- 701
Phs International, LLC	3917 Royal Street, New Orleans, LA 70117
Menant Henry	Et Als C/O Tsnk Properties LLC 3548 Military Road, Arlington, VA 22207
Gremillion Adam J	Etal P O Box 23432, New Orleans, LA 70183
Spiers James C	Etal 249 Delta Drive, Mandeville, LA 70448
Ford John M.	716 Pauline St, New-Orleans, LA 70117.
Samuels Carolyn G	Mr. Patrick L. Mihalik 11 Everglades Street, Kenner, LA 70065
Correa Domingo M	205 Germain St, New Orleans, LA 70124

G M Properties LLC	P O Box 4429, New Orleans, LA 70178
Bingham Jean B	Etal 4117 Burgundy St, New Orleans, LA 70117
Papendieck Adam	4200 Dauphine St, New Orleans, LA 70117- 0
Pizzolatto Michael	827 Mazant St, New Orleans, LA 70117
Ginn Robert L	1226 Longwood Dr, Baton Rouge, LA 70806
Bodenheimer Robert M	3905 Dauphine Street, New Orleans, LA 70117
Koerner Frank A	8714 Glenhaven Dr, Shreveport, LA 71106
Pollet Shelton J Jr	Etal 843 Bartholomew St, New Orleans, LA 70117
Ebbs Michael A	1006 Bartholomew St, New Orleans, LA 70117-5446
Dilledue Alvin L Sr	3909 Dauphine St, New Orleans, LA 70117
Risey Alfreda M	708 Alvar St, New Orleans, LA 70117- 701
Peet Christopher Carlisle	4103 Dauphine Street, New Orleans, LA 70117-7011
Rodriguez Christian E	4111 Dauphine St, New Orleans, LA 70117
Andrews John W	819 Lesseps St, New Orleans, LA 70117
Evans Kristen A	732 France Street, New Orleans, LA 70117
Dickinson George Jr	1608 Coque Ct, Covington, LA 70433
H P Properties LLC	101 Cypress Lake Dr, Slidell, LA 70458
Clark Joyce J	816 Mazant St, New Orleans, LA 70117
Blocker Janet	C/O Dale G Long 3805 Royal St, New Orleans, LA 70117
Leonard David W	839-841 Independence St, New Orleans, LA 70117
Arnolds Philip A	831 Pauline St, New Orleans, LA 70117
Armant John R Jr	905 Independence St, New Orleans, LA 70117
Onellion Amii M	925 Bartholomew St, New Orleans, LA 70117
Vincent Robert Sr	C/O Renaissance Realty Inc 9 Music Square South, Nashville, TN 37203
Shotwell Gretchen	708 Pauline Street, New Orleans, LA 70117
Sly Zora R	Etal 3711 N Rampart Street, New Orleans, LA 70117
Montoya Nancy T	1025 Alvar St, New Orleans, LA 70117
Greenman Sarah E	1010 Bartholomew St, New Orleans, LA 70117
Meyer Patricia A	1023 Mazant St, New Orleans, LA 70117
Wood Laura B	4019 Royal St, New Orleans, LA 70117
Cunningham Enterprises Inc	3816 Dauphine St, New Orleans, LA 70117
Refre Daniel J	3915 Dauphine St, New Orleans, LA 70117
Cole Patricia T	925 Independence St, New Orleans, LA 70117
Mc Grew Thomas Y	C/O Treme Rose, LLC 1310 Gov Nicholls St, New Orleans, LA 70116
Grace Baptist Church	3900 N Rampart St, New Orleans, LA 70117
Longo Joseph 3Rd	1022 Mazant St, New Orleans, LA 70117
Richardson Judie H	708 Bartholomew St, New Orleans, LA 70117
Saitua Benita P	4112 Dauphine St, New Orleans, LA 70117
Saitua Benita P	4121 Dauphine St, New Orleans, LA 70117
Simeon Latasha A	3935 Dauphine St, New Orleans, LA 70117
Sulzer William H	211 Fairgrounds Road, Natchitoches, LA 71457
800 Bartholomew Street Development, LLC	630 Napoleon Ave Apt. A, New Orleans, LA 70115
800 Bartholomew Street Development, LLC	630 Napoleon Ave Apt. A, New Orleans, LA 70115
Talbot Tracy L	511 Governor Nicholls St Unit E, New Orleans, LA 70116
Jordan Romona Lois	729 Bartholomew Street, New Orleans, LA 70117
Arnolds Philip A	831 Pauline Street, New Orleans, LA 70117
Mick's Propertytwo LLC	4800 Marseilles Pl, Metairie, LA 70002
Bartush Jessica L	832 France St, New Orleans, LA 70117
Gillis Kurtis W	Etal 716 France St, New Orleans, LA 70117
Guillemin Thierry	3905 N Rampart St, New Orleans, LA 70117
Cottrell James P Jr	819 Alvar Street, New Orleans, LA 70117
Rothermel Charles E	Etal 725 Bartholomew Street, New Orleans, LA 70117
Nettles Elizabeth L	719 Pauline St, New Orleans, LA 70117
Robertson Amy G	Mr John R Simplot 3820 Royal St, New Orleans, LA 70117
P Simm LLC	4237 California St, Kenner, LA 70065
Nordhues Robert	711 Alvar St, New Orleans, LA 70117
Wren Jennifer M	1024 Mazant St, New Orleans, LA 70117
Halvorsen Robyn H	906 Desire St, New Orleans, LA 70117-6250
Krasny Edward W	3012 Burgundy Street, New Orleans, LA 70117
Breston Derrick R	3801 Royal St, New Orleans, LA 70117

Smith Wendy A
Williams Elizabeth D
Shuman Eric
Stevenson Mary M
Holladay Kenneth R
Perrier Charles T
Scully Ryan C
Berman Jacob
Bishop John L
Lockhart Tommie L
Nevius James E
Napolitano Anthony P
Vitrano Eugenia H
Meyer Patricia A
Haggerty Andrew G
Sanford Todd R
Simon Randy
Boe Loraine R
Chee-Awai Ronald A
Paone Antonino
Halvorsen Robyn C
Williams Charles
Melerine David Allan Jr
Mc Shee Matthew J
Moreno Daniel
Mcneal Lori L

837 Bartholomew Invest-B LLC

Ball Dorothy D
Jensen Joan F
Scott Phillip D
Elfner Andrew S
Mumme Jules J III
Terkeurst Valerie M
Chee-Awai Ronald A
Manziona Mark
Schule Raymond
Minich Douglas
Goodwin Percy James
Green Winifred
Young Grace M
Viviano Frank
Arbisi Joyce J
Cardarelli David L
Green Timothy W
Pumilia Raymond A
Andrews John W
Mojo Max Properties
O'Malley Leslie A
Glenn Anita
Podd Steven C
Robinson Jacqueline
Garvey Meghan M
Ramsey Merlin W
Bywater Art Lofts II LLC
Kline Roger
Zachariah Gary V
Leary Charles H
Hines Babbette
Lauder G'ann M
Rourke Philip W

700 Bartholomew St, New Orleans, LA 70117
937 Mazant St, New Orleans, LA 70117
912 Pauline St, New Orleans, LA 70117
706 Bartholomew St, New Orleans, LA 70117-0701
816 Bartholomew Street, New Orleans, LA 70117
1026 Bartholomew St, New Orleans, LA 70117
718 Mazant St, New Orleans, LA 70117
831 Mazant St, New Orleans, LA 70117
4027 Dauphine St, New Orleans, LA 70117
901 Summerwod Ln, Garland, TX 75044
608 N Rampart St, New Orleans, LA 70112
1809 Claudius St, Metairie, LA 70005
3826 Royal St, New Orleans, LA 70117
1023 Mazant St, New Orleans, LA 70117
4118 Dauphine St, New Orleans, LA 70117
622 Pauline St., New Orleans, LA 70117
4026 Burgundy St, New Orleans, LA 70117
Etal 6518 Louis Xiv Street, New Orleans, LA 70124
801 St Joseph St #12, New Orleans, LA 70113
721 France St, New Orleans, LA 70117-0701
C/O James Downman 906 Desire Street, New Orleans, LA 70117
Et Al 7533 Selma Street, New Orleans, LA 70126
Etal 904 Pauline Street, New Orleans, LA 70117
714 France St, New Orleans, LA 70117
Etal 1821 Cleary Ave, Metairie, LA 70001
P.O. Box 2616, Bay Saint Louis, MS 39521
837 Bartholomew St, New Orleans, LA 70117- 0
3829 Dauphine St, New Orleans, LA 70117
Etal 2830 Octavia Street, New Orleans, LA 70115
712 Alvar St, New Orleans, LA 70117
733 Alvar Street, New Orleans, LA 70117
225 Hollywood Drive, Metairie, LA 70005
728 Mazant St, New Orleans, LA 70117
801 St Joseph St #12, New Orleans, LA 70113
1817 N. Rampart Street, New Orleans, LA 70116
827 Independence St, New Orleans, LA 70117- 701
Michael J Ducote 3548 Dauphine Street, New Orleans, LA 70117
Etal/ C/O Tremere Rose LLC 1310 Governor Nicholls St, New Orleans, LA 70116
722 Mazant Street, New Orleans, LA 70117
4025 Dauphine St, New Orleans, LA 70117
P O Box 429, West Tisbury, MA 02575
217 Girod St, Mandeville, LA 70448
Et Al 4105 Burgundy St, New Orleans, LA 70117
722 Alvar St, New Orleans, LA 70117
4023 Royal St, New Orleans, LA 70117
819 Lesseps St, New Orleans, LA 70117
1019 Bartholomew Street, New Orleans, LA 70117
Etal 927 Bartholomew Street, New Orleans, LA 70117
928 Independence St, New Orleans, LA 70117
820 Mazant St, New Orleans, LA 70117
4030 Burgundy St, New Orleans, LA 70117
4118 N Rampart St, New Orleans, LA 70117
926 Mazant St, New Orleans, LA 70117
C/O Hri Properties 812 Gravier Street Suite 200, New Orleans, LA 70112
729 Mazant St, New Orleans, LA 70117
928 France St, New Orleans, LA 70117
1011 Mazant St, New Orleans, LA 70117
1035 Mazant St, New Orleans, LA 70117
Etal 4131 Burgundy St, New Orleans, LA 70117
725 Alvar St, New Orleans, LA 70117

Blaize Christine	723 Mazant St, New Orleans, LA 70117
Marshall Heather	4032 Burgundy Street, New Orleans, LA 70117
Jarrow Marlo	826 Mazant St, New Orleans, LA 70117
Turbinton Denise T	931 Mazant St, New Orleans, LA 70117
800 Bartholomew Street Development, LLC	630 Napoleon Ave Apt. A, New Orleans, LA 70115
City Of New Orleans	1300 Perdido St Room 5W17, New Orleans, LA 70112
Foose Kevin J	3921 Royal Street, New Orleans, LA 70117
Burns Edward L	3917 N Rampart St, New Orleans, LA 70117
Sallie Ann Glassman And	840 Pauline St, New Orleans, LA 70117
Sinkinson Christopher J	4125 Burgundy St, New Orleans, LA 70117
Giblas Salvador	516 Pixie Trail, Mill Valley, CA 94941
Guarnieri John D Jr	Etal 1019 Bartholomew St, New Orleans, LA 70117
Kelly Bridget K	738 France Street, New Orleans, LA 70117
Tregre Stephen R	4016 N Rampart St, New Orleans, LA 70117
Griffin Dorothy B	715 Alvar St, New Orleans, LA 70117
Karlin Adam T	924 Independence St, New Orleans, LA 70117
Gallagher Brendan	325 Andrew Higgins Dr, New Orleans, LA 70130
Dicataldo Donna M	721 Mazant St, New Orleans, LA 70117
Levy Darleen J	823 St Louis St, New Orleans, LA 70112
Martyn-Godfrey Barry	3621 Burgundy St, New Orleans, LA 70117
Rose Kathryn Vg	814 France Street, New Orleans, LA 70117
Levy Darleen J	823 St Louis St, New Orleans, LA 70112
Nogrady Maureen	715 Bartholomew St, New Orleans, LA 70117
Porche Demetrius J	931 Independence St, New Orleans, LA 70117
Mischler Familyassoc LLC	88 Inlet Drive, Slidell, LA 70458
Halibut Properties, LLC	7412 Buckingham Drive, Saint Louis, MO 63105
Halvorsen-Robyn C	906 Desire St, New Orleans, LA 70117
Kimballonniej	12735 Rock Creek Ct, Humble, TX 77346-4506
Jeanssonne George W	819 Pauline St, New Orleans, LA 70117
Goutierrez Tony	2360 Sunset Bl, Slidell, LA 70461
Levy Darleen J	823 St Louis St, New Orleans, LA 70112
Weinstein Seth	320 N Dupre St, New Orleans, LA 70119
Saitua Benita P	4121 Dauphine St, New Orleans, LA 70117
Lopez Urban E G	1018 Bartholomew St, New Orleans, LA 70117
Ragas Marvin	640 Pauline St, New Orleans, LA 70117
Levy Thomas M	721 Pauline St, New Orleans, LA 70117
Thompson Matthew	3611 N Rampart St, New Orleans, LA 70117
Custard Verita L	Asalee C Custard 1003 Independence St, New Orleans, LA 70117
Morrin Matthew B	721 Alvar Street, New Orleans, LA 70117
Boe Loraine R	Etal 6518 Louis Xiv Street, New Orleans, LA 70124
Schulz Spencer M	Etal 626 Pauline St, New Orleans, LA 70117
Price William A	3900 Dauphine St, New Orleans, LA 70117
Casbon Justine C	C/O Mrs Mary Casbon-Heir 4018 Dauphine St, New Orleans, LA 70117- 701
Doyle Michael P	3800 Burgundy St, New Orleans, LA 70117
Cosse Clay A	711 Bartholomew St, New Orleans, LA 70117
Sewell Marianna E.B	Rathke, Mr Stephen W 3810 Burgundy St, New Orleans, LA 70117
Blouin Brendan R	705 Alvar St, New Orleans, LA 70117
Roberts Fernand E	909 Bartholomew Street, New Orleans, LA 70117
Cosse Clay A	711 A Bartholomew St, New Orleans, LA 70117
Armstrong Mary L	934 Bartholomew Street, New Orleans, LA 70117- 0
901 Bartholomew LLC	901 Bartholomew Street, New Orleans, LA 70117
Perlin Natalie A	936 Mazant St, New Orleans, LA 70117
Smith Steven A	731 Bartholomew St, New Orleans, LA 70117
Pratt Timothy A	3721 N Rampart St, New Orleans, LA 70117
Grace Baptist Church	3900 N Rampart St, New Orleans, LA 70117
Viverata Kevin C	Douglas K Brantley 918 Mazant St, New Orleans, LA 70117
Nelson Roberta D	3824 Dauphine St, New Orleans, LA 70117
Hewitt Brenda Y	3901 N Rampart St, New Orleans, LA 70117
Louviere Jeffery	732 Mazant St, New Orleans, LA 70117
Foegelle Deborah J	943 Mazant St, New Orleans, LA 70117

Refre Maria S	812 Bartholomew Street, New Orleans, LA 70117
Cardarelli Richard J	1002 Mazant St, New Orleans, LA 70117
Daussin Gerald J Jr	Etal 3907 N Rampart St, New Orleans, LA 70117
Crowley Kenneth P	806 Bartholomew Street, New Orleans, LA 70117
Bywater Art Lofts LLC	5500 Prytania Street, Pmb 521, New Orleans, LA 70115
Darby Vera S	Etal 3813 Dauphine St, New Orleans, LA 70117
Cass Lafcadio	3817 Dauphine St, New Orleans, LA 70117
Wier Nan	431 South Market St, Opelousas, LA 70570
Wylie Lilyann B	3900 Royal St, New Orleans, LA 70117
Vullo Alex A	4109 Dauphine St, New Orleans, LA 70117- 701
Esteves Barbara Y	801 Alvar Street, New Orleans, LA 70117
Jensen Joan F	2830 Octavia St, New Orleans, LA 70115
Framan Hospitality.LLC	943 Finchley Ct, Baton Rouge, LA 70806
Graffeo Stephen P	James E Wiegand 715 Mazant Street, New Orleans, LA 70117
Weis David M	821 Mazant St, New Orleans, LA 70117
Atterbury Emily B	Butler, Ms Marianna D.R 914 Independence St, New Orleans, LA 70117
Ashe Tracie L	815 Alvar Street, New Orleans, LA 70117
Chee Awai Ronald A	801 St Joseph St Apt 12, New Orleans, LA 70113
Booray Enterprises, LLC	1019 Bartholomew Street, New Orleans, LA 70117
Valbuena Maria M	3911 Dauphine Street, New Orleans, LA 70117- 0
Refre Daniel J Jr	3916 Dauphine St, New Orleans, LA 70117
Cotner Arthur N	814 Louisa Street, New Orleans, LA 70117
Jackson Jack D	21475 La Hwy 16, Denham Springs, LA 70726-7512
Hagood William M 2	4015 N Rampart St, New Orleans, LA 70117
Joines Vann H III	4208 Dauphine St, New Orleans, LA 70117
Graham Georgia Y	3815 Royal St, New Orleans, LA 70117
Graz-Roberta B	25 Central Park West -2 J, New York, NY 10023
Lombard Eric	C/O Seraphim Maspereau Consortium P O Box 70261, New Orleans, LA 70172
Levy Darleen J	823 St Louis St, New Orleans, LA 70112
Inlow William G	709 Mazant St, New Orleans, LA 70117
Loughran Maureen E	927 Mazant St, New Orleans, LA 70117
Le Bravo, LLC	1422 Kentucky Street, New Orleans, LA 70117
Germer Bruce A	811 Burgundy St, New Orleans, LA 70116
New Deal, LLC	6330 Paris Av, New Orleans, LA 70117
Gallagher-Brendan P.	325 Andrew Higgins Drive, New Orleans, LA 70130
Jambon Joel G	500 Mandeville St Unit 6, New Orleans, LA 70117
Marcelle Michael M	3809 Dauphine St, New Orleans, LA 70119
Hsy Properties LLC	7 Tara Place, Metairie, LA 70002
Allan Kenneth M	906 Mazant St, New Orleans, LA 70117
Colton Clay D	1022 Franklin St, New Orleans, LA 70117
Denning Donna L	10170 Silverton Ave, Tujunga, CA 91042
McClellan Heather L	3624 N Rampart St, New Orleans, LA 70117
Franklin Terrence	Et Al 3920 Dauphine St, New Orleans, LA 70117
Orth Laura Claire	709 Pauline Street, New Orleans, LA 70116
Vincent Matthew	713 Pauline Street, New Orleans, LA 70117
4016-18 St Claude Avenue LLC	4817 Prytania Street, New Orleans, LA 70115
Atterbury Emily B	Etal 914 Independence St, New Orleans, LA 70117
Omes Ramon B	Etal 5525 Bent Tree Drive, Shreveport, LA 71115
Bywater Art Lofts LLC	909 Poydras St Ste 3100, New Orleans, LA 70112
Bywater Art Lofts LLC	909 Poydras St Ste 3100, New Orleans, LA 70112
Mojo Max Properties	1019 Bartholomew Street, New Orleans, LA 70117
Runge James R	1023 Bartholomew St, New Orleans, LA 70117

DATE OF REPORT NOV. 3, 2014

PROJECT NAME: 832 BARTHOLOMEW LLC

OVERVIEW: THIS REPORT PROVIDES RESULTS OF THE PROJECT NPP FOR PROPERTY LOCATED AT 832 BARTHOLOMEW ST TO OBTAIN A CONDITIONAL USE TO PERMIT SINGLE FAMILY RESIDENCES IN A L-I DISTRICT. THIS REPORT CONTAINS THIS SIGN IN SHEET, MAILING LIST, COMMENTS ON THE PLANS AND ACTIONS.

CONTACT:

MEGAN FUSELIER

412 DAUPHINE ST #2P

NEW ORLEANS, LA 70112

EMAIL: gjfuseliera@yahoo.com

NEIGHBORHOOD MEETING:

JUNE 24, 2014 -

THE MEETING WAS HELD AT HOLLY ANGELS CONVENT ST. CLAIRE N.O., LA.

SEVERAL HUNDRED PEOPLE WERE INVITED AS PER ATTACHED LISTS. 27 PEOPLE WERE IN ATTENDANCE. CONCERNS EXPRESSED WERE WITH THE INITIAL DESIGN. THE ORIGINAL DESIGN HAS BEEN MODIFIED TO MEET NEIGHBORHOOD CONCERNS WITH ASSISTANCE FROM THE HDIC. THE DESIGN WAS ALSO MODIFIED

800 Bartholomew Street Development, LLC
 Neighborhood Participation Plan Neighborhood Meeting
 Tuesday June 24, 2014 at 6PM

Sign -In Sheet

Name	Address	Phone	Email
David Fuselier	519 Dauphine St		David.Nola85@yahoo.com
Greg Fuselier	412 Dauphine St		STEFUSELIER@yahoo.com
ADRIAN ALBERS	39 ALBION PLACE		MRCORNER@aol.com
Carol-Jean Dixon	1019 Bartholomew		gideonclarkblum.com
Mark Reed	833 Pearly		markreeder@gmail.com
RICK PRINCE	3824 Royal St.		PRINCE_RICK@yahoo.com
Megan Fuselier	630 Napoleon Ave		MimiFuselier@gmail.com
George Jewsonne	819 Pauline St		georgecjr.com
Elizabeth Bond	831 Pauline St.		patricia@aol.com
Danmy Ball	3829 Dauphine		danmy.ball@gmail.com
Dorothy Smith	1018 Breunille St		Dorothy@ESSAIAH.COM
SUSAN ALLEN	6022 Pauline St.		_____
Laurie Koch	4030 Rampart St		L.Koch@coo.net
Carolyn Leftwich	1021 Bartholomew		carolynleleftwich@yahoo.com
John "Kim" Billings	834 Lewis St		shadobulmb@aol.com
MARY ANN HAMMEN	816 Claret St.	(504) 421-8091	margamhammen@gmail.com
Beth Pantare	3810 Pearly	710-2844	bethbutten.south@gmail.com
JOHN ANDREAS	819 LESSEPS ST	504-813-6675	welhat.computers@cof.net
TIM MILONE	3142 BUREAU ST		TSMILONE@YAHOO.COM
Deuce Strong	1127 Alvar St		deustrong@yahoo.com
Elizabeth Candrod	3142 Burgundy		echandrod@gmail.com

CPCinfo

From: Roberta Gratz <roberta.gratz@gmail.com>
Sent: Monday, January 05, 2015 4:36 PM
To: CPCinfo
Subject: Fwd: ZONING DOCKET 005 /1 5 3900 Block of Burgundy St., Bywater

Re: Zoning Docket 005

I include here the letter from Beth Butler that could not have summed up the problem better.

I have been writing about cities for 40 years and this is a classic alienating proposal that relates not at all to the historic character of the neighborhood, illustrates a total disrespect for the residents of the community and will damage property values instead of help them remain stable or improve. This is as hostile a development design as it gets.

I live across the street on Alvar from this lot and object beyond measure to have such a negative addition to the neighborhood.

I must add that as an observer and writer about cities, I am stunned by how the citywide planning process -- in which residents everywhere participated in good faith -- could be so easily undermined in a proposal like this.

The CPC respect for that arduous process and for the people who gave so tirelessly to it will be reflected in your decision. I am confident you know good from bad and right from wrong and will do what is appropriate here.

Roberta Brandes Gratz

"The Battle For Gotham: New York in the Shadow of Robert Moses and Jane Jacobs," Nation Books, April 2010

Roberta Brandes Gratz
25 Central Park West
N.Y., N.Y., 10023
(212) 541-4726

CPCinfo

From: M. BButler <bethbutler.south@gmail.com>
Sent: Monday, January 05, 2015 2:44 PM
To: CPCinfo
Subject: ZONING DOCKET 005 /1 5 3900 Block of Burgundy St., Bywater

Re: ZONING DOCKET 005/15

3900 Block of Burgundy Street and the Bywater neighborhood

The proposal to overfill the existing vacant lot in the 3900 block of Burgundy Street with thirteen single houses is inappropriate for this historic community. Further, it violates basic planning principles. It calls into question the entire status and integrity of the historic designation. The planning principles are designed for the common good. Yet, the common good is missing from this proposal.

To cram houses together to maximize financial gain is not a gain for the community.

Further, the benefits are solely financial for only the 1% or owner of the property. If a single owner is to gain at the entire expense of the rest of the community, **a commiserate amount of the units involved should be deemed affordable units**. This formula should be based on pre-Katrina neighborhood demographics.

This proposal has come with very little, if any, **true neighborhood involvement**, understanding or input. It has also come with seemingly little commitment to the **tout ensemble** or general effect to the entire neighborhood.

Since Hurricane Katrina, the Bywater neighborhood has been squeezed with new buildings of single and multiple units, as well as additions to existing housing units. The community has changed significantly and without the kind of oversight that would warrant the volume of change in it. Our neighborhood is a hot seat for **gentrification**. Thus, we are relentlessly faced with under-regulated housing and commercial development.

The proposal for the 3900 block of Burgundy is for an even tighter squeeze. The spaces between the proposed houses are too small. The houses are like row homes in another city, not the historic Bywater. There is a significant loss of space and air flow. In fact, what the post-Katrina Bywater needs is **more open space** to compensate for the increased post-Katrina density.

The 3900 block of Burgundy Street is one block from my family's home, three blocks from my daughter's home and four blocks from my nephew's home, our son lives several blocks away. This has been our community for over 35 years. We have known the history of the 3900 block from our older neighbors who were still upset that the Frey Co. had demolished a block of "one of a kind historic housing" to build a parking lot there. Then, the Frey family moved from the community and eventually took their business out of town. This is a statement about decisions that were made without the necessary input from the community or its interest. Is history repeating itself at the community's expense?

The current decision is being considered in absence of **future plans for the property directly across the street** from it, the old Frey plant. Where is the **parking for all of the units** to come, if absolutely no housing on Burgundy Street is required to have parking?

The current vacant lot is a nice open space that offers a **buffer** between the large Frey buildings and the single and double family homes nearby. What is the plan for *the design and placement of plantings, lawns, and other spaces* around the houses? To cram it full of houses will completely eradicate the benefit of its current open state. Zoning for **shallow setbacks**, for instance, can affect the look and feel of a streetscape (the "room" created by a street, its sidewalks, trees, plantings, lampposts, parking, etc., and the walls formed by the buildings on both sides). Surely there is a way to provide a smoother transition from one to the other. *Setbacks* or a building's distance from the street or sidewalk and/or from the edge of the lot could enhance a **reduced number of houses** and make it more acceptable as a part of the tout ensemble.

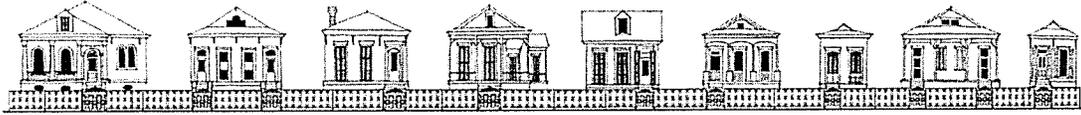
Whatever the status of this project, this is perhaps the best time to find out what residents want and need, to raise issues of livability and other elements that might affect zoning, suggest alternatives, etc. It's important that everyone know what the alternatives are, and examine the possible effects of each before the houses are built. Please consider **surveying the community and neighborhood hearings on this**.

A participatory neighborhood planning process produces plans that start with a shared neighborhood vision, receives input from all of the stakeholders, and is therefore owned by the whole neighborhood. No one is left feeling that the plan was imposed from outside, and everyone works to support the plan and implement it properly. Such a process doesn't just happen, however – it requires leadership and commitment on the part of our City's representatives at the Planning Commission and City Council, and support from the neighborhood.

Beth Butler
3810 Burgundy St.
New Orleans, LA 70117

504-710-2844

504-941-2852 office
504-617-6215 fax



NEIGHBORHOOD HOMES

LLC

510-331-3380

dhayward@neighborhoodnola.com

80 Crestline Dr, #11

San Francisco, CA 94131

January 5, 2015

RE: Subdivision and Conditional Use Application Letter of Support, 3924-3934 Burgundy St, 832-840 Bartholomew St, 831-841 Alvar St.

Dear Planning Commission,

I am a former resident of the city who owns and has developed the properties at 811-827 Bartholomew St. I formerly owned the property at 4011 and 4015 Dauphine St. I am strongly in support of the applicants desire to build new single family homes in the area. Revitalization of historic core neighborhoods such as the Bywater are key to the long term success of New Orleans. New Orleans has become a lifestyle destination for those of us lucky enough to choose the place we live. Addition and renovation of housing in existing neighborhoods, close to jobs and services, is key to ensuring New Orleans future growth is sustainable and contributes to the culture that makes it so great.

I look forward to the completion of the comprehensive zoning ordinance when these conditional use applications and ordinances will no longer be necessary. Furthermore I urge the commission and its staff to work with the owners of the other remaining vacant property in the area on redevelopment. Successful redevelopment of the empty warehouse space opposite these lots as mixed use retail/restaurant/short-term/long term rental would provide an important local economic hub for the neighborhood.

Sincerely,

David Hayward
President, Neighborhood Homes LLC