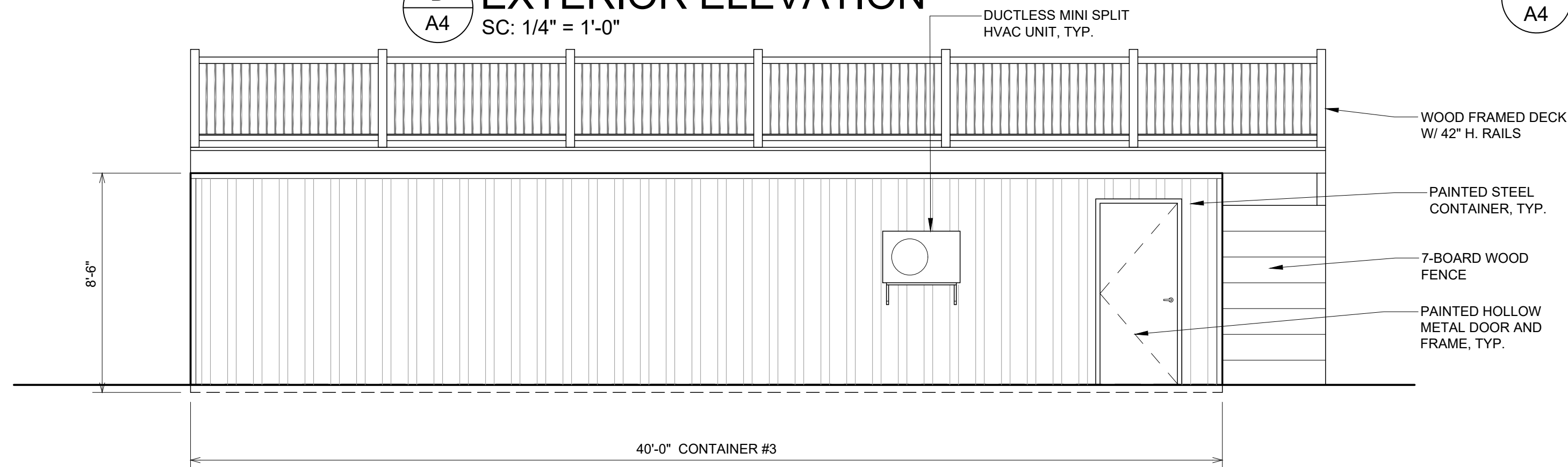


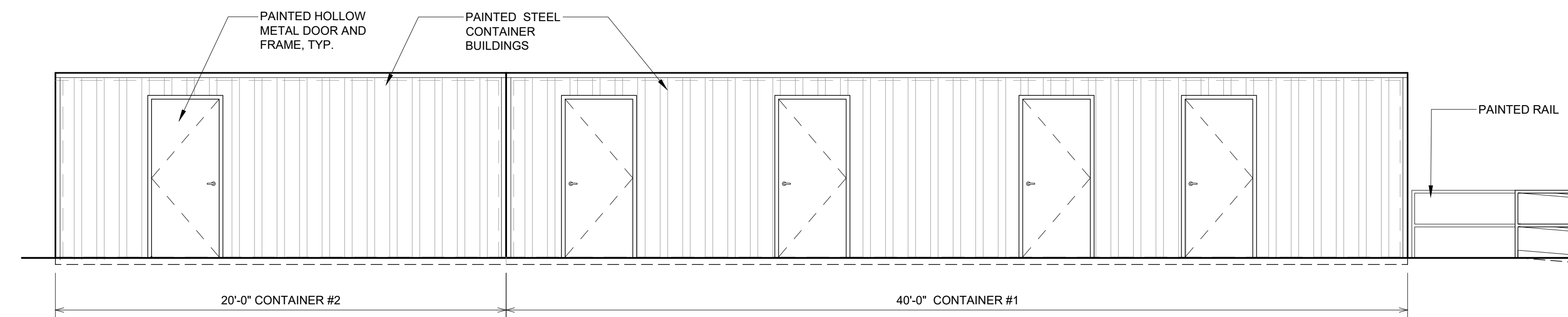
B
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

C
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

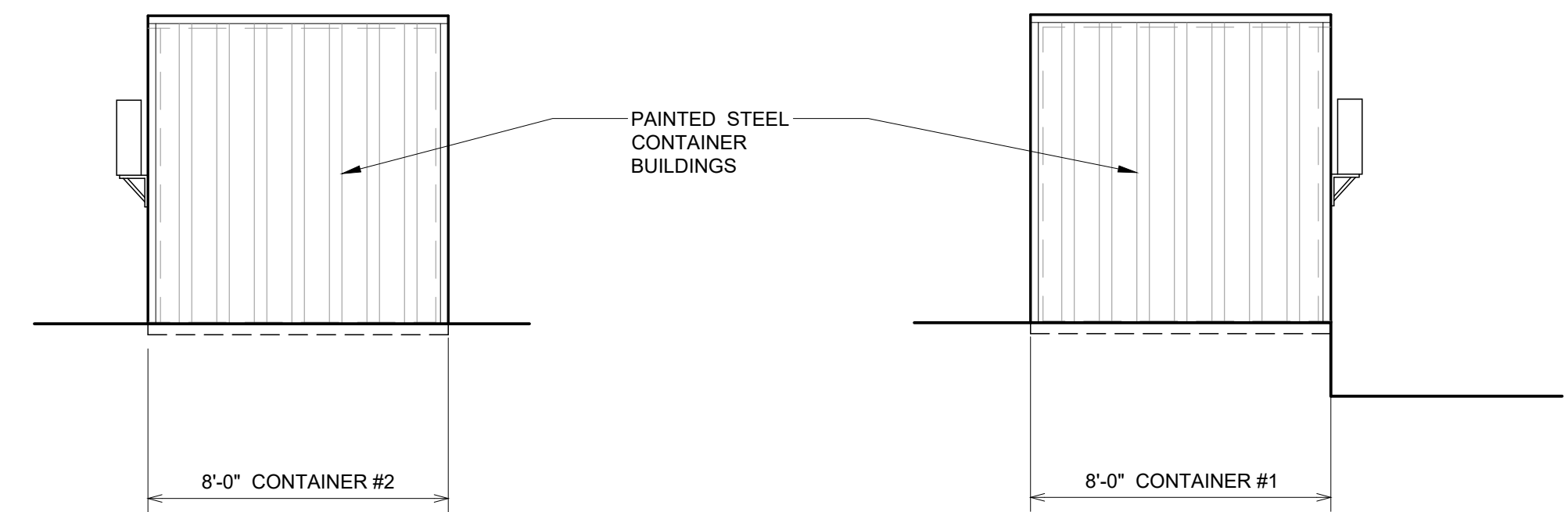
D
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



A
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

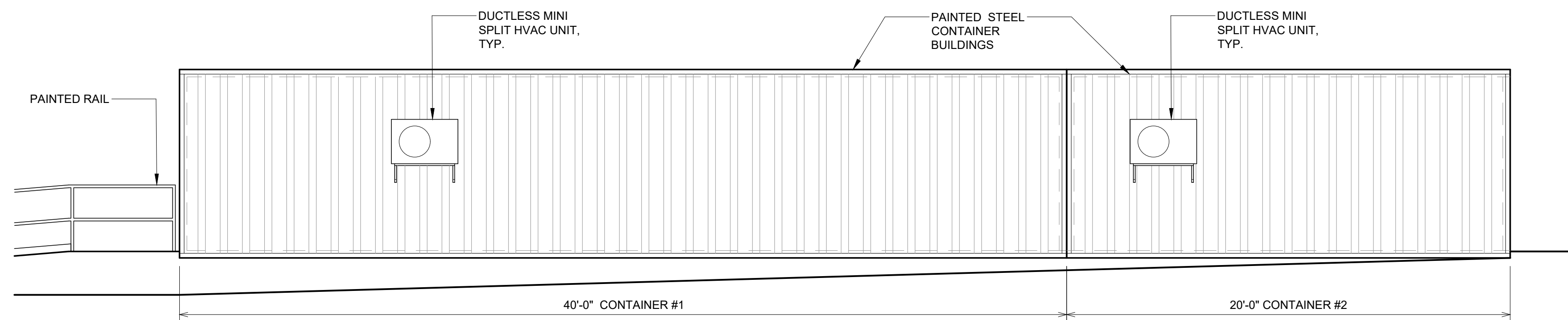


F
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

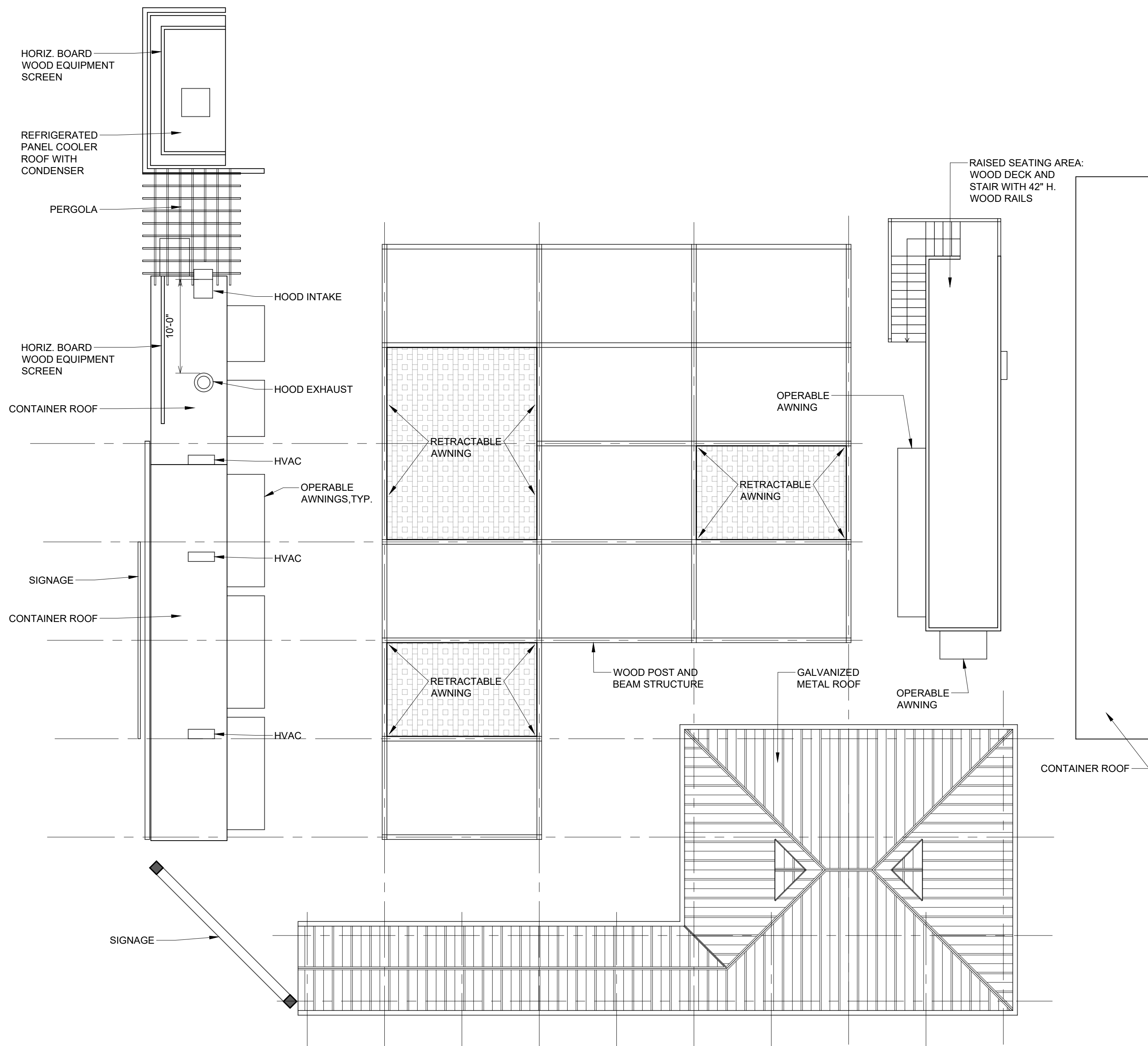


H
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

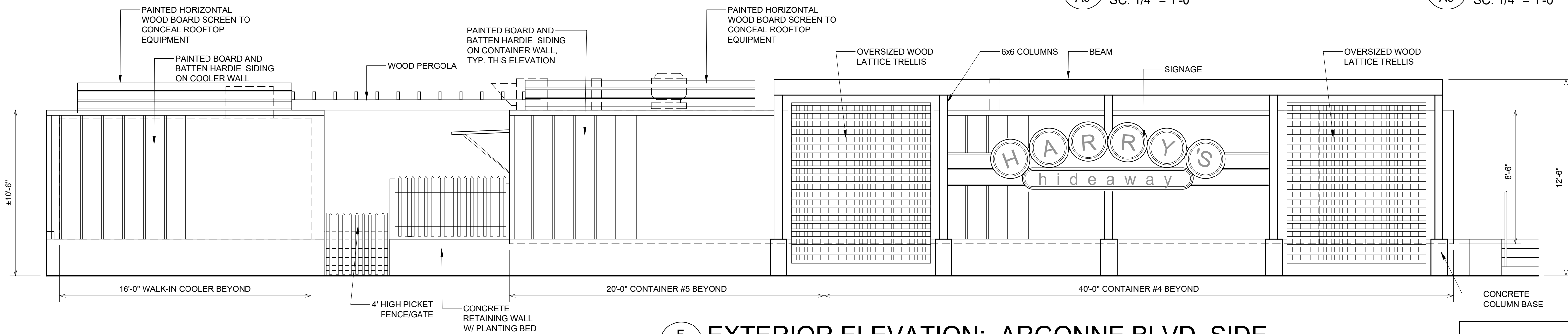
G
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



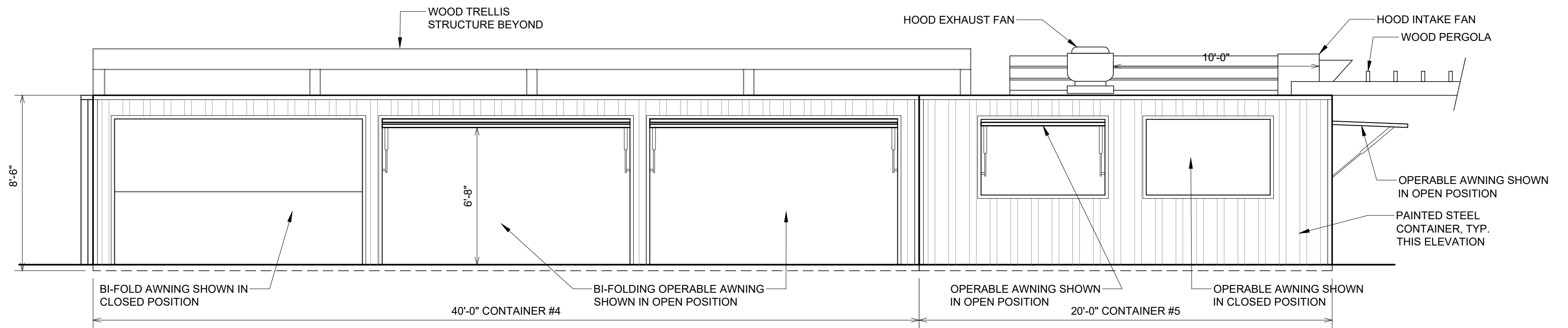
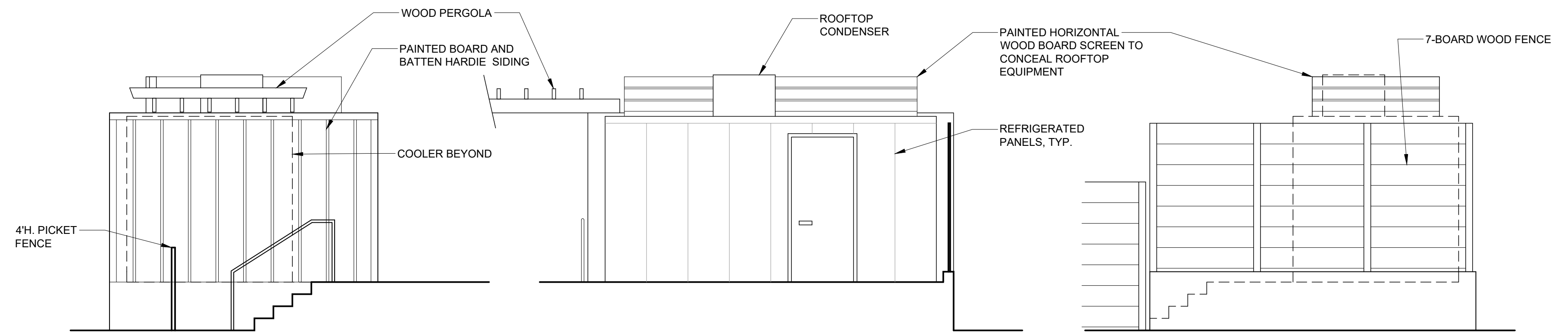
E
A4
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



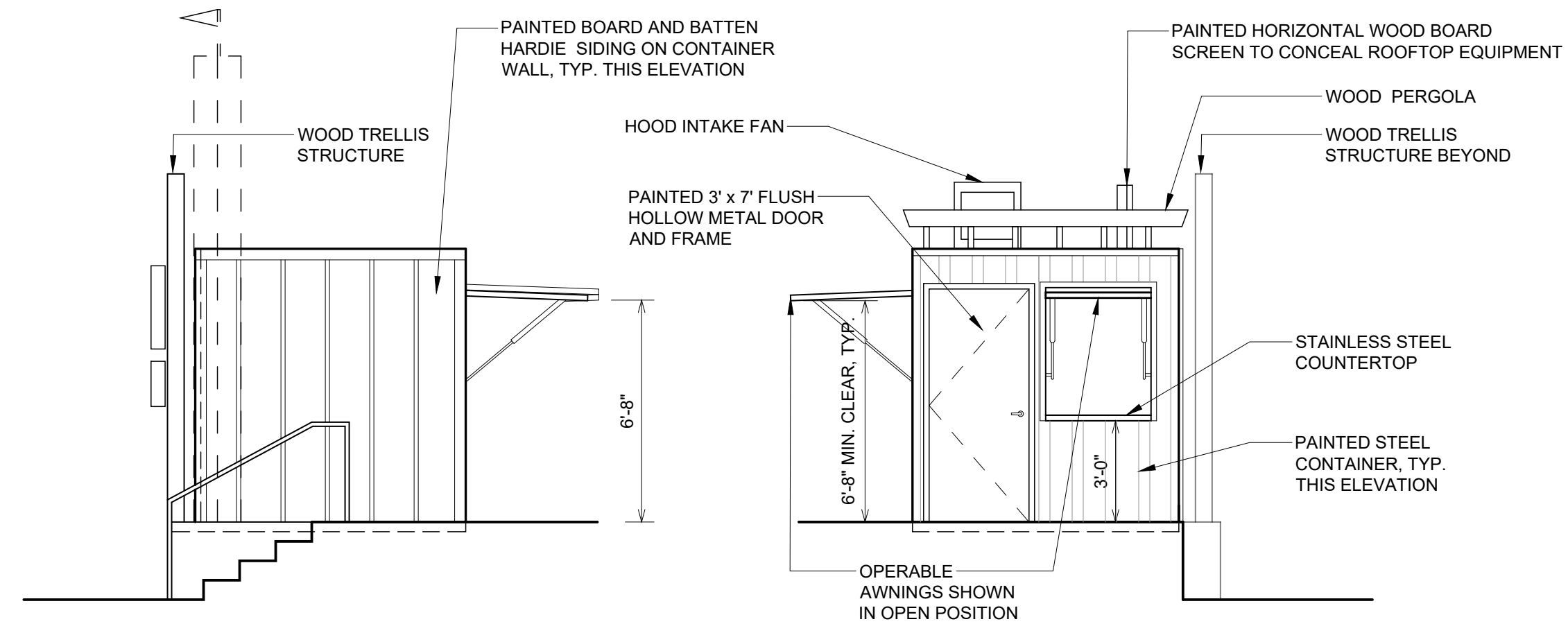
1 ROOF PLAN
SC: 1/8" = 1'-0"



F EXTERIOR ELEVATION: ARGONNE BLVD. SIDE
SC: 1/4" = 1'-0"



E EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



G EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

H EXTERIOR ELEVATION
SC: 1/4" = 1'-0"

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS.

HARRY'S HIDEAWAY
949 Harrison Avenue / 6301 Argonne Blvd.
New Orleans, Louisiana 70124

LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans, Louisiana 70124
504.485.6870 harmon@lkharmonarchitects.com

1/24 2024 NPP SET
A3
LKH#5223

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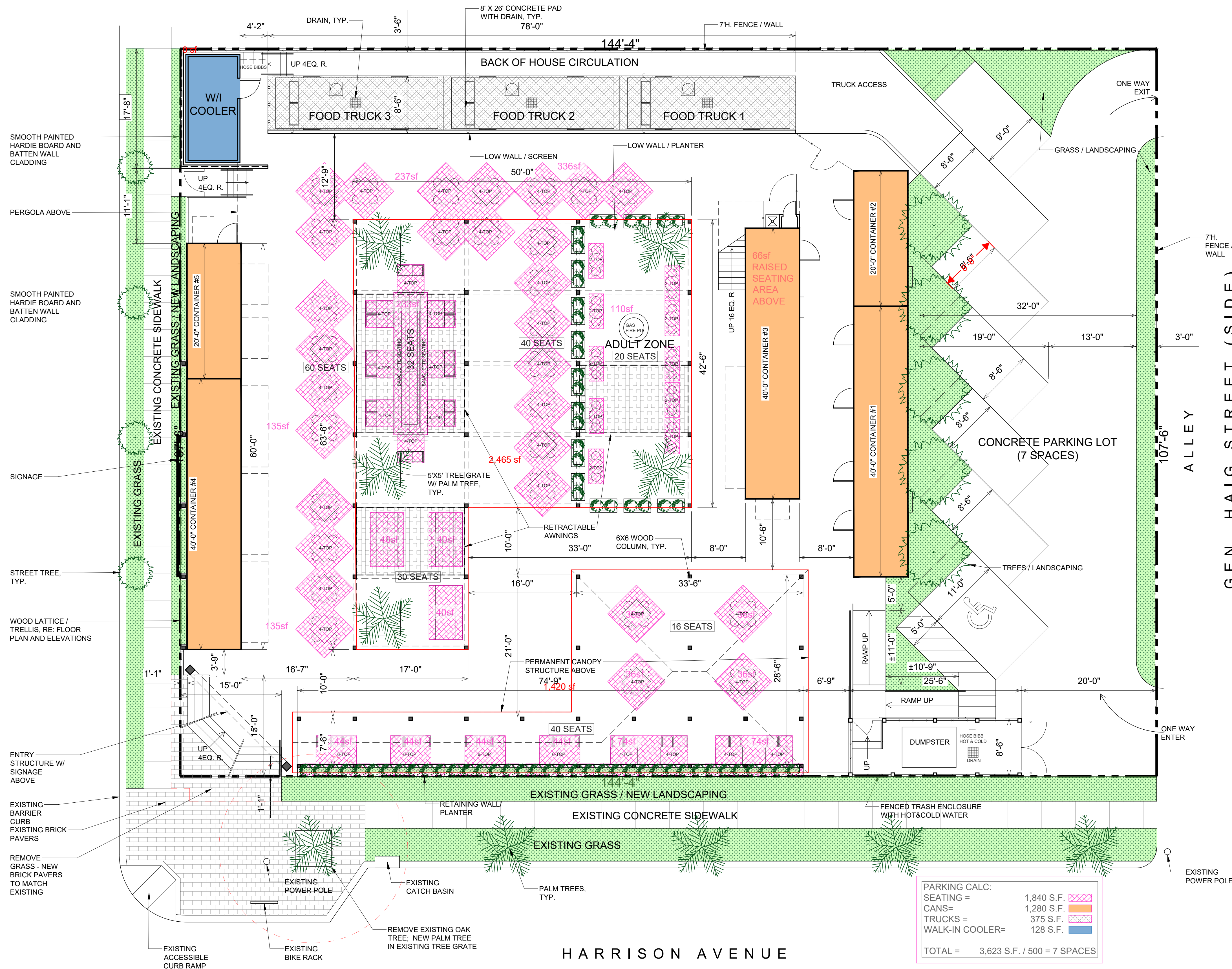
ARGONNE BLVD.

BRAGG STREET (SIDE)

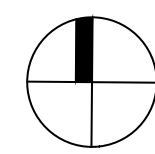
GEN. HAIG STREET (SIDE)

ALLEY

HARRISON AVENUE

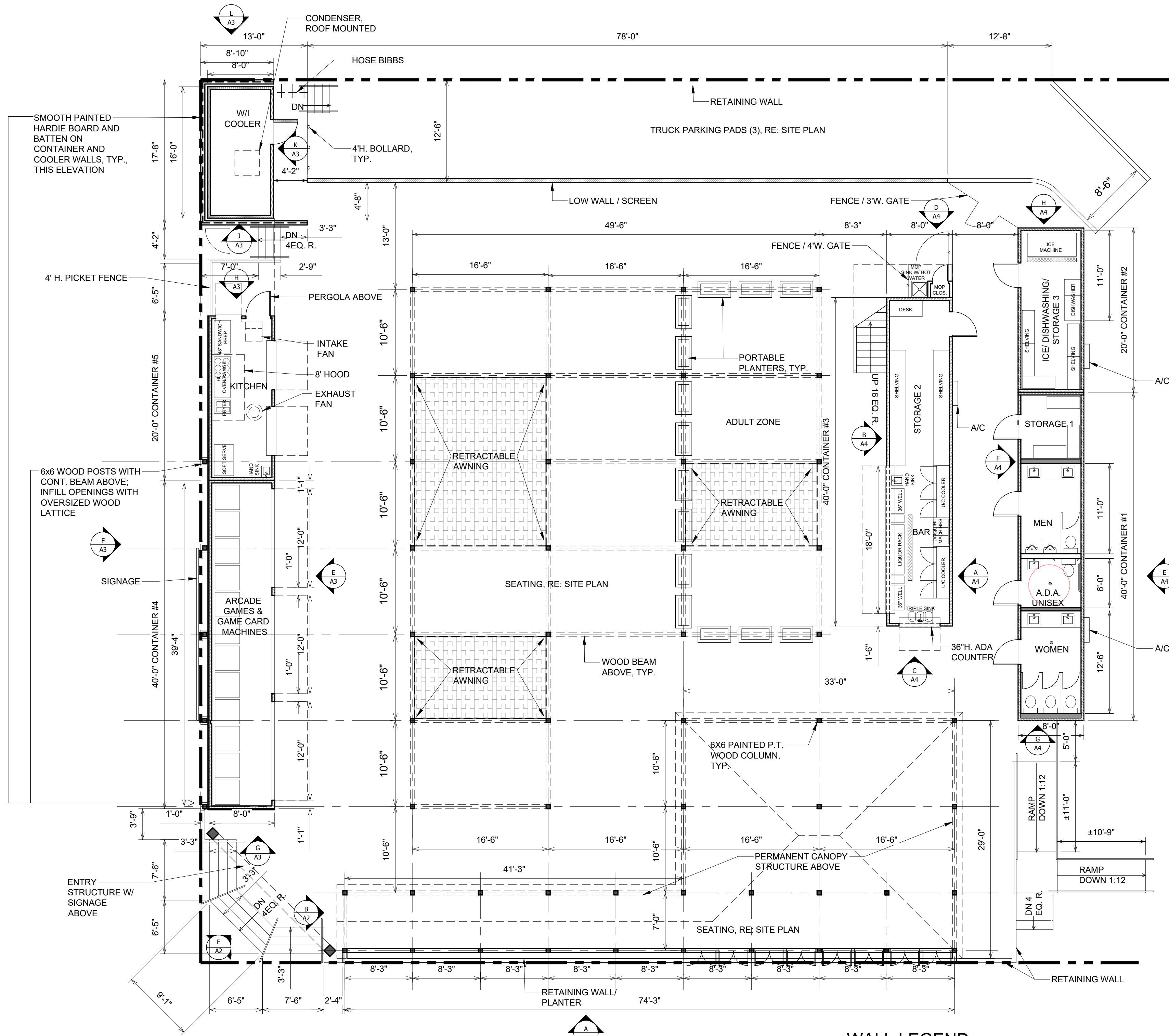


PARKING CALC:	
SEATING =	1,840 S.F.
CANS =	1,280 S.F.
TRUCKS =	375 S.F.
WALK-IN COOLER =	128 S.F.
TOTAL = 3,623 S.F. / 500 = 7 SPACES	

 **SITE PLAN**
SC: 1/8" = 1'=0"

NOTE: ALL ITEMS ARE NEW UNLESS NOTED "EXISTING"

ARGONNE BLVD.

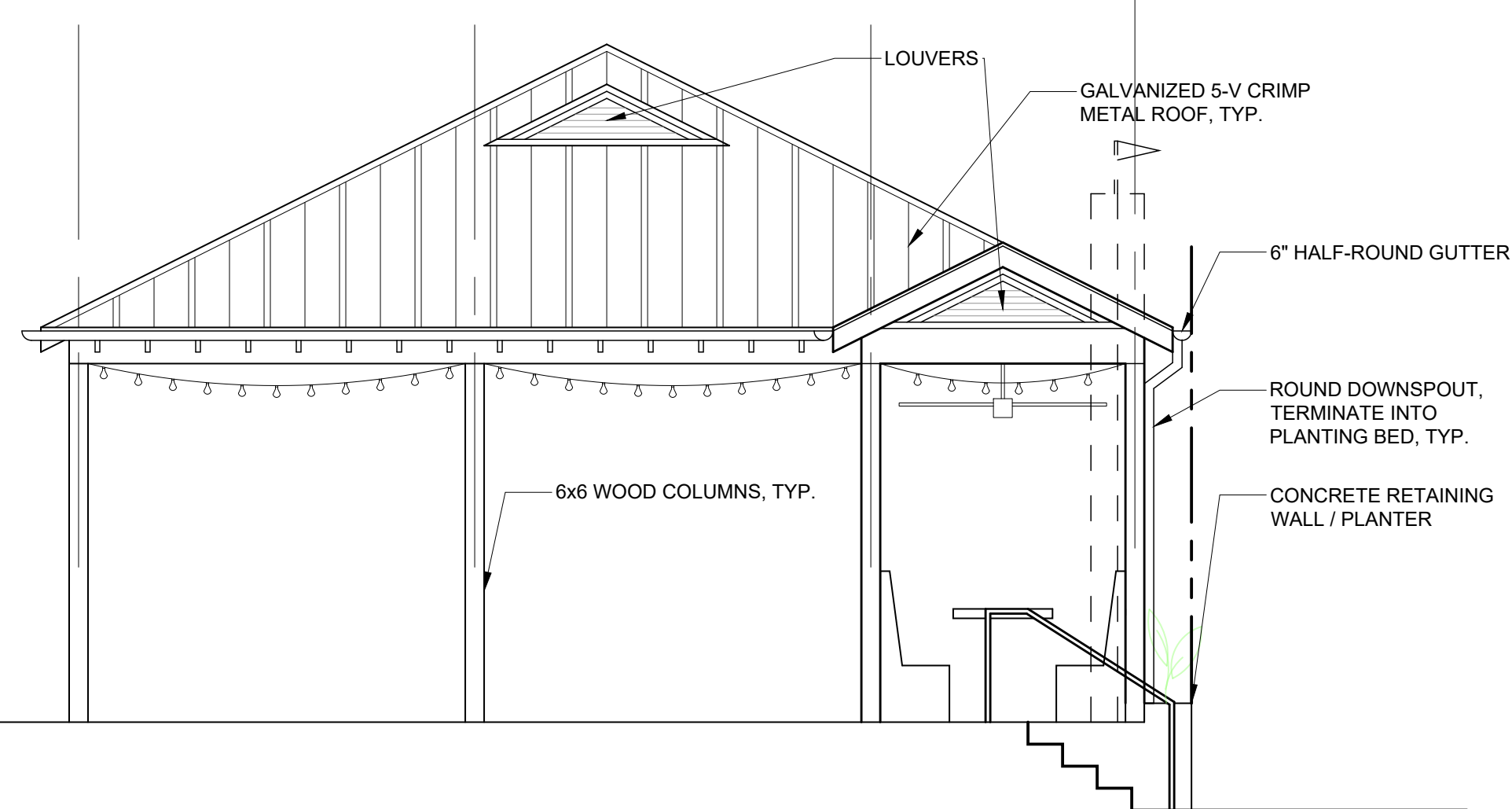


FLOOR PLAN
SC: 1/8" = 1'-0"

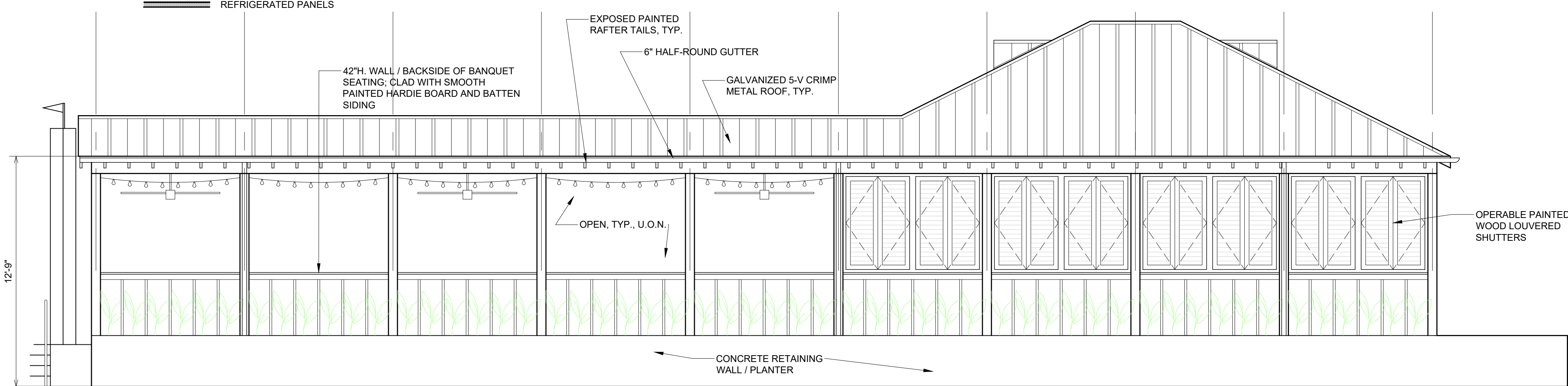
HARRISON AVENUE

WALL LEGEND

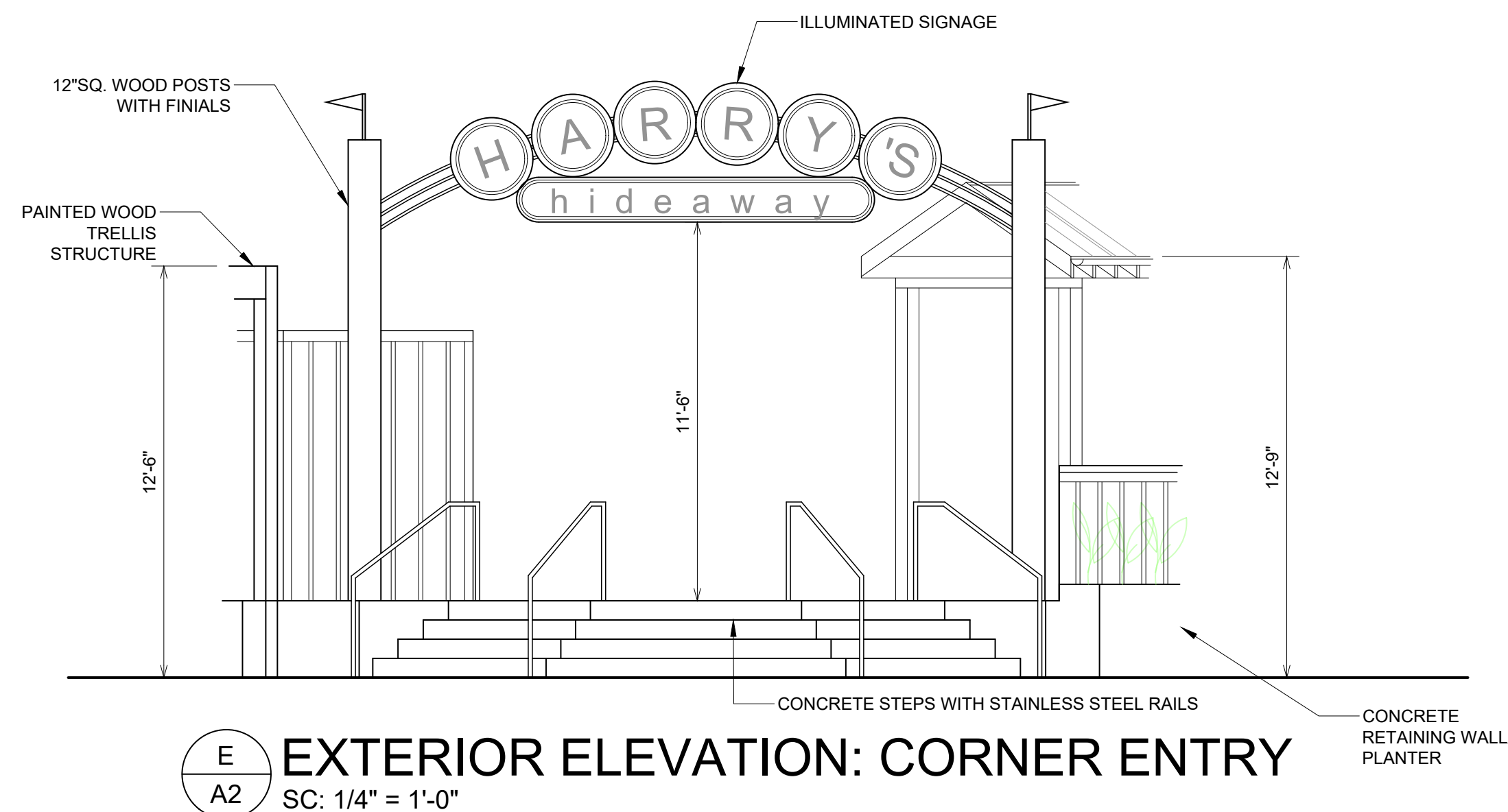
- SHIPPING CONTAINER WALL
- INTERIOR STUD WALL
- REFRIGERATED PANELS



EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



EXTERIOR ELEVATION: HARRISON AVENUE SIDE
SC: 1/4" = 1'-0"



EXTERIOR ELEVATION: CORNER ENTRY
SC: 1/4" = 1'-0"

HARRY'S HIDEAWAY
949 Harrison Avenue / 6301 Argonne Blvd.
New Orleans, Louisiana 70124

LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans, Louisiana 70124
504.485.6870 harmon@lkharmonarchitects.com

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS.
1/24/2024 NPP SET
A2
LKH#5223

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SUMMARY REPORT

NEIGHBORHOOD PARTICIPATION PROGRAM

Date of Report: February 22, 2024

Project Name/Brief Description: ALFRA 949 Harrison, LLC-Proposed Conditional Use to permit the sale, service and consumption of alcoholic beverages at a "Standard Restaurant" with a total gross floor area of approximately 3,557 square feet at the property bearing municipal addresses 949 Harrison Avenue and 6301 Argonne Boulevard, New Orleans, Louisiana 70124.

Overview: This report provides information related to ALFRA 949 Harrison, LLC's (the "Applicant") implementation of the *Neighborhood Participation Program* (NPP) for property bearing municipal addresses at 949 Harrison Avenue & 6301 Argonne Boulevard, New Orleans, Louisiana 70124 (the "Property"), as required by the City of New Orleans Comprehensive Zoning Ordinance (CZO). The Applicant intends to file an application for a Conditional Use to permit the sale, service and consumption of alcoholic beverages at a "Standard Restaurant" with a total gross floor area of approximately 3,557 square feet. The Property is zoned *S-LB1 Suburban Lake Area Neighborhood Business District* where the sale, service and consumption of alcoholic beverages at a "Standard Restaurant" is a permitted use. However, the Property is also subject to Section 14.2.B.1 (S-LB1 District Use Restrictions) of the CZO where the sale, service and consumption of alcoholic beverages at a "Standard Restaurant" is a conditional use. This report provides a summary of contacts with citizens, neighbors, neighborhood associations, councilmembers, City Planning Commission staff and other interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in sheets, letters, summaries and other materials, if applicable, are attached.

Contact: Ms. Christy Turner
1524 Edwards Avenue
Suite 5
Harahan, LA 70123
Phone: (504) 756-3173
E-mail: christy@atglicensing.com

Summary of Participation by Neighbors

- Letters and/or emails were sent to 83 individuals/associations/addresses (provided to ALFRA 949 Harrison, LLC by the City Planning Commission (CPC)) inviting them to a NPP Meeting.
- The one (1) neighborhood association (Lakeview Civic Improvement Association) provided by the CPC was invited to the meeting and was notified of the NPP Meeting by way of email.
- Councilmember Joseph I. Giarrusso, III, Amanda Rizzo, Councilmember Giarrusso's Chief of Staff, Councilmember Giarrusso's Communications and Land Use Director, and the CPC staff were notified of the NPP Meeting by way of email and First Class Mail.
- One (1) general NPP meeting was conducted on February 22, 2024. The total number of people who participated in the process, including the individuals who attended the meeting, and/or

who made contact via other means, is set forth in the table below and the exhibits attached to this Report.

<u>Method of Participation</u>	Number of Participants <i>2/22/24 Meeting</i>
People who attended the NPP Meeting	32
People who participated by e-mail	1
People who participated by calling or texting	0
Other	0

Notices of Meetings and Other Methods of Communication

Notices

1. **February 6, 2024.** Letters inviting neighbors and other interested parties to the February 22, 2024, Neighborhood Participation Program Meeting were mailed via United States Mail to all 77 contacts including businesses, homes, apartments and others on the “300 foot” contact list provided by the CPC. A notice was also emailed to Councilmember Joseph I. Giarrusso, III, Amanda Rizzo, Councilmember Giarrusso’s Chief of Staff, Claire Byun, Councilmember Giarrusso’s Communications and Land Use Director, the CPC staff and the Lakeview Civic Improvement Association on February 6, 2024.

A list of individual property owners, residents, businesses and tenants provided by CPC staff is attached as **Exhibit 1**.

A copy of the letter, which included a Site Plan, inviting neighbors, etc. to the 2/22/24 NPP Meeting and the email sent to Councilmember Joseph I. Giarrusso, III, Amanda Rizzo, Councilmember Giarrusso’s Chief of Staff, Claire Byun, Councilmember Giarrusso’s Communications and Land Use Director, the CPC staff and the Lakeview Civic Improvement Association are attached as **Exhibit 2**.

Other Methods of Communication

People who participated email:

1. **February 21 & 22, 2024.** Dr. Michelle B. Douglas, Ed.D., Chief Executive Officer of Hynes Charter Schools located at 990 Harrison Avenue, New Orleans, LA 70124, contacted us by way of email. **The email exchange is attached as Exhibit 3.**

The NPP Meeting

NPP Meeting: February 22, 2024 – 6:00PM
Juniors on Harrison Restaurant
789 Harrison Avenue
New Orleans, LA 70124

Meeting Attendees: 32

Moderator: Chris G. Young
Agent of Applicant

Speakers: Chris G. Young
Agent of Applicant

Nick Hufft
Developer

Lon Marchand
Developer

Katherine Harmon
Architect

A Neighborhood Participation Program Meeting (“NPP Meeting”) was held on February 22, 2024, at Juniors on Harrison Restaurant, 789 Harrison Avenue, New Orleans, LA 70124 to provide the citizens, neighbors, neighborhood associations, and other interested parties with information related to the proposed amended to the existing conditional use affecting the property bearing municipal addresses 949 Harrison Avenue/6301 Argonne Boulevard.

At the NPP Meeting, Mr. Chris G. Young, an agent of the Applicant, and Katherine Harmon, the Architect, gave a brief presentation explaining various features of the proposed development. Copies of a draft site plan, which was also sent with the meeting notice, were distributed. **See Exhibit 2 above.** Excerpts from the zoning ordinance related to the proposed project were also distributed. **Attached as Exhibit 4 are copies of the meeting Agenda, City of New Orleans Online Tools and CZO excerpts that were distributed to meeting attendees.**

Following their presentation, meeting attendees were given the opportunity to ask questions and make comments on the proposed development plan. A summary of the questions, concerns, and issues expressed by participants is set forth below.

Meeting attendees were asked to sign up to receive notifications of updates and/or changes to the proposed development plan. Comment Cards were distributed to provide written comments related to the proposal. **Copies of the sign-in sheets and completed comment cards are attached hereto as Exhibit 5.**

Concerns, Issues, and Problems Expressed by the Participants

Below is a summary of the concerns, issues, and problems expressed by individuals who participated in the Neighborhood Participation Program on 2/22/24.

1. Summary of questions, concerns and issues raised:

- a. Will there be generators?
- b. Will the restaurant owner/operator also operate the food services or will it be solely 3rd party food trucks?
- c. Will the premises be secured when the business is not operating to prevent use of the premises by transient individuals?
- d. Will outdoor seating be provided?
- e. How will sound/noise be managed to prevent intrusion into the surrounding neighborhood?
- f. Where will garbage collection be conducted?
- g. Has a traffic impact study been conducted or considered?
- h. Parking. Many of the attendees expressed concerns about parking. How will parking be addressed by the developer?
- i. How will this proposed business financially affect other businesses already in the neighborhood?
- j. What will be the Hours of Operation?
- k. One of the attendees expressed that she did not receive notice of the meeting. How was the neighborhood notified about the NPP Meeting?
- l. Where will customers access the premises?
- m. How many seats will be provided by the proposed restaurant?
- n. How will this impact the ability for parents to pickup their children from the day care next door?
- o. What impact will the proposed development have on surrounding property values?
- p. Has Hynes Charter School and Velvet Cactus Restaurant been notified about the proposed project?

2. How will questions, concerns and issues be addressed. The following enumerated responses correspond to the issues enumerated above:

- a. At this time, the developer does not intend to install generators.
- b. The restaurant operator will be the exclusive food service provider except for the use of 3rd party food trucks from time to time.
- c. The premises will be strictly secured when not in operation. Transient individuals and other unauthorized parties will not have access and use of the premises when the restaurant is not open and operating.
- d. Yes, outdoor seating will be a primary feature of the proposed development.
- e. The proposed restaurant owner/operator intends to strictly comply with the City of New Orleans Noise Ordinance and other regulations. Steps (e.g., strategic location of speakers, special acoustic systems, etc.) will be taken to prevent noise/sound from emanating beyond the restaurant premises.

- f. The proposed location for the collection of garbage will be the service alley way. Collection times will be in accordance with the City's ordinance and other regulations related to garbage collection. The developer is also willing to consider any other reasonable alternatives related to garbage collection.
- g. A traffic impact study has not been commissioned. However, the developer is willing to consider a traffic impact study and will review this possibility.
- h. Parking. The developer understands that parking is a significant concern of the neighborhood. Understanding that concern, the developer intends to take all possible action to mitigate the parking concern. In any event, the developer plans to promote the restaurant as a neighborhood, family-friendly establishment where residents walk and bike to the business. Additionally, the developer will continue to consider any proposals to relieve surrounding neighbors of the impact parking may have.
- i. The developer does not believe the proposed restaurant will have a negative financial impact on other businesses in the neighborhood. As an outdoor, park-type restaurant business, the proposed development will be distinct from other businesses in the neighborhood and should have a positive impact on surrounding businesses.
- j. The exact hours of operation have not been finally determined. However, the developer is aware of the mandated restaurant operating hours and will strictly comply with such hours of operation.
- k. We explained the process required by the CZO for providing notice regarding NPP Meetings including that the list of surrounding neighbors is provided by the City Planning Commission. We also noted that anyone in attendance at the meeting who provided a legible email address would be notified of any future meetings or changes to the project.
- l. As currently proposed, the premises will be accessed by customers at the corner of Harrison Avenue and Argonne Boulevard.
- m. There will be approximately 200 seats at the restaurant.
- n. The developer committed to making sure that individuals picking up children from the neighboring school/day care will have access in the same manner as they presently pickup their children including preventing parking in the current pickup lanes during their hours of operation.
- o. While the developers do not possess any data related to the possible impact the restaurant will have on surrounding property values, they believe the impact will be positive.
- p. Hynes Charter School was notified and responded to the notice and Velvet Cactus was notified of the NPP Meeting and the proposed project.

Other Community Outreach

Prior to the NPP meeting conducted on February 22, 2024, the developers had several discussions and meetings with various members of the immediate community regarding the proposed development and conditional use.

-END-

**ALFRA 949 Harrison, LLC
949 Harrison Avenue/6301 Argonne Boulevard
New Orleans, Louisiana 70124**

NPP Summary Report

EXHIBIT 1 (List of Contacts Provided by CPC)

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET				
6316 Argonne Blvd LLC	PO Box 850558	New Orleans	LA	70185
6319 Marshall Foch LLC	1809 Homer St	Metairie	LA	70005
932 Harrison Avenue LLC	2727 Magazine St	New Orleans	LA	70130
Alfra 949 Harrison LLC	Penthouse Suite Smith Lupo CTR 145 Allen	New Orleans	LA	70124
Anna G Psomas	6349 Argonne Blvd	New Orleans	LA	70124
Anthor Corp	C/O Yifang Lin 5739 Mayberry Ave	Rancho Cucamonga	CA	91737
Argonne 6300 LLC	Penthouse Suite Smith Lupo CTR Penthouse	New Orleans	LA	70124
Barbara E Hainsworth	6355 Argonne Blvd	New Orleans	LA	70124
Bpdm LLC	7900 Palm St	New Orleans	LA	70125
Bradley W Drouant	6325 Gen Haig St	New Orleans	LA	70124
Carol S Fendley	6333 Argonne Blvd	New Orleans	LA	70124
Christopher R Lindsay K Nye	6346 Argonne Blvd	New Orleans	LA	70124
Current Resident	6264 Argonne Blvd	New Orleans	LA	70124
Current Resident	6300 Argonne Blvd	New Orleans	LA	70124
Current Resident	6301 General Haig St	New Orleans	LA	70124
Current Resident	6312 Argonne Blvd	New Orleans	LA	70124
Current Resident	6314 Argonne Blvd	New Orleans	LA	70124
Current Resident	6316 Argonne Blvd	New Orleans	LA	70124
Current Resident	6317 Argonne Blvd	New Orleans	LA	70124
Current Resident	6317 Marshal Foch St	New Orleans	LA	70124
Current Resident	6319 Marshal Foch St	New Orleans	LA	70124
Current Resident	6319 Marshal Foch St HM	New Orleans	LA	70124
Current Resident	6323 General Haig St	New Orleans	LA	70124
Current Resident	6325 General Haig St	New Orleans	LA	70124
Current Resident	6327 Argonne Blvd	New Orleans	LA	70124
Current Resident	6327 General Haig St	New Orleans	LA	70124
Current Resident	6327 Marshal Foch St	New Orleans	LA	70124
Current Resident	6332 General Haig St	New Orleans	LA	70124
Current Resident	6333 General Haig St	New Orleans	LA	70124
Current Resident	6333 Marshal Foch St	New Orleans	LA	70124
Current Resident	6335 General Haig St	New Orleans	LA	70124
Current Resident	6335 Marshal Foch St	New Orleans	LA	70124
Current Resident	6337 Argonne Blvd	New Orleans	LA	70124
Current Resident	6338 Argonne Blvd	New Orleans	LA	70124
Current Resident	6338 General Haig St	New Orleans	LA	70124
Current Resident	6339 Argonne Blvd	New Orleans	LA	70124
Current Resident	6342 General Haig St	New Orleans	LA	70124
Current Resident	6343 General Haig St	New Orleans	LA	70124
Current Resident	6345 General Haig St	New Orleans	LA	70124
Current Resident	6346 General Haig St	New Orleans	LA	70124
Current Resident	6352 General Haig St	New Orleans	LA	70124
Current Resident	901 Harrison Ave	New Orleans	LA	70124
Current Resident	903 Harrison Ave	New Orleans	LA	70124
Current Resident	905 Harrison Ave	New Orleans	LA	70124
Current Resident	907 Harrison Ave	New Orleans	LA	70124
Current Resident	908 Harrison Ave	New Orleans	LA	70124
Current Resident	910 Harrison Ave	New Orleans	LA	70124

Current Resident	911 Harrison Ave	New Orleans	LA	70124
Current Resident	932 Harrison Ave	New Orleans	LA	70124
Current Resident	949 Harrison Ave	New Orleans	LA	70124
Current Resident	990 Harrison Ave	New Orleans	LA	70124
David M Schwab	6342 Gen Haig St	New Orleans	LA	70124
Edmond IV Guidry	6333 Gen Haig St	New Orleans	LA	70124
Grisoli Robert Joseph Jr	ET Als 510 Beau Chene Dr	Mandeville	LA	70471
Harrison 901-911 LLC	145 Allen Toussaint Blvd Penthouse Suite	New Orleans	LA	70124
Iam C Tucker	957 Harrison Ave	New Orleans	LA	70124
Jeremy Mancheski	325 E Livingston Pl	Metairie	LA	70005
Jonah B Angela R Dowling	6337 General Haig St	New Orleans	LA	70124
Judith G Mackel	6327 Gen Haig St	New Orleans	LA	70124
Kathleen Haber	6362 General Haig St	New Orleans	LA	70124
Kelli Fendley	6332 Gen Haig St	New Orleans	LA	70124
Lindsay A Oconnor	6350 Arbonne Blvd	New Orleans	LA	70124
Marc L Frischhertz	6301 Gen Haig St	New Orleans	LA	70124
Marion Moylette Chamberlain	961 Harrison Ave	New Orleans	LA	70124
Mary S Grisoli	510 Beau Chenedr	Mandeville	LA	70471
Orleans Parish School Board	3520 General Degaulle Dr Suite 5055	New Orleans	LA	70114
Patrick R Ohara	6344 Gen Haig St	New Orleans	LA	70124
Peter S Thriffley	6343 Gen Haig St	New Orleans	LA	70124
Renee Cooper Stewart	955 Harrison Ave	New Orleans	LA	70124
Ronald J Debra D Landry	6323 Gen Haig St	New Orleans	LA	70124
Ronald W Werner	953 Harrison Ave	New Orleans	LA	70124
Ronaldo Vieira	1473 Westbrook Dr	New Orleans	LA	70122
Sandra R Patterson	105 Oaktree Dr	New Orleans	LA	70124
Thomas G Buck	6338 Gen Haig St	New Orleans	LA	70124
Warren E Dolese	959 Harrison Ave	New Orleans	LA	70124
Williams Lupu LLC	145 Allen Toussaint Blvd Penthouse Suite	New Orleans	LA	70124
Zimmer Investments LLC	907 S Broad St	New Orleans	LA	70125

NEIGHBORHOOD ASSOCIATIONS

Organization Name: Lakeview Civic

Improvement Association

Point of Contact: Valerie Barrilleaux

Phone Number: (504) 233-0124

Email: president@lakeviewcivic.org

Street Address: PO Box 24378

City: New Orleans

Zip: 70184

CITY COUNCIL PERSON

Joe Giarrusso

City Hall, Room 2W80

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1010
Fax: (504) 658-1016
Joseph.Giarusso@nola.gov

CPC INFO

City Hall, 7th Floor
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-7033
CPCINFO@NOLA.GOV



**ALFRA 949 Harrison, LLC
949 Harrison Avenue/6301 Argonne Boulevard
New Orleans, Louisiana 70124**

NPP Summary Report

EXHIBIT 2 (NPP Meeting Notice—Letter and Email)

ALFRA 949 HARRISON, LLC
949 Harrison Avenue
New Orleans, Louisiana 70124
Telephone: (504) 756-3173
Email: christy@atglicensing.com

February 6, 2024

RE: Notice of NPP Meeting—February 22, 2024, 6:00PM
Proposed Conditional Use Permit Application
Subject Property Address: 949 Harrison Avenue
NPP Meeting Location: 789 Harrison Avenue (Juniors on Harrison)
Proposed Sale/Service of Alcoholic Beverages at a “Standard Restaurant”

Dear Neighbor:

In accordance with the City of New Orleans *Neighborhood Participation Program (NPP) for Land Use Actions*, please allow this letter to serve as the requisite notice to the surrounding community of the proposed application for a conditional use permit, and notice of the date, time and location of the neighborhood meeting to discuss this proposal.

Brief Project Description. We (“Applicant”) propose to apply for a conditional use to permit the sale and service of alcoholic beverages for consumption on the premises at a “Standard Restaurant” at the property bearing municipal address **949 Harrison Avenue, New Orleans, Louisiana 70124** (the “Property”). The total gross floor area is approximately 3,557 square feet. **See the enclosed proposed Site Plan.**

The Property is zoned *S-LB1 Suburban Lake Area Neighborhood Business District* where a “Standard Restaurant” is a permitted use. (see, Article 14 of the City of New Orleans Comprehensive Zoning Ordinance (“CZO”)). The Property is also subject to S-LB1 District Use Restrictions where the sale and service of alcoholic beverages at a “Standard Restaurant” is a conditional use. (see, Article 14, section 14.2.B.1. of the CZO). In accordance with these CZO regulations, we are seeking a conditional use to permit the sale and service of alcoholic beverages at a “Standard Restaurant” at the Property.

Notice of Community Meeting to Discuss/Review Proposal. A neighborhood meeting will be held to discuss/review the proposed conditional use to permit the sale and service of alcoholic beverages at a “Standard Restaurant” at the property bearing municipal address 949 Harrison Avenue, as follows:

Thursday, February 22, 2024
6:00 PM
789 Harrison Avenue (Juniors on Harrison Restaurant)
New Orleans, Louisiana 70124

Page Two
Notice to Neighbors
February 6, 2024

Applicant Contact Information. Please contact the following person should you have any questions related to this proposal or the community meeting noted above.

Ms. Christione P. Turner
1524 Edwards Avenue
Suite 5
Harahan, Louisiana 70123
Telephone: (504) 756-3173
Email: christy@atglicensing.com

Estimated Opening Date. The proposed opening date is estimated to be approximately six (6) months after obtaining conditional use approval.

Notice of Changes to the Proposal. Following the neighborhood meeting referenced above, all interested parties will be notified of any changes to the proposed project by way of United States First Class mail or electronic mail. If you would like to receive electronic notification of changes, please provide us with your email address.


Site Plan. Enclosed you will find a proposed Site Plan. These plans are subject to change based on input from any and all interested stakeholders.

Techniques Used to Notify the Surrounding Neighbors and Associations. Each property owner, resident and neighborhood association (78) within a 300-foot radius of the proposed project (949 Harrison Avenue) is being notified of this NPP Meeting by way of United States Postal Service, First Class Mail. Additionally, the Councilman for District A, the City of New Orleans City Planning Commission staff and the Lakeview Civic Improvement Association, which was provided by the City Planning Commission staff, are being notified by way of email.

Thank you and we look forward to seeing you on February 22, 2024, at 6:00 PM at 789 Harrison Avenue (Juniors on Harrison Restaurant).

Very truly yours,

ALFRA 949 HARRISON, LLC


Christione P. Turner
Agent

Request for NPP Contact List: 949 Harrison Avenue/6301 Argonne Blvd.--Conditional Use to Permit the Sale of Alcoholic Beverages at a Standard Restaurant

Chris G. Young <cgyoung@msn.com>

Mon 1/8/2024 7:25 PM

To:CPCINFO <cpcinfo@nola.gov>

Cc:Christione Turner <christioneturner@yahoo.com>;Chris G. Young <cgyoung@msn.com>;Stephen K. Kroll <skroll@nola.gov>;Robin C. Jones <rcjones@nola.gov>

📎 2 attachments (2 MB)

DRAFT Site Plan--949 Harrison Avenue-6301 Argonne Boulevard--PRELIMINARY--FOR DISCUSSION PURPOSES ONLY.pdf; 6301 Argonne Boulevard 2012 CU Ordinance (1).pdf;

To Whom It May Concern:

Please allow this email to serve as a request for the NPP Contact List for a Conditional Use to permit the sale of alcoholic beverages at a "Standard Restaurant" at the following location:

Location Address: 6301 Argonne Boulevard/949 Harrison Avenue, New Orleans, Louisiana 70124

Request: Conditional Use to permit the sale of alcoholic beverages at a "Standard Restaurant" in a S-LB1 Suburban Lake Area Neighborhood Business District subject to S-LB1 District Use Restrictions (Article 14, Section 14.2.B.1 — Sale of Alcoholic Beverages is a Conditional Use at Standard Restaurants).

Total Floor Area/Gross Floor Area: 3,557 Square Feet (Please see the attached DRAFT Site Plan.)

Previous Conditional Use Affecting the Location Address: Attached you will find a copy of the Conditional Use Ordinance previously adopted by the City of New Orleans City Council affecting the Location Address (Ordinance No. 24737; Adopted 02/02/2012)

Applicant: ATG Licensing Consultants, LLC, 1524 Edwards Avenue, Suite 5, Harahan, LA 70123

Please let me know if you require any additional information or documents.

Thank you very much!

Chris G. Young
ATG Licensing Consultants, LLC
Post Office Box 55297
Metairie, Louisiana 70055
Telephone: (504) 915-5953
Email: cgyoung@msn.com

NPP Meeting Notice--949 Harrison Avenue--Proposed Conditional Use

Chris G. Young <cgyoung@msn.com>

Tue 2/6/2024 6:34 PM

To: CPCINFO <cpcinfo@nola.gov>; CM Giarrusso <joseph.giarrusso@nola.gov>; Amanda B. Rizzo <Amanda.Rizzo@nola.gov>; president@lakeviewcivic.org <president@lakeviewcivic.org>; claire.byun@nola.gov <Claire.Byun@nola.gov>
Cc: LKHarmonArchitects <harmonarch@att.net>; Christione Turner <christy@atglicensing.com>; Chris G. Young <cgyoung@msn.com>

 2 attachments (2 MB)

949 Harrison Notice of NPP Meeting 2.22.24.pdf; 949 Harrison Proposed Site Plan 1.24.24 2.pdf;

All:

Attached you will find the following two (2) documents in connection with the proposed Conditional Use to permit the sale and service of alcoholic beverages at a "Standard Restaurant" at the property bearing municipal address 949 Harrison Avenue, New Orleans 70124:

1. 949 Harrison Notice of NPP Meeting 2.22.24; and
2. 949 Harrison Proposed Site Plan 1.24.24.

If you have any questions or comments prior to the NPP Meeting scheduled for Thursday, February 22, 2024, please do not hesitate to contact us.

Thank you!


Chris G. Young
ATG Licensing Consultants, LLC
Post Office Box 55297
Metairie, Louisiana 70055
Telephone: (504) 915-5953
Email: cgyoung@msn.com

Re: NPP Meeting Notice--949 Harrison Avenue--Proposed Conditional Use

Chris G. Young <CGYOUNG@msn.com>

Wed 2/7/2024 6:33 PM

To: CPCINFO <cpcinfo@nola.gov>; CM Giarrusso <joseph.giarrusso@nola.gov>; Amanda B. Rizzo <Amanda.Rizzo@nola.gov>; president@lakeviewcivic.org <president@lakeviewcivic.org>; claire.byun@nola.gov <Claire.Byun@nola.gov>
Cc: LKHarmonArchitects <harmonarch@att.net>; Christione Turner <christy@atglicensing.com>
Bcc: Nick Hufft <nick@hufftmarchand.com>; Lon Marchand <lon@hufftmarchand.com>; Tony Cruz <tony@hufftmarchand.com>

 1 attachments (1 MB)

949 Harrison Notice of NPP Meeting 2.22.24.pdf;

All:

Although the NPP Meeting Notice we sent last night included the correct NPP Meeting date of February 22, 2024, at 6:00 PM in two different places on the first page of the two-page notice, the very last sentence on the last page of the two-page notice inadvertently referenced an NPP Meeting date of February 6, 2024. **Please note that the NPP Meeting date is February 22, 2024, at 6:00 PM.** Attached you will find a Meeting Notice with the correct NPP Meeting date of February 22, 2024, in the last sentence of the Notice Letter. There are no other changes to the NPP Meeting Notice Letter.

We apologize for any confusion this may have caused.

Thank you!

Chris G. Young
ATG Licensing Consultants, LLC
Post Office Box 55297
Metairie, Louisiana 70055
Telephone: (504) 915-5953
Email: cgyoung@msn.com

From: Chris G. Young <cgyoung@msn.com>

Sent: Tuesday, February 6, 2024 6:33 PM

To: CPCINFO <cpcinfo@nola.gov>; CM Giarrusso <joseph.giarrusso@nola.gov>; Amanda B. Rizzo <Amanda.Rizzo@nola.gov>; president@lakeviewcivic.org <president@lakeviewcivic.org>; claire.byun@nola.gov <Claire.Byun@nola.gov>

Cc: LKHarmonArchitects <harmonarch@att.net>; Christione Turner <christy@atglicensing.com>; Chris G. Young <CGYOUNG@MSN.COM>

Subject: NPP Meeting Notice--949 Harrison Avenue--Proposed Conditional Use

All:

Attached you will find the following two (2) documents in connection with the proposed Conditional Use to permit the sale and service of alcoholic beverages at a "Standard Restaurant" at the property bearing municipal address 949 Harrison Avenue, New Orleans 70124:

1. 949 Harrison Notice of NPP Meeting 2.22.24; and
2. 949 Harrison Proposed Site Plan 1.24.24.

If you have any questions or comments prior to the NPP Meeting scheduled for Thursday, February 22, 2024, please do not hesitate to contact us.

Thank you!

Chris G. Young
ATG Licensing Consultants, LLC
Post Office Box 55297
Metairie, Louisiana 70055
Telephone: (504) 915-5953
Email: cgyoung@msn.com

Re: NPP Meeting Notice--949 Harrison Avenue--Proposed Conditional Use

Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>

Tue 2/6/2024 7:06 PM

To: Chris G. Young <CGYOUNG@msn.com>; CPCINFO <CPCINFO@nola.gov>; Amanda B. Rizzo <Amanda.Rizzo@nola.gov>; president <president@lakeviewcivic.org>; Claire F. Byun <Claire.Byun@nola.gov>
Cc: Katherine Harmon <harmonarch@att.net>; Christione Turner <christy@atglicensing.com>; Chris G. Young <CGYOUNG@msn.com>

Thanks, Chris.

Joe

Get [Outlook for iOS](#)

From: Chris G. Young <cgyoung@msn.com>

Sent: Tuesday, February 6, 2024 6:33:35 PM

To: CPCINFO <CPCINFO@nola.gov>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Amanda B. Rizzo <Amanda.Rizzo@nola.gov>; president <president@lakeviewcivic.org>; Claire F. Byun <Claire.Byun@nola.gov>

Cc: Katherine Harmon <harmonarch@att.net>; Christione Turner <christy@atglicensing.com>; Chris G. Young <CGYOUNG@msn.com>

Subject: NPP Meeting Notice--949 Harrison Avenue--Proposed Conditional Use

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

All:

Attached you will find the following two (2) documents in connection with the proposed Conditional Use to permit the sale and service of alcoholic beverages at a "Standard Restaurant" at the property bearing municipal address 949 Harrison Avenue, New Orleans 70124:

1. 949 Harrison Notice of NPP Meeting 2.22.24; and
2. 949 Harrison Proposed Site Plan 1.24.24.

If you have any questions or comments prior to the NPP Meeting scheduled for Thursday, February 22, 2024, please do not hesitate to contact us.

Thank you!

Chris G. Young
ATG Licensing Consultants, LLC
Post Office Box 55297
Metairie, Louisiana 70055
Telephone: (504) 915-5953
Email: cgyoung@msn.com

**ALFRA 949 Harrison, LLC
949 Harrison Avenue/6301 Argonne Boulevard
New Orleans, Louisiana 70124**

NPP Summary Report

**EXHIBIT 3
(Email and Response from Dr. Michelle B. Douglas, Ed.D.)**

Re: Harry's Hideaway

Douglas, Michelle <michelle.douglas@hynesschool.com>

Thu 2/22/2024 9:40 AM

To: Nick Hufft <nick@hufftmarchand.com>

Cc: Chris G. Young <CGYOUNG@msn.com>

Sorry- I'll actually be in Baton Rouge. Thanks for pointing that out- for some reason I thought it was last week. But it's today that I have a problem with.

I'll try to get some people there to listen in.

Michelle B. Douglas, Ed.D.
Chief Executive Officer
Hynes Charter Schools
990 Harrison Avenue
New Orleans, Louisiana 70124
504-324-7160

On Feb 22, 2024, at 9:37 AM, Nick Hufft <nick@hufftmarchand.com> wrote:

Good Morning Michelle!

I am actually the one who is putting this project together and can assure you, it will be nothing short, if not better, than what we do at Juniors down the street.

Like Chris mentioned, I would love to meet with you whenever you are free and we can chat about any concerns you may have.

Thank you and I hope you have a great day!

On Thu, Feb 22, 2024 at 9:26 AM Chris G. Young <CGYOUNG@msn.com> wrote:

Dr. Douglas:

Hi!

I am writing regarding your email below. My office is assisting the developer of the proposed project outlined in the Meeting Notice attached to your email. I understand that you have some questions/concerns about the proposed project and we will certainly make ourselves available for that purpose. **In the meantime, I wanted you to know ASAP that you did not miss the meeting. The meeting is tonight at 6:00 PM at Juniors on Harrison Restaurant, as outlined in the letter.**

Also, just FYI, the Meeting Notice was sent to the address provided by the City of New Orleans City Planning Commission. We do not determine the addresses on our own and are required to send notices to the addresses provided by the City of New Orleans. In any event, you have not missed anything and we will meet with you at any time at your convenience.

If you have time, please attend the meeting this evening. If not, we will make time to discuss the proposal at your convenience.

I also tried to contact you by telephone.

Please advise.

Thank you very much for reaching out.

Chris

Chris G. Young
ATG Licensing Consultants, LLC
Post Office Box 55297
Metairie, Louisiana 70055
Telephone: (504) 915-5953
Email: cgyoung@msn.com

From: Christione Turner <christy@atglicensing.com>
Sent: Wednesday, February 21, 2024 7:54 PM
To: Chris G. Young <CGYOUNG@msn.com>
Subject: Fwd: Harry's Hideaway

Sent from my iPhone

Begin forwarded message:

From: "Douglas, Michelle" <michelle.douglas@hynesschool.com>
Date: February 21, 2024 at 7:36:05 PM CST
To: Christione Turner <christy@atglicensing.com>
Cc: Earl Cager <earl.cager@hynesschool.com>
Subject: Harry's Hideaway

Hi Christy-

I have some questions about this proposed business and its proximity to our elementary school.

Please let me know a time you can speak.

I was not able to attend this meeting as I was out of town for Mardi Gras. Also, the notice was sent to the school board and not to us directly at the school site.

Thanks.

Dr. Douglas

Michelle B.Douglas, Ed.D.
Chief Executive Officer
Hynes Charter Schools
990 Harrison Avenue
New Orleans, Louisiana 70124
504-324-7160

--



Nick Hufft

Owner

(504) 905-5326

nick@hufftmarchand.com

www.hufftmarchand.com

Re: Harry's Hideaway

Douglas, Michelle <michelle.douglas@hynesschool.com>

Thu 2/22/2024 10:10 AM

To: Chris G. Young <CGYOUNG@msn.com>

Chris,

My colleague(s) will be present. If we still have questions after the meeting, I will be sure to reach out.

Many thanks and sorry for my own oversight on the date. Appreciate the opportunity to hear more.



Michelle B. Douglas, Ed.D.
Chief Executive Officer
Hynes Charter School Corporation
990 Harrison Avenue
New Orleans, Louisiana 70124
(504) 324-7160

From: Chris G. Young <CGYOUNG@msn.com>

Sent: Thursday, February 22, 2024 9:26 AM

To: Douglas, Michelle <michelle.douglas@hynesschool.com>

Cc: Chris G. Young <CGYOUNG@MSN.COM>

Subject: Fw: Harry's Hideaway

Dr. Douglas:

Hi!

I am writing regarding your email below. My office is assisting the developer of the proposed project outlined in the Meeting Notice attached to your email. I understand that you have some questions/concerns about the proposed project and we will certainly make ourselves available for that purpose. **In the meantime, I wanted you to know ASAP that you did not miss the meeting. The meeting is tonight at 6:00 PM at Juniors on Harrison Restaurant, as outlined in the letter.**

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If you have time, please attend the meeting this evening. If not, we will make time to discuss the proposal at your convenience.

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Please advise.

Thank you very much for reaching out.

Chris

Chris G. Young
ATG Licensing Consultants, LLC
Post Office Box 55297
Metairie, Louisiana 70055
Telephone: (504) 915-5953
Email: cgyoung@msn.com

From: Christione Turner <christy@atglicensing.com>
Sent: Wednesday, February 21, 2024 7:54 PM
To: Chris G. Young <CGYOUNG@msn.com>
Subject: Fwd: Harry's Hideaway

Sent from my iPhone

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Date: February 21, 2024 at 7:36:05 PM CST
To: Christione Turner <christy@atglicensing.com>
Cc: Earl Cager <earl.cager@hynesschool.com>
Subject: Harry's Hideaway

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Please let me know a time you can speak.

I was not able to attend this meeting as I was out of town for Mardi Gras. Also, the notice was sent to the school board and not to us directly at the school site.

Thanks.

Dr. Douglas

Michelle B. Douglas, Ed.D.
Chief Executive Officer
Hynes Charter Schools
990 Harrison Avenue
New Orleans, Louisiana 70124
504-324-7160

**ALFRA 949 Harrison, LLC
949 Harrison Avenue/6301 Argonne Boulevard
New Orleans, Louisiana 70124**

NPP Summary Report

EXHIBIT 4 (NPP Meeting Agenda and Attachments)

Neighborhood Participation Program Meeting

PROPOSED CONDITIONAL USE TO PERMIT THE SALE/SERVICE OF ALCOHOL AT A STANDARD RESTAURANT

Project Address: 949 Harrison Avenue

February 22, 2024

6:00 PM

789 Harrison Avenue (Juniors on Harrison Restaurant)

New Orleans 70124

AGENDA

I. WELCOME/INTRODUCTION

- A. Introduce Presenters/Owners**
- B. Overview of Space/Facility**
- C. Handouts**

- 1. City of New Orleans Online Tools/Resources
- 2. Excerpts from the City of New Orleans Comprehensive Zoning Ordinance (CZO) related to use regulations applicable to the property
- 3. NPP Meeting Comment Cards
- 4. Site Plan

II. DESCRIPTION OF THE PROPOSED PROJECT

- A. Description of Project---Proposed Conditional Use to permit the sale and service of alcoholic beverages at a "Standard Restaurant" at 949 Harrison Avenue**
- B. Discuss the CZO sections and regulations that apply**
- C. Size of the site and floor area**
- D. Discuss how this proposed project will impact and benefit the neighborhood**

III. PUBLIC COMMENT

IV. SUMMARY

- A. How neighbor's comments and suggestions will be addressed**

V. NEXT STEPS

- A. Filing Application**
- B. Future/Ongoing Neighbor Input to the Project**
- C. Contact Information:**

Ms. Christy Turner
1524 Edwards Avenue
Suite 5
NOLA 70123
EMAIL: christy@atglicensing.com
Telephone: (504) 756-3173

-END-

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

<http://onestopapp.nola.gov/search.aspx>

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays “layers” of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

Required NPP Meeting Handout # 1

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 2/22/2024 3:27:28 PM

14.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 14-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Suburban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 14-1: Permitted and Conditional Uses
Table 14-1: Permitted and Conditional Uses

USE ¹	DISTRICTS						USE STANDARDS
	S-B1 ⁵	S-B2 ⁶	S-LB1 ^{5&7}	S-LB2 ^{5&8}	S-LC ⁹	S-MU	
RESIDENTIAL USE							
Artist Community						P	Section 20.3.F
Bed and Breakfast – Accessory			C	C	C	C	Section 20.3.I
Bed and Breakfast – Principal			C	C	C		Section 20.3.I
Day Care Home, Adult – Small			P	P	P	P	Section 20.3.T
Day Care Home, Adult – Large			C	C	C	C	Section 20.3.T
Dwelling, Above the Ground Floor	C	C	P	P	P	P	
Dwelling, Established Two-Family						P,C ⁴	Section 20.3.W
Dwelling, Single-Family			P	P	P	P	
Dwelling, Two-Family			P	P	P	P	Section 20.3.Y
Dwelling, Townhouse						P	
Dwelling, Multi-Family				C	P	P	
Dwelling, Small Multi-Family Affordable					P	P	Section 20.3.SSS

Table 14-1: Permitted and Conditional Uses

USE ¹	DISTRICTS						USE STANDARDS
	S-B1 ⁵	S-B2 ⁶	S-LB1 ^{5&7}	S-LB2 ^{5&8}	S-LC ⁹	S-MU	
Group Home, Small			P	P	p	P	Section 20.3.GG
Group Home, Large				C	p	P	Section 20.3.GG
Group Home, Congregate					C	C	Section 20.3.GG
Home Based Child Care, Small			P	P	P	P	Section 20.3.T
Home Based Child Care, Large			C	C	C	C	Section 20.3.T
Permanent Supportive Housing		C		C	p	P	Section 20.3.PP
Residential Care Facility	C	C	P	P	p	P	Section 20.3.YY
Timeshare					P		
COMMERCIAL USE							
Amusement Facility, Indoor	P	P			p	C	Section 20.3.E
Animal Hospital	P	P	P	P	p	P	
Art Gallery	P	P	P	P	p	P	
Arts Studio	P	P	P	P	p	P	
Bar		C	C	C	C		Section 20.3.G
Catering Kitchen	P	P	P	P	p	P	
Child Care Center, Small	P	P	P	P	P	P	Section 20.3.S
Child Care Center, Large	C	P	C	P	P	P	Section 20.3.S
Day Care Center, Adult – Small	P	P	P	P	p	P	Section 20.3.S
Day Care Center, Adult – Large	C	C	C	C	C	C	Section 20.3.S
Day Care Center, Adult – Commercial	C	C	C	C	C	C	Section 20.3.S
Drive-Through Facility	C	C	C ⁷	C ⁸	C ⁹	C	Section 20.3.V
Financial Institution	P	P	P	P	p	P	
Funeral Home		P		P	p		
Gas Station	C	C	C	C	C		Section 20.3.EE
Grocery Store	P	P	P	P	P	P	
Health Club	P	P		P	p	P	

DISTRICTS

INDUSTRIAL USE

Table 14-1: Permitted and Conditional Uses

USE ¹	DISTRICTS						USE STANDARDS
	S-B1 ⁵	S-B2 ⁶	S-LB1 ^{5&7}	S-LB2 ^{5&8}	S-LC ⁹	S-MU	
Solar Energy System - Small-Scale Ground Mounted Only	C	C	C	C	C	C	Section 20.3.DDD
INSTITUTIONAL USE							
City Hall	C	C	C	C	C	C	
Community Center	C	C	C	C	C	C	
Convent and Monastery	P	P	P	P	P	P	
Cultural Facility	C	C	C	C	C	C	Section 20.3.R
Domestic Protection Shelter				P	P	P	Section 20.3.U
Educational Facility, Primary			C	C	C	C	Section 20.3.Z
Educational Facility, Secondary			C	C	C	C	Section 20.3.Z
Educational Facility, University				C	C		
Educational Facility, Vocational	C	C		C	C	C	Section 20.3.Z
Emergency Shelter				P	P	P	Section 20.3.AA
Government Offices	P	P	P	P	P	P	
Hospital					C	C	
Place of Worship	P	P	P	P	P	P	
Public Works and Safety Facility	C	C	C	C	C	C	
Social Club or Lodge	P	P	P	P	P	C	Section 20.3.CCC
OPEN SPACE USE							
Agriculture - No Livestock	P	P	P	P		P	Section 20.3.C
Agriculture - With Livestock	C	C	C	C		C	Section 20.3.C
Parks and Playgrounds	P	P	P	P	P	P	
Private Residential Recreation Facility (Indoor or Outdoor)			P	P	P	P	Section 20.3.SS
Stormwater Management (Principal Use)	P	P	P	P	P	P	

OTHER

Table 14-1: Permitted and Conditional Uses

USE ¹	DISTRICTS						USE STANDARDS
	S-B1 ⁵	S-B2 ⁶	S-LB1 ^{5&7}	S-LB2 ^{5&8}	S-LC ⁹	S-MU	
EV Charging Station (Principal Use)	P	P	C	C	P		Section 20.3.YYY
Parking Lot (Accessory Use)	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	
Parking Lot (Principal Use)	C	C	C	C	C		Section 20.3.OO
Parking Structure (Principal Use)	C	C			P		Section 20.3.OO
Planned Development	C	C	C	C	C	C	Article 5
Pumping Station	P	P	P	P	P	P	Section 20.3.UU
Utilities	p ²	p ²	p ²	p ²	p ²	p ²	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P ³	C,P ³	C,P ³	C,P ³	C,P ³	C,P ³	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	C	C	C	Section 20.3.JJJ

Table 14-1: Permitted and Conditional Uses

Table 14-1: Permitted and Conditional Uses

USE ¹	DISTRICTS		USE STANDARDS
	S-LP	S-LM	
RESIDENTIAL USE			
Boathouse		P	
Dwelling, Above the Ground Floor		P	
Dwelling, Townhouse		P	
Dwelling, Multi-Family		P	
Dwelling, Small Multi-Family Affordable		P	Section 20.3.SSS
Group Home, Small		P	Section 20.3.GG
Group Home, Large		P	Section 20.3GG
Permanent Supportive Housing		P	Section 20.3.PP
COMMERCIAL USE			
Amusement Facility, Indoor		P	Section 20.3.E

Table 14-1: Permitted and Conditional Uses

USE ¹	DISTRICTS		USE STANDARDS
	S-LP	S-LM	
Amusement Facility, Outdoor		P	Section 20.3.E
Bar		C	Section 20.3.G
Boat Dock	C	C	
Hotel/Motel		C	
Marine Fuel Dock Facility		P	
Outdoor Live Entertainment - Secondary Use		C	Section 20.3.WWW
Personal Service Establishment		P	
Public Market		P	Section 20.3.TT
Restaurant, Standard		P	Section 20.3.ZZ
Restaurant, Specialty		P	Section 20.3.ZZ
Retail Goods Establishment		P	
Retail Sales of Alcoholic Beverages		C	
Short Term Rental, Commercial		P	Section 20.3.LLL
INDUSTRIAL USE			
Dry Dock and Launching Operations		P	
Solar Energy System - Small- Scale Ground Mounted Only	C	C	Section 20.3.DDD
OPEN SPACE USE			
Boat Launch	P	P	
Marina, Recreational		P	
Parks and Playgrounds	P	P	
Pier		P	
Stormwater Management (Principal Use)	P	P	
OTHER			
EV Charging Station (Principal Use)	C	C	Section 20.3.YYY
Parking Lot (Accessory Use)	p ¹⁰	p ¹⁰	
Parking Lot (Principal Use)	C	C	Section 20.3.OO
Parking Structure (Principal Use)	C	C	Section 20.3.OO

Table 14-1: Permitted and Conditional Uses

USE ¹	DISTRICTS		USE STANDARDS
	S-LP	S-LM	
Planned Development		C	Article 5
Pumping Station	P	P	Section 20.3.UU
Utilities	C	C	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P ³	C,P ³	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	Section 20.3.JJJ

TABLE 14-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2.

³ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁴ Established Two-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

⁵ See Section 14.2.B.4 Commercial Use Floor Area Limitations.

⁶ See Section 14.2.B.5 Commercial Use Floor Area Limitations.

⁷ See Section 14.2.B.1, S-LB1 District Use Restrictions.

⁸ See Section 14.2.B.2 S-LB2 District Use Restrictions.

⁹ See Section 14.2.B.3 S-LC District Use Restrictions.

¹⁰As authorized in Article 22, Section 22.8.B.2.a

Jan. 15, 2016, Zoning Docket 099-15, Ord. 26,756 MCS; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §5, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,665, §1, February 8, 2018, Zoning Docket 097/17; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Ord. No. 28,156 MCS, §8, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28851 MCS, 11-18-21, ZD 60/21; Ord 28905 MCS, 1-6-22, ZD 83/21; Ord 28989 MCS 4-7-22, ZD 104/21; Ord. 29126, 8-12-22, ZD016/22; Ord 29157 9-15-22, ZD 030/22; Ordinance No. 29382, March 23, 2023, Zoning Docket 02/23; Ord. 29528, 7-24-23, Zoning Docket 13/23; Ordinance No. 29702, November 7, 2023, Zoning Docket 063/23; Ord. No 29744, 12-8-23, Zoning Docket 055/23

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 2/22/2024 3:29:03 PM

14.2.B USE RESTRICTIONS

14.2.B.1 S-LB1 DISTRICT USE RESTRICTIONS

- a. Only standard restaurants that do not sell alcoholic beverages are permitted uses in the S-LB1 District. Standard restaurants that sell alcoholic beverages are conditional uses in the S-LB1 District.
- b. Drive-through facilities are prohibited for fast food restaurants in the S-LB1 District.

14.2.B.2 S-LB2 DISTRICT USE RESTRICTIONS

Drive-through facilities are prohibited for fast food restaurants in the S-LB2 District.

14.2.B.3 S-LC DISTRICT USE RESTRICTIONS

Drive-through facilities are prohibited for fast food restaurants in the S-LC District.

14.2.B.4 S-B1, S-LB1, AND S-LB2 DISTRICT COMMERCIAL USE FLOOR AREA LIMITATION

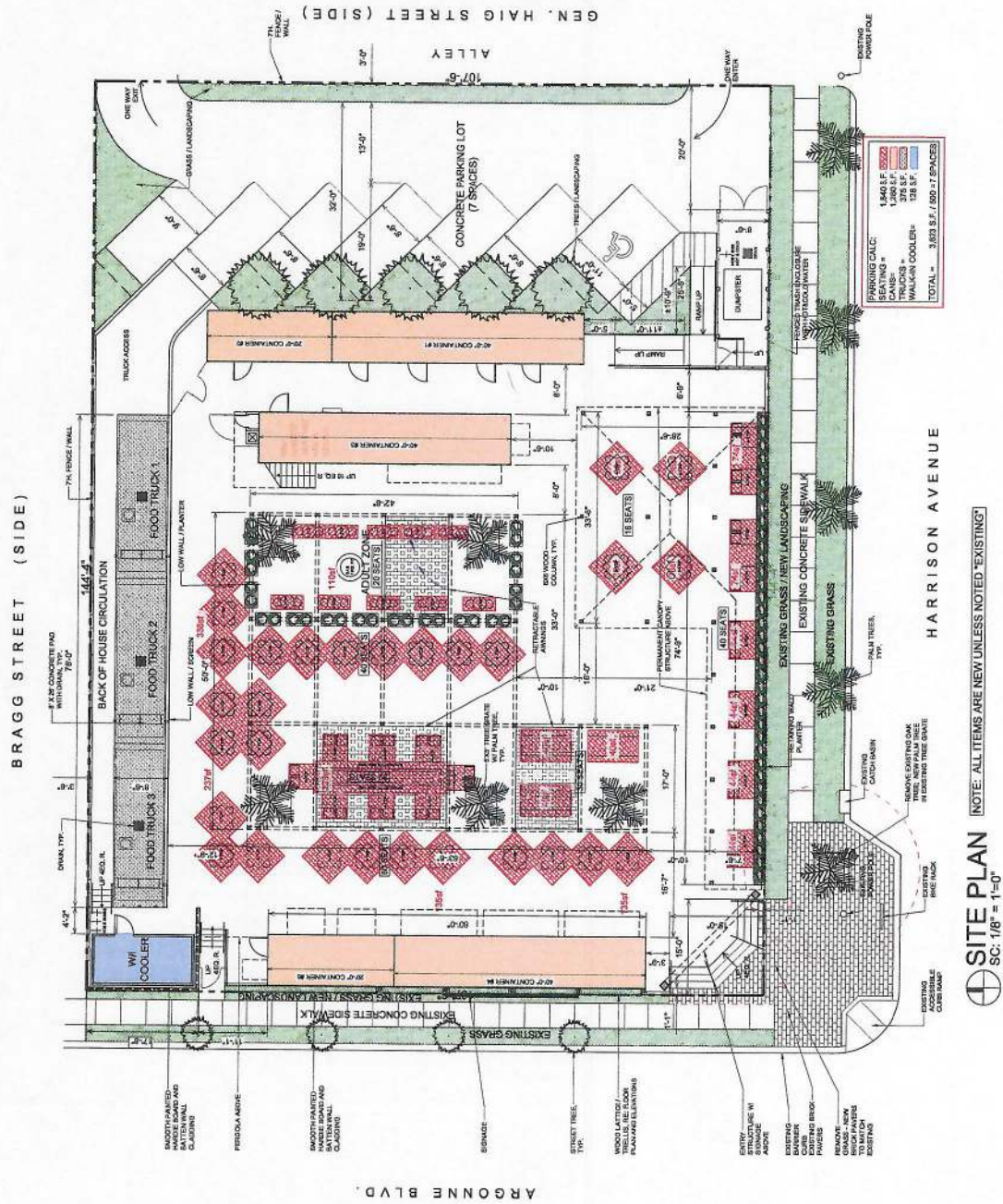
In the S-B1, S-LB1, and S-LB2 Districts, the floor area of commercial uses is limited as follows:

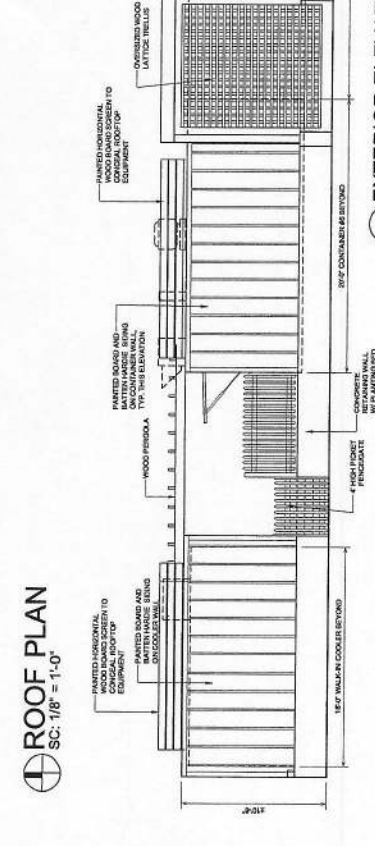
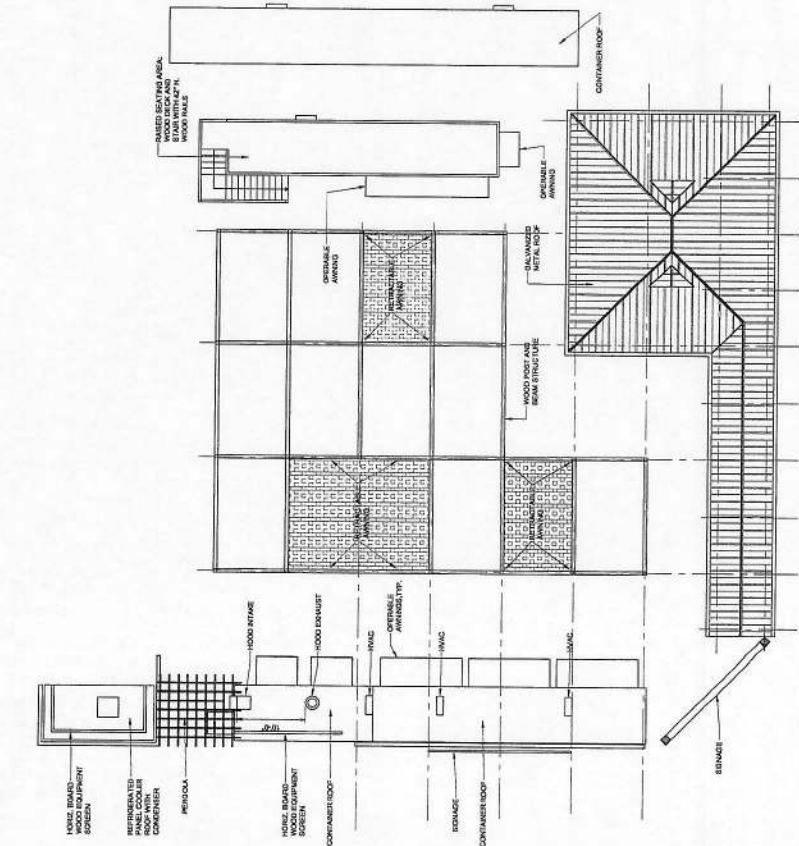
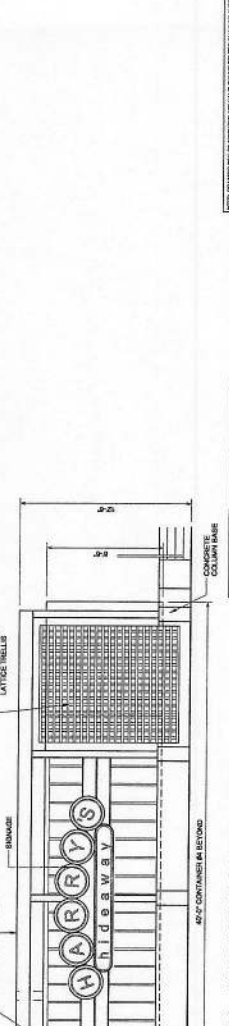
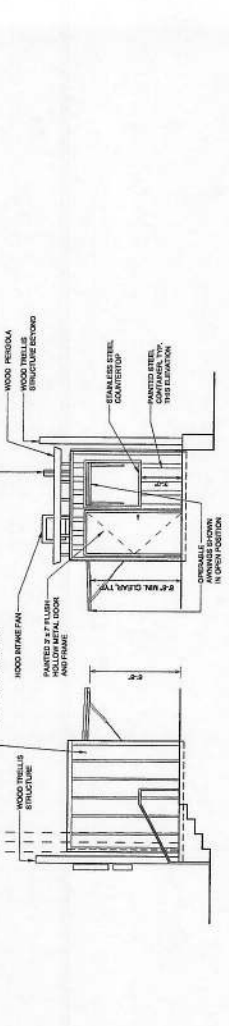
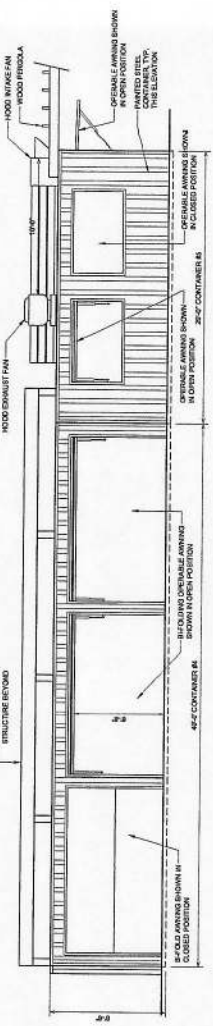
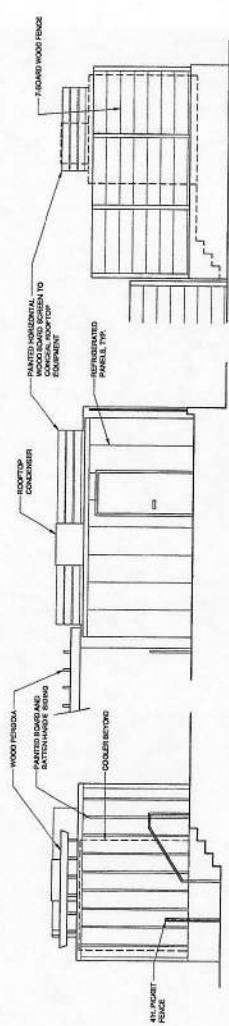
- a. Commercial uses are permitted uses up to five thousand (5,000) square feet of total floor area, unless conditional use approval is required per Table 14-1.
- b. Conditional use approval required for any commercial use of more than five thousand (5,000) square feet of total floor area.

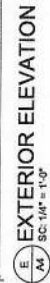
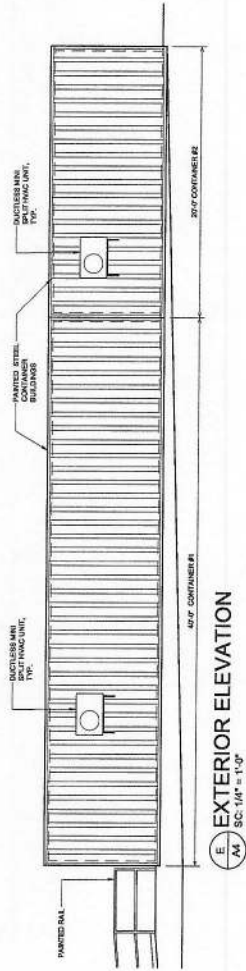
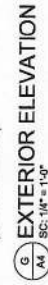
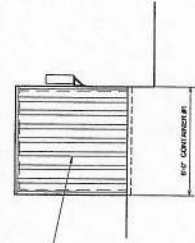
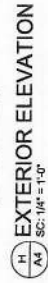
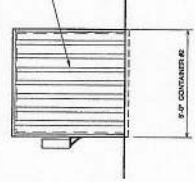
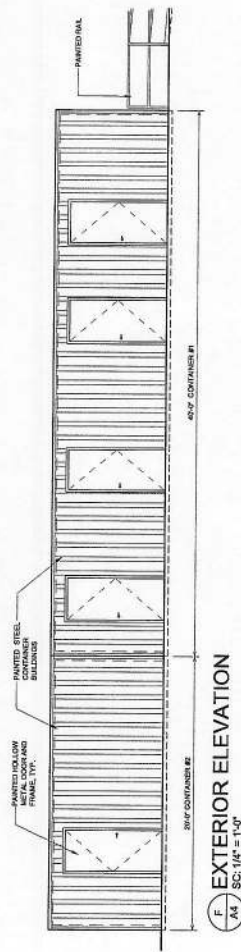
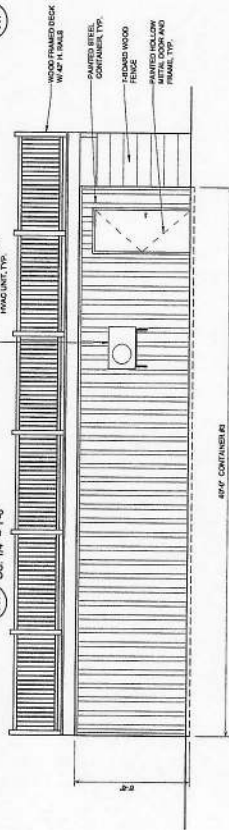
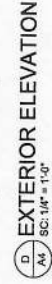
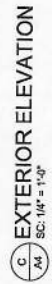
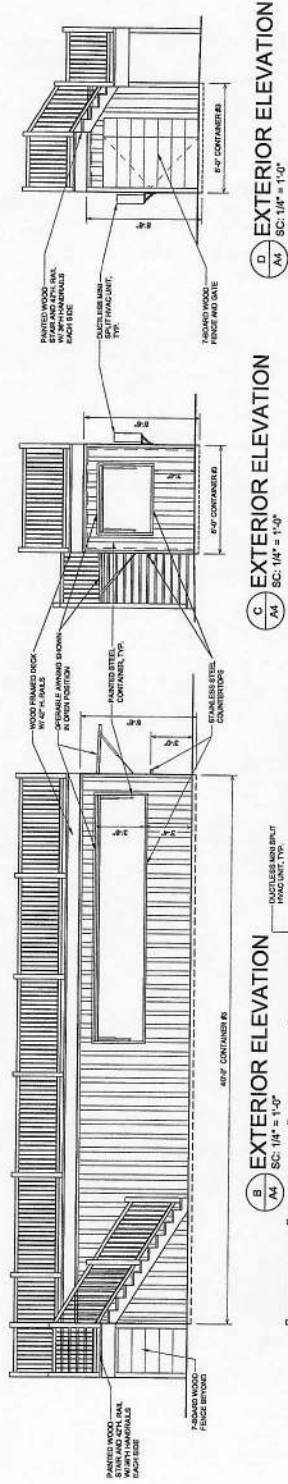
14.2.B.5 S-B2 DISTRICT COMMERCIAL USE FLOOR AREA LIMITATION

In the S-B2 District, the floor area of commercial uses is limited as follows:

- a. Commercial uses are permitted uses up to twenty-five thousand (25,000) square feet of total floor area, unless conditional use approval is required per Table 14-1.
- b. Conditional use approval required for any commercial use of more than twenty-five thousand (25,000) square feet of total floor area.







**ALFRA 949 Harrison, LLC
949 Harrison Avenue/6301 Argonne Boulevard
New Orleans, Louisiana 70124**

NPP Summary Report

EXHIBIT 5 (NPP Meeting Sign-In Sheets & Comment Cards)

NPP Meeting Sign-In Sheet

949 Harrison Avenue

Proposed Conditional Use-Sale/Service of Alcohol at Restaurant

February 22, 2024 at 6:00 PM

789 Harrison Avenue

New Orleans 70124

Name	Mailing Address	City, State Zip	E-mail Address	Phone Number	Organization
Brian Fauchey	5845 Argonne Blvd	NOLA 70124	befauch@gmail.com	(504) 606-7631	Myself
Leon MATHES	6155 Memphis	NOLA 70124	MATHES6155@gmail.com	504 4910689	PERSONAL
Leon MATHES	990 HARISON	NOLA 70124	LEON.MATHES@HYPER-SCHOOL.COM	504-3594107	HYNES
Tom Buck	1338 Gen Haig	70124	tbuck@bluewilliams.com	504-830-4911	—
Gigi Burk	6260 Lakesburg	N.O. La 70124	gigi@bukburke.org	504/416.2263	Buck Burkage
Britt Dine	959 Harmon	N.O. La	ndine@allsouth.net	504.452.1200	
Alicia Dine	"	"	"	"	
Katherine Harmon	6238 Argonne	NOLA	harmoni@harmonadivests.com	504 485 5870	14 Harmon Arch.
Camille Calise	900 Firmer	NOLA 70124	CAMILLE.CALISE@LAPOLICE.COM	504 713 0706	
Alicia Shea	5913 Argonne	NOLA 70124	shea_sad@cox.net		
Scott Shea	"	"			

NPP Meeting Sign-In Sheet

949 Harrison Avenue

Proposed Conditional Use-Sale/Service of Alcohol at Restaurant

February 22, 2024 at 6:00 PM

789 Harrison Avenue

New Orleans 70124

Name	Mailing Address	City, State Zip	E-mail Address	Phone Number	Organization
Jeane Mathes	6555 Memphis	N.O. 70124	jmathes@gmail	225-278-4925	
Bridget Buck	6338 Gen. Haig	N.O., 70124	bmsbuck@cox.net	504-421-6175	
Marion Chamberlain	961 Harrison	NO, 70124	marmay@gmail.com	504-458-1129	
Danna Fitch	6107 Angelle	N.O. 70124	dannafitch@gmail.com	504-444-7038	
Ryan Martin	980 Arsonne	N.O. 70124	Ryan.Mart@gmail.com	504-281-9051	
Renée Stewart	965 Harrison Ave	NOLA 70124	rene.ste@gmail.com	504-232-4992	
Ron and Cathy Martinez	6525 Memphis	NOLA 70124	Ron@ScarrangMartinez.com	504-214-8884	
Kelli Fendley & David Gendley	6332 Gentilly	NOLA 70124	kafendley@cox.net	504-481-9131	

NPP Meeting Sign-In Sheet

949 Harrison Avenue
 Proposed Conditional Use-Sale/Service of Alcohol at Restaurant
 February 22, 2024 at 6:00 PM
 789 Harrison Avenue
 New Orleans 70124

Name	Mailing Address	City, State Zip	E-mail Address	Phone Number	Organization
Nancy Colomb	5953 Morisdel Pch	NOLA 70124	nancycolomb@gmail.com	504-339-6039	
Robert Lupo	18 TERN ST	NOLA 70124		504 283 3421	
COURTNEY CHASE JONES	4333 DUPLESSIS ST	NOLA 70122	COURTNEY CHASE JONES @CNYAC.COM	504.315.9808	
Timmy Jones	4373 Duplessis St	NOLA 70122	jjonesj194@gmail.com	504-402-2074	
Will DeBos	500 Lake Marina Dr	70124			
Quinn Pearson	2822 Levee	70119	business@hustleatlanta.com		HIST N.O. Neighborhood
Amy Lantieri	6478 Memphis St		NOLA 70124	504-262-4844	
Rami Bader	6540 Louis XV	New Orleans 70124	rami@coconagril.com	504-975-7818	
Mary Ellen Lolo	Km 9.141000 Bell South	70124	6534 Lewis XIV	504-884-1319	AD CHAIR LALA ZAPPING
FRED SCHNEIDER	6450 ARGANUE BLVD	70124	fschnele cox.net	504 441-9903	

949 Harrison Avenue
Proposed Conditional Use-Sale/Service of Alcohol at Restaurant
February 22, 2024 at 6:00 PM
789 Harrison Avenue
New Orleans 70124

[illegible]

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project: Harry's Hideaway

Comment/Question: Great addition to the neighborhood. Great presentation

Contact Information (optional):

Name

email

Address

Taylor 2 702 394 0343
929 Lane St

NPP Meeting Comment Card

Date: 2/22/2024

Name/Address of Project:

HARRY'S HIDEAWAY

Comment/Question:

This would be a great addition to Harrison Ave and the entire Lakewood/Lakefront neighborhood. Cannot wait to spend family time with children, their teammates and classmates.

Contact Information (optional):

Name

email

Address

Caroline Pittner
Carolineclandry@gmail.com
6451 Vicksburg St 10124

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project:

949 Harrison, NOLA

Comment/Question:

Sounds interesting. I understand - wanting a place that welcomes kids. Unfortunately - kids/parents from Hynes have ruined my front yard. Keep me posted.

Contact Information (optional):

Name

email

Address

Marion Chamberlain
mchamberlain@gmail.com
961 Harrison

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project: HARRY'S TAKEAWAY

Comment/Question: APPEARS TO BE A
WELL THOUGHT OUT PROJECT

Contact Information (optional): wallylandry@gmail.com

Name email

6501 CANAL

Address

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project: 944 HARRISON MPP

Comment/Question: Support

Contact Information (optional): Ram Butler Under Construction!

Name email

6540 Louis XIV NOLA 70114

Address

NPP Meeting Required Handout 03

NPP Meeting Comment Card

Date: 2-22-24

Name/Address of Project: ~~Harry's Takeaway~~ Harry's Takeaway

Comment/Question: Harrison + Arsonne

I think the addition of
Harry's Takeaway will be great for
Lakeview. Having a fun restaurant w/
good quality food will be great for families in
Lakeview.

Contact Information (optional):

Name email

Nancy Colomb nancy.colomb@gmail.com

Address

5952 Marshack Fash NOLA 70114

NPP Meeting Required Handout 03

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project: Harry's Hideaway

Comment/Question: This would be a
great addition to the neighborhood.
We are always looking for more
family friendly options.

Contact information (optional):

Name

email

Address

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project: Harry's Hideaway

Comment/Question: Looking forward to a new
family friendly option in the
neighborhood.

Contact information (optional):

Name

email

Address

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project: 949 Harrison Ave

Comment/Question: In favor of more open
air places for people to gather,
eat and drink in Lakeview.
Hope this is approved.

Contact information (optional):

Name

email

Address

949 HARRISON AVE

NPP Meeting Comment Card

Date: _____

Name/Address of Project: 949 HARRISON AVE

Comment/Question: CONCERNS Regarding PARKING
↳ Designated for 60+ Capacity
- TRAFFIC IN THE ALLEY ADJACENT
- NOT ENOUGH ROOM FOR FOOD TRUCKS

Contact Information (optional): Carmen 'Chill

Name email

carmen.cornee
@iphoo.com

900 FILMORE

Address

NPP Meeting Comment Card 02-22-24

Date: _____

Name/Address of Project: Harry's Hideaway

Comment/Question: I think this will be a wonderful
addition to the neighborhood, a
great place to have families assemble.

Contact Information (optional): Kay Flanery kayflanery@gmail.com

Name email

6449 Vicksburg St. NOLA 70124

Address

NPP Meeting Comment Card

Date: 2.22.24

Name/Address of Project: Harry's Hideaway

Comment/Question: Go for it! This will be a great
addition to the neighborhood, and I'm
looking forward to it!

Contact Information (optional): Christine Jones christine@trac-

Name email

architects.com

Address

4332 Dupont Street

NPP Meeting Comment Card

Date 2/22/24

Name/Address of Project: 949 Harrison Ave

Comment/Question: _____

Concerns for traffic, parking
and trash

Contact Information (optional): _____

Name

email

Address

NPP Meeting Comment Card

Date: 2.22.23

Name/Address of Project: Harry's Hideaway

Comment/Question: _____

Seems like it's a
fun and great idea! Love
the influence of Ponchartraine
beach! Great option for
families!

Contact Information (optional): _____

Name

email

Address

NPP Meeting Comment Card

Date: 2/22/24

Name/Address of Project: Harey's Hideaway

Comment/Question: Please consider

bringing alley to "new" standard
w/ permeable drainage. We live
access alley from proposed
development & there are drainage issues
that may be made worse w/ added traffic

Contact Information (optional): Kelli Fendley kafendley

Name

email @cox.net

6332 Gen. Hwy

Address

Also can dumpster hours
be limited i.e., no pick up
@ 4 am.



Building/Construction
Related Permit



Received by	_____
Sign Provided <input type="radio"/> Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ☐ Text Amendment ☐ Zoning Change ☒ Conditional Use/Planned Development

Address of Property for which this application is being filed. 949 Harrison Avenue/6301 Argonne Boulevard, New Orleans, Louisiana 70124

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Christione P. Turner/Chris G. Young/ATG Licensing Consultants, LLC

Applicant Address 1524 Edwards Avenue, Suite 5

City Harahan State Louisiana Zip 70123

Applicant Contact Number (504) 756-3173 Email christy@atglicensing.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name ALFRA 949 Harrison, LLC

Property Owner Address 145 Allen Toussaint Boulevard, Penthouse Suite

City New Orleans State Louisiana Zip 70124

Property Owner Contact Number (504) 283-3421 Email mail@lupoenterprises.net

SPECIFIC ZONING REQUEST

A request for a conditional use to permit the sale, service and consumption of alcoholic beverages on the premises of a "Standard Restaurant" at the property bearing municipal addresses 949 Harrison Avenue & 6301 Argonne Boulevard, New Orleans, LA 70124, which is located in a S-LB1 Suburban Lake Area Neighborhood Business District.

PROPERTY LOCATION

Square Number(s) 237 Lot Number(s) 23, 24

Bounding Streets Argonne Blvd Bragg Street General Haig Street

Zoning S-LB1 Suburban Lake Area Neighborhood Business District Municipal District 2

Tax Bill Number 206401407 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Applicant proposes a conditional use to permit the sale, service and consumption of alcoholic beverages at a "Standard Restaurant" at the property bearing municipal addresses 949 Harrison Avenue & 6301 Argonne Boulevard, New Orleans, LA 70124 (the "Property"). The Property is located in a S-LB1 Suburban Lake Area Neighborhood Business District where the sale, service and consumption of alcoholic beverages at a "Standard Restaurant" is a conditional use. The proposed total gross floor area is approximately 3,557 S.F. with a significant outdoor patron area. There was a previous 2012 conditional use to permit a commercial structure greater than 5,000 SF in floor area affecting the Property (Ordinance Calendar No. 28,826; 024737 MCS adopted on 02/02/12).



Received by	_____
Sign Provided <input type="radio"/> Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____

Date _____

Agent Signature _____

Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this

21st

day of

March, 2024

My Commission expires

LIFE

Timothy A. Porteous
 Notary Public
 Bar No. 27040
 State of Louisiana
 My Commission is Issued for LIFE

**AUTHORIZATION
TO ACT FOR
ALFRA 949 HARRISON, LLC**

STATE OF LOUISIANA

PARISH OF ORLEANS

BE IT KNOWN that on January 25, 2024, before me, a Notary Public duly commissioned and qualified in and for aforesaid county and state, and in the presence of the undersigned witnesses, personally came and appeared:

ROBERT E. SMITH LUPO, whose present mailing address is 145 Allen Toussaint Boulevard, Penthouse Suite, New Orleans, Louisiana 70124; and

who, after being duly sworn, did acknowledge and declare that he is the authorized Manager of LUPO Enterprises, L.L.C., Manager of ALFRA 949 Harrison, LLC; and that ALFRA 949 Harrison, LLC is the owner of the property bearing municipal address 949 Harrison Avenue, New Orleans, Louisiana 70124; and that ALFRA 949 Harrison, LLC. does hereby authorize and empower Christopher G. Young, Christione P. Turner and ATG Licensing Consultants, LLC to act for and in its name, to do the following:

Prepare and file an application for a Conditional Use to permit the sale and service of alcoholic beverages at a "standard restaurant" in a S-LB1 Lake Area Neighborhood Business Zoning District and any requisite variances and/or waivers on the premises of the property bearing municipal address 949 Harrison Avenue, New Orleans, Louisiana 70124, including the authority to execute all application documents, and appear before the City Planning Commission of the City of New Orleans and the New Orleans City Council on behalf of ALFRA 949 Harrison, LLC in connection with the Conditional Use application and any requisite variances and/or waivers.

THUS DONE AND SIGNED on the date and date set forth above in the Parish of Orleans, State of Louisiana, the parties hereto having affixed their signatures, together with me, Notary, and the undersigned witnesses, after due reading of the whole.

ALFRA 949 HARRISON, LLC

BY:

Robert E. Smith Lupo

Robert E. Smith Lupo, Manager of Lupo Enterprises, L.L.C., Manager of ALFRA 949 Harrison, LLC.

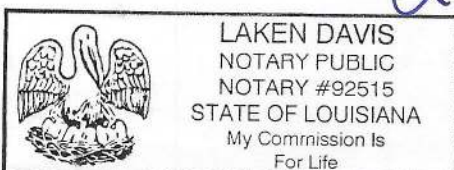
WITNESSES:

Lori DeForest
Signature
Print Name: Lori DeForest

Cynthia Calamias Laborde
Signature
Print Name: Cynthia Calamias Laborde

Laken Davis

NOTARY PUBLIC





Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

ALFRA 949 HARRISON, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

41788804K	ORIGF	2/18/2015	3 page(s)
45355883	23 AR	4/12/2023	1 page(s)

In testimony whereof, I have hereunto set my
hand and caused the Seal of my Office to be
affixed at the City of Baton Rouge on,

March 23, 2024

Nancy Landry

Secretary of State

WEB 41788804K



Certificate ID: 11861842#MJH62

To validate this certificate, visit the following
web site, go to **Business Services**, **Search**
for **Louisiana Business Filings**, **Validate a**
Certificate, then follow the instructions
displayed.

www.sos.la.gov

**STATE OF LOUISIANA
ARTICLES OF ORGANIZATION
(R.S. 12:1301)**

1. The name of this limited liability company is: ALFRA 949 HARRISON, LLC

2. This company is formed for the purpose of: engaging in any lawful activity for which limited liability companies may be formed

3. The duration of this limited liability company is (may be perpetual): PERPETUAL

4. Other Provisions:

THIS LLC SHALL BE MANAGER-MANAGED.

By typing my name below, I hereby certify that I am the organizer. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

Electronic Signature: MAX NATHAN, JR. (2/16/2015)

Title: ORGANIZER

**LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))**

1. The name of this limited liability company is: ALFRA 949 HARRISON, LLC

2. The location and municipal address, not a post office box only, of this limited liability company's registered office:

PENTHOUSE SUITE, SMITH LUPO CENTER
145 ROBERT E. LEE BOULEVARD
NEW ORLEANS, LA 70124

3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:

MAX NATHAN, JR.
201 ST. CHARLES AVE., SUITE 3815
NEW ORLEANS, LA 70130

4. The name and municipal address, not a post office box only, of the managers or members:

LUPO ENTERPRISES, LLC - ROBERT E. SMITH LUPO (Manager)
PENTHOUSE SUITE, SMITH LUPO CENTER
145 ROBERT E. LEE BOULEVARD
NEW ORLEANS, LA 70124

By typing my name below, I hereby certify that I am the organizer. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting

the filer to fine or imprisonment or both under R.S. 14:133.

Electronic Signature: MAX NATHAN, JR. (2/16/2015)

Title: ORGANIZER

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance




Charter Number: 41788804K

Charter Name: ALFRA949 HARRISON, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)
02/18/2015	MAX NATHAN, JR.

Agent(s) Electronic Signature
MAX NATHAN, JR.

R. Kyle Ardoin Secretary of State 	LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 2/18/2023	 41788804K  2023				
Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) 41788804 K ALFRA 949 HARRISON, LLC 145 ALLEN TOUSSAINT BLVD. NEW ORLEANS, LA 70124		(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) Registered Office Address in Louisiana (Do not use P. O. Box) 145 ALLEN TOUSSAINT BLVD. NEW ORLEANS, LA 70124 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; height: 30px;"></td> <td style="width: 30%; text-align: center;">Federal Tax ID Number</td> </tr> </table>			Federal Tax ID Number	
	Federal Tax ID Number					
Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE. ROBERT LUPO 145 ALLEN TOUSSAINT BLVD. PENTHOUSE SUITE NEW ORLEANS, LA 70124						
I hereby accept the appointment of registered agent(s).		Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #				
New Registered Agent Signature		Notary Signature Date				
This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i> LUPO ENTERPRISES, LLC - ROBERT E. SMITH LUPO Manager 145 ALLEN TOUSSAINT BLVD. NEW ORLEANS, LA 70124						
The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.						
SIGN →	To be signed by a manager, member, or agent Robert Lupo (SIGNED ELECTRONICALLY)	Title Manager	Phone	Date 04/12/2023		
	Signee's address	Email Address ON FILE		(For Office Use Only)		
<table style="width: 100%;"> <tr> <td style="width: 40%;"> Enclose filing fee of \$30.00 Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple web site: www.sos.louisiana.gov </td> <td style="width: 20%;"> Return by: 2/18/2023 </td> <td style="width: 40%;"> To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704 </td> </tr> </table>				Enclose filing fee of \$30.00 Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple web site: www.sos.louisiana.gov	Return by: 2/18/2023	To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704
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DO NOT STAPLE				1		

UNSIGNED REPORTS WILL BE RETURNED

Legal Description

949 Harrison Avenue/6301 Argonne Boulevard

FOUR CERTAIN LOTS OF GROUND, with all the rights, ways, privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, situated in the Second District of the City of New Orleans, and being more particularly described as Lots Nos. 23, 24, 25 and 26 in Square No. 237, on the map or plan New Orleans Land Company's Land, the same in size and location to be in accordance with said map or plan of lots on file in the City Engineer's office, of the city of New Orleans; Lots 23, 24, & 25 in said Square No. 237, measure each 25' front on Argonne Street (formerly St. Anthony), by a depth of 144'3" between equal and parallel lines; Lot 26 measures 32'5" front on Argonne Street, by a depth and front of 144'3" along Harrison Avenue between equal and parallel lines and forms the corner of Argonne St., and Harrison Avenue, in the Square bounded by Bragg and General Haig (formerly St. Peter St.).

The improvements on said property bear the Municipal No. 6301 Argonne Street.







Orleans Parish, LA

Summary

Tax Bill Number	206401407
Municipal District	2
Location Address	949 HARRISON AV
Property Class	C - COMMERCIAL
Special Tax District	2-VIEW
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41008631)
Land Area (sq ft)	15408
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	237
Book	66
Lot/Folio	23/002
Line	012
Legal Description	1. SQ 237 LOTS 23 24 ARGONNE 2. 25 X 144 EA LOTS 25 26 3. HARRISON AVE AND ARGONNE BLVD 4. 57 X 144
Assessment Area	LAKEVIEW
	Show Assessment Area Map
Parcel Map	Show Parcel Map

Owners

ALFRA 949 HARRISON, LLC
PENTHOUSE SUITE, SMITH LUPO CENTER
145 ALLEN TOUSSAINT BLVD
NEW ORLEANS LA 70124

Notices

[2024 Assessment Notice \(PDF\)](#)

Quick Links

[Estimate Taxes](#)

[Tax Information](#)

Valuation

	2024 Certified	2023 Certified	2022 Certified
Land Value	\$462,200	\$308,200	\$308,200
+ Building Value	\$0	\$0	\$0
= Total Value	\$462,200	\$308,200	\$308,200
Assessed Land Value	\$46,220	\$30,820	\$30,820
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$46,220	\$30,820	\$30,820
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$46,220	\$30,820	\$30,820
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			



Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
10/26/2016	\$0	LUPO ROBERT E SMITH	WILLIAMS ADAIR S	201806773	633130
10/26/2016	\$0	LUPO ROBERT E SMITH	LUPO ROBERT E SMITH	201806772	633129
3/24/2016	\$0	SMITH LUPO ALVENA	LUPO ROBERT E SMITH	201611424	595515
10/26/2015	\$0	WILLIAMS ADAIR S	ALFRA 949 HARRISON, LLC	201806776	633133
10/26/2015	\$0	LUPO ROBERT T	WILLIAMS ADAIR S	201806775	633132
10/26/2015	\$0	WILLIAMS ADAIR S	LUPO ROBERT T	201806774	633131
1/6/1997	\$0			97-01633	000133601

Photos



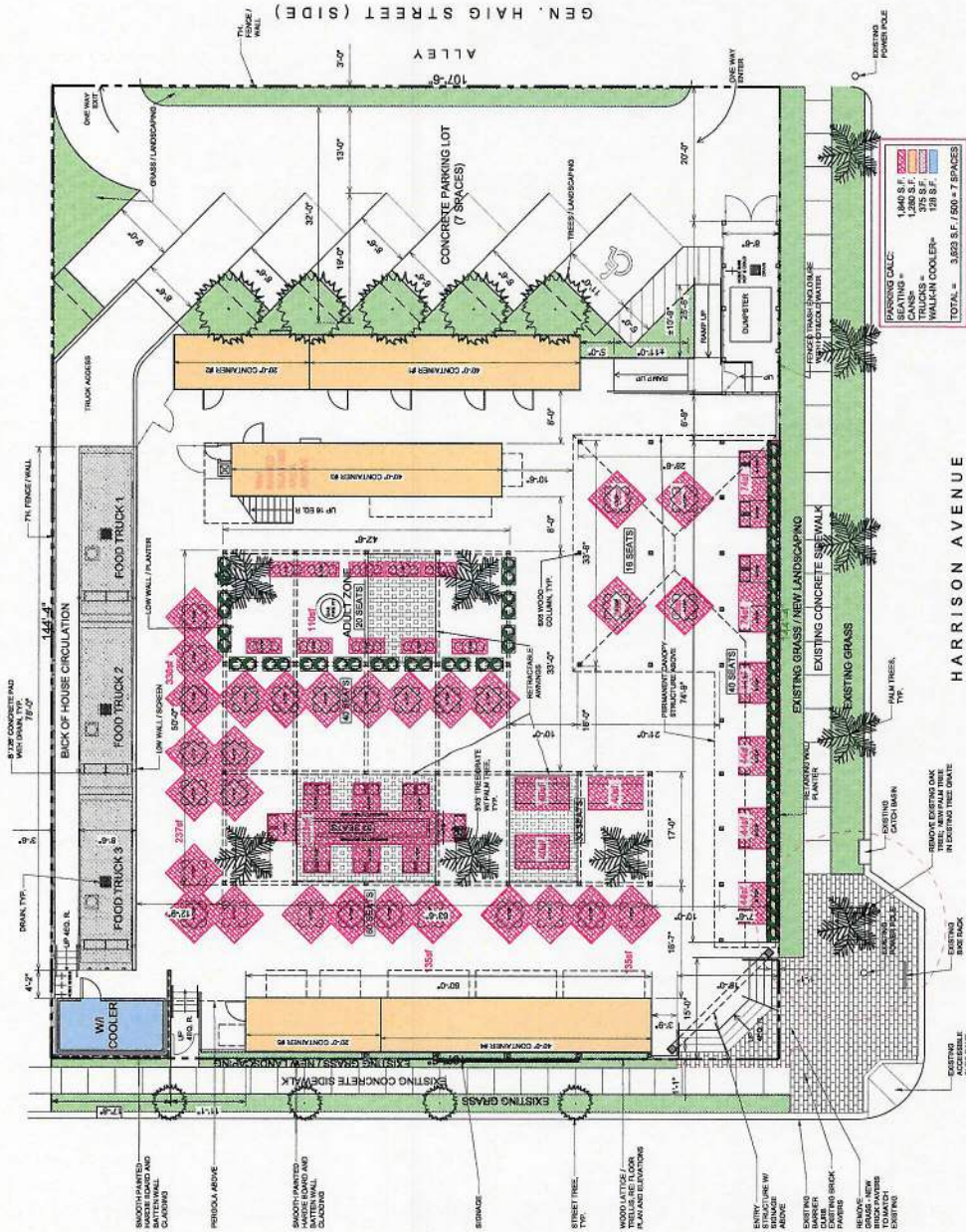
No data available for the following modules: Change Orders, Sketches.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/25/2024, 6:05:05 AM

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

BRAGG STREET (SIDE)



PARKING CALC:

1,840 S.F.	200
1,280 S.F.	150
375 S.F.	50
100 S.F.	10
TOTAL = 3,625 S.F. (50 + 7 SPACES)	

NOTE: ALL ITEMS ARE NEW UNLESS NOTED "EXISTING"

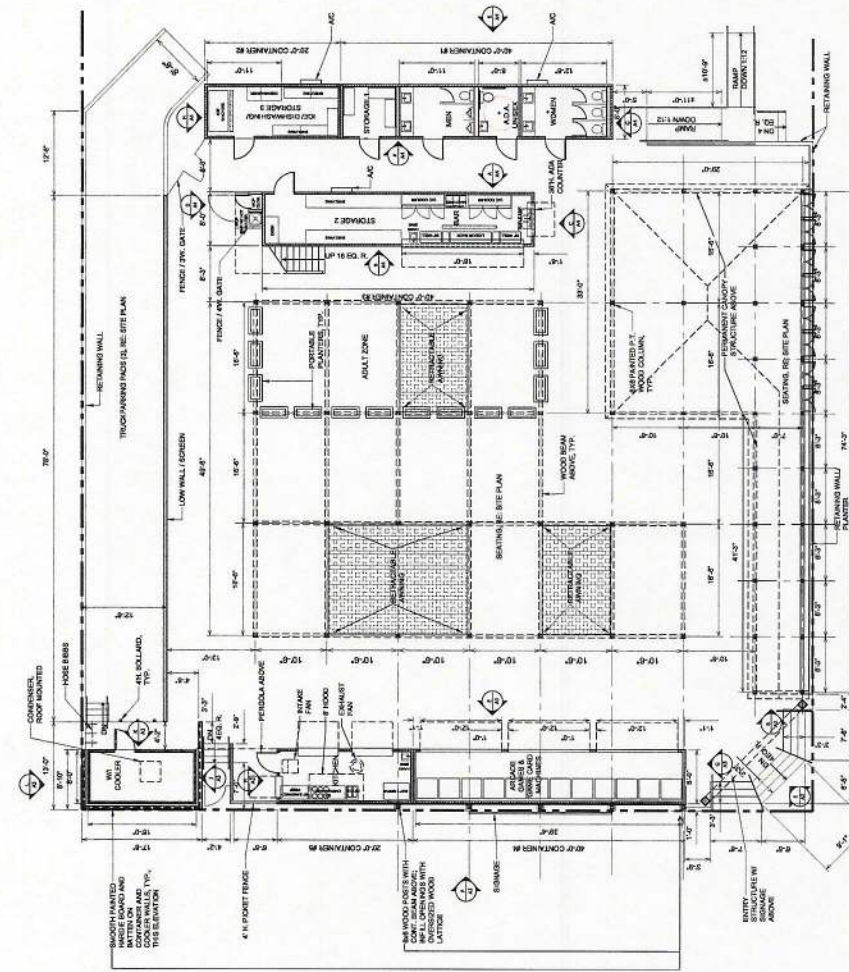
SC: 1/8" = 1'-0"



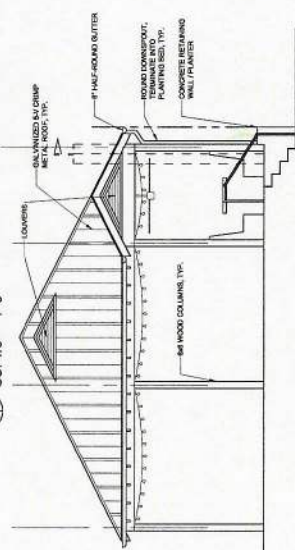
HARRY'S HIDEAWAY
 949 Harrison Avenue / 8001 Argonne Blvd.
 New Orleans, Louisiana 70124

IKHarmon Architects
 A Professional Architectural Corporation
 Per Order # 2024-0001
 1000 Lakeshore Drive
 Metairie, Louisiana 70002

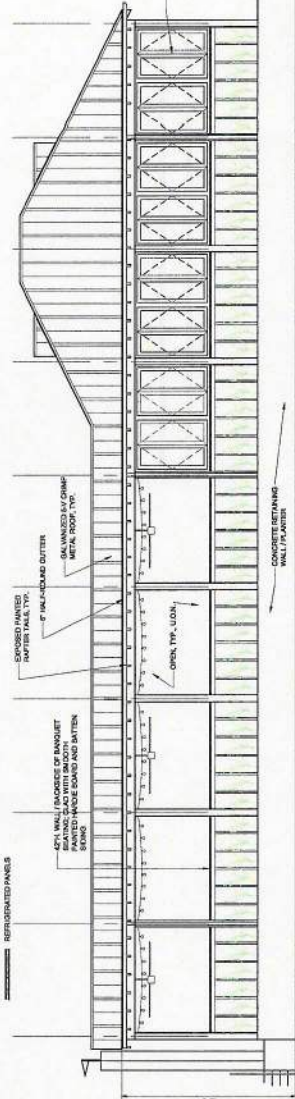
A1
 L00000000



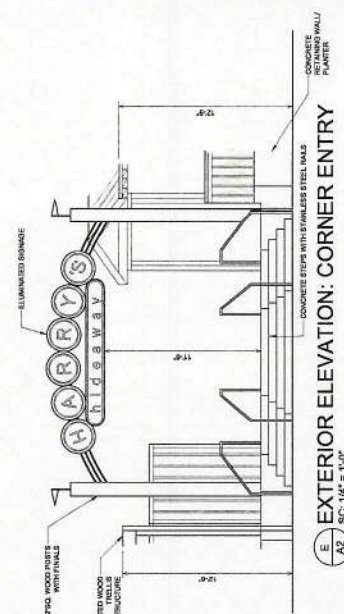
FLOOR PLAN
SC: 1/8" = 1'-0"



⊙ B ⊙
A2
EXTERIOR ELEVATION
SC: 1/4" = 1'-0"



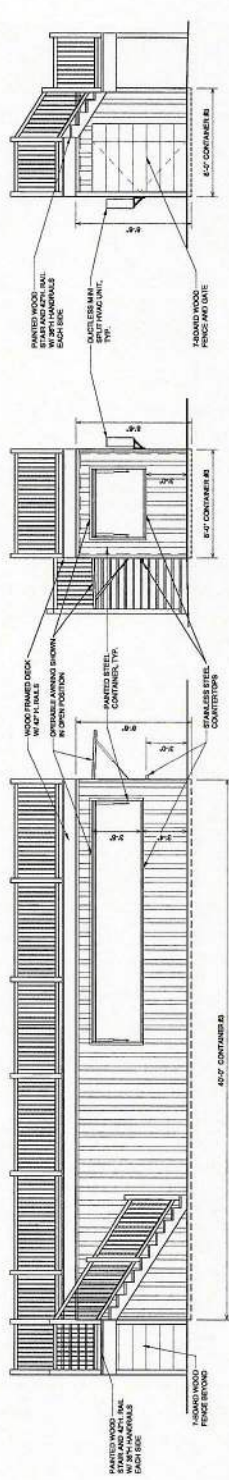
Ⓐ EXTERIOR ELEVATION: HARRISON AVENUE SIDE
A2 SC: 1/4" = 1'-0"



CONCRETE STEPS WITH 8" WALKWAY STEEL NAILS

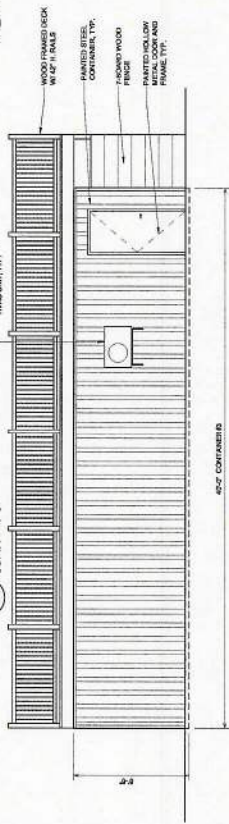
EXTERIOR ELEVATION: CORNER ENTRY

SC: 1/4" = 1'-0"

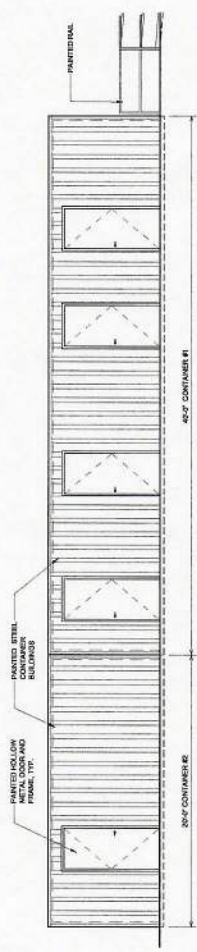


EXTERIOR ELEVATION
 A4 SC: 1/4" = 1'-0"

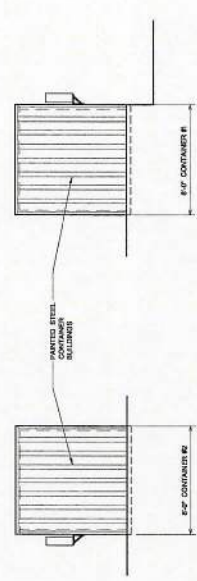
EXTERIOR ELEVATION
 A4 SC: 1/4" = 1'-0"



EXTERIOR ELEVATION
 A4 SC: 1/4" = 1'-0"

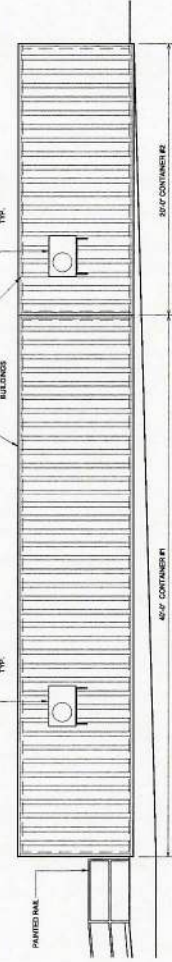


EXTERIOR ELEVATION
 A4 SC: 1/4" = 1'-0"



EXTERIOR ELEVATION
 A4 SC: 1/4" = 1'-0"

EXTERIOR ELEVATION
 A4 SC: 1/4" = 1'-0"



EXTERIOR ELEVATION
 A4 SC: 1/4" = 1'-0"