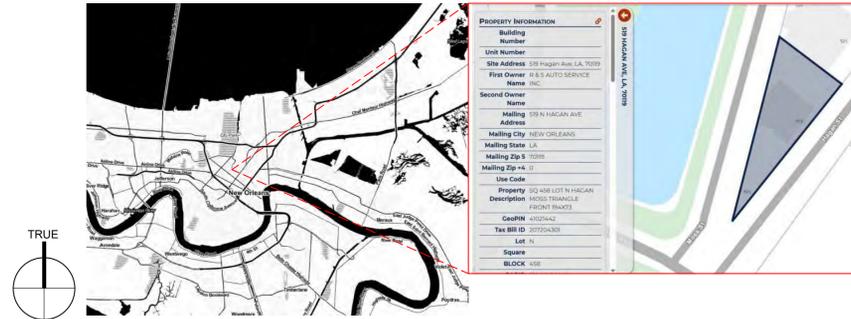


CONSTRUCTION DOCUMENTS

CHANGE OF USE -COMMERCIAL RENOVATION

519 HAGAN AVE.
NEW ORLEANS LA, 70119



SHEET LIST						
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description	
A1.0	TITLE SHEET	6.17.2025				
A1.1	SURVEY	6.17.2025				
A1.1a	EXISTING PHOTOS	6.17.2025				
A1.2	SITE - EXISTING	6.17.2025				
A1.3	SITE - PROPOSED	6.17.2025				
A2.0	FLOOR PLANS - DEMO	6.17.2025				
A2.1	FLOOR PLANS - PROPOSED	6.17.2025				
A3.0	EXTERIOR ELEVATIONS - DEMO	6.17.2025				
A3.1	EXTERIOR ELEVATIONS - PROPOSED	6.17.2025				
A4.1	INTERIOR ELEVATIONS - PROPOSED	6.17.2025				
A5.1	PERSPECTIVES	6.17.2025				
Grand total: 11						

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
CHANGE OF OCCUPANCY FROM BUSINESS TO MERCANTILE. DEMOLITION OF NON-ORIGINAL WALL INFILL. INSTALLATION OF NEW WINDOWS TO MATCH ORIGINAL OPENINGS. DEMOLITION OF OVERHEAD GARAGE DOORS. INSTALLATION OF NEW GARAGE DOORS. NON-STRUCTURAL MODIFICATION OF FLOOR PLAN. CONSTRUCTION OF NEW ADDITION AT REAR FOR WALK IN FREEZER. NEW PLUMBING AND FIXTURES INSTALLED. NEW HVAC INSTALLED. DEMO OF EXISTING LIGHT AND ELECTRICAL FIXTURES. INSTALLATION OF NEW LIGHTING AND ELECTRICAL FIXTURES.

PERMIT TYPE:
RENOVATION (NON-STRUCTURAL)

SFM, LEVEL OF ALTERATION
LEVEL 2

OWNER:
NAME:
ADDRESS:
NEW ORLEANS, LA 70119
EMAIL:
504-555-5555

ARCHITECT
ZACH SMITH CONSULTING & DESIGN
1000 S NORMAN C FRANCIS PKWY
NEW ORLEANS, LA 70125
504-383-3748
ZACH@ZACHSMITHCONSULTING.COM

MEP ENGINEER
SALAS O BRIEN
TOM WARD, PE
WWW.SALASOBIEN.COM
TOM.WARD@SALASOBIEN.COM
540-952-9651

PROJECT INFORMATION

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
- TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
- ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES - PROJECT

ZONING/CODE INFORMATION

ZONING DISTRICT: HU-MU
OVERLAY DISTRICT:
• GC GREENWAY CORRIDOR DESIGN OVERLAY DISTRICT
• B&B IZD
• COMMERCIAL STR IZD
• NON-COMMERCIAL STR IZD

HDLIC DISTRICT: MID-CITY - NOHDLIC - PARTIAL
PROPOSED DEVELOPMENT:
BUILDING SQUARE FOOTAGE (TOTAL): 1075 SQ. FT.
PROJECT SQUARE FOOTAGE (TOTAL): 115 SQ. FT.
SCOPE OF WORK SQUARE FOOTAGE (TOTAL): 1190 SQ. FT.

NO. OF STORIES: 1
PROJECT ON FLOOR: 1
BUILDING HEIGHT: 18'-0"

CONSTRUCTION TYPE:
IBC/IFC: NFPA: COMMON TERMINOLOGY:
TYPE V-B V (000) UNPROTECTED COMBUSTIBLE

OCCUPANCY TYPE:
IBC:
MERCANTILE (M)
NFPA:
MERCANTILE , GROSS SF: 1,075 SQFT

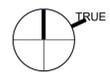
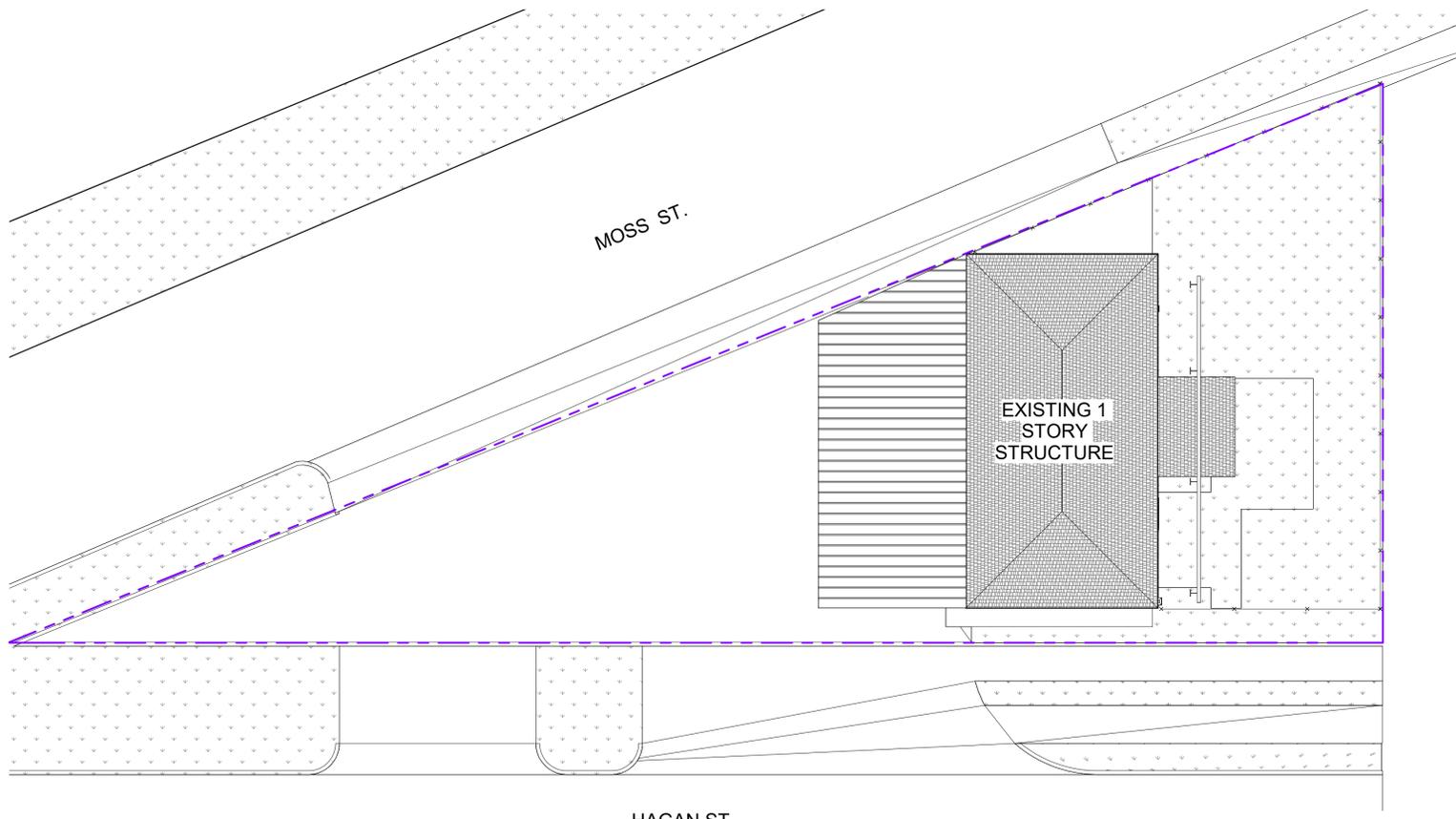
SPRINKLERED / FIRE ALARM:
NO / NO

APPLICABLE CODES:
• 2021 IBC WITH NEW ORLEANS CODE ADOPTIONS (BUILDINGS, STRUCTURES, APPURTENANCES AND PARTS THEREOF BE DESIGNED TO WITHSTAND A BASIC (NOMINAL) WIND SPEED OF 130 MPH, EXPOSURE B, IN ACCORDANCE WITH 2021 IBC, SECTION 1609)
• 2021 INTERNATIONAL MECHANICAL CODE
• 2021 LOUISIANA STATE PLUMBING CODE
• NFPA 70, 2020 NATIONAL ELECTRIC CODE
• 2021 INTERNATIONAL FUEL CODE
• 2021 INTERNATIONAL ENERGY CONSERVATION CODE
• 2015 ADA ADDA GUIDELINES
• 2021 INTERNATIONAL EXISTING BUILDING CODE

CHANGE OF USE -COMMERCIAL
RENOVATION
519 HAGAN AVE.
NEW ORLEANS LA, 70119

ZACH SMITH
CONSULTING & DESIGN

1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
zach@zachsmithconsulting.com
+1 (504) 383-3748



1 | SITE PLAN TITLE
3/32" = 1'-0"

No.	Description	Date

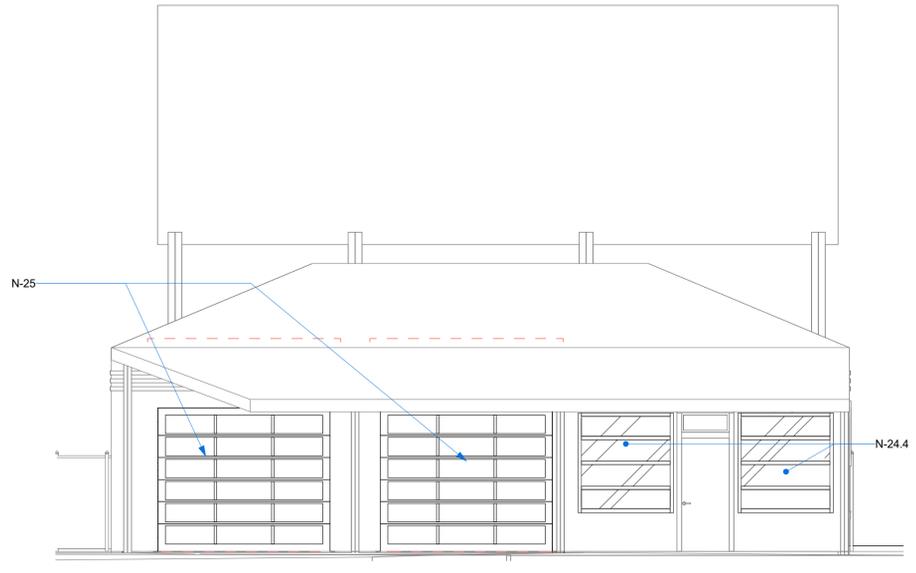
NOT FOR
CONSTRUCTION

TITLE SHEET

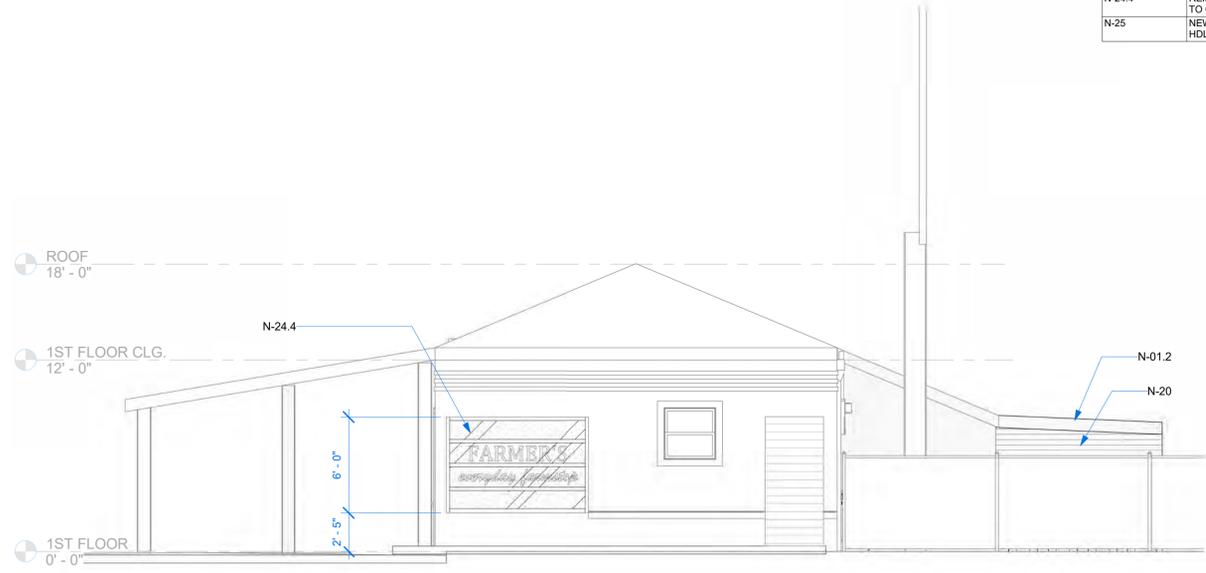
PROGRESS PRINT
Date 6.17.2025

A1.0

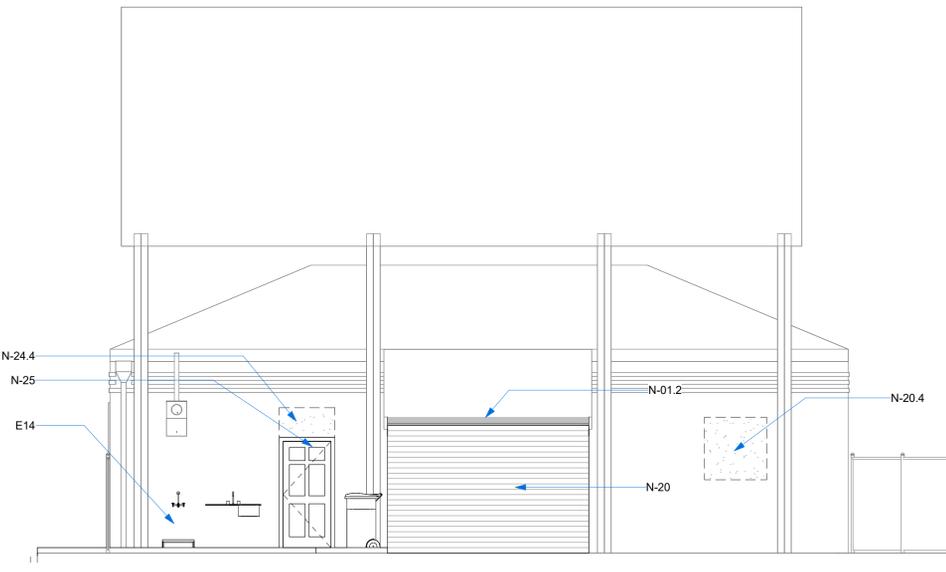
KEYNOTES - SHEET	
Key Value	Keynote Text
E14	
N-01.2	NEW LOW SLOPE ROOF. COVER ENTIRE ROOF AREA WITH ICE AND WATER SHIELD AND FLASH ANY PENETRATIONS PER MANUF. PROVIDE TAPERED INSULATION OR RIGID INSULATION AS REQD. FOR MIN. R-VALUES AND SLOPE/DRAINAGE.
N-20	NEW EXTERIOR WALL. 2X STUDS W/ BATT INSULATION, GYP. INTERIOR, EXTERIOR SHEATHING AND WEATHER BARRIER. PROVIDE 2X HEADERS AND FLASHING AT ALL OPENINGS PER WINDOW/DOOR MANUF. RE: WALL TYPES & STRUCTURAL. RE: ELEVATIONS FOR FINISH MATERIAL (HARDIE SIDING, WOOD SIDING, STUCCO, METAL PANEL, ETC.)
N-20.4	NEW BLOCK WALL WITH STUCCO FINISH TO MATCH EXISTING. PROVIDE CONTROL JOINTS AT WINDOWS AND DOORS, TYP. RE: WALL TYPES, PROVIDE REINFORCEMENT PER STRUCT. DRAWINGS.
N-24.4	REMOVE NON-ORIGINAL INFILL WALL MATERIAL. RESTORE ORIGINAL WINDOWS TO ORIGINAL OPENINGS. STYLE OF WINDOW TO MATCH ORIGINAL.
N-25	NEW DOOR, RE: DOOR SCHEDULE. (COORDINATE APPROVAL WITH HDLC IF IN HDLC NEIGHBORHOOD)



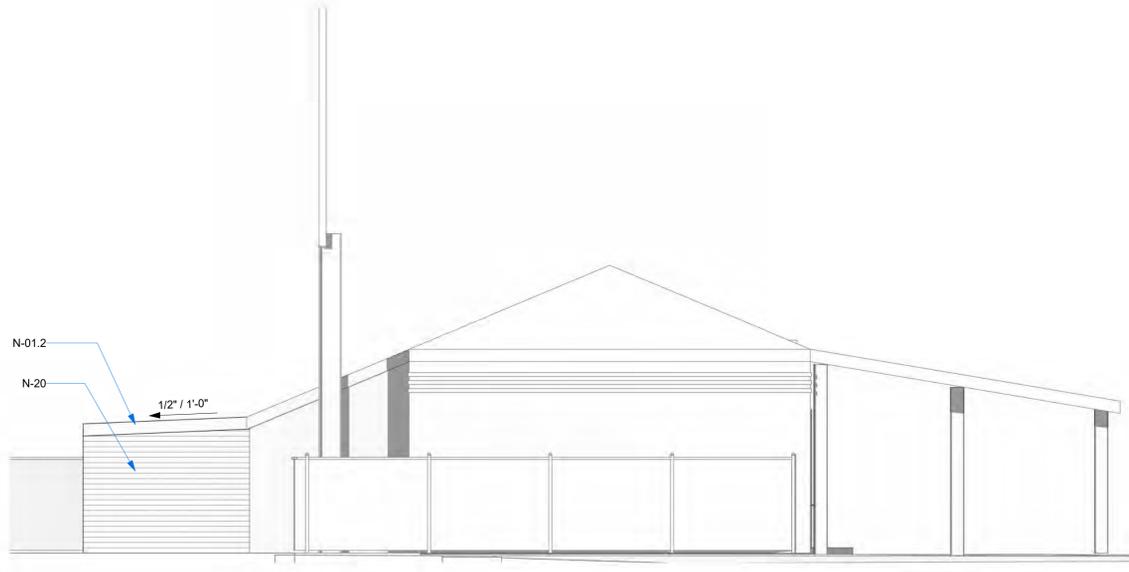
3 | SOUTH ELEVATION - PROPOSED
3/16" = 1'-0"



1 | EAST ELEVATION - PROPOSED
3/16" = 1'-0"



2 | NORTH ELEVATION - PROPOSED
3/16" = 1'-0"



4 | WEST ELEVATION - PROPOSED
3/16" = 1'-0"

No.	Description	Date

NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS -
PROPOSED

PROGRESS PRINT
Date 6.17.2025

KEYNOTES - SHEET	
Key Value	Keynote Text
N-01.2	NEW LOW SLOPE ROOF. COVER ENTIRE ROOF AREA WITH ICE AND WATER SHIELD AND FLASH ANY PENETRATIONS PER MANUF. PROVIDE TAPERED INSULATION OR RIGID INSULATION AS REQD. FOR MIN. R-VALUES AND SLOPE/DRAINAGE.
N-03	EXISTING CURB CUT AND PAVING TO REMAIN. NEW GRAVEL OR PERVIOUS PAVING PARKING INSIDE LOT.
N-09	NEW GRADING/SOD AS REQD.
N-09.1	NEW LANDSCAPING BY OWNER.
N-11	AREA DESIGNATED FOR COMMERCIAL REFUSE. WASTE DISPOSAL TO BE COORDINATED BY OWNER.
N-13	NEW PLUMBING FIXTURES. COORDINATE WITH MEP. COORDINATE WITH OWNER FIXTURES.

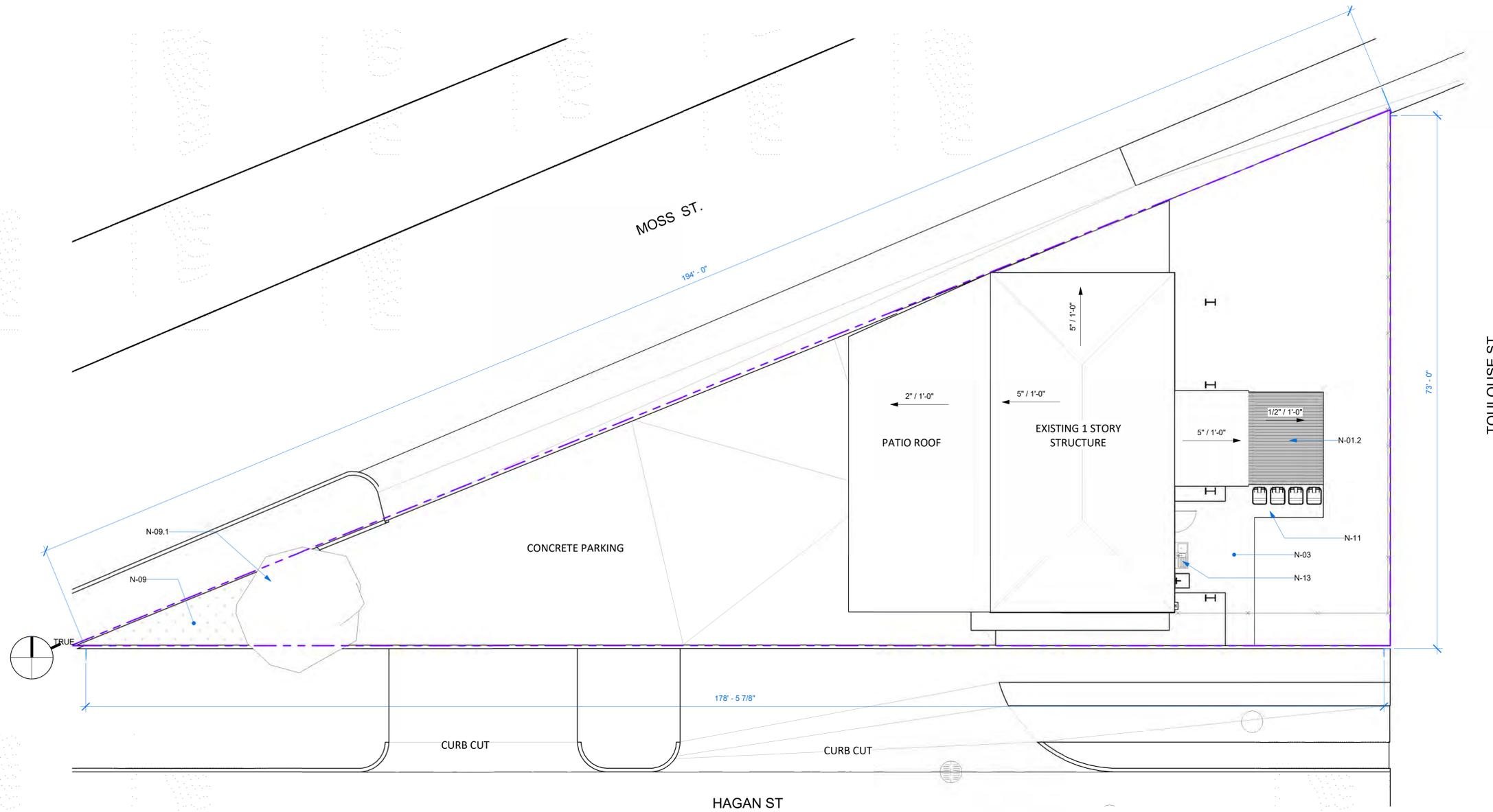
CHANGE OF USE - COMMERCIAL
RENOVATION
519 HAGAN AVE.
NEW ORLEANS LA, 70119

No.	Description	Date

NOT FOR
CONSTRUCTION

SITE - PROPOSED

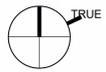
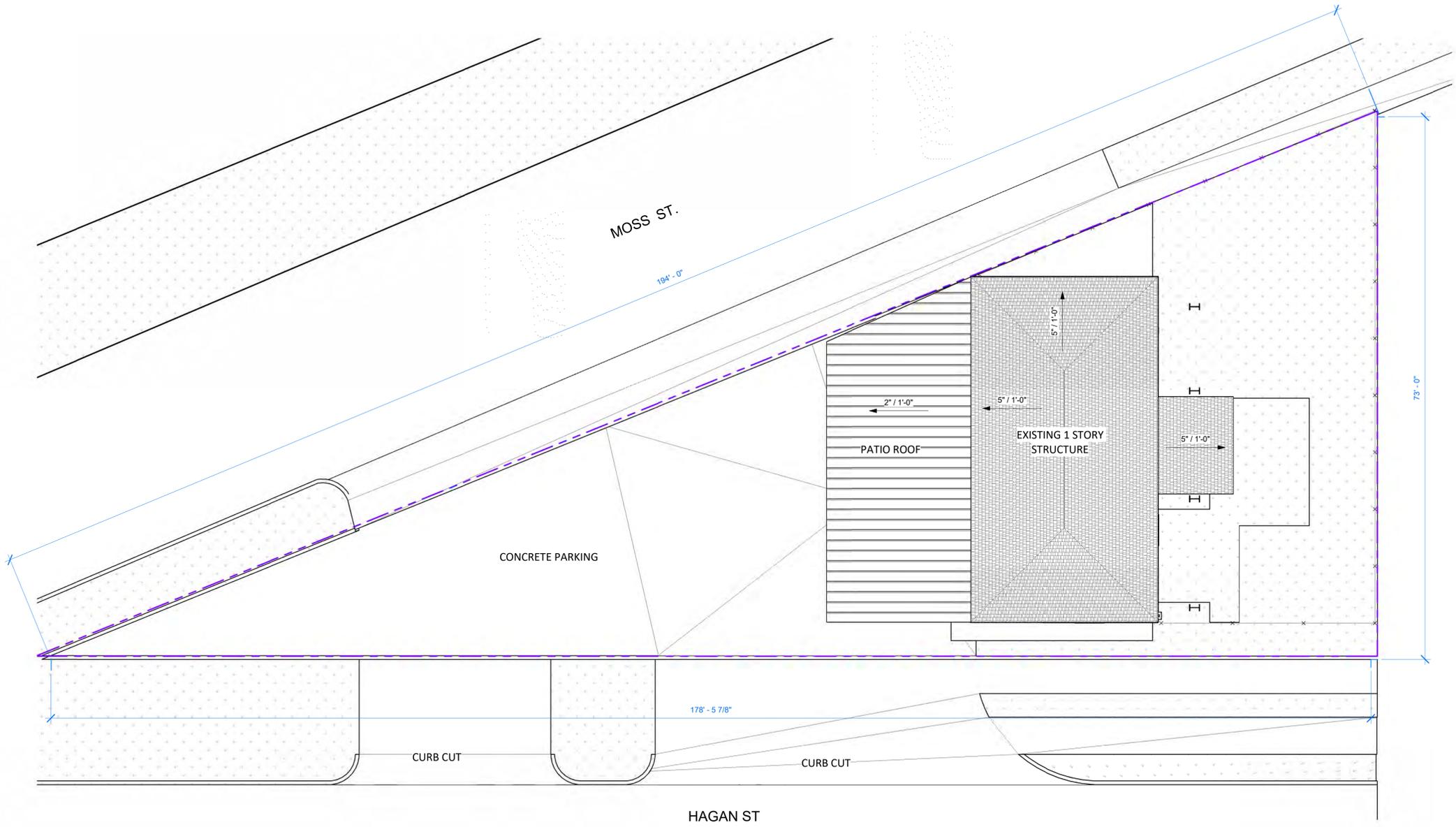
PROGRESS PRINT	
Date	
6.17.2025	



1 SITE PLAN PROPOSED
1/8" = 1'-0"

Autodesk Docs/519 Hagan Ave/519 Hagan Ave/519 Hagan Ave/FARMERS.rvt
6/17/2025 2:01:30 PM

KEYNOTES - SHEET	
Key Value	Keynote Text



1 | SITE PLAN
1/8" = 1'-0"

ELEVATION CONVERSION N.A.V.D. TO C.D. subtract 20.43 from NAVD

TOP OF 1ST FLOOR STRUCTURE

⊕ 0'-0" = 9.04' NAVD = 29.47

CHANGE OF USE - COMMERCIAL
RENOVATION
519 HAGAN AVE.
NEW ORLEANS LA, 70119

No.	Description	Date

NOT FOR CONSTRUCTION

SITE - EXISTING

PROGRESS PRINT	
Date	
6.17.2025	

Autodesk Docs/519 Hagan Ave/519 Hagan_FARMERS.rvt 6/17/2025 2:01:26 PM



2 | ENSCAPE SOUTH EXTERIOR VIEW



3 | WEST EXTERIOR VIEW



4 | ENSCAPE INTERIOR RETAIL 1



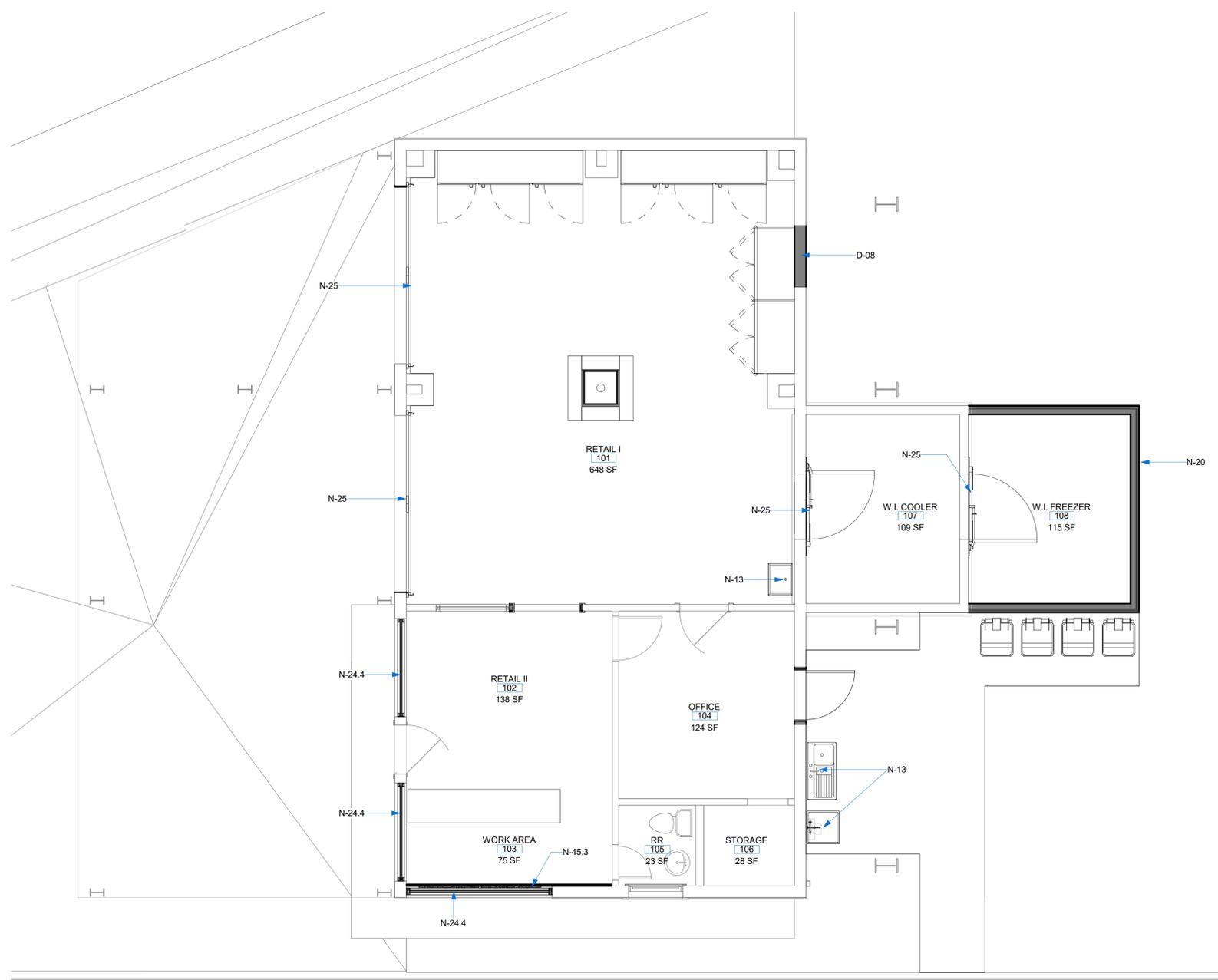
1 | ENSCAPE INTERIOR RETAIL 2

No.	Description	Date

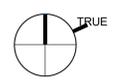
NOT FOR
CONSTRUCTION

PERSPECTIVES

Autodesk Docs/619 Hagan Ave/619 Hagan_FARMERS.rvt
6/17/2025 2:01:32 PM



KEYNOTES - SHEET	
Key Value	Keynote Text
D-08	REMOVE EXISTING EXHAUST FAN. INFILL WALL OPENING WITH 2X WOOD STUD AND MATCH EXTERIOR FINISH.
N-13	NEW PLUMBING FIXTURES. COORDINATE WITH MEP. COORDINATE WITH OWNER FIXTURES.
N-20	NEW EXTERIOR WALL. 2X STUDS W/ BATT INSULATION, GYP. INTERIOR, EXTERIOR SHEATHING AND WEATHER BARRIER. PROVIDE 2X HEADERS AND FLASHING AT ALL OPENINGS PER WINDOW/DOOR MANUF. RE: WALL TYPES & STRUCTURAL. RE: ELEVATIONS FOR FINISH MATERIAL. (HARDIE SIDING, WOOD SIDING, STUCCO, METAL PANEL, ETC.)
N-24.4	REMOVE NON-ORIGINAL INFILL WALL MATERIAL. RESTORE ORIGINAL WINDOWS TO ORIGINAL OPENINGS. STYLE OF WINDOW TO MATCH ORIGINAL.
N-25	NEW DOOR. RE: DOOR SCHEDULE. (COORDINATE APPROVAL WITH HDLC IF IN HDLC NEIGHBORHOOD)
N-45.3	NEW TILE WALL. PROVIDE WATERPROOFING AND FLASHING / ALUMINUM SCHLUTER EDGE STRIPS AS REQD.



1 | 1ST FLOOR PLAN
1/4" = 1'-0"



1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
zach@zachsmitthconsulting.com
+1 (504) 383-3748

CHANGE OF USE - COMMERCIAL
RENOVATION
519 HAGAN AVE.
NEW ORLEANS LA, 70119

No.	Description	Date

NOT FOR
CONSTRUCTION

FLOOR PLANS -
PROPOSED

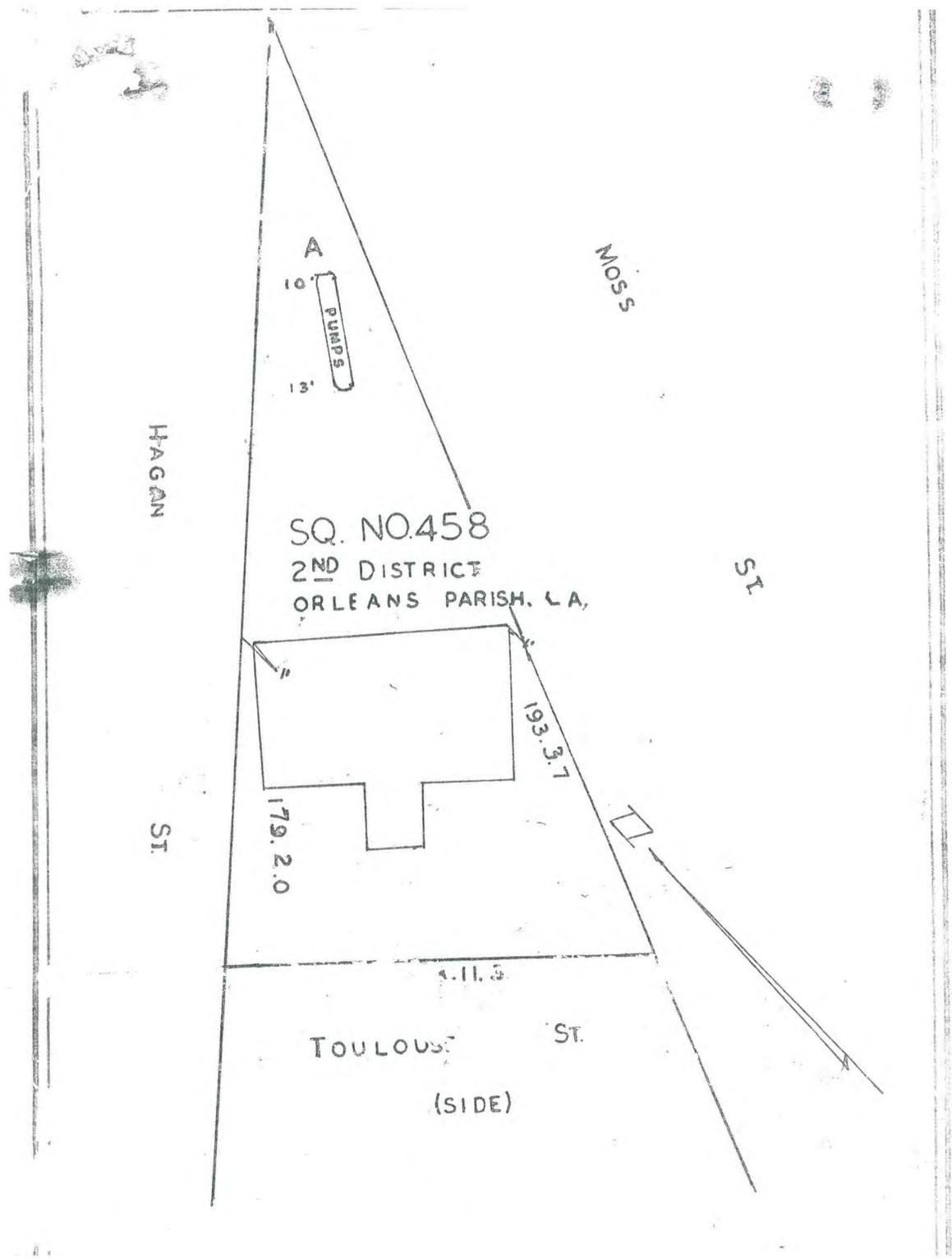
PROGRESS PRINT
Date 6.17.2025

Highly Satisfying Wildly Delicious

CRESCENT 9 THC Seltzer



Autodesk Docs/619 Hagan Ave/619 Hagan_FARMERS.rvt
6/17/2025 2:01:22 PM



1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
zach@zachsmithconsulting.com
+1 (504) 383-3748

CHANGE OF USE - COMMERCIAL
RENOVATION
519 HAGAN AVE.
NEW ORLEANS LA, 70119

No.	Description	Date

NOT FOR CONSTRUCTION

SURVEY

PROGRESS PRINT
Date 6.17.2025

A1.1



DEVELOPMENT OPPORTUNITY
AVAILABLE
519HAGAN.COM
JARED ZELLER CALL FOR OFFERS
JAREDZ@KW.COM
KW COMMERCIAL REAL ESTATE NEW ORLEANS
504-862-0100 6623 SQ/FT. * HUH-MU ZONING





THC
9
CR
ing

1000



Highly Satisfying

HIGHLY SATISFYING

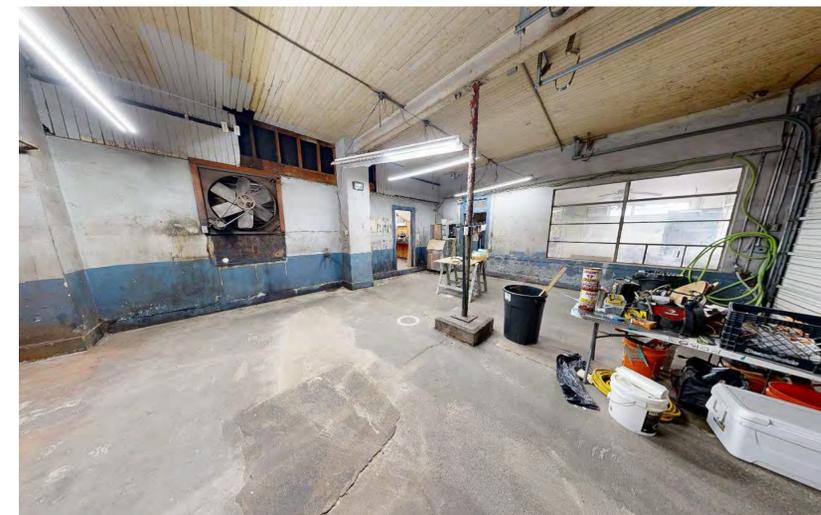
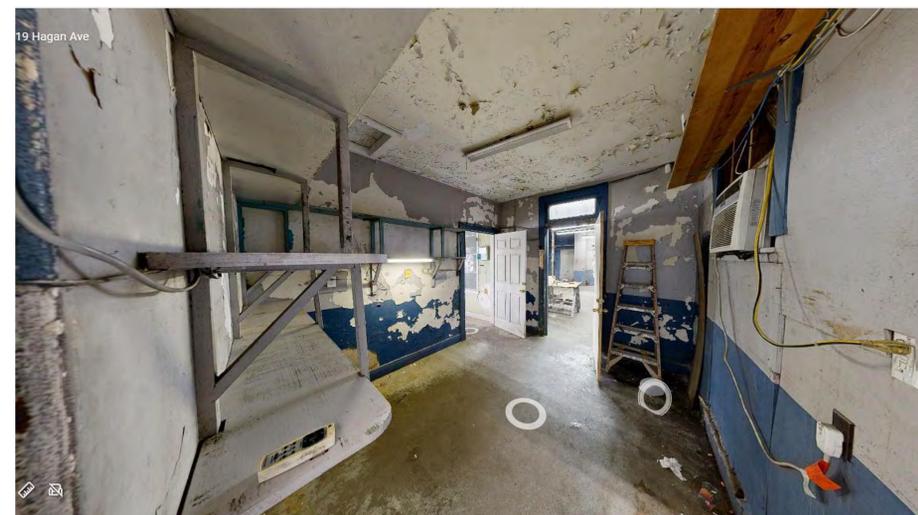
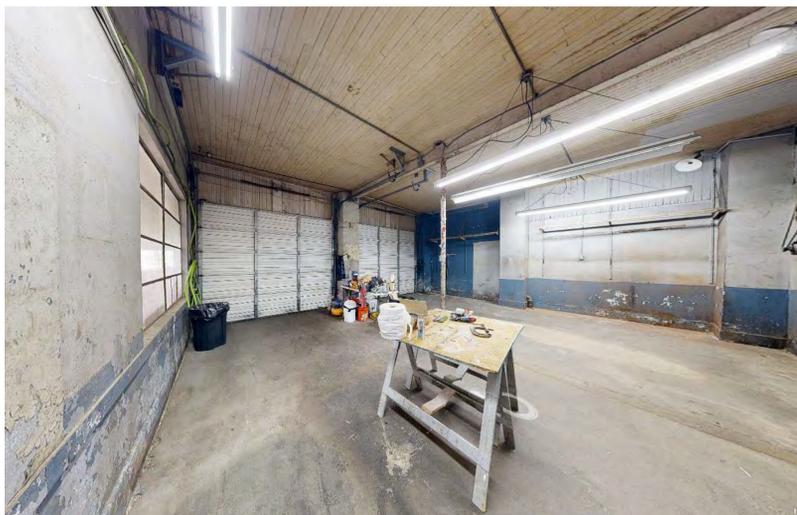
CRESCENT
9

THC
SELTZER

519

BAYOUSTJOHN.ORG

IV
rvwaste.com
504.224.8471



1000 S Norman C Francis Parkway 2nd Floor
 New Orleans, LA 70125
 zach@zachsmithconsulting.com
 +1 (504) 383-3748

CHANGE OF USE - COMMERCIAL
 RENOVATION
 519 HAGAN AVE.
 NEW ORLEANS LA, 70119

No.	Description	Date

NOT FOR CONSTRUCTION

EXISTING PHOTOS

PROGRESS PRINT
 Date 6.17.2025

A1.1a

Autodesk Docs/619 Hagan Ave/619 Hagan_FARMERS.rvt
 6/17/2025 2:01:29 PM



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 [Handwritten Signature] Date 7/16/25

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 16th day of JULY, 2025

My Commission expires @ DEATH
[Handwritten Signature]





Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the attached document(s) of

R & S AUTO SERVICE, INC.

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

30725720D	ORIGF	9/20/1974	4 page (s)
34876398	OWNER	1/7/2000	1 page (s)
46089963	24 AR	8/25/2024	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,

July 18, 2025

Nancy Landry

Secretary of State

WEB 30725720D



Certificate ID: 12062968#H6Q83

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

ARTICLES OF INCORPORATION : UNITED STATES OF AMERICA
OF : STATE OF LOUISIANA
R & S AUTO SERVICE, INC. : PARISH OF JEFFERSON

BE IT KNOWN that on this 17th day of September, 1974 and the independence of the United States of America the one hundred ninety-ninth.

BEFORE ME, ROBERT E. MC DONALD, a Notary Public, duly commissioned and qualified in and for the Parish of Jefferson, State of Louisiana, therein residing; and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED: RAYMOND G. ST. PIERRE AND SAN R. CLESI, JR., who declared unto me, Notary, in the presence of the undersigned competent witnesses residing in the Parish and State as aforesaid, that availing themselves of the provisions of R. S. 12:1 to 12:178, they do by these presents form and organize themselves as well as all such persons who may hereafter join or become associated with them or their successors and assigns into a corporation in pursuance of the said law, for the objects and purposes and under the covenants, stipulations and agreements in accordance with the following Articles of Incorporation, to-wit:

ARTICLE I

The name of this corporation shall be R & S AUTO SERVICE, INC.

ARTICLE II

The purpose of this corporation is to engage in any lawful activity for which corporations may be formed under the business corporation law of the State of Louisiana.

ARTICLE III

The location and post office address of the registered office of the corporation is 519 NORTH HAGAN AVENUE, NEW ORLEANS, (ORLEANS PARISH) LOUISIANA, which shall continue as the registered office of corporation until changed by the Board of Directors in the manner required by law.

ARTICLE IV

The names and addresses of the incorporators are RAYMOND G. ST. PIERRE, 417 N. Howard Avenue, (JEFFERSON PARISH), Metairie, Louisiana 70003 & SAN R. CLESI, JR. 826 Colonial Club Drive, (JEFFERSON PARISH), Harahan, Louisiana.

AUTHORIZATION

R & S AUTO SERVICE, INC.

DULY PASSED ON 07/11/2025

WHEREAS, R & S AUTO SERVICE, INC. (the “Company”) is duly formed and in good standing under the laws of the State of Louisiana;

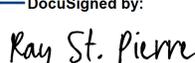
WHEREAS, the Company wishes to authorize the construction of a small grocery store or otherwise authorize development of the property which it owns at 519 Hagan Street, New Orleans, LA;

RESOLVED, that the Company authorizes RAYMOND G. ST. PIERRE and GLORIA ST. PIERRE to take whatever actions are necessary with regard to the application for a conditional use and to take whatever other actions are necessary and appropriate to effectuate the same, and/or to otherwise utilize other processes or applications to secure zoning and building permitting approvals (the “Actions”);

FURTHER RESOLVED, that the Company authorizes SHERMAN STRATEGIES, LLC and its employees and agents, including but not limited to Rebecca Gieger and Melissa Quigley, to act as agents on behalf of the Company with regard to aforesaid Actions and to take whatever other acts are necessary and appropriate to effectuate the same.

It is hereby certified by the undersigned that the foregoing resolution was duly passed on the date as stated herein.

Signed:

<p>DocuSigned by:  Sign: <u>636D024EF4CF440</u> 7/11/2025 16:18 PDT</p>	<p>DocuSigned by:  Sign: <u>D61601831608425...</u> 7/11/2025 15:14 PDT</p>
--	--

Name: <u>Gloria St. Pierre</u>	Name: <u>Ray St. Pierre</u>
--------------------------------	-----------------------------

Title <u>Owner</u>	Title <u>Owner</u>
--------------------	--------------------



Received by _____
Sign Provided _____ 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. _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) _____

Bounding Streets _____

Zoning _____ Municipal District _____

Tax Bill Number _____ Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

ARTICLE V

The total authorized number of shares of this corporation is 50 shares of capital stock having no par value. The stock of this corporation shall be issued only for cash or for property or services actually performed. The Board of Directors shall fix the terms and conditions of the sale and the time for the payment of all stock sold. All voting rights at stock-holder's meetings are vested in the holders' shares of stock of this corporation and each stockholder shall be entitled to one vote either in person or by proxy for each share of stock standing in his name on the books of the corporation. The stockholder shall have the right of cumulative voting in the election of directors. The right to vote by proxy is hereby irrevocably vested in each and every stockholder. The said stock of the corporation shall be fully paid and nonassessable when issued, shall be represented by certificates and shall be personal property. No transfer of the said stock shall be binding upon this corporation unless the said transfer is made in accordance with this charter and the by-laws of this corporation and recorded in the books thereof.

ARTICLE VI

No stockholder may transfer any stock of this corporation, without first offering said stock to the corporation at its book value for a period of sixty (60) days, and no such transfer shall be valid without such opportunity for purchase being given to the corporation for a period of (60) days after such shares are tendered for transfer, "without the written consent of all of the other shareholders of record, during the pendency of the sixty (60) day period."

ARTICLE VII

The business affairs of this corporation shall be managed and all corporate powers thereof shall be vested in and exercised by a board of not less than three nor more than seven directors, unless and until otherwise provided by the by-laws of this corporation. The Board of Directors shall have the authority to make the alter by-laws, fix their own qualifications, classifications or terms of office, or fix or increase their compensation

subject to the powers of the shareholders to change or repeal the by-laws so made. Unless or until otherwise provided in the by-laws, the directors shall hold office until their successors have been duly elected and qualified, and the number, qualification, classification, terms of office, manner of election, time and places of meetings, and the powers and duties of the directors shall be from time to time fixed by the by-laws. Any vacancy occurring on the Board of Directors shall be filled by the remaining members of the said board for the unexpired term. At any meeting of the Board of Directors, any director absent from a meeting may be represented by any other director or shareholder who may cast the vote of the absent director according to the written instructions, general or special, of the said absent director filed with the secretary.

ARTICLE VIII

The general annual meeting of the stockholders for the election of directors shall be held at the registered office of the corporation and shall take place on the 2nd day of January of each year, beginning with December 31, 1974, or the first day thereafter when such day is a legal holiday unless or until otherwise provided for in the by-laws. The failure from any cause whatsoever to hold an annual meeting of the stockholders or the failure to elect directors thereat shall not dissolve this corporation, but the directors and officers then in office shall remain in office until their successors have been duly qualified and installed.

ARTICLE IX

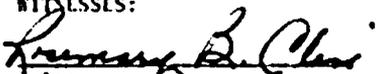
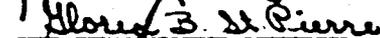
This corporation shall have the benefit of the provision of R.S. 12:161.

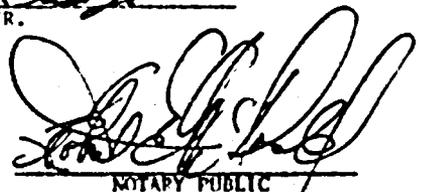
THIS DONE AND PASSED, in multiple original, in my office in the Parish of Jefferson, State of Louisiana on the day, month and year hereinabove first written in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.


RAYMOND G. ST. PIERRE


SAM R. CLESI, JR.

WITNESSES:


NOTARY PUBLIC

INITIAL REPORT
OF
R & S AUTO SERVICE, INC.

The corporation's registered office is located at and its post office address is 519 NORTH MAGAN AVENUE, (ORLEANS PARISH), NEW ORLEANS, LOUISIANA

Its registered agents are:

RAYMOND G. ST. PIERRE
417 NORTH HOWARD AVENUE
METAIRIE, LOUISIANA (JEFFERSON PARISH) 70003

ROBERT E. MC DONALD
2404 DAVID DRIVE
METAIRIE, LOUISIANA (JEFFERSON PARISH) 70003

The first directors of this corporation are:

RAYMOND G. ST. PIERRE
417 NORTH HOWARD AVENUE
METAIRIE, LOUISIANA (JEFFERSON PARISH) 70003

SAM R. CLES1, JR.
826 COLONIAL CLUB DRIVE
HARRISON, LOUISIANA (JEFFERSON PARISH)

ROBERT E. MC DONALD
2404 DAVID DRIVE
METAIRIE, LOUISIANA (JEFFERSON PARISH) 70003


RAYMOND G. ST. PIERRE


SAM R. CLES1, JR.

W. Fox McKeithen
Secretary of State



DISCLOSURE OF OWNERSHIP

[R.S. 12:26 E, 12:205 E and 12:304 A (B)]

Enclose \$20.00 filing fee.
Make remittance payable to:
Secretary of State

Do not send cash.

Return to: Corporations Division
P.O. Box 94125
Baton Rouge, LA 70804-9125
Phone (504) 925-4704

STATE OF LOUISIANA

PARISH OF ORLEANS

BEFORE ME, the undersigned Notary in and for the parish herein above shown, personally came and appeared the undersigned who, after being duly sworn, did depose and say that: R+S AUTO SERVICE, INC.

Corporation Name

is contracting with the state and listed below are the names and addresses of all persons or corporate entities who hold ownership interest of five percent or more in the corporation or who hold by proxy the voting power of five percent or more in the corporation and, if anyone is holding stock in his own name that actually belongs to another, the name of the person for whom held, including stock held pursuant to a counterletter.

1. Persons or corporate entities owning 5% or more:

<u>SAM R. CLES, JR</u>	<u>826 COLONIAL CLUB DR. HARAHAN, LA</u>
Name	Address <u>70123</u>
<u>RAYMOND G. ST. PIERRE</u>	<u>417 N. HOWARD AVE. METAIRIE,</u>
Name	Address <u>LA 70003</u>

2. Persons or corporate entities who hold by proxy the voting power of 5% or more:

Name	Address
Name	Address
Name	Address

3. Stock held for others and for whom held:

Name	Address
For Whom Held	Address
Name	Address
For Whom Held	Address
Name	Address
For Whom Held	Address

SECRETARY OF STATE
2000 JAN -7
AM 9:10

Sworn to and subscribed before me at Jefferson, LA. LA this 4th,
day of January 19-2000.

Corporation Representative

Notary

DEBORAH I. SCHROEDER
NOTARY PUBLIC (See Instructions on back)
Parish of Orleans, State of Louisiana
My Commission is issued for life.

<p>Nancy Landry Secretary of State</p>  <p style="text-align: center;">DOMESTIC CORPORATION ANNUAL REPORT For Period Ending 9/20/2024</p>	 30725720D  2024															
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>30725720 D R & S AUTO SERVICE, INC.</p> <p>417 N HOWARD AVE METAIRIE, LA 70003</p>	<p>(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>1 Registered Office Address in Louisiana (Do not use P. O. Box) 417 N HOWARD AVE METAIRIE, LA 70003</p>															
<p>Our records indicate the following registered agents for the corporation. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box.</p> <p>A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE.</p> <p>RAYMOND G. ST. PIERRE 417 N. HOWARD AVE. METAIRIE, LA 70003</p>																
<p>I hereby accept the appointment of registered agent(s).</p>	<p>Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #</p>															
New Registered Agent Signature	Notary Signature Date															
<p>This report reflects a maximum of three officers or directors from our records for this corporation. Indicate any changes or deletions below. Include a listing of all names along with each title held and their address. Do not use a P. O. Box. If additional space is needed attach an addendum.</p> <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <p>RAYMOND G. ST. PIERRE 417 N. HOWARD AVE. METAIRIE, LA 70003</p> <p>GLORIA ST. PIERRE 417 N HOWARD AVE METAIRIE, LA 70003</p> </td> <td style="width:50%; border: none;"> <p>President</p> <p>Secretary/Treasurer</p> </td> </tr> </table>		<p>RAYMOND G. ST. PIERRE 417 N. HOWARD AVE. METAIRIE, LA 70003</p> <p>GLORIA ST. PIERRE 417 N HOWARD AVE METAIRIE, LA 70003</p>	<p>President</p> <p>Secretary/Treasurer</p>													
<p>RAYMOND G. ST. PIERRE 417 N. HOWARD AVE. METAIRIE, LA 70003</p> <p>GLORIA ST. PIERRE 417 N HOWARD AVE METAIRIE, LA 70003</p>	<p>President</p> <p>Secretary/Treasurer</p>															
<p>Our records indicate the following addresses for the corporation. Indicate any changes below.</p> <p>Principal office address (Do not use a P. O. Box): 417 N HOWARD AVE METAIRIE, LA 70003</p>																
<p>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.</p>																
SIGN →	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:45%;">To be signed by an officer, director or agent</td> <td style="width:15%;">Title</td> <td style="width:15%;">Phone</td> <td style="width:25%;">Date</td> </tr> <tr> <td>Gloria St.Pierre (SIGNED ELECTRONICALLY)</td> <td>Secretary/Treasurer</td> <td></td> <td>08/25/2024</td> </tr> <tr> <td>Signee's address</td> <td colspan="2">Email Address</td> <td rowspan="2" style="text-align: center;">(For Office Use Only)</td> </tr> <tr> <td></td> <td colspan="2">ON FILE</td> </tr> </table>	To be signed by an officer, director or agent	Title	Phone	Date	Gloria St.Pierre (SIGNED ELECTRONICALLY)	Secretary/Treasurer		08/25/2024	Signee's address	Email Address		(For Office Use Only)		ON FILE	
To be signed by an officer, director or agent	Title	Phone	Date													
Gloria St.Pierre (SIGNED ELECTRONICALLY)	Secretary/Treasurer		08/25/2024													
Signee's address	Email Address		(For Office Use Only)													
	ON FILE															
<p>Enclose filing fee of \$30.00 Return by: 9/20/2024</p> <p>Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple</p> <p>web site: www.sos.louisiana.gov DO NOT STAPLE</p>																
<p>To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704</p>																
<table border="1" style="width: 50px; height: 20px; margin-left: auto;"> <tr> <td style="text-align: center;">2</td> </tr> </table>		2														
2																

UNSIGNED REPORTS WILL BE RETURNED

Project Neighborhood Participation Program

In Person Meeting 7/17/25 at 5:30 PM held at 4157 St Louis St

Project Name: 519 Hagan Conditional Use

Overview: A conditional use request to permit the retail sales of packaged alcoholic beverages in a grocery store under 20,000 square feet at 519 Hagan Ave.

This report summarizes the neighborhood engagement process as of the date of this report for the project at 519 Hagan Ave. The project is in the HU-MU Zoning district and involves the renovation of the existing building and a small addition. The proposed new tenant is a grocery store focused on fresh seasonal products from local farms. It is approximately 1,190 square feet in total.

Consistent with City Planning Commission NPP guidelines, we participated in in-person neighborhood engagement as well as via e-mail.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113

Rebecca Gieger
504-799-9335
becca@shermanstrategiesllc.com

Neighborhood Engagement

For the meeting, all citizens within a 300-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The three (3) registered neighborhood associations also received the notice for the meeting.

Fifteen (15) neighbors attended the meeting. Rebecca Gieger and Missy Quigley, of Sherman Strategies, Mike Bertel and Caroline Rogers, future owner/operators, and Myles Martin, the architect for the project were present as well. Comment cards were provided and none were turned in.

Question	Response
Are you hosting seafood vendors?	Yes but it will work differently than the produce as the sellers will be on site. We

	have not fully worked out those details yet.
What is your plan for parking?	We will have bike parking, but no car parking. We hope most of our customers will bike or walk.
Will you collaborate with the Thursday farmer's market?	Yes, we intend to do that. We have the same mission.
What is your timeline?	We are closing on the property soon and want to be open by October. However, we have to work through SHPO and City permitting so that may change. We understand we will not have approval to sell alcohol by the time we'd like to be open.
What will your hours be?	Right now, we are considering 10am to 8pm 7 days a week. This could change as we work through operational specifics.
How many employees will you have?	In addition to ownership being on site daily, we will be hiring a store manager, and always two people on the floor. We aren't sure how many total employees that will be yet.
Can you coordinate parking somewhere else?	We are happy to explore parking opportunities if the need should arise. We are confident this will be a store that is frequented by bicyclists and people walking from the neighborhood.
Will you take the billboard down?	That is not in the plan, however we do not intend to lease it out for external advertizing. Our goal is to promote the local food economy as a whole. We look forward to partnerships on this.
How much space will be dedicated to the alcohol.	A small percentage of the overall store. This is about the food, not the alcohol.
Will you be selling biodynamic wines?	We are trying to stick to local products and don't know if any have ties to this area. We will look into it.
Will you get a THC license?	We are not sure, we have not looked into

	that.
Will you be selling singles and pints?	No, this is a grocery store. The idea is is alcohol you may find in a grocery store. A full bottle of wine or six pack of local beer.
Will you accept SNAP	Yes.
The alcohol runs with the land. Can you do something to mitigate down the road concerns?	We will own the building, we live in the neighborhood and have two small children. We are not going anywhere. We have a long road ahead for the Conditional Use and we will continue to be in touch to mitigate those concerns and explore options.

Attachments

- Copy of NPP Letter
- NPP Contact List
- Emails to Neighborhood Organizations (x3)
- Email to CPC
- Email to Councilmember

July 3, 2025

Dear Neighbors,

This letter is to invite you to a community meeting to introduce a new exciting project coming to the neighborhood. The project will be located at 519 Hagan Avenue, the former R & S Automotive Shop at the base of Bayou St. John. The new concept is a farmer's market inspired small grocer that connects local farmers directly with customers. This store will be stocked with fresh produce, meat, seafood and other goods directly from local farms. The store will also feature locally made artisan goods—such as freshly baked breads, sweets, pastas, and more.

The use of a grocery store is permitted at this location; however, the market would also like to sell a small selection of curated wine, beer, and spirits for off premises consumption. Grocers are permitted to sell packaged alcohol if they are large enough (20,000sf) but this site requires a conditional use because of its smaller size.

As part of the adaptive reuse of this site, the existing building will be renovated, and a small addition is proposed in the rear. The building will be 1,190 square feet total. The development will be working with the State Historic Preservation Office and National Park Service to utilize historic tax credits.

The site is in the HU-MU Neighborhood Mixed-Use Zoning District where grocery stores are permitted but retail sales of packaged alcoholic beverages in a grocery store under 20,000 square feet requires a conditional use. The Use Table and Restrictions can be found here: <http://czo.nola.gov/Article-12#12-2-A>

ZONING REQUEST SUMMARY: A conditional use to permit the retail sales of packaged alcoholic beverages in a grocery store under 20,000 square feet in an HU-MU NEIGHBORHOOD MIXED-USE DISTRICT.

The conditional use process involves many steps and approvals, including neighborhood notice through this letter, a neighborhood meeting as detailed in this letter, a study by the City Planning Commission staff, a City Planning Commission hearing, and finally, a hearing by the New Orleans City Council during which a final ordinance for approval is required. Construction is anticipated to last 6 months once we secure approval.



This letter is being delivered through the U.S. Mail. At the meeting, we will provide a sign-in sheet which will become part of the application packet. We hope to see you at the meeting. If you are unable to attend, please feel free to reach out to us by phone or e-mail with any questions or concerns.

NPP Meeting
Thursday, July 17th
5:30 PM
Greenhouse Workspace
4157 St Louis St
New Orleans, LA 70119
Contact Information:
Rebecca Gieger
504-799-9335
becca@shermanstrategiesllc.com

519 Hagan - Conditional Use
Retail sale of packaged alcoholic beverages
in a grocery store under 20,000 square feet
Neighborhood Participation Plan Meeting

7/17/25 at 5:30 PM
4157 St. Louis Street

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
HEATHER COLGIN	2813 URSULINES	FSJNA	cdgin.heather@gmail.com
Joan Doyle	1260 Mass St	FSJNA	zueli1374@gmail.com
Eileen Duke	3320 Bell St	FSJNA	edufell@gmail.com
Jeanne Ling	1016 N Salcedo	FSJNA	jeanne@unabotanicals.com
Stephen Ling	1016 N Salcedo	FSJNA	steph@unabotanicals.com
Culvern Johnson	612 Mass St		Fairwakes@gmail.com
Deidre Hays	612 Mass St		deedee1461@aol.com
David Demaree	330 Norman C Francis	Buyon Bear Garden	davidh50@gmail.com

519 Hagan - Conditional Use
Retail sale of packaged alcoholic beverages
in a grocery store under 20,000 square feet
Neighborhood Participation Plan Meeting

7/17/25 at 5:30 PM
4157 St. Louis Street

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
MARY MYCING-GRODA	210 S. GENOIS ST.	MCNO	XXXXXXXXXXXXXXXXXXXX 225-588-0792
Angeline Hanson	200 Broadway St. - 107	Market Umbrella	angelina@marketumbrella.com 504 / 451-1638
Alexis Marceaux	238 S. Pierce St.	Lafitte Greenway	alexismarceaux @gmail
ANDY RYAN	3249 Desoto St	President FSJNA	andy@wtsyaninc.com



Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

NPP Letter: 519 Hagan Avenue

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Thu, Jul 3, 2025 at 9:42 AM

To: "Joseph I. Giarrusso" <joseph.giarrusso@nola.gov>, Claire.Byun@nola.gov

Good morning Councilmember Giarrusso and Claire,

I've attached an NPP letter for a project at 519 Hagan. Please let us know if you have any questions.

Have a great 4th of July weekend!

Thanks,

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com



519 Hagan_NPP Letter.pdf

150K



Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

NPP Letter: 519 Hagan

4 messages

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Thu, Jul 3, 2025 at 9:42 AM

To: president@mcno.org

Cc: Missy Quigley <missy@shermanstrategiesllc.com>, Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

I've attached the NPP letter for a project at 519 Hagan. Please let me know if you have any questions.

Have a great 4th of July weekend!

Thanks,

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com**Sherman Strategies**

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com**519 Hagan_NPP Letter.pdf**

150K

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Thu, Jul 3, 2025 at 9:42 AM

To: info@lafittegreenway.org

Cc: Missy Quigley <missy@shermanstrategiesllc.com>, Sheila Tahvildari <sheila@shermanstrategiesllc.com>

[Quoted text hidden]

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com**Sherman Strategies**

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

 **519 Hagan_NPP Letter.pdf**
150K

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> Thu, Jul 3, 2025 at 9:42 AM
To: tlevy@pelhughes.com
Cc: Missy Quigley <missy@shermanstrategiesllc.com>, Sheila Tahvildari <sheila@shermanstrategiesllc.com>

[Quoted text hidden]

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

 **519 Hagan_NPP Letter.pdf**
150K

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> Thu, Jul 3, 2025 at 9:43 AM
To: City planning commission <cpcinfo@nola.gov>
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

Please see attached NPP letter for 519 Hagan.

[Quoted text hidden]

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

 **519 Hagan_NPP Letter.pdf**
150K

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Current Residents and Property Owners within 300 foot radius - Hand Deliver or USPS Mail				
Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
3301 Lafitte LLC	3301 Lafitte St	New Orleans	LA	70119
3301 Lafitte LLC	3301 Lafitte St	New Orleans	LA	70119
528-30 Hagan LLC	P O Box 791068	New Orleans	LA	70179
528-30 Hagan LLC	P O Box 791068	New Orleans	LA	70179
Bayou St John Enterprises LLC	P O Box 791068	New Orleans	LA	70179
Bayou St John Enterprises LLC	P O Box 791068	New Orleans	LA	70179
Current Resident	3208 Toulouse St	New Orleans	LA	70119
Current Resident	3210 Toulouse St	New Orleans	LA	70119
Current Resident	3212 Toulouse St	New Orleans	LA	70119
Current Resident	3214 Toulouse St	New Orleans	LA	70119
Current Resident	3216 Toulouse St	New Orleans	LA	70119
Current Resident	3218 Toulouse St	New Orleans	LA	70119
Current Resident	3219 Toulouse St	New Orleans	LA	70119
Current Resident	3220 Saint Peter St	New Orleans	LA	70119
Current Resident	3220 Toulouse St	New Orleans	LA	70119
Current Resident	3221 Toulouse St	New Orleans	LA	70119
Current Resident	3223 Toulouse St	New Orleans	LA	70119
Current Resident	3225 Toulouse St	New Orleans	LA	70119
Current Resident	3226 Saint Peter St	New Orleans	LA	70119
Current Resident	3227 Toulouse St	New Orleans	LA	70119
Current Resident	3228 Saint Peter St	New Orleans	LA	70119
Current Resident	3228 Toulouse St	New Orleans	LA	70119
Current Resident	3230 Toulouse St	New Orleans	LA	70119
Current Resident	3301 Conti St	New Orleans	LA	70119
Current Resident	3301 Lafitte Ave	New Orleans	LA	70119
Current Resident	3305 Lafitte Ave	New Orleans	LA	70119
Current Resident	3317 Lafitte Ave	New Orleans	LA	70119
Current Resident	3319 Lafitte Ave	New Orleans	LA	70119
Current Resident	3325 Lafitte Ave	New Orleans	LA	70119
Current Resident	400 N Norman C Francis Pkwy	New Orleans	LA	70119
Current Resident	480 N Norman C Francis Pkwy	New Orleans	LA	70119
Current Resident	498 N Norman C Francis Pkwy	New Orleans	LA	70119
Current Resident	501 Moss St	New Orleans	LA	70119
Current Resident	519 Hagan St	New Orleans	LA	70119
Current Resident	521 Hagan St	New Orleans	LA	70119
Current Resident	524 Moss St	New Orleans	LA	70119
Current Resident	528 Hagan St	New Orleans	LA	70119
Current Resident	530 Hagan St	New Orleans	LA	70119
Current Resident	532 Hagan St	New Orleans	LA	70119
Current Resident	538 Hagan St	New Orleans	LA	70119
Current Resident	600 Hagan St	New Orleans	LA	70119
Current Resident	602 Hagan St	New Orleans	LA	70119
Current Resident	604 Hagan St	New Orleans	LA	70119
Current Resident	604 Moss St	New Orleans	LA	70119
Current Resident	606 Hagan St	New Orleans	LA	70119
Current Resident	608 Hagan St	New Orleans	LA	70119
Current Resident	608 Moss St	New Orleans	LA	70119
Current Resident	609 Hagan St	New Orleans	LA	70119
Current Resident	610 Hagan St	New Orleans	LA	70119
Current Resident	612 Hagan St	New Orleans	LA	70119
Current Resident	614 Hagan St	New Orleans	LA	70119
Current Resident	616 Hagan St	New Orleans	LA	70119
Current Resident	616 Moss St	New Orleans	LA	70119
Current Resident	618 Hagan St	New Orleans	LA	70119
Current Resident	620 Hagan St	New Orleans	LA	70119
Current Resident	622 Hagan St	New Orleans	LA	70119
Current Resident	624 Hagan St	New Orleans	LA	70119
Current Resident	626 Hagan St	New Orleans	LA	70119
Current Resident	628 Hagan St	New Orleans	LA	70119
Current Resident	630 Hagan St	New Orleans	LA	70119

Current Resident	632 Hagan St	New Orleans	LA	70119
Current Resident	634 Hagan St	New Orleans	LA	70119
Current Resident	636 Hagan St	New Orleans	LA	70119
Current Resident	638 Hagan St	New Orleans	LA	70119
Deidre D Hayes	612 Moss St	New Orleans	LA	70119
Ford Patricia R	ET AI 1244 Marin Avenue	Albany	CA	94706
Ford Patricia R	ET AI 1244 Marin Avenue	Albany	CA	94706
Frank J Gengo	5644 Cherlyn Dr	New Orleans	LA	70124
Frank J Gengo	5644 Cherlyn Dr	New Orleans	LA	70124
Gordon A Boudouin	3215 Toulouse St	New Orleans	LA	70119
Gusman Marlin Gusman Renee	4478 Venus St	New Orleans	LA	70122
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Ave LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Avenue LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Avenue LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Avenue LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Avenue LLC	310 Lafayette St	Mandeville	LA	70448
Hagan Avenue LLC	310 Lafayette St	Mandeville	LA	70448
James T III Nix	538 Hagan Ave	New Orleans	LA	70119
James T III Nix	538 Hagan Ave	New Orleans	LA	70119
James T III Nix	538 Hagan Ave	New Orleans	LA	70119
James T III Nix	538 Hagan Ave	New Orleans	LA	70119
James T III Nix	538 Hagan Ave	New Orleans	LA	70119
James T III Nix	538 Hagan Ave	New Orleans	LA	70119
James T III Nix	538 Hagan Ave	New Orleans	LA	70119
Margaret O Day	3206 Toulouse St	New Orleans	LA	70119
Mayo Douglas C Mayo Billie F	600 Moss St	New Orleans	LA	70119
Michael Costa	515 N Rendon St	New Orleans	LA	70119
Michael David Smith	3217 Toulouse St	New Orleans	LA	70119
Michael David Smith	3217 Toulouse St	New Orleans	LA	70119
Mick's Property Two LLC	4800 Marseilles Pl	Metairie	LA	70002
Mick's Property Two LLC	4800 Marseilles Pl	Metairie	LA	70002
Neil Guidry	C/O Jules Sevin 6135 Charlotte Dr	New Orleans	LA	70122
Pet Peeve LLC	5904 Argonne Blvd	New Orleans	LA	70124
Pet Peeve LLC	5904 Argonne Blvd	New Orleans	LA	70124
R & S Auto Service Inc	519 N Hagan Ave	New Orleans	LA	70119
Robert C Eubanks	Etal 609 Hagan Ave	New Orleans	LA	70119
S Stephen Rosenfeld	4 Belmore Ter	Jamaica Plain	MA	02130
S Stephen Rosenfeld	4 Belmore Ter	Jamaica Plain	MA	02130
Sewerage and Water Board of N	625 St Joseph St	New Orleans	LA	70165
Sidney S Miller	Box 55501	Metairie	LA	70055
Sidney S Miller	Box 55501	Metairie	LA	70055
Steven R Trahan Revocable Tru	Etal 15748 Signature Dr	Winter Garden	FL	34787
Steven R Trahan Revocable Tru	Etal 15748 Signature Dr	Winter Garden	FL	34787
The City Of New Orleans	1300 Perdido St Room 5W17	New Orleans	LA	70112
The City Of New Orleans	1300 Perdido St Room 5W17	New Orleans	LA	70112
Trahan Steven R	Etal 15748 Signature Dr	Winter Garden	FL	34787
Trahan Steven R	Etal 15748 Signature Dr	Winter Garden	FL	34787
U S Postal Service	475 L'enfant Plaza West S W	Washington	DC	20260



Received by _____
Sign Provided _____ 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. _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

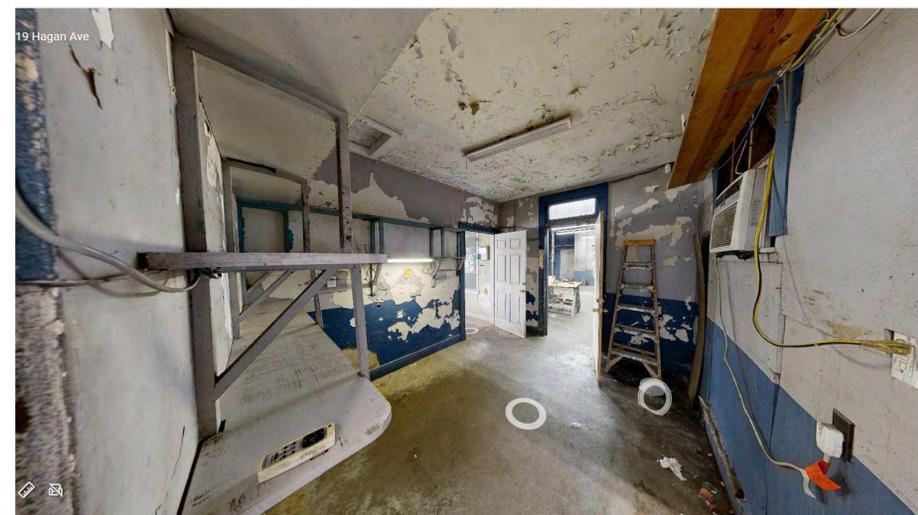
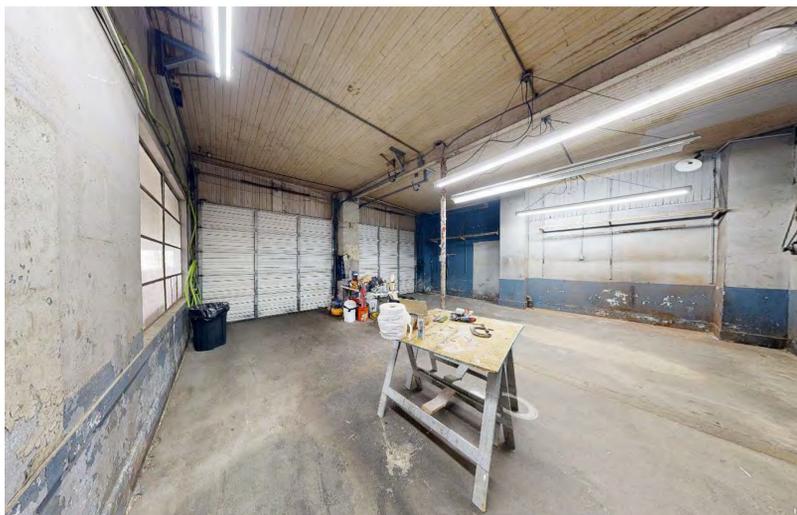
Square Number(s) _____ Lot Number(s) _____

Bounding Streets _____

Zoning _____ Municipal District _____

Tax Bill Number _____ Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



CHANGE OF USE - COMMERCIAL
RENOVATION
519 HAGAN AVE.
NEW ORLEANS LA, 70119

No.	Description	Date

NOT FOR CONSTRUCTION

EXISTING PHOTOS

PROGRESS PRINT
Date 6.17.2025



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 [Handwritten Signature] Date 7/16/25

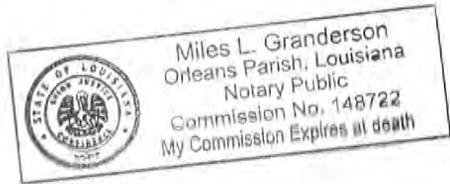
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on 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 16th day of JULY, 2025

My Commission expires @ DEATH
[Handwritten Signature]



William A II Good	400 N Norman C Francis Pkwy	New Orleans	LA	70119
William A II Good	400 N Norman C Francis Pkwy	New Orleans	LA	70119

Neighborhood Organizations - Delivery Method (Email ONLY)

- Organization Name:** Mid City Neighborhood Organization
- Point of Contact:** Emily Leitzinger
- Phone Number:** (504) 507-0831
- Email:** president@mcno.org
- Address:** P.O. Box 791023
- City:** New Orleans
- Zip:** 70184
- Organization Name:** Friends of Laffite Greenway
- Point of Contact:** Sophie Vorhoff
- Phone Number:** (504) 462-0645
- Email:** info@lafittegreenway.org
- Address:** P.O. Box 7791727
- City:** New Orleans
- Zip:** 70179
- Organization Name:** Greater Mid-City Business Association
- Point of Contact:** Tim Levy
- Email:** tlevy@pelhughes.com
- Address:** P.O. Box 791041
- City:** New Orleans
- Zip:** 70119

City Council Member - Deliver Method (Email preferred)

District A
 Joe Giarrusso III
 City Hall, Room 2W80
 Phone: 504-658-1010
 Email: joseph.giarrusso@nola.gov

City Planning Commission - Delivery Method (Email preferred)

CPCInfo@nola.gov

Buffer Area

