

City Planning Commission Meeting – November 11, 2014

CONSIDERATION – SUBDIVISION DOCKET – 132-14

Applicant: Central Plant LLC, French Quarter Apartments Limited Partnership

Prepared By: Valerie McMillan

Date: October 28, 2014

Deadline: December 26, 2014

GENERAL INFORMATION

Proposal: Re-Subdivision of Lots X, A and an Undesignated Lot into Lot FQ.

Location: Second Municipal District, bounded by Iberville, Bienville, Burgundy and Dauphine Streets. The Municipal Addresses are 939 Iberville St and 918-920 Bienville St. (PD 1)

Zoning: VCC-2 Vieux Carre Commercial District

Current

Land Use: The petitioned site is currently developed with two 4-story masonry buildings situated on three lots of record. The larger of the two buildings, known as Maison Blanche Annex, is a structure located at the intersection of Iberville and Burgundy Streets. It bears the municipal address of 939 Iberville Street and measures approximately 196' in width along Iberville St. and 191' along Burgundy St. This building measures 121' in depth as measured from the street. The smaller "L" shaped 4-story building, which is located at 916-920 Bienville Street, measures approximately 96.6' in width along Bienville Street with a depth of 62.8' to 127.5' feet. Both buildings are developed along property lines so that the building lines coincide with the lot lines. The two buildings are interconnected on all levels and their first floors are currently used as a non-accessory parking garage. The upper floors are vacant.

Reason for

CPC Action: The applicant is now proposing to convert the vacant upper floors into a mixed-use development with 87 residential units and an accessory parking garage for 85 vehicles. The applicant is applying for a resubdivision in order to consolidate all of the lots into a single lot of record, which will help to facilitate the redevelopment of the site. The Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

Utilities & Regulatory Agencies:

As part of the normal review process for subdivision proposals, the City Planning Commission staff requests responses from the Departments of Property Management (Division of Real Estate and Records), Public Works, and Safety and Permits, as well as the Sewerage and Water Board and Entergy. The site is also located in the Vieux Carre Local Historic District so the Vieux Carre Commission must review this request as well. The purpose of the reviews by these agencies is to determine whether the proposed subdivision would have any impact on the City's infrastructure and whether it would comply with the City's building code and other applicable regulations.

At the time of the writing of this report, the staff had received responses from three of the requested agencies. The Department of Safety and Permits, Real Estate and Records and Sewerage and Water Board all reported no exception to the request. However, the reviewing agencies have thirty (30) days to provide a written response to the City Planning Commission, after which time the Executive Director may consider that the agencies have approved the proposal.¹ The Commission may also condition final approval of a subdivision upon compliance with any requirements of the reviewing agencies.

Comments from Vieux Carré Commission:

Meeting on December 18, 2012

This redevelopment proposal was reviewed by the Vieux Carré Commission (VCC) at their regular meeting on December 18, 2012. The Vieux Carré Commission (VCC) reviewed the proposal and took the following action:

- Granted conceptual approval of the project design;
- Approved the change of use from vacant to residential with the accessory parking;
- Recommended the reduction in residential density from 87 to 82 dwelling units.

The VCC staff states that the VCC has since granted approval of this proposal, subject to the completion of this subdivision request.

LOT SIZE

Existing Lots: The dimensions and area of the existing lots are presented in the table below.²

Lot Designation	Lot Width	Lot Depth	Lot Area
Undesignated Lot	196.7 along Iberville St.; 191' along Burgundy St.	191' along Iberville St., 196.7' along Burgundy St.	37,569 sq. ft.
Lot A	54'	127.5' to 130.7'	6,885 sq. ft.
Lot X	42.6'	62.9'	2,679.5 sq. ft.

¹ Article 4, Section 4.1.3. Processing the Subdivision Request of the *Subdivision Regulations*.

² The area dimensions are approximate and are rounded to the nearest tenth.

Proposed Lot: The dimensions and area of the proposed lot are presented in the table below.³

Lot Designation	Lot Width	Lot Depth	Lot Area⁴
FQ	195.8'	237.7'	46,550 sq. ft.

There is no minimum front, side, or rear yard requirements for structures in the VCC-2 Vieux Carré Commercial District. There is no maximum Floor Area Ratio requirement. The maximum height permitted from grade is fifty feet (50'). The minimum Open Space Ratio is 20% on corner lots. The applicant proposes no changes to the building's footprint or height. There is a minimum lot area requirement for residential units based on the number of dwelling units, for which the applicant has a received a waiver from the Board of Zoning Adjustments.

Subdivision Regulations Compliance

The Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission. The proposed consolidation of lots is appropriate for larger, inter-connected structures and is consistent with the development pattern in the area.

SUMMARY

This is a request to subdivide three lots into a single lot in order to facilitate the redevelopment of the site as multi-family residential on the upper floors and as parking underneath. The development received a variance from the Board of Zoning Adjustments and approval from the Vieux Carre Commission.

PRELIMINARY STAFF RECOMMENDATION⁵

The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket 132-14 subject to three provisos:

1. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, the Department of Property Management, Division of Real Estate and Records, and the Department of Safety and Permits and the Vieux Carre Commission.

³ The area dimensions are approximate and are rounded to the nearest tenth.

⁴ The surveyor calculated the combined lot area for the proposed lot, but not for the existing lots.

⁵ The preliminary staff recommendation is subject to modification by the City Planning Commission

2. The applicant shall comply with all other Subdivision Regulations, which includes the submittal of mortgage certificates, a consent letter from the mortgage company (if applicable) and tax certificates for the petitioned site.
3. The applicant shall submit a reproducible copy and two (2) prints and a digital copy of the final resubdivision survey in dwg., dxf, or ESRI compatible file format.

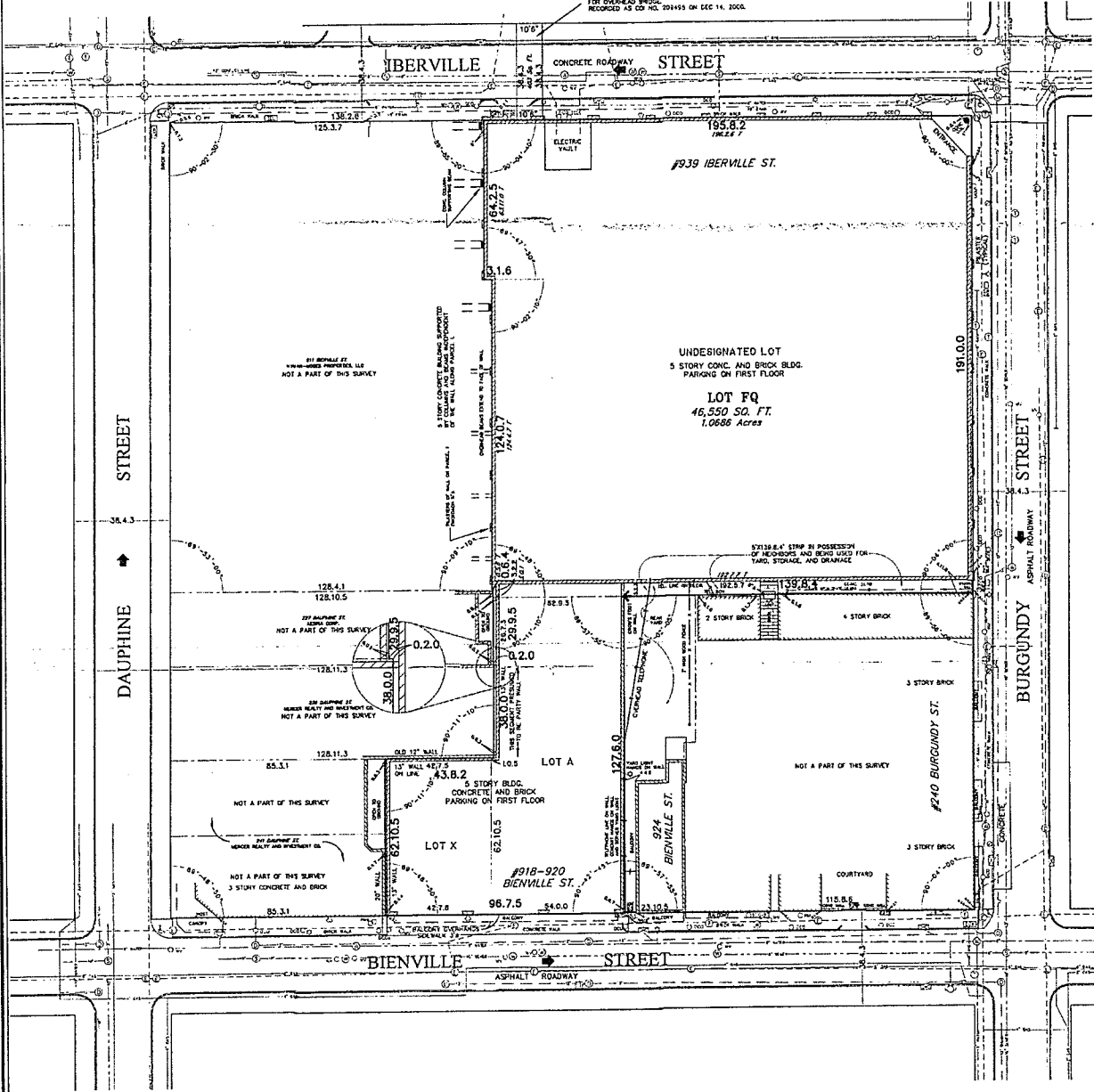
REASONS FOR RECOMMENDATION

1. The resubdivision was a proviso of the approved Board of Zoning Adjustments Variance BZA 011-13.
2. The existing buildings have historically been interconnected.
3. The proposal meets the requirements of the *Comprehensive Zoning Ordinance* and the *New Orleans Subdivision Regulations*.

SQUARE NO. 93 SECOND DISTRICT NEW ORLEANS, LA



LEASE OF AIR RIGHTS FROM CITY OF NEW ORLEANS
FOR OVERHEAD BRIDGE
RECORDED AS CD NO. 20445 ON DEC 14, 2000.



THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL UTILITIES LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DRILLING.



NEIGHBORHOOD MAP

Plan of Resubdivision consolidating Lot X, Lot A, and Undesignated Lot into Lot FQ made at request of Williams Architects. New Orleans, LA. July 23, 2014

I certify to Williams Architects that this plan is a representation of a survey made on the ground, under my supervision and meets the requirements for a Class II Survey as defined in the Standards of Practice for Property Boundary Surveys in the state of Louisiana. New Orleans, LA. July 23, 2014.

Professional Land Surveyor
La. License No. 4620



Call before you dig.

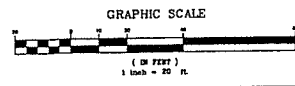
LEGEND	
	GREEN MANHOLE
	SEWER MANHOLE
	GAS MANHOLE
	IRRIGATION AND ELECTRIC MANHOLE
	FIRE HYDRANT
	ELECTRIC POLE
	TELEPHONE POLE
	CITY BOX
	UTILITY LINE
	OPEN GRATE DRAINS
	STORM DRAIN
	WATER METER
	FIRE HYDRANT
	ELECTRIC POLE
	TELEPHONE POLE
	CITY BOX
	UTILITY LINE

THIS PROPERTY IS LOCATED IN FLOOD ZONE A1, SEE A-1, AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 22200 D101 L, DATED 1/18/84.

THE DIMENSIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE RECORDS OF THE OFFICE OF THE CLERK OF COURTS AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS SURVEY.

CERTAIN FEATURES (E. FENCES, WALLS, ETC.) MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS.

MEASUREMENTS ARE IN FEET, INCHES & DIMITHS.



CANDOLFO KUHN, L.L.C.
PROFESSIONAL LAND SURVEYORS
5115 BUREAU AVENUE
METairie, LA 70001
e-mail: candolfokuhn@earthlink.net
PHONE: 504-885-3330

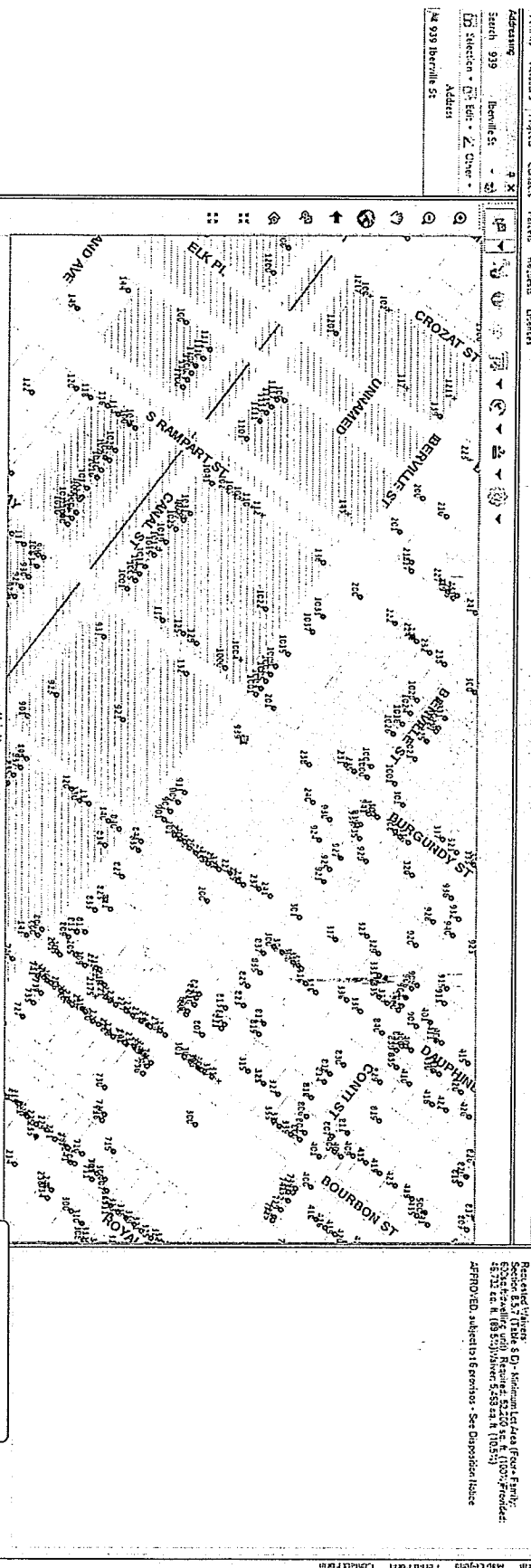
Home Search Print Refresh Back Forward Stop Reload Home Search Print Refresh Back Forward Stop Reload

Address: 939 Ivern St
 Client: City Council
 Documents: 1
 Legend: 1
 Windows: 1

Search: 939 Ivern St
 Address: 939 Ivern St

Search: 939 Ivern St
 Address: 939 Ivern St

Project Name	Address	Client	Request	Disposition	Disposition Date
939 Ivern St	939 Ivern St	City Council	Board of Building Standards and Appeals	Conditional Use	January 17, 2013
82201-13	82201-13	82201-13	Board of Building Standards and Appeals	Conditional Use	January 17, 2013
20033-13	20033-13	20033-13	Board of Building Standards and Appeals	Conditional Use	January 17, 2013



Project Form: 939 Ivern St
 Project Name: 939 Ivern St
 Client: City Council
 Request: Board of Building Standards and Appeals
 Disposition: Conditional Use
 Disposition Date: January 17, 2013

Description: VARIANCE FOR LOT 48E - EXPRESSES 01/2018
 Requested by: [Name]
 Requested for: [Name]
 Requested amount: \$5,583.24 N (1053)
 Requested amount: \$5,583.24 N (1053)
 Requested amount: \$5,583.24 N (1053)

APPROVED - subject to 6 provisions - See Disposition Issue

LobbyCentral Monitor
 LobbyCentral monitoring queue updated

**CERTIFIED CONSENT OF THE GENERAL PARTNER
OF
FRENCH QUARTER APARTMENTS LIMITED PARTNERSHIP**

WHEREAS, French Quarter Apartments Limited Partnership (the "Partnership") has been organized pursuant to those certain Articles of Limited Partnership of French Quarter Apartments Limited Partnership dated February 10, 1998, filed with the Secretary of State of the State of Louisiana on February 11, 1998, as amended by that certain First Amendment to the Articles of Limited Partnership of French Quarter Apartments Limited Partnership, dated as of June 9, 1999, filed with the Secretary of State of the State of Louisiana on June 14, 1999, and as further amended by that certain Amendment to the Articles of Limited Partnership of French Quarter Apartments Limited Partnership, dated as of September 15, 2000, filed with the Secretary of State of the State of Louisiana on October 11, 2000 (the "Partnership Agreement"); and

WHEREAS, pursuant to the Partnership Agreement, DIL/SAHP Corp., a Delaware corporation serves as the sole General Partner of the Partnership (the "General Partner"); and

WHEREAS, the purpose of the Partnership is to acquire, renovate, rehabilitate, operate and manage certain properties in or about Square 93 of the Second District of the City of New Orleans, Louisiana; and

WHEREAS, to this end, the Partnership acquired certain immovable property located in Square 93 of the Second District of the City of New Orleans commonly known as the "Maison Blanche Annex" (the "MB Annex Property"); and

WHEREAS, the MB Annex Condominiums were created by the Partnership pursuant to that certain Act of Declaration Creating and Establishing a Condominium Regime for MB Annex Condominium Association, dated and filed October 6, 2000, and recorded at CIN 206121 of the official records of Orleans Parish, Louisiana, as corrected by Notarial Act of Correction dated November 30, 2000, filed December 14, 2000, and recorded at CIN 209479, as amended by First Amendment to Act of Declaration Creating and Establishing a Condominium Regime for MB Annex Condominium Association, dated November 29, 2000, filed December 14, 2000, and recorded at CIN 209496 in the official records of Orleans Parish, Louisiana, and as further amended by Second Amendment to Act of Declaration Creating and Establishing a Condominium Regime for MB Annex Condominium Association, dated and filed March 31, 2004, and recorded at CIN 279898 in the official records of Orleans Parish, Louisiana (the "MB Annex Condominium Declaration"); and

WHEREAS, among the condominium units created by the MB Annex Condominium Declaration is Unit FQEQ; and

WHEREAS, Central Plant, L.L.C., a Delaware limited liability company ("Central Plant") is the owner of Unit FQEQ; and

WHEREAS, the Partnership owns all of the units in the MB Annex Condominiums other than Unit FQEQ; and

WHEREAS, the Partnership and Central Plant now desire to subdivide MB Annex Property upon which the MB Annex Condominiums are located into a single lot of record.

NOW THEREFORE, the following is consented to by the General Partner:

RESOLVED, that the Partnership enter into, sign, execute and deliver all applications, agreements and documents with or in favor of the City of New Orleans for the purpose of obtaining the necessary approvals from the City of New Orleans (including any agencies or departments thereof such as the City Planning Commission, Board of Building Standards and Appeals, and the Board of Zoning Adjustments) to subdivide the MB Annex Property.

RESOLVED FURTHER, that any of Douglas S. Tymins or Stewart R. Polakov, as officers of the General Partner of the Partnership, be and he are hereby authorized and directed for and on behalf of the Partnership, and in its name, to execute and deliver applications, agreements and documents with or in favor of the City of New Orleans, including any agencies or departments thereof, in connection with the matters described herein, said applications, agreements and documents to contain all such terms and conditions as the said agent/officer shall in his sole and unrestrained discretion deem to be responsive to the intent of these resolutions or any one of them and that said agent/officer's execution and delivery of said Agreement shall conclusively evidence the consent of the Partnership and the authority of said agent/officer.

RESOLVED FURTHER, that all prior acts by any person whomsoever acting for the Partnership and in its name relating in any way to the said applications, agreements and documents or any of its terms and conditions are hereby ratified and confirmed as the duly authorized acts of the Partnership.

RESOLVED FURTHER, that these resolutions, or any one of them, shall not be modified, amended or revoked without prior written notice to the City of New Orleans, Attention: City Attorney, 1300 Perdido Street, Room 5E03, New Orleans, Louisiana 70112.

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CERTIFICATION

I, STEWART R. POLAKOV, Treasurer of DIL/SAHP Corp., a Delaware Corporation, which is General Partner of French Quarter Apartments Limited Partnership (the "Partnership"), hereby certify that the foregoing resolutions were adopted by the Partnership, and are effective as of August 29, 2014, have not been either revised or rescinded since their adoption, and remain in full force and effect.



**STEWART R. POLAKOV, TREASURER OF
DIL/SAHP CORP., GENERAL PARTNER
FRENCH QUARTER APARTMENTS LIMITED
PARTNERSHIP**

DIL/SAHP CORP.

CERTIFICATE OF ASSISTANT SECRETARY

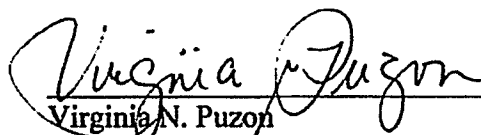
I, Virginia N. Puzon, do hereby certify that I am duly appointed, qualified and acting Assistant Secretary of **DIL/SAHP Corp.**, a Delaware close corporation (the "Corporation"), and as such, I am authorized to execute this Certificate on behalf of the Corporation, and I further certify that the following is a complete, true and correct copy of resolutions duly adopted by the Shareholder of the Corporation, as required under General Corporation Law of Delaware governing close corporations, effective as of the 31st day of July, 2014, and that said resolutions have not been rescinded or modified and are in effect as of the date hereof:

BE IT RESOLVED, that the Stockholder hereby ratifies, confirms and approves in every respect all actions taken by the officers of the Corporation for and on behalf of the Corporation in its capacity as general partner of the French Quarter Apartments Limited Partnership, a Louisiana Limited Partnership (the "Partnership"); and

FURTHER RESOLVED, that the Stockholder hereby further ratifies, confirms and approves all actions taken or will heretofore be taken by the officers of the Corporation on behalf of the Partnership in conjunction with its ownership of that certain property located at 939 Iberville Street, New Orleans, Louisiana 70112 (the "Property"), including the execution and delivery of forms of contract/cooperative endeavor agreement/professional service agreement with the City of New Orleans and any and all documents, agreements and instruments related to the Partnership and Property deemed by the officers to be in the best interest of the Corporation.

IN WITNESS WHEREOF, I hereunto set my hand this 31st day of July

2014.


Virginia N. Puzon
Assistant Secretary

(SEAL)

SAFG RETIREMENT SERVICES, INC.
c/o AIG GRE – Affordable Housing
777 South Figueroa Street, 16th Floor
Los Angeles, CA 90017

City Planning Commission of New Orleans
1340 Poydras Street, Suite 900
New Orleans, LA 70112

RE: Re-subdivision Application of Central Plant, L.L.C. and French Quarter Apartments Limited Partnership (collectively, the “Property Owner”), for the re-subdivision of the “Maison Blanche Annex” located in Square 93, Second District, New Orleans, Orleans Parish, State of Louisiana (the “Property”)

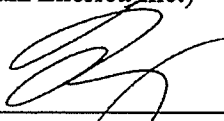
Dear Sirs:

SAFG Retirement Services, Inc. (f/k/a SunAmerica, Inc.) (the “Lender”) is a lien holder on the Property. The Property serves as collateral on that certain Mortgage and Security Agreement French Quarter Apartments Limited Apartments dated as of November 29, 2000 and recorded December 14, 2000 in the mortgage office of the Parish of Orleans, State of Louisiana, as Mortgage Instrument No. 585935.

Lender, through its undersigned and duly authorized representative, has reviewed the Property Owner’s Subdivision Letter of Request and all supporting documentation. The purpose of this letter is to express the consent of the undersigned to the Subdivision Letter of Request as prepared by the Property Owner.

Sincerely yours,

SAFG RETIREMENT SERVICES, INC., a Delaware corporation
(f/k/a SunAmerica Inc.)

By: 
Name: Douglas S. Tymins
Title: Vice President

American General Life Insurance Company
c/o AIG Asset Management (U.S.)
777 South Figueroa Street, 16th Floor
Los Angeles, CA 90017

City Planning Commission of New Orleans
1340 Poydras Street, Suite 900
New Orleans, LA 70112

RE: Re-subdivision Application of Central Plant, L.L.C. and French Quarter Apartments Limited Partnership (collectively, the "Property Owner"), for the re-subdivision of the "Maison Blanche Annex" located in Square 93, Second District, New Orleans, Orleans Parish, State of Louisiana (the "Property")

Dear Sirs:

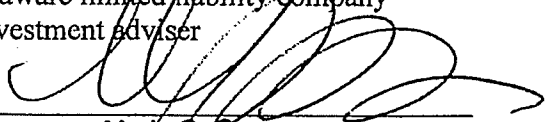
American General Life Insurance Company (the "Lender") is the first lien holder on the Property. The Property serves as collateral on that certain Mortgage, Security Agreement, Fixture Filing, and Assignment of Leases and Rents by Property Owner, dated as of November 25, 2013 and recorded November 27, 2013 in the mortgage office of the Parish of Orleans, State of Louisiana, as Mortgage Instrument No. 1144801.

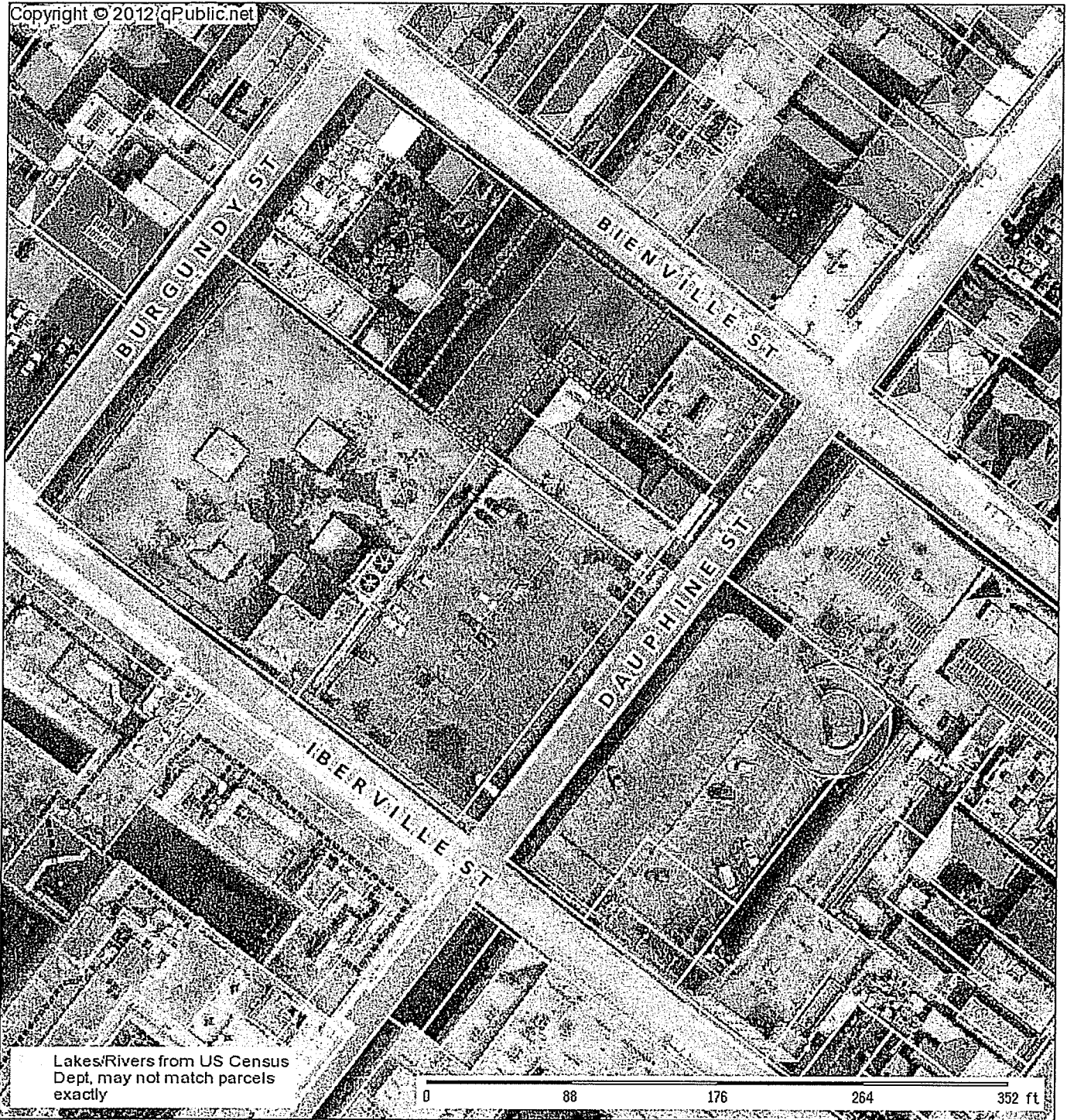
Lender, through its undersigned and duly authorized representative, has reviewed the Property Owner's Subdivision Letter of Request and all supporting documentation. The purpose of this letter is to express the consent of the undersigned to the Subdivision Letter of Request as prepared by the Property Owner.

Sincerely yours,

AMERICAN GENERAL LIFE INSURANCE COMPANY
a Texas corporation

By: AIG Asset Management (U.S.) LLC,
a Delaware limited liability company
its investment adviser

By: 
Name: Maria S. Campagna
Title: Vice President

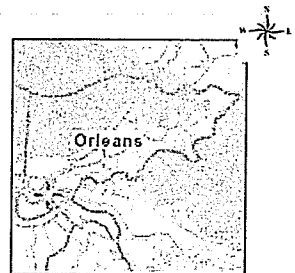


Lakes/Rivers from US Census Dept. may not match parcels exactly

Orleans County Assessor

Parcel: 939-IBERVILLESTFQEQ Acres: 9356

Name	CENTRAL PLANT LLC	Land Value	\$561,400
Site	939 IBERVILLE ST FQEQ	Building Value	\$1,000
Sale	\$0 on 10-2000 Reason= Qual=CENTRAL PLANT LLC	Total Value	\$562,400
Mail	c/o E GEISLER - DIL/SAHP CORP 1 SUNAM CTR - CENTURY CITY LOS ANGELES, CA 90067		



Orleans Parish 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. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.



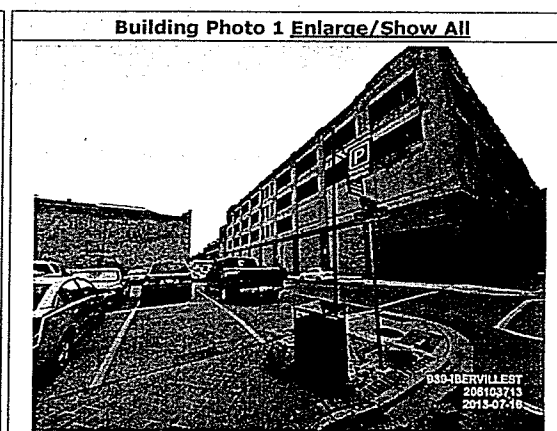
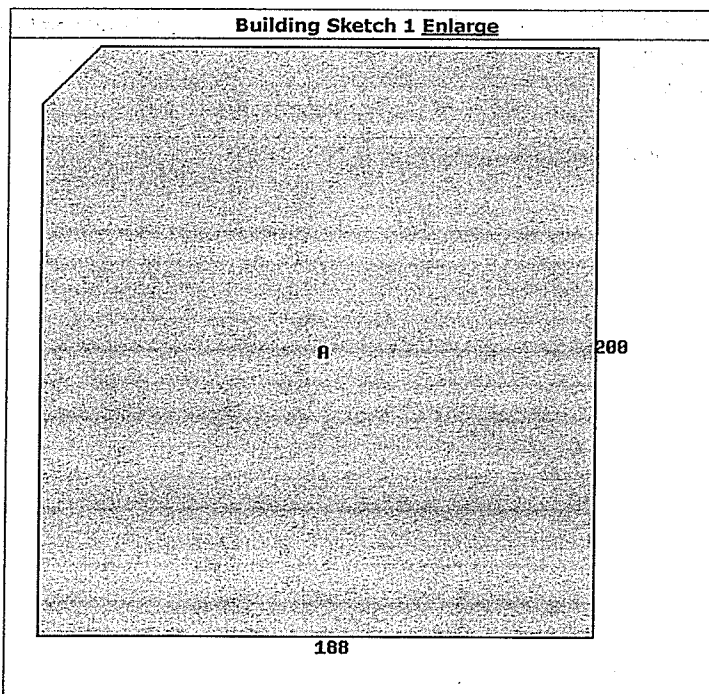
Orleans Parish Assessor's Office

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Owner and Parcel Information			
Owner Name	FRENCH QUARTER APTMENTS LP	Today's Date	July 28, 2014
Mailing Address	c/o E GEISLER - DIL/SAHP CORP 1 SUNAM CTR - CENTURY CTY LOS ANGELES, CA 90067	Municipal District	2
Location Address	939 IBERVILLE ST	Tax Bill Number	206103713
Property Class	Commercial	Special Tax District	
Subdivision Name		Land Area (sq ft)	37436
Square	93	Lot	15
Book	61	Folio	034
Line	024	Parcel Map	Show Parcel Map
Legal Description	1. SQ 93 LOTS A-X IBERVILLE AND 2. BURGUNDY 196X191 LOT X 3. BIENVILLE 43X64 LOT A 4. BIENVILLE 52X127 83 CONDO 5. UNITS 97.74%	Assessment Area	FRENCH QUARTER COM 21 Show Assessment Area Map

Value Information									Estimate Taxes	Tax Information			
									Special Assessment Treatment				
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
* 2015	\$ 2,246,200	\$ 1,687,700	\$ 3,933,900	\$ 224,620	\$ 253,160	\$ 477,780	\$ 0	\$ 477,780					
2014	\$ 2,246,200	\$ 1,687,700	\$ 3,933,900	\$ 224,620	\$ 253,160	\$ 477,780	\$ 0	\$ 477,780					
2013	\$ 2,246,200	\$ 1,687,700	\$ 3,933,900	\$ 224,620	\$ 253,160	\$ 477,780	\$ 0	\$ 477,780					
* Uncertified Values													

Sale/Transfer Information					
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
02-12-1998	\$ 3,875,000			98-07407	000154003



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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. Website Updated: July 28, 2014



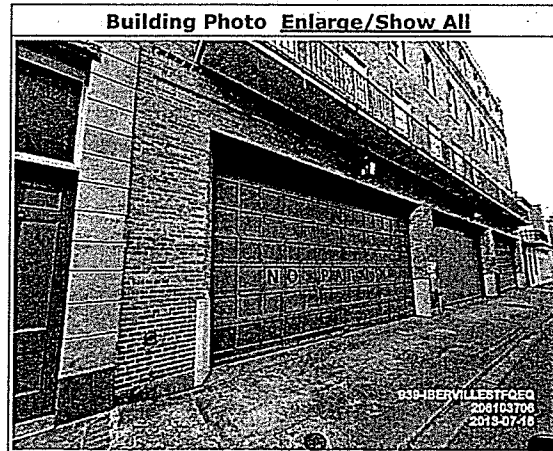
Orleans Parish Assessor's Office

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Owner and Parcel Information			
Owner Name	CENTRAL PLANT LLC	Today's Date	July 28, 2014
Mailing Address	c/o E GEISLER - DIL/SAHP CORP 1 SUNAM CTR - CENTURY CITY LOS ANGELES, CA 90067	Municipal District	2
Location Address	939 IBERVILLE ST FQEQ	Tax Bill Number	206103706
Property Class	Commercial	Special Tax District	
Subdivision Name		Land Area (sq ft)	9356
Square	93	Lot	X
Book	61	Folio	034
Line	025	Parcel Map	Show Parcel Map
Legal Description	1. SQ 93 LOTS A-X IBERVILLE & 2. BURGUNDY LOTS A X BIENVILLE 3. UNIT FQEQ 2.26%	Assessment Area	FRENCH QUARTER COM 21 Show Assessment Area Map

Value Information									Estimate Taxes	Tax Information			
Special Assessment Treatment													
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
* 2015	\$ 561,400	\$ 1,000	\$ 562,400	\$ 56,140	\$ 150	\$ 56,290	\$ 0	\$ 56,290					
2014	\$ 561,400	\$ 1,000	\$ 562,400	\$ 56,140	\$ 150	\$ 56,290	\$ 0	\$ 56,290					
2013	\$ 561,400	\$ 1,000	\$ 562,400	\$ 56,140	\$ 150	\$ 56,290	\$ 0	\$ 56,290					
* Uncertified Values													

Sale/Transfer Information						
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number	
10-06-2000	\$ 0		CENTRAL PLANT LLC	00-00000	000206123	



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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. Website Updated: July 28, 2014

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Owner and Parcel Information

Owner Name	FRENCH QUARTER APTMENTS LP	Today's Date	August 15, 2014
Mailing Address	c/o E GEISLER - DIL/SAHP CORP 1 SUNAM CTR - CENTURY CTY LOS ANGELES, CA 90067	Municipal District	2
Location Address	939 IBERVILLE ST	Tax Bill Number	206103713
Property Class	Commercial	Special Tax District	
Subdivision Name		Land Area (sq ft)	37436
Square	93	Lot	15
Book	61	Folio	034
Line	024	Parcel Map	Show Parcel Map
Legal Description	1. SQ 93 LOTS A-X IBERVILLE AND 2. BURGUNDY 196X191 LOT X 3. BIENVILLE 43X64 LOT A 4. BIENVILLE 52X127 83 CONDO 5. UNITS 97.74%	Assessment Area	FRENCH QUARTER COM 21 Show Assessment Area Map

Value Information

[Estimate Taxes](#) [Tax Information](#)

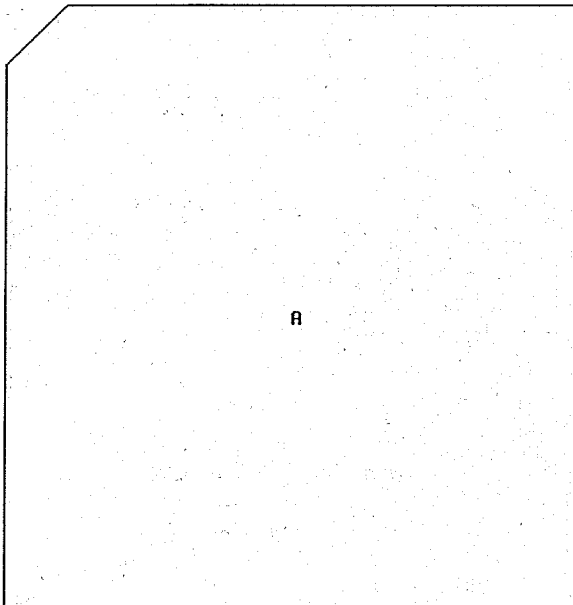
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Special Assessment Treatment			
									Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
* 2015	\$ 2,246,200	\$ 1,687,700	\$ 3,933,900	\$ 224,620	\$ 253,160	\$ 477,780	\$ 0	\$ 477,780				
2014	\$ 2,246,200	\$ 1,687,700	\$ 3,933,900	\$ 224,620	\$ 253,160	\$ 477,780	\$ 0	\$ 477,780				
2013	\$ 2,246,200	\$ 1,687,700	\$ 3,933,900	\$ 224,620	\$ 253,160	\$ 477,780	\$ 0	\$ 477,780				

* Uncertified Values

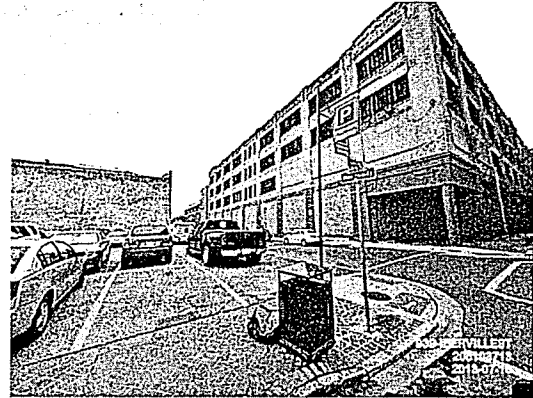
Sale/Transfer Information

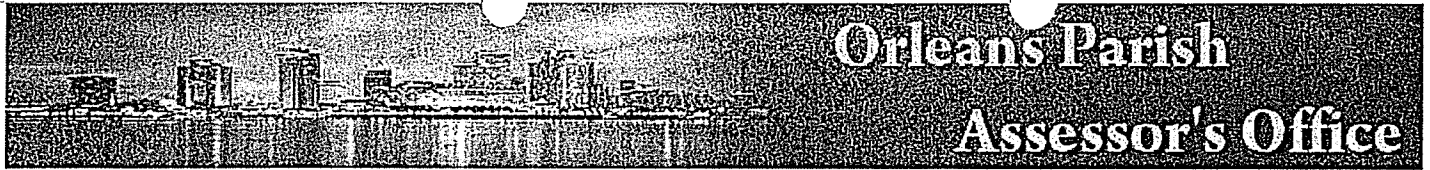
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
02-12-1998	\$ 3,875,000			98-07407	000154003

Building Sketch 1 [Enlarge](#)



Building Photo 1 [Enlarge/Show All](#)





[Previous Parcel](#)

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Owner and Parcel Information

Owner Name	CENTRAL PLANT LLC	Today's Date	August 15, 2014
Mailing Address	c/o E GEISLER - DIL/SAHP CORP 1 SUNAM CTR - CENTURY CITY LOS ANGELES, CA 90067	Municipal District	2
Location Address	939 IBERVILLE ST FQEQ	Tax Bill Number	206103706
Property Class	Commercial	Special Tax District	
Subdivision Name		Land Area (sq ft)	9356
Square	93	Lot	X
Book	61	Folio	034
Line	025	Parcel Map	Show Parcel Map
Legal Description	1. SQ 93 LOTS A-X IBERVILLE & 2. BURGUNDY LOTS A X BIENVILLE 3. UNIT FQEQ 2.26%	Assessment Area	FRENCH QUARTER COM 21 Show Assessment Area Map

Value Information

[Estimate Taxes](#)

[Tax Information](#)

Special Assessment Treatment

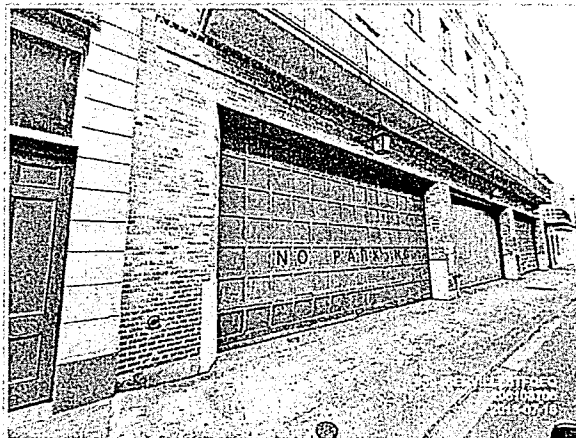
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
* 2015	\$ 561,400	\$ 1,000	\$ 562,400	\$ 56,140	\$ 150	\$ 56,290	\$ 0	\$ 56,290				
2014	\$ 561,400	\$ 1,000	\$ 562,400	\$ 56,140	\$ 150	\$ 56,290	\$ 0	\$ 56,290				
2013	\$ 561,400	\$ 1,000	\$ 562,400	\$ 56,140	\$ 150	\$ 56,290	\$ 0	\$ 56,290				

* Uncertified Values

Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
10-06-2000	\$ 0		CENTRAL PLANT LLC	00-00000	000206123

Building Photo [Enlarge/Show All](#)



[Previous Parcel](#)

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Board of Zoning Adjustments

Staff Report

Monthly Meeting

Monday, January 14, 2013

Docket Number: 011-13

Prepared by: Dubravka Gilic

Applicant or Agent: French Quarter Apartments Limited Partnership
Property Location: 939 Iberville Street **Zip:** 70112
Bounding Streets: Iberville, Dauphine, Bienville, and Burgundy Streets.
Square Number: 93 **Lots:** Parcels I, II or A, and III or X
Zoning District: VCC-2 Vieux Carré Commercial **ZBM:** C-14
Historic District: Vieux Carré Historic District **Planning District:** 1b
Existing Use: 1st floor non-accessory parking garage, upper floors vacant
Proposed Use: Mixed-Use Building (residential with accessory parking)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of the vacant upper floors of a mixed-use building with insufficient minimum lot area per dwelling unit.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Minimum Lot Area (Four+ Family: 600sq.ft/dwelling unit)

Required: 52,200 sq. ft. (100%) Provided: 46,732 sq. ft. (89.5%) Waiver: 5,468 sq. ft. (10.5%)

Project Description:

The petitioned site is currently developed with two 4-story masonry buildings situated on three lots of record. The larger of the two buildings, known as Maison Blanche Annex,¹ is a 4-story structure located at the intersection of Iberville and Burgundy Streets. It bears the municipal address of 939 Iberville Street and has a footprint of approximately 195x121 feet. The smaller “L” shaped 4-story building, bearing municipal address 916-920 Bienville Street, measures approximately 96.6 feet along Bienville Street with a depth of 62.8 to 127.5 feet. Both buildings are developed along property lines so that the building lines coincide with the respective lot lines. The two buildings are interconnected on all levels and their first floors are currently used as a non-accessory parking garage. Upper floors are vacant.

The site was the subject of a Conditional Use request (ZD 43/88) and two subsequent amendments to permit the non-accessory parking garage in a VCC-2 District. The project was not executed and

¹ This property has once been a part of the Maison Blanche department store. The main department store building fronting Canal Street has been converted to Ritz-Carlton Hotel which opened in July of 2000.

the conditional use with the amending ordinances should be rescinded. The existing first floor non-accessory parking garage will continue to function as a nonconforming use.²

~~The applicant is now proposing to convert the vacant upper floors into a mixed-use development with 87 residential units and an accessory parking garage for 85 vehicles. The parking garage will be on the 2nd floor, or the mezzanine level, created by splitting the existing 18-foot high first floor into two 9-foot high parking garage levels. The residential units will occupy the 3rd through 6th floors. The 6th floor will be a new penthouse addition 8-20 feet from the Iberville, Bienville and Burgundy Streets property lines. The proposed building height will remain within the existing building envelope (which includes rooftop mechanical equipment), and no height variance is required. In terms of the open space requirement, the redevelopment plan involves the existing structures which contain no open space; therefore, this situation is grandfathered to the site. The applicant is however proposing an interior courtyard on the garage roof-top that will provide light to the residential uses on the 3rd -6th floors and also serve as a common patio space. The applicant is also applying for a resubdivision to consolidate all lots into a single lot of record to facilitate redevelopment project.~~

The proposed use of space and the number of residential units per floor are as follows:

- 1st Floor - *Not a Part (Non-accessory parking garage)*
- 2nd Floor/Mezzanine - Accessory parking for 85 cars

	1bedroom	2bedroom	3bedroom	Total # of units
3 rd Floor	10	11	3	24
4 th Floor	9	12	3	24
5 th Floor	7	13	3	23
6 th Floor/Penthouse	5	7	4	16
Total # of units	31	43	13	87

Dwelling units size: 1 bedroom 765 - 1,348 square feet
 2 bedroom 1,079 - 2,275 square feet
 3 bedroom 1,155 - 2,164 square feet

According to **Article 8, Section 8.5.7 Height Area and Yard Requirements, Table 8.D**, a development proposing four and more dwelling units should provide 600 square feet of lot area per dwelling unit. Based on the lot size (46,732 square feet) and the proposed number of residential units (87) the project will provide 537 square feet of lot area per dwelling unit. Or, based on the lot size and the required 600 square feet per unit the project should be limited to 77 dwelling units. However, the proposal meets the requirement for consideration under provision of **Article 8, Section 8.10.1 Existing Development in the Vieux Carré Districts for Purposes of**

Conversion to Multiple Dwellings,³ which requires minimum of 400 square feet of lot area per dwelling unit for properties with FAR greater than 3.

² The existing first floor non-accessory parking garage, serving primarily adjacent Ritz-Carlton Hotel, is considered as grandfathered to the site. See attached determination from the Zoning Administrator, dated 12/28/2012.

	<i>Minimum Required</i>	<i>Provided</i>	<i>Waiver</i>
<i>FAR</i>	3	4	none
<i>Lot Area per Dwelling Unit</i>	400-sq. ft.	537-sq. ft.	none
<i>Open Space requirement</i>	grandfathered	none	none

The existing structure has an FAR of 4 thus meeting this requirement. The proposed 537 square feet of lot area per dwelling would exceed the stated standard. No open space currently exists on the site and none is proposed.

Comments from Vieux Carré Commission:

According to **Article 8, Section 8.1 Procedures In Vieux Carré Historic Districts** no occupancy permit can be issued by the Department of Safety and Permits for any change in the use of an existing building until and unless a special permit has been issued by the VCC, except that where no change of exterior appearance is contemplated, such permit by the VCC shall not be required. Furthermore, the proposals for consideration under the provisions of **Article 8, Section 8.10.1 Existing Development in the Vieux Carré Districts for Purposes of Conversion to Multiple Dwellings** require review and approval by the Vieux Carré Commission and the Board of Zoning Adjustments.

Meeting on December 18, 2012 (See attached minutes)

This redevelopment proposal was reviewed by the Vieux Carré Commission (VCC) at their regular meeting on December 18, 2012. The Vieux Carré Commission (VCC) reviewed the proposal and took the following action:

- o Granted conceptual approval of the project design
- o Approved the change of use from vacant to residential with the accessory parking
- o Recommended the reduction in residential density from 87 to 82 dwelling units.

Surrounding Development

The petitioned site is located within the Vieux Carré Historic District one block from Canal and N. Rampart Streets. The site is located in a relatively large VCC-2 Vieux Carré Commercial District that is approximately two and a half blocks “deep” stretching from N. Rampart Street to the rear property lines of lots fronting Bourbon Street, and that extends downriver from Iberville to St. Louis Streets and further along N. Rampart Street to Esplanade Avenue. The part of the VCC-2 District from Iberville Street to St. Louis Street is developed primarily with 3 to 5 story high masonry structures, most of which date from the early to mid-19th Century. A majority of buildings are used for commercial purposes, including large parking garages and some smaller

³ *Existing Development in the Vieux Carré 8.10.1. Districts for Purposes of Conversion to Multiple Dwellings.* In the Vieux Carré section, where large buildings exist on small lots where FAR equals or exceeds 3.0 and are of architectural or historical significance, upon approval of the Vieux Carré Commission and the Board of Zoning Adjustments said buildings may be remodeled to include multiple dwellings provided that the lot area per dwelling unit shall be at least 400 square feet and the amount of open space provided shall be at least one-half (½) of the difference between that which already exists and that which would normally be required under Table 8.G.

retailer, restaurants and general offices. A number of properties in this part of the District have upper floors either vacant or underutilized. Structures are typically built to front and side property lines, creating uninterrupted street frontages. When and if provided, open space usually takes a ~~form of common alleys or interior courtyards.~~

On its upriver edge, the VCC-2 District adjoins the CBD-3 District that includes the Canal Street Local Historic District and extends along Canal Street. The District contains mid-large scale commercial developments including multiple hotels and retailers with their “back-of-the-house” operations fronting Iberville Street.

On its river side is the VCE Vieux Carré Entertainment District containing the Bourbon Street entertainment corridor. The major thoroughfares in the vicinity of the site include Canal and N. Rampart Streets. Those streets within the interior of the Vieux Carré are exclusively single lane, one-way streets.

Impact and Analysis

According to the Comprehensive Zoning Ordinance, the Board of Zoning Adjustments must consider the following criteria in order to determine what impact the requested variance would have on adjacent properties if it were approved. The procedure affords an applicant relief from the strict requirements of the zoning law when unnecessary hardship or practical difficulty exists.

- 1. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same zoning district?**

Yes. The special circumstance particular to this property which justifies the granting of the requested variance is the historic condition of the subject site. Both buildings (the large Maison Blanche Annex building located at 939 Iberville Street and the smaller service structure located at 916 Bienville Street) were developed in early 20th century as commercial developments supporting the Maison Blanche department store. Both buildings were developed from property line to property line to maximize the usable area. **Article 8, Section 8.10.1** of the Comprehensive Zoning Ordinance has been created to encourage conversion of these large structures and reduce vacancies and abandonment. The staff believes that the historic circumstances, along with long standing goals of returning underutilized structures to commerce and increasing the number of residential units in the Vieux Carre, will justify the granting of a variance to allow development with larger development density than the one prescribed in **Article 8, Section 8.8.8. Table G** of the Comprehensive Zoning Ordinance.

- 2. Will the literal interpretation of the provisions of the ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district?**

Yes. Literal interpretation of the ordinance would deprive the applicant of rights to redevelop this property for residential use with similar densities as the properties within this part of the Vieux Carre. Current development trends and the real estate market in this section of the Vieux Carre support residential conversions of larger buildings -- most of

which were originally designed for commercial use or for townhouse style living-- into apartment and condominium units. The literal interpretation of the ordinance will deprive the applicant the rights enjoyed by many other properties within the VCC-2 District and by ~~properties within the adjacent VCE-1 Vieux Carré Entertainment District.~~ The review of the BZA applications in the area since 2005 reveals that there were eight requests for similar type of variances, all of which have been approved.

Docket	Address	Proposed Lot Area / Dwelling Unit	Required Lot Area / Dwelling Unit	Disposition
123-05	216-18 Chartres St.	351	600 (400)*	Granted
151-05	214-20 Decatur St.	518	600	Granted
094-07	31 Exchange Pl.	355	1,000	Granted
009-08	333 Chartres St.	500	600	Granted
051-08	531 Bienville St.	800	1000	Granted
023-10	301 N. Peters St.	578	600	Granted
137-12	305 Decatur St.	390	600 (400)*	Granted
229-12	234 Chartres St.	676	1000	Granted
011-13	939 Iberville St.**	537	600 (400)*	pending

*400 square feet for development proposals meeting requirements of Section 8.10.1

** The petitioned property

3. Do any special conditions and circumstances result from the actions of the applicant or any other person who may have (or had) an interest in the property?

No. The special conditions and circumstances are historic and were created back in 1920's and 1950's when the MB Annex building and the MB service building were constructed. They do not result from the action of the current owner or any other person who may have interest in the property.

4. Will the granting of the variance(s) confer on the applicant any special privilege which is denied by this ordinance to other lands, structures, or buildings in the same district or similarly situated?

No. As noted above, there are several instances of properties in the VCC-2 District that do not provide the lot area per dwelling unit as required by the Comprehensive Zoning Ordinance. As such, the granting of the requested variance would not confer on that property privileges that are not enjoyed by other similarly situated properties in the VCC-2 District.

5. Will the variance(s), if granted, alter the essential character of the locality?

No. The variance, if granted will not alter the essential character of the locality. The Vieux Carré Commission granted conceptual approval of the proposed architectural plans, and recommended approval of the change of use for the building from vacant to residential with accessory parking on the upper vacant floors of the existing structure. The variance would not result in a condition that would be inconsistent with the character of the area.

6. **Will strict adherence to the property regulations result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience?**
-

Yes. Because of the redevelopment costs, strict adherence to the density requirement may result in this property remaining undeveloped.

7. **Is the purpose of the variance(s) based exclusively upon a desire to serve the convenience or profit of the property owner, or other interested party(s)?**

No. The purpose of the variance is to make the redevelopment possible. The project will benefit surrounding property owners; it will support the long standing goals of the Master Plan to support and stimulate residential growth in the Vieux Carre. It will also support goals of the City to reduce a number of vacant properties in the Vieux Carre and to bring buildings back into commerce.

8. **Will the variance(s) be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located?**

No, the requested variance, if granted, should not be injurious to the petitioned property or to other properties in the vicinity of the site. In fact, as noted above, the variance should allow redevelopment of property that has been vacant for a number of years. It will benefit the neighborhood with an influx of permanent residents to patronize surrounding businesses and to bring vitality to the area.

9. **Will the variance(s) impair the adequate supply of light and air to adjacent property, substantially increase traffic congestion in the public street, increase the danger of fire, or endanger the public safety?**

None of these impacts will result from the requested variance, should it be approved.

Staff Recommendation

Based on this report, the staff believes that the nine criteria have been met as they pertain to the requested variance. Therefore, the staff recommends **APPROVAL** of the requested variance, subject to the following provisos:

1. **Prior** to the issuance of a building permit by the Department of Safety and Permits, the applicant shall submit elevation plans to the staff of the Board of Zoning Adjustment that have been reviewed and approved by the Vieux Carré Commission as indicated with their stamp of approval.
2. **Prior** to the issuance of a building permit by the Department of Safety and Permits, the applicant shall submit site plans and floor plans to the BZA staff for their review and approval. These plans, along with the VCC approved elevations shall be the plans used for permitting.

3. The applicant shall consolidate all lots into a single lot of record prior to the issuance of a Use and Occupancy Certificate.
-
4. If found appropriate by the Department of Parks and Parkways, the applicant shall plant street trees along the Iberville, Burgundy, and Bienville Streets rights-of-way adjacent to the site. Any existing trees within the public right-of-way and adjacent to the site shall be protected during construction. The tree planting and the protection plan shall be subject to the review and approval of the Department of Parks and Parkways.
 5. The applicant shall secure the permit for any new curb cuts and restore sidewalks were existing curb cuts are no longer needed. If deemed necessary by the Department of Public Works, the applicant shall make other necessary improvements to the sidewalks located within the rights-of-way adjacent to the site, subject to the review and approval of the Department of Public Works.
 6. The ordinance(s) authorizing the Conditional Use on the petitioned property and all subsequent amendments shall be rescinded prior to the issuance of the Use and Occupancy Certificate.

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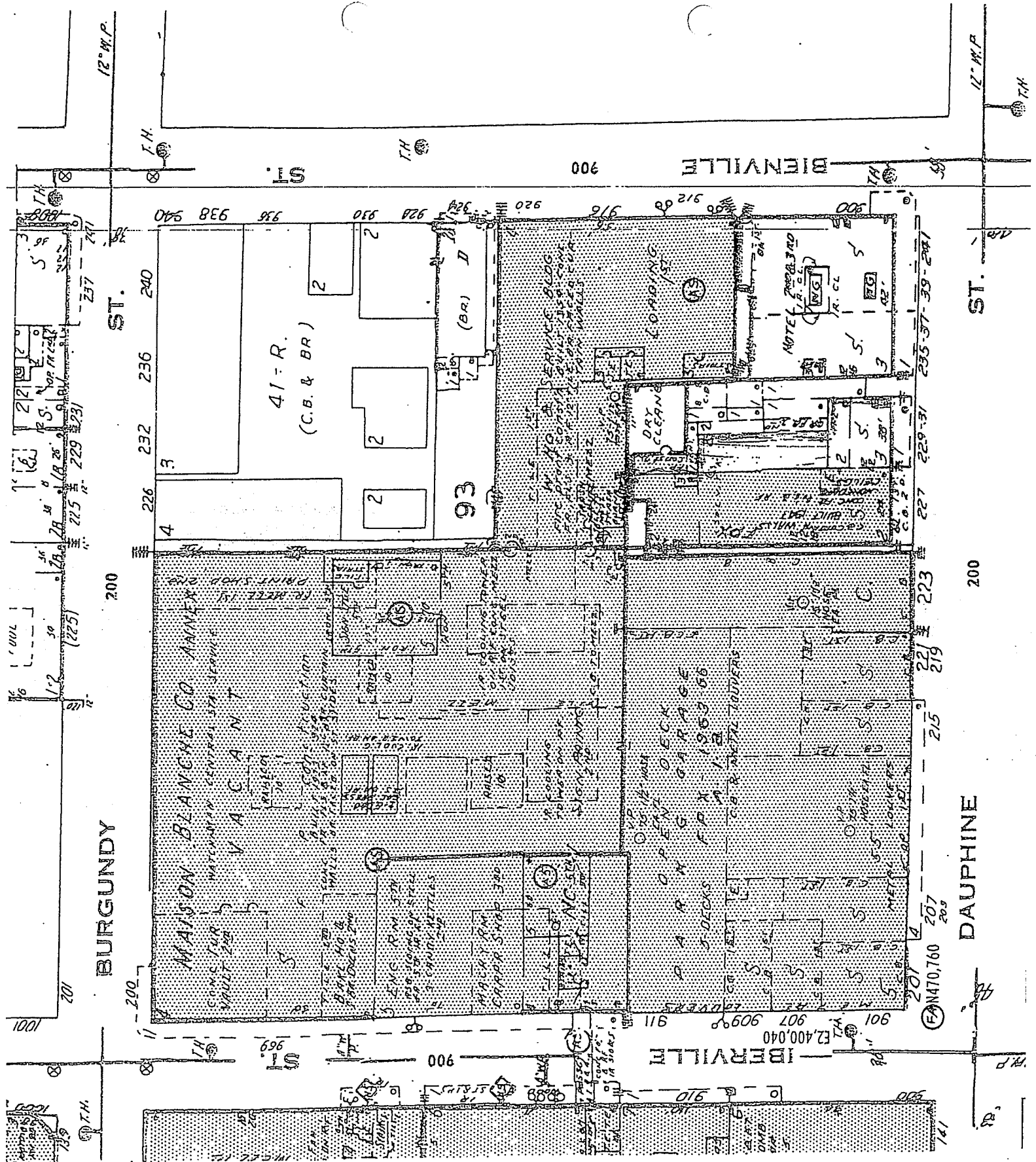
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BURGUNDY

200

ST.

12" W.P.

BIENVILLE

900

DAUPHINE

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ST.

12" W.P.

MAISON BLANCHE CO ANNEX

VACANT

41-R
(C.B. & BR)

93

DRY CLEANING

MOTOR SERVICE

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229-31

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SQUARE NO. 93
SECOND DISTRICT

IBERVILLE

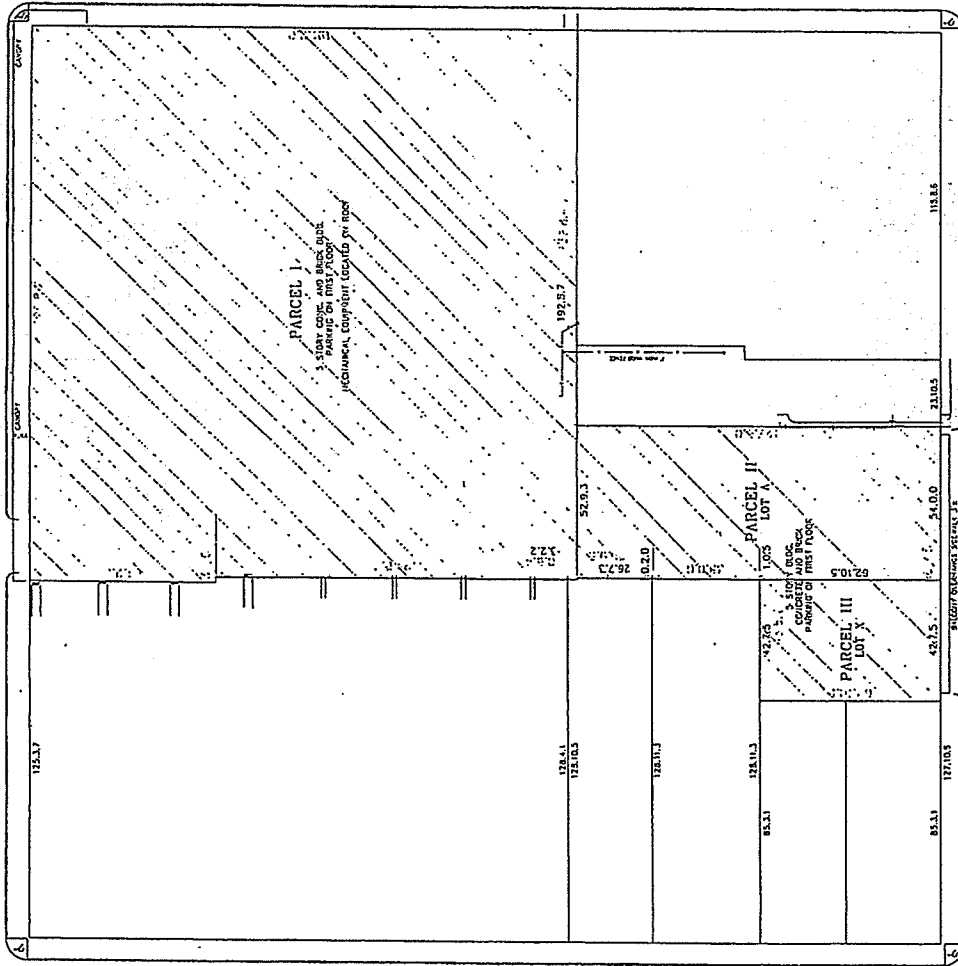
STREET

STREET

BURBUNDY

BIENVILLE

STREET



PARCEL DESCRIPTIONS

PARCEL I
A CERTAIN PIECE OR PARCELS OF LAND, together with all the buildings and improvements thereon, situated in Square 93, bounded by the City and Iberville Streets of Louisiana, in Square 93, being bounded by the City and Iberville Streets, Iberville Street and Bienville Street, and described as follows:
Begin at the southeast corner of Iberville Street and Bienville Street, a distance along the westerly right-of-way line of Bienville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to the Point of Beginning.

PARCEL II
A CERTAIN LOT OF CONCRETE, together with all the buildings and improvements thereon, situated in Square 93, bounded by the City and Bienville Streets, Iberville Street and Bienville Street, and described as follows:
Begin at the southeast corner of Iberville Street and Bienville Street, a distance along the westerly right-of-way line of Bienville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to the Point of Beginning.

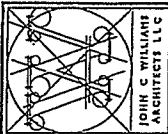
PARCEL III
A CERTAIN LOT OF CONCRETE, together with all the buildings and improvements thereon, situated in Square 93, bounded by the City and Bienville Streets, Iberville Street and Bienville Street, and described as follows:
Begin at the southeast corner of Iberville Street and Bienville Street, a distance along the westerly right-of-way line of Bienville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to a point which is the intersection of the westerly right-of-way line of Bienville Street and the westerly right-of-way line of Iberville Street, a distance of 125.13 feet, to the Point of Beginning.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A-1 AS SHOWN ON FLOOD ZONING MAP, NUMBER 24-100-01, DATED JANUARY 1, 1981. BASE FLOOD ELEV. 4.0 MGD075. MEASUREMENTS ARE IN FEET, INCHES AND EIGHTHS.

SCALE 1"=20'

PROVISIONAL LAND SURVEY
LA. LICENSE NO. 4818

CHARLES R. JENNY & ASSOCIATES



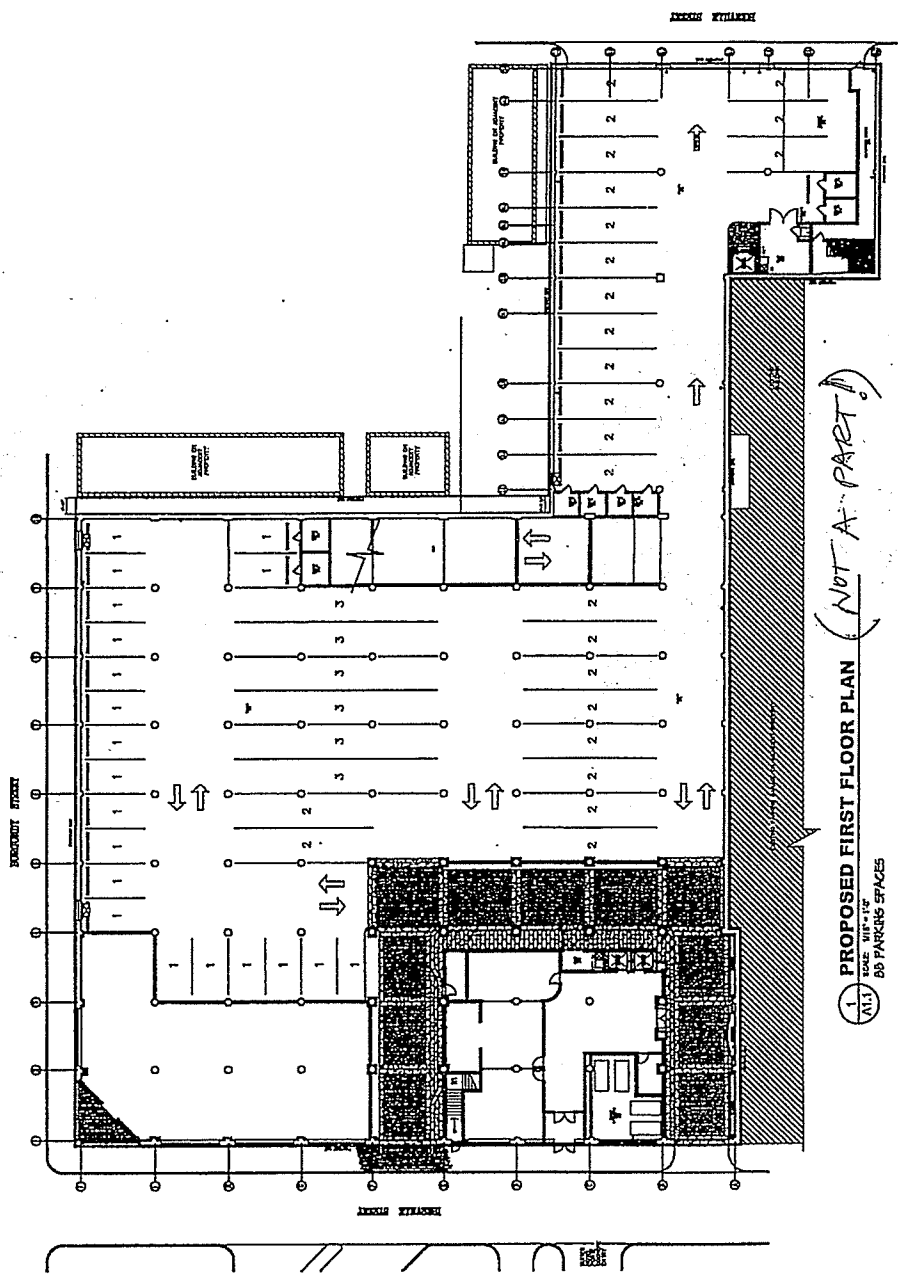
**JOHN C WILLIAMS
ARCHITECTS L.L.C.**
241 BARRINGER STREET
METairie, LA 70002
504.885.1111
WWW.JCWILLIAMSARCHITECTS.COM

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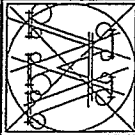
FRENCH QUARTER RESIDENCES
MAISON BLANCHE RENOVATION
939 BREVILLE & 500 BURGUNDY STREETS, NEW ORLEANS, LOUISIANA

- REVISIONS -	
No.	Describe

DRAWING TITLE
DRAWN BY: MTR
SCALE:
JOB NO.: 510410R
DATE: JUNE 20, 2012
DRAWING NO.: 2



PROPOSED FIRST FLOOR PLAN (NOT A PART)
SCALE: 1/8" = 1'-0"
88 PARKING SPACES



JOHN & WILLIAM ARCHITECTS, LLC
AN ARCHITECT FIRM
NEW ORLEANS, LA 70112
PHONE: 504.586.1100
FAX: 504.586.1101

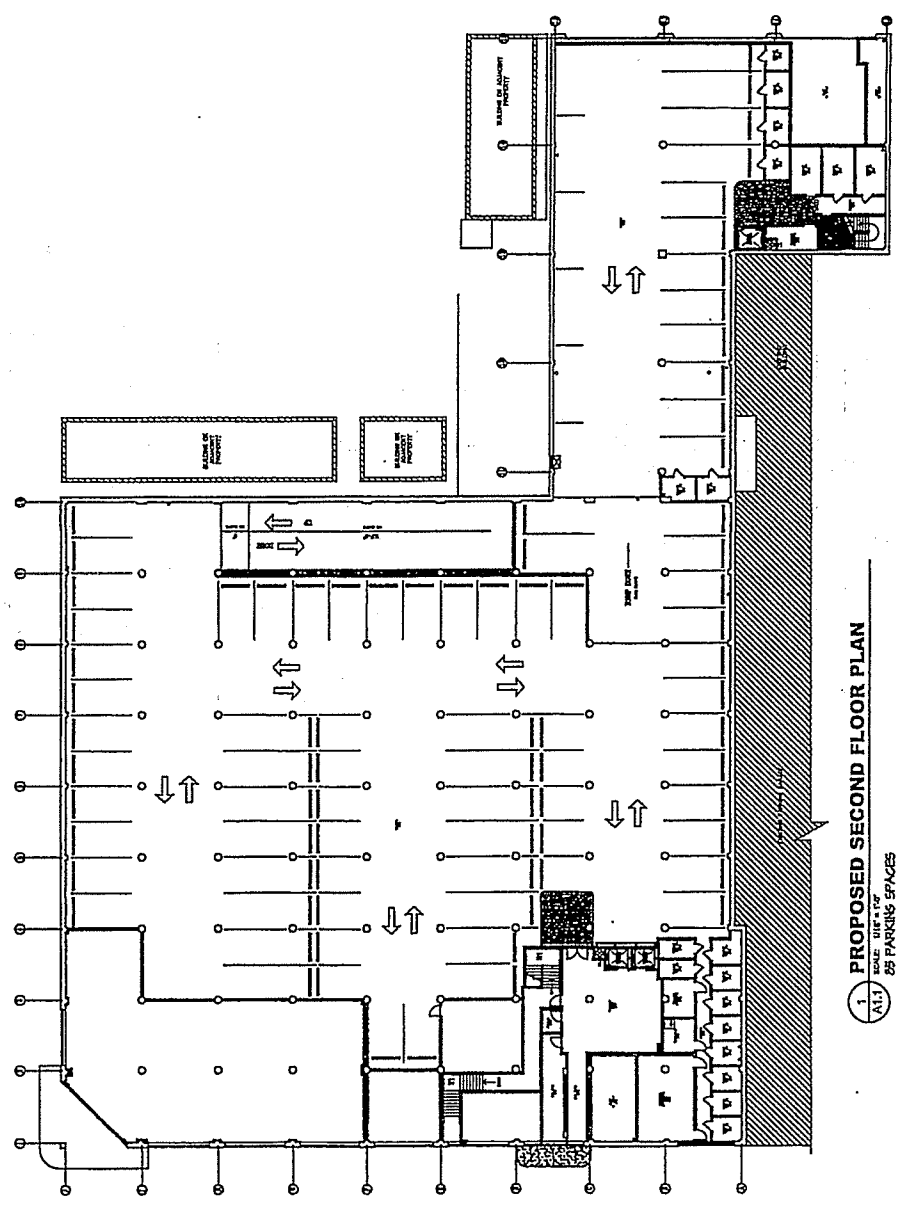
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FRENCH QUARTER RESIDENCES
MAISON BLANCHE APARTMENT RENOVATION
939 IBERVILLE & 200 BURGUNDY STREETS, NEW ORLEANS, LOUISIANA

REVISIONS	
NO.	DATE

DRAWING TITLE:

DRAWN BY: MR
SCALE:
JOB NO.: S1104.00A
DATE: JUNE 29, 2012
DRAWING NO.:



1 PROPOSED SECOND FLOOR PLAN
DATE: 06/29/12
85 PARKING SPACES



NOTE:
 SEE SHEETS A4.1 & A4.2 FOR PARTITION SCHEDULES
 2-HOUR CONSTRUCTION. SEE PARTITION TYPES:
 [C] [D] [E] [F] [G] [H] [I] [J] [K] [L] [M] [N] [O] [P] [Q] [R] [S] [T] [U] [V] [W] [X] [Y] [Z]

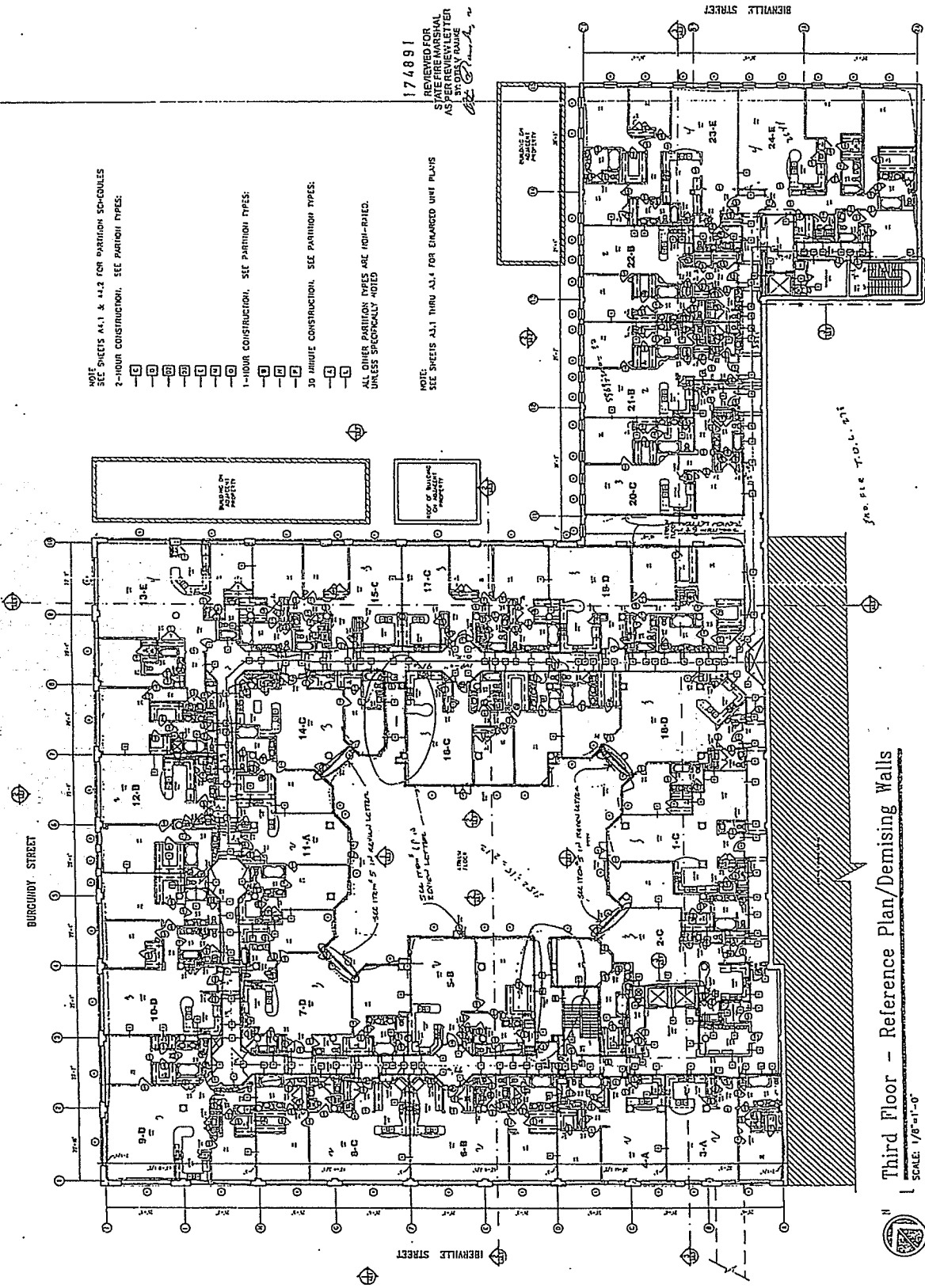
1-HOUR CONSTRUCTION. SEE PARTITION TYPES:
 [A] [B] [C] [D] [E] [F] [G] [H] [I] [J] [K] [L] [M] [N] [O] [P] [Q] [R] [S] [T] [U] [V] [W] [X] [Y] [Z]

30 MINUTE CONSTRUCTION. SEE PARTITION TYPES:
 [1] [2] [3] [4] [5] [6] [7] [8] [9] [10] [11] [12] [13] [14] [15] [16] [17] [18] [19] [20] [21] [22] [23] [24] [25] [26] [27] [28] [29] [30] [31] [32] [33] [34] [35] [36] [37] [38] [39] [40] [41] [42] [43] [44] [45] [46] [47] [48] [49] [50] [51] [52] [53] [54] [55] [56] [57] [58] [59] [60] [61] [62] [63] [64] [65] [66] [67] [68] [69] [70] [71] [72] [73] [74] [75] [76] [77] [78] [79] [80] [81] [82] [83] [84] [85] [86] [87] [88] [89] [90] [91] [92] [93] [94] [95] [96] [97] [98] [99] [100]

ALL OTHER PARTITION TYPES ARE 100'-RATED,
 UNLESS SPECIALLY NOTED

174891
 REVIEWED FOR
 STATE REQUIREMENTS
 AS SUBMITTED
 BY CIVIL ENGINEER
 [Signature]

NOTE:
 SEE SHEETS A3.1 THRU A3.4 FOR ENHANCED UNIT PLANS



Third Floor - Reference Plan/Demising Walls
 SCALE: 1/8"=1'-0"



11/11/11
 SCALE: 1/8" = 1'-0"



NO. 17489
THOMAS A. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
STATE OF LOUISIANA

DATE: 11/14/1957
BY: TAW
PROJECT NO. 17489

French Quarter Residences
Maison Blanche Annex Renovation
939 Iberville/200 Burgundy Streets
New Orleans, Louisiana

FOURTH FLOOR UNIT PLAN

WILLIAMS ASSOCIATES A P.C.
100 Poydras Street, Suite 2000
New Orleans, Louisiana 70112
Phone: 584-8000
FAX: 584-8001
www.williamsassociates.com

NOTE: SEE SHEETS A1.1 & A4.7 FOR PARTITION SCHEDULES
2-HOUR CONSTRUCTION. SEE PARTITION TYPES:
-C-1 -C-2 -C-3 -C-4 -C-5 -C-6 -C-7 -C-8 -C-9 -C-10 -C-11

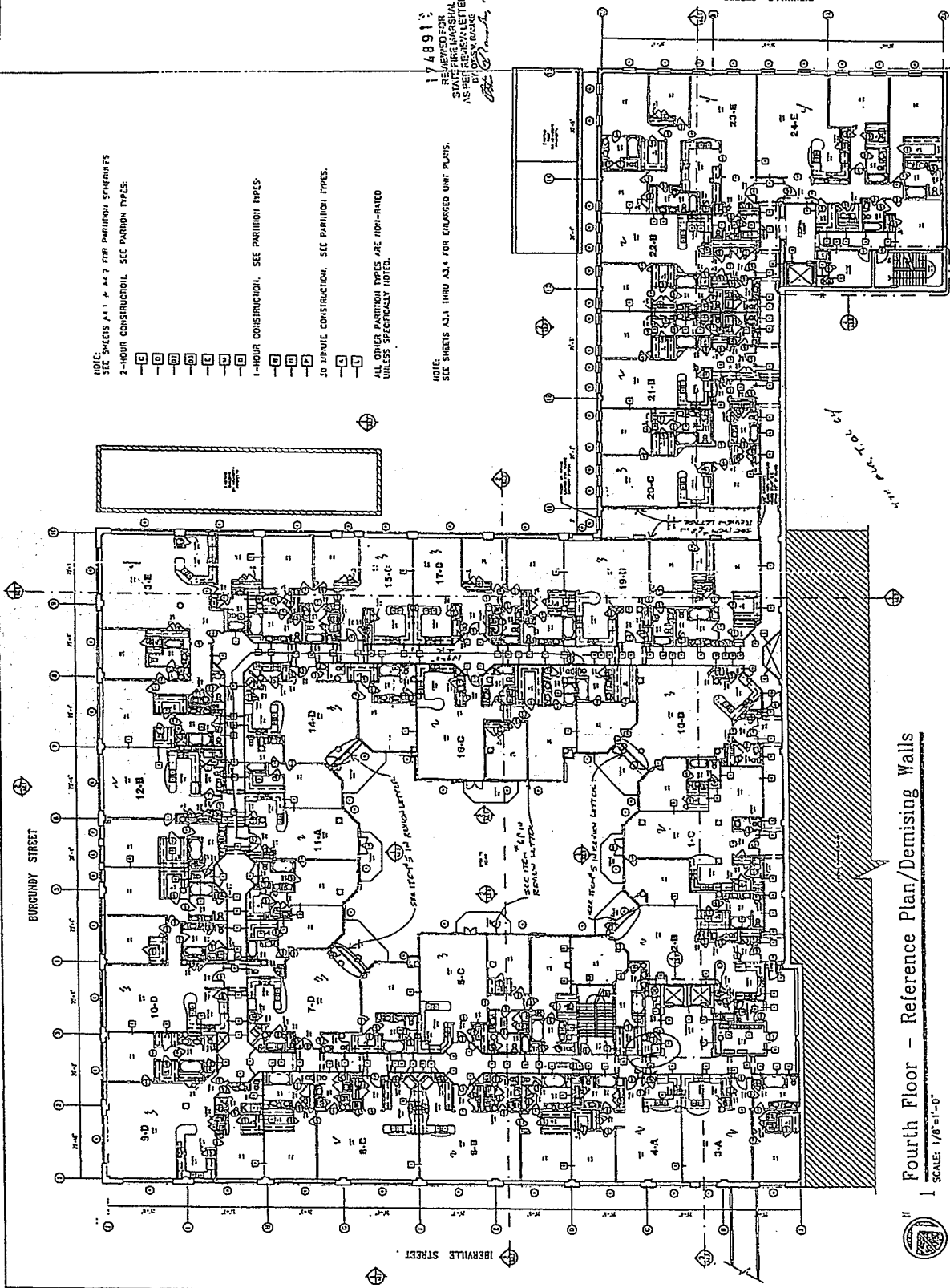
1-HOUR CONSTRUCTION. SEE PARTITION TYPES:
-C-12 -C-13 -C-14 -C-15 -C-16 -C-17 -C-18 -C-19 -C-20 -C-21

30 MINUTE CONSTRUCTION. SEE PARTITION TYPES:
-C-22 -C-23 -C-24 -C-25 -C-26 -C-27 -C-28 -C-29 -C-30 -C-31

ALL OTHER PARTITION TYPES ARE 100-RATED
UNLESS SPECIFICALLY NOTED.

NOTE: SEE SHEETS A3.1 THRU A3.4 FOR ENLARGED UNIT PLANS.

17489-3
REVISION FOR
GENERAL ARCHITECTURAL
AS SHEET A3.1-A LETTER
BY TAW/11/14/57
17489-3



Fourth Floor - Reference Plan/Demising Walls


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

DATE: 11/14/57
BY: TAW

WILLIAMS
ARCHITECTS
INCORPORATED
1000 Poydras Street
New Orleans, Louisiana 70112
Phone: 584-1111
Fax: 584-1112

French Quarter Residences
Maison Blanche Annex Renovation
939 Iberville/200 Burgundy Streets
New Orleans, Louisiana

PROJECT NO. 1000000000
FIFTH FLOOR REFERENCE PLAN
DATE: 11/14/00
SCALE: 1/8" = 1'-0"



A1.5

NOTE:
SEE SHEETS A1.1 & A1.2 FOR PARTITION SCHEDULES
2-HOUR CONSTRUCTION. SEE PARTITION TYPES:
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿

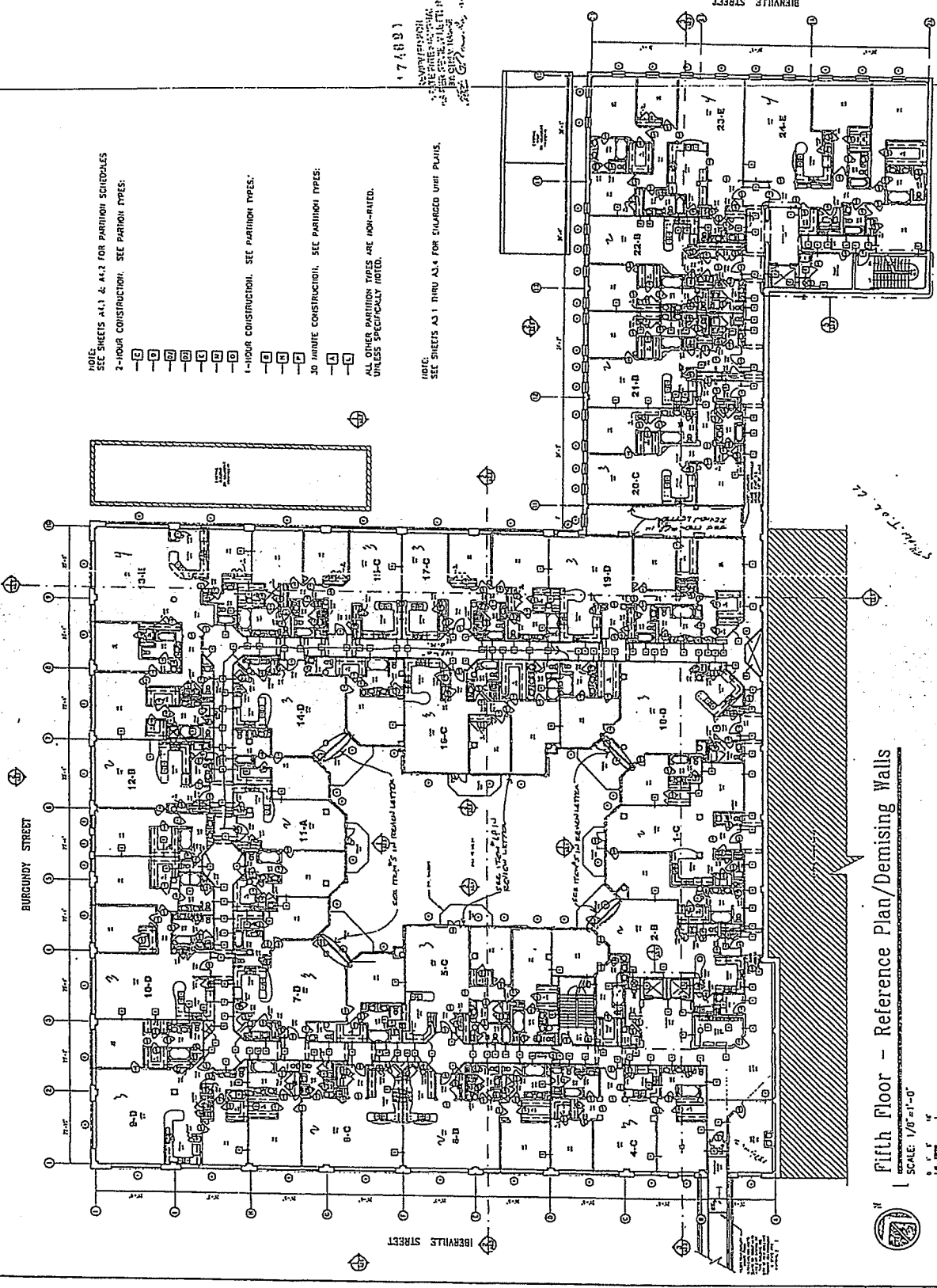
1-HOUR CONSTRUCTION. SEE PARTITION TYPES:
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿

30 MINUTE CONSTRUCTION. SEE PARTITION TYPES:
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿

ALL OTHER PARTITION TYPES ARE NON-RATED,
UNLESS SPECIFICALLY NOTED.

NOTE:
SEE SHEETS A3.1 THRU A3.4 FOR ENGAGED UNIT PLANS.

(7483)
UNRECORDED
DATE: 11/14/00
BY: JAMES H. WILLIAMS
PROJECT NO. 1000000000



Fifth Floor - Reference Plan/Demising Walls
SCALE: 1/8" = 1'-0"



11/14/00
JAMES H. WILLIAMS
PROJECT NO. 1000000000

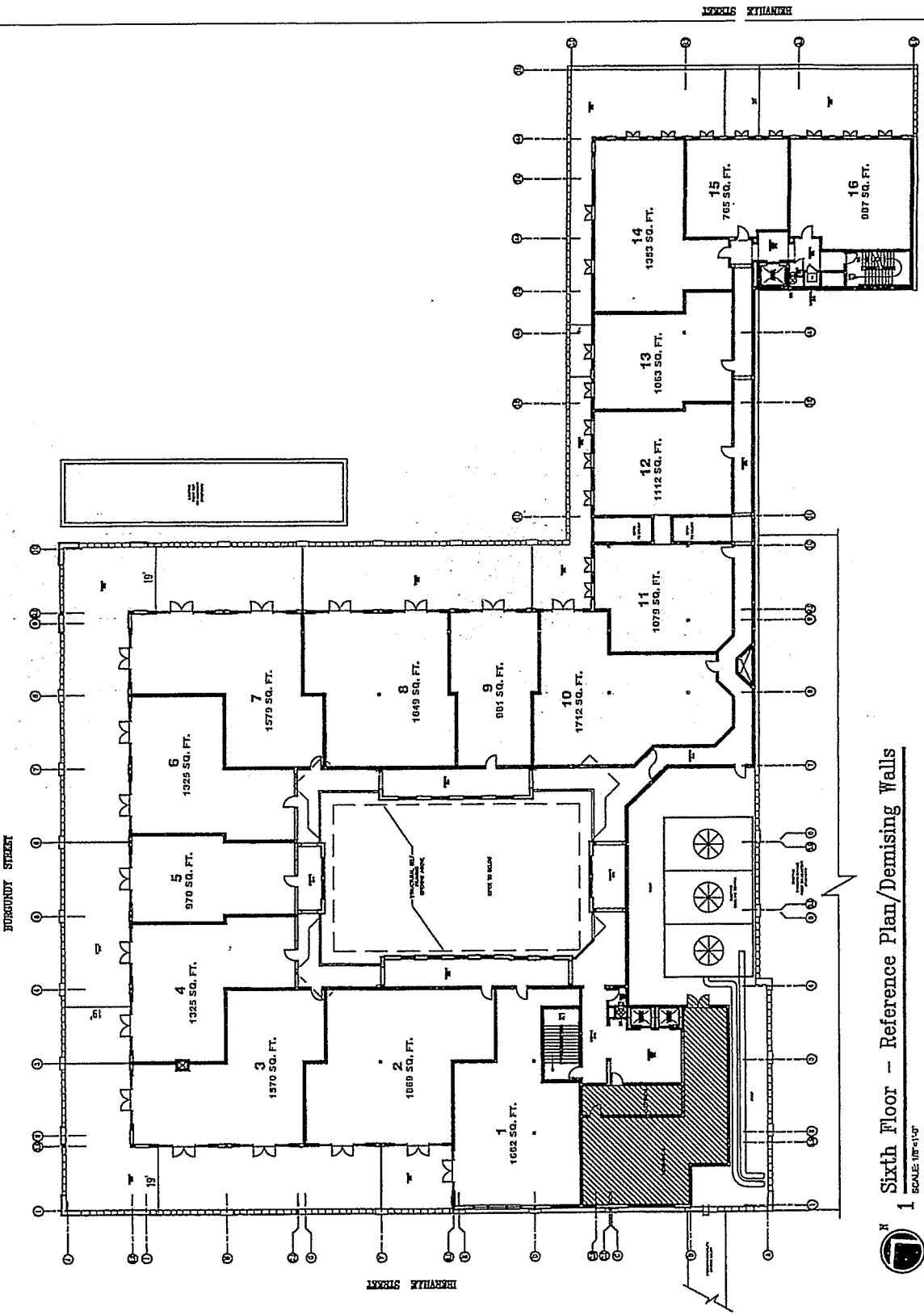
WILLIAMS ARCHITECTS
 1000 Poydras Street, Suite 2000
 New Orleans, Louisiana 70112
 Phone: (504) 581-1111
 Fax: (504) 581-1112
 www.williamsarchitects.com

PROJECT NO. 2000-001
 DATE: 12/15/00

French Quarter Residences
 Maison Blanche Annex Renovation
 839 Iberville / 200 Burgundy Streets
 New Orleans, Louisiana

NO.	DATE	DESCRIPTION
1	12/15/00	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

A1.6
 SHEET NO. OF 112



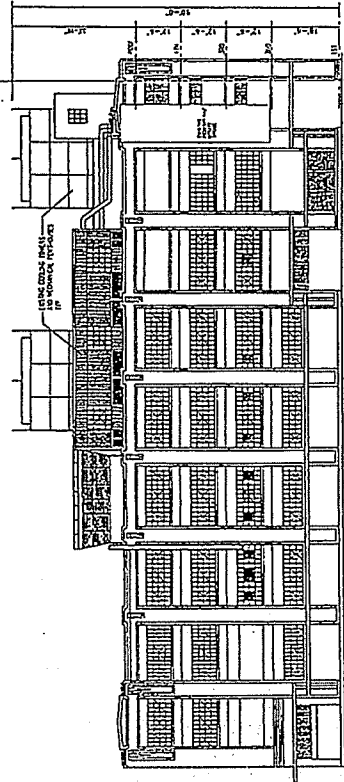
1 Sixth Floor -- Reference Plan/Demising Walls
 SCALE: 1/8" = 1'-0"
 1/2" = 1'-0"

CONTRACT SET (ARCHITECTURAL/STRUCTURAL) FEBRUARY 29, 2000

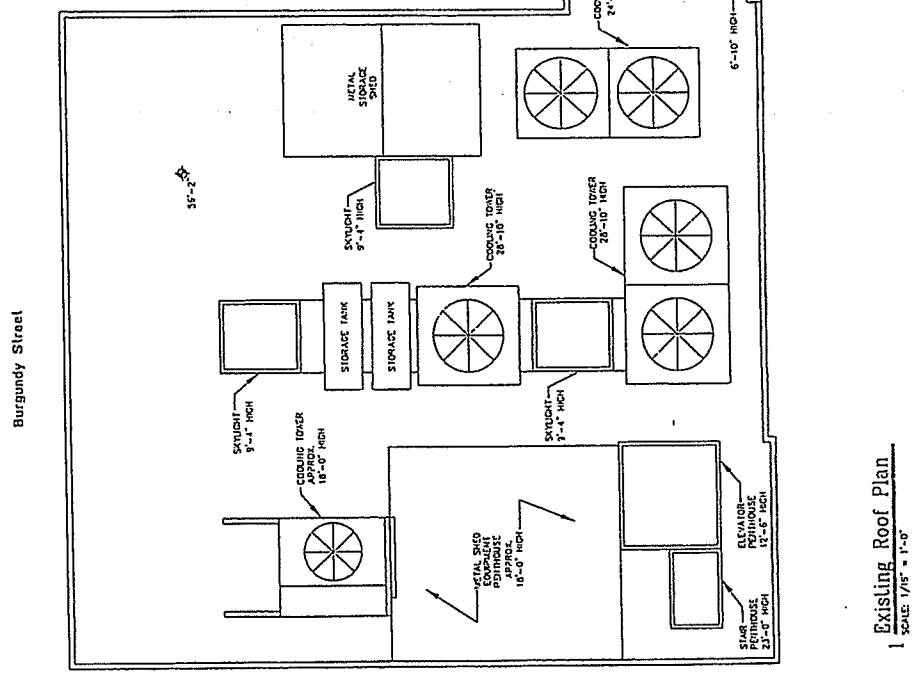
These plans and specifications are prepared by the architect and they comply with all City requirements in the event of any amendments to the contract. The architect (or the user) shall be responsible for the project, its progress, its completion and its cost.

Iberville Street Apartments
 Maison Blanche Annex Renovation
 939 Iberville/200 Burgundy Streets
 New Orleans, Louisiana

BOARDING PRICE	DATE: 7/24/78
EXISTING ROOF PLAN	REVISIONS
IBERVILLE ST. ELEVATION	NO.
SCALE: 1/8" = 1'-0"	DATE: 7/24/78
JOB NO.	NO.
DATE: 7/24/78	NO.
REVISIONS	NO.
DATE: 7/24/78	NO.



2 Existing Iberville Street Elevation
 SCALE: 1/8" = 1'-0"



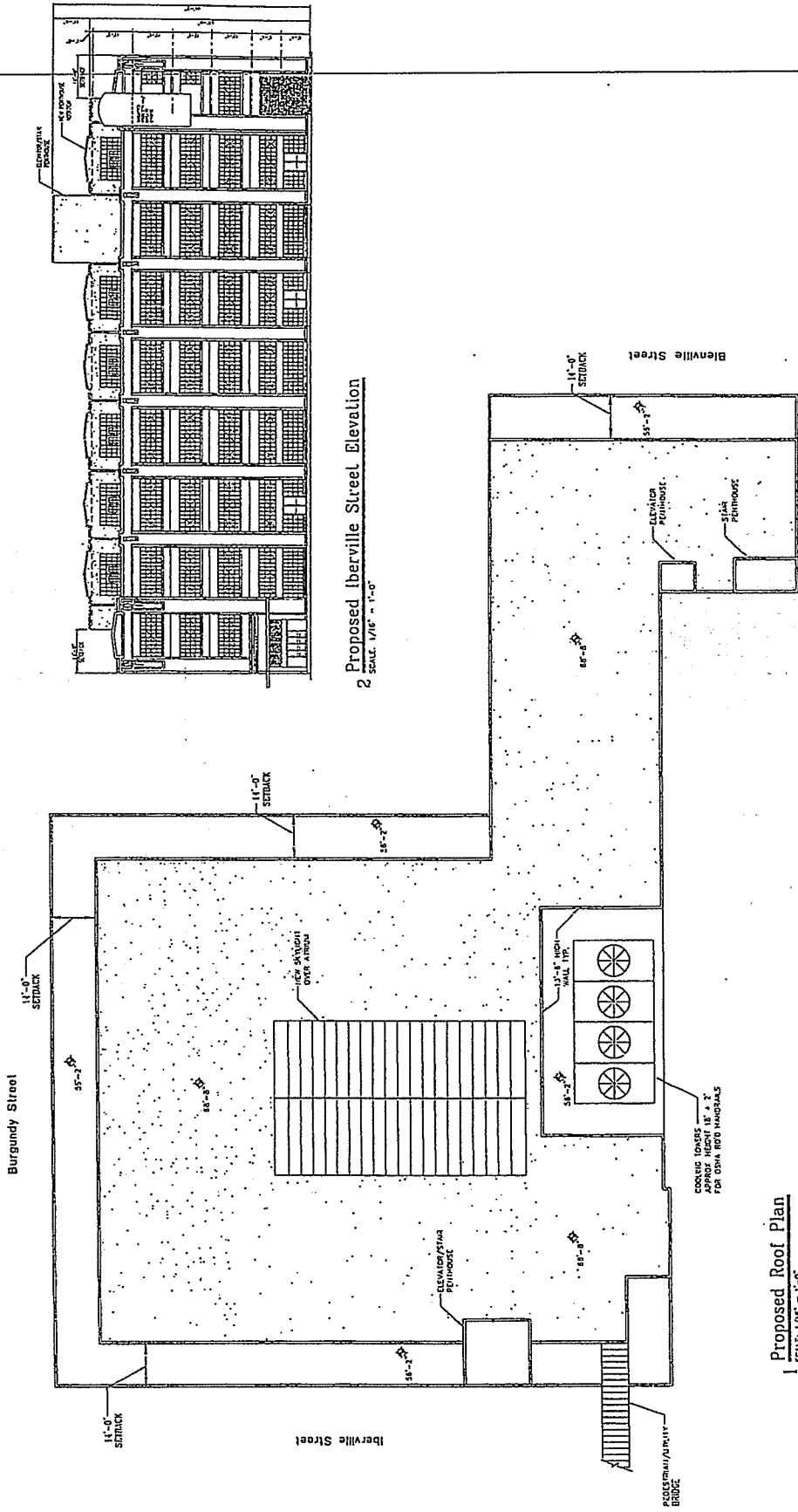
1 Existing Roof Plan
 SCALE: 1/8" = 1'-0"

Burgundy Street

Iberville Street

Iberville Street

NO.	DESCRIPTION
1	11.13.98: Color Sheet



2 Proposed Iberville Street Elevation
SCALE: 1/8" = 1'-0"

1 Proposed Roof Plan
SCALE: 1/8" = 1'-0"

WILLIAMS
ARCHITECTS
ARCHITECTS
 An Architectural Corporation
 One Canal Plaza, Suite 2300
 New Orleans, Louisiana 70112
 Phone: 584-1100
 Telex: 90410

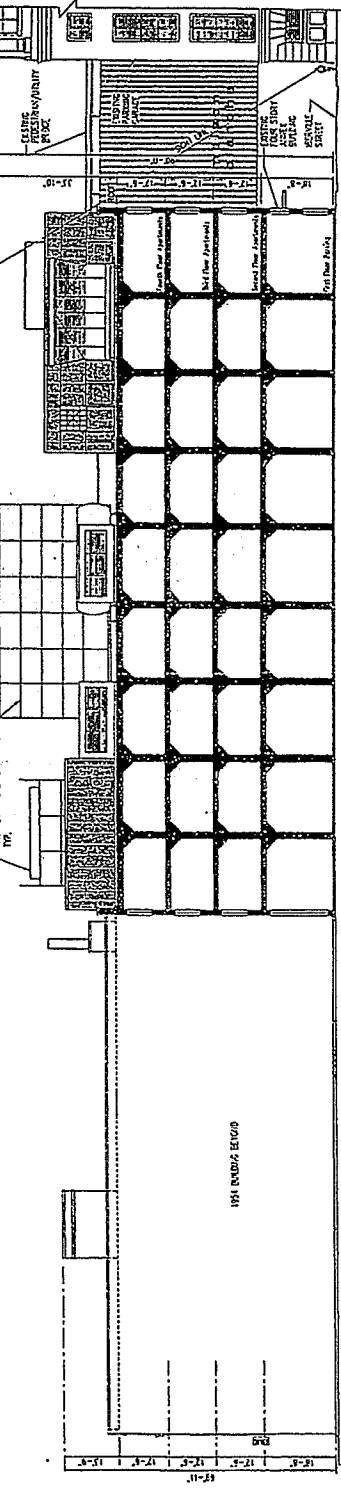
Iberville Street Annex Renovation
 Maison Blanche Annex Renovation
 939 Iberville/200 Burgundy Streets
 New Orleans, Louisiana

VCC-3
 SHEET OF

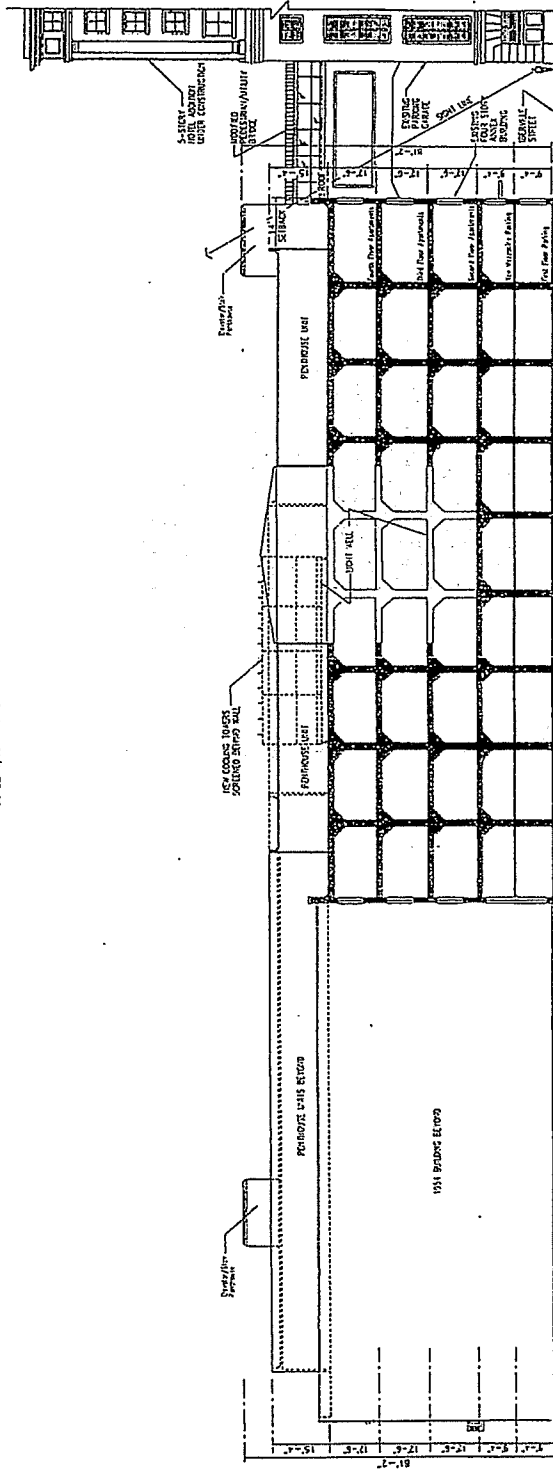
DRAWING TITLE
 EXISTING
 PROPOSED
 BUILDING
 SECTIONS

DATE: 3 JULY 1988
 PROJECT NO. 110
 111 EAST GREEN STREET
 SCALE: 1/8" = 1'-0" (VERTICAL)
 JOB NO.: 1110871

THESE PLANS AND SPECIFICATIONS
 HAVE BEEN PREPARED BY ME OR
 UNDER MY CLOSE PERSONAL
 SUPERVISION AND I AM A REGISTERED
 PROFESSIONAL ARCHITECT IN THE STATE OF
 LOUISIANA AND I AM NOT PROVIDING
 ANY SERVICE OR OPINION IN THIS PROJECT
 UNLESS I AM SPECIFICALLY REQUESTED
 TO DO SO BY THE CLIENT AND I AM
 NOT PROVIDING ANY SERVICE OR
 OPINION IN THIS PROJECT UNLESS I
 AM SPECIFICALLY REQUESTED TO DO SO



Existing Building Section
 SCALE 1/8" = 1'-0"



Proposed Building Section
 SCALE 1/8" = 1'-0"

Dubravka Gilic

Subject:

FW: MB Anex Building

From: John Williams [mailto:jwilliams@williamsarchitects.com]

Sent: Thursday, December 27, 2012 11:48 AM

To: Dubravka Gilic

Subject: RE: MB Anex Building

For your immediate knowledge...

There are 87 units in total.

3rd Floor- 24 Total
1Bedroom Units- 10
2Bedroom Units- 11
3Bedroom Units- 3

4th Floor Total- 24 Total
1Bedroom Units- 9
2Bedroom Units- 12
3Bedroom Units- 3

5th Floor- 23 Total
1Bedroom Units- 7
2Bedroom Units- 13
3Bedroom Units- 3

6th Floor- 16 Total
1Bedroom Units- 5
2Bedroom Units- 7
3Bedroom Units- 4

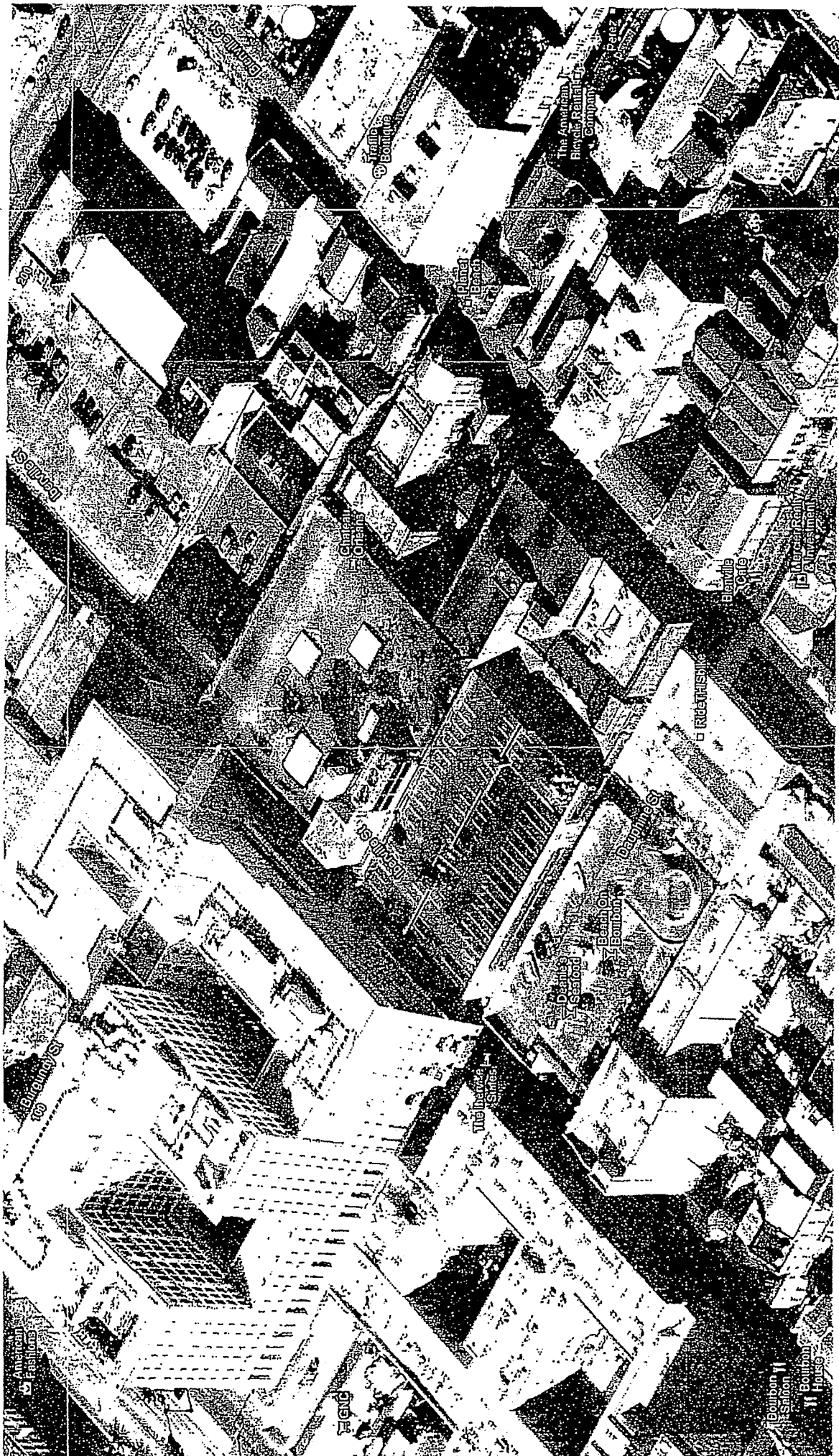
John C. Williams | *Principal*

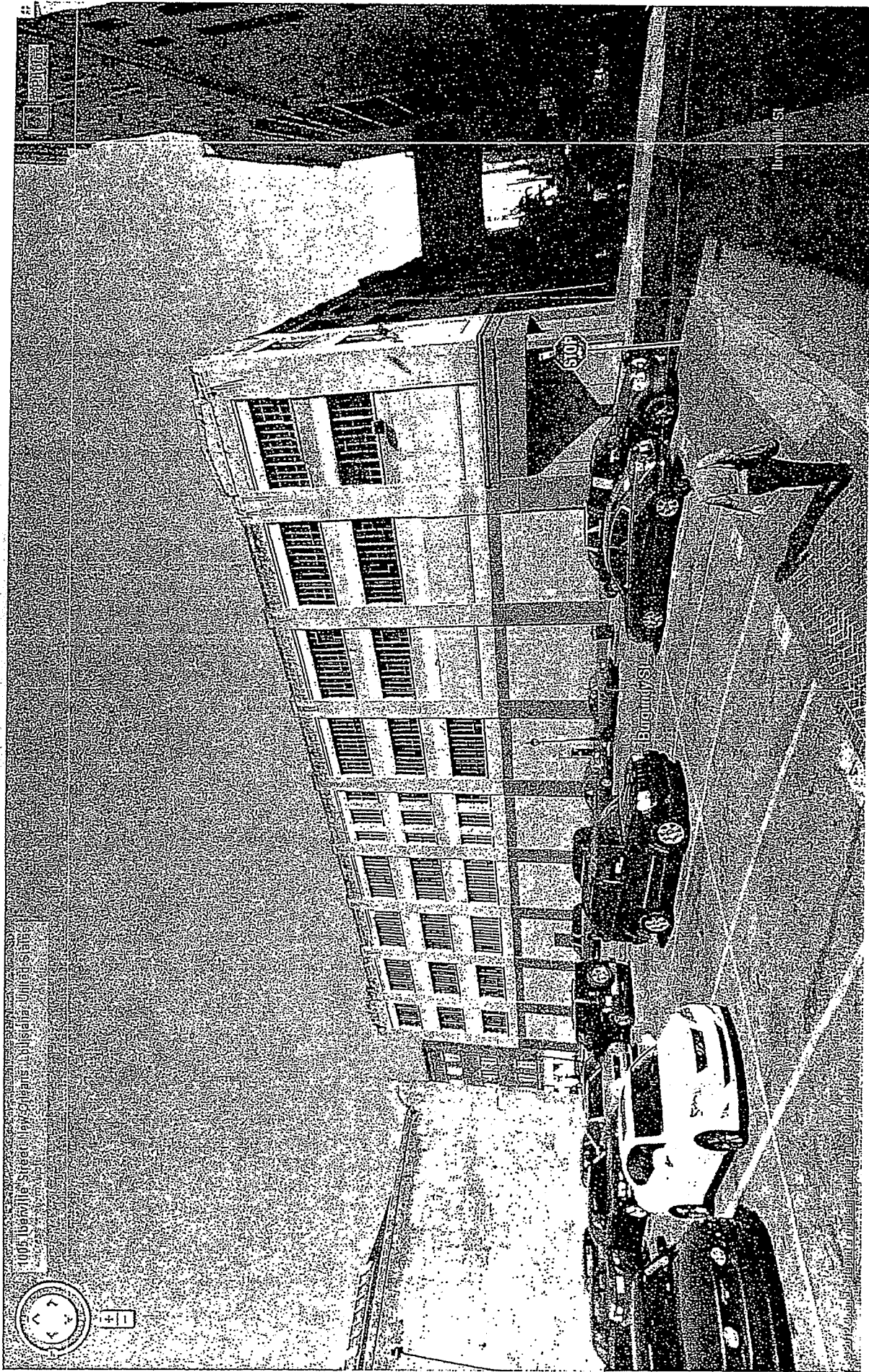
John C. Williams Architects, LLC

824 Baronne Street | New Orleans, LA 70113

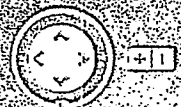
504.566.0888 phone | 504.566.0897 fax

www.williamsarchitects.com



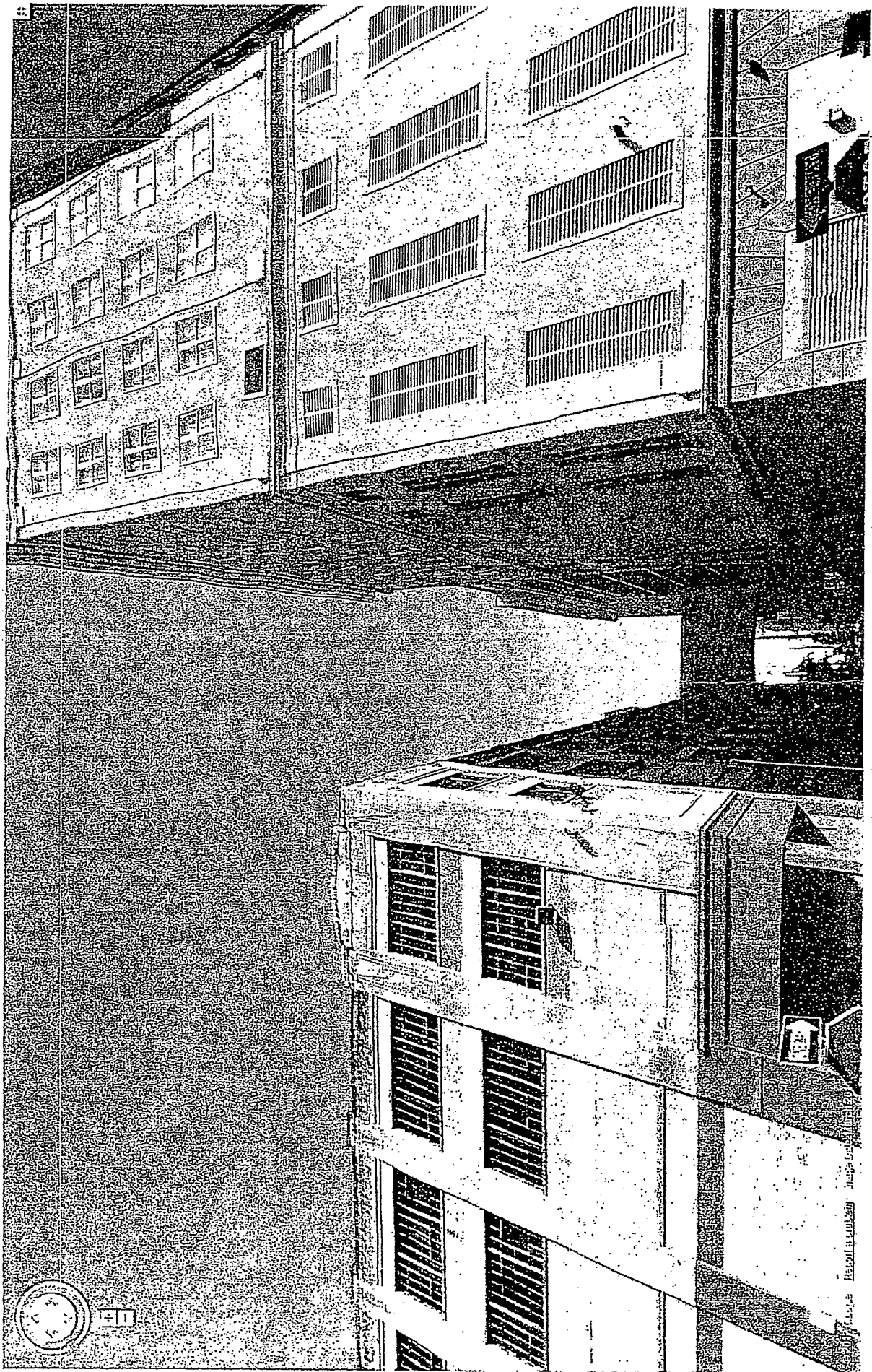


1005 1690716

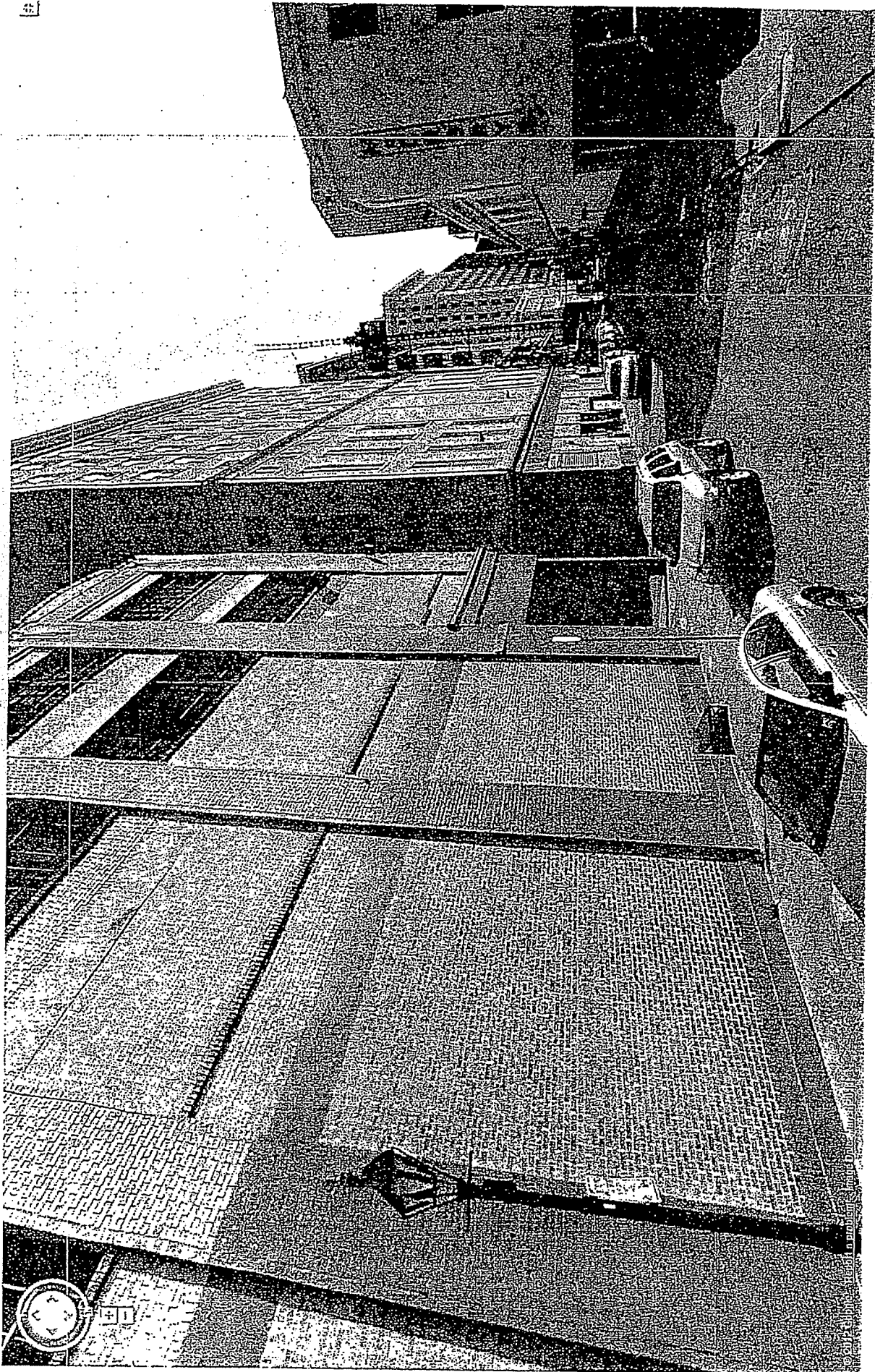


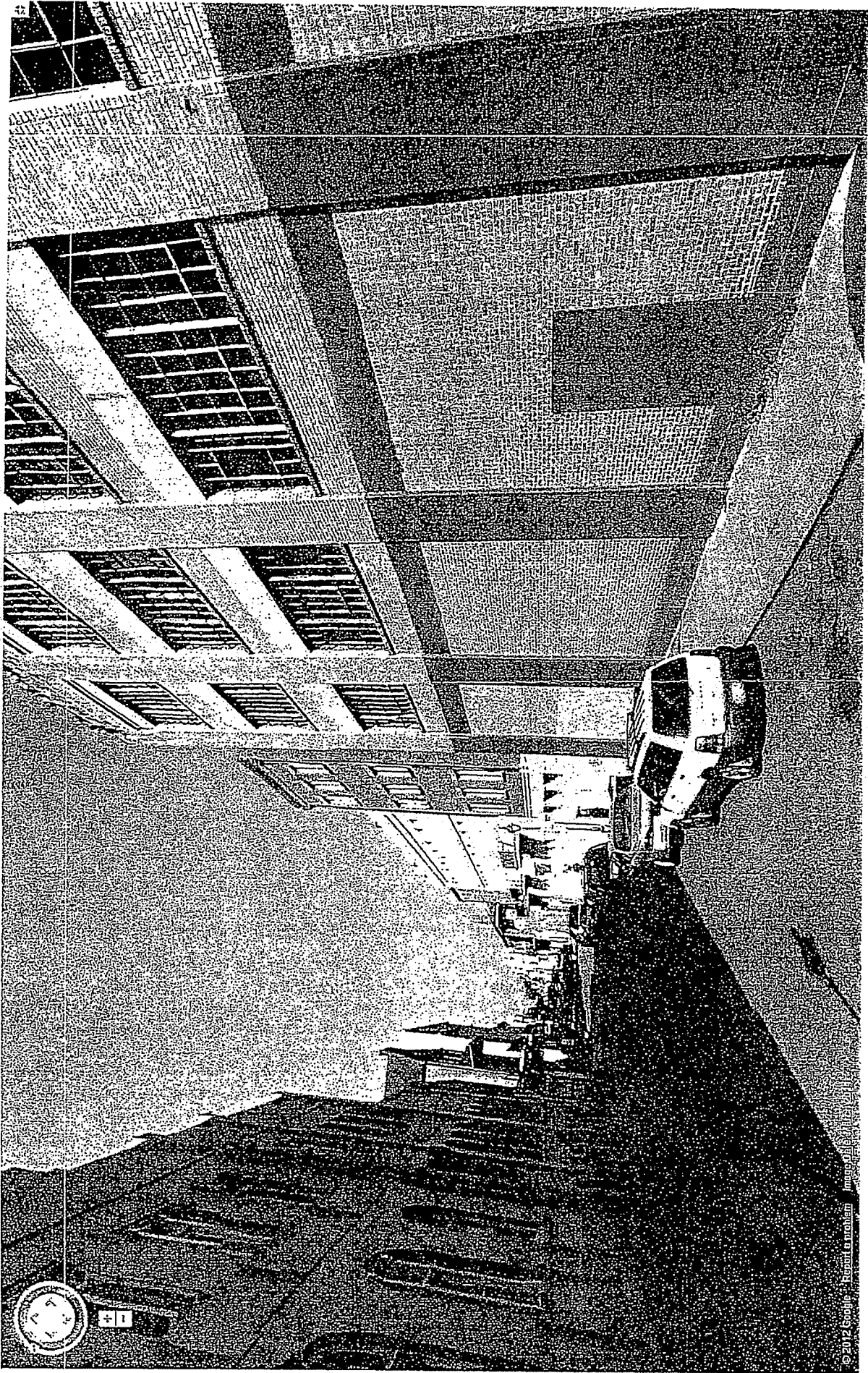
1005 1690716

1005 1690716

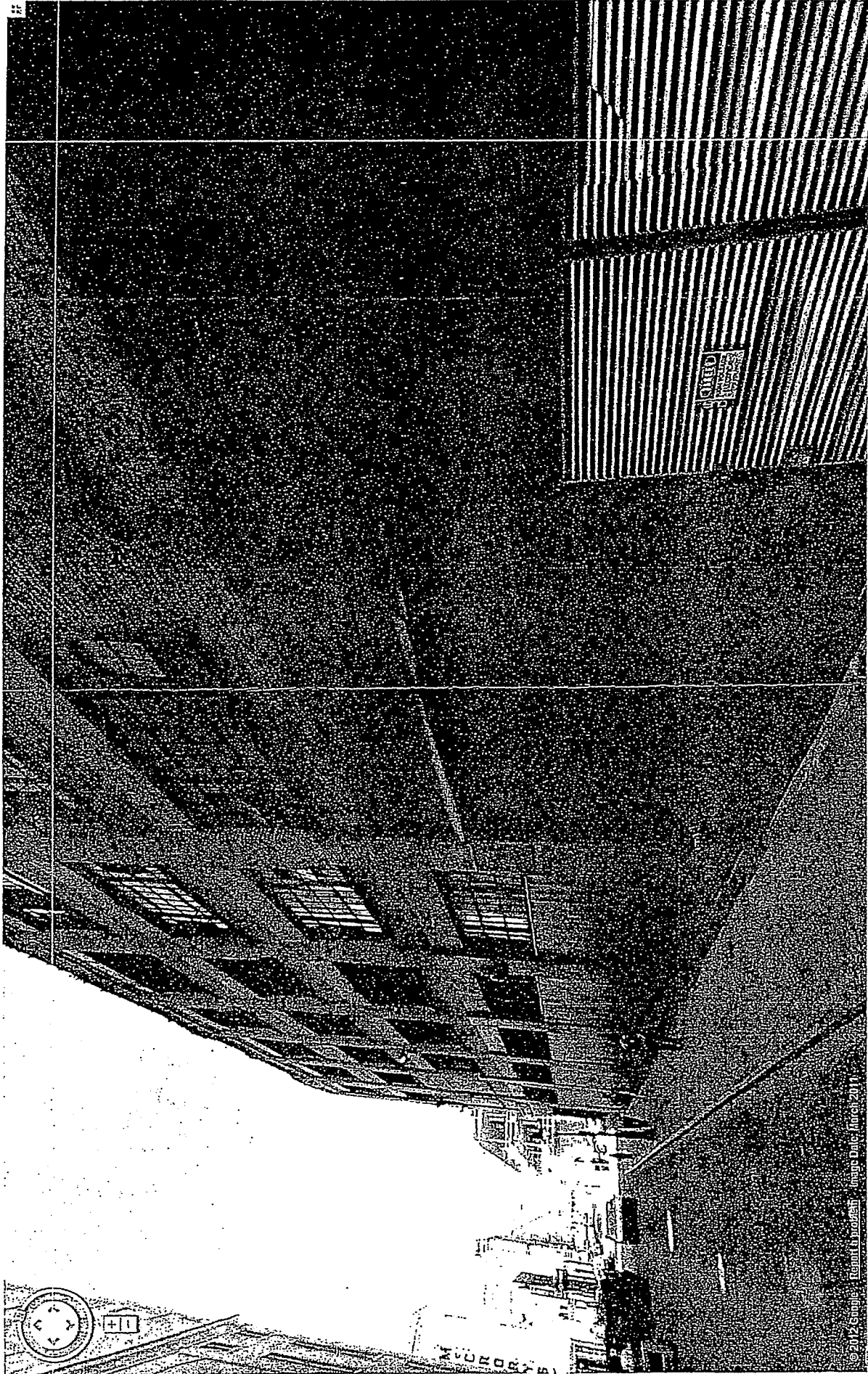


411





11



WORLD
CLASS



© 2012 Google - Digitized by Google - Image Date: March 2011

CITY OF NEW ORLEANS

ZONING VERIFICATION

Date: 12/28/12

To: John C. Williams

This letter is to verify the zoning classification of the following property:

Address: 939 Iberville St.

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

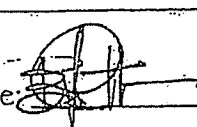
Zoning Designation: VCC-2

Zoning Description: View Corridor Commercial

Zoning Base Map: _____

Attachment(s): _____

Comments: The first floor of this building is currently used as 115 non-accessory parking spaces.

Inspector Signature: 

Please note that the City's Zoning Base Maps do not reflect municipal addresses and may not contain accurate legal property descriptions. Prior to any sale, purchase, or mortgage any interested party should personally review the most current maps, which are maintained by the City Planning Commission (1340 Poydras Street, Suite 900).

Full and complete text of the Comprehensive Zoning Ordinance is available online at <http://www.municode.com/Resources/OnlineLibrary.asp>

VIEUX CARRÉ COMMISSION
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

LARY P. HESDORFFER
DIRECTOR

COMMISSIONERS

Chairman

E. Ralph Lupin, M.D. (LA State Museum)
C. J. Blanda (LA Historical Society)
Patricia C. Denechaud, CMP (At-Large)
Alfred "Pio" Lyons (A.I.A.)
Nicholas S. Musso (A.I.A.)
Michael A. Skinner (At-Large)
Leslie S. Stokes (At-Large)
Daniel C. Taylor (A.I.A.)
Carol B. Wise (Chamber of Commerce)

December 27, 2012

To: Dubravka Gilic, City Planning Commission
From: Lary P. Hesdorffer, Director - Vieux Carre Commission
Subject: VCC review of 939 Iberville project

This is to verify that the Vieux Carre Commission reviewed the proposed rehabilitation plans for the buildings at 939 Iberville, commonly referred to as the Maison Blanche Annex project. Although the minutes of the meeting of 12/18/12 have not yet been approved, below is the draft of those minutes outlining the actions taken by the VCC on that date. A copy of the VCC property summary report will also be forwarded to you separately for your use.

If you have any questions, please do not hesitate to contact me.

939 Iberville: Sun America Affordable Housing Partners, owner; John C. Williams, architect/applicant. Proposal to renovate existing Maison Blanche annex, in conjunction with a change of use from *vacant* to *residential/commercial*, per application & revised materials received 11/13/12 & 12/04/12, respectively.

Mr. Berg presented the staff's report on the application, followed by Mr. Williams' power-point of the proposed plans, including images that referred to the project that had been approved in 2001. Mr. Williams averred that the developer has begun the re-subdivision process to combine the three (3) separate lots into a single lot of record. General discussion included Q & A about the bridge (4th & 5th floors) that crosses Iberville connecting the Annex properties with the Ritz-Carlton/boutique hotel complex. Mr. Lyons specifically questioned the need for leaving any pedestrian (public) access at all across Iberville when Mr. Williams noted that servicing of the mechanical/electrical equipment, on the rare occasions when necessary, could take place from the ground floor lobby access via the elevators. Mr. Williams stated that the pedestrian access via the bridge remains as a necessary fire exit from the hotel on the upriver side of Iberville, a path that provides emergency exiting passage through the hotel kitchen area. In further discussion, Mr. Lyons also questioned the square footage area of the smaller apartments and asked whether the density could be reduced by combining some. Mr. Musso voiced his desire to see the impact on the area, including street use, vehicular traffic & parking, reduced through a reduction in density. It was acknowledged that the CZO does not mandate required parking for the development, though the plans indicate an "intended" accommodation of 160 to 200 spaces. After additional discussion about the reallocation of the proposed penthouse area to include the increase in density (up to 87 units) consisting of planned apartments rather than unfinished spaces, previously planned for a build-out of fewer condominiums, Mr. Williams stated that none of the penthouse level units would measure less than a minimum of 1,000 sq. ft.

Mr. Musso made a motion to conceptually approve the rehab proposal provided that: 1) the maximum overall density be 80 units; 2) minimum unit size shall be 1,000 sq. ft.; and 3) 160 parking spaces be dedicated to residential units. The motion died for lack of a second. Mr. Musso then moved for conceptual approval of the project provided that the maximum density does not exceed the 77 units allowed by zoning. Without a second, the motion died. Mr. Lyons then moved for conceptual approval with a maximum density of 82 units. Mr. Musso seconded the motion which passed unanimously.



Register My City 1300 Perdido St, New Orleans, 70112 Phone:(504) 658-4000 LogOut

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CENTRAL PLANT LLC
c o E GEISLER DIL SAHP COR 1 SUNAM CTR
CENTURY CITY
LOS ANGELES , CA 90067

Property Values
Land Assessment: \$56140
Improvement Assessment: \$150
* Homestead Exemption: \$0

Tax Bill No.
206103706
View Property Information
Property Location
939 IBERVILLE ST FQEQ
Legal Description
SQ 93 LOTS A X IBERVILLE B
URGUNDY LOTS A X BIENVILLE U
NITFQEQ 2 26

Interest accrues at 1% per month on all delinquent taxes.

Period	Type	Code	Delinquency Date	Tax or Lien	Interest	City Fee	Collection Fee	Total
2000	Real Estate Tax	Protest	02/01/00	***	***	***	***	***
2001	Real Estate Tax	Protest	02/01/01	***	***	***	***	***

Total Taxes Due As Of 8/1/2014 \$0.00

Cancel

NOTE : This tax bill is NOT available for online payment due to one of the following conditions:

1. Property is already adjudicated to CNO and must be redeemed in full with additional costs not shown above.
2. Legal process is occurring to resolve the issue of blight or abandonment on this property.
3. Property is already scheduled for tax sale offering.
4. Prior payment tendered was returned.
5. Payment under protest exists on this property. There may be restrictions and/or additional amounts due that are not shown in the above details.

Please contact the Bureau of the Treasury at the address atop this page to remit payment appropriately for this property.

***Attention Taxpayers:** If you are entitled to a homestead exemption and no amount is indicated, contact your assessor immediately at (504) 658-1300 . You should also notify your mortgage company. In the event of an error, your assessor will make the correction and a supplemental bill will be issued. Your assessor can answer questions on assessments, mailing name and address, or legal descriptions. For all other questions, call the Bureau of the Treasury at (888) 387-8027, hours 8:00 am – 5:00 pm Monday through Friday, Room 1W40, City Hall.

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Emergency Medical Services
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Department Of Sanitation
Emergency 911
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Finance Authority of New Orleans
Commission
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Louisiana Department of

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Pay Real Estate Tax

FRENCH QUARTER APRTMENTS LP
c o E GEISLER DIL SAHP COR 1 SUNAM CTR
CENTURY CTY
LOS ANGELES , CA 90067

Property Values

Land Assessment: \$224620
Improvement Assessment: \$253160
* Homestead Exemption: \$0

Tax Bill No.

206103713
View Property Information
Property Location
939 IBERVILLE ST
Legal Description
SQ 93 LOTS A X IBERVILLE AND
BURGUNDY 196X191 LOT X BIEN
VILLE 43X64 LOT A BIENVILLE
52X127 83 CONDO UNITS 97 74

Interest accrues at 1% per month on all delinquent taxes.

Period	Type	Code	Delinquency Date	Tax or Lien	Interest	City Fee	Collection Fee	Total
2000	Real Estate Tax	Protest	02/01/00	***	***	***	***	***
2001	Real Estate Tax	Protest	02/01/01	***	***	***	***	***
2002	Real Estate Tax	Protest	02/01/02	***	***	***	***	***
2003	Real Estate Tax	Protest	02/01/03	***	***	***	***	***

Total Taxes Due As Of 8/1/2014 \$0.00

Cancel

NOTE : This tax bill is NOT available for online payment due to one of the following conditions:

1. Property is already adjudicated to CNO and must be redeemed in full with additional costs not shown above.
2. Legal process is occurring to resolve the issue of blight or abandonment on this property.
3. Property is already scheduled for tax sale offering.
4. Prior payment tendered was returned.
5. Payment under protest exists on this property. There may be restrictions and/or additional amounts due that are not shown in the above details.

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- Civil Service Commission
- Civil Sheriff
- Criminal Sheriff
- Communications Department
- Dept. of Parks and Parkways
- Emergency Alert
- Emergency Preparedness

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- City Planning Commission
- Code Enforcement
- Constituent Services
- Department Of Public Works
- Department Of Sanitation
- Emergency 911
- Environmental Affairs
- Finance Authority of New Orleans
- Historic District Landmarks Commission

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- Arts Council of New Orleans
- Audubon Institute
- City Park
- French Quarter Festival INC
- Legal Short Term Rentals
- Mahalia Jackson Theater
- Metro Convention and Visitors Bureau
- Museum of Art
- New Orleans Office of Film and

Lot X begins 85 feet 3 inches 1 line from the corner of Dauphine and Bienville Streets and measures thence 42 feet 7 inches 5 lines front on Bienville Street, same width in the rear by a depth of 62 feet 10 inches 5 lines between equal and parallel lines.

The above described parcels are all in accordance with a survey of Gandolfo, Kuhn & Associates dated January 29, 1998, a copy of which is attached hereto and made a part hereof.

To the extent any of the following may be applicable, this act is made and accepted subject to the following:

1. Rights of adjacent property owners in and to the party walls as set forth in MOB 1202, folio 469 and as shown on survey of Coleman, Kuhn, dated October 3, 1974 and recertified correct on October 5, 1982, and further as shown on survey of Gandolfo, Kuhn & Associates, dated January 29, 1998.
2. Encroachment upon the insured premises by air conditioner and brick building appurtenant to Lot B-1 as shown on survey of Gandolfo, Kuhn & Associates, dated January 29, 1998.
3. Encroachments upon the insured premises by the buildings appurtenant to properties on the Dauphine Street side of Lots X and A as shown on survey of Gandolfo, Kuhn & Associates, dated January 29, 1998.
4. Encroachment upon the right of way of Burgundy, Bienville & Iberville Streets by balcony, vents, stacks, overhangs, canopies and decorative pilasters as shown on survey of Gandolfo, Kuhn & Associates, dated January 29, 1998.
5. Servitude and Agreement for maintenance of service equipment dated and filed July 20, 1984, by Act before Charles W. Nelson, Jr., Notary Public, filed under Entry No. 560060 and registered in COB 798A, folio 330-334.
6. Servitude and Agreement for exterior aesthetic improvements to pedestrian passageway dated and filed July 20, 1984 by Act before Charles W. Nelson, Jr., Notary Public, filed under Entry No. 560061 and registered in COB 798A, folio 324-327.
7. Encroachment upon the property on the Dauphine Street side by the decorative pilasters as shown on survey by Gandolfo, Kuhn & Associates, dated January 29, 1998.
8. Apparent servitude for drainage as shown by underground drain line on survey by Gandolfo, Kuhn & Associates, dated January 29, 1998.
9. Servitude for telephone lines along the northerly side of Parcel I as shown on survey by Gandolfo, Kuhn & Associates, dated January 29, 1998.

The parties hereto declare that they do not hereby intend, by the execution of this act, to interrupt, or suspend, the running of any prescription or preemption which has run or may run in connection with the foregoing, nor do the parties intend to revive, establish or initiate any one or more of the foregoing which may not now or hereafter be binding upon the Property and/or the parties hereto.

To have and to hold the Property unto the Purchaser, the Purchaser's successors, heirs and assigns forever.

This sale is made and accepted for and in consideration of the

PARCEL I

A CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements, thereon, situated in the Second District of the City of New Orleans, State of Louisiana, in Square 93 being bounded by Iberville Street, Bienville Street, Burgundy Street and Dauphine Street, and described as follows:

Begin at the southwest corner of Iberville Street and Burgundy Street, thence along the line of westerly right of way line of Burgundy Street, a distance of 191 feet to a point which is the northwest corner of the property; thence leaving the right of way of Burgundy Street and towards Dauphine Street, a distance of 192 feet 5 inches 7 lines, (192 feet 7 inches, 7 lines title) to a point which is the northwest corner of the property; thence on a line toward Iberville Street, a distance of 3 feet 2 inches 2 lines, actual (3 feet 0 inches, 1 line title) to a point; thence on a line toward Dauphine Street, a distance of 6 inches 4 lines, actual (5 inches 6 lines, title) to a point; thence on a line toward Iberville Street in a southerly direction a distance of 124 feet 0 inches 7 lines, actual (124 feet 4 inches 7 lines, title) to a point; thence on a line toward Dauphine Street, a distance of 3 feet 1 inch 6 lines, actual and title, to a point; thence on a line in a southerly direction 64 feet 2 inches 5 lines, actual (63 feet 11 inches title) to a point which is the northerly right of way line of Iberville Street; thence along the northerly right of way line of Iberville Street, a distance of 195 feet 8 inches 2 lines, actual (196 feet 2 inches 6 lines, title) to the Point of Beginning.

PARCEL II

A CERTAIN LOT OF GROUND, together with all the buildings and improvements, thereon, situated in the Second District of the City of New Orleans, State of Louisiana, in Square 93 bounded by Bienville Street, Dauphine Street, Iberville Street and Burgundy Street, and designated as Lot A and described as follows:

Lot A begins 127 feet 10 inches 6 lines from the corner of Bienville and Dauphine Streets and measures thence 54 feet, actual (52 feet 1 line and 54 feet 4 inches 2 lines former title) front on Bienville Street by a width in the rear of 52 feet 9 inches 3 lines; a depth on the sideline nearer to Burgundy Street of 127 feet 6 inches, actual (127 feet 4 inches 4 lines, title) and on the sideline nearer to Dauphine Street, a first depth of 62 feet 10 inches 5 lines; thence narrowing a distance of 1 foot 5 lines; thence a second depth of a distance of 38 feet; thence widening 2 inches; thence a third depth of 26 feet 7 inches 3 lines.

PARCEL III

A CERTAIN LOT OF GROUND, together with all the buildings and improvements, thereon, situated in the Second District of the City of New Orleans, State of Louisiana, in Square 93 which square is bounded by Burgundy, Dauphine Street, Iberville Street and Bienville Street and designated as Lot X; which said lot is described as follows:



SEWERAGE AND WATER BOARD OF NEW ORLEANS

Inter-Office Memorandum

VM

Date: October 10, 2014

From: Mark Johnson
Network Engineering

To: Robert D. Rivers
Executive Director
City Planning Commission

Re: Subdivision Docket: 132/14

The drawings submitted with the above docket have been reviewed.

Sewer and water facilities are available as shown in the proposed subdivision docket plan. Sewer and water house connections are not shown; therefore, a note should be shown on the plans stating sewer and water house connections are the property owner's responsibility.

Subsurface drainage is available as shown.

One copy of print is being retained for our file.

Mark Johnson, E.I.
Network Engineering

MDJ / DAMc

cc: Dept. of Public Works, Mr. Nguyen Phan w/print