

**City Planning Commission Meeting**  
**Tuesday, November 11, 2014**

**CPC Deadline: 12/26/14**  
**CC Deadline: 01/27/15**  
**City Council District: A – Guidry**

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 112/14

**Prepared by:** Stephen Kroll  
**Date:** November 3, 2014

**I. GENERAL INFORMATION:**

**Applicant:** Volunteers of America of Greater New Orleans, Inc.

**Request:** This is a request for a Conditional Use to permit a parking lot providing off-street parking for a main use located within 300 feet of said lot in an RD-3 Two-Family Residential District.

**Location:** The petitioned property is located on Square 783, Lot 26-A (proposed Lot 13-A1), in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets. The municipal address is 4147 Cleveland Avenue and 4152 Canal Street. (PD 4)

**Description:** The subject property is the rear portion of an existing lot, Lot 26-A, which fronts on Cleveland Avenue between South Carrollton Avenue and South Solomon Street. Lot 26-A measures 65 feet in width along Cleveland Avenue and narrows to 60 feet in width along the rear property line. The lot is 120 feet in depth and has an area of 7,650 square feet. It was historically developed with a late 19<sup>th</sup> century or early 20<sup>th</sup> century two-story, two-family residence, which was demolished in 2012. The lot is currently undeveloped. It is accessed by the existing driveway along Cleveland Avenue.

Lot 26-A is owned by Volunteers of America (VOA), a non-profit human services organization. VOA’s office is located at 4152 Canal Street, which is to the immediate rear of Lot 26-A. The office at 4152 Canal Street is an approximately 10,000 square foot structure which provides 22 off-street parking spaces on its accessory parking lot. VOA intends to use the rear 30 feet of Lot 26-A to expand the VOA office’s existing parking lot.

To expand the parking lot, VOA proposes to re-subdivide<sup>1</sup> the rearmost 30 feet of existing Lot 26-A into the VOA office’s lot, existing Lot 13-A. The 30 feet of additional depth and 1,800 square feet of additional area would be used to expand the VOA office’s existing parking lot by 9 spaces. This would be accomplished by providing 6 new off-street parking spaces on the additional 30 feet of depth and reconfiguring the existing VOA parking lot to add 3 spaces. After this

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<sup>1</sup> The re-subdivision application has been received by the City Planning Commission and being reviewed under Subdivision Docket 133/14.

expansion, the VOA parking lot would provide 31 spaces in total, rather than the 22 spaces that it now provides.

While the rear 30 feet of existing Lot 26-A would become part of Lot 13-A (which would be re-designated as Lot 13-A1), the remainder of Lot 26-A would become a new lot, Lot 26-A1, which would face Cleveland Avenue and measure 65 feet in width, 90 feet in depth, and 5,850 square feet in area. The lot would be zoned RD-3 Two-Family Residential District and could be developed by right with a single- or two-family residence. The applicant intends to sell the lot for such residential development.

This proposal must be considered by the City Planning Commission as a conditional use because the parking lot expansion site is within a residential zoning district. The VOA office at 4152 Canal Street is on Lot 13-A. Most of Lot 13-A is within a C-1A General Commercial District, which allows commercial uses and accessory parking for those commercial uses. The rear portion of Lot 13-A is within an RD-3 Two-Family Residential District, which allows by right only single-family residences, two-family residences, and some institutional uses, as well as accessory parking serving those residential and institutional uses. Additionally, the rear 30 feet of existing Lot 26-A, which the applicant proposes to use to expand the VOA office's parking lot, is within the RD-3 District.

Since this rear portion of Lot 26-A is within the RD-3 District, which allows accessory parking by right only for uses that are permitted by right in the RD-3 District, the rear of Lot 26-A cannot be used as a parking lot for the VOA office by right, as offices are not allowed by right in the RD-3 District. However, its use as a parking lot for the VOA office is allowed as a conditional use, since the RD-3 District allows as conditional uses parking lots which provide off-street parking for main uses located within 300 feet regardless of whether the main use is residential or not. As the rear portion of Lot 26-A would be used to provide off-street parking for the VOA office, which is located within 300 feet of it, the off-street parking is allowed as a conditional use.

The current application is a revised version of a previous application considered under Zoning Docket 030/14. In the original application under Zoning Docket 030/14, the parking lot was to cover the entirety of existing Lot 26-A, not just the rear 30 feet of that lot, as is now proposed. The parking lot was to provide 24 new off-street parking spaces, rather than the 6 spaces that are now proposed. Combined with the VOA office site's existing parking lot, which provided 22 off-street parking spaces but was to be reconfigured to provide 27 spaces, the original proposal would have resulted in a total of 51 off-street parking spaces for the VOA office site. The City Planning Commission recommended denial of Zoning Docket 030/14, which was subsequently denied by the City Council.

## Why is City Planning Commission action required?

A parking lot which provides off-street parking for a main use located within 300 feet of said lot is a conditional use in the RD-3 Two-Family Residential District, as noted in **Article 4, Section 4.6.5 Conditional Uses** (by reference to **Article 4, Section 4.1.5(24)**) of the Comprehensive Zoning Ordinance.

The City Planning Commission is required to make a recommendation on all requests for conditional uses prior to City Council action, in accordance with **Article 16, Section 16.2.3.2. Planning Commission Recommendation** of the Comprehensive Zoning Ordinance.

## II. ANALYSIS

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

This application pertains to a parking lot proposed for the rear portion of Lot 26-A (4147 Cleveland Avenue), which would serve the VOA offices on the adjacent Lot 13-A (4152 Canal Street). Lot 26-A is in a different zoning district than most of Lot 13-A. Most of Lot 13-A (excepting the last 39 feet, 8 inches of the lot) is within a C-1A General Commercial District that is centered on the intersection of Canal Street and Carrollton Avenue and generally includes lots fronting on Canal Street between South Pierce Street and South Hennessey Street, as well as lots fronting on Carrollton Avenue between Palmyra Street and Bienville Avenue. This C-1A District features a mix of small retail, service, and office uses in a mix of historic structures dating from the original development of the area in the early 20<sup>th</sup> century, as well as more recent infill structures. The VOA offices occupy a raised single story structure with Neoclassical detailing which was originally built for residential use. Adjacent to it to the South Carrollton Avenue-side is the vacant mid-century modern Automotive Life Insurance Company Building, built in 1963. Adjacent to the Volunteers of America office to the South Solomon Street-side is a building originally used for two-family residential purposes which is now used as professional offices. The properties on the opposite side of Canal Street from it include professional offices, an animal day care, a restaurant, and residences.

While most of Lot 13-A is within the C-1A District along Canal Street, the rear 39 feet, 8 inches of Lot 13-A, as well as Lot 26-A, which fronts on Cleveland Avenue and abuts Lot 13-A to the rear, are within an RD-3 Two-Family Residential District that covers the residential neighborhood located just off of Canal Street to its upriver and downriver sides. The RD-3 District is characterized by rectangular lots that are generally consistent in size and developed with early 20<sup>th</sup> century single- and two-family residences, including single-story shotguns, raised bungalows, and two-story doubles. Setbacks are consistent, with residences typically located between ten and twenty feet from their front property line. Residences such as this immediately surround Lot 26-A. These include a two-story residence which is immediately adjacent to the site to the South Carrollton Avenue side, a series of three single- and two-story residences fronting on South Solomon Street, the rears of which abut the subject site, and a series of two-family residences across

Cleveland Avenue from the site. Two lots down from Lot 26-A at 4137 Cleveland Avenue is the rear surface parking lot for the Automotive Life Insurance Company Building. That parking lot is similar to the proposed parking lot in that, while it is located within a residential district, it serves a commercial property on Canal Street. Another parking lot occupies 4119-4123 Cleveland Avenue, which is four lots down from the subject site. It is not immediately clear when visiting the site if this is an accessory or non-accessory parking lot, but the Assessor's Office's records indicate that it is likely used by the office located at 4710 South Carrollton Avenue, which is on an adjacent square.

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

*Zoning History*

1929 – 'A' Single- and Two-Family Residential District  
1953 – 'B' Single- and Two-Family Residential District  
1970 – RD-3 Two-Family Residential District

*Land Use*

1929 – Single-family residential  
1949 – Two-family residential  
1999 – Single- and two-family residential<sup>2</sup>

This zoning and land use history refers to the entirety of Lot 26-A, including the rear portion that is proposed for use as a parking area by the VOA offices, and the front portion (proposed Lot 26-A1), which would not be used as a parking area.

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

In the past five (5) years, there have been the following zoning actions within five (5) blocks of the site:

**Zoning Docket 082/14** was a request for a conditional use to permit the construction of a single family home in an LI Light Industrial District. The municipal address is 523 South Hennessey Street. The City Planning Commission recommended approval of the request, which has not yet been considered by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 026/14** was a request for an amendment to Ordinance No. 25,644 MCS (Zoning Docket 108/13, which granted a conditional use to permit a boarding and lodging house in a C-1A General Commercial District) to consider deleting proviso #3, which requires the installation of an opaque fence with a minimum height of six (6) feet enclosing all side and rear yard areas, and to consider any other revisions and/or additions to waivers and provisos. The City Planning Commission recommended approval of the

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<sup>2</sup> The 1999 Land Use Plan presented a generalized description of land uses and was not lot-specific.

request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

**Zoning Docket 108/13** was a request for a conditional use to permit a boarding and lodging house in a C-1A General Commercial District. The municipal addresses are 4017-19 Iberville Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site, also the subject of Zoning Docket 026/14, is located approximately three (3) blocks from the subject site.*

**Zoning Docket 001/12** was a request for a text amendment to expand the Inner-City Urban Corridor District overlay to include the area generally bounded by South Claiborne Avenue, Cleveland Avenue, South Bernadotte Street, Banks Street, Interstate 10, South Hennessey Street and Palmyra Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The downriver edge of the area affected by this text amendment is formed by Cleveland Avenue. The subject site, which is on the opposite side of Cleveland Avenue, is just outside of the area affected by this text amendment.*

**Zoning Docket 087/10** was a request for a text amendment to expand the Inner-City Urban Corridor District overlay to include those properties or developments generally bounded by City Park Avenue, Conti Street, South Pierce Street, and Cleveland Avenue. The City Planning Commission recommended approval of the request. The City Council granted modified approval, expanding the area of applicability to include those lots or developments fronting on Canal Street between City Park Avenue and South Pierce Street. *The subject site is immediately adjacent to the upriver edge of the area affected by this text amendment.*

**Zoning Docket 055/10** was a request for a text amendment to expand the Inner-City Urban Corridor District overlay to include the area generally bounded by Claiborne Avenue, Conti Street, Pierce Street, and Cleveland Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The lake-side edge of the area affected by this text amendment is formed by Pierce Street, which is about one and one half (1.5) blocks from the subject site.*

**Zoning Docket 017/10** was a request for a zoning map change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal addresses are 4337-4339 Banks Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 117/09** was a request for an amendment to Ordinance No. 22,831 MCS, (ZD 68/07, a conditional use to permit an accessory parking lot), to permit the expansion of an accessory parking lot in an RD-3 Two Family Residential District. The municipal addresses are 4132-4148 Banks Street and 418-428 South Solomon Street. The City

Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The site is located within three blocks of the subject site.*

**Zoning Docket 019/09** was a request for a conditional use to permit a fast food restaurant in a C-1A General Commercial District and the Inner-City Urban Corridor District. The municipal address is 4709 South Carrollton Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located on the same square as the subject site.*

The expansions of the Inner-City Urban Corridor District considered under Zoning Dockets 055/10, 087/10, and 001/12 are indicative of the increasing use of that overlay in recent years to regulate the use and design of commercial and multiple-family residential development in the Mid-City neighborhood. The other recent requests are not reflective of any particular pattern or trend.

The subject site was also the subject of this previous application, which was considered by the City Planning Commission and the City Council earlier this year.

**Zoning Docket 030/14** was a request for a conditional use to permit a parking lot providing off-street parking for a main use located within 300 feet of said lot in an RD-3 Two-Family Residential District. The municipal address is 4147 Cleveland Avenue. The City Planning Commission recommended denial of the request, which was subsequently denied by the City Council. *This is the subject site.*

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

The applicant is in the process of re-subdividing the VOA office site on Lot 13-A with the vacant lot which abuts it to the rear, Lot 26-A. This re-subdivision would increase the depth of the VOA office site by 30 feet. The VOA would use this additional depth to reconfigure and expand its existing parking lot to increase the number of spaces it contains from the existing 22 spaces to 31 spaces.

Currently, the VOA office site on Lot 13-A is 100 feet in width along Canal Street, 60 feet in width along the rear property line, 199 feet, 8 inches in depth, and 18,383.79 square feet in area. It is developed with the approximately 10,000 square foot VOA office structure and 22 off-street parking spaces. The front 160 feet of the lot, which includes the building and most of its accessory parking lot, is within a C-1A District that extends along Canal Street. The rear 39 feet, 8 inches of the site, which includes the rearmost portion of the accessory parking lot, is within an RD-3 District that includes most of the residential area just off of Canal Street.

That RD-3 District also includes Lot 26-A, which fronts on Cleveland Avenue to the rear of Lot 13-A. Lot 26-A is 65 feet in width along Cleveland Avenue, 60 feet in width along its rear property line, 120 feet in depth, and 7,650 square feet in area. It is currently undeveloped.

The applicant proposes to expand the VOA office site to expand its parking lot. The VOA office site is to be expanded by re-subdividing Lots 13-A and 26-A. The common lot line separating the two lots is to be shifted 30 feet toward Cleveland Avenue, making Lot 13-A larger by 1,800 square feet and Lot 26-A smaller by 1,800 square feet. After the re-subdivision, Lot 13-A would become Lot 13-A1, which would be 100 feet in width along Canal Street, 60 feet in width along its rear property line, 229 feet, 8 inches in depth, and 20,183.79 square feet in area. Lot 26-A would become Lot 26-A1, which would be 65 feet in width, 90 feet in depth, and 5,850 square feet in area. Both proposed lots would meet the applicable lot size requirements and other requirements of the Comprehensive Zoning Ordinance and the Subdivision Regulations and therefore the subdivision is eligible for administrative approval.

VOA proposes to use the rear 30 feet that is added to Lot 13-A to expand its existing 22 space parking lot. Because that portion of the lot is within the RD-3 District, which does not permit by right off-street parking for commercial uses, the use of that area to provide parking for the VOA office is allowed only as a conditional use.

As part of the parking lot expansion, 5 of the existing parking lot's 22 existing spaces are to be eliminated. These 5 spaces are located along Lot 13-A's existing rear property line. This area, as well as the 30 feet of additional depth gained as a result of the re-subdivision, is to be used to provide 14 new spaces which would run parallel to Canal Street. (This would be accomplished by putting 8 spaces in the area now occupied by the 5 spaces to be removed and putting 6 spaces in the 30 feet of additional depth.) This results in a 9 space net increase in the parking lot's capacity, expanding it from 22 spaces to 31 spaces.

#### *Scope of review*

Although the conditional use is required only for the new spaces provided on the rearmost portion of Lot 13-A1, the conditional use permit must pertain to the entirety of the lot, as determined by the Director of the Department of Safety and Permits<sup>3</sup>. This is the case because the expansion area will connect to and be accessible from the existing parking lot, so that the existing lot and the expansion area function as a single whole. Given this, the conditional use must apply to the whole of the parking lot.

Since the conditional use would ultimately contain the whole of the site, it is necessary that the applicant submit a revised site plan showing the entirety of Lot 13-A1, including existing parking areas, to replace the submitted site plan, which shows only new parking areas.

- The applicant shall submit a revised site plan showing the entirety of Lot 13-A1, including all existing and new parking areas, with appropriate details and comments.

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<sup>3</sup> Conversation between Stephen Kroll and Jared Munster, Director of the Department of Safety and Permits, on October 16, 2014.

- Subdivision Docket 133/14 shall be approved and recorded with the Office of Conveyances prior to the approval of final development plans by the City Planning Commission staff.

### *Inner-City Urban Corridor District*

The Inner-City Urban Corridor District overlay applies to all “lots or developments fronting on Canal Street” between Pierce Street and City Park Avenue. Currently, this overlay includes only the existing VOA site on Lot 13-A. Once the proposed parking lot on the rear 30 feet of Lot 26-A is re-subdivided into Lot 13-A1, it will become part of a lot fronting on Canal Street and will become subject to the ICUC District’s requirements in **Article 10, Section 10.3A** of the Comprehensive Zoning Ordinance, as determined by the Director of the Department of Safety and Permits<sup>4</sup>.

### *Design standards*

In accordance with **Article 4, Section 4.6.5 Conditional Uses** (by reference to **Article 4, Section 4.1.5(24)**) of the Comprehensive Zoning Ordinance the proposed parking lot expansion area is subject to the design standards of **Article 15, Section 15.2.5** of the Comprehensive Zoning Ordinance. Further, due to the site’s location in the Inner-City Urban Corridor District overlay, it is subject to the overlay district’s design standards in **Article 10, Section 10.3A.6** of the Comprehensive Zoning Ordinance. These standards are identified below.

#### Minimum area

**Article 15, Section 15.2.5(1)** requires large car parking spaces to measure at least eight feet six inches (8’-6”) in width by eighteen feet (18’) in depth, small car parking spaces (which can constitute no more than 40% of the total number of spaces) to measure at least seven feet six inches (7’-6”) in width by sixteen feet (16’) in depth, and handicap-accessible parking spaces to measure at least ten feet (10’) in width and eighteen feet (18’) in depth. The submitted site plan indicates that all of the parking lot’s 14 new spaces will be between 9.63 and 10 feet in width and 16 feet in depth. These parking spaces are not of sufficient depth to meet the requirement for large parking spaces. It will be necessary for all large parking spaces to be extended to at least 18 feet in depth, which could be accomplished by narrowing the drive aisle from 26 feet to 22 feet or so. (**Article 15, Section 15.2.5** does not have a minimum width requirement for interior drives, requiring that they be only of “adequate width.” As such, the reduction in the width of the drive aisle would not be problematic so long as it is functional.)

It should be noted that since the site plan is limited to the expansion area, it does not show any existing parking spaces, so it is not clear if the existing spaces are deficient of these requirements. Since the spaces are existing, any deficiencies would be grandfathered.

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<sup>4</sup> Conversation between Stephen Kroll and Jared Munster, Director of the Department of Safety and Permits, on October 16, 2014.



- All new off-street parking spaces shall meet the minimum size requirements for parking spaces found in **Article 15, Section 15.2.5(1)** of the Comprehensive Zoning Ordinance.

#### Handicap-accessible spaces

**Article 15, Section 15.2.51(d)** also requires that at least 1 of the parking lot's spaces be handicap-accessible. None of the new parking spaces are to be handicap-accessible, but an existing parking space is. This existing handicap-accessible space fulfills the requirement.

#### Drainage and Maintenance

**Article 15, Section 15.2.5(2)** requires that parking lots be drained to eliminate standing water and prevent damage to abutting property. The submitted site plan indicates that there is an existing drainage inlet within the existing parking lot. The expansion area will also be served by this drainage inlet. To ensure that the drainage meets the requirements of the Department of Public Works, the staff recommends the following proviso:

- The applicant shall include in the revised site plan a drainage arrangement indicating any retention, dispersion, and direction of water flow within and/or away from the proposed off-street parking facility, subject to the review and approval of the Department of Public Works.

#### Entrances and Exits

**Article 15, Section 15.2.5(4)** requires entrances and exits to meet all City standards. The parking lot expansion will connect with the existing parking area, which is and will continue to be entered from an existing driveway on Canal Street and exited from a second existing driveway on Canal Street. Since there are to be no changes to the existing driveways, there is no need for the review and approval of those driveways by the Department of Public Works.

#### Lighting

**Article 15, Section 15.2.5(7)** requires that parking lots used for nighttime operations be lit. The existing VOA parking lot is lit by lights attached to the rear of the office building. The applicant intends for those existing lots to light the parking lot expansion and does not propose additional lighting. The staff believes that this effectively satisfies the requirement, as it would allow for there to be a modest lighting of the parking lot that would not impact adjacent residences. Additional lighting is not desirable along the rear of the site because it might shine onto adjacent residences.

It should also be noted that while this lighting will be present, it is not truly needed, as the parking lot is not planned for nighttime use. The office's operations are limited primarily to daytime hours, although there may be vehicles in the lot after dark in winter on those occasions when the VOA's staff members work into the early evening.

- The revised site plan shall show the locations and height of all existing exterior light standards.

### Screening

**Article 15, Section 15.2.5(8)** requires the presence of a 6 foot tall screening device along the site's rear and side property lines. Currently, there is a wood fence on existing rear property lines and portions of the side property lines. The applicant proposes for the expanded parking lot to be enclosed by a wood fence of unspecified height, except for areas where there are adjacent buildings which interrupt the fence line, and in the front portion of the site, where there is no existing fence. The staff believes that all parking spaces, existing and new, should be screened by a wood fence along the side property lines to fulfill the intent of this proviso to screen all parking areas from adjacent properties.

- The applicant shall construct a six-foot (6') opaque wooden fencing along all side and rear property lines to screen all off-street parking spaces, subject to the review and approval of the City Planning Commission staff.

### Landscaping

While **Article 15, Section 15.2.5** does not apply a landscaping requirement to the site, landscaping is required by the Inner-City Urban Corridor District overlay pursuant to **Article 10, Section 10.3A.6** of the Comprehensive Zoning Ordinance. Since the parking lot expansion is to be a small new parking area which will not have a row of 10 continuous spaces, will not result in new vehicular use areas adjacent to a public right-of-way, and does not propose any new residual areas that are to not be used for parking or vehicular access, no landscaping of the parking expansion area is required. Since the remainder of the parking lot is an existing condition which is not to be modified, no modifications to it are required.

### *Use restriction*

Finally, the new parking area will function as an expansion of an existing accessory parking lot to be used only by the VOA office and not as an off-site parking lot for other uses. To ensure the parking lot is used to provide only accessory parking to that office, the staff recommends the following proviso.

- The accessory parking lot shall only be used in conjunction with the adjacent property located at 4152 Canal Street.

**E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

The conditional use is requested to allow the expansion of the accessory parking lot for the VOA office, which is located on Canal Street. As noted above, this expansion is to occur by re-subdividing the rear 30 feet of an adjacent lot into the VOA site, with the additional area used to increase the parking lot's capacity by 9 spaces from the existing 22 spaces to 31 spaces. There will be no change to the ingress and egress of the parking lot, which would continue to be entered and exited via two driveways along Canal Street.

### *Traffic impact*

The proposal would have no significant impact on traffic levels on Canal Street, which is a six lane divided arterial street, or any of the other streets in the vicinity of the site. As the parking lot expansion is intended to provide parking for vehicles which already travel to the Volunteers of America office, it would not cause an increase in the overall levels of traffic associated with the office. By modestly increasing the office's parking capacity, the parking lot would simply allow for a greater number of vehicles which already travel to the site but which currently park on-street instead of parking on-site. This would not affect the overall levels of traffic on Canal Street or any other surrounding streets but would slightly reduce the demand for on-street parking.

### *Parking requirement*

Since the applicant intends to develop the parking to provide additional parking for the VOA office at 4152 Canal Street, it is helpful to first address the parking requirement for that office. The office has a floor area of approximately 10,000 square feet, according to the applicant. Due to the office's location in a C-1A General Commercial District, it is required by **Article 15, Section 15.2.1** of the Comprehensive Zoning Ordinance to provide off-street parking at a rate of one (1) space per 500 square feet of floor area. Assuming a floor area of 10,000 square feet, this results in a parking requirement of 20 spaces. The applicant currently provides a total of 22 off-street parking spaces on the office's accessory parking lot. As such, the off-street parking requirement for the office is currently met.

Although Volunteers of America is not legally required to provide more off-street parking space than it currently does, it believes that the actual demand for parking associated with the office necessitates the provision of additional spaces. The applicant's representative notes that the office currently has 29 employees (with space to accommodate up to 32 employees), so, depending on how many employees drive to the site, there is a daily need for up to 32 parking spaces for on-site employees. Furthermore, as the office is Volunteers of America's central administrative office, it is used for board meetings, employee orientations and staff training, and various other meetings on a regular basis, which produces an increased demand for parking during those times. For those reasons, the applicant believes that while the 22 spaces currently provided meet the legal requirement, they are insufficient to accommodate the true need for parking associated with the site. The applicant desires the additional parking spaces (resulting in an increase to 31 spaces in total) to help accommodate that true demand for parking.

By providing 9 additional off-street parking for Volunteers of America's employees and visitors, the parking lot will modestly reduce the demand for existing on-street parking that currently results from those employees and visitors.

**F. Are there any comments from other agencies, departments or committees?**

The request was considered by the Planning Advisory Committee at its meeting on October 22, 2014. None of the representatives of City departments and agencies that were present at the meeting had any comments regarding the application. The committee passed a motion of no objection subject to further review by the City Planning Commission.

**G. What effects or impacts would the proposed conditional use have on adjacent properties?**

The VOA proposes to expand its office's parking lot by re-subdividing the rearmost 30 feet of the adjacent Lot 26-A into the VOA office's lot, existing Lot 13-A. The 30 feet of additional depth would be used to expand the VOA office's parking lot. This can only be allowed as a conditional use because the parking lot expansion site is within a residential zoning district, the RD-3 District. Although the RD-3 District allows only parking for residential properties by right, it allows as conditional uses lots which provide off-street parking for main uses located within 300 feet regardless of whether the main use is residential or not.

The staff believes the parking lot expansion is acceptable and would not significantly negatively impact surrounding properties for the following reasons:

First, the expansion would not create much additional noise and activity. The expansion is small, increasing the existing lot's depth by only 30 feet, increasing its area by 1,800 square feet, and not altering its width. The additional area would increase its capacity by only 9 spaces, from the current 22 to 31. Since the parking would serve an office, these additional cars would be parked throughout the day, not coming and going, and would not be present at night. As such, any increase in noise and activity resulting from the additional spaces would be minimal.

Second, the additional parking area will not be highly visible, so it will not have impacts on the aesthetic character of the area. Since the expansion area will be at the rear of the office site, it will not be noticeable from Canal Street. Since the expansion is to be screened on the sides and rear by an opaque wood fence, it will not be visible from the neighboring properties, including residences, at grade. It will be visible from the second stories of those structures, though, just as the existing parking lot presumably is. Once a residence is constructed on the lot that abuts it to the rear along Cleveland Avenue, the parking lot will be even less noticeable.

Third, as discussed in Section E, the parking lot expansion would not increase the levels of traffic or demand for parking on the surrounding streets. Rather, by increasing the VOA office's ability to accommodate its parking demand on its site, the proposed lot would slightly decrease the demand for on-street parking on the surrounding streets.

Fourth, because the parking lot will not extend to Cleveland Avenue and will allow for a residence to be developed to its rear along Cleveland Avenue, the lot will not detract from the residential character of Cleveland Avenue to the rear of the VOA site. This was voiced as a concern at the City Planning Commission public hearing for the previous proposal, Zoning Docket 030/14, which proposed a parking lot expansion that would have extended from the rear of the VOA office site to Cleveland Avenue.

**III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?**

A land use action is consistent with the *Plan for the 21<sup>st</sup> Century* (commonly referred to as the Master Plan) if it furthers, or at least does not interfere with, the goals, policies, and guidelines, including design guidelines, in the Land Use Element of the Master Plan and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. Chapter 14 of the Master Plan (the Land Use Plan) designates the future land use of the petitioned site as “Residential Pre-War Low Density.” The goal, range of uses, and development character for that designation are reproduced below:

**RESIDENTIAL PRE-WAR LOW DENSITY**

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

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

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

The proposed action involves the expansion of the VOA office’s parking lot through the addition of a residentially-zoned portion of ground which is now part of a separate lot but which is proposed to become part of the same lot as the VOA office through re-subdivision. Since this portion of land is within a residential zoning district, the RD-3 District, it cannot be used to provide parking for the VOA office by right. However, the use of the area to provide parking for the VOA office is allowed as a conditional use

since the RD-3 District allows as conditional uses parking lots which provide off-street parking for main uses located within 300 feet regardless of whether the main use is residential or not.

Parking lots such as this, which provide off-street parking for a main use in a different zoning district, are not specifically addressed within the range of uses in the Residential Pre-War Low Density designation. If the proposed parking lot is designed in a way that complements the historic urban character of the surrounding area and meets the spirit of the design guidelines of the Master Plan, it should not interfere with the establishment of new low-density residential development in the surrounding area. The staff therefore believes the proposal is **consistent** with the *Plan for the 21st Century*.

#### IV. SUMMARY

Zoning Docket 112/14 is a request for a conditional use to allow the expansion of the accessory parking lot for the Volunteers of America's office at 4152 Canal Street. The VOA is in the process of resubdividing its office lot on Canal Street, Lot 13-A, with the lot to its rear along Cleveland Avenue, Lot 26-A, so that Lot 13-A becomes 30 feet deeper and 1,800 square feet larger in area. (Lot 13-A would be redesignated as Lot 13-A1.) This increased area is to be used for a parking lot expansion and reconfiguring that would increase the number of parking spaces by 9 from the current 22 spaces to 31 spaces. The remainder of Lot 26-A (which would be redesignated as Lot 26-A1) could be used to construct a single- or two-family residence along Cleveland Avenue.

Due to the parking lot expansion area's location in an RD-3 Two-Family Residential District, it cannot be used to provide parking by right for the VOA office, which is within a C-1A General Commercial District that extends along Canal Street. This can be done only as a conditional use, as the RD-3 District allows as conditional uses parking areas which provide off-street parking for main uses located within 300 feet, regardless of whether the main use is residential or not. The staff believes this conditional use is acceptable. The parking lot expansion would allow for only 9 additional vehicles, so there will not be a significant increase in the levels of noise and activity the parking lot produces. It will not be aesthetically impactful due to its low visible location at the rear of the site and enclosed by fencing. It will not generate significant levels of traffic and parking demand, instead slightly reducing the demand for parking on surrounding streets. Finally, unlike the previous application, the current proposal will not alter the residential character of Cleveland Avenue to the rear of the site, as the subdivision with which this request is associated will allow for residential development of the lot to the rear of the VOA site.

#### V. PRELIMINARY STAFF RECOMMENDATION<sup>5</sup>

The staff recommends **approval** of Zoning Docket 112/14, a request for a conditional use to permit a parking lot providing off-street parking for a main use located within 300 feet

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<sup>5</sup> The recommendation is subject to change by the City Planning Commission

of said lot in an RD-3 Two-Family Residential District, subject to the following eight (8) provisos:

*Provisos*

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall submit a revised site plan showing the entirety of Lot 13-A1, including all existing and new parking areas, with appropriate details and comments.
3. Subdivision Docket 133/14 shall be approved and recorded with the Office of Conveyances prior to the approval of final development plans by the City Planning Commission staff.
4. All new off-street parking spaces shall meet the minimum size requirements for parking spaces found in **Article 15, Section 15.2.5(1)** of the Comprehensive Zoning Ordinance.
5. The applicant shall include in the revised site plan a drainage arrangement indicating any retention, dispersion, and direction of water flow within and/or away from the proposed off-street parking facility, subject to the review and approval of the Department of Public Works.
6. The revised site plan shall show the locations and height of all existing exterior light standards.
7. The applicant shall construct a six-foot (6') opaque wooden fencing along all side and rear property lines to screen all off-street parking spaces, subject to the review and approval of the City Planning Commission staff.
8. The accessory parking lot shall only be used in conjunction with the adjacent property located at 4152 Canal Street.

**VI. REASONS FOR RECOMMENDATION**

1. The Comprehensive Zoning Ordinance classifies parking lots as conditional uses in residential districts because parking lots can sometimes be compatible with their surroundings or be made to be compatible with the surrounding residential context through the imposition of provisos intended to mitigate the adverse

impacts of the lots on surrounding properties. In this case, the staff does not believe the proposed expansion of the Volunteers of America office's parking lot would be significantly impactful on surrounding properties due to the small size of the expansion and the limited number of additional vehicles the lot could accommodate, the expansion area's minimally visible location, the fact that it will not increase traffic and parking demand, and because it allows for the construction of a residence on Cleveland Avenue to the rear of the site, preserving the residential character of Cleveland Avenue in a way the previous application did not.

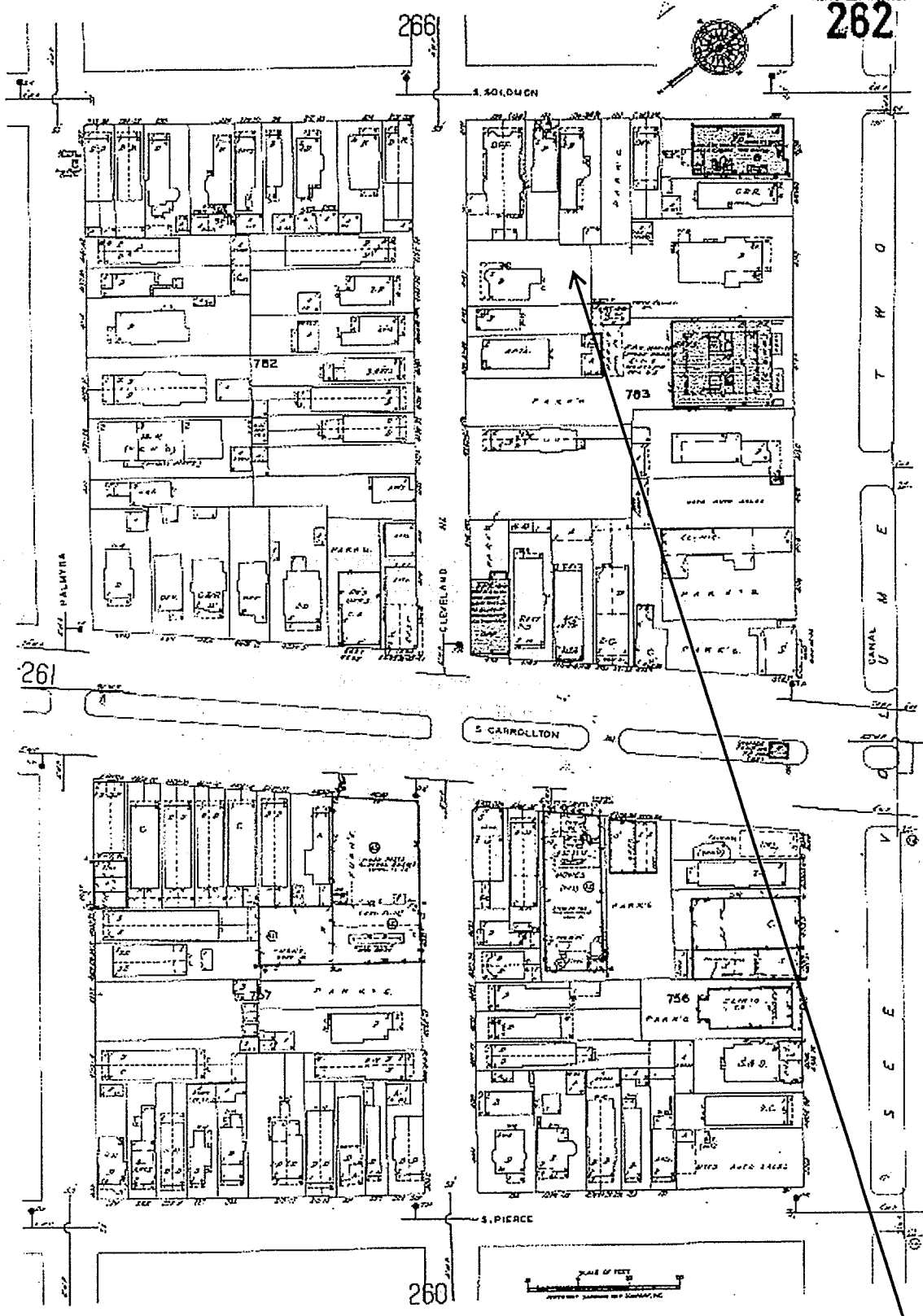
2. The request is consistent with the *Plan for the 21<sup>st</sup> Century*. Although the Master Plan does not speak to parking lots such as this, which are in residential zoning districts but are accessory to commercial uses, the proposed parking lot would not interfere with the Master Plan's larger objective of allowing low-density residential development in the surrounding area.

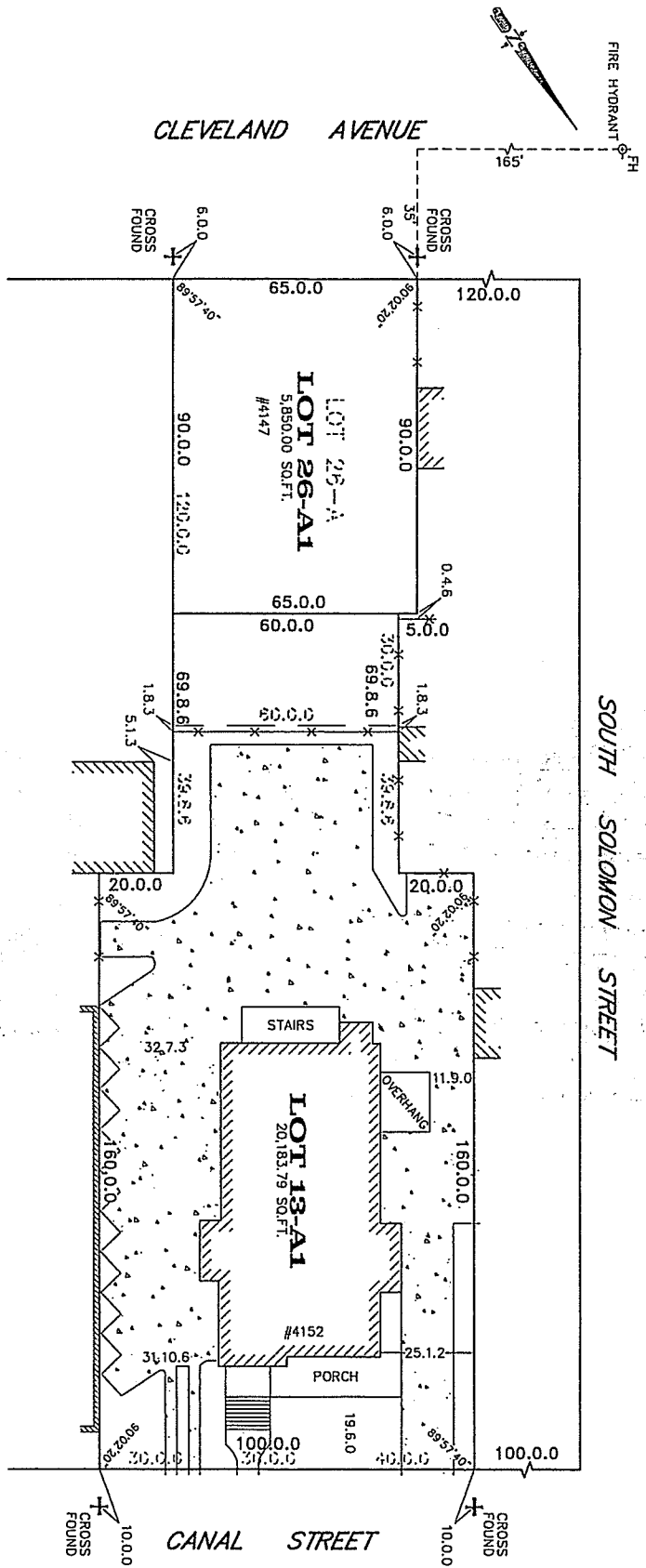
**VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.





701





SOUTH CARROLLTON AVENUE (SIDE)

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. DIMENSIONS ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

**GENERAL NOTES**

THE SPURIOUS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FINISHED BY US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SPURIOUS ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PLUMBER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR.

**ELEVATION NOTES**

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED MARCH 1, 1984: FLOOD ZONE: A4  
 COMMUNITY PANEL: M 22300 0095 E  
 BASE FLOOD ELEVATION: 0.0'

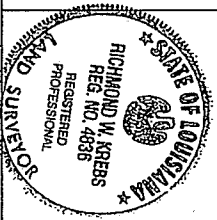
**REFERENCE NOTES**

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
 REFERENCE PLAN #1: A PLAN OF SURVEY BY GILBERT, KELLY & COUTURE, INC. DATED MAY 11, 2005

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYING AS ESTABLISHED IN LOUISIANA ADMINISTRATIVE CODE, TITLE 48:11, CHAPTER 25 FOR A CLASS 2 (SURVEYING) SURVEY.

MADE AT THE REQUEST OF VETERANS OF AMERICA

BY: *Richard W. Krebs*



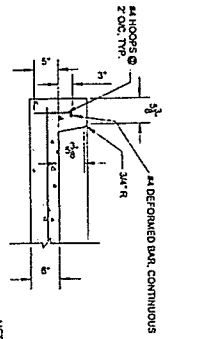
DATE: SEPTEMBER 8, 2014  
 SCALE: 1" = 30'  
 DRAWN BY: NDK  
 CHECKED BY:  
 FILE #:

**R. W. KREBS, L.L.C.**  
**RICHMOND W. KREBS**  
 PROFESSIONAL LAND SURVEYING  
 4505 SHORES DRIVE  
 METAIRIE, LA. 70006-2331  
 PHONE: (504) 889-9616  
 FAX: (504) 889-0916  
 E-MAIL: richmond@rwkrebs.com  
 WEB: www.rwkrebs.com

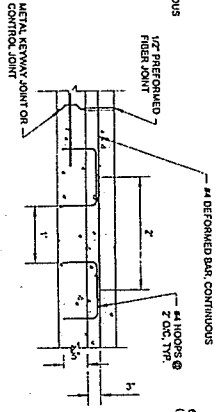
RESUBDIVISION OF  
 LOTS 13-A AND 26-A INTO  
 LOTS 13-A1 AND 26-A1  
 SQUARE 783  
 FIRST DISTRICT  
 ORLEANS PARISH, LA

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 R.W. KREBS, L.L.C.



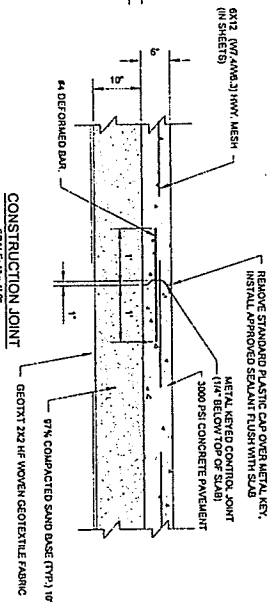


**DOWELED BARRIER CURB**  
SCALE: 1" = 1'-0"

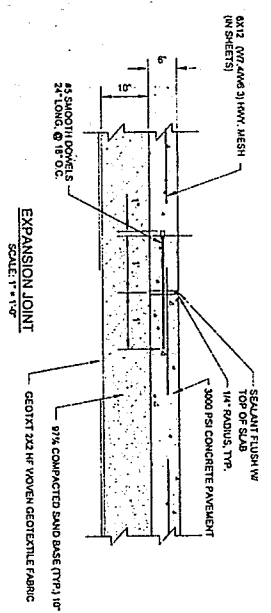


**VERTICAL CURB - LONGITUDINAL SECTION**  
SCALE: 1" = 1'-0"

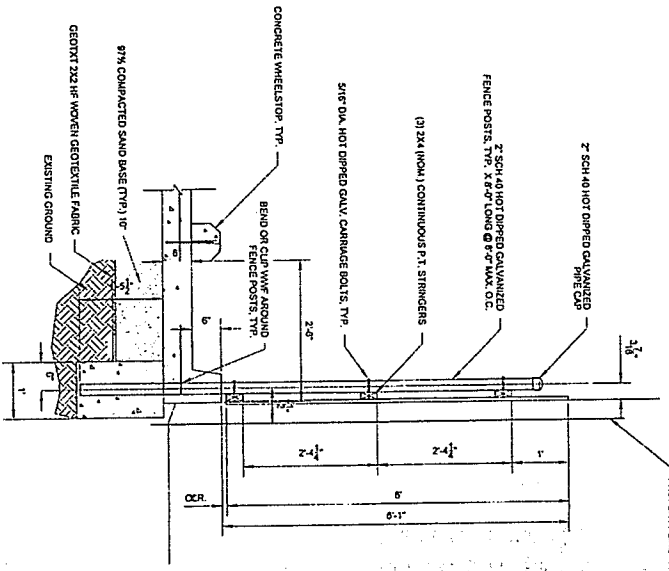
- NOTES:**
1. CONTRACTOR SHALL COMPLETE INSTALLATION OF CONCRETE CURB AND FINISH WITH 3000 PSI CONCRETE PAVEMENT.
  2. CONTRACTOR SHALL MATCH JOINTS IN CONCRETE CURB TO MATCH LOCATION OF ALL JOINTS IN CONCRETE PAVEMENT.



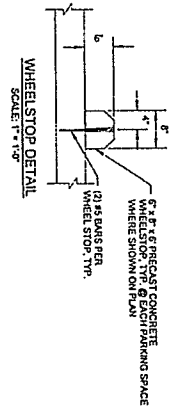
**CONSTRUCTION JOINT**  
SCALE: 1" = 1'-0"



**EXPANSION JOINT**  
SCALE: 1" = 1'-0"



**CURB SECTION AT FENCE POSTS LOCATIONS**  
SCALE: 1" = 1'-0"



**WHEELSTOP DETAIL**  
SCALE: 1" = 1'-0"

<b>BLAIR K. BEPKO, INC.</b> ENGINEERS, ARCHITECTS, PLANNERS, CONSULTANTS, INCORPORATED 4119 Canal Street, New Orleans, Louisiana 70112-1949 Phone: (504) 581-1100 Fax: (504) 581-1101 Email: info@bkbepko.com	
<b>VOA PARKING LOT EXPANSION DETAILS</b>	
PROJECT NO. 13-005 SHEET NO. 2 DATE: 08/20/14	CLIENT: VOLUNTEERS OF AMERICA GREATER NEW ORLEANS 4152 CANAL ST.

4147 Cleveland Ave.



Center View from Canal St. Side

4147 Cleveland Ave.



Right View from Canal St. Side



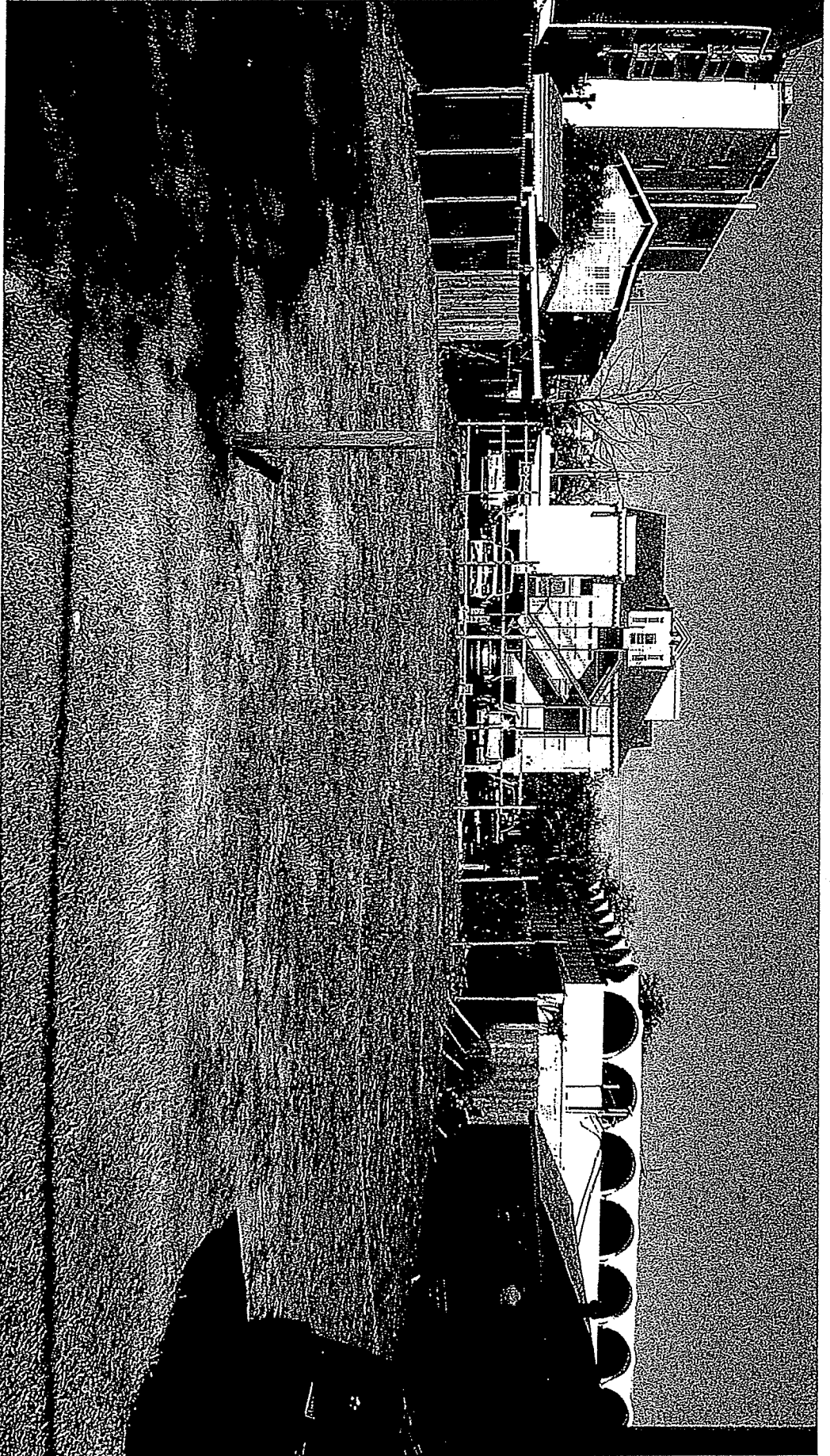
4147 Cleveland Ave.



Left View from Canal St. Side



4147 Cleveland Ave.



Center View from Cleveland Ave. Side

4174 Cleveland Ave.



Left View from Cleveland Ave.

4147 Cleveland Ave.



Right View from Cleveland Ave.

# NPP Report

## Volunteers of America, Greater New Orleans Inc.

Date of Report: 9/25/14

Project Name: VOA Accessory Parking Lot & Subdivision

**Overview:** This report provides results of the implementation of the Neighborhood Participation Program for property located at 4147 Cleveland Ave. The applicant intends to file an application for a conditional use and an application for a subdivision to build an accessory parking lot. This report provides a summary of our contacts with neighbors and interested parties.

**Contact:**

Jason Burt

4152 Canal St.

New Orleans, LA 70119

504-486-8674

[jburt@voagno.org](mailto:jburt@voagno.org)

**Neighborhood Meeting:** The following dates & locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign-in sheets and other feedback are attached].

1. September 25<sup>th</sup>, 2014, 6 PM at Volunteers of America's administrative office.

**Correspondence & Telephone Calls:**

1. September 16<sup>th</sup>, 2014 -- Letters mailed to adjacent property owners contact list provided by City Planning.

**Results:**

There were 81 persons/addresses invited to the community meeting. 10 individuals attended the meeting. See summary below:

1. Summary of concerns, issues and problems.
  - a. The type of fencing that would separate the new parking lot expansion from the properties on Cleveland Ave.
2. How concerns, issues and problems will be addressed.
  - a. A fencing material recommendation from the CPC staff will dictate what we use.

# NPP Meeting Sign-In Sheet

Date: 9/25/14, 6:00 PM

Location: 4152 Canal St. New Orleans, LA 70119

Topic: Conditional use and subdivision for an accessory parking lot.

Name	Address	Email Address
x Caylie + Daniel	4145 Cleveland Ave	caylie@bellsouth.net
Renee Depue	113 S. Hersey	LSEYMOUR07@aol.com
Ronnie Rodrigue	130 S. Muret	rrodriguez@gmail.com
Patrick Armstrong	117 S. Solomon	patrick.n.armstrong@gmail.com
x Lisa Dawson	4154 Cleveland	ljdawson@cox.net
Charley Dawson	4154 Cleveland	
JULIE POSNETZ	123 1/2 S. Solomon	JULIEPOSNETZ2@gmail.com
x Debra Velker	on behalf of MCNO	info@mcno.org
ROUX MERLO		MIDCITYROUX@AOL.COM

September 16, 2014

Dear Neighbor,

Volunteers of America Greater New Orleans, Inc. currently owns a vacant lot behind its Administrative Office on Cleveland Ave. To alleviate parking concerns we are aiming to partially expand our parking lot into this location. This will require two changes through the city:

1. A subdivision of the current lot into a 90 x 65 parcel that fronts Cleveland Ave. and a 30 x 60 parcel that will be absorbed into our Administrative Office's lot that fronts Canal St.
2. A conditional use for the 30 x 60 parcel as an accessory parking lot.

The subdivision and conditional use will net Volunteers of America an additional 9 parking spaces for our Administrative Office staff and keep the Cleveland Ave. lot as a residential spot for a future home. Our application will be heard by the City Planning Commission and the City Council.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we are proposing, and present questions or concerns prior to submitting our application to the City Planning Commission.

The meeting will take place on Thursday, September 25<sup>th</sup> at 6:00 pm in our Administrative Office at 4152 Canal St. Please enter through the back door.

If you have questions or comments, please contact me.

Sincerely,

Jason Burt  
4152 Canal St.  
New Orleans, LA 70119  
[jburt@voagno.org](mailto:jburt@voagno.org)  
504.482.2130

Contact	Address	City	State	Zip
Ponce Properties	P.O. Box 19434	New Orleans	LA	70179
Julie Posner	121 S. Solomon Street	New Orleans	LA	70119
Mary Logsdon	124 S. Solomon Street	New Orleans	LA	70119
William Burke	4176 Canal Street	New Orleans	LA	70119
David McGee	136 S. Solomon St	New Orleans	LA	70119
Robert Margin	202 S. Solomon St	New Orleans	LA	70119
Elizabeth Ahern	6854 Catina St	New Orleans	LA	70124
Kristin Neelis	206 S. Solomon St	New Orleans	LA	70119
Monica Marsalone	209 S. Solomon Street	New Orleans	LA	70119
John Ertel	210 S. Solomon Street	New Orleans	LA	70119
Mvn LLC	900 Hesper Ave	Metairie	LA	70005
Douglas Poulos	216 S. Solomon St	New Orleans	LA	70119
Thomas Moss	217 S. Solomon Street	New Orleans	LA	70119
Zachariah Fridge	224 S. Solomon St	New Orleans	LA	70119
New Orleans Firemen's Fed	P. O. Box 689	Metairie	LA	70004
Milton Gautreaux	4122 Cleveland Ave	New Orleans	LA	70119
Anthony Lotz	4125 Palmyra Street	New Orleans	LA	70119
4127-29 Cleveland, LLC	5520 S Tonti St	New Orleans	LA	70119
Canal Street Land Co LLC	750 City Park Ave	New Orleans	LA	70125
Foley Santamaria	4130 Cleveland Ave	New Orleans	LA	70119
Lynette Ledoux	4138 Cleveland Ave	New Orleans	LA	70119
Antonio Lucas	4137 Palmyra Street	New Orleans	LA	70119
Patricia Hartmann	4139 Cleveland Ave	New Orleans	LA	70119
4140 Canal Street Inc	3164 Club Drive	Destin	FL	32550
Mark Daniels	1242 Kings Row	Slidell	LA	70461
Kurt Zarwell	4143 Palmyra St	New Orleans	LA	70119
September Stockstill	4144 Cleveland Av	New Orleans	LA	70119
Earl Schmit	P.O. Box 791120	New Orleans	LA	70179
Gayle Gagliano	4152 Cleveland Ave	New Orleans	LA	70119
Nihad Monem	824 Glencove Lane	Gretna	LA	70056
Gerald Leydecker	4629 S. Carrollton Ave	New Orleans	LA	70119
Faust Brothers Properties LLC	7001 Glendale St	Metairie	LA	70002
Lacie's Boutique & Salon	2104 Allo Mumhrey	Violet	LA	70092
Michael Bettencourt	4709 S. Carrollton Ave	New Orleans	LA	70119
Edward Young	4715 S. Carrollton Avenue	New Orleans	LA	70119
Myrtle Place, LLC	11927 Oak Shadow	Baton Rouge	LA	70810
John Brent	201 S. Solomon St	New Orleans	LA	70119
Nicholas Mainieri	4133 Palmyra St	New Orleans	LA	70119
Barry Katz	3164 Club Drive	Destin	FL	32550
Caylie Sadin	4145 Cleveland Ave	New Orleans	LA	70119
Ashley Duncan	220 S. Solomon St	New Orleans	LA	70119
David Bridges	132 S. Solomon St	New Orleans	LA	70119
Samuel Tarosian	400 Poydras St. Suite 2200	New Orleans	LA	70130
Hadji Mohamed	230 S. Solomon St.	New Orleans	LA	70119



Contact	Address	City	State	Zip
Apal, LLC	4220 Canal St.	New Orleans	LA	70119
Robert Bustillo	2762 Palmyra St.	New Orleans	LA	70119
Performance Investment Group	5901 Camphor St.	Metairie	LA	70003
Kathryn Morrow	4149 Canal St.	New Orleans	LA	70119
Gwen May, LLC	4609 Hessmer Ave.	Metairie	LA	70002
Glendale Investments, LLC	P.O. Box 1270	Metairie	LA	70004
Jennifer Farwell	P.O. Box 791023	New Orleans	LA	70119
Josef Wright	P.O. Box 791041	New Orleans	LA	70119
Susan Guidry	1300 Perdido St.	New Orleans	LA	70112
Resident	200 S. Solomon St.	New Orleans	LA	70119
Resident	232 S. Solomon St.	New Orleans	LA	70119
Resident	4130 Canal St.	New Orleans	LA	70119
Resident	4137 S. Carrollton Ave.	New Orleans	LA	70119
Resident	4639 S. Carrollton Ave.	New Orleans	LA	70119
Resident	4701 S. Carrollton Ave.	New Orleans	LA	70119
Resident	4116 Canal St.	New Orleans	LA	70119
Resident	4727 S. Carrollton Ave.	New Orleans	LA	70119
Resident	236 S. Solomon St.	New Orleans	LA	70119
Resident	4145 Canal St.	New Orleans	LA	70119
Resident	4119 Cleveland Ave.	New Orleans	LA	70119
Resident	4136 Cleveland Ave.	New Orleans	LA	70119
Resident	213 S. Solomon St.	New Orleans	LA	70119
Resident	4120 Cleveland Ave.	New Orleans	LA	70119
Resident	118 S. Hennessey St.	New Orleans	LA	70119
Resident	4140 Canal St.	New Orleans	LA	70119
Resident	4721 S. Carrollton Ave.	New Orleans	LA	70119
Resident	117 S. Solomon St.	New Orleans	LA	70119
Resident	4120 Canal St.	New Orleans	LA	70119
Resident	134 S. Solomon St.	New Orleans	LA	70119
Resident	4711 S. Carrollton Ave.	New Orleans	LA	70119
Resident	4141 Palmyra St.	New Orleans	LA	70119
Resident	4123 Cleveland Ave.	New Orleans	LA	70119
Resident	4148 Cleveland Ave.	New Orleans	LA	70119
Resident	122 S. Hennessey St.	New Orleans	LA	70119
Resident	4140 Cleveland Ave.	New Orleans	LA	70119
Resident	4129 Palmyra St.	New Orleans	LA	70119
Resident	205 S. Solomon St.	New Orleans	LA	70119



Zoning Docket 112-14

Dear Stephen Kroll,

My name is Caylie Sadin, and I'm writing you in regards to Zoning Docket 112-14. I own the house at 4145 Cleveland Ave, which is right next door to the lot the VOA is now proposing to only turn a part of into a parking lot.

I am very nervous about their new request. As you probably remember, the last fight was a hard one, and one they ultimately lost. At the meeting where they unveiled their new plan, they said they'd be putting up the front section of the lot for sale for residential use.

I would be fine with this proposal, but ONLY if they actually sold off that part of the lot. As it is, by taking that 30 feet from the back and making it into a parking lot, the residential section is now the minimum amount to actually be a residential lot.

I'm concerned that they will not actually sell that part of the lot. I'm worried they will hold onto it, and then in a few years when the memory of the first fight is out of people's heads, they'll try to make more of the lot into a parking lot.

Also, my parents told them they'd go under contract right now to buy that front section of the lot, and they were declined by the VOA, saying they were going to put it up with a real estate agent. Yet the VOA has still not listed it for sale, even though we told the VOA they could have a contract for that portion of the land conditional on City Council Approval.

Again, I would support their request, but only if they actually sold off the front portion of the land for residential use. And nothing they have done so far has made me believe that they will indeed do this.

Sincerely,  
Caylie Sadin  
4145 Cleveland Ave  
caylie@bellsouth.net

Zoning Docket 112-14

Dear Stephen Kroll,

I live at 4145 Cleveland Ave and I oppose the proposed parking lot on the lot at 4147 Cleveland Ave.

The plan they proposed calls for the back 30 feet of the lot to be turned into a parking lot, and the front 60 feet to be sold for someone to place a residential home on it.

The Volunteers of America have shown that they don't respect the desires of their neighbors, evidenced by the long drawn out and even appealed battle over their original parking lot proposal.

They stubbornly want this unnecessary parking addition, despite the resistance of the neighbors and the city council, and we have no faith that they will not merely eat away at this lot in chunks.

If they get these 30 feet it will be much easier for them to just bite away at the lot with more parking and erode our neighborhood more.

I would approve of this parking lot if they had gotten under contract with a buyer, with a conditional contract so that the back 30 feet would have be separated from the lot. But they haven't even listed the lot for sale which doesn't inspire any confidence in them.

So I oppose the Parking lot at 4147 Cleveland Ave.

Daniel Troyano

Earl Schmit  
PO Box 791120  
New Orleans, LA 70179-1120

November 03/2013

City Planning Commission

Zoning Docket 112-14  
previous docket Zoning Docket 030-14

Dear Sir,

Please put in the proper file.

The proposed parking lot drawing(Zoning Docket 112-14) submitted by VOLUNTEERS OF AMERICAN OF GREATER NEW ORLEANS to the CITY PLANNING COMMISSION is the same parking lot drawing submitted approximately six months earlier and denied by the COUNCIL OF THE CITY OF NEW ORLEANS, MOTION NO M-14-267. The City Council and neighbors do not want a parking lot. There are no improved changes or modification to justify another consideration. A defective Parking lot plan with fewer cars and no improvements is a slap in the face. The support of just a plan makes on common sense and is incentive to us all. Staff and members of the commission should reject this duplication request and in terms that best guide VOLUNTEERS OF AMERICAN OF GREATER NEW ORLEANS to cease and desist this ridiculous submissions.

Further explanation is needed to explain how VOLUNTEERS OF AMERICAN OF GREATER NEW ORLEANS can keep the current illegal parking that Motion NO. M-14-267 declared illegal and has been pending resolution at Safety and Permits as of 2/7/2013. Why has there been on action taken with the filing of the compliant dated 2/7/2013 @ 8:21am., incident #13 00636 BLDGC, Ref Code jekrd. What is most confusing is Safety and Permits claim City Planning Commission is responsible and vice versa. So why hasn't anything been done to enforce the removal of the current parking lot; a violation of current Safety and Permit Codes and City Council Motion No. M-14-267. In addition, the Connivance office partial research has no records of changes(zoning, legal documents or variances) posted by VOLUNTEERS OF AMERICAN OF GREATER NEW ORLEANS to others or to VOLUNTEERS OF AMERICAN OF GREATER NEW ORLEANS . What is proper procedures? Is this how all things are handled? Is the VOLUNTEERS OF AMERICAN OF GREATER NEW ORLEANS special? If a commercial business did the same would they have the same treatment and pending status? Is this a precedent?

Respectfully,

Earl Schmit



## Stephen Kroll

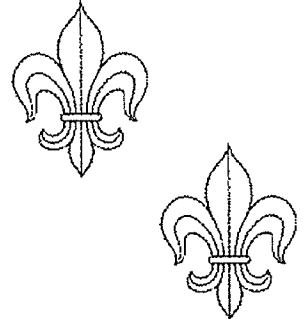
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**From:** Bill Sadin <bsadin@bellsouth.net>  
**Sent:** Monday, November 03, 2014 4:59 PM  
**To:** Stephen Kroll  
**Cc:** Susan G. Guidry; Vicky Sadin  
**Subject:** FW: 4147 Cleveland

**William Sadin**  
**Victoria Sadin**

974 Florida Blvd., New Orleans, LA 70124  
William (504) 231-9576 [bsadin@bellsouth.net](mailto:bsadin@bellsouth.net)  
Victoria (504) 231-9620 [vsadin@bellsouth.net](mailto:vsadin@bellsouth.net)

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November 3, 2014

Stephen Kroll  
City Planning Commission  
City of New Orleans  
Sent via email

Re: Zoning docket No. 112-14

Dear Mr. Kroll,

We are writing this letter to express our vehement opposition to granting Volunteer of America's request for a zoning change for 4147 Cleveland Ave. New Orleans, LA 70119 **WITHOUT THE PROVISIO THAT THE RESULTING SUBDIVDED LOT AT 4147 CLEVELAND AVE. BE CONCURRENTLY SOLD TO A THIRD PARTY BEFORE THE REQUEST TO SUBDIVIDE THE LOT BE GRANTED.**

The VOA has already been denied permission to make that residential lot a commercial parking lot by a vote of the City Council. The neighborhood wants to insure the lot remaining at 4147 Cleveland Ave will be not be turned into commercial parking at some point in the future. We have offered to purchase the resulting lot from VOA and have asked them how much they want for it. They have declined our advances (see email following) and, at this point, have not yet listed the property for sale.

We had a purchase agreement to acquire 4147 Cleveland Ave. before the house that occupied the lot was destroyed by a fire just days before the act of sale. As we were busy renovating our daughter's house at 4145 Cleveland Ave at the time, and had only had experience in renovations, we declined the previous owners offer to us to buy the now empty lot. Since that time, we have built two new homes in the neighborhoods south of I-10 and would welcome the opportunity to build a new residential property on that lot.

Please insure the decision of the City Council and the wishes of the entire neighborhood are protected and require VOA to sell the subdivided lot for residential development before any zoning change is approved.

Sincerely,

William Sadin  
Victoria Sadin

Cc: Susan Guidry

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**From:** Gary Zapata - Volunteers of America GNO [<mailto:GZapata@voagno.org>]  
**Sent:** Thursday, October 09, 2014 12:14 PM  
**To:** 'bsadin@bellsouth.net'  
**Cc:** Donna Betzer - Volunteers of America GNO  
**Subject:** RE: 4147 Cleveland

Hi Bill,

Volunteers of America will be placing the Cleveland Avenue property up for sale through a public, transparent process. We will be using a third party to manage this process.

As soon as the third party listing agent is secured, you and other community friends and neighbors will be among the first to be notified.

Thanks for your interest.

**Gary A. Zapata, CPA | Vice President of Finance and Administrative Services**  
Volunteers of America Greater New Orleans  
4152 Canal Street | New Orleans, LA 70119  
T: 504.486.8679 | C: 504.442.0292 | F: 504.482.1922

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**From:** Bill Sadin [<mailto:bsadin@bellsouth.net>]  
**Sent:** Thursday, October 09, 2014 10:23 AM  
**To:** Gary Zapata - Volunteers of America GNO  
**Subject:** 4147 Cleveland

Gary,

I wanted to circle back with you on the status of the lot at 4147 Cleveland. Any decision on your direction at this point?

Thanks,

Bill

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the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately by replying and destroy this email. Thank you.

## Stephen Kroll

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**From:** Karen Ocker <designko@earthlink.net>  
**Sent:** Monday, November 03, 2014 5:05 PM  
**To:** Arlen D. Brunson; Stephen Kroll  
**Subject:** Opposition 4147 Cleveland / 4152 Canal - Zoning Docket 112-14

Dear Commissioners:

Please consider this my opposition to the request for a conditional use for all the reasons stated by other neighbors within the file for this docket and all the reasons stated within the applicant's previous request which was denied.

The applicant has been absolutely clear that the intent and desire is to ultimately use the full lot as a parking lot beyond that which is required for the use. There is nothing preventing further encroachment in a few months to reach that ultimate goal. There is ample on-street parking within 0-2 blocks.

Sincerely,

Karen Ocker