

Derek I. Scheerer

From: Caylie Sadin <caylie@bellsouth.net>
Sent: Friday, March 28, 2014 3:50 PM
To: Derek I. Scheerer
Subject: Zoning Docket: 030-14

Derek,

I have attached a letter about Zoning Docket: 030-14. I own a house right next to the lot that the VOA would like to turn into a parking lot. My letter details why I do not support this.

Thank you,
Caylie Sadin
caylie@bellsouth.net
504-231-9183

Derek I. Scheerer

From: Lisa Casper <lcasper2@gmail.com>
Sent: Saturday, March 29, 2014 3:04 PM
To: Derek I. Scheerer
Cc: midcityparkinglot@gmail.com
Subject: Mid-city parking lot

I OPPOSE Zoning Docket 031/14 because it allows commercial encroachment into our residential areas and may set a risky precedent for similar intrusions into our mid-city neighborhoods in the future.

Sent from my iPhone

Derek I. Scheerer

From: Lisa Buchert <lisa.buchert@gmail.com>
Sent: Sunday, March 30, 2014 10:03 AM
To: Derek I. Scheerer
Cc: midcityparkinglot@gmail.com
Subject: Zoning Docket 030/14

I OPPOSE Zoning Docket 030/14 because it will allow commercial encroachment into our residential areas. It could also set a risky precedent for future intrusions into our Mid-City neighborhoods.

Lisa Buchert

Derek I. Scheerer

From: Jennifer Molina <jmolina6@yahoo.com>
Sent: Sunday, March 30, 2014 11:10 AM
To: Derek I. Scheerer; midcityparkinglot@gmail.com
Subject: Zoning Docket 030/14

I OPPOSE Zoning Docket 030/14 because it allows commercial encroachment into our residential areas and may set a risky precedent for similar intrusions into our Mid-City neighborhoods in the future.

Sincerely,
Jennifer Molina

Derek I. Scheerer

From: Abe Frishman <abefrushman@gmail.com>
Sent: Sunday, March 30, 2014 12:35 PM
To: Derek I. Scheerer
Subject: Parking lot

I oppose zoning docket 030/14 because it allows commercial encroachment into our residential areas and may set a risky precedent for similar intrusions into our mid-city neighborhoods in the future.

Derek I. Scheerer

From: Paul Troyano <ptroyano@cox.net>
Sent: Sunday, March 30, 2014 9:12 PM
To: Derek I. Scheerer
Subject: zoning docket 030/14

I am opposed to Zoning Docket 030/14. The proposal fails to meet the standards for Conditional Use. It conflicts with the Plan for the 21st Century, Future Land Use, and current Zoning Ordinance. There are too many impacts which can not be adequately mitigated through imposition of standards or conditions. I am concerned about the precedent this will set for future encroachment into our residential neighborhood. Because of these issues, I urge the Commission to recommend denial of Zoning Docket 030-14.

Yours,
Paul Troyano

Derek I. Scheerer

From: Earl Schmit <midcityparkinglot@gmail.com>
Sent: Sunday, March 30, 2014 10:08 PM
To: Derek I. Scheerer; Nicolette P. Jones
Subject: Docket # 030-14 Please put in file DOCKET # 030-14

Regardless of satisfaction of design standards and implementation of provisos, nothing can mitigate the severe and long lasting deleterious impact that this commercial encroachment of a main use parking lot will have on the streetscape and overall fabric of our historic residential neighborhood. This proposal is in direct conflict with the intent, spirit and language of the Master Plan.

We ask that this commission deny docket #030-14.

Derek I. Scheerer

From: Bcswdebra <bcswdebra@aol.com>
Sent: Monday, March 31, 2014 6:55 AM
To: Derek I. Scheerer
Subject: Opposition to CPC docket #30-14

Dear Commissioners:

I am writing in opposition to Docket # 30-14. As a third generation Mid-City resident, I am gravely concerned about this proposal and the effects it will have on our historic residential neighborhood.

This area of Canal Street, above Carrollton Avenue, contains the last residentially zoned blocks. This world famous street was once the site of beautiful private residences from the cemeteries to Claiborne Avenue. I grew up in such a home in the 2300 block of Canal and remember quite well when commercial encroachment, in the form of a car lot, reached my grandmother's door. Her next door neighbor became a paved surface parking lot, destabilizing both her block and the surrounding neighborhood.

I ask you to review maps from 1929, 1949 and today and consider the negative impact creeping commercial encroachment has had in Mid-City.

I recognize how challenging it is to deny the request of a large and well respected social service agency at the request of citizens, however I believe there are ample parking and/or transportation solutions to satisfy VOA's desire for excess parking.

Thank you for your consideration.

Sincerely

Debra C Voelker
4732 Palmyra St
New Orleans, LA 70119

We Won't Be Railroaded!

Debra

www.wewontberailroaded.com

Derek I. Scheerer

From: Michelle Agosto <midcitychelle@yahoo.com>
Sent: Monday, March 31, 2014 7:00 AM
To: Derek I. Scheerer; midcityparkinglot@gmail.com

Michelle Agosto
4724 Cleveland Ave.
New Orleans, LA 70119

I Oppose Zoning Docket 030/14, because it allows commercial encroachment into our residential areas and may set a risky precedent for similar intrusions into our Mid City Neighborhoods in the future.

Sincerely,
Michelle Agosto

Derek I. Scheerer

From: STEPHEN CALI <scali@icloud.com>
Sent: Saturday, March 29, 2014 5:11 PM
To: Derek I. Scheerer
Cc: midcityparkinglot@gmail.com; Heath Mendoza; Rebecca
Subject: I OPPOSE The Parking Lot in Mid-City

I OPPOSE the zoning docket 030/14 because it allows commercial encroachment into our residential areas and sets a risky precedent for similar intrusions into our Mid-City neighborhoods in the future.

--

Stephen Cali

Derek I. Scheerer

From: Earl Schmit <midcityparkinglot@gmail.com>
Sent: Sunday, March 30, 2014 10:25 PM
To: Derek I. Scheerer; Nicolette P. Jones
Subject: Zoning Docket 030-14 Standing water
Attachments: Drainage Problems Swale Design.docx; 20140221_092427 (1).jpg

Standing water pic

Regardless of satisfaction of design standards and implementation of provisos, nothing can mitigate the severe and long lasting deleterious impact that this commercial encroachment of a main use parking lot will have on the streetscape and overall fabric of our historic residential neighborhood. This proposal is in direct conflict with the intent, spirit and language of the Master Plan.

We ask that this commission deny docket #030-14.

ZONING DOCKET 030-14

ATTENTION DEREK SCHEERER EMAIL DISCHEER@NOLA.GOV DATED 3/24/2014

Drainage Problems, a Swale Design may not always work properly

Proposed parking lot at 4147 Cleveland should be consider a confined space.

When property has too much concrete, drainage becomes a problem. Many plans incorporate a swale design to help resolve the water issues. While this may help, it is a strong recognized sign from the developer that there will be future problems with water removal. Parking lots, especial the one proposed at 4147 Cleveland Ave. (a confine space) will not have the same ability to absorbed water like a residential design. Failure to remove water properly will impact the neighbors directly next to the property line as well as impact the neighborhood development present and into the future. The main Street drain(located on and in front of lot 4147 Cleveland Av) that the proposed 12 inch drain will enter into works marginally and if the system is over worked with water it backs up on to the Street. The water that would have been absorbed by the lot now moves to a complicated drainage problem. The swale proposed at 4147 Cleveland is large enough to cause other potential problems, to name a few: smell, standing water, potential of personal injury and disease by mosquitoes and bacteria. The visual look of this proposed swale site will be uneven and not a match for a neatly kept front lawn and over time will be ugly. The Swale is not in the best interest of the Neighborhood.

Please do not approve this Conditional Use(this a residential area)

Additional Problems with a confine space parking lot

Light Pollution(glare, hum noise from lights, brightness) The internet is full of light studies claiming illness and stress. Is this being considered. A legal question, if approved who is responsible for the personal injury, property damages and property devaluation, city, VOA or both?

Noise Pollution (hum noise from lights, car and light truck tire noise, engine start ups, horn noise, people noise). A legal question, if approved who is responsible for the personal injury, property damages property devaluation, city, VOA or both?

Carbon Pollution (emissions from cars, light trucks). The internet is full of stories about people having health issues. A legal question, if approved who is responsible for the personal, property damages, property devaluation, city, VOA or both?

Water Pollution and flooding. With the increase water issues and possible failed VOA design, the legal question is who is responsible for the personal injury, property damages, property devaluation if the conditional use is granted, city of New Orleans, VOA or both? Something to think about.

Earl Schmit owner of 4147 Cleveland Ave. New Orleans, LA directly across from 4147 Cleveland Av. phone number 504 908 4866 email 134eschmit@gmail.com

CPCinfo

From: ggagliano@cox.net
Sent: Thursday, March 06, 2014 10:24 AM
To: CPCinfo
Cc: midcityparkinglot@gmail.com; president@mcno.org; bcswdebra@aol.com; 134eschmit@gmail.com; lgdawson@cox.net; cmdawson@cox.net; ggagliano@cox.net
Subject: Zoning Change Proposed for 4147 Cleveland Avenue
Attachments: VOA parking lot 2.doc

Please see attached letter regarding neighborhood concerns about 4147 Cleveland Ave.

Derek I. Scheerer

From: Sue <stroyano@cox.net>
Sent: Sunday, March 30, 2014 9:16 PM
To: Derek I. Scheerer
Subject: zoning docket 030/14

RE: opposition to zoning docket 030/14

I am opposed to Zoning Docket 030/14. The proposal fails to meet the standards for Conditional Use. It conflicts with the Plan for the 21st Century, Future Land Use, and current Zoning Ordinance. There are too many impacts which can not be adequately mitigated through imposition of standards or conditions. I am concerned about the precedent this will set for future encroachment into our residential neighborhood. For these reasons I urge the Commission to recommend denial of Zoning Docket 030-14.

Thank you,

Sue Troyano
4738 Palmyra St.
New Orleans, LA

Derek I. Scheerer

From: noladana@gmail.com on behalf of Dana Eness <dana@urbanconservancy.org>
Sent: Monday, March 31, 2014 9:24 AM
To: Derek I. Scheerer
Cc: Dale W. Thayer
Subject: 4147 Cleveland Avenue ZD 030-14
Attachments: UC-letter of support_4147Cleveland.pdf

Dear Derek,

Attached please find a letter from me (representing the Urban Conservancy) in opposition to plans to create a paved parking lot at 4147 Cleveland Avenue.

Sincerely,

Dana Eness

--

Dana Eness, Executive Director
The Urban Conservancy + Stay Local!
4035 Washington Ave.
New Orleans, LA 70125

www.urbanconservancy.org www.staylocal.org
Tel 504.232.7821 (C) 504.617.6618 (O)
dana@urbanconservancy.org

GiveNOLA: One Day to Give as One
May 6 -- Midnight to Midnight
www.GiveNOLA.org

Listen to [GiveNOLA Day jingle](#) created by Allen Toussaint!

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Facebook: www.facebook.com/UrbanConservancy and www.facebook.com/staylocalnola



4035 Washington Ave.
New Orleans LA 70125
504-232-7821
urbanconservancy.org

March 31, 2014

Attention: Derek Scheerer, City Planning Commission
Re: 4147 Cleveland Ave.

Dear Mr. Scheerer:

As an organization dedicated to promoting the wise stewardship of New Orleans' urban built environment, the Urban Conservancy is strongly opposed to excessive impervious paving, particularly when there is no compelling reason to do so.

In a flood-prone city like New Orleans, excessive paving leads to increased storm-water runoff. Rainfall that would have been absorbed into the soil is instead diverted into the street and storm-sewer system (or neighbors' yards), with results all too familiar around here: street flooding; backed up storm sewers; increased pollutants entering our natural waterways; accelerating subsidence; and more tax dollars spent on pumping.

We cannot continue to give the nod to impervious paving that exacerbates our ability to manage storm-water runoff and threatens the properties of its neighbors, particularly in situations such as this where the parking is not required, and where it radically redefines the use of a parcel of a land in an area that is zoned as a two-family residential district in a historic urban area.

The City is just beginning to systematically and comprehensively commit to managing its subsidence and flooding issues by minimizing run-off through the adoption of the regional Urban Water Plan, the restructuring of the Sewerage and Water Board, and the soon-to-be-completed Comprehensive Zoning Ordinance. The Rockefeller Foundation recently deemed New Orleans one of 100 Resilient Cities worldwide. As such, New Orleans is positioning itself as an emergent global leader in water management.

In light of all of this hard-earned progress, continuing to accept unnecessary paving is a disservice to us all.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dana Eness".

Dana Eness, Executive Director
Urban Conservancy
Tel. 504-232-7821
Email dana@urbanconservancy.org

MOTION
NO. M-14-267

CITY HALL: June 19, 2014

BY: COUNCILMEMBER GUIDRY

SECONDED BY: COUNCILMEMBER HEAD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and unfavorable recommendation of the City Planning Commission on ZONING DOCKET NO. 30/14 – VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC- Requesting 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, on Square 783, Lot 26-A, in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets (Municipal Address: 4147 Cleveland Avenue), be, and the same is hereby upheld, and the request is denied.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Brossett, Cantrell, Gray, Guidry, Head - 5

NAYS: 0

ABSENT: Ramsey, Williams - 2

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
[Signature]
CLERK OF COURTS

4152-54 Cleveland Ave.
New Orleans LA 70119
March 5, 2014

City Planning Commission
City of New Orleans
1340 Poydras Street
New Orleans LA 70112

Re: Docket # 030-14 Zoning Change to 4147 Cleveland Avenue

Dear Commission Members:

Recently I was stunned to learn the importance that the City Planning Commission attached to the Volunteers of America (VOA) neighborhood meeting late last year. I regarded the VOA event as a public relations initiative to ingratiate itself to the neighborhood in hopes of mitigating any negative reactions*. My son-in-law attended the event to listen to what VOA had planned, rather than to instigate a big confrontation. He felt that the other residents might have shared this perspective. Earl Schmit, who has been my neighbor and owns 4146-48 Cleveland Avenue, arrived late to the meeting and was unable to gain access to the building. I did not know if other residents had the same difficulty.

Please know that there is much neighborhood opposition to this plan, and we will galvanize the neighborhood in voicing their opposition to this proposed zoning change.

Thank you, and please acknowledge receipt of this communication. I can be contacted by phone at (504) 482-2427 or by email at ggagliano@cox.net.

Sincerely,

Gayle V. Gagliano

**The city should require some sort of disclaimer for any such letters sent to the neighborhood residents disclosing that their attendance and comments will weigh in the city's zoning decision.*

Derek I. Scheerer

From: Ruby Troyano <rubbytroy@yahoo.com>
Sent: Monday, March 31, 2014 11:00 AM
To: Derek I. Scheerer
Subject: Zoning Docket 030/14

Attn: City Planning Commission
New Orleans City Hall
1300 Perdido Street, 7th floor
New Orleans, Louisiana 70112

March 31, 2014

RE: OPPOSITION to Zoning Docket 030/14
Dear Commissioners,

I am opposed to Zoning Docket 030/14. The proposal fails to meet the standards for Conditional Use. It conflicts with the Plan for the 21st Century, Future Land Use, and current Zoning Ordinance. There are too many impacts which can not be adequately mitigated through imposition of standards or conditions. am concerned about the precedent this will set for future encroachment into our residential neighborhood. For these reasons I urge the Commission to recommend denial of Zoning Docket 030-14. I

Sincerely,

Ruby Troyano

MOTION
NO. M-14-267

CITY HALL: June 19, 2014

BY: COUNCILMEMBER GUIDRY

SECONDED BY: COUNCILMEMBER HEAD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and unfavorable recommendation of the City Planning Commission on ZONING DOCKET NO. 30/14 – VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC- Requesting 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, on Square 783, Lot 26-A, in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets (Municipal Address: 4147 Cleveland Avenue), be, and the same is hereby upheld, and the request is denied.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Brossett, Cantrell, Gray, Guidry, Head - 5

NAYS: 0

ABSENT: Ramsey, Williams - 2

AND THE MOTION WAS ADOPTED.

ALL FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
[Signature]
Clerk of Council

LOUISIANA LANDMARKS SOCIETY, INC.

1440 Moss Street • New Orleans, Louisiana 70119 • www.louisianalandmarks.org
Telephone: 504-482-0312 • Email: info@louisianalandmarks.org

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March 31, 2014

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Cascy Stuart

Stephen Kroll
Derek Scheerer

2nd VICE PRESIDENT
Sandra Stokes

City Planning Commission
City Hall--7th Floor
1300 Perdido Street
New Orleans, LA 70112

TREASURER
Susan Couvillon

ASSISTANT TREASURER
Diana Smith

RE: Application for Conditional Use for Parking Lot at 4147 Cleveland Avenue

**CORRESPONDING
SECRETARY**
James Wade

To the City Planning Commission staff:

TRUSTEES
Charles A. Berg, AIA
Edward Bonin
Stephen Chauvin
Debbie de la Houssaye
John L. Gray
Ann Heslin
Heather Knight
Elizabeth M. Landis
Aubrey Miller
Taylor Schmidt Pospisil
Rachel Robinson
Betsy Stout

Louisiana Landmarks Society is opposed to this application seeking approval to utilize the above referenced property as a parking lot.

We have taken a look at this Mid-City street. It's clear that there are pressures on Cleveland Avenue because of uses on Canal Street. But this application, if approved, would only increase those pressures and further compromise the residential character of the street.

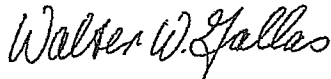
There are parking lots in existence already in the area. It doesn't need another one. Furthermore, all the landscaping in the world can't disguise the fact that this would be a large surface parking lot on a relatively intact residential block.

EXECUTIVE DIRECTOR
Walter W. Gallas, AICP

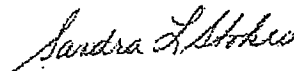
Louisiana Landmarks Society asks the Commission to oppose this application as it is harmful to the Cleveland Avenue streetscape, and the residential character of the neighborhood.

We appreciate the opportunity to comment on this application.

Sincerely,



Walter W. Gallas, AICP
Executive Director



Sandra Stokes
2nd Vice President
Chair, Advocacy Committee

Derek I. Scheerer

From: Daniel Troyano <dtroyano@cox.net>
Sent: Monday, March 31, 2014 2:16 PM
To: Derek I. Scheerer
Cc: midcityparkinglot@gmail.com
Subject: I oppose zoning docket 030/14

I oppose zoning docket 030/14 because it allows commercial encroachment into our residential areas and may set a risky precedent for similar intrusions into our Mid-City neighborhoods in the future.

Daniel Troyano

Stephen Kroll

From: Musa Eubanks & Veda Manuel <musved@gmail.com>
Sent: Monday, March 31, 2014 2:26 PM
To: Stephen Kroll; Derek I. Scheerer
Subject: Application by VOA for Conditional Use

Hello Stephen & Derek:

This correspondence is in opposition to the application by Volunteers of America (VOA) for a conditional use as a parking lot at 4147 Cleveland Ave. This use is incompatible with other uses in the immediate vicinity (residences) and would change the essential character of this neighborhood. Is it not in the best interest of residents to allow a parking lot adjacent to residential structures when there are adequate parking lots available within reasonable range.

We understand that the draft CZO is not yet law. It has been stated by CPC staffers, however, that until the enactment of the new Zoning Ordinance, the CPC, the City Council and all other departments should take the draft CZO fully into consideration before making any decisions that do not comply with it. Under the draft CZO, this parking lot would not be allowed as it is in an HU-RD2 district.

Also, it appears there are available parking lots on Canal St. that could meet the needs of this applicant. These parking lots are all within 300 feet of the VOA Canal St. building. With proper signage, the VOA can fulfill their parking needs without harming this residential neighborhood.

The surrounding residents have signed a petition requesting a denial of this application. Our organization agrees with these residents. To allow this parking lot in what is essentially a residential neighborhood, would set a bad precedent that will serve to disrupt and possibly destroy the quality of life in residential areas around the city.

Thank you for your consideration,

Veda Manuel, President
Bayou St. John-Lafitte Neighborhood Organization

Derek I. Scheerer

From: Victoria Anyanw <v.anyanw@yahoo.com>
Sent: Monday, March 31, 2014 11:48 AM
To: Derek I. Scheerer
Subject: Commercial Intrusion into Residential MidCity

I OPPOSE Zoning Docket 030/14 because it allows commercial encroachment into our residential areas and may set a risky precedent for similar intrusions into our Mid-City neighborhoods in the future.

Letter of Support

City Planning Commission,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,

A handwritten signature in black ink, appearing to read "Garrett Goodbee". The signature is stylized with a large initial "G" and a long horizontal stroke extending to the right.

Printed Name:

GARRETT GOODBEE

Address:

4428 St. Peter St.
New Orleans, LA 70119

BURK-KLEINPETER, INC.

ENGINEERS, ARCHITECTS, PLANNERS, ENVIRONMENTAL SCIENTISTS

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March 27, 2014

City Planning Commission

Letter of Support:

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave. adjacent to their administrative office.

VOA has not only addressed my concerns but has added features to the plan that, I believe, will improve our neighborhood. As owner of the property next door to VOA on Canal Street I am in full support of their parking lot project.

Sincerely,

William R. "Biff" Burk, III

cc: Gary Zapata, VOA – VP of Finance & Admin.




Letter of Support

City Planning Commission,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,

 Harry Samuel 4518 Iberville St.

Printed Name:

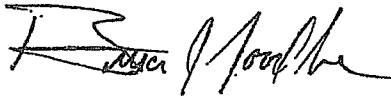
Address:

Letter of Support

City Planning Commission,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,



Printed Name:

BRUCE J. GOODBEE, MANAGER MEMBER RAXP LLC

Address:

226-228 N. ALEXANDER ST.
NEW ORLEANS, LA 70119

Letter of Support

City Planning Commission,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,

Melvin D. Cartier
211. N. MURPHY ST.

Printed Name:

Address:

Letter of Support

City Planning Commission,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,

Viola Goodbee

Printed Name:

Viola Goodbee

Address:

*4441 Iberville
NO LA 70119*

Letter of Support

City Planning Commission,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,

A handwritten signature in black ink, appearing to read "William H. Frost". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Printed Name:

William H. Frost

Address:

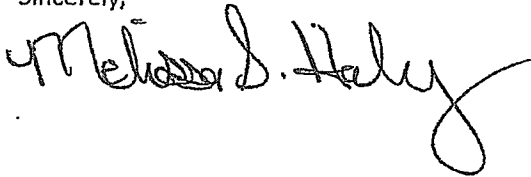
120 N. Murat

Letter of Support

Mid-City Neighborhood Organization,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission and eventually the City Council. Volunteers of America informed me of their desire to be granted a conditional use for a parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,



Printed Name:

Melissa Haley

Address:

2812 Castiglione
New Orleans, LA 70119

MOTION
NO. M-14-267

CITY HALL: June 19, 2014

BY: COUNCILMEMBER GUIDRY

SECONDED BY: COUNCILMEMBER HEAD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and unfavorable recommendation of the City Planning Commission on ZONING DOCKET NO. 30/14 – VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC- Requesting 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, on Square 783, Lot 26-A, in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets (Municipal Address: 4147 Cleveland Avenue), be, and the same is hereby upheld, and the request is denied.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Brossett, Cantrell, Gray, Guidry, Head - 5

NAYS: 0

ABSENT: Ramsey, Williams - 2

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Debra W. Guidry
Clerk of the Council

MOTION
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AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
[Signature]
CLERK OF COURSE

Letter of Support

City Planning Commission,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission. Volunteers of America informed me of their desire to be granted a conditional use for an accessory parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,

Printed Name: Norma Robles

Address: 4230 Canal St. NOLA.

Letter of Support

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Sincerely,



Printed Name:

JAMES ARM LAW

Address:

131 N. MURAT ST.
NEW ORLEANS, LA 70119.

Letter of Support

Mid-City Neighborhood Organization,

I wish to formally give my support to Volunteers of America, Greater New Orleans' application to the City Planning Commission and eventually the City Council. Volunteers of America informed me of their desire to be granted a conditional use for a parking lot on the empty lot at 4147 Cleveland Ave adjacent to their administrative office. They have addressed concerns, if any, that I may have had about the construction, as well as, the finished parking lot and I am fully in support.

Sincerely,



Printed Name:

CHARLES A. HEMMANS, AGENT

HEMMANS INSURANCE AGENCY, LLC

Address:

4611 S. CARROLLTON AVE


N.O., LA 70119-6024

Letter of Support

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Sincerely,



Printed Name:

Alexis D'Asaro

Address:

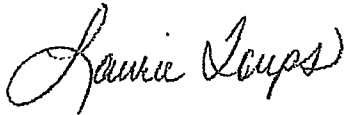
4129 Cleveland Ave. Apt. A
New Orleans, LA, 70119

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Sincerely,



Printed Name: Laurie Toups

Address: 126 N. Alexander
NOLA 70119

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Sincerely,



Printed Name:

GARY YOUNG

Address:


201 N. MURAT

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Sincerely,

Cafe' Minh
Printed Name: Crystal Hendricks


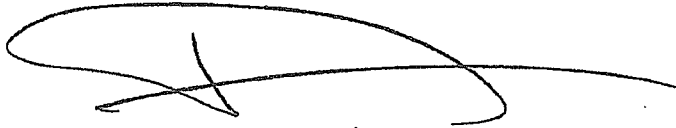
Address: 4139 Canal St.
New Orleans, LA 70119

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Sincerely,



Printed Name:

Don Reager

Address:

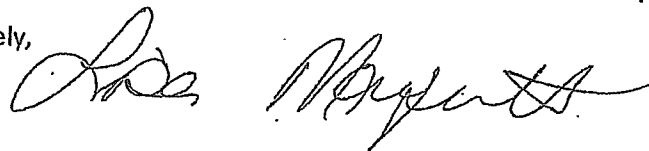
4228 CANAL ST
N.O.^{LA} 70119

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Sincerely,



Printed Name:

Lisa Marquette

Address:

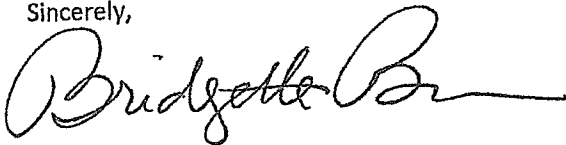
4336 Canal Street
New Orleans, LA 70119

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Sincerely,



Printed Name:

Bridgette Burns

Address:

2075 N. Tonti
New Orleans, LA 70119

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Sincerely,



Printed Name: *Stephanie Sell*

Address: *237 S. Solomon*
New Orleans LA 70119

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Sincerely,



Printed Name:

*Elizabeth Sherwood
Christian Rocha*

Address:


*4433 "A" Iberville
New Orleans, LA 70119*

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Sincerely,

 *T. Bruce J. Goodbee, Member Manager*

Printed Name:

T. Bruce J. Goodbee, Member Manager

Address:

*4149 St. Louis
New Orleans, LA 70119*

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Sincerely,



Printed Name: Ryan Scafidel

Address: 4130 Canal St
New Orleans, LA
70119

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Sincerely,

Printed Name: *Shelby Roper*

Address: *235 S Solomon*

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Sincerely,



Printed Name:

BRETT PRENDERGAST

Address:

4603 S. CARROLLTON AVENUE
NEW ORLEANS, LA 70119

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Sincerely,



Printed Name:

Philip Crow

Address:

4410 Canal St.

Letter of Support

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Sincerely,

Tyrone Kemper
4416 Canal St

Printed Name:

Tyrone Kemper

Address:

Letter of Support

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Sincerely, *Patricia Hartmann*

Printed Name: *PATRICIA HARTMANN*

4139 CLEVELAND AVE

Address: *NEW ORLEANS, LA. 70119*

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Sincerely,



OWNER - LRC

Printed Name:

Roland LeBlanc
Louisiana Running Co.

Address:

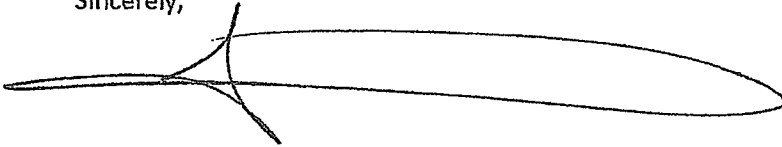
4153 Canal St.

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Sincerely,



Printed Name:

Newton S. Deas, DVM

Address:

*4701 S. CARROLLTON AVE.
NEW ORLEANS, LA 70119*

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Sincerely,



Printed Name:

TRUDY HEREFORD

Address:

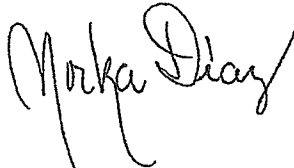
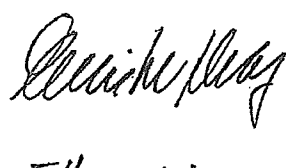
116 S. Hennessey
N.O. 70119

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Sincerely,

Printed Name:

NORKA DÍAZ ELLIS M. DIAZ

Address:

214 N. MURAT ST. NOLA. 70119

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Sincerely,



Printed Name:

Autumn Frost

Address:

126 N. Murrat St.
NOLA 70119



March 31, 2014

Robert D. Rivers, Executive Director
City Planning Commission of New Orleans
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

Via Email

RE: ZONING DOCKET 030/14 – Request by VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC. 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 on Square 783, Lot 26-A, 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. (PD 4)

To Whom It May Concern:

The Mid-City Neighborhood Organization's Board of Directors has received notice of the referenced Zoning Docket and held a meeting to discuss it.

Due to a variety of concerns expressed by board members, the board will not take a position at the present time, although we reserve the right to take a position in person at the CPC hearing on April 11.

Our board voted to await updated plans and evidence of neighbor support from the VOA, as well as to review the City Planning Department's report, before making a decision. We also voted to request a deferral, which we have since learned from City Planning will not happen without VOA support. VOA has stated they will not support our deferral request, so we are holding a special meeting this week to discuss whether we wish to take a formal position at the April 11 meeting.

Please contact me at (504) 232-7178 with any questions.

Sincerely,

Jennifer Farwell, *President*
Mid-City Neighborhood Organization

Letter of Support

City Planning Commission,

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Sincerely,



Printed Name:

REGGIE PHILLIPS

Address:

4515 Iberville
NO LA 70119

**City Planning Commission
City of New Orleans
Docket # 030-14 : Zoning Change to 4147 Cleveland Avenue
March 31, 2014**

Cover Page

Nothing can mitigate the severe, long-lasting, and deleterious impact of the commercial encroachment of a "main use" parking lot in our neighborhood. Regardless of satisfaction of design standards and implementation of provisos, the devastating effect on the streetscape and the overall fabric of our historic residential neighborhood will have the virtual effect of a mini-Katrina. After all, no homes can be rehabilitated or reconstructed on a parking lot that, for all practical purposes, will never go away, regardless of the zoning designation. This change would also set a risky precedent for future areas of Mid-City

This lot will not serve a community purpose or good, but is simply for the convenience of Volunteers of America (VOA) staff. There are underutilized parking lots and excellent public transportation nearby.

The lot will increase our flooding problems and will not abate parking issues. All available spaces are taken by Jesuit students before the start of the regular work day.

There are several attachments that support our position:

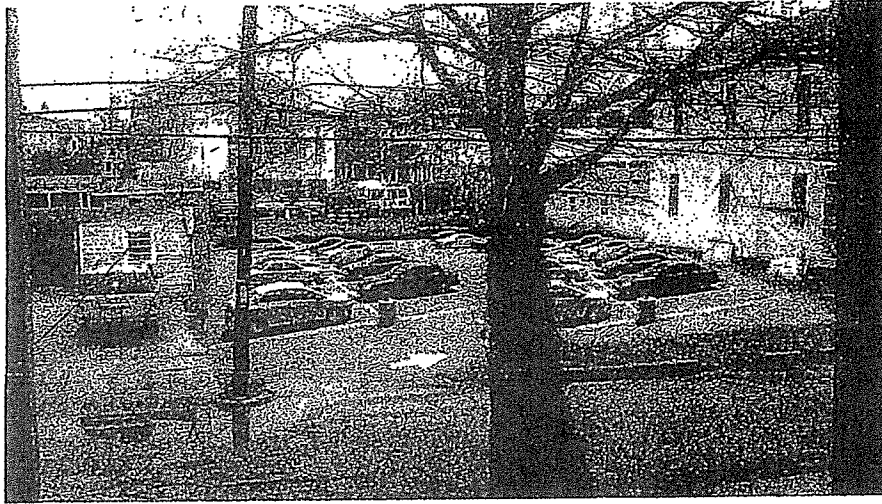
- 1) Copies of over 100 signed petitions in opposition;**
- 2) Copies of flyers requesting emails to the Commission, as well as the replies we have received thus far;**
- 3) Signatures of all five residents who attended the VOA's Neighborhood Participation Program: The five have signed a joint letter in opposition. The other three participants were not residents;**
- 4) A map of the parking areas in the block.**

This proposal is in direct conflict with the intent, spirit and language of the Master Plan. We respectfully request the commission to deny Docket #030-14.

Submitted by Gayle V. Gagliano, 4152 Cleveland Avenue, New Orleans.

ATTACHMENT 1

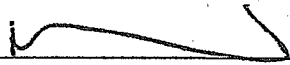
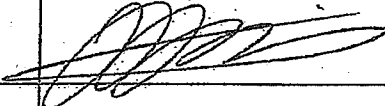
Mid-City Residents' Appeal to the City Planning Commission to Deny Rezoning of 4147 Cleveland Avenue

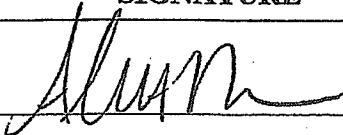




Homes with a view: VOA's planned use of lot

I strongly oppose the Volunteers of America (VOA) rezoning request to construct a large parking lot in the 4100 block of Cleveland Avenue. This rezoning would have powerful adverse effects on our neighborhood character, quality of life, flooding, potential reduced property values, as well as noise and light pollution. This measure would also be a precedent for such parking lots in other areas of Mid-City.

NAME	SIGNATURE	ADDRESS	CONTACT INFO
Ronald Rodriguez III		130 S. Murat St.	r1rodriq88@gmail.com
Paul M. Merced		126 S. Murat St.	paulm-merced@live.com
Kerri Rodriguez		130 S. Murat St.	KERRODRIGUEZ@LIVE.COM
Richard Heltz		126 S. Murat St.	022minw.com Ph: 200 131700 CA
Stephanie Vega		124 S. Murat	shvega23@gmail.com
Steve Canale		129 S. Murat	ronin459@yahoo.com
Zach Wolek		7902 Sycamore	ZACKWOLEK@gmail.com
Beverly Currey		4429 Banks	504 259-2357
D. Johnson		4425 Banks St.	Johnson.4200@ATT.NET

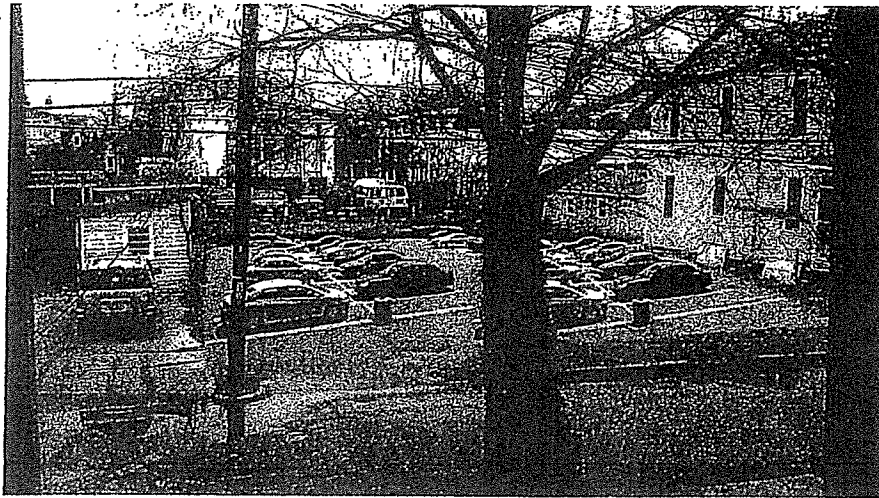
NAME	SIGNATURE	ADDRESS	CONTACT INFO
Therese Fitzpatrick	Muse Zark	215 S. Alexander	504-377-7272
Mike Homan	Mike Homan	215 S. Alexander	504-377-7284
Rebecca Bohn		219 S. Alexander	904-554-4518
Richard Allen	Chuck Spindel	209 S. Murat	504-486-4927
Christine Richtler	Ch Richtler	224 S. MURAT	504-285-6830
BREN MILLER		220 S. MURAT	RAWKOFNO@ME.COM
Rhonda Luck	Rhonda Luck	214 S. Murat	504-488-5801

NAME	SIGNATURE	ADDRESS	CONTACT INFO
Alice Dean		205 S. Solomon St NJ LA 7019	
Mary	Mary Belore	233 S. Solomon St	
Andrew Hsiao		232 S. Solomon St	
LUCIA DIGIOVANNI	Lucia DiGiovanni	229 S SOLOMON ST	
Robert MARGEN	Robert Margen	200 S Solomon St.	
DOMINIC MARGEN	Dominic F. Margen	202 S. Solomon St.	
EARL SCHWART		4148-50 Cleveland	

Mid-City Residents' Appeal to the City Planning Commission to Deny
Rezoning of 4147 Cleveland Avenue p. 2

Mid-City Residents' Appeal to the City Planning Commission to Deny Rezoning of 4147 Cleveland Avenue

130 S. Cleveland



Homes with a view: VOA's planned use of lot

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NAME	SIGNATURE	ADDRESS	CONTACT INFO
David McGee	<i>David McGee</i>	136 S. Solomon St 174	504 919-734
Zachariah Fridge	<i>Zachariah Fridge</i>	224 S. Solomon St.	404-408-846
Jessica Fridge	<i>Jessica Fridge</i>	224 S. Solomon St	301 379-370
Danielle Mann	<i>Danielle Mann</i>	121 S. Solomon St	504 201 3450
Adam Galloni	<i>Adam Galloni</i>	123 S. Solomon	773 681 4507
Caitlin Alvarez	<i>Caitlin Alvarez</i>	123 S. Solomon St.	314-369-1322

Mid-City Residents' Appeal to the City Planning Commission to Deny Rezoning of 4147 Cleveland Avenue

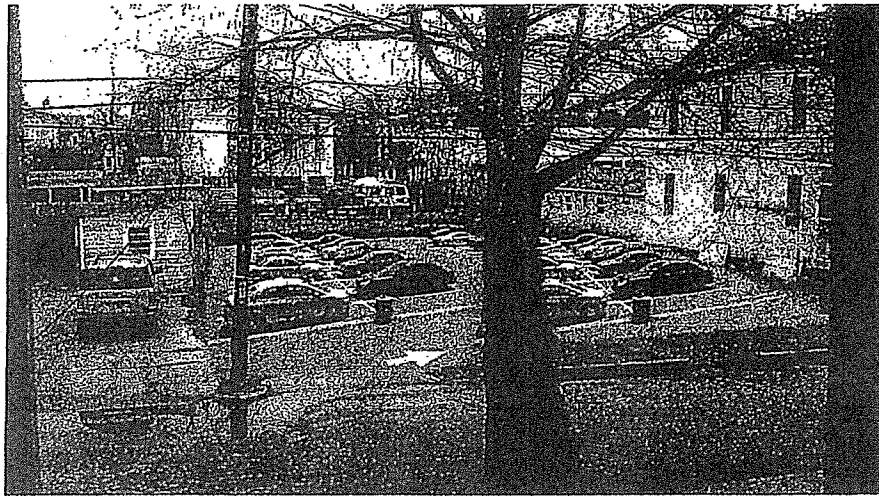


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NAME	SIGNATURE	ADDRESS	CONTACT INFO
Lisa Dawson	<i>Lisa Dawson</i>	4154 Cleveland Ave	l9dawson@cox.net
Sinead Milliken	<i>Sinead Milliken</i>	4132 Cleveland Ave	Sineadmilliken@yahoo.com
Rachel Theriot	<i>Rachel Theriot</i>	"	rachelmtheriot@gmail.com
Stephanie Doyle	<i>Stephanie Doyle</i>	4122 Cleveland Ave	5214d@qmail.com
Nick Gates	<i>Nick Gates</i>	4122 ^b Cleveland Ave	Nickgates@bellsouth.com
Robert Neelis	<i>Robert Neelis</i>	206 S. Solomon St	bob.neelis@gmail.com
Tom Moss	<i>Tom Moss</i>	217 S. Solomon	TDavidMoss@lyric.com
TRACIE FERGUSON	<i>Tracie Ferguson</i>	220 S. Solomon	TRACIE MICHELLE FERGUSON@gmail.com
Bill Robertson	<i>Bill Robertson</i>	221 S. Solomon	billarobertson@gmail.com

Mid-City Residents' Appeal to the City Planning Commission to Deny Rezoning of 4147 Cleveland Avenue



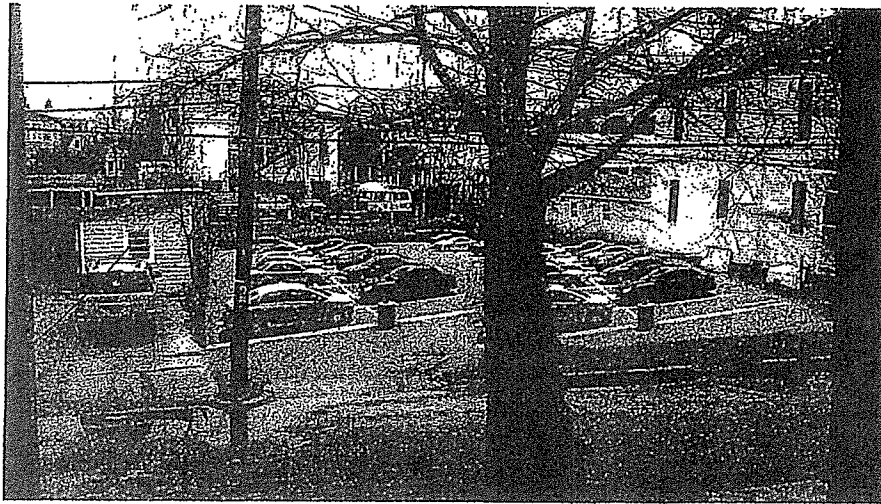
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NAME	SIGNATURE	ADDRESS	CONTACT INFO
Walter Oser	<i>Walter Oser</i>	4150 Cleveland Ave	
Jaran Rifai	<i>Jaran Rifai</i>	4150 Cleveland Ave	
Josh Maggiolo	<i>Josh Maggiolo</i>	4148 Cleveland Ave.	
Hilary Gaster	<i>Hilary Gaster</i>	4148 Cleveland Ave.	
Katy Cooney	<i>Katy Cooney</i>	4152 Cleveland Ave	Katy703@aol.com
JOHN BRENT	<i>John Brent</i>	201 S. Soloman St.	

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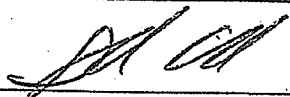
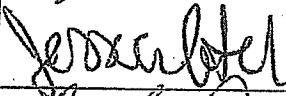

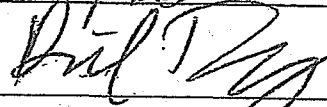


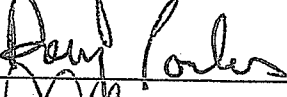
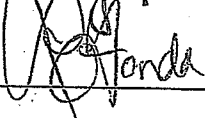
Mid-City Residents' Appeal to the City Planning Commission to Deny Rezoning of 4147 Cleveland Avenue



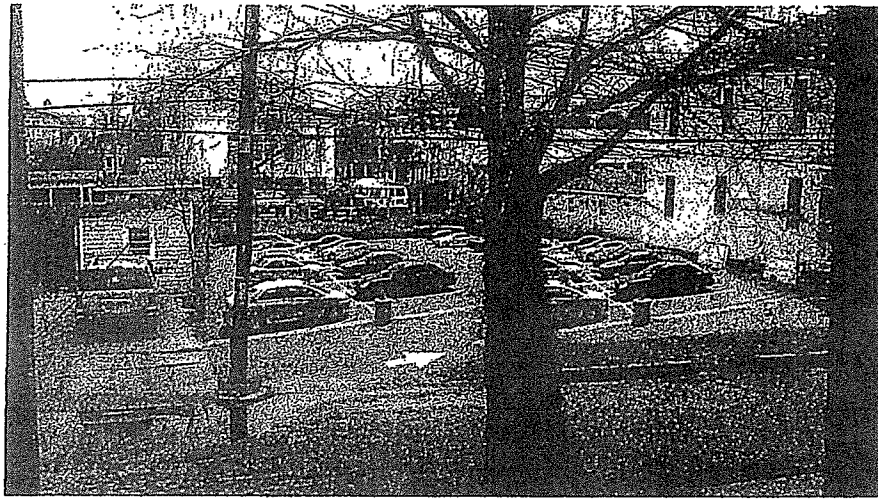
Homes with a view: VOA's planned use of lot

I strongly oppose the Volunteers of America (VOA) rezoning request to construct a large parking lot in the 4100 block of Cleveland Avenue. This rezoning would have powerful adverse effects on our neighborhood character, quality of life, flooding, potential reduced property values, as well as noise and light pollution. This measure would also be a precedent for such parking lots in other areas of Mid-City.

NAME	SIGNATURE	ADDRESS	CONTACT INFO
Doug Stealy		4127 A CLEVELAND	215-534-6702
BRIAN BASKIN		4129 A CLEVELAND	504 948 1777
Caylie Sadin		4145 Cleveland Ave	504 231-9183
Gayle Gagliano		4152 CLEVELAND	482-2427
Stephanie Bridges		132 S. Solomon	318-780-2811
MARY Logston Mary Logston		124 So. Solomon	504 491-3983
JULIE POSNER		123 1/2 S. Solomon	504 669-8966
Chris Bonina		4220 Cleveland Ave	504-606-5807
Ashley Duncan		220 S Solomon	405 919 4243

NAME	SIGNATURE	ADDRESS	CONTACT INFO
Scott Eitel		210 S. Solomon St	504-250-3500
Jessica Eitel		210 S. Solomon St	504-250-3037
C. Dawson		4154 Cleveland Ave	504-236-1988
Daniel Traynor		4145 Cleveland Ave	504-907-0800
Tara Mosier		136 S. Solomon St	316-293-6000
Lynette Ledoux		4138 Cleveland Av	504.638.6135
Doug Poulos		216 S. Solomon St.	504-274-8725
Lauren Fonda		4146 Cleveland Ave.	(337) 540-8842

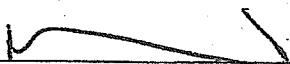

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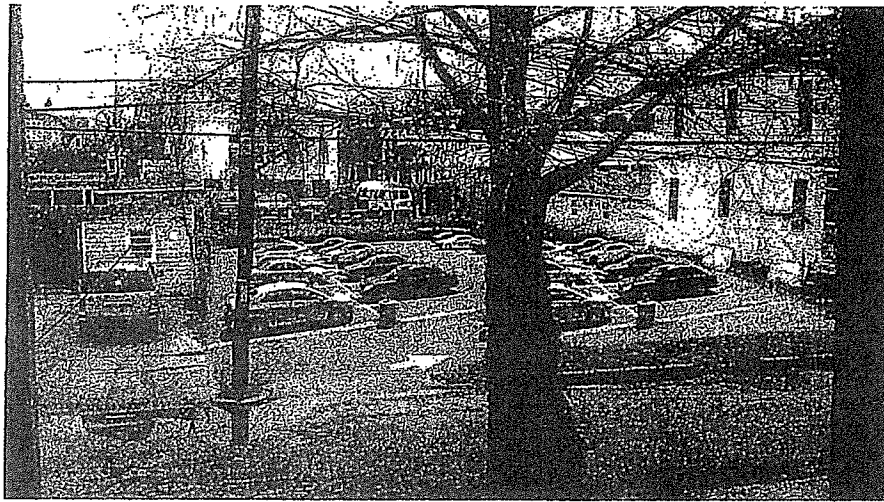
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NAME	SIGNATURE	ADDRESS	CONTACT INFO
Ronald Rodriguez III		130 S. Murat St.	rlrodri88@gmail.com
Paul M. Morad		126 S. Murat St.	paul.morad@att.net
Kerri Rodriguez		130 S. Murat St.	KIRODRIGUEZ@UNICOR
Richard Heltz		120 S. Murat St.	022mm.com
Stephanie Vega		124 S. Murat	shvega23@gmail.com
Steve Canate		129 S. Murat	randy459@yahoo.com
Zach Welch		7902 Sycamore	ZachWelch@gmail.com
Beverly Curry		4429 Banks	564 259-2357
D. Johnson		4425 Banks St.	Johnson.4200@ATT.net

NAME	SIGNATURE	ADDRESS	CONTACT INFO
Therese Fitzpatrick	Melissa Zark	215 S. Alexander	504- 377-7272
Mike Homan	Mike Homan	215 S. Alexander	504 377-7284
Rebecca Bohn		219 S. Alexander	914-554-4518
Richard + Lisa	Ann K. Spindel	209 S. Murat St	504-486-4927
Christine Richtter	Ch Richtter	224 S. MURAT	504-288-6836
BAEN MILLER		220 S. MURAT	RAMKOFNO@M5100
Rhonda Luck	Rhonda Luck	214 S. Murat	504 488-5867

Mid-City Residents' Appeal to the City Planning Commission to Deny
Rezoning of 4147 Cleveland Avenue p. 2

Mid-City Residents' Appeal to the City Planning Commission to Deny Rezoning of 4147 Cleveland Avenue



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NAME	SIGNATURE	ADDRESS	CONTACT INFO
Frank Reavis		228 So. Hennessy	
LANA Saylor		1138 Hennessy	488-8335
Mona Ruiz		4326 Cleveland	214-1445
Erin Butler		134 S. Hennessy St.	450-0486
Jessie Lindsay		139 S. Hennessy	256-1837
Roy Robinson		207. S. Hennessy	304-0490
Andy Sears		115 S. HENNESSY	
Jelal Barandian		126 S. Hennessy apt #3	(504) 488 7643
SERGEY GORDON		126 S. HENNESSY	584-331-2011

MOTION
NO. M-14-267

CITY HALL: June 19, 2014

BY: COUNCILMEMBER GUIDRY

SECONDED BY: COUNCILMEMBER HEAD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and unfavorable recommendation of the City Planning Commission on ZONING DOCKET NO. 30/14 – VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC- Requesting 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, on Square 783, Lot 26-A, in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets (Municipal Address: 4147 Cleveland Avenue), be, and the same is hereby upheld, and the request is denied.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Brossett, Cantrell, Gray, Guidry, Head - 5

NAYS: 0

ABSENT: Ramsey, Williams - 2

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
[Signature]
CLERK OF THE CITY

NAME	SIGNATURE	ADDRESS	CONTACT INFO
Jennifer Molina	<i>Jennifer Molina</i>	4315 Cleveland Ave NOLA 70119	482-8422
Terese Villanueva	<i>Terese Villanueva</i>	4340 Cleveland Ave N.O. Fa. 70119	(661)622-8127
Israh AbuMoussa	<i>Israh AbuMoussa</i>	4300 Cleveland Ave. NOLA 70119	486-4950
Rima Judd	<i>Rima Judd</i>	4366 Cleveland Ave N.O. La. 70119	486-4950
MILAN VALUCH	<i>Milan Valuch</i>	214 S. HENNESSEY NO LA 70119	444-8399
NATALEE PYATT	<i>Natalee Pyatt</i>	214 S. HENNESSEY NO LA 70119	220-7576
John Pabcios	<i>John Pabcios</i>	137 So Hennessey	
Kyle Bradford	<i>Kyle Bradford</i>	115 S. Hennessey	
Jaye Frost	<i>Jaye Frost</i>	1175 Hennessey	281-948-7260
AMN GUIDRY	<i>Amy Guidry</i>	4323 Cleveland Ave	(504)952-5555

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

March 1, 2014

MID-CITY NEIGHBORHOOD

Dear NEIGHBOR,

Volunteers of America Greater New Orleans, Inc. currently owns a vacant lot on Cleveland Avenue (4147 CLEVELAND AV) behind its administrative office located at 4152 Canal St., New Orleans, LA 70119. They have requested Conditional Use Permit approval for a parking lot on this vacant lot on Cleveland Avenue in which they propose to place 32 additional parking spaces. They also propose to add video cameras facing south directions on Cleveland Avenue as a security measure. For the reasons which follow, we strongly object to this Conditional Use Application.

CONDITIONAL USE MUST BE DENIED AT 4147 CLEVELAND AV

Conditional Use approval for a parking lot at this Cleveland Avenue location should be denied for multiple reasons as being incompatible with existing uses and the neighborhood. By way of background, a historical residential structure was located on the subject lot for decades. This residential structure only recently burned down, and Volunteers of America recently purchased the vacant lot and chose not to rebuild a residential home. Instead of rebuilding a house, Volunteers of America proposed a large parking lot whose external effects on adjacent properties and on the surrounding neighborhood cannot be effectively mitigated by any conditions which could be imposed by the City Council.

The proposed parking lot would adversely affect the adjacent properties and the surrounding neighborhood in the following ways, among others:

- (1) **REDUCED PARKING ON CLEVELAND AVE.** Volunteers of America's efforts to alleviate their parking concerns will worsen the parking concerns of the residents on Cleveland Avenue. VOA plans to enlarge the "apron" for entering and exiting their parking lot which will take away street parking for residents on Cleveland Ave. Cleveland Avenue already has limited street parking available for residents.
- (2) **TRAFFIC CONGESTION ON CLEVELAND AVE.** Cleveland Avenue is a narrow street. When cars are parked on both sides of the street, heightened caution must be used when driving down Cleveland Ave. due to its narrowness. VOA's proposal, which would entail dozens of cars entering and exiting their proposed parking lot at all times of the day, will create a bottleneck funnel on an already narrow street.

Dear NEIGHBOR, INITIAL _____

March 4, 2014

Page 2

Emergency and Services vehicles already have difficulty in maneuvering down Cleveland Avenue, and the proposed parking lot will greatly worsen the existing situation.

(3) **DRAINAGE PROBLEMS.** Cleveland Avenue already has drainage problems causing street flooding even in moderate rainfalls. VOA'S proposal would convert virtually their entire lot, which now has natural soil covering and a natural permeable surface, into an entirely impervious concrete surface. As a result, virtually all the rain falling on this lot would become urban runoff and worsen the flooding problems on Cleveland Avenue whose drainage cannot now even handle moderate amounts of rainfall runoff.

(4) **PARKING LOT SECURITY.** Roughly 80% of the criminal acts at business offices, strip malls and shopping centers occur in the parking lot. VOA proposes to add security cameras facing both directions, but the addition of security cameras in parking lots in the last few decades has not shown any decrease in the 80% figure of criminal acts occurring in parking lots of business offices. It is also important to note that VOA has not proposed security personnel for the parking lot as a crime deterrent.

(5) **LIGHT POLLUTION.** To the extent that VOA proposes sufficient lighting for its parking lot security and for its CCTV surveillance cameras, such lighting will cause light pollution in the form of glare and illumination levels inappropriate for a residential neighborhood. Many medical researchers consider light pollution to be one of the fastest growing and most pervasive forms of environmental pollution, and there is a growing body of scientific research that light pollution can have lasting adverse effects on human health. Residents of this neighborhood do not want artificial light from parking lot floodlights spilling on to the adjacent property. Obtrusive lighting from the parking lot would turn night into day in the surrounding area, and lighting that is sufficiently bright for the safety and security of VOA's staff and customers becomes a nuisance to the neighborhood.

(6) **NOISE AND EXHAUST POLLUTION.** VOA'S proposed parking lot will greatly increase the noise pollution and exhaust pollution in this quiet residential neighborhood. The constant starting, stopping, entering and exiting of cars into and out of the proposed parking lot will adversely affect the character of this residential neighborhood.

At the hearing on this proposed Conditional Use Permit application, we intend to demonstrate how VOA'S proposed use is not compatible with present and future uses and is not consistent with the goals of the city's plan for Mid-City neighborhood re-building following the devastation of Hurricane Katrina. The city has made great strides in improving the quality of life for Mid-City residents and has stemmed the exodus of residents following the levee failures that flooded the area in August 2005 during Hurricane Katrina. The proposed Conditional Use does not fit the character of the

Dear NEIGHBOR, INITIAL _____
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Page 3

neighborhood, is not consistent with the residential family-oriented atmosphere of the neighborhood, and threatens the residents' quality of life.

We strongly believe that voting in favor of the Conditional Use will be an inappropriate precedent to establish within this community. We ask you to do what is right for the Mid-City and vote against the Conditional Use Permit application of VOA.

Sincerely
Earl Schmit

Certified Mail 7013 2630 0001 3397 9022 Kelly Brown, CPC, CITY P COMMISSION
Certified Mail 7013 2630 0001 3397 9015 Leslie Kelly, CPC, CITY P COMMISSION
Certified Mail 7013 2630 0001 3397 9008, Robert D Rivers, CPC, CITY P COMMISS
Certified Mail 7013 2630 0001 3307 9039 Bonnie Garrigan, MID-CITY NEIGHBOR
Certified Mail 7013 2630 0001 3397 9046 Roux Merio, MID-CITY NEIGHBORHOO
Certified Mail 7013 2630 0001 3397 9060 Jennifer Farwell, MID-CITY NEIGHBORH

Thank you for your support. Please notify me of all updates and events.

email midcityparkinglot@gmail.com
Face book midcityparkinglot
phone number 504 908 4866
My Property location 4148-50 Cleveland Av. New Orleans

copies to:
MID-CITY NEIGHBORHOOD ORGANIZATION
Improving Mid-City Since 1975
Jennifer Farwell, President, phone# 504 535 4364 email president@mcno.org
Bonnie Garrigan, Director of Communications, phone# 504 504 975 5378 email communication@mcno.org
Roux Merio, Director of Quality of Life, phone# 504 957 0095 email qol@mcno.org
PO Box 791023
New Orleans, LA 70179

I _____, DO NOT SUPPORT THE
VOLUNTEER OF AMERICAN PROPOSED CONDITIONAL USE AT 4147
CLEVELAND AV., PARKING LOT. PLEASE DENIED THE CONDITIONAL USE
AT 4147 CLEVELAND AV., NEW ORLEAS LA 70019.

ADDRESS _____
PHONE NUMBER _____ E-MAIL _____

SIGNATURE CITY, STATE DATE