

**City Planning Commission Meeting**  
**Tuesday, August 11, 2015**

**CPC Deadline: 09/25/15**  
**CC Deadline: 10/27/15**  
**Council District: B**  
**Council Member: Cantrell**

## **PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 059-15

**Prepared by:** Arlen Brunson  
**Date:** July 20, 2015

### **I. GENERAL INFORMATION:**

**Applicant:** GAYLE B. WILSON

**Request:** This is a request for an amendment to Calendar Ordinance No. 30,637 for a zoning change from an HU-RD2 Two-Family Residential District to an HU-RM2 Multi-Family Residential District.

**Location:** The property is located on Square 635, Lot B, in the Sixth Municipal District, bounded by Peniston, General Taylor, Clara and Magnolia Streets. The municipal addresses are 2708-10 Peniston Street. (PD 2)

**Description:** The petitioned site is located mid-block between Magnolia and Clara Streets approximately two (2) blocks from Louisiana Ave. and three blocks from S. Claiborne Ave. The site consists of one lot measuring forty-one feet in width and ninety feet in depth for a total lot area of approximately three thousand six hundred and ninety (3,690) sq. ft. The lot is occupied by a recently constructed unoccupied two story structure with approximately three thousand seven hundred and twenty (3,720) sq. ft. of floor area. No off-street parking is provided.

According to Sanborn maps from the 1980's and 1990's, the original structure was a two-family dwelling that was converted to four units sometime between 1983 and 2005, prior to Hurricane Katrina. In 2007, a demolition permit was issued for the structure which was noted in the permit data as a two-family structure.<sup>1</sup> The legal description<sup>2</sup>, however, indicated a non-conforming four-family structure. The structure was then

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<sup>1</sup> Demolition permit issued 9/2/07 per LAMA database

<sup>2</sup> From Assessor records

demolished and a permit to rebuild a non-conforming four-family structure with no increase in floor area was issued in August of 2008.<sup>3</sup> The rebuilt structure appears to be larger and occupies more of the rear yard than the demolished structure which included approximately 3,100 sq. ft. of floor area.

The permit allowed the applicant one year to complete construction at which time the permit would no longer be valid unless renewed. The records do not indicate that the applicant applied to renew the permit and construction was not completed within one year. The construction remains incomplete to date. No certificate of occupancy has been issued and no electric meters installed. Therefore, the structure has lost its non-conforming status and the applicant is now requesting a zoning change in order to establish four residential units in the building.

### **Why is City Planning Commission action required?**

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments 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?**

#### *Zoning*

The site will be located within a large HU-RD2 Two-Family Residential District which is to occupy the majority of the interior of the neighborhood bounded by Napoleon, Louisiana, S. Claiborne and St. Charles Avenues with the effectiveness of the new CZO on August 12. This HU-RD2 District will be surrounded by various commercial and mixed-use districts.

#### *Land use*

The HU-RD2 district in which the site will be located is generally composed of one-story and some two-story two-family residences. There are a few single-family and multi-family structures but most are two-family. The parcels abutting the subject site are two-family dwellings and one single-family dwelling. The majority of residences in the immediate neighborhood do not include off-street parking.

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<sup>3</sup> New Construction permit issued 8/30/08 per LAMA database

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

**Zoning and Land Use History:**

*Zoning:* 1929 – “A” One and Two Family  
1953 – “B” Two Family  
1970 – RD-2 Two-Family Residential  
Current – RD-2 Two-Family Residential  
Effective 8/12/15 – HU-RD2 Two-Family Residential District

*Land Use:* 1929 –Multi-Family Residential  
1949 –Multi-Family Residential  
1999 –Residential Single/Two Family<sup>4</sup>

**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?**

The following are land use requests in the surrounding five (5) block area within the last five (5) years.

**Zoning Docket 011-12** was a request for a conditional use to permit a car wash in a C-1 General Commercial District within an Inner-City Urban Corridor Overlay District. The municipal addresses are 3706, 3710 and 3740 South Claiborne Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three blocks from the petitioned site.*

**Zoning Docket 020-12** was a request for a zoning change from an RD-2 Two-Family Residential District to an RM-1 Multiple-Family Residential District at 2711-13 Marengo Street. The City Planning Commission recommended denial of the request, which was subsequently denied by the City Council. *The location is five blocks from the petitioned site.*

**Zoning Docket 045-13** was a request for an amendment to Ordinance 24,877 MCS (ZD 011/12, a Conditional Use to permit a car wash in a C-1 General Commercial District within an Inner-City Urban Corridor Overlay District) to add lots 11 and 12 to lots A, 4, 5, 8, 9 and 10. The municipal addresses are 3706, 3710 and 3740 South Claiborne Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three blocks from the petitioned site.*

**Zoning Docket 064-14** was a request by City Council Motion M-14-238 for a zoning

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<sup>4</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

change from an RD-2 Two-Family Residential District to an RM-1 Multiple-Family Residential District at 2428-30 General Taylor Street. The City Planning Commission recommended denial of the request. The request was withdrawn prior to City Council action. *The location is one block from the petitioned site.*

**Zoning Docket 065-14** was a request by City Council Motion M-14-239 for a zoning change from an RD-2 Two-Family Residential District to an RM-1 Multiple-Family Residential District at 3422 South Robertson Street. The City Planning Commission recommended denial of the request. The request was withdrawn prior to City Council action. *This property is four blocks from the petitioned site.*

The three zoning change requests which were unsuccessful indicate a trend by the neighborhood to maintain the primarily two-family residential character in the area and to maintain the RD-2 Two-Family Zoning District, which appears to have worked well in this generally stable residential neighborhood.

**D. Are any major streets involved? What impact will the proposed zoning change have on the transportation system, if any?**

*Traffic*

The site is bounded by narrow one-way minor streets with parking on both sides which primarily are used by area residents to travel to and from their homes. The nearest major streets are S. Claiborne and Louisiana Avenues. Some additional traffic would be anticipated with four residential units but that traffic could be accommodated on the surrounding streets.

*Off-street Parking*

Off-street parking cannot be provided on-site with the building footprint occupying most of the lot. However, since the original structure was demolished and a new non-conforming four-family dwelling has been constructed, the applicant may need to request a parking waiver from the Board of Zoning Adjustments. Parking demand on the street would increase with vehicles for four units, which would likely create a negative impact since most residents in the area do not have off-street parking and must use on-street parking for their vehicles.

**E. What is the purpose of the proposed rezoning, and what effect would it have on the adjacent land uses?**

The applicant has constructed a non-conforming four-family dwelling on the lot and has been informed by the Department of Safety and Permits that a zoning change would be needed since the construction was not completed and no certificate of occupancy issued within the allotted year from the date of the construction permit. The HU-RD2 District

which will be effective on August 12, 2015 would permit single and two-family dwellings as well as established multi-family dwellings.<sup>5</sup>

The requested HU-RM2 Multi-Family Residential District is intended to provide for moderate density low-rise multi-family development of up to four stories as well as townhouse developments. This district may serve as a transition zone between single- and two-family neighborhoods and adjacent higher intensity land uses.<sup>6</sup> The minimum lot area per dwelling unit is 800 sq. ft. which would permit four dwelling units with a maximum height of 48 ft. and 4 stories on this lot. The existing building appears to be within the 70% lot coverage allowed. A waiver would probably be required for the rear yard depth which is less than the required 20 ft. An open stairwell to the first and second floors was added in the front yard but appears to be within the front yard build-to line. Uses permitted in the HU-RM2 District which would not be permitted in the HU-RD2 District include large and small commercial child or adult day care centers, townhouses and large group homes.

The HU-RD2 District, which would permit only established multi-family dwellings through the conditional use process, appears to be a good fit for the neighborhood development pattern of primarily single-family and two-family dwellings. It should be concluded that the proposal for a zoning change to the HU-RM2 District and the desire to establish four residential units are both too intense for this neighborhood, predominantly occupied by smaller two family dwellings. While the structure is present and could be retained with the appropriate variances, the interior could also be configured to provide either one or two residential units, thus complying with the HU-RD2 zoning without the potential impacts of the scale and intensity of uses which would be permitted in the proposed HU-RM2 District.

**F. Can the request be considered a spot zone? Does it fall within the Historic Non-Conforming Use Policy?**

The request would be considered a spot zone. Spot zoning refers to zoning changes that have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to these parcels which is not also granted to surrounding similar properties. The City Planning Commission may favorably consider requests for spot zones in instances where the physical character and historic use of the parcel(s) are significantly dissimilar from surrounding properties in a manner that justifies differential treatment. This policy is used to evaluate non-conforming commercial, industrial or institutional structures that are different in historic land use from surrounding properties.

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<sup>5</sup> Established multi-family dwellings are defined as “A residential structure within a single-family or two-family residential district that has been legally utilized as a multi-family structures (sic) for a minimum of 50 years.”

<sup>6</sup> Article 11, Adopted CZO effective August 12, 2015, Purpose Statements

The Historic Non-Conforming Use policy identifies criteria by which a spot zone may be granted. It includes four general criteria and four specific criteria by which the request should be judged. The request does not meet the general criteria. The request is not in harmony with the historic character of the surrounding neighborhood. The request is for a zoning change to a more intense higher-density residential zoning district that would not serve a neighborhood need. The property does not have a history of non-residential use and the zoning change is not consistent with *The Plan for the 21<sup>st</sup> Century: New Orleans 2030 Plan*.

Of the specific criteria, the building does not meet the criteria since they address existing commercial, industrial or institutional buildings. The structure is proposed to be used for residential purposes and the historic use of the parcel was for residential purposes. Therefore, the request does not meet any of the general or specific criteria.

**III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century: New Orleans 2030*?**

“Chapter 14: Land Use Plan” of the *Plan for the 21st Century*, commonly known as the Master Plan, designates the petitioned site as **Residential Low Density Pre-War**. The goals, ranges of uses, and development character for this designation is copied below:

**RESIDENTIAL LOW DENSITY PRE-WAR**

**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. Business 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 of 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 predominant use in the neighborhood is two-family residential. The development of additional multi-family housing is discouraged in the Residential Low Density Pre-war designation. In this case, the previous use was a non-conforming four-family dwelling. However, that structure has since been demolished. The more recently constructed non-conforming four-family structure, which has not been completed or occupied, could become a single, two-family or multi-family building. The maximum density for the Residential Low Density Pre-war designation is 24 units per acre, resulting in a two unit limitation for this parcel. While the Master Plan makes allowance for existing multi-family dwellings in the Residential Pre-War Low Density designation, this structure was never completed, has never been occupied and therefore could not be considered an existing multi-family use. The requested zoning change is therefore **not consistent with** the Master Plan designation of the site as *Residential Pre-War Low Density*.

#### IV. SUMMARY

Zoning Docket 059/15 is a request for a zoning change from an HU-RD2 Two-Family Residential District to an HU-RM2 Multi-Family Residential District. The small lot was previously occupied by a non-conforming four-family dwelling which has been demolished. A new four-family dwelling was permitted in 2008 and constructed but never completed. No certificate of occupancy has been issued, some interior construction has not been completed, and the building is unoccupied. The permits are no longer valid and the applicant has lost the right to construct a non-conforming structure and cannot obtain the appropriate occupancy certificate. The structure occupies most of the lot, leaving small front and rear yards and no room for parking, which would result in impacts on the adjacent properties and the available on-street parking. The proposed HU-RM2 District is the most intense multi-family zoning district in the historic urban neighborhoods and would be inconsistent with the development pattern in this neighborhood of primarily small two family dwellings. The request would be a spot zone and could not be supported by the Historic Non-conforming Use policy of the City Planning Commission. The request is also inconsistent with the Master Plan. The applicant could also comply with the HU-RD2 District and configure the interior of the structure for a single or two-family dwelling.

#### V. PRELIMINARY STAFF RECOMMENDATION<sup>7</sup>

The staff recommends **Denial** of Zoning Docket 059-15, a request for an amendment to Calendar Ordinance No. 30,637 for a zoning change from an HU-RD2 Two-Family Residential District to an HU-RM2 Multi-Family Residential District.

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<sup>7</sup> Subject to modification by the City Planning Commission

## VI. REASONS FOR RECOMMENDATION

1. The requested HU-RM2 District is inconsistent with and too intense for the primarily two-family residential neighborhood.
2. The request is a spot zone and does not satisfy the criteria of the Historic Non-conforming Use Policy.
3. The request is inconsistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Land Use Plan*.
4. The interior of the structure could be configured as a single or two-family dwelling.

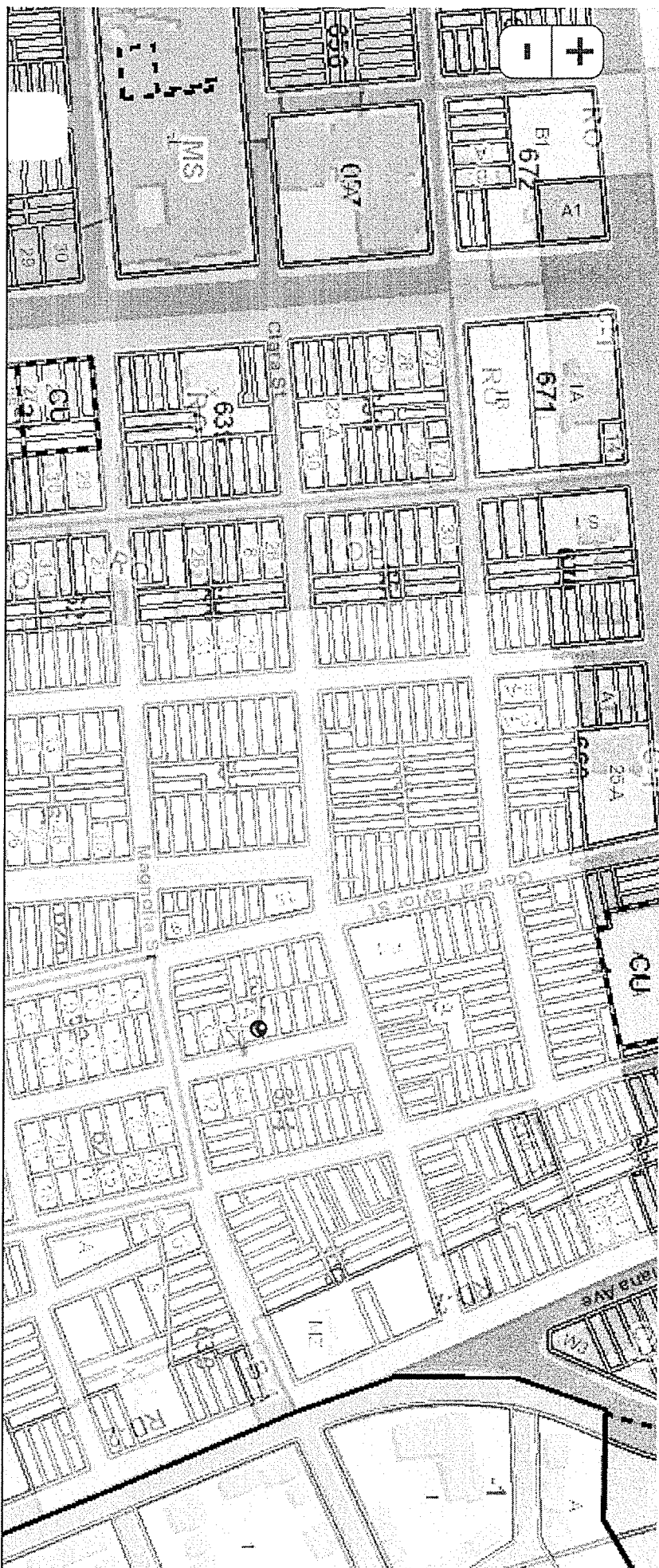




CITY OF NEW ORLEANS

# PROPERTY VIEWER

-  SEARCH
-  MEASURE
-  LAYERS
-  BASEMAP
-  PRINT
-  HELP



## PROPERTY INFORMATION

Site Address: 2708 PENISTON ST, LA  
 First Owner Name: WILSON GAYLE B  
 Mailing Address: P O BOX 5476  
 Mailing City: RICHMOND  
 Mailing State: CA  
 Mailing Zip 5: 94805

## ZONING

Zoning District: RD-2  
 Zoning Description: Two-Family Residential District  
 DRAFT Zoning: HU-RD2  
 DRAFT Zoning Description: Historic Urban Two-Family Residential District  
 Future Land Use: RLD-PRE  
 Future Land Use Description: Residential Low Density Pre-War  
 Last Updated: Thu Dec 19 2013

[View Property Information](#)

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[View Zoning](#)

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[View Local Historic Districts](#)

[View Maps](#)



519  
GENERAL TAYLOR

PENISTON

MAGNOLIA

AMELIA DELACHAISE

CLARA

LOUISIANA AV.

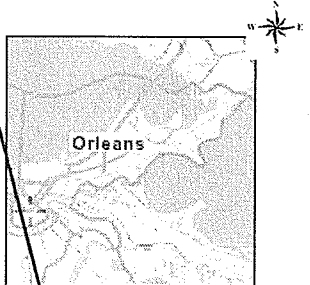
ZD 659-15

SCALE OF FEET  
0 50 100  
COPYRIGHT SARGENT & Lundy COMPANY, INC.



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

ZD 059-15			
Parcel: 2708-PENISTONST Acres: 3690			
Name:	WILSON GAYLE B	Land Value:	\$18,500
Site:	2708 PENISTON ST	Building Value:	\$163,300
Sale:	\$14,850 on 05-1992 Reason= Qual=	Total Value:	\$181,800
Mail:	P O BOX 5476 RICHMOND, CA 94805		



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Date printed: 06/03/15 : 11:35:52

ZD 059-15

Picture of 2708-2710 Peniston Street





Google earth

feet  
meters



May 19, 2015

Dear Neighbor:

My parents, Gayle and Clyde Wilson, are the property owners of the four-plex located at 2708-2710 Peniston Street. We are hosting a community meeting on Wednesday, May 27<sup>th</sup> at 6:00 pm at the Keller Library & Community Center, 4300 S. Broad Street, to discuss our request for a zoning change from a RD-2 to a multi-family zone (RM- 1, RM-2, RM-2A, RM-3 or RM-4) to allow us to complete renovations as a four-plex instead of a two-plex (renovations are currently 80% complete).

Property History

2708-2710 Peniston was originally zoned and built as a two-plex, but prior to my parents purchasing the property in 1992, it was converted into a four-plex. Prior to Hurricane Katrina, the property was rented as a four-plex. Due to the damage from Hurricane Katrina, my parents received permits from the New Orleans Planning Department to completely tear down and re-build the property as a four-plex, as long as the construction was completed and the property was occupied within a specific timeframe. Renovations on the property were 80% complete when, due to unforeseen circumstances, my parents were unable to complete the renovations in the timeframe required in order to "grandfather in" the property as a four-plex. Our family is now able to complete the renovations. However, in order to do this, we need to request a zoning change from a RD-2 to a multi-family zone.

Meeting Information

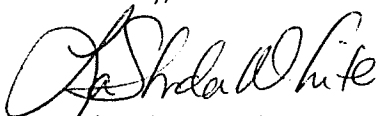
Our application requesting a zoning change has to be heard by the New Orleans City Planning Commission and City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, we would like to invite you to attend a meeting where you can learn more about the project and present questions or concerns. The meeting information is below:

- Date & Time: Wednesday, May 27, 2015 from 6:00pm to 7:00 pm
- Location: Rosa F. Keller Library & Community Center, 4300 S. Broad, in the Meeting Room


This letter is being delivered through the U.S. Mail. At the meeting, a sign-in sheet will be provided to obtain email and/or mailing addresses so that we can provide updates if needed.

If you have any questions or comments, feel free to contact me prior to or after the meeting. Our family is from California but my mother was born and raised in New Orleans. Our family desires to complete renovations on this property so that we can provide affordable rental options for residents and it can be an asset to your community. If we receive approval to complete the renovations as a four-plex, we plan to start construction work within one to two months of the approval, and estimate that the work should take no more than three to four months to complete. We look forward to seeing you at the meeting.

Sincerely,



Lashonda White (Daughter of Gayle and Clyde Wilson)  
P.O. Box 3032, Richmond, CA 94802  
[Lashondaw79@gmail.com](mailto:Lashondaw79@gmail.com) | 510-374-6862



Clyde Wilson (Owner)

Address Label	OwnerName
Building	OwnerAddress
<b>2721 General Taylor</b>	Michael Noone 2721 Gen Taylor St New Orleans, LA 70115
<b>2626 Amelia St</b>	Craig J Ritz 604 Little Farms Ave River Ridge, LA 70123-1314
<b>4001 Magnolia St</b>	Walter B III Pennington 4001 Magnolia St New Orleans, LA 70115
<b>2737 Peniston St</b>	Alexander Jr Dupuy 2737 Peniston St New Orleans, LA 70115
<b>2627 Peniston St</b>	Andrew Jr Joseph Et Al 2627 Peniston St New Orleans, LA 70115
<b>4007 Magnolia St</b>	Joseph N Pedroza 4007 Magnolia St New Orleans, LA 70115
<b>2722 Peniston St</b>	4 Star Real Estate Investments, LLC 4111 Jefferson Hwy Jefferson, LA 70121
<b>3505 Magnolia St</b>	Debra Jefferson Franklin, Mr Nelson 3505 Magnolia St New Orleans, LA 70115
<b>2608 Amelia St</b>	Carl M Henderson 2608 Amelia St New Orleans, LA 70115
<b>2639 Marengo St</b>	Horace G Barrow 2639 Marengo St New Orleans, LA 70115- 701
<b>2737 Amelia St</b>	Minnie G Parker 2741 Amelia Street New Orleans, LA 70115-6801
<b>2614 Amelia St</b>	Beverly Harper 2520 Gen Taylor St New Orleans, LA 70115
<b>2726 Amelia St</b>	Neil L Archer 605 S New St Champaign, IL 61820
<b>2630 Peniston St</b>	Jeffrie D Sutton C/O Alicia L Clark 5500 Trinity Dr Marrero, LA 70072
<b>2713 Peniston St</b>	Shedrick Nelson 2712 Peniston St New Orleans, LA 70115
<b>2640 Amelia St</b>	Arion Ann Holmes 2632 Amelia St New Orleans, LA 70115
Gl Smith Construction <b>2718 Amelia St</b>	Shannon Tobias-Ross Etal 3329 Belfort Ave New Orleans, LA 70119
<b>2631 General Taylor</b>	Jordan Shay 2631 Gen Taylor St New Orleans, LA 70115
<b>2731 General Taylor</b>	Kristopher J Bailey 12653 Concho Drive Frisco, TX 75034
<b>2731 Amelia St</b>	Fred Jr Tuckerson 3420 Clara Street New Orleans, LA 70115
<b>2630 Amelia St</b>	Arion Ann Holmes 2632 Amelia St New Orleans, LA 70115
<b>2722 Amelia St</b>	Platimun Key Properties LLC C/O Henry A Jones 5540 Norgate Dr New Orleans, LA 70127
<b>2627 General Taylor</b>	Paul C Condoll 7400 Chadbourne Dr New Orleans, LA 70126
<b>3809 Magnolia St</b>	Earl D Harris 28 Magnolia Trace Dr Harvey, LA 70058
<b>2734 Peniston St</b>	Greater New Hope Baptist Church 2734 Peniston St New Orleans, LA 70115
<b>2812 General Taylor</b>	Stella Mae P Washington 2812 Gen Taylor St New Orleans, LA 70115
<b>2742 Amelia St</b>	Orleans Redevelopment Authority New 1409 Oretha Castle Haley Bl New Orleans, LA 70113
<b>3509 Magnolia St</b>	Cesar E Zelaya 3509 Magnolia St New Orleans, LA 70115

**2738 Peniston St** Thaddeus Baxter  
2738 Peniston St New Orleans, LA 70115

**2810 General Taylor** Herman A Slater  
2810 Gen Taylor St New Orleans, LA 70115

**2723 Marengo St** Sewerage And Water Board  
625 St. Joseph St. New Orleans, LA 70165

**2746 Amelia St** Fellowship Missionary Baptist Church  
P O Box 15098 New Orleans, LA 70175

**2620 Amelia St** Dennis P Harris  
2620 Amelia St New Orleans, LA 70115

**2717 Amelia St** Pacific Realty Co  
C/O Paul Kling Liquidator 1529 Nashville Ave New Orleans, LA 70115- 0

**2741 Peniston St** Fellowship Missionary Baptist Church  
P O Box 15098 New Orleans, LA 70175

**2700 Peniston St** Global Investmentws Holdings LLC  
C/O Rpc Investments, LLC 4728 Haring Ct Metairie, LA 70006

**3801 Magnolia St** Sandra J Wilkerson  
4012 N Indigo Dr Harvey, LA 70058

**3805 Magnolia St** Solargold LLC  
C/O Dean Pertuit 5092 Towering Oaks Marrero, LA 70072

**2712 Peniston St** Shedrick Sr Nelson  
2712 Peniston St New Orleans, LA 70115

**4000 Clara St** City Of New Orleans  
1300 Perdido St Room 5W17 New Orleans, LA 70112- 0

**2629 Marengo St** Mildred W James  
2329 Oriole St New Orleans, LA 70122

**2738 Amelia St** Jessie J Redd  
P.O. Box 928 Belle Chasse, LA 70037-928

**2621 General Taylor** Paul C Condoll  
7400 Chadbourne Dr New Orleans, LA 70126

**2735 General Taylor** Eddie L H Jackson  
Et Al 2735 Gen Taylor St New Orleans, LA 70115

**2732 Peniston St** Greater New Hope Baptist Church  
2734 Peniston St New Orleans, LA 70115

**4101 Clara St** Rosie J Claiborne  
4101 Clara St New Orleans, LA 70115

**2727 Amelia St** Demery Blackwell  
Et Al 506 Antoine St Houma, LA 70361

**2733 Peniston St** Celeste T Ovide  
P O Box 323 Arabi, LA 70032

**2729 Peniston St** Darrell M Jackson  
2729 Peniston St New Orleans, LA 70115

**2733 Amelia St** Realestate Severino  
23 Fontainebleaudr New Orleans, LA 70175

**2625 Marengo St** Duhe Barbara A Cooper  
2625 Marengo Street New Orleans, LA 70125-4611

**2734 Amelia St** Amelia Properties LLC  
626 Bonnabel Bl Metairie, LA 70005

**2625 Peniston St** Jo Ann Caulfield  
2625 Peniston St New Orleans, LA 70115

**2711 Marengo St** Eddie L Smith  
7320 Lake Barrington Dr New Orleans, LA 70128-2227



**2715 Marengo St** Laurel R Babbitt  
 2715 Marengo St New Orleans, LA 70115  
**2708 Peniston St** Gayle B Wilson  
 P O Box 5476 Richmond, CA 94805  
**2721 Peniston St** Roosevelt Mills  
 2721 Peniston St New Orleans, LA 70115  
**2743 Amelia St** Rhonda P Lomax  
 Etal 2743 Amelia St New Orleans, LA 70115  
**2719 Marengo St** Samson S Alexander  
 Beez-Dat-Way Et Als 2719 Marengo St New Orleans, LA 70115  
**2621 Peniston St** Conchita M Lafrance  
 Et Al 2621 Peniston St New Orleans, LA 70115  
**2704 Peniston St** Josephine C Oubre  
 Po Box 850423 New Orleans, LA 70185-0423  
**2621 Marengo St** Ashley M Aubrey  
 2623 Marengo St New Orleans, LA 70115  
**2725 General Taylor** Geaux Properties LLC  
 35397 Oak Haven Av Geismar, LA 70734  
**2739 General Taylor** Doris Curtis  
 Etal Co Lonon Clark 1826 Second St New Orleans, LA 70115  
**2615 Peniston St** Alberta L Guillory  
 2617 Peniston St New Orleans, LA 70115  
**2730 Amelia St** CGH PARTNERS 2007  
 1832 Felicity St New Orleans, LA 70130  
**2709 Peniston St** Haile G Santalla  
 1738 Robert St New Orleans, LA 70115  
**2725 Peniston St** Noell A Berry  
 6821 Lake Willow Dr New Orleans, LA 70126  
**2717 Peniston St** Stanley Echols  
 C/O The City Of New Orleans 1300 Perdido St New Orleans, LA 70112  
**2626 Peniston St** Vanassa Douglas  
 P.O. Box 13607 New Orleans, LA 70118  
**2701 Peniston St** CGH Partners 2007  
 C/O Terrell Clayton 1832 Felicity St New Orleans, LA 70113  
**2614 Peniston St** Tommie Sykes  
 C/O Barbara Sykes 418 Mills Lane Irving, TX 75062  
**3501 Magnolia St** Joseph C Davis  
 3501 Magnolia St New Orleans, LA 70115  
**2717 General Taylor** Theresa M Collins  
 Et Al 2719 Gen Taylor St New Orleans, LA 70115  
**2635 General Taylor** Frank III Charles  
 One Eyed Jack Gaming Inc 2635 Gen Taylor St New Orleans, LA 70115  
**2620 Peniston St** Integrity Construction Group, LLC  
 735 Voison St New Orleans, LA 70124  
**4107 Clara St** John S Cardinale  
 3417 Iberville St New Orleans, LA 70119  
**2726 Peniston St** Greater New Hope Baptist Church  
 2734 Peniston St New Orleans, LA 70115  
**2737 Amelia St** Muriel L Brock  
 Et Al 719 Woodbine Cove Pass Christian, MS 39571  
**2809 General Taylor** Fellowship Missionary Baptist Church  
 P O Box 15098 New Orleans, LA 70175  
**2817 Gen Taylor St** Fellowship Missionary Baptist Church  
 C/O Rev Moses Gordon III P O Box 15098, New Orleans, LA 70175  
**2633 Peniston St** Chester Development LLC  
 3600 Calhoun St New Orleans, LA 70125

List of neighborhood associations contacted (contact via USPS mail and telephone):

Organization Name: Climana Neighborhood Association  
Point of Contact: Rosalind Peychaud  
Phone Number: 504-342-6252  
Email: climanaassociation@gmail.com  
Street Address: 2626 Milan Street  
City: New Orleans  
Zip: 70115

Organization Name: Freret/Milan Property Campaign  
Point of Contact: Clara Sinou  
Phone Number: 504-373-6403  
Email: freretpropertycampaign@gmail.com  
Street Address: 4605 Freret Street  
City: New Orleans  
Zip: 70115

Letter sent to City Councilperson for District B at:

LaToya Cantrell  
City Hall, Room 2W10  
1300 Perdido Street  
New Orleans, LA 70112

SIGN-IN SHEET

ZONING CHANGE REQUEST FOR 2708-2710 PENISTON STREET

WEDNESDAY, MAY 27, 2015 ~ 6:00pm

KELLER LIBRARY & COMMUNITY CENTER ~ 4300 S. BROAD STREET

NAME (PRINT)	SIGNATURE	ADDRESS	CONTACT INFORMATION (EMAIL OR PHONE NUMBER) <small>If you want to be contacted of next steps</small>
Joseph Berglund	Joseph Berglund	2626 Wickery St	504-722-7447
Jill Smith	Jill Smith	2642 America St.	214-455-5629 cell
Onchita M. LaFrance	Onchita M. LaFrance	26021 Louisa St 70115	
Frankie C LaFrance	Frankie C LaFrance	2619 Peniston St	504-895-5457
Nolan S. Grady	Nolan S. Grady	2709 Milan St	504-458-3021

## Neighborhood Participation Program Report

**Date of Report:** May 28, 2015

**Project Name:** 2708-2710 Peniston Street Zoning Change Request

**Overview:**

2708-2710 Peniston was originally zoned and built as a duplex, but prior to the current owners purchasing the property in 1992, it was converted into a four-plex. Prior to Hurricane Katrina, the current owners rented the property as a four-plex. After Hurricane Katrina, a permit was received from the New Orleans Department of Safety and Permits to construct a replacement non-conforming four-plex damaged by the storm. Renovations on the property were (are) 80% complete; however, due to unforeseen circumstances, the renovations were not completed in the time frame required in order to "grandfather in" the property as a four-plex. The owner would like to complete renovations as a four-plex; however, in order to do this, a request for a zoning change from a RD-2 to a multi-family zone, RM-4, is needed.

**Contact:**

Clyde Wilson (owner)  
P.O. Box 5476  
Richmond, CA 94805  
(510) 206-2685

LaShonda White (daughter of property owner Clyde Wilson)  
P.O. Box 3032  
Richmond, CA 94802  
(510) 439-6092  
[Lashondaw79@gmail.com](mailto:Lashondaw79@gmail.com)

**Neighborhood Meeting:** The date and location of the meeting where residents were invited to discuss the proposal [comments, sign-in sheets, and petition are included/attached] is below:

1. Wednesday, May 27, 2015 – Rosa F. Keller Library & Community Center, 4300 S. Broad Street, New Orleans, 6:00 pm – 7:00pm, five (5) people were in attendance

### **Correspondence:**

1. May 13, 2015 – Discussed the project and the request via telephone with Ms. Rosalind Peychaud, point of contact for the Climana Neighborhood Association
2. May 19, 2015 – letters were mailed to property owners and residents within 300 feet of property address per contact list provided by the New Orleans Planning Department, including homes, apartments, neighborhood associations, churches, businesses, etc.
3. May 19, 2015 - Discussed the project and the request via telephone with Mr. Yasin Frank Southall, point of contact for the Freret/Milan Property Campaign
4. May 26, 2015 - Visited households on the block where the property is located to remind residents about the meeting on May 27, 2015, to provide a brief overview of the property, and to inquire if the residents had any issues with the property being rezoned as a four-plex. Four residents signed a petition (attached) stating that they were in favor of/did not oppose the rezoning of the property.

### **Results:**

There were 136 persons/addresses invited to the community meeting. Five (5) attended (sign-in sheet is attached). The summary of questions/comments from attendees and responses from property owners is below:

1. Summary of concerns, issues and problems:
  - Parking: A four-plex would have a negative impact on the parking on Peniston Street, as there is already limited parking available.
  - Setting a Precedent: Concern that a precedent would be set for others looking to buy and/or renovate in the community if zoning is changed for the property.
  - Impact on Revitalization: A member of the Climana Neighborhood Association shared that although they understand our situation, that the Association does not want the property to be a four-plex, would like for the existing zoning to be enforced, and are concerned that this change would be a prohibitive factor for community revitalization.
  - Proof of Existing Four-Plex: Residents do not remember property ever being a four-plex so they requested proof that it was a four-plex and want dates for when it was converted from a duplex to a four-plex.
  - Property Management: Question about how property will be managed.
2. How concerns, issues and problems will be addressed:
  - Parking: The property owner, with the assistance of the property manager, can put forth a good faith effort to select tenants that do not have multiple cars. However, it is important to note that a four-plex does not have to equate to an increased negative impact on parking on Peniston. Parking is more contingent upon the number of tenants in a single family home, duplex or four-plex that are of driving age and have vehicles. For

example, a duplex could contain 4 adults that each had cars (2 adults per unit and each having 1 car). A four-plex could also be occupied by 4 driving adults that each had cars (1 adult with 1 car per unit).

- **Setting a Precedent:** The request for a zoning change from RD-2 to RM-4 is only for the property at 2708-2710 Peniston and does not equate to zoning laws/policies being changed for other potential applicants.
- **Impact on Revitalization:** The applicants have a history and family in New Orleans and want to do their part in helping to revitalize the block and the neighborhood and they strongly believe that the completion of the property will help do that. Once completed, the property will be nicely landscaped and no longer be vacant, which will help increase the property values of surrounding properties and will be an asset to the community.
- **Proof of Existing Four-Plex:** The group was informed that the property was definitely a four-plex when purchased in 1992 and was rented as a four-plex prior to Hurricane Katrina. It was also stated that after Hurricane Katrina, the New Orleans Department of Safety and Permits provided permits to the owners to “construct a replacement non-conforming four-plex damaged by the storm” proving that the property was a four-plex prior to Hurricane Katrina. If additional “proof” such as pictures or documents from the City Planning or Safety and Permits Departments can be obtained, they will be provided to the residents that attended the meeting.
- **Property Management:** Owner has selected a property manager that will oversee and manage the property and help the owner select creditable tenants that will hopefully be a benefit and asset to the neighborhood.

**Petition in Favor of Zoning Change Request for  
2708-2710 Peniston Street from RD-2 to a Multi-Family Zone**

**Petition Summary and Background:**

2708-2710 Peniston was originally zoned and built as a two-plex, but prior to the current owners purchasing the property in 1992, it was converted into a four-plex. Prior to Hurricane Katrina, the current owners rented the property as a four-plex. Due to the damage from Hurricane Katrina, a permit was received from the New Orleans Planning Department to completely tear down and re-build the property as a four-plex, as long as the construction was completed and the property was occupied within a specific timeframe. Renovations on the property were (are) 80% complete when, due to unforeseen circumstances, the renovations were not completed in the timeframe required in order to "grandfather in" the property as a four-plex. The owners would like to complete renovations as a four-plex; however, in order to do this, a request for a zoning change from a RD-2 to a multi-family zone is needed.

**Action Petitioned For:**

We, the undersigned owners and/or tenants of property affected by the requested zoning change (within 300 feet of property address), are in favor of/do not protest against the request by the property owners of 2708-2710 Peniston Street to rezone the aforementioned property from RD-2 to a Multi-family zone (RM- 1, RM-2, RM-2A, RM-3 or RM-4) to allow the owners to complete renovations as a four-plex instead of a two-plex (renovations are currently 80% complete).

<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
SHEDRICK NELSON SR	<i>Shedrick Nelson</i>	2712 PENISTON ST
FLORENCE MAGYAN Johntrill Clay	<i>Florence Magyan</i> <i>Johntrill Clay</i>	2706 PENISTON ST 2701 Peniston Street
PEGGY DONOVAN	<i>Peggy Donovan</i>	2711 PENISTON ST.

I do hereby verify that the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Notifications  
059-15

Name	Address1	Address2	City	St	Zip	MobilePhone	Email	Website
CGH PARTNERS 2007	1832 Felicity St		New Orleans	LA	70130			
Bailey Kristopher J	12653 Concho Drive		Frisco	TX	75034			
Nelson Shedrick	2712 Peniston St		New Orleans	LA	70115			
Nelson Shedrick Sr	2712 Peniston St		New Orleans	LA	70115			
Smith Eddie L	7320 Lake Barrington Dr		New Orleans	LA	70128-2227			
Lafrance Conchita M	Et Al	2621 Peniston St	New Orleans	LA	70115			
Caulfield Jo Ann	2625 Peniston St		New Orleans	LA	70115			
Joseph Andrew Jr	Et Al	2627 Peniston St	New Orleans	LA	70115			
James Mildred W	2329 Oriole St		New Orleans	LA	70122			
Sutton Jeffrie D	C/O Alicia L Clark	5500 Trinity Dr	Marrero	LA	70072			
Harris Earl D	28 Magnolia Trace Dr		Harvey	LA	70058			
Oubre Josephine C	Po Box 850423		New Orleans	LA	70185-0423			
Wilson Gayle B	P O Box 5476		Richmond	CA	94805			
Babbitt Laurel R	2715 Marengo St		New Orleans	LA	70115			
Collins Theresa M	Et Al	2719 Gen Taylor St	New Orleans	LA	70115			
Noone Michael	2721 Gen Taylor St		New Orleans	LA	70115			
Mills Roosevelt	2721 Peniston St		New Orleans	LA	70115			
Platmun Key Properties LLC	C/O Henry A Jones	5540 Norgate Dr	New Orleans	LA	70127			
Geaux Properties LLC	35397 Oak Haven Av		Geismar	LA	70734			
Jackson Darrell M	2729 Peniston St		New Orleans	LA	70115			
Jackson Eddie L H	Et Al	2735 Gen Taylor St	New Orleans	LA	70115			
Dupuy Alexander Jr	2737 Peniston St		New Orleans	LA	70115			
N H S Of New Orleans Inc	C/O Lauren Anderson	4528 Ferret St	New Orleans	LA	70115			
Fellowship Missionary Baptist Church	C/O Rev Moses Gordon III	P O Box 15098	New Orleans	LA	70175			
Smith Patricia A	3729 Clara St		New Orleans	LA	70115			
Brashear Jack L II	915 Highland Ave		Metairie	LA	70001			
Jones Wanda L	3321 Clermont Drive		New Orleans	LA	70122			
Wilkerson Sandra J	4012 N Indigo Dr		Harvey	LA	70058			
Pennington Walter B III	4001 Magnolia St		New Orleans	LA	70115			
CGH Partners 2007	C/O Terrell Clayton		New Orleans	LA	70113			
Tobias-Ross Shannon	Et Al	1832 Felicity St	New Orleans	LA	70113			
Alexander Samson S	Et Als	3329 Belfort Ave	New Orleans	LA	70119			
4 Star Real Estate Investments, LLC	4111 Jefferson Hwy	2719 Marengo St	New Orleans	LA	70115			
			Jefferson	LA	70121			



Notifications  
059-15

Baxter Thaddeus	2738 Peniston St			New Orleans	LA	70115		
Fellowship Missionary Baptist Church	P O Box 15098			New Orleans	LA	70175		
Cooper Duhe Barbara A	2625 Marengo Street			New Orleans	LA	70125-4611		
Douglas Vanessa	P.O. Box 13607			New Orleans	LA	70118		
Zelaya Cesar E	3509 Magnolia St			New Orleans	LA	70115		
Sykes Tommie	C/O Barbara Sykes	418 Mills Lane		Irving	TX	75062		
Barrow Horace G	2639 Marengo St			New Orleans	LA	70115- 701		
Greater New Hope Baptist Church	2734 Peniston St			New Orleans	LA	70115		
Jefferson Debra	Franklin, Mr Nelson	3505 Magnolia St		New Orleans	LA	70115		
Charles Frank III	2635 Gen Taylor St			New Orleans	LA	70115		
Davis Joseph C	3501 Magnolia St			New Orleans	LA	70115		
Santalla Haile G	1738 Robert St			New Orleans	LA	70115		
Amelia Properties LLC	626 Bonnabel Bl			Metairie	LA	70005		
Archer Neil L	605 S New St			Champaign	IL	61820		
Pedroza Joseph N	4007 Magnolia St			New Orleans	LA	70115		
Bart Shank Construction LLC	C/O The City Of New Orleans	1300 Perdido St		New Orleans	LA	70112		
Sewerage And Water Board Of New Orleans	625 St. Joseph St.			New Orleans	LA	70165		
The City Of New Orleans	1300 Perdido St Room 5W17			New Orleans	LA	70112- 0		
Klevorn Amanda K	Etal	2631 Gen Taylor St		New Orleans	LA	70115		
Landry Mandie E	2633 Peniston St			New Orleans	LA	70115		
Global Investments Holdings, LLC	C/O Peter L Traigle	P. O. Box 74		Des Allemands	LA	70030		
Apple Pear LLC	1524 N Villere St			New Orleans	LA	70116		
Curtis Doris	Etal	2739 Gen Taylor St		New Orleans	LA	70115		
Ovide Rebecca	Etal	2733 Peniston St		New Orleans	LA	70115-6830		
Hemphill Steven L	2725 Peniston St			New Orleans	LA	70115		
Condoll Paul C	7400 Chadbourne Dr			New Orleans	LA	70126		
Holmes Arion Ann	Po Box 15519			New Orleans	LA	70175-5519		
Holmes Arion Ann	P.O. Box 15519			New Orleans	LA	70175-5519		
Petty Lamar	2740 Amelia St			New Orleans	LA	70115		
Solargold LLC	C/O Natasha L Robateau	1740 Baronne St		New Orleans	LA	70113		

PD	Organization Name	Street	City	State	Zip	Point of Contact
2	Broadmoor Improvement Association	3900 General Taylor Street	New Orleans	LA	70125	Marilyn Crump
2	Central City Economic Opportunity Corporation	2020 Jackson Avenue	New Orleans	LA	70113	Barbara Lacen
2	Central City Renaissance Alliance	1631 Oretha Castle Haley Boulevard	New Orleans	LA	70113	Kysna Brown Robinson
2	Climana Neighborhood Association	2626 Milian Street	New Orleans	LA	70115	Rosalind Psychaud
2	Coliseum Square Association	P. O. Box 50024	New Orleans	LA	70150	Frank Cole
2	Delachaise Neighborhood Association	3915 Baronne Street	New Orleans	LA	70115	John Buckner
2	Faubourg Delachaise Neighborhood Association	-	New Orleans	LA		Debby Pigman
2	Faubourg Delassize Neighborhood Association	2919 St. Charles Avenue	New Orleans	LA	70115	Jonathan Stewart
2	Faubourg Livaudais Neighborhood Association	2919 St. Charles Avenue	New Orleans	LA	70115	Dan Brown
2	Faubourg Lafayette Neighborhood Improvement Association	1233 Carondelet Street	New Orleans	LA	70130	Thomas Carton

PD	Organization Name	Street	City	State	Zip	Point of Contact
2	Faubourg Marengo Neighborhood Association	-	New Orleans	LA		Julie Graybill
2	Freret - Milan Neighbors United	2015 Valence Street	New Orleans	LA	70115	Richard Dimity
2	Freret/Milan Property Campaign	4605 Freret Street	New Orleans	LA	70115	Clara Sinou
2	Garden District Association	P. O. Box 50836	New Orleans	LA	70150	Shelley Landrieu
2	Guste Homes Resident Management Corporation	1301 Simon Bolivar Avenue	New Orleans	LA	70112	Cynthia Wiggins
2	Historic Magazine Row	1931 Sophie Wright Place	New Orleans	LA	70130	Aundrea Kloor
2	Hoffman Triangle Neighborhood Association	2816 S. Prieur Street	New Orleans	LA	70125	Brigida Reid
2	Home First	-	New Orleans	LA		Lionel Coleman
2	Irish Channel Development Corporation	842 Washington Avenue	New Orleans	LA	70130	Alexander Kelso
2	Irish Channel Neighborhood Association	PO Box 751025	New Orleans	LA	70115	Mark Redding

PD	Organization Name	Street	City	State	Zip	Point of Contact
2	Jackson Avenue Foundation	1204 Jackson Avenue	New Orleans	LA	70130	Louis Koerner
2	Lower Garden District Coalition	1206 Magazine Street	New Orleans	LA	70122	Jesse LeBlanc
2	Lower Magazine Street Homeowners Association	1426 Magazine Street	New Orleans	LA	70122	Tom Gault
2	Magazine St. Merchants Association	P. O. Box 15028	New Orleans	LA	70175	Greg Dumbourian
2	Oretha Castle Haley Blvd. Merchants & Business Association	1712 Oretha Castle Haley Boulevard, Ste. 302	New Orleans	LA	70113	Carol Bebelle
2	Prytania Corridor Business & Professional Organization	1748 Prytania Street	New Orleans	LA	70130	Dennis Hilton
2	Riverside Galatas Neighborhood Association	720 General Taylor Street	New Orleans	LA	70115	Marie Galatas
2	St. Charles Avenue Merchants Association	1525 Prytania Street	New Orleans	LA	70130	Edward Halpam
2	Touro-Bouligny Neighborhood Association	1302 General Taylor Street	New Orleans	LA	70115	James Smoak

**Arlen D. Brunson**

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**From:** Stephen Kroll  
**Sent:** Wednesday, June 17, 2015 10:15 AM  
**To:** Arlen D. Brunson  
**Subject:** Fwd: City Planning Commission July 14, 2015 Public Hearing Notice

FYI

Sent from a mobile device. Please excuse any grammatical errors or misspellings.

Begin forwarded message:

**From:** Paul Cramer <[pcramer@nola.gov](mailto:pcramer@nola.gov)>  
**Date:** June 17, 2015 at 9:44:08 AM CDT  
**To:** Stephen Kroll <[skroll@nola.gov](mailto:skroll@nola.gov)>  
**Subject:** **FW: City Planning Commission July 14, 2015 Public Hearing Notice**

Please forward the public comment below to the assigned planner.

---

**From:** ROZ PEYCHAUD [<mailto:rozpey@bellsouth.net>]  
**Sent:** Tuesday, June 16, 2015 7:19 PM  
**To:** Paul Cramer  
**Subject:** RE: City Planning Commission July 14, 2015 Public Hearing Notice

Thanks. My neighborhood association, CLIMANA,, is opposed to Docket #059/15. Gayle Wilson from California wants to get permission for a 4-plex in the neighborhood on Peniston.  
Thanks  
Rosalind Peychaud

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Paul Cramer <[pcramer@nola.gov](mailto:pcramer@nola.gov)>  
**Date:** 06/16/2015 3:08 PM (GMT-06:00)  
**To:** Paul Cramer <[pcramer@nola.gov](mailto:pcramer@nola.gov)>  
**Subject:** City Planning Commission July 14, 2015 Public Hearing Notice

**The deadline for submission of written public comments on the dockets listed below is 5pm,  
Monday, July 6, 2015.**

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, JULY 14, 2015**

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER (CITY HALL -  
1E07)**

Laurel Babbitt  
2715 Marengo Street  
New Orleans, LA  
70115

06/22/2015

JUN30'15 03:33PM

To Whom It May Concern,

I am writing in response to zoning docket 059/15 concerning a zoning change from an RD-2 to an RD-4 at 2708-2710 Peniston.

I received a letter from the owners daughter concerning this property, inviting me to a meeting to enlighten me on the issues concerning the zoning change. I did not go to the meeting as I already have an opinion about this property.

Regardless of the whether there was 2 or 4 units when it was purchased, they must have had some clue to zoning issues on the property. I have done mortgage inspections in the past and have seen countless unzoned conversions by people trying to make a dollar with no regard to the impact on the neighborhood.

This block of Peniston is narrow and dead ends, a fourplex could easily add 8 cars to an overly crowded parking situation on the street. I do not know who allowed the the church on Clara and General Taylor to rebuild such a huge property on such a small lot without any parking lot but the congregation parks all over the place, up on curbs and blocking drives. The parking problem with Silky's bar at Magnolia and General Taylor is worse. This neighborhood cannot support a fourplex.

Before Katrina there used to be a lot of random gunshots in this area, tons in my roof, more than can be explained by New Years. After Katrina when I got back into my home I was awakened by bullets coming into the back of my home. The police were called and we could not figure out where the came from by the height and the trajectory. After Hurricane Issac cleared some of the branches from a tree between the back of my house and the property on Peniston, I noticed a huge second story deck on the back of the property in question and figured out that people were going up on the deck and having target practice with my house.

Until the city can better patrol the parking and crime in this neighborhood my opinion on the conversion of this property is an emphatic no.

Thanks for allowing me to express my concerns on this matter.

Best ,  
Laurel Babbitt

## CPCinfo

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**From:** Barbara Duhe <bduhe@hotmail.com>  
**Sent:** Sunday, July 05, 2015 12:15 AM  
**To:** CPCinfo  
**Subject:** Response to Zoning Notification  
**Attachments:** RESPONSE TO ZONING NOTIFICATION.doc

Dear City Planning Commission

I am placing this actual letter in the mail on tomorrow but in view of the fact that this is the 4th of July weekend, I am e-mailing my response to the notification I received in order that it reaches you before the eight day deadline prior to the hearing. I Thank you in advance for receiving it.

Barbara C. Duhe'

Barbara C. Duhé  
2625 Marengo Street  
New Orleans, LA 70115-6211

July 4, 2015

TO: City Planning Commission  
City of New Orleans  
1300 Perdido Street, Suite 7W03  
New Orleans, LA 70112

RE: Notification – for Zoning Docket 059/15

I have received notification of the request by Gayle B. Wilson for a Zoning Change from RD-2 Two Family Residential District to an RM-4 Multiple- Family Residential Residential District on Square 635, Lot B in the Sixth Municipal District, bounded by Peniston, General Taylor, Magnolia and Clara Streets – 2708-2710 Peniston Street. (PD2)

I am keenly aware of the property as it is on my route home. I am vehemently opposed to a sanction for this property or any other of the larger houses in this area to be converted to three or four family living complexes.

I have lived in the uptown area all of my life, having moved from Louisiana Avenue with my parents, to the above address in 1957. After marriage I moved approximately six blocks away which allowed me the opportunity to keep in close proximity with the area. Through inheritance, 2625 Marengo Street became my property and in 2011 I officially returned here and made this my primary residence.

During the intervening years I always kept in close contact with the area to the extent of purchasing another home in the neighborhood that I later sold. I am now seventy-three years of age and these fifty-eight years provided me with the opportunity to see the changes that have occurred when homes transition from owner-occupied properties to rental units, especially multiple family units.

In this area, as it relates to the conversion to multiple family complexes, I am a witness to the deterioration of neighborhood ambiance, with regards to increased noise levels, uncleanliness, lack of consideration for parking, decreased property maintenance and lack of citations for uninhabitable properties.

Again, I sincerely oppose the allowance of change from RD-2 Two-Family Residential District to a RM-4 Multiple Family Residential District for the property located at 2708-2710 Peniston Street.

I thank you for allowing me the opportunity to express my position on this issue.

Barbara C. Duhé

Cc: CLIMANA Neighborhood Association



## CPCinfo

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**From:** Jonathan Peterson <jonathanlael@gmail.com>  
**Sent:** Monday, July 06, 2015 7:41 AM  
**To:** CPCinfo  
**Cc:** Cliff Williams; Geoff Stewart; Joseph Peychaud; Lisa Pagniucci; Nolan Grady; Randy Bellizan; Rosalind Peychaud  
**Subject:** Written Comments from CLIMANA Neighborhood Association: Zoning Docket 059/15  
**Attachments:** CLIMANA zoning letter for CPC July meeting.docx; CLIMANA NEIGHBORHOOD ASSOCIATION spot zone opposition.pptx

Dear Members of the CPC:

Please find attached the written comments of the CLIMANA Neighborhood Association regarding Zoning Docket 059/15 for the July 14 hearing.

Sincerely,  
Jonathan Peterson



July 1, 2015

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

To the Members of the City Planning Commission:

The CLIMANA Neighborhood Association has learned of a proposal to introduce a motion for a spot zone for an individual property located at 2708-2710 Peniston Street (**ZONING DOCKET 059/15**). The Association is writing to share its opposition to any zoning change from RD-2 Two Family Residential within its boundaries. This opposition presumes that the property does not meet requirements to be grandfathered in for the prior zoning rules.

Over the past few years, with the growth of the CLIMANA Neighborhood Association, the neighborhood has experienced marked improvements in property maintenance, blight reduction and remediation, resulting in a higher quality of life for all. With the current resurgence of families buying and renting in the neighborhood, real estate within the association boundaries is currently in high demand. Potential owner-occupying investors are pounding the pavement to purchase properties, including those in need of extensive renovations. They see the high value of the neighborhood and the progressive vision of the residents and the Association. With newly installed crime cameras and the Association's work against blight, our residents are beginning to believe in what an organized few can do. They are being empowered to make positive changes.

We ask you to consider the hard won efforts of our residents and the tremendous growth and opportunity within our neighborhood by opposing the current spot zone request. We believe new multiplex buildings (three or more units) represent a barrier to continued progress. In July 2014, the Association collected over fifty names on a petition in opposition to a different spot zone change request within its boundaries. The petition was presented to the City Council, as well as the City Planning Commission. This request was denied by the CPC.

We have enclosed a power point presentation which outlines our progress over the years as well as the reasons for our opposition to this spot-zoning request. We need your assistance to ensure that that the positive development in our neighborhood continues. We ask you to deny this spot zoning request. Let us continue the great work we have begun to improve our neighborhood.

Thank you for your time and consideration of this matter.

Sincerely yours,

Jonathan Peterson, President, on behalf of the CLIMANA Neighborhood Association

# CLIMANA NEIGHBORHOOD ASSOCIATION

In opposition to spot zoning  
2708-2710 Peniston Street, NOLA 70115

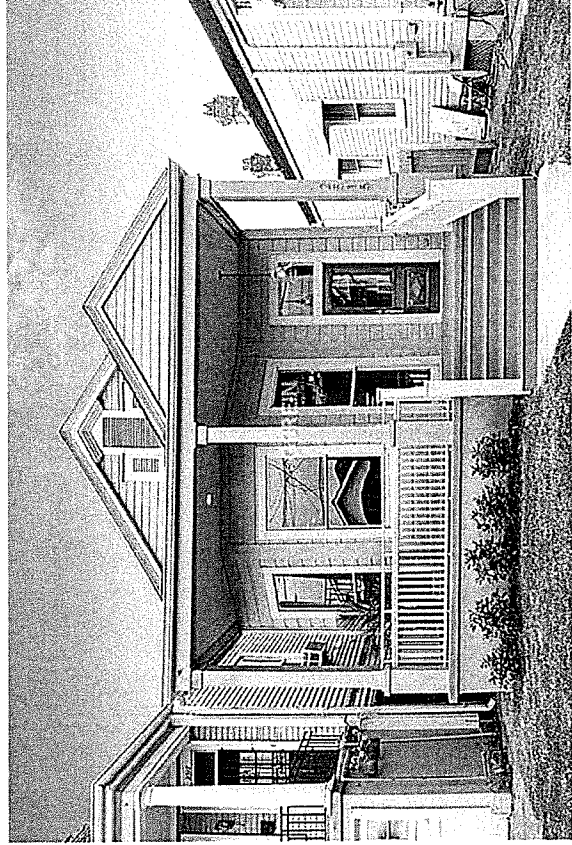
July 1, 2015



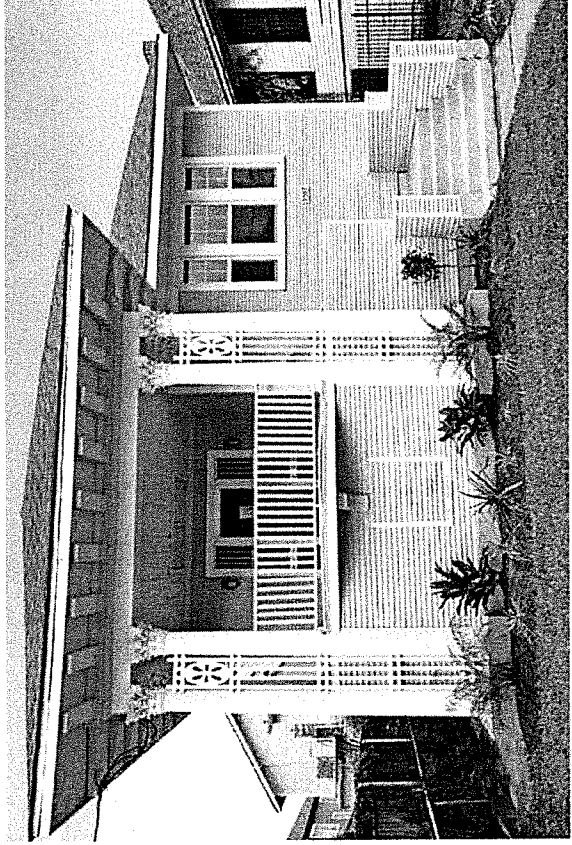
# Where we're going

- ▶ In May 2013 the Association filed its official articles of incorporation after having formed several years earlier.
- ▶ Accomplishments to date:
  - Converted Magnolia Street to a one-way street to enhance traffic flow and aid in accident prevention
  - Created a blight task force which has helped in bringing several properties to the attention of appropriate parties for tear down and removal, or remediation
  - Partnered with NOPD, Project NOLA, and Councilwoman Cantrell to install 10+ crime cameras in the neighborhood to assist NOPD in crime solving and prevention

# Recently sold properties mark CLIMANA as a high demand area



2515 Milan sold for  
\$435,000

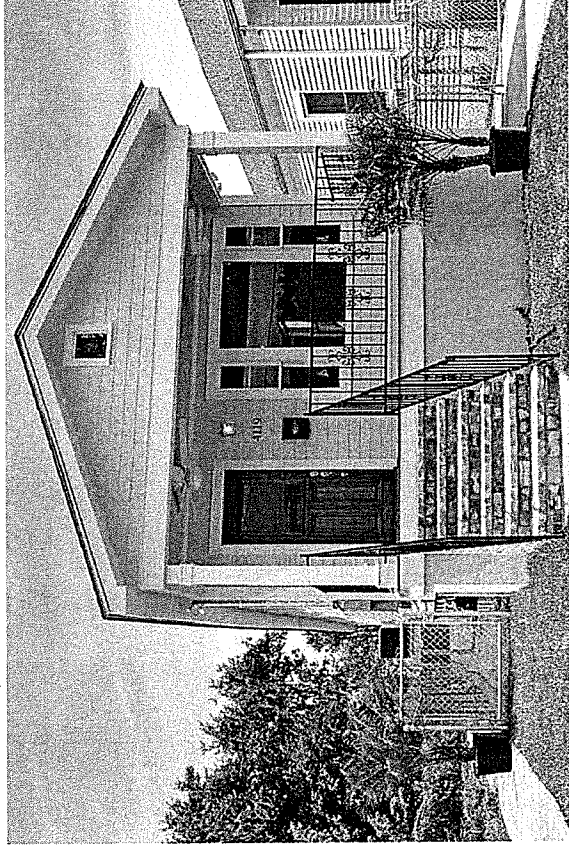


2507 General Taylor sold  
for \$359,000

# Recently sold properties mark CLIMANA as a high demand area



2740 Marengo St.  
\$342,000



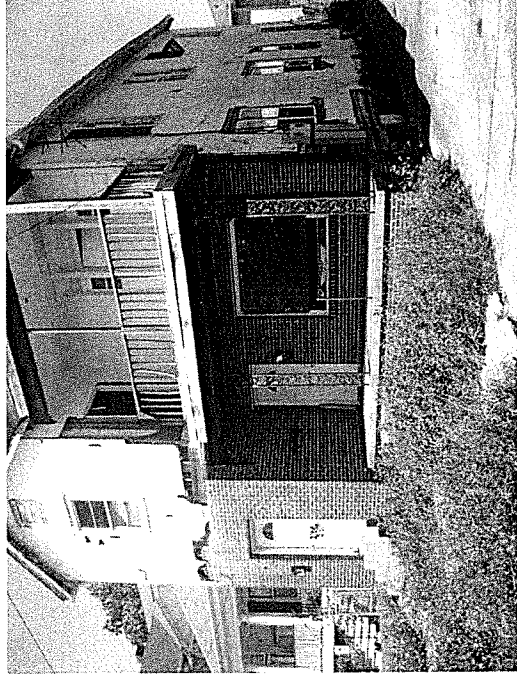
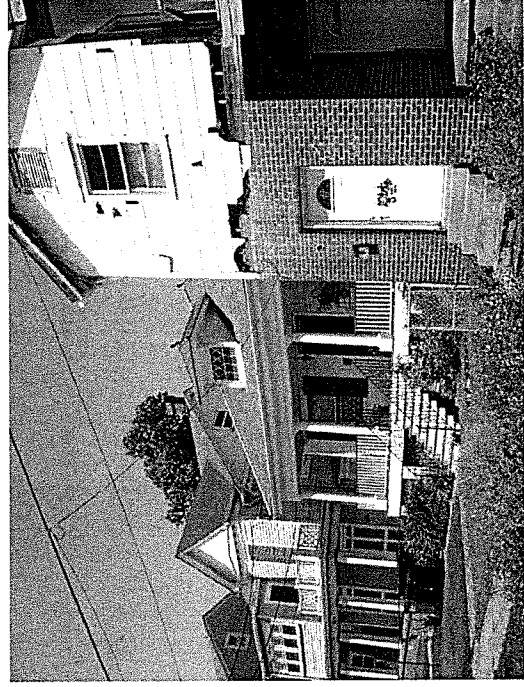
4119 Clara St. \$240,000



# Why we're opposed

- ▶ Decisions regarding zoning changes should serve the interests of the primary stakeholders: the residents.
- ▶ A dangerous precedent can be set if an exception is made in this case. This can lead to other exceptions thus making the current zoning as set by the residents and Council diluted and invalid.
- ▶ The neighborhood has seen a resurgence in the growth of its ownership base and investment in its surroundings, i.e. Magnolia Marketplace – any changes to the zoning could swing the pendulum in the opposite direction.
- ▶ With the current growth and development of the neighborhood the balance of ownership and rental units is well proportioned to maintain a high quality of life and stability for all – any major changes to this makeup could permanently disrupt the balance.

## When bad investment happens

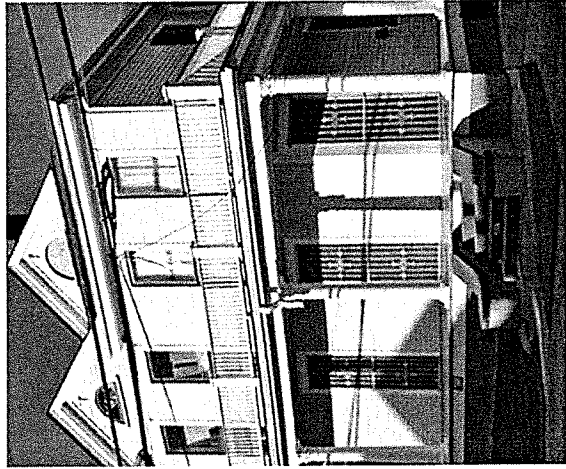


- ▶ Improper investment made by investors without interest in the quality of life of the residents in our neighborhood changes the dynamics of our neighborhood and leads to safety issues, criminal activity, and a decrease in morale.

# Why you should say NO

**Message from the Association:** We do not object to spot zoning in all cases. Nor do we object to rental units or to affordable housing. We want our neighborhood to be a place for people of all incomes and demographics to live safely, and to enjoy a high quality of life. We do believe however that an appropriate balance must be struck between owner-occupant housing and rental housing. We believe that a spot-zoning change at 2708-2710 Peniston Street is not in keeping with the current neighborhood dynamics, does not strike the appropriate balance, and does not serve the interests of the residents of the CLIMANA neighborhood.

# CLIMANA



- ▶ Help keep our neighborhood rebounding and moving in the right direction.
- ▶ Help us continue to bring the right investment into our neighborhood: homeowners with vested interest working with renters and all neighborhood stakeholders towards one common goal, a high quality of life for all.

## CPCinfo

---

**From:** Geoffrey Stewart <stewart.geoffrey@gmail.com>  
**Sent:** Monday, July 06, 2015 7:48 AM  
**To:** Jonathan Peterson  
**Cc:** CPCinfo; Cliff Williams; Joseph Peychaud; Lisa Pagniucci; Nolan Grady; Randy Bellizan; Rosalind Peychaud  
**Subject:** Re: Written Comments from CLIMANA Neighborhood Association: Zoning Docket 059/15

Thanks Jonathan et al. Great.  
-Geoff

Sent from my iPhone

> On Jul 6, 2015, at 7:41 AM, Jonathan Peterson <[jonathanlael@gmail.com](mailto:jonathanlael@gmail.com)> wrote:

>

> Dear Members of the CPC:

>

> Please find attached the written comments of the CLIMANA Neighborhood Association regarding Zoning Docket 059/15 for the July 14 hearing.

>

> Sincerely,

> Jonathan Peterson

> <CLIMANA zoning letter for CPC July meeting.docx> <CLIMANA

> NEIGHBORHOOD ASSOCIATION spot zone opposition.pptx>

## CPCinfo

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**From:** Lisa Pagnucci <lpagnucci@hotmail.com>  
**Sent:** Monday, July 06, 2015 7:55 AM  
**To:** Jonathan Peterson  
**Cc:** CPCinfo; Cliff Williams; Geoff Stewart; Joseph Peychaud; Nolan Grady; Randy Bellizan; Rosalind Peychaud  
**Subject:** Re: Written Comments from CLIMANA Neighborhood Association: Zoning Docket 059/15

Looks great!!! Lisa

Sent from my iPhone

> On Jul 6, 2015, at 7:41 AM, Jonathan Peterson <[jonathanlael@gmail.com](mailto:jonathanlael@gmail.com)> wrote:

>

> Dear Members of the CPC:

>

> Please find attached the written comments of the CLIMANA Neighborhood Association regarding Zoning Docket 059/15 for the July 14 hearing.

>

> Sincerely,

> Jonathan Peterson

> <CLIMANA zoning letter for CPC July meeting.docx> <CLIMANA

> NEIGHBORHOOD ASSOCIATION spot zone opposition.pptx>

## CPCinfo

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**From:** Joseph Peychaud <jpeychaud@drexelprep.com>  
**Sent:** Monday, July 06, 2015 9:21 AM  
**To:** Jonathan Peterson; CPCinfo  
**Cc:** Cliff Williams; Geoff Stewart; Lisa Pagniucci; Nolan Grady; Randy Bellizan; Rosalind Peychaud  
**Subject:** Re: Written Comments from CLIMANA Neighborhood Association: Zoning Docket 059/15

Great work.

Thanks Jonathan and all who contributed to the final document.

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----- Original message -----

**From:** Jonathan Peterson <[jonathanlael@gmail.com](mailto:jonathanlael@gmail.com)>  
**Sent:** 2015-07-06 7:42 AM  
**To:** [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)  
**Subject:** Written Comments from CLIMANA Neighborhood Association: Zoning Docket 059/15

Dear Members of the CPC:

Please find attached the written comments of the CLIMANA Neighborhood Association regarding Zoning Docket 059/15 for the July 14 hearing.

Sincerely,  
Jonathan Peterson

\*\*\* This Email was sent by a staff member in ST. KATHARINE DREXEL PREPARATORY HIGH SCHOOL.

## CPCinfo

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**From:** Rosalind Peychaud <rozpey@bellsouth.net>  
**Sent:** Monday, July 06, 2015 12:17 PM  
**To:** Jonathan Peterson  
**Cc:** Randy Bellizan; Lisa Pagniucci; Cliff Williams; Geoff Stewart; Nolan Grady; Joseph Peychaud; CPCinfo  
**Subject:** Re: Written Comments from CLIMANA Neighborhood Association: Zoning Docket 059/15

Excellent.  
Roz

On Jul 6, 2015 7:41 AM, Jonathan Peterson <[jonathanlael@gmail.com](mailto:jonathanlael@gmail.com)> wrote:  
Dear Members of the CPC:

Please find attached the written comments of the CLIMANA Neighborhood Association regarding Zoning Docket 059/15 for the July 14 hearing.

Sincerely,  
Jonathan Peterson