

City Planning Commission Meeting
Tuesday, August 11, 2015

CPC Deadline: 9/25/15
CC Deadline: 10/27/15
City Council District: C – Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 060/15

Prepared by: Tyler Antrup / Kelly Butler
Date: July 30, 2015

I. GENERAL INFORMATION:

Applicant: Robert L. Myers

Request: This is a request for a conditional use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District.

Location: The petitioned property is located on Square 283, Lot 4, in the Third Municipal District, bounded by Louisa, Burgundy, Rampart, and Clouet Streets. The municipal address is 916 Louisa Street. The site is within the Bywater Local Historic District. (PD 7)

Description: The subject site is a rectangular lot fronting on Louisa Street between Rampart and Burgundy Streets in Bywater. It measures 35 feet, 6 inches in width, 120 feet in depth, and 4,260 square feet in area. The lot is developed with a single-story two-family residence which contains approximately 2,471 square feet of floor area. The applicant proposes to use the structure as a bed and breakfast family home, which would contain two sleeping rooms for guests' use. The structure's remaining two bedrooms would be reserved for the owner's use. In addition to these bedrooms, the structure is proposed to contain a kitchen, 3 bathrooms, 2 living rooms in addition to office and storage space. No off-street parking spaces are provided.

Why is City Planning Commission action required?

Article 4, Section 4.6.5 (by reference to **Section 4.1.5**) of the Comprehensive Zoning Ordinance states that bed and breakfast family homes are conditional uses in the RD-3 Two-Family Residential District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? How are the surrounding areas used?

The site is located within an RD-3 Two-Family Residential District that spans much of the residential portion of Bywater, which is the portion of Bywater bounded generally by the Chartres and Press Streets, St Claude Avenue and The Industrial Canals. This RD-3

District is characterized by a predominately single- and two-family residential housing stock dating from the later 18th century and early 19th century. These structures are single story, two story, and camelback residences. Structures in the Greek Revival, Victorian, and Edwardian styles are common, with later structures including Bungalow-style residences. Residences are typically built near their front and side property lines and usually have substantial rear yards. In addition to these residences, the RD-3 District includes various public facilities such as schools, churches, and parks, including a Mickey Markey Park located on Royal Street one block southeast of the subject site and the Crescent Park located 4 blocks south of the site.

This RD-3 District is interrupted by various B Neighborhood Business Districts which are applied along the neighborhood's historic commercial corridors, as well as to historic corner commercial properties. These include a B-1 Neighborhood Business District located along Burgundy Street approximately between Louisa and Piety Streets and a B-2 Neighborhood Business District along Royal Street approximately between Louisa and Piety Streets. These B Districts include historic commercial structures which are now occupied by a mix of small, neighborhood-serving businesses, including restaurants, coffee shops, bars, and retail stores. Some of these districts, particularly the larger ones, also include historic single- and two-family residential properties of the types also found in the RD-3 District.

Additionally there are several concentrations of more intense use nearby, including the St Claude Avenue Corridor; just over one block to the north, containing a mix of C-1A and B-1A Commercial Districts as well as the St Claude Avenue Arts and Cultural District overlay. There are small concentrations of LI- Light Industrial District dispersed throughout the neighborhood, indicative of the history of a mix of residential and warehousing and small manufacturing. These areas are congregated around the riverfront and along Chartres Street between Press and Desire Streets, just over 3 blocks to the south of the site.

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

Zoning

- 1929 – ‘E’ Commercial District and ‘B’ Residential District¹
- 1953 – ‘J’ Light Industrial District
- 1970 – RD-3 Two-Family Residential District
- Current – RD-3 Two-Family Residential District

Land Use

- 1929 – Two-family residence
- 1949 – Two-family residence
- 1999 – Two-family residence

¹ The 1929 Zoning Map does not include parcels and Square 283 is split evenly between ‘E’ and ‘B’, where Lot 4 falls in the middle of the square.

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

In the past five (5) years, there has been the following zoning action for properties located within a 1,750 foot radius (the equivalent of approximately five blocks) of the site:

Zoning Docket 079/12 was a request for a conditional use to permit a cocktail lounge in an HMC-2 Historic Marigny/Treme Commercial District. The municipal address is 2805 St Claude Avenue. The City Planning Commission recommended approval of the request. The City Council approved the request. *This site is 3 blocks northwest of the subject site.*

Zoning Docket 012/13 was a request for a conditional use to permit an Amusement Place- Theater in a C-1A General Commercial District. The municipal address is 3519 St Claude Avenue. The City Planning Commission recommended approval of the request. The City Council approved the request. *This site is 3 blocks northeast of the subject site.*

Zoning Docket 036/13 was a request for a conditional use to permit a School, Café, and Leasable Office Space in an HMLI- Historic Marigny/Treme Light Industrial District. The municipal address is 2831 Chartres Street. The City Planning Commission recommended approval of the request. The City Council approved the request. *This site is 4 blocks southwest of the subject site.*

Zoning Docket 092/13 was a request for a conditional use to permit four residential units in an HMR-3 Historic Marigny/Treme Residential District. The municipal address is 1030 Port Street. The City Planning Commission recommended approval of the request. The City Council approved the request. *This site is 5 blocks to the northwest of the subject site.*

Zoning Docket 022/14 was a request for a conditional use to permit a cocktail lounge in a B-1A Neighborhood Business District. The municipal addresses are 3021-3023 St Claude Avenue. The City Planning Commission's action on the request resulted in a no legal majority vote. The City Council approved the request. *This site is 2 blocks to the northwest of the subject site.*

Zoning Docket 028/15 was a request for a conditional use to permit a theater with the sale of alcoholic beverages for on-premises consumption in a HMC-2 Historic Marigny/Treme Commercial District. The municipal addresses are 2704-2706 St Claude Avenue. The City Planning Commission recommended approval of the request. The City Council approved the request. *This site is 5 blocks to the northwest of the subject site.*

Recent trends in the above zoning cases indicate that the neighborhood is seeing new investment in entertainment and service establishments, particularly those that serve alcohol. There does not appear to be any established trend towards the granting of

conditional uses for bed and breakfasts in recent history near the subject site. The above cases also show that the City Planning Commission has consistently supported the vast majority of recent conditional use requests.

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

The subject site has a width of 35 feet, 6 inches, a depth of 120 feet, and 4,260 square feet in area. The lot is developed with a single-story two-family residence measuring 2,471 square feet in floor area. The structure is constructed along the front property line with side yards measuring approximately 2'11" on the Burgundy Street side of the property and 3' 4" on the North Rampart Street side, and with an approximately 25 foot rear yard setback. Though not included on the site plan, an accessory structure is constructed in the rear yard area.² The applicant proposes to use the residence as a bed and breakfast family home with two guest rooms. One of the guest rooms will be 218.8 square feet in area, while the second will be 179.8 square feet in area for a total area of 398.4 square feet. These guest rooms would constitute 16.12% of the residence's entire floor area. The remainder of the structure is to be occupied by two bedrooms reserved for the owner's use, a kitchen, a combined office and prep room, two storage areas, restrooms, and living rooms.

Definitional standards

The proposed bed and breakfast must conform to the definition of a bed and breakfast, which is in **Article 2, Section 2.2** of the Comprehensive Zoning Ordinance. That definition requires such facilities to be originally constructed as either a single-family residence or as a two-family residence that is easily converted to a single-family residence. The submitted floor plan indicates that the property will be maintained as two separate units with separate entrances. This is not in accordance with **Article 2, Section 2.2**; therefore, should the request be approved, the staff recommends the following proviso:

- The applicant shall convert the existing two-family residence into a single-family residence by establishing an interior connection between the two units. The applicant shall maintain the property as a single-family residence by maintaining the interior connections between the two structures on the site and by maintaining a single kitchen on the premises.

The definition of bed and breakfasts also requires them to be owner-occupied and for the owner-occupant to provide a homestead exception. The following proviso is necessary to ensure compliance with that requirement.

- The bed and breakfast home shall be owner-occupied for the life of the use. Proof of owner-occupancy shall be demonstrated by the submission of a homestead exception for the review and approval of the City Planning Commission staff.

² On a site visit, staff was unable to observe the rear yard accessory structure, but was able to view the structure on Google Earth and the Orleans Parish Assessor's Website.

Supplemental use standards

The bed and breakfast family home is subject to the supplemental use standards contained in **Article 11, Section 11.6** of the Comprehensive Zoning Ordinance. Those standards are listed below in italics with the staff's comments in normal text.

- a. No new bed and breakfast facility shall be permitted within the block frontage (including both sides) between two (2) intersecting streets of an existing bed and breakfast facility;*

This standard is met, as there are no other bed and breakfast homes on this block of Louisa Street.

- b. Facility operators shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue;*

To ensure that the proposed bed and breakfast meets this requirement, it should be subject to the following proviso:

- The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.

- c. Facilities may provide continental breakfast service only, with foods purchased from a licensed food seller (caterer or bakery) and served "as is" or only warmed at the bed and breakfast facility;*

To ensure that the proposed bed and breakfast meets this requirement, it should be subject to the following proviso:

- Food shall not be cooked for guests on site, but only purchased from a licensed food seller (caterer or bakery) and served "as is" or warmed at the facility.

- d. No cooking facilities are permitted in individual guest accommodations;*

This standard is met, as no cooking facilities are proposed for the guest bedrooms.

- e. Leasing of common dining area(s) for social events is prohibited;*

To ensure that the proposed bed and breakfast meets this requirement, it should be subject to the following proviso:

- Lease of common areas for social events is prohibited.

f. Exterior signage permitted only in accordance with district regulations;

Signage has not been proposed by the applicant, but should the applicant prefer to add signage to the use, the applicant will be required to submit plans for review by both the Historic District Landmarks Commission and City Planning Commission staff. With regard to signage, the staff recommends:

- Any proposed signage shall conform to **Article 4, Section 4.6.5 Permitted Signs** of the CZO, subject to the review of the Historic District Landmarks Commission and City Planning Commission staff.

g. Off-street parking must be provided in accordance with Section 15.2 of the Comprehensive Zoning Ordinance;

Off-street parking is discussed in Section E.

h. A percentage limitation on the floor area of a bed and breakfast use shall be, for one (1)/two (2) room bed and breakfast use, fifteen (15) percent of the floor area for the bed and breakfast use;

This standard is not met, as the two guest rooms would constitute 16.12% of the residence's entire floor area. This standard ensures bed and breakfast family homes maintain a residential character and fit within the neighborhood in which it is located. The staff believes this standard should be maintained; and therefore, recommends the following proviso:

- The applicant shall revise the floor plan to indicate the floor area for the bed and breakfast use will constitute no more than fifteen (15%) percent of the total floor area of the structure, subject to review and approval of the City Planning Commission staff.

Trash storage and litter abatement

Trash storage has not been indicated on the site plans. The applicant should provide the CPC staff with a litter abatement letter to address concerns of trash storage and site maintenance.

- The applicant shall provide a litter abatement program letter, approved by the Department of Sanitation, describing of the location of trash storage, the frequency of trash pickup by the City, and the clearing of all litter from the sidewalks and street right-of-way. The program description, including name and phone number of the owner/operator of the facility, shall be kept on file in case of any violation.
- The applicant shall indicate on the site plan the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.

Landscaping

This bed and breakfast home would be a quasi-commercial use located within a residential zoning district; it should be designed in a way that maximizes its compatibility with surrounding residential uses. This can be done by restricting signage, as described above, and by planting a street tree in the Louisa Street public right-of-way adjacent to the site. This street tree will have the effect of softening the site's appearance, ensuring that the site appears residential despite its quasi-commercial nature. The applicant has not submitted a landscape plan for the site; therefore, the staff recommends the following proviso:

- The applicant shall provide for the installation of landscaping along the site's public right-of-way, subject to the review and approval of the Department of Parks and Parkways. The site plan shall be revised to indicate the type and location of the tree.

Accessory structure

In addition to the main residence, the site is developed with a rear storage building. The rear building is not shown on the plans submitted with the application. As noted below, the Historic District Landmarks Commission has noted that the accessory structure is in violation of a zoning standard, which would require a variance of that standard. Since this site is to be the subject of a conditional use, that variance would have to be considered as part of this conditional use application. Since the plans do not show the rear building, it is not possible for the staff to evaluate whether a variance should be granted. The applicant will need to present the staff with revised plans showing the rear storage building in order for the staff to make that evaluation.

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

The request was considered by the Planning Advisory Committee at its meeting on June 24, 2015. The Historic District Landmarks Commission informed the applicant that there were multiple code violations on the property including an unpermitted 8' tall uncapped fence, unpermitted lighting, and a rear storage building that required a variance. The Department of Public Works did not receive the plans for this request and asked to have additional time to complete a standard review. Real Estate and Records requested that the applicant obtain a servitude agreement for the front steps, which encroach on the public right of way. The committee passed a motion of no objection to the request subject to further review by the City Planning Commission, HDLC, the Department of Public Works, and the Department of Real Estate and Records. Based on the comments of the Planning Advisory Committee the staff recommends the following proviso:

- The applicant shall secure the appropriate rights to utilize City property in connection with any encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

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

The proposed bed and breakfast family home is expected to be minimally impactful on the surrounding neighborhood. Since it is to have only two guest rooms, the number of occupants the home could have at any one time as a bed and breakfast would be comparable to the number of occupants it has historically been able to have as a two-family residence. The levels of overall activity, noise, traffic, and demand for parking the bed and breakfast home generates should be comparable to those associated with the current use of the structure as a two-family residence. Furthermore, the structure is compliant or can be made to be compliant with all applicable regulations contained within the Comprehensive Zoning Ordinance. For these reasons, the staff finds that the use of the structure as a bed and breakfast family home should have no significant negative impacts on surrounding properties and is supportive of the request.

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

If amended per staff's recommended provisos, the request for a conditional use to permit a bed and breakfast family home is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as Residential Historic Core. The goal, range of uses and development character for the designation mentioned above are provided below:

RESIDENTIAL HISTORIC CORE

Goal: Preserve the character and scale of 18th through mid-20th Century residential areas and allow for compatible infill development.

Range of Uses: Single- and two-family residences, townhomes and small multifamily structures. Neighborhood-serving businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities allowed (e.g., schools and places of worship).

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. A variety of types and sizes of development may be appropriate.

The proposed bed and breakfast home fits within the range of uses of the Residential Historic Core category in that it is primarily a two-family residence. The site is currently owner occupied and can be maintained to blend in with the character of the surrounding neighborhood.

IV. SUMMARY

Zoning Docket 060/15 is an application for a conditional use to permit a single-story two-family residence to be used as a bed and breakfast family home containing two guest rooms. The proposal meets all applicable supplemental use standards contained with the zoning ordinance or can be made to meet those standards through the imposition of provisos. Further, due to its small size, the bed and breakfast should not be any more impactful on surrounding properties in terms of activity, noise, traffic, and demand for parking than it is currently as a two-family residence. For these reasons, the staff supports the application in general. However, the lack of complete plans that include the rear accessory structure prevent the staff from reviewing the application completely.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **deferral** of Zoning Docket 060/15, a request for a conditional use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District.

VI. REASONS FOR RECOMMENDATION

1. In an email sent to the applicant on 6/24/2015, the staff requested an updated site plan reflecting the location of the rear yard shed.⁴ The staff did not receive an updated plan by the deadline date; therefore, the staff was not able to complete an accurate and thorough analysis of the request.

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

VIII. CITY PLANNING COMMISSION MEETING (JULY 14, 2015)

The speakers at the public hearing are listed on the attached public hearing speaker sheet.

The Senior City Planner summarized the request, stating the staff's recommendation of deferral.

Commissioner Bryan made a motion for approval of the request as recommended by staff. Commissioner Marshall seconded the motion, which was adopted.

³ The recommendation is subject to change by the City Planning Commission

⁴ A copy of the email is attached to this report.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 051/15 IS HEREBY DEFERRED TO THE AUGUST 11, 2015 CITY PLANNING COMMISSION MEETING.

YEAS: Mora, Brown, Steeg, Mitchell, Marshall, Bryan, Hughes

NAYS: None

ABSENT: Duplessis, Wedberg

IX. FURTHER CONSIDERATION

On July 13, 2015 the applicant’s agent submitted complete plans including the accessory structure in the rear yard area. Based on the revised plans, the staff determined that the accessory structure requires the following three (3) waivers of Article 15.5.12 of the Comprehensive Zoning Ordinance:

Section 15.5.12(1) – Accessory Buildings and Structures (Side Yards)

Required: Minimum 3’ Provided: 2’ 6” Waiver: 6”

Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yard)

Required: Maximum 40% Provided: 59.2% Waiver: 19.2%

Section 15.5.12(4) – Accessory Buildings and Structures (Height)

Required: Maximum 14’ Provided: 14’ 3.5” Waiver: 3.5”

Review of the revised site plan and requested waivers necessitates an analysis of the reason for granting the above three (3) waivers. The staff finds that the requested waivers do not meet the nine criteria under which they are to be granted (**Article 14, Section 14.6.4** of the Comprehensive Zoning Ordinance), as there are no special conditions that prevent the applicant from having constructed the accessory structure in compliance with the regulations. The staff therefore recommends that the waivers not be granted. The staff also recommends the following provisos to ensure the structure is brought into compliance:

- The applicant shall alter or demolish the existing accessory structure to bring it into compliance with the appropriate setback, rear yard coverage, and height limitations as set forth in the Comprehensive Zoning Ordinance, subject to the review and approval of the City Planning Commission Staff.
- The applicant shall obtain the approval of the Historic District Landmarks Commission for any exterior work done on the main or accessory structure, including demolition.

Given the above further consideration of the application, the staff recommends **APPROVAL** of Zoning Docket 060/15, a request for a conditional use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District, subject to thirteen (13) provisos.

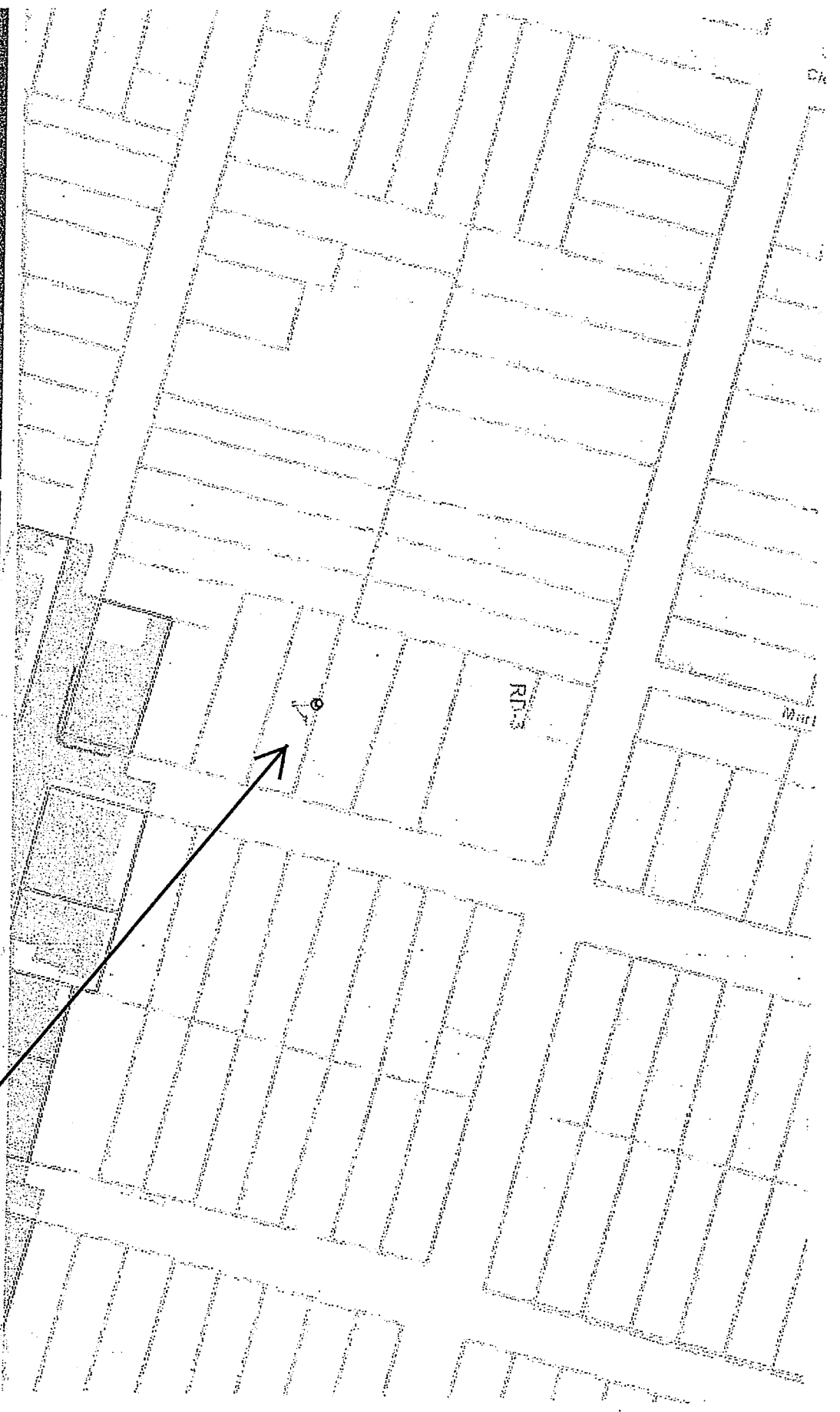
Provisos:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall alter or demolish the existing accessory structure to bring it into compliance with the appropriate setback, rear yard coverage, and height limitations as set forth in the Comprehensive Zoning Ordinance.
3. The applicant shall obtain the approval of the Historic District Landmarks Commission for any exterior work done on the main or accessory structure, including demolition.
4. The applicant shall secure the appropriate rights to utilize City property in connection with any encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
5. The applicant shall provide for the installation of landscaping along the site's public right-of-way, subject to the review and approval of the Department of Parks and Parkways. The site plan shall be revised to indicate the type and location of the tree.
6. The applicant shall provide a litter abatement program letter, approved by the Department of Sanitation, describing of the location of trash storage, the frequency of trash pickup by the City, and the clearing of all litter from the sidewalks and street right-of-way. The program description, including name and phone number of the owner/operator of the facility, shall be kept on file in case of any violation.
7. The applicant shall indicate on the site plan the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.
8. The applicant shall revise the floor plan to indicate the floor area for the bed and breakfast use will constitute no more than fifteen (15%) percent of the total floor area of the structure, subject to review and approval of the City Planning Commission staff.

9. Any proposed signage shall conform to **Article 4, Section 4.6.5** Permitted Signs of the CZO, subject to the review of the Historic District Landmarks Commission and City Planning Commission staff.
10. The applicant shall comply with the following operational standards:
 - a. Lease of common areas for social events is prohibited.
 - b. Food shall not be cooked for guests on site, but only purchased from a licensed food seller (caterer or bakery) and served “as is” or warmed at the facility.
11. The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
12. The bed and breakfast home shall be owner-occupied for the life of the use. Proof of owner-occupancy shall be demonstrated by the submission of a homestead exception for the review and approval of the City Planning Commission staff.
13. The applicant shall convert the existing two-family residence into a single-family residence by establishing an interior connection between the two units. The applicant shall maintain the property as a single-family residence by maintaining the interior connections between the two structures on the site and by maintaining a single kitchen on the premises.

X. REASONS FOR RECOMMENDATION

1. The proposed bed and breakfast family home would be low in intensity and should not generate levels of activity, noise, traffic, and demand for parking which would have a significant negative impact on surrounding properties.
2. The proposal is consistent with the *Plan for the 21st Century*.



PROPERTY INFORMATION

Address: 916 LOUISA ST, LA
Owner Name: MYERS ROBERT L
Address: 916 LOUISA STREET
City: NEW ORLEANS
State: LA
Zip: 70117
Description: SQ 283 LOT 4 LOUISA 35X120 WD/FR D9LE 12/RMS
18 LOUISA ST

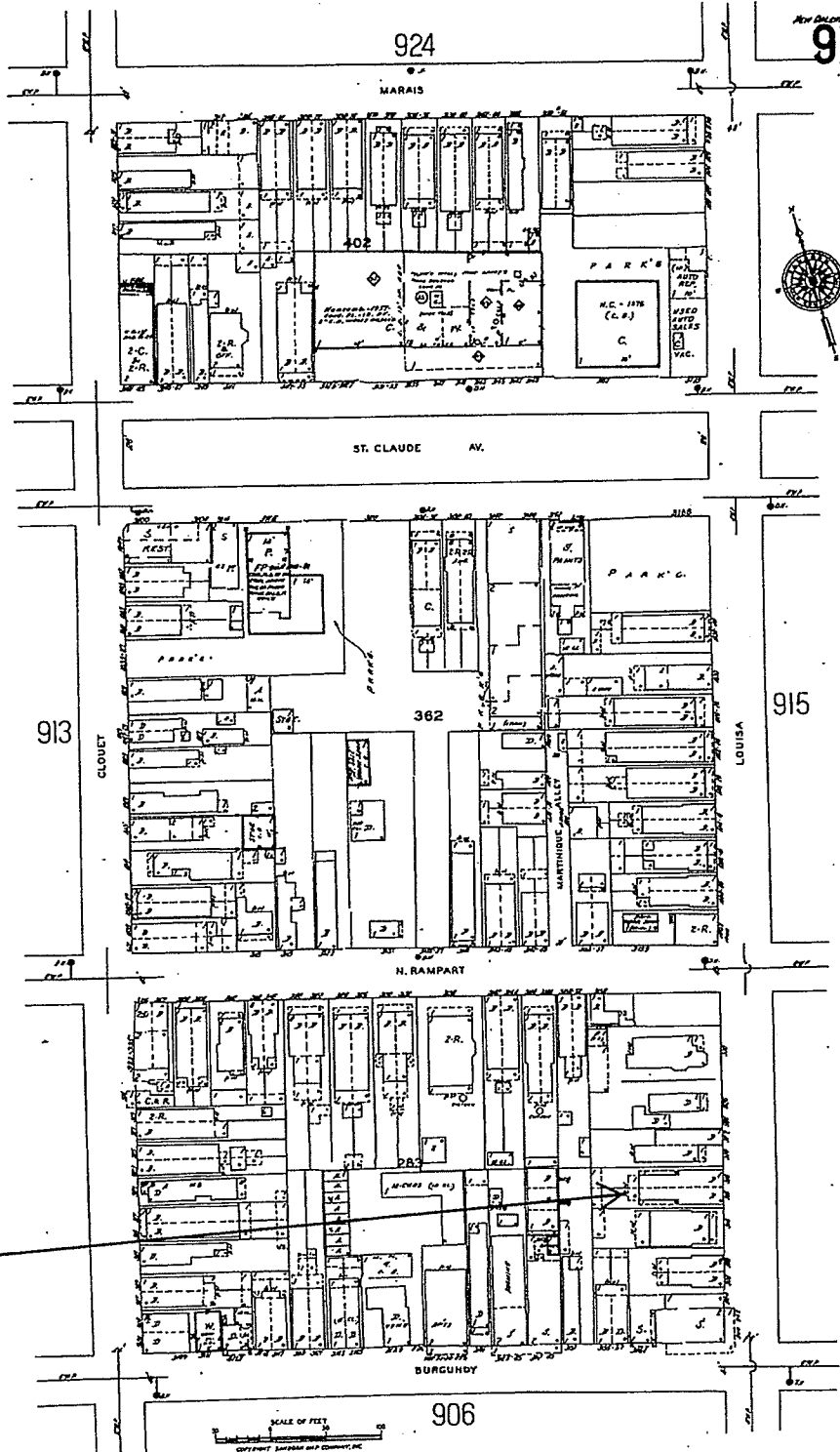
ZONING

Zoning District: RD-3
Zoning Description: Two-Family Residential District
DRAFT Zoning: HM-R-3
DRAFT Zoning Description: Historic Preservation, Transit, Rowwater Residential District
Future Land Use: R-HC
Future Land Use Description: Residential Historic Core
Last Updated: Thu Dec 19 2013

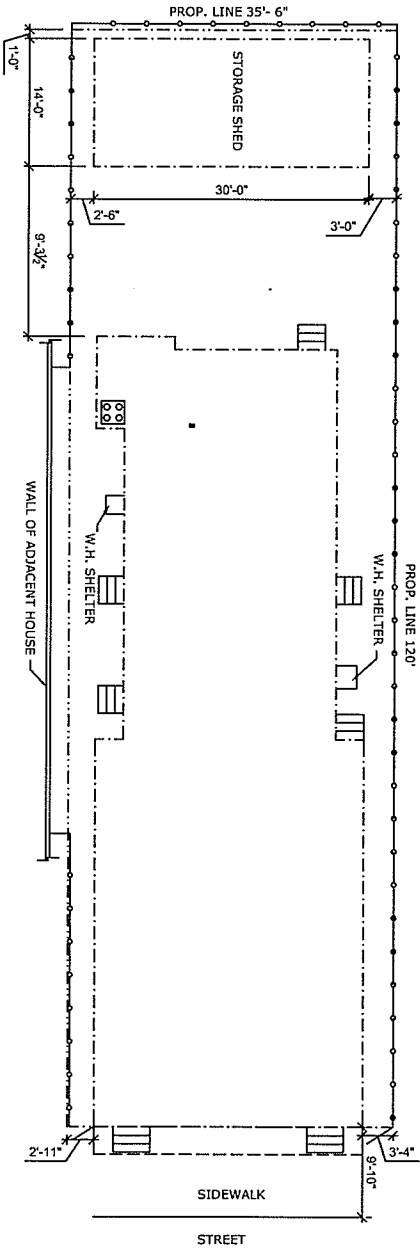
LOCAL HISTORIC DISTRICTS

Name: Bywater
Ordinance: M.C.S. 45928
Jurisdiction: MOHDLIC
Control: Full
ZD 060/15

New Orleans, La. Plan No. **914** D-14



ZD 060/15

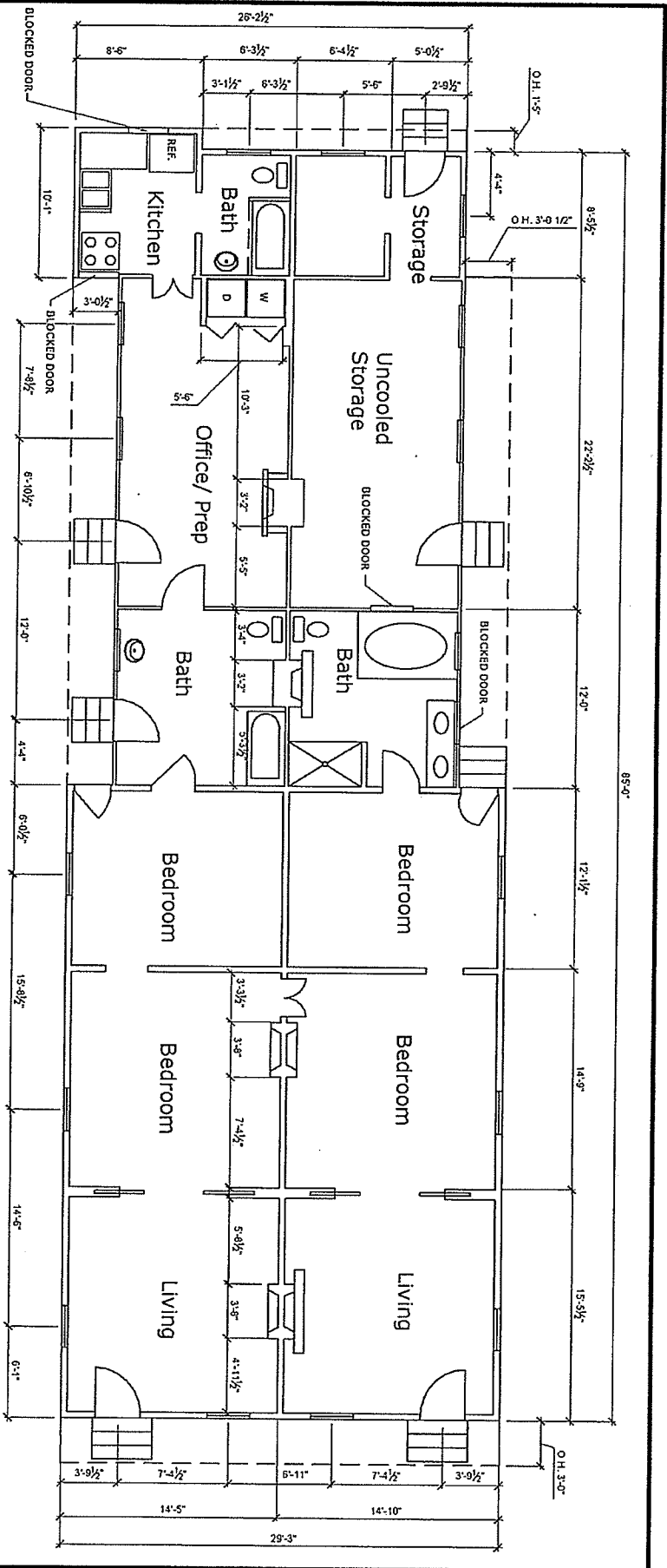


SITE PLAN 1/16" = 1'

STEPHEN "SPIKE" PERKINS
DRAFTSMAN
 1517 CAMBRONNE ST.
 NEW ORLEANS, LA 70118
 phone: 504-866-1404 cell 713-703-4387 email: spikep@fastband.com

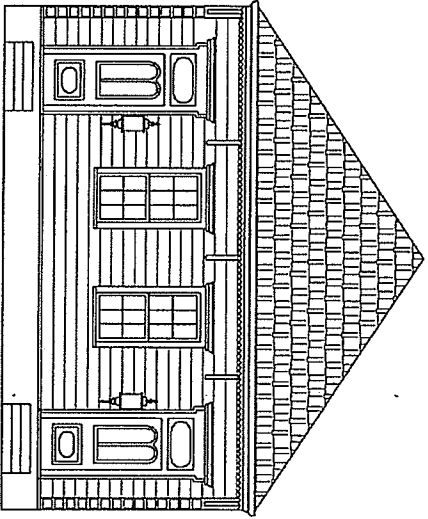
EXISTING CONDITIONS
916-918 LOUISIA ST.
 NEW ORLEANS, LOUISIANA

6/30/15
A-1
 SHEET 1 OF 8

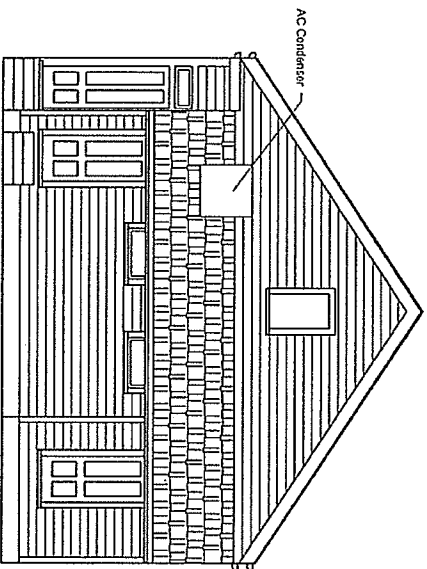


FLOOR PLAN 1/8" = 1'

| | | |
|--|---|--|
| <p>STEPHEN "SPIKE" PERKINS DRAFTSMAN 1517 CAMBRONNE ST. NEW ORLEANS, LA 70118 cell 713-703-4387 email:spikestony@hotmail.com</p> | <p>EXISTING CONDITIONS 916-918 LOUSIA ST. NEW ORLEANS, LOUISIANA</p> | <p>5/28/2015 A-2 SHEET 2 OF 5</p> |
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FRONT ELEVATION 1/8" = 1'

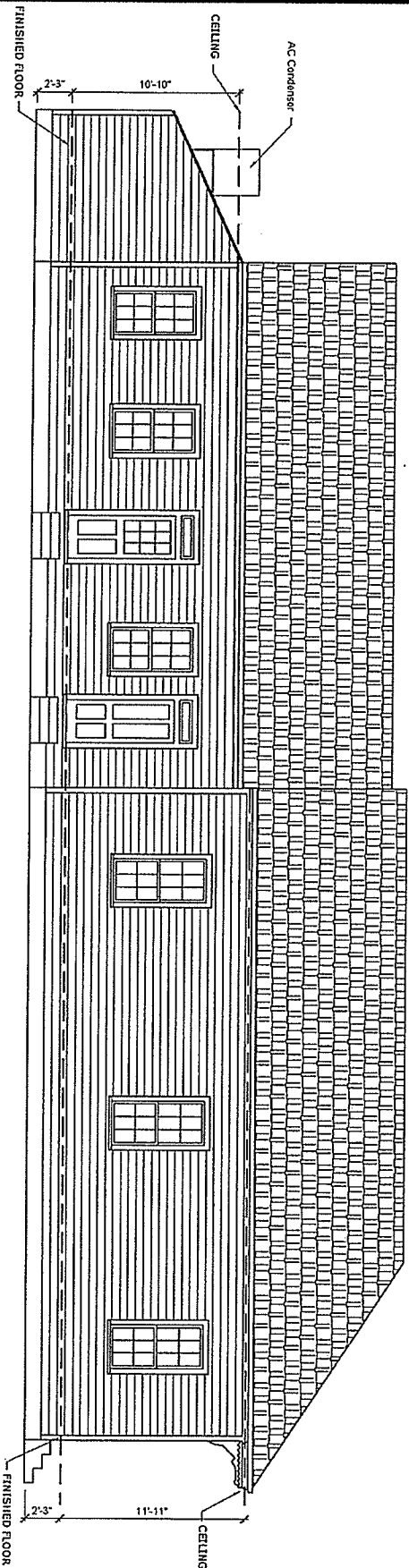


REAR ELEVATION 1/8" = 1'

STEPHEN "SPIKE" PERKINS
 DRAFTSMAN
 1517 CAMBRONNE ST.
 NEW ORLEANS, LA 70118
 cell 713-703-4387 email spikestry@hotmail.com

EXISTING CONDITIONS
 916-918 LOUISIA ST.
 NEW ORLEANS, LOUISIANA

5/28/2015
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 SHEET 3 OF 5

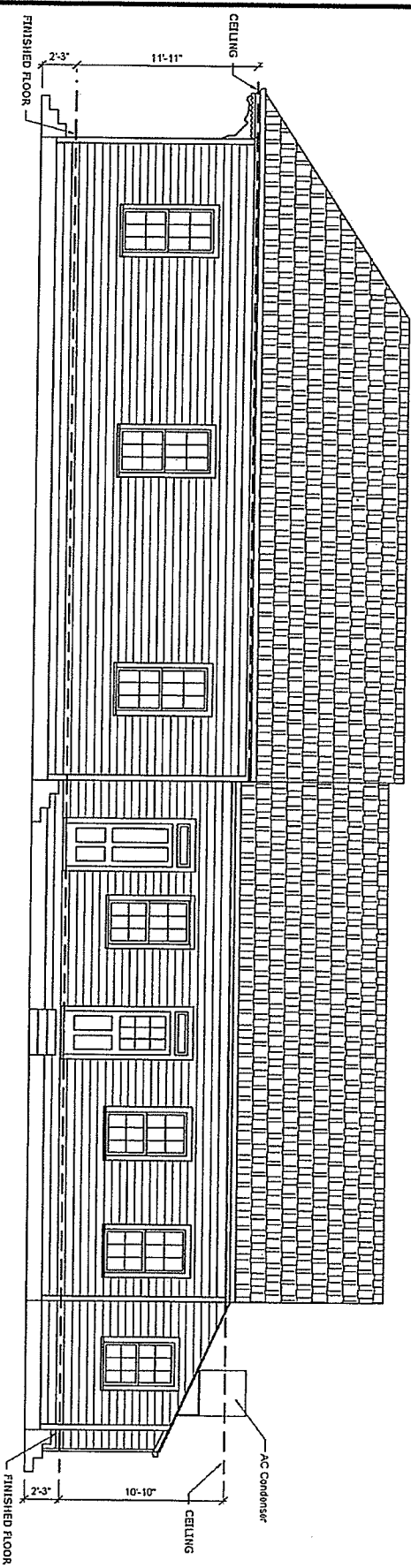


LEFT ELEVATION 1/8" = 1'

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EXISTING CONDITIONS
 916-918 LOUISIA ST.
 NEW ORLEANS, LOUISIANA

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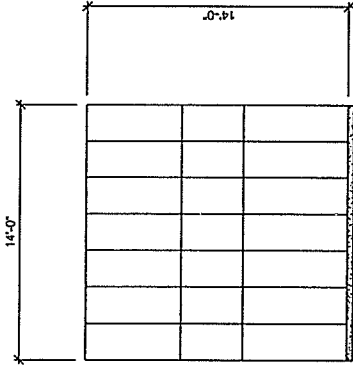


RIGHT ELEVATION 1/8" = 1'

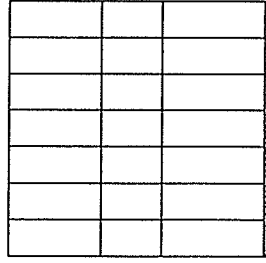
STEPHEN "SPIKE" PERKINS
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EXISTING CONDITIONS
 916-918 LOUISIA ST.
 NEW ORLEANS, LOUISIANA

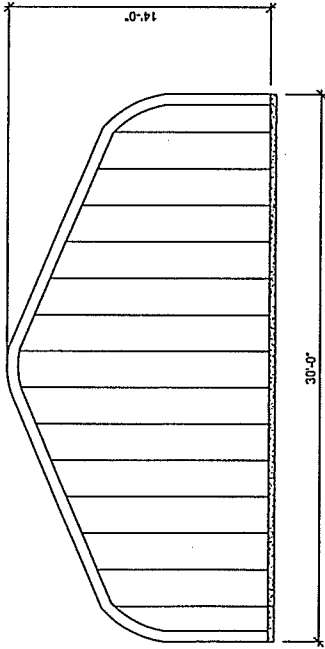
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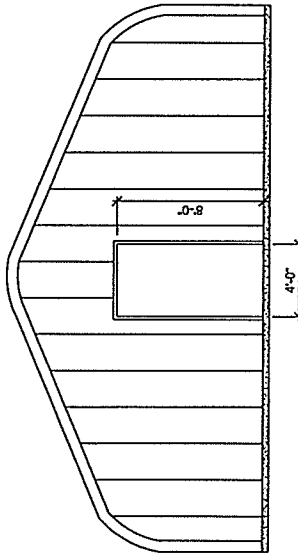
SHED RIGHT ELEVATION 1/8" = 1'



SHED LEFT ELEVATION 1/8" = 1'



SHED REAR ELEVATION 1/8" = 1'



SHED FRONT ELEVATION 1/8" = 1'

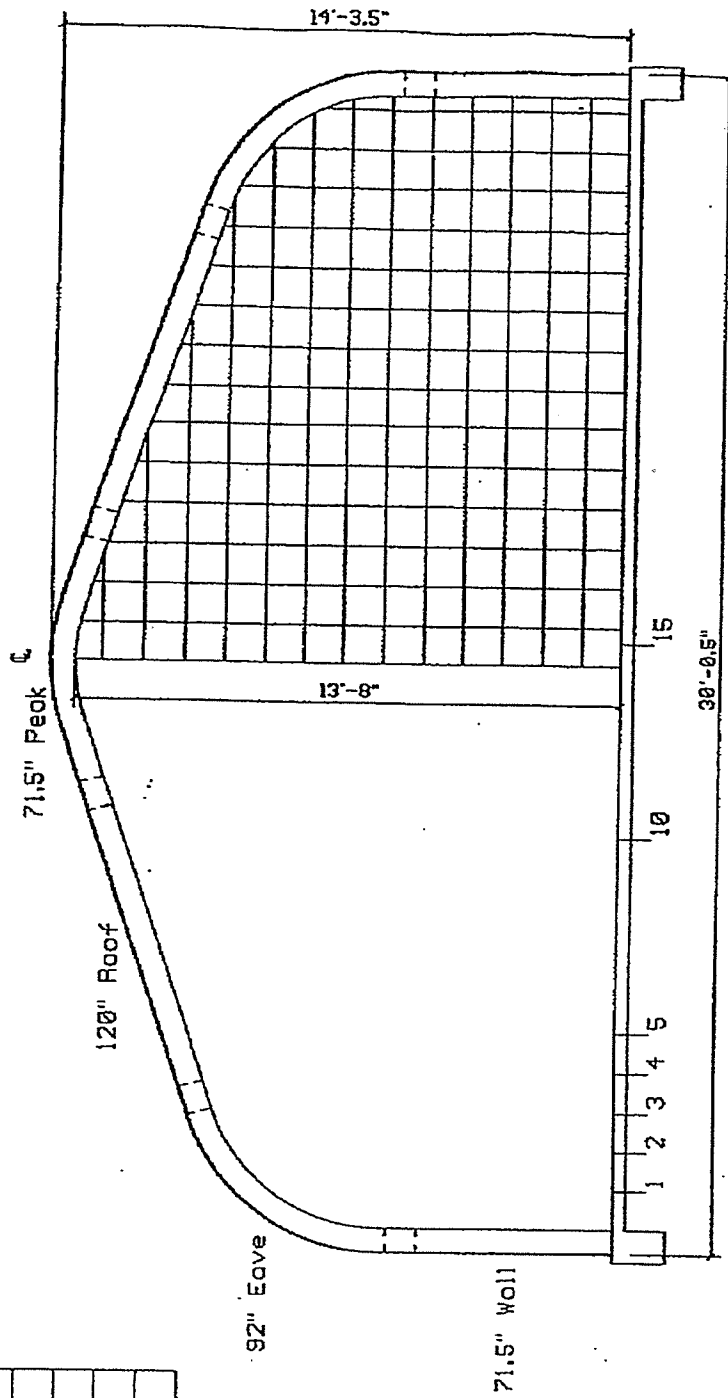
STEPHEN "SPIKE" PERKINS
 DRAFTSMAN
 1517 CAMBRONNE ST.
 NEW ORLEANS, LA 70118
 phone: 504-866-1404 cell 713-703-4387 email: splkep@fastband.com

EXISTING CONDITIONS
 916-918 LOUSIA ST.
 NEW ORLEANS, LOUISIANA

6/30/15
A-8
 SHEET 8 OF 8

256 60-102

| Horizontal Distance | Inside Clearance |
|---------------------|------------------|
| 1' | 8'-8" |
| 2' | 9'-7.5" |
| 3' | 10'-1" |
| 4' | 10'-5" |
| 5' | 10'-9" |
| 10' | 12'-5" |
| 15' | 13'-7.5" |



Note:

- 3.5" must be removed on inside clearance of building when trough foundation is used.
- All arch panels overlap single set of holes
- Holes at the bottom of straight panels are to be sealed with our standard hardware provided.
- Torque all bolt 6-8 Ft.-lbs

Tyler J. Antrup

From: Bao Robert Nguyen
Sent: Wednesday, June 24, 2015 4:23 PM
To: Tyler J. Antrup; Kelly G. Butler; patricktphillpott@hotmail.com
Subject: Shed Plans

Patrick,

After speaking with the administrator it has been determined that you will need to submit all plans for the shed to us by close of business tomorrow, Thursday, June 25, 2015. If we do not receive the plans by then, we will have to defer your case until we have a complete set of plans to do our analysis. You may email it to Tyler and to Kelly.

Bao R. Nguyen | GIS Analyst / IT Specialist
New Orleans City Planning Commission
City Hall
1300 Perdido Street Suite 7W03
New Orleans, LA 70112
(p) 504.658.7033 | (f) 504.658.7032
rbnguyen@nola.gov

May 12th, 2015

Dear Neighbor,

I'm the owner and resident of 916 Louisa Street, for the last 25 years. I have taken the opportunity to receive a "Conditional Use" permit from the city of New Orleans, for short term rental of two rooms of my home starting this September.

As my neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what is proposed, and present questions or concerns. We are required to do this before we submit our application to the City's Planning Commission.

This Meeting will take place:

Wednesday May 20th, 2015 at 3 p.m. to be held at Blessed Francis Seelos Center, 3037 Dauphine Street, N.O., LA 70117

This letter is being delivered through the U.S. Postal Service. AT the meeting, I'll provide a sign-in sheet to obtain e-mail addresses, so I can keep y'all up to date if there are any changes to the plans.

I have included an area map to give a better idea of where we are. If you have questions or comments, please contact me at the listed Number and e-mail. I hope to see you at the meeting on May 20th, 2015.

Sincerely,

Robert L. Myers 916 Louisa St. N.O., LA 70117 916louisastreet@gmail.com (504) 944 – 9007

May 12, 2015

Dear Neighbor,

I'm the owner and resident of 916 Louisa Street, for the last 25 years. I have taken the opportunity to receive a "Conditional Use" permit from the city of New Orleans, for short term rental of two rooms of my home starting this September.

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Sincerely,

Robert L. Myers 916 Louisa St. N.O., LA 70117 916louisastreet@gmail.com (504) 944 – 9007

Robert L. Myers

916 Louisa Street

New Orleans, LA 70117

Project NPP Community Meeting Invitation

Robert L. Myers

916 Louisa Street

New Orleans, LA 70117

Project N.P.P. Report

Date May 26, 2015

Project Name: 916 Louisa House

Overview:

This report provides an overview of the Neighborhood Participation Program process for the application of a Conditional Use Permit requested. This report highlights the Neighborhood Participation Program meeting, along with contacts with individual neighbors and area supporters of the Conditional Use request.

Contact:

Robert L. Myers

916 Louisa Street

N.O., LA. 70117

(504) 944 – 0692

email:916louisastreet@gmail.com

Neighborhood Meetings:

The following dates and locations of all meetings where neighbors and interested parties were invited to discuss the proposed Conditional Use permit.

Correspondence:

May 12th, 2015 – Cards mailed to contact list, provided by City Planner, to homes, apartments and businesses, along with the two Neighbor Associations and local councilmember.

Results:

To Date: There were individual contacts with Neighbors and local Businesses which a total of twelve (12) Comment Cards are attached.

May 20th, 2015: Meeting with fourteen individuals, of which eight filled out comment cards. Please see meeting notes for question asked.

Project NPP Community Meeting Invitation

Neighborhood Participation Program

For 918 Louisa Street, New Orleans, LA

NAME: Jessica Stokes

ADDRESS: 511 MARIGNY NOLA, 70117



I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Jessica Stokes

Date: 5/27/15

Neighborhood Participation Program,

For 918 Louisa Street, New Orleans, LA

NAME: Elisa Gisevius

ADDRESS: 2334 Royal st N.O. LA 70117



I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Elisa Gisevius

Date: 5-27-15

Neighborhood Participation Program

For 918 Louisa Street, New Orleans, LA

NAME:

[Handwritten signature]

ADDRESS:

2107 Mathews (0117)



I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature:

[Handwritten signature]

Date:

5/05/15

Neighborhood Participation Program

For 918 Louisa Street, New Orleans, LA

NAME:

PATRICK McCREARY

ADDRESS:

*3407 CHARLES
NO LA*



I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature:

[Handwritten signature]

Date:

27 May 15

Neighborhood Participation Program,

For 918 Louisa Street, New Orleans, LA

NAME: Michelle Picou

ADDRESS: 633 Mandeville St. NOLA 70117

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Michelle Picou

Date: 5/27/15

Neighborhood Participation Program,

For 918 Louisa Street, New Orleans, LA

NAME: RONALD PICOU

ADDRESS: 2340 ROYAL ST. N.O. LA 70117

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Ronald Picou

Date: 5/27/15

Neighborhood Participation Program

For 918 Louisa Street, New Orleans, LA

NAME: RYAN C. MARCELIN

ADDRESS: 2613 LOUISIANA AVE 70115

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Ryan C. Marcelin

Date: 5-24-15

Neighborhood Participation Program,

For 918 Louisa Street, New Orleans, LA

NAME: Theodore Burrell

ADDRESS: 3405 Chartres St No. La.

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Theodore Burrell

Date: 5-27-15

Neighborhood Participation Program,

For 918 Louisa Street, New Orleans, LA

NAME: Kim Turner

ADDRESS: 3405 Chartres



I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Kim Turner

Date: 5-24-15

Neighborhood Participation Program,

For 918 Louisa Street, New Orleans, LA

NAME: J'mae Dimes

ADDRESS: 3409 Chartres St NO, LA 70117



I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: J'mae Dimes

Date: 5-24-2015

Neighborhood Participation Program

For 918 Louisa Street, New Orleans, LA

NAME: KENNETH BARNER

ADDRESS: 818 N Rampart NOLA 70116

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: [Handwritten Signature]

Date: 5/24/15

Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

For 918 Louis Street, New Orleans, LA

ATTENDEE: JOHN DAWSON

ADDRESS: 900 PINE ST
NEW ORLEANS LA 70112

Questions or Comments:

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: [Handwritten Signature]

Date: 5/23/15

Overview:

This report provides an overview of the Neighborhood Participation Program process for the application of a Conditional Use Permit requested by Robert Myers of 916 Louisa Street, NOLA 70117; located between Burgundy Street and Rampart Street. This report highlights the Neighborhood Participation Program meeting, along with contacts with neighbors and area supporters of the Conditional Use request.

Contact:

Robert L. Myers

913 Louisa Street

N.O., LA. 70117

(504) 944 – 0692

email:916louisastreet@gmail.com

Summary of the Neighborhood Participation Program Meeting.

On May 20th, 2015, Robert Myers hosted the required Neighborhood Participation Program (NPP) meeting at the local Precinct Voting Polling Place located at the Blessed Francis Seelos Center at 3037 Dauphine St. N.O.LA, 70117.

The meeting started at 3 p.m. As required, notice was sent to individuals provided by the City Planning mailing list (72 addresses), two local Neighborhood Associations and City Council member for District "C" on May 12th, 2015.

In addition to the three Host (Host and two volunteers), twelve (12) people signed into the meeting, only four residents lived in the approved mailing area. Only eight comment cards were returned: Two voted for the project, two indicated no decision, and four against. ~~Six~~ ⁴ comment cards were not returned. In total Twelve (12) cards were taken.

The meeting was opened by Mr. Phillipott, with a brief description of the NPP process and an overview of the project. During the project overview, the executive director of the French Quarter Citizens Inc. Carol Gniady interrupted the presentation with a long list of questions that illustrated the anti-Short-Term Rental stance which saw her appointed to the Faubourg Marigny Improvement Association's Short-Term Rentals Committee.

The following is an overview of the questions and statements made by Ms. Gniady and other outside agitators:

Summary of Issues with responses

How many rooms do you plan to use with the Short-Term rental?

Two rooms of a total of twelve room House.

Why don't you install a kitchen and do Long-Term rentals?

House would be Three family, only allowed two family.

Is 918 Louisa Street part of 916 Louisa Street.

Yes, the original four rooms are part of 916 living area.

What are y'all doing at this meeting?

A meeting is required to file a Conditional Use permit

Can you show me on the Plans where the Short-Term rental will be?

Yes, on the display board, the floor plan for 916-918 Louisa Street.

What is the Neighborhood Participation Program?

An important part of a Pre-Application of an Conditional Use permit.

When are you submitting your Application?

Hopefully sooner than later

When will your application be before the City Planning Commission?

Depends when the Application is submitted

Why are you doing this Neighborhood Participation Program?

It's part of the Pre-application process.

How many entrances does the Short-Term rental have?

Front and rear door as indicated on the floor plans.

Is there a Door between the Short-Term rental and the main house?

Originally there was a door, but it's been closed in

Where does Robert Myers live?

Robert lives at 916 Louisa Street N.O.L.A.

Summary of Issues without responses:

I hope you have a good memory because we have a lot of questions?

Who (What is their name) did you talk to at One-Stop?

Who (What is their name) did you talk to at City Planning?

Why is Robert Myers doing Short- term vs Long-term rentals?

Do you know the types of people who stay at Short-Term rentals?

What about Pedophiles? What about Sex Offenders?

What about Thieves and other violent criminals?

What about Drugs? What about Prostitution?

Who checks out the character of these people?

The above questions were repeatedly asked!!

Did Mr. Myers receive a Cease and Desist letter from the City?

Are you taking notes or recording the Meeting?

Do you know the damage to the community of Short-Term rentals?

What about the loss of the Neighbors to the community?

We want to hear from Mr. Myers, we don't like your answers.

You have five (5) days from today to submit your meeting summary of the Neighborhood Participation Program to City Planning.

Explain who lives in the House?

How many illegal B&B's are in your area?

How many Short-Term rentals are allowed in the area?

How many Short-Term rentals will be in the By-Water?

Conclusion:

The meeting came to an end at 4:15pm, after a vote was orchestrated from the floor, for a decision on approval of the Short-Term Rental. The outcome was two (2) for approval, Ten (10) against approval. At that time, attendees were reminded to complete and return the comment cards and to include their e-mail addresses, so we could keep them informed and updated on the progress of the application.

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | |
|--|---|---|
| <ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. | A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> | <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee |
| 1. Article Addressed to: <i>Sulig Jones</i> <i>Neighborhood 1st for Byrd</i> <i>827 Loar's St</i> <i>N.O. LA 70117</i> | B. Received by (Printed Name) <i>[Signature]</i> | C. Date of Delivery <i>5-13-15</i> |
| | D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No | |
| 2. Article Number (Transfer from service label) | 7014 2120 0000 3717 8634 | |
| | PS Form 3811, July 2013 Domestic Return Receipt | |

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | |
|--|---|---|
| <ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. | A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> | <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee |
| 1. Article Addressed to: <i>LISANNE BROWN</i> <i>Bywater Neighb. Assoc</i> <i>P.O. Box 3191</i> <i>N.O. LA 70177</i> | B. Received by (Printed Name) <i>[Signature]</i> | C. Date of Delivery <i>5-14-15</i> |
| | D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No | |
| 2. Article Number (Transfer from service label) | 7014 2120 0000 3717 8610 | |
| | PS Form 3811, July 2013 Domestic Return Receipt | |

Sign In Sheet

NAME

My Address

E-Mail Address

~~Ant Phillipott~~ 916 Louisa St ✓ jap@hotmail.com

Shelia J. Peller Jr. 843-8th Bartholomew Bartholomew@gmail.com

~~J. Hannel~~ 923 Crescent Janinehannel@
(JANINE HANNEI) yahoo.com

Steven R. Smith e 910 Louisa ✓ SSMITHNOLA@
yahoo.com

Anthony Eschmann 812 Leese K NITTING DUCK
@aol.com

Ronald Specht e 931 LOUISA ✓ RFS4NOLA@GMAIL

~~Julie Jones~~ 827 Louisa ✓ Juliendla
@gmail.com

Graham Holly 631 Desire HOLLYGN@
MAC.COM

⑧

e on typed list

Sign In

Sheet

NAME

My Address

E-Mail Address

JOBERT MYERS

916 LOUISA

LOUISA@HOUSTON.AHO.COM
CAROLGRADY@ICLOUD.COM

MARCO GRIFFIN

910 ST. ROCH

BLAKE VONDER HAAR 922 LOUISA

Blakervh @AOL.COM

RICK PRINCE 3804 ROAD 1

RICKITYOFWOLA@YAHOO.COM

PRINCE

918 LOUISA ST.



Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

For 918 Louis Street, New Orleans, LA

ATENDEE: ERNIE SIMON

ADDRESS: 918 1/2 Louisa Street

: New Orleans, La 70117

Questions or Comments:

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: [Signature]

Date: May 20, 2015

Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

For 918 Louis Street, New Orleans, LA

ATENDEE: Graham Holly

ADDRESS: 631 Desire

70117
Bywaters

Questions or Comments:

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: [Signature]

Date: 5/20/15

Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

For 918 Louis Street, New Orleans, LA

ATENDEE: JANINE HANDEL ADDRESS: 923 CLOVER
70117

Questions or Comments:

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: _____ Date: _____

Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

^{Louisa}
For 918 Louis Street, New Orleans, LA

ATENDEE: RICK PRINCE ADDRESS: 3804 ROOPEL ST.
70117

Questions or Comments:

OPEN

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: _____ Date: 5-20-15

Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

For 918 Louis Street, New Orleans, LA

ATTENDEE: ANTHONY Eschman ADDRESS: 822 Kenner St

① Allowing an NPO to take place at 3pm on a weekday is really inappropriate

② These people requesting they change do not know the point of an NPP.

③ 10 of the 14 people present said this does not appear to be good for the neighborhood

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: [Signature]

Date: 20 May, 2015

Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

For 918 Louis Street, New Orleans, LA

ATTENDEE: Blake Vandenberg ADDRESS: 922 Louisa

Questions or Comments:

A JOKE. NOT ONE
OUNCE OF TRUTH.

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: [Signature]

Date: 5/19/15

Neighborhood Participation Program, Pre Application Meeting of May 20th, 2015

For 918 Louis Street, New Orleans, LA

ATENDEE: Julie Jones ADDRESS: 827 Louisa

Questions or Comments:

~~918~~
This was a farce

I Support the Conditional Use Permit for 916 Louisa St., New Orleans, LA

Signature: Julie Jones

Date: May 20, 15

No. I do NOT support the C.U.

Neighborhood Participation Program, Pre Application Meeting of May-20th, 2015

For 918 Louis Street, New Orleans, LA

ATENDEE: Stephen Peller Jr ADDRESS: 841-843 Bethel

Questions or Comments:

I don't support this Application

I Support the Conditional Use Permit for: 916 Louisa St., New Orleans, LA

Signature: Stephen Peller Jr

Date: 5/20/15

| Name | Address1 | Address2 | City | St | Zip |
|------------------------|-----------------------|-------------------|-------------|----|------------|
| Bellinger John P | 834 1/2 Louisa St | | New Orleans | LA | 70117 |
| Rubin Scott S | 837 Louisa Street | | New Orleans | LA | 70117 |
| Uhl Eugenia | 840 Louisa Street | | New Orleans | LA | 70117 |
| Darby Daril C | 936 Piety St | | New Orleans | LA | 70117 |
| Robertson Arthur V | 4702 Arts St | | New Orleans | LA | 70122 |
| Valentino Warren P | 5401 Dayna Court | | New Orleans | LA | 70124 |
| Serebreni Michael R | 3029 Burgundy St | | New Orleans | LA | 70117 |
| Ferdinand Kenneth D | 830 Louisa St | | New Orleans | LA | 70117-6737 |
| Lewis Jeremiah | 831 Louisa St | | New Orleans | LA | 70117 |
| Morreale Linda K | Etal | 900 Terry Drive | Arabi | LA | 70032 |
| Ochsenschlager Nancy E | 4218 Dumaine St | | New Orleans | LA | 70119 |
| Smith Steven R | 910 Louisa St | | New Orleans | LA | 70117 |
| Pitalo Gerald A | Etal | 914 Piety St | New Orleans | LA | 70117 |
| Lyons Benjamin A | 915 Louisa St | | New Orleans | LA | 70117 |
| Myers Robert L | 916 Louisa Street | | New Orleans | LA | 70117 |
| Kaykendall Elvina W | C/O Debra Jones-(Poa) | 921 Louisa St | New Orleans | LA | 70117 |
| Vonderhaar Blake A | 922 Louisa St | | New Orleans | LA | 70117 |
| Cameron Diane L | 922 Piety St | | New Orleans | LA | 70117 |
| Hauben Erica | 925 Louisa St | | New Orleans | LA | 70117 |
| Vandeventer Leland | 930 3Rd Street | | New Orleans | LA | 70130 |
| Brand Bonnie J | 927 Louisa St | | New Orleans | LA | 70117 |
| Tyler, Nina C | 1215 Royal St | | New Orleans | LA | 70116 |
| Lavender, Jr., William | 930 Piety St | | New Orleans | LA | 70117- 701 |
| Specht Ronald F | 931 Louisa St | | New Orleans | LA | 70117 |
| Moser Steven L | 937 Louisa St | | New Orleans | LA | 70117 |
| Laskey Allan J | 1002 Louisa St | | New Orleans | LA | 70117 |
| Dantzier Cathleen | 1001 Louisa St | | New Orleans | LA | 70117 |
| Gay Antionette M | 1005 Louisa St | | New Orleans | LA | 70117 |
| Donnels John D III | 1011 Louisa St | | New Orleans | LA | 70126 |
| Starr Suzanne J | 3134 N Rampart St | | New Orleans | LA | 70117 |
| Williams Ellaridia G | Et Al | 9910 Grant Street | New Orleans | LA | 70127 |
| Boytano Janet M | 3141 Burgundy Street | | New Orleans | LA | 70117 |
| Charvat Elizabeth A | 3144 Burgundy Street | | New Orleans | LA | 70117 |
| Smith Shannon D | 3146 N Rampart Street | | New Orleans | LA | 70117 |
| Shaffer Alice F | P O Box 9508 | | Metairie | LA | 70055 |
| Hardaway Marvin A | 3151 Burgundy St | | New Orleans | LA | 70117 |
| Sell Michael Allen | 3152 Burgundy Street | | New Orleans | LA | 70117 |
| Bizer Andrew | 3155 Burgundy St | | New Orleans | LA | 70117 |
| Braun Joseph | 3155 N Rampart St | | New Orleans | LA | 70117 |
| Mcnee Katherine M | 3210 Burgundy St | | New Orleans | LA | 70117 |
| Foundas Ernest G | 3217 Burgundy Street | | New Orleans | LA | 70117 |
| Barnes Michael W | 922 Gallier St | | New Orleans | LA | 70117 |
| Gerhart Monika | 3144 N Rampart St | | New Orleans | LA | 70117 |
| Johnson James S | 4657 Ingram Ct | | Boulder | CO | 80305 |
| Shaffer Todd B | Etals | 3145 Burgundy St | New Orleans | LA | 70117 |

| | | | | | |
|----------------------|--|----------------|-------------|----|------------|
| Crawford John W | 3147 N Rampart | | New Orleans | LA | 70117 |
| Ornelas Raquel | 3154 N Rampart Street | | New Orleans | LA | 70117 |
| Grace Heidi | Etal | 900 Louisa St | New Orleans | LA | 70117 |
| Quinn Felix P | P O Box 3651 | | Peabody | MA | 01961 |
| Lee Louise M | 939 Louisa St | | New Orleans | LA | 70117 |
| Tyler Dwain A | 918 Piety St | | New Orleans | LA | 70117 |
| Barnes Michael W | 26225 Idlewild Way | | Malibu | CA | 90265 |
| Barnes Michael W | 26225 Idlewild Way | | Malibu | CA | 90265-5633 |
| Blair Emile J Jr | 938 Piety St | | New Orleans | LA | 70117 |
| Qalbani Mehdi M | 3150 N Rampart St | | New Orleans | LA | 70117 |
| Klausner David M | 6717 W Hamilton Rd S | | Fort Wayne | IN | 46814 |
| Link Rebecca A | 3146 Burgundy St | | New Orleans | LA | 70117 |
| Astaserse Peter P Jr | C/O Edward M Moseley And Joy M Sonnier | 1225 Pine St | New Orleans | LA | 70118 |
| Souvignier Anne M | 3134 Burgundy St | | New Orleans | LA | 70117 |
| Kroot Jaimie E | 906 Louisa St | | New Orleans | LA | 70117 |
| Ferguson Gwendolyn L | Etal | P O Box 872096 | New Orleans | LA | 70187 |
| Blair Emile III | 938 Piety St | | New Orleans | LA | 70117 |
| Caraway William A | Etal | 910 Piety St | New Orleans | LA | 70117 |
| Fontana Luke J | Po Box 73447 | | Metairie | LA | 70033 |
| Iorio Raffaele | 1000 Piety St | | New Orleans | LA | 70117 |
| Plauche Guerra LLC | 840 Piety St | | New Orleans | LA | 70117 |
| Tukandu Inc | 3700 Magellan St | | New Orleans | LA | 70114 |
| 3200 Burgundy St LLC | 3421 N Causeway Blvd Ste 301 | | Metairie | LA | 70002 |
| 3210 N. Rampart, LLC | 345 Adélphi St | | Brooklyn | NY | 11238 |

Notifications
ZD 060-15

| Name | Address1 | Address2 | City | St | Zip |
|------------------------|-----------------------|-----------------|-------------|----|------------|
| Bellingger John P | 834 1/2 Louisa St | | New Orleans | LA | 70117 |
| Rubin Scott S | 837 Louisa Street | | New Orleans | LA | 70117 |
| Uhl Eugenia | 840 Louisa Street | | New Orleans | LA | 70117 |
| Plauche Guerra LLC | 840 Plety St | | New Orleans | LA | 70117 |
| Darby Darl C | 936 Plety St | | New Orleans | LA | 70117 |
| Robertson Arthur V | 4702 Arts St | | New Orleans | LA | 70122 |
| Valentino Warren P | 5401 Dayna Court | | New Orleans | LA | 70124 |
| Serebrani Michael R | 3029 Burgundy St | | New Orleans | LA | 70117 |
| Ferdinand Kenneth D | 830 Louisa St | | New Orleans | LA | 70117-6737 |
| Lewis Jeremiah | 831 Louisa St | | New Orleans | LA | 70117 |
| Morreale Linda K | Etal | 900 Terry Drive | Arabi | LA | 70032 |
| Ochsenschlager Nancy E | 4218 Dumaine St | | New Orleans | LA | 70119 |
| Smith Steven R | 910 Louisa St | | New Orleans | LA | 70117 |
| Pitalo Gerald A | Etal | 914 Plety St | New Orleans | LA | 70117 |
| Lyons Benjamin A | 915 Louisa St | | New Orleans | LA | 70117 |
| Myers Robert L | 916 Louisa Street | | New Orleans | LA | 70117 |
| Kaykendall Eivina W | C/O Debra Jones-(Poa) | 921 Louisa St | New Orleans | LA | 70117 |
| Vonderhaar Blake A | 922 Louisa St | | New Orleans | LA | 70117 |
| Cameron Diane L | 922 Plety St | | New Orleans | LA | 70117 |
| Hauben Erica | 925 Louisa St | | New Orleans | LA | 70117 |
| Tukandu Inc | 3700 Magellan St | | New Orleans | LA | 70114 |
| Vandeventer Leland | 930 3RD Street | | New Orleans | LA | 70130 |
| Brand Bonnie J | 927 Louisa St | | New Orleans | LA | 70117 |
| Tyler Nina C | 1215 Royal St | | New Orleans | LA | 70116 |
| Lavender, Jr., William | 930 Plety St | | New Orleans | LA | 70117-701 |
| Specht Ronald F | 931 Louisa St | | New Orleans | LA | 70117 |
| Moser Steven L | 937 Louisa St | | New Orleans | LA | 70117 |
| Laskey Allan J | 1002 Louisa St | | New Orleans | LA | 70117 |
| Danzler Cathleen | 1001 Louisa St | | New Orleans | LA | 70117 |
| Gay Antionette M | 1005 Louisa St | | New Orleans | LA | 70117 |
| Mattisson Jeffrey A | 3126 Burgundy St | | New Orleans | LA | 70117 |
| Richardson Cynthia S | 3120 N Rampart St | | New Orleans | LA | 70117 |
| Sith Shannon | 3123 Burgundy St | | New Orleans | LA | 70117 |

Notifications
ZD 060-15

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|----------------------|--|-------------------|-------------|----|------------|
| Mckenzie Alexander E | 3126 N Rampart St | | New Orleans | LA | 70117 |
| Starr Suzanne J | 3134 N Rampart St | | New Orleans | LA | 70117 |
| Williams Ellaridia G | Et Al | 9910 Grant Street | New Orleans | LA | 70127 |
| Boytrano Janet M | 3141 Burgundy Street | | New Orleans | LA | 70117 |
| Charvat Elizabeth A | 3144 Burgundy Street | | New Orleans | LA | 70117 |
| Smith Shannon D | 3146 N Rampart Street | | New Orleans | LA | 70117 |
| Shaffer Alice F | P O Box 9508 | | Metairie | LA | 70055 |
| Hardaway Marvin A | 3151 Burgundy St | | New Orleans | LA | 70117 |
| Sell Michael Allen | 3152 Burgundy Street | | New Orleans | LA | 70117 |
| Bizer Andrew | 3155 Burgundy St | | New Orleans | LA | 70117 |
| Braun Joseph | 3155 N Rampart St | | New Orleans | LA | 70117 |
| 3200 Burgundy St LLC | 3421 N Causeway Blvd Ste 301 | | Metairie | LA | 70002 |
| Mcnee Katherine M | 3210 Burgundy St | | New Orleans | LA | 70117 |
| Foundas Ernest G | 3217 Burgundy Street | | New Orleans | LA | 70117 |
| Barnes Michael W | 922 Gallier St | | New Orleans | LA | 70117 |
| Gerhart Monika | 3144 N Rampart St | | New Orleans | LA | 70117 |
| Johnson James S | 4657 Ingram Ct | | Boulder | CO | 80305 |
| Shaffer Todd B | Etals | 3145 Burgundy St | New Orleans | LA | 70117 |
| Crawford John W | 3147 N Rampart St | | New Orleans | LA | 70117 |
| Ornelas Raquel | 3154 N Rampart Street | | New Orleans | LA | 70117 |
| Grace Heidi | Etal | 900 Louisa St | New Orleans | LA | 70117 |
| 3210 N. Rampart, LLC | 345 Adelphi St | | Brooklyn | NY | 11238 |
| Lee Louise M | 939 Louisa St | | New Orleans | LA | 70117 |
| Tyler Dwain A | 918 Piety St | | New Orleans | LA | 70117 |
| Barnes Michael W | 26225 Idlewild Way | | Malibu | CA | 90265 |
| Barnes Michael W | 26225 Idlewild Way | | Malibu | CA | 90265-5633 |
| Qalbani Mehdi M | 3150 N Rampart St | | New Orleans | LA | 70117 |
| Klausner David M | 6717 W Hamilton Rd S | | Fort Wayne | IN | 46814 |
| Link Rebecca A | 3146 Burgundy St | | New Orleans | LA | 70117 |
| Astaserse Peter P Jr | C/O Edward M Moseley And Joy M Sonnier | 1225 Pine St | New Orleans | LA | 70118 |
| Souvincier Anne M | 3134 Burgundy St | | New Orleans | LA | 70117 |
| Kroot Jaimie E | 906 Louisa St | | New Orleans | LA | 70117 |
| Ferguson Gwendolyn L | Etal | P O Box 872096 | New Orleans | LA | 70187 |
| Blair Emilie III | 938 Piety St | | New Orleans | LA | 70117 |

Notifications
ZD 060-15

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|--------------------|--------------|--------------|-------------|----|-------|
| Caraway William A | Etal | 910 Plety St | New Orleans | LA | 70117 |
| Fontana Luke J | Po Box 73447 | | Metairie | LA | 70033 |
| Condo Master Owner | | | | | |

Tyler J. Antrup

From: Stephen Kroll
Sent: Wednesday, June 10, 2015 12:08 PM
To: Tyler J. Antrup
Subject: FW: NPP 916-18 Louisa St.

Tyler, you're going to be working on this conditional use application. Can you please hold onto this comment and include it as an attachment to the report after you've done it. You haven't even formally received the assignment yet, so that won't be for a few weeks.

Stephen Kroll
City Planning Commission
City of New Orleans
1300 Perdido Street
Room 7W03
New Orleans, Louisiana 70112
504.658.7010
skroll@nola.gov
www.nola.gov/cpc

From: Robert D. Rivers
Sent: Wednesday, June 10, 2015 11:18 AM
To: Stephen Kroll; Leslie T. Alley
Subject: FW: NPP 916-18 Louisa St.

FYI

From: knittingduck@aol.com [<mailto:knittingduck@aol.com>]
Sent: Wednesday, June 10, 2015 10:05 AM
To: Robert D. Rivers
Subject: NPP 916-18 Louisa St.

Report on Neighborhood Participation Program Presentation 20 May 2015 916-918 Louisa St.

The meeting was opened by a man who introduced himself as Patrick. He did not give his surname. He said that he is a friend of Robert Myers, the owner of the property.

He was asked why the meeting was scheduled at such an inconvenient time for working neighbors. The response was that it is within the allowable hours and this was convenient for him.

An explanation was given that Robert had cut a door between the two sides of his house so his mother could stay with him. He cut off the back portion (with the kitchen and bath) and this is where Patrick said that he lived. As his mother has since died he would like to make that apartment (without a kitchen and bath) a "corporate" rental. When asked what exactly he

meant by that Patrick explained it would be a rental to a corporation for more than 30 days, hopefully.

A near neighbor stated that his mother never lived in the house and that there was no door cut between the two sides. There was no response to this.

He admitted that Robert had been cited by the CPC for running an airbnb (illegal) for the last few years. He also admitted that in the past 5 years that he had not purchased the proper insurance in that time.

Someone asked Patrick how they could rent an apartment with no kitchen or bath. He replied that this was the reason for going a corporate rental.

There were many questions to which there were no answers. At one point Patrick admitted that he really doesn't live in the back of 918 as he previously said, but that he uses it as his mailing address.

One of the audience members asked for a show of hands regarding the proposal for property, which Patrick did not want to do. Of the 17 people present 14 were opposed to his plan to convert the building into a legal B&B or what he terms a "corporate rental" (the city does not use this definition for any sort of rental).

In summary, we learned nothing about the proposal and were unable to determine what the plan is for that space.

Anthony Eschmann