

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 066/15

**Prepared by:** Cameron Bonnett  
and Brittany Desrocher  
**Date:** July 30, 2015

**I. GENERAL INFORMATION:**

**Applicant:** J & J Partners, LLC

**Request:** This is a request for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at an existing reception hall in a B-2 Neighborhood Business District.

**Location:** The petitioned property is located on an undesignated square, Lot 3 or Tract A-1, in the Second Municipal District, bounded by the Lakeshore Drive, the New Basin Canal, Lake Marina Avenue, and Lake Pontchartrain. The municipal address is 7412 Lakeshore Drive. (PD 5)

**Description:** The subject site (Figure 1. Subject Site) is an existing reception facility, a permitted use in a B-2 Neighborhood Business District, hereafter referred to as a B-2 District. All measurements are taken from the survey submitted by the applicant. The subject lot is an irregularly-shaped heptagon. It has frontage along Lakeshore Drive for approximately 133.0' and narrows (on its Lake Marina Avenue lot line side) having rear frontage along the New Basin Canal for approximately 121.6'. Its depth along its Lake Pontchartrain lot line is 108'. The lot is 14,762 square feet. The building sits approximately 9.6' from Lakeshore Drive, 21.0' from the New Basin Canal, 2.63' from its Lake Marina Avenue lot line side and 60.7' from its Lake Pontchartrain lot line side at its narrowest points.

Building area calculations were taken from plans submitted by the applicant. This two story building has commercial space on the first floor totaling approximately 3,927 square feet (including the screened in porch) and has a residence on the second floor totaling 3,263 square feet. The majority of the side yard on the Lake Pontchartrain lot line side is covered with paving and decking. A portion of the wood decking platform supported by pilings extends to the fairway line of the New Basin Canal. The subject site is flanked by a restaurant's parking lot on its Lake Marina Avenue lot line side and a partially paved lot with a docking area on its Lake Pontchartrain lot line side.

Based on the staff's site visit on July 17, 2015 applicant has complied with the signage requirement of the CZO. The paved front yard (delineated by parking stoppers running parallel to the building) and public right-of-way are used for patron drop-off and valet services.

The subject site (Figure 1. Subject Site) is an existing reception facility, a permitted use in a B-2 Neighborhood Business District. The B-2 Neighborhood Business District permits the sale of alcoholic beverages by a conditional use in reception facilities, in accordance with **Article 5, Section 5.6.5. Conditional Uses** of the CZO. The applicant has requested a conditional use to allow the sale of alcoholic beverages for on-premises consumption within the reception facility. This conditional use application is the subject of this staff preliminary report.



Figure 1. Subject Site

## Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on the application prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the CZO.

## 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 subject site located within a small B-2 District (surrounded by a variety of other zoning districts) bounded by Lakeshore Drive, the New Basin Canal, Lake Marina Avenue, and Lake Pontchartrain. Most of the land in this district is managed by the Orleans Levee District. Surrounding this B-2 District are an RM-2 Multiple-Family Residential District and a P Park and Recreation District to the west, an RS-1 Single-Family Residential District and P Park and Recreation District to the north, an LC Lake

Area General Commercial District and an LRM-2 Lake Area High-Rise Multiple-Family Residential District to the south, and an LP Lake Area Neighborhood Park District, an LRS-2 Lake Vista and Lake Shore Single-Family Residential District, and an LRM-1 Lake Area Low-Rise Multiple-Family Residential District to the east.

The entire B-2 District is subdivided into irregular lot shapes. Street access to this B-2 District is provided by Lakeshore Drive (a four-lane bidirectional local street). In general, the streets of the surrounding districts are a mixture of parallel and curvilinear streets leading to lots that are rectangular, wedge, and irregularly shaped.

*Land Use.* On the Lake Pontchartrain lot side of the subject site are several docks, marinas, boat storages, and restaurants. The majority of these properties have docks supported by pilings that extend into the fairway line of the New Basin Canal. On the Lake Marina Avenue lot side of the subject site are a restaurant with a parking lot, a row of three story condominiums (with a townhouse appearance) a boat repair shop, and a lot with a docking area. The New Basin Canal is an inlet that provides the two large marinas and a few yacht clubs access to Lake Pontchartrain. Seafood restaurants and the New Canal Lighthouse Museum and Education Center are to the north of the subject site. Additionally, West End Park sits across the New Basin Canal from the subject site.

Immediately east of the subject site is a linear portion of Lakeshore Park that runs parallel to Lakeshore Drive extending from Robert E Lee Boulevard to Lake Pontchartrain. On the other side of Lakeshore Park are is the LRS-2 Lake Vista and Lake Shore Single-Family Residential District developed as a carefully planned neighborhood with interior green spaces. The lots are developed with single-family residences that have contemporary architectural features and are situated beyond the required 20' front yard setback. Off-street parking spaces are uniformly provided, either in attached garages or on paved driveways.

The LRM-1 Lake Area Low-Rise Multiple-Family Residential District also east of the subject site is composed of a series of irregular-shaped parcels that were developed in the late 20<sup>th</sup> Century in a suburban manner. Immediately south of subject site, along Lake Marina Drive (on the west side of Lakeshore Drive) is the LC Lake Area General Commercial District. This district is developed with a large office building (Ochsner hospital satellite facility), other commercial buildings and restaurants with large asphalt paved parking lots. Southwest of the subject site is the LRM-2 Lake Area High-Rise Multiple-Family Residential District developed with two high rise condominium buildings and a few apartment complexes.

Southeast of the subject site is a large shopping center on the corner of West End Boulevard and West Robert E Lee Boulevard. The shopping center is developed with single and multi-story structures constructed of masonry and concrete with paved parking, front and rear, that can accommodated over 1,000 cars. This shopping center houses fast food restaurants, a fitness facility, a grocery store, a pharmacy, and other commercial shops that service the surrounding neighborhoods and marinas.

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

**Zoning:**

1929 – "E" Commercial District  
1953 – "F" Heavy Commercial District  
1970 – C-1 General Commercial District  
Current – B-2 Neighborhood Business District<sup>1</sup>  
Effective 8/12/15 – S-LM Suburban Lake Area Marina District

**Land Use:**

1929 – Commercial Building  
1949 – Commercial/Light Industrial  
1999 – Commercial<sup>2</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?**

In the past five years, within approximately 1,200 feet of the subject site, there have been four conditional use requests.

**Zoning Docket 103/14** was a request for a condition use to permit the sale of alcoholic beverages for off-premises consumption at a gasoline service station in a B-2 Neighborhood Business District. The municipal address is 7840 Lakeshore Drive. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately four (4) blocks from the subject site.*

**Zoning Docket 083/13** was a request to amend Conditional Use Ordinance No. 25,121 (ZD096/12) which permitted alcoholic beverage sales at a standard restaurant, to permit a reduction in parking and additional landscaping, in a B-2 Neighborhood Business District. The municipal address is 7400 Lakeshore Drive. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is next to the subject site.*

**Zoning Docket 061/12** was a request for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-2 Neighborhood Business District. The municipal address is 7842 Lakeshore Drive. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately four (4) blocks from the subject site.*

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<sup>1</sup> ZD 9-84. The zoning of the subject site was changed from C-1 General Commercial District to B-2 Neighborhood Business District. The request was approved by the City Council and adopted December 7, 1989 Ord No 13569 MCS.

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

**Zoning Docket 096/12** was a request for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-2 Neighborhood Business District. The municipal address is 7400 Lakeshore Drive. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately four (4) blocks from the subject site.*

All zoning actions listed above involving alcohol sales for on or off premises consumption were approved by both the City Planning Commission and the City Council. The staff has identified a trend towards allowing establishment to sell alcohol in the area; three out of the four zoning applications received were filed for conditional uses for the sale of alcohol. All were subsequently approved by the City Council.

**D. What are the comments from the Design Review staff?**

*Site Layout*

The subject site is irregular in shape and located along Lakeshore Drive. The site has 133'-0" of frontage along Lakeshore Drive and 121'-7" along the New Basin Canal with a depth of approximately 108'-0". The site has an overall area of approximately 14,762 square feet. The site is developed with two-story structure with a stucco and glass front façade and metal r-panels on the sides and rear. The structure is located on Lake Marina Avenue side of the site approximately 2'-8" from the side property line and 9'-7" from the front property line. The ground floor of the structure measures approximately 80'-0" wide and 50'-0" deep with an interior area of 3,927 square feet excluding the garage. The first floor of the structure is used as a reception space and includes a vestibule, an office, restrooms, storage, several small reception areas, a kitchen, a screened patio and a garage. The second floor is L-shaped and measures approximately 56'-0" wide and 58'-0" deep with an interior area of approximately 3,263 square feet. The second floor is used as a private residence and is not included in this proposal. The site is also developed with several exterior decks and patios and has docking capabilities along the New Basin Canal frontage. There are two curb cuts along Lakeshore Drive and two off-street parking spaces are available in the garage which measures 23'-0" wide by 32'-0".

*Proposed Use*

The location currently operates as a reception hall that allows guests to provide their own catering and beverages. The applicant is proposing to sell alcoholic beverages at the reception site during events only. The applicant is not proposing any physical changes to the site or building; therefore, the size of events at the facility will not change. Presently, the applicant offers valet parking for reception attendees and they intend to continue that service.

### *Landscaping*

There are three trees planted in planting pits in the public right-of-way, two spaced approximately 50'-0" apart located on the north end of the site and one at the south end. There are two palm trees in raised boxes in the front yard area on the south end of the lot. The applicant has also landscaped a 3'-0" wide strip in front of the structure flanking the front entrance. The side yard located at the north end of the site is enclosed with a wooden fence.

### *Trash Storage*

The applicant's site plan does not indicate the location of trash storage. In order to ensure that trash is properly stored and screened from view, the staff recommends the following proviso:

- The applicant shall submit a site plan that indicates the location of the trash storage, and the type and height of screening. The screening device for trash storage shall be an opaque wood fence at least six (6) feet in height and is subject to the review and approval of the City Planning Commission staff.

Additionally, a litter abatement plan should be adhered to in order to mitigate the possibility of increased litter due to the sale of alcoholic beverages for on-premises consumption. Therefore, should this application be approved, the staff recommends the following proviso:

- The developer shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of refuse storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the facility shall be included in this letter to be kept on file in case of any violation. In no case shall refuse be stored so that it is visible from the public right-of-way.

### *Lighting*

The applicant has not submitted a lighting plan. A streetlight exists in the public right-of-way immediately in front of the reception facility. Additionally, during a site visit the staff noticed recessed lights over the main entrance as well as a light over the garage door. The existing lighting on the site should be sufficient for the existing use and the proposed sale of alcoholic beverages for on-premises consumption.

## *Signage*

The submitted proposal does not include any new signage; however, there is an existing attached sign. The B-2 Neighborhood Business District allows for an accessory flat sign limited to 4 square feet per lineal foot of street frontage, or 20% of the area of the front wall, whichever is less. To ensure that existing and any proposed signage meets the Comprehensive Zoning Ordinance requirements, if the proposal is recommended for approval, it should be subject to the following proviso:

- The applicant shall submit signage plans for all existing and proposed signage to City Planning Commission for review and approval. All exterior signage shall be in accordance with the requirements of **Article 5, Section 5.6.6 Permitted Signs** and **Article 12, Section 12.2 General Sign Regulations** of the CZO. No signage promoting alcoholic beverages shall be permitted on the exterior of the building or visible from the exterior of the building.

## *Supplementary Use Standards*

**Article 11, Section 11.13 Uses Which Sell Alcohol** of the CZO sets standards for the approval of such alcoholic beverage outlet applications.

*In the B-1, B-1A and B-2 Districts in which such use is authorized the following standards apply:*

- a) Approval of a permit for alcohol beverage outlets shall be based on a determination by the City Council that the proposed use shall not be injurious to nearby properties or contrary to the public interest or neighborhood program of conservation or improvement.*
- b) This determination shall take into consideration the interior square footage of the proposed site, the type and intensity of other uses in the area, and the number of businesses in the vicinity which have been issued an alcoholic beverage permit.*

In regards to standard “a”, the petitioned site is currently operating as a reception facility which allows guests to provide their own catering and alcoholic beverages. Therefore, permitting the sale of alcoholic beverages for on-premises consumption should not be any more impactful than the current use.

In regards to standard “b”, the reception facility occupies an area of less than 5,000 square feet per the regulations of **Article 5, Section 5.4.5** of the CZO. In the immediate vicinity there are three standard restaurants that have received permits serve alcoholic beverages for on-premises consumption through the conditional use process<sup>3</sup>, as well as other ABOs. There are no other reception facilities in the immediate area.

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<sup>3</sup> See ZD096/12, ZD061/12, ZD083/13 and ZD103/14 in Section C of this report.

*Other provisions*

To assure the reception hall continues to not negatively impact the surrounding area the staff recommends the following proviso:

- The sale of alcoholic beverages at the reception facility shall be permitted only during and in conjunction with scheduled events.

Should the conditional use be approved, the staff recommends the following standard proviso to ensure that licenses and permits are appropriately issued by the Department and Safety and Permits in accordance with the requirements of the conditional use.

- The Department of Safety and Permits shall not authorize and/or issue any 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 CZO will void the conditional use approval.

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

*Traffic*

The petitioned site is accessible by Lakeshore Drive (a four-lane bidirectional street) that accommodates the current moderate level of traffic created by the reception facility and surrounding businesses. This conditional use is not expected to increase the current level of traffic because any event held at the site would attract approximately the same number of guests regardless of whether or not alcohol was being served. Therefore, it is expected that the reception facility would generate essentially the same level of traffic regardless of whether or not the conditional use is granted. Approval of this conditional use request would not pose any foreseeable negative traffic impact to neighboring residences or businesses.

*Parking*

In accordance with **Article 15, Section 15.2.1 (Table 15.A)** and **Article 11, Section 11.63** of the CZO, reception facilities are required to provide screened off-street parking spaces at a rate of 1 per 75 square feet of floor space in the seating area. The commercial space on the first floor is 3,927 square feet, thereby 53 off-street parking spaces are required. The site provides 2 covered off-street parking spaces. The additional required 51 off-street parking spaces are grandfathered to the site as verified by the Department of Safety and Permits on July 20, 2015. There are no additional parking requirements associated the sale of alcohol beverages.



*Loading*

**Article 15, Section 15.3.1** and **Table 15.G Off-Street Loading Requirements** of the CZO requires restaurants and general service establishments, with an area between two thousand and ten thousand square feet (2,000 sq. ft. – 10,000 sq. ft.) to have one off-street loading space. The floor area of the existing reception facility falls within this requirement. The site does not provide any off-street loading spaces. However, according to the Department Safety and Permits, one off-street loading space is currently grandfathered to the site – thus satisfying the off-street loading requirement.

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

The request was considered by the Planning Advisory Committee at its meeting on July 22, 2015. A representative for the applicant was present and described the request. The committee passed a motion of no objection subject to further review by the City Planning Commission.

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

As noted above, the use of the site as a reception facility is permitted by right, while the sale of alcoholic beverages at the reception facility for on-premises consumption is allowed only as a conditional use. Reception facilities, regardless of whether or not they sell alcoholic beverages, can have impacts similar to any number of retail, restaurant, or other service uses of comparable size, including moderate levels of traffic, discussed above, litter and noise. These impacts are generally inoffensive to the other uses in the business districts in which those reception facilities are located. In addition, the closest residential neighborhood is over 200' away from the subject and is separated by Lakeshore Drive and a linear park built up on a 15' embankment. It is not unusual for businesses to sell alcohol in the area as there are thirteen alcohol beverages licenses operating in the area (see Figure 2. Alcohol Beverages Licenses 2014) . The staff concluded that permitting the sale of alcohol for on-premises consumption should not be any more impactful than the current use, as the reception facility currently allows guests to provide their own catering and alcoholic beverages.

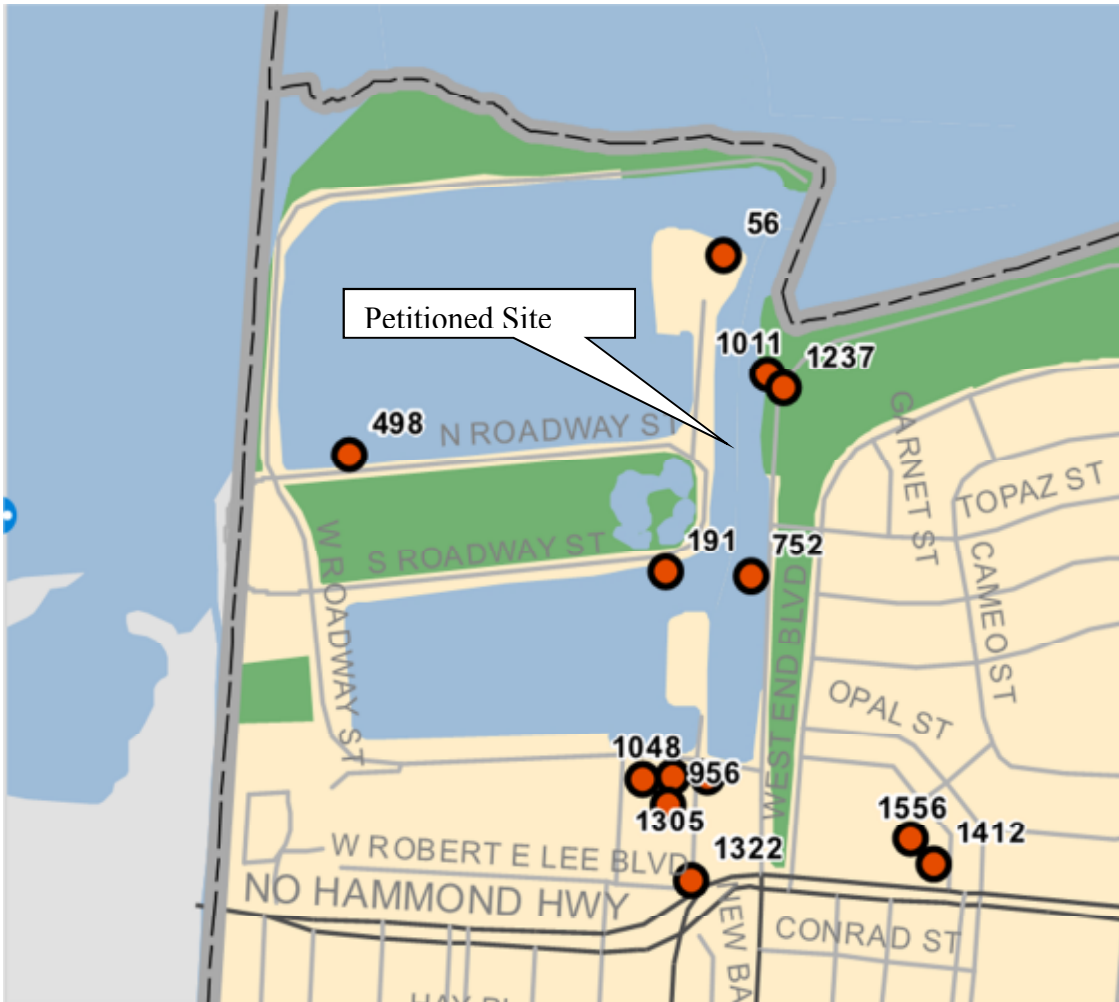


Figure 2: Alcohol Beverage Licenses, 2014

**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*?**

The proposed conditional use does not conflict with the *Plan for the 21<sup>st</sup> 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 **Mixed-Use Maritime**. The goal, range of uses and development character for this Mixed-Use Maritime designation are copied below:

**MIXED-USE MARITIME**

**Goal:** Preserve and provide areas for maritime-related residential and commercial uses east of Chef Pass on properties adjacent to Chef Menteur Highway in Lake St. Catherine (Planning District II), along a certain portion of the Mississippi River Gulf Outlet near Interstate 510, and around harbors along Lakes Pontchartrain.

**Range of Uses:** Single-Family residential, fishing camps and boathouses, marinas, yacht clubs, maritime associations, community sailing, maritime-related businesses and supporting commercial uses. New development shall only be permitted in accordance with State regulations.

**Development Character:** Scale (height and massing) and allowed uses to match existing character of surrounding areas.

The issue of alcoholic beverage sales as a conditional use in the Mixed-Use Maritime Future Land Use Categories is **not addressed** by the Master Plan. Thus, the decision whether or not to grant a conditional use may be made on a case-by-case basis.

#### IV. SUMMARY

Zoning Docket 066/15 is a request for a conditional use to allow the sale of alcoholic beverages at a reception facility proposed for a site bounded by the Lakeshore Drive, the New Basin Canal, Lake Marina Avenue, and Lake Pontchartrain. The staff believes that the sale of alcoholic beverages is appropriate for the reception facility use, as it is customary for reception facilities to serve alcoholic beverages in conjunction with events. It is also appropriate given both the B-2 Neighborhood Business District and the Mixed-Use Maritime future land use designation both allow for encourage commercial uses that serve the area. To assure the reception hall to continue to not negatively impact the surrounding area the staff recommends the imposition of provisos requiring compliance with the use standards for reception facilities in the CZO and the additional provisos all listed below.

#### V. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 066/15, a request for a conditional use to authorize the sale of alcoholic beverages for on-premises consumption at a reception hall in a B-2 Neighborhood Business District, subject to the following five (5) provisos.

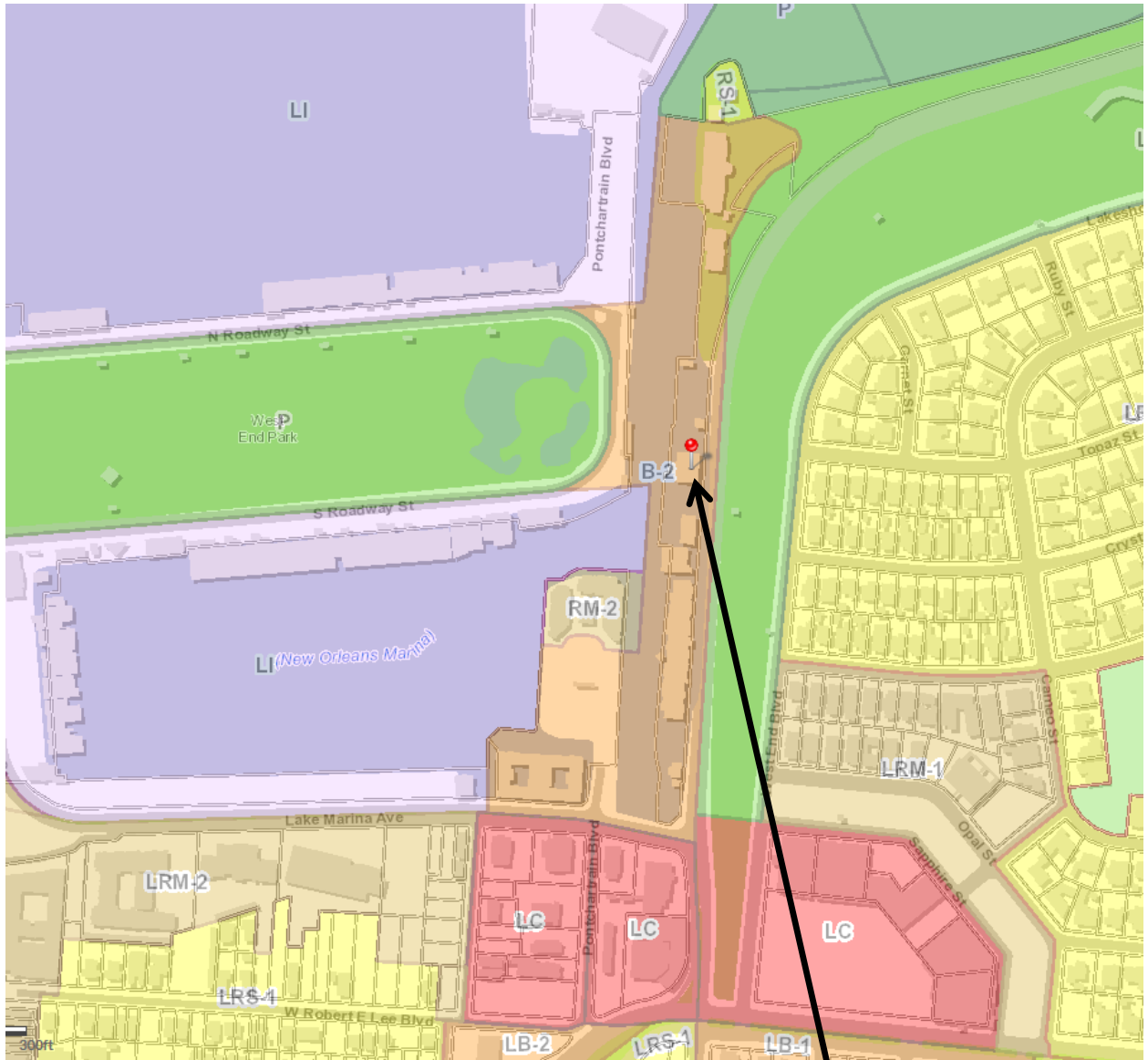
##### *Provisos*

1. The Department of Safety and Permits shall not authorize and/or issue any 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 CZO will void the conditional use approval.

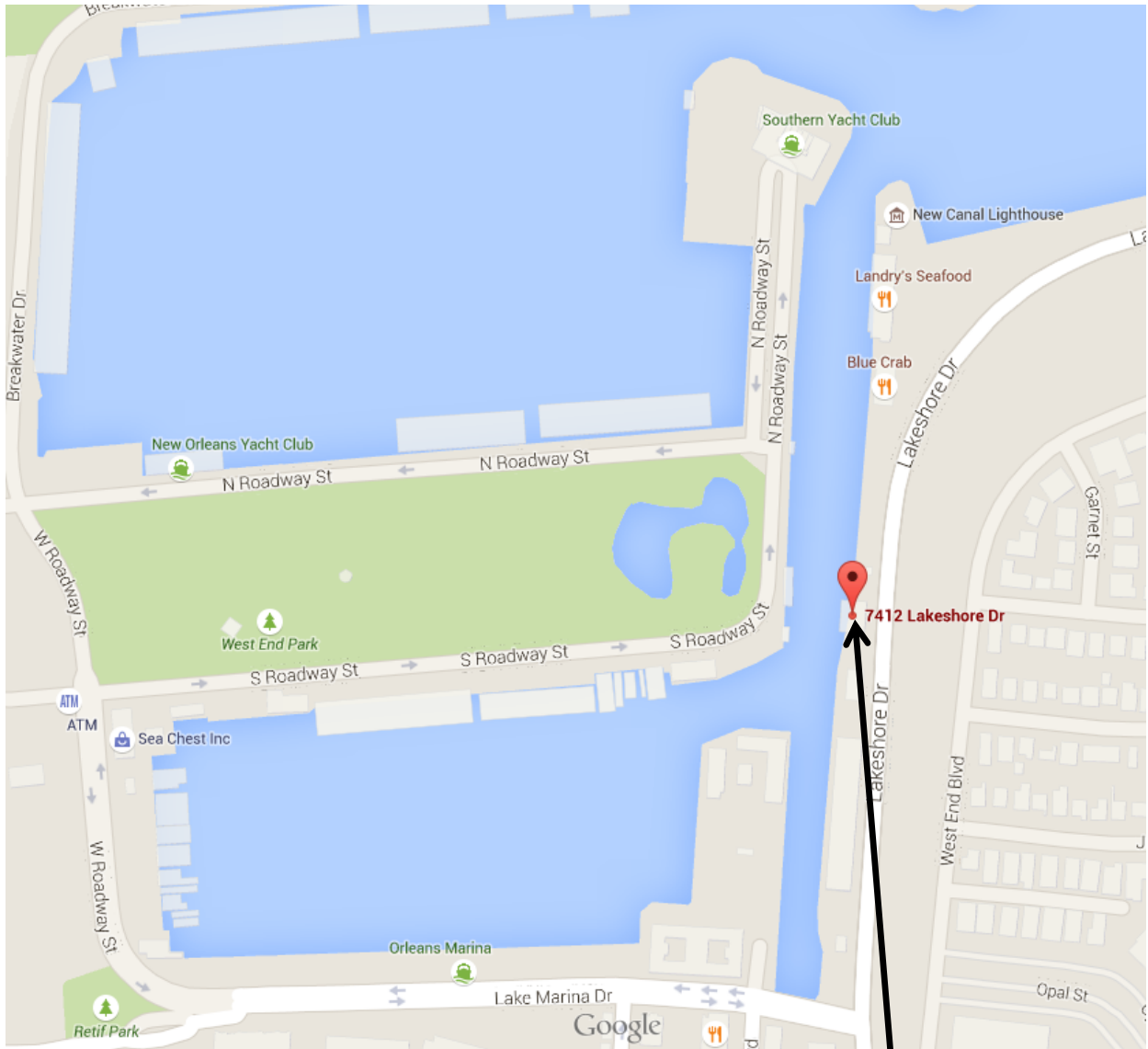
2. The applicant shall submit a site plan that indicates the location of the trash storage, and the type and height of screening. The screening device for trash storage shall be an opaque wood fence at least six (6) feet in height and is subject to the review and approval of the City Planning Commission staff.
3. The developer shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of refuse storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the facility shall be included in this letter to be kept on file in case of any violation. In no case shall refuse be stored so that it is visible from the public right-of-way.
4. The applicant shall submit signage plans for all existing and proposed signage to City Planning Commission for review and approval. All exterior signage shall be in accordance with the requirements of **Article 5, Section 5.6.6 Permitted Signs** and **Article 12, Section 12.2 General Sign Regulations** of the CZO. No signage promoting alcoholic beverages shall be permitted on the exterior of the building or visible from the exterior of the building.
5. The sale of alcoholic beverages at the reception facility shall be permitted only during and in conjunction with scheduled events.

## **VI. REASONS FOR RECOMMENDATION**

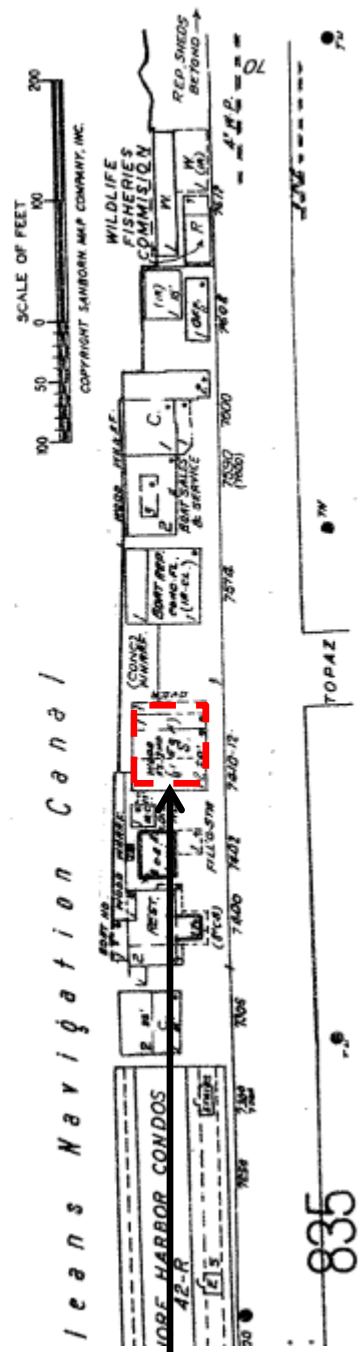
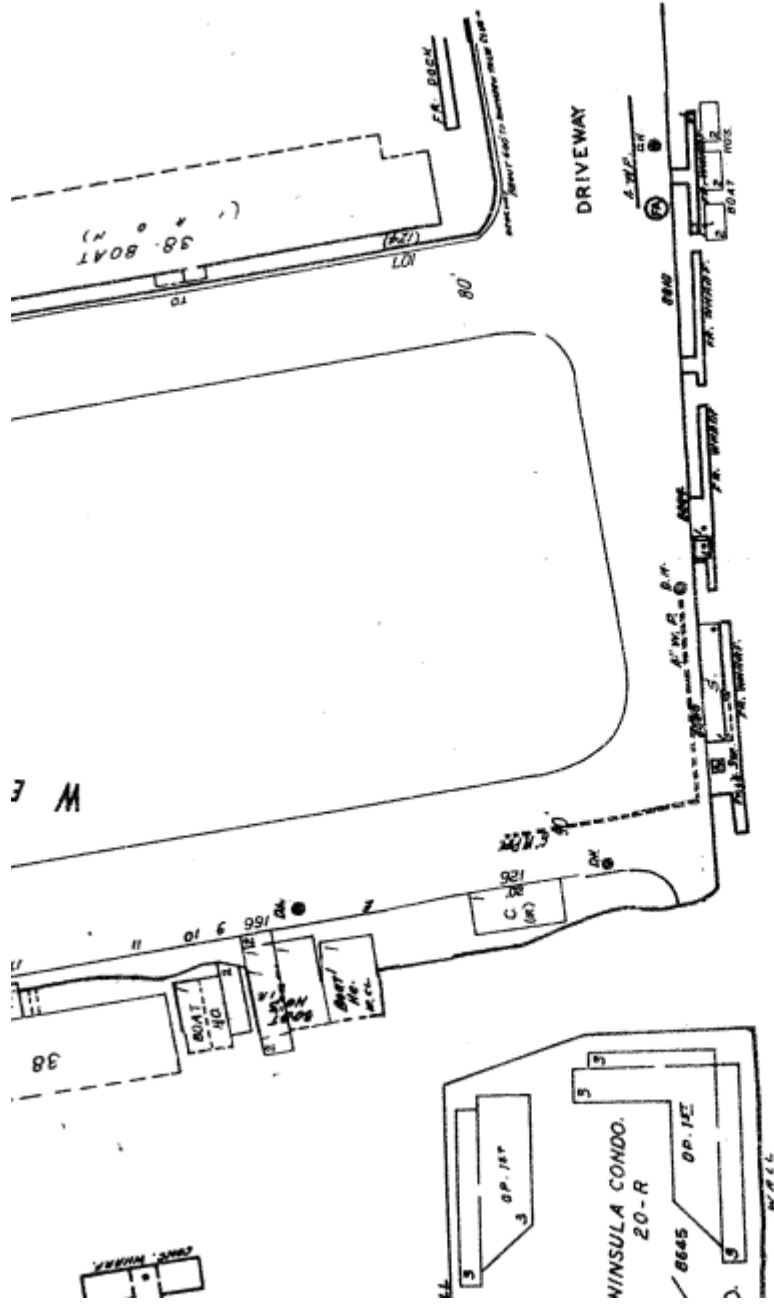
1. The sale of alcoholic beverages for on-premises consumption at a reception facility is appropriate as a conditional use for the site in a B-2 Neighborhood Business District.
2. Negative impacts that are sometimes associated with the sale of alcoholic beverages for on-premises consumption can be sufficiently mitigated through the compliance with recommended *use standards* of the CZO and additional provisos. We have included those in this report.
3. Minimal adverse impacts are anticipated given the site's location in the B-2 District.



**ZD066-15**

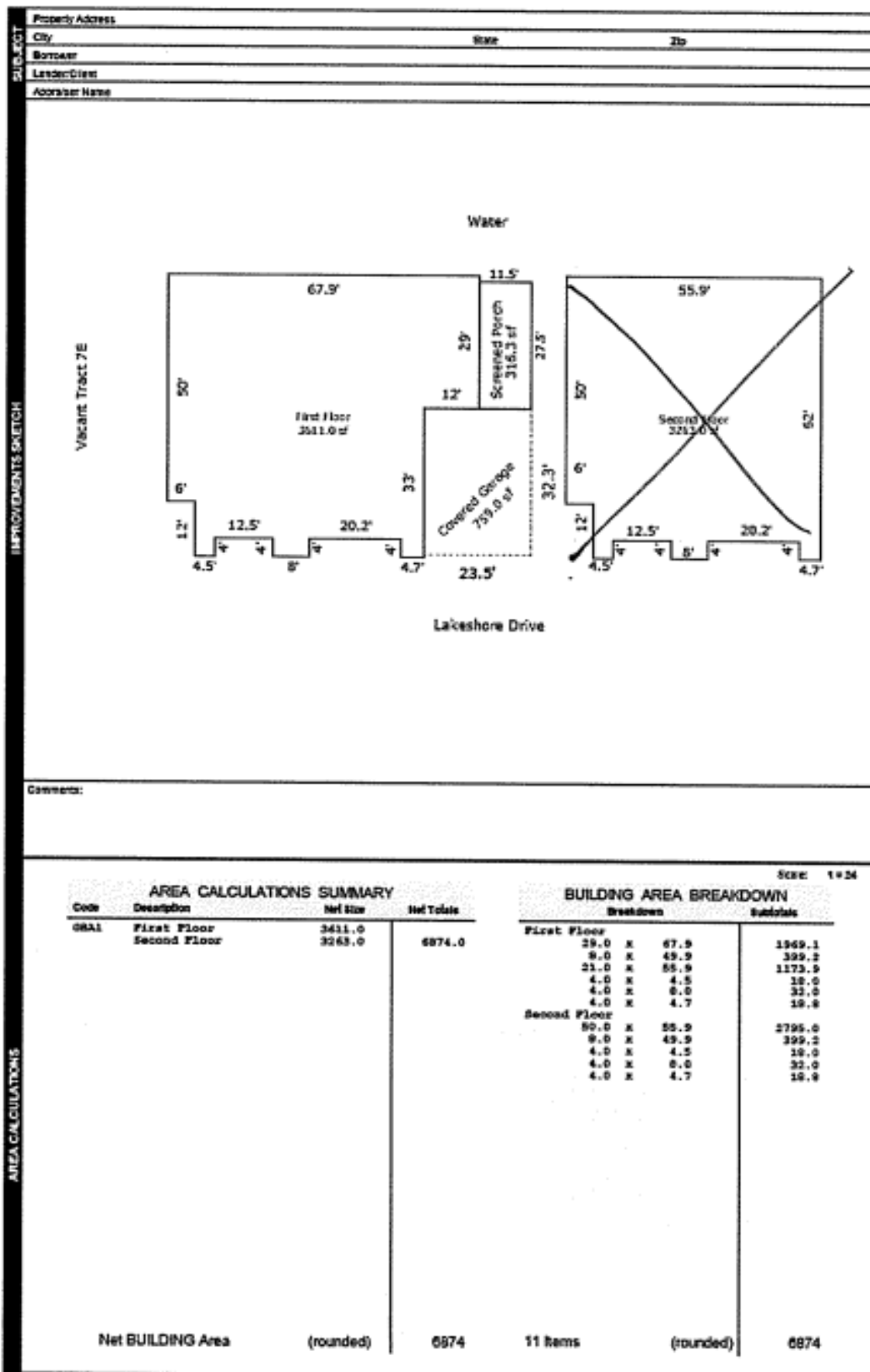


**ZD066-15**

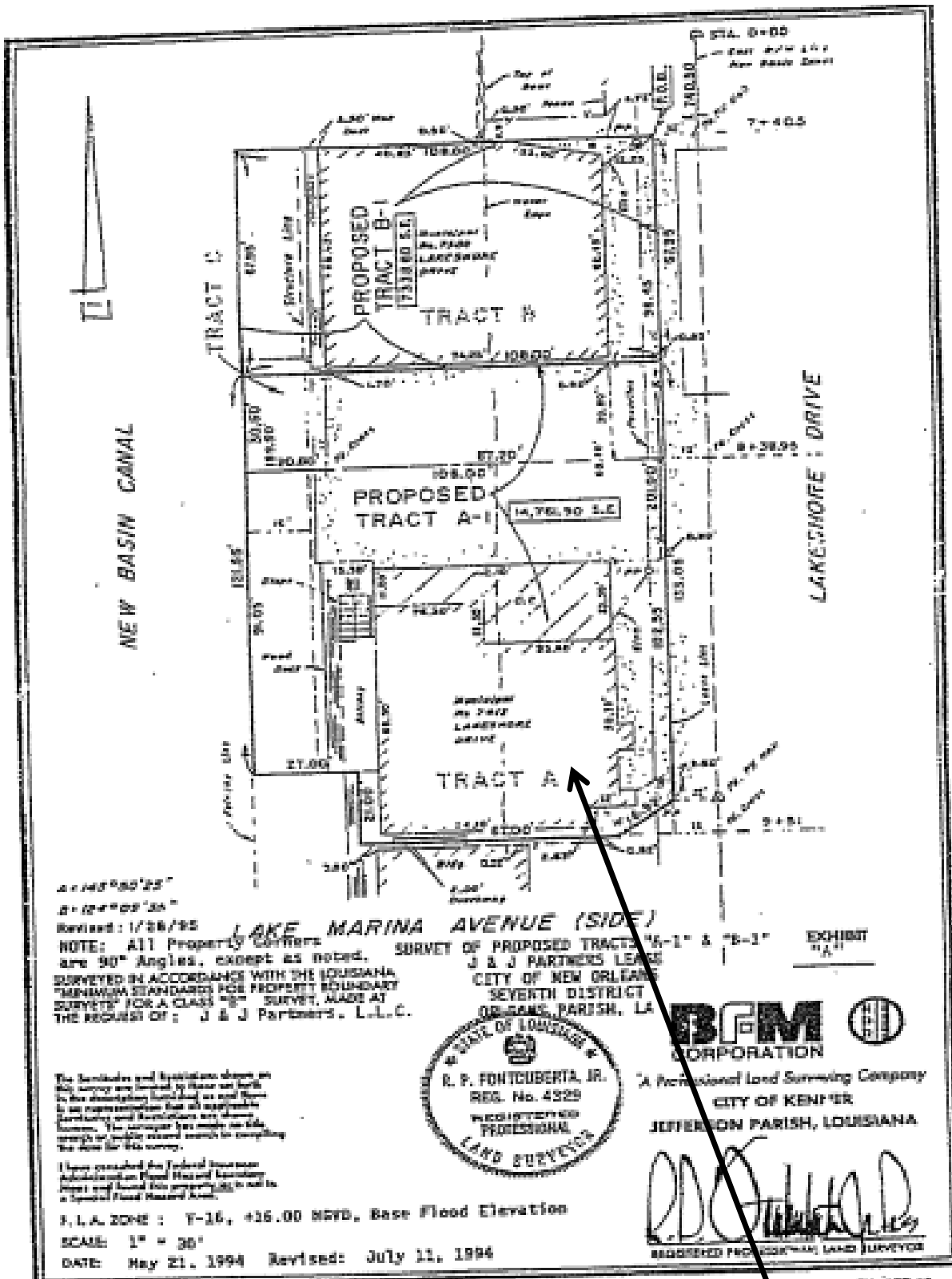


ZD066-15

# Sketch







A = 145° 00' 25"  
 B = 12° 00' 25"

Revised: 1/28/95

NOTE: All Property Corners are 90° Angles, except as noted.  
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY, MADE AT THE REQUEST OF: J & J Partners, L.L.C.

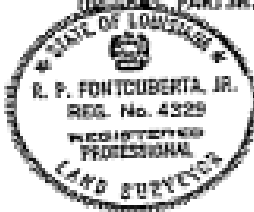
LAKE MARINA AVENUE (SIDE)  
 SURVEY OF PROPOSED TRACTS "A-1" & "B-1"  
 J & J PARTNERS LEASE  
 CITY OF NEW ORLEANS  
 SEVENTH DISTRICT  
 ORLEANS PARISH, LA

EXHIBIT  
 1/1

The bearings and distances shown on this survey are limited to those set forth in the accompanying plat and there is no representation that all applicable laws and regulations are observed herein. No attempt has been made to locate or identify record owners for completing the data for this survey.

I have examined the Federal Income Tax Returns on File and hereby certify that the property shown is not in a Special Flood Hazard Area.

F.L.A. ZONE: Y-16, +16.00 NGVD, Base Flood Elevation  
 SCALE: 1" = 30'  
 DATE: May 21, 1994 Revised: July 11, 1994

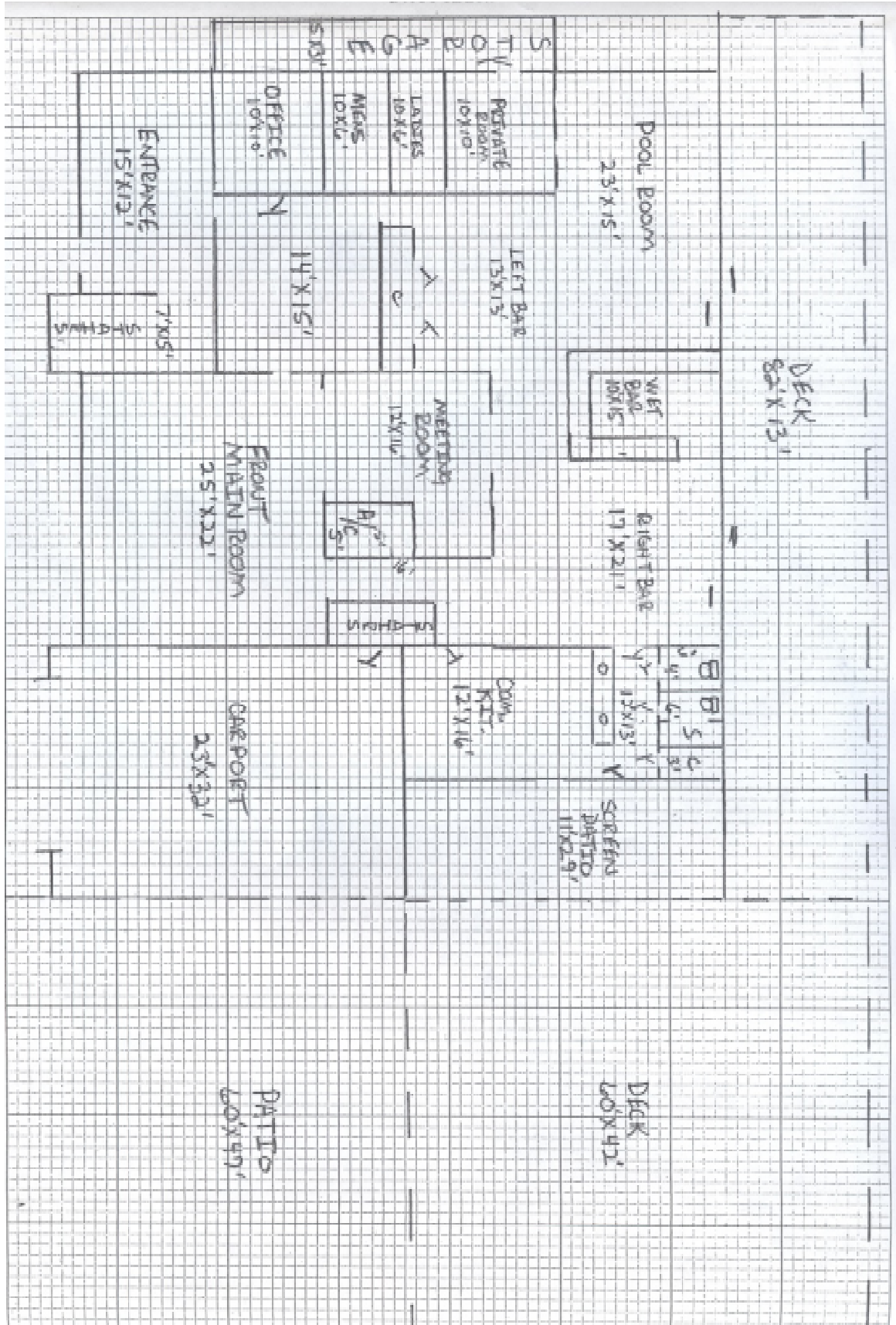


**BFM** CORPORATION  
 A Professional Land Surveying Company  
 CITY OF KENNER  
 JEFFERSON PARISH, LOUISIANA

*[Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN FILE NO. DPH-17746

ZD066-15





ZD066-15



ZD066/15



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ZD066/15



**ZD066/15**

## NEIBORHOOD MEETING SUMMARY REPORT

On May 27, 2015 a Neighborhood meeting was held at 7412 Lakeshore Drive, New Orleans, Louisiana 70124, from 5:30 pm until 7:30 pm, for the Conditional Use Permit Application being submitted by La Maison Du Lac, LLC (hereinafter referred to as “Maison”).

### **I. Application Overview**

Maison, operates a reception hall at 7412 Lakeshore Drive, New Orleans, LA 70124. Maison would like to be granted a permit for the sale and consumption of alcoholic beverages during events only (i.e. weddings, fundraisers, & etc.). Maison currently allows its guest to bring their own alcohol to events and only provides staff for the functions. No construction(s) will be made to the property for the requested use.

Due its location, Maison must acquire a “conditional use permit,” which requires an application for approval before the City Planning Commission and the New Orleans City Council. The property currently lies on Lakeshore Drive, between Brisbis and the Blue Crab, near Landry’s Seafood. Once the application has been approved, Maison will begin selling alcohol beverages to guests during each events held on the premises.

### **II. Application Details:**

**Municipal Address:** 7412 Lakeshore Drive  
New Orleans, LA 70124<sup>1</sup>

**Current Zoning:** B-2 Neighborhood Business District

**Lot Number:** 3

**Conditional Use to Permit:** The sale and consumption of alcoholic beverages during pre-scheduled private events only.

**Start Date & End dates:** Upon final approval of the Conditional Use Application, until the last event held on the property.

### **III. Attendance At Neighborhood Meeting**

In attendance at the Neighbor Hood Meeting were the following 7 individuals:<sup>2</sup>

1. Albert Derbes,
2. Ed Gernon,
3. Doug Depp,
4. Danny Russell,
5. Frank J. D’Amico, Jr.,

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<sup>1</sup> Attached hereto is a map of the of the area where the property lies.

<sup>2</sup> See Sign-in Sheet, attached hereto as Exhibit “A.”



6. Nancy Pavon, and
7. DeeDee Indovina-Cohen.

The following individuals were not in attendance but made contact via other means:

1. Michael G. Mayer – via U.S. Postal Service, wherein he stated that he has no objection.<sup>3</sup>
2. David Waguespack – via electronic mail, wherein he stated that if the adjacent properties could sale alcohol, he believes that Maison can to.<sup>4</sup>
3. Stephanie Hilferty – via electronic mail, wherein she requested a copy of the proposal and copy of the meeting minutes, without objection raised to the application being approved.<sup>5</sup>
4. Councilman, Jared Brossett – via electronic mail, wherein he requested summary of the meeting, without objection raised to the application being approved.<sup>6</sup>
5. Irene Klinger – via telephone, wherein she stated that she has no objection.

#### IV. List of Issues & Concerns

- a. Mr. Albert Derbes expressed concerns that the permit would allow for more alcohol to be served on the establishment. Danny Russell responded, stating that the permit would allow Maison to better regulate the amount of alcohol being served, as Maison would be able to perform a common calculation for the amount of alcohol needed at a given event, according to the number of invitees, rather than allowing guests to make that determination themselves. Further, Mr. Russell stated that by selling and serving the alcohol, Maison would be able to determine how much each individual has purchased or been served, and “cut-off” individuals who are exceeding their alcohol tolerance.
- b. Ed Gernon was concerned that the permit would allow the venue to be transformed into a full time bar. Mr. Frank D’Amico, Jr. responded by stating that it would not be run as a bar and alcohol will be served only during events to invitees of that event.
- c. Ed Gernon expressed a concern about litter near the streets, but did not know whether it was coming from Maison or other establishments nearby. Deedee Cohen responded stating that Maison will be more aware of that issue.
- d. Ed Gernon expressed concerns about parking around the area and suggested valet parking. Ms. Cohen responded by stating that Maison currently give guests the opportunity to valet park. Mr. D’Amico stated that most events occurring on the premises are small in comparison to most venues, usually 250 people or less.

A sign in sheet was provided to attendees. Each attendee not working for Maison, provided their email addresses. They were told that the applicant will continue to address any of the above-mentioned issues or others, via electronic mail.<sup>7</sup> It may also be noted that all invitees were informed

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<sup>3</sup> See Mayer Letter, attached hereto as Exhibit “B.”

<sup>4</sup> See Waguespack Email, attached hereto as Exhibit “C.”

<sup>5</sup> See Hilferty Email, attached hereto as Exhibit “D.”

<sup>6</sup> See Brossett Email, attached hereto as Exhibit “E.”

<sup>7</sup> Also see Conditional Use Permit Application Proposal, attached hereto as Exhibit “F.”

of the means of future communication, via the Neighborhood Meeting Invitation Letter dated May 12, 2015, attached hereto as Exhibit "G."

**V. Invitation List**

Prior to the Neighborhood Meeting, the New Orleans City Planning Commission provided Maison with the list of invitees attached hereto as Exhibit "H." Each invitee was mailed an invitation at the addresses provided in said lists and in accordance with the time allowed for under Ordinance Number 025450, Article Number 16.9.2 (1)(a).

**VI. Contact Information**

All members on the contact list will be informed of changes or amendments to the proposed project via U.S. Postal Service and/or electronic mail. Issues or questions that continue or suddenly arise, may be discussed by members using the following contact information:

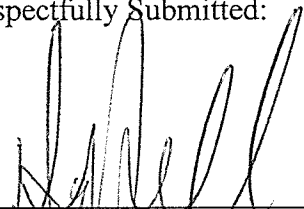
**Danny D. Russell**

The Law Offices of Frank J. D'Amico, Jr. APLC  
Attorney at Law  
622 Baronne Street  
New Orleans, LA 70113  
Telephone: (504) 525-7272  
Facsimile: (504) 525-9522  
Email: [danny@damicolaw.net](mailto:danny@damicolaw.net)

**VII. Conclusion**

A Neighborhood Meeting was held for a Conditional Use Permit that would allow Maison to sale alcohol during events only in a B-2 Residential Business District at an establishment currently operating as a reception hall. During the meeting, concerns were raised and addressed. As such, there was no objection to the permit being granted as requested.

Respectfully Submitted:

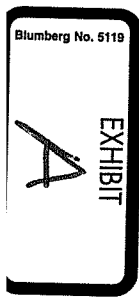


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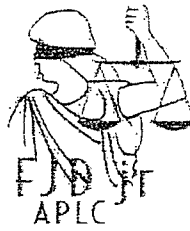
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Facsimile: (504) 525-9522  
Email: [danny@damicolaw.net](mailto:danny@damicolaw.net)

Sign-in SHEET

Name	Email Address	Phone Number	Mailing Address
ALBERT BARBAS	albert2@oxford	<del>504-525-7372</del> 504-525-7372	240 Lakeside Pkwy
ED GERMAN	ed@germanism.com	283.0666	2300 ESD #17
Doug Depp	Dixdepp @ AOL	481-1621	7341 West Roadway.
Denny Russell	denny@awicelaw.net	501-377-6909	622 Baronne St. NOLA
Frank S.P. Avicco, Jr		504-525-7372	622 Baronne St. NOLA
Nancy Paven		504-525-7372	622 Baronne St. NOLA
Dorthe Conner		504-525-7372	622 Baronne St.



THE LAW OFFICES OF  
**Frank J. D'Amico, Jr.**  
A Professional Law Corporation



Of Counsel

Michael A. McNulty, Jr.  
Charles R. Jones\*  
\*Qualified Mediator

Frank J. D'Amico, Jr.  
Byron M. Forrest  
Charles P. Ciaccio  
Danny D. Russell

622 Baronne Street \* New Orleans, LA 70113  
(504) 525-7272 \* Facsimile (504) 525-9522 \* Toll Free (866) 70-FRANK  
[www.damicolaw.net](http://www.damicolaw.net)

May 12, 2015

Mayer Michael G  
406 S Roadway  
New Orleans 70124

**Re: Conditional Use Permit**  
**La Maison Du Lac, 7412 Lakeshore Drive, New Orleans, LA 70124**

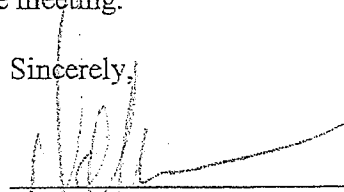
Dear Neighbor:

My client, La Maison Du Lac, LLC (hereinafter "Maison"), owns a building located at 7412 Lakeshore Drive, New Orleans, LA 70124. The building is currently being used a reception hall. Maison would like to be granted a permit for the sale and consumption of alcohol during events only (*i.e.* weddings, fundraisers, & etc.). Due its location, Maison must acquire a "conditional use permit" which requires an application for approval before the City Planning Commissions and the City Council.

This letter is being delivered through U.S. mail. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission. The meeting will take place at **La Maison Du Lac, 7412 Lakeshore Drive, New Orleans, LA 70124** on **May 27, 2015** from **5:30 pm** until **7:30 pm**.

At the meeting, we'll provide a sign-in sheet to obtain email and addresses, so that I can keep you updated if there are any changes to the plans. If you have any questions or comments, please do not hesitate to contact me. I hope to see you at the meeting.

Sincerely,

  
\_\_\_\_\_  
Danny D. Russell, Esq.  
622 Baronne Street  
New Orleans, LA 70113  
Telephone: 504-525-7272  
Facsimile: 504-525-9522  
Email: [danny@damicolaw.net](mailto:danny@damicolaw.net)

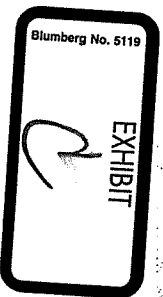
*We have <sup>NO</sup> objections & wish you well with great fondly,*

Proudly serving the interests of injured people across Louisiana since 1986.

Blumberg No. 519  
EXHIBIT  
**B**

**Danny D. Russell**

---



**From:** David Waguespack <zyberdave1@yahoo.com>  
**Sent:** Tuesday, May 26, 2015 2:49 PM  
**To:** Danny D. Russell  
**Subject:** Conditional Use Permit

I received a letter about your meeting. Please be advised that I sold my property at 8654 Ponchartrain Blvd. #8 and will not be attending the meeting.  
Good luck with your endeavor. If the adjacent properties can do it, you should be able to do it too!

David E. Waguespack

Danny D. Russell

Blumberg No. 5119  
EXHIBIT  
D

**From:** Stephanie Hilferty <SHilferty@srsa-realestate.com>  
**Sent:** Wednesday, May 27, 2015 10:35 AM  
**To:** Danny D. Russell  
**Cc:** Villavaso Stephen  
**Subject:** 7412 Lakeshore Dr

Danny:

Good morning, I am the president of the LVPQA. We have our first board meeting tonight, which conflicts with the meeting you are hosting tonight concerning this CU permit. Can you please send me the proposal regarding your application and minutes from tonight's meeting?

Thank you.

Sincerely,

Stephanie Hilferty  
LVPQA President

Stephanie Hilferty  
Associate

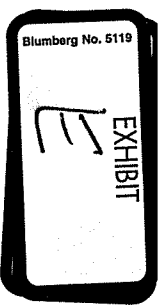
**SRSA COMMERCIAL REAL ESTATE, INC.**  
2555 Severn Ave., Suite 200  
Metairie, LA 70002  
Phone: 504-831-2363  
Cell: 504.450.2318  
Direct: 504-620-0354  
Fax: 504-456-8995  
shilferty@srsa-realestate.com  
www.srsa-realestate.com





Confidential Notice  
This communication and any information or material transmitted with the communication is CONFIDENTIAL, may be privileged and is intended only for the use of the specific individual or entity named above. If you or your employers are not the intended recipient, you are notified that any unauthorized dissemination or copying of this communication, information or material is strictly prohibited and may be illegal. If you received this communication in error, please notify us immediately by return email, and please immediately delete the message. Thank you.

**Danny D. Russell**



**Subject:** Community Meeting Invitation

**From:** Jared C. Brossett [mailto:jcbrossett@nola.gov]  
**Sent:** Wednesday, May 27, 2015 1:18 PM  
**To:** Danny D. Russell  
**Cc:** Tanya D. Nettles-Evans  
**Subject:** RE: Community Meeting Invitation

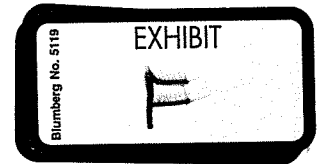
Danny,

Thanks for your email. Hope all is well. I cannot attend tonight due to some previously scheduled events. Please send us a summary of tonight's meeting.

Jared C. Brossett  
Councilmember, District "D"  
504-658-1040  
[Join My E-Mail List](#)



CONDITIONAL USE PERMIT APPLICATION PROPOSAL  
7412 Lakeshore Drive, New Orleans, LA 70124



**I. Overview**

La Maison Du Lac, LLC (hereinafter "Maison"), operates a reception hall at 7412 Lakeshore Drive, New Orleans, LA 70124. Maison would like to be granted a permit for the sale and consumption of alcoholic beverages during events only (i.e. weddings, fundraisers, & etc.). Maison currently allows its guest to bring their own alcohol to events and only provides staff for the functions. No construction will be made to the property for the requested use.

Due its location, Maison must acquire a "conditional use permit" which requires an application for approval before the City Planning Commission and the New Orleans City Council. Once the application has been approved, Maison will begin selling alcohol beverages to guests during each events held on the premises.

**II. Application Details**

**Municipal Address:** 7412 Lakeshore Drive  
New Orleans, LA 70124<sup>1</sup>

**Current Zoning:** B-2 Neighborhood Business District

**Lot Number:** 3

**Conditional Use to Permit:** The sale and consumption of alcoholic beverages during events only.

**Start Date & End dates:** Upon final approval of the Conditional Use Application, until the last event held on the property.

**III. Contact Information**

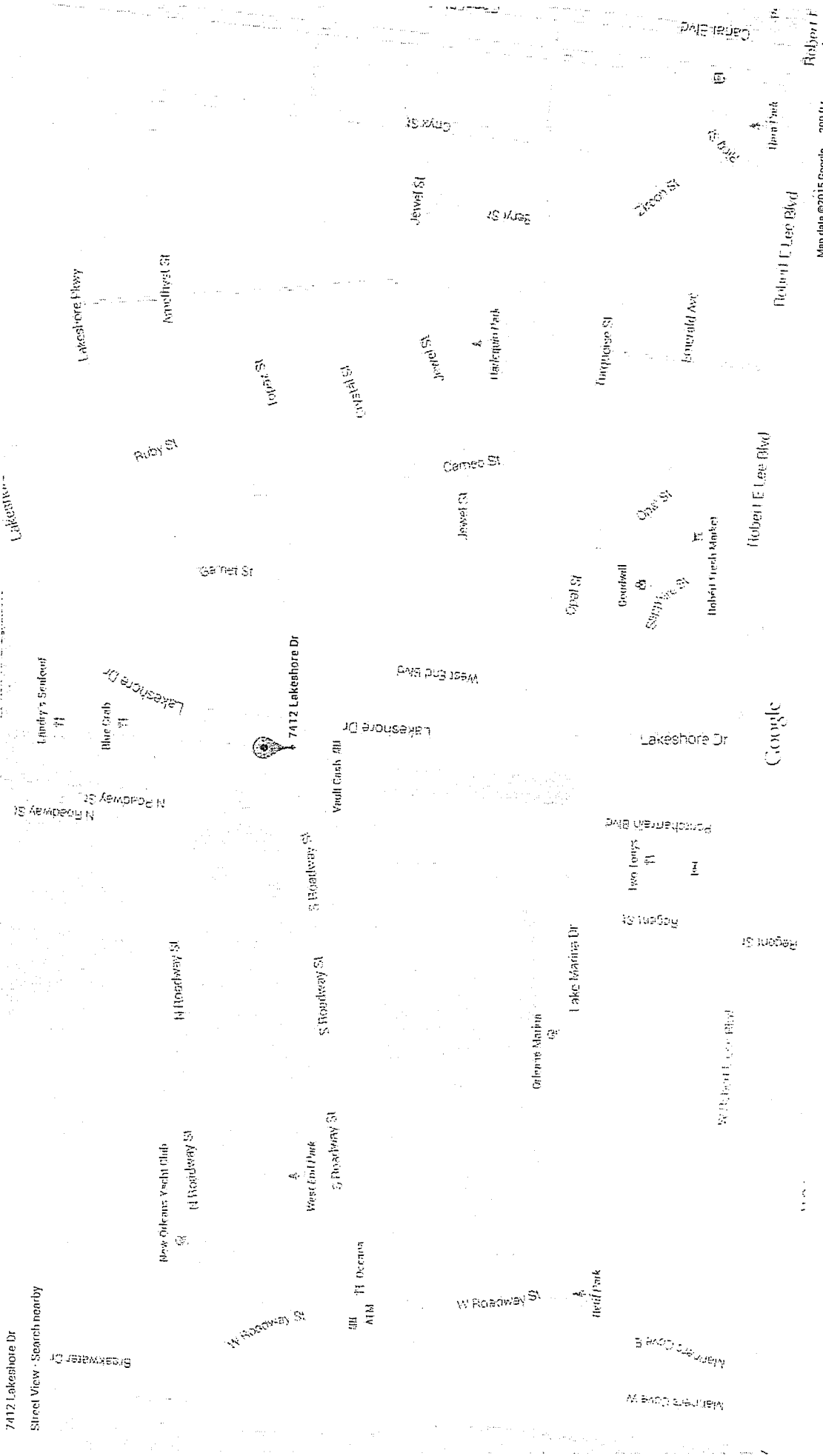
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The Law Offices of Frank J. D'Amico, Jr. APLC  
Attorney at Law  
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Email: [danny@damicolaw.net](mailto:danny@damicolaw.net)

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<sup>1</sup> Attached hereto is a map of the of the area where the property lies.



THE LAW OFFICES OF  
**Frank J. D'Amico, Jr.**  
A Professional Law Corporation

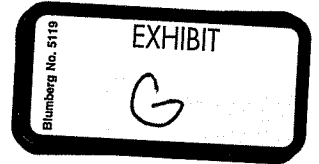


Frank J. D'Amico, Jr.  
Byron M. Forrest  
Charles P. Ciaccio  
Danny D. Russell

Of Counsel  
Michael A. McNulty, Jr.  
Charles R. Jones\*  
\*Qualified Mediator

622 Baronne Street \* New Orleans, LA 70113  
(504) 525-7272 \* Facsimile (504) 525-9522 \* Toll Free (866) 70-FRANK  
[www.damicolaw.net](http://www.damicolaw.net)

May 12, 2015



[REDACTED]

*Re: Conditional Use Permit  
La Maison Du Lac, 7412 Lakeshore Drive, New Orleans, LA 70124*

Dear Neighbor:

My client, La Maison Du Lac, LLC (hereinafter "Maison"), owns a building located at 7412 Lakeshore Drive, New Orleans, LA 70124. The building is currently being used a reception hall. Maison would like to be granted a permit for the sale and consumption of alcohol during events only (*i.e.* weddings, fundraisers, & etc.). Due its location, Maison must acquire a "conditional use permit" which requires an application for approval before the City Planning Commissions and the City Council.

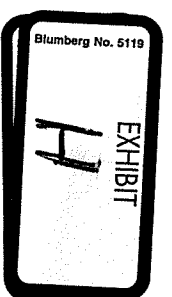
This letter is being delivered through U.S. mail. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission. The meeting will take place at **La Maison Du Lac, 7412 Lakeshore Drive, New Orleans, LA 70124** on **May 27, 2015** from **5:30 pm until 7:30 pm**.

At the meeting, we'll provide a sign-in sheet to obtain email and addresses, so that I can keep you updated if there are any changes to the plans. If you have any questions or comments, please do not hesitate to contact me. I hope to see you at the meeting.

Sincerely,

Danny D. Russell, Esq.  
622 Baronne Street  
New Orleans, LA 70113  
Telephone: 504-525-7272  
Facsimile: 504-525-9522  
Email: [danny@damicolaw.net](mailto:danny@damicolaw.net)

Type	Source	Name	Address 1	Address 2	City	St	Zip	DayPhone	MobilePhone	Email	Website
Business	County	233 N Roadway LLC	5721 Magazine St#219		New Orleans	LA	70115				
Business	County	56, LLC	25 Tennyson Pl		New Orleans	LA	70131				
Business	County	7704 Breakwater Dr	Po Box 57809		New Orleans	LA	70157				
Person	County	Adams Brad A	7367 West Roadway		New Orleans	LA	70124				
Person	County	Adams Brad A	7367 W Roadway St		New Orleans	LA	70124-1649				
Person	County	Adrian Lucy E	7300 Lakeshore Dr Unit 30		New Orleans	LA	70124				
Person	County	Alcus S T Jr	7317 W Roadway		New Orleans	LA	70124-1649				
Person	County	Allday Danny D	7357 W Roadway St Bh-W/10		New Orleans	LA	70124-1649				
Person	County	Anderson Christophe	2400 S Chalborre Ave		New Orleans	LA	70125				
Person	County	B F D Investmentinc	P O Box 1504		Opelousas	LA	70571				
Person	County	Babycos Christopher	7300 Lakeshore Dr Unit 8		New Orleans	LA	70124				
Person	County	Badr Mohamad	5828 Marcia Ave.		New Orleans	LA	70124				
Person	County	Bellina Deborah T	73530 Military Rd		Covington	LA	70435				
Person	County	Berger Darryl D	100 Conti St		New Orleans	LA	70130-1042				
Person	County	Berthold Charles W II	7300 Lakeshore Dr Unit 35		New Orleans	LA	70124				
Business	County	Board Of Comm Ori	6920 Franklin Ave		New Orleans	LA	70122				
Business	County	Board Of Comm Ori	6920 Franklin Ave		New Orleans	LA	70122- 0				
Business	County	Boathouse #22 LLC	C/O First Choice Housing LLC	4918 N Hg San Diego	New Orleans	CA	92106				
Person	County	Booker Carrie E	C/O Adam Jeanfeau	8329 Jean	New Orleans	LA	70118				
Person	County	Booker J Pat	462 Lakeshore Parkway		New Orleans	LA	70124				
Person	County	Booker J Pat	462 Lake Shore Pkw.		New Orleans	LA	70124-0010				
Person	County	Boudreaux Art C	107 N Roadway	Bh # 137	New Orleans	LA	70124-1633				
Person	County	Branford Gene M	8112 Breakwater Dr. #84		New Orleans	LA	70124				
Person	County	Brodmann Franz J	7300 Lakeshore Dr Unit 20		New Orleans	LA	70124				
Person	County	Cairo Floris M	804 Dumaine St		New Orleans	LA	70116				
Person	County	Canseco Jose S	Etal	211 N Road	New Orleans	LA	70124- 0				
Person	County	Carraway Sandra C	MM Richard W Singley Sr	P O Box 6	Diamondhead	MS	39525				
Person	County	Carter Ronald T	7300 Lakeshore Dr #6		New Orleans	LA	70124				
Person	County	Casey Leonhard E	7300 Lakeshore Dr Unit 3		New Orleans	LA	70124				
Person	County	Cole John M	7300 Lakeshore Dr Unit 14		New Orleans	LA	70124-2450				
Person	County	Copeland Al Jr	2932 Palm Vista Dr		Kenner	LA	70065				
Person	County	Copeland Catherine	804 N. Causeway		Mandeville	LA	70448				
Business	County	Dageaux Fishing Chd	83027 Ridgelake Dr		Melairie	LA	70002				
Person	County	Davis Alan T	27 Maryland Dr		New Orleans	LA	70124-1026				
Person	County	Davis Dustin M	35 S Roadway St		New Orleans	LA	70124				
Person	County	De'boisblanc Jacques	2067 Poydras St.		New Orleans	LA	70112				



Person	County	Defelice Virginia	7300 Lakeshore Dr	Unit 19	New Orleans	LA	70124					
Person	County	Depp Dixie H	7341 W Roadway		New Orleans	LA	70124-1649					
Business	County	Dock West End LLC	365 Canal St #1600		New Orleans	LA	70130					
Business	County	Dor LLC	P.O. Box 486		Kenner	LA	70063					
Person	County	Drouilhet Raymond J	135 N Roadway St Bh 124	Bh # 124	New Orleans	LA	70124					
Person	County	Drury Edward	3939 Veterans Memorial Bl.	Ste 260	Metairie	LA	70002					
Person	County	Duplessy Clifford J	1300 Perdido St		Metairie	LA	70001					
Person	County	Duplessy Clifford J	1300 Perdido St		New Orleans	LA	70112					
Person	County	Fairview Realty,L.L.C.	4905 St. Charles Ave.		New Orleans	LA	70115					
Person	County	Fairview Realty,L.L.C.	4905 St. Charles Ave.		New Orleans	LA	70115					
Person	County	Fellows Charles L	2709 E Napoleon		Sulphur	LA	70663					
Person	County	Fernandez A S	8132 Breakwater Dr		New Orleans	LA	70124-1616					
Person	County	Fields Troy L	7904 Breakwater Dr.		New Orleans	LA	70124-7654					
Business	County	Financial Management	496 Audubon Street		New Orleans	LA	70118					
Person	County	Fortner Gregory	7938 Breakwater Dr Bh #57		New Orleans	LA	70124					
Person	County	Fountain Ruth M	2616 Clara Street		New Orleans	LA	70113	504-920-87				
Person	County	Fourrier Charles	49 Farnham Place		Metairie	A	70005					
Person	County	Fourroux Yvonne L	25 S Roadway	Boathouse	New Orleans	LA	70124-1661					
Person	County	Freeport Memorandum	Fm Services Attn:Tax Dept	P O Box 6	New Orleans	LA	70161-1119					
Person	County	Gambel William C	210 Stella St		Metairie	LA	70005					
Person	County	Gattuso Philip H	301 West Bank Expressway		Gretna	LA	70053-5616					
Person	County	Gerron Edward W	7300 Lakeshore Unit 17		New Orleans	LA	70124					
Person	County	Gibbs Michelle E	3317 St. Phillip Street		New Orleans	LA	70119					
Person	County	Goldenberg Richard A	129 N Roadway	Bh # 127	New Orleans	LA	70124-1633					
Person	County	Gorman T M	34 Cardinal Lane		Mandeville	LA	70471					
Person	County	Gorman Thomas M	34 Cardinal		Mandeville	LA	70471					
Person	County	Gray Denver F	3601 N. I-10 Service Road W	Bh #N-21	Metairie	LA	70002-7029					
Business	County	Guaranty Developme	Ponchartrain		New Orleans	LA	70124- 0					
Person	County	Guarrieri Joseph	7300 Lakeshore Dr #28		New Orleans	LA	70124					
Person	County	Gulf States Theatres	6G's L.L.C.	P O Box 1	New Orleans	LA	70181- 0					
Business	County	H C B Inc	530 S Roadway		New Orleans	LA	70124-1664					
Person	County	Hall Jim S	C/O Wanda Capdeville-(Po4)	7300 Lake	New Orleans	LA	70124					
Person	County	Hall William W	7300 Lakeshore Dr Unit 36		New Orleans	LA	70124					
Person	County	Hannoura Alim P	965 Taft Pl		New Orleans	LA	70119-0701					
Person	County	Hatcher Robert L	7300 Lakeshore Dr #1		New Orleans	LA	70124					
Person	County	Haydel Chris M	156 30Th St		New Orleans	LA	70124-1330					
Person	County	Herbert Howard	301 N Rampart St		New Orleans	LA	70112					

Person	County	Hernandez Celso E	2104 Green Acres Rd		Metairie	LA	70003					
Business	County	Hopp-Melcaif Investm	1228 Pleasant St		New Orleans	LA	70115-3427					
Person	County	Hydel Gerald	255 Midway Dr	Bh #N-20	New Orleans	LA	70123-2067					
Person	County	Ingear, L.L.C.	25 West 3Rd St		Kenner	LA	70062-7007					
Business	County	Inner City Oasis Deve	6 Greenbrier Crt		New Orleans	LA	70131					
Business	County	J & J Partners LLC	7412 Lakeshore Dr		New Orleans	LA	70124					
Person	County	James Michael S	EI AI	141 N Road	New Orleans	LA	70124-2622					
Person	County	Joe's Crab Shack	C/O Tax Recourse, LLC	2825 Wilco	Houston	TX	77042					
Person	County	Keyworth Richard F	229 B Elmeer Street		Metairie	LA	70005- 0					
Person	County	King Aline D	7300 Lakeshore Dr Unit 7		New Orleans	LA	70124					
Person	County	Kirkendoll Alan G	40048 Champion Tif		Gonzales	LA	70737					
Person	County	Kirshorn Isaac	7300 Lakeshore Dr Unit 22		New Orleans	LA	70124					
Person	County	Klinger Morris	3900 Division St #A		Metairie	LA	70002					
Person	County	Koen Carol D	158 S Roadway St		New Orleans	LA	70124					
Person	County	Korte Richard F	7515 West End Blvd		New Orleans	LA	70124					
Person	County	Lagasse Raymond J	7300 Lakeshore Dr Unit 23		New Orleans	LA	70124					
Person	County	Lake Pontchartrain B	3838 N. Causeway Blvd		Metairie	LA	70002					
Business	County	Lakeview Landings, L	7842 Lakeshore Dr		New Orleans	LA	70124					
Business	County	Lanasa Decatur Street	2353 Sunset Blvd.		Sidell	LA	70461					
Person	County	Le Blanc J Dwight Jr	115 N Roadway Dr	Bh # 134	New Orleans	LA	70124-1633					
Person	County	Lebrun Denise D	7300 Lakeshore Dr Unit 5		New Orleans	LA	70124					
Person	County	Lee David H	7300 Lakeshore Dr Unit 33		New Orleans	LA	70124					
Person	County	Lee James H Jr	1221 Orange St		New Orleans	LA	70130					
Business	County	Lighthouse Harbor C	C/O Paul F. Dastugue, III	4141 Vete	Metairie	LA	70002					
Person	County	Lovisa Vanessa D	7300 Lakeshore Dr Unit 40		New Orleans	LA	70124					
Person	County	Mandry Chris V	3223 8Th Street		Metairie	LA	70002					
Person	County	Marks Sam	181425 Perkins Rd		Baton Rouge	LA	70810- 0					
Person	County	Marzoni Mark E	336 S Roadway Bh #34		New Orleans	LA	70124					
Person	County	Mayer Michael G	406 S Roadway		New Orleans	LA	70124					
Person	County	Miranda Albert C	7300 Lakeshore Dr Unit 25		New Orleans	LA	70124					
Person	County	Murphy Craig J	7300 Lakeshore Dr #11		New Orleans	LA	70124					
Person	County	Nunez Eugene C	3700 Red Oak Court	Bh #N-26	New Orleans	LA	70114-8428					
Business	County	One Fifty Four LLC	25 Seven Oaks Rd		Marro	LA	70072					
Business	County	Orleans Levee Distri	6920 Franklin Ave		New Orleans	LA	70122					
Person	County	Pearson Russell M	229 N Roadway St		New Orleans	LA	70124- 0					
Person	County	Pyburn Keith M III	EIai	127 N Road	New Orleans	LA	70124					
Person	County	Reynolds Oliver J III	109 N Roadway Bh 136		New Orleans	LA	70124					

Person	County	Renlon Edward L Jr	C/O Frank Newfield Jr	4608 Janic	Kenner	LA	70065						
Business	County	Rescuer Orleans Leve	Orleans Levee Board	6920 Fran	New Orleans	LA	70122- 0						
Business	County	Richard Bertram &Co	Etal	126 S Roa	New Orleans	LA	70124- 0						
Person	County	Robertson Willard E	228 S Roadway St	Boathouse	New Orleans	LA	70124-1644						
Person	County	Rubin Carolyn L	Et Al	170 W Oat	Metairie	LA	70005						
Person	County	Rubin Daniel J	Etal	7300 Lake	New Orleans	LA	70124						
Person	County	Ruddy William M Jr	1426 Carrollton Av		New Orleans	LA	70118-1646						
Person	County	Saia Lyndon J	1300 Moss St.		New Orleans	LA	70119						
Person	County	Salzer Albert J	7906 Breakwater Dr		New Orleans	LA	70124						
Person	County	Salzer Herman J	7902 Breakwater Dr		New Orleans	LA	70124-1614						
Person	County	Salzer Mary	400 S Roadway	Bh #N-41	New Orleans	LA	70124-1648						
Person	County	Samuels Bruce S	7300 Lakeshore Dr Unit 4		New Orleans	LA	70124						
Person	County	Santosrosa Gladis	7300 Lakeshore Dr. #12		New Orleans	LA	70124						
Person	County	Scheuermann Jane C	7300 Lakeshore Dr Unit 37		New Orleans	LA	70124						
Person	County	Scurlock Frank M	450 31St St		Kenner	LA	70065						
Person	County	Seidmann Erin D	7300 Lakeshore Dr #2		New Orleans	LA	70124						
Person	County	Sinclair Frederick W	Dr Barrett G Haik	119 N Roa	New Orleans	LA	70124						
Person	County	Sinles Boat Works	7385 W Roadway		New Orleans	LA	70124-1649						
Person	County	Sintes Lawrence H Jr	C/O Aragon Development Inc	6004 Cana	New Orleans	LA	70124-1649						
Business	County	Sn12 LLC	P O Box 5902		Metairie	LA	70009						
Person	County	Stamps Elliott B	1226 Antonine St		New Orleans	LA	70115						
Business	County	Stanwood Developme	1901 Manhattan Blvd #H-101		Harvey	LA	70058						
Business	County	Swanson's Inc	540 S Roadway		New Orleans	LA	70124-1664						
Person	County	The Lagnappe Trust	C/O Michael Haydel Trustee	7300 Lake	New Orleans	LA	70124						
Person	County	Thornton Andrea H	45 Stone Throw Dr		Hattiesburg	MS	39402						
Person	County	Valene Murray S	1715 Lakeshore Dr		New Orleans	LA	70122						
Person	County	Voss George W	7300 Lakeshore Unit 41		New Orleans	LA	70124						
Person	County	Voss George W	7300 Lakeshore Dr Unit 41		New Orleans	LA	70124						
Person	County	Weber Douglas E	8124 Breakwater Dr		New Orleans	LA	70124- 0						
Person	County	Wells Christopher J	7300 Lakeshore Dr Unit 42		New Orleans	LA	70124						
Person	County	White Donald	P.O. Box 1238		Belthany	OK	73008						
Business	County	Whitney Bank	Attn Special Credits Department	228 St Cha	New Orleans	LA	70130						
Person	County	Wien George L	7300 Lakeshore Dr #9		New Orleans	LA	70124						
Person	County	Wilde Earl J III	18002 N Mission Hills Ave		Baton Rouge	LA	70810						
Person	County	William Loe	252 S Roadway St		New Orleans	LA	70124						
Business	County	Willis Enterprises, LLC	P O Box 1929		Harvey	LA	70059						
Person	County	Wood Edmund E	7300 Lakeshore Dr Unit 10		New Orleans	LA	70124						

Business	County	Zayed Realty LLC	3 Souvolle Ct			Ocean Springs	MS	39564						
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Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
Allard Boulevard Association	31 Allard Boulevard	New Orleans	LA	70119	Valeton J. Donserreau	-	504-486-0254	valetond@yahoo.com	Allard Blvd. from City Park Ave. to Carrollton Ave.
City Park Improvement Association	1 Palm Drive	New Orleans	LA	70124	Robert Becker	Executive Director	504-482-4888	-	Robert E. Lee Blvd., City Park Ave., Orleans Canal, Bayou St. John
City Park Neighborhood Association	P.O. Box 19304	New Orleans	LA	70179	Phil Costa	President	504-486-0593	philcoste@law.com	City Park Ave. from N. Carrollton Ave. to Orleans Ave.
Country Club Gardens Association Inc.	123 Bellaire Dr.	New Orleans	LA	70124	Tim Hurley	President	504-524-5353 or 486-8128	thurley@magnimishurley.com	Norfolk Southern Railway, Pontchartrain Expressway, Last St., Quince St., Hamilton St., Peach St., Mistletoe St., Dixon St., Cherry St., Palmetto St., Bamboo Rd., Maryland Dr.,
Florida Boulevard Community Improvement Association	5550 Ada Place	New Orleans	LA	70124	Zee Mouton	-	486-5296	-	Harrison Ave., City Park Ave., Pontchartrain Expwy, City Park
Friends of Lafitte Corridor	P.O. Box 791727	New Orleans	LA	70179	Sophie Harris	Program Director	504-821-7213	sharris@olc-nola.org	N. Rampart St., Canal St., I-10, I-610, Marconi Dr., City Park Ave., Dumaine St.
Lake Marina Towers Condominium Association	300 Lake Marina Drive	New Orleans	LA	70124	Francie De Blanc	President	504-283-8996	-	Lake Marina, West End Blvd., Lake Pontchartrain, West Robert E. Lee Blvd.
Lake Vista Property Owners Association	6500 Spanish Ft. Boulevard, 2nd Fl.	New Orleans	LA	70124	Lynn Long	President	504-669-0576	board@lakevistapropertyowners.com, l2media@cox.net	Lakeshore Dr., Robert E. Lee Blvd., Beauregard Ave., Marconi Dr.
Lakeshore Property Owners Association	141 Robert E Lee Boulevard, Box 121	New Orleans	LA	70124	James LaPeze	President	504-581-7979	jelapeze@jiskow.com	West End Blvd., Robert E. Lee Blvd., General Haig St., Lake Pontchartrain

Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
Lakeview Civic Improvement Association	P. O. Box 24378	New Orleans	LA	70184	Ray Bergeron	Zoning Committee Chair	504-251-5118	zoning.committee@lakeviewcivic.org	City Park Ave., Pontchartrain Expressway/West End Blvd. Oranp, Veterans Blvd., 17th Street Canal, Lake Pontchartrain, West End Blvd., Robert E Lee Blvd., Orleans Ave.
Lakewood Property Owners Association	5637 Cherylvn Drive	New Orleans	LA	70124	Mark Clark	President	504-483-6641	mclark@brownsmns.com	17th Street Canal, Veterans Blvd, Fleur De Lis Dr, Academy Dr, North Lake Lawn Cemetery Boundary (Country Club Drive), West Lake Lawn Cemetery Boundary (Marcia Ave), Southern Railway
Lighthouse Harbor Condominium Association	7300 Lakeshore Drive #38	New Orleans	LA	70124	Michael Benbon	-	504-283-4804	rcarter@cox.net	Lakeshore Dr., Topaz St., Lake Marina Ave., Canal
Marners Cove Townhomes Association	6 Mariners Cove North	New Orleans	LA	70118	Mary Heindel	-	504-834-1800	sweljewel@aol.com	Pontchartrain Blvd. to Lake Marina Ave.
Mid City Neighborhood Organization	N/A (Pres says PO Box no longer exists) P. O. Box 791023				Matt Morgan	President	504-913-9285	president@mono.org	Pontchartrain Expressway to City Park Ave., to N. Carrollton Ave., to Orleans Ave., to Rochelave St., to the Pontchartrain Expressway
Parkview Neighborhood Association	P. O. Box 791577	New Orleans	LA	70179	Jean Lichtfuss	Chairperson	504-371-5330	bjblj@yahoo.com	Orleans Ave., N. Carrollton Ave., Bayou St. John
Parkview St. John Homeowners Association	4000 Davey St. #100	New Orleans	LA	70122	Lisa Collins	President	504-458-1595	lcollins@bcm.org	Bayou St., John, Harrison Ave., St. Bernard Ave., I-610
Peninsula Condominium Association	8654 Pontchartrain Boulevard	New Orleans	LA	70124	Cindy Alme	-	504-283-2595	-	N.O. Navigational Canal, South Roadway, N.O. Marina, Lake Marina Ave.
West End Boathouse Owners Association	829 Barrone Street	New Orleans	LA	70113	Kerry Cuccia	-	504-595-8965	kerryc@capitaid.org	Lake Pontchartrain & West End Park

OwnerName	OwnerAddress
233 N Roadway LLC	5721 Magazine St/#219 New Orleans, LA 70115
56, LLC	25 Tennyson Pl New Orleans, LA 70131
7704 Breakwater Dr LLC	Po Box 57809 New Orleans, LA 70157
A S Fernandez	8132 Breakwater Dr New Orleans, LA 70124-1616
Al Jr Copeland	2932 Palm Vista Dr Kenner, LA 70065
Alan T Davis	27 Maryland Dr New Orleans, LA 70124-1026
Albert J III Derbes	240 Lakeshore Parkway New Orleans, LA 70124
Albert J Salzer	7906 Breakwater Dr New Orleans, LA 70124
Allday Danny D	7357 W Roadway St Bh-W10, New Orleans, LA 70124-1649
Art C Boudreaux	107 N Roadway Bh # 137 New Orleans, LA 70124-1633
B F D Investmentinc	P O Box 1504 Opelousas, LA 70571
Baptiste Puissegur	228 Topaz St New Orleans, LA 70124
Blanc J Dwight Jr Le	115 N Roadway Dr Bh # 134 New Orleans, LA 70124-1633
Board Of Comm Orleans Levee District	6920 Franklin Ave New Orleans, LA 70122- 0
Board Of Comm Orleans Levee District	6920 Franklin Ave New Orleans, LA 70122
Board Of Comm Orleans Levee District	6920 Franklin Ave New Orleans, LA 70122- 0
Board Of Comm Orleans Levee District	6920 Franklin Ave New Orleans, LA 70122
Board Of Comm Orleans Levee District	6920 Franklin Ave New Orleans, LA 70122- 0
Board Of Comm Orleans Levee District	6920 Franklin Ave New Orleans, LA 70122
Boat Works Sintes	7385 W Roadway New Orleans, LA 70124-1649
Boathouse #22 LLC	C/O First Choice Housing LLC 4918 N Harbor Dr Suite 204A San Diego, CA 92106
Bobby C Autin	8654 Pontchartrain Bl #13 New Orleans, LA 70124
Brad A Adams	7367 W Roadway St New Orleans, LA 70124-1649
Brad A Adams	7367 West Roadway New Orleans, LA 70124
Butterworth Porperties LLC	8654 Pontchartrain Bl/Unit 7 New Orleans, LA 70124
Carol D Koen	158 S Roadway St New Orleans, LA 70124
Carol P Lally	Et Al 200 Lakeshore Parkway New Orleans, LA 70124
Carolyn L Rubin	Et Al 170 W Oakridge Park Metairie, LA 70005
Carrie E Booker	C/O Adam Jeanfreau 8329 Jeannette St New Orleans, LA 70118
Catherine W Copeland	804 N. Causeway Mandeville, LA 70448
Celso E Hernandez	2104 Green Acres Rd Metairie, LA 70003
Charles Fournier	49 Farnham Place Metairie, A 70005
Charles R Bergeron	Etal 208 Crystal St New Orleans, LA 70124-7012
Chris M Haydel	156 30Th St New Orleans, LA 70124-1330
Chris V Mandry	3223 8Th Street Metairie, LA 70002
Christopher Anderson	2400 S.Claiborne Ave New Orleans, LA 70125
Cina Barbara F	Et Al 7415 West End Blvd, New Orleans, LA 70124
Clifford J Duplessy	1300 Perdido St New Orleans, LA 70112
Clifford J Duplessy	1300 Perdido St Metairie, LA 70001
Dageaux Fishing Charters, LLC	83027 Ridgelake Dr Metairie, LA 70002
Daniel J Hammer	220 Topaz St New Orleans, LA 70124
Darryl D Berger	100 Conti St New Orleans, LA 70130-1042
David E Duke	240 Garden Ave Mandeville, LA 70471
David E Waguespack	8654 Pontchartrain Bl Unit 8 New Orleans, LA 70124
Denver F Gray	3601 N. I-10 Service Road W Bh #N-21 Metairie, LA 70002-7029
Dixie H Depp	7341 W Roadway New Orleans, LA 70124-1649
Dock West End LLC	365 Canal St #1600 New Orleans, LA 70130
Don V Hester	8654 Pontchartrain #5 Bl. New Orleans, LA 70124
Donald W Houghton	221 Jewel St New Orleans, LA 70124
Donald White	P.O. Box 1238 Bethany, OK 73008
Dor LLC	P.O. Box 486 Kenner, LA 70063
Douglas E Weber	8124 Breakwater Dr New Orleans, LA 70124- 0
Dustin M Davis	35 S Roadway St New Orleans, LA 70124
Edward Drury	3939 Veterans Memorial Bl. Ste 260 Metairie, LA 70002
Edward L Jr Renton	C/O Frank Newfield Jr 4608 Janice Ave Kenner, LA 70065
Elliott B Stamps	1226 Antonine St New Orleans, LA 70115
Eugene C Nunez	3700 Red Oak Court Bh #N-26 New Orleans, LA 70114-8428
Financial Management LLC	496 Audubon Street New Orleans, LA 70118
Floris M Cairo	804 Dumaine St New Orleans, LA 70116

Francis G Weller	215 Jewel St New Orleans, LA 70124- 702
Frank J Jr Rabito	202 Lakeshore Pkwy New Orleans, LA 70124
Frank M Scurlock	450 31St St Kenner, LA 70065
Frederick W III Sinclair	Dr Barrett G Haik 119 N Roadway New Orleans, LA 70124
Gene M Branford	8112 Breakwater Dr. #84 New Orleans, LA 70124
George T Cardwell	229 Crystal St New Orleans, LA 70124
Gerald Hydel	255 Midway Dr Bh #N-20 New Orleans, LA 70123-2067
Gloria J Mangen	8654 Pontchartrain Bl #15 New Orleans, LA 70124
Gregory Fortner	7938 Breakwater Dr Bh #57 New Orleans, LA 70124
Guaranty Development Co	Pontchartrain New Orleans, LA 70124- 0
H C B Inc	530 S Roadway New Orleans, LA 70124-1664
Hannoura Alim P	965 Taft Pl, New Orleans, LA 70119-0701
Harry Finkelstein	214 Crystal St New Orleans, LA 70124- 702
Herman J Salzer	7902 Breakwater Dr New Orleans, LA 70124-1614
Hjalmar E Breit	23747 Highway.40 Bush, LA 70431
Hopp-Metcalf Investment, Inc	1228 Pleasant St New Orleans, LA 70115-3427
Howard Herbert	301 N Rampart St New Orleans, LA 70112
J Pat Booker	462 Lake Shore Pkw. New Orleans, LA 70124-0010
J Pat Booker	462 Lakeshore Parkway New Orleans, LA 70124
J S Z Inc	3801 Ridgeway Dr Metairie, LA 70002
Jacques De'boisblanc	2067 Poydras St. New Orleans, LA 70112
James A Heurtin	215 Sunset Dr. Pass Christian, MS 39571
James H Jr Lee	1221 Orange St New Orleans, LA 70130
John P Massicot, Ernest B IV Norman	8654 Pontchartrain Blvd Unit 14 New Orleans, LA 70124
John Phillips	208 Topaz St New Orleans, LA 70124
Jose S Canseco	Etal 211 N Roadway St Bh 110 New Orleans, LA 70124- 0
Joseph H Bucher	Et Al 7524 Garnet St New Orleans, LA 70124
Joseph R Jr Buller	215 Crystal St New Orleans, LA 70124
Kathleen A Campbell	Et Al 234 Topaz St New Orleans, LA 70124
Kathryn F Pendergast	Etal 1515 Poydras St/Ste2260 New Orleans, LA 70112
Keith M III Pyburn	Etal 127 N Roadway Dr New Orleans, LA 70124
Kevin E Stoufflet	209 Jewel St New Orleans, LA 70124
Kiel Junius	Et Al 115 Metairie Rd Suite E Metairie, LA 70005-4597
Korte Richard F	7515 West End Blvd, New Orleans, LA 70124
L.L.C. Ingear	25 West 3Rd St Kenner, LA 70062-7007
Lanasa Decatur Street Properties LLC	2353 Sunset Blvd. Slidell, LA 70461
Lawrence H Jr Sintes	C/O Aragorn Development Inc 6004 Canal Blvd New Orleans, LA 70124-1649
Loe William	252 S Roadway St New Orleans, LA 70124
Lorusso Giovanni D	7512 Garnet St, New Orleans, LA 70124
Lyndon J Saia	1300 Moss St. New Orleans, LA 70119
Lynn C III Jenkins	236 Crystal St New Orleans, LA 70124-0702
Marcus Azzarello	201 Crystal St New Orleans, LA 70124
Marina M Kahn	237 Crystal St New Orleans, LA 70124
Mario Lovisa	8654 Pontchartrain Bl #1 New Orleans, LA 70124
Mark E Marzoni	336 S Roadway Bh #34 New Orleans, LA 70124
Martha G Skipper	241 Jewel St New Orleans, LA 70124
Mary J Menutis	Etal 542 Amethyst St New Orleans, LA 70124
Mary Salzer	400 S Roadway Bh #N-41 New Orleans, LA 70124-1648
Maureen J Anderson	221 Crystal St New Orleans, LA 70124
Mcmoraninc Freeport	Fm Services Attn: Tax Dept P O Box 61119 New Orleans, LA 70161-1119
Michael G Mayer	406 S Roadway New Orleans, LA 70124
Michael S James	Et Al 141 N Roadway St New Orleans, LA 70124-2622
Michelle E Gibbs	3317 St. Philip Street New Orleans, LA 70119
Mohamad Badr	5828 Marcia Ave. New Orleans, LA 70124
Morris Klinger	3900 Division St #A Metairie, LA 70002
Oliver J III Renolds	109 N Roadway Bh 136 New Orleans, LA 70124
One Fifty Four LLC	25 Seven Oaks Rd Marrero, LA 70072
Ottco Inc	P O Box 25 Des Allemands, LA 70030
Philip H Gattuso	301 West Bank Expressway Gretna, LA 70053-5616

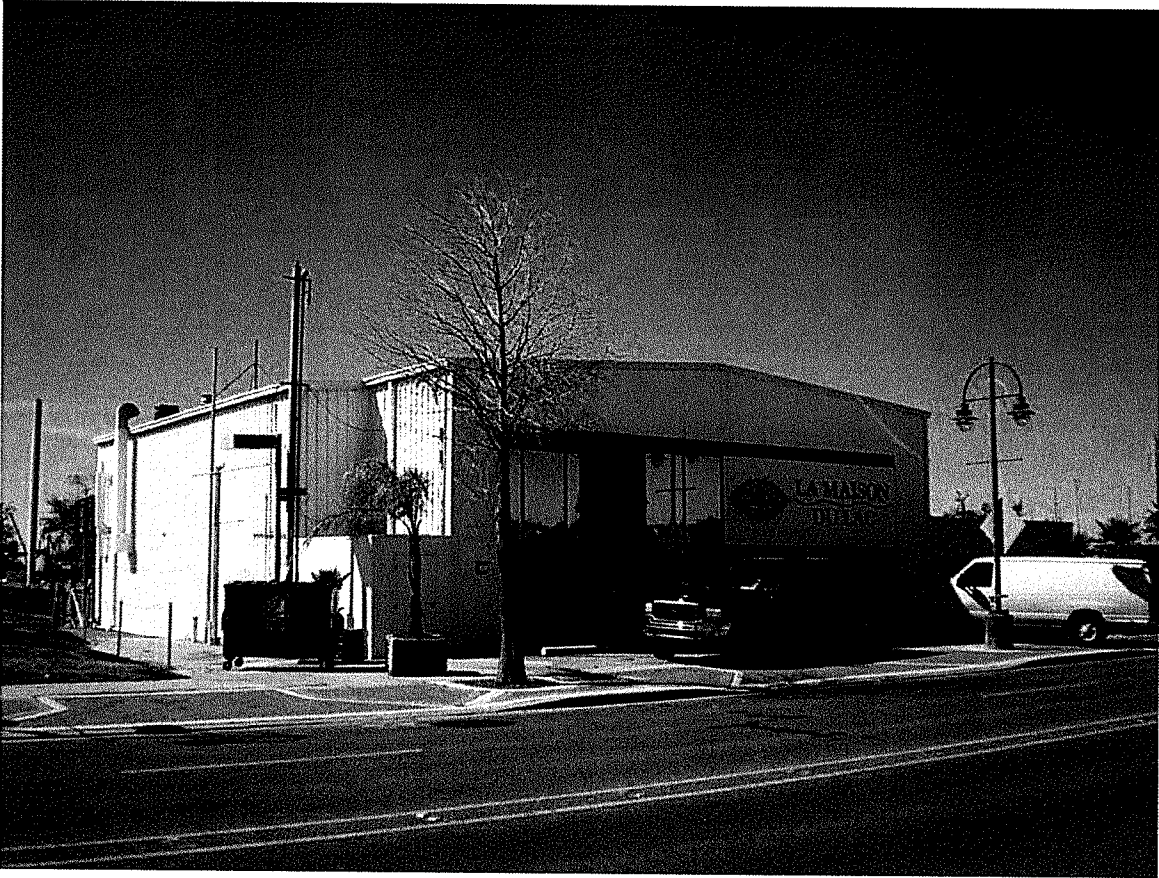
Rabito Frank J	7500 Garnet St, New Orleans, LA 70124-7012
Raymond Jr Drouilhet	135 N Roadway St Bh 124 Bh # 124 New Orleans, LA 70124
Realty,L.L.C. Fairview, RealtyL.L.C. Fairview	4905 St. Charles Ave. New Orleans, LA 70115
Reed J Danos	124 West 107Th Place Cut Off, LA 70345
Rescuer Orleans Levee Board	Orleans Levee Board 6920 Franklin Ave New Orleans, LA 70122- 0
Richard A Goldenberg	129 N Roadway Bh # 127 New Orleans, LA 70124-1633
Richard Bertram &Co La Inc	Etal 126 S Roadway New Orleans, LA 70124- 0
Richard F Keyworth	229 B Elmeer Street Metairie, LA 70005- 0
Richard J Mickler	228 Lakeshore Parkway New Orleans, LA 70124
Roma L Victor	214 Topaz St New Orleans, LA 70124
Russell M Pearson	229 N Roadway St New Orleans, LA 70124- 0
Ruth M Fountain	2616 Clara Street New Orleans, LA 70113
S T Jr Alcus	7317 W Roadway New Orleans, LA 70124-1649
Sailboat Bay Apartments LLC	8600 Pontchartrain Bl Suite 209 New Orleans, LA 70124-2440
Sam Marks	181425 Perkins Rd Baton Rouge, LA 70810- 0
Scott S Dittmann	230 Crystal St New Orleans, LA 70124-0702
Segundo Fernandez	8654 Pontchartrain Bd Unit 6 New Orleans, LA 70124
Sherri A Longo	8654 Pontchartrain #18 Bl New Orleans, LA 70124
Shyam S Ambardar	Et Al 229 Jewel St New Orleans, LA 70124-7012
SnI2 LLC	P O Box 5902 Metairie, LA 70009
Starwood Development LLC	1901 Manhattan Blvd #H-101 Harvey, LA 70058
States Theatres Gulf	6G's L.L.C. P O Box 11270 New Orleans, LA 70181- 0
Steven R Fisher	8654 Pontchartrain #4 New Orleans, LA 70124
Stoufflet Kevin E	209 Jewel St, New Orleans, LA 70124
Swanson's Inc	540 S Roadway New Orleans, LA 70124-1664
T M Gorman	34 Cardinal Lane Mandeville, LA 70471
Thomas M Gorman	34 Cardinal Mandeville, LA 70471
Thomas S Jr Meric	8654 Pontchartrain Bl #16 New Orleans, LA 70124
Tom R Jr Schneidau	14000 W El Bonito Dr Ocean Springs, MS 39564
Trade Winds Inc	8630 Pontchartrain Blvd New Orleans, LA 70124-2445
Troy L Fields	7904 Breakwater Dr. New Orleans, LA 70124-7654
Vero B Puccio	8634 Pontchartrain Blvd New Orleans, LA 70124-2445
Whitney Bank	Attn Special Credits Department 228 St Charles Ave Suite 405 New Orleans, LA 70130
Willard E Robertson	228 S Roadway St Boathouse #18 New Orleans, LA 70124-1644
William B Alexander, David S Waltemath	8654 Pontchartrain Bd #20 New Orleans, LA 70124
William C Gambel	210 Stella St Metairie, LA 70005
William E Frazier	5445 Bellaire Dr New Orleans, LA 70124
William M Jr Ruddy	1426 Carrollton Av New Orleans, LA 70118-1646
Yashoda V Prammar	209 Crystal St New Orleans, LA 70124-0702
Yvonne L Fourroux	25 S Roadway Boathouse #N-25 New Orleans, LA 70124-1661

Council District D  
Councilmember Jared Brossett  
City Hall, Room 2W20  
1300 Perdido Street  
New Orleans, LA 70112

Phone: (504) 658-1040  
Fax: (504) 658-1048

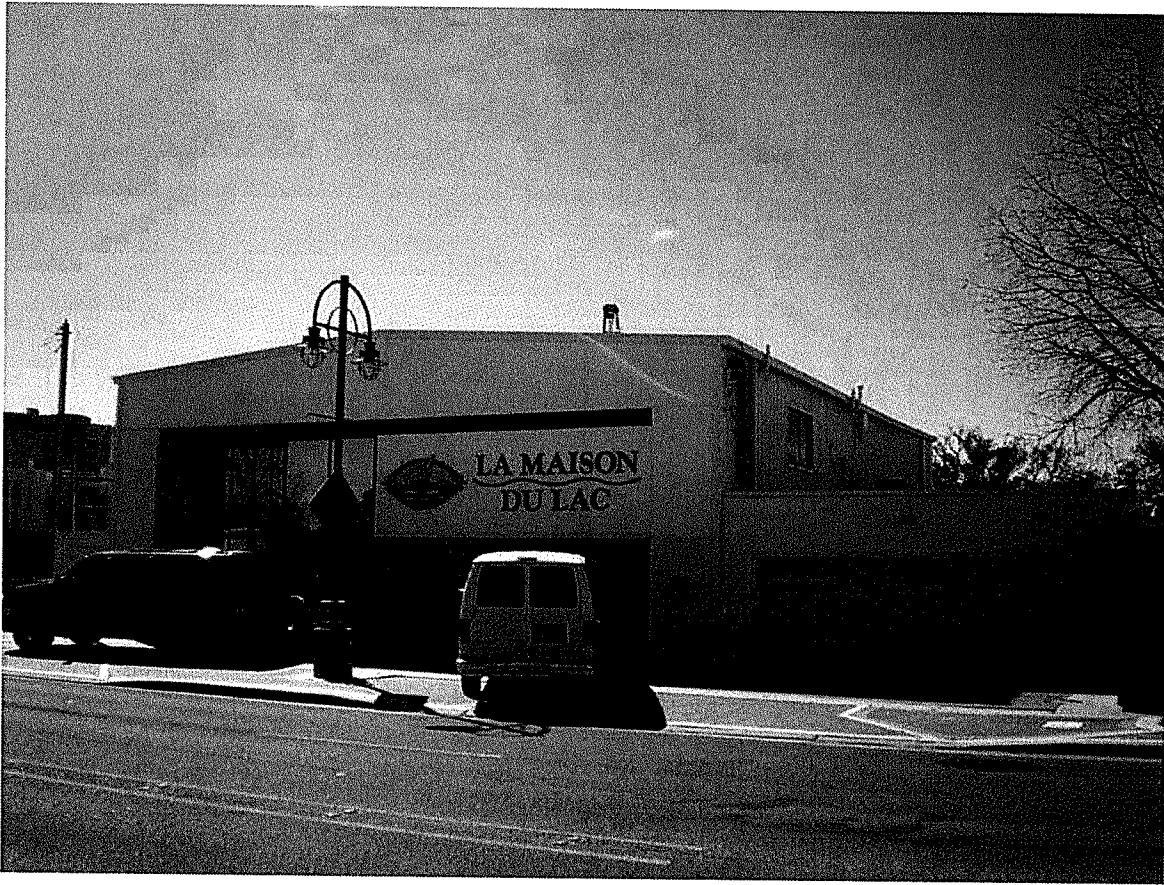
[jcbrossett@nola.gov](mailto:jcbrossett@nola.gov)

**Subject Photos**



Front view of subject property

**Subject Photos**



Additional front view of subject property



**Subject Photos**



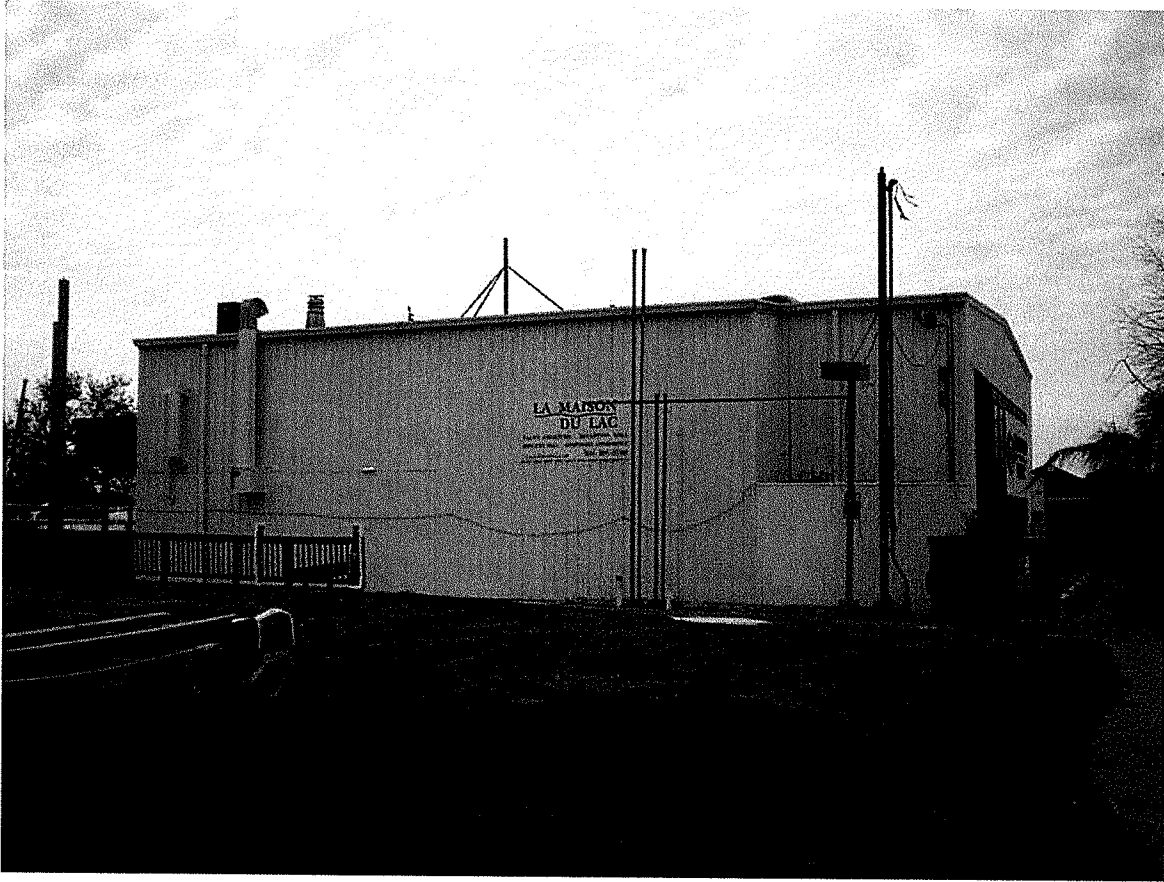
Street view of Lakeshore Drive looking north towards Lake Pontchartrain

**Subject Photos**



Street view of Lakeshore Drive looking south towards Robert E. Lee Boulevard

**Subject Photos**



Side view of subject property

**Subject Photos**



Side view of subject property

**Subject Photos**



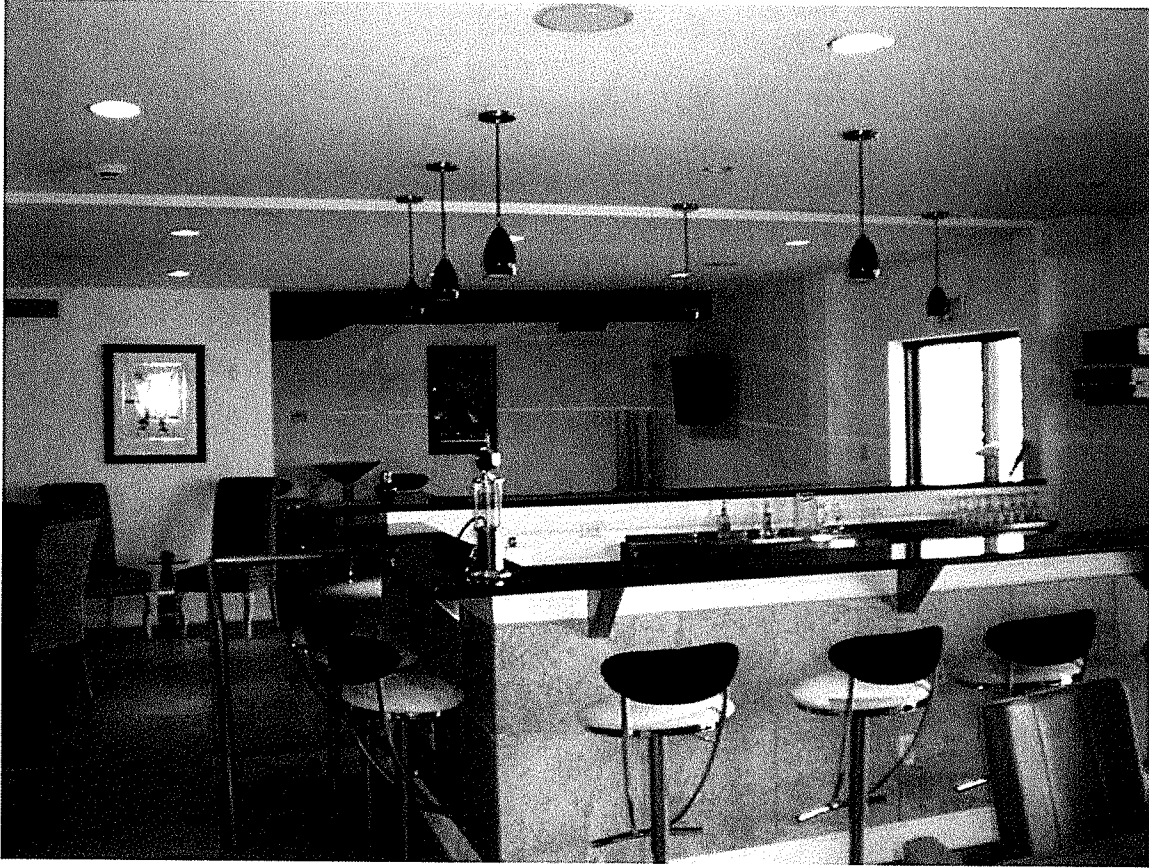
Rear view of subject property

**Subject Photos**



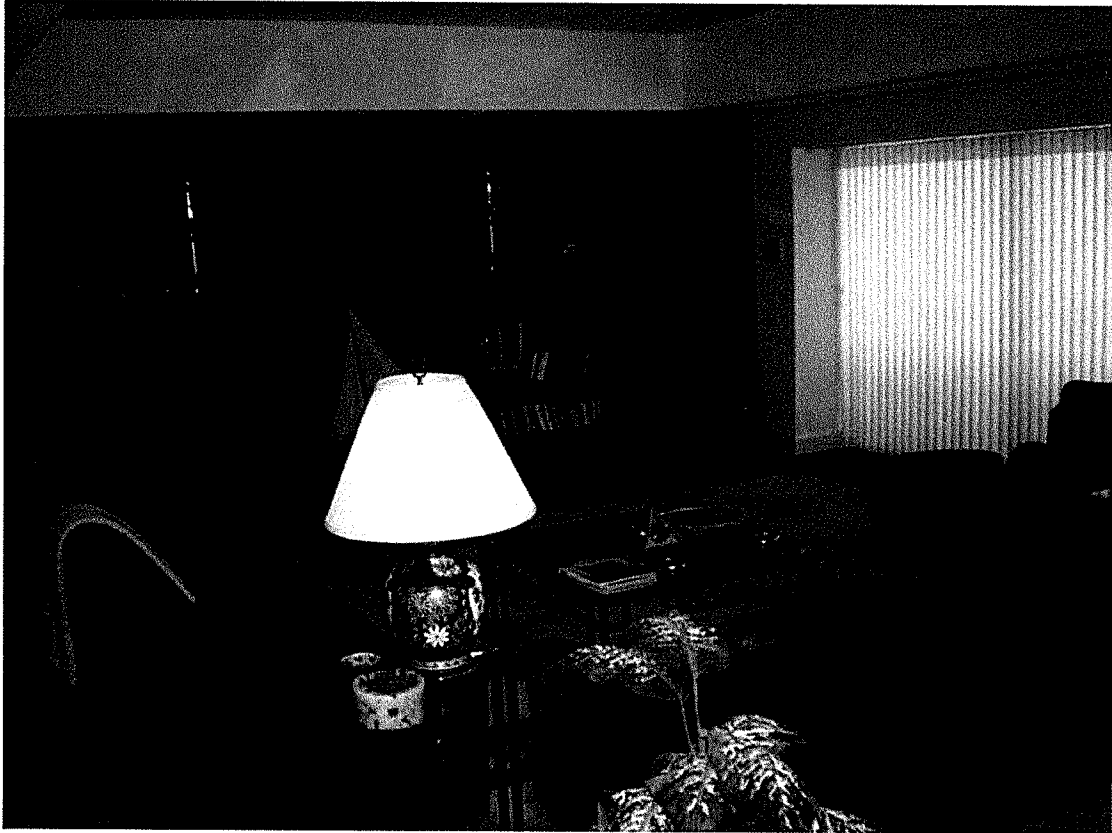
Interior view of ground floor reception space

**Subject Photos**



Additional interior view of ground floor reception space

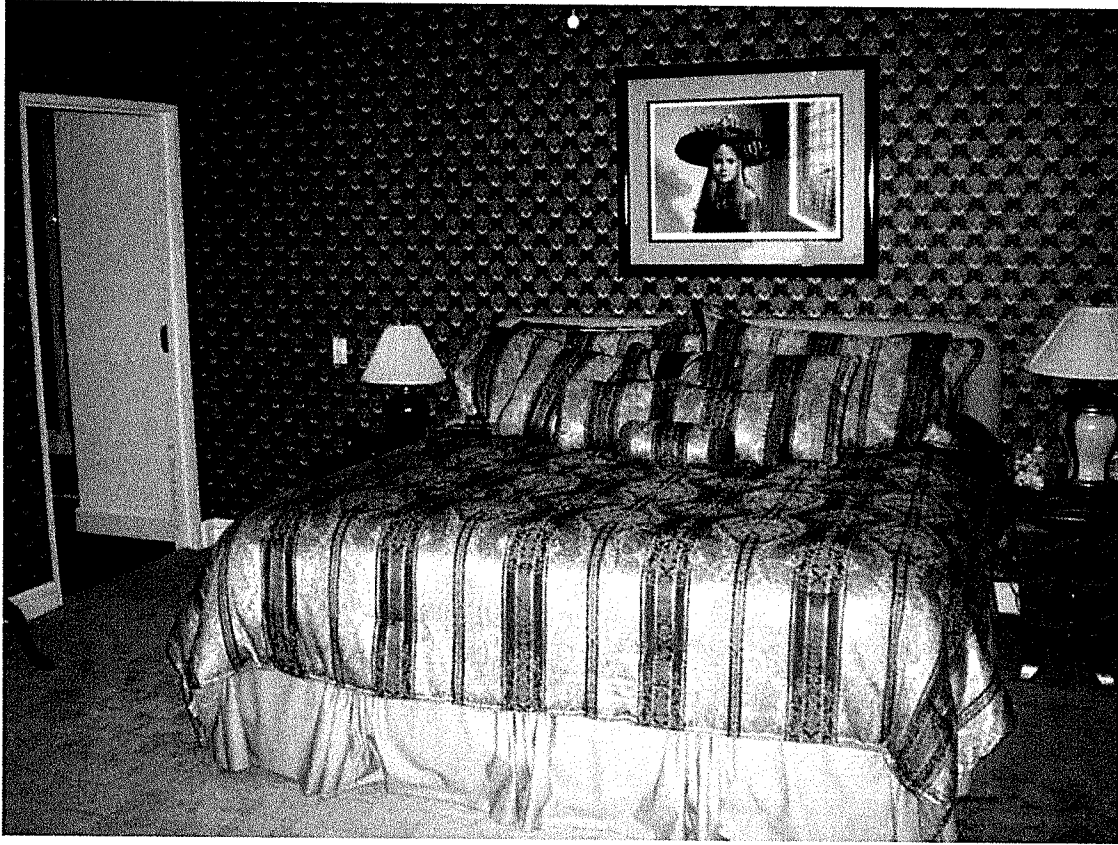
**Subject Photos**



Interior view of second floor living quarters



**Subject Photos**



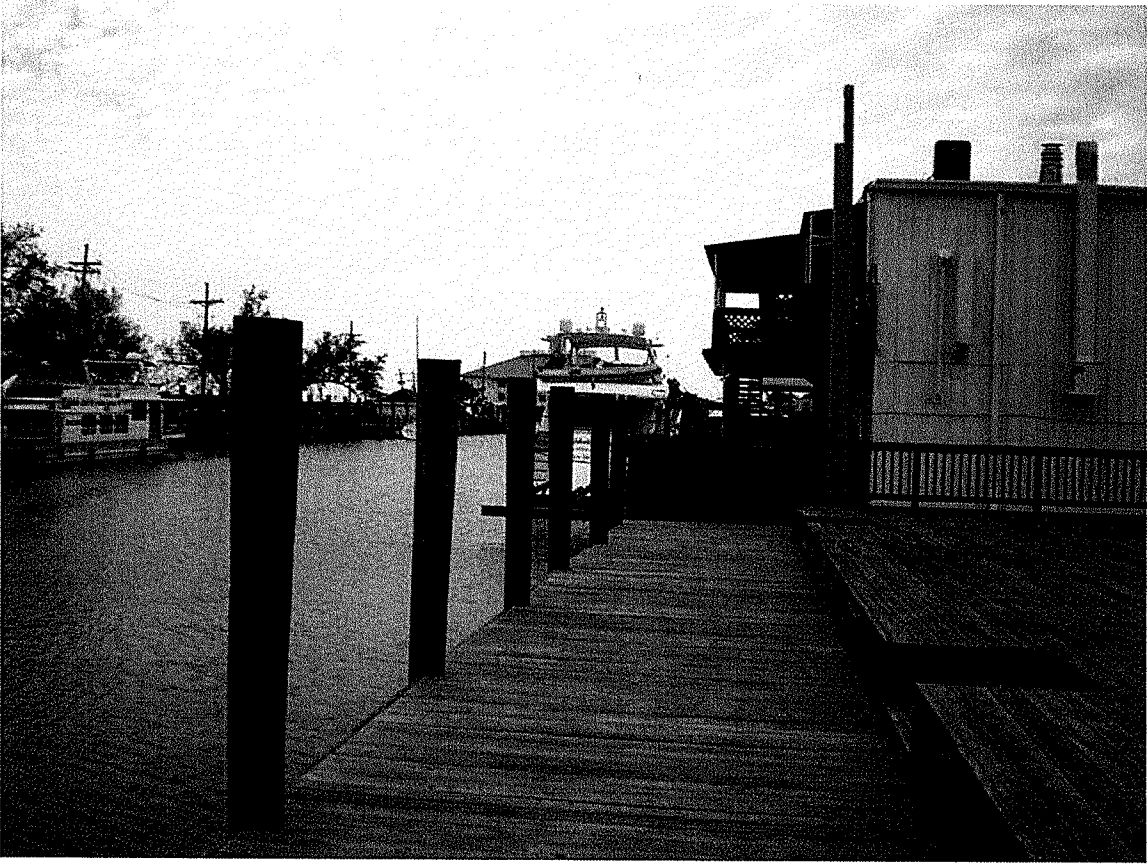
Additional interior view of second floor living quarters

**Subject Photos**



Second floor rear deck

**Subject Photos**



View of dock and property improvements in relation to the inlet

**Subject Photos**



View of side deck and patio eating area



CITY OF NEW ORLEANS  
DEPARTMENT OF SAFETY & PERMITS

Referral for Action

Date: 6/5/15

Municipal Address: 7412 Lakeshore Dr, New Orleans, LA 70124

This applicant is referred to the:

- Board of Zoning Adjustments (BZA)
- City Planning Commission / City Council

For the following action:

- Map Change (From \_\_\_\_\_ to \_\_\_\_\_)
- Text Amendment
- Waiver of: \_\_\_\_\_
- Appeal of: \_\_\_\_\_
- Conditional Use / Amendment to permit: the sale of alcoholic beverages in a B-2 Neighborhood Business District at a venue currently being used as a reception hall since 2008.

Applicant referred through:

- Screening process (no discussion)
- Permit Analyst / Building Inspector
- Zoning Administrator

Current Zoning: B-2 Square: N/A Lot: 3

Notes / Comments: existing reception hall adding Alcoholic Beverages for sale and consumption

NOTICE OF CHANGE TO ARTICLES OF ORGANIZATION  
OF J & J PARTNERS, L.L.C.

The undersigned members of J & J Partners, L.L.C. (The "Company") does hereby certify that the Articles of Organization of the Company were amended by the unanimous vote of the members pursuant to the Operating Agreement at a meeting held on June 15, 1999, at which all of the members voted for the amendment by unanimous written consent on June 15, 1999.

Articles 2 and 3 of the Articles of Organization were amended by said Resolution to read in its entirety as follows:

2.

The full name and the municipal address of the Company's registered agent is:

Frank J. D'Amico, Jr. APLC  
7412 Lakeshore Dr.  
New Orleans, Louisiana 70124

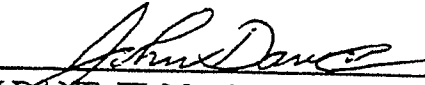
Article 3 of the Articles of Organization of the Company is amended and shall hereinafter read in its entirety as follows:

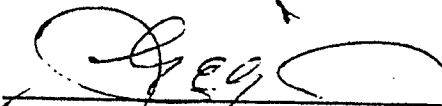
3.

The names and municipal addresses of the Company's first members are:

Frank J. D'Amico, Jr. APLC  
7412 Lakeshore Dr.  
New Orleans, Louisiana 70124

These Articles of Amendment are dated June 15, 1999.

  
JOHN DANE, III, Member  
Dated: JUNE 15, 1999

  
JOHN J. GELPI, JR., Member  
Dated: JUNE 15, 1999

FOX MCKEITHEN  
Secretary of State  
Received & Filed  
DATE JUL 2 1999 *ll*

Aug 18 11 34 AM '99  
FILED  
RECORDS OF MORTGAGES  
PARISH OF ORLEANS

STATE OF LOUISIANA

PARISH OF JEFFERSON

BE IT KNOWN, that on this 15<sup>TH</sup> day of June, 1999, before me, the undersigned Notary Public, duly commissioned, qualified and sworn within and for the State and Parish aforesaid, personally came and appeared:

JOHN DANE, III, to me known to be a member of the J & J Partners, L.L.C. and one of the persons who executed the foregoing Articles of Amendment in such capacity, and who declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that he is authorized to and did execute the foregoing Articles of Amendment in such capacity for the said Company, as its free and his free act and deed.

WITNESSES:

Stephanie Clugst

John Dane, III  
JOHN DANE, III, Member

Virginia Kimball

Robert M. Chu  
NOTARY PUBLIC

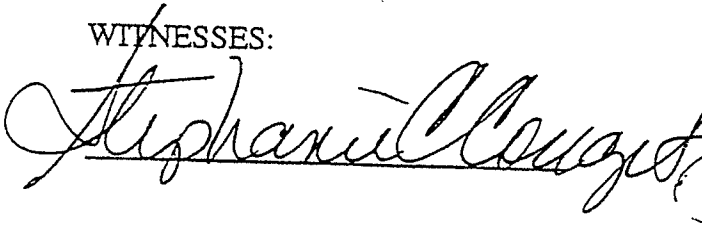
STATE OF LOUISIANA


PARISH OF JEFERSON

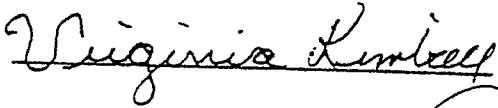
BE IT KNOWN, that on this 15<sup>TH</sup> day of June, 1999, before me, the undersigned Notary Public, duly commissioned, qualified and sworn within and for the State and Parish aforesaid, personally came and appeared:

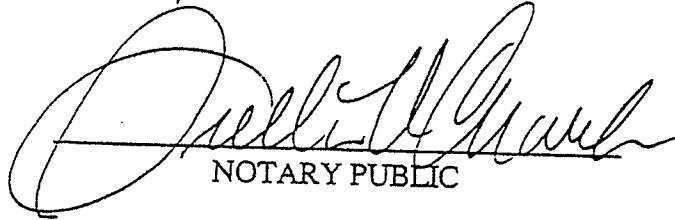
JOHN GELPI, to me known to be a member of the J & J Partners, L.L.C. and one of the persons who executed the foregoing Articles of Amendment in such capacity, and who declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that he is authorized to and did execute the foregoing Articles of Amendment in such capacity for the said Company, as its free and his free act and deed.

WITNESSES:

  
\_\_\_\_\_

  
\_\_\_\_\_ JOHN J. GELPI, JR., Member

  
\_\_\_\_\_

  
\_\_\_\_\_ NOTARY PUBLIC



J & J PARTNERS, L.L.C.

UNANIMOUS CONSENT OF MEMBERS TO AMEND  
ARTICLES OF ORGANIZATION

The undersigned, being all of the members of J & J Partners, L.L.C., a Louisiana Limited Liability Company (the "Company"), hereby consent to the following amendment to the Articles of Organization of the Company:

Article 2 of the Articles of Organization of the Company is amended and shall hereinafter read in its entirety as follows:

2.

The full name and the municipal address of the Company's registered agent is:

Frank J. D'Amico, Jr., APLC  
7412 Lakeshore Dr.  
New Orleans, Louisiana 70124

Article 3 of the Articles of Organization of the Company is amended and shall hereinafter read in its entirety as follows:


3.

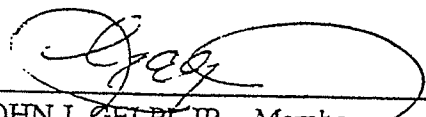
The names and addresses of the Managing members are:

Frank J. D'Amico, Jr., APLC  
7412 Lakeshore Dr.  
New Orleans, Louisiana 70124

The undersigned hereby designates **John Dane, III** and **John L. Gelpi, Jr.** as the authorized persons to have prepared and to execute and file Articles of Amendment for the purpose of effecting the foregoing amendment. John Dane, III and John Gelpi are the only two members of the L.L.C.

To evidence our consent, we hereby execute this document, which may be executed in counterparts, each of which shall be deemed to be an original, but all of which shall be deemed to be one in the same document, on the date respectfully set forth below our signatures and direct that this document be placed among the records of the Company.

  
\_\_\_\_\_  
JOHN DANE, III, Member  
Dated: JUNE 15, 1999

  
\_\_\_\_\_  
JOHN J. GELPI, JR., Member  
Dated: JUNE 15, 1999

AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT  
BY DESIGNATED REGISTERED AGENT  
ACT 789 OF 1987

To the State Corporation Department  
State of Louisiana

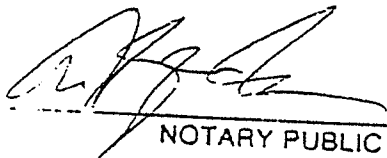
STATE OF Louisiana

PARISH/COUNTY OF Orleans

On this 16th day of July, 1999, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared Frank J. D'Amico, Jr who is to me known to be the person, and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of J + J Partners, LLC which is a Corporation authorized to transact business in the State of Louisiana pursuant to the provisions of the Title 12, Chapter 1, 2 and 3.

  
REGISTERED AGENT

Subscribed and sworn to before  
me on the day, month, and year  
first above set forth

  
NOTARY PUBLIC

NOTE: If the Agent is a Corporation authorized to act as an agent then the affidavit must be executed by an officer of the corporation.

AREA CALCULATIONS

IMPROVEMENTS SKETCH

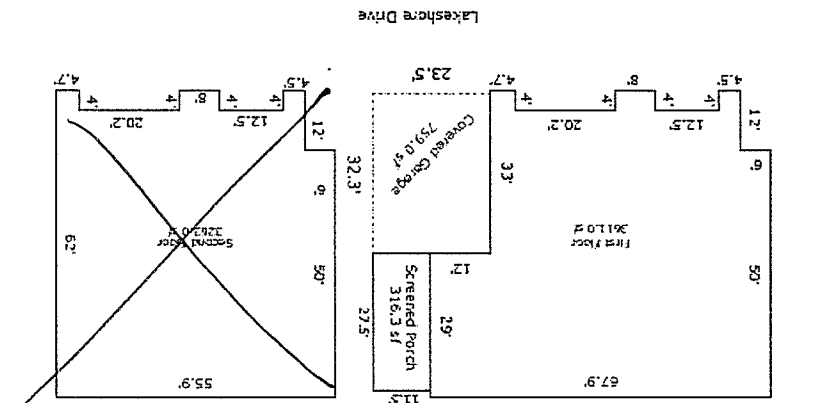
Code	Description	Net Size	Net Totals																																
0874	Second Floor	3611.0	3611.0																																
0874	First Floor	3263.0	6874.0																																
Net BUILDING Area (rounded)			6874.0																																
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Net Size</th> <th>Net Totals</th> </tr> </thead> <tbody> <tr> <td>0874</td> <td>11 Items (rounded)</td> <td></td> <td></td> </tr> <tr> <td>0874</td> <td>First Floor</td> <td>47.9</td> <td>47.9</td> </tr> <tr> <td>0874</td> <td>Second Floor</td> <td>49.9</td> <td>97.8</td> </tr> <tr> <td>0874</td> <td>Screened Porch</td> <td>27.5</td> <td>125.3</td> </tr> <tr> <td>0874</td> <td>Covered Garage</td> <td>739.0</td> <td>864.3</td> </tr> <tr> <td>0874</td> <td>Water</td> <td>11.5</td> <td>875.8</td> </tr> <tr> <td>0874</td> <td>Other</td> <td>18.8</td> <td>894.6</td> </tr> </tbody> </table>				Code	Description	Net Size	Net Totals	0874	11 Items (rounded)			0874	First Floor	47.9	47.9	0874	Second Floor	49.9	97.8	0874	Screened Porch	27.5	125.3	0874	Covered Garage	739.0	864.3	0874	Water	11.5	875.8	0874	Other	18.8	894.6
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0874	Second Floor	3611.0	3611.0
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Net BUILDING Area (rounded)			6874.0

Code	Description	Net Size	Net Totals
0874	11 Items (rounded)		
0874	First Floor	47.9	47.9
0874	Second Floor	49.9	97.8
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0874	Covered Garage	739.0	864.3
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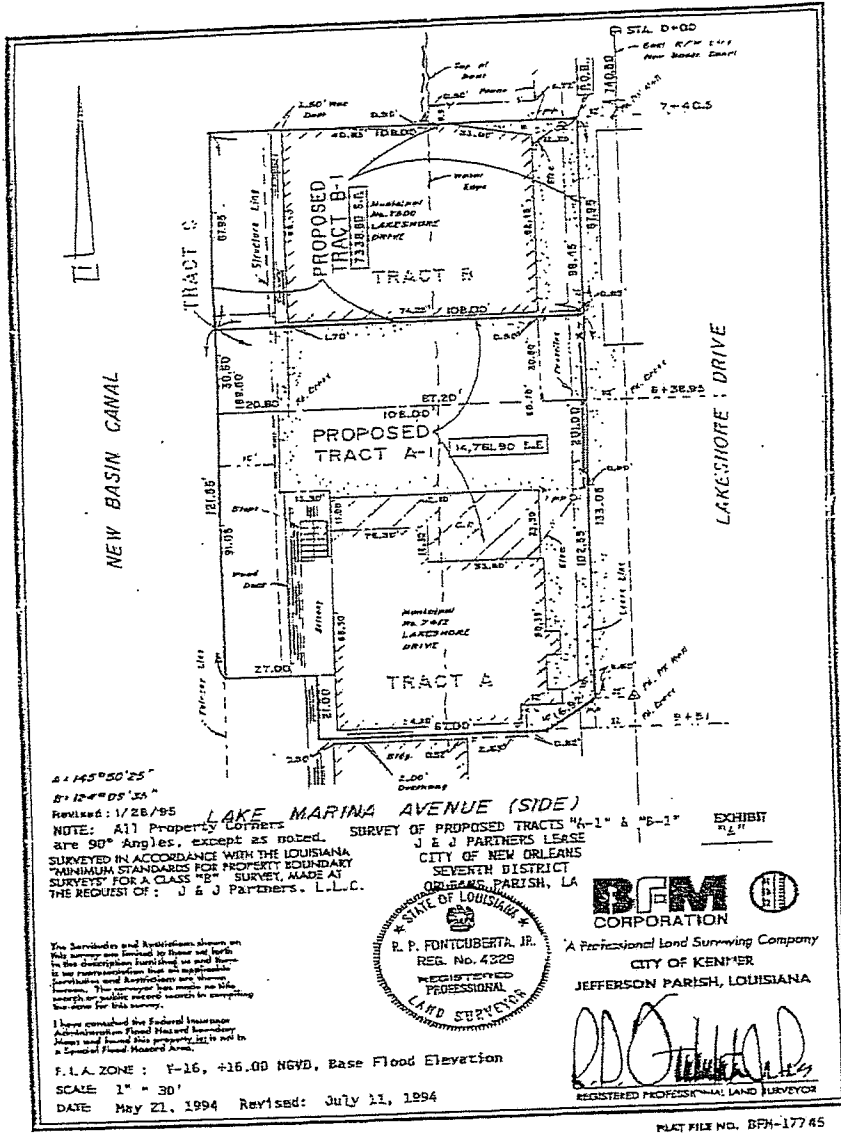
Sketch

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Submittal: \_\_\_\_\_

Letter/Diagram: \_\_\_\_\_

Project Name: \_\_\_\_\_



$A = 145^{\circ}50'25''$   
 $B = 12^{\circ}05'25''$   
 Revised: 1/26/95  
 NOTE: All Property Corners  
 ARE 90° Angles, except as noted. SURVEY OF PROPOSED TRACTS "A-1" & "B-1"  
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY, MADE AT THE REQUEST OF: J & J PARTNERS, L.L.C.

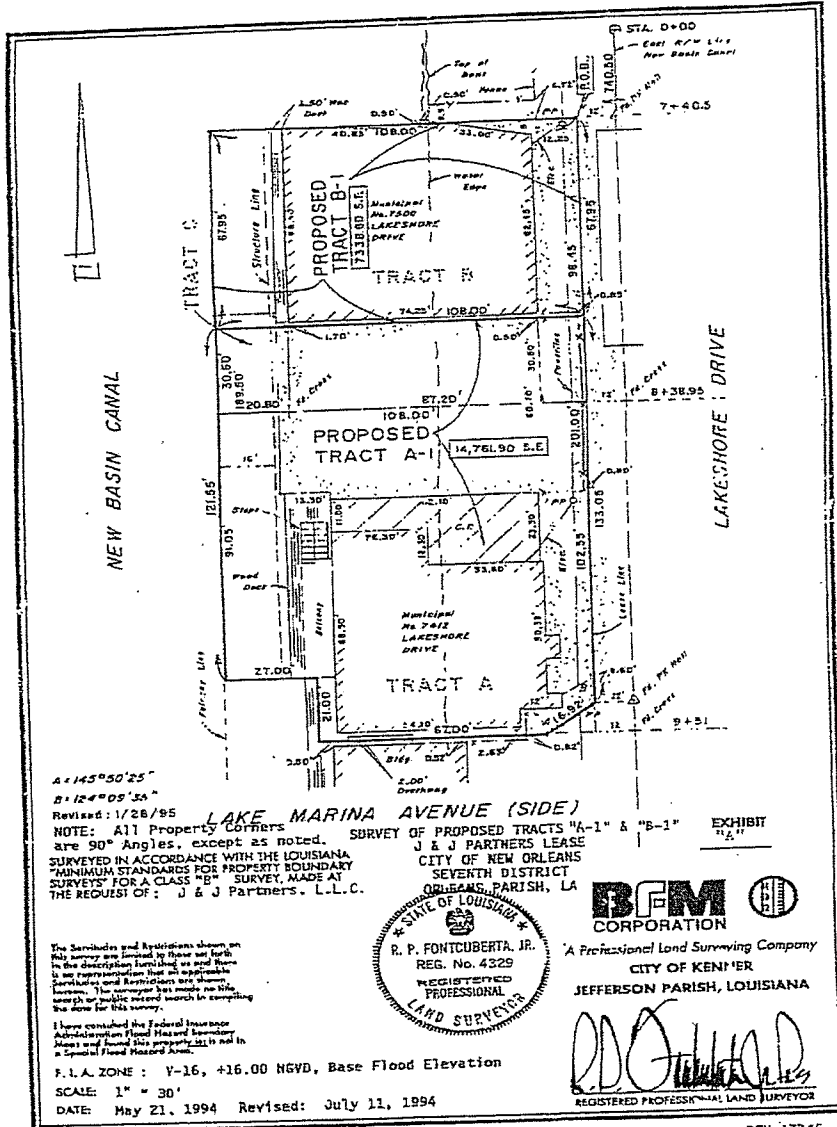
The boundaries and locations shown on this survey are limited by those set forth in the description furnished, and there is no responsibility for misapprehensions and corrections are shown hereon. This surveyor has made no title search or public record search in connection herewith for this survey.

I have consulted the Federal Insurance Administration Flood Hazard boundary Map and found this property is not in a Special Flood Hazard Area.  
 F.L.A. ZONE: V-16, +16.00 NGVD, Base Flood Elevation  
 SCALE: 1" = 30'  
 DATE: May 21, 1994 Revised: July 11, 1994



**BFM CORPORATION**  
 A Professional Land Surveying Company  
 CITY OF KENNER  
 JEFFERSON PARISH, LOUISIANA  
  
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT FILE NO. BFM-17745



A = 145° 50' 25"  
 B = 12° 09' 35"

Revised: 1/28/95  
 NOTE: All Property corners are 90° Angles, except as noted.  
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY, MADE AT THE REQUEST OF: J & J Partners. L.L.C.

LAKE MARINA AVENUE (SIDE)  
 SURVEY OF PROPOSED TRACTS "A-1" & "B-1"  
 J & J PARTNERS LEASE  
 CITY OF NEW ORLEANS  
 SEVENTH DISTRICT  
 ORLEANS PARISH, LA

EXHIBIT  
 11.2

The Surveys and Specifications shown on this survey are limited to those set forth in the description hereof and there is no representation that all applicable Surveys and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Inshore Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.

F.L.A. ZONE: V-16, +16.00 NGVD, Base Flood Elevation  
 SCALE: 1" = 30'  
 DATE: May 21, 1994 Revised: July 11, 1994



**BFM** CORPORATION  
 A Professional Land Surveying Company  
 CITY OF KENNER  
 JEFFERSON PARISH, LOUISIANA

*[Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT FILE NO. BFM-17745

Net BUILDING Area (rounded)		6974		11 Items (rounded)		0874	
Overall Second Floor		3263.0 6974.0		First Floor 29.0 x 67.9 8.0 x 49.9 23.0 x 55.9 4.0 x 6.0 4.0 x 6.0 4.0 x 4.5 8.0 x 49.9 50.0 x 55.9 Second Floor 4.0 x 4.7 4.0 x 6.0 4.0 x 6.0 4.0 x 4.5		18.8 32.0 32.0 1173.9 18.0 18.8 2795.0 399.2 18.0 18.8	
<b>AREA CALCULATIONS SUMMARY</b>		<b>Net Totals</b>		<b>BUILDING AREA BREAKDOWN</b>		<b>Subtotals</b>	
Code Description		Net Area		Breakdown		Subtotals	
Score: 1 = 24							
Comments:							
Property Address							
City							
State							
Zip							
Borrower							
Lender/Client							
Address Name							

Sketch

## **Danny D. Russell**

---

**From:** Danny D. Russell  
**Sent:** Friday, June 12, 2015 1:53 PM  
**To:** 'rdrivers@nola.gov'  
**Subject:** RE: 7412 Lakeshore Drive - La Maison Du Lac

Robert,

Thank you so much for taking my call today. During our conversation, you stated that you would allow me to file the conditional use application for 7412 Lakeshore Drive, on June 15, 2015, with whatever plans that we currently have in our possession. Once it is filed, you will review all filed documents and allow us to supplement and/or add any plans, if necessary. I appreciate your cooperation with this matter. Have a great weekend!

Danny D. Russell  
Attorney at Law  
Frank J. D'Amico, Jr., APLC  
622 Baronne Street  
New Orleans, LA 70113  
Phone: (504) 525-7272 Ext. 233  
Fax: (504) 525-9522  
Email: danny@damicolaw.net

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**From:** Danny D. Russell  
**Sent:** Thursday, June 11, 2015 1:11 PM  
**To:** 'rdrivers@nola.gov'  
**Subject:** 7412 Lakeshore Drive - La Maison Du Lac

Good Afternoon Mr. Rivers,



I am in the process of filing a conditional use permit for 7412 Lakeshore Drive. The permit would allow an existing reception hall the ability to sale alcoholic beverages to guests, only during reserved events held at the site. No construction or changes would be made to the existing site.

When you have a moment, I would like to discuss with you, a couple of issues that we have run into. Can you please give me a call at your convenience? I would greatly appreciate it. Thanks!

Danny D. Russell  
Attorney at Law  
Frank J. D'Amico, Jr., APLC  
622 Baronne Street  
New Orleans, LA 70113  
Phone: (504) 525-7272 Ext. 233  
Fax: (504) 525-9522  
Email: [danny@damicolaw.net](mailto:danny@damicolaw.net)

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