

**City Planning Commission Meeting  
Tuesday, February 10, 2015**

**CPC Deadline: 02/27/2015  
CC Deadline: 03/31/2015  
Council District: C-Ramsey**

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 001-15

**Prepared by:** Valerie McMillan  
**Date:** January 27, 2015

**I. GENERAL INFORMATION:**

**Applicant:** Farrel A Weil, Donna W. Levin and Larrie A. Weil

**Request:** This is a request for a zoning change from a VCR-1 Vieux Carre Residential District to a VCC-1 Vieux Carre Commercial District.

**Location:** The property is located on square 91, Lots 23, 24 and D or 22, in the Second Municipal District, bounded by Conti, Burgundy, Dauphine and Saint Louis Streets. The municipal addresses are 917-923 Conti Street. (PD 1B)

**Description:** The site contains an existing, two-story commercial building that is built to the sidewalk and has frontage on Conti St. The combined lots have an area of eleven thousand, nine hundred sixty-eight square feet (11,968 sq. ft.). The existing structure has a width of fifty-eight feet (58') along Conti St., a width of sixty-four feet (64') along the rear property line, a depth of one hundred fifteen feet (115'), approximately eleven thousand nine, hundred four square feet (11,904 sq. ft.) on the first floor, approximately eleven thousand five hundred two square feet (11,502 sq. ft.) on the second floor for a total floor area of approximately twenty-three thousand, four hundred six (23,406 sq. ft.). The sidewalk adjacent to the site is in good condition, no off-street parking is provided and no trees currently exist in the public right-of-way.

The applicant proposes to convert the structure to a standard restaurant. Sanborn maps, Orleans Parish Assessor Data, the applicant's photos of the site and the staff's site visit indicate that the site has a history of commercial use as a wax museum and as a warehouse. The applicant is not proposing any additions to the floor area or changes to the exterior of the site.

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

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

## II. ANALYSIS

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

The petitioned site is located in a large VCR-1 Vieux Carre Residential District generally bounded by Orleans Ave., Burgundy St., Dauphine St. and Conti St. The site is also located in the Vieux Carre Local Historic District. This neighborhood consists of mixed-use single, two and multi-story properties that are built to the sidewalk and were built before the onset of the automobile. Therefore, this neighborhood is pedestrian oriented. The neighborhood consists of single-family, two-family and multi-family residences and also has instances of commercial uses such as retail storefronts, bars, restaurants, antique stores and warehouses located at the bottom floor of these properties with residential uses often located on the upper floors. The Conti St. block face from Dauphine to Burgundy Streets is predominately residential with an instance of a corner bar, a hotel and two museums. A large VCC-2 Vieux Carre Commercial District is located on an adjacent square to the petitioned site and consists of several restaurants, retail uses, hotels, parking lots and bars.

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

*Zoning:* 1929 – ‘H’ Special Historic Vieux Carre District  
1953 – ‘H-2’ Vieux Carre Commercial District  
1970 – VCR-1 Vieux Carre Residential District

*Land Use:* 1929 – Industries and Warehouses  
1949 – Light Industrial  
1999 – Two-Family Residential<sup>1</sup>

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

There have not been any recent zoning changes or conditional uses within the area within the last five years. The petitioned request is not indicative of any particular pattern or trend.

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<sup>1</sup> The 1999 Land Use Plan characterized general land use in squares and is not lot specific.

**D. 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*

According to the New Orleans Major Street Plan, Conti St. is a minor one-way street with parking on one side. The proposed conversion from a wax museum to a use permitted by the VCC-1 District such as a standard restaurant may increase the flow of automobile traffic and pedestrian activity.<sup>2</sup> The site does not provide off-street parking and no parking is required in any Vieux Carre District. There are instances of off-street and on-street parking, as well as pay parking lots and garages within the surrounding neighborhood.

*Parking*

There are no off-street parking requirements for any of the Vieux Carre Districts.

**E. What effects or impacts would the proposed zoning change use have on adjacent properties?**

The proposed zoning change would allow the conversion of an existing wax museum to any use permitted in the VCC-1 District including a standard restaurant. The building has been used as a wax museum since 1969. The applicant is not proposing any additions or expansions to the site. The request may result in an increase of noise, foot and automobile traffic in the area. Furthermore, the proposed zoning change would be the only commercially zoned lot on the petitioned square, although there are other commercial uses within the square.

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

The request is a spot zone because it would create a new VCC-1 Vieux Carre Commercial District for one interior lot within a large existing VCR-1 Vieux Carre Residential District. As a policy, the City Planning Commission will look with disfavor upon all requests for amendments to the Zoning Ordinance wherein such requests would constitute the singling out of a lot or other relatively small tracts of land for treatment at law different from that afforded to similar surrounding land indistinguishable from it in character. The City Planning Commission may look with favor upon requests for spot

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<sup>2</sup> According to Section 8.4.3, Permitted Uses in the VCC-1 Vieux Carre Commercial District include: any permitted use in the VCR-1 District, antique and art shops, bakeries, barbershops, beauty parlors, catering businesses, dressmaking, dry cleaning shops, flower shops, laundromats, locksmith shops, museums, artist studios, professional offices, radio and electric repair shops, standard and cafeteria restaurants, shoe repair shops, small retail stores and shops, except pawnshops, banks, theaters and ice cream/yogurt shops.

zones in instances where the physical character and historic use of the parcel(s) are significantly dissimilar from surrounding properties in a manner that justifies differential treatment.

### *Compliance with General Criteria*

The General Criteria which a site must meet in order to be considered for approval under the Historic Non-Conforming Use Policy include:

1. The request is consistent with the Plan for the 21<sup>st</sup> Century.
2. The petition is in harmony with the historic character of the surrounding neighborhood.
3. The request serves neighborhood need.
4. The property has a history of non-residential use.

### *Compliance with Specific Criteria*

The Specific Criteria which a historically commercial site must meet in order to be considered for approval under the Historic Non-Conforming Use Policy Include:

1. The building is built to the sidewalk and frames the corner.
2. The building entrance is visible from both streets, typically at an angle at the corner.
3. The building has an overhang, gallery, balcony, or canopy over the sidewalks.
4. Building has display windows, rather than large blank walls.

The request is consistent with two and not consistent with two other of the four specific criteria required for an approval under the Historic Non-Conforming Use Policy. The building also has several display windows and canopies along Conti St.

The request is consistent with all of the general criteria for an approval under the Historic Non-Conforming Use Policy. The site has a history of commercial use as a warehouse and wax museum and therefore is consistent with the Master Plan. The VCC-1 zoning is designed to be in harmony with the historic character of the surrounding neighborhood and uses authorized by this district that can serve neighborhood needs. However, a greater neighborhood need may be for residential uses, especially in this block where there is a strong residential presence.

The Vieux Carre Commission (VCC) is generally supportive of policies that encourage additional residential uses in the Vieux Carre, especially in areas already within residential zoning districts. The VCC has concerns about the decline of the residential population, which it has identified as critical to the Vieux Carre's authenticity as a neighborhood.

**III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century*?**

The request for a zoning change is **consistent** 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 **Residential Historic Core**. The goal, range of uses and development character for this designation is provided below:

**RESIDENTIAL HISTORIC CORE**

**Goal:** Preserve the character and scale of 18<sup>th</sup> through mid-20<sup>th</sup> 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 zoning district fits within the goal, range of uses and development character of the Residential Historic Core category because the site has a history of former commercial use.

**IV. SUMMARY**

Zoning Docket 001-15 is a request for a Zoning Change from a VCR-1 Vieux Carre Residential District to a VCC-1 Vieux Carre Commercial District. The applicant proposes to convert the structure from a wax museum to a standard restaurant. The site has a history of commercial use as a warehouse and wax museum. The applicant is not proposing any additions to the floor area or exterior of the site. The request is consistent with two and not consistent with two of the four specific criteria required for an approval under the Historic Non-Conforming Use Policy. The request is consistent with all four of the general criteria for an approval under the Historic Non-Conforming Use Policy.

However, the site can be renovated for residential use which would perhaps serve the greatest neighborhood need, especially on the subject block which already has a strong, residential presence.

**V. PRELIMINARY STAFF RECOMMENDATION<sup>3</sup>**

The staff recommends **DENIAL** of the request.

**VI. REASON FOR RECOMMENDATION**

1. The request is inconsistent with two of the specific criteria for an approval under the Historic Non-Conforming Use Policy.
2. There is a greater neighborhood need for residential uses, especially on this block which already has a strong, residential presence. The Vieux Carre Commission is generally supportive of policies that encourage residential uses in the Vieux Carre especially in areas already within residential zoning districts.

**VIII CITY PLANNING COMMISSION MEETING (January 13, 2015)**

Staff summarized the request, stating the staff's recommendation of DENIAL and that the applicant would like to defer the request for two hearings. One proponent and six opponents were present. There was one additional speaker who came for additional information on the request. Their names are reflected on the attached speaker card and sign-in sheet.

Commissioner Wedberg made a motion to defer the request for two meetings. This motion was seconded by Commissioner Marshall and was adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 001/15 IS HEREBY DEFERRED FOR TWO MEETINGS.

YEAS: Brown, Bryan, Marshall, Mora, Wedberg

NAYS: None

ABSENT: Duplessis, Hughes, Mitchell

RECUSE: Steeg

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<sup>3</sup> Subject to modification by the City Planning Commission

**IX. FURTHER CONSIDERATION**

The applicant has not provided any additional information to the staff since the public hearing on January 13, 2015. Therefore, the staff maintains the previous recommendation of denial.

**X. PRELIMINARY STAFF RECOMMENDATION<sup>4</sup>**

The staff recommends **DENIAL** of the request.

**XI. REASON FOR RECOMMENDATION**

1. The request is inconsistent with two of the specific criteria for an approval under the Historic Non-Conforming Use Policy.
2. There is a greater neighborhood need for residential uses, especially on this block which already has a strong, residential presence. The Vieux Carre Commission is generally supportive of policies that encourage residential uses in the Vieux Carre especially in areas already within residential zoning districts.

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<sup>4</sup> Subject to modification by the City Planning Commission

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### Owner and Parcel Information

<b>Owner Name</b>	WEIL FARREL WEIL DONNA WEIL LARRIE A	<b>Today's Date</b>	September 15, 2014
<b>Mailing Address</b>	ET AL 1217 FOURTH ST NEW ORLEANS, LA 70130	<b>Municipal District</b>	2
<b>Location Address</b>	923 CONTI ST	<b>Tax Bill Number</b>	206103520
<b>Property Class</b>	Residential <i>COMMERCIAL</i>	<b>Special Tax District</b>	
<b>Subdivision Name</b>		<b>Land Area (sq ft)</b>	2048
<b>Square</b>	91	<b>Lot</b>	D
<b>Book</b>	61	<b>Folio</b>	032
<b>Line</b>	046	<b>Parcel Map</b>	<a href="#">Show Parcel Map</a>
<b>Legal Description</b>	1. SQ 91 LOT D 22 CONTI 32X64 2. IMPROVEMENTS ON LINE 34	<b>Assessment Area</b>	FRENCH QUARTER 1 <a href="#">Show Assessment Area Map</a>

### Value Information

[Estimate Taxes](#)

[Tax Information](#)

#### Special Assessment Treatment

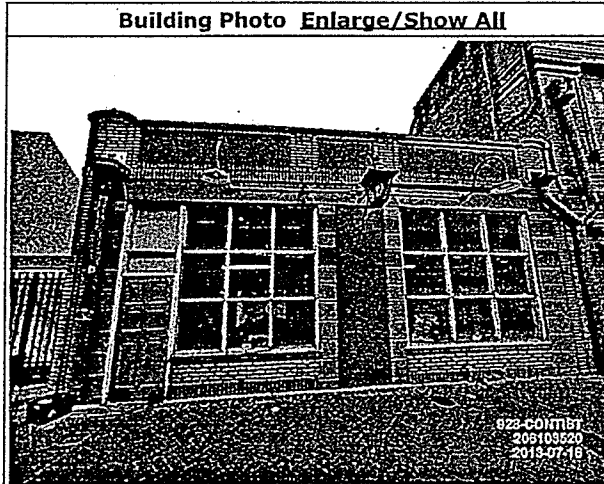
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
* 2015	\$ 122,900	\$ 0	\$ 122,900	\$ 12,290	\$ 0	\$ 12,290	\$ 0	\$ 12,290				
2014	\$ 122,900	\$ 0	\$ 122,900	\$ 12,290	\$ 0	\$ 12,290	\$ 0	\$ 12,290				
2013	\$ 122,900	\$ 0	\$ 122,900	\$ 12,290	\$ 0	\$ 12,290	\$ 0	\$ 12,290				

\* Uncertified Values

### Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
08-26-1985	\$ 0			00616540	000000000

#### Building Photo [Enlarge/Show All](#)



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### Owner and Parcel Information

Owner Name	LEVIN DONNA W WEIL FARREL A WEIL LARRIE A	Today's Date	September 15, 2014
Mailing Address	ET AL c/o FARREL WEIL 1217 FOURTH ST NEW ORLEANS, LA 70130	Municipal District	2
Location Address	917 CONTI ST	Tax Bill Number	206103521
Property Class	Commercial	Special Tax District	
Subdivision Name		Land Area (sq ft)	9920
Square	91	Lot	23
Book	61	Folio	032
Line	047	Parcel Map	<a href="#">Show Parcel Map</a>
Legal Description	1. SQ 91 LOTS 23 24 CONTI 2. 32X155 EACH	Assessment Area	FRENCH QUARTER COM 21 <a href="#">Show Assessment Area Map</a>

### Value Information

[Estimate Taxes](#)

[Tax Information](#)

Special Assessment Treatment

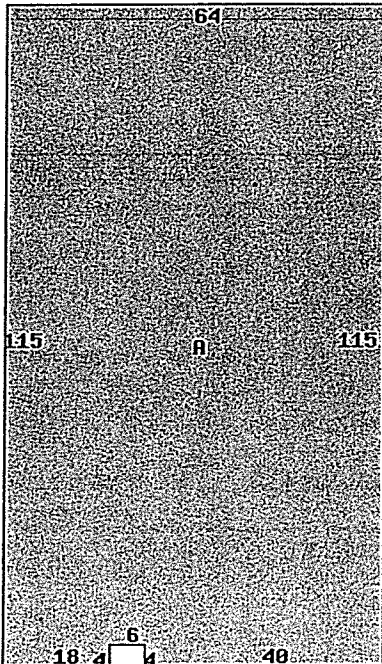
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
* 2015	\$ 595,200	\$ 458,900	\$ 1,054,100	\$ 59,520	\$ 68,840	\$ 128,360	\$ 0	\$ 128,360				
2014	\$ 595,200	\$ 458,900	\$ 1,054,100	\$ 59,520	\$ 68,840	\$ 128,360	\$ 0	\$ 128,360				
2013	\$ 595,200	\$ 458,900	\$ 1,054,100	\$ 59,520	\$ 68,840	\$ 128,360	\$ 0	\$ 128,360				

\* Uncertified Values

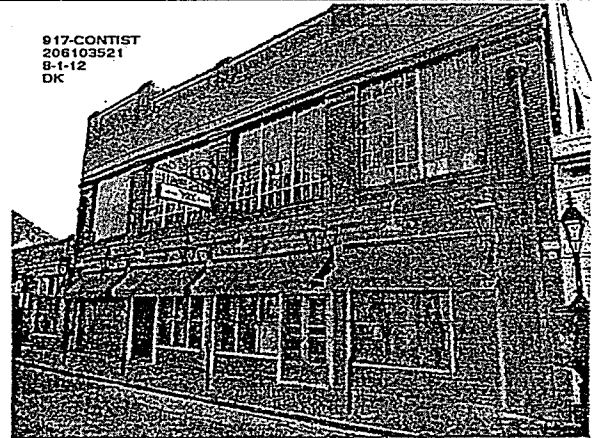
### Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
08-26-1985	\$ 0			00616540	00000000

**Building Sketch 1 Enlarge**



**Building Photo 1 Enlarge/Show All**





# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



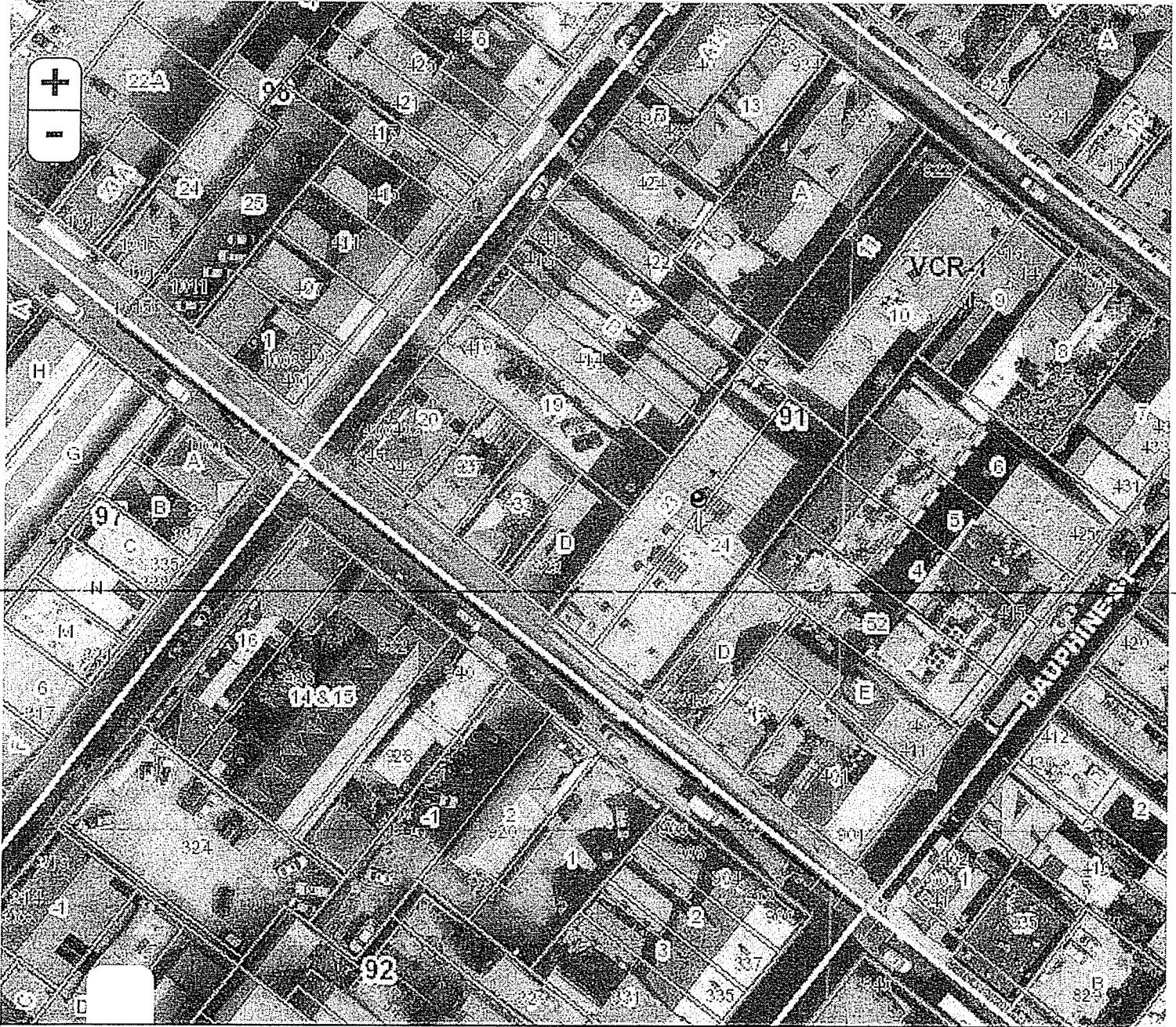
BASEMAP



PRINT



HELP



## PROPERTY INFORMATION

Site Address: 917 CONTI ST, LA

First Owner Name: LEVIN DONNA W

Mailing Address: ET AL c/o FARREL WEIL, 1217 FOURTH ST

Mailing City: NEW ORLEANS

Mailing State: LA

Mailing Zip 5: 70130

Property Description: SQ 91 LOTS 23 24 CONTI 32X155 EACH

CADEN 44033424

## ZONING

Zoning District: VCR-1

Zoning Description: Vieux Carré Residen

DRAFT Zoning: VCR-1

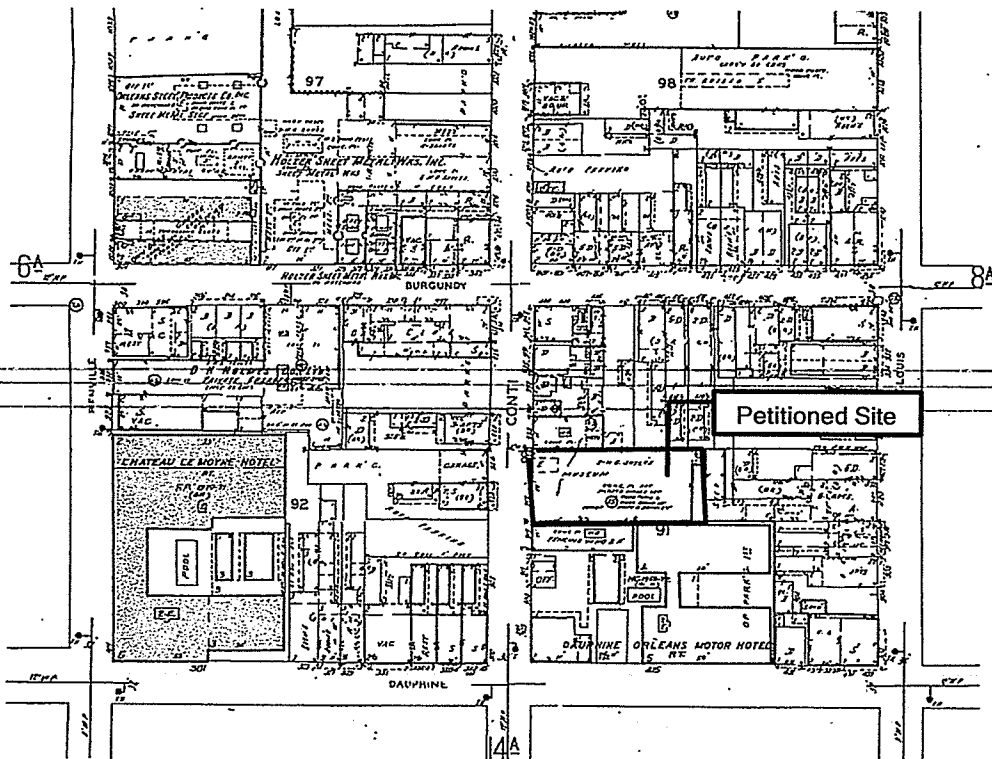
DRAFT Zoning Description: Vieux Carré

Future Land Use: R-HC

Future Land Use Description: Residentia

Last Updated: Thu Dec 19 2013

ZD 001-15



SCALE OF FEET  
 0 25 50 100  
 CITY OF NEW ORLEANS, LA



# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



BASEMAP



PRINT



HELP



## PROPERTY INFORMATION

Site Address: 917 CONTI ST, LA  
 First Owner Name: LEVIN DONNA W  
 Mailing Address: ET AL c/o FARREL WEIL, 1217 FOURTH ST  
 Mailing City: NEW ORLEANS  
 Mailing State: LA  
 Mailing Zip 5: 70130  
 Property Description: SQ 91 LOTS 23 24 CONTI 32X155 EACH

## ZONING

Zoning District: VCR-1  
 Zoning Description: Vieux Carré Residen  
 DRAFT Zoning: VCR-1  
 DRAFT Zoning Description: Vieux Carré  
 Future Land Use: R-HC  
 Future Land Use Description: Residentia  
 Last Updated: Thu Dec 19 2013

City of New Orleans Property Viewer

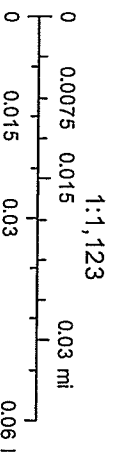


December 8, 2014



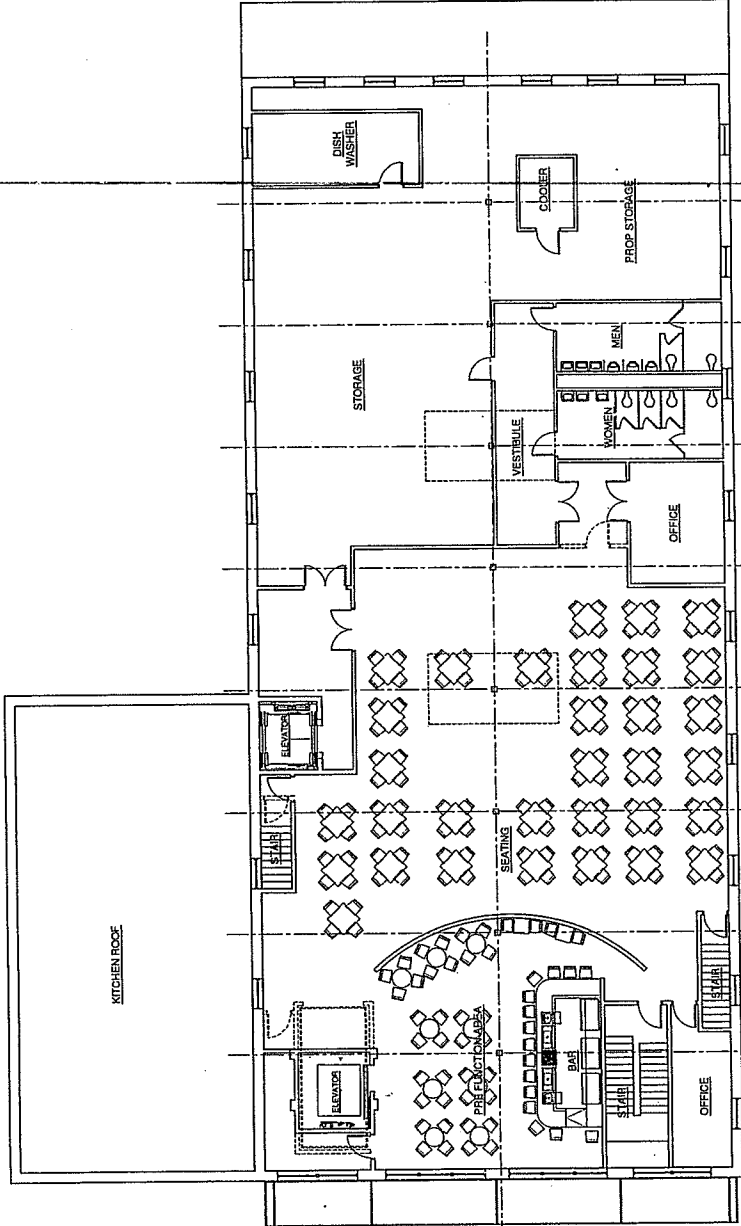
Override 1

ZD 001-15



ZD 001-15





1 SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"

Dear City Planning Commission and Councilmember's:

Re: Zoning change request for Conti Street.

Conti Street is divided into the south side (even numbers) being zoned commercial with some residential units and the north side (uneven numbers) being zoned residential with commercial use. I am writing to request that you change the residential line on the north side of Conti Street to reflect the real use of the street, which is primarily commercial.

I've researched the 900 block tax assessment records on both sides of the street, and every property on the north side is zoned commercial and actively used as commercial, except for two (2) – one is part of the Wax Museum exhibit and the other is owned by a company with several owners.

I have also spoken with many of the property owners and they are also hoping for the same zoning change. I plan to contact each property owner in order to ask them to write a letter supporting this change.

Thank you for your consideration.

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# **Z Group, LLC**

October 20<sup>th</sup>, 2014

Dear Neighbor:

My company, Z Group, LLC, was hired to represent the owners of Musee Conti Historical Wax Museum, 917 Conti, in an effort to obtain a zoning change. The property has been utilized for commercial endeavors for over 100 years, but it is actually zoned residential.

The property has a wonderful history of housing companies such as the Battleship Manufacturing Company, Sweet-Orr Company, which was a clothing manufacturer known for its uniforms for railroad workers, and as a beer distributorship. In fact, one can still see the marks on the second floor where trucks would take a freight elevator up to load their trucks.

The most recent use has been the Musee Conti Wax Museum which has been in operation since 1969. The Wax Museum installed a commercial kitchen to host special events such as weddings, corporate events, and special parties. This has been their primary source of income for over 10 years.

As stated previously, the property is in a residential zone which means we are required to apply for a zoning change to commercial in order for the property to be used as a restaurant. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to attend a meeting where you can learn more about the project and present any questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

The meeting will take place:

**Monday, November 3, 2014 at 6:00 p.m.  
917 Conti Street.**

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

**317 Burgundy St – Suite 11  
New Orleans – LA – 70112  
Phone: 504-522-9047 – Fax 504-584-5140**

# **Z Group, LLC**

The restaurant will occupy the first floor with the overflow or special events being held on the second floor. I've enclosed some plans to give you a better idea of what we'd like to do.

The Hours of operation will be 10:00 a.m. – 10:00 p.m, seven days a week.

The Waste Disposal would be through Progressive.

Delivery times would be limited to 6:00a.m. – 11:00 a.m.

The construction work would be all interior and should be completed within a month of the approval; they estimate that the work should take about one to two months.

This letter is being delivered through U.S. Mail or hand delivery. If you have questions or comments, my contact information is as follows:

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I hope to see you at the meeting on November 3<sup>rd</sup>, 2014. Thank you for your support.

Zella May  
317 Burgundy St.  
Suite 11  
New Orleans, LA 70112  
504-233-0128

[zella@zgroupllc.com](mailto:zella@zgroupllc.com)

**317 Burgundy St – Suite 11  
New Orleans – LA – 70112  
Phone: 504-522-9047 – Fax 504-584-5140**

## Meeting notes from 11-3-14 with the neighborhood.

Stakeholders that attended:

Jennifer Kelly 936 Conti St. #6  
Craig Hulford 415 Dauphine St.  
Dan Smith 412 Dauphine St.  
Avery Cootes 4136 Iberville St.  
Angela Crowder 936 Conti #4  
Carol Gniady, executive director of FQC

I presented the group an overview of the project with the history of the buildings. I asked if everyone received a copy of the notice I mailed out with the overview of the proposed project and a copy of the floor plans. Everyone acknowledged they had. I also offered extra copies to anyone who may not have received one. I mentioned that 220 copies were mail out.

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The reason I chose Monday, November 3rd at 6:00 P.M. was for a couple of reasons. 1. I wanted to give the neighbors enough advance notice to attend. 2. I noticed that most of the properties owners and tenants are from out of town and thought they may be in town for the Halloween weekend and stay over an extra day to attend this meeting.

I reiterated to the group that this has been a very open and transparent process.

The current building at 917 Conti was built as a commercial building and used only as commercial for over 100 years. I pointed out the tire marks and oil stains on the floor from when trucks would take the freight elevator up to load up trucks. The annex building at 923 was also built as commercial. When asked if the annex building next door was part of the project, I said yes. It will be used as the commercial kitchen as shown on the drawing they received.

The owners of the property have a hardship due to the lack of interest from the general public for visiting wax museums. 80 % of the business comes from hosting special events, not from general admissions. They were issued a license for a full commercial kitchen and an ABO, in order to host reception hall type events. I also mentioned that the events they currently host sometimes last late into the evening and early morning. The restaurant hours close at 10:00 p.m.

I met with Ed Horan back in mid August regarding the owners request to convert the existing museum into a restaurant. Ed felt that it qualified for a Non-Conforming use and if approved,

we would request another non-conforming use in which a restaurant would be allowed. However, after working for 6 weeks, Jared Muster, Director of Safety and Permits denied our request. Jared's opinion was that a museum can host special events to raise money to supplement the museum. Therefore, it was in compliance.

Ed Horan suggested that we may also want to consider requesting a map line change through the CZO, because the block face of the property is used as commercial and zoned residential and the face block across the street is zoned commercial and has residential. He felt the CZO would pass sometime in February or March about the same time it would take if we submitted a land use change through City Planning. Due to the uncertainty of the CZO final passage, we also decided to submit an application for a land use change/zoning change.

When asked if we investigated converting the site into residential complex. I mentioned that the current building was built commercial and would not work for residential. The configuration of the building does not bring in enough natural light. The architect said the only way that could be achieved as if the VCC would allow them to cut out the center of the building to build a light well and that it was highly unlikely. No formal request was presented to the VCC. The owner ~~has a commercial building and wants to use it for commercial use.~~

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When asked whom I was working for and I said that I was representing the owners that were collaborating with an investment company. The current owner and the investment company have not finalized any deal until the zoning change would take place.

I mentioned that it will be an upscale restaurant similar to Broussard in the next block. They already have a commitment from a well known chef. However, until it is zoned correctly the Chef does not want to have his name out there.

We were asked about the parking. I mentioned that like most restaurants in the French Quarter they do not offer parking and that is why so many people love living and visiting the French Quarter because it is a very walkable community.

I did have a conversation with one of the family members that own the parking lot on Rampart between Conti and Bienville and they said to contact the operator of the lot and see if some spots could be reserved.

It was also suggested that they offer valet parking which many hotel and restaurants offer. I thought it was a good idea and because of the location perhaps they could stage the cars where the old Winn Dixie lot is on Basin.

Angela stated that the traffic is heavy on Conti now. I mentioned the City has designed several of the exits for the traffic that exits off the interstate and did not think anything could be done,

however, I'll be happy to inquire. I mentioned that my office is in the 300 block of Burgundy and has been for many years and I find the traffic no different than many of the other streets in the French Quarter.

## Meeting notes from 10-29-13 with VCPORA and FQC.

### Attendees:

Meg Lousteau, executive director of VCPORA

Carol Allen, president of VCPORA

Erin Holmes, assistant director of VCPORA.

CoCo Garret, president of FQC

Susan Guillot, VP of FQC

Carol Gniady, executive director of FQC

Presented to the group an overview of the project with the history of the buildings located at 917 Conti. The current building at this site was built as a commercial building and used only as commercial space for over 100 years. The annex building at 923 was also built for commercial use.

The owners of the property have a hardship due to the lack of interest from the general public for visiting wax museums. 80% of the business comes from hosting special events not from general admissions. They were issued a license for a full commercial kitchen and an ABO, in order to host the reception hall business.

I met with Ed Horan in August 2014 regarding the owners request to convert the existing museum into a restaurant. Ed felt that it qualified for a Non-Conforming use and if approved, we would request another non-conforming use in which a restaurant would be allowed. However, after working for 6 weeks, Jared Muster, Director of Safety and Permits denied our request. Jared's opinion was a museum can host special events to raise money to supplement the museum. Therefore, it was in compliance. I supplied them with a copy of the report.

Ed Horan said that we could appeal the decision through the BZA if we were inclined to do so. We decided not to appeal Jared Muster's dissension. Ed suggested that we may want to consider requesting a map line change through the CZO, because the block face of the property is used as commercial and zoned residential and the face block across the street is zoned commercial and has residential. He felt the CZO would pass sometime in February or March about the same time it would take if we submitted a land use change through the City Planning. I supplied them with my notes from what I transmitted through the City website and also sent them a confirmation that my request was received. I told them that I believe that all of CPC, City Councilmember's, and interested parties are notified of any and all request.

When asked if we investigated converting the site into residential. I mentioned that the current building was built commercial and would not work for residential. The configuration of the

building does not bring in enough natural light. The architect said the only way that could be achieved is if the VCC would allow them to cut out the center of the building to build a light well and that it was highly unlikely. No formal request was presented to the VCC. The owner has a commercial building and wants to use it for commercial use.

Meg asked why the property owners on the block did not attend any of the CZO meetings to have the CZO maps changed prior to now. I only guessed like many property owners do not understand the repercussions from the lack of involvement in the process. I mentioned that I worked on the CZO when Mayor Marc Morial was in office.

I presented them with a copy of the neighbor meeting notice and the proposed floor plans of the building. I showed them a copy of the list of residents and property owners that I mailed this information to. Meg called a member in the area and she claims she did not receive the letter. However, they did see her name on the list with a check mark next to her name showing it was mailed. Therefore, I am confident I mailed it. Perhaps she did not check her mailbox at the time. I also offered to show them a receipt for 210 flyers form Office Depot and stamps purchased from the postal office for the mailing. I emailed them a copy of the flyer electronically.

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Meg asked if I had contacted the residential neighbors in the area across the street. I mentioned that I had to write them a letter, because of the security measure would not allow me to knock on their doors.

Meg stated that she wished I would have notified them first before arranging a neighborhood NPP meeting. They have a conflict, however, will send representatives. I mentioned that I had called her prior to sending out the mailer and she did not return my call in time, therefore, I needed to pick a date. I chose Monday, November 3rd at 6:00 P.M. I wanted to give the neighbors enough advance notice to attend. I noticed that most of the properties owners and tenants are from out of town.

Meg asked if the annex building next door was part of the application and I said yes. And read her a copy of the address of both tax bills for the two properties.

Meg asked whom I was working for and I said that I was representing the owners. They asked me to read the owners names from a tax bill. I read Farrell Weil, Donna Weil, and Laurie A. Weil.

Meg asked who I was working within the Councilmember Ramsey's office, I mentioned that I had only one very brief phone conversation with Aylin Maklansky, Legislative Director and never spoken to the Councilperson regarding this project.

I reiterated that this has been a very open and transparent process.

They asked if I had a copy of the application for the Land-Use Requests, I did not, because until the NPP program is complete I cannot submit the application. They asked when I would be submitting the application and I said last Monday was one deadline and I would submit the next one, a month later.



Notifications  
ZD 001-15

Name	Address1	Address2	City	St	Zip
Levy Darleen J	823 St Louis St		New Orleans	LA	70112
Becker Marc P	710 Harmony Street		New Orleans	LA	70115
Fremen Wynn C	107 Brinwood Dr		Houma	LA	70360
337 Burgundy LLC	6422 Cartier Dr		New Orleans	LA	70122
Mercier Realty And Invst Co	P O Box 56249		New Orleans	LA	70156-6249
Sanders Robert E	319 Summit Lane		Covington	KY	41011
Griffin Charles F	802 S Carrollton Ave		New Orleans	LA	70118
1129 Burgundy LLC	725 Fern St		New Orleans	LA	70118
Arbizzani L John	44 Avenida Menendez		St Augustine	FL	32084
Levin Donna W	Et Al C/O Farrel Weil	1217 Fourth St	New Orleans	LA	70130
Archilles Enterprises LLC	811 Burgundy St		New Orleans	LA	70116
Grenoble House Ltd	P O Box 6965		New Orleans	LA	70174-6965
Morere Family Partnership	C/O Thomas A. Casey	701 Papworth Ave Suite 102	Metairie	LA	70005
Grenoble Management Corp	P O Box 6965		New Orleans	LA	70174-6965
Burgundy Street LLC	400 Burgundy St		New Orleans	LA	70116
Salzer Chanel	Et Al	400 Dauphine St	New Orleans	LA	70112
415 Rue Dauphine, LLC	415 Dauphine St		New Orleans	LA	70112
Badr Marwa	Et Al	407 Burgundy St Unit 1	New Orleans	LA	70112
Smith David A	407 Burgundy St #2		New Orleans	LA	70112
Moss Realty LLC	325 Royal St		New Orleans	LA	70130
Lacy Steven B	410 Dauphine St Apt 1		New Orleans	LA	70112
Olesen John A	412 Dauphine St 1B		New Orleans	LA	70112
Lakeside Importsinc	3701 N Causeway Blvd		Metairie	LA	70002
Rogers Robert P	333 Southern Circle		Gulfport	MS	39507
Elias Michael T	416 Burgundy St	Unit 2	New Orleans	LA	70112
Whitehead Michael J	2913 Acorn Dr		Freeport	IL	61032
Silver Les G	88 Bleaker Street	Apartment Lobby B	New York	NY	10012
Ewbank Edward L	Et Al	1494 Frenchman's Bend Rd	Monroe	LA	71203
Mitchell Robert N Jr	418 Burgundy St Unit 7		New Orleans	LA	70112
Holub Carl	Et Al	418 Burgundy St Unit 8	New Orleans	LA	70112
415 Rue Dauphine, LLC	415 Dauphine St		New Orleans	LA	70116
So Fine Properties Group, LLC	1104 Dauphine St #3		New Orleans	LA	70116
Satawa Rita M	422 Burgundy St Apt. C		New Orleans	LA	70112

Notifications  
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415 Rue Dauphine, LLC	412 Dauphine St		New Orleans	LA	70130
Arnold Catherine L	424 Burgundy St		New Orleans	LA	70112
Wilkinson Melonie C	Et Al	103 Magnolia Dr	Metairie	LA	70005
Jo-Jo Holdings LLC	201 P K Way		Slidell	LA	70460
Roberts Kathleen B	433 Burgundy St #2G		New Orleans	LA	70112
Melancon Elmo T Jr	P O Box 399		Brittany	LA	70718
Parker Thomas E	433 Burgundy Street 5		New Orleans	LA	70112
Shanaberger Jan L	433 Burgundy St Unit 6		New Orleans	LA	70112
Hanlon Brion R	433 Burgundy St Unit 7		New Orleans	LA	70112
Trubiano Thomas R	433 Burgundy St Unit 8		New Orleans	LA	70112-1654
Lacoste Alvin W	436 Dauphine St		New Orleans	LA	70112
Mintz And Mintz Realty Co	5529 Magazine St		New Orleans	LA	70115
509 Rue Dauphine, LLC	3001 17Th St		Metairie	LA	70002
Prince Conti Hotel Investors	Et Al	625 St Ann St	New Orleans	LA	70116
Valentino Investments	814 Conti St Suite 200		New Orleans	LA	70112
Nine O One St Louis LLC	4302 Alton Rd Suite 420		Miami Beach	FL	33140
Criddle Michael L	903 St Louis St 2		New Orleans	LA	70116
Tactical Investments, LLC	912 St Louis St Unit B		New Orleans	LA	70112
Carter Carmen M	912 St Louis St Unit B		New Orleans	LA	70112
Putt Steven M	912 St Louis St 'C'		New Orleans	LA	70112-3454
Conley James A	Et Al	916 St Louis St Unit A	New Orleans	LA	70112
H D V No.4 LLC	P O Box 408		Durand	MI	48429
Essential Investments LLC	Et Al	503 Burgundy St	New Orleans	LA	70130
Cuomo James P	Et Al	920 St Louis St #2	New Orleans	LA	70112
Mayer Randell P	Et Al	920 St Louis St Unit 4	New Orleans	LA	70116
Arnold Zev W	Et Al	920 St Louis St Unit 9	New Orleans	LA	70116
Sercovich Gary T	921 St Louis Street		New Orleans	LA	70112
Weil Farrel	Et Al	1217 Fourth St	New Orleans	LA	70130
Davis Jerry D	925 St Louis St		New Orleans	LA	70112
Greve Douglas W	931 St Louis St		New Orleans	LA	70112
Irish Cultural Museum Of New C	3700 Orleans Av		New Orleans	LA	70119
Kitto James	933 St Louis St		New Orleans	LA	70112
Rushing Robert K	2710 Edmund Dr		Gulf Breeze	FL	32563
Burke Paul M	Et Al	103 Annadale Dr	Vicksburg	MS	39183-8357

Notifications  
ZD 001-15

Reno Victor	7767 Dove Haven		Baton Rouge	LA	70809
Gonzalez Carlos M	936 Conti St Unit 14		New Orleans	LA	70112
Wilburn Terry R	1410 Old Spanish Trail		Berwick	LA	70342
Conti Street, A Partnership	C/O Mr John Haley	290 21St St North #800	Birmingham	AL	35203
Rapp Erich P	936 Conti St Unit 5		New Orleans	LA	70112
Civella Daniel E	212 Atherton Dr		Metairie	LA	70005
Traina Richard	936 Conti St Unit 9		New Orleans	LA	70112
St Louis Burgundy, LLC	940 St Louis St		New Orleans	LA	70112
Beall William S, III	520 Shady Lake Pkwy		Baton Rouge	LA	70810
M J Falgoust Inc	337 Carondelet St		New Orleans	LA	70130
Vincenzo Properties, LLC	1025 Bienville St #5		New Orleans	LA	70112
M J Falgoust Inc	337 Carondelet St		New Orleans	LA	70130- 0
Casbarian Jane M	Etal	935 St Louis St	New Orleans	LA	70112-7011
Adl Ventures LLC	Etal	9120 Rosedown Place	New Orleans	LA	70123
Turner Kimberly K	936 Conti St	Unit 15	New Orleans	LA	70112
Crowder Angela J	936 Conti St Unit 4		New Orleans	LA	70112
Rosalie Lamponne Revocable Tr	11 Lantern Hill Rd.		Little Rock	AR	72227
Martin Gail G	Etal	9808 Elm Pl	New Orleans	LA	70123
Smith Daniel J, Jr	Etal	412 Dauphine St 4A	New Orleans	LA	70112
Phillips Stephen T	3810 Morgans Creek		San Antonio	TX	78230
Rosenbaum Gary J	4308 Alton Rd #720		Miami	FL	33140
831 Bourbon LLC	3001 17Th St		Metairie	LA	70002
Gonsalves Nancy D	421 Burgundy St	Unit 2	New Orleans	LA	70112
Devicts Michael W	421 Burgundy St #5		New Orleans	LA	70112
Keating Richard P	17191 Irongate Rail		San Antonio	TX	78247
Dorman Michael	Etal	421 Burgundy St Unit 4	New Orleans	LA	70112
Montgomery Linda S	433 Burgundy St Unit 1		New Orleans	LA	70112
Thomas Sarah M	2020 Gravier St	3Rd Floor	New Orleans	LA	70112
Trevor William H	48 Park Road		Burlingame	CA	94010
Maitland-Lewis Stephen	1381 Summtridge Dr		Beverly Hills	CA	90210
819 Conti LLC	119 Mulberry Dr		Metairie	LA	70005
Young John L	915 St Louis St		New Orleans	LA	70112
Bell South Communications	C/O John Robinson	1025 Lenox Park Blvd Rm 3B	Atlanta	GA	30319
Taylor Sarah B	18441 Arnite Acres		Prairieville	LA	70769

Notifications  
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So Fine Properties Group, LLC	87 Flamingo Street		New Orleans	LA	70124
Treanor Leonard C	Et Al	249 Place St. Jean	Covington	LA	70433
Tst Rental Properties, LLC	424 Braemar Rd		Shreveport	LA	71106
928 Conti, LLC	725 Fern St		New Orleans	LA	70118
1025 Bienville LLC	1025 Bienville St # 5		New Orleans	LA	70112
Pinner Alan J	10 Almadgn Blvd.	#1100	San Jose	CA	95113
Walker Alexandra C	1380 W. Tunnel Blvd.		Houma	LA	70360
Dee Robert A	Et Al	1002 Riverside Dr.	Old Hickory	TN	37138
Tramel Dennis S	407 Burgundy St	Unit 5	New Orleans	LA	70112-3459
Dwyer William E	418 Burgundy St	Unit 10	New Orleans	LA	70112
937 St Louis LLC	Etal C/O Dan Gulf Shippi	3117 7Th St			70008
Bogard Brian K	39 Boulevard Tower A, No	Klongton-Nua Wattana, Bangko			
Mazzeo Stephen	308 Vista Baya		Costa Mesa	CA	92627
Cox Kyle S	1014 Center St		New Iberia	LA	70560
Cholla Investments LLC	1750 St Charles Ave # 417		New Orleans	LA	70130
Hanley Wayne R	920 St Louis St Unit 5		New Orleans	LA	70112
Friedman Edward L	3603 Audubon Pl		Houston	TX	77006
Speights Charles R	936 Conti St Unit 3		New Orleans	LA	70112
Edwards Thomas B	2623 Robinhood St		Houston	TX	77005
Jones Matthew P	C/O Ms Jennifer M Kelly	936 Conti St Unit 6	New Orleans	LA	70116
Alternatives Media Inc	938 St Louis St		New Orleans	LA	70112
Uncle Henry LLC	Et Al	9613 Robin Lane	River Ridge	LA	70123
Hdm Development And Properti	201 St. Charles Ave Suite		New Orleans	LA	70170
934 St. Louis, LLC	2162 42Nd St Unit 226		Kenner	LA	70065
Connolle John W	Et Al	9244 3Rd St	River Ridge	LA	70123
Connolle John W	Et Al	9244 3Rd St	River Ridge	LA	70123



# City Planning Commission Speaker Card

Date: 1/13

I would like to speak regarding CPC Docket: 20001-15  
Wawa Museum Restaurant

In support       In opposition       Information only

Name: Carlos Gonzalez

Representing: Self

Address: 936 Conti St #14  
NOLA

Remarks: Consider traffic  
amelioration