

**City Planning Commission Meeting**  
**Tuesday, January 27, 2015**

**CPC Deadline: 03/13/15**  
**CC Deadline: 04/14/15**  
**Council District: B**  
**Council Member: Cantrell**

### **PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 014/15

**Prepared by:** Editha Amacker  
**Date:** January 16, 2015

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

**Applicant:** MAGNOLIA MANSION HOTEL, LLC

**Request:** This is a request for a zoning change from an RM-1 Multiple-Family Residential District to a C-1A General Commercial District.

**Location:** The property is located on Square 210, Lots D and E, in the Fourth Municipal District, bounded by Prytania and Josephine Streets and Jackson and Saint Charles Avenues. The municipal address is 2127 PRYTANIA STREET. (PD 2) The property is within the Garden District Local Historic District.

**Description:** The subject site is located at the corner of Jackson Avenue and Prytania Street in the Garden District neighborhood. The applicant is operating a bed and breakfast on the site which was authorized as an apartment hotel in Zoning Docket 74/92. The property is composed of two lots. Lot D is a rectangular lot that is fifty-five feet (55') in width, one hundred ten feet (110') in depth, with an approximate lot area of 6,050 square feet. Lot D is occupied by a parking lot for the bed and breakfast. Lot E is irregular in shape and envelopes Lot D on the Josephine Street and Saint Charles Avenue sides. Lot E has one hundred five feet (105') of frontage on Prytania Street and eleven feet (11') of frontage on Jackson Avenue and a depth of one hundred seventy-one feet ten inches (171'10") on the Josephine Street side. Lot E has an approximate area of 17,955 square feet. The bed and breakfast is located on Lot E which is developed with a one and a half-story Greek Revival home with Italianate features that is listed as a historic landmark. The Magnolia Mansion, also known as the Harris-McGinnis House, has an approximate floor area of 10,150 square feet.

The applicant is requesting a zoning change in order to open a restaurant, which is currently not permitted in the RM-1 Multiple-Family Residential District or in conjunction with an apartment hotel. The proposed restaurant would be located on the first floor.

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

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

**II. ANALYSIS**

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

*Zoning*

The site is located in an RM-1 Multiple-Family Residential District that includes half of the block and extends three blocks towards Magazine Street. The RM-1 District is adjacent to a large RD-2 Two-Family Residential District beginning on the uptown side of the square across Jackson Avenue from the site. A large RM-2A Multiple-Family Residential District begins along Josephine Street, on the downtown side of the square. The other properties on the Jackson Avenue block face are within a C-1A General Commercial District that includes properties along Saint Charles Avenue, beginning at the intersection of Saint Charles and Jackson Avenue and continuing towards downtown. The Saint Charles Avenue block of the subject square is within the Lower Saint Charles Avenue Design Review District.

*Land Use*

The Magnolia Mansion was built as a residence for a wealthy merchant in 1858. According to the Sanborn maps, the building was used as an American Red Cross chapter headquarters in the 1930s. At that time there was a single-story structure at the corner, on Lot D. The building is not shown on the 1983 Sanborn map and the area is currently a parking lot for the bed and breakfast. The 1983 Sanborn map indicates that the main structure was used as an apartment building.

The site is located in the Garden District Local Historic District. There is a mix of residential and business uses nearby. There is a 28-unit condominium across Prytania Street from the site. Cater-corner to the site, a building that was used as an office has been converted to a residence. There is a residence at the corner across Jackson Avenue

from the site. The remaining properties on the Jackson Avenue block face include a cultural center, a business office, a caterer, and a condominium with businesses on the ground floor at the corner of Saint Charles and Jackson Avenues. Across Jackson Avenue from the site, there is a bank, parking lot, hospital affiliated chapel, and a residence. Townhouses are under construction on Prytania Street next to the subject site. Trinity Episcopal Church and School are located on Jackson Avenue, two blocks from the site. McGehee School is located on Prytania Street, two blocks from the site.

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

*Zoning:* 1929 – ‘D’ Apartments Multiple Dwellings  
1953 – ‘D’ Multiple-Family District  
1970 – RM-1 Multiple-Family Residential District  
Current – RM-1 Multiple-Family Residential District

*Land Use:* 1929 – Single-family residence  
1949 – Institutional  
1999 – Residential-Single/Two-Family<sup>1</sup>

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

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

**Zoning Docket 101-14** was a request for a conditional use to permit an accessory parking lot for a main use within 300’ of said lot in an RM-2A Multiple-Family Residential District. The City Planning Commission recommended denial of the request which was approved by the City Council at the time of this report. *The location is three blocks from the petitioned site.*

**Zoning Docket 008-13** was a request for an amendment to Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which permitted a rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and the rescission of Ordinance No. 24,235 MCS (ZD 85/10) which permitted a cocktail lounge, to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is four blocks from the petitioned site.*

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<sup>1</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

**Zoning Docket 104-10** was a request for an Amendment to Conditional Use Ordinance No. 20,902 MCS (ZD 57/02) to permit an off-site accessory parking lot in an RM-2A Multiple-Family Residential District. The vote by the City Planning Commission resulted in no legal majority. The request was approved by the City Council. *The location is three blocks from the petitioned site.*

**Zoning Docket 085-10** was a request for an Amendment to a Conditional Use, Ordinance No. 17,456 MCS (ZD 91/95), which allowed the rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) to permit a cocktail lounge in a C-1A General Commercial District, and the rescission of Ordinance No. 19,915 MCS which permitted the addition of a parking garage. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately two blocks from the petitioned site.*

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

*Traffic*

The site is located at the intersection of Prytania Street and Jackson Avenue. Saint Charles Avenue and Josephine Street are bounding streets. Saint Charles and Jackson Avenues are major streets according to the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Major Streets Plan* and experience moderate volumes of traffic throughout the day. Heavy traffic occurs during rush hour and drop off/pick up times for the nearby schools. Saint Charles Avenue has two lanes in each direction and has a wide neutral ground with a streetcar line. Parking is available on either side of the street. Jackson Avenue has two traffic lanes in each direction and has a narrow neutral ground with parking available on either side of the street. There is a bus route along Jackson Avenue.

The applicant proposes to add a restaurant to the bed and breakfast. The restaurant could increase traffic and parking in the area. The site includes a parking lot and there is parking available on the adjacent street rights-of-way. The requested C-1A General Commercial District includes uses that are intended for areas that have a mix of commercial, service, and residential uses. The uses in this district would attract pedestrian and vehicular traffic. Most properties in the area have off-street parking in the form of surface parking lots, enclosed ground floor parking areas, and residences typically have driveways.

*Off-street Parking*

The subject site includes a parking lot on Lot D that is accessed from a curb cut on Jackson Avenue. The bed and breakfast is located on Lot E which does not have any off-

street parking. The site would be eligible for the parking bonuses in the requested C-1A General Commercial District. If the restaurant meets the standards for the parking bonuses, no additional off-street parking may be required. This will be determined by the Department of Safety and Permits. If off-street parking is required, spaces can be assigned to the proposed restaurant in the adjacent parking lot.

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

According to **Article 5, Section 5.8.1 Purpose of the District** of the Comprehensive Zoning Ordinance, the C-1A General Commercial District is intended to provide for a wide variety of commercial uses, miscellaneous service activities and residential uses, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial, service and residential activities now exist. The district is intended for application in older developed areas of the City. The district regulations are designed to encourage a mix of commercial and residential activity, to encourage the retention of existing historic and architecturally significant structures, and to encourage compatibility with adjacent or nearby land uses and the general character of the area. A variety of residential and commercial land uses are thus permitted in the district, examples of which include banks, bakeries, studios, offices, multiple-family dwellings, a variety of retail and service uses, and automobile and boat sales and service facilities in completely enclosed soundproof structures. Examples of uses authorized as conditional within the C-1A General Commercial District include car washes, cocktail lounges, fast food and drive-in restaurants, gasoline service stations, non-accessory parking lots and garages, mini-warehouses, and any permitted use exceeding 10,000 square feet of floor area.

The bed and breakfast is authorized as an apartment hotel through an existing conditional use. The conditional use includes the parking lot, the main building, and an adjacent lot on Josephine Street. The requested zoning change would not affect the existing authorized uses. The requested C-1A General Commercial District would allow the addition of a restaurant to the main building. Continuing commercial use of the site is consistent with the other uses on the Jackson Avenue block face. As noted, the proposal could increase traffic and demand for parking in the area. The applicant can address this when they choose their hours of operation and by using their parking lot to provide parking for the restaurant, though it may not be required. There is parking available along the adjacent street right-of-way.

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

The request is not a spot zone. The subject site is the only property on the Jackson Avenue block face that is not within the requested C-1A General Commercial District. While the site is currently within a residential zoning district, it is operating as a bed and

breakfast and the property is listed as commercial in the Assessor's Office records. The structure was built as a large single-family residence but non-residential and multi-family use of the site began in the 1930s.

Standard restaurants are a permitted use in the requested C-1A General Commercial District. The bed and breakfast could change its operation to a hotel but it would require a conditional use. A non-accessory parking lot is also a conditional use in the C-1A District. It is currently authorized as part of the existing conditional use on the site.

The property is designated as Mixed-Use Medium Density in *The Plan for the 21<sup>st</sup> Century: New Orleans 2030 Plan*. The remaining properties on the Jackson Avenue block face are also designated Mixed-Use Medium Density. The proposed zoning of the property is MU-1 Medium Intensity Mixed-Use District, along with the remaining properties on the Jackson Avenue block face and half of the square towards Saint Charles Avenue. Standard restaurants, bed and breakfasts, and hotels are permitted uses in the MU-1 District. The parking lot on Lot D would be a conditional use in the MU-1 District.

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

"Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Mixed-Use Medium Density." The goal, range of uses, and development character for that designation are copied below:

**MIXED-USE MEDIUM DENSITY**

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height/mass, and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors.

The applicant is requesting a zoning change in order to add a restaurant to a building that is currently used as a bed and breakfast. The existing structure fits the historic character of the area and the rest of the square is occupied by business, office and multi-family uses. Commercial uses are included in the range of uses for the Mixed-Use Medium

Density land use designation. The requested C-1A General Commercial District includes height and area standards which are consistent with the mix of commercial and multi-family uses in the surrounding area as well as the adjacent RM-1 and RM-2A Multi-family Residential Districts. Therefore, the proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan.

#### IV. SUMMARY

The Magnolia Mansion is a bed and breakfast that is authorized as an apartment hotel through an existing conditional use. The building, known as the Harris-McGinnis House, is a historic landmark. The structure was built as a large single-family residence but non-residential and multi-family use of the site began in the 1930s. The applicant proposes to add a restaurant which requires a zoning change. The request is not a spot zone. The subject site is the only property on the Jackson Avenue block face that is not in the C-1A General Commercial District. The request is consistent with the *Plan for the 21<sup>st</sup> Century Land Use Plan*.

#### V. PRELIMINARY STAFF RECOMMENDATION<sup>2</sup>

The staff recommends **Approval** of Zoning Docket 014/15, a request for a zoning change from an RM-1 Multiple-Family Residential District to a C-1A General Commercial District.

#### VI. REASONS FOR RECOMMENDATION

1. The request is not a spot zone.
2. The remaining properties on the Jackson Avenue block face are within a C-1A General Commercial District.
3. The request is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Land Use Plan*.

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<sup>2</sup> Subject to modification by the City Planning Commission



# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



BASEMAP



PRINT



HELP



## PROPERTY INFORMATION

- ▶ **MAGNOLIA MANSION HOTEL LLC**
- ▶ **VEST HOLLIE D**

## CONDITIONAL USE/EXCEPTIC DEVELOPMENT

*A land-use that is allowed to operate subject requirements thru a review and approval prc*

**Zoning Action Type: CU**

**Zoning Docket Number: 74**

**Zoning Docket Year: 1992**

**Ordinance Number: 15,511**

*Some ordinances may be found by accessing from the Clerk of Council's office in City Hall*





# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



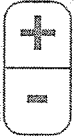
BASEMAP



PRINT



HELP



## CONDITIONAL USE/EXCEPTIONAL USE/PLANNED DEVELOPMENT

*A land-use that is allowed to operate subject to design and/or operational requirements thru a review and approval process.*



Zoning Action Type: CU

Zoning Docket Number: 74

Zoning Docket Year: 1992

Ordinance Number: 15,511

*Some ordinances may be found by accessing [Municode](#). All ordinances are available from the Clerk of Council's office in City Hall.*

## ZONING

Zoning District: RM-1

Zoning Description: Multiple-Family Res

DRAFT Zoning: MU-1

DRAFT Zoning Description: Medium Inte

Future Land Use: MUM

Future Land Use Description: Mixed-Use

Last Updated: Thu Dec 19 2013



# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



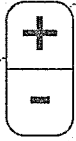
BASEMAP



PRINT



HELP



## ZONING

Zoning District: RM-1

Zoning Description: Multiple-Family Residential District

DRAFT Zoning: MU-1

DRAFT Zoning Description: Medium Intensity Mixed-Use District

Future Land Use: MUM

Future Land Use Description: Mixed-Use Medium Density

Last Updated: Thu Dec 19 2013

## LOCAL HISTORIC DISTRICTS

Name: Garden District

Ordinance: M.C.S. 22712

Jurisdiction: NOHDL

Control: Full



# CITY OF NEW ORLEANS PROPERTY VIEWER



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## ZONING

Zoning District: RM-1

Zoning Description: Multiple-Family Residential District

DRAFT Zoning: MU-1

DRAFT Zoning Description: Medium Intensity Mixed-Use District

Future Land Use: MUM

Future Land Use Description: Mixed-Use Medium Density

Last Updated: Thu Dec 19 2013

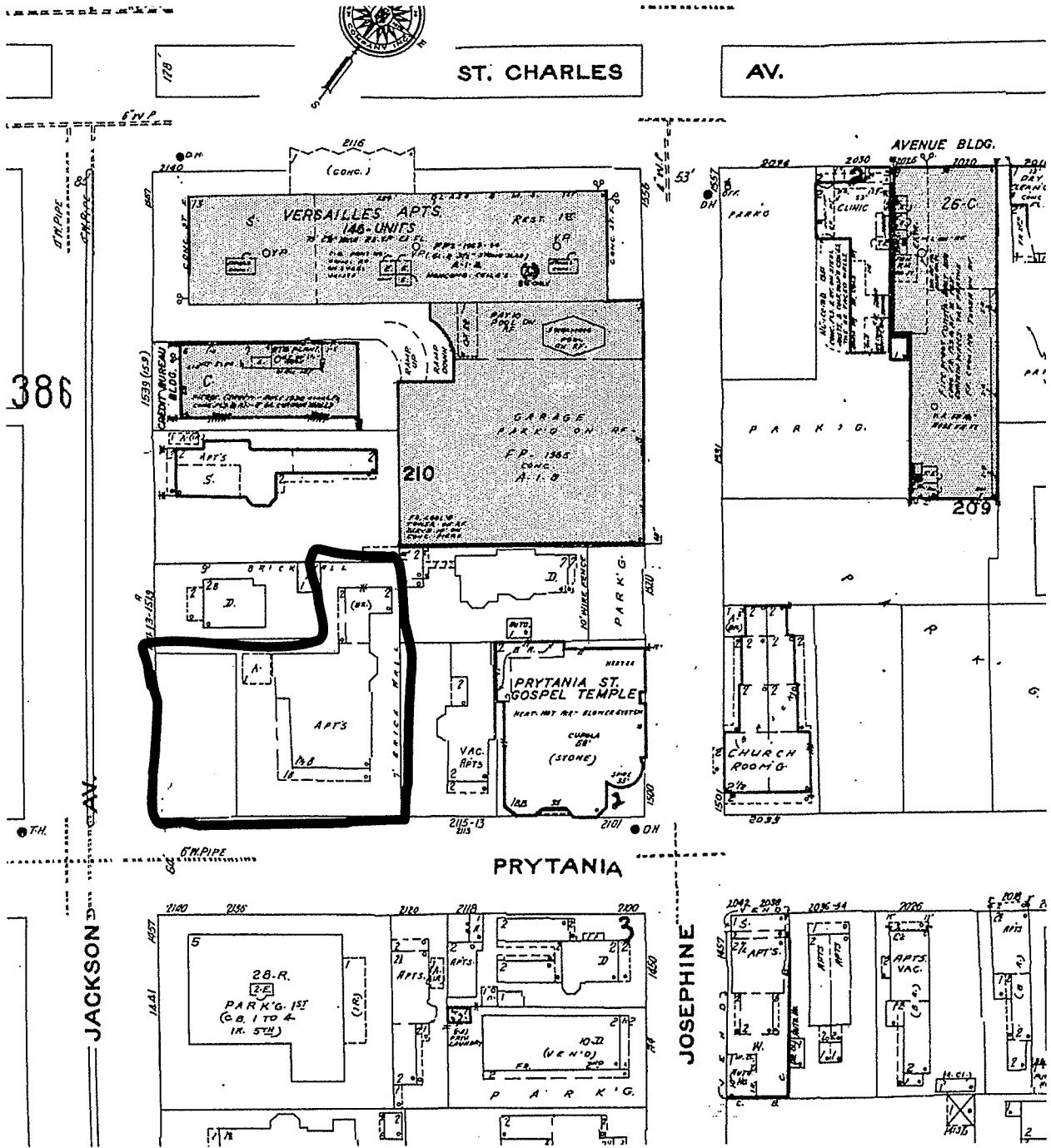
## LOCAL HISTORIC DISTRICTS

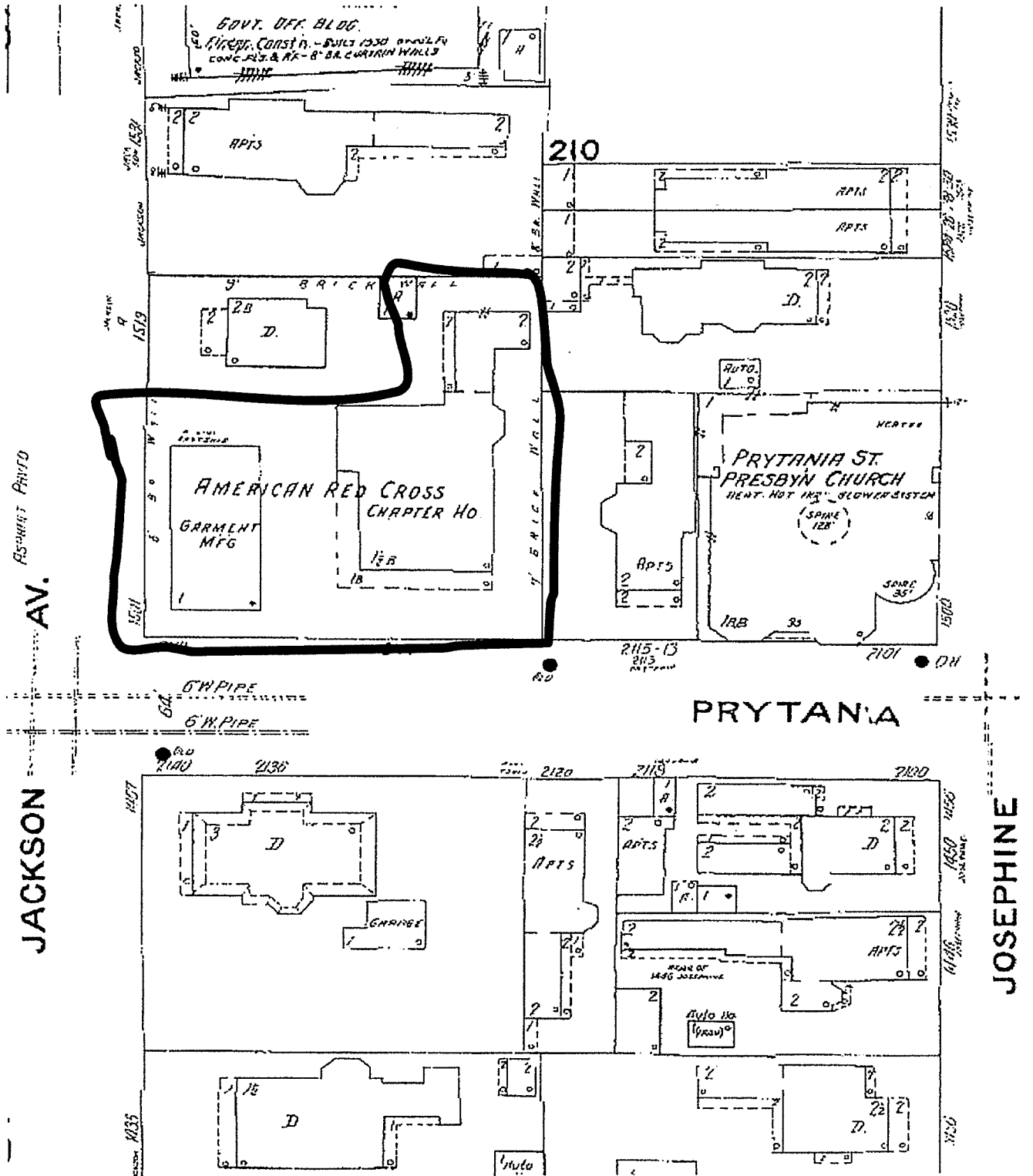
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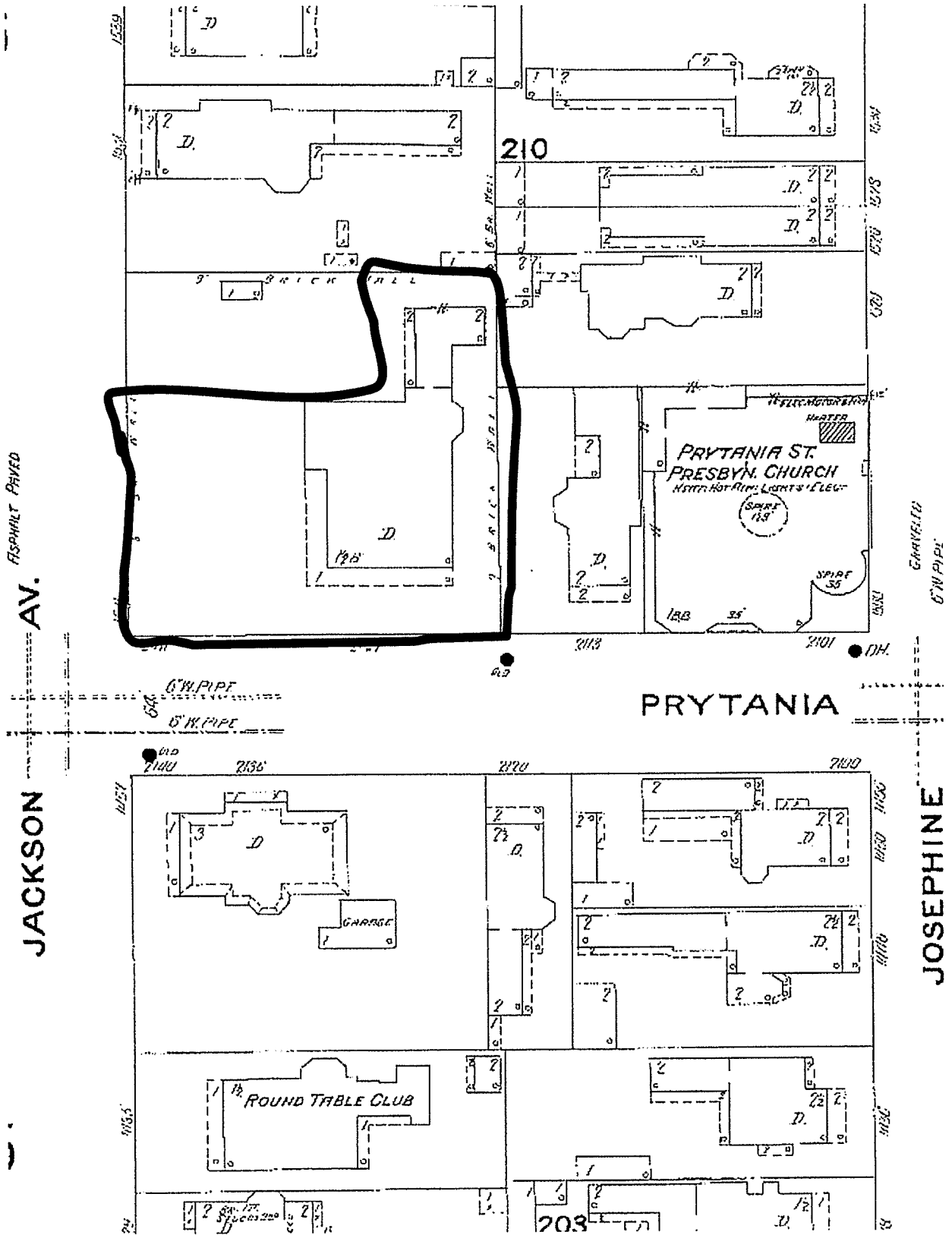
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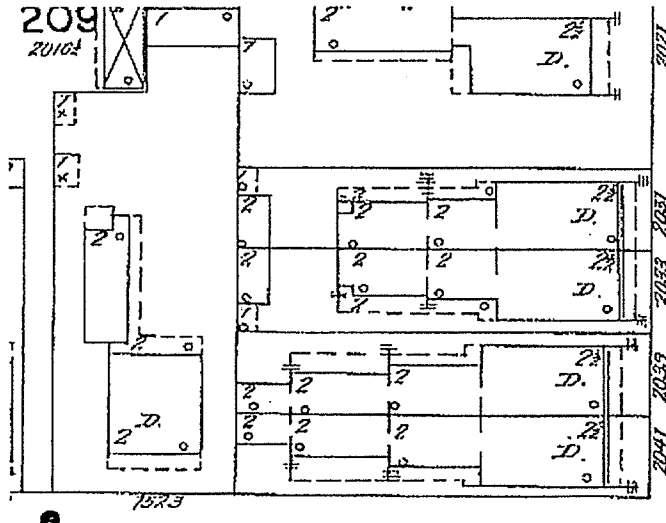
Jurisdiction: NOHDL

Control: Full

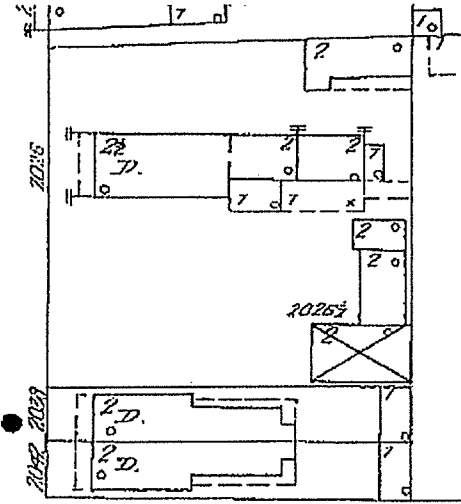




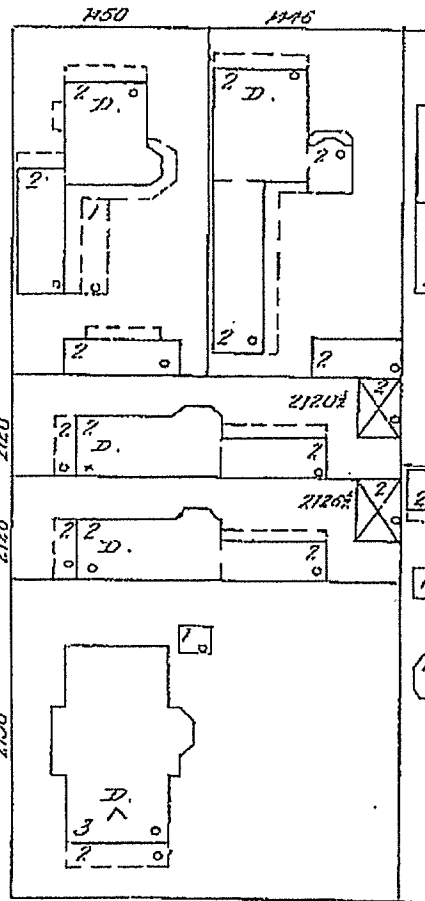
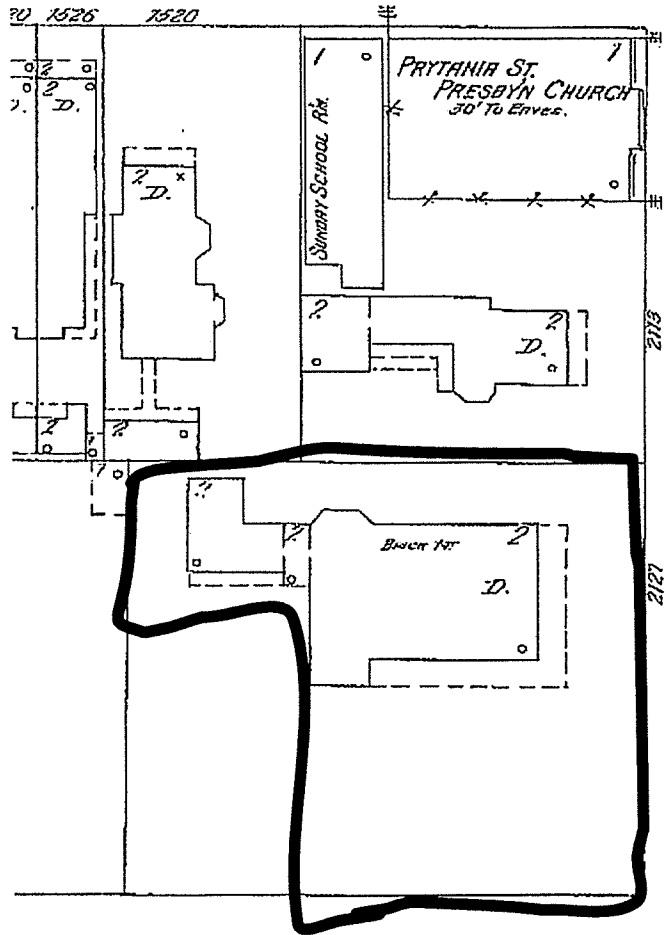




PRYTANIA



JOSEPHINE



JACKSON

G.W. PIPE





ST. CHARLES (2100 EVEN)

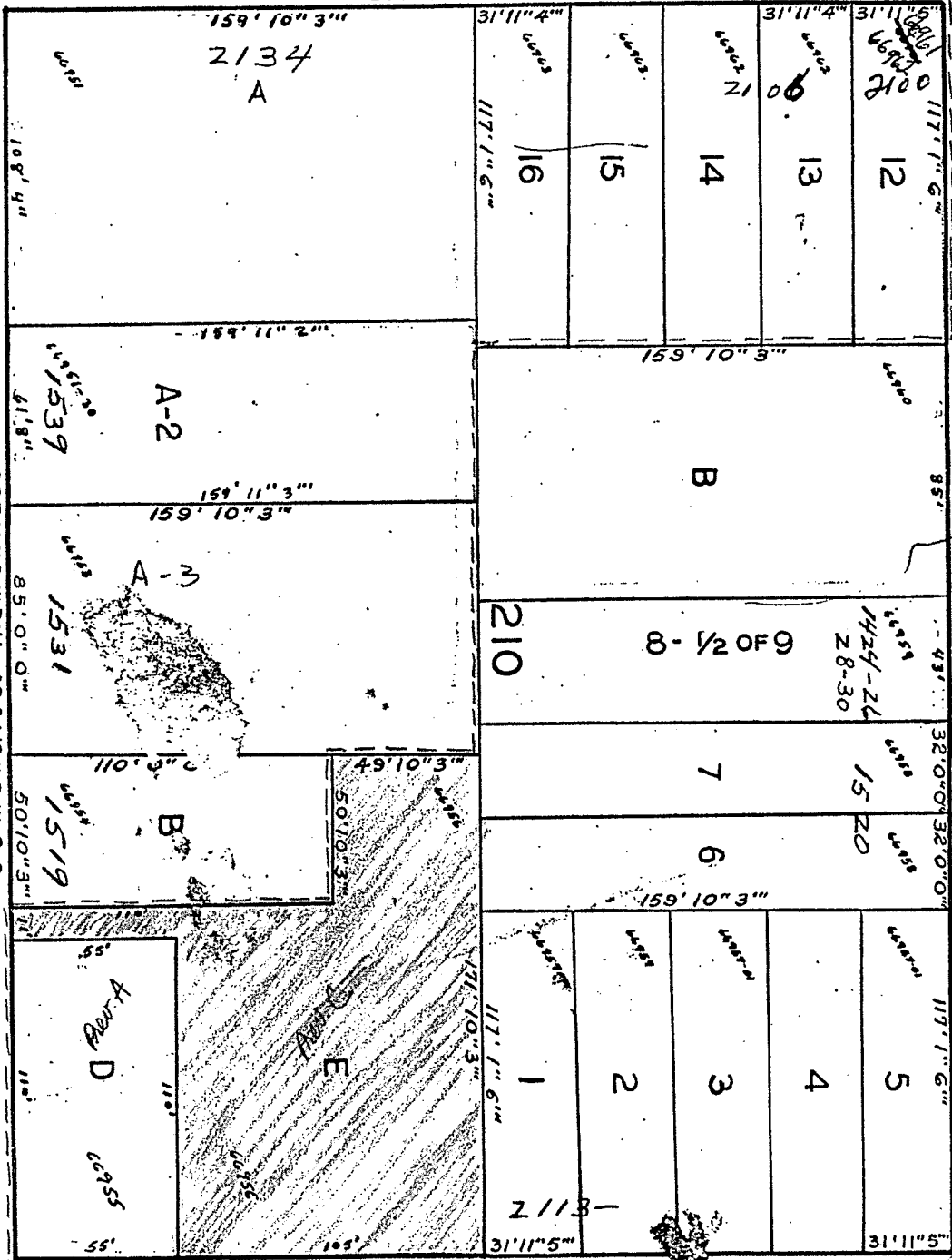
AVE.

319'6"0" D.H. 319'9"5" C.O.

JOSEPHINE (1500 EVEN)

426'9"7" D.H. 431'3"4" C.O.

ST.



JACKSON (1500 ODD)

427'1"0" D.H. 425'10"3" C.O.

AVE.

PRYTANIA (2100 ODD)

ST.

319'7"1" D.H. 319'8"4" C.O.



DEPARTMENT OF SAFETY AND PERMITS  
**CITY OF NEW ORLEANS**

MITCHELL J. LANDRIEU  
MAYOR

JARED E. MUNSTER, PH.D.  
DIRECTOR

November 10, 2014

FOUAD ZETON  
2127 PRYTANIA ST  
New Orleans, LA 70130

Re: Business License Application for **MAGNOLIA MANSION RESTAURANT MAGNOLIA MANSION RESTAURANT LLC** located at **2127 Prytania St**  
Reference Number **DHC246**

Your recent Occupational License application does not appear to comply with the Comprehensive Zoning Ordinance and/or the Code of Ordinances of the City of New Orleans. This license application has been denied.

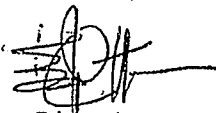
**Reason for denial:**

**Zoning: RM-1 - A restaurant is not permitted in this zoning district. Apply for a zoning change with the City Planning Commission.**

**Building Code: A building permit is require to construct a restaurant in this existing apartment hotel.**

All businesses must be in compliance with the all provisions of the Comprehensive Zoning Ordinance and Code of Ordinances prior to approval of an Occupational License. The City of New Orleans thanks you for your cooperation in this matter. Please feel free to contact the Zoning Administration Division of Safety and Permits at (504) 658-7125 between the hours of 8:00am and 4:00pm if you have any questions regarding this letter. Please notify the Zoning Administration Division once the property has been brought into compliance so a re-inspection can be scheduled in order to approve your license.

Sincerely,



Edward J Horan  
Zoning Administrator





Magnolia Mansion Bed & Breakfast Hotel LLC

NPP MEETING

DATE: DECEMBER 8TH 2014

TIME: 6pm-8pm

LOCATION: 2127 Prytania Street  
New Orleans, La 70130

ISSUES ADDRESSED: PARKING- Valet

TYPE of RESTAURANT- Upscale Steakhouse

TYPE of FOOD- Cajun/Creole Dishes

HOW LATE WILL RESTAURANT STAY OPEN- 10pm

Once the concerns of the neighbors were addressed about the restaurant's parking, hours of operations, and type of crowd we would be serving they were pleased to have a better understanding about our idea of the restaurant. They welcomed us with their support.

*\* 16 people Attended meeting*

Magnolia Mansion Bed & Breakfast & Hotel, LLC

NPP MEETING 12/8/14



Jim McAlister	2029 Camp St NOLA	504 427 9267
Daron Crane	1441 Jackson	228-222-0638
Pat Mann	1436 Jackson	558-0809
Mary Rattborne	1436 Jackson	nancy@kreueofbacchus.org
Suzanne Keever	1441 Jackson	apkeever@aol.com
Sherril Herman	2100 St. Charles Ave, #5D	679-0009
* Joanna Giordano	1441 Jackson Ave 3E	913-5607
Nancy Fournier	2631 Prytania	891-0457
JIM SIMPSON	1305 JOSEPHINE	sullymgbelkath.net jsimpsoniii@laucast.net
Ken Marino	2020 Chestnut St.	504-909-0253
Patrick Linn	2027 Chestnut St.	504-581-4774 clinn@uro.edu
Ann R. Maffei	1441 Jackson Ave	504-528-9169
MARY ANN FRANCIS	1441 Jackson	
Matah Moran	"	504 522-8918
* Jacob GARDNER	1436 Jackson Ave apt 20	524 4 725
COLIE RATTBORNE		

## Community Meeting Invitation

December 1, 2014

Dear Neighbor(s),

My bed and breakfast, The Magnolia Mansion at the corner of Prytania St. and Jackson Ave., would like to do a zoning change to C-1A to open a hotel and restaurant at the Magnolia Mansion. The Magnolia Mansion bed and breakfast has been a part of the Garden District for many years. Unfortunately the Magnolia Mansion bed and breakfast does not create enough revenue for the financial need to keep this historical mansion in business. My idea for the Magnolia Mansion is a complementing restaurant to keep this beautiful bed and breakfast in business. Therefore, I urge you to support my new venture in the addition of a restaurant. Please attend our meeting on Monday, December 8, 2014 at the Magnolia Mansion and listen to my idea for this magnificent mansion. The support and attendance of you, our neighbor(s), is greatly appreciated. Hours of operation: Friday, Saturday, and Sunday from 9 a.m. to 2 p.m. and Monday through Saturday 5:30 p.m. to 10 p.m.

The site is in a location where a restaurant is a Conditional Use, which means we are required to apply for approval to put a hotel and 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 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:

Monday, December 8, 2014 at 6 p.m.-8 p.m.

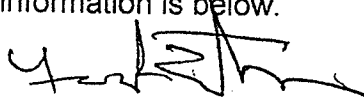
Magnolia Mansion 2127 Prytania St.

New Orleans, LA 70130

This letter is being delivered through U.S. Mail and hand delivery. 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.

I hope to see you at the meeting on December 8, 2014. If you have any questions or comments my contact information is below.

Sincerely,



Fouad Zeton  
2127 Prytania St.  
New Orleans, LA 70130  
Magnoliamansionhotel@gmail.com  
(504) 412-9500

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Prytania Corridor  
Business + Professional  
Organization  
Dennis Wilton  
1748 Prytania St.  
N.O. La 70130

2. Article Number

(Transfer from service label)

9414 710 2008 83414 412847

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Junior Lopez*  Agent  
 Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail®  Priority Mail Express™
- Registered  Return Receipt for Merchandise
- Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra-Fee)

Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St. Charles Ave. Assoc  
P.O. Box 15833  
N.O., LA 70125

2. Article Number

(Transfer from service label)

7014 1820 0000 0090 1548

**COMPLETE THIS SECTION ON DELIVERY**

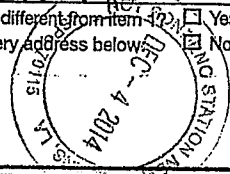
A. Signature

X *Leshy Haul*  Agent  
 Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



3. Service Type

- Certified Mail®  Priority Mail Express™
- Registered  Return Receipt for Merchandise
- Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra-Fee)

Yes

PS Form 3811, July 2013

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St. Charles Ave.  
Merchants Assoc  
1525 Prytania St.  
N.O., LA 70130

2. Article Number

(Transfer from service label)

7014 1820 0000 0090 1531

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *David Saun*  Agent  
 Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail®  Priority Mail Express™
- Registered  Return Receipt for Merchandise
- Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address	
1. Article Addressed to: St. Charles Avenue Merchants Association 1525 Prytanica St. N. O. La, 70130	B. Received by (Printed Name)	C. Date of Delivery
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 9414710200828386877621	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Address	
1. Article Addressed to: St. Charles Ave Assoc PO Box 15833 New Orleans, LA 70175	B. Received by (Printed Name) Lesley Hardin	C. Date of Delivery
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 9414710200883414403517	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address	
1. Article Addressed to: Jefferson City Improvement Association Mary Price 5015 Camp St, N. O. La 70115	B. Received by (Printed Name)	C. Date of Delivery 11-17-14
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 9414710200793331889236	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, July 2013 Domestic Return Receipt		



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> <i>Michelle Landrieu</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address	
1. Article Addressed to: Garden District Association Shelly Landrieu P.O. Box 50836 N.O. La 70112	B. Received by (Printed Name) Michelle Landrieu	C. Date of Delivery 11/17/14
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) <b>9414710200828386881857</b>		
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> <i>May Price</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address	
1. Article Addressed to: Jefferson City Improvement Assoc. c/o May Price 5015 Camp St. N.O., LA 70115	B. Received by (Printed Name)	C. Date of Delivery 12-2-14
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) <b>7014 1820 0000 0090 1524</b>		
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> <i>W. Jacob Gardner Jr.</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address	
1. Article Addressed to: 1441 Association, Inc. c/o W. Jacob Gardner Jr. 1441 Jackson Ave. New Orleans, LA 70130	B. Received by (Printed Name)	C. Date of Delivery DEC - 2 2014
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) <b>7014 1820 0000 0090 1708</b>		
PS Form 3811, July 2013 Domestic Return Receipt		

First Name	Last Name	Business
		Vinbro, Inc
		S & R Property Investments, LLC
John F.	Bricker	Bon Secours Chapel Foundation
		Show & Tell Of New Orleans, LLC
James	Macphallie	Avenuemanagement Jackson
Marie E	Mahorner	Mesa LLC
Luke J	Hooper Et Al	
M Courreges	Owen	
Katherine L	Shannon	
		Franca Ise De La Nouvelle L'alliance
		2042 Prytania LLC
Brent	Melancon Et Al	
Robert J	Mackenzie	
		Westbank Rehad Option LLC
Kory	Chatelain	Beko Properties L.L.C.
Rafael C	Goyeneche	
Eugene L	Kukuy	
		Conquering Word Ministries
Maria T	Ceron	
William S	Vincent Jr	Vinbro Inc
Dana	Jeandron	R & D Designs, LLC
		2034 Prytania LLC
		Blair House LLC
		4437 Magazine LLC
James C	Ashbee Jr	

OwnerAddress	City, State, Zip Code	
2018 Prytania St	New Orleans, LA 70130	
7500 St Charles Ave	New Orleans, LA 70118	
2328 Coliseum St	New Orleans, LA 70130	
1423 First St	New Orleans, LA 70130	
5721 Magazine St., Ste 219	New Orleans, LA 70115	
5524 S Liberty Street	New Orleans, LA 70115	
1205 4Th St	New Orleans, LA 70113	
1450 Josephine Street	New Orleans, LA 70130	
1448 Jackson Ave #4B	New Orleans, LA 70130	
1519 Jackson Av	New Orleans, LA 70130	
2217 Palmer Ave	New Orleans, LA 70118	
539 Phillip St	New Orleans, LA 70130	
1429 Jackson Av	New Orleans, LA 70130	
1325 Amelia Street	New Orleans, LA 70115	
2030 St Charles Avenue	New Orleans, LA 70130	
1423 Jackson Av	New Orleans, LA 70130	
1435 Jackson Avenue	New Orleans, LA 70130	
1418 Josephine Street	New Orleans, LA 70130	
1422 Josephine St	New Orleans, LA 70130	
2018 Prytania Street	New Orleans, LA 70130	
2029 Lakeshore Blvd. S.	Slidell, LA 70461	
2217 Palmer Ave	New Orleans, LA 70118	
7840 Maple Street	New Orleans, LA 70118	
2133 St Charles Av	New Orleans, LA 70130	
2618 St. Charles Ave	New Orleans, LA 70130	

Benjamin S	Konikoff	
Michael T	Tudury	
	Bank One, Na	C/O Industry Consulting Group
		Pruitt Partners, LLC
		Han223 LLC
Lance A	Garcia, President	Jackson Avenue Management LLC
		William Boatner III Relly
Wanda	Berryman Hansen	Holle D Vest Et Al
		Jackson Avenue Management LLC
James Michael	Wilkerson	
		Trinity Church
Joseph Salvador	Segreto	
Comelia H	Jordan	
William W	Wade	
J Comelius	Rathborne	
Francine R	Levenstein	
James O	Carpenter Jr	
Isabel O	Mann	
Stephen	Metzinger	
Michael	Stedem	
James D	Robinson Jr	
Lynn	Luker	
Hilton S	Bell	
Mary	Jones Francols	
Bakeer	Mohamed-Aly Reda	

2222 Prytania St	New Orleans, LA 70130	
1441 Jackson Avenue Unit 5G	New Orleans, LA 70130	
Po Box 810490	Dallas, TX 75381-0490	
2200 Prytania St	New Orleans, LA 70130	
2211 Prytania Street	New Orleans, LA 70130	
5721 Magazine St., Ste 219	New Orleans, LA 70115	
640 Magazine Street Suite 1009	New Orleans, LA 70130	
P.O. Box 33219	Las Vegas, NV 89133	
5721 Magazine St., Ste 219	New Orleans, LA 70115	
3717 Carondelet Street	New Orleans, LA 70115	
1329 Jackson Ave	New Orleans, LA 70130	
1243 Chartes Street	New Orleans, LA 70172	
1436 Jackson Avenue Unit 1B	New Orleans, LA 70130	
1436 Jackson Avenue Unit 2C	New Orleans, LA 70130	
1436 Jackson Avenue Unit 2D	New Orleans, LA 70130	
1436 Jackson Avenue, Unit 3A	New Orleans, LA 70130	
Etal 220 East Park St	Ridgeland, MS 39157-2064	
1436 Jackson Avenue Unit 3-C	New Orleans, LA 70118	
1436 Jackson Avenue Unit 3D	New Orleans, LA 70130	
298 E Howze Beach Rd	Slidell, LA 70461	
1436 Jackson Avenue Unit 4D	New Orleans, LA 70130	
1436 Jackson Ave Unit 5-A	New Orleans, LA 70115	
1436 Jackson Avenue Unit 5B	New Orleans, LA 70130	
1441 Jackson Av Unit 2-A	New Orleans, LA 70130	
1441 Jackson Ave Apt 2B	New Orleans, LA 70130	

John W	Noble, Sr	
Frederick F	Travis	
Kendra G	Glazer, Et Al	
Erin K	Harrington	
		The 2000 Bucholz Family Trust
Richards G & Co	Vicens	
		Haddow Properties, LLC
Oliphant	Scott	
Ann R	Mexic	
Joanna M	Giorlando	
Calvin W	Criddle	
Raga H	Malaty	
Timmy L	Fields	
		Trust Of Sandra Stein Main
Francis J	Selman	
Nora P	Fine	
Dane E	Evans	
Susan M	Kantrow	
Effie Marie	Stockton	
Suzanne Palmie	Keevers	
Malak	Morgan	
Nicole P	Greene	
John O	Roy Jr	
Wayne Jacob	Gardner Jr	
James J.	Crane	Sharon W Crane Et Al

1173 Lake Claiborne Rd	Port Gibson, MS 39150	
P O Box 29	Halcottsville, NY 12438	
1441 Jackson Ave Unit 2-E	New Orleans, LA 70130	
10360 Dunn Dr	Baton Rouge, LA 70802	
11706 Glowing Sunset Land	Las Vegas, NV 89135-1655	
15 Beekman Road	Summit, NJ 07901	
7700 Sycamore St.	New Orleans, LA 70118	
3432 West Main St	Gray, LA 70359	
1441 Jackson Ave Apt 3D	New Orleans, LA 70130	
1441 Jackson Ave 3 E	New Orleans, LA 70130	
1441 Jackson Avenue	New Orleans, LA 70130	
1441 Jackson Ave 3-G	New Orleans, LA 70130	
2238 Octavia St	New Orleans, LA 70115	
2731 Elliott Avenue	Columbus, OH 43204	
1441 Jackson Av Unit 4-C	New Orleans, LA 70130	
1441 Jackson Av Unit 4-D	New Orleans, LA 70130	
1441 Jackson Av Unit 4E	New Orleans, LA 70130	
1441 Jackson Avenue Unit 4-F	New Orleans, LA 70130	
1441 Jackson Ave Apt 4-G	New Orleans, LA 70130	
1441 Jackson Avenue Apt 5F	New Orleans, LA 70130	
1441 Jackson Av Unit 5-A	New Orleans, LA 70130	
1441 Jackson Ave, Unit 5-B	New Orleans, LA 70130	
1819 Octavia Street	New Orleans, LA 70115	
1441 Jackson Avenue Unit 5D	New Orleans, LA 70130	
1441 Jackson Av Unit Pe	New Orleans, LA 70130	

Nancy	Böwling	
J. Stephen	Perry	Welcome Center Building LLC
		HMD Inc
		Gekel LLC
Thomas J.	Singer	
Charles E.	Bickham	
Adele	Levy Adatto	
Henry J.	Heymann	
		Irrevocable Trust Dienes
Margaret W.	Edwards	
Freddie	Boudreaux Benjamin	
Marilyn	Vidacovich Dittmann	
Frank A.	Vonderhaar, Jr.	
Richard Allen	Davis	
		Henry W. Sullivan Et Al
Tina	Guldry	
Peter F	Brandt	
Madeline L	Scheinuk	
Michael A	Herman	
Angelo J	Giorlando	
Sherril Ann	Herman	
Walter F	Metzinger, Jr	
Henry L	Granet	
Kim G	Goldberg	
Chastine H	Watters	



1448 Jackson Avenue Unit 2B	New Orleans, LA 70130	
2020 St Charles Avenue	New Orleans, LA 70130	
2120 S. Village Green	Harvey, LA 70058	
215 Fairway Dr	New Orleans, LA 70124	
2100 St Charles Avenue Unit 11F	New Orleans, LA 70140	
2100 St Charles Avenue Unit 11H	New Orleans, LA 70130	
2100 St Charles Ave 11K	New Orleans, LA 70130	
56 Woodard Court	Doylestown, PA 18901	
2100 St Charles Avenue Unit 12C	New Orleans, LA 70130	
2100 St Charles Avenue Unit 12-G	New Orleans, LA 70130	
2100 St Charles Ave Apt 12 K	New Orleans, LA 70130	
2100 St Charles Avenue Unit 2C	New Orleans, LA 70130	
2100 St Charles Ave Unit 2G	New Orleans, LA 70130	
1718 Lakeshore Drive	New Orleans, LA 70122	
2100 St Charles Av Unit 3-C	New Orleans, LA 70130	
2100 St Charles Avenue Unit 3D	New Orleans, LA 70130	
2100 St Charles Av Unit 3-K	New Orleans, LA 70140	
2100 St Charles Av Unit 3-L	New Orleans, LA 70140	
1343 W. School Street	Chicago, IL 60657	
2100 St Charles St Unit 4-D	New Orleans, LA 70130	
2100 St Charles Avenue Unit 5D	New Orleans, LA 70130	
2100 St Charles Avenue Unit 5G	New Orleans, LA 70130	
2100 St Charles Ave Unit 5L	New Orleans, LA 70130	
2100 St Charles Ave Unit 7A	New Orleans, LA 70140	
2100 Stcharles Ave Unit 7D	New Orleans, LA 70130	

Neil J	Ferguson	
Betty B	Kohn	
Dorothy R	Shushan	
Mark C	Ledet	
Susan	Rosenthal	Irrevocable Rosenthal/Hershfield
	Wendy E King	
John Jacob	Zollinger III	
		Kenmar Enterprises, LLC
James B	Saucier	
		Carol Condominium Association
Edith L	Rosenblum	
Pamala H	Bridges	
Robert R	Wolf	
Saundra K	Levy	
Hertha	Rosenblum Bart	
Charles M	Samuel III	
		Ford Of Louisiana, LLC
		Patricia D Crosby Revocable Trust
Blanche L	Kirchhoff	
Joseph A	Kunstler	
Margaret J	Jones	
Clara P	Badowski	
William J	Kearney III	
Carole R	Perrault	
Oswald	Rodriguez-Fierro Carlos	

1728 Oakton St	Evanston, IL 60202	
2100 St Charles Ave U8j-K	New Orleans, LA 70140	
2100 St Charles Ave Unit 8L	New Orleans, LA 70140	
2100 St Charles Av Unit 9-B	New Orleans, LA 70130	
4019 Bristol Road	Durham, NC 27707	
2100 St Charles Av Unit 9-J	New Orleans, LA 70130	
2100 St Charles Ave Unit 9K	New Orleans, LA 70140	
400 Veterans Memorial Blvd., Unit 1	Metairie, LA 70005	
2100 St Charles Ave Cu5	New Orleans, LA 70130	
2100 St Charles Avenue	New Orleans, LA 70130	
2100 St. Charles Ave Phl	New Orleans, LA 70130	
2100 St Charles Av 2F	New Orleans, LA 70130	
2100 St Charles Ave 2Hj	New Orleans, LA 70130	
2100 St Charles Ave Unit 2-L	New Orleans, LA 70130	
2100 St Charles Av Unit 2-M	New Orleans, LA 70130	
2100 St Charles Ave Unit 3G	New Orleans, LA 70130	
473 Jordan Dr	Biloxi, MS 39531	
617 Henley Field-Mcneil Rd	Carriere, MS 39426	
2100 St Charles Av Unit 4G	New Orleans, LA 70140	
1123 Sherwood Forest	Baton Rouge, LA 70815	
2100 St Charles Ave Unit 5C	New Orleans, LA 70130	
2100 St Charles Avenue Unit 5H	New Orleans, LA 70130	
2100 St Charles Avenue Unit 5K	New Orleans, LA 70130	
2100 St Charles Av Unit 6-F	New Orleans, LA 70130	
1111 Medical Center Blvd S-350	Marrero, LA 70072	

Jon Edward	Guidry	
Albert A	Newman	
		I & R Real Estate Holdings, LLC
Warren K	Watters	Wattsco, LLC
		Pecan Company Of Louisiana LLC
Aline	Rothschild	
Sandra	Robinson	
William L	Geary	
Dennis	Edmon, Vice President	Pitts Management Assoc., Inc.
Josephine C	Brown	
Vicki R	Rabin	
Martha A	Madden	
	Real Estate Tax Group	Whitney National Bank
		Carol Condominium Assoc Inc
Susan	Debarneure Krohn	
Phyllis M	Taylor	
Phyllis M	Taylor	
Emory M	Ornelles	
Michael E	Davis	
Charles C	Coleman	
Joan S	Berenson	
Irwin	Isaacson	
Frederick D	Weil	
		Tiki House, Inc.
George W	Repple	

2100 St Charles Av Unit 6-J	New Orleans, LA 70140	
2100 St. Charles Ave. Apt 6L	New Orleans, LA 70130	
245 East 93Rd St Apt 16E	New York, NY 10128	
2100 St Charles Avenue 7E	New Orleans, LA 70130	
1820 St Charles Av Ste 201	New Orleans, LA 70130	
2100 St Charles Ave Unit 7M	New Orleans, LA 70130	
2100 St Charles Av Unit 8B	New Orleans, LA 70130	
2100 St Charles Avenue Unit 8-D	New Orleans, LA 70130	
7946 Goodwood Blvd	Baton Rouge, LA 70806	
1472 Camp St	New Orleans, LA 70130	
5106 Braeburn	Bellaire, TX 77401	
2100 St Charles Avenue Unit 9G	New Orleans, LA 70130	
5500 Prytania St Pmb 521	New Orleans, LA 70115	
2100 St Charles Ave	New Orleans, LA 70140	
3630 Willowick Road	Houston, TX 77019	
2100 St Charles Av Unit Phj-K	New Orleans, LA 70140	
2100 St Charles Av Unit Phn	New Orleans, LA 70140	
2100 St Charles Av Unit 10C	New Orleans, LA 70140	
238 Mulberry Dr	Metairie, LA 70005	
2100 St Charles Ave Unit 10K	New Orleans, LA 70130	
505 Northline St	Metairie, LA 70005	
2100 St Charles Av Unit 11-C	New Orleans, LA 70130	
687 Delgado Drive	Baton Rouge, LA 70808	
730 Bayfront Pkwy Unit #3E	Pensacola, FL 32502	
229 O'connor Street	Menlo Park, CA 94025	

Danica	Cordell-Reeh	
Bernadette B.	O'sullivan	
		Patricia D. Crosby Revocable Trust
Angelo J	Giorlando	
		Ricnoe, LLC
Ann L	Burka	
Charles L	Brown Jr	
Judith L	Applebaum	
Margaret	Monrose Tilghman	C/O Ms. Peggy M Tilghman
Gital K	Karamchandani	
Peter C	Schaumber	
Kyle T	Del'hierro	Mr. William K Solleau
Helen S	Kohlman	
		Team Morgan Investments, Inc
		2100 St Charles LLC
Patricia L	Barnett	
Lawrence J	Tedesco Sr	
Patricia N	Mitchell	
		J&R Condo Properties LLC.
Carole R	Heinberg Rosen	
Gensler	Philip, Jr.	
		The Sally Mcneil-Blimling Revocable
Dorothy	Bratsas	Miss Leona Bersadsky
Leona Z	Shlosman	
Charles J	Wusnack	

2100 St Charles Ave Unit 3-M	New Orleans, LA 70130	
3000 St Charles Av Unit 307	New Orleans, LA 70115	
617 Henley Field-Mcneill Rd	Carriere, MS 39426	
2100 St Charles Ave 4-D	New Orleans, LA 70130	
3708 Tolmar Drive	Metairie, LA 70002-1845	
2100 St Charles Ave 4K	New Orleans, LA 70140	
2100 St Charles Avenue Unit 4Mn	New Orleans, LA 70130	
Etal 2100 St Charles Ave 5B	New Orleans, LA 70130	
6215 Wagner Lane	Bethesda, MD 20816	
2100 St Charles Ave 5J	New Orleans, LA 70130	
3824 Klingie Pl Nw	Washington, DC 20016	
2100 St Charles Ave Unit 6-B	New Orleans, LA 7013	
2100 St Charles Ave 6D	New Orleans, LA 70115	
22 Marine Circle	Hattiesburg, MS 39402	
83 Tranquillity Dr	Mandeville, LA 70471	
2100 St Charles Ave Unit 7L	New Orleans, LA 70130	
2100 St Charles Ave #9A1	New Orleans, LA 70130	
2100 St Charles Avenue Unit 9D	New Orleans, LA 70130	
610 W. 115 St. # 3A	New York, NY 10025	
2100 St Charles Av Unit9I	New Orleans, LA 70130	
303. Gloria's Place	Mandeville; LA 70471	
2100 St. Charles Ave. Phc	New Orleans, LA 70130	
2100 St Charles Ave Unit 10D,	New Orleans, LA 70140	
2100 St Charles Unit 10E-F	New Orleans, LA 70140	
2100 St Charles Avenue Unit 10G	New Orleans, LA 70130	

David W	Seaver	
Theresa M	Voorhies	HBV, LLC
Jean M	Diaz	
Jay R	Aronson	
Belinda A	Knight	
James	Lewis	
Peter F	Brandt Jr	
Gerald W	Johnson	
Susan A.	White	
Dov	Glazer	
Kim	Glazer Goldberg	
Bob Peter	Tebault	
Henry	Weiss	
Suzanne M	Daniel	
		The Jeffrey Revocable Trust
Anne C	Calhoun	
Eduardo E	Rodriguez	
William J	Vincent	
Elizabeth C	Holmes	
David R	Brant Sr	
John C	Scharfenberg	
		Sandra Kramer Irrevocable Trust
Ronnie R	Brenner	
Cedric D	Martin	C/O D Y Martin, Jr Inc
Michael H	Rubin	



2100 St Charles Av Unit 10-J	New Orleans, LA 70130	
1139 Third Street	New Orleans, LA 70130	
2100 St Charles Ave Unit 11-A1	New Orleans, LA 70140	
2100 St Charles Avenue Unit 11D	New Orleans, LA 70130	
1029 Esplande Avenue Unit #7	New Orleans, LA 70116	
2100 St Charels Ave Unit 3-B	New Orleans, LA 70130	
2100 St Charles Av Unit 3-J	New Orleans, LA 70140	
674 Grand View Avenue	San Francisco, CA 94114	
2100 St Charles Av Unit 4-H	New Orleans, LA 70130	
2100 St Charles Av Unit 5-F	New Orleans, LA 70140	
332 Walnut St	New Orleans, LA 70118	
2100 St Charles Ave Unit 6A	New Orleans, LA 70140	
2100 St Charles Av Unit 6-C	New Orleans, LA 70140	
2100 St Charles Av Unit 6-E	New Orleans, LA 70130	
2100 St Charles Avenue Unit 6G	New Orleans, LA 70130	
2100 St Charles Ave Unit 6K	New Orleans, LA 70140	
2100 St Charles Ave Unite 6M	New Orleans, LA 70130	
2100 St Charles Avenue Unit 7B	New Orleans, LA 70130	
333 Hillcrest Rd	Ridgewood, NJ 07450	
2100 St Charles Unit 7-H	New Orleans, LA 70130	
2100 St Charles Av Unit 7-K	New Orleans, LA 70140	
2100 St Charles Avenue Unit 8-A	New Orleans, LA 70130	
2100 St. Charles Avenue Unit 8C	New Orleans, LA 70130	
P O Box 19091	New Orleans, LA 70179-0091	
14Th Floor,One American Pl	Baton Rouge, LA 70825	

Mills Percy	Joseph Jr	
Audrey L	Raphael Living Trust	The Phoenician East
Ronald J	Hymel	
Toby M	Goldman	C/O Bella G Goldman-Usufruct Only
David E	Simmons	
		Grayson Revocable Trust
Paul S	Rosenblum	
Barbara R	Lincove	
Michael A	Berenson	
Colleen J	Pusateri	
Carmelita B	Addamus	
	Auxerre Business Ltd	Akara Building
Marshall I	Gottsegen	
Allan A	Kancher	
Jane	Fuller	
James J	Reeves	
Richard J	Brennan	
Barry W	Beroset	
		Sophia Properties LLC
		Petroleum Specialty Rental LLC
		Lescale Properties, LLC
Melvin J	Lescale	
Judith Gic	Schiro-Shelton	
Phyllis M	Taylor	
	Gekel LLC	

2100 St Charles Avenue Unit 8M	New Orleans, LA 70130	
4633 N 65Th Street	Scottsdale, AZ 85251-1038	
6174 Breeze Point	Gonzales, LA 70737	
2100 St Charles Ave Pha	New Orleans, LA 70130	
2100 St Charles Ave. Phb	New Orleans, LA 70130	
228 St Charles Av Sulte 814	New Orleans, LA 70130	
2100 St. Charles Ave Phi	New Orleans, LA 70130	
2100 St Charles Av Unit 10A-B	New Orleans, LA 70140	
1033 Nashville Avenue	New Orleans, LA 70115	
4640 W Beach Blvd, 3-C	Gulfport, MS 39501	
2100 St Charles Unit 12A-1	New Orleans, LA 70140	
24 De Castro Street Wickhams Cay 1	Road Town, Tortola Bvi	
2100 St. Charles Ave. Apt. 12-D	New Orleans, LA 70130	
2100 St Charles Avenue Unit 12E	New Orleans, LA 70130	
2100 St Charles Av Unit 12-H	New Orleans, LA 70130	
730 Bayfront Pkwy., Ste 4B	Pensacola, FL 32502	
2100 St Charles Avenue Unit 12L	New Orleans, LA 70130	
2551 Bayou Blvd	Pensacola, FL 32503	
1331 Philip St	New Orleans, LA 70130	
700 Youngs Road	Morgan City, LA 70381	
68 West Cedar St	Poughkeepsie, NY 12601	
1210 Challenger	Austin, TX 78734	
P O Box 50058	New Orleans, LA 70150	
One Lee Circle	New Orleans, LA 70130	
215 Fairway Dr	New Orleans, LA 70124	

Daisy

Cochrane

P O Box 391

Covelo, CA 95428

# Dinner Menu

## Appetizers

Crabmeat Au Gratin <i>served with fresh toast points</i>	\$14	Oysters Magnolia <i>Half dozen roasted oysters on the half shell prepared with a merliton Bienville stuffing</i>	\$14
Pork Belly <i>pan seared with almonds, orange supremes and arugula, topped with pickled red onions</i>	\$12	Mississippi Quail <i>Foie Gras Boudin stuffed quail, baby arugula and blackberry salad prepared with Satsuma marmelade and a quail reduction sauce</i>	\$12
Fresh Louisiana Shrimp <i>sautéed with white wine, parsley, olive oil, crushed red chili pepper served with toast points</i>	\$12	Filet Mignon Tartar & Carpaccio <i>Roasted marrow crostini, demiglase, pickled mushrooms, confit shallots, crispy capers &amp; parsley, watercress</i>	\$15

## Soups

Gumbo Du Jour <i>Chef Ricky's daily Gumbo special</i>	\$7	Crab & Corn Bisque <i>local crawfish tails with roasted corn</i>	\$7
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## Salads

Fried Oyster Salad <i>served with roasted corn, roasted red pepper, parmesan cheese, tossed in an avocado Caesar dressing</i>	\$14	Heirloom Tomato Salad <i>with bleu cheese crumbles, green and black olives, sliced red onion, fresh basil, finished with aged balsamic vinegar</i>	\$12
Roasted Beet Salad <i>served with mixed greens, roasted cashews, goat cheese, finished with an aged balsamic reduction</i>	\$12	Crabmeat & Fried Pickle Salad <i>served with mixed greens, almonds, and a sweet sugarcane vinaigrette</i>	\$16
Prociutto, Melon, & Cantelope Salad <i>served with fresh mint, finished with a citrus vinaigrette</i>		\$12	

EXECUTIVE CHEF

*Ricky Cheramie*

## *House Specialties*

<p><b>Chappapeela Farms Duck</b>                    \$32  <i>pan roasted and sliced breast, duck con fit, bacon braised Brussels sprouts, pomogranate molasses, and orange marmelade</i></p>	<p><b>Ashley Farms Chicken En</b>                    \$26  <b>Persailos</b>  <i>slow roasted leg quarter, pan roasted Airline breast, served with a smoked tomato beurre blanc, and a fresh Covey Rise vegetable medley</i></p>
<p><b>Redfish Uptown</b>                                \$32  <i>pan fried redfish, lyonnaise potatoes, asparagus, jumbo lump crabmeat, finished with Bearnaise sauce</i></p>	<p><b>Gulf Fish of the Day</b>                            \$32  <i>pan roasted, topped with crabmeat and fresh, organic Covey Rise® vegetables</i></p>
<p><b>Shrimp &amp; Grits</b>                                 \$26  <i>served with Andouille sausage and stone-ground grits</i></p>	<p><b>Pecan Crusted Rack of Lamb</b>                \$44  <i>with Lyonnaise potatoes, honey crisp apple mint salad, with sautéed Swisschards, Rosemary jus</i></p>

**Roasted Double Cut Pork Chop**                    \$34  
*prepared with sweet potato and andouille sausage hash, crispy shallot rings, haricot vert, topped with a sugarcane and creole mustard glaze*

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## *A La Carte*

### [From The Land]

*Louisiana grass-fed beef served with Maitre d' Butter*

<p><b>6 oz Filet Mignon</b>                                \$33</p>	<p><b>10 oz. Filet Mignon</b>                            \$41  <i>the most tender cut of beef</i></p>
<p><b>12 oz. Dry aged New York Strip</b>            \$46</p>	<p><b>22 oz. Tomahawk Bone-in Ribeye</b>            \$54</p>

### [From The Gulf]

*The freshest and finest Louisiana seafood*

<p><b>Blackened Redfish on the Halfshell</b>        \$22  <i>served with drawn butter</i></p>	<p><b>Seafood Platter of the Day</b>                    \$32  <i>a selection of local caught seafood with a variety of preparations</i></p>
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## *Sauces & Complements*

<p><b>Hollandaise Sauce</b>                            \$4</p>	<p><b>Add Crabmeat</b>                                \$12</p>
<p><b>Béarnaise Sauce</b>                              \$4</p>	<p><b>Add Fried Oysters</b>                            \$10</p>
<p><b>Chimichurri Sauce</b>                            \$4</p>	<p><b>Mansion Style</b>                                 \$9</p>
<p><b>Mansion Steak Sauce</b>                        \$4</p>	<p><b>Oscar Style</b>                                     \$16</p>

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## *Sides*

<p><b>Sweet Potato &amp; Andouille Hash</b>            \$8</p>	<p><b>Bacon Braised Brussels Sprouts</b>            \$8</p>
<p><b>Grilled Asparagus</b>                         \$8</p>	<p><b>Covey Rise® Organic Vegetable Medley</b> \$8</p>
<p><b>Shrimp &amp; Tasso Maques Choux</b>            \$9</p>	<p><b>Parmesan &amp; Truffle Fries</b>                    \$8</p>

*Chantrelle*

EXCLUSIVELY

Only

9500

ansion.com

**AN APPLICATION HAS  
BEEN FILED FOR A  
CHANGE AFFECTING  
THIS PROPERTY'S  
ZONING.**

**FOR MORE INFORMATION,  
CONTACT THE NEW ORLEANS CITY  
PLANNING COMMISSION AT 584-7035  
OR VISIT WWW.WHO.LA.GOV/CPIC.  
DO NOT DISTURB OR REMOVE THIS SIGN FROM THE PROPERTY.**







## Editha V. Amacker

---

**From:** Fred Taylor <fredptaylor@gmail.com>  
**Sent:** Tuesday, January 13, 2015 9:33 AM  
**To:** LaToya Cantrell  
**Cc:** John D. Pourciau; Editha V. Amacker; Hilton Bell; SHELLEY LANDRIEU; Chris Kornman; Jacob Gardner  
**Subject:** Zoning change proposal for Magnolia Mansion at the corner of Magazine and Jackson

Ms, Latoya Cantrell Councilwoman

I'm writing to you as President of the Jackson Condominium Association, 1430 Jackson Ave, regarding the proposed bar and restaurant at the corner of Jackson and Prytania. We are concerned about the price we will be paying for the zoning changes.

There are several senior citizens who own homes in our condo and the two other buildings close to the corner of Prytania and Jackson. Parking will become scarce with this bar and restaurant less than a block away. Friends visiting homeowners will have to park several blocks away. Beyond the inconvenience there are safety and security issues. As you know, the older we get the more vulnerable we are to assaults and robbery. In today's world the NOPD is not able to protect our neighborhood. It will also put a burden on our home healthcare providers.

We also have high school students, who must drive to classes. While owners in our building have a single parking space, their other vehicles must be parked on the street. Again a safety and security issue for these students who would have to park blocks away.

I can make the same issue for the Medical students in our building who must come and go at odd hours.

Our owners, and I expect the owners of the other two condominiums, purchased our properties with the expectations that the New Orleans zoning regulations would protect us. So far they have. The changes requested won't.

Is it fair to burden so many property owners? Does New Orleans really need another bar and restaurant? Is this the beginning of turning Prytania into another Magazine Street?

Thank you for appreciating your constituents concerns. Please let me know your views on this matter.

Respectfully,

Fred P Taylor President

Jackson Condominium Association  
1430 Jackson Ave  
504 812 9999

## Editha V. Amacker

---

**From:** Jacob Gardner <jgardner@frfirm.com>  
**Sent:** Tuesday, January 13, 2015 2:31 PM  
**To:** 'SHELLEY LANDRIEU'  
**Cc:** LaToya Cantrell; Stacy Head; Editha V. Amacker; John D. Pourciau; Hilton Bell; Chris Kornman; 'fredptaylor@gmail.com'; 'Ann Mexic'; Malak Morgan; Suzanne PKeevers; evansdane@aol.com  
**Subject:** Zoning change request by Magnolia Mansion on corner of Jackson and Prytania  
**Attachments:** Magnolia Mansion correspondence.pdf

Ms. Landrieu,

Please see attached letter opposing the zoning change request by Magnolia Mansion.

Regards,  
Jacob

W. Jacob Gardner, Jr.  
*Fowler, Rodriguez, Flint, Gray*  
*McCoy & Sullivan, LLP*  
400 Poydras Street, 30th Floor  
New Orleans, LA 70130  
Phone: (504) 523-2600  
Fax: (504) 523-2705  
Email: [jgardner@frfirm.com](mailto:jgardner@frfirm.com)  
Web: [www.frfirm.com](http://www.frfirm.com)

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1441 Association, Inc.  
1441 Jackson Avenue  
New Orleans, Louisiana 70130

---

January 13, 2015

*VIA E-MAIL*

Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion

Dear Ms. Landrieu:

The 1441 Association is a condominium association located at 1441 Jackson Avenue, or the corner of Jackson Avenue and Prytania Street. Thus, our building is situated directly across Prytania Street from the Magnolia Mansion. The 1441 Association consists of 28 units owned by 40 individuals. We are strongly opposed to the opening of the proposed bar and restaurant in our neighborhood.

Members of our Association recently attended a meeting hosted by the Magnolia Mansion to hear about its intent to seek a conditional use permit to open a bar and restaurant. The hours of operation for the restaurant and bar would be Monday through Thursday, 5:30 p.m. – 10:00 p.m.; Friday and Saturday from 9:00 a.m. to 2:00 p.m. and 5:30 – 10:00 p.m.; and Sunday from 9:00 a.m. – 2:00 p.m.

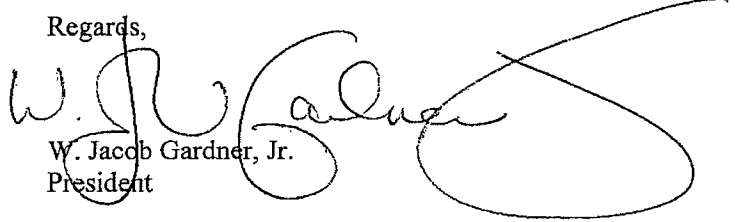
The Magnolia Mansion is within 300 feet of St. Mary's Chapel, a Catholic Church that regularly holds masses. It is also adjacent to a historic, residential neighborhood. Further, it is within a block of nursery, kindergarten and secondary schools, namely Trinity Episcopal School and Louise S. McGehee School.

The operation of a restaurant and bar on the premises of Magnolia Mansion would significantly increase traffic in an already congested, historic residential neighborhood, and the operation of a bar so close to churches and schools presents obvious hazards.

Accordingly, we urge the Garden District Association to oppose the proposed exception to the existing zoning ordinance requested by the Magnolia Mansion. We also urge the Garden District Association to oppose the proposed comprehensive zoning ordinance that would permit a more permissive use of the first block off St. Charles Avenue in our neighborhood.

Should you have any questions or require any additional information, do not hesitate to contact the undersigned.

Regards,



W. Jacob Gardner, Jr.  
President

cc: Ms. LaToya Cantrell  
City Council, District B  
New Orleans City Hall  
1300 Perdido Street  
New Orleans, LA 70112  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdpourciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council, At-Large  
1300 Perdido Street  
New Orleans, LA 70112  
*shead@nola.gov*



Eileen Friel Powers  
Headmistress

January 9, 2015

City of New Orleans Planning Commission  
One Stop Shop  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, LA 70112

Dear Members:

We are writing today to express our opposition to the proposed zoning change requested by Magnolia Mansion, located at 2127 Prytania Street. The Louise S. McGehee School stands with its neighbors in opposition to this proposed change which would allow this property to operate a hotel, restaurant and bar Monday through Thursday 5:30 p.m. to 10:00 p.m.; Friday and Saturday 9:00 a.m. to 2:00 p.m. and 5:30 p.m. to 10:00 p.m.; and Sunday 9:00 a.m. to 2:00 p.m.

The location of said property is between two schools and two churches, as well as in the midst of a long established, 250 year-old neighborhood; rezoning this area for a bar and restaurant is far from ideal. The Louise S. McGehee School opposes the proposed changes at Magnolia Mansion as well as the proposed comprehensive zoning ordinance that would permit more permissive uses of the first block off St. Charles Avenue.

Thank you in advance for your consideration.

Sincerely,

Eileen F. Powers  
Headmistress

Ellen Coleman  
Chair, Board of Trustees

cc: Lafayette Oaks Neighborhood Association, 1436 Jackson Condo Assn.  
1441 Jackson Condo Assn.  
Garden District Association  
St. Charles Avenue Association  
The Reverend Henry Hudson, Trinity Episcopal Church  
The Reverend Gary Taylor, Trinity Episcopal School  
LaToya Cantrell, Councilmember District B  
Stacy Head, Councilmember-at-Large  
Jason Williams, Councilmember-at-Large

LAFAYETTE OAKS CONDOMINIUM ASSOCIATION

1436 Jackson Avenue  
New Orleans, Louisiana 70130

December 17, 2014

VIA E-MAIL: [slandrieu@bellsouth.net](mailto:slandrieu@bellsouth.net)  
and U.S. Mail

Ms. Shelley Landrieu, Executive Director  
Garden District Association  
P. O. Box 50836  
New Orleans, LA 70150

Re: Magnolia Mansion

Dear Ms. Landrieu:

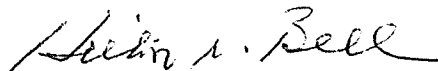
The Lafayette Condominium Association, which is located at 1436 Jackson Avenue, New Orleans, Louisiana, strongly opposes the request by the Magnolia Mansion, located at 2127 Prytania Street, New Orleans, Louisiana 70130, to operate a hotel, restaurant and bar, which is a half block from our condominium buildings on Jackson Avenue. The hours of operation of the restaurant and bar would be Monday through Thursday 5:30 p.m. to 10:00 p.m.; Friday and Saturday 9:00 a.m. to 2:00 p.m. and 5:30 p.m. to 10:00 p.m.; and Sunday 9:00 a.m. to 2:00 p.m.

Magnolia Mansion is located within 300 feet of St. Mary's Chapel, a Catholic Church that regularly holds masses. It is also located adjacent to a residential neighborhood and is within a block of nursery, kindergarten and secondary schools at Trinity Episcopal School and Louise S. McGehee School and Trinity Episcopal Church.

The operation of a restaurant and bar on the premises of Magnolia Mansion would significantly increase traffic in an already congested neighborhood and the operation of a bar so close to churches, nursery, kindergarten and secondary schools presents obvious hazards.

We urge that the Garden District Association oppose the proposed changes at Magnolia Mansion. We also urge the Garden District Association to oppose the proposed comprehensive zoning ordinance that would permit a more permissive use of the first block off St. Charles Avenue.

Very truly yours,



Hilton S. Bell  
President

fms/428124

cc: Ms. LaToya Cantrell  
Councilmember, District B  
New Orleans City Hall  
1300 Perdido Street  
New Orleans, LA 70112



Gekel, LLC  
215 Fairway Dr  
New Orleans, LA 70124

December 23, 2014

Jim McAlister, President  
Coliseum Square Association  
PO Box 50024  
New Orleans, LA 70150

Dear Mr. McAlister,

Gekel, LLC is the owner of property located on the corner of Prytania and Josephine, directly adjacent to Magnolia Mansion. Gekel is currently building 8 townhomes on the property. It has come to our attention that Magnolia Mansion wishes to obtain a conditional use permit and/or other variances required to establish and maintain a restaurant and bar. Gekel, LLC strongly opposes any requests by Magnolia Mansion to change the zoning. As you know we worked with the Coliseum Square Association to develop a project that maintains the residential integrity of the neighborhood. We believe that Magnolia Mansion's request is not in line with either the letter or the spirit of current zoning requirements. Granting any such request will have a negative impact on the surrounding residents and allow for the presence of a bar within a close proximity of multiple churches and two schools. We ask that the Coliseum Square Association oppose Magnolia Mansion's request for zoning changes. I can be reached at (985)960-0980 if you have any questions.

Sincerely,



Chris Kornman, Ph.D.  
Manager

cc: Ms. Shelley Landrieu, Executive Director  
Garden District Association

Ms. Latoya Cantrell  
Councilmember, District B

Opposition to Magnolia Mansion's Request for Conditional Use to Allow the Operation of a Restaurant and/or Bar.

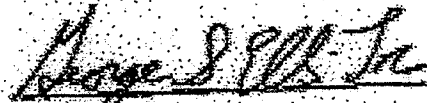
By signing below I acknowledge that I am a current owner or I am under contract to purchase one of the townhomes under construction at the corner of Josephine and Fryman, adjacent to Magnolia Mansion. I oppose Magnolia Mansion's request for any and all variances that would allow the operation of a restaurant and/or Bar.

Chris Kerensa, Ph.D.  
Printed Name

  
Signature


2/12/15  
Date

George Ellis Jr., M.D.  
Printed Name

  
Signature


1/12/15  
Date

Scott Logan  
Printed Name

  
Signature

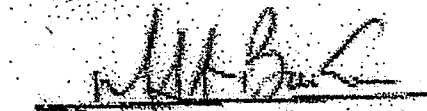
1/12/15  
Date

Scott Wakeman  
Printed Name

  
Signature


1/12/15  
Date

Michael Burke  
Printed Name

  
Signature

1/14/15  
Date

Martin Mansion  
Printed Name

  
Signature

1/14/15  
Date

## Editha V. Amacker

---

**From:** Chris Kornman <Chris@Entablature.net>  
**Sent:** Wednesday, January 14, 2015 2:46 PM  
**To:** Editha V. Amacker; LaToya Cantrell; John D. Pourciau  
**Cc:** SHELLEY LANDRIEU  
**Subject:** magnolia mansion opposition letter attached  
**Attachments:** magnolia mansion opposition14012015.pdf; ATT00001.htm; ATT00002.htm

Ms. Amacker, Ms. Cantrell and Mr. Pourciau,

I own the property directly adjacent to Magnolia Mansion, on the corner of Josephine and Prytania. Please see the attached letter and addendum opposing their request for a restaurant and bar. Further, as a McGehee parent, I am deeply concerned about the idea of a restaurant and bar being approved in such close proximity to a school (it is just barely more than the required 300 ft), not to mention its proximity to Trinity school and multiple churches. Please consider the negative impact that such a restaurant will impose on the neighborhood. I am aware that the majority of the neighbors oppose with me. I sincerely hope you will represent our voice when you cast your vote.



January 14, 2015

*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is John E. Bucholz and I am a trustee of the 2000 Bucholz Family Trust which owns a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,



---

John E. Bucholz, Trustee  
2000 Bucholz Family Trust

cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council At-Large  
*shead@nola.gov*

## Editha V. Amacker

---

**From:** Malak Morgan <morganmalak@gmail.com>  
**Sent:** Wednesday, January 14, 2015 4:49 PM  
**To:** slandrieu@bellsouth.net  
**Cc:** LaToya Cantrell; jdporciau@nola.gov; Editha V. Amacker; Stacy Head  
**Attachments:** Magnolia Mansion Opposition - Residents.docx

Ms. Shelley Landrieu;  
c/o Garden District Association

Attached is my letter of opposition for the proposed opening a bar and restaurant in my neighborhood.  
Thank you

Malak Morgan, AIA

### MALAK MORGAN ARCHITECT

*1441 Jackson Ave. # 5A  
New Orleans, LA 70130  
[morganmalak@gmail.com](mailto:morganmalak@gmail.com)  
[www.malakmorganarchitect.com](http://www.malakmorganarchitect.com)  
609 575 3036*

January 14, 2015

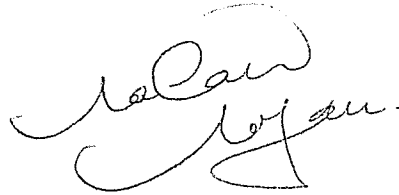
*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Malak Morgan, and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Malak Morgan". The signature is fluid and cursive, with the first name "Malak" written above the last name "Morgan".

cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council At-Large  
*shead@nola.gov*

## Editha V. Amacker

---

**From:** Suzanne P Keevers <spkeevers@aol.com>  
**Sent:** Wednesday, January 14, 2015 7:18 PM  
**To:** slandrieu@bellsouth.net  
**Cc:** LaToya Cantrell; jdporciau@nola.gov; Editha V. Amacker; Stacy Head; Jason R. Williams  
**Subject:** Opposition to Magnolia Mansion Zoning Change  
**Attachments:** Scan.jpeg

Dear Ms. Landrieu:

Attached please find my letter expressing my strong opposition to the zoning change requested by Magnolia Mansion. Thank you for your courtesies.

Sincerely, Suzanne P. Keevers,  
Owner of a Condominium at 1441 Jackson Avenue, NOLA 70130 which would be adversely affected.

## Editha V. Amacker

---

**From:** Alix Travis <travisalix@yahoo.com>  
**Sent:** Thursday, January 15, 2015 8:02 AM  
**To:** slandrieu@bellsouth.net  
**Cc:** LaToya Cantrell; Stacy Head; Editha V. Amacker  
**Subject:** Magnolis Mansion zoning request change

January 15, 2015

[slandrieu@bellsouth.net](mailto:slandrieu@bellsouth.net)

Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Alix H. Travis and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,

Alix H. Travis

cc: Ms. LaToya Cantrell  
City Council, District B  
[lcantrell@nola.gov](mailto:lcantrell@nola.gov)

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
[jdporciau@nola.gov](mailto:jdporciau@nola.gov)

Ms. Editha Amacker  
City Planning Commission  
[evamacker@nola.gov](mailto:evamacker@nola.gov)

Ms. Stacy Head  
City Council At-Large  
[shead@nola.gov](mailto:shead@nola.gov)

***Alix Hallman Travis***

[www.AlixHTravis.com](http://www.AlixHTravis.com)



[www.alixhtravis.wordpress.com](http://www.alixhtravis.wordpress.com)

[www.ArtfulHome.com](http://www.ArtfulHome.com)

[http://ariodantegallery.com/Alix\\_Travis.html](http://ariodantegallery.com/Alix_Travis.html)

## Editha V. Amacker

---

**From:** Nicole Greene <nicolepgreene@hotmail.com>  
**Sent:** Thursday, January 15, 2015 9:35 AM  
**To:** slandrieu@bellsouth.net; LaToya Cantrell; jdporciau@nola.gov; Editha V. Amacker; Stacy Head  
**Subject:** Magnolia Mansion zoning request change

January 15, 2015

[slandrieu@bellsouth.net](mailto:slandrieu@bellsouth.net)

Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Nicole Pepinster Greene and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,

Nicole Pepinster Greene

cc: Ms. LaToya Cantrell  
City Council, District B  
[lcantrell@nola.gov](mailto:lcantrell@nola.gov)

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
[jdporciau@nola.gov](mailto:jdporciau@nola.gov)

Ms. Editha Amacker  
City Planning Commission  
[evamacker@nola.gov](mailto:evamacker@nola.gov)

Ms. Stacy Head  
City Council At-Large  
[shead@nola.gov](mailto:shead@nola.gov)

**Editha V. Amacker**

---

**From:** maryjfrancois <maryjfrancois@bellsouth.net>  
**Sent:** Thursday, January 15, 2015 1:59 PM  
**To:** slandrieu@bellsouth.net  
**Cc:** LaToya Cantrell; jdporciau@nola.gov; Editha V. Amacker; Stacy Head  
**Subject:** Magnolia Mansion Zoning Request Change

Dear Ms. Landrieu:

My name is Mary J. Francois and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishment to operate on the first block of St. Charles Avenue in our neighborhood.

Your support in opposing this zoning change is greatly appreciated

January 14 2015


*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Sharon Crane and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,



cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council At-Large  
*shead@nola.gov*

## Editha V. Amacker

---

**From:** Jacob Gardner <jgardner@frfirm.com>  
**Sent:** Friday, January 16, 2015 9:26 AM  
**To:** 'SHELLEY LANDRIEU'  
**Cc:** LaToya Cantrell; John D. Pourciau; Editha V. Amacker; Stacy Head; amexic@att.net  
**Subject:** Magnolia Mansion  
**Attachments:** Mexic - Magnolia Mansion.pdf

Dear Ms. Landrieu,

Please see attached letter which I was asked to forward on behalf of Ann R. Mexic with respect to the Magnolia Mansion's request for a zoning variance.

Regards,  
Jacob

W. Jacob Gardner, Jr.  
*Fowler, Rodriguez, Flint, Gray  
McCoy & Sullivan, LLP*  
400 Poydras Street, 30th Floor  
New Orleans, LA 70130  
Phone: (504) 523-2600  
Fax: (504) 523-2705  
Email: [jgardner@frfirm.com](mailto:jgardner@frfirm.com)  
Web: [www.frfirm.com](http://www.frfirm.com)

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January \_\_, 2015

*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Ann R. Meffie and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,

Ann R. Meffie

cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council At-Large  
*shead@nola.gov*

## Editha V. Amacker

---

**From:** Hilton Bell <hbell@millinglaw.com>  
**Sent:** Friday, January 16, 2015 9:35 AM  
**To:** Arlen D. Brunson; CPCinfo; Editha V. Amacker  
**Cc:** SHELLEY LANDRIEU; Andre Gaudin; James McAlister; chris@entablature.net; jgardner@frfirm.com; fredptaylor@gmail.com; Lou Volz; Pauline Hardin; Eileen Powers; John D. Pourciau; LaToya Cantrell; Stacy Head  
**Subject:** Re: 2127 Prytania./ Magnolia Mansion / Zoning Docket 015/15  
**Attachments:** 20150116085925016\_2.pdf; 20150116085939543\_1.pdf; 20150116090006983\_1.pdf; 20150116090024491\_1.pdf

Ms. Amacker;

Attached is a letter from the Lafayette Oaks Condominium Association supplementing its opposition to the request by Magnolia Mansion, 2127 Prytania Street to operate a hotel, restaurant and bar, and petitions signed by individual owners of condominium units opposing the request by Magnolia Mansion. In addition, the letter clearly demonstrates that operating a bar at Magnolia Mansion would violate Sec. 10-236 of the New Orleans City Code since St. Mary's Chapel, a catholic church, is located approximately 168 feet from the proposed restaurant and bar entrance.

The Association respectfully requests that the City Planning Commission deny Magnolia Mansion's request to operate a hotel, restaurant and bar at 2127 Prytania Street.

Hilton S. Bell, President  
Lafayette Oaks Condominium Association

Hilton S. Bell, PLC  
Milling Benson Woodward L.L.P.  
909 Poydras Street | Suite 2300 | New Orleans, Louisiana 70112  
d: 504.569.7290 | f: 504.569.7001 | o: 504.569.7000  
[hbell@millinglaw.com](mailto:hbell@millinglaw.com) | [www.millinglaw.com](http://www.millinglaw.com)  
NEW ORLEANS LAFAYETTE BATON ROUGE MANDEVILLE

**LAFAYETTE OAKS CONDOMINIUM ASSOCIATION**

1436 Jackson Avenue  
New Orleans, Louisiana 70130

January 16, 2015

Via E-Mail

City Planning Commission  
1300 Perdido Street  
New Orleans, LA 70112

Re: Magnolia Mansion Hotel, LLC  
Zoning Docket 014/15

Dear Members:

Ms. Shelley Landrieu, Executive Director of the Garden District Association has forwarded to you my letter dated December 17, 2014, advising that the Lafayette Condominium Association strongly opposes a request by Magnolia Hotel, LLC, located at 2127 Prytania Street, New Orleans, Louisiana 70130, to operate a hotel, restaurant and bar. Magnolia Mansion is located a half block from our condominium buildings located on Jackson Avenue. The hours of operation of the restaurant would be Monday through Thursday 5:30 p.m. to 10:00 p.m.; Friday and Saturday 9:00 a.m. to 2:00 p.m. and 5:30 p.m. to 10:00 p.m. and Sunday 9:00 a.m. to 2:00 p.m. The bar would be open during the entire day and at night. Attached are petitions signed by individual condominium owners at 1436 Jackson Avenue opposing the proposed zoning change for Magnolia Mansion Hotel, LLC.

Magnolia Mansion is proceeding with construction to convert the property to a restaurant and bar prior to receiving the required authorization from the City Planning Commission and the City Council (a photograph of a new awning installed at Magnolia Mansion with "Restaurant Entrance" thereon is enclosed).

Importantly, a bar at Magnolia Mansion would violate Sec. 10-236 of the New Orleans City Code which provides that "no permit shall be granted for the opening of any barroom . . . or other place where alcohol beverages are . . . to be consumed on the premises within 300 feet of any playground, church, public library or school." As reflected on the attached Google Earth image, the proposed entrance for the restaurant and bar at Magnolia Mansion is approximately 168 feet from St. Mary's Chapel, which is located across the street on Jackson Avenue. St. Mary's Chapel is a catholic church that offers mass to parishioners on Monday through Saturday at 7:00 a.m. and on Sunday at 9:00 a.m. Again, operating a bar at Magnolia Mansion would violate Sec. 10-236 of the New Orleans City Code.



Accordingly, we urge that the City Planning Commission not approve the proposed zoning change from an RM-1 multiple family residence district to C-1A general commercial district for Magnolia Mansion Hotel, LLC.

Very truly yours,



Hilton S. Bell  
President

/428609.61951  
Enclosures

cc: (w/enclosures)  
Ms. LaToya Cantrell  
City Council, District B  
New Orleans City Hall  
1300 Perdido Street  
New Orleans, LA 70112  
[lcantrell@nola.gov](mailto:lcantrell@nola.gov)

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
[jdpourciau@nola.gov](mailto:jdpourciau@nola.gov)

Ms. Editha Amacker  
City Planning Commission  
[evamacker@nola.gov](mailto:evamacker@nola.gov)

Ms. Stacy Head  
City Council, At-Large  
1300 Perdido Street  
New Orleans, LA 70112  
[shead@nola.gov](mailto:shead@nola.gov)

**PETITION**

The following owners of condominium units located at 1436 Jackson Avenue, New Orleans, Louisiana 70130 petition the New Orleans City Planning Commission to deny the request by Magnolia Mansion Hotel, LLC for a zoning change from RM-1 Multiple Family Residential District to a C-1A General Commercial District, on Square 210, Lots D and E, in the Fourth Municipal District, as reflected in Zoning Docket 014/15.

Hilim N. Bell 1/13/15  
HILTON S. BELL, UNIT 5B

Nancy R. Rathborne  
UNIT 2-B 1-14-15

J. Conchita Rathborne  
Unit 2D - 1-15-15

PETITION

The following owners of condominium units located at 1436 Jackson Avenue, New Orleans, Louisiana 70130 petition the New Orleans City Planning Commission to deny the request by Magnolia Mansion Hotel, LLC for a zoning change from RM-1 Multiple Family Residential District to a C-1A General Commercial District, on Square 210, Lots D and E, in the Fourth Municipal District, as reflected in Zoning Docket 014/15.

2C Willie W. Wade 1/12/15 \_\_\_\_\_

2C [Signature] 1/12/15 \_\_\_\_\_

# PETITION

The following owners of condominium units located at 1436 Jackson Avenue, New Orleans, Louisiana 70130 petition the New Orleans City Planning Commission to deny the request by Magnolia Mansion Hotel, LLC for a zoning change from RM-1 Multiple Family Residential District to a C-1A General Commercial District, on Square 210, Lots D and E, in the Fourth Municipal District, as reflected in Zoning Docket 014/15.

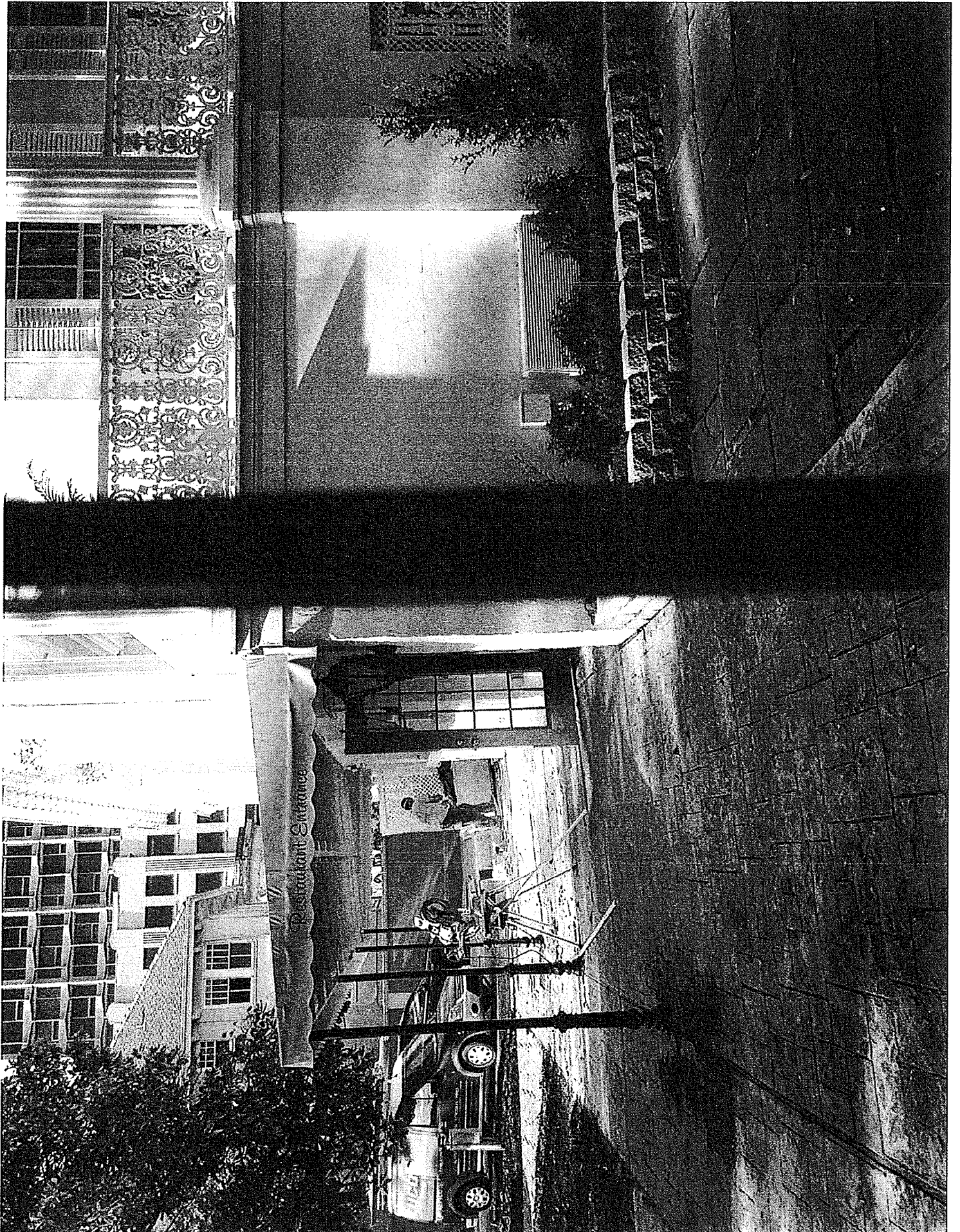
# 3C - Isabel O. Brown

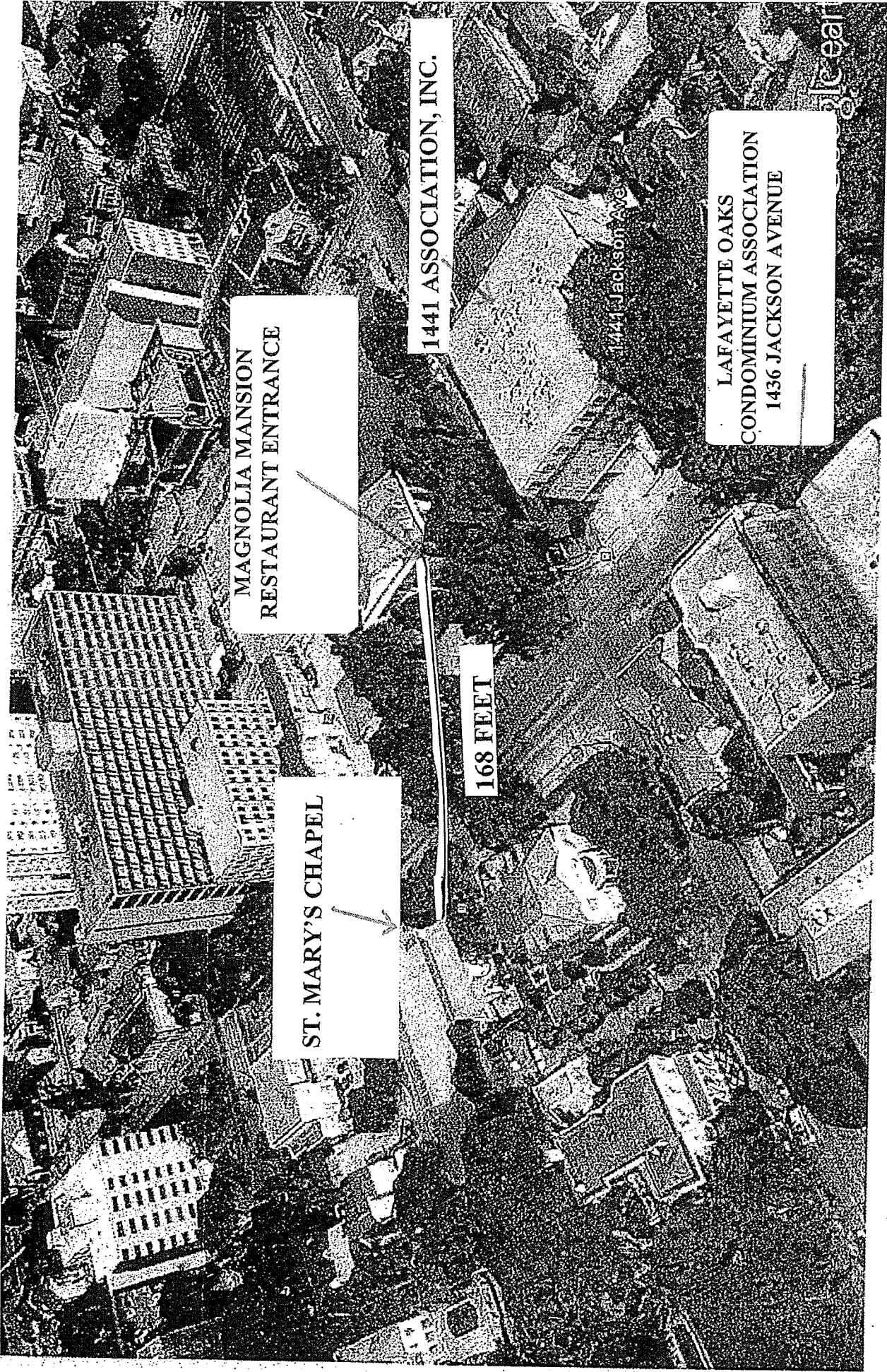
# 2D - ~~John L. Hall~~

# 4D - JAS. O. ROBINSON, JR.

# 4B - [Signature]

Francis L. Lusk





MAGNOLIA MANSION  
RESTAURANT ENTRANCE

1441 ASSOCIATION, INC.

LAFAYETTE OAKS  
CONDOMINIUM ASSOCIATION  
1436 JACKSON AVENUE

ST. MARY'S CHAPEL

168 FEET

1441 Jackson Ave

Google earth

feet  
meters

200

80

January 14, 2015

*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Suzanne Palmieri Keevers, and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,



Suzanne P. Keevers

cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
[shead@nola.gov](mailto:shead@nola.gov)

Mr. Jason Williams  
[jasonwilliams@nola.gov](mailto:jasonwilliams@nola.gov)



JAN13'15 12:28PM

Eileen Friel Powers  
Headmistress

January 9, 2015

City of New Orleans Planning Commission  
One Stop Shop  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, LA 70112

Dear Members:

We are writing today to express our opposition to the proposed zoning change requested by Magnolia Mansion, located at 2127 Prytania Street. The Louise S. McGehee School stands with its neighbors in opposition to this proposed change which would allow this property to operate a hotel, restaurant and bar Monday through Thursday 5:30 p.m. to 10:00 p.m.; Friday and Saturday 9:00 a.m. to 2:00 p.m. and 5:30 p.m. to 10:00 p.m.; and Sunday 9:00 a.m. to 2:00 p.m.

The location of said property is between two schools and two churches, as well as in the midst of a long established, 250 year-old neighborhood; rezoning this area for a bar and restaurant is far from ideal. The Louise S. McGehee School opposes the proposed changes at Magnolia Mansion as well as the proposed comprehensive zoning ordinance that would permit more permissive uses of the first block off St. Charles Avenue.

Thank you in advance for your consideration.

Sincerely,

Eileen F. Powers  
Headmistress

Ellen Coleman  
Chair, Board of Trustees



cc: Lafayette Oaks Neighborhood Association, 1436 Jackson Condo Assn.  
1441 Jackson Condo Assn.  
Garden District Association  
St. Charles Avenue Association  
The Reverend Henry Hudson, Trinity Episcopal Church  
The Reverend Gary Taylor, Trinity Episcopal School  
LaToya Cantrell, Councilmember District B  
Stacy Head, Councilmember-at-Large  
Jason Williams, Councilmember-at-Large

LAFAYETTE OAKS CONDOMINIUM ASSOCIATION

1436 Jackson Avenue  
New Orleans, Louisiana 70130

January 19, 2015

Via E-Mail

City Planning Commission  
1300 Perdido Street  
New Orleans, LA 70112

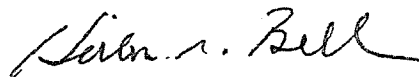
Re: Magnolia Mansion Hotel, LLC  
Zoning Docket 014/15

Dear Members:

As you have been advised, the Lafayette Condominium Association strongly opposes a request by Magnolia Hotel, LLC, located at 2127 Prytania Street, New Orleans, Louisiana 70130, to operate a hotel, restaurant and bar. In this connection, attached is an additional petition signed by individual condominium owners at 1436 Jackson Avenue opposing the proposed zoning change for Magnolia Mansion Hotel, LLC.

We again urge that the City Planning Commission not approve the proposed zoning change from an RM-1 multiple family residence district to C-1A general commercial district for Magnolia Mansion Hotel, LLC.

Very truly yours,



Hilton S. Bell  
President

/428642.61951  
Enclosures

cc: (w/enclosures)  
Ms. LaToya Cantrell  
[lcantrell@nola.gov](mailto:lcantrell@nola.gov)  
Mr. John Porciau  
[jdpourciau@nola.gov](mailto:jdpourciau@nola.gov)  
Ms. Editha Amacker  
[evamacker@nola.gov](mailto:evamacker@nola.gov)  
Ms. Stacy Head  
[shead@nola.gov](mailto:shead@nola.gov)

**PETITION**

The following owners of condominium units located at 1436 Jackson Avenue, New Orleans, Louisiana 70130 petition the New Orleans City Planning Commission to deny the request by Magnolia Mansion Hotel, LLC for a zoning change from RM-1 Multiple Family Residential District to a C-1A General Commercial District, on Square 210, Lots D and E, in the Fourth Municipal District, as reflected in Zoning Docket 014/15.

# 3D = Whitney \_\_\_\_\_

2A = Charles Wickerson \_\_\_\_\_

1-B Cornelia H. Jordan \_\_\_\_\_

4A Candace Jordan \_\_\_\_\_

# 1A - Salvador J. Reyes \_\_\_\_\_

3-B Jim Carpenter \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

January 16, 2015

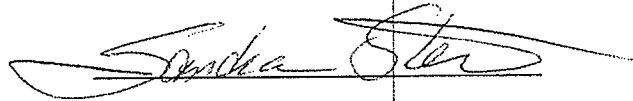
*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Sandra Stein and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,



cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council At-Large  
*shead@nola.gov*

**Editha V. Amacker**

---

**From:** Mike Tudury <miketudury@cox.net>  
**Sent:** Friday, January 16, 2015 7:44 PM  
**To:** slandrieu@bellsouth.net  
**Cc:** LaToya Cantrell; jdporciau@nola.gov; Editha V. Amacker; dhrsf@nola.gov  
**Subject:** Magnolia Mansion proposed zoning change

Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My name is Michael Tudury and my wife and I are the owners of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. We have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. We are strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, we are opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our residential neighborhood.

Sincerely,

Michael Tudury

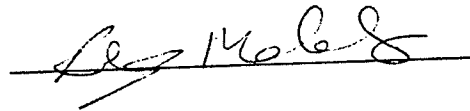
January 17, 2015

*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request  
change  
Dear Ms. Landrieu:

My name is RAGA MALATY and I am the owner of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. I have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. I am strongly opposed to the opening of this proposed bar and restaurant in my neighborhood. Further, I am opposed to any provisions of the comprehensive zoning ordinance which would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,



cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council At-Large

**M. RAUL GARCIA**  
27650 Wakefield Lane  
Easton, Maryland 21601  
January 14, 2015

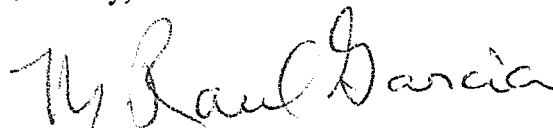
*slandrieu@bellsouth.net*  
Ms. Shelley Landrieu  
c/o Garden District Association  
P.O. Box 50836  
New Orleans, LA 70150

RE: Magnolia Mansion zoning request change

Dear Ms. Landrieu:

My family and I are the owners of a condominium at 1441 Jackson Avenue. 1441 Jackson Avenue is located directly across Prytania Street from Magnolia Mansion. We have become aware of the request for a zoning change made by Magnolia Mansion so that it can begin operating a bar and restaurant. We am strongly opposed to the opening of this proposed bar and restaurant in our neighborhood. Further, we are opposed to any provisions of the comprehensive zoning ordinance that would permit such establishments to operate in the first block off St. Charles Avenue in our neighborhood.

Sincerely,

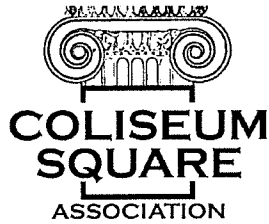


cc: Ms. LaToya Cantrell  
City Council, District B  
*lcantrell@nola.gov*

Mr. John Porciau  
Legislative Director to Ms. Cantrell  
*jdporciau@nola.gov*

Ms. Editha Amacker  
City Planning Commission  
*evamacker@nola.gov*

Ms. Stacy Head  
City Council At-Large  
*shead@nola.gov*



Working for the Lower Garden District Since 1972

January 18, 2015

City Planning Commission  
1300 Perdido Street  
New Orleans, LA 70113

Re: 2127 Prytania: Magnolia Mansion request for spot zoning

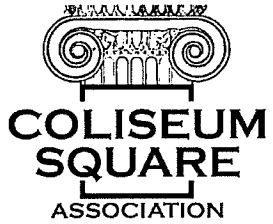
Dear Members:

On behalf of the Coliseum Square Association, which represents The Lower Garden District neighborhood. I am writing to strongly oppose the request by Magnolia Mansion to change the zoning of its property at 2127 Prytania to a C1A. This property sits in an already heavily congested corner of Prytania and Jackson in an RD2 residential district. While it has operated as a relatively quiet apt/ hotel for quite some time, the proposed addition to the facility to allow an 80-seat restaurant is simply too much traffic, parking and overall congestion to add to an area already overflowing with many multi-residential condos and apartments single family houses and other businesses in the area. The conversion to a C1A opens the door to too many higher intensity operations that are not harmonious with the residential character of the Lower Garden District or the Garden District. This property sits on our shared boundary.

Further, we believe that the spot zoning of a property as a commercial use when it is nearly surrounded by residential properties is unfair to the residential quality of life that nearby neighbors all invested in when deciding to make the area their home. As a neighborhood association with a mission to maintain the architectural and residential integrity of our neighborhood, **Coliseum Square Association urges your denial of this request.**

P.O. Box 50024  
New Orleans, Louisiana 70150-0024





Working for the Lower Garden District Since 1972

Standing with us in this opposition are several adjacent/nearby property owners as well as the Garden District Association, Gekel, LLC, owner of the new townhomes adjacent to 2127 Prytania  
Lafayette Oaks Condo Association, 1436 Jackson, across the Street owners  
1441 Jackson Avenue Condo Association  
1430 Jackson Avenue Condo Association

Respectfully

James A. McAlister

President  
Coliseum Square Association  
Post Office Box 50024  
New Orleans, La. 70150-0024

president@coliseumsquare.org  
504-427-9267