

NPP Report

Date of Report: May 1, 2015

Project Name: My House fence materials

Overview: This report provides results of the implementation of the Neighborhood Participation Program for the property located at 2010 Peniston Street. The applicant intends to file an application to modify one of the provisos contained in the conditional use approved by the City Council for this property on December 19, 2013. The proviso requires a masonry fence or screening wall not less than six feet in height along the side and rear lot lines abutting residential uses. The applicant would like to amend that proviso to require a masonry or wooden fence or screening wall not less than six feet in height along the side and rear lot lines.

Contact:

Katherine Conklin
2400 Joseph Street
New Orleans, LA 70115
(504) 596-2876
kconklin@mcglinchey.com

Neighborhood Meetings: After notification letters were sent to all property owners within 300 feet of the subject property and the area neighborhood associations (copies of letters sent are attached), a neighborhood meeting was held at 7 p.m. on April 27, 2015 at the home of the My House representative at 2400 Joseph Street, a location which is near to the subject property. Two people attended: Andrew Nahm on behalf of the Delachaise Neighborhood Association and Robert Morris of the Uptown Messenger.

Correspondence and Telephone Calls:

1. Mr. Nahm sent an email to which the My House representative responded. See attached.
2. Jack Major, a next-door neighbor, telephoned the My House representative on April 28, 2015 to obtain information about the fence issue and to indicate concerns about area break-ins and vandalism.
3. Neighbor Shay Heller telephoned to inquire about the status of the rebuild.

Results: The neighborhood association was concerned only about the temporary construction fence that is not the subject of the proposed application and which temporary fence will be removed upon completion of the construction. The next-door neighbor, Mr. Major, is concerned about overall safety measures to prevent future criminal activity around the property, which concerns the My House board shares. No concerns were raised about whether the fencing around the property would be constructed of wood rather than concrete or other masonry materials.

NPP Report

Date of Report: June 8, 2015

Project Name: My House Amendment of Community Center Use to include School and Childcare Uses

Overview: This report provides results of the implementation of the Neighborhood Participation Program for the property located at 2010 Peniston Street. The applicant intends to file an application to amend its current conditional use as a "Community Center," which was approved by the City Council for this property on December 19, 2013, to also include school and childcare uses.

Contact:

Katherine Conklin
2400 Joseph Street
New Orleans, LA 70115
(504) 596-2876
kconklin@mcglinchey.com

Neighborhood Meetings: After notification letters were sent to all property owners within 300 feet of the subject property and the area neighborhood associations (copies of letters sent are attached), a neighborhood meeting was held at 5 p.m. on June 5, 2015 at the home of the My House representative at 2400 Joseph Street, a location which is near to the subject property. Three people attended: Rip Daniels, Christina Mitchell and Shay Heller.

Previously, on May 19, 2015, Katherine Conklin appeared at the Delachaise Neighborhood Association meeting to inform the association about the progress of the building's renovation and to discuss the proposed conditional use amendment to include school and childcare uses.

Correspondence and Telephone Calls:

No telephone calls or emails from any people other than those who attended the meeting were received.

Results: Attendees at the neighborhood association meeting expressed support of being able to use the building for education and childcare needs. Mr. Daniels and Ms. Mitchell indicated no objections to the proposed uses and were interested in future potential uses of the uncompleted second floor. Ms. Heller lives next door and was mainly concerned about remedying construction issues to her property resulting from the renovation of 2010 Peniston. She also expressed concern about uses that might produce heavy parking needs in the area.

Conklin, Kathy

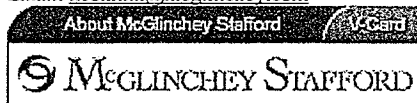
From: Conklin, Kathy
Sent: Tuesday, April 28, 2015 6:05 PM
To: 'Andrew E. Nahm'
Subject: RE: My House Project

It was nice to meet you as well! You are absolutely right; the front fence is a temporary construction fence that will be torn down once our construction is done, which we expect will be mid-summer. The low wrought iron fence that was there before will be the only fence in the front.

Thanks!

Kathy

Katherine Conklin
McGlinchey Stafford
Direct: (504) 596-2876
Fax: (504) 910-9423
Email: kconklin@mcglinchey.com



12th Floor, 601 Poydras Street PO Box 60643
New Orleans, LA 70130 New Orleans LA 70160-0643

From: Andrew E. Nahm [<mailto:nolaslick@aol.com>]
Sent: Tuesday, April 28, 2015 5:09 PM
To: Conklin, Kathy
Subject: My House Project

Dear Kathy,

Very nice to meet you the other night. There was one other question members of the Delachaise Neighborhood Assoc. had, was is going to be done with the existing plywood fencing in front of your project. Is that just a temporary security barricade or is there something behind that that will remain or be replaced? It is my understanding that the side and rear walls we would have no problem supporting a variance on that, but need to know what is out front.

If you could let me know and I will pass the information along.

Thank you.

Andrew Nahm

April 17, 2015

Louis E Livers, Jr.
1918 Gen Taylor St
New Orleans, LA 70115

RE: My House Center for Learning
2010 Peniston Street

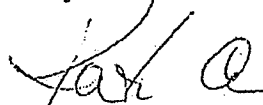
Dear Mr. Livers:

This letter is to notify you that My House, Inc., the owner of 2010 Peniston Street, is applying for a conditional use application to allow the existing wooden fencing around the General Taylor and Saratoga Street sides and a portion of the Danneel Street side of our property to remain in lieu of building a masonry fence or screening wall. This would modify a proviso in our conditional use ordinance that requires us to erect a masonry fence or screening wall not less than six feet in height along the side and rear lot lines abutting residential uses.

My House is hosting a meeting to which our neighbors and the area neighborhood associations are invited. This meeting is your opportunity to express your comments and ask questions about the proposed conditional use. The meeting will be held on Monday, April 27, 2015 at 7:00 p.m. at 2400 Joseph Street, at the corner of Joseph and Magnolia. If you cannot attend the meeting in person, you may submit your comments or questions in writing addressed to me at the above address.

Sincerely,

My House, Inc.



Katherine Conklin, Board Member

1324906.1

Address Label	OwnerName
Building	OwnerAddress
1918 General Taylor	Louis E Jr Livers 1918 Gen Taylor St New Orleans, LA 70115
2008 General Taylor	Igetha Beasley Et Al 2008 Gen Taylor St New Orleans, LA 70115
2017 General Taylor	Wayne Taylor 2017 Gen Taylor St New Orleans, LA 70115
2038 General Taylor	Lloyd P Francis 2038 Gen Taylor St New Orleans, LA 70115
2030 General Taylor	Kenneth Lydell Barnett 2030 Gen Taylor St New Orleans, LA 70115
2012 Amelia St	Alphonse Lewis 2014 Amelia St New Orleans, LA 70115
1922 Amelia St	Wanda H Simon 1924 Amelia St New Orleans, LA 70115
3614 S Saratoga St	Crown Financial LLC C/O Nola Historic Properties LLC 2531 Milan St New Orleans, LA 70115
3707 Danneel St	Gurmeet S Sohi P O Box 850289 New Orleans, LA 70185
2007 Peniston St	Evain Nero 2007 Peniston St New Orleans, LA 70115
2104 Peniston St	Frank T Ben 2104 Peniston St New Orleans, LA 70115
3701 S Saratoga St	Tasha C Thomas Etal 408 Coles Landing La Place, LA 70068
2020 General Taylor	Christa Gordon C/O Deanna H Rudison 2919 Carondelet St New Orleans, LA 70115
2025 General Taylor	Raymond L Pecquet 2225 Milan St #A New Orleans, LA 70115
1930 General Taylor	Sean M Bristol 2715 Chestnut St New Orleans, LA 70130
2118 Peniston St	Stanley R Daniels 557 Commerce St Gulfport, LA 39507
2004 General Taylor	Richard K Phillips Etal 2004 Gen Taylor St New Orleans, LA 70115
2018 Amelia St	Ernest III Patterson 2020 Amelia St New Orleans, LA 70115
3615 S Saratoga St	Tyronne M Smith 110 Louise Terrace Sw Atlanta, GA 30331
3609 S Saratoga St	Jonathan B Tate 2362 Laurel St New Orleans, LA 70130
1925 Peniston St	Helen W Morgan 1925 Peniston St New Orleans, LA 70115
1937 Peniston St	Ignace J Sr Tanner 1937 Peniston St New Orleans, LA 70115
2024 General Taylor	Joseph D Young 2024 Gen Taylor St New Orleans, LA 70115
1938 Peniston St	Jacqueline L Julian Et Als 1938 Peniston St New Orleans, LA 70115
2029 Peniston St	Warren Jr Mead 2029 Peniston St New Orleans, LA 70115
2105 General Taylor	Helen H Mitchell Et Al 2107 Gen Taylor St New Orleans, LA 70115

1916 Constantinople St Sarah M Nangle
 937 Virginia St Vallejo, CA 94590

2016 General Taylor Theresa R Bowman
 2016 Gen Taylor St New Orleans, LA 70115

2031 General Taylor Cleveland Turner
 2031 Gen Taylor St New Orleans, LA 70115

3613 S Saratoga St Jonathan B Tate
 2361 Laurel St New Orleans, LA 70130

2025 Amelia St Donald K Adams
 2021 Amelia St New Orleans, LA 70115

2023 Peniston St Yvonne N Burden
 2023 Peniston St New Orleans, LA 70115

1918 Peniston St Michael T Sealy
 1918 Peniston St New Orleans, LA 70115

1925 General Taylor Walter Gibson
 1925 Gen Taylor St New Orleans, LA 70115

1936 General Taylor Mildred, Et Al Edinburgh
 910 19Th Ave. Seattle, WA 98122

1924 Constantinople St Theresa Maxent Fisher
 1926 Constantinople St New Orleans, LA 70115

2117 General Taylor William Jr Holmes
 2117 Gen Taylor St New Orleans, LA 70115

2021 General Taylor Jacqueline Bentley
 Etal 2021 Gen Taylor St New Orleans, LA 70115

1900 Amelia St First Emanuel Homes Of N O
 1829 Carondelet St New Orleans, LA 70130

2024 Amelia St Bonnie J Blake
 2024 Amelia St New Orleans, LA 70115

1914 Amelia St Johnson A Georgia
 Et Al 1914 Amelia St New Orleans, LA 70115

2005 General Taylor Kenneth L Barnett
 2005 Gen Taylor St New Orleans, LA 70115

2040 Peniston St A Fortuna Living Trust Joseph
 2040 Peniston St New Orleans, LA 70115

2107 Peniston St H B IV Properties
 C/O Harjeet B Bawa 4745 Avron Blvd Metairie, LA 70006

1934 Peniston St Dorothy E Swain
 C/O Gloria Bryant-Banks 4900 Loyola St New Orleans, LA 70115

2103 General Taylor Maison De Funk LLC
 2103 General Taylor St New Orleans, LA 70115

3706 Danneel St Edward Jr Russell
 3706 Danneel St New Orleans, LA 70115

2105 Peniston St Matthew B Jr Collins
 2682 S Columbia Rd Bogalusa, LA 70427

2030 Peniston St Harry R Vowles
 4120 Fletcher Ln Ruston, LA 71270

1920 Constantinople St Josephine Maxent
 2420 S Sugar Ridge Laplace, LA 70068

2108 Peniston St Stanley R Daniels
 557 Commerce St Gulfport, MS 39507

1916 Amelia St Tammie H White
 2831 Chelsea Dr New Orleans, LA 70131

4005 Danneel St Sebren V Strother
 4005 Danneel St New Orleans, LA 70115

2017 Peniston St Herman III Williams

3700 Danneel St	Etal 4813 Coliseum St New Orleans, LA 70115 Edward Sr Russell 3700 Danneel St New Orleans, LA 70115
2000 Peniston St	Jack M Sr Major 2000 Peniston St New Orleans, LA 70115
3707 S Saratoga St	Chester Development, LLC 3600 Calhoun St New Orleans, LA 70125
1939 General Taylor	Side By Side Redevelopment Inc 4176 Vincennes Pl New Orleans, LA 70125
2035 Amelia St	Nola Historic Properties LLC 2531 Milan St New Orleans, LA 70115
1905 Peniston St	Brennan B Fournerat 6201 Fountainbleau Dr New Orleans, LA 70125
1921 Peniston St	Colleen F Bodet 1921 Peniston St New Orleans, LA 70115
1915 Peniston St	Nathan E Dennis 2990 Bissonnet St Apt 10203 Houston, TX 77005
1920 Peniston St	David W Moore 1920 Peniston St New Orleans, LA 70115
2027 Amelia St	Nola Historic Properties LLC 2531 Milan St New Orleans, LA 70115
3700 S Saratoga St	Arthur R Johnson 3700 S Saratoga St New Orleans, LA 70115
2026 Peniston St	Henry J, Jr Nuss 2028 Peniston St New Orleans, LA 70115
3701 Danneel St	Leother E Nichols C/O Frances N Powell-(Poa) 3997 Hubert Avenue Los Angeles, CA 90008
2012 General Taylor	Kenneth L Barnett 2007 Gen Taylor St New Orleans, LA 70115
2037 General Taylor	Melaine Williams C/O Nebraska Alliance Realty Company Bmo 85, P O Box 1414 Minneapolis, MN 55480-1414
2039 Peniston St	Louis Martin C/O 602 S Cottonwood Dr Richardson, TX 75080
1928 Constantinople St	Roberta E Kennedy C/O Kimberly H Washington- Curator 1930 Constantinople St New Orleans, LA 70115
1929 General Taylor	Dorothy L Harris Et Al C/O Flag Boy Properties LLC 5500 Prytania St Pmb #440 New Orleans, LA 70115
2102 General Taylor	Frank E Abell 2102 Gen Taylor St New Orleans, LA 70115
4000 Danneel St	Alexander Kurganov 4000 Danneel St New Orleans, LA 70115
2011 Peniston St	Evain Nero P O Box 15871 New Orleans, LA 70175
3706 S Saratoga St	Santos R Ramirez 3706 S Saratoga St New Orleans, LA 70115
4007 Danneel St	Janis Hayes-Mitchell 4007 Danneel St New Orleans, LA 70115
2001 General Taylor	Ken L Barnett 2030 Gen Taylor St New Orleans, LA 70115
1915 General Taylor	Ravi G Doddamani 1017 Fern St New Orleans, LA 70118
1921 General Taylor	Investmentco Ecnarf 3925 Iberville St New Orleans, LA 70119
1922 General Taylor	Christian S Stock 1924 Gen Taylor St New Orleans, LA 70115

2010 Peniston St

My House Inc
234 Loyola Ave New Orleans, LA 70112

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 21, 2013

CALENDAR NO. 29,867

NO. 025641 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER CANTRELL 

AN ORDINANCE to provide for the establishment of a Conditional Use to permit a community center in an RD-2 Two-Family Residential District, on Square 505, Lots 2, 3, 4, 5 and 6, in the Sixth Municipal District, bounded by Danneel, General Taylor, Peniston and South Saratoga Streets (Municipal Address: 2010 Peniston Street); and otherwise to provide with respect thereto.

WHEREAS, **Zoning Docket Number 100/13** was initiated by My House Inc. and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the conditional use in its report to the City Council dated October 7, 2013, presented in **Zoning Docket Number 100/13**; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to nine (9) provisos as stated in Motion Number M-13-412 of the Council of the City of New Orleans on October 24, 2013.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,**
2 that a Conditional Use to permit a community center in an RD-2 Two-Family Residential District, on
3 Square 505, Lots 2, 3, 4, 5 and 6, in the Sixth Municipal District, bounded by Danneel, General Taylor,
4 Peniston and South Saratoga Streets (Municipal Address: 2010 Peniston Street); is hereby authorized
5 and approved, subject to the following provisos, as specifically set forth herein:

6 PROVISOS:

7 No person shall use any of the properties described herein or permit another to use any of those properties
8 described herein for the use authorized by this ordinance, unless the following requirements are met and
9 continue to be met:

- 10 1. The developer shall re-subdivide the lots comprising the site into a single lot of record.
11 Additionally, the subdivision shall be completed and recorded with the Office of
12 Conveyances prior to the issuance of a Certificate of Occupancy by the Department of
13 Safety and Permits.
- 14 2. The developer shall submit a complete and accurate landscape plan with planting strips,
15 sidewalks, tree protection plan and street trees within the rights-of-way adjacent to the site,
16 subject to the review and approval of the Department of Parks and Parkways and the City
17 Planning Commission staff.
- 18 3. The developer shall submit a revised site plan showing a masonry fence or screening wall
19 not less than six feet (6') in height along the side and rear lot lines abutting residential uses.
- 20 4. No overnight occupancy shall be permitted at this facility. The operational hours shall be
21 limited to 6:00 a.m. - 10:00 p.m. seven days a week.
- 22 5. The developer shall submit a lighting plan that indicates the exact location, type, make, and
23 height of all proposed exterior lighting, for the review and approval of the staff of the City
24 Planning Commission. All exterior lighting shall be limited in height to twelve feet (12') and
25 shall not be directed toward any adjacent residential uses.
- 26 6. The developer shall provide to the City Planning Commission a refuse and litter abatement
27 program letter approved by the Sanitation Department, inclusive of the stated location of
28 trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a
29 contracted trash removal company, and the clearing of all litter from the sidewalks and
30 periodic hosing of the street rights-of-way. The name and phone number of the

31 owner/operator shall be included in this letter to be kept on file in case of any violation. In
32 no case shall trash be stored so that it is visible from the public right-of-way.

33 7. The developer shall submit revised plans indicating a location for the trash storage area,
34 appropriately screened and set back from the adjacent rights-of-way.

35 8. The Department of Safety and Permits shall issue no building permits or licenses until final
36 development plans are approved by the City Planning Commission and recorded with the
37 Office of Conveyances. Failure to complete the conditional use process by properly
38 recording plans within a one year time period or failure to request an administrative
39 extension as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning
40 Ordinance will void the conditional use approval.

41 9. The developer shall secure approval from the Department of Public Works for sidewalk
42 replacement and utility cut permits.

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do anything required
2 to be done by this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subject to a fine
3 or to imprisonment or both, such fine and/or imprisonment set by Section 1-13 of the 1995 Code of the City
4 of New Orleans, or should alternatively be subject to whatever civil liabilities, penalties or remedies the law
5 may prescribe. Conviction shall be cause for the immediate cancellation of the Use and Occupancy permit of
6 the premises.


1 **SECTION 3.** This ordinance shall have the legal force and effect of authorizing this conditional use
2 only after all the provisos listed in Section 1 of this Ordinance which impose a one-time obligation have been
3 completely fulfilled and complied with, and only after all the provisos listed in Section 1 which impose a
4 continuing or on-going obligation shall have begun to be fulfilled, as evidenced by the Planning
5 Commission's approval of a final site plan, on or before one year from the date of adoption of this ordinance,
6 (which shall be incorporated into this ordinance by reference) and its subsequent recordation, and no use or

7 occupancy certificates or permits (other than the building permits needed to fulfill the provisos) shall be
8 issued until all the provisos which impose a one-time obligation have been completely fulfilled and complied
9 with, and only after all the provisos listed in Section 1 which impose a continuing or ongoing obligation shall
10 have begun to be fulfilled, as evidenced by the Planning Commission's approval of a final site plan (which
11 shall be incorporated into this ordinance by reference) and its subsequent recordation. If the development or
12 construction of the conditional use authorized herein is not commenced within one (1) year from the date this
13 ordinance becomes law, as contemplated by Section 3-113 of the Home Rule Charter of the City of New
14 Orleans, the provisions of this Ordinance shall be null, void and of no legal force and effect.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS DEC 19 2013

JACQUELYN B. CLARKSON
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON DEC 20 2013

APPROVED: DEC 30 2013


MITCHELL J. LANDRIEU

MAYOR

RETURNED BY THE MAYOR ON DEC 30 2013 AT 10 35 AM

LORA W. JOHNSON

INTERIM CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Cantrell, Gisleson Palmer, Guidry, Head, Gray - 5

NAYS: 0

ABSENT: Clarkson, Hedge-Morrell - 2

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THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Lora W. Johnson
CLERK OF COUNCIL