



Building/Construction
Related Permit



Received by	_____
Sign Provided <input type="radio"/> Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.

Type of application: Text Amendment Zoning Change Conditional Use/Planned Development

Address of Property for which this application is being filed. 1400 S Broad New Orleans, LA 70125

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Adam Ritter

Applicant Address 3940 Thalia St

City New Orleans State LA Zip 70125

Applicant Contact Number 215-275-7054 Email info@zonymashbeer.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name City of New Orleans

Property Owner Address 1300 Perdido St Suite 5W06

City New Orleans State LA Zip 70112

Property Owner Contact Number 504-658-3621 Email Jennifer.Kietschmann@nola.gov

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) 482 Lot Number(s) 23 / 045

Bounding Streets S Broad, Thalia, Martin Luther King Blvd S Dorgenois

Zoning C-1 Municipal District 1

Tax Bill Number 101112522 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Utilize the lot at 1400 S Broad St as an extension of our operations to offer open space and additional seating for our patrons. Seating will not be permanently attached. The space will be adjacent to an existing beer garden area that lies on our property under the address 3940 Thalia St, and our brewery/taproom also 3940 Thalia.

This application is an ammendment to an existing Conditional Use permit approved by City Council on September 19, 2019 to permit a brewery and bar with live entertainment (secondary use) zoning docket number 46/19.



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LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Jennifer R. Kutschmann Date 10/7/20

Agent Signature _____ Date _____

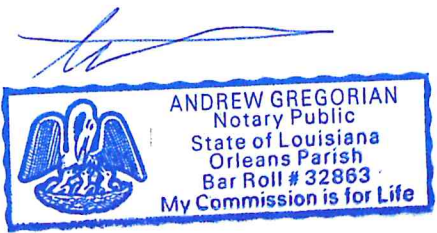
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolition authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

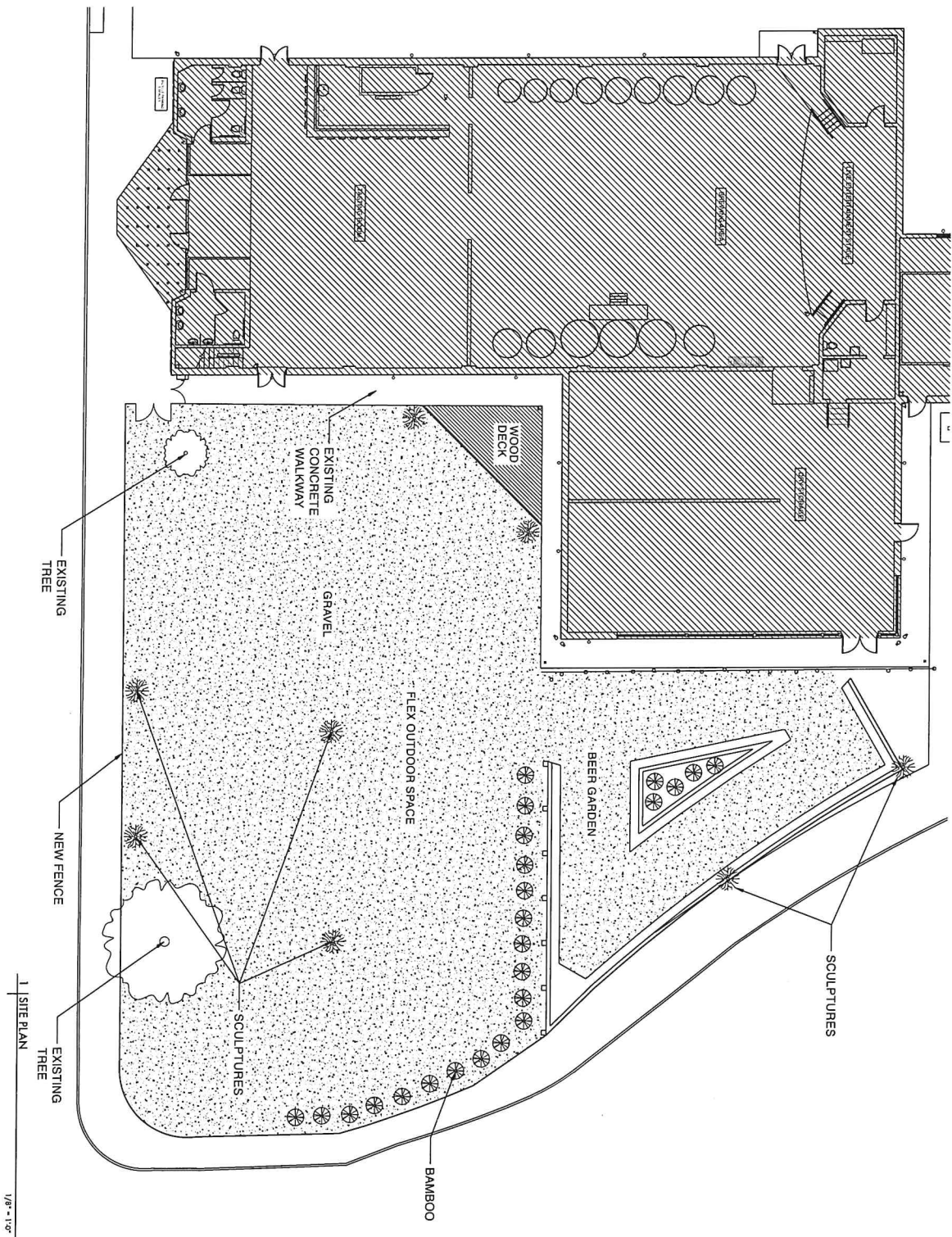
STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 7th day of October, 2020

My Commission expires on death





ZONY MASH BEER PROJECT
 3940 THALIA STREET
 NEW ORLEANS, LA 70125

FLEX LOT
 SITE PLAN
 2020.09.21

SITE PLAN

A 100

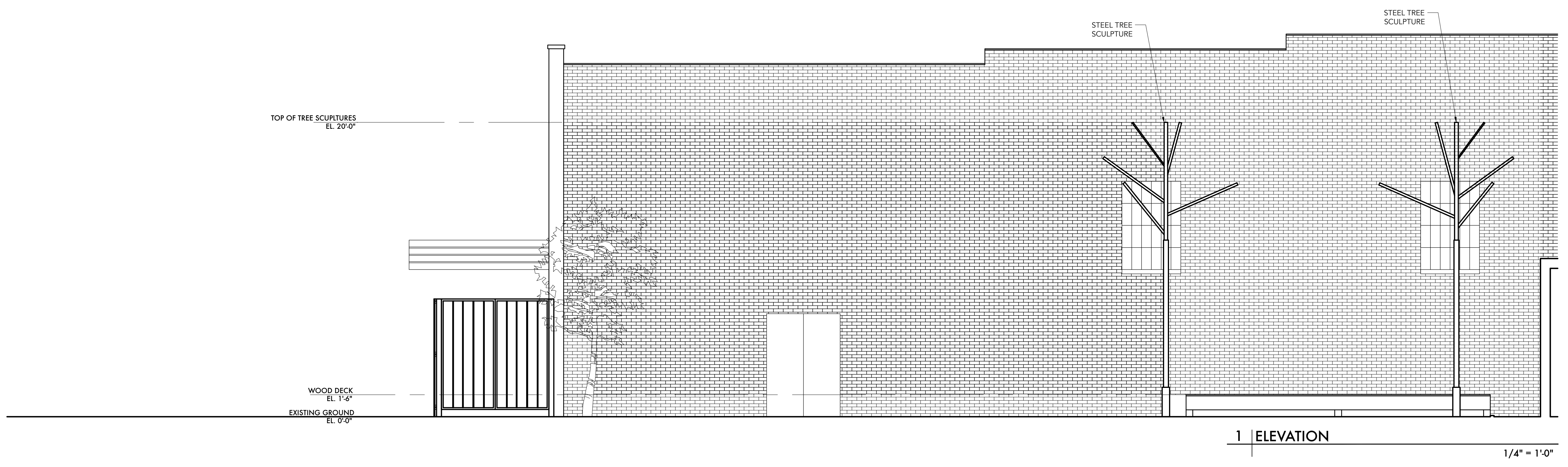
1/8" = 1'-0"

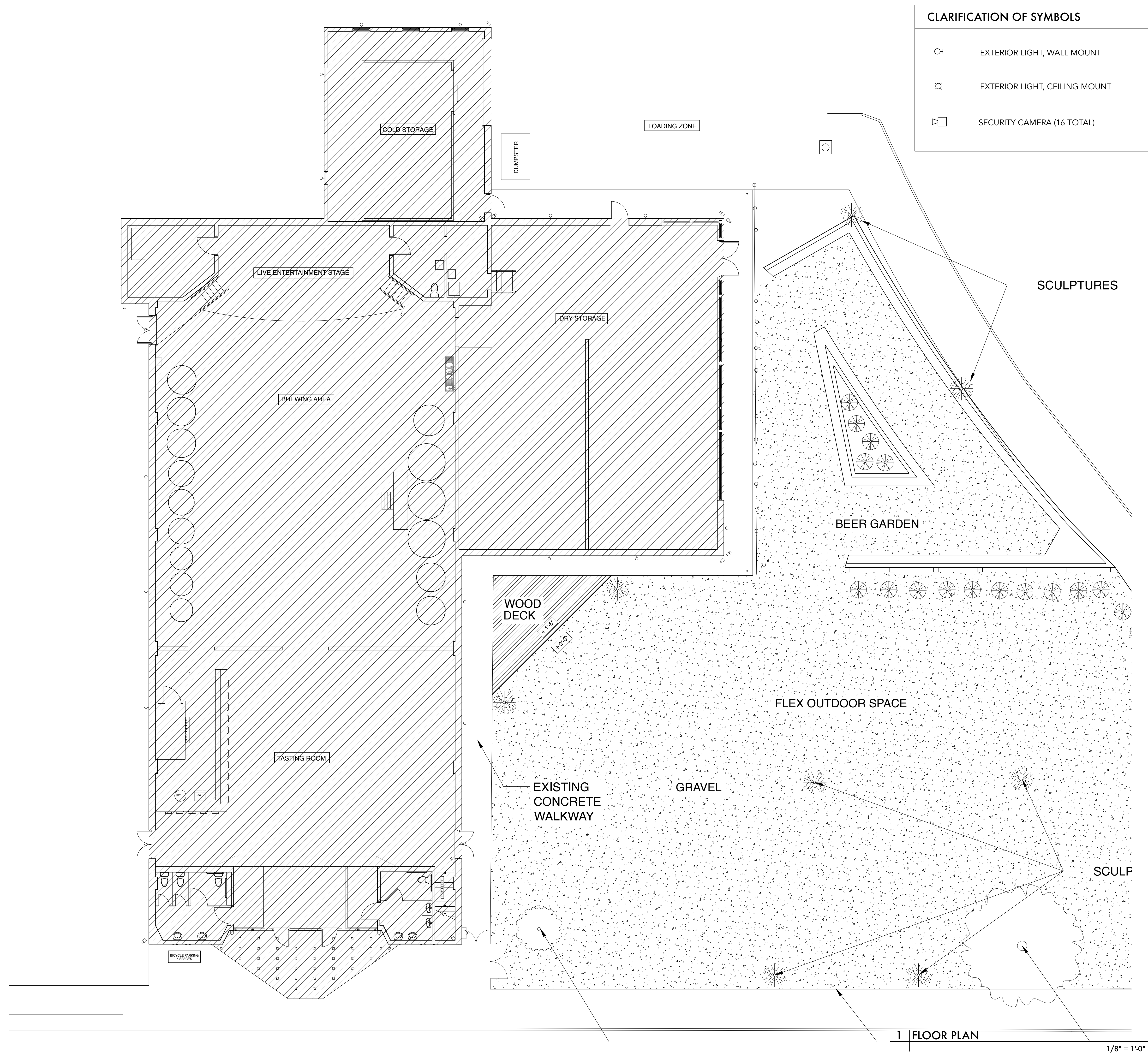
ZONY MASH BEER PROJECT
3940 THALIA STREET
NEW ORLEANS, LA 70125

FLEX LOT
SITE DRAWINGS
2020.10.20

ELEVATION

A 201





ZONY MASH BEER PROJECT
 3940 THALIA STREET
 NEW ORLEANS, LA 70125

FLEX LOT
 SITE DRAWINGS
 2020.10.20

SITE PLAN

A 101

1/8" = 1'-0"







September 17, 2020

RE: Neighborhood Participation Program

Dear Neighbor:

As owner/operator of the Brewery, Ike N Tina LLC DBA Zony Mash Beer Project located at 3940 Thalia St we are currently seeking approval to lease, from the City of New Orleans, the vacant lot located at the intersection of Broad Street and Thalia Street and bears the municipal address 1400 S. Broad, as such are amending our Conditional Use to include this space for general seating and use by our patrons during normal operating hours, not before 11:00am and no later than 10:00pm on weekdays and 11:00pm on weekends.

The lot is situated in the First Municipal District, City of New Orleans, comprising part of former Lot 23, in Square 482A, bounded by South Broad Avenue, Thalia Avenue, South Dorgenois Street, and Martin Luther King, Jr. Blvd (formerly Melpomene Avenue), which property is described as follows: Starting at the southwest corner of South Broad Avenue and Thalia Street and measuring 120 feet along the west line of Thalia Street to a point, thence westerly along the north lot line of Lot 12 a distance of 70 feet, thence northerly at a parallel distance of 70 feet from the west line of Thalia Street a distance of 120 feet to a point on the south property line of South Broad Avenue, thence 70 feet along the south property line of South Broad Avenue to the point of beginning. The total square footage of said portion of ground measures approximately 8,400 square feet.

Taking into regard the current pandemic and health concerns regarding social distancing, particular with regard to indoor dining and drinking, we wish to obtain the lot at 1400 S. Broad to expand our seating options for socially distanced outdoor drinking and dining. The perimeter of the area would be fenced, with a gated entrance, landscaping added to the perimeter at the exterior, and offer limited non-permanent seating, as well as open free space for general use.

We are required to seek City Planning Commission and City Council approval of proposal through the conditional use process. This is required because the site is zoned C-1 General Commercial District, which requires conditional use approval for brewery bars/taprooms (including outdoor areas) in accordance with Article 15, Section 15.2.A of the Comprehensive Zoning Ordinance. In seeking this approval, will we be amending the conditional use ordinance (Ordinance No. 28,218 MCS) that applies to our location at 3940 Thalia Street, which is required by Article 4, Section 4.5.F.3 of the Comprehensive Zoning Ordinance.

Because you are a neighbor nearby to the lot, I am inviting you to submit concerns or questions at this time. Due to safety concerns surrounding Covid-19 we are unable to hold an in-person meeting, but, welcome all comments in writing be e-mailed to the address below. In addition, concerned citizens can request a virtual meeting (Zoom, Google meet up) to voice any concerns or gain clarifications. Please reach out using the same e-mail address below to schedule virtual meeting. The deadline for accepting comments is **October 4, 2020**.

This letter is being delivered through the U.S. Mail. Attached to this letter is a site plan illustrating the location of the lot and areas of use. Please be advised that due to Phased restrictions set forth by the City of New Orleans and the State of Louisiana, the area will not be in use until the Phase 2 mandate in place by the City of New Orleans which require the closing of all bars is lifted.

If you have any questions, comments or need clarification, please contact me at info@zonymashbeer.com.

Sincerely,

Adam Ritter, Owner
info@zonymashbeer.com
(504)766-8868
Zony Mash Beer Project
3940 Thalia St
New Orleans, LA 70125



Alexis Annis <info@zonymashbeer.com>

Property Lease

Robert Newman <mewman40@gmail.com>
To: info@zonymashbeer.com

Mon, Oct 5, 2020 at 4:12 PM

I got Your notification, good for You, I wish You lots of luck. Don't hesitate to call if you think I can help.

BOB Newman
A & N Warehouses
1401 S.Broad
cell: 504-439-6410

PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Weezemo LLC	1419 Pine St	New Orleans	LA	70118
Current Resident	1300 S Broad St	New Orleans	LA	70125
Current Resident	1300 S Broad St HM	New Orleans	LA	70125
Current Resident	1300 S Broad St Ste A	New Orleans	LA	70125
Current Resident	1300 S Broad St Ste B	New Orleans	LA	70125
Current Resident	1300 S Broad St Ste C	New Orleans	LA	70125
Current Resident	1300 S Broad St Ste D	New Orleans	LA	70125
Current Resident	1300 S Broad St Ste E	New Orleans	LA	70125
The City Of New Orleans	1300 Perdido St Room 5W17	New Orleans	LA	70112
Current Resident	1301 S Dorgenois St	New Orleans	LA	70125
D & L Investment Properties Inc	2373 North Hobart Blvd	Los Angeles	CA	90027
Current Resident	1313 S Dorgenois St	New Orleans	LA	70125
Eastview LLC	5941 Doral Court	New Orleans	LA	70128
Current Resident	1316 S Broad St	New Orleans	LA	70125
Current Resident	1319 S Dorgenois St	New Orleans	LA	70125
Patrick T Guidry	ET Al 3901 Thalia St	New Orleans	LA	70125
Current Resident	1321 S Dorgenois St	New Orleans	LA	70125
Propertiesllc Rmj	Attn: R Joseph Mossy,Jr 1331 South Broad	New Orleans	LA	70125
Current Resident	1327 S Broad St	New Orleans	LA	70125
Current Resident	1330 S Broad St	New Orleans	LA	70125
Current Resident	1331 S Broad St	New Orleans	LA	70125
City Of New Orleans	1300 Perdido St	New Orleans	LA	70112
Current Resident	1400 S Broad St	New Orleans	LA	70125
1401 S Broad LLC	6474 Canal BL	New Orleans	LA	70124
Current Resident	1401 S Broad St	New Orleans	LA	70125
Hotel Hope	3923 Martin Luther King Blvd	New Orleans	LA	70125
Current Resident	2401 S Dorgenois St	New Orleans	LA	70125
Pure Light Baptist Church	3944 Martin Luther King Blvd	New Orleans	LA	70125
Current Resident	2500 S Broad St	New Orleans	LA	70125
Edward Lamothe	7914 Tulsa St	New Orleans	LA	70129
Current Resident	2501 S Dorgenois St	New Orleans	LA	70125
Current Resident	2503 S Dorgenois St	New Orleans	LA	70125
Aaron Harold Ellis	C/O City of New Orleans 2509 S Dorgenois	New Orleans	LA	70125
Current Resident	2509 S Dorgenois St	New Orleans	LA	70125
Current Resident	2511 S Dorgenois St	New Orleans	LA	70125
Julie A Hicks	2513 S Dorgenois St	New Orleans	LA	70125
Beatrice Washington	C/O City of New Orleans 1317 W 110th Pl	Chicago	IL	60643
Current Resident	2517 S Dorgenois St	New Orleans	LA	70125
Current Resident	2519 S Dorgenois St	New Orleans	LA	70125
Marguerite Eva Bourgeois	ET Al 2521 S Dorgenois St	New Orleans	LA	70125
Current Resident	2521 S Dorgenois St	New Orleans	LA	70125

Current Resident	2523 S Dorgenois St	New Orleans	LA	70125
Current Resident	2528 S Broad St	New Orleans	LA	70125
King and King Manager	1475 Steeple Chase Ln	New Orleans	LA	70131
Current Resident	3900 Thalia St	New Orleans	LA	70125
King And King Mgmt Gr	20240 Bur Oak Drive	Zachary	LA	70791
Current Resident	3901 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3901 Thalia St	New Orleans	LA	70125
Thelma Allen	Etal 3608 Lake Desallemands Dr	Harvey	LA	70058
Current Resident	3902 Thalia St	New Orleans	LA	70125
Current Resident	3903 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Gulfcoast Allied 7 LLC	1322 Felicity St	New Orleans	LA	70128
Current Resident	3905 Thalia St	New Orleans	LA	70125
Current Resident	3907 Thalia St	New Orleans	LA	70125
Current Resident	3908 Erato St	New Orleans	LA	70125
CGH Partners 2007	2105 Rue Simone	Hammond	LA	70403
Current Resident	3909 Thalia St	New Orleans	LA	70125
Current Resident	3909 Third St	New Orleans	LA	70125
Armytean G Joseph	3910 Thalia Street	New Orleans	LA	70125
Current Resident	3910 Thalia St	New Orleans	LA	70125
Current Resident	3911 Thalia St	New Orleans	LA	70125
Current Resident	3911 Third St	New Orleans	LA	70125
Kenneth Avery	P O Box 7242	New Orleans	LA	70186
Current Resident	3912 Thalia St	New Orleans	LA	70125
New Orleans Neighborh	1429 S Rampart S	New Orleans	LA	70113
Current Resident	3914 Erato St	New Orleans	LA	70125
Leonard J Rolland	C/O City of New Orleans 1411 N Cockrell P	Dallas	TX	75211
Current Resident	3915 Thalia St	New Orleans	LA	70125
Mark E Peters	PO Box 434	Bangor	WI	54614
Current Resident	3916 Erato St	New Orleans	LA	70125
Miracle Seed Inc	Adjudicated to Cno 3916 Thalia St	New Orleans	LA	70125
Current Resident	3916 Thalia St	New Orleans	LA	70125
Clara L Williams	2921 Banks St	New Orleans	LA	70119
Current Resident	3917 Thalia St	New Orleans	LA	70125
Current Resident	3918 Erato St	New Orleans	LA	70125
Current Resident	3919 Thalia St	New Orleans	LA	70125
Cicely T Brown	Adjudicated to Cno 160 Riverlands Dr	La Place	LA	70068
Current Resident	3920 Erato St	New Orleans	LA	70125
Current Resident	3920 Second St	New Orleans	LA	70125
Keion T Martin	2921 Banks St	New Orleans	LA	70119
Current Resident	3921 Thalia St	New Orleans	LA	70125
Current Resident	3922 Second St	New Orleans	LA	70125
Millian Candince T Mc	1839 Fourth Street	New Orleans	LA	70130

Current Resident	3922 Thalia St	New Orleans	LA	70125
Current Resident	3923 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3923 Thalia St	New Orleans	LA	70125
Evelyn H Williams-Crocl	3923 Third St	New Orleans	LA	70125
Michael Fitzgerald	C/O Nathaniel M Phillips 3927 Iberville St	New Orleans	LA	70119
Current Resident	3924 Erato St	New Orleans	LA	70125
Wilfred Nash	3926 Second Street	New Orleans	LA	70125
Current Resident	3924 Second St	New Orleans	LA	70125
Current Resident	3924 Thalia St	New Orleans	LA	70125
Mark Shannon Seiler	3937 Thalia St	New Orleans	LA	70125
Current Resident	3925 Thalia St	New Orleans	LA	70125
Current Resident	3926 Erato St	New Orleans	LA	70125
Current Resident	3926 Second St	New Orleans	LA	70125
Troy Polite	ET Al 3926 Thalia St	New Orleans	LA	70125
Current Resident	3926 Thalia St	New Orleans	LA	70125
Current Resident	3927 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3927 Martin Luther King, Jr Blvd Apt 1A	New Orleans	LA	70125
Current Resident	3927 Martin Luther King, Jr Blvd Apt 1B	New Orleans	LA	70125
Current Resident	3927 Martin Luther King, Jr Blvd Apt 2A	New Orleans	LA	70125
Current Resident	3927 Martin Luther King, Jr Blvd Apt 2B	New Orleans	LA	70125
Current Resident	3927 Thalia St	New Orleans	LA	70125
Claudette Houston	3929 Third St	New Orleans	LA	70125
Current Resident	3927 Third St	New Orleans	LA	70125
Manzanas Properties L	4228 D'hemecourt St	New Orleans	LA	70119
Current Resident	3928 Erato St	New Orleans	LA	70125
Gloria Randolph	3928 Second St	New Orleans	LA	70125
Karen Millet	ET Al 3930 Thalia St	New Orleans	LA	70125
Current Resident	3928 Thalia St	New Orleans	LA	70125
Nathaniel Hawkins	C/O Mark Shannon Seiler 3937 Thalia St	New Orleans	LA	70125
Current Resident	3929 Thalia St	New Orleans	LA	70125
Current Resident	3930 Erato St	New Orleans	LA	70125
Current Resident	3930 Thalia St	New Orleans	LA	70125
Rosalie B Washington	3931 Martin L King Blvd	New Orleans	LA	70125
Current Resident	3931 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3931 Thalia St	New Orleans	LA	70125
Nicholas B Conner	939 Jackson Ave	New Orleans	LA	70130
Current Resident	3931 Third St	New Orleans	LA	70125
Current Resident	3932 Erato St	New Orleans	LA	70125
Current Resident	3933 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Naomi O Monnie	3937 Thalia St	New Orleans	LA	70125
Current Resident	3933 Thalia St	New Orleans	LA	70125
Michael M Ogden	3816 Napoleon Ave Apt A	New Orleans	LA	70125

Current Resident	3933 Third St	New Orleans	LA	70125
Current Resident	3934 Erato St	New Orleans	LA	70125
Broad Strokes LLC	2436 Valence St	New Orleans	LA	70115
Current Resident	3934 Thalia St	New Orleans	LA	70125
Current Resident	3935 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3935 Thalia St	New Orleans	LA	70125
Current Resident	3935 Third St	New Orleans	LA	70125
Current Resident	3936 Erato St	New Orleans	LA	70125
Mark S Seiler	3937 Thalia St	New Orleans	LA	70125
Current Resident	3938 Erato St	New Orleans	LA	70125
Current Resident	3939 Thalia St	New Orleans	LA	70125
Nicole T Raymond	3939 Third Street	New Orleans	LA	70125-000
Current Resident	3939 Third St	New Orleans	LA	70125
Current Resident	3940 Thalia St	New Orleans	LA	70125
Mickens Oliver SR	3020 Rue Parc Fontaine Apt 908	New Orleans	LA	70131
Current Resident	3941 Thalia St	New Orleans	LA	70125
Current Resident	3943 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3943 Thalia St	New Orleans	LA	70125
Current Resident	3944 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3945 Thalia St	New Orleans	LA	70125
Current Resident	3948 Erato St	New Orleans	LA	70125
Current Resident	3950 Erato St	New Orleans	LA	70125
Current Resident	3950 Martin Luther King, Jr Blvd	New Orleans	LA	70125
Current Resident	3959 Third St	New Orleans	LA	70125

Neighborhood associations

Organization Name: Voices of Experience, Inc.

Point of Contact: Theophilus Moore

Phone Number: 504-699-8288

Email: thee5moe@gmail.com

Street Address: 3724 Clio St.

City: New Orleans

City Council Person

DISTRICT B

JAY H. BANKS

City Hall, Room 2W10

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1020

Fax: (504) 658-1025

Jay.H.Banks@nola.gov

CPC STAFF

cpcinfo@nola.gov

October 14, 2020

Sabine E. Lebailleur
Principal City Planner
NO CPC
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112

Dear Ms. Lebailleur:

This letter is to request a parking variance with regard to the lease and use of the City owned lot located at 1400 S. Broad St.

Currently, our business, located at 3940 Thalia St, is required to have 24 parking spaces, which include 19 off-street spaces, and 5 on-street spaces. The parking lot accommodating 19 off-street spaces has received a permit and is set to begin construction in the next weeks. The on-street spaces allotted to 3940 Thalia include 3 parking spaces directly in front of our main entrance at 3940 Thalia, and 2 parking spaces along Martin Luther King, Jr Blvd. just outside the entrance/exit of the off-street parking lot being constructed, between S. Broad and Dorgenois St.

Off-street parking still available for use includes 5 spots along Thalia Street and 2 additional spots on Martin Luther King Blvd., not used in our original use.

Because our request to lease the space at 1400 S. Broad will require an additional 15 parking spaces, we are requesting a waiver. With regard to the following:

1) Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same zoning district?

The lot located at 1400 S Broad has no buildings, and there is nothing particular about the land compared to other land in the same zoning district.

2) Will the literal interpretation of the provisions of the ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district?

The interpretation of the provisions will result in not being able to lease or utilize the property.

3) Do any special conditions and circumstances result from the actions of the applicant or any other person who may have (or had) an interest in the property?

There are no special conditions or circumstances resulting from the action of the applicant.

4) Will the granting of the variance confer on the applicant any special privilege which is denied by this ordinance to other lands, structures, or buildings in the same district or similarly situated?

The granting of this variance does not constitute any special privilege for the applicant.

5) Will the variance(s), if granted, alter the essential character of the locality?

The locality is located on a major thoroughfare fronted by our business, facing S. Broad St. and side facing a self-serve carwash that is open 24-hours and will not alter the character of the locality.

6) Will strict adherence to the property regulations result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience?

Strict adherence to the property regulations will not allow us to use this space that is currently needed to accommodate outside seating for our patrons, particularly with regard to safety conditions due to Covid-19.

7) Is the purpose of the variance based exclusively upon a desire to serve the convenience or profit of the property owner, or other interested party(s)?

The purpose of the variance is to be able to accommodate patrons of our business outdoors in order to address the need for socially distanced seating and increased safety concerns due to Covid-19.

8) Will the variance be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located?

The variance will not be detrimental to the public welfare or other properties in the neighborhood.

9) Will the variance impair the adequate supply of light and air to adjacent property, substantially increase traffic congestion in the public street, increase the danger of fire, or endanger the public safety?

The variance will not have any effect on light, air, will not increase danger of fire or public safety (and will actually increase public safety by offering outdoor space for seating, as opposed to indoor, offering plenty of room for social distancing.) Increased traffic is not anticipated, as although the square footage of the lot is 7,633, it is an open flex space and is not meant to accommodate its full capacity.