



Building/Construction
Related Permit



Date _____ Received by _____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: Design Review Interim Zoning Districts Appeal Moratorium Appeal

Property Location 2950 Clio St New Orleans LA 70125

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Sherman Strategies, LLC / Miles Granderson

Applicant Address 800 Baronne St

City New Orleans State LA Zip 70113

Applicant Contact Number 504 799 9335 Email miles@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Goddesses, Inc.

Property Owner Address 1019 Constantinople St

City New Orleans State LA Zip 70115

Property Owner Contact Number 504 799 9335 Email miles@shermanstrategiesllc.com

PROJECT DESCRIPTION

New construction of a Mardi Gras Den to hold iconic floats for Muses parade (Goddesses, Inc.). On lot adjacent to existing Muses den. (Variances approved in BZA089-23).

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- Corridor Transformation
- Greenway Corridor
- Others as required

Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- CBD FAR Bonus
- Wireless Antenna/Tower
- Educational Facility

- Changes to Approved Plans
- DAC Review of Public Projects
- Others as Required

ADDITIONAL INFORMATION

Current Use vacant Proposed Use Mardi Gras den

Square Number 455 Lot Number A Permeable Open Space (sf) 8,523sf

New Development?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Addition?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Tenant Width	<u>n/a</u>
Existing Structure(s)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Renovations?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Building Width	<u>126'7"</u>
Change in Use?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Existing Signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Width (sf)	<u>318.71</u>
New Sign(s)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Area (sf)	<u>37,045</u>	BuildingArea (sf)	<u>15,475</u>



DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One digital copy)

1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan. Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- Photographs of the subject site and/or building

8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

FEES

Compliant Plan	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000

Narrative Description of the Project

The project is the new construction of a 15,475sf Mardi Gras den to house the iconic floats of Krewe of Muses parade. The new den will be on a separate lot adjacent to an existing Muses den.

The project has frontages on Clio, S. Claiborne, and Erato streets, and in addition to being adjacent to the existing Muses den, is also in an area cluster of warehouse properties north of the down ramp of the Claiborne overpass, which includes several other Mardi Gras dens.

The project meets all CZO design requirements with the notation of the variances/waivers requested and approved in BZA 089-23.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Front Yard Setback (Clio Street)

Required: 20 ft Proposed: 187 ft, 6 in Waiver: 167 ft, 6 in

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Front Yard Setback (Erato Street)

Required: 3 ft Proposed: 10 ft Waiver: 7 ft

Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Corner Side Yard Setback

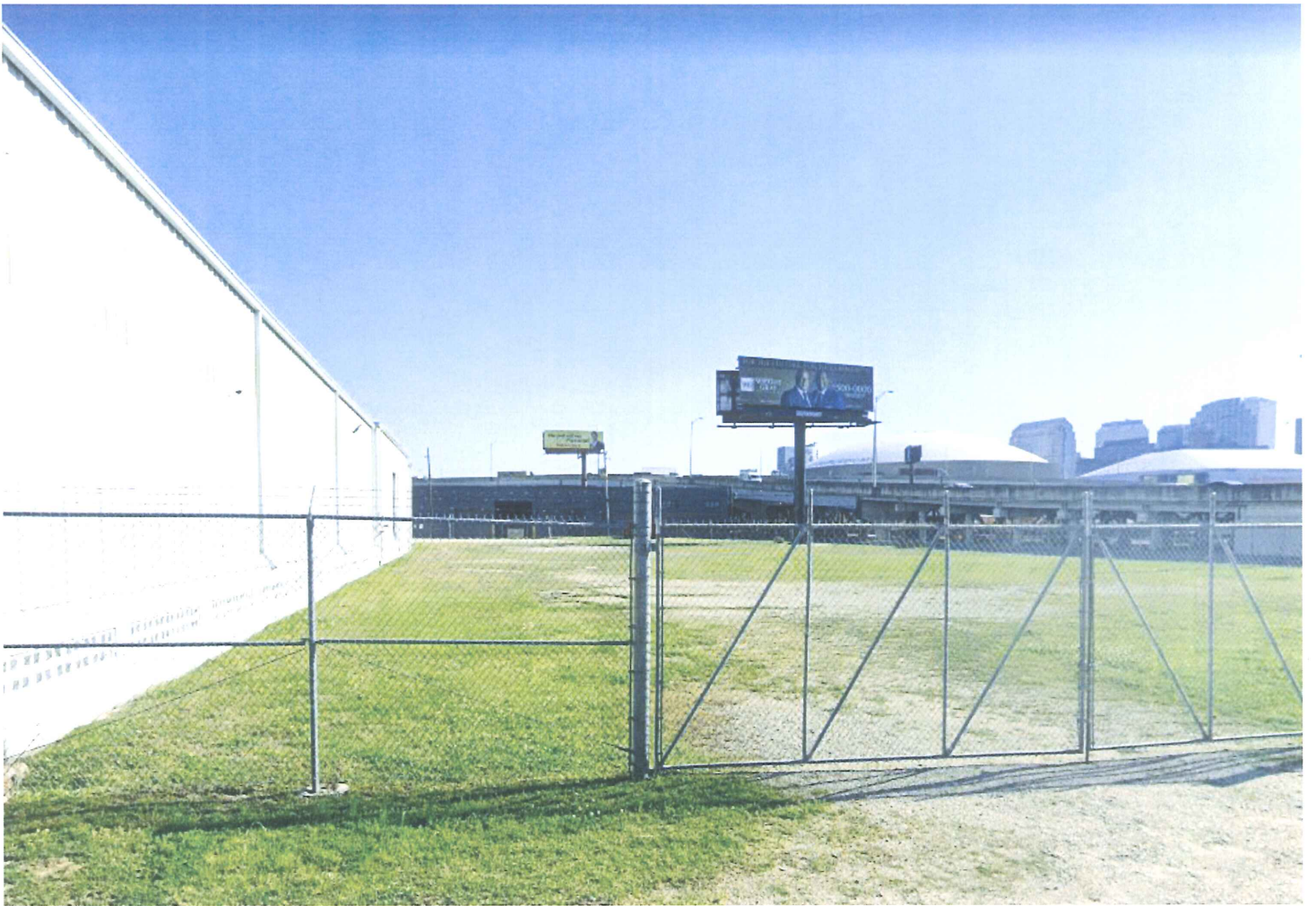
Required: 10 ft Proposed: 0 ft Waiver: 10 ft

Article 15, Section, 15.3.A.2 – Maximum Front Yard Build-to Line (Clio Street)

Required: 20 ft Proposed: 187 ft, 6 in Waiver: 167 ft, 6 in

Article 15, Section, 15.3.A.2 – Maximum Front Yard Build-to Line (Erato Street)

Required: 3 ft Proposed: 10 ft Waiver: 7 ft





**AUTHORIZATION OF
GODDESSES, INC.**

DULY PASSED ON 8/22/2023

WHEREAS, GODDESSES, INC (the “Company”) is duly formed and in good standing under the laws of the State of Louisiana;

WHEREAS, the Company wishes to authorize construction of a Mardi Gras Den or otherwise authorize development of the property which it owns at 2950 Clio Street, New Orleans, LA;

RESOLVED, that the Company authorizes Staci Rosenberg to take whatever actions are necessary with regard to the application for a variance and/or other land use application (the “application”) and to take whatever other actions and execute whatever documents are necessary and appropriate to effectuate the same, and to take further actions to effectuate the intent of the variances and/or other land use requests; and

FURTHER RESOLVED, that the Company authorizes Sherman Strategies, LLC and its employees and agents, including but not limited to Miles Granderson, to act as agents on behalf of the Company with regard to the Applications and to take whatever other actions and execute whatever documents are necessary and appropriate to effectuate the same, and to take further actions to effectuate the intent of the variances and/or other land use requests.

It is hereby certified by the undersigned that the foregoing resolution was duly passed in accordance with the organizational documents of the Company and applicable laws, on the date as stated herein.

Signed:

DocuSigned by:
Sign: Staci Rosenberg
F810116D75E44F1...

Staci Rosenberg/Director, President of GODDESSES, INC.

SOUTH DERBIGNY STREET

319.71'

EXISTING BUILDING
33,516 G.S.F.
S1 OCCUPANCY; FULLY SPRINKLERED;
CONSTRUCTION TYPE II-B

NOT A PART

115.07'

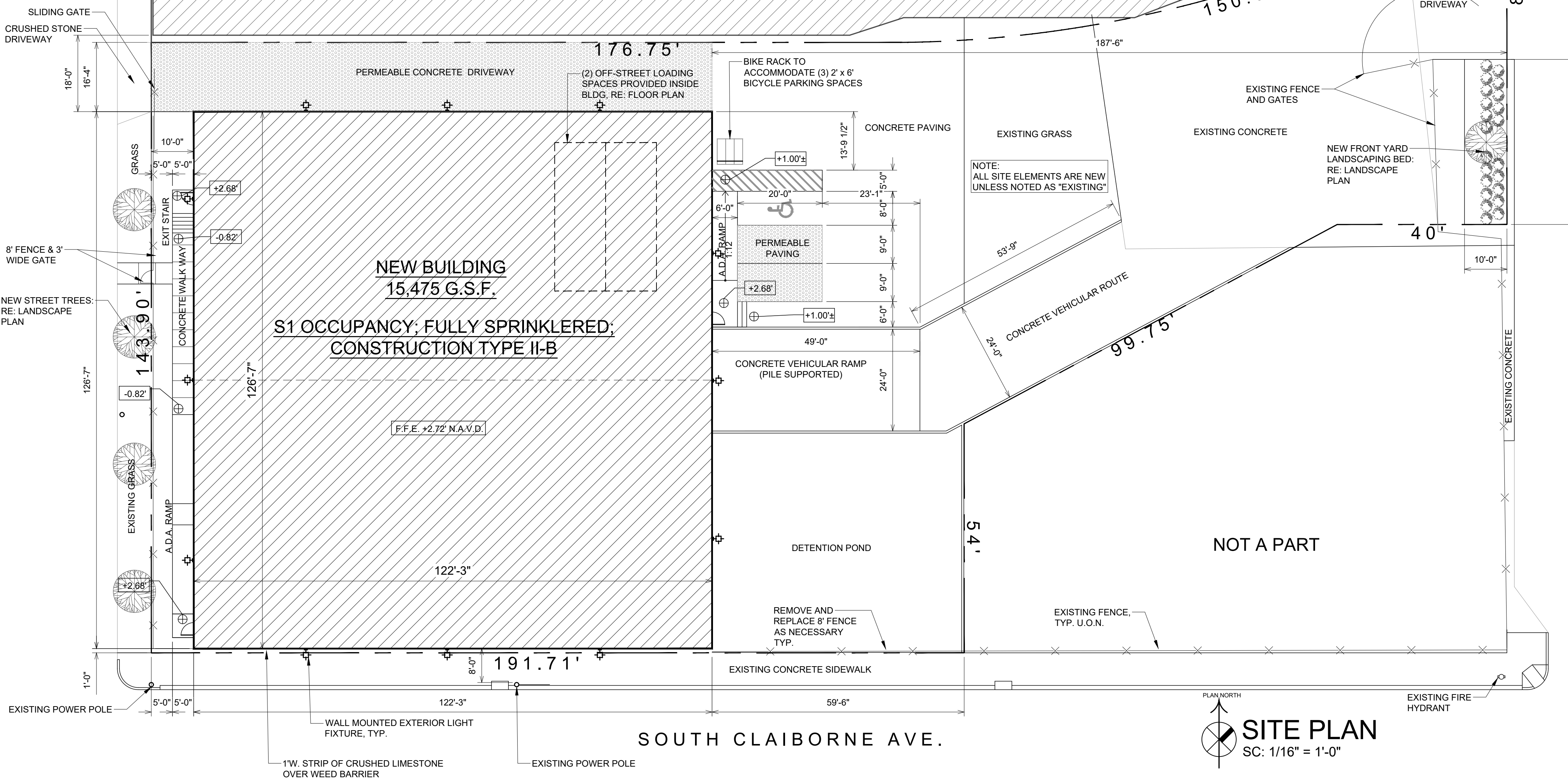
74.89'

83.16'

150.02'

ERATO STREET

CLIO STREET



PROJECT DATA:

- IBC 2021: OCCUPANCY S1, MODERATE HAZARD STORAGE
NFPA LIFE SAFETY CODE 2015: STORAGE OCCUPANCY, CH. 42, ORDINARY HAZARD
- CITY OF NEW ORLEANS ZONING CLASSIFICATION: C-2
- NEW BUILDING AREA = 15,475 G.S.F.
- THE BUILDING WILL BE FULLY EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.
- BUILDING CONSTRUCTION TYPE: II-B
- TOTAL LOT AREA = 37,045 S.F.
- REQUIRED PERMEABLE SITE AREA = 7,409 S.F. (20% OF LOT AREA)
PROVIDED PERMEABLE SITE AREA = 8,523 S.F. (23% OF LOT AREA)

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS.

KREWE OF MUSES
NEW DEN
2950 Clio Street
New Orleans, Louisiana 70125

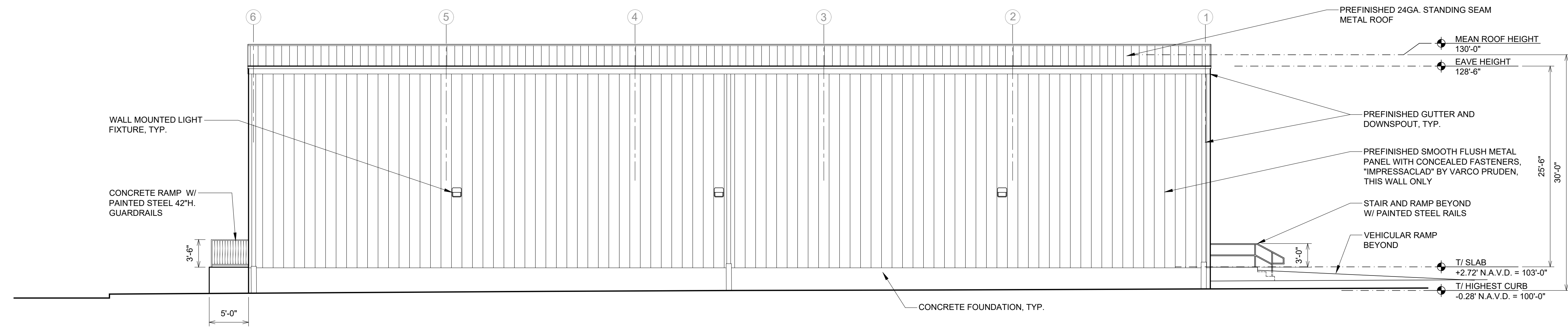


LKHarm Architects
A Professional Architectural Corporation
8238 Argonne Boulevard
New Orleans, Louisiana 70124
504.485.5870 harmon@lkharmarchitects.com

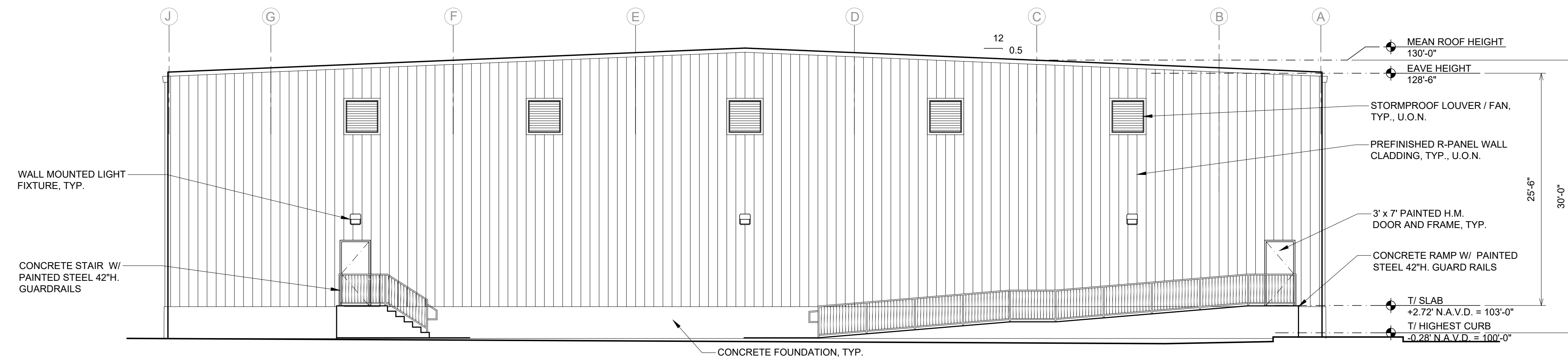
8.24.2023
10.23.2023

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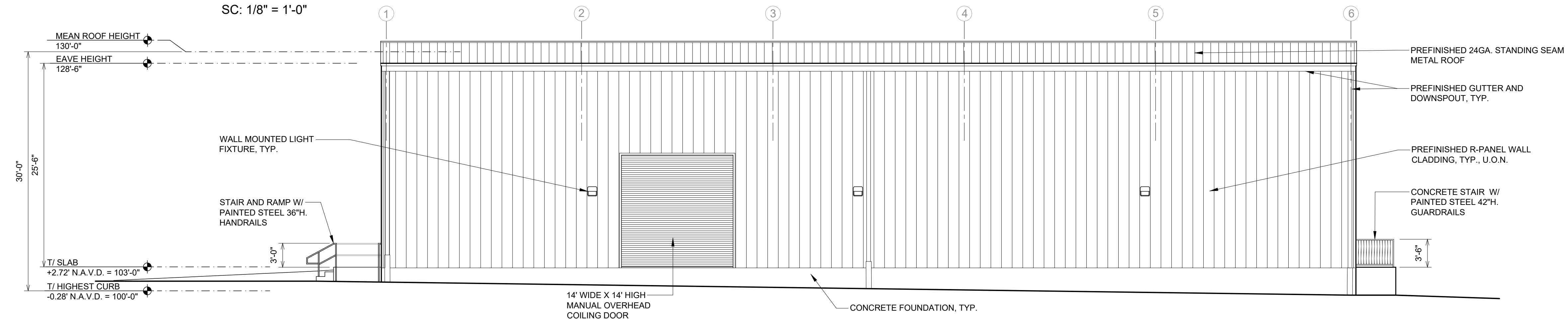
LKH#5119



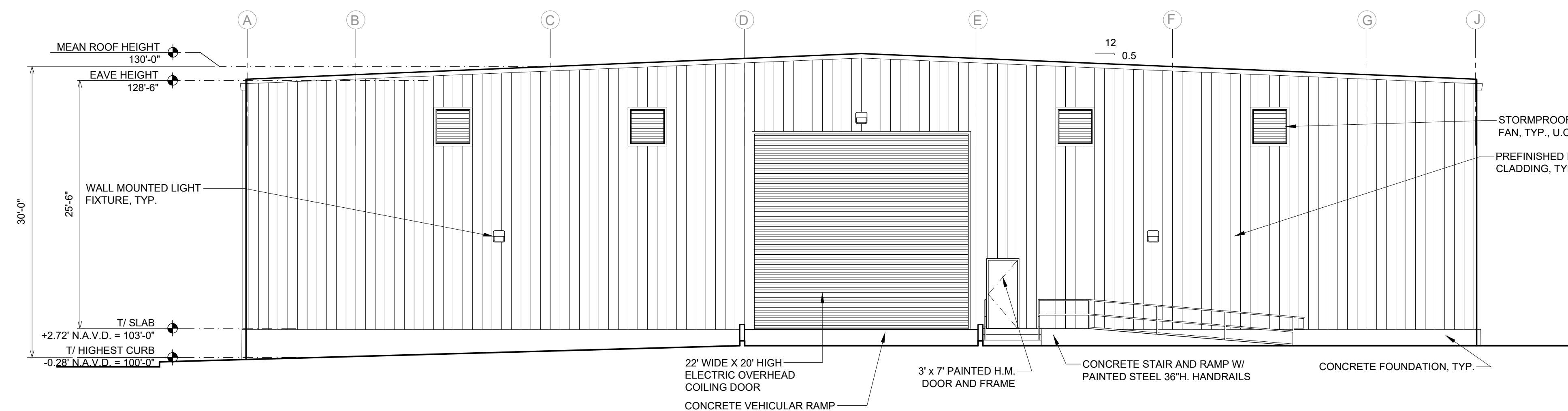
SOUTH CLAIBORNE AVE. SIDE ELEVATION: SIDEWALL 1
 SC: 1/8" = 1'-0"



ERATO STREET REAR ELEVATION: ENDWALL 2
 SC: 1/8" = 1'-0"



SOUTH DERBIGNY STREET SIDE ELEVATION: SIDEWALL 2
 SC: 1/8" = 1'-0"

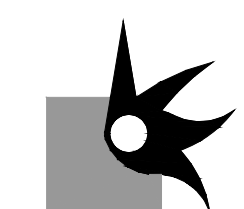


CLIO STREET FRONT ELEVATION: ENDWALL 1
 SC: 1/8" = 1'-0"

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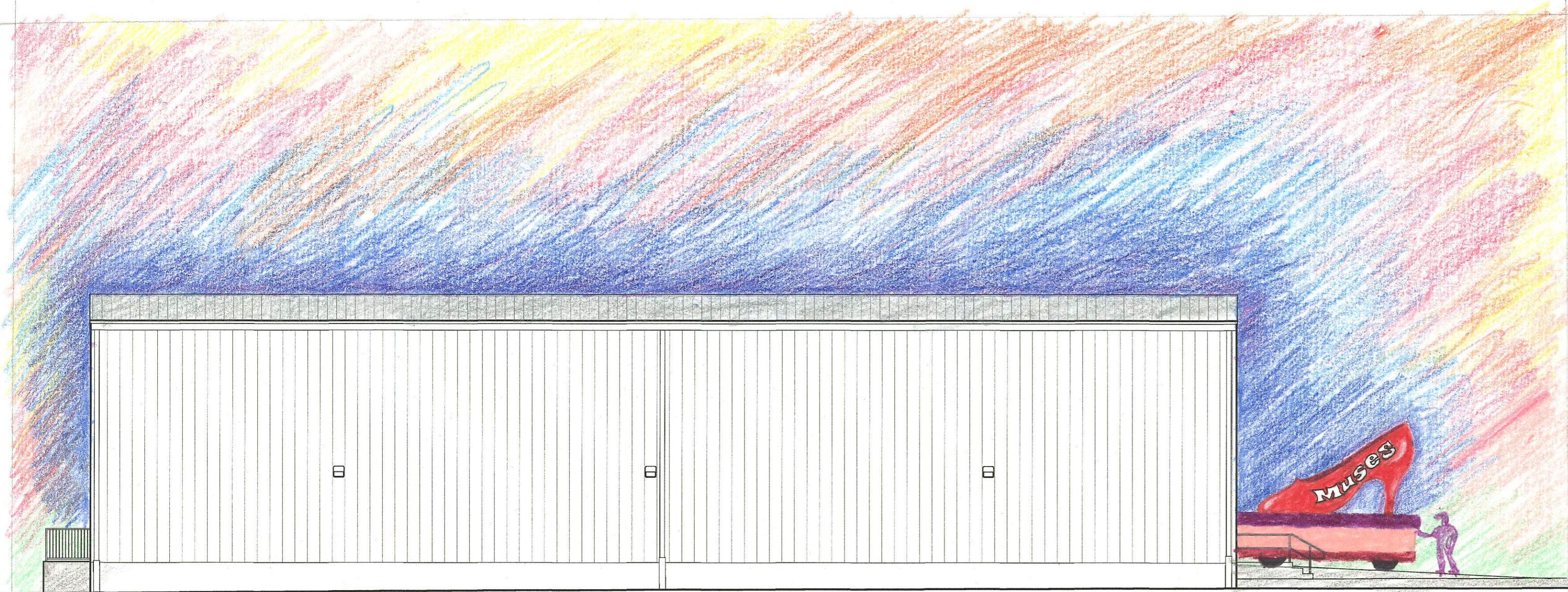


LKHarmon Architects
 A Professional Architectural Corporation
 8238 Argonne Boulevard
 New Orleans, Louisiana 70124
 504.485.5870 harmon@lkharmearchitects.com

8.24.2023
 10.23.2023

A4

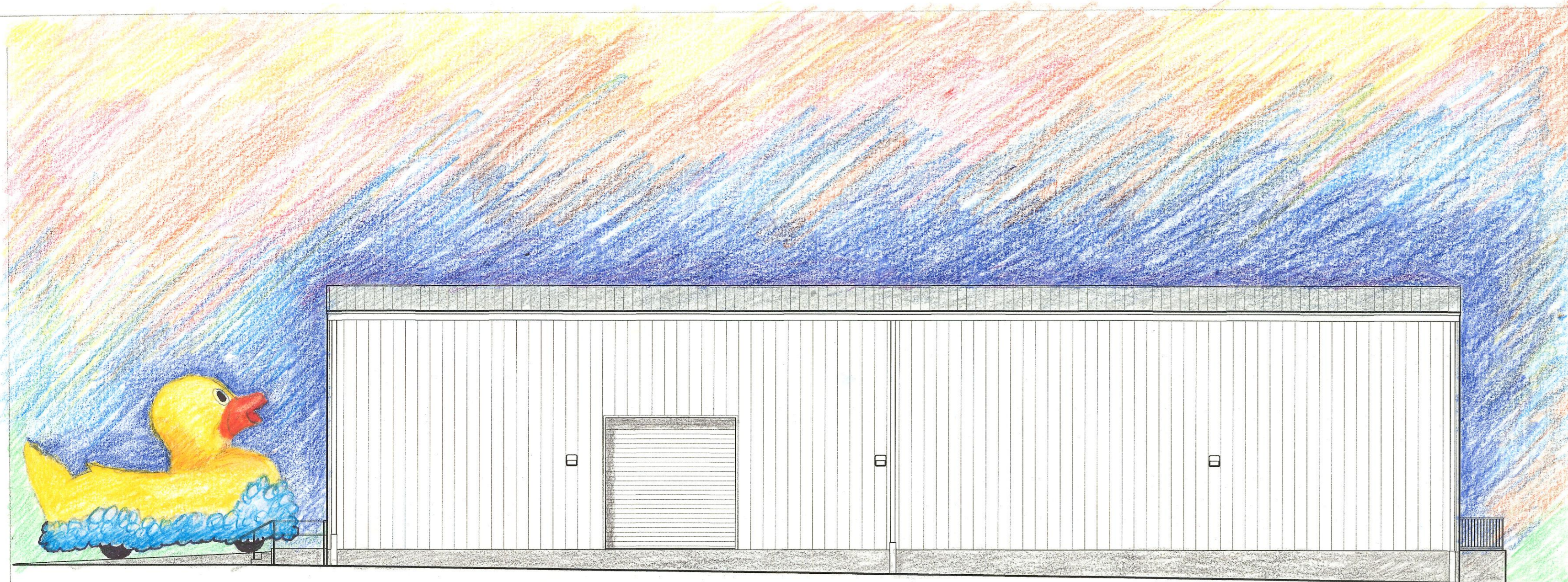
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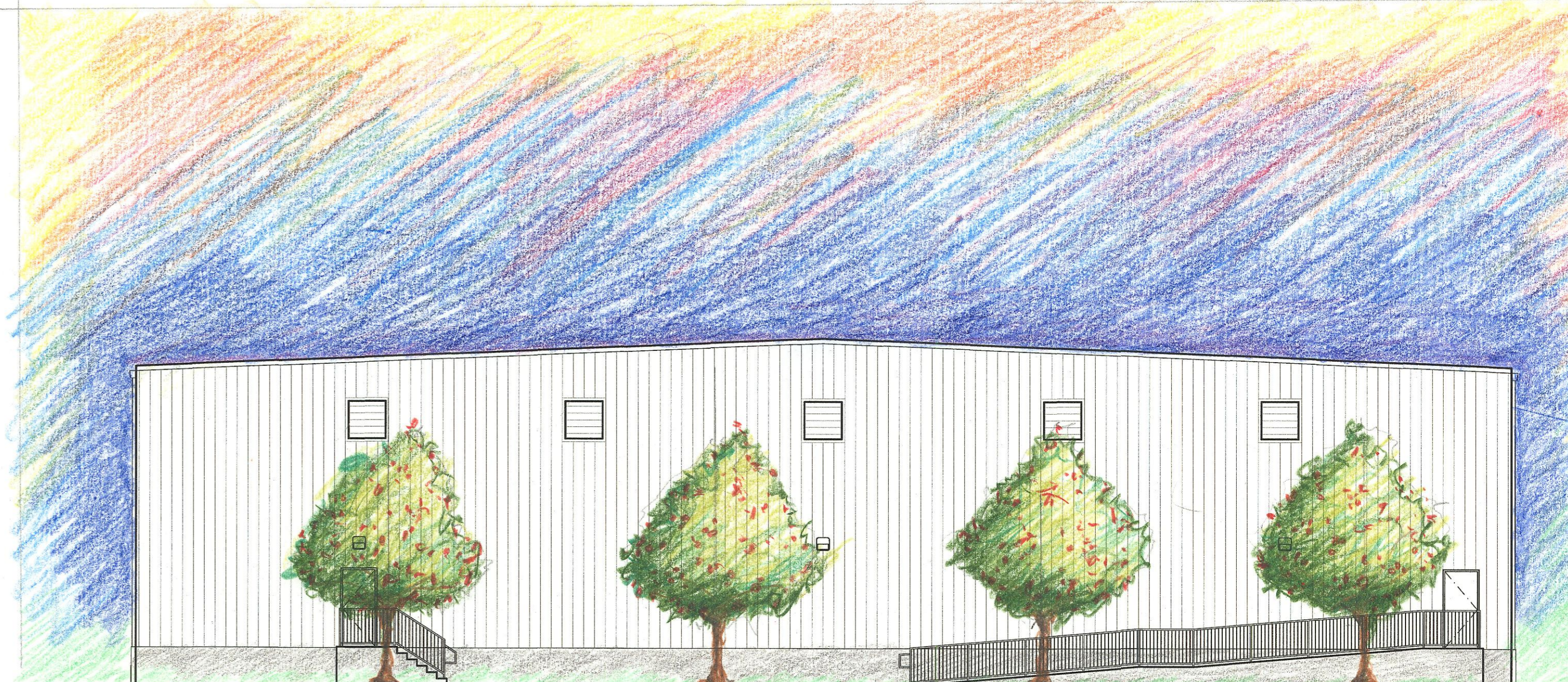
SOUTH CLAIBORNE AVE. ELEVATION



CLIO STREET ELEVATION



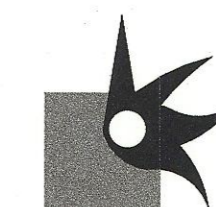
SOUTH DERBIGNY STREET SIDE ELEVATION



ERATO STREET ELEVATION



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 6238 Argonne Boulevard
 New Orleans Louisiana 70124
 504.485.5870 harmon@lkharmonarchitects.com

10.19.2023	A4.1 LKH#5119

SOUTH DERBIGNY STREET

319.71'

EXISTING BUILDING
33,516 G.S.F.
S1 OCCUPANCY; FULLY SPRINKLERED;
CONSTRUCTION TYPE II-B

NOT A PART

176.75'

NEW BUILDING
15,475 G.S.F.

S1 OCCUPANCY; FULLY SPRINKLERED;
CONSTRUCTION TYPE II-B

F.F.E. +2.72' N.A.V.D.

SOUTH CLAIBORNE AVE.

115.07'

74.89'

83.16'

CLIO STREET

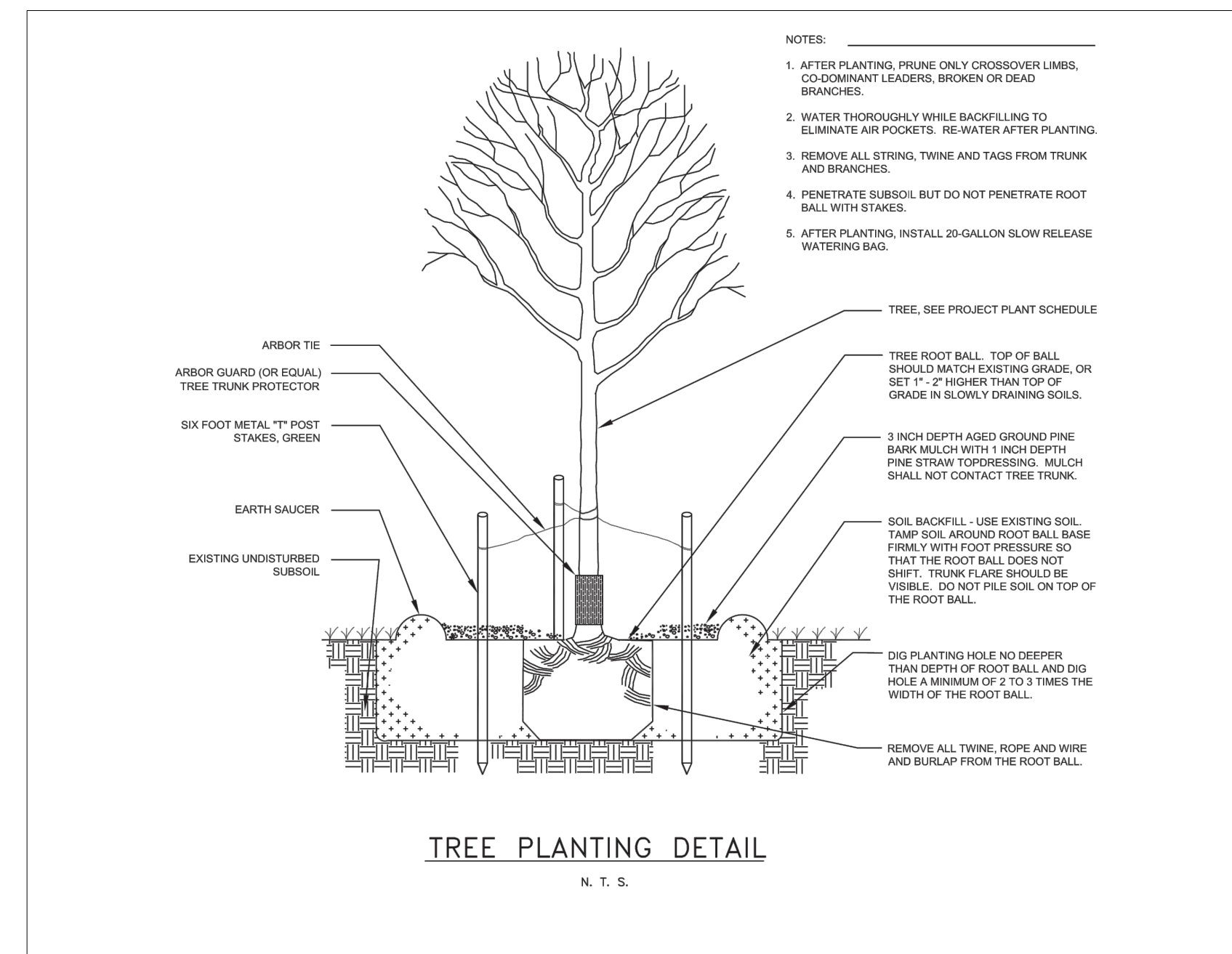
PLAN NORTH

LANDSCAPE PLAN

SC: 1/16" = 1'-0"

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	IC	4	Ilex cassine / Dahoon Holly	30 Gallon Standard Trunk	1 1/2" Cal.	4' to 6' ht.
	QP	1	Quercus phellos / Willow Oak	45 Gal. Standard Trunk	2.50" Cal.	10' - 12' HT.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	IB	8	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3-Gal.		
	IX	2	Ilex x 'Magland' / Oakland™ Holly	15-Gal.		
	JP	13	Juniperus chinensis 'Parsonii' / Parsonii Juniper	3-Gal.		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	SOD	4,448 sf	Eremochloa ophiuroides / Centipede Sod	Squares or Mini Rolls	Class 'A'	
	MULCH	140 sf	Mulch Area / Pine Straw Mulch	Pine Straw Bales	4" Depth	



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L1
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