

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

JARED E. MUNSTER, PH.D.
DIRECTOR

ZONING DETERMINATION MEMORANDUM

Memorandum Z-14-02

DATE: October 17, 2014

FROM: Jared E. Munster, Ph.D., Director

TO: Robert Rivers, Executive Director, New Orleans City Planning Commission

RE: Determination of Zoning Designations Square 124, Fourth Municipal District, bounded by Magazine, Harmony, Constance, and 9th Streets

Pursuant to your request, the Department of Safety and Permits has reviewed the zoning designation for the aforementioned property. Following a thorough review of the zoning maps and subsequent Ordinances, it is the determination of Safety and Permits that Lots 1 and 2 of Square 124 are designated B-1A, Neighborhood Business; Lots 3, 4, and 5 of Square 124 are designated RD-3, Two-Family Residential.

Upon adoption of Ordinance 4,264 MCS, the Official Zoning Map designated Square 124 Lot 1 as B-2, Neighborhood Business with Lots 2, 3, 4, and 5 designated RD-3, Two-Family Residential. The zoning designation of Lot 1 was changed to B-1A in 1982 through adoption of Ordinance 10,004 MCS (Zoning Docket 85/82). In 2004, through adoption of Ordinance 21,543 MCS (Zoning Docket 13/04), the zoning of Lot 2 on Square 124 was changed from RD-3, Two-Family Residential to B-1A, Neighborhood Business. There has been no Ordinance of the Council subsequent to the initial adoption of Ordinance 4,264 MCS to specifically change the Zoning Designation of Lots 3, 4, and 5 of Square 124; therefore, these properties remain designated RD-3, Two-Family Residential as they have been since adoption of the current Comprehensive Zoning Ordinance in 1970.

Following a review of the City's Zoning Base Maps, it appears that the zoning change affected by Ordinance 21,543 MCS was mapped in error. Rather than mapping only Lots 1 and 2 as being located within a B-1A, Neighborhood Business District, the entirety of Square 124 was inadvertently mapped into this zoning designation. A mapping error does not result in a de facto change of a property's zoning designation.

