

**Semi-Monthly Zoning Meeting**  
**Tuesday, June 23, 2015**

**CPC Deadline: 08/07/15**  
**CC Deadline: 09/08/15**  
**Council District: A – Susan G. Guidry**

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission

**Prepared by:** Stosh Kozlowski  
and Brittany DesRocher

**Zoning Docket:** 052/15

**Date:** June 10, 2015

**I. GENERAL INFORMATION:**

**Applicant:** Bryant E. Wininger

**Request:** This is a request for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in a B-1 Neighborhood Business District.

**Location:** The petitioned site is located on Square 1567, Lots A and B, in the Third Municipal District, bounded by Gentilly Boulevard, Maurepas Street, Fortin and Crete Streets. The municipal address is 1629 Gentilly Boulevard. The site is located in the Esplanade Ridge Local Historic District. (PD 4)

**Description:**

The subject site is a parcel located at the intersection of Gentilly Boulevard and Maurepas Street facing Gentilly Boulevard. The site consists of two (2) adjacent lots, Lot A and Lot B, which have frontage on Gentilly Boulevard, Maurepas Street and Crete Street. The combined lots measure approximately ninety-one and eleven hundredths (91.11) feet wide along Gentilly Boulevard, one hundred nine and five tenths (109.5) feet deep along Maurepas Street, ninety-two, seventy-one (92.71) feet along Crete Street, and one hundred one and six tenths (101.6) feet along the Fortin Street side property line for an area of approximately nine thousand five hundred (9,500) square feet. The petitioned is developed with a convenience store and accessory building. Two building are positioned side-by-side on the parcel. The building in the rear of the parcel is used for storage, while the building facing Gentilly Blvd is utilized as a convenience store.

The convenience store has a width of approximately forty-seven (47) feet, seven (7) inches, a depth of approximately twenty-seven (27) feet, five (5) inches, and is 1,305 square feet in area. It is located thirty (30) feet from the Gentilly Boulevard property line and thirty-two (32) feet from the Maurepas Street property line and a total floor area of one thousand three hundred five (1,305) square feet. The accessory building measures approximately thirty-three (33) feet wide and twenty-eight (28) feet deep and is located in the rear of the property

approximately nine (9) feet from the Crete Street property line and thirty-four feet from the Maurepas Street property line.

The applicant proposes for the retail store to sell packaged alcoholic beverages for off-premises consumption, which is a conditional use in accordance with **Article 11, Section 11.48** of the Comprehensive Zoning Ordinance. This report considers that application. The structure will undergo no interior modifications to allow for alcohol sales. There will be no exterior modifications.

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

**Article 5, Section 5.4.5 Conditional Uses** of the Comprehensive Zoning Ordinance states that in the B-1 Neighborhood Business District, the sale of alcoholic beverages at a retail store with a floor area of less than 5,000 square feet is a conditional use. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** 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?**

The site is located within a B-1 Neighborhood Business District extending along Gentilly Blvd. between Fortin St. and N. Broad St. The district generally includes a small portion of lots that front Gentilly Blvd. on the upriver side of the street. Most of these structures in the district are residential, while a small number of parcels are utilized as business consisting of markets, automotive care facilities and hair salons serving neighborhood residents.

Surrounding the entirety of 1629 Gentilly Blvd are residential structures including both single family and multi-family units. There is another local market, roughly a quarter of a mile lake-bound from 1629 Gentilly Blvd. that sells alcoholic beverages for off-premise consumption. It is worth noting that there are numerous bars within walking distance of 1629 Gentilly Blvd. as well other sites selling packaged alcoholic beverages river-bound of the parcel under review. Lake-bound of the parcel in question is the Fairgrounds Race Course.

Across the street is the Stallings-Gentilly Playground which, in 2014, underwent significant renovation and construction to the playground itself as well as a renovation to one of the few accessible public pools in the City of New Orleans. It should be noted that **Chapter 10, Section 10-237** of the City Code enumerates restrictions on the sale of packaged alcoholic beverages within 300 feet of a playground, church, public library,

school, funeral home, or mortuary. Stallings-Gentilly Playground is an example of a public use within 300 feet of the site.

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

*Zoning:*

1929 – ‘E’ Commercial District  
1953 – ‘E’ Neighborhood Shopping District<sup>1</sup>  
1970 – B-1 Neighborhood Business District

*Land Use:*

1929 – Commercial  
1949 – Commercial  
1999 – Commercial<sup>2</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?**

There have been the following zoning actions within five blocks of the subject site in the past five years:

**Zoning Docket 116/10** was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 1638 North Dorgenois Street. It was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

**Zoning Docket 088/14** was a request for a conditional use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant in a B-1 Neighborhood Business District. The municipal address is 3101 Esplanade Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

**Zoning Docket 097/14** was a request for a conditional use to permit a bed and breakfast family home in an RD-3 Two Family Residential District. The municipal address is 2434 Lapeyrouse Street. It was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

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<sup>1</sup> The 1953 Zoning map is not legible. For this parcel, it is the assumption of the planner that the 1953 zoning was “E” based upon surrounding parcels and other historical maps utilized in this report.

<sup>2</sup> The 1999 Land Use Plan provides land use information that is generalized and not lot-specific.

The recent zoning cases are not indicative of a pattern or trend relevant to the current application.

**D. What are the comments from the design review staff?**

*Site layout*

The site consists of two (2) adjacent lots, Lot A and Lot B, which have frontage on Gentilly Boulevard, Maurepas Street and Crete Street. The combined lots measure approximately ninety-one and eleven hundredths (91.11) feet wide along Gentilly Boulevard, one hundred nine and five tenths (109.5) feet deep along Maurepas Street, ninety-two, seventy-one (92.71) feet along Crete Street, and one hundred one and six tenths (101.6) feet along the Fortin Street side property line for an area of approximately nine thousand five hundred (9,500) square feet. The convenience store and accessory building are built over the existing property line between Lots A and B, therefore, should this application be approved the staff recommends the following proviso:

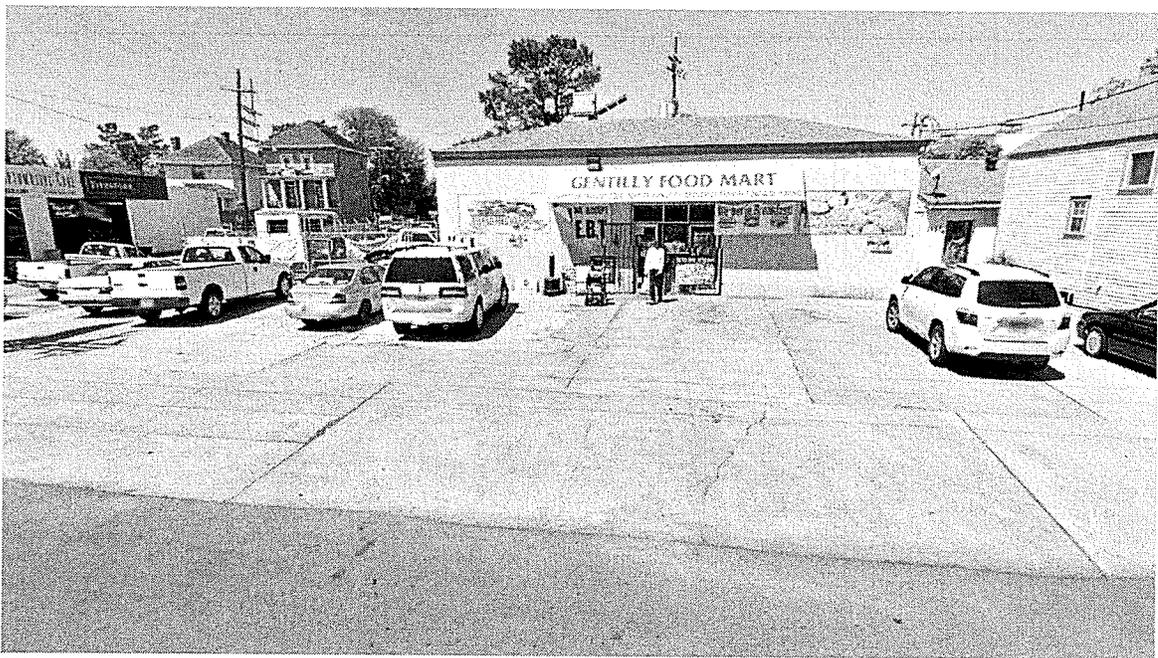
- The applicant shall submit an application to resubdivide the site into one lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be finalized prior to the issuance of any license by the Department of Safety and Permit.

The petitioned is developed with a convenience store and accessory building. The convenience store has a width of approximately forty-seven (47) foot, seven (7) inches, a depth of approximately twenty-seven (27) foot, five (5) inches, and area of one thousand three hundred five (1,305) square feet. It is located thirty (30) feet from the Gentilly Boulevard property line and thirty-two (32) feet from the Maurepas Street property line. The accessory building measures approximately thirty-three (33) feet wide and twenty-eight (28) feet deep and is located in the rear of the property approximately nine (9) feet from the Crete Street property line and thirty-four feet from the Maurepas Street property line.

The applicant does not propose to make any changes to the existing convenience store which is currently in operation. The convenience store interior contains a display area measuring twenty-eight (28) feet by seventeen (17) foot, nine (9) inches for a total area of four hundred ninety-seven (497) square feet. The display area includes two (2) drink coolers measuring one (1) foot, six (6) inches wide and three (3) foot, six (6) inches wide. Additionally, there is approximately sixty-eight (68) linear feet of shelving in the display area. The display area also includes a built in cooler which measures twenty-four (24) foot, eight and five tenths (8.5) inches by eight (8) foot, three and five tenths (3.5) inches for an area of two hundred five (205) square feet. The cooler includes twenty (20) linear feet of display area with four (4) glass doors. The rest of the convenience store includes an L-shaped kitchen area for making prepared foods, a restroom and cashier area.

The site is developed with a roll-over curb along Gentilly Boulevard the entire length of the property line. This curb configuration is used to access parking that exists in front of the convenience store. The submitted site plan shows nine (9) parking spaces including one (1) handicapped space. During a site visit the staff noticed that some of the striping was difficult to see and it appeared that some the spaces did not meet the design standards of **Article 15, Section 15.2.5** of the Comprehensive Zoning Ordinance. In order to insure efficient and safe traffic operation at the site, should this application be approved the staff recommends the following proviso:

- The applicant shall provide a revised site plan indicating parking spaces that meet the design standards of **Article 15, Section 15.2.5** of the Comprehensive Zoning Ordinance. Additionally, the parking spaces shall be striped.



**Figure 1:** Parking on the petitioned site.

### *Signage*

The existing site has one (1) detached monument sign, several temporary signs, a canopy sign, multiple flat signs and numerous temporary window signs. The submitted proposal does not include any new signage however the existing signage is in violation. Per **Article 5, Section 5.4.6.4 – Permitted Signs** of the Comprehensive Zoning Ordinance, canopy signs are limited to three (3) square feet. The signage on the current canopy exceeds that limit. Furthermore, per **Article 5, Section 5.4.6.5** temporary signs in show windows are limited to twenty (20) percent of the total glass area of the window. The current window signs exceed this limit. Additionally, per **Article 12, Section 12.2 – General Sign Regulations** of the Comprehensive Zoning Ordinance, one (1) sign of each sign type, for each street frontage is permitted. The Gentilly Boulevard facade has

multiple attached flat signs. To ensure that existing and any proposed signage meets the Comprehensive Zoning Ordinance requirements, if the proposal is recommended for approval, it should be subject to the following proviso:

- The applicant shall submit signage plans for all existing and proposed signage to City Planning Commission for review and approval. All exterior signage shall be in accordance with the requirements of **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

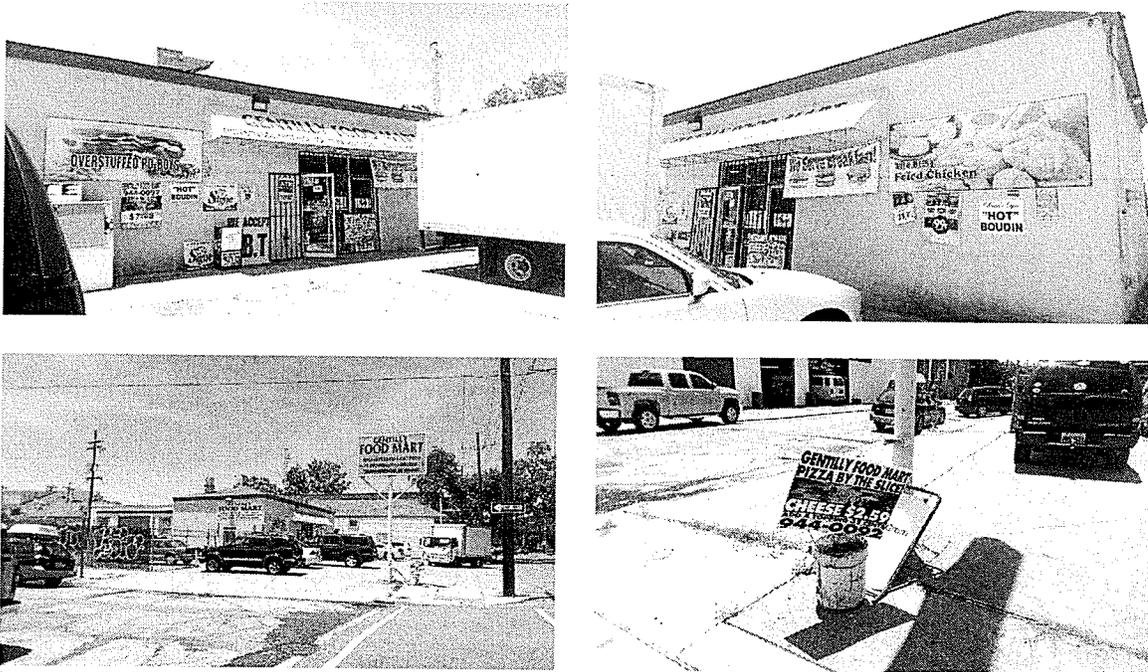


Figure 2: Existing signage on petitioned site.

### *ABO Performance Standards*

The petitioned site intends to sell beer only in addition to the a variety of other types of grocery items and therefore would not fit the description of a “packaged liquor store” as defined in **Article 2, Section 2.2.140** of the Comprehensive Zoning Ordinance. That section defines package liquor stores as retail outlets where the wholesale cost of the package liquor is more than 15% of the wholesale cost of other merchandise stocked and displayed, the package liquor display constitutes more than 10% of all display area, and where package liquor is advertised outside or off the premises or advertising for alcoholic beverages is visible from the exterior of the premises. Additionally, this site is located one hundred and fifty-two (152) feet from a playground. Per **Chapter 10, Section 10-237** of the City Code of Ordinances, package liquor stores are not permitted within three hundred (300) feet of any playground, church, public library, school, funeral home or mortuary. To ensure that this retail store does not function as a package liquor store, if the proposal is recommended for approval, it should be subject to the following provisos:



Additionally, increased loitering in the vicinity of the petitioned site is a concern. The applicant has not indicated the hours of operation for this retail location. However, the staff believes restrictions on operating hours should be established to limit negative impacts. If the proposal is recommended for approval, it should be subject to the following proviso:

- The retail store shall operate only between the hours of 7:00 a.m. and 9:00 p.m.

**E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

*Traffic*

The site is located on Gentilly Blvd. between Fourtin St. and Maurepas St. on the edge of the Esplanade Ridge Historic District. Gentilly Blvd is a main access road to the Fairgrounds Race Course and acts as a collector roadway for the surrounding neighborhoods. The roadway is a four-lane cross section thoroughfare with 10 ft. travel lanes. Also, there is an 8 ft. parking lane on each side of the road parallel to a respective 5ft bicycle lane and a 6 ft. neutral ground. The roadways width equals an approximate 72 ft.

Vehicular traffic on Gentilly Blvd. is fairly low in volume and lacking any barriers to movement. Bicycle traffic has increased on the boulevard ever since bicycle lanes were introduced roughly two years ago. Pedestrian facilitates are well kept as the boulevard allows for a significant walkshed for those who wish to access any part of the surrounding area.

The sale of packaged alcoholic beverages at the retail store will have no notable impact on the volumes of vehicular or pedestrian traffic on Gentilly Blvd, or on other streets in the area. Due to its location in the city's low to medium density residentially developed neighborhood area and near no notable hotels and other destinations, this retail store would be used virtually entirely by pedestrians or drivers who are in the area to visit some other destination. It is unlikely that any significant number of drivers who are not in the area for other reasons would choose to drive to the site, given the numerous examples of other stores selling packaged alcoholic beverages throughout the surrounding neighborhoods which are more conveniently accessible to drivers. Given that the store will likely not attract any drivers who are not already in the area for other reasons, the sale of alcoholic beverages should cause no increase in the levels of vehicular traffic on the surrounding streets.

### *Parking*

Nine (9) off-street parking spaces are provided in the store's accessory parking lot. This meets the requirements of the B-1 Neighborhood Business District, which requires 1 parking space per 200 square feet of ground floor area.

### *Loading*

No formalized off-street loading spaces exist for the site and none are required for the site. The B-1 Neighborhood Business District does not require off-street loading spaces for retail stores with floor area below 2,000 square feet. Delivery vehicles typically use the store's parking spaces for deliveries.

#### **F. Are there any comments from other agencies, departments or committees?**

The request was considered by the Planning Advisory Committee at its June 3, 2015 meeting. None of the other departmental representatives present at the meeting had any comments regarding the proposal. The committee passed a motion of no objection subject to further review by the City Planning Commission.

#### **G. What effects or impacts would the proposed conditional use have on adjacent properties?**

The applicant intends to sell alcoholic beverages for off-premises consumption at a retail store proposed for the intersection of Gentilly Blvd. and Maurepas St. The retail store itself is a permitted use, while the sale of packaged alcoholic beverages at the store is a conditional use. The sale of packaged alcoholic beverages is classified as a conditional use not because it is inherently problematic. Rather, the potential for negative impacts on adjacent properties resulting from the retail sale of alcoholic beverages can vary widely between establishments selling packaged alcoholic beverages as a result of significant variation in the quality of the management of those establishments. When properly managed, the retail sale of alcoholic beverages can be no more offensive to properties in the surrounding area than the sale of any non-alcoholic beverage, as a customer will simply enter the establishment, purchase a packaged alcoholic beverage, and leave the establishment, consuming the alcoholic beverage at home or elsewhere. The sale of packaged alcoholic beverages is typically only a problem at retail stores that are not properly managed and when customers are permitted to loiter outside of the store and engaging in behavior harmful or obnoxious to other customers or passersby.

This site is located across the street from an active park playground and public pool with high levels of child activity. It should be noted that the park and playground offers ample opportunity for loitering to occur. For this reason, the staff believes the sale of packaged alcoholic beverages at the site could have an impact on the surrounding properties through the increase of assumed loitering and vagrancy. However, if the retail sales of

alcoholic beverages are responsibly managed negative impacts may not be incurred upon the surrounding area.

**III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century*?**

In accordance with Section 5-404 of the Home Rule Charter of the City of New Orleans, a land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines, including design guidelines, that are contained in the Land Use Element of the Master Plan and if it is compatible with the uses, densities, and intensities designated for its site on the Future Land Use Map. “Chapter 14: Land Use Plan” of the Master Plan, which includes the Future Land Use Maps, designates the future land use of the petitioned site as “Neighborhood Commercial.” The goal, range of uses, and development character for that designation are copied below:

**NEIGHBORHOOD COMMERCIAL**

**Goal:** Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

**Range of Uses:** Retail and professional service establishments serving local neighborhood area residents. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

**Development Character:** Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street.

The sale of alcoholic beverages within general retail stores in specific land use designations, however, is not addressed in the Master Plan. In such cases, the decision as to whether or not to grant a conditional use must be made on a case-by-case basis.

**IV. SUMMARY**

Zoning Docket 052/15 is a request for a conditional use to permit the sale of alcoholic beverages for off-premises consumption in a proposed 1,305 square foot retail store, which operates on Gentilly Blvd. at its intersection with Maurepas St. The retail store, which sells packaged food, convenience needs, and other general merchandise, is permitted by right while the sale of alcoholic beverages at that store is a conditional use. As the packaged alcoholic beverages are to constitute only a relatively small portion of

the store's merchandise, the sale of alcoholic beverages should not substantially alter the nature of its operation. As with any other food or drink product, customers will purchase alcoholic beverages before leaving to consume them elsewhere. However, per **Chapter 10, Section 10-237** of the City Code of Ordinances, package liquor stores are not permitted within three hundred (300) feet of any playground, church, public library, school, funeral home or mortuary. Due to the site's location at an intersection featuring accessibility to a public park, it is possible that customers will loiter outside the store, engaging in the sort of obnoxious behavior that is experienced at some poorly managed alcoholic beverage outlets. For these reasons, the staff believes that the sale of alcoholic beverages at the store should be subject to provisos intended to ensure responsible management of the site and minimize the potential for negative impacts on surrounding properties.

## V. PRELIMINARY STAFF RECOMMENDATION<sup>3</sup>

The staff recommends **APPROVAL** of Zoning Docket 052/15, a request to permit the sale of alcoholic beverages for consumption off-premises at a 1629 Gentilly Blvd. in a B-1A Neighborhood Business District, subject to eight (8) provisos:

### *Provisos*

1. The Department of Safety and Permits shall issue no licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall submit an application to resubdivide the site into one lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be finalized prior to the issuance of any license by the Department of Safety and Permit.
3. The applicant shall provide a revised site plan indicating parking spaces that meet the design standards of **Article 15, Section 15.2.5** of the Comprehensive Zoning Ordinance. Additionally, the parking spaces shall be striped.
4. The applicant shall submit signage plans for all existing and proposed signage to City Planning Commission for review and approval. All exterior signage shall be in accordance with the requirements of **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

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<sup>3</sup> Subject to modification by the City Planning Commission

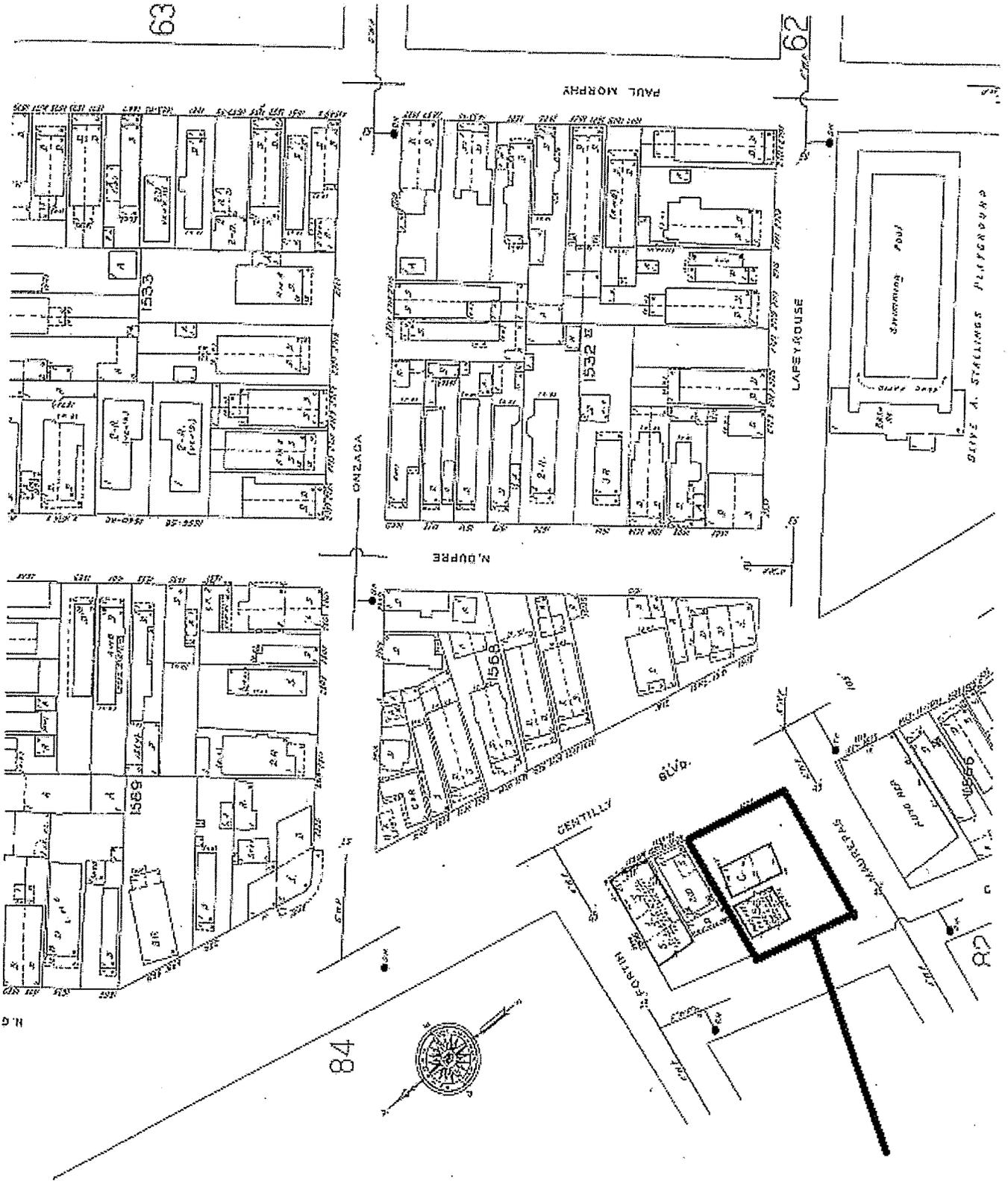
5. The wholesale cost of package liquor stocked and displayed shall not exceed fifteen (15) percent of the wholesale cost of other merchandise stocked and displayed and the display of packaged alcoholic beverages shall not constitute more than ten (10) percent of all display area. The applicant shall submit revised floor plans to the City Planning Commission staff indicating that the area used for the display of packaged alcoholic beverages does not exceed ten (10) percent of all display area.
6. Signage advertising the sale of alcoholic beverages shall not be visible from the public right-of-way.
7. The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles and the clearing of all litter from the sidewalks and periodic hosing of the street right-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
8. The retail store shall operate only between the hours of 7:00 a.m. and 9:00 p.m.

#### **VI. REASON FOR RECOMMENDATION**

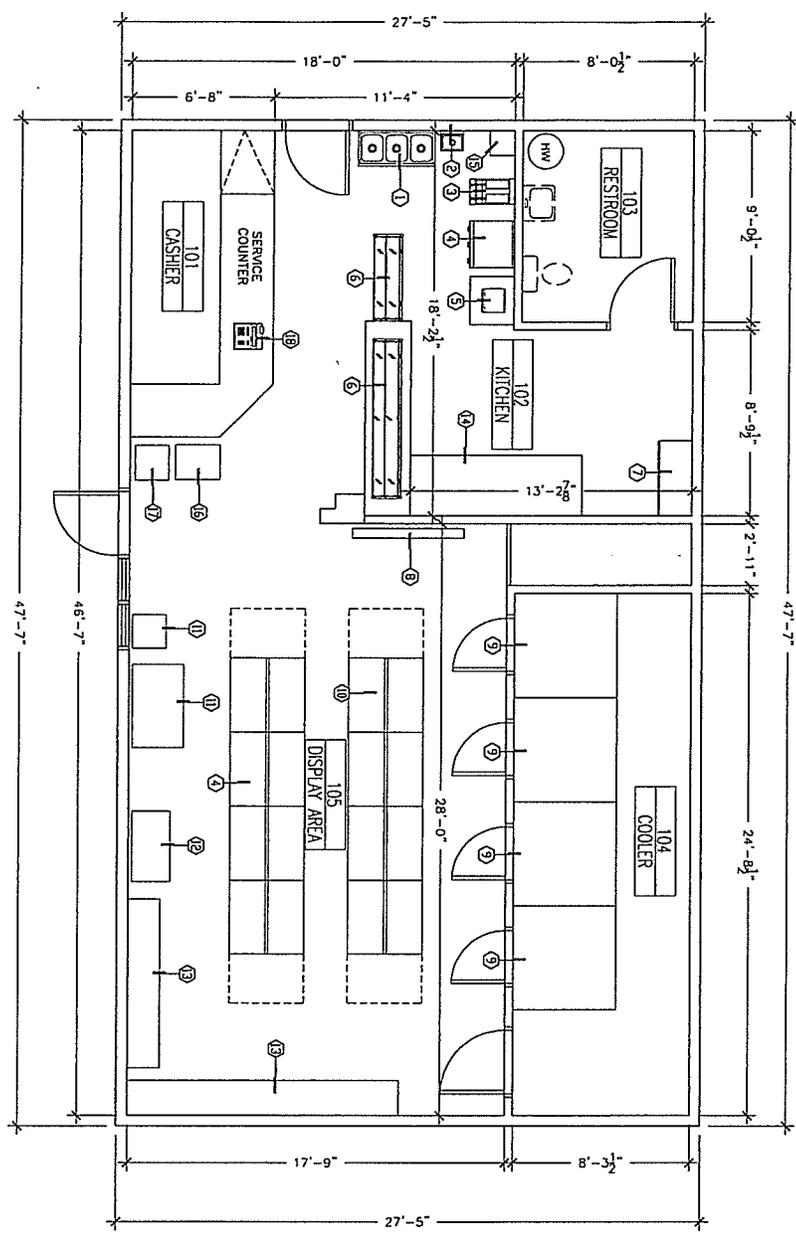
1. The retail sale of alcoholic beverages holds is not inherently problematic. However, negative impacts could be associated with the sale of retail sale of packaged alcoholic beverages, particularly loitering. If the retail store manages the sale of alcoholic beverages responsibly and within the confines of the law and the confines of the provisos stated above, minimal, if any, negative impact on the surrounding area may occur.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.









2  
EXISTING FLOOR PLAN  
Scale: 3/8" = 1'-0"

EQUIPMENT SCHEDULE	
Item No.	Equipment Category
1	3-Compartment Sink
2	Hand Sink
3	Fryer, Deep Fat, Gas
4	Hot-top Griddle, Gas
5	Pizza Oven
6	Food Display Case
7	Deep Freezer
8	Display Rack
9	Drink Cooler
10	Grocery Display Shelves
11	Drink Cooler
12	Ice Cream Freezer
13	Grocery Display Shelves
14	Cooler
15	Hot Rack
16	ATM Machine
17	Coffee Machine
18	Cash Register

DATE	ISSUED
DESIGNER	DATE
CHECKED	DATE
APPROVED	DATE
BY	DATE

Gentilly Food Mart  
1629 Gentilly Blvd.  
New Orleans, LA 70119

These plans and specifications have been prepared by me or under my close supervision, and to the best of my knowledge and belief they comply with all city and local requirements and codes. I will not observe the construction.

*[Signature]*  
CLIFTON C. JAMES, LLC

CLIFTON C. JAMES LLC  
ARCHITECTS - PLANNERS  
1111 PINE ST. SUITE 100  
NEW ORLEANS, LA 70119  
PHONE: (504) 581-1111



# NPP Report May 7, 2015

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## Project Name: Gentilly Food Mart

### Overview:

This report provides results of the implementation of the Neighborhood Participation Program for Gentilly Food Mart located at 1629 Gentilly BLVD on the corner of Gentilly BLVD and Maurepas Street. The applicant intends to file a conditional use application for a permit to sell Beer at this local grocery. This report provides a summary of contacts with citizens, the neighbors, public agencies and interested parties. Opportunities have been provided to learn about and comment on the proposed conditional use application and actions. Comments, petitions, and letters are attached.

### Contact

Marwan "Mario" Hijaz  
1629 Gentilly BLVD  
New Orleans LA 70119  
504 638-0934  
[marwanhijaz@yahoo.com](mailto:marwanhijaz@yahoo.com)

### Neighborhood Meetings:

The following are the dates and location of all meetings where citizens were invited to discuss the proposal.

- ~~OCTOBER 10~~  
**OCTOBER 13**
1. ~~November 10, 2014~~- Faubourg St John Neighborhood Association 3368 Esplanade, 7-8 PM 52 people in attendance.
  2. February 9, 2015 p- Faubourg St John Neighborhood Association, 3368 Esplanade, 7-8 PM 63 people in attendance.
  3. February 10, 2015 Gentilly Food Mart, 7-8 PM 3 People in attendance

### Correspondence and Telephone Calls

There were 63 persons/addresses invited to each of the community meetings by mail or personal contact. See summary below

- ~~OCTOBER 10~~  
**OCTOBER 13**
1. ~~November 10, 2014~~ - 55 letters mailed to contact list, including homes, apartments, neighborhood associations and Council Woman Guidry. 8 Flyers distributed to homes with incomplete mailing addresses

**Gentilly Food Mart**  
**1629 Gentilly BLVD**  
**New Orleans LA 70119**

October 3, 2014

Dear Neighbor:

My company Gentilly Food Mart leases the store at 1629 Gentilly BLVD and is applying for a permit to sell beer and only beer at the store. We are applying to the City Planning Commission and the City Council for the permit. One of the requirements for that permit is that we ask our neighbors, like you, if they have any questions or concerns about that permit.

Since you are a nearby neighbor, I am inviting you to a meeting to learn more about me and what we propose. I also want to hear any suggestions, questions or concerns you may have. We are doing this before we submit our application to the City Planning Commission.

I have scheduled a neighborhood meeting with the Board of the Faubourg St John Neighborhood Association on Monday October 13<sup>th</sup> at 7:00 PM in the cafeteria of Holy Rosary Church to present our plans for your consideration. The Holy Rosary Church is at 3368 Esplanade AVE and the cafeteria is behind the church on the right hand side.

Please attend that meeting if at all possible. If for any reason you cannot attend that meeting please call me and I will arrange a meeting with you to explain what we intend to do. My phone number is (504) 638-0934.

Remember the meeting will be at:

Holy Rosary Church cafeteria  
3368 Esplanade AVE  
October 13, 2014  
7:00 PM

I am looking forward to seeing you at the meeting or meeting with you to go over our plans.

Sincerely



"Mario" Hijaz, owner

**Gentilly Food Mart**  
**1629 Gentilly BLVD**  
**New Orleans LA 70119**

January 26, 2015

Dear Neighbor:

My company Gentilly Food Mart LLC leases the convenience store at 1629 Gentilly BLVD. The store is only 1228 sq ft on a 10738 sq ft site. I am applying for a permit to sell only beer at the store. I am applying to the City Planning Commission and the City Council for the permit. One of the requirements for that permit is that I ask our neighbors, like you, if you have any questions or concerns about that permit.

When we presented at the Meeting in back in October a number of people objected to our proposal due to problems the neighborhood had with another location. I feel that limiting the hours of operation from 7AM to 9 PM and enhancing security with additional lighting and closed circuit TV we will eliminate that problem. I will also provide additional security during high traffic events at the Fairgrounds. There was also some concern about the zoning of the property do to its proximity to the Playground. I found that the current zoning would in fact allow the sale of beer as a legal conditional use for my location.

I know that upgrading the park was a special project of the association and I propose to make a donation to the Association or the Parks Department reflecting some of the profits I will make from beer sales at the store. We will have to figure out the legalities and logistics as we proceed.

Since you are a nearby neighbor, I am inviting you to a meeting to learn more about me and what I propose. I also want to hear any suggestions, questions or concerns you may have. I am doing this before we submit our application to the City Planning Commission.

I have scheduled a neighborhood meeting with the Board of the Faubourg St John Neighborhood Association on February 9th at 7:00 PM in the cafeteria of Holy Rosary Church to present our new plan for your consideration. The Holy Rosary Church is at 3368 Esplanade AVE and the cafeteria is behind the church on the right hand side.

Please attend that meeting if at all possible. If you cannot attend the meeting on Monday, I am also holding a meeting at the store 2916 Gentilly BLVD at 7 PM on Tuesday the 10<sup>th</sup> which might be more convenient. If for any reason you cannot either of those meetings please call me and I will arrange a personal meeting with you to explain what I intend to do. My phone number is (504) 638-0934.

Remember the meetings will be at:

Holy Rosary Church cafeteria  
3368 Esplanade AVE  
February 9, 2015 at  
7:00 PM

or      Gentilly Food Mart  
1629 Gentilly BLVD  
February 10, 2015  
7:00 PM

I am looking forward to seeing you at the meeting or meeting with you to go over our plans.

Marwan "Mario" Hijaz, owner

ZD 052/15

2. February 9 and 10th, 2014 55 letters mailed to contact list, including homes, apartments, both neighborhood associations, businesses and Council Woman Guidry. 8 Flyers distributed to homes with incomplete mailing addresses

## Results

~~OCTOBER 13~~

1. ~~November 10~~, 2014: 53 people attended the meeting which was a Board Meeting and we were given 10 Minutes to present

2. February 9, 2015 65 people attended the meeting which again was a Board Meeting and we were given 10 minutes to present

3. February 10, 2015 only 3 people showed up for information.

## Summary of concerns, issues and problems.

~~OCTOBER 13~~

~~November 10~~, 2014 Meeting

### Concerns, Issues and Problems

1. Store is across the street from a public park and less than 300' from said park.
2. Loitering and noise always accompanies alcohol permits
3. The association has put a lot of money into the park and would not like to see it damaged.

### How concerns, issues and problems will be addressed:

1. See below.
2. Increased lighting and closed circuit television monitoring. And store closing at 9 PM.
3. Will investigate how to pay for any damages to the park

### Concerns, issues and problems not addressed and why:

1. Have to research present zoning laws on distance from the park

## February 9, 2015 Meeting

Essentially the same presentation, with three additional points; explained zoning laws permitting alcohol sales with provisos on percentages of space and sales; additional security along with lighting and closed circuit TV; and willingness to support maintenance of the park through the association or the city.

### Concerns, Issues and Problems

Major property owner in the area opposed to any liquor permit being issued

How concerns, issues and problems will be addressed:

Would help pay for damages and maintenance costs for the park either through the association or directly to the city.

February 10, 2015 Meeting

Results

Only 3 People attended

Concerns, Issues and Problems

Came for information only no concerns or problems expressed

How concerns, issues and problems will be addressed:

No concerns, issues or problems to address.

Concerns, issues and problems not addressed and why:

Informational only no concerns, issues of problems voiced

## Adjacent Property Owners

Please obtain the names and addresses of the property owners indicated on page 5. To ensure that adjacent property owners and interested parties are properly notified as prescribed by **Article 14, Section 14.9** of the Comprehensive Zoning Ordinance, this information must be obtained from the **Assessor's Office (City Hall Room 4W05)**

Municipal Address:	2880 Maurepas
Property Owners Name:	Jocelyn Jordan
Mailing Address	2880 Maurepas
	New Orleans LA 70119
Municipal Address:	2878 Maurepas
Property Owners Name:	John P Lehon
Mailing Address	2878 Maurepas
	NEW ORLEANS, LA 70119
Municipal Address:	2862 Maurepas
Property Owners Name:	Ashley Burg
Mailing Address	2860 MAUREPAS ST
	NEW ORLEANS, LA 70119
Municipal Address:	2850 Maurepas
Property Owners Name:	CARTER WILLIE D and CARTER SHEILA A
Mailing Address	2850 Maurepas
	NEW ORLEANS, LA 70119
Municipal Address	2848 Maurepas
Property Owners Name:	Brteye Properties LLC
Mailing Address	P O BOX 1562
	NEW ORLEANS, LA 70175
Municipal Address	2887 Maurepas
Property Owners Name:	Janice D Williams
Mailing Address	2887 Maurepas
	NEW ORLEANS, LA 70119
Municipal Address	2881 Maurepas
Property Owners Name:	Jeffrey K Hinson JR
Mailing Address	2881 Maurepas
	NEW ORLEANS, LA 70119
Municipal Address	2873 Maurepas
Property Owners Name:	HANS J MICHEL and BRENDA J HANEGAN
Mailing Address	MS BRENDA J HANEGAN
	2873 MAUREPAS ST
	NEW ORLEANS, LA 70119

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Municipal Address	2869 Maurepas
Property Owners Name:	LESAGE DAPHNE R CARUSO JAMES M CARUSO MICHEL J CARUSO THOMAS A CARUSO ROBERT J
Mailing Address	2867 Maurepas NEW ORLEANS, LA 70119
Municipal Address	2855 Maurepas
Property Owners Name:	BERTSCH JONATHAN C, DE PRADO JESSICA H
Mailing Address	2855 Maurepas NEW ORLEANS, LA 70119
Municipal Address	2851 Maurepas
Property Owners Name:	D & W Holdings 1 LLC
Mailing Address	913 HUEY P LONG AVE GRETNA, LA 70053
Municipal Address	2847 Maurepas
Property Owners Name:	RUFO MATTHEW I and HEILIGMAN RACHEL E
Mailing Address	2847 Maurepas NEW ORLEANS, LA 70119
Municipal Address	2841 Maurepas
Property Owners Name:	Winston B Ricks and MRS E R COLLINS
Mailing Address	6833 FARWOOD RD NEW ORLEANS, LA 70126
Municipal Address	2835 Maurepas
Property Owners Name:	Tracy L Melsheimer
Mailing Address	323 S CORTEZ ST NEW ORLEANS, LA 70119
Municipal Address	2831 Maurepas
Property Owners Name:	Jeannie Aleshire
Mailing Address	2831 Maurepas NEW ORLEANS, LA 70119
Municipal Address	2827 Maurepas
Property Owners Name:	Claudia Baumgarten
Mailing Address	2827 Maurepas NEW ORLEANS, LA 70119

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Municipal Address	2821 Maurepas
Property Owners Name:	Stephen G Thon
Mailing Address	2821 Maurepas
	NEW ORLEANS, LA 70119
Municipal Address	1600 Gentilly BLVD
Property Owners Name:	City of New Orleans
Mailing Address	1300 PERDIDO ST ROOM 5W17
	NEW ORLEANS, LA 70112
Municipal Address	1615 Gentilly BLVD
Property Owners Name:	Boudreaux;s Automotive Care LLC
Mailing Address	1615 Gentilly BLVD
	NEW ORLEANS, LA 70119
Municipal Address	6 Gentilly BLVD
Property Owners Name:	Churchill Downs Louisiana Horse Racing CO LLC
Mailing Address	700 CENTRAL AVENUE
	LOUISVILLE, KY 40208
Municipal Address	3302 Gentilly BLVD
Property Owners Name:	Churchill Downs Louisiana Horse Racing CO LLC
Mailing Address	700 CENTRAL AVENUE
	LOUISVILLE, KY 40208
Municipal Address	1645 Gentilly BLVD
Property Owners Name:	BANTU NATURALIST THEOLOGICAL
Mailing Address	1643 Gentilly BLVD
	NEW ORLEANS, LA 70119
Municipal Address	1639 Gentilly BLVD
Property Owners Name:	BAKEWELL MEDIA OF LOUISIANA LLC
Mailing Address	3800 CRENSHAW BLVD
	LOS ANGELES, CA 90008
Municipal Address	1635 Gentilly BLVD
Property Owners Name:	REGGIO JOSEPH JR, RIGGIO CAROL, RIGGIO JEFFERY, RIVIERE LORI R et al
Mailing Address	4709 RUE LAURENT
	METAIRIE, LA 70002
Municipal Address	1642 Gentilly BLVD
Property Owners Name:	Joseph Riggio
Mailing Address	4709 RUE LAURENT
	METAIRIE, LA 70002

## Adjacent Property Owners

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Municipal Address	1638 Gentilly BLVD
Property Owners Name:	BOUIE JOSEPH 3 and BOUIE LESLIE P et al
Mailing Address	1638 Gentilly BLVD
	NEW ORLEANS, LA 70119
Municipal Address	1634 Gentilly BLVD
Property Owners Name:	William B McCoy
Mailing Address	1634 Gentilly BLVD
	NEW ORLEANS, LA 70119
Municipal Address	1628 Gentilly BLVD
Property Owners Name:	Joseph Riggio JR and RIGGIO (WIFE) CAROL S
Mailing Address	4709 RUE LAURENT
	METAIRIE, LA 70002
Municipal Address	1624 Gentilly BLVD
Property Owners Name:	William H Wilson JR
Mailing Address	1624 Gentilly BLVD
	NEW ORLEANS, LA 70119
Municipal Address	1620 Gentilly BLVD
Property Owners Name:	Wells Fargo Bank
Mailing Address	1 HOME CAMPUS
	DES MOINES, IA 50328
Municipal Address	1612 Gentilly BLVD
Property Owners Name:	Pier Gregory
Mailing Address	1614 Gentilly BLVD
	NEW ORLEANS, LA 70119
Municipal Address	1610 Gentilly BLVD
Property Owners Name:	Barry A Forstall and Beulah B Forstall
Mailing Address	1610 GENTILLY BLVD
	NEW ORLEANS, LA 70119

# WE NEED YOUR HELP

We are applying to the New Orleans City Council for a permit to sell packaged beer here at our store. The New Orleans Zoning staff will review our application and our location and may recommend that the application be granted. If you support our efforts would you please sign our petition to the City of New Orleans City.

TO THE CITY OF NEW ORLEANS: we ask that you grant Gentilly Food Mart the right to sell package beer

Your Name	Your Address	Your Phone Number
Jeffrey Macknight	1603 Genitty Blk.	(504)-223-3792
Jacqueline Arment	2639 Dabadie St.	504 6060 5586
Titus Bruce	2639 Dabadie St.	504-638-7866
Christophor Cayette	6000 Chef Hwy.	504-346-0813
Renee Johnson	2039 St Anthony Ave	504-942-8431
Rachel Johnson	2065 Abundance St	504-533-1341
Karely Cotton	1603 Gentilly Blvd.	504-232-5003
Howard Rollins	2421 George N. LeCompte Dr	504-2110-6340
Teles Cotton	2421 George N. LeCompte Dr.	504-875-0925
Christophor Jules Sr.	4700 DORTA Dr	504-874-0983
MARGARITA DUBON	4724 AMERICA ST.	504-205-4195
Keith Burns	4844 LAKE AVE	504-405-1899
ADINA Jyles	4225 American St	504-777-9403
Larence Johnson	2605 Auburndane St.	504-913-3722
Keith Jules	4630 Francis Dr.	504-260-6844
TERENCE FIKS	12039 Lake Kenilworth.	504-228-8008
CLARENCE ALBERT	12039 Lake Kenilworth	504-342-1878
LARRY BRIDGMAN	6400 Haines Blvd.	504-220-4387
JOSHAN VEILS	2600 EAGLE ST.	504-218-9402
JIMMY TREES	109 GONJALID	504-201-6285
RACHEL WOODBURY	1515 MIVIE	504 241 6281
FRANK JOHNSON	6900 Chef Hwy	504-874-8304
FRANK JOHNSON	6900 Chef Hwy # 217	504-356-5804
SHANGLI OUDIN	8411 Crawfish St	504-300-7008
DOA JYLES	517 Robert St.	504 339-5180
DAVID BRON	517 Robert St	504-339-1714
ANTHONY S. JACKSON	4634 Francis Dr.	
ANTHONY S. JACKSON	6909 Bay Ave	

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Your Name	Your Address	Your Phone Number
Michelle Landry	1503 Gentilly Blvd	504-385-1461
Calvin Bridges Jr	1501 Gentilly	
Deonadia Darden	1674 Bay St	504-623-5349
Trevese Darden	2607 Aurby	504-373-6710
Sovce Swinney	2807 Aurby	504-777-0999
Wanda Swinney	2716 Aurby	504-617-8387
Stanley Green	1442 Gentilly Blvd	504-638-2125
Travis Houdance	2630 Johnny St MOEA	501-225-6885
Maribel Ramos	1761 Gentilly Blvd	504-410-2495
Eric Moran	1751 Gentilly	504-410-6260
Margaret Houdance	26180 Lakeview	504-236-5616
Angela Houdance	5524 Wilford Apt B	504-621-7894
Patricia Wells	1780 Gentilly	704-277-0976
James Gray	1624 Paul Murphy St	504-767-1331
Shakitha Johnson	1511 M. Dupre St	504-888-5668
Larry Cotton	1603 Gentilly Blvd	504-335-8490
Jackie	1605 Gentilly Blvd	504-533-1341
Deionka Baker	1673 Gentilly Blvd	504-522-3681
Alexis Forcette	17151 J. D. Service Rd	(504) 446-5030
Ashley Rose Hillsted	1518 N. Broad St	985-768-8482
Bruce Chapman		(302) 407-9328
James Roberts	3046 Fortin St	504-909-3784
Geraldine Carmonche	1544 Gentilly Blvd	504-245-1148
Marlene Davis	1661 Ross St Dr	816-8715
	2223 D'Arabic St	504-879-5324

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Your Name	Your Address	Your Phone Number
LEONARD STANWART	1543 Gentilly	250-7190
<del>ANTHONY BROWN</del>	7634 ANNE MARIE CT	415 833 16
<del>R. ALDER</del>	1637 GENTILLY BOYD	504-913-7612
<del>DAVID BROWN</del>	2909 Marquis Street	504-253-9133
ANGIE BROWN	3016 FORBES ST #2	504-568-0295
DAVID JAMES	1744 Louisa ST	817-262-2227
DAVID JAMES	1725 Gentilly Blvd. MO. LA	834-567-2262
DAVID JAMES	1706 Genville	318-564-7911
DAVID JAMES	30 MARIS HALL	504-205-6138
WILLIAM DONALD KEND	903 Belleville St	504-657-8826
WILLIAM DONALD KEND	2440 REPUBLIC ST	504-220-8758
JAMES PETERS	2719 Lafayette	504-948-4726
MICHAEL SEMOUR	1762 GENTILLY BLVD	550-734-7316
DAVID JAMES		
THOMAS HATMAKER	2128 Lafayette	804-750-6235
<del>DAVID JAMES</del>		
MARK M'KNIGHT		
JEROME MOOD		
J. SITH		
SHIRLEY BROWN	1635 Paul Murphy	504-450-7525
PATRICIA WELLS	1634 PAUL MURPHY	504-701-3351
SHIRLEY BROWN	1618 N. Phoenix ST	504-284-9227
WILLIAM DONALD KEND	1914 AMETHA	504-236-9290
WILLIAM DONALD KEND	1806 MATISKY	504-906-0939
ROBERT PEREZ		886-337-5519

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Your Name	Your Address	Your Phone Number
Mekie Whitley	1674 N. Gayoso St	(504) 342-5809
Kevin Pollard	6022 <del>Whitney</del> Whitney Ave	(504) 813-3895
Alex Taylor	1674 N. Gayoso St	(504) 261-0303
Dellawone Noda	1674 N. Gayoso St	(504) 438-3550
CHARLES MCKINSA	1674 N. Gayoso St	438-3550
Jermaine Moad	1674 N. Gayoso St	
Lacharity Hampton	5010 <del>Gayoso</del> Gayoso St	
Bobbie Williams	1674 N. Gayoso St	(925) 288-2720
MARK MCNEIGHT	1674 N. Gayoso	939-6970
Castell Gentile	2632 Leblanc St	
Gary Johnson	1447 Doremeois	(504) 214-8266
Richard Gervais	8721 Gervais	(504) 232-9159
JEROM LAURENCE	2072 Saint Denis St	(504) 947-3392
Bobby Kanner	1440 Porengis	
Gerald S. DeSt.		
Adrian Blazie	2207 St. Anthony St	504 915 1361
Paul Chapman	2719 Lafayette	504-533-1980
Walter Rogers	2713 Howard St	504-338-8252
Agnes Jayla	2517 LAHARPE St.	
Thelma P. Barwin Sr	452E CARTER BV	504) 789-4872
Michael M. Jackson	3012 Brunelles St	(504) 723-1272
Jerry Caldwell	3829 Duxelle St	504 701-0170
Alfred Warren	2618 DAVIS / ROUSE ST	504 236-5010
	3109 Derby Pl	832-891-6350

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Your Name	Your Address	Your Phone Number
Joseph Oliver	2465 N JOHNSON	
Elizabeth Summers	1022 No Rockblaine	
Gregory Howard	2914 Covert St	
Bill Guilan	1101 N Broad	
KEVINAD MCCOY	1101 N Broad St	504-222-2634
JOYCE ROBINSON	1101 N Broad St	504-495-4350
Harvey Thomas	2905 O Beards	
Susan Henry Lee	1439 Gentilly Blvd	504-385-2572
Audrey Shi Lee	1549 GENTILLY BLVD	
Arthur Mason	1735 Acaheim Dr	504-255-5504
Karyden Davis	1505 St Phil pp. 70116	832-524-0913
Melvin Enclandre		
Billy Jefferson	1658 N Broad 70119	504 237 - 5942
Jim M Steward		504 890.9903
Ryaney Davis	8917 Maple St	239-7205
Jayda Caldwell	1605 Gentilly Blvd	504-261-4935
Johnny Caldwell	5816 Eastlee St	504-539-0701
Phyllis Tybalt	1418 N Thruway	504-284-9227
Robin Johnson	2920 Dryden St	504-231-4933
Donna James	2132 Dinkaire	504-430-2102
Quana Thomas	1810 N. Thruway	504-282-1819
John A. Nosa	2904 Maurepas Street	504-253-9133
Edmund Wells	1920 Camp St	
Sharon Chester	21314 Veritas St 70126	504-723-2587
James Williams	830 Carver Ave	504 478.3351



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Your Name	Your Address	Your Phone Number
Stephanie Johnson	2616 O'Abadie St.	504-657-4697
Dwaine Edwards	3602 Paul Morphy	504-654-9861
Frederica Johnson	3719 Washington Ave. #20	504-296-2224
Lynneisha Tennessee	765 Adele St	504-205-3552
Byron Alexander	1932 Esher	504-931-1322
Jackia Wilson	2518 First St	504-202-5734
Kenneth John	885 Crystal St	604-482-6969
Sheila Vincent	3012 Alameda	504-430-4027
Marilynda Young	1217 Independence St	504-304-6083
Liffany Johnson	10501 Curran Blvd	504-255-6469
Keon Jackson	1472 Coton St	504-288-8602
James Banks	5516 Spain St	504-357-1556
Melinda Smith	4100 Elysian Fields Ave.	504-228-8294
Brandon Warren	3616 Washington Ave	504-457-9329
Floyd Miller	2920 Republic St	504-351-2022
Frederick John	3000 St Anthony St	504-319-2155
Ashley Smith	2610 Gray St Apt 7105	504-588-9717
Barbasta Richmond	8724 Apfick St	504-421-2416
Bianca Neville	150 Broadway St	504-861-4679
Jeremy Turner	32015 Broad Ave	504-324-5531
Melanda Raveel	7001 Laurence Rd. Apt 210	504-698-3572
Kellie Bowers	3212 Colo St	504-478-7380
Herman McClain	2060 Clover St.	504-808-4547
Jacqueline Jackson	2511 Mexico St	504-887-9966
Marlon Lee	440 S Military rd Apt 218	504-417-8960





2842 Fortin St.  
NOLA 70119  
May 28, 2015

NO City Planning Commission  
1300 Perdido St., Ste. 7W03  
NOLA 70112

JUN1'15 02:58PM

To Whom It May Concern:

I am writing concerning the upcoming hearing on June 23 to allow the sale of alcoholic beverages at 1629 Gentilly Blvd.

I would not like to see alcohol sold at this location for the following reasons-

There is already a store which sells alcohol a few blocks away right next to the Racetrack entrance.

This store at 1629 Gentilly is directly across from Stallings Park and the NORD pool, so it will be easy for people to buy beer and alcohol and bring it to the park.

That will make it easier for the kids playing ball to drink, increase the chance of alcohol related fights and create more trash which is already strewn throughout the park and on the sidewalk.

Regardless of the good intentions of the owner he can't control what happens once the customer leaves his premises.

Thank you.



Claudia Baumgarten

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