

City Planning Commission Meeting
Tuesday, October 28, 2014

CPC Deadline: 12/12/14
CC Deadline: 01/13/15
City Council District: C – Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 106/14

Prepared by: Nicholas Kindel
Date: October 21, 2014

I. GENERAL INFORMATION:

Applicant: Andrew J. Craig

Request: This is a request for a conditional use to permit a bed and breakfast historic home in an RD-3 Two-Family Residential District.

Location: The petitioned property is located on Square 17, Lot 6, in the Fifth Municipal District, bounded by Pelican Avenue, Bermuda, Alix, and Verret Streets. The municipal addresses are 421-423 Pelican Avenue. The property is located in the Algiers Point Local Historic District. (PD 12)

Description: The subject site is a rectangular lot fronting on Pelican Avenue between Bermuda and Verret Streets in Algiers Point. The property measures 31 feet, 11 inches in width, 159 feet, 11 inches in depth, and 5,110 square feet in area. The lot is developed with a two-family residence which contains 2,293 square feet of floor area. The applicant proposes to use the structure as a bed and breakfast historic home, which would contain two sleeping rooms for guests' use. The structure's remaining two bedrooms would be reserved for the owner's use. In addition to these bedrooms, the structure is proposed to contain a kitchen, restrooms, and living and dining rooms. The applicant indicated that there are two off-street parking spaces provided behind the dwelling.

Why is City Planning Commission action required?

Article 4, Section 4.6.5 (by reference to **Section 4.1.5**) of the Comprehensive Zoning Ordinance states that bed and breakfast historic homes are conditional uses in the RD-3 Two-Family Residential District. 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 an RD-3 Two-Family Residential District that spans much of the interior residential portion of Algiers Point, which is the portion of Algiers bounded generally by the Mississippi River, Atlantic Avenue, and Newton Street. This RD-3 District is characterized by a predominately single- and two-family residential housing stock dating from the later 18th century and early 19th century. These structures are single story and two story residences. The residences are typically built near their front and side property lines and usually have substantial rear yards. In addition to these residences, the RD-3 District includes various public facilities such as schools, churches, and parks, including a small, triangular park on Pelican Avenue a half-block east of the subject site. There are a few existing or proposed bed and breakfasts in the area including at the following locations: 335 Pelican Avenue, 430-432 Bermuda Street, 420 Bouny Street, and 317 Belleville.

This RD-3 District is interrupted by various B Neighborhood Business Districts which are applied along the neighborhood's historic commercial corridors, as well as to historic corner commercial properties. These include a cluster of B-1 and B-1A Neighborhood Business Districts at the intersection of Pelican Avenue and Verret Street, a B-1A Neighborhood Business District located at the intersection of Bermuda and Alix Streets, a B-2 Neighborhood Business District along Elmira Avenue between Eliza Street and Opelousas Avenue, and another, larger B-2 District extending along Verret Street, Opelousas Avenue, Newton Street, and several surrounding streets. These B Districts include historic commercial structures which are now occupied by multiple-family dwellings and/or a mix of small, neighborhood-serving businesses, including restaurants, coffee shops, and retail stores. Some of these districts, particularly the larger ones, also include historic single- and two-family residential properties of the types also found in the RD-3 District.

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

Zoning

1929 – 'I' Industrial District

1953 – 'D' Multiple-Family Residential District

1970 – RD-3 Two-Family Residential District

Current – RD-3 Two-Family Residential District

Land Use

1929 – Single-family residence

1949 – Two-family residence

1999 – Single/Two-family residence¹

¹ The 1999 Land Use Plan characterized general land use in squares and is not lot specific.

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?

In the past five years, there has been the following zoning action for properties located within approximately five blocks of the site:

Zoning Docket 102/14 is 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 420 Bouny Street. The City Planning Commission will consider this request at the October 28, 2014 meeting. The request has yet to appear before City Council. *This site is located approximately three blocks from the subject site.*

Zoning Docket 087/14 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 430 Bermuda Street. The City Planning Commission recommended approval of the request and was subsequently approved by the City Council. *This site is located on the same square as the subject site.*

Zoning Docket 051/12 was a request for a conditional use to permit a bed and breakfast historic home in an RD-3 Two Family Residential District. The municipal addresses are 339-341 Verret Street. The City Planning Commission recommended approval of the request, and the City Council subsequently denied the request. *This site is located on the same square as the subject site.*

This history shows a pattern that the City Planning Commission has supported recent similar requests for bed and breakfast homes in the area.

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

The subject site has a width of 31 feet, 11 inches, a depth of 159 feet, 11 inches, and an area of approximately 5,110 square feet. The lot is developed with a two-story, two-family residence containing 2,293 square feet in floor area. The structure has an approximately 18 foot front yard setback, side yards setbacks measuring approximately 4 feet, 4 inches on the Verret Street side and 1 foot, 9 inches on the Bermuda Street side, and an approximately 73 foot rear yard setback. The applicant proposes to convert the two-family residence to a single-family home and use it as a bed and breakfast historic home with two guest rooms. Each of the guest rooms measure 11 feet by 12 feet and are 132 square feet in area. These guest rooms would occupy 264 square feet and constitute 11.5% of the residence's entire floor area. The remainder of the structure is to be occupied by two bedrooms reserved for the owner's use, a kitchen, restrooms, and living and dining rooms.

Definitional standards

The proposed bed and breakfast must conform to the definition of a bed and breakfast, which is in **Article 2, Section 2.2** of the Comprehensive Zoning Ordinance. The

applicant requested a condition use for a bed and breakfast historic home, which is defined as:

2.2.20. Bed and Breakfast Historic Homes. Bed and breakfast accommodations with no less than three (3) and no more than nine (9) sleeping rooms subject to approval by the Historic District Landmarks Commission and subject to a current certificate of liability insurance posted on the premises. Historic home status will only be granted to structures that are at least 3,000 square feet in size, a minimum of fifty (50) years old, and capable of being architecturally rated as green, blue, or purple.

This home only contains two (2) sleeping room and is less than 3,000 square feet in size; therefore, it does not meet the bed and breakfast historic home definition. The proposed bed and breakfast does meet the requirements of a bed and breakfast family home, which is defined as:

2.2.18. Bed and Breakfast Family Home. Bed and breakfast accommodations limited to no more than two (2) sleeping rooms.

Since the proposal does not meet the bed and breakfast historic home definition and does meet the bed and breakfast family home definition, the staff has reviewed the proposal as a bed and breakfast family home.

The bed and breakfast definition requires such facilities to be originally constructed as either a single-family residence or as a two-family residence that is easily converted to a single-family residence. The applicant will convert the two-family structure into a single-family residence by installing a door between the two existing units and removing the kitchen from one of the units². To ensure compliance with this requirement, the staff recommends the following proviso:

- The applicant shall convert the existing two-family residence into a single-family residence by establishing an interior connection between the two units and by removing the means to power the stove of one of the units. The one stove shall be the only cooking facility present at the site.

The definition of bed and breakfasts also requires them to be owner-occupied and for the owner-occupant to provide a homestead exemption. The applicant submitted a letter that he had applied for a homestead exemption, but the City Planning Commission staff need proof that the applicant received the homestead exemption. The following proviso is necessary to ensure compliance with this requirement:

- The bed and breakfast home shall be owner-occupied for the life of the use. Proof of owner-occupancy shall be demonstrated by the submission of a homestead exemption for the review and approval of the City Planning Commission staff.

² Per the Department of Safety and Permits, converting a two-family residence into a single-family residence requires removing the means to power the stove from one of the existing units and opening the units to each other.

Supplemental use standards

The bed and breakfast family home is subject to the supplemental use standards contained in **Article 11, Section 11.6** of the Comprehensive Zoning Ordinance. Those standards are listed below in italics with the staff's comments in normal text.

- a. No new bed and breakfast facility shall be permitted within the block frontage (including both sides) between two (2) intersecting streets of an existing bed and breakfast facility;*

There are a few bed and breakfasts in the area, including one on the next block of Pelican Avenue and one was just recently approved by City Council on the same square as the subject property at 430 Bermuda Street.³ This standard is met, as there are no other bed and breakfast homes on this block of Pelican Avenue.

- b. Facility operators shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue;*

To ensure that the proposed bed and breakfast meets this requirement, it should be subject to the following proviso:

- The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.

- c. Facilities may provide continental breakfast service only, with foods purchased from a licensed food seller (caterer or bakery) and served "as is" or only warmed at the bed and breakfast facility;*

To ensure that the proposed bed and breakfast meets this requirement, it should be subject to the following proviso:

- Food shall not be cooked for guests on site, but only purchased from a licensed food seller (caterer or bakery) and served "as is" or warmed at the facility.

- d. No cooking facilities are permitted in individual guest accommodations;*

This standard is met, as no cooking facilities are proposed for the guest bedrooms. Additionally, the site should be subject to the above recommended proviso, which would allow only one kitchen in the residence.

- e. Leasing of common dining area(s) for social events is prohibited;*

To ensure that the proposed bed and breakfast meets this requirement, it should be subject to the following proviso:

³ ZD 087/14

- Leasing of common areas for social events is prohibited.

f. Exterior signage permitted only in accordance with district regulations;

Signage has not been proposed by the applicant, but should the applicant prefer to add signage to the use, the applicant will be required to submit plans for review by both the Historic District Landmarks Commission and City Planning Commission staff. With regard to signage, the staff recommends the following proviso:

- Any proposed signage shall conform to **Article 4, Section 4.5.6 Permitted Signs** of the CZO, subject to the review of the Historic District Landmarks Commission and the City Planning Commission staff.

g. Off-street parking must be provided in accordance with Section 15.2 of the Comprehensive Zoning Ordinance;

Off-street parking is discussed in Section E.

h. A percentage limitation on the floor area of a bed and breakfast use shall be, for one (1)/two (2) room bed and breakfast use, fifteen (15) percent of the floor area for the bed and breakfast use;

This standard is met, as the two guest rooms are 264 square feet in a 2,293 square foot dwelling and would constitute 11.5% of the residence's entire floor area.

Trash storage and litter abatement

Trash storage has not been indicated on the site plans. The applicant should provide the City Planning Commission staff with a litter abatement letter to address concerns of trash storage and site maintenance.

- The applicant shall provide a litter abatement program letter, approved by the Department of Sanitation, describing of the location of trash storage, the frequency of trash pickup by the City, and the clearing of all litter from the sidewalks and street right-of-way. The program description, including name and phone number of the owner/operator of the facility, shall be kept on file in case of any violation.
- The applicant shall indicate on the site plan the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.

Landscaping

As this bed and breakfast home would be a quasi-commercial use located within a residential zoning district, it should be designed in a way that maximizes its compatibility

with surrounding residential uses. This can be done by restricting signage, as described above, and by planting a street tree in the Pelican Avenue public right-of-way adjacent to the site. This street tree will have the effect of softening the site's appearance, ensuring that the site appears residential despite its quasi-commercial nature.

- The applicant shall plant one (1) street tree in the public right-of-way adjacent to the site subject to the review and approval of the Department of Parks and Parkways. The site plan shall be revised to indicate the type and location of the tree.

Other Provisions

Lastly, to ensure the requirements of the conditional use are fulfilled prior to the issuance of building permits by the Department of Safety and Permits the staff recommends the following standard proviso:

- The Department of Safety and Permits shall issue no building permits or licenses 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.

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 subject site is located within a network of narrow, mostly single lane streets which extends through the residential interior of Algiers Point. These streets include Pelican Avenue, on which the site fronts, and the other streets bounding the square. Pelican Avenue is a single lane two-way street with parking on both sides of the street. The other bounding streets include Bermuda Street which is a one-way street that provides one lane of travel in a northward direction with on-street parking on either side. Alix Street is a single lane two-way street with on-street parking on either side, and Verret Street is a southbound one-way street with one travel lane and on-street parking on both sides. These narrow streets primarily carry vehicles traveling within the interior of the Algiers Point neighborhood.

The use of the site as a bed and breakfast family home would have very little impact on this surrounding street system. As it would have only two guest rooms, it could accommodate few guests at one time, and so the total number of people staying at the site at one time would presumably be no greater than has historically resulted from its use as a two-family residence. Therefore, the level of vehicular traffic associated with the use of

the site as a bed and breakfast would be no greater than that associated with its use as a two-family residence.

Parking

Bed and breakfast family homes are required by **Article 15, Section 15.2.1., Table 15.A** of the Comprehensive Zoning Ordinance to provide one off-street parking space for every two guest rooms. As the proposed bed and breakfast would have two guest rooms, this results in a one parking space requirement. One additional off-street parking space is required for the owner's unit, bringing the total parking requirement to two spaces.

This site shares a driveway with 427-429 Pelican Avenue⁴ to provide access to parking spaces in the rear yard. There are no parking spaces shown on the site plan, but the applicant indicated that there are at least two off-street parking spaces. To ensure that the parking requirement is met, the staff recommends the following proviso:

- The applicant shall indicate on the site plan the location of the driveway and off-street parking spaces.

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

The request was considered by the Planning Advisory Committee at its meeting on October 8, 2014. The Historic Districts Landmarks Commission said that no application has been filed and that it would have to approve any exterior modifications to the building. The committee passed a motion of no objection to the request subject to further review by the City Planning Commission and the Historic District Landmarks Commission. To ensure compliance with Historic District Landmarks Commission requirements, staff recommends the following proviso:

- The applicant shall secure the approval of the Historic District Landmarks Commission for the exterior design of all structures on the site, prior to the final approval of the development plan by the staff of the City Planning Commission.

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

The proposed bed and breakfast family home is expected to be minimally impactful on the surrounding neighborhood. Since it would only have two guest rooms, the number of occupants the home could have at any one time as a bed and breakfast would be comparable to the number of occupants it has historically been able to have as a two-family residence. The levels of overall activity, noise, traffic, and demand for parking the bed and breakfast home generates should be comparable to those associated with the current use of the structure as a two-family residence. Furthermore, the structure is compliant or can be made to be compliant with all applicable regulations contained within the Comprehensive Zoning Ordinance. For these reasons, the staff finds that the

⁴ This property is also owned by the applicant.

use of the structure as a bed and breakfast family home should have no significant negative impacts on surrounding properties and is supportive of the request.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

If amended per staff's recommended provisos, the request for a conditional use to permit a bed and breakfast family home is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as Residential Low Density Pre-War. The goal, range of uses and development character for the designation mentioned above are provided below:

RESIDENTIAL LOW DENSITY PRE WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multifamily buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential uses.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. There is a maximum density of 24 units per acre.

The proposed bed and breakfast home fits within the range of uses of the Residential Low Density Pre-War category in that it is primarily a single family residence. The site will be owner occupied and can be maintained to blend in with the development character of the surrounding neighborhood.

IV. SUMMARY

Zoning Docket 106/14 is an application for a conditional use to permit a two-family residence to be converted to a single-family residence used as a bed and breakfast historic home containing two guest rooms. While the proposal does not meet the requirements for a bed and breakfast historic home, it does meet the requirements for a bed and breakfast family home. The proposal meets all applicable supplemental use standards contained with the zoning ordinance or can be made to meet those standards through the imposition of provisos. Further, due to its small size, the bed and breakfast should not be any more

impactful on surrounding properties in terms of activity, noise, traffic, and demand for parking than it is currently as a two-family residence. For these reasons, the staff supports the application.

V. PRELIMINARY STAFF RECOMMENDATION⁵

The staff recommends **modified approval** of Zoning Docket 106/14, a request for a conditional use to permit a bed and breakfast historic home to now permit a bed and breakfast family home in an RD-3 Two-Family Residential District, subject to the following twelve (12) provisos:

Provisos

1. The Department of Safety and Permits shall issue no building permits or 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 convert the existing two-family residence into a single-family residence by establishing an interior connection between the two units and by removing the means to power the stove of one of the units. The one stove shall be the only cooking facility present at the site.
3. The bed and breakfast home shall be owner-occupied for the life of the use. Proof of owner-occupancy shall be demonstrated by the submission of a homestead exemption for the review and approval of the City Planning Commission staff.
4. The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
5. Food shall not be cooked for guests on site, but only purchased from a licensed food seller (caterer or bakery) and served “as is” or warmed at the facility.
6. Leasing of common areas for social events is prohibited.
7. Any proposed signage shall conform to **Article 4, Section 4.5.6 Permitted Signs** of the CZO, subject to the review of the Historic District Landmarks Commission and the City Planning Commission staff.
8. The applicant shall provide a litter abatement program letter, approved by the Department of Sanitation, describing of the location of trash storage, the frequency of trash pickup by the City, and the clearing of all litter from the

⁵ The recommendation is subject to change by the City Planning Commission

sidewalks and street right-of-way. The program description, including name and phone number of the owner/operator of the facility, shall be kept on file in case of any violation.

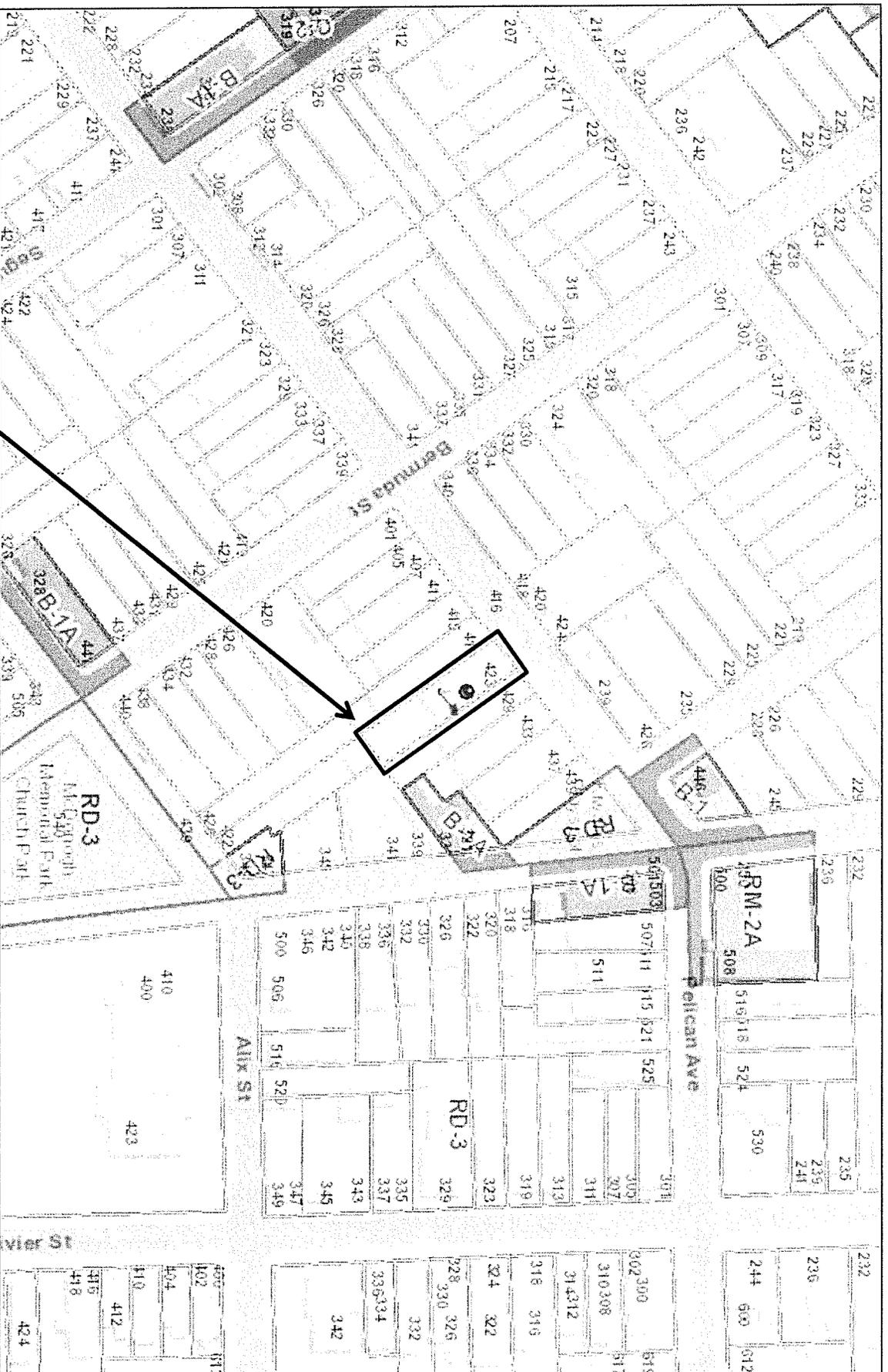
9. The applicant shall indicate on the site plan the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.
10. The applicant shall plant one (1) street tree in the public right-of-way adjacent to the site subject to the review and approval of the Department of Parks and Parkways. The site plan shall be revised to indicate the type and location of the tree.
11. The applicant shall indicate on the site plan the location of the driveway and off-street parking spaces.
12. The applicant shall secure the approval of the Historic District Landmarks Commission for the exterior design of all structures on the site, prior to the final approval of the development plan by the staff of the City Planning Commission.

VI. REASONS FOR RECOMMENDATION

1. The proposed bed and breakfast family home would be low in intensity and should not generate levels of noise, traffic, demand for parking, and other activities which would have a significant negative impact on surrounding properties.
2. The proposal is consistent with the *Plan for the 21st Century*.

- 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.

City of New Orleans Property Viewer



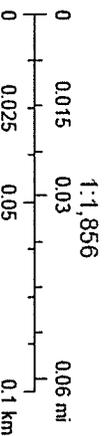
October 10, 2014



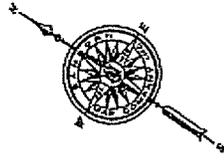
Override 1

ZD106/14

421 Pelican Avenue: RD-3



703



LAVENNE AVE

KIWANIS PLAYGROUND

705

VERRET

RIVER

RAMP

(STEEL)

ALGERS FERRY LANDING

MISSISSIPPI

702

706

83

P A R K

BERMUDA

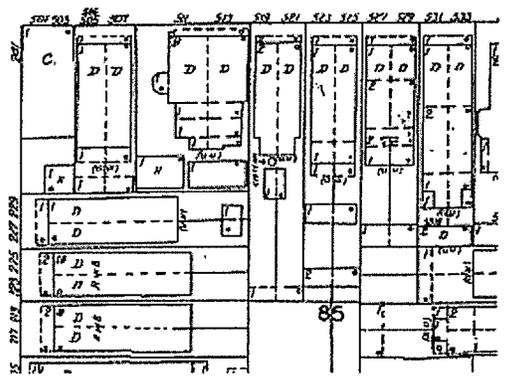
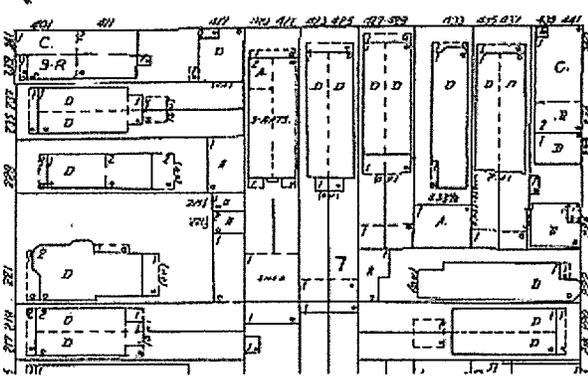
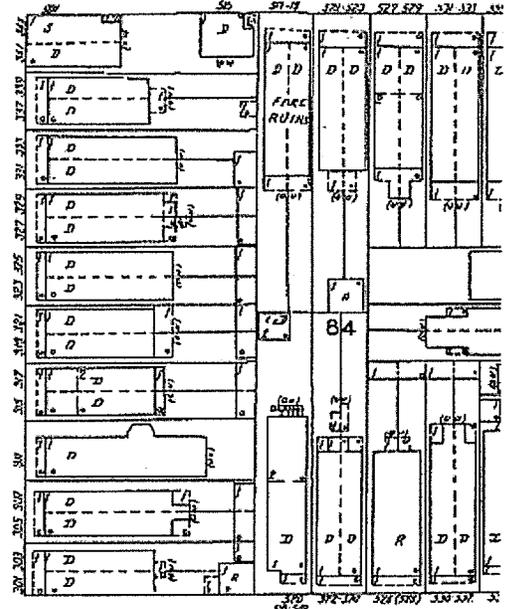
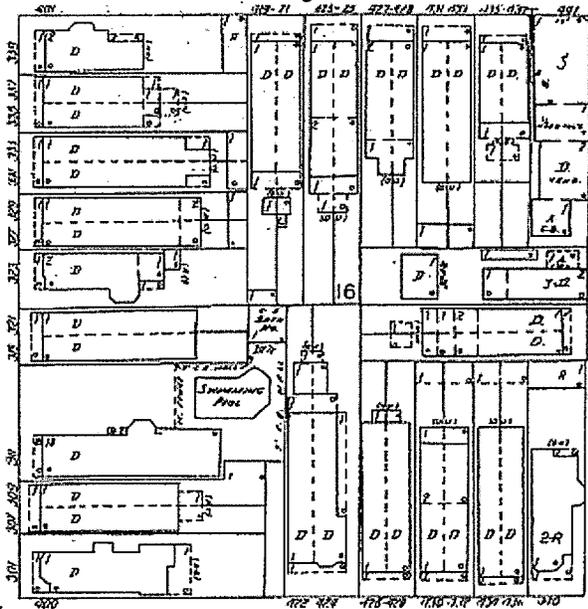
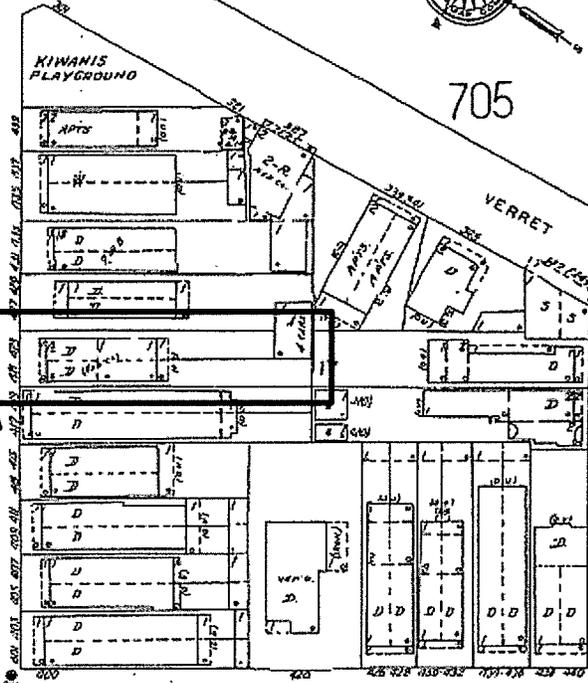
ZD106/14

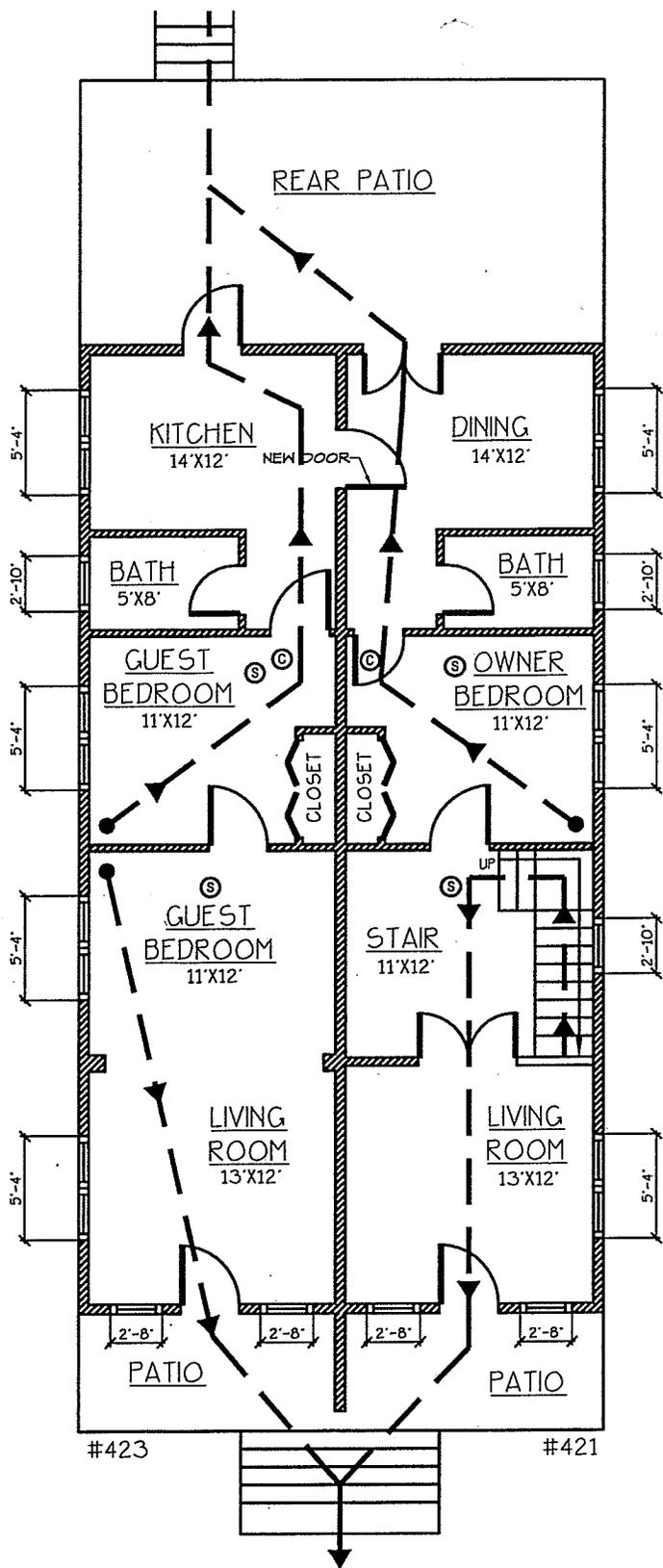
PELICAN AV.

ALIX

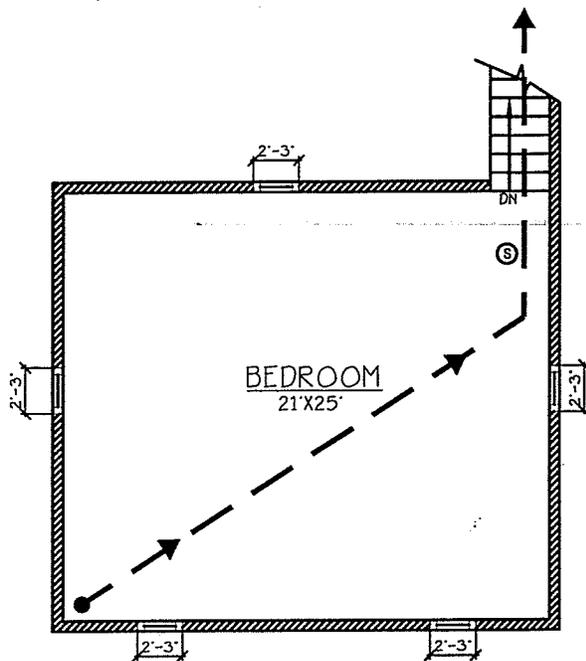
SEGUIN

701





LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

LEGEND:	
⊙	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
---	EGRESS PATH

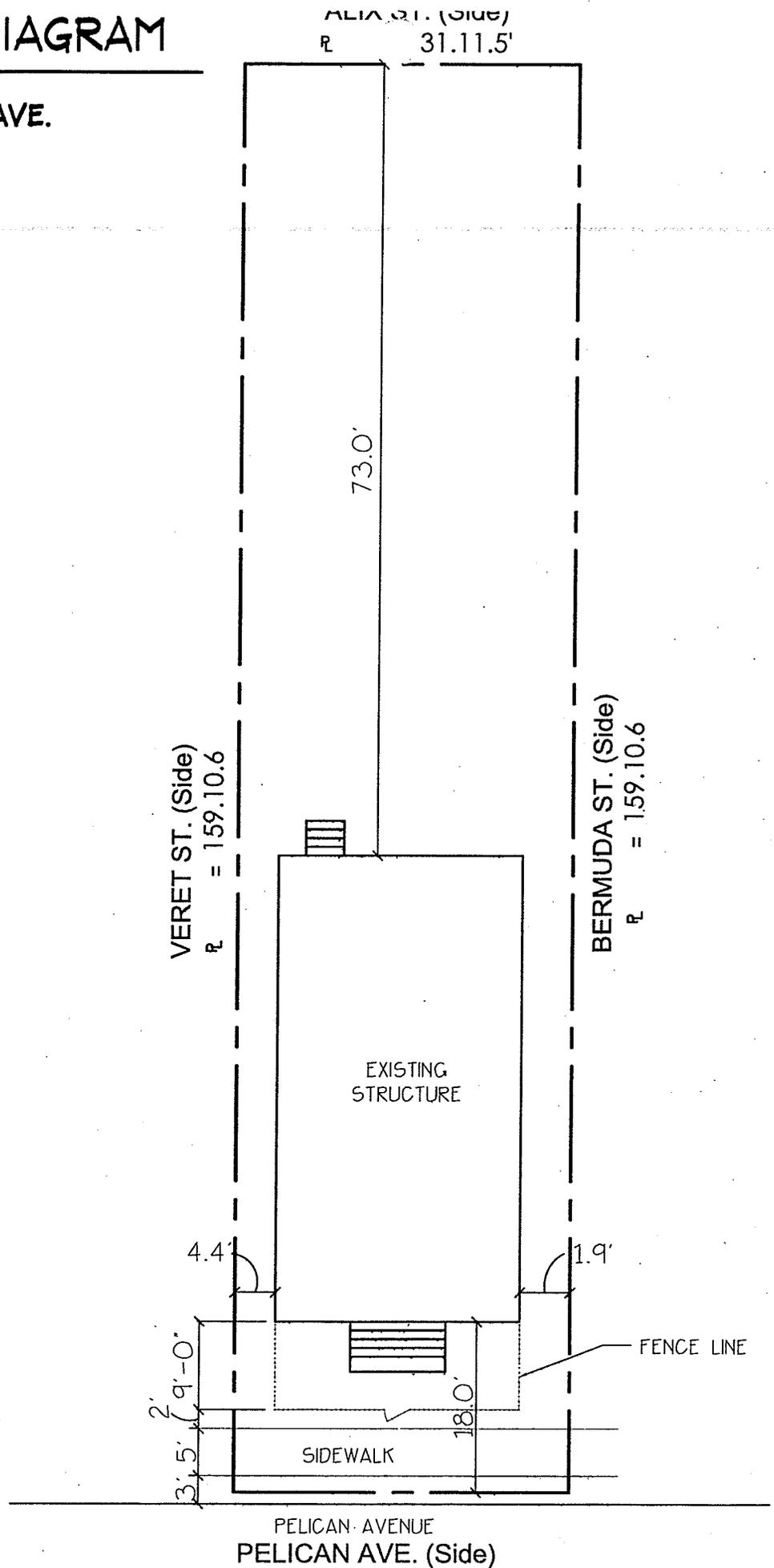
BUILDING FLOOR PLANS

ADDRESS: 421-23 PELICAN AVE.
 NEW ORLEANS. LA 70114

DRAWN ON: AUGUST 13, 2014

BUILDING AREA DIAGRAM

ADDRESS: 421-23 PELICAN AVE.
NEW ORLEANS, LA 70114



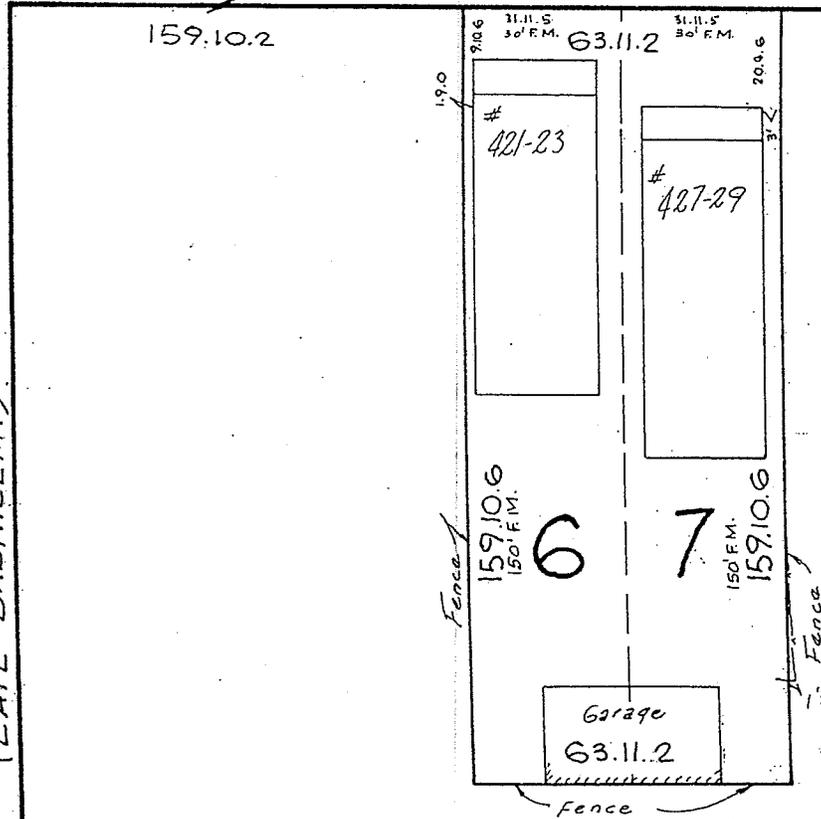
RAWN ON: SEPT 12, 2014

SO. No. 17
FIFTH DISTRICT

Tax # 513101806

Zoning: RD3 Two-family
Planning District 12th

PELICAN AVE.
(LATE PETER)



(LATE BARTHELMY)

VERRET ST. SIDE

ALIX ST. SIDE



New Orleans, La.
Feb. 4, 1978

Survey certified correct. Made at the request
of Fritz H. Windhorst
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering

July 16th 2014

Dear, Neighbor

My company Kai Craig Properties, owns a duplex at 423 Pelican Avenue, which we would like to convert to a Bed and Breakfast.

Our intention is to rent to families and individuals that have been screened prior to rental. Our application has to be heard by the City Planning Commission and the City Council. Because you are a near by neighbor or otherwise interested in the neighborhood. I'm inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

This meeting will take place

Monday, July 21th at 9:00AM 421 Pelican Ave.

Letter being hand delivered. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to plans.

I've inclosed some plans to give you a better Idea of what I'd like to do. When approved , we will start housing guest short term. Keep in mind this will only improve the Neighborhood. I scan the guest and ask questions to make sure they are good guest and not cause trouble. Guest are informed that this is a quite neighborhood and would like to keep it that way. I will not hesitate to inform them that they are getting loud and obnoxious as I will live in the in the Bnb. Should take about three months.

Any questions, comments or concerns please contact me below.

Sincerely,

Andrew Craig

421 Pelican Ave.
NOLA, 70114

Acraig_7@yahoo.com

504 296 4700

Bed and Breakfast Meets, July 21st 2014

1. Sandra Remkes

330-32 Bermuda St owns - fan house

140 Harbor Town Ct.
NOLA. 70131

2. Virginia Allen

409-11 Pelican Ave.

3. House of the Rising ~~sun~~ - Kevin Herridge

email ^{ney} cock ~~ney~~ & bellsouth.net

2200 Illegal Co-founder Historical Society

102 legal Personal Property tax

4. Ann Fitzwilliam

A.S. Buddy Fitzwilliam 417 Pelican

Winnie is pooping on buddy's lawn

~~Matt Sathre~~ - Next door Algiers Post

Don Butler - G 418 Pelican Ave

Not wanting Bed and Breakfast Algiers Development

Director Old Algiers - Algiers Economy

Bed and Breakfast Meeting July 21st 2014

Out come of people who showed when I sent the letters out.

People who showed up were as follows:

Sandra Remkes owner of 330-332 Bermuda St.
She had questions about guest having to share a bathroom. She thought it would be like a Hostel with guest not knowing one another. Guest will be two couple usually. The on or two couple will be together on there vacation. Will not have separate guest not knowing one another.

Virginia Allen
409-11 Pelican Ave.

She rents to guest as well.

Kevin Herridge
330 Pelican Ave.

Kevin owns a Bed and Breakfast and had no questions. 08yo
Gave his legal knowledge. He said you can't have no more than one Bnb on a block.

Ann and A. J. Fitzwilliam Had concerns about the guest being disruptive.
I assured him I will handle the disruption quickly.

Don Butler talked to me after the meeting. He said my property didn't look suitable for a Bed and Breakfast. He said I had a mirror in front. It was decoration. He had no other comments about the front of the house. He said he was Director of Old Algiers Mainstreet.

Address Label	OwnerName
Building	OwnerAddress

✓ 517 Pelican Ave	Pitre Clifford J Jr 517 Pelican Ave, New Orleans, LA 70114
✓ 339 Bermuda St	Stephens Michael R 339 Bermuda St, New Orleans, LA 70114
✓ 328 Pelican Ave	Benoit Nicole 326 Pelican Ave, New Orleans, LA 70114
☐ 311 Delaronde St	Debram R Alexis 922 La Fiesta Place, Lake San Marcos, CA 92078
✓ 324 Bermuda St	Gonzalez Romualdo III 324 Bermuda St, New Orleans, LA 70114
✓ 335 Pelican Ave House Of The Rising Sun	Herridge Kevin A Et Al 335 Pelican Ave, New Orleans, LA 70114
✓ 336 Verret St	Hoffman Stacy L Et Al 338 Verret St, New Orleans, LA 70114
✓ 320 Verret St	Derussy Nolte H 320 Verret St, New Orleans, LA 70114
330 Verret St	Pena Miguel A 330 Verret St, New Orleans, LA 70114
516 Pelican Ave	Darring Michael T 516 Pelican Ave, New Orleans, LA 70114
316 Verret St Liz King Photography	King Dan M Et Al 316 Verret St, New Orleans, LA 70114
326 Verret St	Escobedo Thomas L 326 Verret St, New Orleans, LA 70114
409 Pelican Ave	Allen Virginia A 409 Pelican Av, New Orleans, LA 70114
413 Pelican Ave	Clarkson Robert W Et Al 413 Pelican Ave, New Orleans, LA 70114
333 Bermuda St	Jordan Gregory M Et Al 333 Bermuda St, New Orleans, LA 70114
446 Pelican Ave	Shirstine Douglas A 122 East Stewart, Puyallup, WA 98372
423 Bermuda St	Mieras John A 423 Bermuda St, New Orleans, LA 70114
418 Pelican Ave	Lombard Gelone D 6200 Oxford Pl, New Orleans, LA 70131
431 Pelican Ave	Blew Bruce E 431 Pelican Av, New Orleans, LA 70114
346 Verret St	Companionproperty LLC 1939 1/2 General Pershing St, New Orleans, LA 70115
522 Pelican Ave	Condon Denis S 522 Pelican Ave, New Orleans, LA 70114
338 Bermuda St	Gulden Ashley S 338 Bermuda St, New Orleans, LA 70114
X 427 Pelican Ave	Craig Andrew J 5300 Cartier Av, New Orleans, LA 70122
419 Bermuda St	Tinoco Allan 419 Bermuda St, New Orleans, LA 70114
229 Verret St	Miller Barry S Et Al 229 Verret St, New Orleans, LA 70114
330 Bermuda St	Walker Wanda B Etal 140 Harbour Town Court, New Orleans, LA 70131

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424 Seguin St ✓ Judd Patricia S
424 Seguin St, New Orleans, LA 70114

235 Lavergne St ✓ Vandyke Russell B
235 Lavergne St, New Orleans, LA 70114

505 Pelican Ave ✓ Robinson Larry Jr
505 Pelican Ave, New Orleans, LA 70114

239 Lavergne St ✓ Brechtel Amelia C R
239 Lavergne St, New Orleans, LA 70114

420 Alix St ✓ Juneau Kelly G
420 Alix St, New Orleans, LA 70114

514 Alix St ✓ Seaver James
516 Alix Street, New Orleans, LA 70114

327 Pelican Ave ✓ Howard Dorothy Ann C
327 Pelican Ave, New Orleans, LA 70114

427 Bermuda St ✓ Gordon Craig
65 Ridgeview Pl, Kenner, LA 70063

321 Delaronde St ✓ Culotta Anthony J Jr
321 Deloronde St, New Orleans, LA 70114

405 Pelican Ave ✓ Mack Jonathan E
407 Pelican Ave, New Orleans, LA 70114

219 Lavergne St ✓ Deroche Ronald C Sr
219 Lavergne St, New Orleans, LA 70114

324 Alix St ✓ Laird Timothy A
324 Alix St, New Orleans, LA 70114

321 Verret St ✓ Dogs On The Roof LLC
Algiers Music Point
209 Vallette St, New Orleans, LA 70114

520 Pelican Ave ✓ McLindon Ann M
520 Pelican Ave, New Orleans, LA 70114

250 Verret St ✓ Avid Innovations LLC
C/O Chris G Shaw 408 20Th St, New Orleans, LA 70124

436 Bermuda St ✓ Placide Jenifer S
434-36 Bermuda St, New Orleans, LA 70114

318 Bermuda St ✓ Foster Matthew K
Matthew Foster Photography
318 Bermuda St, New Orleans, LA 70114

305 Delaronde St ✓ Hubbell George E
Et Als 305 Delaronde St, New Orleans, LA 70114

403 Pelican Ave ✓ Ferketish Gregory G
401 Pelican St, New Orleans, LA 70114

328 Alix St ✓ Catanese Jo Ann
Et Als 328 Alix St, New Orleans, LA 70114

301 Verret St ✓ City Of New Orleans
1300 Perdido St Room 5W17, New Orleans, LA 70112

521 Pelican Ave ✓ Bruno Alec M
521 Pelican Ave, New Orleans, LA 70114

319 Pelican Ave ✓ Donnelly Rose Anna M
319 Pelican Ave, New Orleans, LA 70114

435 Pelican Ave ✓ Pharr Donna L
435 Pelican Ave, New Orleans, LA 70114

228 Lavergne St ✓ Molaison W Michael
228 Lavergne St, New Orleans, LA 70114

513 Pelican Ave ✓ Meyer-John R Jr
139 Marigny Ave, Mandeville, LA 40448

331 Delaronde St ✓ Simon Clifford F
331 Delaronde St, New Orleans, LA 70114

317 Delaronde St ✓ Bourgeois Mildred M

- 335 Bermuda St 761 Terry Pkwy, Gretna, LA 70056
Bosworth Julie O
- 245 Verret St 335 Bermuda St, New Orleans, LA 70114
Kunz Melanie A
- 345 Verret St 245 Verret St, New Orleans, LA 70114
Thornton James G
- 223 Lavergne St 345 Verret St, New Orleans, LA 70114
Stjohn Marco, II
- 525 Pelican Ave 223 Lavergne St, New Orleans, LA 70114
Faron Fay C
- 503 Pelican Ave 525 Pelican Ave, New Orleans, LA 70114
Martins Stephen W
- 430 Bermuda St 503 Pelican Ave, New Orleans, LA 70114
Aspiazu Mark
- 433 Bermuda St 430 Bermuda St, New Orleans, LA 70114
Sartoris Christine
- 331 Pelican Ave P O Box 2750 Grand Junction, Grand Junction, CO 81502
Barden Rosemary F
- 417 Pelican Ave Etals 331 Pelican Av, New Orleans, LA 70114
Fitzwilliam Augustin J
- 325 Delaronde St 417 Pelican Ave, New Orleans, LA 70114
Bourg Carmen M
- 420 Bermuda St 325 Delaronde St, New Orleans, LA 70114-7011
Munich William C Jr
- 329 Delaronde St 420 1/2 Bermuda St, New Orleans, LA 70114
Greaux Walter J
- 323 Pelican Ave Et Als 329 Delaronde St, New Orleans, LA 70114
Salles Philip F
- 439 Pelican Ave P O Box 898, Covington, LA 70434
City Of New Orleans
- 339 Verret St 1300 Perdido St Room 5W17, New Orleans, LA 70112
Rose Jessie L
- 435 Bermuda St Etal 339 Verret St, New Orleans, LA 70114
Landry Jonathan K
- 422 Alix St 437 Bermuda St, New Orleans, LA 70114-1677
Roque James R
- 347 Verret St Et Al 422 Alix St, New Orleans, LA 70114
Carter Troy A
- Tout De Suite 92 English Turn Drive, New Orleans, LA 70131
- 426 Bermuda St Coleman Clint A
Etal 426 Bermuda St, New Orleans, LA 70114
- 229 Lavergne St Jenkins David S
229 Lavergne St, New Orleans, LA 70114
- 336 Bermuda St Picolo Bronwyn R
336 Bermuda St, New Orleans, LA 70114
- 421 Pelican Ave Craig Andrew J
5300 Cartier Av, New Orleans, LA 70122
- 335 Delaronde St Evanick Brenda G
335 Delaronde St, New Orleans, LA 70114
- 438 Bermuda St Johnson Dwayne
3608 Lake Des Allemands, Harvey, LA 70058
- 339 Pelican Ave Firestone Dale A
339 Pelican Ave, New Orleans, LA 70114
- 418 Pelican Av A Martin Hugh
418 Pelican Ave A, New Orleans, LA 70114

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418 Pelican Av B

✓ Carringer John M
10842 East Calle Desierto, Tuscon, AZ 85748

418 Pelican Av C

✓ Abadie Carolyn R
418 Pelican Ave Unit C, New Orleans, LA 70114

418 Pelican Av D

Benson William W

418 Pelican Av E

✓ 318 Delaronde St, New Orleans, LA 70114
Mclemore Charles W
418 Pelican Ave Unit E, New Orleans, LA 70114

418 Pelican Av F

Leblanc Lisa B
418 Pelican Av #E, New Orleans, LA 70114

418 Pelican Av G

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Zip: 70174

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Point of Contact: Ronald Loesel

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Organization Name: Old Algiers Civic Association

Point of Contact: Tony Carter

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