

**City Planning Commission Meeting**  
**Tuesday, April 14, 2015**

**CPC Deadline: 05/29/15**  
**CC Deadline: 06/30/15**  
**Council District: C - Ramsey**

**PRELIMINARY STAFF REPORT**

**To:** City Planning Commission  
**Zoning Docket:** 033-15

**Prepared by:** Dubravka Gilic  
**Date:** March 23, 2015

**I. GENERAL INFORMATION**

**Applicant:** PIE DAUPHINE, LLC

**Request:** This is a request for a conditional use to permit a four-family residence in an HMR-3 Historic Marigny/Treme Residential District.

**Location:** The petitioned property is located on Square 258, Lot H1 and a portion of Lot H2 (proposed Lot H-1A), in the Third Municipal District, bounded by Dauphine, Mandeville, Burgundy and Spain Streets. The municipal address is 2413-2417 Dauphine Street. (PD-7) The property is within the Marigny Local Historic District.

**Description:** The property is located on Dauphine Street between Mandeville and Spain Streets in the Marigny Neighborhood. The proposed site (new Lot H-1A) represents one-half of the vacant site previously occupied by Hubig's Pie bakery.<sup>1</sup> The other half of the site (new Lot H-2A) represents a mirror image of the petitioned proposal and is considered under ZD 034-15. The proposed four family residence will be developed on the future Lot H-1A measuring forty-two feet (42') in width, one hundred eighty-one (181') in depth for a total area of approximately 7,602 square feet. The development will consist of two structures, each containing two (2) dwelling units; the first structure will be placed along the Dauphine Street property line, while the other one will be setback twenty feet from the rear property line. A swimming pool, placed across the property line and shared with the adjacent lot (Lot H-2A) is proposed within the rear yard area. Four (4) off street parking spaces will be located at the center of the site; access to these spaces will be provided via an electronic gate and a fourteen (14) foot wide common driveway shared with the adjacent development.

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

Four-family dwellings are conditional uses in the HMR-3 Historic Marigny/Treme Residential District, according to **Article 9, Section 9.3.5(2) Conditional Uses** of the Comprehensive Zoning Ordinance. The City Planning

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<sup>1</sup> Hubig's Pie Bakery was developed on a site comprising of three (3) lots with a combined width of eighty-four feet (84') and depth of one hundred eighty-one feet (181'). The bakery was completely destroyed in a fire in July of 2012.

Commission is required to make a recommendation on all conditional use requests 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 HMR-3 Historic Marigny/Tremé Residential District that covers most of the residential interior of the “Marigny rectangle,” the portion of the Faubourg Marigny bounded by North Peters Street, Saint Claude Avenue, Elysian Fields Avenue, and Press Street. Lots within the district most commonly measure about 30 feet in width and 120 feet in depth, although there is wide variation. Originally developed in the 19<sup>th</sup> century, these lots are generally developed with residences of two predominant types: single-story Creole cottages and single-story shotguns which can feature detailing in Victorian, Queen Anne, Eastlake, and Arts and Crafts styles. Structures are positioned at or near the front property lines, with only minimal side yard setbacks, creating a dense urban fabric. Most properties do not provide off-street parking spaces. In addition to these historic residential structures, the HMR-3 features some historic corner-commercial structure, including single- and two-story structures, some of which remain used for non-conforming commercial purposes and others of which have been converted for residential use.

While the HMR-3 District covers most of this interior residential portion of the Marigny rectangle, the district is interrupted in some locations by spot-zoned sites, most of which are HMC-1 Historic Marigny/Tremé Commercial Districts applied to historic corner commercial properties. Additionally, the streets bounding the Marigny rectangle feature linear commercial or industrial zoning districts, including HMC-2 Historic Marigny/Tremé Commercial Districts extending along Saint Claude and Elysian Fields Avenues and HMLI Historic Marigny/Tremé Light Industrial Districts along North Peters Street and Press Street. Generally, these districts are occupied by commercial or industrial uses in accordance with their commercial and light industrial designations. These uses typically occupy historic structures, particularly for the commercial properties along Elysian Fields and Saint Claude Avenues, which are usually within single- and two-story pedestrian-oriented historic commercial structures. There are, however, some examples of 20<sup>th</sup> century infill development, which are more likely to be suburban and oriented toward the automobile. The industrial properties along North Peters and Press Streets are usually within warehouse structures of varying age.

The petitioned property is mostly surrounded by historic single- and two-family residential structures as described above, including shotguns and some examples of Creole cottages. The only mixed use building immediately neighboring the site, also zoned HMR-3 Historic Marigny/Tremé Residential District, is located at the intersection of Dauphine and Spain Streets. This structure is a historic corner non-conforming building with commercial on the ground floor and residence above.

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

*Zoning History*

1929 - 'I' Industrial District  
1953 - 'J' Light Industrial District  
1970 - HMR-3 Historic Marigny/Treme Residential District  
Current – HMR-3 Historic Marigny/Treme Residential District

*Land Use*

1929 –Industrial and Warehousing  
1949 –Heavy Industrial  
1999 –Residential Single/Two-Family<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?**

In the past five years, there have been the following requests for zoning actions for properties located within five blocks of the site:

**Zoning Docket 104/14** was a request for a zoning change from an HMR-3 Historic Marigny/Tremé Residential District to an HMC-2 Historic Marigny/Tremé Commercial District and a Conditional Use to permit a hotel occupying more than 10,000 square feet of floor area in the proposed HMC-2 District. The municipal addresses are 2301-2329 Burgundy Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This site is located approximately one (1) block from the subject site.*

**Zoning Docket 069/14** was a request for a conditional use to permit a grocery store and other retail uses occupying more than 10,000 square feet of floor area in an HMC-2 Historic Marigny/Tremé Commercial District. There are multiple municipal addresses. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located within four (4) blocks from the subject site.*

**Zoning Docket 097/13** was a request a request for an amendment to Conditional Use Ordinance No. 24,562 MCS (Zoning Docket 019/11) which permitted a residential/commercial mixed use in an existing structure, to permit restaurant, office or retail tenants in the ground floor commercial spaces, in an HMLI Historic Marigny/Tremé Light Industrial District. The municipal address is 511 Marigny Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

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<sup>2</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

**Zoning Docket 092/13** was a request for a conditional use to permit four residential units in an HMR-3 Historic Marigny/Tremé Residential District. The municipal address is 1030 Port Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 051/13** was a request for a conditional use to permit a three-family residence in an HMR-3 Historic Marigny/Tremé Residential District. The municipal address is 2463 Royal Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

**Zoning Docket 48-13** was a request for a conditional use to permit a wholesale bakery in an HMLI Historic Marigny/Treme Light Industrial District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. There are multiple municipal addresses. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 023/13** was a request for a conditional use to permit a wine bar and wine shop with wine education activities in an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 1938-40 Burgundy Street. The City Planning Commission's consideration of the application resulted in a no legal majority vote. The applicant withdrew the request prior to its consideration by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 110/12** was a request for a conditional use to permit an amusement place in an HMC-2 Historic Marigny/Tremé Commercial District. The municipal address is 2227 St. Claude Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 97/11** was a request for a conditional use to permit an amusement place with alcoholic beverages in an HMC-2 Historic Marigny/Tremé Commercial District. The municipal address is 2372 Saint Claude 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 024/11** was a request for a zoning change from an HMR-1 Historic Marigny/Tremé Residential District to an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 1913 Royal Street. The City Planning Commission recommended denial of the request, which was withdrawn prior to consideration by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 019/11** was a request for the rescission of Ordinance Nos. 13,368 MCS and 22,037 MCS and a Conditional Use to permit Residential/Commercial Mixed Uses in an existing structure in an HMR-3 Historic Marigny/Tremé Residential District and an HMLI Historic Marigny/Tremé Light Industrial District. The municipal addresses are

511-29 Marigny Street and 2308 Chartres Street. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This site, which is also the subject of Zoning Docket 097/13, is located approximately three (3) blocks from the subject site.*

**Zoning Docket 049/10** was a request for a zoning change from a B-1A Neighborhood Business District to an SC Shopping Center District, a conditional use to permit a drive-thru pharmacy in an SC Shopping Center District, and the rescission of Ordinance Nos. 11,245 and 11,384 MCS (ZD 77/85, a map change from an HMR-3 Historic Marigny/Tremé Residential District to a B-1A Neighborhood Business District and a conditional use permitting a fast food restaurant at the subject site). The municipal addresses are 1100 Elysian Fields Avenue, 2101 Saint Claude Avenue and 1109-11 Frenchmen Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

There have been other conditional use requests in the area but they do not suggest a trend as it relates to this request.

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

The petitioned property is a rectangular site located on Dauphine Street between Mandeville and Spain Streets, within the Marigny Local Historic District. The proposed two party-wall doubles with four (4) dwelling units will be developed on the future Lot H-1A measuring forty-two feet (42') in width, one hundred eighty-one feet (181') in depth for a total area of approximately 7,602 square feet. The new Lot H-1A represents one-half of the vacant site previously occupied by Hubig's Pie bakery.<sup>3</sup> The bakery was developed on a site comprised of three (3) lots, Lot H1, H2, and H3 with a combined width of eighty-four feet (84') and depth of one hundred eighty-one (181'). The proposed development is predicated upon the establishment of shared access servitude between the two newly proposed lots<sup>4</sup> (see discussion in the next section of this report). If the proposal is recommended for approval, it should be subject to the following proviso:

- The applicant shall resubdivide lots H1, H2 and H3 into Lots H1A and H2A with a mutual access servitude shown on the survey. The resubdivision plan shall be recorded in the Office of Conveyances prior to the final approval and recordation of the development plans.

*Site Design and Development Density*

The proposed development will consist of two, two-story structures, each containing two

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<sup>3</sup> The other half of the site (new Lot H-2A) represents a mirror image of the petitioned proposal and is considered under ZD 034-15.

<sup>4</sup> The City's GIS system recommends that all newly created lots do not contain hyphens. Therefore, the proviso related to the subdivision modifies designations of the newly proposed lots from H-1A and H-2A to H1A and H2A

(2) dwelling units, for a total of four (4) dwelling units. This is the maximum number of dwelling units permitted with a conditional use approval, within the HMR-3 District. Pursuant to **Article 9, Section 9.3.7 (Table 9.C.) Height, Area and Yard Requirements** of the Comprehensive Zoning Ordinance, four-family dwellings in the HMR-3 Historic Marigny/Treme District are required to provide:

**Minimum lot area/dwelling unit:**

Required: 800 square feet  
Provided: 1,878 square feet

The proposed four units will have 1,878 square feet of lot area per unit which significantly exceeds the required minimum. In addition, there are multiple properties in the two (2) block radius from the petitioned site which contain two buildings with multiple units on a single lot and have development densities greater than the proposed site (see table on the next page). Therefore, the staff believes that the proposed density of four units is appropriate for the site.

The front structure will be placed along the Dauphine Street property line, while the other one will be setback twenty feet (20') from the rear property line. Both structures are designed as party-wall doubles with interior courtyards facing a common driveway or a walkway. This driveway and the walkway provide access to the building in the rear and the rear yard, as well as to the centrally located parking area with four (4) off-street parking spaces. The fourteen (14) foot wide driveway and the ten (10) foot wide walkway are shared with the adjacent, mirror-image development on proposed Lot H-2A (considered under ZD 034-15). The back yard contains a swimming pool, placed across the property line and shared with the adjacent Lot H-2A. The water's edge of the swimming pool is setback from the rear property line approximately two (2) feet. According to **Article 15.5.12 (7) Accessory Buildings and Structures**, accessory swimming pools, open and unenclosed, may occupy a required rear or side yard provided the water's edge is not located closer than four (4) feet to a rear or interior side lot line. The staff recommends that the applicant provide the required rear yard setback from the water's edge. To allow pool to be built across the lot line, the staff recommends granting of the waiver of the required interior yard setback.

Access to the driveway will be through an electronic gate on Dauphine Street, also shared with the adjacent development. If the proposal is recommended for approval, it should be subject to the following waiver and provisos:

- The applicant shall be granted a waiver of **Article 15, Section 15.5.12 (7)** to allow the outdoor pool to have a zero (0) foot side yard setback in lieu of the required four (4) feet.
- The swimming pool shall meet all design standards of Article 15.5.12(7) regarding fencing and rear yard setbacks.
- A servitude agreement between the developers of the proposed Lot H1A and H2A referencing common access (driveway and walkway) and common use of pool,

rear yard and trash storage area, shall be executed and recorded at the Offices of Conveyances. The servitude agreement shall be referenced and shown, with all relevant measurements, on the subdivision plan creating Lots H1A and H2A.

Besides density requirements, the proposed development meets the lot size, height, FAR, OSR and setback/yard requirements of **Article 9, Section 9.3.7 (Table 9.C)**:

Requirement	Standard (4-family units)	Proposed
Minimum lot area/dwelling unit	800 sq. ft.	1,878 square feet
Minimum lot width	30 feet	41.5 feet
Minimum lot depth	90 feet	181 feet
Minimum front yard	none	none
Minimum rear yard	20 feet	20 feet
Minimum side yard	3 feet	3-7 feet
Maximum height from grade	40 feet	31 feet
Maximum FAR	1.2	0.97
Minimum OSR	30%	31.9%

The proposed development however, does not meet standards of **Article 15, Section 15.5.7 (3)** which prohibits location of a more than one main building on a single lot of record unless the development involves multiple-family dwellings. The proposal consists of two (2) main buildings each containing two (2) dwelling units, therefore not complying with this requirement. In the Marigny neighborhood, two main buildings on a single lot of record is not an unusual situation. Examples of these can be found throughout the area and they involve small lots and larger corner lots or key lots similar to the petitioned site. These properties contain two buildings on a single lot and multiple dwelling units and only occasionally provide off-street parking (see table below which shows similarly developed lots within the 2 block radius from the petitioned site and the attached Sanborn Map).

Address	# of dwell. units	Lot area sq. ft.	Lot area/dwell. unit in sq. ft.	Parking
2433 Royal Street	4	2,314	580	0
2439 Royal Street	3	2,759	919	0
2701-03 Royal/709 Port St.	4	3,441	860	0
2211 Chartres Street	3	2,583	861	0
2401 Chartres Street	3	2,368	789	0
2425 Chartres Street	B&B	3,456	--	0
2221 Burgundy Street	4	5,340	1,335	5
2314 N. Rampart/939 Marigny St.	4	3,660	915	0
811 Marigny Street	6	9,000	1,500	3
712-14 Spain Street	2	3,420	1,710	0

Therefore, the staff believes that granting of the variance to allow two main buildings on a single lot of record should not be a deviation from the neighborhood standards. The applicant has originally proposed to develop the site with a single building containing

four (4) dwelling units. The CPC and the HDLC staffs believed that two smaller main buildings on a lot will be more in keeping with the neighborhood development pattern, rather than one large structure. The applicant has made modifications to the plans based on this recommendation.

Therefore, if the proposal is recommended for approval, it should be subject to the following waiver:

- The applicant shall be granted a waiver of **Article 15, Section 15.5.7 (3)** to allow two (2) main building to be located on a single lot of record.

### *Building Design*

The front structure is approximately thirty-two (32) feet in width and sixty (60) feet in length. It is a two story building designed as a party-wall double with interior courtyards facing common driveway. The structure is set back approximately 3.5 feet from the property line with an entry stairway and the second floor balcony projecting out to the Dauphine Street property line. Each dwelling contains approximately 1,750 square feet and consists of two (2) two-bedroom/two-bathroom units.

The structure in the rear is approximately thirty-five (35) feet in width and fifty-seven (57) feet in length. Like the front building, it is also a two story building designed as a party-wall double with interior courtyards facing common driveway. This structure is set back twenty (20) feet from the rear property. Each dwelling contains approximately 1,850 square feet and consists of two (2) two-bedroom/two-bathroom units.

Both structures have hip roofs and their front façades consists of four (4) bays with floor to ceiling door and windows. The exterior building material is hardie board siding and the roof is architectural asphalt shingles. Being located within the Marigny Local Historic District, the proposed development is subject to review and approval by the Historic Districts Landmarks Commission.

- The applicant shall make any recommended improvements to the exterior of the structures and shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission.
- Any proposed signage shall comply with **Article 9, Section 9.3.6 Permitted Signs** of the Comprehensive Zoning Ordinance and shall be subject to review and approval of the Historic District Landmarks Commission.

### *Landscaping, Fencing and Screening*

The landscaping plan includes tree planting to provide shade at the on-site parking area and installation of grass and shrubbery next to the parking area and in the rear yard next to the pool. The parking area and the entry shared driveway will be constructed using grasstone, providing additional green space on the site. Furthermore, each dwelling unit will have a private patio measuring approximately 10'x15.' The project does not propose

any landscaping within the Dauphine Street right-of-way. The staff recommends installation of a planting strip with ground cover and a minimum of one street tree in the Dauphine Street right-of-way subject to the review and approval by the Department of Parks and Parkways.

- The applicant shall revise the landscaping plan to include installation of a planting strip with ground cover and a minimum of one street tree in the Dauphine Street right-of-way subject to the review and approval by the Department of Parks and Parkways.

There are existing wooden fences along the side and rear property lines, belonging to the adjacent properties, some of which are in good and some in fair condition. The applicant proposes to erect a new fence along the property lines. **Article 15.5.12 (7) Accessory Buildings and Structures**, requires security fencing around pools. Compliance with standards of this Article has been addressed earlier in this report. Trash storage will be located on the adjacent development considered under ZD034/15 facing the Spain Street side of the site. It will also be enclosed and screened from view from the public right-of-way. The size of the proposed trash storage does not appear to be adequate for the number of dwelling units on both sites. The access to the trash area is not shown on the plan. Therefore, the staff recommends the following provisos:

- The size of the trash storage area shall be increased to reflect the number of dwelling units on the site. A latching gate shall be installed to screen the trash storage area from view from the Dauphine Street public right-of-way. At no time other than during trash pick-up shall trash be visible from the public right-of-way. The design of the gate shall be subject to the review and approval of the Historic District Landmarks Commission.
- The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup if contracted by a private trash removal company, and the clearing of all litter from sidewalks and street rights-of-way. The name and phone number of the property manager shall be included in this letter to be kept on file in case of any violations.

And lastly,

- 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. Are any major streets involved? What impact will the proposed zoning change have on the transportation system, if any?**

*Streets*

The site is located on Dauphine Street between Mandeville and Spain Streets, in the mostly residential interior of Faubourg Marigny. Like most streets in the neighborhood's interior, Dauphine, Mandeville, and Spain Streets are narrow, single lane one-way streets with a parking lane on each side. This network of minor residential streets carries relatively low levels of vehicular traffic at all times and is used primarily by the neighborhood's residents as they travel within the neighborhood. In addition to carrying local vehicular traffic, these streets provide on-street parking for the neighborhood's residences, the majority of which do not have off-street parking.

The street grid also features wider, arterial streets, which extend along the edges of the neighborhood. These arterial streets include Elysian Fields Avenue, which is located two blocks upriver from the site, and Saint Claude Avenue, which is three blocks to the lake-side of the site. Elysian Fields Avenue is a divided two-way street with three vehicular lanes and a vehicular parking lane in each direction. It carries traffic traveling in river-bound and lake-bound directions. Saint Claude Avenue is a divided two-way street with two vehicular travel lanes, a vehicular parking lane, and a bike lane in each direction. It follows the path of the Mississippi River and connects the downtown residential neighborhoods with the Vieux Carré and Central Business District. Both streets have high vehicular capacity and experience moderate to high volumes of traffic, with traffic levels being greatest during morning and evening commute times.

*Off-Street Parking and Sidewalk Repairs*

According to **Article 15, Section 15.2.2(1)** of the Comprehensive Zoning Ordinance, no off-street parking is required for the Historic Marigny/Treme Residential Districts. The applicant has proposed four (4) parking spaces, one per each dwelling unit. Parking is located in the middle of the site and is accessible via a gated, shared driveway.

The applicant is proposing a new curb cut in the middle of the site to access the shared driveway. The two existing curb cuts utilized by the previous development will have to be eliminated and curbs restored. Additionally, the sidewalk in front of the property is in poor conditions and will have to be repaired as per standards of the Department of Public Works. If the proposal is recommended for approval, it should be subject to the following provisos:

- The applicant shall eliminate existing curb-cuts and restore the curb along Dauphine Street. The new curb-cut shall be subject to review and approval by the Department of Public Works.
- The applicant shall submit plans for sidewalk improvements within the Dauphine Street public right-of-way for review and approval of the Department of Public

Works. The improvements shall meet the design specifications of the respective department.

### *Off-Street Loading*

**Article 15, Section 15.3.2, Table 15G** of the Comprehensive Zoning Ordinance requires multi-family development containing between 5,000–10,000 square feet of floor area to provide one (1) off-street loading zone. The four (4) dwelling units combined will contain 7,511.5 square feet, therefore requiring one (1) off-street loading space. Given the average lot size of 30x120 feet and the overall development density within the neighborhood, multi-family residential developments within Historic Marigny/Treme Residential Districts rarely provide off-street loading area. The staff believes that with only four residential units on the site, there won't be much need for a designated loading area. Therefore the staff recommends granting of the waiver of the required off-street loading space.

- The applicant shall be granted a waiver of **Article 15, Section 15.3.2** of the Comprehensive Zoning Ordinance which requires one (1) off-street loading space for multi-family residential development containing 5,000-10,000 square feet to permit a development of four (4) residential units containing approximately 7,511.5 square feet without off-street loading.

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

The request was considered by the Planning Advisory Committee at its March 25, 2015 meeting. The representative from the CPC presented the proposal and noted that the project is undergoing the review by the Historic District Landmarks Commission. The representative from the Department of Parks and Parkways noted that street trees should be planted within the Dauphine Street right-of-way where appropriate with a clearance for the sewer and water lines. The representative from the Department of Public Works noted that the new curb cut requires approval by the department. No encroachments of the structure onto the public right-of-way have been identified. The committee passed a motion of no objection, subject to further review by the City Planning Commission, the Department of Public Works, the Department of Parks and Parkways, and the Historic District Landmarks Commission.

The HDLC Architectural Review Committee (ARC) reviewed the proposal at its March 31, 2015 meeting. The ARC recommended modifications to the front facades to include 5-bays rather than the proposed 4-bays with floor to ceiling door and windows. This modification will provide symmetry and better proportions of the building elements. The ARC also suggested that the applicant consider reducing the height of the structures to minimize the height difference with the adjacent single story residences. The Committee deferred action on the project until its next meeting and requested submittal of the revised plans for further review.

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

The proposal calls for development of four (4) residential units within the two (2) party-wall doubles on half of the site previously used by the Hubig's Bakery. The other half of the site on the adjacent lot represents a mirror image of the petitioned proposal and is considered under separate zoning request.<sup>5</sup> The staff does not anticipate any adverse impacts from the proposal given that the proposed development density is significantly lower than the one prescribed by the CZO. Furthermore, the project involves residential development of a former nonconforming industrial use site that is in the middle of the residential block. The proposed development will have off-street parking that will alleviate potential competition with the adjacent properties for the on-street parking. The recommendations regarding on-site improvements (fencing, landscaping, screening) and improvements within the public right-of-way (improvements to sidewalk, restoration of curbs, installation of street trees), will improve the visual impact of the site and ensure its consistency with the character of the adjacent residential area. Additionally, the development will require review and approval by the Historic District Landmarks Commission to ensure that the project design is consistent with the historic context of the adjacent neighborhood. The HDLC Architectural Review Committee has requested certain modifications to the buildings' front façades and height to make them less massive in comparison with the adjacent single family residences.

**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*?**

The request for a Conditional Use to permit a four-family residence in an HMR-3 Historic Marigny/Treme Residential District 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 "Historic Core Mixed-Use." The goal, range of uses, and development character for that designation are copied below:

**HISTORIC CORE MIXED-USE**

**Goal:** Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

**Range of Uses:** A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

**Development Character:** The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic

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<sup>5</sup> See ZD034-15

neighborhood. Appropriate transitions will be provided to surrounding residential areas.

The designation's range of uses includes residential structures. The new development will be consistent with the character of the surrounding historic neighborhood.

#### IV. SUMMARY

The applicant proposes to redevelop a large vacant site in the Marigny neighborhood previously used by the Hubig's Pie Bakery. The petitioned site represents one-half of the project; the other half, situated on the adjacent lot, represents a mirror image of the petitioned proposal and is considered under ZD 034-15. The petitioned site will contain four (4) dwelling units developed in the form of two party-wall doubles with one structure placed at the Dauphine Street property line and the other one twenty feet from the rear property line. A swimming pool located in the rear yard area crosses the side property line and is shared with the adjacent lot. Four (4) off street parking spaces will be located at the center of the site; access to these spaces will be provided via an electronic gate and a common driveway shared with the adjacent development. The proposed development is predicated upon the establishment of shared access servitudes between the two adjacent properties.

The proposed density of four dwelling units is appropriate for the site as the project provides 1,878 square feet of lot area per dwelling unit, thus exceeding the required minimum of 800 square feet. The project also meets setback, height, FAR and OSR standards of the CZO for HMR-3 District. The project however, requires variances for two (2) main building on a single lot of record and for a lack of one (1) designated loading space. Being located within the Marigny Local Historic District, the proposal is subject to review and approval by the Historic District Landmarks Commission. This review will ensure that the project design provides a harmonious visual relation with the adjacent neighborhood. With this and other provisos imposed related to trash storage, sidewalk improvements and servitude agreements, the staff believes that the proposed development should be a welcomed addition to the residential neighborhood and an appropriate use replacing the former industrial site. The proposed development is consistent with the future land use designation of the *Plan for the 21<sup>st</sup> Century, the New Orleans Master Plan*.

#### V. PRELIMINARY STAFF RECOMMENDATION<sup>6</sup>

The staff recommends **Approval** of Zoning Docket 033-15, a request for a conditional use to permit four residential units in an HMR-3 Historic Marigny/Treme Residential District, subject to three (3) waivers and eleven (11) provisos.

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<sup>6</sup> The recommendation is subject to change by the City Planning Commission

*Waivers*

1. The applicant shall be granted a waiver of **Article 15, Section 15.5.7 (3)** to allow two (2) main building to be located on a single lot of record.
2. The applicant shall be granted a waiver of **Article 15, Section 15.5.12 (7)** to allow the outdoor pool to have a zero (0) foot side yard setback in lieu of the required four (4) feet.
3. The applicant shall be granted a waiver of **Article 15, Section 15.3.2** of the Comprehensive Zoning Ordinance which requires one (1) off-street loading space for multi-family residential development containing 5,000-10,000 square feet to permit a development of four (4) residential units containing approximately 7,511.5 square feet without off-street loading.

*Provisos*

1. The applicant shall resubdivide lots H1, H2 and H3 into Lots H1A and H2A with a mutual access servitude shown on the survey. The resubdivision plan shall be recorded in the Office of Conveyances prior to the final approval and recordation of the development plans.
2. The swimming pool shall meet all design standards of Article 15.5.12(7) regarding setbacks and fencing.
3. A servitude agreement between the developers of the proposed Lot H1A and H2A referencing common access (driveway and walkway) and common use of pool, rear yard and trash storage area, shall be executed and recorded at the Offices of Conveyances. The servitude agreement shall be referenced and shown, with all relevant measurements, on the subdivision plan creating Lots H1A and H2A.
4. The applicant shall make any recommended improvements to the exterior of the structures and shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission.
5. Any proposed signage shall comply with **Article 9, Section 9.3.6 Permitted Signs** of the Comprehensive Zoning Ordinance and shall be subject to review and approval of the Historic District Landmarks Commission.
6. The applicant shall revise the landscaping plan to include installation of a planting strip with ground cover and a minimum of one street tree in the Dauphine Street right-of-way subject to the review and approval by the Department of Parks and Parkways.
7. The size of the trash storage area shall be increased to reflect the number of dwelling units on the site. A latching gate shall be installed to screen the trash storage area from view from the Dauphine Street public right-of-way. At no time

other than during trash pick-up shall trash be visible from the public right-of-way. The design of the gate shall be subject to the review and approval of the Historic District Landmarks Commission.

8. The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup if contracted by a private trash removal company, and the clearing of all litter from sidewalks and street rights-of-way. The name and phone number of the property manager shall be included in this letter to be kept on file in case of any violations.
9. 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.
10. The applicant shall eliminate existing curb-cuts and restore the curb along Dauphine Street. The new curb-cut shall be subject to review and approval by the Department of Public Works.
11. The applicant shall submit plans for sidewalk improvements within the Dauphine Street public right-of-way for review and approval of the Department of Public Works. The improvements shall meet the design specifications of the respective department.

## **VI. REASONS FOR RECOMMENDATION**

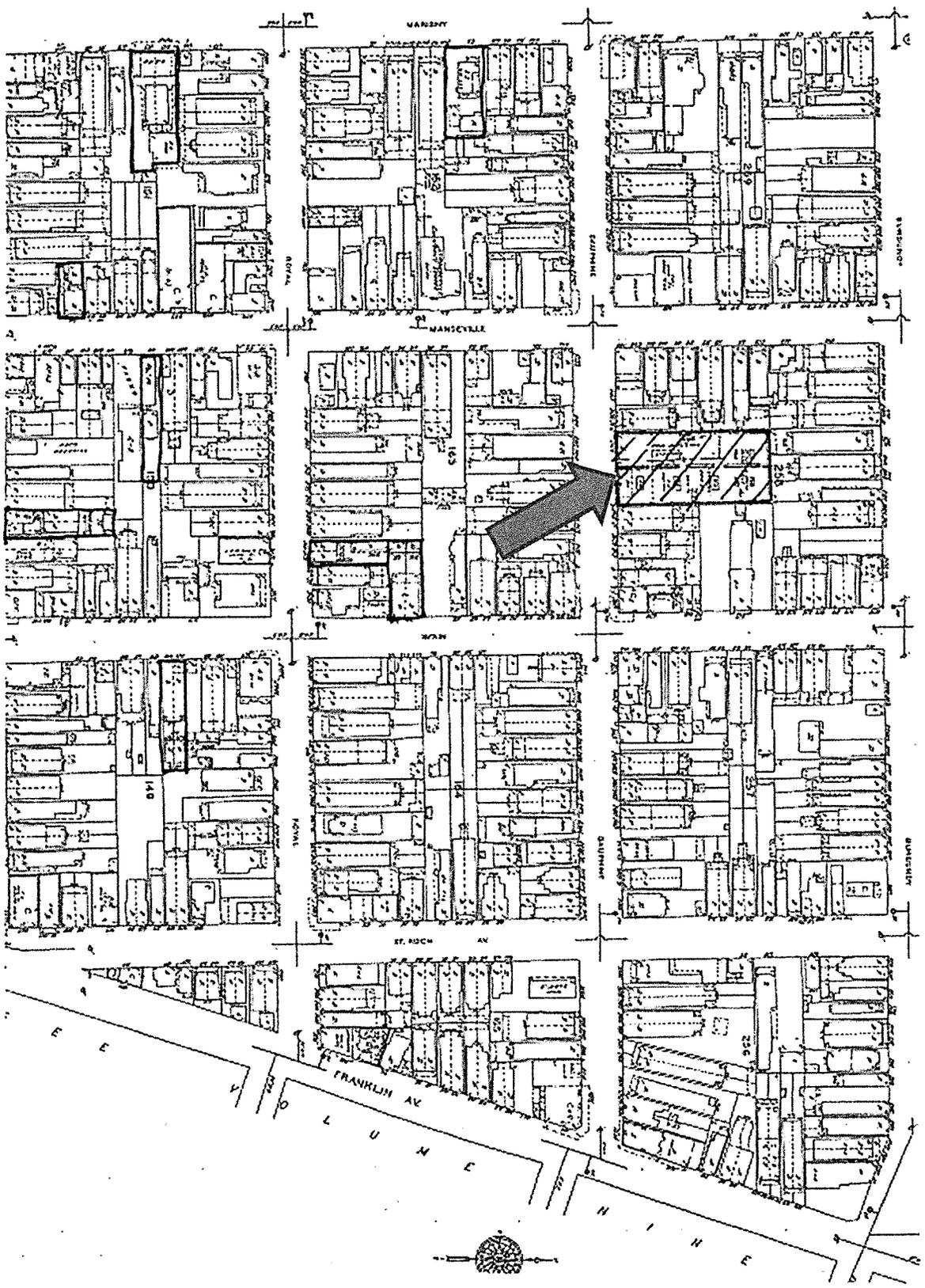
1. The proposed use is less intense than the previous industrial use that occupied the site for a number of years.
2. The proposed residential development will have similar density as the adjacent residential neighborhood and its design, subject to the HDLC review and approval, will ensure consistency with the character of the adjacent residential areas.
3. The request is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Land Use Plan*.

- 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.

ZD 033-15 and 034-15 (2413-2417 Dauphine Street)



ZD033/15 and ZD034/15 (2413 - 2417 Dauphine Street)





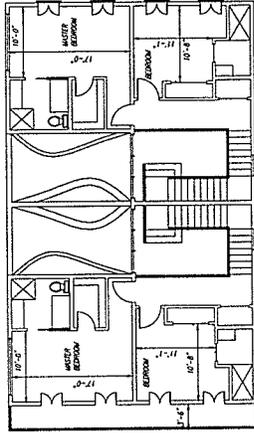


2413-21 Dauphine Street  
New Orleans Louisiana

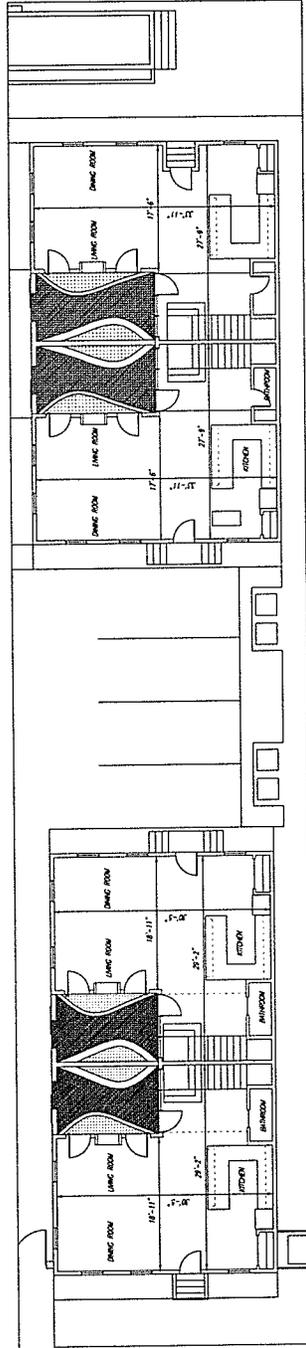
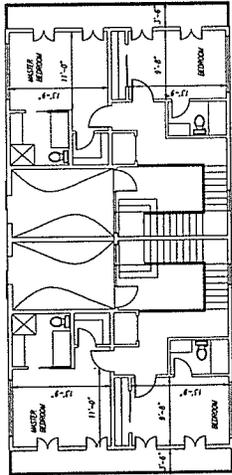
Job no.  
Bokers Row  
Drawn by:  
Checked:  
date: 03/23/15  
for  
CONSTRUCTION  
revisions

Sheet content  
ELEVATIONS

A04



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"



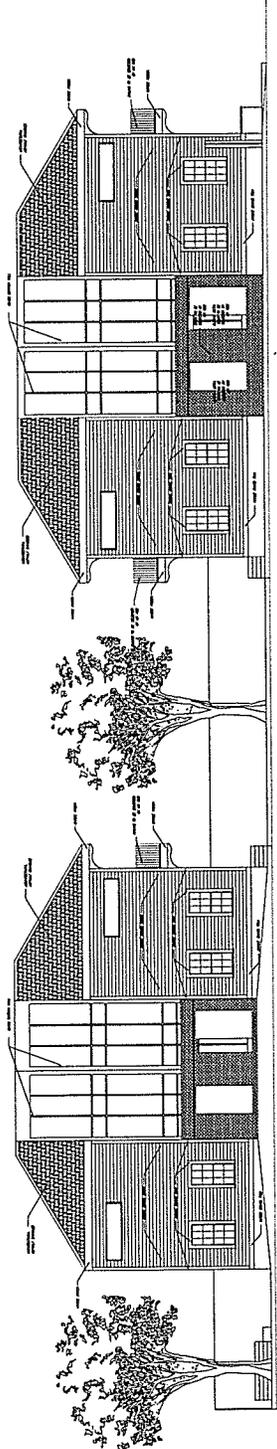
1 FIRST FLOOR  
SCALE: 1/8"=1'-0"

2413-21 Dauphine Street  
New Orleans Louisiana

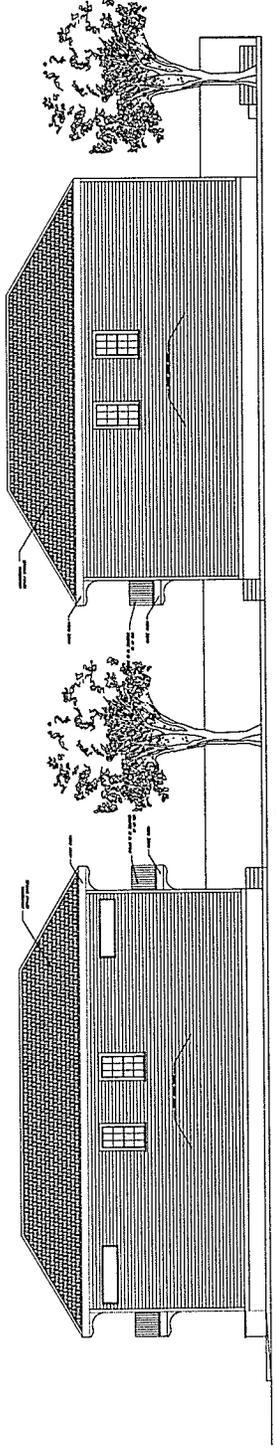
Job no. Bakers Row  
 Drawn by:  
 Checked:  
 Date: 03/23/15  
 For CONSTRUCTION  
 REVISIONS

SHEET CONTENT  
 ELEVATIONS

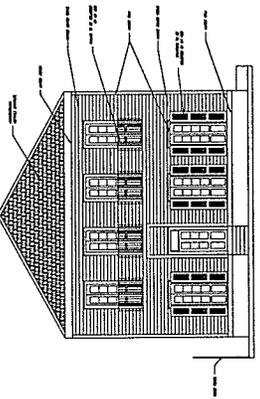
A04



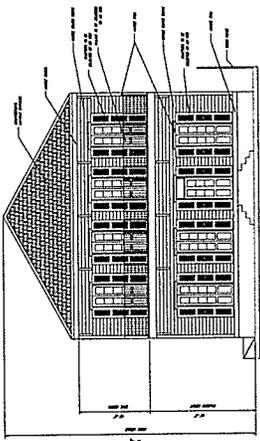
1 WEST ELEVATION  
A04 SCALE: 1/8"=1'-0"



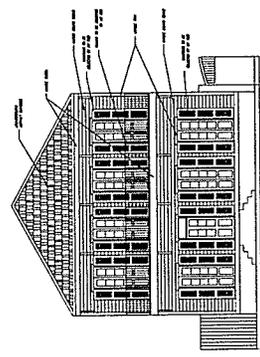
2 EAST ELEVATION  
A04 SCALE: 1/8"=1'-0"



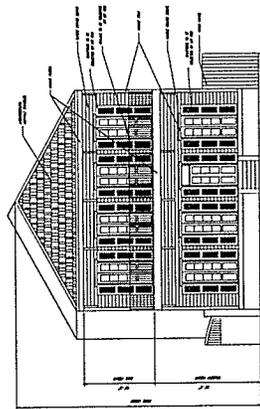
6 BACK ELEVATION BACK BUILDING  
A04 SCALE: 1/8"=1'-0"



5 FRONT ELEVATION BACK BUILDING  
A04 SCALE: 1/8"=1'-0"



4 BACK ELEVATION FRONT BUILDING  
A04 SCALE: 1/8"=1'-0"



3 FRONT ELEVATION FRONT BUILDING  
A04 SCALE: 1/8"=1'-0"



February 15, 2015

Dear Marigny Resident & Neighbor,

Our company, MK Real Estate Development, LLC (MK RED), currently has the former Hubigs Pie property, 2413-21 Dauphine St., under contract. Our proposal for the site includes the creation of 8 new construction condos with 8 off street parking spaces. Each condo configuration is a two bedroom two and a half bathroom with private courtyards and contemporary interiors. Our mission for this project is to provide an appropriate amount of density along with a secure, safe, and visually appealing space to contribute to the existing fabric of the neighborhood.

The site's current configuration is three individual lots. For our proposal, the site will be re-subdivided into two lots. Each lot will house four units. To accomplish this the project will need a conditional use to allow for four units per lot. Traditionally, lots in the area are 30' x 120'. With the re-subdivision, our lots will be 42' x 181'. We believe the space provided coupled with our proposal is a fitting density for the area. We've enclosed a basic configuration of the site within this letter to give you a better understanding of our proposal.

Given our proposal requires a conditional use, we are required to apply for approval for the placement of four units per lot. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, MK RED is inviting you to a meeting where you can learn more about what we are proposing, and present any questions or concerns you may have. There will be additional plans and renderings provided. We are required to do this before we submit our application to the City Planning Commission.

**Meeting Information:**

Date: Monday - February 23, 2015  
Time: Reception - 5:45 p.m.  
Meeting - 6:00 p.m.

Location: Healing Center  
2372 St. Claude Ave.  
New Orleans, LA 70117

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you up-to-date if there are any changes to the plan.

If you have questions or comments, here's how to reach us. We hope to see you at the meeting on February 23th.

Best,

Michael Bosio  
504.255.6335  
[mbosio@mkredev.com](mailto:mbosio@mkredev.com)

Kyle Resmondo  
407.431.3700  
[kresmondo@mkredev.com](mailto:kresmondo@mkredev.com)

# BAKERS ROW STATISTICS

## PROGRAM CONFIGURATION:

8 - 2 Bedroom 2.5 Bath Condos @ 1,570 SF each  
8 - Parking Spaces

## AMENITIES:

Gated Entry & Security System to include Cameras  
Balconies  
Double Master Bedroom Configuration  
Private Courtyards  
Outdoor Kitchen  
Communal Lawn

## SITE DENSITY:

Total Site Sq. Ft.: 15,200 sq. ft. (84' x 181')  
Building Footprint: 6,400 sq. ft.  
Number of Stories: 2  
Open Air %: 55% of the lot will be open air

## DISPOSITION:

Target \$/Sq. Ft.: \$300 to \$315 overall  
Target Market: Long Term Homeowners

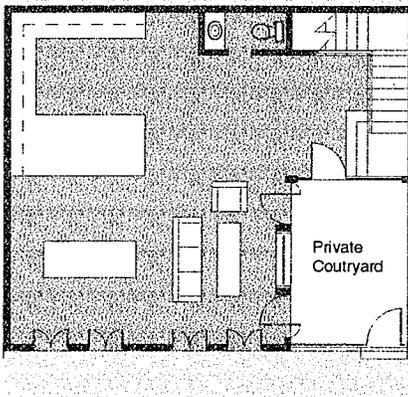
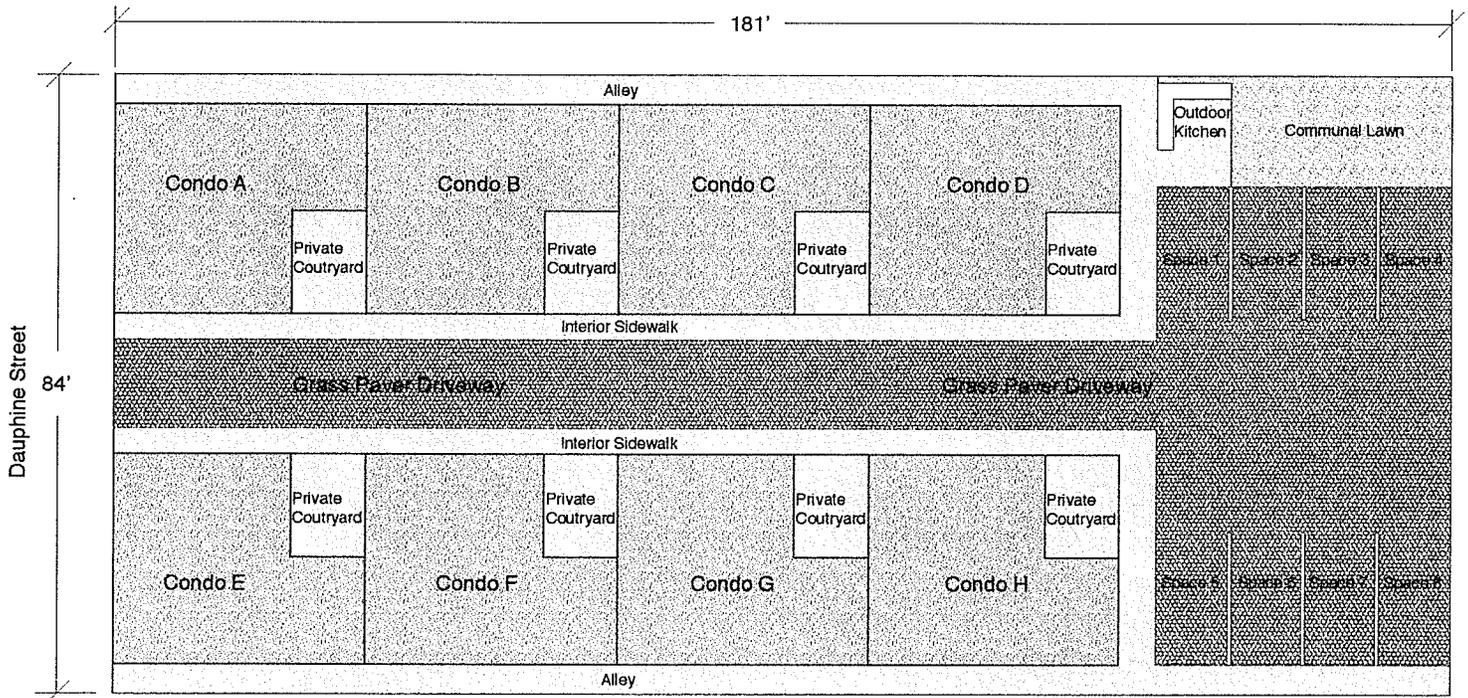
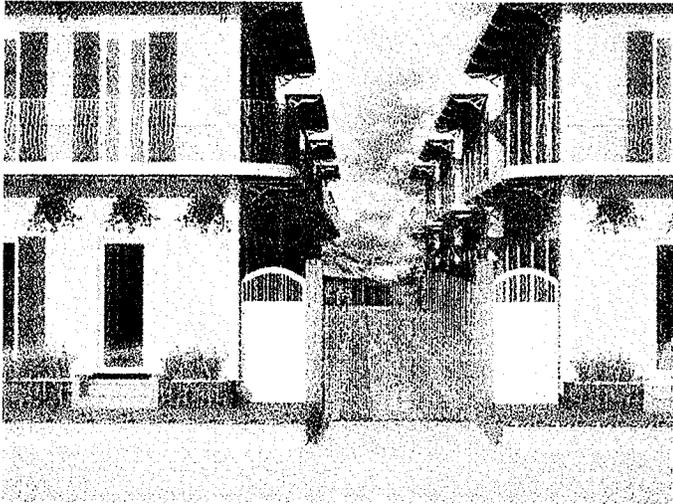
## DENSITY AS IT RELATES TO THE NEIGHBORHOOD:

2411 Dauphine St.	Single Family	No Parking
803 Mandeville St.	Single Family	1 Parking Space
805 & 807 Mandeville St.	Double	No Parking
811 & 813 Mandeville St.	Double	No Parking
815 Mandeville St.	Single Family	No Parking
819 Mandeville St.	Single Family	1 Parking Space
823 Mandeville St.	Single Family	No Parking

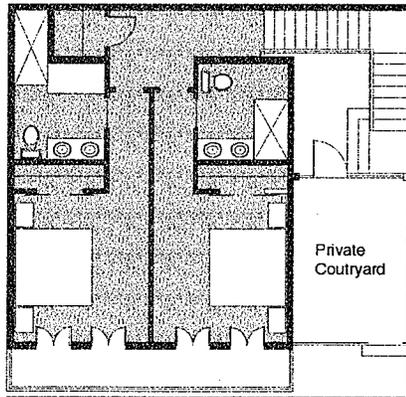
Total Number of Units 9  
Total Number of Parking 2



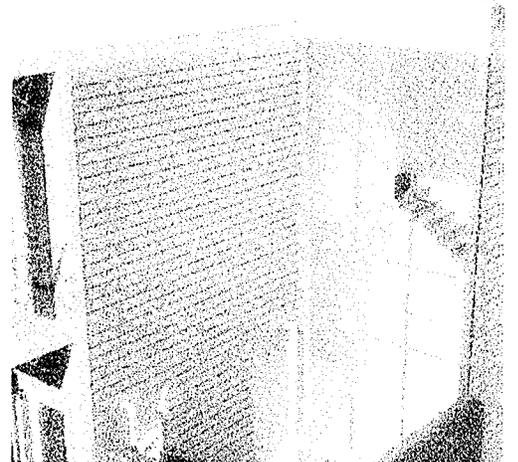
# BAKERS ROW SCHEMATIC PROPOSAL



First Floor Unit Floor Plan



Second Floor Unit Floor Plan



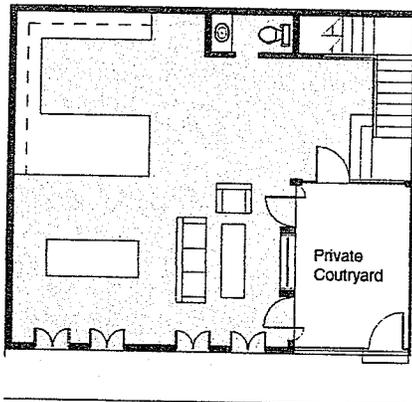
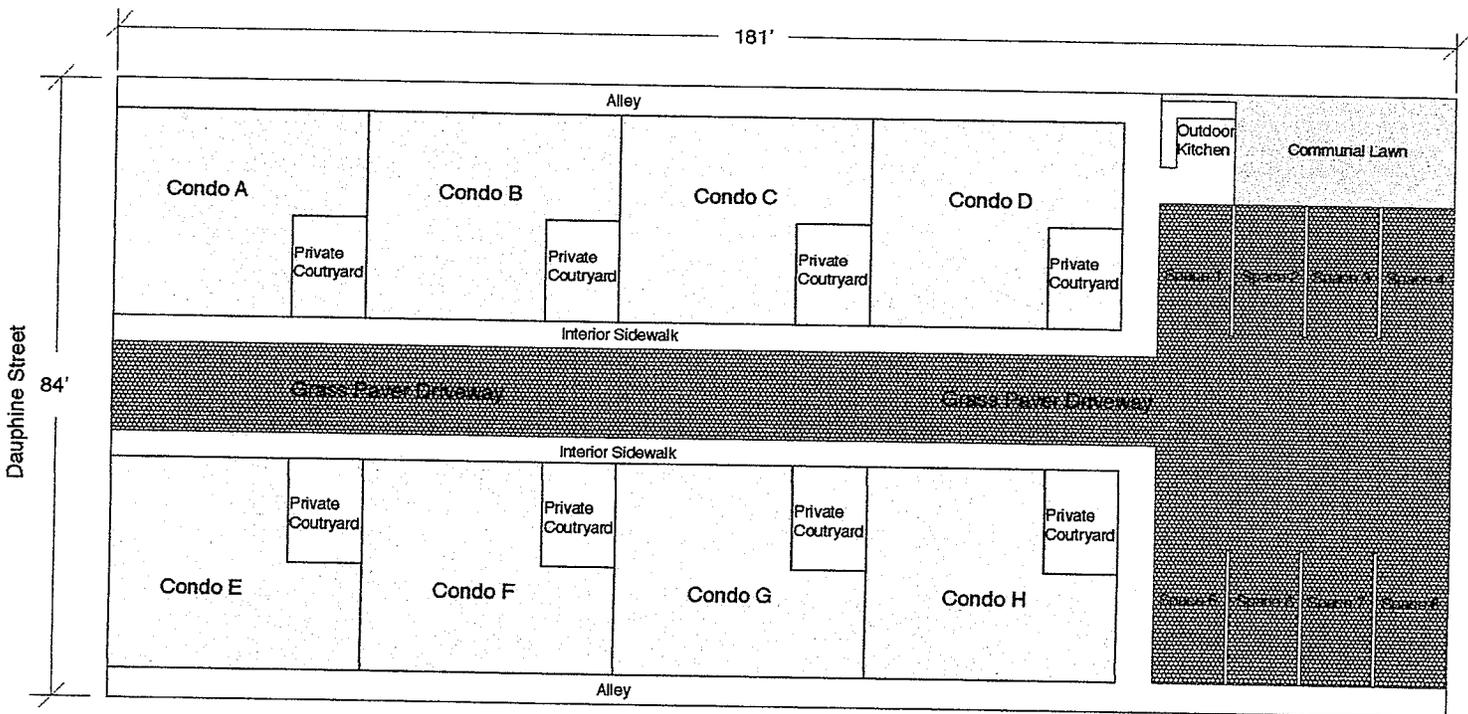
# BAKERS ROW DRAFT PROPOSAL

Baker's Row is a new construction project located on the site of the old Hubig's Pie warehouse. The project will contain the following program:

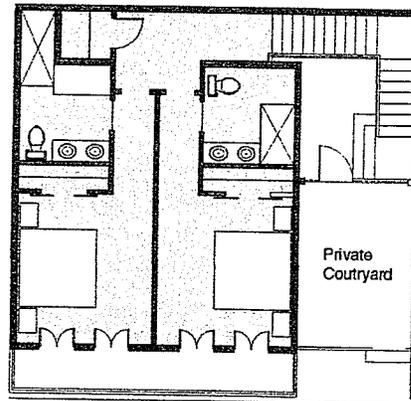
- 8 - 2 Bedroom 2.5 Bath Condos @ 1,600 SF each
- 8 - Parking Spaces

**Amenities:**

- Secured Entry
- Balconies
- Double Master Bedroom Configuration
- Private Courtyards



First Floor Unit Floor Plan



Second Floor Unit Floor Plan



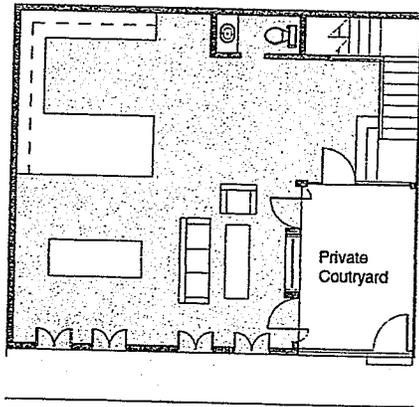
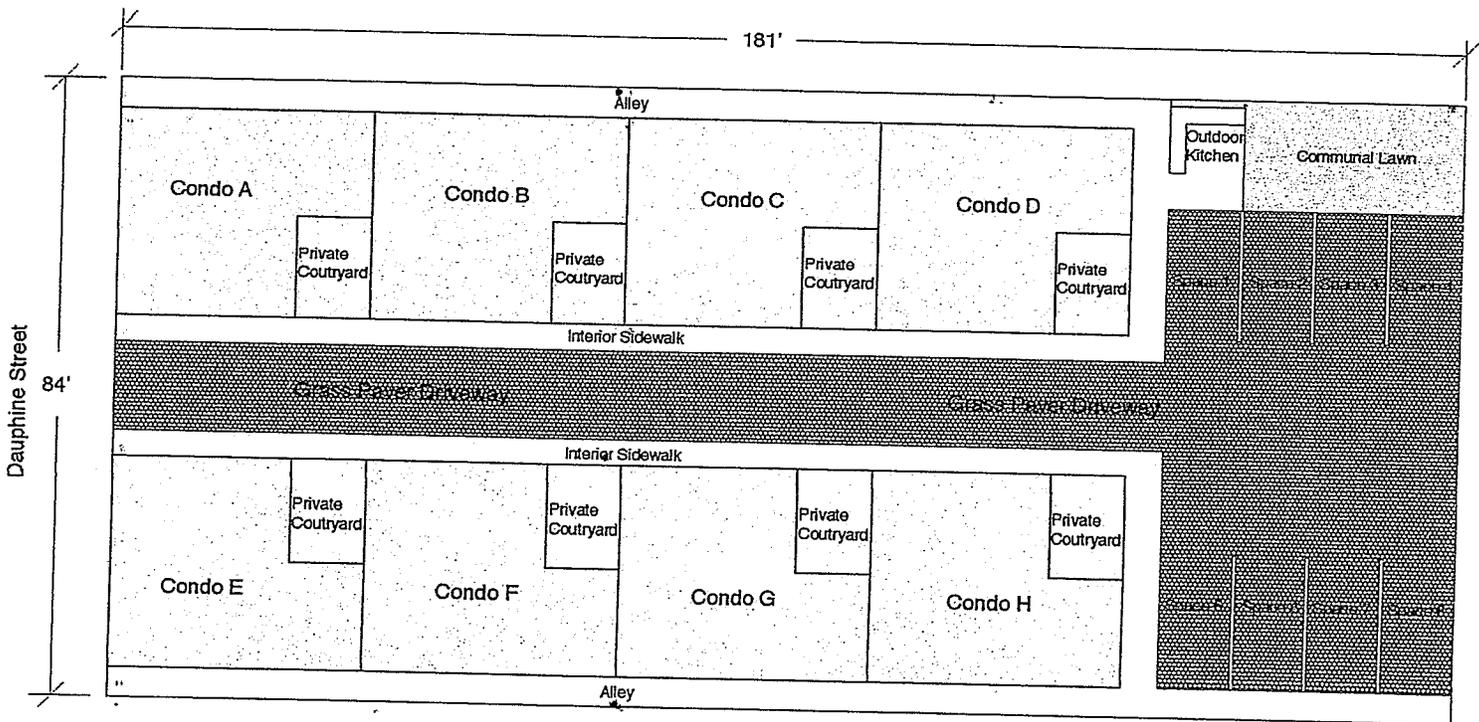
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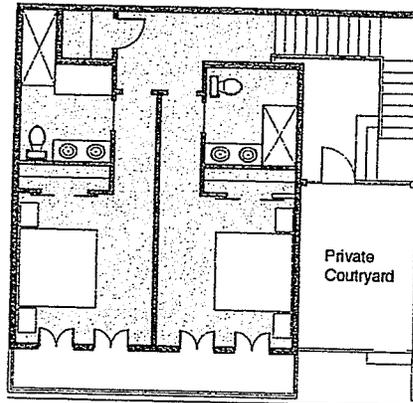
- 8 - 2 Bedroom 2.5 Bath Condos @ 1,600 SF each
- 8 - Parking Spaces

**Amenities:**

- Secured Entry
- Balconies
- Double Master Bedroom Configuration
- Private Courtyards



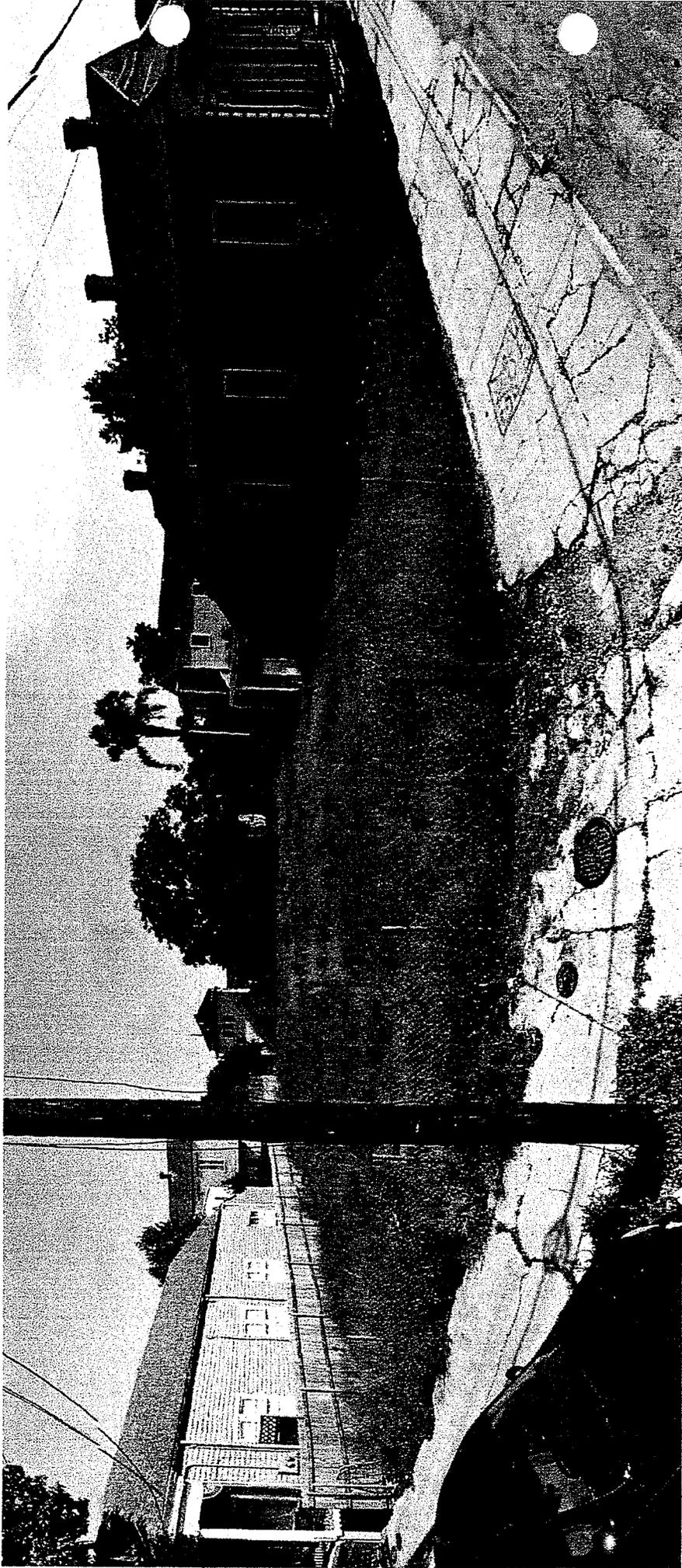
First Floor Unit Floor Plan



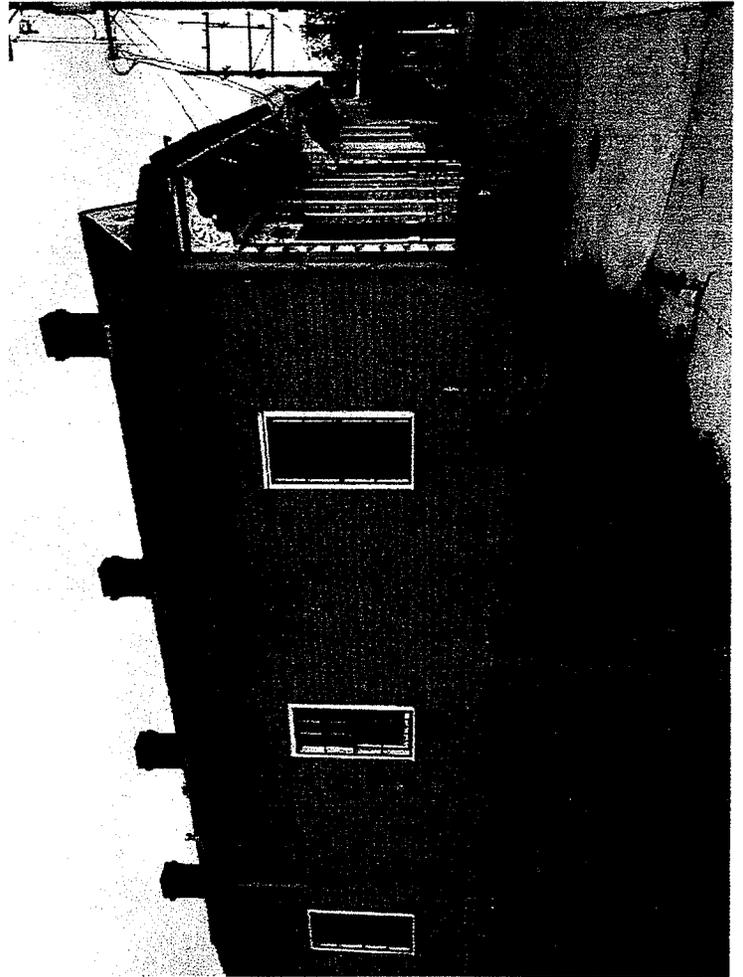
Second Floor Unit Floor Plan



# 2413-21 Dauphine Street\_Lot Photos



2413-21 Dauphine Street\_Lot Photos



## **Neighborhood meeting.**

**1.** February 23, 2015 - Meeting Location: 2372 st claud ave. New Orleans, LA 70117.  
11 people in attendance.

## **Correspondence and Telephone Calls:**

**1.** February 16, 2015 - letters mailed to contact list, including homes, apartments neighborhood associations. (letters stamped mailed on February 18, 2015)

**2.** February 23, 2015 - Discussed proposal with neighbor Alan Cutler via email. (see attached email)

**3.** February 23, 2015 - Email received from Gretchen Bomboy. (See Attached)  
Followed up by a phone call (Summary Attached)

**4.** February 26, 2015 - Discussed proposal with neighbor Billy Grumber via phone call @ 4:58pm (see summary attached)

**5.** February 27, 2015 - Discussed proposal with property owner Katherine Flemming via phone call @ 3:22 pm (see summary attached)

## **Results:**

There were 200 people/ addresses invited to the community meeting. See summary Below.

**1.** Q1-Width on parking stalls?

Q2-What is the target price?

Q3-What will the building be constructed of?

Q4-What will the foundation consist of?

Q5-What will the outdoor kitchen consist of material wise?

Q6-Have you done projects like this before?

Q7-Will there be parking on the street upfront?

Q8-Where are the AC units going to be placed?

Q9-Trashcan location, is it private or city pickup?

Q10-Have you thought about taking the lot and making three or four houses?

Q11-Have you considered doing six units and pricing them higher?

Q12-What are you going to do with the traffic during construction?

Q:13-How long will construction take?

Q:14 - Have you thought about putting a parking pad in-between each unit and not in the rear?

Q-15 - Security? What security are you going to be proving? And is it just for the residents of the development?

## **2.**

A1-10' wide.

A2- 300 psf - 315 psf. Our target is to be under the 475,000 mark. Our goal is to be affordable yet still be able to give high end materials and design aspects.

A3- As of right now it is going to be constructed from hardy board.

A4-As of right now we do not have that answer. It could be slab it could be auger and pour depending on whats required.

A5- we don't know yet.

A6- Yes, we have worked together on other projects. One project being a 28 unit development in mid city.

A7- No, that is city property. will will only require the driveway not to be blocked.

A8- we haven't set up an exact location for them just yet.

A9- there will be a dumpster on the right side of the building that will be private pick-up.

A10- you don't have enough room for 4 homes.

A11- It wouldn't work due to the price of the lot and return on investment.

A12- We will attempt to keep most of our workers vehicles and equipment in the rear of the lot.

A13 - Construction should take right around a year.

A14 - With parking between units you run into the issue of with between the home and rear of the vehicle causing a possible issue of structure damage.

A15 - We will be providing an automatic gate for the driveway with keypad entry and camera. We will also provide (4) security cameras in the front of the building and cameras around the rear parking

### **3. Concerns-**

- AirB&B's moving into the neighborhood.

- Driving piles will be damaging to the homes in the area. 14 residents are in a law suit over pile driving in the neighborhood. Even when there wasn't a spike on the vibration monitor.

- "My biggest concern is the piling concern. When a bus drives down Dauphine it shakes my house."

#### **Comments**

- "Lack of amenities for price point."

- "I'm not a fan of 8 houses facing one another. There's nothing like it in the city"

- "I would like to see more open space to bring in natural light"

- "The size of the lot provides a great challenge and I think your building size is fitting for the depth"

**From:** Michael Bosio mbosio@mkreddev.com  
**Subject:** Baker's Row Update  
**Date:** March 2, 2015 at 3:36 PM  
**To:** kate01@hotmail.com, bootscon@aol.com, jhallmemphis@gmail.com, itsagem@yahoo.com, peterreynaud@msn.com, adikussulpizie@gmail.com, markbnola@gmail.com, darmjon@bellsouth.net, gdegueyter@cox.net, rick.fiffeld@gmail.com, obanjoy@yahoo.com, alexvialou@gmail.com, Gene ecizek@tulane.edu, board@faubourgmarigny.org, ajc1540@aol.com  
**Cc:** MK RED kresmondo@mkreddev.com

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Dear Neighbors,

First, for those who attended our meeting last Monday, thank you time and input. We greatly appreciate the information and feedback.

We have done extensive work on the proposed design as it pertains to the concerns mentioned at our meeting with the FMIA, the neighborhood, and other communications via both email and phone calls. Attached are our updated proposed plans, and elevation. We have addressed the following concern:

**Concern #1:**

Driveway appears too similar to a public street condition

**Solution #1:**

Eliminated the interior extended eave condition over the balconies.

- The buildings becomes smaller to fit the scale of the neighborhood better
- Allows more natural light into the units

Eliminated the curved connecting balcony between the front facade and interior driveway space.

- Created a disconnection between front facade and interior facade, more inline with neighborhood typology.

Change metal vehicle gate to a denser more concealing texture

- Conceals driveway

**Concern #2:**

Size of the buildings seem large

**Solution #2:**

Reduce building width by 2 feet.

Setback staircase wall 1 foot.

- Create depth to the side walls
- Provide space for A/C units
- Visually identify each unit

Additionally, see solution #1

**Concern #3:**

Minimal natural lighting

**Solution #3:**

Added two windows to the second floor hallway

- Windows are strategically places in areas of circulation to keep adjacent properties as private as possible while still having natural light

Additionally, see solution #1

**Concern #4:**

Trashcan Placement

**Solution #4:**

Shifted building to provide a 5 foot setback on the right side

- Right side of the building will have room for a small dumpster

**Concern #5:**

High cost per unit

**Solution #5:**

Reduced the square footage from 1,600 SF to 1,490 SF per unit

- This reduces the anticipated sale price, making each unit more affordable

**Concern #6:**

Communal Open Space

**Solution #6:**

Shifted parking lot configuration to left side

limited parking lot configuration to left side

Allow a 15 foot by 40 foot communal outdoor space which includes an outdoor kitchen.

This update is regarding our initial proposal presented to the FMIA dealing open space which was updated in our neighborhood.

We have been pleased with the response and encourage additional input. Should you have any question please call either myself or Kyle at 407.431.3700. We expect to have another update either late this week or early next week. We are also looking at a different building configuration with the parking in the middle of the property. This configuration is still in development but will be released with our next round of updates.

**Please forward this email to other additional interested parties.**

Best,

MICHAEL RYAN BOSIO  
MK RED  
504.255.6335

\*\*\*\*Disclaimer: Attached documents are proprietary information of MK Real Estate Development LLC. Any use of this information for profit without the consent of MK Real Estate Development LLC is prohibited. Should such occur, MK Real Estate Development LLC reserves the right to take legal action to recoup profits.



From: **Michael Bosio** mbosio@mkredev.com  
Subject: Re: Bakers Row  
Date: February 23, 2015 at 2:07 PM  
To: ajc1540@aol.com  
Cc: kresmondo@mkredev.com, EMD1540@aol.com, mark.kosiara@gmail.com



Alan,

Though we are still in the planning phase, our thoughts for water retention is to add several french drains along the length of the driveway and other locations around the property. This will help mitigate heavy flooding during strong rain events. Our proposal includes planters in the rear and around the property that will support water retention from heavy rain events as well.

Michael

MICHAEL RYAN BOSIO  
MK RED  
504.255.6335

On Feb 23, 2015, at 1:40 PM, [ajc1540@aol.com](mailto:ajc1540@aol.com) wrote:

Michael,

Thank you for the prompt reply. Another question that I forgot to include was your plan for drainage, elevation of property from street level compared with other properties on the street, what sewer and storm drain improvements you intend make, etc.

Thanks,

Al

-----Original Message-----

From: Michael Bosio <[mbosio@mkredev.com](mailto:mbosio@mkredev.com)>  
To: ajc1540 <[ajc1540@aol.com](mailto:ajc1540@aol.com)>  
Cc: MK RED <[kresmondo@mkredev.com](mailto:kresmondo@mkredev.com)>; EMD1540 <[EMD1540@aol.com](mailto:EMD1540@aol.com)>; mark.kosiara <[mark.kosiara@gmail.com](mailto:mark.kosiara@gmail.com)>  
Sent: Mon, Feb 23, 2015 1:23 pm  
Subject: Re: Bakers Row

Mr. Cutler,

Thank for you reaching out to us personally. I am not sure why you did not receive a letter informing you of our meeting. We did send out over 200 letters prior to Mardi Gras. You were on our list so I do not know what happened between the drop off and your mailbox. I apologize.

As for the promptness of the meeting, we have already met with the Faubourg Marigny Improvement Association early this month. We want to meet with the neighborhood as soon as possible to discuss our design and due diligence process. Also, like anything else, there are several deadlines which we must meet. Due to our due diligence period we have to have all of our information to the city by March 2nd.

Here are my thoughts about the scope and scale of the project. First, please realize that this site is not similar to the neighborhood due to its depth. The average lot size is typically 30'x120', our site is equal to four oversize lots at 84'x181'. Given its shape, the lot's use has the opportunity to introduce a new style to the neighborhood but also successfully integrate itself into the fabric of the street's elevation.

If you look at a map of the existing conditions around the site you will see that our density fits the area. Directly next to our site, going West, there are nine (9) units (single family & doubles) which together only provide two parking spaces. I have provided a diagram attached to show the area I am referencing. Our units are 1,570 Sq. Ft. each, with a total building footprint of 6,400 Sq. Ft. Given the lot's size, we are only using 43% of the lots area, dedicating over 55% to open air space.

As of now our price point for this project sits between \$300/Sq. Ft. to \$315/Sq. Ft. over all. We anticipate selling the two units facing the street for a higher price point and reducing the others to average out to our overall price per square foot. We believe this will provide an affordable price where most units will sell for

Overall price per square foot. We believe this will provide an affordable price where most units will sell for under \$475,000. This will provide an affordable price point to attract full time homeowners instead bi-weekly and bi-monthly renters.

Given our experience with flat roofs, we choose not to do a deck because of maintenance issues. We decided to provide a private courtyard for each unit which allows the main living space to flow from inside to outside. After our meeting with the FMIA we are also going to include a large window on each exterior staircase wall to allow additional natural light into the foyer and courtyard.

For our design regarding the set back, we went with the most common elevation location on the street.

Yes, there will be an automatic gate with parking in the rear along with ample street lighting and upgraded security features.

Our financing is in place and is not contingent on pre-sales. The time to start will be based upon city approvals. Once we have our approval for the building permit we are looking at a 12 month construction period potentially starting in July/August. Given the repetitive nature of the design the construction process should be fairly quick. With the designed open space in the rear, 40' x 84', we anticipate using that space to house construction trucks and other equipment.

As for our track record, I have worked with Wiznia Architecture and Development for three and a half years. In January of 2014 I began working for myself as a development consultant. During that time I also received my real estate license. I have both a Master of Architecture and Master of Sustainable Real Estate Development from Tulane. My business partner Kyle has been a part of over 2.5 billion dollars worth of construction oversight and development with larger scale companies. His projects have ranged from pump stations to apartment complexes to single family homes.

Ben Castoriano is the filing agent for our LLC. He is an attorney at Frilot and is not a part of the development team. Do you know him personally?

I have attached renderings of our project for you to view. This provides you with a better idea of our intentions for the site.

Please call me or Kyle with any questions or comments.

Thank you for your concern and time. We are looking forward to your support.

Best,

Michael

MICHAEL RYAN BOSIO  
MK RED  
504.255.6335

On Feb 23, 2015, at 9:41 AM, [ajc1540@aol.com](mailto:ajc1540@aol.com) wrote:

Mr. Bosio/Mr. Resmondo,

This is regarding your proposed Bakers Row project. We own a home very nearby and have a number of questions. For some reason, we did not receive anything in the mail about the meeting, but were advised by a neighbor. Regardless, your meeting was organized on very short notice and we could not re-arrange our schedule to attend. Short notice of community meetings by developers always raises a red flag for me. I find that it is usually intentional and does not give the community a chance to organize or investigate, therefore the meetings wind up being "packed" with people "shilling" for the developers (I hope this is not the case in this instance).

That said, I would welcome development of the site with a reasonable and responsible project that would be consistent with historic nature of the neighborhood, both in style and scope. I think your project for eight attached townhomes is beyond the appropriate scale for that site. Here are my questions/comments:

- what is the square footage of each proposed unit
- what is the price point for each and price per square foot
- will the homes have roof decks
- the site plan included with the letter does not show any set-back in the front, which would inconsistent with area
- once constructed, will the street entrance of the property be gated
- is the project dependent on the pre-sale of the townhomes or is your financing in place; if all goes your way, when is the proposed start date, and more importantly when is the proposed end date (how long will your construction trucks be blocking the streets and our driveways)
- from the Secretary of State's information MK RED appears to be a fairly new (October 2014) LLC. What is your track record so far, what else have you developed, can you provide us with references, financial stability, etc.
- can you identify Mr. Castoriano's role in this project

Thank you for your time and attention to our concerns. The courtesy of a prompt reply would be greatly appreciated.

Alan Cutler  
2420-22 Dauphine  
[aic1540@aol.com](mailto:aic1540@aol.com)

# Phone Summary

From: **Michael Bosio** mbosio@mkredev.com  
Subject: Phone Calls  
Date: March 2, 2015 at 2:10 PM  
To: MK RED kresmondo@mkredev.com



Katherine Flemming

Contact:

[kate01@hotmail.com](mailto:kate01@hotmail.com)

972-423-5750

Addresses:

.....  
2422 Burgundy Street  
New Orleans LA 70117

.....  
4124 Mesa  
Plano TX 75075

Phone conversation: Feb. 27th 3:22 pm

Landlord of 2422 Burgundy Street. Discussed the project and the delay in receiving the mail due to her permanent address in Texas. Liked the design and thought the project would be great for adding value to the neighborhood. Also, discuss other property she owns in the area relative to our project. Received all contact information to keep her up-to-date.

Billy Grumber

Contact:

504.813.3745

Address:

2411 Burgundy Street  
New Orleans LA 70117

Phone Conversation Feb. 26th 4:58 pm

Owner of 2411 Burgundy Street. Did not receive the letter in time to make the meeting, but does like the design. Calling to make sure that we keep him up-to-date. Does not have email, can only communicate through mail. We will follow up with updated plans and information regarding the design as it moves forward through the mail.

**MICHAEL RYAN BOSIO**  
MK RED  
504.255.6335

From: Michael Bosio michaelbosio89@gmail.com  
Subject: Fwd: Dauphine 2413-21  
Date: March 2, 2015 at 2:23 PM  
To: MK RED kresmondo@mkredev.com



MICHAEL RYAN BOSIO  
MK RED  
504.255.6335

Begin forwarded message:

From: "Gretchen Bomboy" <secretary@faubourgmarigny.org>  
To: <mbosio@mkredev.com>  
Cc: "\[BOARD\]" <board@faubourgmarigny.org>  
Subject: Dauphine 2413-21  
Date: February 23, 2015 at 10:48:43 AM CST

Dear Michael,  
You are not making fast friends here.  
You failed to send this to the FMIA. It was delivered to me by a neighbor.  
You have carefully scheduled this required meeting at the exact same time as  
our monthly General Meeting, which means that no one can attend. I suggest  
that you do this over. We should be working together on a project as  
invasive as this will be to our neighborhood.

Thanks, Gretchen Bomboy  
Corresponding Secretary

Faubourg Marigny Improvement Assn.  
2401 Burgundy Street Box #10  
New Orleans, LA 70117



February 15, 2015

Dear Marigny Resident & Neighbor,

Our company, MK Real Estate Development, LLC (MK RED), currently has the former Hubigs Pie property, 2413-21 Dauphine St., under contract. Our proposal for the site includes the creation of 8 new construction condos with 8 off street parking spaces. Each condo configuration is a two bedroom two and a half bathroom with private courtyards and contemporary interiors. Our mission for this project is to provide an appropriate amount of density along with a secure, safe, and visually appealing space to contribute to the existing fabric of the neighborhood.

The site's current configuration is three individual lots. For our proposal, the site will be re-subdivided into two lots. Each lot will house four units. To accomplish this the project will need a conditional use to allow for four units per lot. Traditionally, lots in the area are 30' x 120'. With the re-subdivision, our lots will be 42' x 181'. We believe the space provided coupled with our proposal is a fitting density for the area. We've enclosed a basic configuration of the site within this letter to give you a better understanding of our proposal.

Given our proposal requires a conditional use, we are required to apply for approval for the placement of four units per lot. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, MK RED is inviting you to a meeting where you can learn more about what we are proposing, and present any questions or concerns you may have. There will be additional plans and renderings provided. We are required to do this before we submit our application to the City Planning Commission.

**Meeting Information:**

Date: Monday - February 23, 2015  
Time: Reception - 5:45 p.m.  
Meeting - 6:00 p.m.

Location: Healing Center  
2372 St. Claude Ave.  
New Orleans, LA 70117

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you up-to-date if there are any changes to the plan.

If you have questions or comments, here's how to reach us. We hope to see you at the meeting on February 23th.

Best,

Michael Bosio  
504.255.6336  
mbosio@mkcedew.com

Kyle Resmondo  
407.431.3700  
kresmondo@mkcedew.com

## **Summery of phone conversation with Gretchen Bomboy-**

Phone call on February 23, 2015.

Comment - Gretchen informed up that we purposely set up our meeting during their monthly FMIA meeting. And it was a strategic plan to avoid the board.

\*\* Another board member Gene Cizek informed us that Monday the 23rd would be the best date to have a meeting. He forgot that the FMIA had a make up meeting that night due to Mardi Gras. We were not informed by the board until 10:46 AM the 23rd.

Comment - Gretchen Informed us that the FMIA didn't receive the mailer about our meeting. And that she personally receives all FMIA mail.

\*\* Fedex Left a voicemail on February 24, 2015 2:38PM that they tried to deliver the FMIA letter three times but no one was there to sign for the certified mail.

Baker's Row - Marigny Neighborhood Meeting  
Sign-in Sheet

Name	Address	Email Address	Organization
1 Bill Whiting	1015 MUSK	bootscon@aol.com	Self
2 Ronald Colby	1029 ESPERANZA		
3 Jerry Hall	834 SPAIN	jhallmempbis@gmail.com	RETTA RD
4 GAYLE BRUCE MARTIN	910 MANDEVILLE ST	MSAGEA@YAHOO.COM	HOMOWNERS
5 PETER REYNOLD	2429 DAUPHINE ST	PETERREYNOLD@MSN.COM	SELF
6 Adikus Sulpiri	2459 Bourgouandy	ADIKUSSULPIRI@GMAIL.COM	
7 MARK BERENSON	802 SPAIN	MARKBANOLA@GMAIL.COM	LABELLE DE MARIENY
8 PERRY JOHNSON	819 Mandeville	Darmijon@bellsouth.net	
9 GLEN DEQUETTER	819 mandeville	gdesneyter@cox.net	
10 RICK FIFIELD	606 St. Roch Ave	rick.fifield@gmail.com	Neighborhood
11 Joy Studevant	2439 Dauphine St	obanjoy@yahoo.com	La Belle de Marigny (president)
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			

# MAILED LIST

The two address lists are attached. Below are the two associations that you will also need to contact. Have a great day.

Organization Name: Faubourg Marigny Improvement Association  
Point of Contact: Lisa Suarez  
Phone Number: 504-710-8789  
Email: [president@faubourgmarigny.org](mailto:president@faubourgmarigny.org)  
Street Address: 2320 Chartres St  
City: New Orleans  
Zip: 70117

Organization Name: One Marigny  
Point of Contact: Bill Walker  
Phone Number: 312-213-3257  
Email: [onemarigny@gmail.com](mailto:onemarigny@gmail.com)  
Street Address: 518 Port Street  
City: New Orleans

Bao R. Nguyen | GIS Analyst / IT Specialist  
New Orleans City Planning Commission  
City Hall  
1300 Perdido Street Suite 7W03  
New Orleans, LA 70112  
(p) 504.658.7033 | (f) 504.658.7032  
[rbnguyen@nola.gov](mailto:rbnguyen@nola.gov)

---

**From:** Bao Robert Nguyen  
**Sent:** Thursday, February 05, 2015 1:49 PM  
**To:** [kresmondo@mkredev.com](mailto:kresmondo@mkredev.com); [mbosio@mkredev.com](mailto:mbosio@mkredev.com)  
**Cc:** Bao Robert Nguyen  
**Subject:** NPP Address List

2415 DAUPHINE ST, New Orleans (totaling 3 lots).

Bao R. Nguyen | GIS Analyst / IT Specialist  
New Orleans City Planning Commission  
City Hall  
1300 Perdido Street Suite 7W03  
New Orleans, LA 70112  
(p) 504.658.7033 | (f) 504.658.7032  
[rbnguyen@nola.gov](mailto:rbnguyen@nola.gov)



contacts.xls



Name	Address1	Address2	City	St	Zip
Griffin Michael	840 Mandeville St		New Orleans	LA	70117
GRUBER JOHN M	1027 LOUIS ST		New Orleans	LA	70117
Howley Patricia Pearson	840 Spain Street	Unit 17	New Orleans	LA	70117
Sarah Aschena	812 Mandeville Street		New Orleans	LA	70117
Vinson Richard D	714 Spain St		New Orleans	LA	70117
THREE LANEY TRUST	1125 BURGUNDY WAY		New Orleans	LA	70117
COOPER WILLIAM L	717 Spain St		New Orleans	LA	70117
Eckland Arnold	2408 Dauphine St		New Orleans	LA	70117
March Flora Y	719 Spain St		New Orleans	LA	70117
Ebeling Linda R	723 Spain St		New Orleans	LA	70117
MURPHY JUAN	733 Spain St		New Orleans	LA	70117
COOP THOMAS C	724 Spain St		New Orleans	LA	70117
CLAYTON SIMONE K	725 Mandeville Street		New Orleans	LA	70117
KEVIN JONES W	715 Mandeville St		New Orleans	LA	70117
ZACHARON CLAY V	634	730 Mandeville			
VANHOE EMMER L	735 Spain St		New Orleans	LA	70117
Walt John H	737 Spain St		New Orleans	LA	70117
Landy Marie	733 Mandeville Street		New Orleans	LA	70117
Benson Marie	634	107 Spain St	New Orleans	LA	70117
BOGGS LEONARD M	803 203 Spain St Apt 1	107 Spain St	New Orleans	LA	70117
Swanson Miles W	807 Mandeville Street		New Orleans	LA	70117
Pierce James L	803 Spain St		New Orleans	LA	70117
SHO, JOHN A	804 Spain St Unit 4		New Orleans	LA	70117
Lorraine Marie W	807 Spain St		New Orleans	LA	70117
Pate Tashan	1071 15 Marengo Street		New Orleans	LA	70115
Baillermore Canon F	Uno Mahan Leperations		New Orleans	LA	70148 0001
DEQUYSTER GLEN A	Daniel M Johnson	819 Mandeville	New Orleans	LA	70117
Brennan Ann M	1559 Hood St		New Orleans	LA	70115
HARSHBARGER JANE V	267 Dorothea Dr		Monroe	LA	71201
ROTH LOUIS J	110 W 81ST Street # 40		New York	NY	10024
COOPER CAROLINE	803 203 Spain Street	Unit 8	New Orleans	LA	70117
WELLS KING A	813 Mandeville St		New Orleans	LA	70117
TAYLOR WILSON F Rie	634	877 Spain Street	New Orleans	LA	70116
Over Esther	15 Gramercy Park		New York	NY	10003
Conley Philip B	245 Mandeville Street		New Orleans	LA	70117
Chey Mark K	848 Spain St Unit 12		New Orleans	LA	70117
Wright Patricia I	470 Cabernet Dr		Kenner	LA	70065
CASPER HELEN E	840 Spain St Unit 14		New Orleans	LA	70117
JAMES MICHAEL N	921 Spain St		New Orleans	LA	70117
HUGHSON LYNNE S	837 Spain St	Unit 15	New Orleans	LA	70117
PAINE ROBERT S	911 Mandeville St		New Orleans	LA	70117
MARIN BRUCE M	913 Mandeville St		New Orleans	LA	70117
YARLES OYON	503 Spain St		New Orleans	LA	70117
LARSON JOHN W	15 Gramercy Park		New York	NY	10003
OSBY MICHAEL	3407 Burgundy St		New Orleans	LA	70117
WELLS CATON C	3324 Burgundy		New Orleans	LA	70117
FARNS SARA J	3324 Dauphine St		New Orleans	LA	70117
MORENO MONTE F	6141	2225 Dauphine	New Orleans	LA	70117
KNOWTON SEAN P	3329 Dauphine Street	2225 Dauphine	New Orleans	LA	70117
HUGHSON LYNNE S	3329 Dauphine St		New Orleans	LA	70117
BENNET DONALD M	3340 Dauphine St		New Orleans	LA	70117
FRIGAN DANIEL L	3402 Burgundy St		New Orleans	LA	70117
WALACE L M	815 M K Herndon	3410 Burgundy	New Orleans	LA	70117
Collett Thomas Green Jr	2408 Dauphine St	614	New Orleans	LA	70117
GRIGAN WILLIAM J JR	2409 Burgundy Street		New Orleans	LA	70117
CHEN ANDREA	2409 Dauphine Street		New Orleans	LA	70117
WILSON LOUIS D	2411 Royal St		New Orleans	LA	70117
WILSON WILLIAM M	1519 Royal St		New Orleans	LA	70117
ROBERTA MARI	2411 Dauphine St		New Orleans	LA	70117
BOOKHART, D Eric	2419 Burgundy St		New Orleans	LA	70118
CUTER ALAN J	2420 Dauphine St		New Orleans	LA	70117
RHOADS JONATHAN M	2425 Dauphine St		New Orleans	LA	70117
BURRIDGE DOUGLAS J	2427 Dauphine St		New Orleans	LA	70117
BYRAN DEAN II	6141	2428 Burgundy	New Orleans	LA	70117
MEYER PETER S	2428 Dauphine St		New Orleans	LA	70117
ESCHMANN WILLIAM O	2428 Royal St		New Orleans	LA	70117
WATSON RICHARD G	2430 Burgundy St		New Orleans	LA	70117
DAUGLE BRUCE J	2430 Dauphine St		New Orleans	LA	70117
WATSON LUCAS G	2431 Royal Street		New Orleans	LA	70117
LEWIS ROBERT E	6141	2435 Royal St	New Orleans	LA	70117
STANWELL LUCY E	2439 Dauphine St Unit 1		New Orleans	LA	70117
MARSHALL FLORENCE C	4331 1/2 St		San Francisco CA	CA	94114
CHABOT ERIC M JR	2440 Dauphine St		New Orleans	LA	70117
HAGER PHILIP L	2448 Dauphine St		New Orleans	LA	70117
COULTE ROSEMARY C	2451 Dauphine		New Orleans	LA	70117
BESSE JAMES L	ROSEMARY C COULTE	2451 Dauphine	New Orleans	LA	70117
MULLER EDWARD S	2460 Burgundy St		New Orleans	LA	70117
Fleming Victoria K	218 Frenchmen St # 16		New Orleans	LA	70116
BROWN HENRY B	503 Magazine Lane		Sageen	LA	70461
POISSIER MICHAEL	2425 Burgundy Street		New Orleans	LA	70117
MCCREARY VANCE J	2428 Burgundy St		New Orleans	LA	70117
SCHEINER KAREN B	6141	2225 Dauphine	New Orleans	LA	70117
COSSART DEANNA C	6141	704 Mandeville	New Orleans	LA	70117
JOHNSON ANGELA C	6141	2001 Herndon	New Orleans	LA	70117
TAYLOR JON E	6141	2419 Dauphine	New Orleans	LA	70117
HOLMSTADT DANIEL C J	114 General Landry Lane		Spanish Fort AL	AL	36527
KRAMER COURTESY S	2406 Burgundy St		New Orleans	LA	70117
MCKEE DIANA L	125 Poydras Av		New York	NY	10060
FERRATE TERRY L	505 Hochschild St		Mandeville	LA	70418
MARINO MARGUERITE P	6141	878 Mandeville	New Orleans	LA	70117
COOPER DAVE R	828 Mandeville St		New Orleans	LA	70117
ONEIL JAMES M	2453 Dauphine St		New Orleans	LA	70117
HARRIS WENDY B	2418 Burgundy St		New Orleans	LA	70117
BURKHARDT LISA	3131 North Park St #204		Dallas TX	TX	75219
OSMUND DANIEL L	2115 Burgundy St		New Orleans	LA	70117
WATSON DOMINIC S	2125 Burgundy St		New Orleans	LA	70117
RHOADS ROY H	6141	514 Ayles Rd			68814
Pearl Sandra F	813 Spain St		New Orleans	LA	70117
WILKINSON CYNTHIA E	818 Spain St Unit 17		New Orleans	LA	70117-0
DOUGLAS HUGH E JR	819 Spain St Unit 10		New Orleans	LA	70117
KANSON KEVIN E	827 Spain St		New Orleans	LA	70117
Collins Lorian	6141	2327 Dauphine	New Orleans	LA	70117
Williams Joy A	35 Ship Av	#30	Wethersfield MA	MA	01555
COHEN PHYLIS J	Mr James M Wagner		New Orleans	LA	70116
Traflet William Von P II	833 Spain St	1720 Charles	New Orleans	LA	70116
Lee Inyoung T	6141	754 Emancip	New Orleans	LA	70124
HAIR JIMMY S	834 Spain St Unit 16		New Orleans	LA	70117
MICHELLOTTI JOSEPH L	2424 Burgundy St		New Orleans	LA	70117
WEMA EMMMA M	114 Orson St		New Orleans	LA	70124
Lamy Lisa O	1102 W 10TH St		Austin TX	TX	78703
COOPER PAMEL T	2453 Burgundy St		New Orleans	LA	70117
CHOU ANDREW A	2611 Royal St		New Orleans	LA	70117
FRANK STEWART LLC	733 Marigny St		New Orleans	LA	70117
737 Spain LLC	LANNON MURPHY ORGANIC	733 Spain St	New Orleans	LA	70116
SCHRAM BOTT MANDEVILLE LLL	717 Super Pave Cerve		Mandeville	LA	70447
HOLTS LLL	715 St Edmund Street		New Orleans	LA	70117
733 Mandeville LLC	725 Fern St		New Orleans	LA	70118
FIGUEROA LLL	87 Flamengo Street		New Orleans	LA	70124
OSBO GUY MANGHY, LLC	701 Poydras St Ste #100		New Orleans	LA	70139
OSBO GUY MANGHY, LLC	701 Poydras St Ste #100		New Orleans	LA	70139
807 Spain LLC	864 Lyndale St		New Orleans	LA	70119 3111
401 Burgundy LLL	2031 Burgundy St		New Orleans	LA	70117
THE LLL	670 Mandeville Apartments		Cleveland OH	OH	44114
THE Dauphine LLC	4137 S Dauphine Av	1360 E 9th St	New Orleans	LA	70125
OSBO GUY MANGHY, LLL	801 Poydras Street, Ste #100		New Orleans	LA	70139

Company

Donal McKee

Coit Thomas C

Byron Farrow

Michael Reeser

David M Chase

Arkane LLC

Peter E Dorian

Thomas Green, Jr Collins

Charles J Zillicam

Courtney S Kearney

Dallas Gale R

Tajash Parr

Scott John W

Richard D Wilson

William E Cochran

D. Eric Smith

Russ S Schmalz

Kelly E Kramon

2403 Burgundy LLC

Alan J Coffer

James L Perce

Phyllis J Cohen

Frederic C Gillette

Jon E Taylor

Robert S Payne

William M Whiting

Ada S Pagan

The LLC

Paul S Reinhold

Andrew A Shou

Linda R Ebling

Jay E Schaeffer

Tranquil Miaz W

Jacobson Michael M

Alan A Dequoyter

Leon G Mullins

James L Bates

Michael Goodrum

Pho Daophone LLC

John W Lagan

Michael Obar

Stephen Deanna C

Zachary Gary V

Mara T Marsh

Michael Julian

727 Spun LLC

Bryan F Duda

Luke Lutz G

Trifunovic William Van D

Dan L Gammell

Burkert Jean M

Henry B Wilson

Eric H Jr Chappin

Dobson Simon

Francis Chasles

Scott J Perry L

Henry M Watson

William J Jr Gubler

David L Pagan

Stephen M31 Mandeville LLC

L M Wilcox

Patricia T Weigal

Victoria F Flemming

Mark Papara

Oliver G Webb

Jean M Burkert

Rabid Stevada LLC

Edward S Muto

Orvan M Bennett

Wesley H Johnson

Tara J Farnik

Lanoue Mark G

Russ L Hage

Keating R Lee

Trang A Wenke

Dennis S Waldron

Valerie J McCreary

Van Hook Emery L

Sean P Anagnan

Andrew Chan

871 Spun LLC

Linda P Ebling

Joseph L Weyersheid

Shirley C Hochstadt

Frank S Duggan

Robertson Eric

William Monte T

Ray B Rhodes

Leland Collins

William Jay A

Carroll F Mahan

Douglas J Brumfield

Peres LLC

Smith Richard A

Philip E Carter

Amel Elband

Elmhanger Indra P

Uma M Jones

William D Goodrum

James M Guel

729 Mandeville LLC

Calvin G Rice

Jonathan M Rhodes

Manna M Pappas

Angela C Johnson

Patrick T Casey

Colman Thomas J

Mark Burstein

Leonard M Bagg

Landy Merrit

Scott John A

Hugh E Jr Drouder

Ann M Brennan

Janet V Mandeville

Daniel J Roth

Caroline Baker

Dale D Bryan

William Charles S

Charles Nelson E

Janis J Hill

Richard C Walters

William Christopher E

Edward Coy

Mark W Coy

Harley Patricia Brennan

Office Of Manning, L.L.C.

Office Of Manning, L.L.C.

Pho Daophone LLC

Address

125 Poydras St New Orleans, LA 70112

724 Spun St New Orleans, LA 70117

913 Spun St New Orleans, LA 70117

2425 Burgundy Street New Orleans, LA 70117

614 2439 Burgundy St New Orleans, LA 70117

87 Flamenge Street New Orleans, LA 70124

3440 Coliseum St New Orleans, LA 70119-2427

2408 Dauphine St New Orleans, LA 70117

2239 Dauphine St New Orleans, LA 70117

1404 Burgundy St New Orleans, LA 70117

836 Mandeville St New Orleans, LA 70117

1017-19 Marquette Street New Orleans, LA 70115

734 Spun St New Orleans, LA 70117

714 Spun St New Orleans, LA 70117

2429 Royal St New Orleans, LA 70117

614 2224 Dauphine St New Orleans, LA 70117

827 Spun St New Orleans, LA 70117

2401 Burgundy St New Orleans, LA 70117

2420 Dauphine St New Orleans, LA 70117

802 Spun St New Orleans, LA 70117

44 James M Wagner 1270 Chartres St Apt B New Orleans, LA 70114

James L Bates 2440 Dauphine St New Orleans, LA 70117

614 2439 Dauphine St New Orleans, LA 70117

411 Mandeville St New Orleans, LA 70117

1023 Mars St New Orleans, LA 70117

2414 Burgundy St New Orleans, LA 70117

670 New World Advisors 1340 E Pth St Suite 1100 Cleveland, OH 44114

2429 Dauphine St New Orleans, LA 70117

2421 Royal St New Orleans, LA 70117

722 Spun St New Orleans, LA 70117

2429 Dauphine St Apt 4 New Orleans, LA 70117

607 Mandeville Street, New Orleans, LA 70117

811 Spun St New Orleans, LA 70117

Daniel M Johnson 819 Mandeville St New Orleans, LA 70117

2412 Royal St New Orleans, LA 70117

Raymond C Gifford 2104 Dauphine St New Orleans, LA 70117

840 Mandeville St New Orleans, LA 70117

4127 S. Clubhouse Ave New Orleans, LA 70125

19 Gramercy Park New York, NY 10003

2407 Burgundy St New Orleans, LA 70117

614 704 Mandeville St, New Orleans, LA 70117

614 704 Mandeville Street, New Orleans, LA 70117

719 Spun St New Orleans, LA 70117

722 Spun St, New Orleans, LA 70117

John Muffin Organics 722 Spun St, New Orleans, LA 70117

2430 Dauphine St New Orleans, LA 70117

1112 W 107th St, Austin, TX 78702

823 Spun St, New Orleans, LA 70116

2413 Burgundy St New Orleans, LA 70117

1022 Chartres St, New Orleans, LA 70117

503 Magulala Lane Shaker, LA 70461

2440 Dauphine St New Orleans, LA 70117

2443 Burgundy Street New Orleans, LA 70117

4311 20th St San Francisco, CA 94114

724 Mandeville St, New Orleans, LA 70117

611 Mandeville St, New Orleans, LA 70117

2429 Burgundy Street New Orleans, LA 70117

2423 Burgundy St New Orleans, LA 70117

717 Sugar Pine Circle Metairie, LA 70007

641 819 Mandeville 2112 Burgundy St New Orleans, LA 70117

420 Cabernet Dr Frenon, LA 70061

718 Franchman St # 16 New Orleans, LA 70114

2414 Dauphine St New Orleans, LA 70117

2324 Burgundy New Orleans, LA 70117

1022 Chartres St New Orleans, LA 70117

723 Mangy St, New Orleans, LA 70117

2440 Burgundy St New Orleans, LA 70117

2440 Dauphine St New Orleans, LA 70117

2439 Royal St New Orleans, LA 70117

2324 Dauphine St New Orleans, LA 70117

807 Spun St, New Orleans, LA 70117

2446 Dauphine St New Orleans, LA 70117

614 723 Emerald St New Orleans, LA 70124

823 Mandeville St New Orleans, LA 70117

2329 Burgundy St New Orleans, LA 70117

2429 Burgundy St New Orleans, LA 70117

730 Spun St, New Orleans, LA 70117

2329 Dauphine Street New Orleans, LA 70117

2409 Dauphine Street New Orleans, LA 70117

2416 Levee St New Orleans, LA 70119-3116

722 Spun St New Orleans, LA 70117

2424 Burgundy St New Orleans, LA 70117

114 General Canby Drive Spun St, AL 36527

2429 Royal Street New Orleans, LA 70117

3351 North 44th St, Austin, TX 78721

614 2125 Dauphine St, New Orleans, LA 70117

614 574 Avian Rd Apt 28 88814

614 2322 Dauphine St New Orleans, LA 70117

20 4th Av # 30, Midway, VA 22125

Uma Math Development New Orleans, LA 70149-0001

2427 Dauphine St New Orleans, LA 70117

715 St Ferdinand Street New Orleans, LA 70117

612 Mandeville Street, New Orleans, LA 70117

829 Mandeville Street New Orleans, LA 70117

2408 Dauphine St New Orleans, LA 70117

614 708 Mandeville St, New Orleans, LA 70117

114 Oriole St New Orleans, LA 70124

717 Spun St New Orleans, LA 70117

2433 Dauphine St New Orleans, LA 70117

729 Fern St, New Orleans, LA 70118

6 Hook Lane 2318 Dauphine St New Orleans, LA 70117

2424 1/2 Dauphine St New Orleans, LA 70117

614 826 Mandeville St, New Orleans, LA 70117

614 902 Marquette St New Orleans, LA 70117

2433 Burgundy St New Orleans, LA 70117

729 Mandeville Street, New Orleans, LA 70117

614 802 Spun St # 2 New Orleans, LA 70117

802-02 Spun St Apt 3 New Orleans, LA 70117

723 Mandeville Street, New Orleans, LA 70117

806 Spun St Unit 4, New Orleans, LA 70117

820 Spun St Unit 10 New Orleans, LA 70117

1446 Rabaut St New Orleans, LA 70115

3902 Oberlin Dr Metairie, LA 70121

170 W 831st Street # 48 New York, NY 10024

820 Spun Street Unit 8 New Orleans, LA 70117

509 Hutchinson St Mandeville, LA 70448

614 2428 Burgundy St Unit 19 New Orleans, LA 70117

832 Spun St Unit 15, New Orleans, LA 70117

830 Spun St Unit 14, New Orleans, LA 70117

834 Spun St Unit 16 New Orleans, LA 70117

2420 Burgundy St New Orleans, LA 70117

828 Spun St Unit 13, New Orleans, LA 70117

19 Gramercy Park New York, NY 10003

826 Spun St Unit 12 New Orleans, LA 70117

849 Spun Street Unit 17, New Orleans, LA 70117

701 Royal Street, Suite 1100 New Orleans, LA 70117

701 Royal St Suite 4100 New Orleans, LA 70117

4127 S Clubhouse Ave New Orleans, LA 70125

Notifications  
ZD 033-15

Name	Address1	Address2	City	St	Zip	DayPhone	MobilePhone	Email	Website
Goodwin Michael	840 Mandeville St		New Orleans	LA	70117				
Burkart Joan M	1022 Clouet St		New Orleans	LA	70117				
Hawley Patricia Pearson	840 Spain Street	Unit 17	New Orleans	LA	70117				
Smith Rachel A	822 Mandeville Street		New Orleans	LA	70117				
Wilson Richard D	714 Spain St		New Orleans	LA	70117				
Flores Living Trust	3795 Brighton Way		Reno	NV	89509				
Goodrum William D	717 Spain St		New Orleans	LA	70117				
Rabid Stewdio LLC	723 Marigny St		New Orleans	LA	70117				
Eckland Arnold	2408 Dauphine St		New Orleans	LA	70117				
Marsh Nora T	719 Spain St		New Orleans	LA	70117				
Ebeling Linda R	722 Spain St		New Orleans	LA	70117				
Mutter Julian	723 Spain St		New Orleans	LA	70117				
Cook Thomas C	724 Spain St		New Orleans	LA	70117				
Cifuentes Simone K	725 Mandeville Street		New Orleans	LA	70117				
Becker Jeffrey L	726 Mandeville St		New Orleans	LA	70117				
727 Spain LLC	(Julian Mutter-Organizer)	723 Spain St	New Orleans	LA	70116				
Zachariah Gary V	Etal	730 Mandeville Street	New Orleans	LA	70117				
Van Hook Emery L	730 Spain St		New Orleans	LA	70117				
Hoff John R	734 Spain St		New Orleans	LA	70117				
Landry Merritt	733 Mandeville Street		New Orleans	LA	70117				
Schram 801 Mandeville LLC	717 Sugar Pine Circle		Madisonville	LA	70447				
Berenson Mark	Etal	802 Spain St # 2	New Orleans	LA	70117				
Begg Leonard M	802-02 Spain St Apt 3		New Orleans	LA	70117				
Swanson Miles W	807 Mandeville Street		New Orleans	LA	70117				
Pierce James L	805 Spain St		New Orleans	LA	70117				
Seitz John A	806 Spain St Unit 4		New Orleans	LA	70117				
Lemoine Hank G	807 Spain St		New Orleans	LA	70117				
Palit Tapash	1017-19 Marengo Street		New Orleans	LA	70115				
Roses LLC	715 St Ferdinand Street		New Orleans	LA	70117				
Blakemore Carroll F	Uno Math Department		New Orleans	LA	70148-0				
Degueyter Glen A	Darrell M Johnson	819 Mandeville St	New Orleans	LA	70117				
Brennan Ann M	1698 Robert St		New Orleans	LA	70115				
Haedicke Janet V	3502 Deborah Dr		Monroe	LA	71201				

Notifications  
ZD 033-15

Rich Daniel J	170 W 81st Street # 4B		New York	NY	10024			
Bozier Caroline	820 Spain Street	Unit 8	New Orleans	LA	70117			
Weiner Irving A	823 Mandeville St		New Orleans	LA	70117			
Trufant William Von P III	Etal	823 Spain Street	New Orleans	LA	70116			
Dyer Esther	15 Gramercy Park		New York	NY	10003			
Carmley Philip E	825 Mandeville Street		New Orleans	LA	70117			
Cryar Mark K	826 Spain St Unit 12		New Orleans	LA	70117			
Weigel Patricia T	#20 Cabernet Dr		Kenner	LA	70065			
Cassidy Helen E	830 Spain St Unit 14		New Orleans	LA	70117			
Jacobsen Michael N	831 Spain St		New Orleans	LA	70117			
Hudson Charles S	832 Spain St	Unit 15	New Orleans	LA	70117			
Payne Robert S	911 Mandeville St		New Orleans	LA	70117			
Martin Bruce M	913 Mandeville St		New Orleans	LA	70117			
Fortier Byron	913 Spain St		New Orleans	LA	70117			
Lappin John W	15 Gramercy Park		New York	NY	10003			
Ober Michael	2407 Burgundy St		New Orleans	LA	70117			
Webb Clifton G	2324 Burgundy		New Orleans	LA	70117			
Fanelli Sara J	2324 Dauphine St		New Orleans	LA	70117	501 690 686		
Mollere Monte T	Et Al	2325 Dauphine St	New Orleans	LA	70117			
Knowlton Sean P	2329 Dauphine Street		New Orleans	LA	70117			
Hazouri Charles J III	2339 Dauphine St		New Orleans	LA	70117			
Bennett Dorian M	2340 Dauphine St		New Orleans	LA	70117			
Ragain Darrell L	2402 Burgundy St		New Orleans	LA	70117			
Wallace L M	Mrs M K Hendrick	2410 Burgundy St	New Orleans	LA	70117			
Collins Thomas Green Jr	2408 Dauphine St	Etal	New Orleans	LA	70117			
Gruber William J Jr	2409 Burgundy Street		New Orleans	LA	70117			
Chen Andrea	2409 Dauphine Street		New Orleans	LA	70117			
Mollere Leon G	2413 Royal St		New Orleans	LA	70117			
Whiting William M	1015 Music St.		New Orleans	LA	70117			
Kosiara Mark	2414 Dauphine St		New Orleans	LA	70117			
Bookhardt, D. Eric	2419 Burgundy St		New Orleans	LA	70118			
Cutler Alan J	2420 Dauphine St		New Orleans	LA	70117			
Rhodes Jonathan M	2426 Hf Dauphine St		New Orleans	LA	70117			
Brumfield Douglas J	2427 Dauphine St		New Orleans	LA	70117			

Notifications  
ZD 033-15

Bryan Dale II	Etal	2428 Burgundy St Unit	New Orleans	LA	70117			
Reynaud Peter S	2429 Dauphine St		New Orleans	LA	70117			
Eschmann William G	2429 Royal St		New Orleans	LA	70117			
Mottoros Richard C	2430 Burgundy St		New Orleans	LA	70117			
Dudek Bryan F	2430 Dauphine St		New Orleans	LA	70117			
Moran Goldie C	2433 Royal Street		New Orleans	LA	70117			
Tiller Robert E	Etal	2435 Royal St	New Orleans	LA	70117			
Sturtevant Joy E	2439 Dauphine St Unit 1		New Orleans	LA	70117			
Massicotte Ronald C	4331 20Th St		San Francisco	CA	94114			
Chappell Ellis H Jr	2440 Dauphine St		New Orleans	LA	70117			
Haget Pierre L	2446 Dauphine St		New Orleans	LA	70117			
Culotta Rodney C	James L Besse	2460 Dauphine St	New Orleans	LA	70117			
Besse James L	Rodney C Culotta	2456 Dauphine St	New Orleans	LA	70117			
Pluta Edward S	2460 Burgundy St		New Orleans	LA	70117			
Fleming Victoria K	718 Frenchmen St # 16		New Orleans	LA	70116			
Barlow Henry B	503 Magnolia Lane		Slidell	LA	70461			
Roessler Michele	2425 Burgundy Street		New Orleans	LA	70117			
McCreary Valerie J	2429 Burgundy St		New Orleans	LA	70117			
Schriefer Kash B	Etal	2326 Dauphine St	New Orleans	LA	70117			
Gossett Deanna C	Etal	704 Mandeville St	New Orleans	LA	70117			
Johnson Angela C	Et Al	9001 Hermitage Pl	River Ridge	LA	70123			
Taylor Jon E	Etal	2459 Dauphine St	New Orleans	LA	70117			
Hochradel Daniel C 2	114 General Canby Drive		Spanish Fort	AL	36527			
Kearney Courtney S	2406 Burgundy St		New Orleans	LA	70117			
Mckee Dana L	125 Piermont Av		Nyack	NY	10960			
Forrette Terry L	505 Hutchinson St		Mandeville	LA	70448			
Marino Matthew P	Etal	826 Mandeville St	New Orleans	LA	70117			
Doiese Dale R	836 Mandeville St		New Orleans	LA	70117			
Oneil James M	2453 Dauphine St		New Orleans	LA	70117			
739 Mandeville LLC	725 Fern St		New Orleans	LA	70118			
Kaplan Adie S	2416 Burgundy St		New Orleans	LA	70117			
Pofranx LLC	87 Flamingo Street		New Orleans	LA	70124	(504) 913-1		
Boudreaux Lisa	3721 North Hall St #304		Dallas	TX	75219			
Gammill Dan L	2415 Burgundy St		New Orleans	LA	70117			

Notifications  
ZD 033-15

Maloney Donna S	2330 Burgundy St		New Orleans	LA	70117			
Rhodes Roy H	Etal	574 Auten Rd Apt 3B			08844			
Pekar Sandra F	813 Spain St		New Orleans	LA	70117			
Wecklein Christopher E	828 Spain St Unit 13		New Orleans	LA	70117-			
Douglas Hugh E Jr	820 Spain St Unit 10		New Orleans	LA	70117			
Ransom Kelly E	827 Spain St		New Orleans	LA	70117			
Oddo Of Marigny LLC	701 Poydras St Ste 4100		New Orleans	LA	70139			
Collins Lailani	Et Al	2332 Dauphine St	New Orleans	LA	70117			
801 Spain LLC	2661 Lepage St		New Orleans	LA	70119-3			
Williams Joy A	20 Ship Av	#30	Medford	MA	02155			
Cohen Phyllis J	Mr James M Wagner	1220 Chartes St Apt 8	New Orleans	LA	70116			
2401 Burgundy LLC	2401 Burgundy St		New Orleans	LA	70117			
Trufant William Von P III	823 Spain St		New Orleans	LA	70116			
Lee Kwong Y	Etal	755 Emerald St	New Orleans	LA	70124			
Hal Jerry S	834 Spain St Unit 16		New Orleans	LA	70117			
Mc Reynolds Joseph L	2424 Burgundy St		New Orleans	LA	70117			
Tjiq LLC	C/O Mai Wealth Advisors	1360 E 9Th St Suite 11	Cleveland	OH	44114			
Irimia Elena M	114 Oriole St		New Orleans	LA	70124			
Pie Dauphine LLC	4127 S Claiborne Av		New Orleans	LA	70125	(504) 658-70	biperry	
Laky Lisa O	1112 W 10Th St		Austin	TX	78703			
Casey Patrick T	2455 Burgundy St		New Orleans	LA	70117			
Chou Andrew A	2421 Royal St		New Orleans	LA	70117			
Peter And Paul LLC	1511 Pauger St		New Orleans	LA	70116			



Estate Development, LLC  
 1500 P St. Ste. 430  
 New Orleans, LA 70130

NEW ORLEANS LA 700

18 FEB 2015 PM 4 L



*RETURNED  
 LETTERS*

Gossett Deanna C  
 704 Mandeville St.  
 New Orleans, LA 70117

NIXIE 708 N7E 1009 1510002/20/15

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

BC: 70130271199 \*1865-07389-18-42

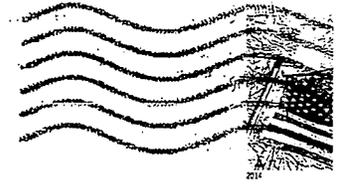
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Estate Development, LLC  
 1500 P St. Ste. 430  
 New Orleans, LA 70130

NEW ORLEANS LA 700

18 FEB 2015 PM 3 L



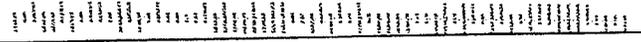
Gammill Dan L  
 2415 Burgundy St  
 New Orleans LA 70117

NIXIE 708 N7E 1009 1510002/18/15

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

BC: 70130271199 \*1765-06738-18-41

~~70130271199~~



Estate Development, LLC  
 1500 P St. Ste. 430  
 New Orleans, LA 70130

NEW ORLEANS LA 700

18 FEB 2015 PM 3 L



Van Hook Emery L  
 730 Spain St  
 New Orleans LA 70117

NIXIE 708 N7E 1009 1510002/18/15

**MK RED**

MK Real Estate Development, LLC  
20 Camp St. Ste. 430  
New Orleans, LA 70130

NEW ORLEANS LA 700

18 FEB 2015 PM 2 L



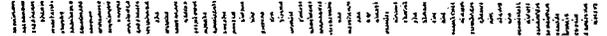
Daniel J Rich  
170 W 81st Street # 4B  
New York, NY 10024

NIXIE 708 N7E 1000 1510002/18

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 70130271199 \*1565-01762-18

19031590547  
70130271199



**K RED**

Real Estate Development, LLC  
Camp St. Ste. 430  
New Orleans, LA 70130

NEW ORLEANS LA 700

18 FEB 2015 PM 4 L

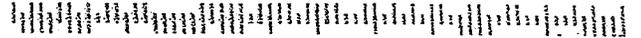


Mckee Dana L  
125 Piermont Av  
Nyack NY 10960

X 708 N7E 1000 1510002/18/15  
FORWARD TIME EXP RTN TO SEND  
MCKEE DANA  
2425 CHARTRES ST  
NEW ORLEANS LA 70117-8606

RETURN TO SENDER

70130451315



20 33/15 r 34/15



April 1, 2015

City Planning Commission  
1300 Perdido Street  
New Orleans, LA 70112

RE: 2413-21 Dauphine Street

Dear Commissioners,

You have received a letter from neighbors to this proposed development. We, The FMIA, cannot express more succinctly than they have our disapproval of this project in its entirety.

This is far too dense for our neighborhood. We are two family and single homes, not a gated condo community.

We are at a tipping point already with parking. The advent of illegal rentals has increased the demand beyond what is available. They should have at least two parking spaces per unit, and no one would buy one of those ridiculous lifts to park two cars in one space.

The building is totally out of character and would de-value the surrounding homes. Please do not approve of this proposal.

Sincerely,

Gretchen Bomboy,  
Corresponding Secretary



Dorian  
Bennett

2340 Dauphine Street, New Orleans, LA 70117  
t 504.944.3605 f 504.948.3401  
[info@dbsir.com](mailto:info@dbsir.com) [www.dbsir.com](http://www.dbsir.com)

Sotheby's

INTERNATIONAL REALTY

To Whom It May Concern:

*RE: 2413-2417 Dauphine Street Development*

I have reviewed the future project and as a neighbor whose windows face upon the new project, I am thrilled to see this development in my neighborhood. It appears to be a perfect pairing of new city scape sensitive to the historic architecture.

Remember we last had Hubig's pies there, which was a most loved institution, which due to its fire cannot return and chose to abandon the neighborhood for other spots to develop its business. The Hubig Trucks we all loved in the neighborhood even though they took up most the parking spots.

With this new project they have created ample parking for the units being built. I believe in positive growth in historic neighborhoods and from my perspective, I believe the developers are in sync with a plan to create something we will all cherish in our neighborhood.

Thanks for time spent reviewing this letter. Do let me know if there are any questions for me.

Best regards;

Dorian M. Bennett  
President  
Dorian Bennett Sotheby's International Realty

DMB/ww

## Dubravka Gilic

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**From:** Kyle Resmondo <keresmondo@gmail.com>  
**Sent:** Monday, April 06, 2015 3:57 PM  
**To:** Dubravka Gilic  
**Subject:** Fwd: Proposed Development at 2417 Dauphine Street (formerly Hubig's Pies)

Kyle Resmondo  
MK RED  
407.431.3700

[www.mkredev.com](http://www.mkredev.com)

Begin forwarded message:

**From:** Joie <[obanjoy@yahoo.com](mailto:obanjoy@yahoo.com)>  
**Date:** April 6, 2015 at 2:36:26 PM CDT  
**To:** Jonathan Rhodes <[jonathanmrhodes@gmail.com](mailto:jonathanmrhodes@gmail.com)>  
**Subject: Re: Fwd: Proposed Development at 2417 Dauphine Street (formerly Hubig's Pies)**  
**Reply-To:** Joie <[obanjoy@yahoo.com](mailto:obanjoy@yahoo.com)>

Dear City Planning Commission Members:

I would like to add my support to the Development at 2417 Dauphine Street proposed by PIE DAUPHINE, LLC. I have found them to be very responsive to the neighbors and consistently willing to modify their plan due to requests and/or suggestions of the community. My preference is to have developers who are willing to work and compromise with neighbors. They have been very compliant. They also go out of their way to discuss their plans with individuals. The plan consists of some very nice units with good amenities. One parking place is completely fair - and a unit has an option to add a second parking space. This is very generous within a city. Admittedly I have off street parking, but I have lived without and realize the normal problems of city parking.

While no one wants such a large development (8 units) in that area; I don't think any developer is going to be willing to do less. It is not the crime of PIE DAUPHINE to propose 8 units but of the current owners of the lot that turned it around to sell at twice their buying price.

I should also add that I live 3 doors down on Dauphine and my condominium complex abuts the back third of the lot. Therefore, I have a vested interest in the development of this lot, particularly during the construction phase. I was present when the dirt diggers dug up the foundation of Hubig's and very aware of the potential 'bystander' destruction due to laying pilings etc. We discussed this issue at a meeting and I believe that PIE DAUPHINE understands our concerns and will do the best they can in reducing 'shaking' damage, perhaps by laying slabs. If you have any questions, please don't hesitate to contact me.

Joy

From: v F ([kate01@hotmail.com](mailto:kate01@hotmail.com))  
Sent: Sun 4/05/15 8:30 PM  
To: [districtc@nola.com](mailto:districtc@nola.com) ([districtc@nola.com](mailto:districtc@nola.com))  
Cc: Michael Bosio ([mbosio@mkredev.com](mailto:mbosio@mkredev.com))

To Ms. Ramsey,

I have been the owner of 2422 Burgundy Street since 1968. I have lived in the property in the past and so did my mother, now deceased, and my younger brother.

The fire was very traumatic for my tenant there and myself when it occurred and the resulting collapse of the Hubig's rear wall into my patio which destroyed my back fence and the 3 trees. I replaced the fence at my expense because my insurance said it was Hubig's responsibility and not mine. I felt they had enough problems without me asking them to replace the fence. Furthermore, my tenant dragged out and disposed of all the debris as well.

I have carefully reviewed the plans of MK Red's in reference to construction of the 8 proposed condos on the site and feel it would be a welcome addition to my property view and to the neighborhood. For instance, there is another condo development on our corner of Spain and Burgundy and it does not seem to have any of the aesthetics of the proposed development and it is quite unattractive.

I have read all of the letters of the naysayers of the neighborhood about the complex, and am mystified as to why they object, considering what they and/or former owners had to look at for many years of the Hubig's trucks and the racket of the pickup/delivery of their products. I was very happy to be on the blind side of the building until the fire.

The complex would park cars inside, although it seems to have only one space per unit, but that would be a Godsend to the area and the residents since the streets are jammed full of cars now, and returning late at night is a nightmare to find a vacant place to park, not to mention an unsafe walk to my property in the dark.

I had a neighbor across the street who was severely beaten nearly to death several years ago since the cab left him off on the corner of Elysian fields/St. Claude, being too lazy to drive around the few blocks at 3am in the morning. Furthermore, my tenant was held up at gunpoint in the 2100 block of Burgundy around 7pm in the evening last year.

I don't know about the neighbors sitting on their porches and socializing, but in my block, that is fairly nonexistent except for at the coffee shop on the corner of Mandeville Street.

The only issue I would have is if parking were stacked and the upper car/apparatus were visible from my side. If so, if the development could have a wall/fence to block that view, and then it would be acceptable.

By the way, my very long term tenant is a member and attends all of your meetings and is in total agreement with the development as much as I am.

Regards,  
V. Kathryn Flemming  
972-423-5750

## CPCinfo

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**From:** Jonathan Rhodes <jonathanmrhodes@gmail.com>  
**Sent:** Monday, April 06, 2015 12:51 PM  
**To:** CPCinfo  
**Cc:** DistrictC  
**Subject:** 2417 Dauphine Street Zoning Docket 033/15 & 034/15

April 6, 2015

### RE: Neighborhood Position on Proposed "Baker's Row" at 2417 Dauphine Street

Dear City Planning Commission,

Living across the street from the proposed development, I have continued to have conversations both in person and by email with many of the neighbors, as well as with the developers themselves. Here is a brief synopsis of how I see the neighborhood position and the developer's proposal at this time:

#### NEIGHBORHOOD CONCERNS

1. Density
  - a. Many of the neighbors have grave concerns about the density of the proposed project and its impact on the neighborhood. They feel that 8 units is too many for the site, and for the character of the neighborhood. Most neighbors favor 3 lots with single family homes. Some neighbors suggest that a maximum of 4-6 condos would be more appropriate for the site.
2. Parking
  - a. Many neighbors feel that there is not enough parking provided on site with only one space per unit. Given the cost of the units, it is likely that each will be purchased by a dual-income household, which is likely to have two cars. This will have a negative impact on the quality of life of other neighbors, as street parking is already severely limited. Others question whether there is actually enough room for people to park in the 8 proposed spaces. Some suggest the project should make room for 12-16 parking spaces. The curb cuts for their driveway and for the dumpster will take away street parking.
3. Historic Character
  - a. Many object to the project because they feel it does not mesh with the historic character of the community because the Marigny is not a "gated condo community." Many fear that it will become a site for tourists and short term rentals.

#### DEVELOPER CONCESSIONS

1. Density and Massing
  - a. While they maintain 8 units, the developers have reduced the size of each unit so that the overall footprint is smaller and there is more green space. The units have been broken up so that the massing is more similar to neighboring buildings. In addition to adding green space, the developers have also made room for amenities such as a pool, and a dumpster.
2. Parking
  - a. The developers have offered to wire each of the parking spots for a car lift so that condo owner can potentially, at their expense, buy a lift to park two cars in each lot.
3. Character

- a. The developers have improved the layout and style to make the condo buildings more similar to other historic homes in the area. In addition, they have offered to renovate the public sidewalks and add trees, greatly improving the barren streetscape. They have also agreed to prohibit short-term rentals in the condo covenants, as well as to require that dumpster pick up occur during daytime hours rather than in the early mornings or evenings. Any approval should hold them to these agreements.

I am encouraged that the developers have made themselves accessible to community input, and they have clearly acted on many of the suggestions made. However, given the high cost of the land itself, meeting the community needs will be a difficult endeavor. The neighbors' concerns about density and parking are real and important to our quality of life given the influx of people and changes to the neighborhoods.

Having heard the neighbors' concerns and the developers goals, my personal opinion is that a **6 unit condo development with 12 parking spaces would be the best compromise**. This would allow the developers to turn a profit and give the neighbors the lower density and increased parking they need.

Thank you for considering these comments. Please let me know if I can be of any assistance.

Best regards,

Jonathan Rhodes  
2424 Dauphine Street

Cc: FMIA  
Councilmember Nadine Ramsey

## CPCinfo

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**From:** bryan dudek <bryandudek@yahoo.com>  
**Sent:** Monday, April 06, 2015 2:22 PM  
**To:** CPCinfo; DistrictC  
**Subject:** 2417 Dauphine Street - Zoning Docket 033/15 & 034/15

My name is Bryan Dudek I own 2430 Dauphine Street, I have lived here since 2001. My property is across the street from the proposed development. I am 100% against granting the zoning change for a number of reasons:

- 1) The design is out of character with the historic buildings on the street which are mostly shotguns and creole cottages.
- 2) Proposal of 4 units per parcel, 8 units in total is too dense for the neighborhood.
- 3) Number of off street parking spots is not sufficient for the number of proposed bedrooms/occupants.
- 4) The construction damage to my own property, heavy trucks and new construction foundation.

I hope the honourable council acts on behalf the neighbors and not in favor of the developers.

Thank you,  
Bryan Dudek  
2430 Dauphine  
504-621-6758

## CPCinfo

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**From:** Jonathan Rhodes <jonathanmrhodes@gmail.com>  
**Sent:** Monday, April 06, 2015 2:40 PM  
**To:** CPCinfo  
**Cc:** obanjoy  
**Subject:** Fwd: Fwd: Proposed Development at 2417 Dauphine Street (formerly Hubig's Pies)

Dear CPC,

I'm forwarding the attached comments on behalf of my neighbor Joy regarding the condo development at 2417 Dauphine. Thanks.

----- Forwarded message -----

**From:** Joie <obanjoy@yahoo.com>  
**Date:** Mon, Apr 6, 2015 at 2:36 PM  
**Subject:** Re: Fwd: Proposed Development at 2417 Dauphine Street (formerly Hubig's Pies)  
**To:** Jonathan Rhodes <jonathanmrhodes@gmail.com>

Dear City Planning Commission Members:

I would like to add my support to the Development at 2417 Dauphine Street proposed by PIE DAUPHINE, LLC. I have found them to be very responsive to the neighbors and consistently willing to modify their plan due to requests and/or suggestions of the community. My preference is to have developers who are willing to work and compromise with neighbors. They have been very compliant. They also go out of their way to discuss their plans with individuals. The plan consists of some very nice units with good amenities. One parking place is completely fair - and a unit has an option to add a second parking space. This is very generous within a city. Admittedly I have off street parking, but I have lived without and realize the normal problems of city parking. While no one wants such a large development (8 units) in that area; I don't think any developer is going to be willing to do less. It is not the crime of PIE DAUPHINE to propose 8 units but of the current owners of the lot that turned it around to sell at twice their buying price. I should also add that I live 3 doors down on Dauphine and my condominium complex abuts the back third of the lot. Therefore, I have a vested interest in the development of this lot, particularly during the construction phase. I was present when the dirt diggers dug up the foundation of Hubig's and very aware of the potential 'bystander' destruction due to laying pilings etc. We discussed this issue at a meeting and I believe that PIE DAUPHINE understands our concerns and will do the best they can in reducing 'shaking' damage, perhaps by laying slabs. If you have any questions, please don't hesitate to contact me.

Joy

Joy Sturtevant

2439 Dauphine ST

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6<sup>th</sup> April, 2015

**RE: Neighborhood Position on Proposed “Baker’s Row” at 2417 Dauphine Street**

Dear Faubourg-Marigny Improvement Association,

I am writing to voice my concerns about the above proposed development on the street where I live. While I understand the developers to be reasonable and have made minor concessions to some of my neighbors’ concerns, I still feel very strongly that the amended plans are not only still very far from in keeping with the character of our neighborhood, but will also present significant practical problems for current and future residents of this area of the Marigny.

My main concern is that – the obvious and significant aesthetic / architectural incongruity this type of layout would pose, aside – eight units, in an already densely populated area, is simply too many.

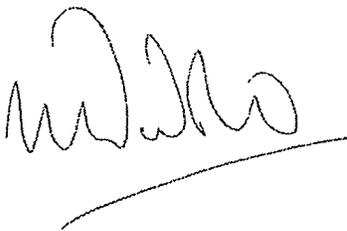
Added to that, parking up to a possible 16 additional cars, on a street where many of us frequently have to park our car on a different block / street already, will be impossible for residents, both existing and new. I do understand that the developers have wired the single car ports for lifts for a second car, but I doubt very much that these extremely expensive pieces of equipment will be installed by the future owners.

I also feel it highly likely that a good number of these condos will be purchased by investors and used as short-terms rentals. Something that would further increase congestion and bring a decrease in community feel and a lessening of goodwill between neighbors along with it.

It is therefore my personal opinion is that a six-unit condo development with 12 parking spaces would be the best compromise for all concerned.

Thanks you for your consideration in this matter and also for the work you do for our neighborhood in general. Please do not hesitate to write us, should you require any further details.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Michael & Leia Walshaw", with a long horizontal line underneath it.

**Michael & Leia Walshaw**  
2223 Dauphine Street

## CPCinfo

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**From:** Peter <peterreynaud@msn.com>  
**Sent:** Monday, April 06, 2015 4:40 PM  
**To:** CPCinfo  
**Subject:** Re 2417 Dauphine Street

Dear City Planning Commission

This comment is in reference to the proposed changes in zoning for 2417 Dauphine Street, Docket number 033/15 and Docket number 034/15.

I am opposed to the change in zoning proposed for these lots.

The proposed change would allow the developers to construct four family residences on each of the lots - resulting in an increased density of residences to the lots.

I think a use for the lots in question that would be more in keeping with the neighborhood would be to construct two residences in each lot. This would allow for a less dense usage of the land available and a usage more similar to what currently exists in the neighborhood.

Thank you for your attention  
Peter Reynaud  
2429 Dauphine Street