



City Planning Commission



Date 8/30/16 ^{KGB}

Tracking Number 16-1942

MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN

REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume _____ Chapter(s) _____ Page No(s) _____ Title(s) _____

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate applicaton is needed for each non-contiguous property) _____

N. Johnson Street, Iberville Street, Canal Street, N. Galvez Street

Municipal Address(es) _____

119 N. Johnson Street and 123 N. Johnson Street

Square Number(s) 275 Lot Number(s) 21 and 22

Tax Bill Number(s) 206202017 and 206202016

Square footage of area 29 x 114 ft each, 6,612 sq ft.

Future Land Use Map Designation (current status) Residential Low Density Pre-War

Proposed Future Land Use Map Designation Mixed-Use Medium Density



City Planning Commission



Date	_____
Tracking Number	_____

MASTER PLAN APPLICATION

APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: Organization Public official/agency Individual citizen Property owner Other

Applicant Name (and org. name if applicable) BEWAJOB Corporation

Address 1100 Poydras Street, 30th Floor

City New Orleans State LA Zip 70163

Phone 504-460-9451 Email address ptbettyo@bellsouth.net

Applicant Type: Organization Public official/agency Individual citizen Property owner Other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Organization Public official/agency Individual citizen Property owner Other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Organization Public official/agency Individual citizen Property owner Other

Applicant Name (and org. name if applicable) _____

Address _____

City _____

Phone _____

Claire Durio

569-2974

Applicant Type: Organization Public official/agency Individual citizen Property owner Other

Applicant Name (and org. name if applicable) _____

Address _____

City _____

Phone _____



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

Applicant Signature Betty O Fournier Date 8-29-14

Applicant Signature _____ Date _____

(Notarization is only required for application subject to a fee.)

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn and subscribed before me this 29th day of August 2014.

My Commission Expires not dec'd



M. CLAIRE DURIO
 Notary Public
 Bar Roll No. 21065
 State of Louisiana
 My commission is for life.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF BEWAJOB CORPORATION**

The undersigned, being all of the directors of BEWAJOB Corporation (the "Company"), do hereby certify that the following resolutions were adopted by the Company, to wit:

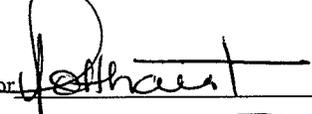
BE IT RESOLVED, that the Company authorizes Betty Founds, as the authorized representative of the Company, to execute any and all documents reasonably necessary in order to submit an application for a zoning change or amendment for the Company as the owner for the property located at 119 and 123 North Johnson Street, New Orleans, Louisiana, and to further execute any all other documents reasonably deemed necessary by her in order to carry the above and foregoing resolutions into effect.

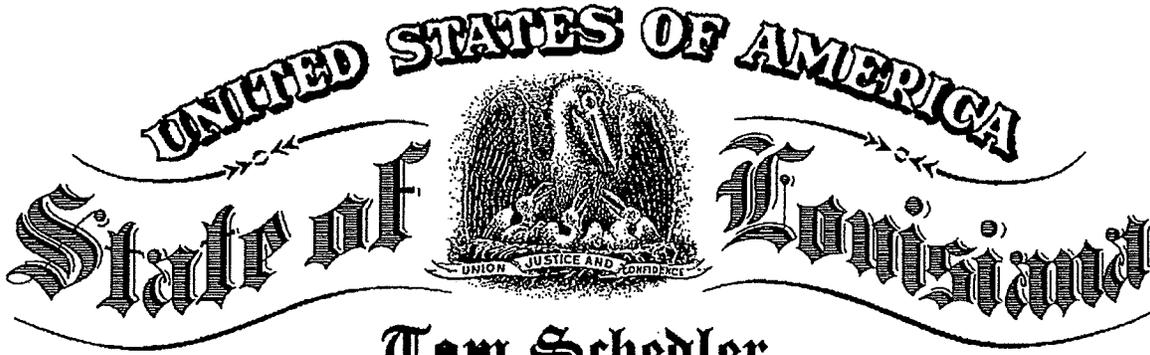
FURTHER RESOLVED, that the Company authorizes Betty Founds as the authorized representative of the Company to appear on the Company's behalf at any meetings with or presentation of the above zoning request to the Planning Commission, the City Council, applicable neighborhood organizations and any Neighborhood Participation Program or other public meetings to discuss and address the referenced zoning request.

FURTHER RESOLVED, that the Company authorizes Betty Founds as the authorized representative of the Company, to take all actions and do all things deemed necessary or appropriate by it, in his sole discretion, in furtherance of the purposes of these Resolutions; and

This is to certify that the above is a true and correct copy of the Resolutions unanimously adopted on motion duly made and seconded at a meeting of the Directors of the Company held on 16th day of August, 2016 and that said Resolutions are duly entered upon the Minute Book of BEWAJOB Corporation, a Louisiana corporation, and are now in full force and effect.

Effective the 16th day of August, 2016.

Kay Odenwald, Director 
Yvonne Pottharast, Director 
Betty Founds, Director 



Tom Schedler
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

BEWAJOBE CORPORATION

are true and correct and are filed in the Louisiana Secretary of State's Office.

31414650D	ORIGF	5/11/1976	4 page(s)
35868981	AMEND	2/1/2005	2 page(s)
42240317	16 AR	4/19/2016	1 page(s)

In testimony whereof, I have hereunto set my
hand and caused the Seal of my Office to be
affixed at the City of Baton Rouge on,

August 30, 2016

Secretary of State
WEB 31414650D



Certificate ID: 10743348#8QK73

To validate this certificate, visit the following
web site, go to **Business Services**, **Search**
for Louisiana Business Filings, **Validate a**
Certificate, then follow the instructions
displayed.

www.sos.la.gov

ARTICLES OF INCORPORATION OF
BEWAJOBEE CORPORATION

The undersigned, acting pursuant to the Business Corporation Law of Louisiana adopted the following Articles of incorporation:

I.

The name of the corporation is BEWAJOBEE CORPORATION.

II.

The purpose of the corporation is to engage in any lawful activity for which corporations may be formed under the Louisiana Business Corporation law.

III.

The corporation shall have perpetual existence.

IV.

The corporation has authority to issue an aggregate of 10000 shares of capital stock, all of which are designated common stock, having no par value. Said stock to be issued only for cash or for property or services actually rendered. The Board of Directors shall fix the terms and conditions of sale and the valuation placed by the Board of Directors upon consideration other than cash paid shall be conclusive, as provided in Section 52 of the Louisiana Business Corporation law. No transfer of said stock shall be binding upon this corporation unless said transfer is made in accordance with these Articles of Incorporation, the by-laws of the corporation and is recorded on the books thereof.

V.

Shareholders shall have preemptive rights.

VI.

In the election of Directors of this corporation each shareholder of record shall have the right to multiply the number of votes to which he is entitled by the number of Directors to be elected and to cast all such votes for one candidate or distribution among any two or more candidates.

VII.

Shareholder approval is required in connection with and prior to the following corporate actions:

Page 2.

- 1) Any amendment to these Articles;
- 2) Any amendment of the By-laws;
- 3) Any merger;
- 4) Any consolidation;
- 5) Any transfer of corporate assets;
- 6) Any type of dissolution involving the corporation.

Such approval shall be given only upon the affirmative vote of not less than 80% of the total shareholder voting power.

VIII.

Whenever the affirmative vote of the shareholders is required to authorize any corporate action, the consent, in writing, of such action, signed only by shareholders holding not less than 80% of the total shareholder voting power shall be sufficient for the purpose, without necessity for a meeting of the shareholders.

IX.

Except as provided in these Articles, all powers of this corporation and the business of this corporation shall be managed, controlled and performed by and through the Board of Directors consisting of four Directors.

X.

Any Director absent from a meeting of the Board of Directors may be represented by any other Director or shareholder who may cast the vote of the absent Director according to the written instructions, general or special, of the absent Director.

XI.

The name and post office address of each incorporator is:

1. JOSEPH ODENWALD, II
5523 S. Saratoga Street
New Orleans, Louisiana, 70115.
2. MRS. BENTZ ODENWALD POTTHARST
6319 Bellaire Drive
New Orleans, Louisiana, 70124.

WITNESSES:

Ima Ows
Eleanor Lewis

INCORPORATORS:

Joseph Odenwald, II

WITNESSES:

Ince Mrs
Eleanor Lewis

INCORPORATORS:

Mrs. Bentz Odenwald Potharst
MRS. BENTZ ODENWALD POTHARST

ACKNOWLEDGMENT

STATE OF LOUISIANA :

PARISH OF ORLEANS :

BEFORE ME, the undersigned authority, personally came
and appeared:

JOSEPH ODENWALD, II

and

MRS. BENTZ ODENWALD POTHARST,

to me known to be the persons who signed the foregoing instrument
as incorporators and who being duly sworn, did acknowledge and
declare, in the presence of the two witnesses whose names are subscribed
to said instrument, that they signed said instrument as their free
act and deed for the purposes mentioned therein.

IN WITNESS WHEREOF, the said appearers and witnesses and
I have hereunto affixed our hands on this 7th day of
May, 1976 at New Orleans, Louisiana.

INCORPORATORS:

Joseph Odenwald, II
JOSEPH ODENWALD, II
Mrs. Bentz Odenwald Potharst
MRS. BENTZ ODENWALD POTHARST

Joseph M. C. C...
NOTARY PUBLIC

INITIAL REPORT BY DOMESTIC CORPORATIONS
(To be filed when the Articles of Incorporation are filed)
(R.S. 1950, 12:101)

State of Louisiana

Parish of Orleans

To: The Secretary of State
Baton Rouge, Louisiana

Complying with R.S. 1950, 12:101, Bewajobe Corporation
(Name of Corporation)

hereby makes its initial report as follows:

Post Office Address and Municipal Address or Location of its Registered Office

Mr. Joseph Odenwald, II

5006 Prytania Street

New Orleans, Louisiana 70115

Name and Post Office Address and Municipal Address or Location of Each Registered Agent

Mr. Joseph Odenwald, II

5006 Prytania Street

New Orleans, Louisiana 70115

Names & Addresses of the First Directors (if selected when articles are filed)

Mr. Joseph Odenwald, II, 5006 Prytania Street, New Orleans, La. 70115

Mrs. Bentz Odenwald Pottharst, 3530 Houma Blvd., Apt. 806, Metairie, La. 70002

Mrs. Betty Elise Odenwald Corrigan, 8701 Adah Street, Garden Grove, Cal. 92641

Mr. Ward Frederick Joseph Odenwald, Jr., 11 Duncan Lane, Huntington,
Long Island, N. Y. 11743

Dated at New Orleans, La., on the 7th, day of May, 19 76

Joseph Odenwald
Mrs. Bentz Odenwald Pottharst

(To be signed by Each Incorporator)

ARTICLES OF AMENDMENT

UNITED STATES OF AMERICA

TO

ARTICLES OF INCORPORATION

STATE OF LOUISIANA

OF

BEWAJOBE CORPORATION

PARISH OF ORLEANS

BE IT KNOWN, that on this 31st day of January, 2005,
BEFORE ME, the undersigned Notary Public, duly Commissioned
and qualified in the State of Louisiana, and in the presence of the
witnesses hereinafter named and undersigned,

PERSONALLY APPEARED:

Bewajobe Corporation, a Louisiana corporation,
herein appearing by and through Geoff Founds,
its President, and Betty Founds, its
Secretary, duly authorized to act by law and
by resolution of the Board of Directors of
said corporation;

who declared unto me, Notary, that availing themselves of the
provisions of the Louisiana Corporation Law, the shareholders of
record of Bewajobe Corporation, at the duly convened annual meeting
of the shareholders of Bewajobe Corporation, attended in person, by
phone or by proxy by all of the shareholders of Bewajobe
Corporation, held on January 26, 2005, unanimously approved the
following amendment to the Articles of Incorporation:

RESOLVED, that the shareholders of Bewajobe
Corporation hereby amend the Articles of
Incorporation of the Bewajobe Corporation to
delete, in their entirety, Articles VI, VII
and VIII in the Articles of Incorporation of
Bewajobe Corporation and to amend Article IX
in the Articles of Incorporation of Bewajobe
Corporation by substituting the word "three"
for the word "four" in that Article.

The only authorized, issued and outstanding class of voting stock of Bewajobe Corporation at the time of the aforesaid annual meeting of the shareholders of Bewajobe Corporation was its capital stock, having no par value. On January 26, 2005, the date on which the aforesaid resolution was unanimously approved by the shareholders of Bewajobe Corporation, there were 3,570.99 shares issued and outstanding and held of record as follows: Paul Ward Pottharst - 449.83; Naomi S.O. LaBrousse - 1,249; Kris Pottharst - 81.33; Succession of Stephen James Pottharst - 541.83; Ward F. J. Odenwald, Jr. - 349; Ward F. J. Odenwald, III - 300; Kay Odenwald - 300; Betty Founds - 250; and W. Read Founds - 50; who, as all of the shareholders of the corporation, unanimously voted in favor of the amendment to the Articles as set forth above.

THUS DONE AND PASSED, in multiple originals, in New Orleans, Orleans Parish, Louisiana, on the day, month and year herein first above written, and in the presence of the undersigned competent witnesses who hereunto sign their names with said appearer and me, Notary, after due reading of the whole.

WITNESSES:

Marilyn S. Baroni
Marilyn S. Baroni
Rhonda L. Boudreaux
Rhonda L. Boudreaux

BEWAJOBE CORPORATION

BY: [Signature]
GEOFF FOUNDS
President
BY: [Signature]
BETTY FOUNDS
Secretary

[Signature]
NOTARY PUBLIC

K:\DATA\H\36122001\Amendment Articles.wpd

JOHN F. SHREVES
Notary Public, State of Louisiana
Ca. Bar Roll No. 17139
My Commission Expires 1/1/10

Tom Schedler Secretary of State 	DOMESTIC CORPORATION ANNUAL REPORT For Period Ending 5/11/2016	 31414650D  2016						
Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) 31414650 D BEWAJOBE CORPORATION 26 PAIGE LANE MORICHES, NY 11955	1 (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) Registered Office Address in Louisiana (Do not use P. O. Box) 1100 POYDRAS STREET 30TH FLOOR NEW ORLEANS, LA 70163	Issued Shares, if any: 2122.159 Federal Tax ID Number						
Our records indicate the following registered agents for the corporation. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE. JOHN F. SHREVES 1100 POYDRAS ST., 30TH FLOOR NEW ORLEANS, LA 701633000								
I hereby accept the appointment of registered agent(s). <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> New Registered Agent Signature </div>	Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY # <table style="width:100%; border: none;"> <tr> <td style="border: none; width: 60%;">Notary Signature</td> <td style="border: none; width: 40%;">Date</td> </tr> </table>		Notary Signature	Date				
Notary Signature	Date							
This report reflects a maximum of three officers or directors from our records for this corporation. Indicate any changes or deletions below. Include a listing of all names along with each title held and their address. Do not use a P. O. Box. If additional space is needed attach an addendum.								
KAY ODENWALD Director, President 1500 BISHOP ESTATES ROAD VILLA 4A JACKSONVILLE, FL 32259 YVONNE F POTTHARST Treasurer, Director 26 PAIGE LANE MORICHES, NY 11955 BETTY FOUNDS Secretary, Director 8225 SYCAMORE PLACE NEW ORLEANS, LA 70118								
Our records indicate the following addresses for the corporation. Indicate any changes below. Principal office address (Do not use a P. O. Box): 1100 POYDRAS STREET 30TH FLOOR NEW ORLEANS, LA 70163								
The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.								
SIGN →	To be signed by an officer, director or agent Yvonne F Pottharst (SIGNED ELECTRONICALLY) Signee's address	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Title Treasurer/Director</td> <td style="width:30%;">Phone</td> <td style="width:40%;">Date 04/19/2016</td> </tr> <tr> <td colspan="2">Email Address tem4true@aol.com</td> <td>(For Office Use Only)</td> </tr> </table>	Title Treasurer/Director	Phone	Date 04/19/2016	Email Address tem4true@aol.com		(For Office Use Only)
Title Treasurer/Director	Phone	Date 04/19/2016						
Email Address tem4true@aol.com		(For Office Use Only)						
Enclose filing fee of \$30.00 Return by: 5/11/2016 Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704								
web site: www.sos.louisiana.gov DO NOT STAPLE		3						

UNSIGNED REPORTS WILL BE RETURNED

REASONS FOR REQUEST TO CHANGE FUTURE LAND USE

The applicant, BEWAJOB Corporation, owns property at 119 N. Johnson Street and 123 N. Johnson Street. These properties front on N. Johnson in the block between Canal Street and Iberville Street. The applicant also owns three (3) adjoining lots, 117 N. Johnson Street and 2101 and 2105 Canal Street. The properties are currently undeveloped.

These five (5) lots have historically been zoned as commercial, C-1A. The new Plan for the 21st Century: New Orleans 2030 (the Master Plan) has designated the Future Land Use of the three (3) adjoining lots, 117 N. Johnson Street and 2101 and 2105 Canal Street as Mixed Use-Medium Density (MUM). However, the Master Plan designates the Future Land Use for 119 N. Johnson Street and 123 N. Johnson Street as Residential Low Density Pre-War (RLD-PRE).

Specifically, applicant is seeking an amendment to the Master Plan to change the Future Land Use of 119 N. Johnson Street and 123 N. Johnson Street from Residential Low Density Pre-War (RLD-PRE) to Mixed Use-Medium Density (MUM). In light of the down zoning, applicant is seeking an Amendment to the Master Plan as to the Future Land Use for two(2) of the lots so that the Future Use of all five (5) adjoining lots remains consistent.

N Johnson St



Image capture: Apr 2016 © 2016 Google

New Orleans, Louisiana

Street View - Apr 2016



Google Maps N Johnson St



Image capture: Apr 2016 © 2016 Google

New Orleans, Louisiana

Street View - Apr 2016



NPP MEETING SUMMARY REPORT

Date of Report: August 30, 2016

Address: 119 and 123 N. Johnson Streets

Overview: This report provides the results of the implementation of the Project Neighborhood Participation Program (NPP) for the property located at 119 and 123 N. Johnson Streets, near the corner of Canal Street and N. Johnson Street. The Applicant, BEWAJOB Corporation, intends to file an Application for Amendment to the Plan for the 21st Century: New Orleans 2030 (The Master Plan) for a change in the Future Land Use Map from RLD-PRE to MUM. This report provides a summary of the contacts with citizens, neighbors, neighborhood associations and interested parties. The NPP invitation, sign-in list, contacts lists and other materials are attached.

Contact Person:

Betty Founds
(504) 460-9451
ptbetty@bellsouth.net
1100 Poydras Street 30th Floor
New Orleans, LA 70163

Neighborhood Meeting: On August 29, 2016, applicant, BEWAJOB Corporation, held a meeting at 2542 Canal Street, New Orleans, LA 70116 at 1:00 p.m. with interested parties.

Correspondence and Telephone Calls. August 22, 2016 letter, attached hereto as *Exhibit "A"* ("Invitation") to all property owners on the contact lists provided by the Planning Commission, which lists are attached as *Exhibit "B"* in globo.

In addition, notice was provided to the five (5) neighborhood associations with boundaries within which any portion of the subject property is located. See attached *Exhibit "C"* email notification to the neighborhood association based on the contact information provided by the Planning Department. Two of the emails to neighborhood association came back as rejected as the email address was no longer valid. As to both of these associations, we attempted to contact using the telephone numbers provided, but the telephone numbers were no longer in service. Per the direction of the Planning Department, see attached *Exhibit "D"*, Invitation was mailed to the following:

Organization Name: Bienville-Conti-Tulane Neighborhood Collaborative
Point of Contact: Hulen Brown
Phone Number: 504-948-9078
Email: mlhoeller@excite.com
Street Address: 2307 Bienville Avenue
City: New Orleans
Zip: 70112

Organization Name: Phoenix of New Orleans
Point of Contact: Paul Ikemire

Phone Number: 504-754-2541
Email: hq@pnola.org
Street Address: 2547 Palmyra Street Ste. 102
City: New Orleans
Zip: 70119

In response to the Invitation, an acknowledgement of receipt was received from Jacob "Jake" Rickoll, attached as *Exhibit "E"*.

The Invitation was also email to Councilmember Cantrell, via email attached as *Exhibit "F"* and by hand delivery.

August 24, 2016 at 3:46 pm, telephone call with Michelle Jenkins 504-231-6869. Ms. Jenkins asked to have substance of the Invitation explained to her and inquired as to any development plans. Ms. Jenkins is a neighbor to the Iberville side of the subject two (2) lots. Ms. Jenkins expressed no opposition or concerns as to the application and did not attend the NPP meeting.

Meeting and Results: In addition to Betty Founds, the authorized representative for the applicant, BEWAJOBE, and her counsel, there were three (3) attendees, namely:

- (1) Jacob Rickoll, President of TCNA (Tulane-Canal Neighborhood Association)
- (2) Rachel Wulff, member of TCNA
- (3) Kelsy Yeargain, Executive Director of TCNA

BEWAJOBE reviewed with the attendees its intent to seek a change to the Future Land Use Map for two (2) of its five (5) lots at the corner of Canal and N. Johnson Street. The attendees were shown the map printed from the City of New Orleans Property Viewer noting the location of the lots at 119 N. Johnson Street and 123 N. Johnson Street and the existing Future Land Use description as RLD-PRE (Residential Low Density Pre-War) as well as the adjoining lots owned by BEWAJOBE at 117 N. Johnson Street and 2101 and 2105 Canal Street. The attendees were also shown the attached map printed from the City of New Orleans Property Viewer showing the historic use (prior to August 12, 2015) as Commercial C-1A for the subject two (2) lots as well as the adjoining three (3) lots owned by applicant.

The attendees, primarily Mr. Rickoll and Ms. Wulff inquired as to the current use and future intended use of the subject two (2) lots. Ms. Founds explained that historically this was the Odenwald family home of which she is a descendant along with the other shareholders of the Applicant. She explained that the property is currently under lease and is used as parking for cars and there are a couple trailers on the property. Ms. Founds explained that BEWAJOBE does not have any current development plans but is seeking the Future Land Use change as to the Master Plan Amendment and the Future Use of two (2) of the five (5) lots prior to the August 31, 2016 deadline so that the use of all five (5) of the lots is consistent. The attendees also discussed Applicant's intent to seek a zoning change to make the zoning for the five (5) lots consistent, changing the two subject lots from HU-RD@ to MU-1.

Ms. Wulff expressed concern as a neighborhood resident as to property development in general in light of the expropriation for the development and construction of the new hospital. Ms. Wulf did not indicate any specific opposition to the request being made by applicant and also indicated that certain retail/commercial developments such as a coffee or sandwich shop could be beneficial to the neighborhood as an establishment and also as a provider of jobs.

Ms. Wulff did also express to the group the concerns of a neighbor, Vincent (no last name provided) (cell 504-621-5704) and his objection to large scale modern construction in the neighborhood. Applicant will reach out to Vincent by telephone and discuss his concerns and the application if he can be reached.

Mr. Rickoll inquired as to providing a letter of support by his organization TCNA. It was suggested to him that such letter of support could be provided by email. Mr. Rickroll also asked if the copies of the maps from the City of New Orleans Property Viewer made available to the attendees could be emailed to him to be included in an email to TCNA's membership in advance of their next meeting. Applicant has provided such PDFs of the maps to Mr. Rickoll by email, a copy of which is attached as *Exhibit "G"*

BEWAJOBÉ intends to provide a copy of the Application for Amendment to the Plan for the 21st Century: New Orleans 2030 (The Master Plan) for a change in the Future Land Use Map to the meeting attendees by email and continue to respond to any inquiries, concerns or questions of the neighbors or any interested parties during this process.

August 22, 2016

Neighborhood Participation Program Invitation

RE: 119 N. Johnson Street and 123 N. Johnson Street.

Dear Neighbor:

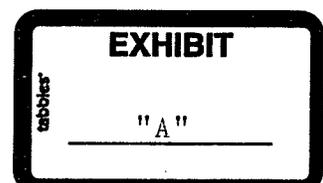
My company, BEWAJOB Corporation, owns property at 119 N. Johnson Street and 123 N. Johnson Street. These properties front on N. Johnson in the block between Canal Street and Iberville Street. My company also owns three (3) adjoining lots, 117 N. Johnson Street and 2101 and 2105 Canal Street. The properties are currently undeveloped. These five (5) lots have historically been zoned as commercial.

The new Plan for the 21st Century: New Orleans 2030 (the Master Plan) has designated the Future Land Use of the three (3) adjoining lots, 117 N. Johnson Street and 2101 and 2105 Canal Street as Mixed Use-Medium Density (MUM). However, the Master Plan designates the Future Land Use for 119 N. Johnson Street and 123 N. Johnson Street as Residential Low Density Pre-War (RLD-PRE)

My company is applying for an Amendment to the Master Plan to make the Future Land Use for all five (5) adjoining lots consistent. Specifically, my company is applying for a an amendment to the Master Plan to change the Future Land Use of 119 N. Johnson Street and 123 N. Johnson Street from Residential Low Density Pre-War (RLD-PRE) to Mixed Use-Medium Density (MUM).

Consistent therewith, my company is also seeking to change the zoning of 119 N. Johnson Street and 123 N. Johnson Street from Historic Urban Two-Family Residential District (HU-RD2) to Medium Intensity Mixed-Use District (MU-1), consistent with my company's three (3) adjoining lots located at 117 N. Johnson Street and 2101 and 2105 Canal Street.

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, I am inviting you to a meeting where you can learn more about what we propose and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission.



Neighborhood Participation Program Invitation
August 22, 2016
Page 2

The meeting will take place:

Monday August 29, 2016 at 1p.m.

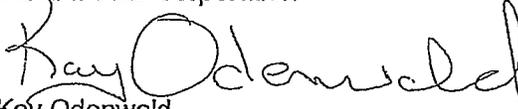
at Betsy's Pancake House, 2542 Canal Street, New Orleans, LA 70119

This letter is being delivered through U.S. Mail and where available, via email. At the meeting, I will provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the application.

If you have any questions or comments, you can reach me at the address, telephone number below. I hope to see you at the August 29th meeting.

Sincerely,

BEWAJOB Corporation



Kay Odenwald

1100 Poydras Street, 30th Floor
New Orleans, LA 70163 (Attn: Claire)

Telephone: 504-569-2974

Name	Address1	Address2	City	St
Williams Warren	5438 Pauline Dr		New Orleans	LA
Ebrahimpour Rahim	1809 Butternut Ave		Metairie	LA
Lopez Margarita P	9530 Palmetto St		New Orleans	LA
Gulotta James C	Et Al	1750 St Charles Ave #519	New Orleans	LA
Lobell Kenneth H	473 Walnut St		New Orleans	LA
Elabed Nael	1025 Revere Lane		Gretna	LA
2201 Canal Streetllc	2201 Canal St		New Orleans	LA
Salles Bettie R	800 Smith Dr		Metairie	LA
Chaney Rickey T Sr	6038 Marigny St		New Orleans	LA
Kazmierczak John N	536 Deerfield Road		Terrytown	LA
Taylor Martynetta	P O Box 29762		New Orleans	LA
Watkins Marylin O	P O Box 55508		Metairie	LA
Marini Vincent A	2020 Iberville St		New Orleans	LA
Fortune Erica M	211 Liberty Terrace Dr		New Orleans	LA
Rosenberg Simon	Et Al C/O Avrom Denn	4717 Henican Pl	Metairie	LA
Jackson Erica F	211 Liberty Terrace Dr		New Orleans	LA
Watkins Marylin O	Et Als	P O Box 55508	Metairie	LA
Holmes Tammy M	2033 Iberville St		New Orleans	LA
Arnold Woodrow	Et Al	2229 St Roch Ave	New Orleans	LA
Martin Daniel	1814 Ursulines Ave Lower		New Orleans	LA
Boudreaux Marjorie	Etal	2101 Iberville St	New Orleans	LA
Jenkins Michelle	2104 Iberville St		New Orleans	LA
Collins Allen J	340 George St		Westwego	LA
Charles Dallas A	2107 Iberville St		New Orleans	LA
Burrell Donald	2108 Iberville St		New Orleans	LA
Smith Eve R	Et Al	5378 Chamberlain Dr	New Orleans	LA
Keller Keisha L	2112 Iberville St		New Orleans	LA
Fertitta Vincent J	1312 Helios Ave		Metairie	LA
Conerly Julius	301 Hendee St		New Orleans	LA
Lee Calvin Jr	P.O. Box 872082		New Orleans	LA
Brice Miriam G	2127 Iberville St		New Orleans	LA
Braun Carl M Jr	200 N. Galvez Street		New Orleans	LA
2201 Canal Streetllc	2201 Canal St		New Orleans	LA
Bolen Sandra	1337 Esplanade Ave		New Orleans	LA
Gooden Earl S	2117 Iberville St		New Orleans	LA
Bolen Sandra	C/O William Sawicki	3110 Magazine St #325	New Orleans	LA
Gooden Earl S Jr	2117 1/2 Iberville St		New Orleans	LA
Debose Gregory A Sr	2426 Twin Circle Dr		Gonzales	LA
Swanigan Lamarion C	301 Hendee St		New Orleans	LA
Fertitta Vincent J	3708 Clifford Dr		Metairie	LA
Gulotta James C	Et Al	546 Carondelet St	New Orleans	LA
Wulff Kurt A	2023 Iberville St		New Orleans	LA
Elabel Nael	1025 Revere Lane		Gretna	LA
Hills Tedra	214 N Johnson St		New Orleans	LA
Templar Properties Inc	117 S Genois St		New Orleans	LA
Bewajobe Corp	P O Box 792029		New Orleans	LA

EXHIBIT

tabbles

"B" in globo

2025 Canal St, LLC	C/O Ricky Rosenberg	700 Topaz St	New Orleans	LA
Jeff Davis Properties Inc	239 S Jeff Davis Pk		New Orleans	LA
G.T.K. Properties, Inc	117 S Genois St		New Orleans	LA
Greater Tulane Baptist Church	214 N Johnson St		New Orleans	LA
Integral Properties Inc	239 S Jefferson Davis Pkwy		New Orleans	LA
M J Falgoust Inc	337 Carondelet St		New Orleans	LA
2017 Development Inc	5352 Bancroft Dr		New Orleans	LA
2001 Canal Blvd LLC	120 Terry Parkway		Gretna	LA
Julienne Designs LLC	307 Iona St		Metairie	LA
3F Properties Of Louisiana LLC	Po Box 871480		New Orleans	LA
Providence Community Housing	1050 S Jefferson Davis Pkwy	Suite 301	New Orleans	LA
2021 Development Inc	5352 Bancroft Dr		New Orleans	LA
Elite Property Management & Investments	804 N Broad St		New Orleans	LA
Lone Wulff Properties LLC A	2023 Iberville St		New Orleans	LA
Zoompa Inc	Etal	2620 Filmore Ave	New Orleans	LA
Bewajobe Corp	26 Paige Lane		Moriches	NY
Zoompa Inc	Etal	3856 Gentilly Blvd	New Orleans	LA
G Roth Properties LLC	6229 Louis Xiv St		New Orleans	LA
Bewajobe Corp	26 Paige Lane		Moriches	NY
2017 Development Inc	5752 Bancroft Dr		New Orleans	LA
Old River Road Plantation Adventure LLC	1 Garden Place		New Orleans	LA

Zip
70126
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70130
70122
70056
70005
70187
70125
70122
70119
70112
70122
11955
70122
70124
1955
70122
70123

OwnerName	OwnerAddress
Kurt A Wulff	2023 Iberville St, New Orleans, LA 70112
Tammy M Holmes	2033 Iberville St, New Orleans, LA 70112
Calvin Jr Lee	P.O. Box 872082, New Orleans, LA 70187
Carl M Jr Braun	200 N. Galvez Street, New Orleans, LA 70119
Amanda Landry	225 N Johnson St, New Orleans, LA 70112
Tuyen H Nguyen	201 N. Galvez Street, New Orleans, LA 70119
2025 Canal St, LLC	C/O Ricky Rosenberg 700 Topaz St, New Orleans, LA 70124
3F Properties Of Louisiana LLC	Po Box 871480, New Orleans, LA 70187
Warren Williams	5438 Pauline Dr, New Orleans, LA 70126
Earl S Gooden	2117 Iberville St, New Orleans, LA 70112
Marylin O Watkins	Et Als P O Box 55508, Metairie, LA 70055
Greater Tulane Baptist Church	214 N Johnson St, New Orleans, LA 70112
Tedra Hills	214 N Johnson St, New Orleans, LA 70112
Donald Burrell	2108 Iberville St, New Orleans, LA 70112
Greater Tulane Baptist Church	214 N Johnson St, New Orleans, LA 70112
The Baldini Family Trust	20 Acorn Dr, Burlingame, CA 94010
Lamarion C Swahigan	301 Hendee St, New Orleans, LA 70112
Bewajobe Corp	26 Paige Lane, Moriches, NY 11955
Old River Road Plantation Adventure LLC	1 Garden Place, New Orleans, LA 70123
2017 Development Inc	5752 Bancroft Dr, New Orleans, LA 70122
Canal Streetllic 2201	2201 Canal St, New Orleans, LA 70019
Bettie R Salles	800 Smith Dr, Metairie, LA 70005
Integral Properties Inc	239 S Jefferson Davis Pkwy, New Orleans, LA 70119
Mayfield, Jr Polk	1301 N Rampart St Unit 306, New Orleans, LA 70116
Dallas A Charles	2107 Iberville St, New Orleans, LA 70119
Templar Properties Inc	117 S Genois St, New Orleans, LA 70119

Martynetta Taylor	P O Box 29762, New Orleans, LA 70129
Kenneth H Lobell	473 Walnut St, New Orleans, LA 70118
2001 Canal Blvd LLC	120 Terry Parkway, Gretna, LA 70056
Bewajobe Corp	26 Paige Lane, Moriches, NY 11955
Sandra Bolen	1337 Esplanade Ave, New Orleans, LA 70116
Sandra Bolen	1337 Esplanade Ave, New Orleans, LA 70119
G.T.K. Properties, Inc	117 S Genois St, New Orleans, LA 70119
Templar Properties Inc	117 S Genois St, New Orleans, LA 70119
2001 Canal Blvd LLC	120 Terry Parkway, Gretna, LA 70056
Vincent A Marini	2020 Iberville St, New Orleans, LA 70112
Martynetta Taylor	P O Box 29762, New Orleans, LA 70129
G Roth Properties LLC	6229 Louis XIV St, New Orleans, LA 70124
Eve R Smith	Et Al 5378 Chamberlain Dr, New Orleans, LA 70122
Greater Tulane Baptist Church	214 N Johnson St, New Orleans, LA 70112
2021 Development Inc	5352 Bancroft Dr, New Orleans, LA 70122
Nael Elabel	1025 Revere Lane, Gretna, LA 70056
2001 Canal Blvd LLC	120 Terry Parkway Gretna, LA 70056
M J Falgoust Inc	337 Carondelet St, New Orleans, LA 70130
Greater Tulane Baptist	Church 214 N Johnson St, New Orleans, LA 70112
Margarita P Lopez	9530 Palmetto St, New Orleans, LA 70118
Nael Elabel	1025 Revere Lane, Gretna, LA 70056
Rahim Ebrahimpour	1809 Butternut Ave, Metairie, LA 70001
Elite Property Management & Investments	804 N Broad St, New Orleans, LA 70119
Allen J Collins	340 George St, Westwego, LA 70094
Canal Streetllic 2201	2201 Canal St, New Orleans, LA 70119
Elite Property Management & Investments	804 N Broad St, New Orleans, LA 70119

Greater Tulane Baptist Church	214 N Johnson St, New Orleans, LA 70112
Bewajobe Corp	P O Box 792029, New Orleans, LA 70179
Bewajobe Corp	26 Paige Lane, Moriches, NY 11955
G.T.K. Properties, Inc	117 S Genois St, New Orleans, LA 70119
Cc Futres LLC	6114 Bellaire Dr, New Orleans, LA 70124
Bewajobe Corp	26 Paige Lane, Moriches, NY 1955
Julienne Designs LLC	307 Iona St, Metairie, LA 70005
Vincent J Fertitta	3708 Clifford Dr, Metairie, LA 70002
John N Kazmierczak	536 Deerfield Road, Terrytown, LA 70056
Marjorie Boudreaux	Etal 2101 Iberville St, New Orleans, LA 70116
Earl S Jr Gooden	2117 1/2 Iberville St, New Orleans, LA 70112
Iba Development LLC	2117 Veterans Memorial Bl Unit 419, Metairie, LA 70002
G.T.K. Properties, Inc	117 S Genois St, New Orleans, LA 70119
Miriam G Brice	2127 Iberville St, New Orleans, LA 70112
Lee J Phillips	Etal 2120 Bienville St, New Orleans, LA 70112
Lee Phillips	Et Al 2120 Bienville St, New Orleans, LA 70119
Keisha L Keller	2112 Iberville St, New Orleans, LA 70119
Gregory A Sr Debose	2426 Twin Circle Dr, Gonzales, LA 70737
Cleveland J Jr Harris	Etal/C/O Precept Credit Opportunities Fund 200 Crescent Court Ste 1450, Dallas, TX 75201
Erica F Jackson	211 Liberty Terrace Dr, New Orleans, LA 70126
Daniel Martin	1814 Ursulines Ave Lower, New Orleans, LA 70116-2236
Shelia W Green	4416 Burgundy Street, New Orleans, LA 70117-0297
2001 Canal Blvd LLC	120 Terry Parkway, Gretna, LA 70056
Erica M Fortune	211 Liberty Terrace Dr, New Orleans, LA 70126
Jeff Davis Properties Inc	239 S Jeff Davis Pk, New Orleans, LA 70119
Armani Investments, LLC	4929 Utica St, Metairie, LA 70006

Lsu A&M Board Of Supervisors

2001 Canal Blvd LLC

Rickey T Sr Chaney

Michelle Jenkins

Zoompa Inc

Simon Rosenberg

3810 W Lakeshore Dr Baton Rouge, LA 70808

120 Terry Parkway, Gretna, LA 70056

120 Terry Parkway Gretna, LA 70056

6038 Marigny St, New Orleans, LA 70122

2104 Iberville St, New Orleans, LA 70112

Etal 3856 Gentilly Blvd, New Orleans, LA 70122

Et Al C/O Avrom Denn 4717 Henican Pl, Metairie, LA 70003

473 Walnut St, New Orleans, LA 70118

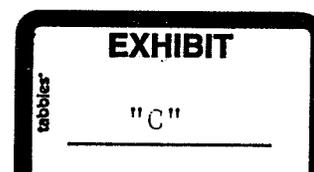
Kenneth H Lobell

M. Claire Durio

From: M. Claire Durio
Sent: Monday, August 22, 2016 3:49 PM
To: 'mlhoeller@excite.com'; 'tulane.canal@gmail.com'; 'sharris@folc-nola.org'; 'cstein@providencech.org'; 'hq@pnola.org'
Cc: John F. Shreves; Kay (kay.odewald1@comcast.net); tern4true@aol.com; ptbettyo@bellsouth.net
Subject: BEWAJOB Corporation, Land Use and Zoning change, NPP invitation
Attachments: 20160822155606433.pdf
Follow Up Flag: Worldox

Please see the attached Neighborhood Participation Program invitation from BEWAJOB Corp concerning the Future land use and zoning of its property at 119 and 123 N. Johnson Street.

Thank you,
Claire Durio



M. Claire Durio

From: Paul Cramer <pcramer@nola.gov>
Sent: Tuesday, August 23, 2016 9:43 AM
To: Bao Robert Nguyen; M. Claire Durio
Cc: ptbetyo@bellsouth.net; Kay (kay.odenwald1@comcast.net); tern4true@aol.com; John F. Shreves
Subject: RE: NPP List for 119 and 121 N Johnson/BEWAJOBE

Follow Up Flag: Follow up
Flag Status: Completed

It is the responsibility of the neighborhood organization to update their contact information. They should send the letter to the address so that they have made a good faith effort to contact the neighborhood organization.

From: Bao Robert Nguyen
Sent: Tuesday, August 23, 2016 8:33 AM
To: M. Claire Durio; Paul Cramer
Cc: ptbetyo@bellsouth.net; Kay (kay.odenwald1@comcast.net); tern4true@aol.com; John F. Shreves
Subject: RE: NPP List for 119 and 121 N Johnson/BEWAJOBE

Paul,

Please see below. If the information for the neighborhood organization is incorrect, does the applicant still need to contact the organization? Or would sending the letter to the given address suffice?

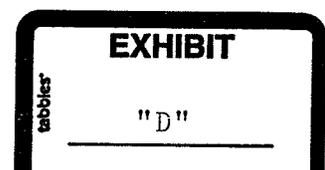
Bao R. Nguyen | GIS Analyst / IT Specialist
New Orleans City Planning Commission
City Hall
1300 Perdido Street Suite 7W03
New Orleans, LA 70112
(p) 504.658.7033 | (f) 504.658.7032
rbnguyen@nola.gov

From: M. Claire Durio [<mailto:Claired@spsr-law.com>]
Sent: Monday, August 22, 2016 4:00 PM
To: Bao Robert Nguyen
Cc: ptbetyo@bellsouth.net; Kay (kay.odenwald1@comcast.net); tern4true@aol.com; John F. Shreves
Subject: FW: NPP List for 119 and 121 N Johnson/BEWAJOBE

Bao:
My client received the below information as a neighborhood association with which we are to notice as to our application for a future land use change as to 119 and 123 N. Johnson. The email was returned as undeliverable. When I called the telephone number to verify the email address, the telephone number was disconnected. Please advise if you have any additional information for notification of this association of our NPP meeting.

Thank you for your assistance,
Claire Durio

Organization Name: Bienville-Conti-Tulane Neighborhood Collaborative
Point of Contact: Hulen Brown
Phone Number: 504-948-9078
Email: mlhoeller@excite.com
Street Address: 2307 Bienville Avenue



City: New Orleans
Zip: 70112

Begin forwarded message:

From: Bao Robert Nguyen <RBNguyen@nola.gov>
Subject: NPP List for 119 and 121 N Johnson
Date: August 10, 2016 at 2:09:50 PM CDT
To: "ptbettyo@bellsouth.net" <ptbettyo@bellsouth.net>

Betty,

Attached are the Guide and Application for the NPP and Master Plan Change. Also attached is the two excel sheets for the different contacts you will need to send letters to. If there are duplicates, you may omit them. Also below is a list of 5 neighborhood organizations that you will also need to send letters to. I would highly recommend, even if it isn't required, to certify the letters to the neighborhood organizations below. This way you can ensure that they did receive them. If there is anything else that you need, please feel free to contact me.

Organization Name: Phoenix of New Orleans
Point of Contact: Paul Ikemire
Phone Number: 504-754-2541
Email: hq@pnola.org
Street Address: 2547 Palmyra Street Ste. 102
City: New Orleans
Zip: 70119

Organization Name: Bienville-Conti-Tulane Neighborhood Collaborative
Point of Contact: Hulen Brown
Phone Number: 504-948-9078
Email: mlhoeller@excite.com
Street Address: 2307 Bienville Avenue
City: New Orleans
Zip: 70112

Organization Name: Tulane-Canal Neighborhood Association
Point of Contact: Jacob Rickoll
Phone Number: 504-473-6943
Email: tulane.canal@gmail.com
Street Address: 2301 Conti St.
City: New Orleans
Zip: 70119

Organization Name: Friends of Laffite Greenway
Point of Contact: Sophie Harris
Phone Number: (504) 462-0645
Email: sharris@folc-nola.org
City: New Orleans

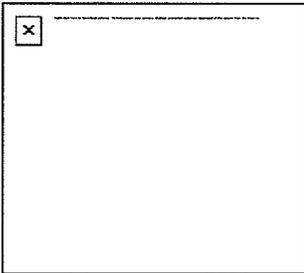
Zip: 70119

Organization Name: NEWCITY Neighborhood Partnership
Point of Contact: Ciara Stein
Phone Number: 504-821-7236
Email: cstein@providencech.org
Street Address: 1050 S. Jefferson Davis Pkwy.
City: New Orleans
Zip: 70125

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

Claire Durio

1100 Poydras St., 30th Floor
New Orleans, LA 70163
<http://www.spsr-law.com>
Phone: 504-569-2974
Fax: 504-569-2999



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M. Claire Durio

From: TCNA <tulane.canal@gmail.com>
Sent: Tuesday, August 23, 2016 10:07 AM
To: M. Claire Durio
Subject: Re: BEWAJOB Corporation, Land Use and Zoning change, NPP invitation

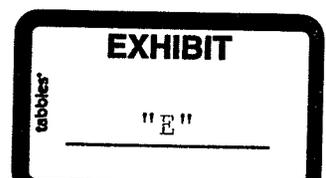
Thank you.

Jacob "Jake" Rickoll
TCNA President
504-473-6943 cell

"Never underestimate the power of a few thoughtful, committed citizens to change the world; indeed, it is the only thing that ever has..."

On Aug 22, 2016, at 3:47 PM, M. Claire Durio <Claired@spsr-law.com> wrote:

> <20160822155606433.pdf>



M. Claire Durio

From: M. Claire Durio
Sent: Monday, August 22, 2016 3:54 PM
To: 'lcantrell@nola.gov'
Cc: John F. Shreves; Kay (kay.odewald1@comcast.net); tern4true@aol.com; ptbettyo@bellsouth.net; 'lbryan@nola.gov'
Subject: BEWAJOB Corporation, Land Use and Zoning change, NPP invitation
Attachments: 20160822155606433.pdf

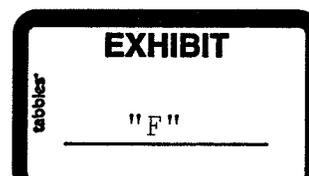
Follow Up Flag: Worldox

Councilmember Cantrell:

Please see the attached Neighborhood Participation Program invitation from BEWAJOB Corp concerning the Future land use and zoning of its property at 119 and 123 N. Johnson Street.

We are additionally delivering a copy by hand to your office.

Thank you,
Claire Durio



M. Claire Durio

From: M. Claire Durio
Sent: Tuesday, August 30, 2016 2:29 PM
To: tulane.canal@gmail.com
Cc: John F. Shreves; ptbettyo@bellsouth.net
Subject: 119 and 123 N. Johnson Street
Attachments: Zoning Map from Property vViewer.pdf; Historical Zoning Map from Property viewer.pdf

Jacob:

It was a pleasure meeting you and two other members of TCNA yesterday at the NPP meeting regarding the Land Use and Zoning change for the subject properties.

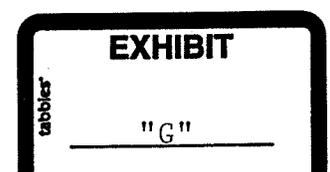
Below is the link to the City of New Orleans Property viewer. If you search the addresses in the subject, the attached map should appear. To see the prior zoning, click on layers, and then check the box for historical zoning .

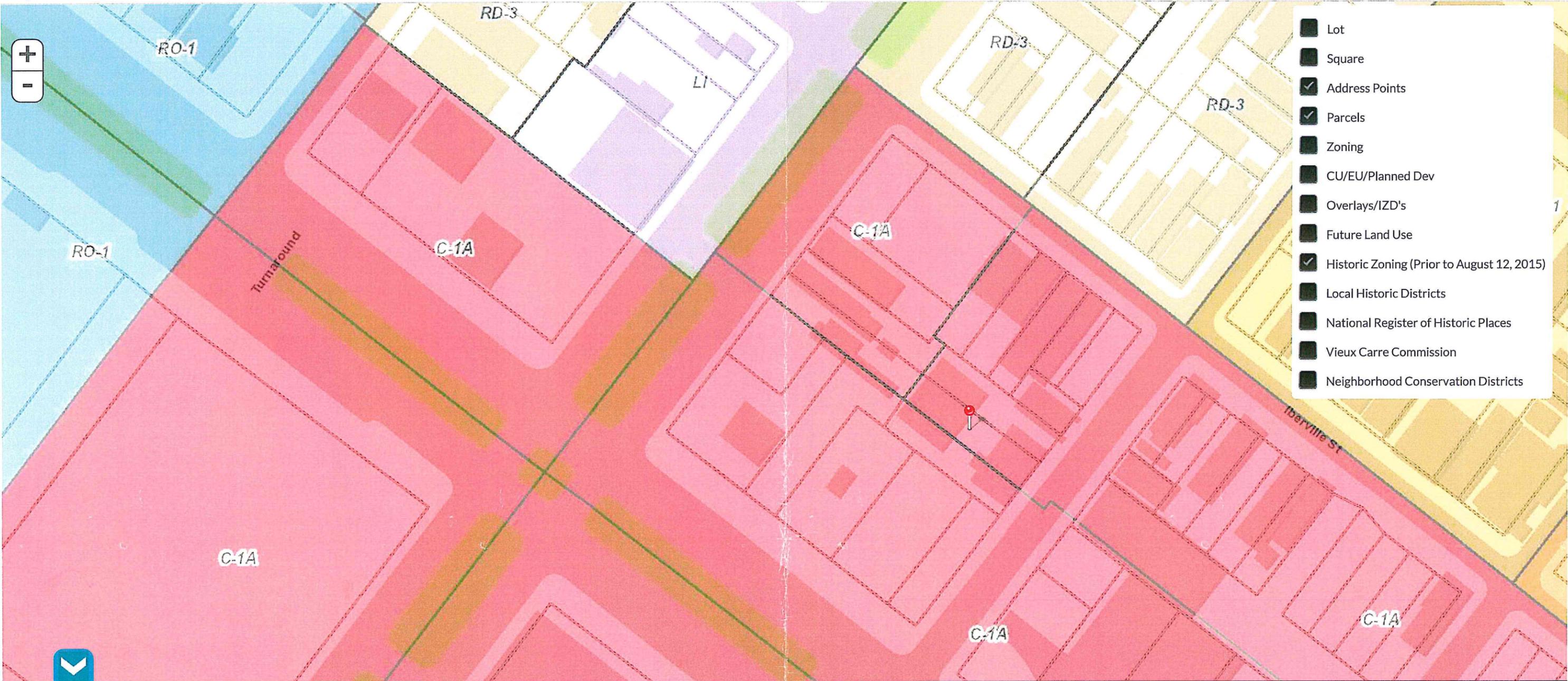
<http://property.nola.gov/>

Also, attached are copies of the Property Viewer maps as Pdfs referred to at our NPP meeting yesterday. I understand you will be providing these to your membership for their next meeting. If any members have any questions or concerns not addressed at the meeting, please do not hesitate to contact us.

Once our application is filed, we will scan and email a copy to you and the other meeting attendees as well. Thank you again for your interest and participation at our meeting.

Thank you,
Claire





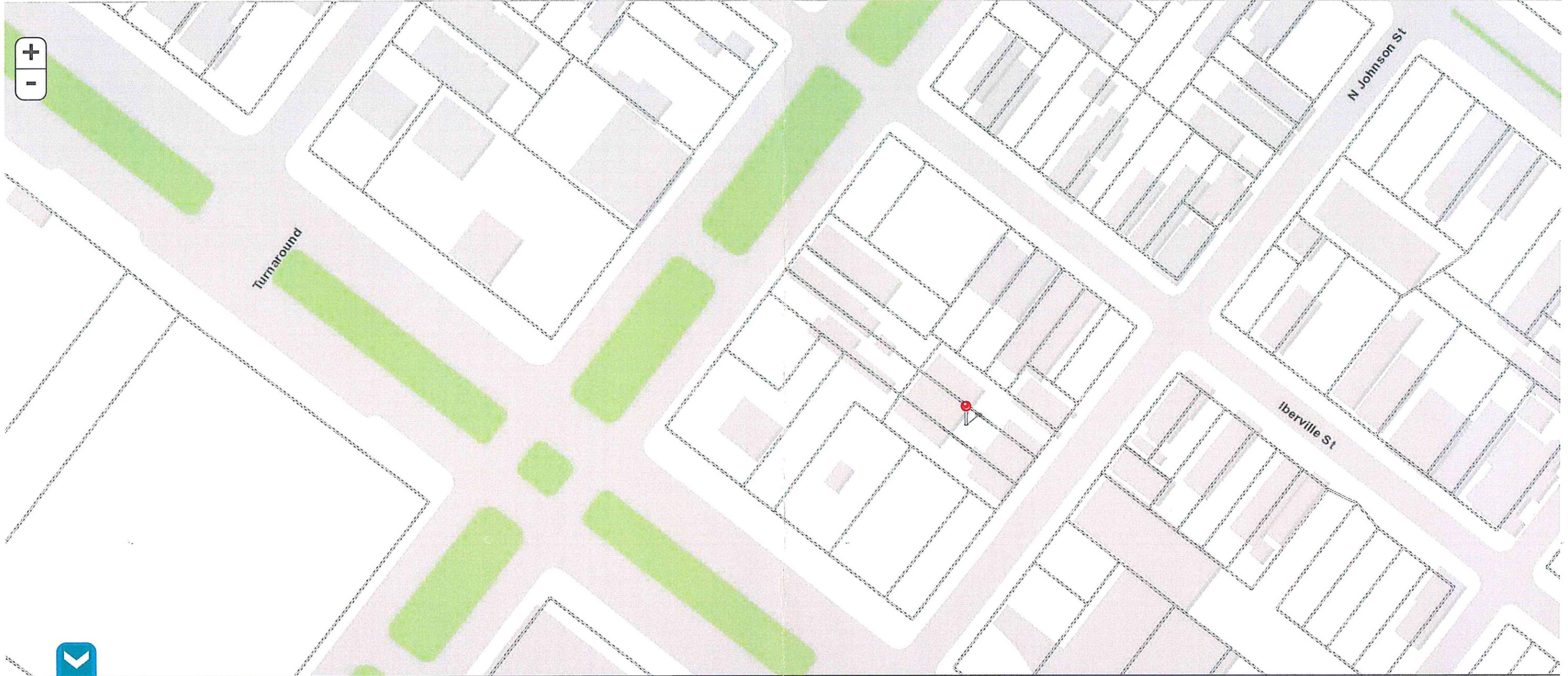
- Lot
- Square
- Address Points
- Parcels
- Zoning
- CU/EU/Planned Dev
- Overlays/IZD's
- Future Land Use
- Historic Zoning (Prior to August 12, 2015)
- Local Historic Districts
- National Register of Historic Places
- Vieux Carre Commission
- Neighborhood Conservation Districts

PROPERTY INFORMATION
Site Address: 119 N Johnson St, LA
First Owner Name: BEWAJOBE CORP
Mailing Address: 26 PAIGE LANE
Mailing City: MORICHES
Mailing State: NY
Mailing Zip 5: 11955
Property Description: SQ 275 LOT 11 N JOHNSON 28X130
Co-Plan: 44047524

ZONING
Zoning District: HU-RD2
Zoning Description: Historic Urban Two-Family Residential District
Future Land Use: RLD-PRE
Future Land Use Description: Residential Low Density Pre-War

OVERLAYS AND INTERIM ZONING DISTRICTS
Overlay and Interim Zoning District: HU-B1A Use Restriction Overlay District Visit City Planning's site to view the regulations of this Overlay.
Overlay and Interim Zoning District: CSH Canal Street Height Overlay District Visit City Planning's site to view the regulations of this Overlay.
Overlay and Interim Zoning District: HUC Historic Urban Corridor Use Restriction Overlay District

NATIONAL REGISTER OF HISTORIC PLACES
Name: Mid-City Historic District



PROPERTY INFORMATION

Site Address: 119 N Johnson St, LA
 First Owner Name: BEWAJOBE CORP
 Mailing Address: 26 PAIGE LANE
 Mailing City: MORICHES
 Mailing State: NY
 Mailing Zip 5: 11955
 Property Description: SQ 275 LOT 11 N JOHNSON 28X130
 Co-PIN: 44017524

ZONING

Zoning District: HU-RD2
 Zoning Description: [Historic Urban Two-Family Residential District](#)
 Future Land Use: RLD-PRE
 Future Land Use Description: [Residential Low Density Pre-War](#)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay and Interim Zoning District:
 HU-B1A Use Restriction Overlay District
[Visit City Planning's site to view the regulations of this Overlay.](#)
 Overlay and Interim Zoning District:
 CSH Canal Street Height Overlay District
[Visit City Planning's site to view the regulations of this Overlay.](#)
 Overlay and Interim Zoning District:
 HUC Historic Urban Corridor Use Restriction Overlay District

NATIONAL REGISTER OF HISTORIC PLACES

Name: Mid-City Historic District