



City Planning Commission



Date	09/09/16
Tracking Number	10-2048

# MASTER PLAN APPLICATION

## APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

**Complete Application Required:** Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

**Early Consultation:** Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

**Application Acceptance:** All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

**Purpose:** The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

**When to Apply and Process:** In 2016, the amendment application period will begin on April 25th and close on August 31st. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

### REQUIRED COMPONENTS

#### Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
  - Public benefits from the proposed change
  - Health, safety & welfare
  - Evaluation of current public policy
  - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

#### Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
  - Change in land use trends
  - Impacts on neighboring property
  - Evaluation of existing zoning classification & the current future land use classification
  - Public benefits from the proposed change
  - Health, safety & welfare
  - Other factors
- Photographs of subject site
- FEE based on table below

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

### TO BE COMPLETED BY CPC STAFF

Intake Planner NPK Date Received 09/09/16  
 Amount Received \$2,000 Planning District 3



City Planning Commission



Date \_\_\_\_\_

Tracking Number \_\_\_\_\_

# 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):

[Empty box for specific proposed change to text]

## 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 application is needed for each non-contiguous property) Residential Pre-war Density (Medium) or Mixed-Use Medium Density

Municipal Address(es) 513 Lyons Street, 521 Lyons Street, 4826 Annunciation Street & 4820 Annunciation Street

Square Number(s) 119 / 120 Lot Number(s) 6, 7, / 8-B, A

Tax Bill Number(s) 614104110, 614104109, 614104112, 614104117

Square footage of area 18,900 s.f.

Future Land Use Map Designation (current status) RLD-PRE Residential Low Density - Pre-war

Proposed Future Land Use Map Designation Residential Pre-war Medium Density or 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) Louisiana Coastal VI, LLC

Address 5208 Magazine Street, Ste. 219

City New Orleans    State LA    Zip 70115

Phone \_\_\_\_\_ Email address \_\_\_\_\_

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

Applicant Name (and org. name if applicable) Justin B. Schmidt, Agent & Attorney-in-Fact

Address 701 Poydras Street, Ste. 4500

City New Orleans    State LA    Zip 70139

Phone (504) 585-0361 / 451-6567 Email address justin.schmidt@arlaw.com

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 \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email address \_\_\_\_\_



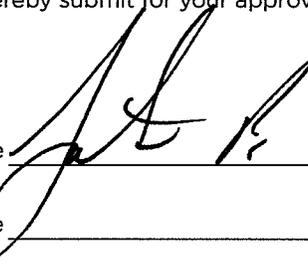
Date _____
Tracking Number _____

**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  Date September 9, 2016

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

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

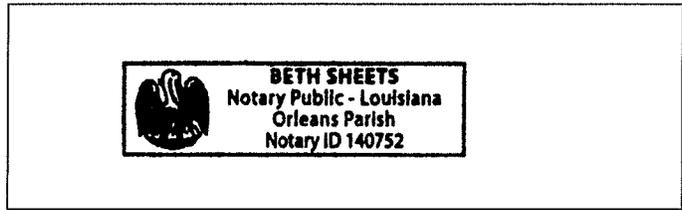
STATE OF LOUISIANA, PARISH OF ORLEANS

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 9th day of September 20 16



My Commission Expires At Death





# Orleans Parish Assessor's Office

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### Owner and Parcel Information

Owner Name	LOUISIANA COASTALVI LLC	Today's Date	September 9, 2016
Mailing Address	5208 MAGAZINE STREET BOX #219 NEW ORLEANS, LA 70115	Municipal District	6
Location Address	513 LYONS ST	Tax Bill Number	614104110
Property Class	Residential	Special Tax District	
Subdivision Name		Land Area (sq ft)	6900
Square	119	Lot	6
Book	01	Folio	041
Line	011	Parcel Map	<a href="#">Show Parcel Map</a>
Legal Description	1. SQ 120 LOT 6 LYONS 46/45X150 2. 513-15 LYONS ST DU-W 3. FILE #84224 8/02	Assessment Area	WEST RIVERSIDE <a href="#">Show Assessment Area Map</a>

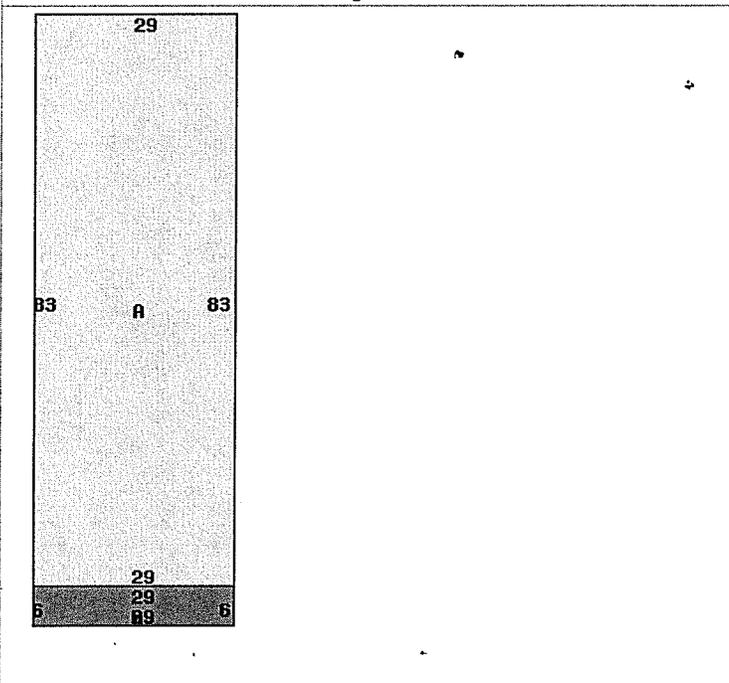
### Assessment Notice: 2017

Value Information									Estimate Taxes	Tax Information			
Special Assessment Treatment													
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
* 2017	\$ 172,500	\$ 204,300	\$ 376,800	\$ 17,250	\$ 20,430	\$ 37,680	\$ 0	\$ 37,680					
2016	\$ 138,000	\$ 140,500	\$ 278,500	\$ 13,800	\$ 14,050	\$ 27,850	\$ 0	\$ 27,850					
2015	\$ 138,000	\$ 140,500	\$ 278,500	\$ 13,800	\$ 14,050	\$ 27,850	\$ 0	\$ 27,850					
* Uncertified Values													

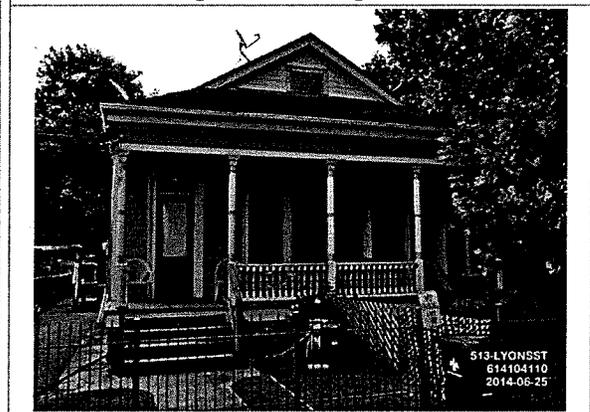
### Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
08-02-2002	\$ 85,000			02-38958	000241608
03-01-2001	\$ 59,000			05072001	000216278
01-11-1985	\$ 76,500			02221988	000000000

#### Building Sketch 1



#### Building Photo 1 [Enlarge/Show All](#)



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### Owner and Parcel Information

Owner Name	LOUISIANA COASTAL VI L L C	Today's Date	September 9, 2016
Mailing Address	5208 MAGAZINE ST BOX #219 NEW ORLEANS, LA 70115	Municipal District	6
Location Address	521 LYONS ST	Tax Bill Number	614104109
Property Class	Residential	Special Tax District	
Subdivision Name		Land Area (sq ft)	6000
Square	120	Lot	7
Book	01	Folio	041
Line	012	Parcel Map	<a href="#">Show Parcel Map</a>
Legal Description	1. SQ 120 LOT 7 LYONS 50X120 2. LARGE SINGLE BLDG & 3. LARGE SINGLE BLDG & 4. VACANT LOT 5. FILE #83396 2/02 WOP	Assessment Area	WEST RIVERSIDE <a href="#">Show Assessment Area Map</a>

### Assessment Notice: 2017

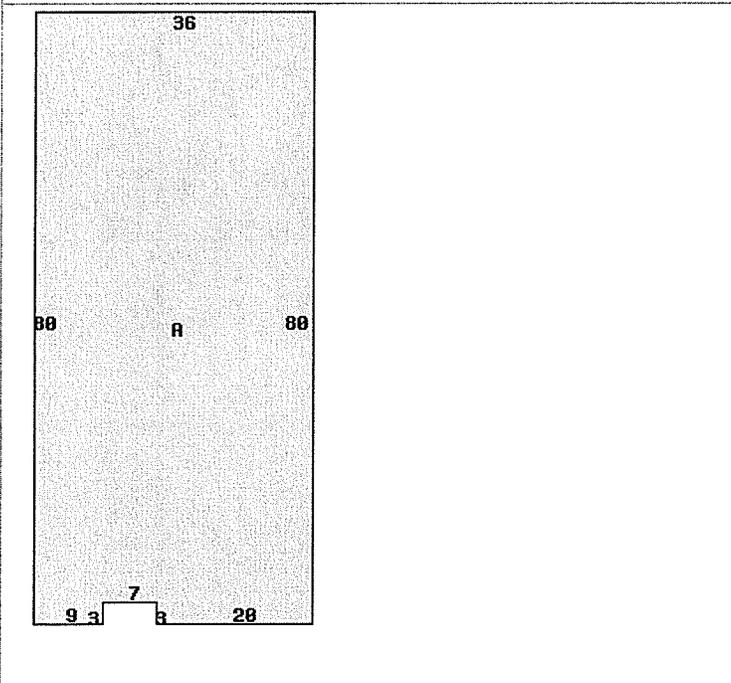
Value Information									Estimate Taxes	Tax Information		
									Special Assessment Treatment			
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
* 2017	\$ 150,000	\$ 353,300	\$ 503,300	\$ 15,000	\$ 35,330	\$ 50,330	\$ 0	\$ 50,330				
2016	\$ 120,000	\$ 74,400	\$ 194,400	\$ 12,000	\$ 7,440	\$ 19,440	\$ 0	\$ 19,440				
2015	\$ 120,000	\$ 74,400	\$ 194,400	\$ 12,000	\$ 7,440	\$ 19,440	\$ 0	\$ 19,440				

\* Uncertified Values

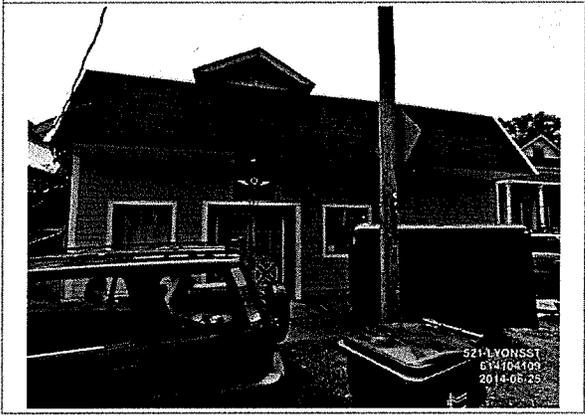
### Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
02-21-2002	\$ 89,500		LOUISIANA COASTAL VI L L C	02-09631	000231777
09-25-2001	\$ 40,000			10302001	000225102

**Building Sketch 1**



**Building Photo 1 Enlarge/Show All**





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Owner and Parcel Information			
Owner Name	LOUISIANA COASTAL VI LLC	Today's Date	September 9, 2016
Mailing Address	5208 MAGAZINE STREET BOX #219 NEW ORLEANS, LA 70115	Municipal District	6
Location Address	4826 ANNUNCIATION ST	Tax Bill Number	614104112
Property Class	Residential	Special Tax District	
Subdivision Name		Land Area (sq ft)	2000
Square	120	Lot	8-B
Book	01	Folio	041
Line	014	Parcel Map	<a href="#">Show Parcel Map</a>
Legal Description	1. SQ 120 LOT 8-B ANNUNCIATION 2. 40X50 MA CHNG 10/19/01 3. 4826-28 ANNUNCIATION ST DU-W 4. DEMO 5/99 LAND ONLY 5. FILE #87996 9/04	Assessment Area	WEST RIVERSIDE <a href="#">Show Assessment Area Map</a>

### Assessment Notice: 2017

Value Information									Estimate Taxes	Tax Information			
									Special Assessment Treatment				
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
* 2017	\$ 50,000	\$ 0	\$ 50,000	\$ 5,000	\$ 0	\$ 5,000	\$ 0	\$ 5,000					
2016	\$ 40,000	\$ 0	\$ 40,000	\$ 4,000	\$ 0	\$ 4,000	\$ 0	\$ 4,000					
2015	\$ 40,000	\$ 0	\$ 40,000	\$ 4,000	\$ 0	\$ 4,000	\$ 0	\$ 4,000					

\* Uncertified Values

### Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
09-23-2004	\$ 30,000		LOUISIANA COASTAL VI LLC	04-48910	000292323
05-31-1991	\$ 10,000			10192001	000036611
12-29-1989	\$ 24,000			08141990	000015151
10-30-1980	\$ 52,000			11061980	000000000
03-01-1978	\$ 22,210			10121979	000000000

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Owner and Parcel Information			
Owner Name	LOUISIANA COASTAL VI LLC	Today's Date	September 9, 2016
Mailing Address	5208 MAGAZINE ST BOX # 219 NEW ORELANS, LA 70115	Municipal District	6
Location Address	4820 ANNUNCIATION ST	Tax Bill Number	614104117
Property Class	Residential	Special Tax District	
Subdivision Name		Land Area (sq ft)	4000
Square	120	Lot	A
Book	01	Folio	041
Line	015	Parcel Map	<a href="#">Show Parcel Map</a>
Legal Description	1. SQ 120 LOT A ANNUNCIATION 2. 40X100 3. LAND ONLY 4. FILE #83396 2/02 WOP	Assessment Area	WEST RIVERSIDE <a href="#">Show Assessment Area Map</a>

**Assessment Notice: [2017](#)**

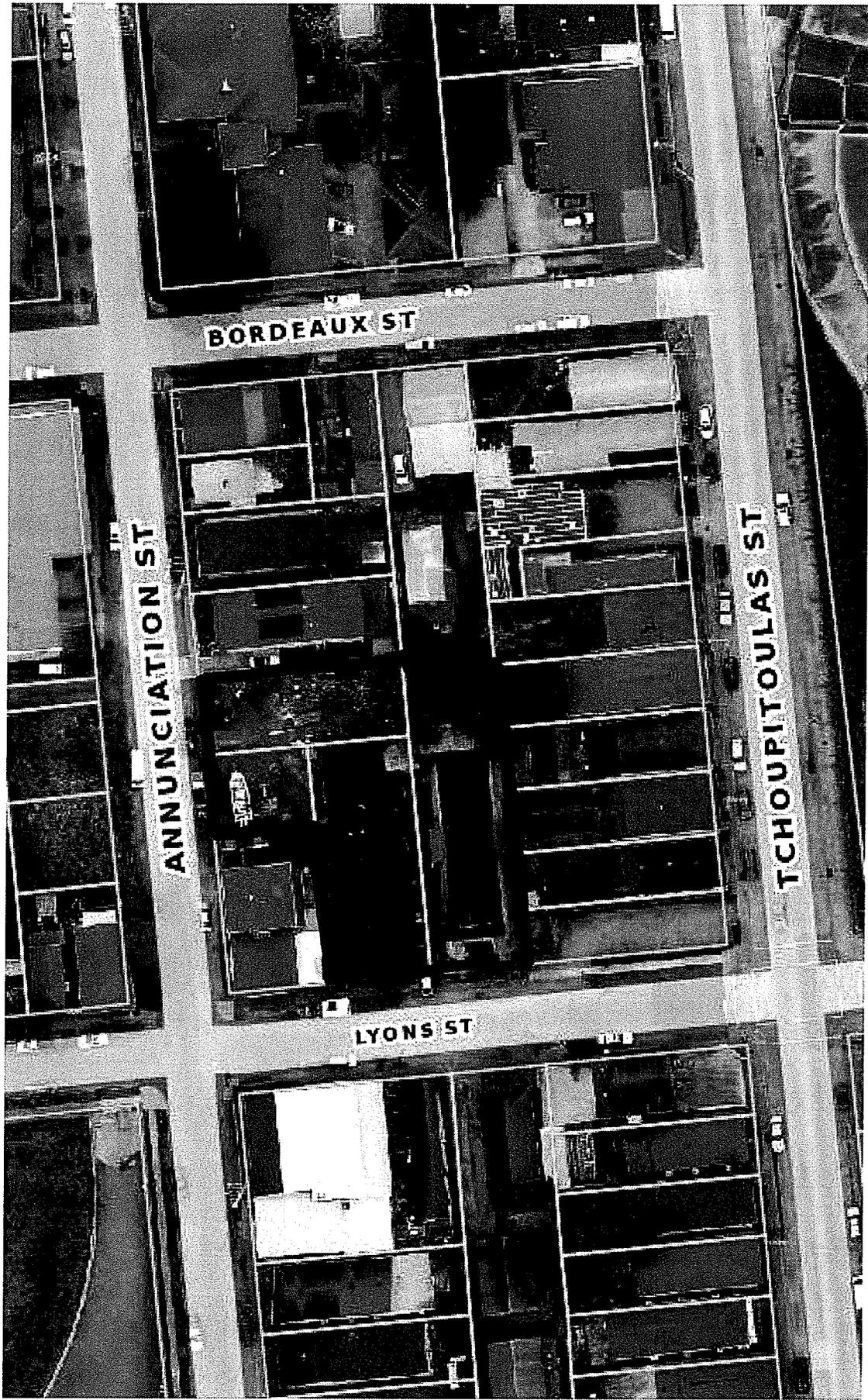
Value Information									<a href="#">Estimate Taxes</a>	<a href="#">Tax Information</a>			
Special Assessment Treatment													
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
* 2017	\$ 100,000	\$ 0	\$ 100,000	\$ 10,000	\$ 0	\$ 10,000	\$ 0	\$ 10,000					
2016	\$ 80,000	\$ 0	\$ 80,000	\$ 8,000	\$ 0	\$ 8,000	\$ 0	\$ 8,000					
2015	\$ 80,000	\$ 0	\$ 80,000	\$ 8,000	\$ 0	\$ 8,000	\$ 0	\$ 8,000					
* Uncertified Values													

Sale/Transfer Information						
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number	
02-21-2002	\$ 89,500		LOUISIANA COASTAL VI LLC	02-09631	000231777	
09-25-2001	\$ 40,000			10122001	000225102	

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BORDEAUX ST

ANNUNCIATION ST

TCHOUPITOU LAS ST

LYONS ST

**UNANIMOUS CONSENT OF  
THE SOLE MEMBERS/MANAGER OF  
LOUISIANA COASTAL VI, LLC**

The undersigned, being the sole member of LOUISIANA COASTAL VI, LLC, a Louisiana limited liability company (the "Company"), and acting herein by unanimous consent as permitted by the Louisiana Limited Liability Company Law, hereby adopts the resolutions contained herein.

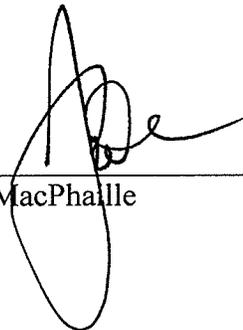
**WHEREAS**, the Company is the owner of that certain parcel of immovable property in the City of New Orleans, Louisiana (the "Property"); and

**WHEREAS**, the Company desires to apply to the New Orleans City Planning Commission/City Council for an Amendment to Master Plan; and

**NOW THEREFORE**, the below listed individuals, being all of the members of the Company do hereby express their consent to the following actions of the Company:

1. **RESOLVED**, that Justin B. Schmidt and the firm Adams and Reese, LLP (collectively and/or individually the "Authorized Agent") is hereby authorized to act on the Company's behalf and to appear execute any and all documents necessary in order to apply for, obtain, amend or finalize the Master Plan Amendment and any other documents, which said Authorized Agent deems necessary, in his sole discretion.

**MANAGING MEMBER:**

  
\_\_\_\_\_  
James MacPhaille

**NEIGHBORHOOD PARTICIPATION PROGRAM  
SUMMARY REPORT  
FOR  
513 LYONS, 521 LYONS, 4824 ANNUNCIATION & 4820  
ANNUNCIATION STREETS,  
NEW ORLEANS, LOUISIANA  
FOR APPLICANT,  
LOUISIANA COASTAL VI, LLC**

**Submitted By:  
Justin B. Schmidt  
Adams and Reese, LLP  
701 Poydras Street, Ste. 4500  
New Orleans, Louisiana 70163  
(504) 585-0361**

New Orleans City Planning Commission  
c/o Robert D. Rivers, Executive Director  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112

RE: NPP Summary Report for Master Plan Amendment Application of Louisiana Coastal VI, LLC (“Applicant”) for 513 Lyons, 521 Lyons, 4824 Annunciation & 4820 Annunciation Streets, New Orleans, Louisiana

Dear Ladies and Gentlemen:

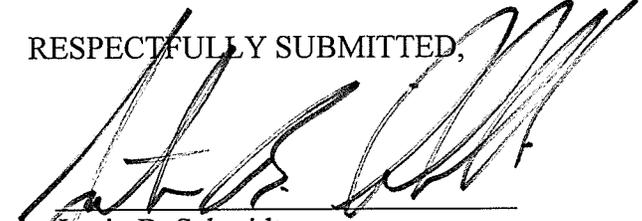
As a prerequisite to the filing of the enclosed Master Plan Amendment Application and in compliance with Article XVI, Section 16.9.2.1, et seq., on behalf of Applicant, I submit the following information for your files:

1. On August 24, 2016, we mailed (First Class, U.S. Mail) the Invitation to Meeting letter attached hereto as Exhibit A, to all of the parties listed on Exhibit B.
2. On Wednesday, August 31, 2016, Applicant hosted the NPP Pre-Application Meeting at 4820 Annunciation Street, New Orleans, Louisiana at 4:00 p.m. C.D.T., a copy of the sign in sheet for the meeting is attached hereto as Exhibit C. After waiting for a few stragglers to come in, the meeting was called to order at 4:05 p.m. C.D.T.
3. Because there was a typographical error in the August 23, 2016 Notice Letter, on September 1, 2016, we sent another set of Invitation to Meetings letters to all those on Exhibit B, announcing a second (2<sup>nd</sup>) NPP Meeting to be held on Thursday, September 8, 2016 at 6:00 p.m. C.D.T., a copy of which is attached hereto as Exhibit D. The sign in sheet for those attending the September 8, 2016 NPP Meeting is attached hereto as Exhibit E. The following sheets attached *in globo* as Exhibit F, were distributed to all attendees at both meetings.
4. Although Applicant does not have any current plans for the site that have been reduced to drawings, Applicant explained the desire to change the underlying Land Use in the Master Plan to a category that would permit a multi-family and/or mixed-used development.
5. The following is a summary of the discussion that took place at both of the meetings:
  - Ms. Marsha Kirsch, a near neighbor is adamantly opposed to the request as she feels the area is already too dense and riddled with parking problems resulting from another condominium project and two (2) popular bars in the immediate are.

- Ms. Donna Williams, another near neighbor expressed equal opposition to the application and indicated that she does not want to see anything developed on the site except single and two-family structures.
- Robert Fliger, who lives in the area, but who was also speaking for his son, who lives directly next to the site also opposed any development that would create additional density or change the residential character of the neighborhood, which in his view was single or two-family shot-gun homes.
- Ashley Hansen Springate, a neighbor living in the same square, where she also operates her family's snowball stand, backs up to the site and likewise is very opposed and does not want to see more density and parking problems in the neighborhood.
- Others in attendance voiced similar concerns on parking and density.
- There were also a few comments about the former state of these properties and that historically, until just recently, they have not been maintained and kept up to neighborhood standards.
- Jeff and Sarah Howard, both close neighbors were excited about the proposed development and what would ultimately be there, especially if it was developed with tasteful condominium units.
- At both meetings, there was also a great deal of discussion of the confusion that former City employee/District C staffer Nicole Webre created years ago when addressing problems with the two (2) area bars that she was experiencing as a neighbor, and who, at the time suggested that the site could also be used for additional parking for the bars. Although she was not authorized to suggest this, because she was a "City Hall Insider," this misinformation resulted in a great deal of unwarranted suspicion and intrigue, even to the point that it was suggested that the "fix has been in for years." I assured those present that this was not case, and that Ms. Webre, who has since moved from the neighborhood and City hall, does not have anything to do with this project.

Should you have any further questions, please do not hesitate to contact me directly at (504) 585-0361 or at [justin.schmidt@arlaw.com](mailto:justin.schmidt@arlaw.com)

RESPECTFULLY SUBMITTED,



Justin B. Schmidt,  
Attorney and Agent for  
Louisiana Coastal VI, LLC

August 23, 2016

Dear Neighbor:

I represent Louisiana Coastal VI, LLC (principals Jim and Catherine MacPhaille), the owner of the property bearing municipal numbers 513 Lyons Street, 521 Lyons Street, 4824 Annunciation Street, and 4820 Annunciation Street, New Orleans, Louisiana. While there are no immediate development plans for this site, the owner wishes to apply for an Amendment to the Master Plan and the corresponding Land Use contained therein, that would permit a more comprehensive redevelopment which may include, but not be limited to some type of multi-family housing and/or mixed use development on this property.

Under the newly adopted Neighborhood Participation Program a pre-application meeting is a prerequisite to submitting the Master Plan Amendment Application to the City Planning Commission.

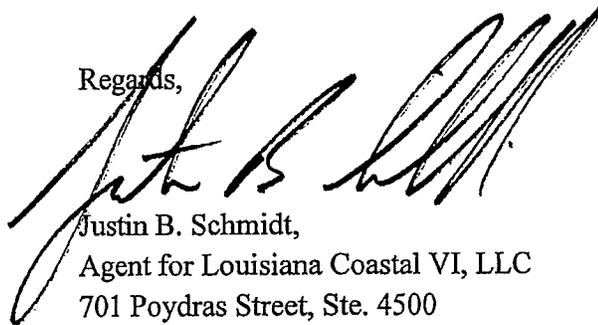
**The meeting will take place:**

**Wednesday, August 30, 2016 at 4:00 p.m.  
at the site, 4820 Annunciation Street, New Orleans, Louisiana 70115.**

This letter is being delivered through First Class, Pre-Paid, U.S. Mail. At the meeting, we will provide a sign-in-sheet to obtain your contact information so that we can keep you updated on any changes to the plans.

If you have any questions or comments, please feel free to contact me using the information listed herein. Otherwise, I look forward to seeing you at the meeting scheduled for August 30, 2016.

Regards,



Justin B. Schmidt,  
Agent for Louisiana Coastal VI, LLC  
701 Poydras Street, Ste. 4500  
New Orleans, LA 70139  
Phone: (504) 585-0361  
Fax: (504) 584-9534  
e-mail: Justin.schmidt@arlaw.com



# NPP List (300') 513-520 Lyons & 4817-4820 Annunciation

LaToya Cantrell: Councilmember District "B"

City Hall, Room 2W10

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1020

Fax: (504) 658-1025

lcantrell@nola.gov

Organization Name: Faubourg Avarit Neighborhood Association (FANA)

Point of Contact: Mark Tullis

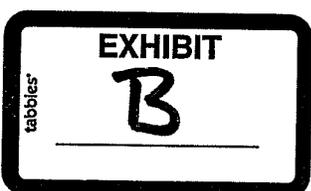
Phone Number: 504-258-3226

Email: [info@faubourgavart.com](mailto:info@faubourgavart.com); [www.faubourgavart.com](http://www.faubourgavart.com)

Street Address: 1020 Robert Street

City: New Orleans

Zip: 70115



Name	Address1	Address2	City	St	Zip
Neil Montesano Irrevocable Trust	132 Sherman Av		White Plains	NY	10607
Jeff Grippe	80 Church St		Tarrytown	NY	10591
Madelyn M Bonnot	153 Hadley Rd		Sunderland	MA	01375
Laura L Daigle	C/O Electric Investment Partners Lp	1365 Brightwaters Blvd Ne	Saint Petersburg	FL	33704-3807
Peter J Robinson	7720 San Isabel Dr		Plano	TX	75025
Harold L Lee	1511 Masters Dr		Pineville	LA	71360
David L Guignard	82 Sklytop Road		Newton	NJ	07860
Russell L Bonifay	161 W 16Th St.	Apt 8C	New York	NY	10011
Amanda Frank	4723 Tchoupitoulas St		New Orleans	LA	70115
Lionel Grows	2524 Holiday Dr		New Orleans	LA	70131
Deanna Royal	4738 Laurel St		New Orleans	LA	70115
Cabanas & Tchoup Inc	4908 Perrier St		New Orleans	LA	70115
Lyons Street Capital LLC	C/O James T Palmer	1835 Napoleon Ave	New Orleans	LA	70115
Louisiana coastal LL & Louisiana Coastal VI L L C	5721 Magazine St Ste 219		New Orleans	LA	70115
Florencia B Loffredo	601 Lyons St		New Orleans	LA	70115
Marsha Kirsch	607 Bordeaux St		New Orleans	LA	70115
Deirdre R Degruy	4716 Annunciation St Unit 1F		New Orleans	LA	70115
Ginger A Tracy	4716 Annunciation St	Unit 2A	New Orleans	LA	70115
Lesley Jernigan	4729 Annunciation St		New Orleans	LA	70115
Jim Bateman	4804 Annunciation St		New Orleans	LA	70115
Rose S Caronna	Et Al	4817 Tchoupitoulas St	New Orleans	LA	70115
Lakeba M Griffith	4828 Laurel St		New Orleans	LA	70115
Lena C Jackson	4831 Tchoupitoulas St		New Orleans	LA	70115
Janice R Barber	4859 Tchoupitoulas St		New Orleans	LA	70115
Bibiana S Templet	4002 S Carrollton Ave		New Orleans	LA	70119
Residence Irrevocable Trust & Jehan S Strouse	615 Lyons St		New Orleans	LA	70115
Deirdre R Degruy	4716 Annunciation St	Unit 1H	New Orleans	LA	70115-8855
Nicole J Lecapitaine	Etal	4716 Annunciation St Unit 2B	New Orleans	LA	70115
Rachel A Clingenpeel	4721 Annunciation St		New Orleans	LA	70115
Ashley M Hansen	4805 Tchoupitoulas St		New Orleans	LA	70115
Leola B Barnes	520 Bordeaux St		New Orleans	LA	70115
Flo G Deverney	4864 Annunciation St		New Orleans	LA	70115
John B Luke	320 Broadway St		New Orleans	LA	70118

Clara D Alexander	Etal		1711 S White St	New Orleans	LA	70125
Ashley H Springgate	Etal		4805 Tchoupitoulas St	New Orleans	LA	70115
Brian W Fair	609 Lyons St			New Orleans	LA	70115
Andrea M Lamb	4716 Annunciation St Unit 1D			New Orleans	LA	70115
Aaron C Crabtree	4716 Annunciation St Unit 1E			New Orleans	LA	70115
Ernst Fisher & Monica Fischer The	Revoc Living Trust		4716 Annunciation St Unit 2E	New Orleans	LA	70115
Nesbit D Kelly	4716 Annunciation St Unit 3C			New Orleans	LA	70115
Louisiana Coastal VI LLC	5721 Magazine St Unit 219			New Orleans	LA	70115
Joe Elder	4833 Tchoupitoulas St			New Orleans	LA	70115
Scott Oldenburg	4836 Laurel St			New Orleans	LA	70115
Amir Abrams	4838 Laurel St			New Orleans	LA	70115
Anita Calligan	Etal		4850 Tchoupitoulas St	New Orleans	LA	70115
Frank A Bailey	40 Versailles Bl			New Orleans	LA	70125
Club La Et. Al Crescent	C/O Louisiana Debating And Literary Association		707 Union St.	New Orleans	LA	70130
Lee M Rudin	Etal		4716 Annunciation St Unit 3A	New Orleans	LA	70115
Amos Ill Morale	4723 Annunciation St Unit 4			New Orleans	LA	70125
Louisiana Coastalvi & Louisiana Coastal VI LLC	5208 Magazine Street		Box #219	New Orleans	LA	70115
E P H Enterprises L L C	6602 General Diaz St.			New Orleans	LA	70124
Valorie D Palmer	Etal		4800 Annunciation St	New Orleans	LA	70115
Beau M Cass	Etal		520 Bordeaux St	New Orleans	LA	70115
Cassie E Schwartzmann	4719 Annunciation St Unit 6			New Orleans	LA	70115
Laura L Daigle	C/O Leigh A Scardina		3915 Delgado Ave	New Orleans	LA	70119
Neal A Il Corbin	4816 Annunciation St			New Orleans	LA	70115
Sarah S Hargrove	Et Al		4872 Annunciation St	New Orleans	LA	70115
Theodore W Ill Nass	6811 Memphis St			New Orleans	LA	70124
The City Of New Orleans	1300 Perdido St Room 5W17			New Orleans	LA	70112
Courtney Bradberry	4721 Annunciation St		Unit 5	New Orleans	LA	70115
Micah B Bailey	4873 Tchoupitoulas St			New Orleans	LA	70155
Tchoupitoulas 4825 LLC	5929 Catina St			New Orleans	LA	70124
Allan R Hayward	4811 Tchoupitoulas St			New Orleans	LA	70115
E. Flynn Overseas Veterans Assoc. Alfred	C/O Cecil J Murphy, Jr		2310 Magazine St	New Orleans	LA	70130-5602
Tchoup Ore LLC	6134 Vicksburg St			New Orleans	LA	70124
Scott E Politz	4725 Annunciation St			New Orleans	LA	70115
Anna Strinas	4808 Annunciation St			New Orleans	LA	70115

Allen R Hayward	4815 Tchoupitoulas St			New Orleans	LA	70115
Jeanne Helen Faucheux	4716 Annunciation St Unit 3D			New Orleans	LA	70115
David Delgado	Et Al	4850 Tchoupitoulas St		New Orleans	LA	70115
Rahul V Kamat	4716 Annunciation St Unit G-1			New Orleans	LA	70115
Monique M Teixeira	4858 Annunciation St			New Orleans	LA	70115
Brad D Zerfingue	Et Al	1441 Webster St		New Orleans	LA	70115
Beulah Baptist Church	517 Upperline St			New Orleans	LA	70115
Parker N Hutchinson	518 Bordeaux St			New Orleans	LA	70115
Alexis J Momannus	4716 Annunciation St	3B		New Orleans	LA	70115
Butterbean Properties LLC	206 Audubon St			New Orleans	LA	70118
Stephanie L Zerfingue	Et Al	4716 Annunciation St Unit 2F		New Orleans	LA	70115
General Pershing LLC	700 Crystal St			New Orleans	LA	70124
New Orleans Public Belt Railroad	4822 Tchoupitoulas St			New Orleans	LA	70115
The City Of New Orleans	1300 Perdido St SW17			New Orleans	LA	70112
Kevin D Morrow	4862 Tchoupitoulas St			New Orleans	LA	70115
Louisiana Coastal VI L C	5208 Magazine St	Box #219		New Orleans	LA	70115
Carly L & Casey Ehyer Trust	6010 Louis XIV St			New Orleans	LA	70124
Southern Developers LLC	404 Notre Dame St Ph2			New Orleans	LA	70130
Louisiana Coastal VI LLC	5208 Magazine St	Box # 219		New Orleans	LA	70115
A M Realty LLC	1224 Papworth Av			Metairie	LA	70005
Brun Wallace C Jr Le	924 Trudeau Dr			Metairie	LA	70003-5602
Gwendalynn R Hassan	508 Airline Park Blvd.			Metairie	LA	70003
Berrytown Properties 6368, LLC	1301 Huron Ave			Metairie	LA	70005
Angelle M Villarrubia	Et Al	6608 Schouest St		Metairie	LA	70003
Tracy A Borgognoni	2726 Lakeshore Dr			Lake Village	AR	71653
Occupant	4859 Tchoupitoulas St			New Orleans	LA	70115
Occupant	4720 Laurel St			New Orleans	LA	70115
Occupant	4862 Tchoupitoulas St			New Orleans	LA	70115
Occupant	611 Lyons St			New Orleans	LA	70115
Occupant	4851 S Front St			New Orleans	LA	70115
Occupant	4828 Laurel St			New Orleans	LA	70115
Occupant	522 Lyons St			New Orleans	LA	70115
Occupant	521 Lyons St			New Orleans	LA	70115
Occupant	4841 Tchoupitoulas St			New Orleans	LA	70115

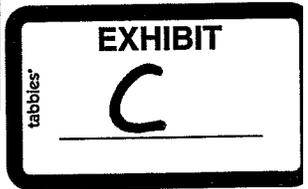
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Occupant	4864 Annunciation St		New Orleans	LA	70115
Occupant	4866 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4724 Laurel St		New Orleans	LA	70115
Occupant	4846 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4729 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4845 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4821 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4826 Annunciation St		New Orleans	LA	70115
Occupant	4833 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4870 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4850 Laurel St		New Orleans	LA	70115
Occupant	4723 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4849 Tchoupitoulas St		New Orleans	LA	70115
Occupant	531 Lyons St		New Orleans	LA	70115
Occupant	4836 Laurel St		New Orleans	LA	70115
Occupant	4873 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4719 Annunciation St		New Orleans	LA	70115
Occupant	4800 Annunciation St		New Orleans	LA	70115
Occupant	615 Lyons St		New Orleans	LA	70115
Occupant	601 Lyons St		New Orleans	LA	70115
Occupant	4817 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4829 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4854 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4814 Annunciation St		New Orleans	LA	70115
Occupant	609 Lyons St		New Orleans	LA	70115
Occupant	4831 Annunciation St		New Orleans	LA	70115
Occupant	4827 Annunciation St		New Orleans	LA	70115
Occupant	4852 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4800 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4811 Tchoupitoulas St		New Orleans	LA	70115

Occupant	520 Bordeaux St		New Orleans	LA	70115
Occupant	4872 Annunciation St		New Orleans	LA	70115
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Occupant	4871 Tchoupitoulas St		New Orleans	LA	70115
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Occupant	517 Upperville St		New Orleans	LA	70115
Occupant	4861 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4829 Annunciation St		New Orleans	LA	70115
Occupant	4804 Annunciation St		New Orleans	LA	70115
Occupant	4838 Laurel St		New Orleans	LA	70115
Occupant	4808 Annunciation St		New Orleans	LA	70115
Occupant	4858 Tchoupitoulas St		New Orleans	LA	70115
Occupant	512 Bordeaux St		New Orleans	LA	70115
Occupant	4865 Tchoupitoulas St		New Orleans	LA	70115
Occupant	514 Lyons St		New Orleans	LA	70115
Occupant	4820 Annunciation St		New Orleans	LA	70115
Occupant	4875 S Front St		New Orleans	LA	70115
Occupant	4860 Annunciation St		New Orleans	LA	70115
Occupant	515 Bordeaux St		New Orleans	LA	70115
Occupant	4715 Annunciation St		New Orleans	LA	70115
Occupant	4815 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4801 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4856 Annunciation St		New Orleans	LA	70115
Occupant	4732 Laurel St		New Orleans	LA	70115
Occupant	4837 Tchoupitoulas St		New Orleans	LA	70115
Occupant	4854 Annunciation St		New Orleans	LA	70115
Occupant	4730 Laurel St		New Orleans	LA	70115
Occupant	4723 Annunciation St		New Orleans	LA	70115
Occupant	4858 Annunciation St		New Orleans	LA	70115
Occupant	4805 Tchoupitoulas St		New Orleans	LA	70115
Occupant	513 Lyons St		New Orleans	LA	70115
Occupant	4825 Annunciation St		New Orleans	LA	70115
Occupant	4727 Annunciation St		New Orleans	LA	70115

Occupant		4725 Annunciation St		New Orleans	LA	70115
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NPP MEETING SIGN-IN SHEET FOR AUGUST 31, 2016 4:00 PM C.D.T. NPP Meeting for 513 Lyons, 521 Lyons, 4820 Annunciation & 4824 Annunciation Streets

NAME	ADDRESS	TELEPHONE NUMBER	EMAIL	PREFERRED METHOD OF COMMUNICATION	COMMENTS (USE ADDITIONAL SHEETS IF REQUIRED)
1 Sarah Senette	4856 Annunciation	318 201 9015	sarah.senette@gmail.com	email	
2 Gabriel Senette	" "	(333) 654 6952	gsenette@gmail.com	email	
3 Ashley Springside	4805 Tahapeitokoa St	(504) 491-4940 504-529 9558	ashley.springside@gmail.com	council/text/phone = any	
4 Jeff Howard	4872 Annunciation St	908 625-0827	howard@jilliscorn.com	email	
5 ROBERT FULGER	3950 ANNUNCIATION	504 8430-5181	RFULGER@GMAIL.COM	EMAIL	
6 Donna Williams	609 BORDAUX ST	504 895-1076	dwilliams@bellsouth.net	email	
7 MARESHIA KIRSCH	607 BORDAUX ST		mk607@bellsouth.net	phone	
8 Matt Smith	4817 Tahape	517-4555	TRIZLR@GMAIL	EMAIL	
9 Anna Strimas	4808/ Annunciation 4810 Annunciation	450-2618	astrimas@butlook.com	email	
10 Sarah Howard	4872 Annunciation		sarahphoward@gmail.com	email	



	NAME	ADDRESS	TELEPHONE NUMBER	EMAIL	PREFERRED METHOD OF COMMUNICATION	COMMENTS
11	Valerie Brown	4800 Annunciations	504 336-3992	valerie@ghmail.com	Email	
12	ROEL MIRANDA	4800 ANNUNCIATION		<del>roel</del> myfriendroel@gmail.com		
13	Camericia Abonamas	4838 Laurel st	504-357-0416	princess.abonamas@gmail.com	email	
14	Erin Holmes	483 Tenthredinians	504 654 3049	erinhomes@aol.com	Email	
15						
16						
17						
18						
19						
20						

September 1, 2016

Dear Neighbor:

I represent Louisiana Coastal VI, LLC (principals Jim and Catherine MacPhaille), the owner of the property bearing municipal numbers 513 Lyons Street, 521 Lyons Street, 4824 Annunciation Street, and 4820 Annunciation Street, New Orleans, Louisiana. While there are no immediate development plans for this site, the owner wishes to apply for an Amendment to the Master Plan and the corresponding Land Use contained therein, that would permit a more comprehensive redevelopment which may include, but not be limited to some type of multi-family housing and/or mixed use development on this property.

Under the newly adopted Neighborhood Participation Program a pre-application meeting is a prerequisite to submitting the Master Plan Amendment Application to the City Planning Commission.

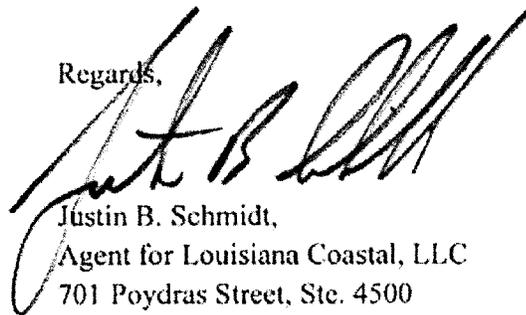
**The meeting will take place:**

**Wednesday, September 8, 2016 at 6:00 p.m. at the site, 4820 Annunciation Street, New Orleans, Louisiana 70115.**

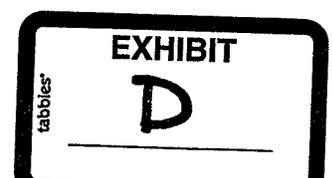
This letter is being delivered through First Class, Pre-Paid, U.S. Mail. At the meeting, we will provide a sign-in-sheet to obtain your contact information so that we can keep you updated on any changes to the plans.

If you have any questions or comments, please feel free to contact me using the information listed herein. Otherwise, I look forward to seeing you at the meeting scheduled for September 8, 2016.

Regards,



Justin B. Schmidt,  
Agent for Louisiana Coastal, LLC  
701 Poydras Street, Ste. 4500  
New Orleans, LA 70139  
Phone: (504) 585-0361  
Fax: (504) 584-9534  
e-mail: Justin.schmidt@arlaw.com



NPP MEETING SIGN-IN SHEET FOR SEPTEMBER 8, 2016 6:00 PM C.D.T. NPP Meeting for 513 Lyons, 521 Lyons, 4820 Annunciation & 4824 Annunciation Streets

NAME	ADDRESS	TELEPHONE NUMBER	E-MAIL	PREFERRED METHOD OF COMMUNICATION	COMMENTS (USE ADDITIONAL SHEET IF REQUIRED)
1 MARSHA KIRSCH	607 BORDEAUX ST 70115	895-1076	mk607@bellsouth.net	US Mail	
2 Donna Williams	609 Bordeaux 70115	430-5151 908	dwilliams@bellsouth.net	EMAIL	
3 ROBERT FLIGER	3980 ANNUNCIATION	675-0823 347 248 4264	ROBERT FLIGER@gmail.com nate.lemoine@gmail.com	EMAIL	
4 Nathan Lemoine	513 Lyons St	(732) 889-6380	nate.lemoine@gmail.com	EMAIL	
5 NEAL CORBIN	4816 ANNUNCIATION	504-782-3340	NEAL.CORBIN@gmail.com	EMAIL	
6 HAGA EISLE	601 - LYONS		hagir@bellsouth.com	EMAIL	
7					
8					
9					
10					





**NEIGHBORHOOD PARTICIPATION PLAN  
INFORMATIONAL FLYER**

**FOR  
LOUISIANA COASTAL VI, LLC'S  
APPLICATION TO CITY PLANNING COMMISSION  
FOR PROPOSED AMENDMENT TO  
MASTER PLAN**

**AT  
513 LYONS, 521 LYONS, 4824 ANNUNCIATION &  
4820 ANNUNCIATION STREETS, NEW ORLEANS, LOUISIANA**

To Whom it May Concern:

Louisiana Coastal VI, LLC is making an application to the New Orleans City Planning Commission for an amendment to the City's Master Plan designation for these properties.

Should you have questions or concerns regarding this application, or otherwise wish to make a comment, please feel free to contact the following representative:

Justin B. Schmidt  
Adams and Reese, LLP  
701 Poydras Street, Suite 4500  
New Orleans, Louisiana 70139  
Telephone: (504) 585-0361  
Facsimile: (504) 584-9534  
E-Mail: [Justin.Schmidt@arlaw.com](mailto:Justin.Schmidt@arlaw.com)

You may also direct your comments to the City Planning Commission directly at:

City Planning Commission  
New Orleans City Hall  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Telephone: (504) 658-7033  
Facsimile: (504) 658-7032  
E-Mail: [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)  
[ltalley@nola.gov](mailto:ltalley@nola.gov)



**NEIGHBORHOOD PARTICIPATION PLAN  
INFORMATIONAL FLYER**

**FOR  
LOUISIANA COASTAL VI, LLC'S  
APPLICATION TO CITY PLANNING COMMISSION  
FOR PROPOSED AMENDMENT TO  
MASTER PLAN  
AT  
513 LYONS, 521 LYONS, 4824 ANNUNCIATION &  
4820 ANNUNCIATION STREETS, NEW ORLEANS, LOUISIANA**

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Justin B. Schmidt  
Adams and Reese, LLP  
701 Poydras Street, Suite 4500  
New Orleans, Louisiana 70139  
Telephone: (504) 585-0361  
Facsimile: (504) 584-9534  
E-Mail: [Justin.Schmidt@arlaw.com](mailto:Justin.Schmidt@arlaw.com)

You may also direct your comments to the City Planning Commission directly at:

City Planning Commission  
New Orleans City Hall  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
Telephone: (504) 658-7033  
Facsimile: (504) 658-7032  
E-Mail: [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)  
[ltalley@nola.gov](mailto:ltalley@nola.gov)