CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

City Planning Commission

Date _____
Tracking Number _____

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)

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

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

TO BE COMPLETED BY CPC STAFF

Intake Plannner _____ Date Recieved _____

Amount Received _____ Planning District _____

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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 amendement 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) _____

S. Carrollton Ave., Maple St., Short St., Hampson St.

Municipal Address(es) _____

701-719 S. Carrollton Avenue, New Orleans LA 70118

Square Number(s) 84 Lot Number(s) SQ

Tax Bill Number(s) 716105815

Square footage of area 75,900

Future Land Use Map Designation (current status) RLD-PRE

Proposed Future Land Use Map Designation MUL

CITY OF NEW ORLEANS
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Date _____

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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: Oorganization ⊘public official/agency Oindividual citizen ⊘property owner Oother

Applicant Name (and org. name if applicable) Orleans Parish School Board

Address 3520 General DeGaulle Dr.

City New Orleans State LA Zip 70114

Phone 504-304-5678 Email address stan_smith@opsb.us

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

CITY OF NEW ORLEANS
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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 9/6/16

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 6th day of September 20 16.

My Commission Expires _____

EDWARD M. MORRIS
Notary Public
State of Louisiana
La. Bar No. 1986
Notary ID No. 52490
My Commission is issued for Life

Project NPP Checklist for Applicants
(To Be Submitted with Application)

Step 1: Meet with the City Planning Commission staff. Provide the size of your site and the floor area of any existing or planned structures. The staff will verify the size(s) and will provide the contact list information. This information constitutes your Project Neighborhood Participation Program contact list.

✓	Site area: 75,900 sq. ft. (to be provided by applicant and verified by staff)
✓	Floor area of all structures (existing and/or planned): 32,479 sq. ft. (to be provided by applicant and verified by staff)
✓	Radius for notification is: ___ 300 feet (when site and floor area are less than 25,000 sq. ft.) ✓ 600 feet (when either the site or floor area is greater than or equal to 25,000 sq. ft.)
✓	Outlined area map of notification radius (printout of appropriate buffer showing lot lines, contact names and addresses)
✓	Owner(s) of record of subject property and all properties within notification radius (from Assessor's office)
✓	Addresses of subject property and all properties within notification radius (separate list with property addresses may be addressed to "Occupant")
✓	All neighborhood associations with boundaries within which any portion of the subject property is located (if possible, notify the neighborhoods groups through email).
✓	The City Council member for the district where the project is located.

Source: Comprehensive Zoning Ordinance Article 3, Section 3.3.B.

Step 2: Write a letter to the community. Information to be provided in the letter shall include:

✓	Type of land use application (zoning change, conditional use, variance(s), etc.).
✓	A brief description of the project.
✓	Your contact information or contact information for a representative.
NA	Estimated start and end dates for any construction and estimated opening date for any non-residential component of the project.
✓	Indicate which techniques are being used to notify the contact list (USPS, certified mail, hand delivery, etc.).
✓	Date, time, and location of the neighborhood meeting (consult the Neighborhood Engagement Office at 658-4980 for help in finding a location and planning your neighborhood meeting).
✓	State how people and associations on the contact list will be informed of any changes to the proposal after the initial contact (people who sign in at the meeting will receive email updates, a project website will be kept up to date with changes, etc.).
NA	If the request involves an existing or planned structure, attach a project site plan.

Source: Comprehensive Zoning Ordinance Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2.

Project NPP Checklist (To Be Submitted with Application)

Step 3: Hold a Neighborhood Meeting(s).

✓	Meeting must be held between 5 and 30 days after the date that notice of the meeting is provided to the contact list.
✓	Provide a sign-in sheet to submit with your application and tobe able to update meeting attendees on project changes.
✓	Keep a record of all comments and concerns that are discussed at the meeting.
✓	Application to the CPC/BZA must be submitted within 90 days of the meeting (or most recent meeting if additional meetings were held).

Source: Comprehensive Zoning Ordinance Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2.

Step 4: Prepare a Summary Report that contains the following:

✓	The dates, times, and locations of all meetings held with interested parties (a meeting must have taken place within 90 days preceding the application submittal).
✓	The total number of people that participated in the process (the number of people who attended all meetings, as well as any others who made contact via other means, as evident from sign-in sheets, emails, etc.).
✓	A list of the concerns, issues, and problems expressed by the participants.
✓	A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If a concern, issue, or problem is not being addressed, the report shall state the reasons.
✓	Include the following attachments: Contact List with the names of the individuals and entities that were noticed (at a minimum, this must include the contact list provided by the CPC staff), NPP Meeting Invitation, and Meeting Sign In Sheet.
✓	If applicable, include the following attachments: copies of letters, emails, affidavits, newsletters, publications, and petitions received in support of or in opposition to the proposed project, as well as any other materials pertaining to the notification process.

Source: Comprehensive Zoning Ordinance Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2.

Step 5: Submit your land use application. The NPP Summary Report and attachments must be included with the application (including everything in Step 4). Be sure to obtain all other required items for your application before submitting it to the City Planning Commission staff. This should include application forms, photographs, surveys, plans, elevations, fees, etc., depending on the type of application. Application information can be found on the City Planning Commission website at www.nola.gov/city-planning/applications/

**** PLEASE NOTE: ****

THE INFORMATION AND/OR ACTION FOR EACH CHECKBOX MUST BE COMPLETED. ANY APPLICATION WITH MISSING INFORMATION WILL NOT BE ACCEPTED BY THE CITY PLANNING COMMISSION STAFF.

// CARROLLTON COURTHOUSE //

NEIGHBORHOOD PARTICIPATION PROGRAM

Photo: Courthouse of Carrollton, La., now McDonogh No. 23 Public School
Courtesy of the Southeastern Architectural Archive

Presented by Orleans Parish School Board

/ / CARROLLTON COURTHOUSE / /

. : Continued Use as a Public Space : .

Why Does Orleans Parish School Board Want to Change the Courthouse's Future Land Use?

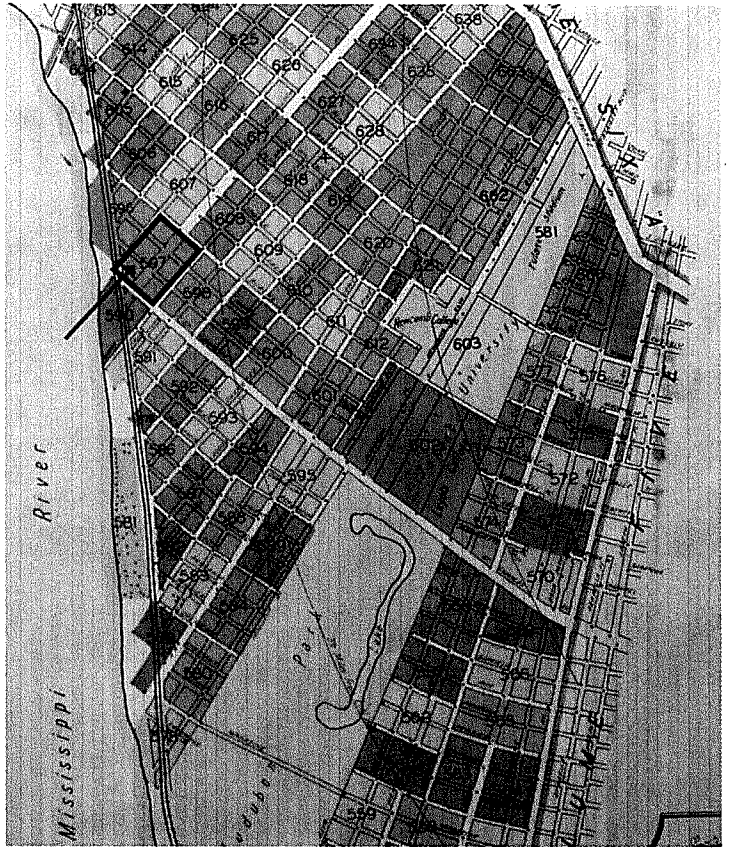
- The current land use designation is intended primarily for single and two-family residences
- A change would allow an owner to utilize the existing architecturally historic buildings

Why Now?

- The City Planning Commission has opened the amendment process, which allows for land use changes. This opportunity only presents itself once every five years

What are the Intentions of the Orleans Parish School Board?

- To eliminate a large barrier to entry for the property's next custodian
- To sell the property, thereby relieving the financial burden of maintaining vacant buildings
- To allow for the sale of the property in a competitive auction, closed bid, or RFP in accordance with state law and with the restriction that the future owner will preserve the historical integrity of the property
- To benefit the Carrollton neighborhood, purchaser, and OPSB through a fair sale, succeeded by a sensitive repurposing of the old school site
- See https://vimeo.com/23039213 for more details on OPSB auctions



1909 Sanborn Map of Carrollton Source: New Orleans Public Library

/ / CARROLLTON COURTHOUSE / /

Purpose of Neighborhood Participation Program:

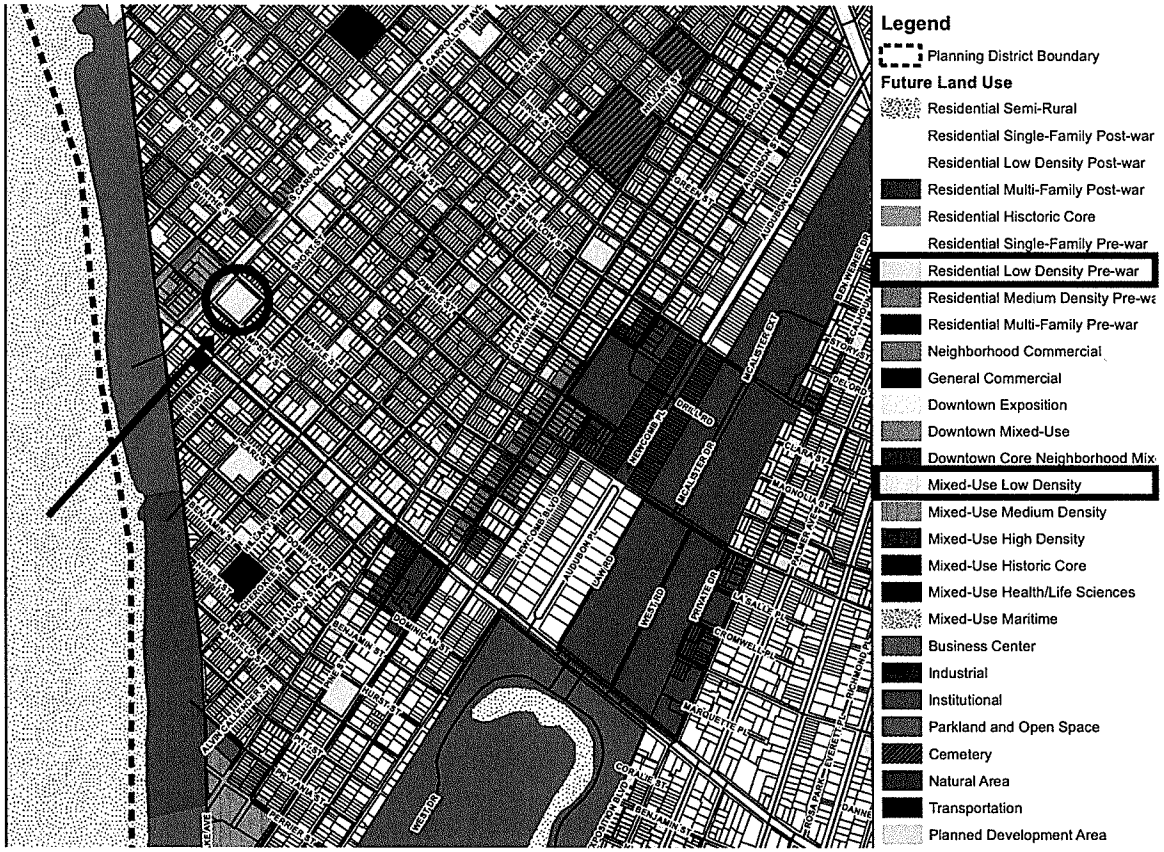
- Encourage early citizen participation in the development review process
- Open a dialogue between the applicant and affected neighborhoods and individuals
- Improve communications between the development community, citizens and city government

What is Future Land Use?

- A designation intended to bring together elements of the City's Master Plan by promoting smart growth land use patterns in New Orleans and the region
- A Future Land Use change is not the same as a Zoning change

What a Future Land Use Change Means:

- More options when a property owner applies for a zoning change, necessary for site improvements
- Property owners will still have to go through a similar application process when applying for a zoning change



District 3 Future Land Use Map Source: www.nola.gov/city-planning/czo/

/ / CARROLLTON COURTHOUSE / /

. : Future Land Use (FLU) : .

Carrollton Courthouse and surrounding neighborhood Future Land Use Map Source: www.property.nola.gov

Goal of RLD-PRE (Residential Pre-War Low Density) Future Land Use:

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

  -Vol 2 Ch 14 Plan for the 21st Century

Goal of MUL (Mixed-Use Low Density) Future Land Use:

- "Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/ commercial establishments."

  -Vol 2 Ch 14 Plan for the 21st Century

What a FLU Change Would Mean:

- A FLU change from RLD-PRE to MUL would eliminate a barrier to entry for a buyer, while still maintaining the residential scale and character of the neighborhood
- A FLU change is **NOT** the same as a Zoning change; a Zoning change will require a separate process

/ / CARROLLTON COURTHOUSE / /

. : Zoning : .

Purpose of the HU-RD1 Two-Family Residential District:

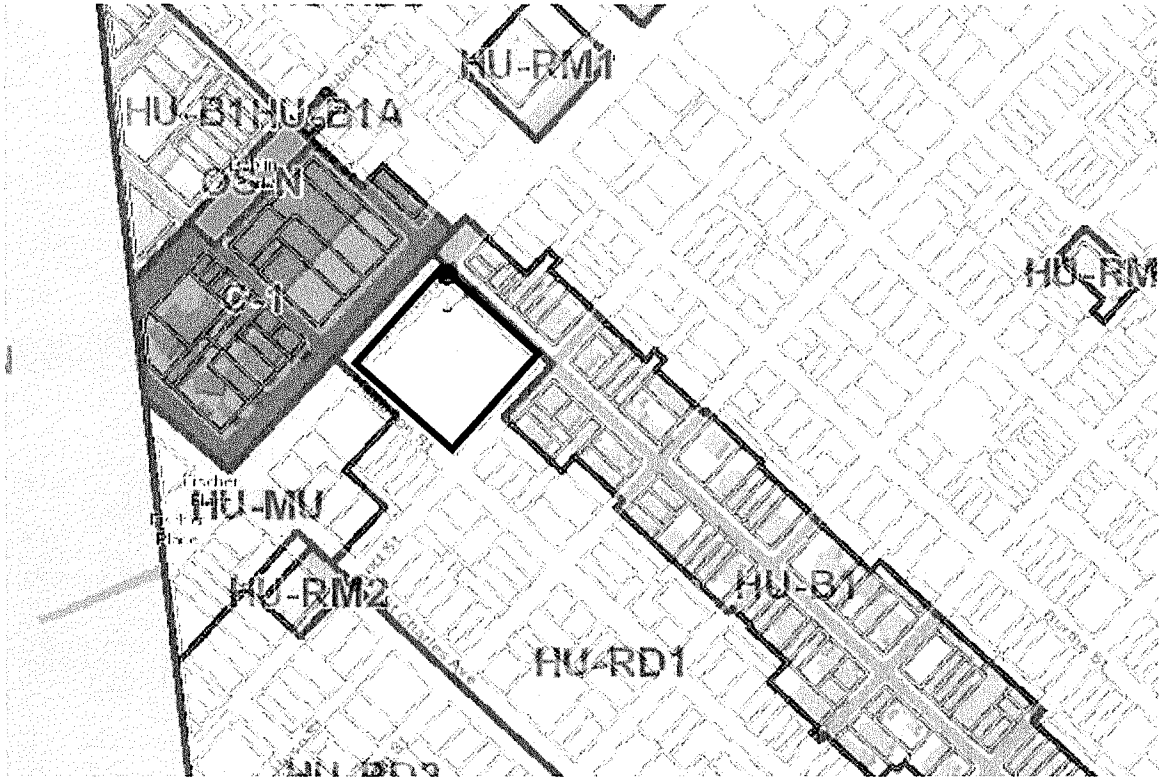
- "[T]o provide for the creation and maintenance of urban neighborhoods consisting of compact residential areas having a mix of housing types. The district accommodates two-family developers on smaller lots in older, more densly populated sections of the City." - 11.1.B of CZO

The Current HU-RD1 Zoning Permits:

- Small (six person) adult day care home or group home
- Single-Family Dwelling
- Two-Family Dwelling
- Residential Care Facility
- Convent and Monastery; Place of Worship
- Government Offices

The Current HU-RD1 Zoning Does NOT Permit:

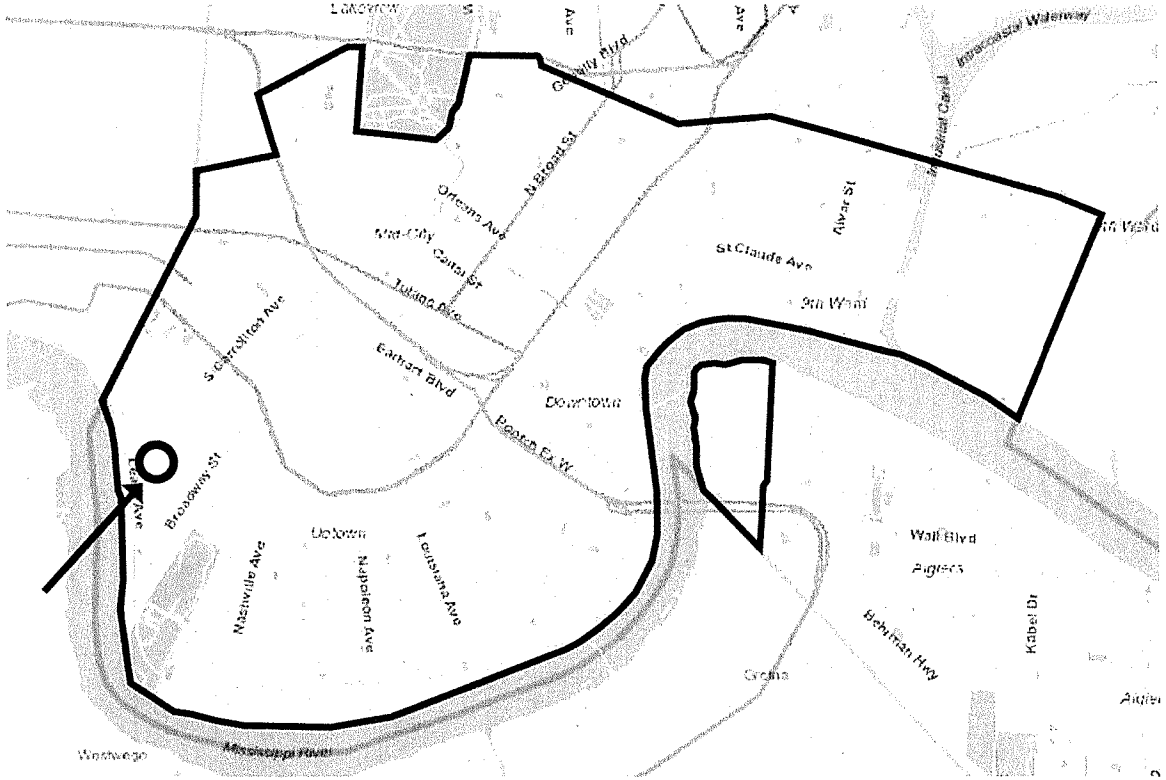
- Art Gallery or Studio
- Catering Kitchen or Restaurant
- Non-Government Offices
- Public Market
- Reception Facility
- Retail Good Establishment



Carrollton Courthouse and surrounding neighborhood Zoning Source: www.property.nola.gov

/ / CARROLLTON COURTHOUSE / /

. : Neighborhood Conservation District : .



Neighborhood Conservation District Map Source: www.property.nola.gov

Neighborhood Conservation District:

- Encompasses an area generally south of I-610, including the Carrollton Courthouse site
- ***Purposes:***
  1. To attempt to preserve buildings of historic or architectural value as defined by the HDLC or that contribute to overall neighborhood character
  2. To preserve and stabilize neighborhoods
  3. To promote redevelopment that contributes to historic character
  4. To discourage underutilization of property
  5. To advise the City Council on issues as needed related to the conservation of neighborhoods within the NCD

/ / CARROLLTON COURTHOUSE / /

. : Historic District Proposed by HDLC : .

- **The City Planning Commission will hold a public hearing regarding the newly proposed Carrollton Historic District at 1:30 PM on August 23, 2016**

- **If approved, the new Carrollton Historic District would protect buildings like the Carrollton Courthouse by requiring all demolition permits to be reviewed by the HDLC**

Proposed Carrollton Historic District Source: www.nola.gov/hdlc/

/ / CARROLLTON COURTHOUSE / /

. : Moving Forward : .

Future Land Use Amendment Application Requirements:

- Complete application form
- Host a Neighborhood Participation Meeting and submit report
- State reasons for change
- Submit photographs of property
- Pay fee (based on square footage)
- All due by 8/31/16

Amendment Process Following Application Submittal:

- City Planning Commission (CPC) reviews applications
- Formal CPC public hearings held
- CPC votes
- Report forwarded to City Council (90 days to take action)
- City Council votes and forwards recommendations to CPC (60 days to take action)
- CPC internal staff analysis
- Public hearings held on City Council referred amendments
- CPC recommendations to City Council (45 days to take action)
- City Council considers amendments
- Final ordinance received by CPC staff
- CPC implements changes to Master Plan

* The public will also have three opportunities for input during the zoning change process

Background: 1957 Renovation Drawings Source: Southeastern Architectural Archives

Owners & Occupants within 600 Feet

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
John M Currier	# 5 Newcomb Blvd	New Orleans	LA	70118- 0
Ana Maria Snell	#53 Ok Avenue	New Orleans	LA	70123
Marian M Leonhard	10012 Tiffany Dr	River Ridge	LA	70123-1544
Richard A Morelock	104 Audubon Trace	Jefferson	LA	70121- 0
Rano LLC	104 Metairie Heights	Metairie	LA	70001- 0
Charles F Griffin	104 Woodland Place	New Orleans	LA	70131
Sumac,Llc	10421 Park St	River Ridge	LA	70123
Falgoust Rentals, LLC	1050 Canal Blvd	Thibodaux	LA	70301
James III Wells	106 Airline Hwy #154	Baton Rouge	LA	70816
James III Wells	10615 Airline Hwy #154	Baton Rouge	LA	70816
Maple Street LLC	1100 Poydras St Ste 2905	New Orleans	LA	70163
Trust Matthew/Muniotfamily	1100 Poydras St Ste.2100	New Orleans	LA	70163- 0
Jeannine R Richardson	1148 E. William David Pky.	Metairie	LA	70005-1639
Bobby Delise, A Professional Law Cor	12 Snipe St	New Orleans	LA	70124
Treih, LLC	1215 Prytania St Ste 429	New Orleans	LA	70130
Dominican Sisters Adrian	1257 E Siena Hgts Dr	Adrian	MI	49221
John H Lewis	1334 State St	New Orleans	LA	70118-6029
Karl D Becnel	13834 Hwy 23	Belle Chasse	LA	70037-4114
Apartments, L.L.C. Sunshine	14 Audubon Pl	New Orleans	LA	70118-5526
Rkc 8011-8011 1/2Maple St LLC	1614 State Street	New Orleans	LA	70118-6120
Real Estates,L.L.C. Aronson	163 Cherry Creek Dr.	Mandeville	LA	70448
7-Eleven Inc	1722 Routh St Ste 1000	Dallas	TX	75201
Thomas J Madell	1723 Fourth St	New Orleans	LA	70113-1713
Family,Llc Pelican	1730 Palmer Ave	New Orleans	LA	70118
Vanda Holdings LLC	1818 Esplanade Ave/Apt A T	New Orleans	LA	70116- 0
Realtyllc Frepala	1838 State St	New Orleans	LA	70118
Majorie J Duhon	19300 Avants Rd	Maurepas	LA	70449
Ronald S Ruiz	23 Versailles Blvd.	New Orleans	LA	70125
Lavignebaker Realty LLC	2307 Gause Blvd East	Slidell	LA	70461
Marandins Bld LLC	2320 Wirth Pl	New Orleans	LA	70115
Larry S Berestitzky	2508 Joseph St	New Orleans	LA	70115-7038
John C Williamson	2734 Woodley Pl., Nw	Washington	DC	20008
Barcelona Tapas, LLC	2829 Fayette St	Kenner	LA	70062
Homstd &Savings Assn Hibernia	300 Carondelet St	New Orleans	LA	70130-3110
Salvador J Compagno	3091 Walden Pl	Mandeville	LA	70448-7530
Gulotta-Seydel Enterprises LLC	3100 Ursulines Ave.	New Orleans	LA	70119- 0
8120 Hampson Street LLC	3225 Maine Ave	Kenner	LA	70065
Maple And Short Streets LLC	3332 N Woodlawn Ave	Metairie	LA	70006
Dorothy B Ray	3332 N. Woodlawn Ave.	Metairie	LA	70006

Orleans Parish School Board	3510 General De Gaulle Dr	New Orleans	LA	70114- 0
Bonita N Gordon	3709 N. Hullen	Metairie	LA	70002
Real Estates,L.L.C. Aronson	3740 N. Causeway Blvd.	Metairie	LA	70002-1723
Michaela K Stanonis	3816 Lake Trail	Kenner	LA	70065
Arden K Stewart	4032 Prytania St	New Orleans	LA	70115-3865
John G Odell	413 Tudor Ave	River Ridge	LA	70123
Taisuke Tomiyama	420 Sauve Road	River Ridge	LA	70123
Jamila's Investment LLC	4234 Vincennes Pl	New Orleans	LA	70125
Kenneth D Jr Upton	4512 Dreyfous Ave	Metairie	LA	70006
George H Penn	46 Cypress Rd	Covington	LA	70433- 0
Street,L.L.C. Hampson	474 Audubon St	New Orleans	LA	70118
Current Resident	503 S Carrollton Ave	New Orleans	LA	70118
800-802 Fern Street LLC	505 Broadway	New Orleans	LA	70118
Evangelist W King	505 Broadway	New Orleans	LA	70118
Current Resident	505 S Carrollton Ave	New Orleans	LA	70118
Current Resident	507 S Carrollton Ave	New Orleans	LA	70118
Cb Real Estate LLC	509 S Carrollton Av	New Orleans	LA	70118
Current Resident	509 S Carrollton Ave	New Orleans	LA	70118
Passages LLC	512 Walnut St	New Orleans	LA	70118
Current Resident	513 S Carrollton Ave	New Orleans	LA	70118
Michelle L Fine	519 Short St	New Orleans	LA	70118-2722
David E Hughes	520 Fern St	New Orleans	LA	70118-3830
Current Resident	520 Huso St	New Orleans	LA	70118
Current Resident	520 Short St	New Orleans	LA	70118
Current Resident	522 Fern St	New Orleans	LA	70118
Current Resident	522 Short St	New Orleans	LA	70118
Current Resident	523 Short St	New Orleans	LA	70118
Steven C Sobel	5239 Marcia Ave	New Orleans	LA	70124
Current Resident	524 Short St	New Orleans	LA	70118
Amelie Leblanc	5341 St Charles Av	New Orleans	LA	70115-000
Judy B Smith	5414 Generqal Diaz	New Orleans	LA	70124
8000 St Charles LLC	547 Baronne St/Ste 100	New Orleans	LA	70113
Sheila B Bellaire	551 Amethyst St	New Orleans	LA	70124-2613
Partnersl.L.C. Maple	5557 Canal Blvd.	New Orleans	LA	70124-2308
Current Resident	573 S Carrollton Ave	New Orleans	LA	70118
Current Resident	575 S Carrollton Ave	New Orleans	LA	70118
Current Resident	577 S Carrollton Ave	New Orleans	LA	70118
Current Resident	579 S Carrollton Ave	New Orleans	LA	70118
Current Resident	600 S Carrollton Ave	New Orleans	LA	70118
James C Ryan	601 Poydras Street Suite 2075	New Orleans	LA	70130- 0
Current Resident	601 S Carrollton Ave	New Orleans	LA	70118
L.L.C. Fern,	6028 Magazine St	New Orleans	LA	70118

Current Resident	605 Dublin St	New Orleans	LA	70118
Current Resident	605 Short St	New Orleans	LA	70118
Current Resident	607 Dublin St	New Orleans	LA	70118
Current Resident	611 S Carrollton Ave	New Orleans	LA	70118
Current Resident	612 S Carrollton Ave	New Orleans	LA	70118
Robert P Painter	613 Fern St	New Orleans	LA	70118-3962
Current Resident	614 Fern St	New Orleans	LA	70118
Jazmine Ventures LLC	614 S Carrollton Av	New Orleans	LA	70118-1008
Current Resident	614 S Carrollton Ave	New Orleans	LA	70118
Current Resident	615 S Carrollton Ave	New Orleans	LA	70118
Current Resident	616 Fern St	New Orleans	LA	70118
Current Resident	617 Fern St	New Orleans	LA	70118
Current Resident	618 Fern St	New Orleans	LA	70118
Leonard L Jr Millar	618 Short St	New Orleans	LA	70118
Current Resident	620 Fern St	New Orleans	LA	70118
Current Resident	621 Dublin St	New Orleans	LA	70118
Current Resident	622 Fern St	New Orleans	LA	70118
Current Resident	622 S Carrollton Ave	New Orleans	LA	70118
Current Resident	624 Fern St	New Orleans	LA	70118
Current Resident	624 S Carrollton Ave	New Orleans	LA	70118
Courtney J Bullock	625 Fern St	New Orleans	LA	70118
Stephen W Fingerman	625 Short St	New Orleans	LA	70118-2740
Current Resident	626 Fern St	New Orleans	LA	70118
Current Resident	626 S Carrollton Ave	New Orleans	LA	70118
Current Resident	628 Fern St	New Orleans	LA	70118
Cannata's Super Mkt Inc	6289 West Park Ave.Ste.5	Houma	LA	70364
Bernard Marcus	630 Burdette St	New Orleans	LA	70118-3937
Current Resident	630 S Carrollton Ave	New Orleans	LA	70118
Current Resident	632 Fern St	New Orleans	LA	70118
Current Resident	632 S Carrollton Ave	New Orleans	LA	70118
Farland Elizabeth C Mc	634 Fern St	New Orleans	LA	70118-3963
Current Resident	634 S Carrollton Ave	New Orleans	LA	70118
Current Resident	635 Dublin St	New Orleans	LA	70118
Current Resident	635 Short St	New Orleans	LA	70118
Robert H Mcharg	636 Burdette St	New Orleans	LA	70118-3937
Current Resident	636 Short St	New Orleans	LA	70118
Current Resident	637 S Carrollton Ave	New Orleans	LA	70118
Trent Tedesco	637 Short St	New Orleans	LA	70118
Current Resident	643 Short St	New Orleans	LA	70118
8127 St Charles Avenue LLC	6817 General Haig St	New Orleans	LA	70124
Holdings,L.L.C Vb	6900 Gen Haig St	New Orleans	LA	70124- 0
Current Resident	700 Dublin St	New Orleans	LA	70118

Properties L.L.C. Carriere	72409 Military Rd	Covington	LA	70435
Properties,L.L.C. Carriere	72409 Military Rd Hwy 21	Covington	LA	70435
723-25 Fern LLC	725 Fern St	New Orleans	LA	70118
8008 Burthe LLC	725 Fern St	New Orleans	LA	70118
Current Resident	726 Dublin St	New Orleans	LA	70118
Current Resident	726 Fern St	New Orleans	LA	70118
Current Resident	727 Short St	New Orleans	LA	70118
Current Resident	728 Dublin St	New Orleans	LA	70118
Current Resident	729 Fern St	New Orleans	LA	70118
Current Resident	729 Short St	New Orleans	LA	70118
Current Resident	730 Dublin St	New Orleans	LA	70118
Current Resident	731 Fern St	New Orleans	LA	70118
Spiron N Bouzon	7311 Agate St	New Orleans	LA	70124-3512
Current Resident	732 Dublin St	New Orleans	LA	70118
Current Resident	734 Dublin St	New Orleans	LA	70118
Current Resident	734 S Carrollton Ave	New Orleans	LA	70118
7815 Hampson, LLC	7450 Pearl St	New Orleans	LA	70118-3861
7825-27 Hampson, LLC	7450 Pearl St	New Orleans	LA	70118-3861
7830-32 Burthe, LLC	7450 Pearl St	New Orleans	LA	70118
George III Schuler	7615 St Charles Ave	New Orleans	LA	70118
700 Dublin, LLC	7707 Bluebonnet Blvd Unit 209	Baton Rouge	LA	70810
Current Resident	7800 Hampson St	New Orleans	LA	70118
Current Resident	7801 Hampson St	New Orleans	LA	70118
Current Resident	7808 Maple St	New Orleans	LA	70118
Current Resident	7809 Maple St	New Orleans	LA	70118
Current Resident	7810 Hampson St	New Orleans	LA	70118
Current Resident	7813 Maple St	New Orleans	LA	70118
John B Stanton	7814 Burthe St	New Orleans	LA	70118
Symphony Volunteers Inc	7814 Maple	New Orleans	LA	70118-3961
Current Resident	7814 Maple St	New Orleans	LA	70118
Current Resident	7815 Hampson St	New Orleans	LA	70118
Current Resident	7815 Maple St	New Orleans	LA	70118
Current Resident	7816 Hampson St	New Orleans	LA	70118
Current Resident	7817 Maple St	New Orleans	LA	70118
Current Resident	7818 Hampson St	New Orleans	LA	70118
Current Resident	7818 Maple St	New Orleans	LA	70118
Current Resident	7819 St Charles Ave	New Orleans	LA	70118
Current Resident	7820 Hampson St	New Orleans	LA	70118
Current Resident	7820 Maple St	New Orleans	LA	70118
Shelby S Westfeldt	7821 Hampson St	New Orleans	LA	70118
Stephen Cochran	7821 Hampson St	New Orleans	LA	70118
Current Resident	7821 Maple St	New Orleans	LA	70118

Current Resident	7822 Burthe St	New Orleans	LA	70118
James H Jr Gibert	7822 Burthe Street	New Orleans	LA	70118
Current Resident	7822 Hampson St	New Orleans	LA	70118
Current Resident	7824 Hampson St	New Orleans	LA	70118
Current Resident	7825 Hampson St	New Orleans	LA	70118
Current Resident	7825 St Charles Ave	New Orleans	LA	70118
Current Resident	7826 Burthe St	New Orleans	LA	70118
Current Resident	7827 Burthe St	New Orleans	LA	70118
Current Resident	7827 Hampson St	New Orleans	LA	70118
Current Resident	7828 Burthe St	New Orleans	LA	70118
Current Resident	7829 Burthe St	New Orleans	LA	70118
Current Resident	7830 Burthe St	New Orleans	LA	70118
William S Clark	7830 Hampson St	New Orleans	LA	70118- 0
Current Resident	7831 Burdette St	New Orleans	LA	70118
Current Resident	7831 Burthe St	New Orleans	LA	70118
Current Resident	7832 Burthe St	New Orleans	LA	70118
Current Resident	7832 Hampson St	New Orleans	LA	70118
Current Resident	7833 Burthe St	New Orleans	LA	70118
Current Resident	7833 St Charles Ave	New Orleans	LA	70118
Current Resident	7835 Burthe St	New Orleans	LA	70118
Maple Ventures LLC	7835 Maple St	New Orleans	LA	70118
Current Resident	7835 St Charles Ave	New Orleans	LA	70118
Current Resident	7836 St Charles Ave	New Orleans	LA	70118
Current Resident	7837 Burdette St	New Orleans	LA	70118
Current Resident	7837 Burthe St	New Orleans	LA	70118
Andrew J Hunter	7838 Hampson St	New Orleans	LA	70118
Current Resident	7839 St Charles Ave	New Orleans	LA	70118
Current Resident	7840 Maple St	New Orleans	LA	70118
Current Resident	7900 Burthe St	New Orleans	LA	70118
Current Resident	7900 Maple St	New Orleans	LA	70118
Current Resident	7901 Maple St	New Orleans	LA	70118
Current Resident	7901 St Charles Ave	New Orleans	LA	70118
Current Resident	7903 Maple St	New Orleans	LA	70118
Current Resident	7904 St Charles Ave	New Orleans	LA	70118
Current Resident	7905 St Charles Ave	New Orleans	LA	70118
Current Resident	7909 St Charles Ave	New Orleans	LA	70118
Joshua Hanson	7911 Burthe St	New Orleans	LA	70118
Current Resident	7911 Maple St	New Orleans	LA	70118
Current Resident	7911 St Charles Ave	New Orleans	LA	70118
Current Resident	7913 Maple St	New Orleans	LA	70118
Current Resident	7913 St Charles Ave	New Orleans	LA	70118
Current Resident	7914 Burthe St	New Orleans	LA	70118

Current Resident	7915 Maple St	New Orleans	LA	70118
Kenan S II Rand	7916 Burthe St	New Orleans	LA	70118-2727
Current Resident	7916 Maple St	New Orleans	LA	70118
Current Resident	7917 Burthe St	New Orleans	LA	70118
Current Resident	7917 Maple St	New Orleans	LA	70118
Donald A Mazzulla	7917 St Charles Ave	New Orleans	LA	70118
Current Resident	7918 Maple St	New Orleans	LA	70118
Ollivier Guiot	7919 Hampson St	New Orleans	LA	70118-2734
Current Resident	7919 Maple St	New Orleans	LA	70118
Current Resident	7919 St Charles Ave	New Orleans	LA	70118
Robert S Gross	7921 Burthe St	New Orleans	LA	70118-2726
Current Resident	7921 Maple St	New Orleans	LA	70118
Current Resident	7922 Burthe St	New Orleans	LA	70118
Linda C Easterlin	7922 Hampson St	New Orleans	LA	70118-2735
George C Jr Daul	7922 St Charles Ave	New Orleans	LA	70118-2725
Ollivier D Guiot	7923 Hampson St	New Orleans	LA	70118-2734
Current Resident	7924 Maple St	New Orleans	LA	70118
Current Resident	7925 Burthe St	New Orleans	LA	70118
Peter F Ricchiuti	7926 Freret St	New Orleans	LA	70118-2702
Richard Navarro	7927 Burthe St	New Orleans	LA	70118-2726
Julie W Woolfolk	7927 Hampson St	New Orleans	LA	70118-2734
7927 Maple Street LLC	7927 Maple St	New Orleans	LA	70118
Jacques J Creppel	7927 St Charles Ave	New Orleans	LA	70118-2724
Gail G Farrell	7929 Burthe St	New Orleans	LA	70118-2726
Current Resident	7929 St Charles Ave	New Orleans	LA	70118
Current Resident	7930 Freret St	New Orleans	LA	70118
Paul D Cosma	7932 Freret St	New Orleans	LA	70118-2702
Current Resident	7932 Maple St	New Orleans	LA	70118
Current Resident	7932 St Charles Ave	New Orleans	LA	70118
Jason A Steger	7933 Hampson St	New Orleans	LA	70118
Bean LLC	7933 Maple St	New Orleans	LA	70118
Samuel J Smith	7933 St Charles Av	New Orleans	LA	70115
Current Resident	7933 St Charles Ave	New Orleans	LA	70118
Current Resident	7934 Burthe St	New Orleans	LA	70118
Current Resident	7934 Hampson St	New Orleans	LA	70118
Current Resident	7934 Maple St	New Orleans	LA	70118
Richard W Slocum	7935 Burthe St	New Orleans	LA	70118-2726
Current Resident	7935 Hampson St	New Orleans	LA	70118
Current Resident	800 Fern St	New Orleans	LA	70118
Charles F Griffin	800 S Carrollton Ave	New Orleans	LA	70118-1012
Current Resident	800 Short St	New Orleans	LA	70118
Current Resident	8000 Freret St	New Orleans	LA	70118

Current Resident	700 S Carrollton Ave	New Orleans	LA	70118
Current Resident	701 Dublin St	New Orleans	LA	70118
Current Resident	701 S Carrollton Ave	New Orleans	LA	70118
Current Resident	701 Short St	New Orleans	LA	70118
Current Resident	702 Dublin St	New Orleans	LA	70118
Scott G Vincent	702 Fern St	New Orleans	LA	70118
Current Resident	702 S Carrollton Ave	New Orleans	LA	70118
Current Resident	704 S Carrollton Ave	New Orleans	LA	70118
Current Resident	706 S Carrollton Ave	New Orleans	LA	70118
Roberto Casanova	707 Fern St	New Orleans	LA	70118
Bruce J Gaubert	7070 Canal Blvd	New Orleans	LA	70124
Current Resident	710 Burdette St	New Orleans	LA	70118
Current Resident	710 Dublin St	New Orleans	LA	70118
Current Resident	710 S Carrollton Ave	New Orleans	LA	70118
Current Resident	711 Fern St	New Orleans	LA	70118
Current Resident	712 Dublin St	New Orleans	LA	70118
Current Resident	712 S Carrollton Ave	New Orleans	LA	70118
Current Resident	713 Fern St	New Orleans	LA	70118
Erhan M Yalcin	7130 Creekwood Dr	Mandeville	LA	70471-7421
Carole R Rowland	714 Burdette St	New Orleans	LA	70118-3939
Current Resident	714 Dublin St	New Orleans	LA	70118
Current Resident	714 Fern St	New Orleans	LA	70118
Current Resident	714 S Carrollton Ave	New Orleans	LA	70118
Current Resident	715 Short St	New Orleans	LA	70118
Current Resident	716 Dublin St	New Orleans	LA	70118
Current Resident	716 S Carrollton Ave	New Orleans	LA	70118
David B Sharpe	717 Fern St	New Orleans	LA	70118-3948
Steven J Spindler	717 Short St	New Orleans	LA	70118
Treehouse Condos LLC	717 Short St	New Orleans	LA	70118
Current Resident	718 S Carrollton Ave	New Orleans	LA	70118
Current Resident	719 Fern St	New Orleans	LA	70118
Current Resident	719 S Carrollton Ave	New Orleans	LA	70118
Current Resident	720 Dublin St	New Orleans	LA	70118
Ginette Holding LLC	721 Burdette St	New Orleans	LA	70118
Robin A Stead	721 Short St	New Orleans	LA	70118
Current Resident	722 Dublin St	New Orleans	LA	70118
Terry Tedesco Homebuilders LLC	722 Fern St	New Orleans	LA	70118-3949
Yvonne Riley	722 Fern St	New Orleans	LA	70118-3949
Current Resident	723 Fern St	New Orleans	LA	70118
Current Resident	723 Short St	New Orleans	LA	70118
Current Resident	724 Dublin St	New Orleans	LA	70118
Current Resident	724 Fern St	New Orleans	LA	70118

Current Resident	8000 Hampson St	New Orleans	LA	70118
Current Resident	8000 St Charles Ave	New Orleans	LA	70118
Elizabeth Stirling	8001 Burthe St	New Orleans	LA	70118
Current Resident	8001 Maple St	New Orleans	LA	70118
Current Resident	8001 St Charles Ave	New Orleans	LA	70118
Current Resident	8002 Hampson St	New Orleans	LA	70118
Current Resident	8004 Freret St	New Orleans	LA	70118
Martin W Straka	8004 Freret St Apt B	New Orleans	LA	70118-2704
Melancon Ackerman& Casey LLC	8005 Maple St	New Orleans	LA	70118-2738
Current Resident	8005 St Charles Ave	New Orleans	LA	70118
Marilyn B Goodman	8006 Hampson St	New Orleans	LA	70118
Current Resident	8008 Burthe St	New Orleans	LA	70118
Current Resident	8009 St Charles Ave	New Orleans	LA	70118
Current Resident	801 Fern St	New Orleans	LA	70118
Current Resident	801 S Carrollton Ave	New Orleans	LA	70118
Current Resident	801 Short St	New Orleans	LA	70118
Current Resident	8010 Freret St	New Orleans	LA	70118
Current Resident	8010 Hampson St	New Orleans	LA	70118
Current Resident	8011 Maple St	New Orleans	LA	70118
Tori L Wohlert	8012 Burthe St	New Orleans	LA	70118
Philip J Forcier	8012 Freret	New Orleans	LA	70118
Current Resident	8012 Freret St	New Orleans	LA	70118
Current Resident	8014 Burthe St	New Orleans	LA	70118
Bergman A Mendoza	8014 Hampson St	New Orleans	LA	70118-2737
Current Resident	8014 St Charles Ave	New Orleans	LA	70118
Current Resident	8015 Burthe St	New Orleans	LA	70118
Current Resident	8015 Maple St	New Orleans	LA	70118
Terry Tedesco	8015 St Charles Ave	New Orleans	LA	70118
Tara Tedesco	8015 St Charles Ave # C	New Orleans	LA	70118
Current Resident	8016 Burthe St	New Orleans	LA	70118
Current Resident	8016 St Charles Ave	New Orleans	LA	70118
Current Resident	8017 Burthe St	New Orleans	LA	70118
Current Resident	8017 Maple St	New Orleans	LA	70118
Current Resident	8018 Burthe St	New Orleans	LA	70118
Current Resident	8018 Hampson St	New Orleans	LA	70118
Current Resident	8019 Maple St	New Orleans	LA	70118
Current Resident	802 Fern St	New Orleans	LA	70118
Current Resident	8020 St Charles Ave	New Orleans	LA	70118
Current Resident	8021 Maple St	New Orleans	LA	70118
Current Resident	8022 St Charles Ave	New Orleans	LA	70118
Current Resident	8025 Maple St	New Orleans	LA	70118
Current Resident	8025 St Charles Ave	New Orleans	LA	70118

Current Resident	8028 Burthe St	New Orleans	LA	70118
Current Resident	8035 Maple St	New Orleans	LA	70118
Current Resident	8035 St Charles Ave	New Orleans	LA	70118
Current Resident	8036 Hampson St	New Orleans	LA	70118
8040 St. Charles, LLC	8040 St Charles Ave	New Orleans	LA	70118- 0
Charles G Glaser	8040 St Charles Ave	New Orleans	LA	70118
Current Resident	806 S Carrollton Ave	New Orleans	LA	70118
Current Resident	807 S Carrollton Ave	New Orleans	LA	70118
Current Resident	808 S Carrollton Ave	New Orleans	LA	70118
Current Resident	8100 Hampson St	New Orleans	LA	70118
Current Resident	8100 St Charles Ave	New Orleans	LA	70118
Current Resident	8106 Hampson St	New Orleans	LA	70118
Current Resident	8108 Hampson St	New Orleans	LA	70118
Current Resident	8110 Hampson St	New Orleans	LA	70118
Current Resident	8112 Hampson St	New Orleans	LA	70118
Current Resident	8113 Maple St	New Orleans	LA	70118
Current Resident	8115 Maple St	New Orleans	LA	70118
Current Resident	8116 Burthe St	New Orleans	LA	70118
Current Resident	8116 Hampson St	New Orleans	LA	70118
Current Resident	8117 Maple St	New Orleans	LA	70118
Current Resident	8118 Burthe St	New Orleans	LA	70118
Alan J Hathcock	812 Dublin St	New Orleans	LA	70118
Current Resident	8120 Burthe St	New Orleans	LA	70118
Current Resident	8120 Hampson St	New Orleans	LA	70118
Current Resident	8121 Maple St	New Orleans	LA	70118
Current Resident	8122 Burthe St	New Orleans	LA	70118
Caroline W Wendt	8123 Burthe St	New Orleans	LA	70118
Current Resident	8123 Maple St	New Orleans	LA	70118
Current Resident	8123 St Charles Ave	New Orleans	LA	70118
Ermine F Chandler	8124 Burthe St	New Orleans	LA	70118
Current Resident	8124 Hampson St	New Orleans	LA	70118
Current Resident	8125 Hampson St	New Orleans	LA	70118
David A Jr Pecot	8125 St Charles Av	New Orleans	LA	70118-1045
Current Resident	8125 St Charles Ave	New Orleans	LA	70118
Current Resident	8126 Burthe St	New Orleans	LA	70118
Current Resident	8126 Hampson St	New Orleans	LA	70118
Current Resident	8127 Maple St	New Orleans	LA	70118
Kamin L Lamberston	8128 Burthe St	New Orleans	LA	70118
Current Resident	8128 Hampson St	New Orleans	LA	70118
Pamela L Keenan	8129 Maple St	New Orleans	LA	70118
Shepard H Samuels	813 Dublin St	New Orleans	LA	70118
Current Resident	813 S Carrollton Ave	New Orleans	LA	70118

Current Resident	8130 Hampson St	New Orleans	LA	70118
C Y J M Inc	8131 Hampson St	New Orleans	LA	70118-1025
Hampson Holdings LLC	8132 Hampson St	New Orleans	LA	70118
Current Resident	8133 Maple St	New Orleans	LA	70118
Current Resident	8134 Hampson St	New Orleans	LA	70118
Current Resident	8135 Maple St	New Orleans	LA	70118
Current Resident	8136 Hampson St	New Orleans	LA	70118
Current Resident	8137 Maple St	New Orleans	LA	70118
Current Resident	8138 Burthe St	New Orleans	LA	70118
Symmetry Inc	8138 Hampson St	New Orleans	LA	70118-1026
Scott M Grayson	8138-40 Burthe St	New Orleans	LA	70118
Current Resident	814 Fern St	New Orleans	LA	70118
Current Resident	8140 Burthe St	New Orleans	LA	70118
Current Resident	8141 Maple St	New Orleans	LA	70118
Current Resident	815 Dublin St	New Orleans	LA	70118
Helen S Holman	815 Short St	New Orleans	LA	70118-2744
Bruce M III Moore	816 Burdette St	New Orleans	LA	70118-3941
Sylvia W Stern	816 Fern St	New Orleans	LA	70118-3951
Michael P Arthur	816 Short St	New Orleans	LA	70118-2745
Megan M Uram	817 Fern St	New Orleans	LA	70118-3950
Current Resident	817 S Carrollton Ave	New Orleans	LA	70118
Kurt Flair	817 Short St	New Orleans	LA	70118
Sylvia P Wagner	818 Fern St	New Orleans	LA	70118-3951
George H Jr Arch	818 S Carrollton Av	New Orleans	LA	70118
Current Resident	818 S Carrollton Ave	New Orleans	LA	70118
Ronald D Jr Rice	818 Short St	New Orleans	LA	70118-2745
Julie J Brandt	819 Dublin St	New Orleans	LA	70118
Current Resident	819 Fern St	New Orleans	LA	70118
Adam W Pommier	819 S Carrollton Av	New Orleans	LA	70118-1011
Current Resident	819 S Carrollton Ave	New Orleans	LA	70118
Current Resident	819 Short St	New Orleans	LA	70118
Current Resident	820 Dublin St	New Orleans	LA	70118
Current Resident	820 Fern St	New Orleans	LA	70118
Current Resident	820 Short St	New Orleans	LA	70118
Current Resident	8200 Hampson St	New Orleans	LA	70118
Current Resident	8203 Maple St	New Orleans	LA	70118
Current Resident	8204 Maple St	New Orleans	LA	70118
Majorie J Duhon	8205 Maple St	New Orleans	LA	70118
Current Resident	8207 Maple St	New Orleans	LA	70118
Current Resident	8208 Maple St	New Orleans	LA	70118
Current Resident	821 Short St	New Orleans	LA	70118
Current Resident	8213 Maple St	New Orleans	LA	70118

Leslie G Legrand	8214 Hampson St	New Orleans	LA	70118
Robert G Larsen	8215 Maple St	New Orleans	LA	70118-1039
Arden K Stewart	8217 Maple St	New Orleans	LA	70118-1039
Current Resident	822 Burdette St	New Orleans	LA	70118
Current Resident	822 Short St	New Orleans	LA	70118
Current Resident	823 S Carrollton Ave	New Orleans	LA	70118
Current Resident	824 Short St	New Orleans	LA	70118
Anthony M Almerico	825 Dublin St	New Orleans	LA	70118
Ellen R Kruger	825 Fern St	New Orleans	LA	70118-3950
Richard W Wagner	825 Short St	New Orleans	LA	70118-2744
7821 Maple LLC	826 Adams St	New Orleans	LA	70118
Ach Ventures LLC	826 Adams St	New Orleans	LA	70118
Janet Plume	826 Fern St	New Orleans	LA	70118
Current Resident	826 S Carrollton Ave	New Orleans	LA	70118
Christopher D Swearingen	826-28 S Carrollton Ave Ave	New Orleans	LA	70118
Charlotte B Gans	828 Dublin St	New Orleans	LA	70118-1024
Current Resident	828 Fern St	New Orleans	LA	70118
Current Resident	828 S Carrollton Ave	New Orleans	LA	70118
Thomas W Oppliger	829 Dublin St	New Orleans	LA	70118
Chris Swearinger	830 S Carrollton Av	New Orleans	LA	70118
Current Resident	830 S Carrollton Ave	New Orleans	LA	70118
Current Resident	830 Short St	New Orleans	LA	70118
Cary T Donohue	831 Dublin St	New Orleans	LA	70118
Current Resident	831 S Carrollton Ave	New Orleans	LA	70118
Current Resident	832 Fern St	New Orleans	LA	70118
Current Resident	833 Dublin St	New Orleans	LA	70118
Keith J Toso	833 S Carrollton Ave	New Orleans	LA	70118
Current Resident	834 Fern St	New Orleans	LA	70118
Ora Morriz Flair	83441 Pine Dr	Folsom	LA	70437
Thomas V Flair	83441 Pine Dr	Folsom	LA	70437
Current Resident	835 Fern St	New Orleans	LA	70118
Current Resident	836 S Carrollton Ave	New Orleans	LA	70118
Current Resident	836 Short St	New Orleans	LA	70118
Ninette Baltadano	837 S Carrollton Ave	New Orleans	LA	70118- 0
Current Resident	837 Short St	New Orleans	LA	70118
Kevin P Kane	838 S Carrollton Av	New Orleans	LA	70118-1012
Current Resident	838 S Carrollton Ave	New Orleans	LA	70118
Current Resident	838 Short St	New Orleans	LA	70118
Current Resident	839 Short St	New Orleans	LA	70118
Roma H Gibson	9 Versailles Blvd	New Orleans	LA	70125
Amy R Bruno	900 Fern St	New Orleans	LA	70118
Current Resident	900 Short St	New Orleans	LA	70118

Paul J Walters	901 Dublin St	New Orleans	LA	70118-1125
Current Resident	901 Fern St	New Orleans	LA	70118
Current Resident	904 Short St	New Orleans	LA	70118
Christopher J Wright	905 Fern St	New Orleans	LA	70118
Lorenzo B Jr Franceware	907 S Carrollton Av	New Orleans	LA	70118
Current Resident	907 S Carrollton Ave	New Orleans	LA	70118
Charles L III Eshleman	908 Fern St	New Orleans	LA	70118-3953
Current Resident	909 Dublin St	New Orleans	LA	70118
Current Resident	910 S Carrollton Ave	New Orleans	LA	70118
Octave Jr Jumonville	911 Dublin St	New Orleans	LA	70118
Current Resident	912 Fern St	New Orleans	LA	70118
Alma D Slatten	913 S Jahncke Ave	Covington	LA	70433
Current Resident	914 Fern St	New Orleans	LA	70118
Robert A Spratt	916 Fern St	New Orleans	LA	70118-3953
Paul D Cosma	916 Short St	New Orleans	LA	70118
James B, Jr Wooldridge	917 S Carrollton Ave	New Orleans	LA	70118
Current Resident	918 Short St	New Orleans	LA	70118
Current Resident	919 S Carrollton Ave	New Orleans	LA	70118
Daniel E Sullivan	919 Short St	New Orleans	LA	70118-2730
Current Resident	920 S Carrollton Ave	New Orleans	LA	70118
Carrollton United Methodist Church	921 S Carrollton Ave	New Orleans	LA	70118- 0
Current Resident	922 S Carrollton Ave	New Orleans	LA	70118
Jonathan B Pritchett	923 Short St	New Orleans	LA	70118-2730
Current Resident	924 S Carrollton Ave	New Orleans	LA	70118
Current Resident	939 Short St	New Orleans	LA	70118
Toby P Feibelman	C/O Lauren Decker Whitney Bank 228 St Charles	New Orleans	LA	70130
Propertycompany Crescent	C/O Bruce Oreck 203 Morningside Pk	Bolder	CO	80304- 0
Millmark,L.L.C.	C/O Jean Hearst-Graf 650 Chesopelan Point	Virginia Beach	VA	23452- 0
De Rosas Christina Gomaz	Et Al 30609 Lake Winnipeg	Harvey	LA	70058
Keith R Koppens	Et Al 8010 Hampson St	New Orleans	LA	70118
Lydia H Tompkins	Et Al 8018 Hampson St	New Orleans	LA	70118
Peter W Ehrensing	Et Al 912 Fern St	New Orleans	LA	70118
Rrk Ii, LLC	Et Als 5469 Kaywood Dr	Jackson	MS	39211
Gayle T Wykle	Et Als 8001 St Charles Ave	New Orleans	LA	70118-2746
Michael T Yest	Etal 3816 Coliseum St	New Orleans	LA	70115
Miriam P Depass Harper	Etal 724 Fern St	New Orleans	LA	70118-3949
Michael T Yest	Etal 7805 Willow St	New Orleans	LA	70118
Christopher J Michals	Etal 823 S Carrollton Av	New Orleans	LA	70118
Jay E Martin	Etal 830 Short St	New Orleans	LA	70118- 0
Danielle D Newlin	Etals 7932 St Charles Ave	New Orleans	LA	70118- 0
M Elizabeth Salisbury Trust	For Maureen O Wall 5104 Pitt St	New Orleans	LA	70115- 0
Fern, L.L.C H.R.	P O Box 1408	Summit	NJ	07902

St Charles,L.L.C. H.R.	P O Box 1408	Summit	NJ	07902
Sarpy Properties LLC	P.O. Box 1159	Deerfield	IL	60015
Warren F Caire	P.O. Box 195 131 Caire Ct	Edgard	LA	70049
George III Shuler	Patricia B Shuler 7615 St Charles Ave	New Orleans	LA	70118
James J Mcclain	Po Box 428	Metairie	LA	70004
And Linda Mccall James	Revocable Trust, Et Al 819 Fern St	New Orleans	LA	70118-3950
Laura C Deschapelles	Sap #1193 P O Box 028527	Miami	FL	33102-8527

Neighborhood Organizations

Organization Name	Carrollton Area Network
Point of Contact	H.V. Nagendra
Phone Number	504-616-5972
Email	h.nagendra@att.net
Street Address	2319 Adams Street
City	New Orleans
Zip	70118

Organization Name	Maple Area Residents, Inc. (MARI)
Point of Contact	Keith Hardie
Phone Number	504-522-6222
Email	maplearearesidentsinc@gmail.com
Street Address	618 Audubon St.
City	New Orleans
Zip	70118

Organization Name	Maple Street Business Association
Point of Contact	Sherif Sakla
Phone Number	504-528-1800
Email	ssakla@lawmedic.com
Street Address	1100 Poydras Street, Ste. 2905
City	New Orleans
Zip	70163

Organization Name	Carrollton United
Point of Contact	June Jones
Phone Number	504-861-0119
Email	junejones1100@bellsouth.net
Street Address	8540 Spruce St.
City	New Orleans
Zip	70118

Organization Name	Central Carrollton Association
Point of Contact	
Phone Number	504.616.5972
Email	info@carrolltonareanetwork.org
Street Address	2319 Adams St.
City	New Orleans
Zip	70118

Organization Name	Carrollton Riverbend Neighborhood Assoc
Point of Contact	Julianna Padgett
Phone Number	504-865-7143
Email	juliannapadgett@gmail.com
Street Address	
City	
Zip	

Other Interested Parties

Nathan Lott	collaborative@nolawater.org
Marilyn Feldmeier	mfeldmei@tulane.edu
Peter Trapolin	ptrapolin@trapolinpeer.com
Paula Peer	Ppeer@trapolinpeer.com
John Stubbs	jstubbs2@tulane.edu
Sandra Stokes	slstokes@earthlink.net
(w/ Louisiana Landmarks Society)	

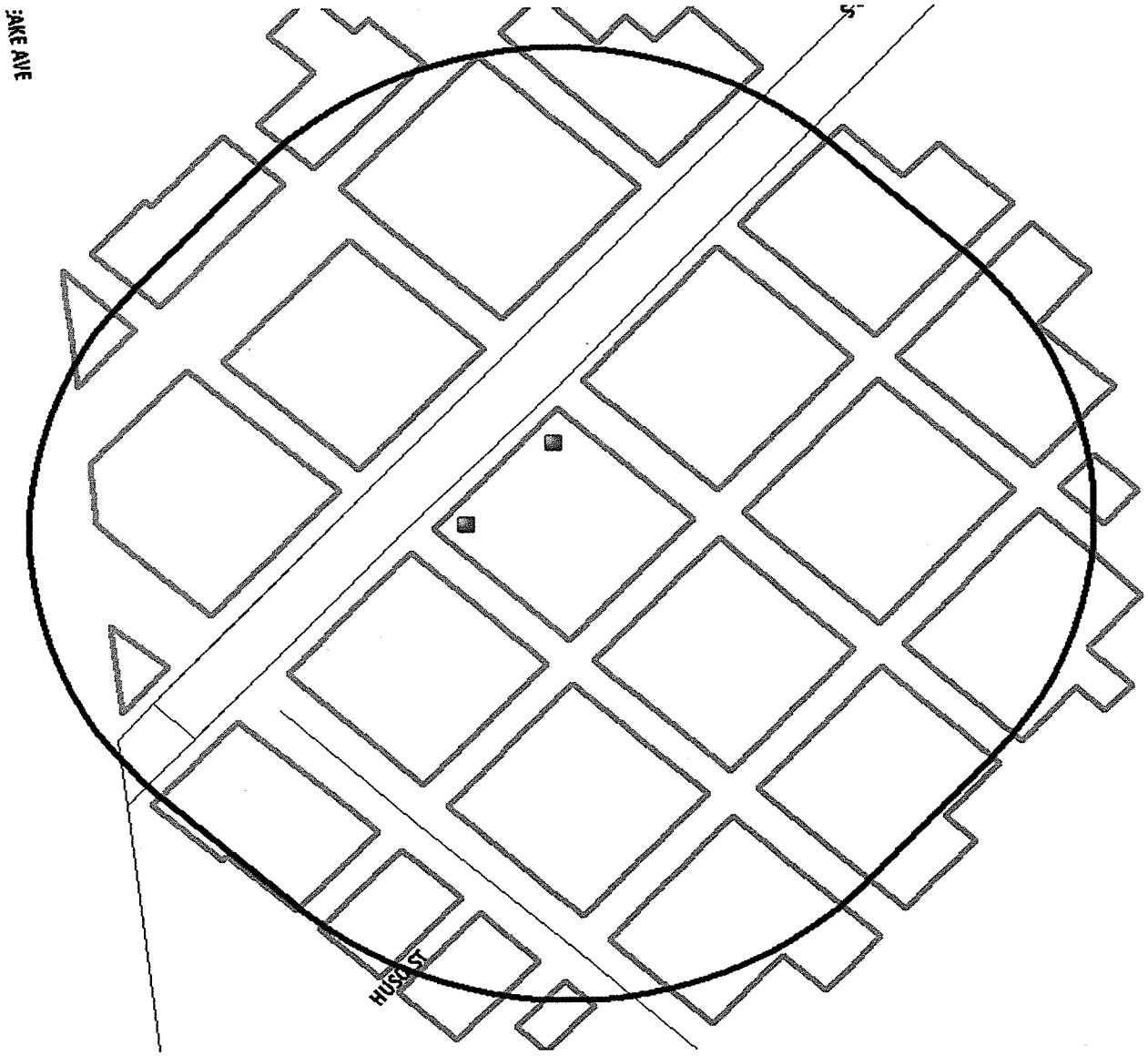
Council Person

District "A"

Susan G. Guidry
City Hall, Room 2W80
1300 Perdido Street
New Orleans, LA 70112

Phone: (504) 658-1010
Fax: (504) 658-1016
sgguidry@nola.gov

Buffer Map



Previous Parcel | Next Parcel | Return to Main Search Page | Orleans Home

Owner and Parcel Information

Owner Name	ORLEANS PARISH SCHOOL BOARD	**Today's Date**	June 24, 2016
Mailing Address	3510 GENERAL DE GAULLE DR NEW ORLEANS, LA 70114	**Municipal District**	7
Location Address	701 S CARROLLTON AV	**Tax Bill Number**	716105815
Property Class	Exempt	**Special Tax District**	7-MAPL
Subdivision Name		**Land Area (sq ft)**	75900
Square	84	**Lot**	SQ
Book	01	**Folio**	055
Line	001	**Parcel Map**	Show Parcel Map
Legal Description	1. SQ 84 LOT SQ 276 X 275 2. EXEMPT	**Assessment Area**	EAST CARROLLTON COM71 Show Assessment Area Map

Value Information

Estimate Taxes | Tax Information

Special Assessment Treatment

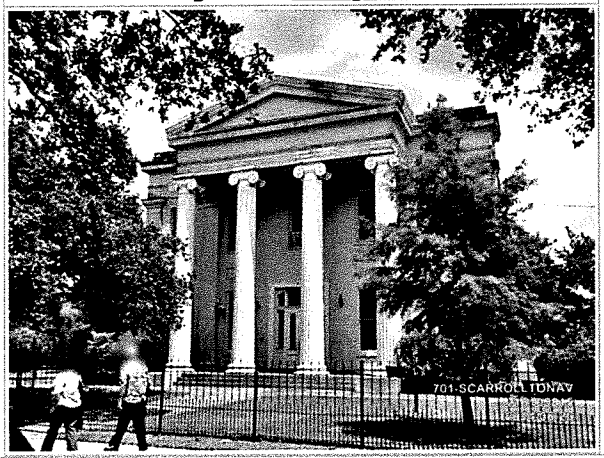
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
2016	$ 1,897,500	$ 0	$ 1,897,500	$ 189,750	$ 0	$ 189,750	$ 0	$ 0				
2015	$ 437,700	$ 0	$ 437,700	$ 43,770	$ 0	$ 43,770	$ 0	$ 0				
2014	$ 437,700	$ 0	$ 437,700	$ 43,770	$ 0	$ 43,770	$ 0	$ 0				

Certified Values

Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
No sales information associated with this parcel.					

Building Photo Enlarge/Show All



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ORLEANS PARISH SCHOOL BOARD

Superintendent | Henderson Lewis, Jr. Ph.D

August 4, 2016

Dear Neighbor:

The Orleans Parish School Board (OPSB) owns a parcel of land, located at 719 South Carrollton Avenue, commonly known as the Carrollton Courthouse. The property is currently designated RLD-PRE (Residential Low Density Pre-War). OPSB would like to change the Future Land Use (FLU) of the plot to MUL (Mixed-Use Low Density). The goal of which is to, "Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments." This change would allow for new viable options for reuse.

With a FLU change, the historic buildings which sit on the land could rejoin the neighborhood, possibly as a mixed-use space. This land use change would likely allow the site to serve the neighborhood better than its current vacant state.

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, we are 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.

The meeting will take place:

Wednesday, August 17, 2016 at 6:00 pm

Banneker Elementary School Cafeteria, 421 Burdette Street

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

If you have questions or comments, here's how to reach us. We hope to see you at the meeting on August 17th.

Sincerely,

Henderson Lewis, Jr., Ph. D.
Superintendent of Schools

CARROLLTON COURTHOUSE NPP MEETING – MASTER PLAN AMENDMENT CHANGE

AUGUST 17, 2016 6PM

421 BURDETTE STREET, NEW ORLEANS, LA

SIGN IN SHEET

NAME	ADDRESS	CONTACT INFO
Teddy Martin	7601 Hampson	teddy1233@cox.net
Nathan Schwam	RSD 7617 Hickory 70118	nathan@nathanschwam.com
DAPHNE + STEVE FINGERMAN	625 SHORT	fingermans@mindspring.com
[illegible]	8131 Hampton St	[illegible] 865-9666
John Lafargue	474 Audubon St.	New Orleans LA 70118
KURT J. FLAIR	817 SHORT	~~NOLA~~ Kurtjflair@gmail.com 504-444-4372
Sidney Lambert	721 Short	goseeside@hotmail.com
Ava Alltmont	2237 Audubon St.	aalltmont@trapolinpeer.com
Julianna Padgett	935 Dante St	Juliannapadgett@gmail.com

CARROLLTON COURTHOUSE NPP MEETING – MASTER PLAN AMENDMENT CHANGE

AUGUST 17, 2016 6PM

421 BURDETTE STREET, NEW ORLEANS, LA

SIGN IN SHEET

NAME	ADDRESS	CONTACT INFO
DK GROOME	7419 MAPLE ST	dkgroome@aol.com
JAMES CARRIERE	801 So. CARROLLTON	jas.carriere.at.charter.net
Hallie Borstel	8300 Panola	hborstel@tulane.edu
Keith Hardie	618 Audubon	keithhardie@yahoo.com
Betty DiMarco	8221 Birch St	dimareo-b1@bellsouth.NET
David and Lydia Butler	8018 Hampson Street	sabistonbutler@yahoo.com
SANDRA STOKES	600 JULIA ST.	slstokes@earthlink.net
Phillip Gilman	6330 Willow St.	phil.gilman@gmail.com
Gretchen Becnel	8015 Maple St.	gfbecnel@gmail.com
Karl Becnel	7801 Sycamore St. ~~8015 Maple St~~	Karl.becnel@gmail.com
Gordon McLeod	4141 Verdone Pl	tgmcleod@nola.gov
Fred Robertson	1725 Frenchmen St	fredrobertsnc@earthlink.net

CARROLLTON COURTHOUSE NPP MEETING – MASTER PLAN AMENDMENT CHANGE

AUGUST 17, 2016 6PM

421 BURDETTE STREET, NEW ORLEANS, LA

SIGN IN SHEET

NAME	ADDRESS	CONTACT INFO
Kate Prechter	505 Broadway	723-0001 kprechter@aol.com
Nathan Lott	8310 Panola St.	nathanlott@gmail.com
Tommy Milliner	7721 Plum St.	tommymilliner@fastmail.net
[illegible]	7957 S. Charles	866-0171 - 899-9308
DAVID B SHARPE	717 FERN ST.	dbxsharpe@gmail.com
CAROL GNIADY	1440 MOSS 70119	cgniady@louisianalandmasterdiary
Meghan Murphy	2213 Adams St.	mmurph6@tulane.edu
Erin McQuade-Wright	905 Fern	emcquade@gmail
Min Yang	7728 Zampel St.	yang.min@gmail.com
Michele Lambert	721 Burdette St.	shhdtn@gmail.com
Aimee Freeman	714 Fern St.	freemanaimee@me.com

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Aimee (LAST) Freeman

ADDRESS: 714 Fern St.

CITY: N.O., LA ZIP CODE: 70118 CONTACT NUMBER(S): 504-957-4146

EMAIL ADDRESS: freemanaimee@me.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

- ✓ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S):

Why don't you just sell the property as is now? Waiting for the Land Use change is ridiculous! Just sell it and let the new owner take the responsibility for changes.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Sidney (LAST) Lambert

ADDRESS: 721 Short

CITY: N.O ZIP CODE: 70118 CONTACT NUMBER(S): _____

EMAIL ADDRESS: goseesite hotmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): MARI

PLEASE MARK THE APPROPRIATE RESPONSE:

- ✓ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): If there is to be a change to the progerty, dwellings would be preferable, but the courthouse must remain in its original form.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) SANDRA STOKES (LAST) _____

ADDRESS: 600 JULIA ST

CITY: NO ZIP CODE: 70130 CONTACT NUMBER(S): 225-445-3800

EMAIL ADDRESS: SLStokes@earthlink.net

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): LA LANDMARKS SOCIETY

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
__✓__ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): WANT ASSURANCE THAT COVENANTS BE PUT ON PROPERTY TO PROTECT THE HISTORIC INTEGRITY (FACADE EASEMENT PLUS) [redacted]

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Michele (LAST) Lambert

ADDRESS: 721 Burdette St.

CITY: N.O.L.A. ZIP CODE: 70118 CONTACT NUMBER(S): 504 491-1022

EMAIL ADDRESS: shhdtn@gmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): N/A

PLEASE MARK THE APPROPRIATE RESPONSE:

- [X] I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- [ ] I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- [ ] I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S):

I heard very little because I was in the back - People asking questions away from me - Would have liked to have heard more.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Phillip (LAST) Gcimon

ADDRESS: 8330 Willow Street

CITY: New Orleans ZIP CODE: LA 70118 CONTACT NUMBER(S): 304-671-4666

EMAIL ADDRESS: phil.gcimon@gmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): N/A

PLEASE MARK THE APPROPRIATE RESPONSE:

- ✓ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S):

How is the restriction on future owners working?

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) KARL (LAST) BEENEL

ADDRESS: 7801 SYCAMORE ST.

CITY: NOLA ZIP CODE: 70118 CONTACT NUMBER(S): 504-439-8176

EMAIL ADDRESS: KARL.BEENEL@gmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): —

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
__✓__ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SMITH SITE
__✓__ PROPERTY OWNER OF 8015 MAPLE ST.

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): _____

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: (FIRST) Gretchen (LAST) Becnel

ADDRESS: 7501 Sycamore St

CITY: NO ZIP CODE: 70118 CONTACT NUMBER(S): 504 439-8177

EMAIL ADDRESS: gfbecnel@gmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
✓ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SMITH SITE
✓ I own 8045 Maple St across from courthouse

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): _____

I hope the public will be able to attend another meeting to be informed on OPSD covenant before the property goes to auction.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: (FIRST) DAVID (LAST) SHARPE 8/17/2016

ADDRESS: 717 FERN ST.

CITY: NEW ORLEANS ZIP CODE: 70118-3948 CONTACT NUMBER(S): 504-866-0690

EMAIL ADDRESS: dbxsharpe@gmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE: (ABOUT 2 BLOCKS)

- ✓ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SMITH SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): MEETING ON AUG. 17, 2016 WAS PROFESSIONAL AND INFORMATIVE. QUESTIONS FROM PUBLIC WERE ANSWERED WELL, AND GENERATED FOLLOW-UP DISCUSSIONS. THE SLIDES AND HANDOUTS WERE HELPFUL. SPEAKERS WERE POLITE, SINCERE, AND FORTHRIGHT. I AM IN FAVOR OF THE PROPOSED CHANGE.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) DAVID (LAST) GROOME

ADDRESS: 7419 MAPLE ST.

CITY: N. O. ZIP CODE: 70118 CONTACT NUMBER(S): _____

EMAIL ADDRESS: _____

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): MAPLE AREA RESIDENTS INC.

PLEASE MARK THE APPROPRIATE RESPONSE:

- X I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SMITH SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): _____

IF Sold to A developer (Condo, Apts,) CAN IT be with A stipulation (legally enforceable) that the Original bldg. would be PRESERVED?

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: (FIRST) Yvonne (LAST) La Fleur

ADDRESS: 8131 Hampson St.

CITY: N. O. ZIP CODE: 70118 CONTACT NUMBER(S): 504-866-9666

EMAIL ADDRESS: designer@YvonneLaFleur.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
✓ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SMITH SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): Interested in the integrity of the courthouse & remain with possible removal of newer structure for parking - a great event space - not a drugstore

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Keith (LAST) Hardie

ADDRESS: 6018 Audubon

CITY: NOLA ZIP CODE: 70118 CONTACT NUMBER(S): 522-6222

EMAIL ADDRESS: keithhardie@yahoo.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
__✓__ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SMITH SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): _____

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: (FIRST) Nathan (LAST) Lott

ADDRESS: 8310 Pamola St

CITY: New Orleans ZIP CODE: 70118 CONTACT NUMBER(S): _____

EMAIL ADDRESS: nathan.lott@gmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): La. Landmarks, GNO Water Collaborative

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
__X__ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SMITH SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S):

How will changes affect viewsheds and build-out potential of the entire site? It is important to preserve green space for views of the building, water management and (ideally) public access.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Tommy (LAST) Miller

ADDRESS: 7721 Plum St.

CITY: New Orleans ZIP CODE: 70118 CONTACT NUMBER(S): 866-8579

EMAIL ADDRESS: tommymiller@hotmail.net

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): MAZ

PLEASE MARK THE APPROPRIATE RESPONSE:

- ✓ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): I support the land use change. Please appoint an advisory committee for the RFP process.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Julianna (LAST) Padgett

ADDRESS: 935 Dante

CITY: NO ZIP CODE: 70118 CONTACT NUMBER(S): 504.865.7143

EMAIL ADDRESS: julianna padgett @ gmail. com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

- X I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): _____

agree w/ land use change

Request community participation, i.e. advisory committee, in the actual RFP or sale of property

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) DOROTHEA "TEDDY" (LAST) MARTIN

ADDRESS: 7601 HAMPSON ST.

CITY: NO ZIP CODE: 70118 CONTACT NUMBER(S): _____

EMAIL ADDRESS: teddy1233@cox.net

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
__✓__ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): _____

My wish is for condos that will increase the neighborhood also well as preserve it

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Drew (LAST) Ward

ADDRESS: 1108 Dilles St

CITY: _____ ZIP CODE: 70118 CONTACT NUMBER(S): (504) 638-7058

EMAIL ADDRESS: drew.ward@gmail.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

- X I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S): _____

1. Possible to apply for Nat'l Landmarks Status
2. Covenants -

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: _(FIRST) Frederick Lee (LAST) LAWSON

ADDRESS: 1127 Decatur St Apt D

CITY: N.O. La. ZIP CODE: 70116 CONTACT NUMBER(S): 504 235 4555

EMAIL ADDRESS: lawsonnola@yahoo.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): taught @ Ben Franklin (old & new)

PLEASE MARK THE APPROPRIATE RESPONSE:

_____ I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
_____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
__✓__ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S):

comment on value of National Register protection.

COMMENT CARD

(NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING
TO DISCUSS CARROLLTON COURTHOUSE)

NAME: (FIRST) KATE (LAST) PRECHTER

ADDRESS: 505 BROADWAY

CITY: N.O. LA ZIP CODE: 70118 CONTACT NUMBER(S): 504-723-0001

EMAIL ADDRESS: kprechter@aol.com

SCHOOL/ORGANIZATIONAL AFFILIATION (IF ANY): _____

PLEASE MARK THE APPROPRIATE RESPONSE:

- X I LIVE ½ MILE OR LESS FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE ½ - 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- _____ I LIVE MORE THAN 1 MILE FROM THE CARROLLTON COURTHOUSE SITE
- X I OWN PROPERTY WITH IN 2 BLOCKS OF THE COURTHOUSE

PLEASE WRITE YOUR QUESTION(S) OR COMMENT(S):

LEAVE THE ZONING AS IS. THE SCHOOL BOARD CAN EASILY SELL THE SQUARE FOR 3.2 MILLION, ~~[illegible]~~ THE APPRAISED VALUE, CHANGING THE "LAND USE"/ZONING COMES AT THE EXPENSE OF THE NEIGHBORHOOD THE PROPERTY WILL NOT GO UNDEVELOPED IF THE

SCHOOL BOARD DOESN'T GET A 'LAND USE'
CHANGE. (LAND USE CHANGE IS A POLITICALLY CORRECT WORD FOR REZONING)

Pre-NPP Meeting hosted by Keith Hardie of Maple Area Residents, Inc. (MARI)

Date: 8/12/16
Time: 4:00 PM
Location: 757 St. Charles Ave., Ste. 304
Participants: Nine to include:
Keith Hardie (MARI)*
Tommy Milliner (MARI)*
Julianna Padgett (Carrollton Riverbend Neighborhood Assoc)*
Woody Koppel (Orleans Parish School Board) - Board_Member6@nops.k12.la.us
Sue Robertson (Orleans Parish School Board) - Sue_Robertson@opsb.us
Stan Smith (Orleans Parish School Board) - stan_smith@opsb.us
Ron Bordelon (Recovery School District) - ron.bordelon@rsdla.net
Annie Cambria (Recovery School District) - annie.cambria@rsdla.net
James Rolf (Recovery School District/Tulane MPS) – james.rolf@icloud.com
* contact information included in 600' radius neighbor list

Concerns: The primary concern of this meeting was how the school board (OPSB) intended to preserve the historic integrity of the old Carrollton Courthouse buildings. Stan Smith mentioned the use of restrictions on the property sale. Julianna Padgett requested that a community representative act as an advisor if the school board decided to sell the property via a RFP.
Another part of the discussion centered around how and why a Future Land Use change would proceed. To aid in this explanation, OPSB RSD gave a quick run-through of the presentation which would be used at the official Neighborhood Participation Meeting. See attached NPP presentation for details.

Project NPP Report

Date of Report: August 29, 2016
Project Name: Carrollton Courthouse
Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 719 S. Carrollton Avenue, bound by Maple, Short, and Hampson Streets. The applicant intends to file an application to rezone the property from RLD-PRE to MUL to permit future owners better opportunities for site improvement. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed actions. Comments, sign-in lists, letters, summary sheets, and other materials are attached.

Contact:
Stan Smith
3520 General DeGaulle Drive
New Orleans, LA 70114
504-304-5678
Email: stan_smith@opsb.us

Neighborhood Meetings: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign in lists, and other feedback are attached].

1. August 17, 2016 –Banneker Elementary School Cafeteria, 421 Burdette Street, 6pm – 7pm, 32 people in attendance.

Correspondence and Telephone Calls:

1. August 5, 2016 – letters mailed to contact list, including homes, apartments neighborhood associations, churches, and schools.
2. August 6, 2016 – emails sent to neighborhood organizations and other interested parties

Results:

There were 517 persons/addresses invited to the community meeting. * See summary below:

1. Summary of concerns, issues and problems:
   - How to prevent developer from buying property and demolishing the historic buildings?
   - How will changes effect the view/green space?
   - Request continued community participation in process moving forward (i.e. neighborhood advisor to RFP process/sale)
   - Need easement/restriction/covenant to protect historic integrity of historic courthouse building
   - Will putting it on the National Register of Historic Places (NRHP) protect it further?
   - Leave the zoning as is
2. How concerns, issues and problems will be addressed:
   - OPSB agreed to let Louisiana Landmarks Society help place easement on buildings
   - Green space requirements will be addressed if there is a zoning change
   - The property is already a contributing element to a National Register Historic District. Placing it individually on the NRHP will not provide more protection.

3. Concerns, issues, and problems not addressed and why:
    - The school board is not changing the zoning. That is up to the next owner. Zoning will be limited by this FLU change. Zoning and Future land use are not the same thing.

*Note: Of the 507 letters mailed out, approximately 100 were returned as undeliverable.

From: **James Rolf** jrolfiii@tulane.edu
Subject: Re: Carrollton Courthouse: OPSB to seek zoning change
Date: August 8, 2016 at 11:02 AM
To: John H Stubbs jstubbs2@tulane.edu, Keith Hardie keithhardie@yahoo.com
Cc: Annie Cambria annie.cambria@rsdla.net, Stan Smith stan_smith@opsb.us, Robertson, Sue sue_robertson@opsb.us, Ron Bordelon ron.bordelon@rsdla.net

Hi Keith,

I am working as a consultant for Recovery School District (RSD) and Orleans Parish School Board (OPSB) as part of my Tulane MPS practicum. The Carrollton Courthouse FLU change application is a large part of the work I'm doing.

The City of New Orleans has opened the Future Land Use (FLU) amendment process to the Master Plan. Currently, this only happens every five years. In an effort to eliminate a barrier to entry for purchasers/developers, the School Board is applying for a land use change for the Carrollton Courthouse. If you recall the proposals that my class described during our presentation on the Courthouse, these uses (i.e. mixed-use space) are not allowed under current FLU/Zoning.

I am working on a presentation for the meeting that will describe the amendment process as well as what a FLU change means and how it relates to zoning. Rest assured that the neighborhood will have more that one opportunity to weigh in on any changes. Neighbors will be able to participate in another similar meeting if a developer buys the property and applies for a zoning change. Essentially, the property/buildings cannot be used for much more than a school, church, or community center unless both the FLU and Zoning are changed.

Feel free to contact me with any other questions. I am more than happy to help.

James Rolf
Tulane MPS
504-920-9964

> On Aug 8, 2016, at 10:23 AM, Stubbs, John H <jstubbs2@tulane.edu> wrote:
>
> Keith
> I don't know the particulars of this but James Rolf might. He is copied above.
> Yours
> John
>
> John H. Stubbs
> Christovich Professor of Preservation Practice
> Director, Master of Preservation Studies
> Tulane School of Architecture
> New Orleans, LA 70118
>
> architecture.tulane.edu
> conservebuiltworld.com
>
> On Aug 8, 2016, at 9:48 AM, Keith Hardie <keithhardie@yahoo.com> wrote:
>
> I received this notice this morning. OPSB will apparently seek to change the zoning to Mixed-use low density. I don't want to jump to conclusions on this, and would like to hear from you as to the relative merits and risks of the proposed change.
>
> **Keith Hardie, Jr.**
> **keithhardie@yahoo.com**
> **757 St. Charles, Suite 304**
> **New Orleans, LA 70130**
> **(504) 522-6222**
> **(504) 522-6226 (fax)**
>
> <610804 OPSB Zoning Change Notice.pdf>

From: **Stubbs, John H** jstubbs2@tulane.edu
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Date: August 8, 2016 at 10:23 AM
To: Keith Hardie keithhardie@yahoo.com
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Orleans Parish School Board looks for land-use break on histori Carrollton Courthouse

By ROBERT MORRIS | uptownmessenger.com **AUG 21, 2016 - 4:30 PM**

The Orleans Parish School Board plans to ask the city to allow a wider use of land-use options on the Carrollton Courthouse property in preparation for its upcoming sale, drawing mixed reactions from neighbors and preservationists.

The courthouse, completed in 1855, served as the seat of government for Jefferson Parish until the city of Carrollton was annexed by New Orleans in 1874. The stately Greek Revival building was designed by one of New Orleans' most prominent architects, Henry Howard.

In the 1950s, preservationists led a drive to save the building that led to its rebirth as a school. From 1957 to 2013, it housed a series of public schools, including Benjamin Franklin High School.

Worried about its uncertain future, the National Trust for Historic Preservation last year put the courthouse on its list of America's 11 Most Endangered Historic Places.

The School Board is requesting a change to the property's designated "future land use" in the city's master plan from residential to low-density mixed use, Chief Financial Officer Stan Smith told a neighborhood meeting Wednesday evening.

The request is not for a zoning change, he said, but it would allow any future owners of the property more flexibility in the zoning options they could then pursue.

Unlike the city's zoning ordinance, which is changed for specific projects and properties at nearly every meeting of the City Council, the master plan is only required to be updated once every five years – a process that is now ongoing. The OPSB's application for a change to the plan is due by the end of August.

"If we lose the window to do it now, it will be another five years before we can get a change in the land use for the property," Smith said.

(Technically, the city can amend the master plan once a year if it is deemed necessary, but "practically," it only happens every five years, said Gordon McLeod, director of land use for City Councilwoman Susan Guidry's office.)

While a change in future land use is expected to make the courthouse easier to sell, it would not give developers a blank check, Smith emphasized.

First, the zoning itself will remain residential – so any other use would still require a zoning change. "It would still have to go through that zoning process," Smith said.

Second, the School Board has committed to including requirements in any sale (known as "facade easements") that will restrict what architectural changes future owners can make to the building.

Wednesday's meeting drew nearly 40 people from the neighborhood and the preservation community, and many said afterward they still had questions.

Sandra Stokes of the Louisiana Landmarks Society said she wanted to look into what the exact range of possible uses for the property could be under a "low-density mixed use" designation, because the group's preference remains for the courthouse to find some community use.

"We want to really take a look at this and see what it means in the long term," Stokes said.

Julianna Padgett, president of the Carrollton Riverbend Neighborhood Association, said she believes the School Board has acted in good faith thus far. "I think the board has done everything possible to prepare the neighborhood and try to find a partner for this building," she said. "This seems like the best next step."

Nearby resident Kate Prechter said she would prefer that the board either leave the land-use issue to the future owner to resolve, or simply allow it to remain residential. Any use other than residential would likely be a burden on the neighborhood, she said.

"Why change it and create more problems for the neighborhood?" Prechter asked. "Why create the problem? What is their motive for pushing this?"

By state law, any sale of surplus property by the School Board must be by either auction or competitive bid, Smith said.

Neighborhood activists pointed out that it also could be exchanged with another governmental entity for a property of equal value, and some asked that the sale process be accomplished through a request for proposals instead of an auction.

Ultimately, the School Board's aim is to get its surplus properties, like the courthouse, back into commerce, Smith said. The price tag on the sale isn't the real benefit to the school system's finances, he said. It's the long-term increase in property values – and thus tax revenues – from strengthening the neighborhood.

"It's to facilitate the sale, but it's not to get more money for the property," Smith said of the proposed land-use change. "Our goal is to convert the properties that are not being used back into the neighborhoods to increase the value of the neighborhoods."

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Aug 17 2016

Orleans school board seeks wider range of land-use options at Carrollton Courthouse prior to sale

Posted by Robert Morris at 6:10 pm schools

Sandra Stokes of the Louisiana Landmarks Society speaks in front of the Carrollton Courthouse on Wednesday, June 24. (Robert Morris, UptownMessenger.com)

The Orleans Parish School Board plans to ask the city to allow a wider use of land-use options on the Carrollton Courthouse property in preparation for its upcoming sale, drawing a range of reactions from neighbors and preservationists this week.

The OPSB is requesting a change to the courthouse property's "future land use" in the city's Master Plan from its current residential designation to low-density mixed use, Chief Financial Officer Stan Smith explained at a neighborhood meeting Wednesday evening. The request is not for a zoning change, he and other officials emphasized, but would allow any future owner of the property more flexibility in the zoning options they could then pursue.

Unlike the city's zoning ordinance, which is changed for specific projects and properties at nearly every meeting of the City Council, the Master Plan is only required to be updated once every five years — a process that is currently ongoing, Smith explained. In fact, the OPSB's application for the Master Plan change is due by the end of August.

"If we lose the window to do it now, it will be another five years before we can get a change in the land use for the property," Smith said.

(Technically, the city can amend the Master Plan once a year if it is deemed necessary, but "practically," it only happens every five years, said Gordon McLeod, director of land use for Councilwoman Susan Guidry's office, after the meeting.)

While the change in land use is expected to make the courthouse easier to sell, it does not give developers a blank check, Smith emphasized. First, the zoning itself will remain

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residential — so any other use will still require a zoning change by the new owner. Second, the OPSB has committed to including requirements in the sale (known as "facade easements") that will restrict what architectural changes future owners can make to the Carrollton landmark.

"It would still have to go through that zoning process," Smith said.

The meeting drew nearly 40 people from the neighborhood and from the preservation community, but many said afterward they still had questions. Sandra Stokes of the Louisiana Landmarks Society said she wanted to look into what the exact range of possible uses for the property could be under the new land-use, because their preference remains for the courthouse to find some community use.

"We want to really take a look at this and see what it means in the long term," Stokes said. "We don't want to give up yet."

Julianna Padgett, president of the Carrollton Riverbend Neighborhood Association, said she believes the school board has acted in good faith regarding the courthouse thus far.

"I think the school board has done everything possible to prepare the neighborhood and try to find a partner for this building," Padgett said. "This seems like the best next step."

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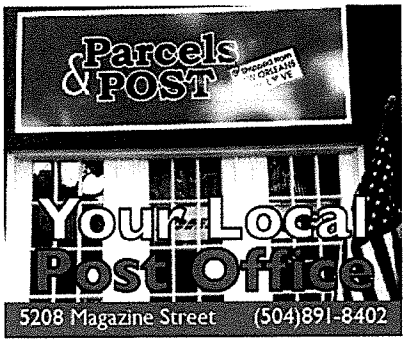
Ultimately, the school board's aim is to bring its surplus properties like the courthouse back into commerce, Smith said. The price tag on the sale isn't the real benefit to the school system's finances, he explained — it's the long-term increase in property values — and thus tax revenues — from strengthening the neighborhood.

"It's to facilitate the sale, but it's not to get more money for the property," Smith said of the proposed land-use change. "Our goal is to convert the properties that are not being used back into the neighborhoods to increase the value of the neighborhoods."

To read our live coverage of Wednesday's meeting, see below.



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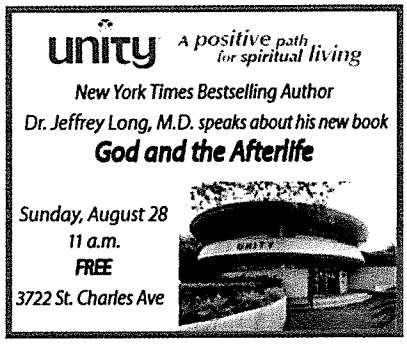

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honored.

via • 6 days ago

Someone asks if a Whole Foods could go into the courthouse.

Probably not, Smith says -- that would be considered too big for any of the zoning categories allowed.

via • 6 days ago

And that concludes the meeting.

Thanks for reading UptownMessenger.com.

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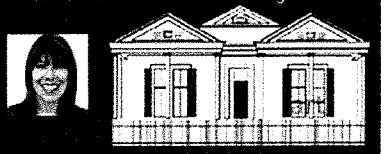
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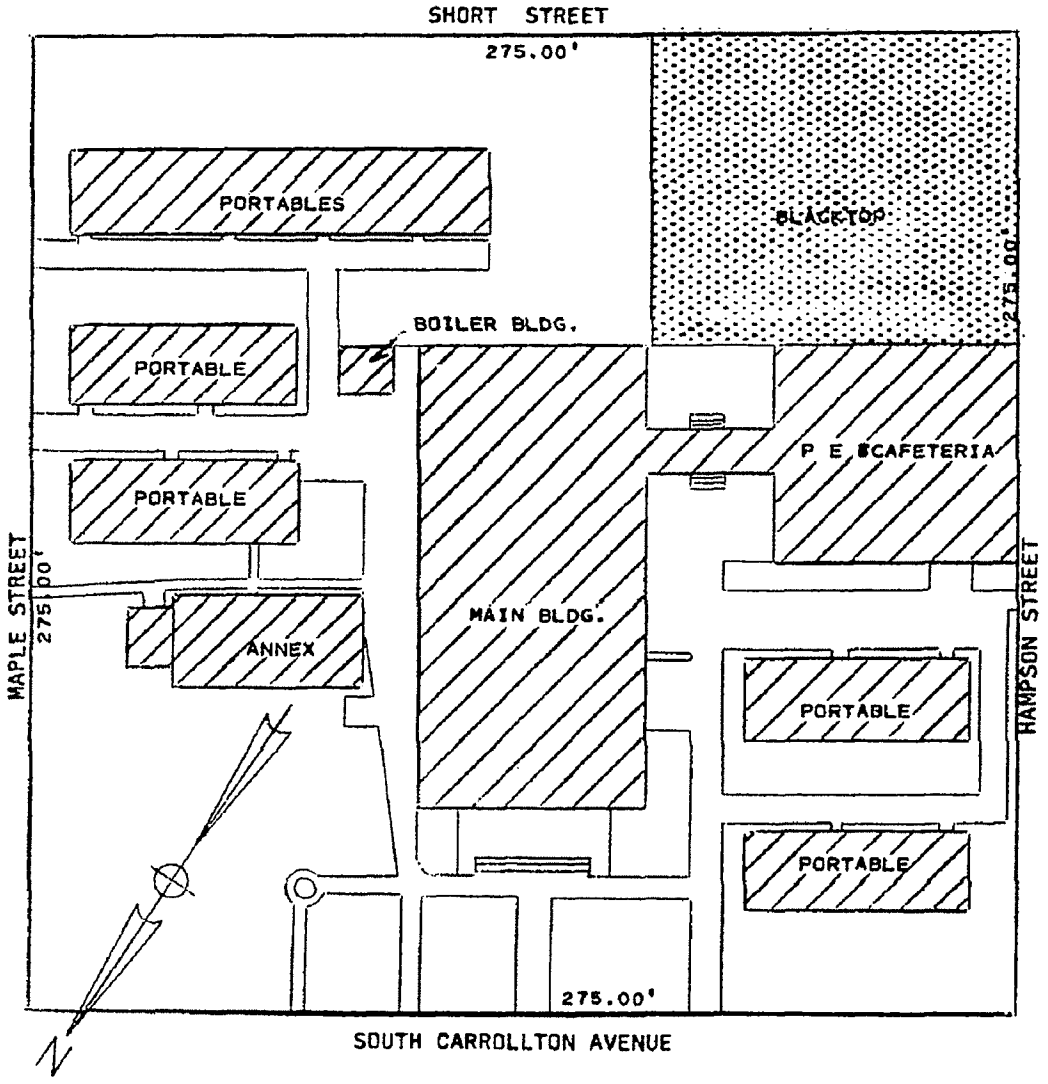
Reasons for Change from RLD-PRE to MUL:

- The current land use designation is intended primarily for single and two-family residences.
    - The existing historic building does not lend itself to single or two-family uses.
- A change to MUL would allow an owner to utilize the existing architecturally historic buildings.
- A change to MUL would eliminate a barrier to entry for the property's next custodian, making it easier for Orleans Parish School Board (OPSB) to sell the site.
    - OPSB would like to alleviate the financial burden of maintaining vacant buildings
    - OPSB would like to see the land and buildings revitalized, thereby increasing the surrounding neighborhood's property values
- OPSB has been working with the neighbors, community and preservationists on ways to dispose in a manner that will be acceptable to the community and allow OPSB to comply with legal requirements on disposition.
- A MUL designation would fit with the surrounding property's designated FLU



PLOT PLAN

SITE:	75,625 SQ. FT. (1.74 ACRES)
BUILDINGS:	
PERMANENT	23,455 SQ. FT.
PORTABLES	9,024 SQ. FT.
	32,479 SQ. FT.

DEPARTMENT OF MAINTENANCE SERVICES

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SCALE 1" = 40'-0"

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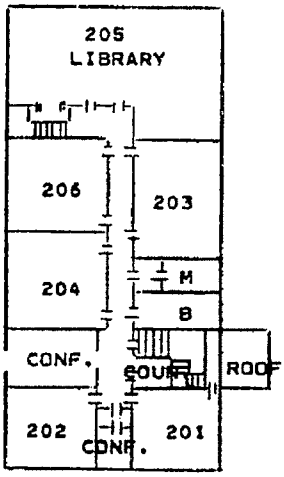

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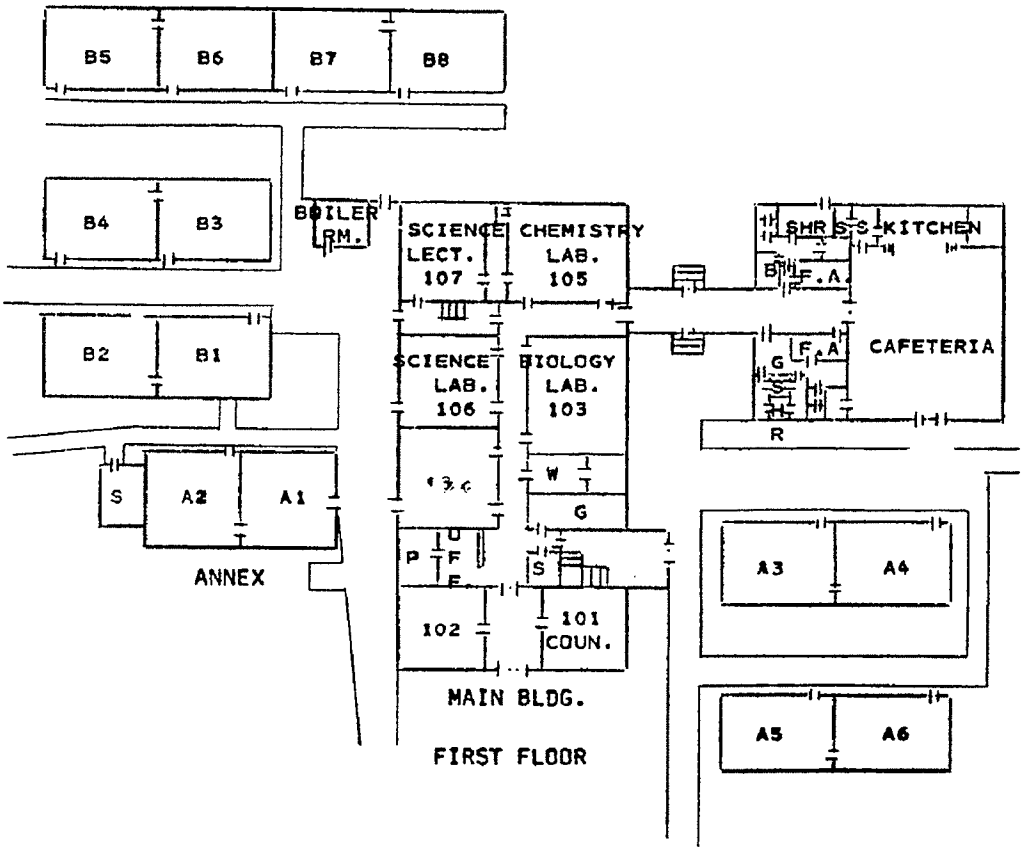

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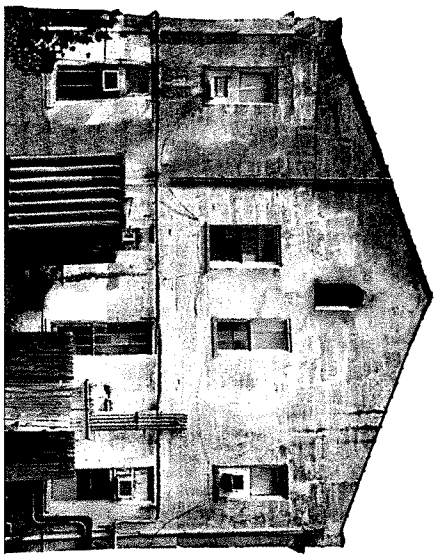
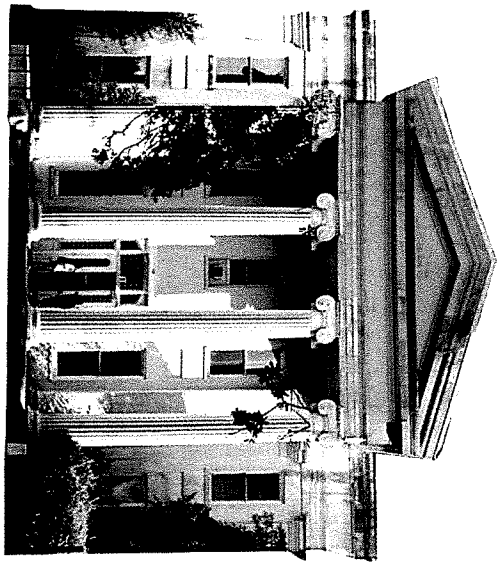
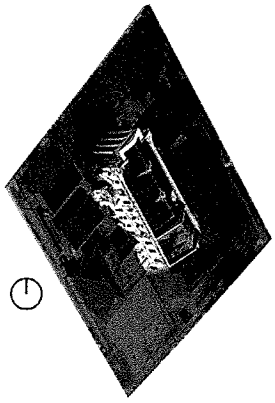
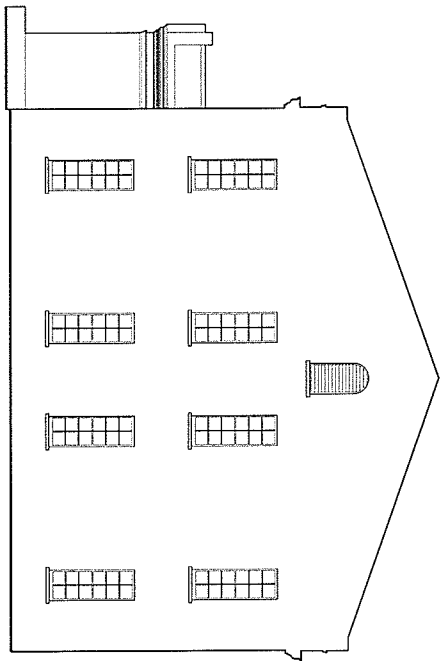
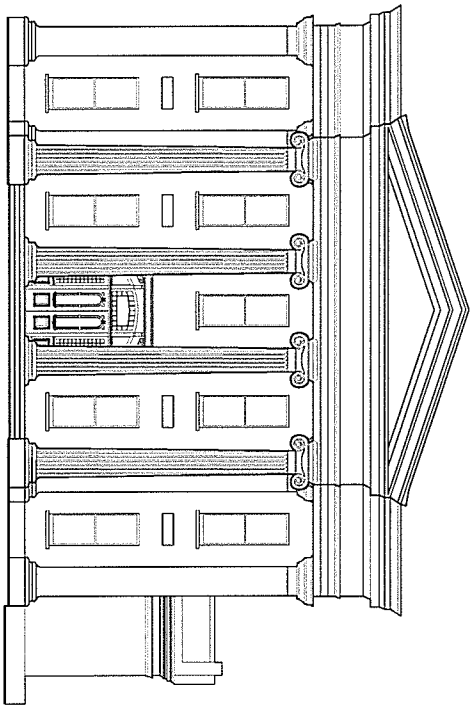
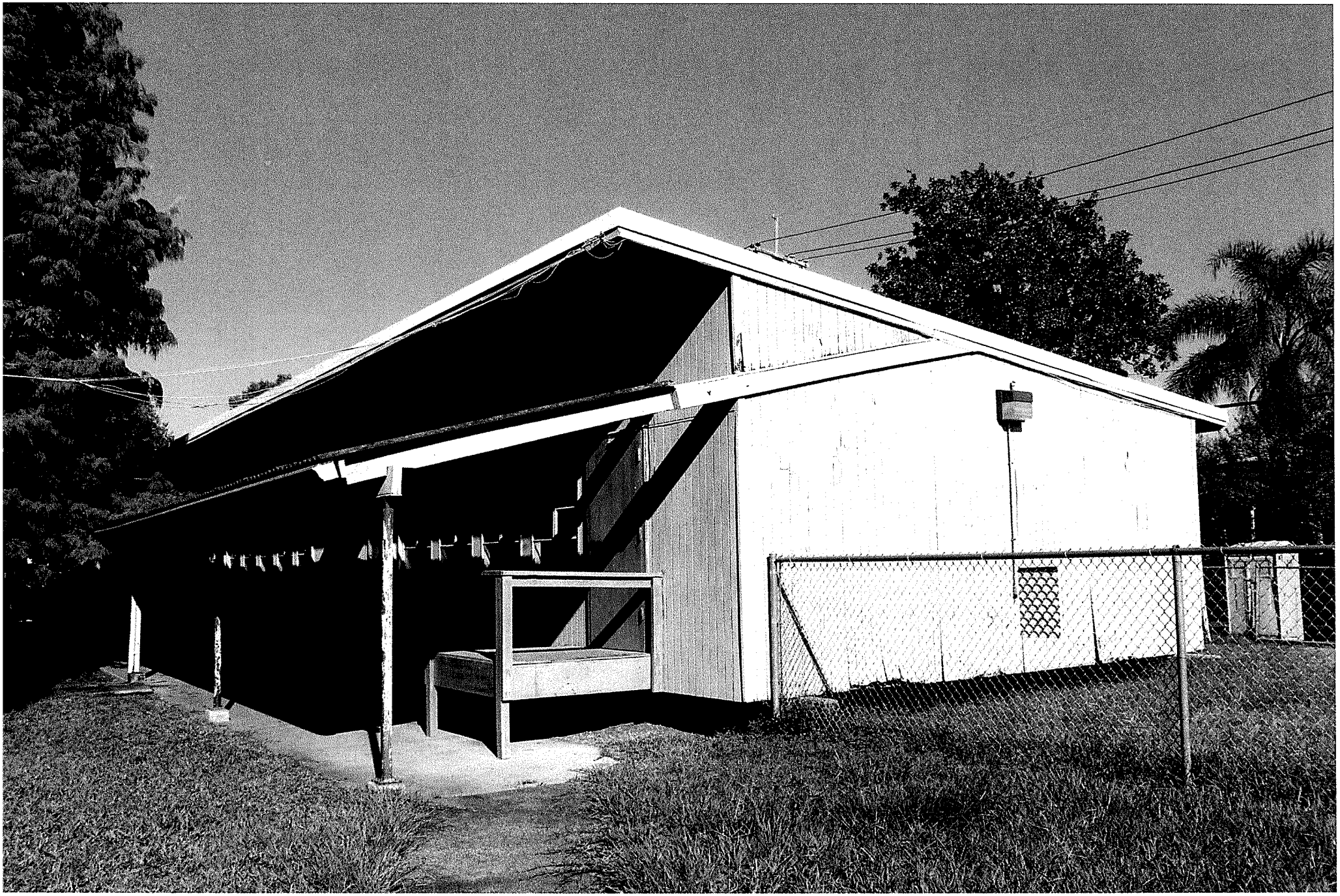
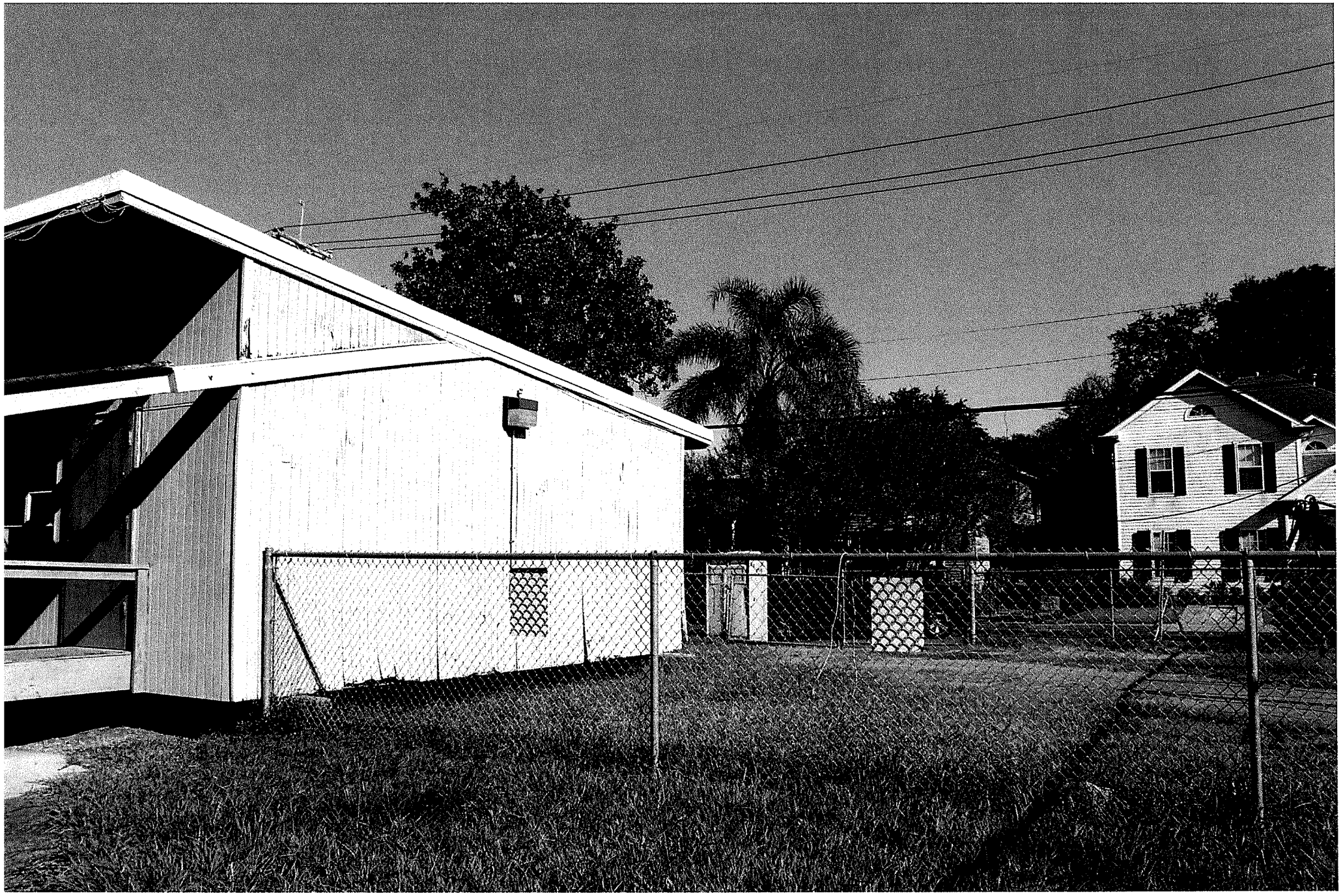
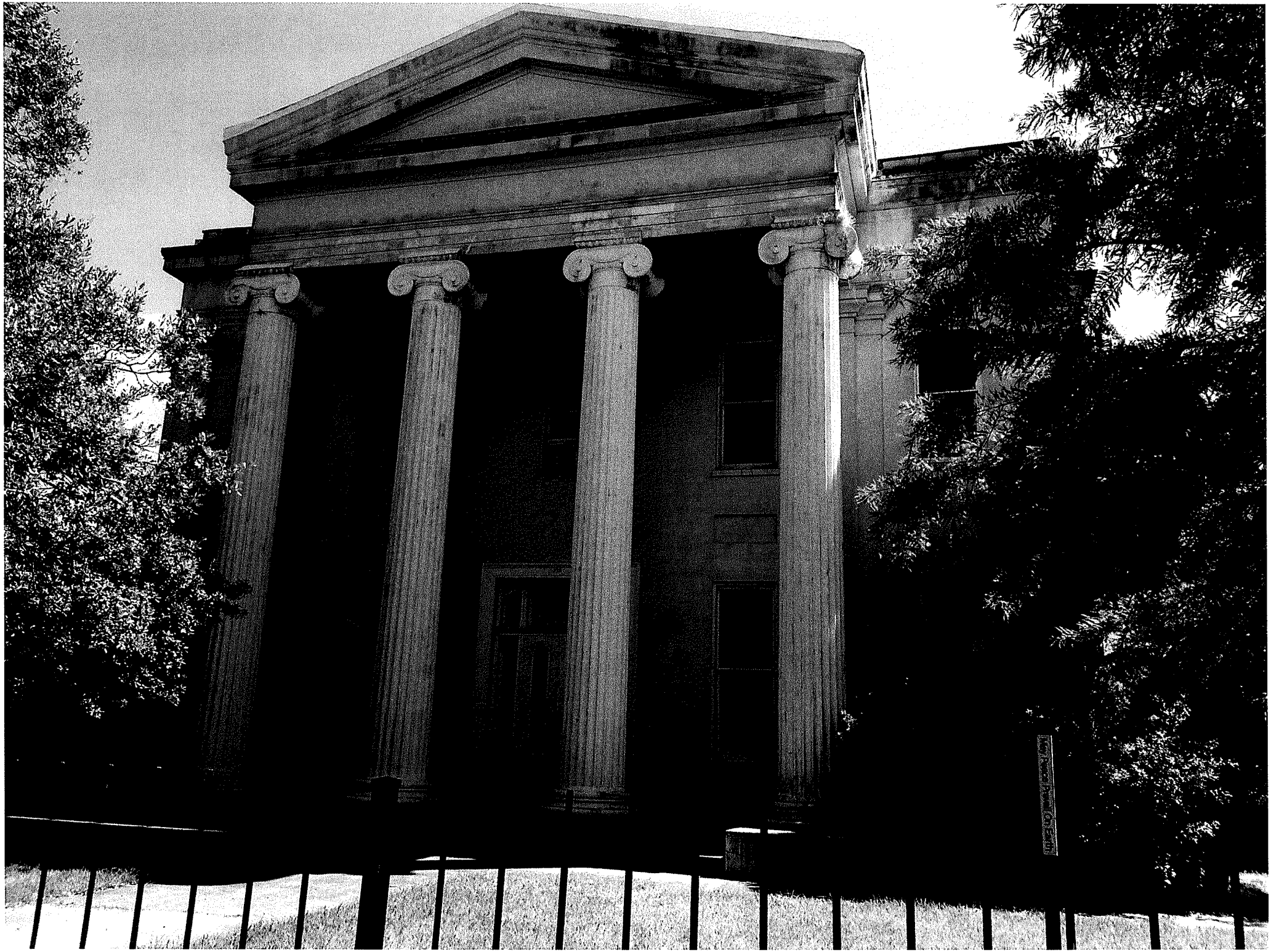
PRESENT: FRONT & REAR VIEW











PRESENT: SIDE VIEW