

City Planning Commission Meeting
Tuesday, October 28, 2014

CPC Deadline: 12/12/14
CC Deadline: 1/13/15
Council District: D
Councilmember: Brossett

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 097/14

Prepared By: Valerie McMillan
Date: October 14, 2014

I. GENERAL INFORMATION

Applicant: Miriam B. Schaefer

Request: This is a request for a Conditional Use to permit a Bed and Breakfast Family Home in an RD-3 Two Family Residential District.

Location: The petitioned property is located on Square 1343, Lot 23, in the Third Municipal District, bounded by Lapeyrouse, North Dorgenois, North Rocheblave and Laharpe Streets. The municipal address is 2434 Lapeyrouse Street. It is within the Esplanade Ridge Local Historic District. (PD 4) The nearest Bed and Breakfast to the petitioned site is Ashton's Bed and Breakfast, which is located at 2023 Esplanade Ave and is approximately 6 blocks away and is not on the same block face as the petitioned site. Therefore, the proposal meets the proximity standards of Article 11, Section 11.6.1(a).

Description: The petitioned lot measures 30' in width by 157' in depth and has a total site area of 4,710 square feet. The structure is a single-story, 2-bedroom, 1-bathroom owner-occupied single-family residence with a width of 13.5', a depth of 79' and a floor area of 1,120 square feet. The applicant does not propose any alterations to the exterior of the site or any additions to the floor area of the site – therefore approval is not required by the Historic District Landmarks Commission (HDLC) for this request.

Why is City Planning Commission action required?

According to **Article 4, Section 4.6.5(10)** of the Comprehensive Zoning Ordinance, bed and breakfast family homes are conditional uses in the RD-3 Two Family Residential District. The City Planning Commission is required to make a recommendation on all conditional use requests prior to City Council action, in accordance with **Article 16, Section 16.6.4** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

The surrounding area is within a large RD-3 Two-Family Residential District which consists mainly of single and two-family residences with instances of vacant lots and multi-family residences in a variety of one and two-story dwellings. Instances of on-street and off-street parking are provided along the block face of the site. The sidewalk adjacent to the site is in good condition and an aging palm tree sits near the site in the public right-of-way. Corner convenience stores, churches and school are also contained within this district. All of the properties adjacent to the subject site are occupied by residential uses. The site also sits near a large B-1A Neighborhood Business District and a C-1A General Commercial District along North Broad Street. There are traditional corner commercial uses throughout these neighborhoods, which include restaurants, coffee shops, bars, and small retail stores.

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

Zoning: 1929 – “B” Multiple-Family Residential
1953 – “C” Multiple-Family Residential
1970 – RD-3 Two-Family Residential

Land Use: 1929 – Two-Family Residential
1949 – Single-Family Residential
1999 – Residential Single/Two Family¹

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

There have not been any recent zoning changes or conditional uses in the area within the last five years.

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

The applicant proposes to convert an existing single-story single-family residential structure into a Bed and Breakfast Family Home. The site is in an RD-3 Two-Family Residential District in the Esplanade Ridge Local Historic District. The petitioned lot measures 30’ in width by 157’ in depth and has a total site area of 4,710 square feet. The structure is a 2-bedroom, 1-bathroom owner-occupied single-family residence with a width of 13.5’, a depth of 79’ and a floor area of 1,120 square feet. As stated previously, the applicant does not propose any alterations to the exterior of the site or any additions to the floor area of the site.

¹ The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

Bed and Breakfast Family Homes, as per **Article 2, Section 2.2.17** and **Section 2.2.18** and **Article 11 Section 6.1** of the Comprehensive Zoning Ordinance, are only permitted in single-family owner occupied residences. As submitted, the current floor plans reflect a single-family structure and indicate that the first interior bedroom will be designated for Bed and Breakfast use.

Several supplemental use standards for Bed and Breakfast Accommodations are contained with the Comprehensive Zoning Ordinance to ensure that such uses do not adversely impact surrounding development. The staff recommends that these standards be adopted in the form of provisos within the Conditional Use ordinance:

- The applicant shall submit floor plans which indicate compliance with **Article 11, Section 11.6.1(h)** of the Comprehensive Zoning Ordinance.²
- The applicant shall submit a proof of owner occupancy in a form of Homestead Exemption issued by the New Orleans Assessor's Office. The homestead exemption status shall be maintained for the life of the use.
- A current Certificate of Liability Insurance shall be posted on the premises.
- The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
- Additional cooking facilities shall not be installed within the home, other than ones for the personal use of the owner.
- Lease of common areas for social events is prohibited.

If the conversion of the structure to a Bed and Breakfast in a family home requires any modifications to the exterior of the structure or a gate/fence visible from the public right-of-way, the applicant would need approval from the Historic District Landmarks Commission.

- Any modifications to the exterior of the building and the existing gates/fences shall require review and approval by the HDLC.

Trash

Trash storage has not been indicated on the site plan, although photos of the site and the staff's site visit indicate that a trash receptacle is located in the driveway and is visible from the street. Therefore staff recommends the following proviso:

² According to data from the Orleans Parish Assessor's Office, the applicant currently receives a homestead exemption. The applicant's floor plans appear to comply with the standards of **Article 11**.

- The applicant shall indicate on the site plans the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.

Signage

Signage has not been indicated on the plans submitted. Any signage located on the exterior of the structure is subject to the provisions of **Article 12, Section 12.2.2** and **Article 4, Section 4.6.6** of the Comprehensive Zoning Ordinance. Also, due to the site's location in the Esplanade Ridge Local Historic District, any exterior signage must be approved by the Historic District Landmarks Commission.

- Any proposed exterior signage shall be subject to the provisions of **Article 12, Section 12.2.2** and **Article 4, Section 4.6.6** of the Comprehensive Zoning Ordinance and approval of the Historic District Landmarks Commission.

Landscaping

The applicant's submitted photos indicate limited, existing landscaping on the site and no design standards are required for RD-3 Two-Family Residential Districts. Staff believes additional landscaping will ultimately enhance the aesthetics of the Esplanade Ridge corridors, improve storm-water management along the site's block face and help to attract visitors to the site. Therefore staff recommends the following provisos:

- The applicant shall submit a revised site plan detailing additional landscaping such as flower boxes along the front of the site and shall plant a tree in the public right-of-way near the site subject to the review and approval of CPC staff and the Department of Parks and Parkways.

E. What is the potential traffic impact? What are the off-street parking requirements? Can they be provided on site? If not, is a waiver required?

Traffic

The site is located near the intersection of Lapeyrouse and North Dorgenois Streets which are one-way minor streets with one lane of traffic and parking on either side. North Broad Street is the nearest major street. North Broad Street has two traffic lanes in each direction with a dedicated bike lane and parking on either side. Bus routes along North Broad Street have stops near the petitioned site.

Minimal adverse impacts are anticipated from the proposed bed & breakfast family home. A one-room bed & breakfast would not significantly generate more traffic to the site than nearby two-family residences or corner commercial uses.

There is a curb cut for one off-street parking space. There is also ample on-street parking along the block face of the petitioned site.

Off-street parking

According to **Article 15, Section 15.2.1 Table 15.A** of the Comprehensive Zoning Ordinance, a bed and breakfast is required to provide one off-street parking space for every two guest rooms. One parking space is required for the single-family residence. Therefore the petitioned property is required to provide two off-street parking spaces. Currently, one off-street parking space located within paved side yard. The site has a driveway width of 9' and is deficient the 17' width required for two off-street parking spaces. Therefore staff recommends the following waiver:

- The applicant shall be granted a waiver from the standards of **Article 15, Section 15.2.1 Table 15.A.**, which requires two off-street parking spaces to permit one off-street parking space.

F. What are the comments from other agencies/departments/committees?

The proposal was considered at the Planning Advisory Committee meeting of October 8, 2014. The committee unanimously passed a motion of no objection of the request subject to further review by the City Planning Commission and the Historic District Landmarks Commission.

G. What effects/impacts would the proposed use have on the neighborhood?

The proposed bed & breakfast would have minimal negative impact on the neighborhood. The proposal for one bedroom would not significantly increase activity in the area compared to existing two-family residences and corner commercial businesses.

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

The request for a Conditional Use to permit a Bed and Breakfast Family Home in an RD-3 Two-Family Residential District **is consistent** with the *Plan for the 21st Century*, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Plan for the 21st Century designates the future land use of the petitioned site as Residential Low Density Pre-War. The goal, range of uses and development character for the designation mentioned above are provided below:

RESIDENTIAL LOW DENSITY PRE-WAR

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

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

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

The proposed Bed and Breakfast home is consistent with the Master Plan as it is primarily a single-family residence. The building is currently owner-occupied and fits in with the development character of the surrounding area.

IV. SUMMARY

Zoning Docket 097-14 is a conditional use request to allow a Bed & Breakfast family home in an existing single-family residence on Lapeyrouse Street in the Esplanade Ridge corridor. The applicant proposes to use one of the two bedrooms as a guest bedroom. No changes to the exterior of the structure are anticipated. No significant impacts are anticipated on traffic and access to parking in the area. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan* which designates the site Residential Low Density Pre-War. The recommended provisos address compliance with the regulations for a Bed and Breakfast family home.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **APPROVAL** of Zoning Docket 097/14, subject to one (1) waiver and eleven (11) provisos:

³ Subject to modification by the City Planning Commission

Waivers

1. The applicant shall be granted a waiver of the standards of **Article 15, Section 15.2.1 Table 15.A.** which requires two off-street parking spaces to permit one off-street parking space.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall submit floor plans which indicate compliance with **Article 11, Section 11.6.1(h)** of the Comprehensive Zoning Ordinance.
3. The applicant shall submit a proof of owner occupancy in a form of Homestead Exemption issued by the New Orleans Assessor's Office. The homestead exemption status shall be maintained for the life of the use.
4. A current Certificate of Liability Insurance shall be posted on the premises.
5. The operator shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
6. Additional cooking facilities shall not be installed within the home, other than that proposed for the personal use of the owner.
7. Lease of common areas for social events is prohibited.
8. Any modifications to the exterior of the building and the existing gates/fences shall require review and approval by the HDLC.
9. The applicant shall indicate on the site plans the location of secure trash storage. In no case shall trash be stored so that it is visible from the public right-of-way.
10. Any proposed exterior signage shall be subject to the provisions of **Article 12, Section 12.2.2** and **Article 4, Section 4.6.6** of the Comprehensive Zoning Ordinance and approval of the Historic District Landmarks Commission.

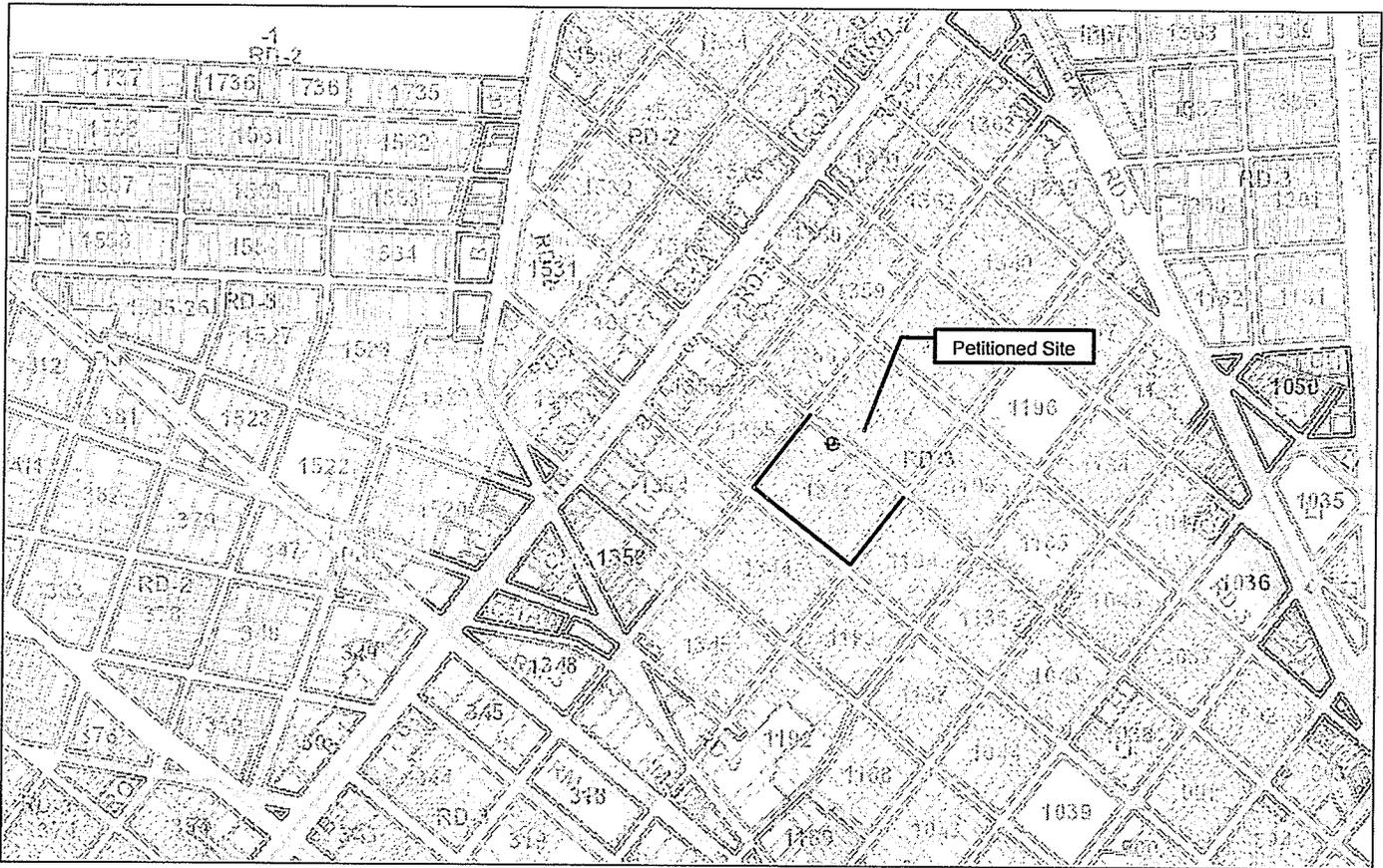
11. The applicant shall submit a revised site plan detailing additional landscaping such as flower boxes or other shrubbery along the front of the site and shall plant a tree in the public right-of-way near the site subject to the review and approval of CPC staff.

VI. REASONS FOR RECOMMENDATION

1. The proposed bed & breakfast family home will have minimal adverse impacts on the surrounding area.
2. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

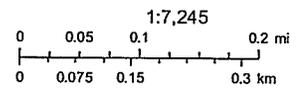
City of New Orleans Property Viewer

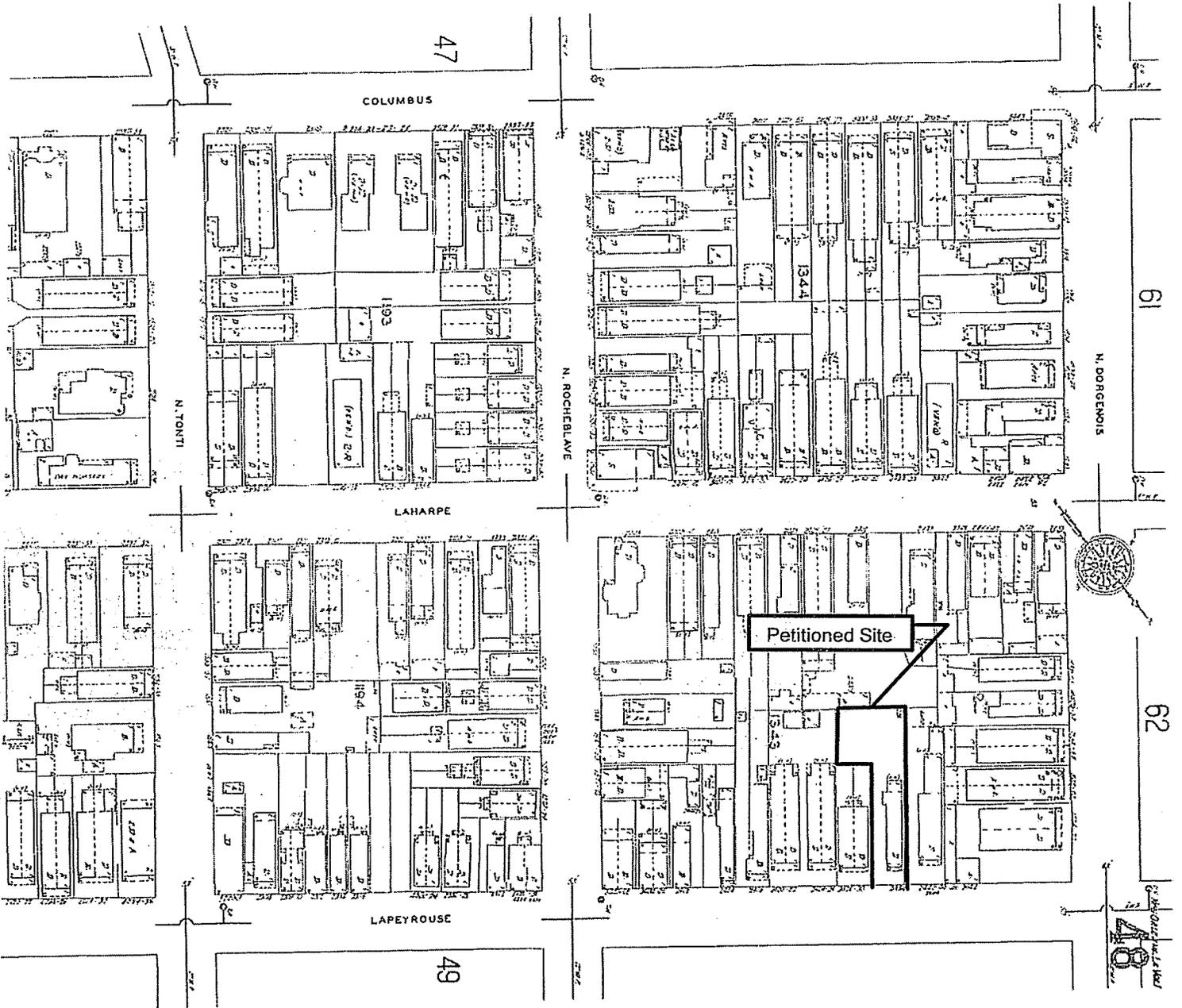


October 14, 2014



Override 1





Orleans Parish Assessor's Office

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Owner and Parcel Information

Owner Name	SCHAEFER MIRIAM B	Today's Date	August 25, 2014
Mailing Address	2434 LAPEYROUSE ST NEW ORLEANS, LA 70119	Municipal District	3
Location Address	2434 LAPEYROUSE ST	Tax Bill Number	37W208917
Property Class	Residential	Special Tax District	
Subdivision Name	HISTORIC 7TH WARD	Land Area (sq ft)	4710
Square	1343	Lot	23
Book	02	Folio	084
Line	003	Parcel Map	Show Parcel Map
Legal Description	1. SQ 1343 LOT 23 30X157 2. 2434 LAPEYROUSE ST ALUM/SIDING 3. SGL 7/RMS A/R 4. SEE SEQ E002	Assessment Area	HISTORIC 7TH WARD 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
* 2015	\$ 9,400	\$ 31,900	\$ 41,300	\$ 940	\$ 3,190	\$ 4,130	\$ 4,130	\$ 0				
2014	\$ 9,400	\$ 31,900	\$ 41,300	\$ 940	\$ 3,190	\$ 4,130	\$ 4,130	\$ 0				
2013	\$ 9,400	\$ 8,600	\$ 18,000	\$ 940	\$ 860	\$ 1,800	\$ 0	\$ 1,800				

* Uncertified Values

Change Order Information

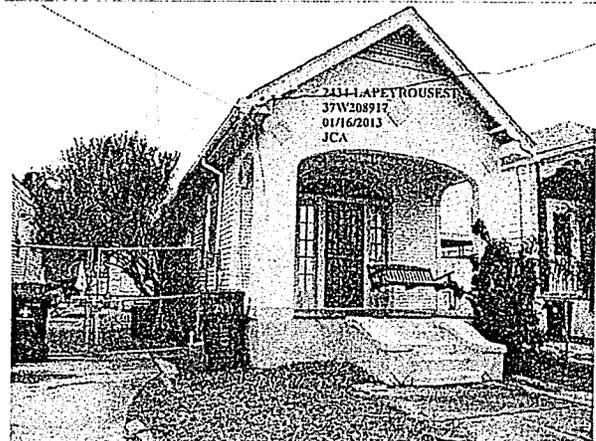
Year	Date Approved	Reason	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment
2013	02/19/2013	Other - Reason: INCREASE 2013 IMPROVEMENT ASSESSMENT - PROPERTY REPAIRED, REVALU	\$ 940	\$ 3,190	\$ 4,130	\$ 4,130	\$ 0

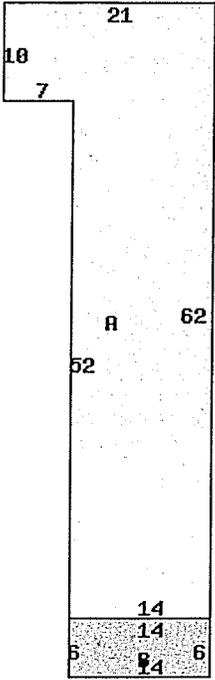
Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
01-30-2003	\$ 0				00000000

[Building Sketch 1 Enlarge](#)

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





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June 10, 2014

Dear Neighbor,

I reside and own the property located at 2434 Lapeyrousestreet and I would like to open 1 room Bed and Breakfast at the location. It would host 1 group of guests at a time and be in operation most of the year starting towards the end of ~~this~~ year.

The site is in a location where a Bed and Breakfast is a Conditional Use, which means that I am required to apply for approval to open a Bed and Breakfast. My application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what is proposed and present questions or concerns. I am required to do this before submitting the application to the City Planning Commission.

The meeting will take place:

Monday, June 16, 2014 at 10:00 am

2434 Lapeyrousestreet (side gate)

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

If you have questions or comments, here's how to reach me. I hope to see you at the meeting on June 16th.

Sincerely,

Miriam Schaefer

2434 Lapeyrouse Street, New Orleans, LA, 70119

Phone: 504-261-6850, Email: mmiriammxoxo@gmail.com

NPP MEETING

MONDAY, JUNE 16, 2014

10:00 -
11:00 AM

SIGN-IN :

NAME & STREET ADDRESS & EMAIL

① Oswald Cooper 1561 N. Dargatzis St oz@whodasteppe.com

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COMMENTS

6/13/2014 - DISCUSSED PROPOSAL WITH LA HARPE STREET NEIGHBOR VIA PHONE CALL (210-643-9292), NEIGHBOR ALSO STOPPED BY IN PERSON TO CHECK OUT SITE JULY 7

-----> NEIGHBOR VOICED CONCERN ABOUT INCREASED PARKING SITUATION

6/15/2014 - DISCUSSED PROPOSAL WITH WHILEMINA VINCENT IN PERSON

-----> W.VINCENT VOICED SUPPORT FOR PROJECT PROPOSAL

6/15/2014 - DISCUSSED PROPOSAL WITH CELETA JASMIN IN PERSON

-----> C.JASMIN VOICED SUPPORT FOR PROJECT PROPOSAL

6/16/2014 - DISCUSSED PROPOSAL WITH OSWALD COOPER AT COMMUNITY MEETING

-----> O.COOPER VOICED SUPPORT FOR PROJECT PROPOSAL

6/24/2014 - DISCUSSED PROPOSAL WITH DAVID CLEAVES VIA EMAIL

-----> D.CLEAVES VOICED SUPPORT FOR PROJECT PROPOSAL

6/27/2014 - MONYA SCHERZER VIA PHONE CALL (504-834-9795)

-----> M.SCHERZER CALLED FOR ADDITIONAL INFORMATION CONCERNING PROJECT

PROJECT NPP REPORT

DATE OF REPORT: JULY 11, 2014

PROJECT NAME: BED & BREAKFAST

OVERVIEW: THIS REPORT PROVIDES RESULTS OF THE IMPLEMENTATION OF THE PROJECT NEIGHBORHOOD PARTICIPATION PROGRAM FOR THE PROPERTY LOCATED AT 2434 LAPEYROUSE STREET. THE APPLICANT INTENDS TO CONVERT A SINGLE RESIDENTIAL SHOTGUN HOUSE INTO A 1 ROOM BED AND BREAKFAST AND OBTAIN LICENSE. 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 PLANS AND ACTIONS. COMMENTS, SIGN-IN LIST AND INVITATION LETTER IS ATTACHED.

CONTACT:

MIRIAM SCHAEFER, 2434 LAPEYROUSE STREET
NEW ORLEANS, LA, 70119, PHONE: 504-261-6850 EMAIL: MIRIAM67@LIVE.COM

NEIGHBORHOOD MEETINGS:

THE FOLLOWING DATES AND LOCATIONS OF ALL MEETINGS WHERE CITIZENS WERE INVITED TO DISCUSS THE APPLICANT'S PROPOSAL.

1. JUNE 16, 2014 - 2434 LAPEYROUSE STREET, 10AM-11AM, 1 PERSON IN ATTENDANCE

CORRESPONDENCE AND TELEPHONE CALLS:

1. JUNE 11, 2014 - LETTERS MAILED TO CONTACT LIST, INCLUDING HOMES, APARTMENTS, NEIGHBORHOOD ASSOCIATIONS, CHURCHES AND SCHOOLS.
2. JUNE 11, 2014 - FLIERS DISTRIBUTED WITHIN 300 FT. RADIUS OF THE PROPOSED BED & BREAKFAST SITE.
3. JUNE 13, 2014 - DISCUSSED PROPOSAL WITH LA HARPE STREET NEIGHBOR VIA PHONE CALL (210-643-9292) ALSO STOPPED BY IN PERSON TO CHECK OUT SITE ON JULY 7
4. JUNE 15, 2014 - DISCUSSED PROPOSAL WITH WHILEMINA VINCENT IN PERSON
5. JUNE 15, 2014 - DISCUSSED PROPOSAL WITH CELETA JASMIN IN PERSON
6. JUNE 24, 2014 - DISCUSSED PROPOSAL WITH DAVID CLEAVES VIA EMAIL
6. JUNE 27, 2014 - DISCUSSED PROPOSAL WITH MONYA SCHERZER VIA PHONE CALL (504-834-9795)

RESULTS:

THERE WERE ABOUT 150 PERSONS/ADDRESSES INVITED TO THE COMMUNITY MEETING. SEE SUMMARY BELOW.

1. SUMMARY OF CONCERNS, ISSUES AND PROBLEMS:
 - INCREASED PARKING PROBLEMS IN ADJACENT NEIGHBORHOOD
2. HOW CONCERNS, ISSUES AND PROBLEMS WILL BE ADDRESSED:
 - B&B GUESTS WILL BE INSTRUCTED TO USE OFF-STREET PARKING ON SITE (UP TO 3 SPOTS)
3. CONCERNS, ISSUES AND PROBLEMS NOT ADDRESSED AND WHY:
 - NO INCREASED PARKING ISSUES TO BE EXPECTED SINCE 1 ROOM B&B UNLIKELY TO CAUSE MORE PARKED CARS THAN LONG TERM RENTAL

Neighborlist

- * 2332 Lapeyrouse St Matthews-Remson LLC 3317 N I 10 Service Rd W Ste 200, Metairie, LA 70003
- *2338 Lapeyrouse St Matthews-Remsonllc 3317 N I 10 Service Rd W Ste 200, Metairie, LA 70003
- * 2322 Lapeyrouse St Matthews-Remsonllc 3317 N I 10 Service Rd W Ste 200, Metairie, LA 70003
- * 2326 Lapeyrouse St Matthews-Remsonllc 3317 N I 10 Service Rd W Ste 200, Metairie, LA 70003
- * 2415 Lapeyrouse St Fortin Betty R 4300 St Anthony St, New Orleans, LA 70122
 - Jasmin Celeta D 2424 Lapeyrouse St, New Orleans, LA 70119
 - Vincent Wilhemena P 2433 Lapeyrouse St, New Orleans, LA 70119
 - Kerr Elvera L 2414 Lapeyrouse St, New Orleans, LA 70119- 701
- * 2400 Lapeyrouse St Adams Eugenia F 4775 Franklin Ave, New Orleans, LA 70122
 - Resident 2444 Lapeyrouse St, New Orleans, LA 70119
- * 2404 Lapeyrouse St Calle ocho, LLC 2620 Jefferson Ave, New Orleans, LA 70115
 - Bertrand Wendell 2420 Lapeyrouse St, New Orleans, LA 70119
 - Quirk Mark D 2419 Lapeyrouse Street, New Orleans, LA 70119
- * 2418 Lapeyrouse St Wells Fargo Bank, N.A. C/O Michael A Jedynek 1505 N 19Th st, Monroe, LA 71207
 - Henry Maxine Q 2425 Lapeyrouse St, New Orleans, LA 70119
- * 2437 Lapeyrouse St Salvatore Joseph M 400 Bonnabel Blvd, Metairie, LA 70005
 - Vappie Wilmer H Jr 2439 Lapeyrouse Street, New Orleans, LA 70119
- * 2411 Lapeyrouse St Clear-Opp Investment, LLC P O Box 1022, Chalmette, LA 70044
- * 2427 Lapeyrouse St Cleaves David R 3309 Se 6Th St, Renton, WA 98058.
- * 2430 Lapeyrouse St Bmj Investments, LLC 246 W 116Th St Apt.7-E, New York, NY 10026
 - Alexander Althea 2516 Lapeyrouse St, New Orleans, LA 70119
 - Weston Ricky D 2408 Lapeyrouse Street, New Orleans, LA 70119
- * 2521 Lapeyrouse St Scherzer Monya G 162 Beverly Dr, Metairie, LA 70001
- * 2524 Lapeyrouse St Beverly Andrew A 2802 Behrman Hwy, New Orleans, LA 70114
 - Valdery Giselle 2522 Lapeyrouse St, New Orleans, LA 70119
 - Montgomery Louise L 2517 Lapeyrouse St, New Orleans, LA 70119
 - Smith Rudolph 2430 Hf Onzaga St, New Orleans, LA 70119
 - Yvonne Etal 2436 Onzaga Street, New Orleans, LA 70119
 - Charles Linda H 2424 Onzaga St, New Orleans, LA 70119
- * 2442 Onzaga St Lear Lawrence Jr 1975 Law St, New Orleans, LA 70119
- * 2432 Onzaga St Briscoe Lucretia S Etals 1440 Prentiss Ave, New Orleans, LA 70122
 - Kinard Adriene 2428 Onzaga St, New Orleans, LA 70119-0701
- 1576 N Dorgenois St Vigne Vernon J 2836 Castiglione, New Orleans, LA 70119
 - Gaudet Jason P 1568 N Dorgenois St, New Orleans, LA 70119
 - Pasternak Step 1571 N Dorgenois Dt, New Orleans, LA 70119
- * 1545 N Dorgenois St Wershow Samuel T 822 1/2 Roosevelt Pl, New Orleans, LA 70119
 - Cooper Oswald M 1563 N Dorgenois Street, New Orleans, LA 70119
 - Property Manage 1564 N Dorgenois St, New Orleans, LA 70119
- * 1577 N Dorgenois St Jefferson Jacqueline J 1466 Prentiss Ave, New Orleans, LA 70122
 - Marshall Doroth 1524 N Dorgenois Street, New Orleans, LA 70119
 - Gordon Frances 1520 N Dorgenois St, New Orleans, LA 70119
 - Earlycutt The 1538 N Dorgenois St, New Orleans, LA 70119
- 1558 N Dorgenois St 813 N Broad St, New Orleans, LA 70119
 - Meyers Kristin 1569 N Dorgenois Street, New Orleans, LA 70119
- * 1567 N Dorgenois St New Orleans Rental & Renovations, LLC 16 Homer Street, Mobile, AL 36607
- * 1562 N Dorgenois St James Syvella B 4608 Marque Dr, New Orleans, LA 70127
 - Stevens Dorothy 1534 N Dorgenois St, New Orleans, LA 70119
 - Martin Jennifer 1530 N Dorgenois St, New Orleans, LA 70119
 - Badeaux James T 1553 N Dorgenois St, New Orleans, LA 70119
 - Pollock Portia 1549 N Dorgenois St, New Orleans, LA 70119
- * 1555 N Dorgenois St Salvatore Joseph M 400 Bonnabel Bd, Metairie, LA 70005
 - Smith Eunice H 1610 N Dorgenois St, New Orleans, LA 70119
 - Bruyn Judy E 1601 N Dorgenois St, New Orleans, LA 70119
- * 1604 N Dorgenois St Davis Wilbert L Jr 7310 Wayside Dr, New Orleans, LA 70128-2536
 - Lashley Bennie 1612 N Dorgenois St, New Orleans, LA 70119

Neighborlist

- * 1628 N Dorgenois St Bennett Alcide J P.O. Box 852, Marrero, LA 70073
- * 1632 N Dorgenois St Smith Alvin 25 Tennyson Pl, New Orleans, LA 70131
- * 1613 N Dorgenois St Taylor Charles A 916 Kentucky St, New Orleans, LA 70117
- White Emory E 1618 N Dorgenois Street, New Orleans, LA 70119
- 1605 N Dorgenois St 2420 Laharpe St, New Orleans, LA 70119
- Thibodeaux Cynt 1600 N Dorgenois St, New Orleans, LA 70119
- Edgeron Cliffo 1609 N Dorgenois St, New Orleans, LA 70119
- * 1558 N Rocheblave St Orleans District Redevelopment Corp 4902 S Claib Ave, New Orleans, LA 70125
- La Salle Casey 1563 N Rocheblave St, New Orleans, LA 70119
- Press Darryl 1556 N Rocheblave St, New Orleans, LA 70119
- Houston Evelyn 1621 N Rocheblave Street, New Orleans, LA 70119
- Rubbins-Breen 1557 N Rocheblave St, New Orleans, LA 70119
- * 1568 N Rocheblave St Mercadel Tracy M 2727 Acacia St, New Orleans, LA 70122
- * 1573 N Rocheblave St Byrd Emma Etal 73 Country Club Drive, Laplace, LA 70068
- * 1567 N Rocheblave St Jolissaint Lillian S Et Al 1824 Or Haley Blvd Apt 202, New Orleans, LA 70113
- * 1562 N Rocheblave St Ghobrial Nora 1038 St Ferdinand St, New Orleans, LA 70117
- * 1627 N Rocheblave St Rivera Thomas S P. O Box 19802, New Orleans, LA 70129
- Martin Edward 1605 N Rocheblave St, New Orleans, LA 70119
- Coviello Ann 1611 N Rocheblave St, New Orleans, LA 70119
- Durette Marie 1617 N Rocheblave Street, New Orleans, LA 70119
- Darby Susan K 1601 N Rocheblave St, New Orleans, LA 70119
- * 2339 Laharpe St Maire Emanuel A, P O Box 871506, New Orleans, LA 70187
- Romant Charlotte 2440 Laharpe Street, New Orleans, LA 70119
- * 2427 Laharpe St Cahn Richard M 2934 Desoto St, New Orleans, LA 70119
- Narcisse Morris J 2431 Laharpe St, New Orleans, LA 70119-7011
- Marshall Janet M 2335 Laharpe St, New Orleans, LA 70119
- * 2413 Laharpe St Walker Jacqueline M P.O. Box 58484, New Orleans, LA 70158
- Mito Morio M 2455 Laharpe Street, New Orleans, LA 70119
- Blunt Carmenic 2422 Laharpe St, New Orleans, LA 70126
- 2410 Laharpe St Matt 2428 Laharpe St, New Orleans, LA 70119
- * 2434 Laharpe St Signal Otis 2309 Industry St, New Orleans, LA 70122
- * 2416 Laharpe St Porter Margie 2700 Soniat St, New Orleans, LA 70115
- * 2451 Laharpe St Housing Authority of N O 4100 Touro St, New Orleans, LA 70122
- Enclarde Melvin 2403 Laharpe St, New Orleans, LA 70119-0701
- * 2419 Laharpe St Neustadter Genevieve A 1002 Chimney Wood Ln, New Orleans, LA 70126
- Le Beaud George J 2445 Laharpe St, New Orleans, LA 70119
- Griffin Terri L 2443 Laharpe St, New Orleans, LA 70119
- * 2439 Laharpe St LLC C/O Jacqueline Mcpherson 1010 Common St Suite 1800, New Orleans, LA 70112
- Thomas Gloria T 2432 Laharpe St, New Orleans, LA 70119
- Ford Troy A 2409 Laharpe St, New Orleans, LA 70119
- Matthews Frank 2428 Laharpe St, New Orleans, LA 70119-7011
- Klimach Robin R 2418 Laharpe Street, New Orleans, LA 70119
- Matthews Mildred 2428 Laharpe St, New Orleans, LA 70119
- Cochran Ronald 1522 Rousselin Dr, New Orleans, LA 70119
- Adams Lois W 1526 Rousselin St, New Orleans, LA 70119
- * 1530 Rousselin Dr Saint Ann Protector LLC P.O. Box 410648, Saint Louis, MO 63141
- Downtown Neighborhoods Improvement Association
- Dabne Liebke, 1249 Kerlerc Street, New Orleans, Zip: 70116
- Esplanade Ridge/Treme Civic Association
- Marie Marcal, 2176 Esplande Avenue, New Orleans, 70119
- Historic 7th Ward Neighborhood Improvement Association
- Carolyn LeBrane Tilton, 2022 St. Bernard Avenue, New Orleans, 70116
- * Seventh Ward Neighborhood Association, Dr. Mona Lisa Saloy
- P.O. Box 8411, New Orleans, 70182
- * Council District D, Jared Brossett
- 1300 Perdido Street, City Hall, Room 2W20, LA 70112

Notifications
ZD 097-14

Name	Address1	Address2	City	St	Zip	MobilePhone	Email	Website
Fortin Betty R	4300 St Anthony St		New Orleans	LA	70122			
Davis Wilbert L Jr	7310 Wayside Dr		New Orleans	LA	70128-2536			
Adams Eugenia F	4775 Franklin Ave		New Orleans	LA	70122			
Briscoe Lucretia S	Etals	1440 Prentiss Ave	New Orleans	LA	70122			
Earlycutt Theresa M	1538 N Dorgenois St		New Orleans	LA	70119			
Pollock Portia L	1549 N Dorgenois St		New Orleans	LA	70119			
Badeaux James T Jr	1553 N Dorgenois St		New Orleans	LA	70119			
Cooper Oswald M	1563 N Dorgenois Street		New Orleans	LA	70119			
James Syvella B	4608 Marque Dr		New Orleans	LA	70127			
LA SALLE CASEY	1563 N Rocheblave St		New Orleans	LA	70119			
New Orleans Rental & Renovations, LLC	16 Homer Street		Mobile	AL	36607			
Meyers Kristin M	1569 N Dorgenois Street		New Orleans	LA	70119			
Jefferson Jacqueline J	1466 Prentiss Ave		New Orleans	LA	70122			
Thibodeaux Cynthia A	1600 N Dorgenois St		New Orleans	LA	70119			
Darby Susan K	Etal	1601 N Rocheblave St	New Orleans	LA	70119			
Edgerson Clifford	Etal	1609 N Dorgenois St	New Orleans	LA	70119			
Smith Eunice H	1610 N Dorgenois St		New Orleans	LA	70119			
Lashley Bennie A Sr	1612 N Dorgenois St		New Orleans	LA	70119			
Housing Authority Of N O	4100 Touro St		New Orleans	LA	70122			
White Emory E	1618 N Dorgenois Street		New Orleans	LA	70119			
Enclarde Melvin	Etal	2403 Laharpe St	New Orleans	LA	70119-0701			
Weston Ricky D	2408 Lapeyrouse Street		New Orleans	LA	70119			
Neustadter Genevieve A	1002 Chimney Wood Ln		New Orleans	LA	70126			
Quirk Mark D	2419 Lapeyrouse Street		New Orleans	LA	70119			
Matthews Mildred N	Etal	2428 Laharpe St	New Orleans	LA	70119			
Jasmin Celeta D	2424 Lapeyrouse St		New Orleans	LA	70119			
Henry Maxine Q	2425 Lapeyrouse St		New Orleans	LA	70119			
Kinard Adriene D	Fay Butler Kenard	2428 Onzaga St	New Orleans	LA	70119-0701			
Cahn Richard M	2934 Desoto St		New Orleans	LA	70119			
Cleaves David R	3309 Se 6Th St		Renton	WA	98058			
Matthews Frank	2428 Laharpe St		New Orleans	LA	70119-7011			
Bmj Investments, LLC	246 W 116Th St Apt. 7-E		New York	NY	10026			
Smith Rudolph	2430 Hf Onzaga St		New Orleans	LA	70119			

Notifications
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Narcisse Morris J	2431 Laharpe St		New Orleans	LA	70119-7011		
Thomas Gloria T	2432 Laharpe St		New Orleans	LA	70119		
Vincent Wilhemena P	2433 Lapeyrouse St		New Orleans	LA	70119		
Signal Otis	2309 Industry St		New Orleans	LA	70122		
Schaefer Miriam B	2434 Lapeyrouse St		New Orleans	LA	70119		
Sigur Yvonne	Etal	2436 Onzaga Street	New Orleans	LA	70119		
Vappie Wilmer H Jr	2439 Lapeyrouse Street		New Orleans	LA	70119		
Romant Charlotte	2440 Laharpe Street		New Orleans	LA	70119		
Dourmayne Richard	2444 Lapeyrouse St		New Orleans	LA	70119		
Le Beaud George J	2445 Laharpe St		New Orleans	LA	70119		
Mito Morio M	2455 Laharpe Street		New Orleans	LA	70119		
Walker Jacqueline M	P.O. Box 58484		New Orleans	LA	70158		
Vigne Vernon J	2836 Castiglione		New Orleans	LA	70119		
Coviello Ann	1611 N Rocheblave St		New Orleans	LA	70119		amcov
Durette Marie J	Etal	1617 N Rocheblave Street	New Orleans	LA	70119		
Kerr Elvera L	2414 Lapeyrouse St		New Orleans	LA	70119- 701		
Calle Ocho, LLC	2620 Jefferson Ave		New Orleans	LA	70115		
Martin Edward	1605 N Rocheblave St		New Orleans	LA	70119		
Jolissaint Lillian S	Et Al	1824 Oretha C Haley Blvd	New Orleans	LA	70113		
Ford Troy A	2409 Laharpe St		New Orleans	LA	70119		
Pasternak Stephen B	1571 N Dorgenois Dt		New Orleans	LA	70119		
Wells Fargo Bank, N.A.	C/O Michael A Jedynak	1505 N 19Th St	Monroe	LA	71207		
Blunt Carmenica M	2422 Laharpe St		New Orleans	LA	70126		
1558 Dorgenois, LLC	813 N Broad St		New Orleans	LA	70119		
Bruyn Judy E	1601 N Dorgenois St		New Orleans	LA	70119		
Gaudet Jason P	1568 N Dorgenois St		New Orleans	LA	70119		
Rubbins-Breen Callie	Et Al	1557 N Rocheblave St	New Orleans	LA	70119		
Klimach Robin	2420 Laharpe St		New Orleans	LA	70119		
Cornish Hondra A	P O Bo 13274		New Orleans	LA	70185		
Wershow Samuel T	822 1/2 Roosevelt Pl		New Orleans	LA	70119		
Veazey Scott	1231 Marais St		New Orleans	LA	70116		
Turang Yanti E	2411 Lapeyrouse St		New Orleans	LA	70119		
Magner Kristy S	1452 St Mary St #5		New Orleans	LA	70130		
Snyder Nicole C	3424 Iberville St		New Orleans	LA	70119		

Notifications
ZD 097-14

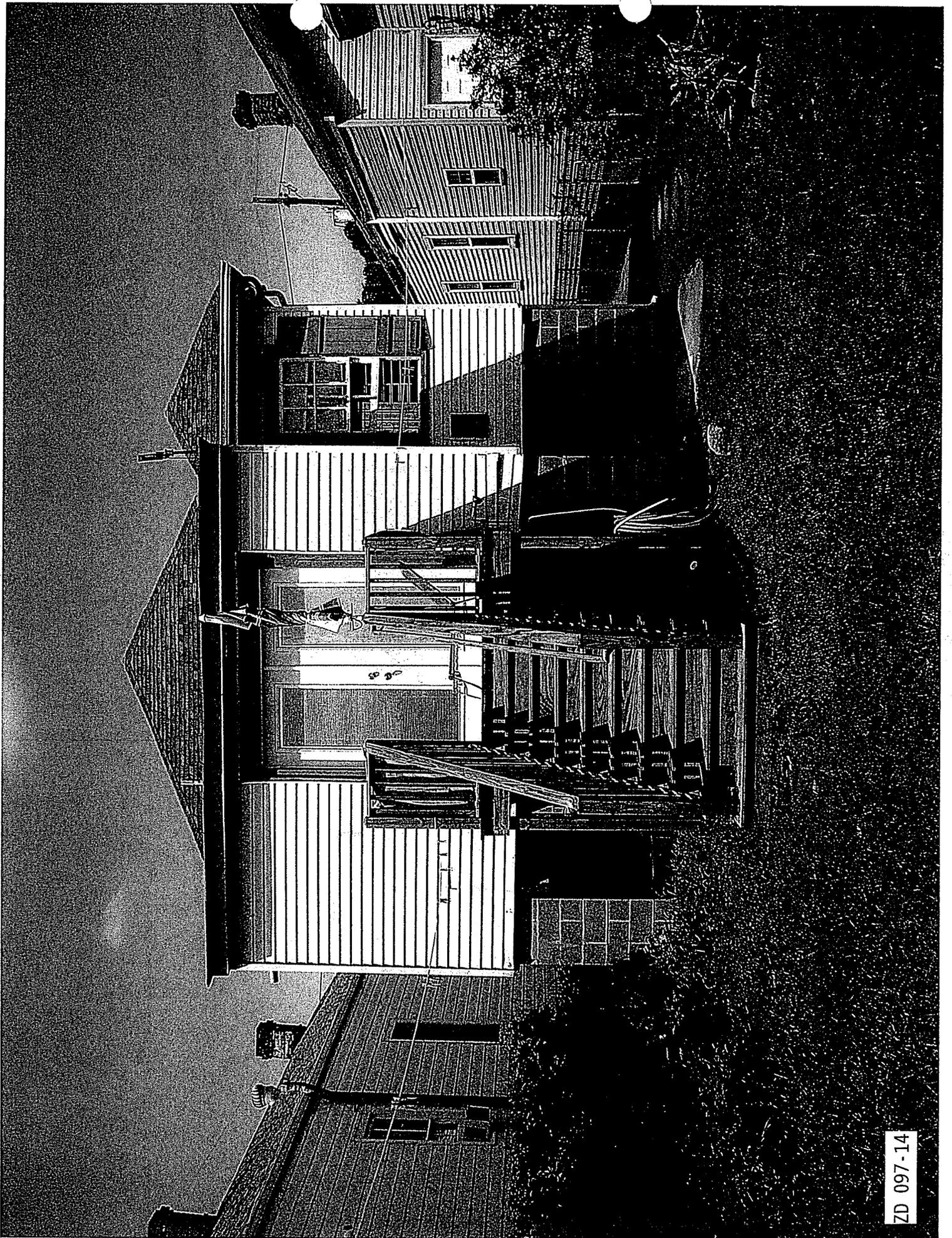
Salvatore Michael M	400 Bonnabel Blvd	Metairie	LA	70005		
Salvatore Michael M	400 Bonnabel Bd	Metairie	LA	70005		
Reverse Mortgage Solutions	2727 Spring Creek Dr	Spring	TX	77373		



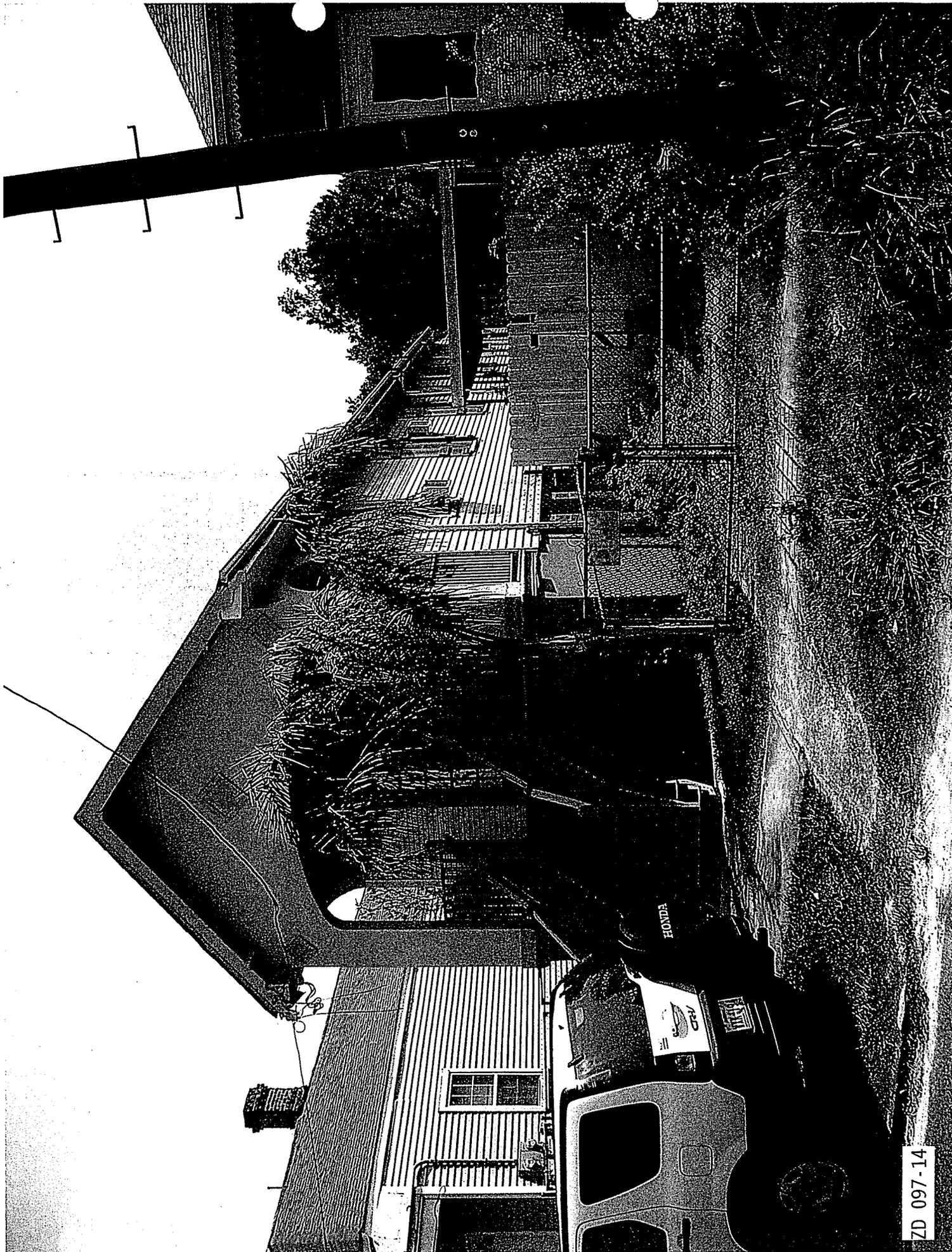
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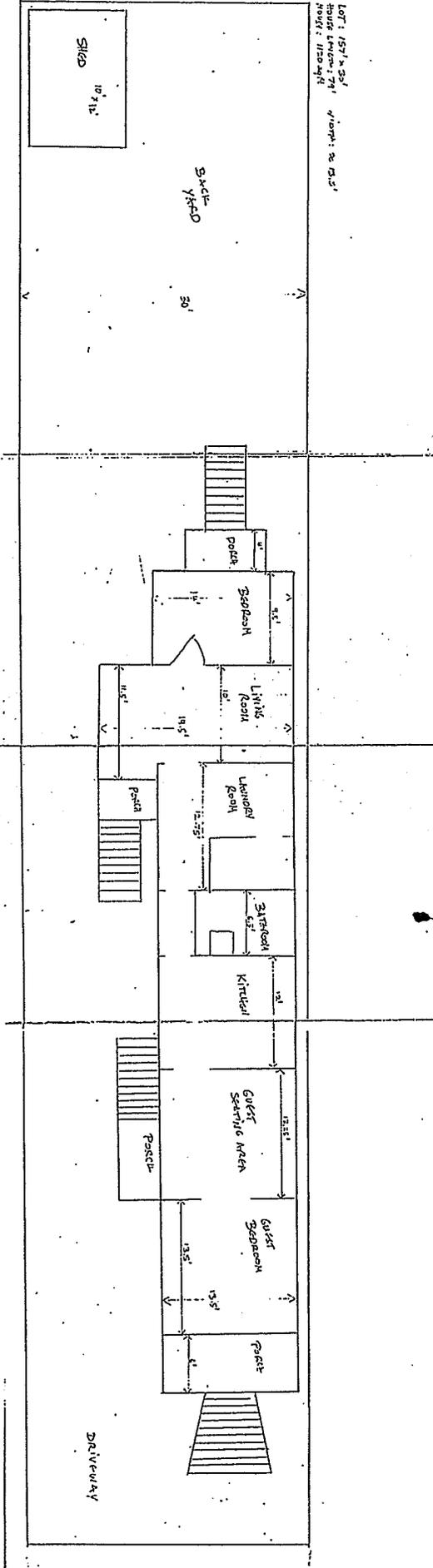
ZD 097-14



ZD 097-14

PD	Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
543	Swain West Neighbors Association	P.O. Box 3411	New Orleans	LA	70182	Dr. Maya Lisa Slay	(Resident)	504-943-0649	lees@swainwest.org	Swain Field Ave, Espanade Ave, Mississippi River, Lake St. Road, from Larned Ave to Washington Ave, overlooking Gettlowm
544	St. Charles Neighborhood Association	P.O. Box 3314	New Orleans	LA	70118	Rev. Marilyn Jordan	Director	504-272-2238		

LOT: 157' x 33'
Total Area: 5181 sq ft
Net Area: 1120 sq ft

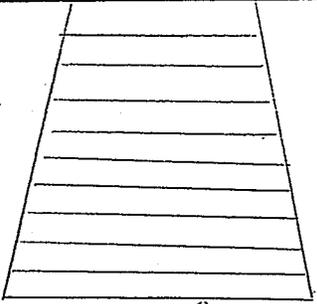




13 1/2'

PORCH

6'



15'

30'

7'

SIDEWALK

4'

DRIVEWAY

9'

7'

STREET