

City Planning Commission Meeting
Tuesday, May 12, 2015

CPC Deadline: 06/26/15
CC Deadline: 07/28/15
Council District: B
Council Member: Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 041/15

Prepared by: Arlen Brunson
Date: April 17, 2015

I. GENERAL INFORMATION:

Applicant: TRACY B. JEFFERSON, VALERIE B. RANDALL AND CAROLYN B. REDDIEX, ET AL

Request: This is a request for a zoning change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District.

Location: The property is located on Square 457, Lot A-1 or A, in the Sixth Municipal District, bounded by Edinburgh and Olive Streets, Audubon and Bloomingdale Courts. The municipal address is 6901 Olive Street. (PD 4)

Description: The petitioned site is located at the corner of Olive Street and Bloomingdale Court, approximately two (2) blocks from Earhart Blvd. and three blocks from Washington Ave. The site consists of one lot measuring twenty-three feet in width along Olive St., fourteen feet in width at the rear property line and sixty feet in depth for a total lot area of approximately one thousand one hundred and ten (1,110) sq. ft. The lot is occupied by a single story structure which frames the corner and occupies nearly the entirety of the site with a floor area of approximately one thousand sixty two (1,062) sq. ft. No off-street parking is provided.

Documentation secured by the applicant and data from the Sanborn maps indicates that the structure has been used as mixed use commercial/residential or as a commercial use historically. The use was most recently a grocery store until Hurricane Katrina. The vacant structure has since lost its legal non-conforming use status, necessitating this request for a zoning change to permit the reestablishment of a grocery store at the site. The applicant intends to initially use approximately 500 sq. ft. facing Olive St. for the grocery store.

Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 16, Section 16.2.3.2 Planning Commission Recommendation** 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?

Zoning

The site is located within a large RD-2 Two-Family Residential District which occupies the majority of the interior of the neighborhood bounded by Carrollton and Washington Avenues, Earhart Blvd. and S. Jefferson Davis Pkwy. This RD-2 district is surrounded by C-1 and C-1A General Commercial Districts adjacent to the major bounding streets, in addition to a nearby RM-4 Multiple-Family Residential District developed with various structures and parking lots which are part of the Xavier University campus.

Land use

The RD-2 district in which the site is located is generally composed of small single and two family residences which are densely located on small lots. Most do not have off-street parking, although there is ample on-street parking available. The uses closest to the subject site are residences and vacant lots. The larger RD-2 district also includes facilities of Xavier University, numerous vacant lots and churches as well as small residences.

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

Zoning and Land Use History:

Zoning: 1929 – “J” Industrial
 1953 – “J” Light Industrial
 1970 – RD-2 Two-Family Residential
 Current – RD-2 Two-Family Residential

Land Use: 1929 –Vacant land
 1949 –Commercial
 1999 –Residential Single/Two Family¹

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

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?

The following are land use requests in the surrounding five (5) block area within the last five (5) years.

Zoning Docket 109-13 was a request for a Zoning Change from a C-1A General Commercial District to an LI Light Industrial District. The City Planning Commission vote resulted in No Legal Majority. The request was deferred past deadline by the City Council and therefore was denied. *The location is 3 blocks from the petitioned site.*

There is no discernible pattern or trend as a result of this zoning change request.

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

Traffic

The site is bounded by narrow one-way minor streets with parking on both sides. The nearest major streets are Washington Ave. and Earhart Blvd. Minimal impacts would be anticipated with the reestablishment of a small grocery at the site. Many customers would be from the immediate neighborhood and would likely walk or bicycle to the site. Most uses permitted within the B-1A Neighborhood Business District would not generate large volumes of traffic, particularly since the structure is small with approximately 1,000 sq. ft. of floor area.

Off-street Parking

Off-street parking is not required for commercial uses under 5,000 sq. ft. in the proposed B-1A district. The proposed use will occupy less than 1,000 sq. ft. There are no parking spaces on the site and none could be provided. There is ample on-street parking in the area particularly since there are many vacant lots with no structures and no uses requiring parking.

E. What is the purpose of the proposed rezoning, and what effect would it have on the adjacent land uses?

The requested B-1A Neighborhood Business District is intended for older developed areas such as the neighborhood surrounding the subject site. The district regulations are designed to encourage compatibility with adjacent or nearby land uses and the general character of the area. The permitted uses include a variety of low intensity retail, office and personal service businesses which are generally pedestrian-oriented rather than automobile-oriented, such as hair salons, bookstores, hardware stores, bicycle sales,

service and rentals, small grocery stores, florist shops, health clubs, pet shops, antique stores, bakeries and restaurants. The conditional uses include more intense commercial uses such as fast food and cafeteria restaurants, uses with alcoholic beverage sales, as well as uses with automobile-oriented characteristics such as drive-in facilities and permitted uses which exceed the floor area restrictions.

The petitioned structure was previously occupied by a grocery store. The applicant proposes to reopen the small grocery store at this location. Most customers would likely come from the immediate neighborhood and would walk or bicycle to the store. There is sufficient on-street parking available in the area. The applicant is requesting a zoning change to re-establish the former grocery in the front portion of an existing small one story building which has lost its non-conforming commercial status due to vacancy. Reestablishment of a small neighborhood oriented business use would likely result in a positive impact on the area, providing a needed service and putting the deteriorating building back into commerce.

F. Can the request be considered a spot zone? Does it fall within the Historic Non-Conforming Use Policy?

The request would be considered a spot zone; however, the Historic Non-Conforming Use Policy does identify criteria by which a spot zone may be granted. It includes four general criteria and four specific criteria by which the request should be judged. The request meets all of the general criteria. The request is in harmony with the historic character of the surrounding neighborhood. The request is for a zoning change to a zoning district that includes a variety of uses that would serve the neighborhood. The property has a history of non-residential use and the zoning change is consistent with *The Plan for the 21st Century: New Orleans 2030 Plan*.

Of the specific criteria, the building is built to the sidewalk and frames the corner, although the entrance is not angled and is not visible from both streets. The building does include an overhang over the sidewalk on Olive Street, but there is no evidence of display windows, although the remnants of a small outdoor general advertising sign may be obscuring a former display window on the Bloomingdale Court side. Therefore, the request meets all of the general criteria and two of the four specific criteria.

The requested B-1A Neighborhood Business District is the most restrictive classification to accommodate uses that serve a neighborhood need. The proposed zoning of the property is HU-RD2 Two-Family Residential District. Commercial businesses will be authorized as a conditional use in the proposed HU-RD2 District and must meet the requirements for a Neighborhood Commercial Establishment. If the requested zoning change is approved, the proposed grocery store would be permitted as a non-conforming use provided that the applicant obtains an occupational license prior to the effective date of the new zoning ordinance.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

“Chapter 14: Land Use Plan” of the *Plan for the 21st Century*, commonly known as the Master Plan, designates portions of the petitioned site as **Residential Low Density Pre-War**. The goals, ranges of uses, and development character for this designation is copied 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 multi-family buildings. Business 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 of multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

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 building has a history of commercial use and includes some of the characteristics of a historic commercial structure. Commercial use of traditional corner stores is noted in the range of uses for properties that are designated Residential Low Density Pre-war. The requested zoning change **is consistent with** the Master Plan designation of the site as *Residential Pre-War Low Density*.

IV. SUMMARY

Zoning Docket 041/15 is a request for a zoning change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District. The property is located at the corner of Olive Street and Bloomingdale Court. The site is developed with a small single-story vacant structure which was previously occupied by a small grocery store. The property lost its non-conforming commercial status due to vacancy since Hurricane

Katrina. The applicant proposes to use approximately 500 sq. ft. of the building facing Olive Street to reestablish a small grocery store for the neighborhood. The request meets most of the criteria for recommending approval of a spot zone under the Historic Non-Conforming Use Policy and is consistent with the Master Plan. No parking can be provided on site and none is required. There is ample on-street parking in the immediate area for the proposed use and many customers will walk from the immediate neighborhood. The reestablishment of the grocery store or any other small neighborhood oriented business at the site would likely generate a positive impact on the neighborhood which continues to suffer from disinvestment.

V. PRELIMINARY STAFF RECOMMENDATION²

The staff recommends **Approval** of Zoning Docket 041-15, a request for a zoning change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District.

VI. REASONS FOR RECOMMENDATION

1. The request is consistent with the historic use of the property.
2. The property meets most of the criteria of the Historic Non-conforming Use Policy.
3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.
4. The reestablishment of a small grocery store should generate a positive impact on the neighborhood.

² Subject to modification by the City Planning Commission



CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



BASEMAP



PRINT



HELP



PROPERTY INFORMATION

Site Address: 6901 OLIVE ST, LA, 70125

First Owner Name: JEFFERSON TRACY B

Mailing Address: ETAL, 1224 S GENOIS ST

Mailing City: NEW ORLEANS

Mailing State: LA

Mailing Zip 5: 70125

Property Description: BLOOMINGDALE CT REAR SQ LOT A 1 OLIVE AND BLOOMINGDALE 23/14X60 GROCERY MA CHG 1/06 FILE #56370

ZONING

Zoning District: RD-2

Zoning Description: Two-Family Residen

DRAFT Zoning: HU-RD2

DRAFT Zoning Description: Historic Urb

Future Land Use: RLD-PRE

Future Land Use Description: Residentia

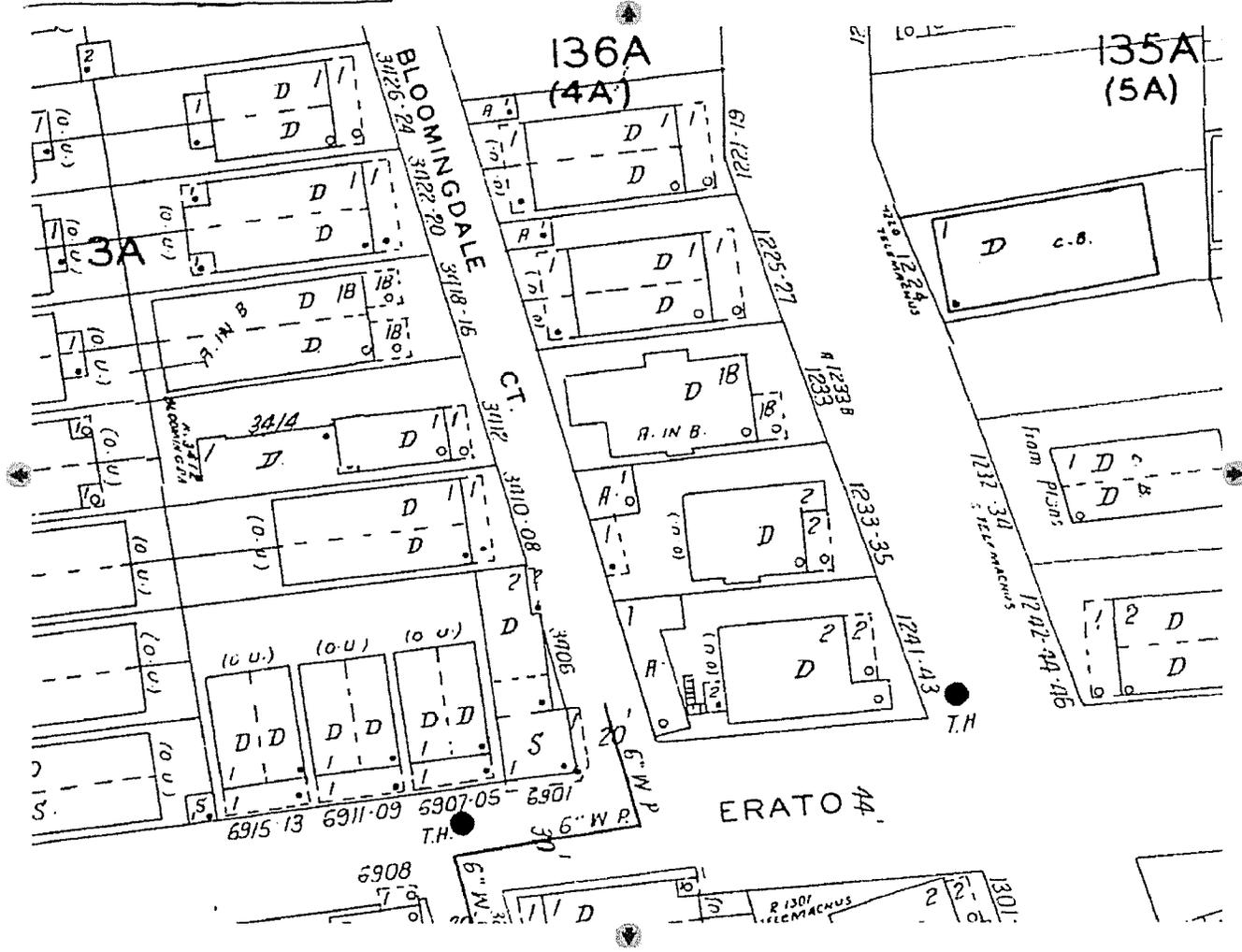
Last Updated: Thu Dec 19 2013

✕ CLOSE WINDOW | ▶ DOWNLOAD MAP | ▶ PRINT CURRENT VIEW

Click on map to: zoom in re-center Zoom: 300%

Select window size for viewing:

New Orleans 1937 vol. 6A, 1940-Nov. 1951, Sheet 665a



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S. GENOIS

S. TELEMACHUS

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THALIA

BLOOMINGDALE

AUDUBON

THALIA

DAY CARE CENTER

STEEL COILS & REPAIRS

PAINTS

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Project NPP Community Meeting Invitation

December 12, 2014

Dear Neighbor:

My company, Brown's Legacy Food Store owns the building at the corner of Olive Street and Bloomingdale Court. We'd like to re-open the former grocery store at that location. Our hours of operation will be from 6:00 a.m. to 6:00 p.m. Monday through Saturday and closed on Sunday.

Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

***The meeting will take place:
Saturday December 27, 2014
Time: 12noon – 2:00 p.m.
6901 Olive St. (the store site)***

This letter is being delivered through U.S. Mail or 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 area any changes to the plans.

The store would occupy approximately 500 sq feet on Olive St. The site is now a former grocery store that we'd renovate. If we receive approval, we plan to start the construction work within a month of the approval, and estimate that the work should take about 3 months.

If you have any questions or comments, here's how to reach me. I hope to see you at the meeting on December 27th.

Sincerely,



*Tracy Jefferson
8738 Oleander St. * New Orleans, LA 70118
tbjeff@msn.com
504-261-5081*

December 27, 1914

Agenda for Meeting
Opening Statement

Discuss:

Previous Building

Process of why it has taken so long to get to this state

End Result

Meet and Greet:

Goals for the store

What we will sell in the store

Operational Hours

Closing Statement

Information on contacting each other

December 27, 2014

Good afternoon, I'd like to thank everyone for attending this meeting today. My name is Tracy Jefferson, (Henry Brown's youngest daughter, also known as Peewee). The purpose of this meeting is to inform the neighborhood of what this building use to be (A Grocery Store / Sandwich Shop), and my plans to restore it back as a neighborhood grocery store. I have plans to also, cater Breakfast and Lunch, which includes sandwiches and lunch specials.

The process has taken a while due to health conditions of the owner and repairs from hurricane Katrina. There are certain guide lines and procedures to follow with City Hall Zoning Dept. and this meeting is one of many. The meeting was designed so that I could talk with the community and get input from the neighbor.

By opening this small neighborhood store, it will provide a safe environment for our families as well as give them a place to shop free from high volume traffic and busy streets.

We will have a time for questions and answers so that all concerns can be addressed.

The store will operate Monday – Saturday from 6am – 5pm.

Some of the main concerns were:

Question: When will the store open?

Response: An explanation of the process of operating a commercial building in a residential neighborhood takes a process. This meeting is a part of that process.

Question: Will the beer be cold?

Response: Yes, My desire is to only sell beer, no other alcoholic beverage.

Question via a phone call on Monday December 15: The caller did not identify themselves, but expressed that they did not want alcohol sold.

Response: All concerns will be addressed at the Meet and Greet. Come to the meeting and express your concerns with the rest of the community. However, they did not attend the meeting.

Other sentiments that were expressed was that they were very glad the store was coming back in the area because there is nowhere for us to go except the Gas Station on Carrollton Ave or the Gas Station on Jefferson Davis and that is too far to walk.

Cards were given out for neighbors to contact Tracy Jefferson, for concerns and questions.

Community Meeting Sign in Sheet

12/27/14

Name	Telephone	Email Address
1. Wayne Clark	504 304 2307	wclarkconsulting@yahoo.com
2. Vna Cifer	(504) 689-0018	
3. Ronell Lieteau	504) 322-0383	
4. Bernadette Terrell	(504) 205-0696	
5. Bruce Collins	(504) 782-3593	
6. Bernadine Terrell	(504) 322-2308	
7. Yvondalyn J. J. J.	504 564-4457	
8. Shirley J. J.	504 339-2898	
9. Angela Bell	504- 319- 5146	
10. Eddie Lee Collins	504- 482-2722	
11. Dillie Starwood	504- 320-4540	3333 Friend St. 70125
12. Celi St. Gallen	504 217-0248	
13. Julianne Steer	(504) 486-8743	
4. Keshonda Collins	(504) 496-1428	keshondacollins@yahoo.com

Community Meeting Sign-in Sheet
 Address 12/27/14

Name	Telephone	Email Address
15 Joseph Caldwell	504 250-5294	3270
16 DEANA OLIVER	504 / 638-0390	
17 JAMES OLIVER	504 / 638-0390	
18 Mrs. Shendell Caldwell	483-3604 3270 Bloomington ct.	
19 Jim & Sue	(504) 994-0822 3270 Downingdale ct.	
20 LEONARD EALY	504-256-9067 3276 Bloomington dr.	
21 Patricia Young	(504) 952-9337 1244 S. Telemachus St	
22 Elroy JACKSON	504-314-9666 1844 S TELEMACHUS ST	
23 Susan Warner	225-620-8197	
24 Wilbur Neil Williams	577-6058	
25 John H. Williams	486-6285	
26 Gray R. Dinn	350-3720	
27 Catherine Williams	825-610-5371	
28 Janice Williams	237-5068	

Community Meeting Sign-in Sheet

12/27/14

	Name	Telephone	Email Address
29	Christopher Wines	(504) 666-5939	Babyclass504@aol.com
30	Bobbie Allen	504 503-3365	3247 Bloomingdale
31	Monice Reese	504-410-2014	4812 Thelast NOLA
32	Henry Williams	(504) 905-5274	
33	Wilbert Tapp	(504) 232-7054	Blue Boy Tapp
34	Alfred Tapp	319-3126	
35	Kevin Brown	504-305-7274	7128 Grandis
36	Lisa Brown	504-305-7462	3131 Audubon St
37	Sam Nolear	504-452-6877	
38	Cornell Lassair	504-261-7313	
39	John M Knight	7808 Colapissa St 504-416-1050	bluechip boy 504 AOL.com
40	Jesse A. Poche	504-205-0956	3339 Audubon
41	KEITH LASSAIR	504-657-3874	
42	EUGENE SIXXOAKS	(504) 309-2251	3431 Pixie St

Community Meeting sign in sheet

12/27/14

	Name	Telephone	Email Address
43	Jack Brown	(504) 205-5668	
44	Joseph R	410-2014	4812 Thalia
45	Dequall R	11	11
46	Jacqueline Sylvester	914-8639	3415 Audubon ^{ex.}
47	Ellen Martin	875-8852	3415 Audubon ^{ex.}
48	Toussia	201 305-9165	4812 Thalia
49	George Reese	4812 Thalia	239-9619
50	Gwen Humphrey	504 214-4025	1312 So Genois St N.O La 70125
51	Errick Ridder	(504)-621-8865	3443 Audubon St. N.O., LA
52	Paul D	504) 715-1623	
53	Conley Miller	(504) 320-6928	3514 Audubon St
54	Lushonne Bell	(225) 328-1575	3333 Fern
55	John Gautier	504. 309. 4311	3339 Audubon St
56	MR. Kenneth Rice	504 309-4311	3339 Olive St Audubon St Nu LA 70125

Community Meeting Sign Up Sheet

12/27/14

	Name	Telephone	Email Address
57	Bridanne Collins	(504) 333-9023	Bridanne.collins@yahoo.com
58	Keyawana Collins	(504) 390-9359	keyawana.calmse@yahoo.com
59	Thamus Jenkins	504-345-7358	Thamus23@live.com
60	J'Don Martin	504-307-4099	Martinjdon@yahoo.com
61	Dwayne McLain	504-236-2850	dmclain17@gmail.com
62	Karen Allen	504 217-02-4/8	KarenAllengemaildotcom
63	Rodney PLATT	(504) 723-5342	RodneyPLATT11@gmail.com
64	Brandon Jones	(504)-205-0793	brandonj50417@gmail.com
65	Beverly Nye	504/258-7320	
66	Henry Clark	504-251-6586	
67	Nadia Brooks	504-235-9403	3246 Bloomingdale ct
68	Leroy Wynn	504-710-8659	3247 Bloomingdale ct.
69	Abraham Ridley	504.486-9864	3261 Bloomingdale ct
70	Albert Basquine	504-450-6375	nunuupt@gmail

Community Meeting Sign In Sheet

12/27/14

	Name	Telephone	Address Address
11	J. P. P. / Cook	314-5640	Clark St N.O. La 70125
72	Eric Williams	206-8152	3438 Broadway ST.
73	Floyd Williams	206-8152	3438 Broadway ST.
74	Flondis Jackson	#2 2722 Dryades	504 Sidney 615-0564
75	Roulette Wynn	504-740-8459	3247 Bloomdale St N.O. La 70125
76	Carle L. / Blis	504-203-6257	1230 Genois St N.O. La 70125
77	Joe De Armas	504 684 1101	1314 Genois St No. 670123
78	Calvin Williams	504) 864-9587	1210 S. Telemachus N.O. LA 70125
19	Cassandra Pickett	(504) 777-9680	1210 S. Telemachus N.O. LA 70125
80	Skimne Williams	(504) 864-3378	1210 S. Telemachus N.O. LA 70125
81	Royriou Williams	(504) 302-2018	1210 S. Telemachus N.O. LA 70125
82	Robert Jackson	(504) 302-2018	1210 S. Telemachus N.O. LA 70125
83	Marie Joseph	(504) 483 6905	1201 S. Genois St
84			

Community Meeting Sign In Sheet

12/27/14

Name	Telephone	Building Address
85 Lloyd HART JR	610-08522	3522 Audubon St N.O.L.A.
86 J. R. Sanders	251-1099	
87 ANN M. JACKSON	373-2311	
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Community Meeting Sign In Sheet

12/27/14

	Name	Telephone	Email Address
79	Jessica Stoddard	504 1860 50 Grenois St 258-6352 N.04 70125	JESSICA and STEVEN ZEVK @Gmail.com
00	Yvonne Boyd	504 329 9352	4723 ERATO ST
01	Terry MAGEE	504 488 3698	4723 ERATO ST
02	Charlene Jackson	504-505-5277	4736 Eastern St
03	Jenny Booker	504-338-4819	4736 Eastern St
04	HARRY FAIRLEY	504-261-2732	3304 PINE ST
05	Mapio Sumler	504 555 1234	3025 n. st/ltre
06	Darrin White	504 655-1726	3025 n. st/ltre
07	Angie L. Chambers	(504) 389-3019	704 Monticello Ave
08	Wayne Hibbens	504-723-2828	3209 College St
09	Quinn F.	504-906-3852	1556 Paul Murphy
10	Rose Fay	504-333-9085	3213 Lowertine
11	Chris Jackson	504-957-7645	1525 N. Bond
12	Ronnie Jensen	23031 504-338-9123	2313 Lanier St

Community Meeting Sign in Sheet

12/27/14

Name	Telephone	Email Address
Barbara Tapp	715-1623	
Cynthia Martin	301-6950	
Lallack Tapp	504-285-4515	
Kynisha Martin	220-6390	
Latreshia Tapp Davis	493-8125	
Anthony Claiborne	470-2332	
Chavell A Claiborne	919-1413	
Rev Neldon John Lewis Ecclesia Titulus Min 1912 Hancock St. Gretna LA 70053	504-413-5030	
BERNARD Blunt	504-905-7530	
Kevin Nolen	460-6342	
Tina Nolen	710-9587	
Lakisha Roberts	666-6780	
Walter Sound's	504-296-9657	
Jewel Roberts	504-994-0830	

Community Meeting Sign In Sheet
12/27/14

Name	Telephone	Email Address
Dennis P...	504-319-9271	
Lamarck Bowers	504 205-2159	LamarckBowers@gmail.com
Eunice Nemez II	504 436-8719	
Terka Bartholomew		
Scherella Robert	504 578-6025	
Wayne Smith	504-712-1628	
Bruce Gaten	225-588-7944	
HAROLD FERDINAND JR	(504) 270-6450	
Nadine LeBlanc	(225) 456-3439	
Anastasia LeBlanc	(225) 456-3439	
Jerome LeBlanc	(504) 405-4499	
Anthony Ober	(504) 595-9731	
[Signature]	504 415 6062	
Joell Jean	504-939-8249	

[Signature]

Name	Address1	Address2	City	St	Zip
1St St James Baptist Church	C/O Wayman L Frost Sr	7007 Edinburgh St	New Orleans	LA	70125
Allmon James D	4722 Baccich St		New Orleans	LA	70122-6118
Barney William B Sr	4729 Warrington Dr		New Orleans	LA	70122
Bell Angela J	1305 S Genois St		New Orleans	LA	70125
Blackburn Collace	1320 S Telemachus St		New Orleans	LA	70125
Blackburn Collace	1318 S Telemachus St		New Orleans	LA	70125
Boland Derryl T	3605 Sierra Dr		Stockbridge	GA	30281
Bourgeois Betty T	Et Al	1317 S Telemachus St	New Orleans	LA	70119
Breaux Kevin	Etal	4818 Perrier St	New Orleans	LA	70115
Bridges Earin	1306 S Telemachus St		New Orleans	LA	70119
Bridges Realty & Investment LLC	2916 Broadway St		New Orleans	LA	70125
Brown Henry	1224 S Genois St		New Orleans	LA	70125
Brown Joseph Jr	Brown Gregory	3267 Bloomingdale Ct	New Orleans	LA	70125
Buckman Daniel B	234 Loyola Ave	Suite 604	New Orleans	LA	70112
Caldwell Joseph	3270 Bloomingdale Ct		New Orleans	LA	70125
Christian Fellowship Tabernacle Of	P O Box 820510		New Orleans	LA	70182
Claiborne Jacqueline E	3441 Audubon Ct		New Orleans	LA	70125
Clark Augusta G	3327 Audubon Ct		New Orleans	LA	70125
Collins Bessie M	1241 S Genois St		New Orleans	LA	70125
Crescent Moon Investments LLC	3317 N 1-10 Service Rd West Ste 200		Metairie	LA	70002
Crowley Wendell J	3436 Bloomingdale Ct		New Orleans	LA	70125
Davis Firdeal A	2911 1/2 Castiglione St		New Orleans	LA	70119
Davis Leroy	Et Al	1323 S Telemachus St	New Orleans	LA	70125
Dorsey Charity	1241 S Telemachus St		New Orleans	LA	70125
Ealy Leonard E	3276 Bloomingdale Ct		New Orleans	LA	70125
Ealy Leonard E	Et Al	3276 Bloomingdale Ct	New Orleans	LA	70125
Forte Audrey Hills	312 Portsmouth Dr		Slidell	LA	70460
Frey Hollie	1315 S Telemachus St		New Orleans	LA	70125
Gay Carl R	Et Als C/O Antoinette M. Gay -Poa	1217 S Telemachus St	New Orleans	LA	70125
Gert Town Community Development Center	Po Box 4028		New Orleans	LA	70178
Gert Town Enterprise Economic	7808 Colapissa St		New Orleans	LA	70125
Gifford Elmer III	Et Al	3403 Audubon Ct	New	LA	70125

			Orleans		
Gifford Elmer J	7008 Olive St		New Orleans	LA	70125
Gleason Earnest	7108 Olive Street		New Orleans	LA	70125
Gravier St LLC	619 Weyer St		Gretna	LA	70053
Greater Providence Missionary Baptist	1327 S Telemachus St		New Orleans	LA	70125
Greater King Solomon Missionary Baptist	3321 Audubon St		New Orleans	LA	70125
Greater King Solomon Missionary Baptist	3321 Audubon St		New Orleans	LA	70118
Green Robert	C/O Tms Investments LLC	1216 Short St	New Orleans	LA	70118
H B Three Properties LLC	4745 Avron Blvd		Metairie	LA	70006
Hawkins James	C/O 3408 Bloomingdale Ct		New Orleans	LA	70125
Hawkins James M Sr	4240 Hulen St	P O Box 100772	Fort Worth	TX	76185
Haynes Valralyn P	Et Al	1209 So Telemachus St	New Orleans	LA	70125
Hill Lillian C	3333 Audubon St		New Orleans	LA	70125-702
Howard Hamilton A	4533 Piety Dr		New Orleans	LA	70126
Howard Mary Alice C	C/O Marguerite Mitchell	1040 St Charles Ave #702	New Orleans	LA	70130
Jackson Patricia A	Et Al	1244 S Telemachus St	New Orleans	LA	70125
Jenkins William S.A Jr	Et Al	3321 Audubon Ct	New Orleans	LA	70125
Jesus Miracle Power Ministry	And Outreach	8309 Apple St	New Orleans	LA	70118
Jo & Nette Properties, LLC	227 1/2 S Pierce St		New Orleans	LA	70119
Kirchberg Karl J	Comm Plaza Bldg Suite A & B	13344 Chef Mentuer Hwy	New Orleans	LA	70129
Koster Adriaan	220 Partridge Rd		Slidell	LA	70461
Lopinto Gerald Jr	6229 Mitchell Ave		Metairie	LA	70003
Mason Louis C Jr	2373 N Hobart Blvd		Los Angeles	CA	90027
Nadar Investmentservices LLC	13050 N Lake Carmel Dr		New Orleans	LA	70128
Nelson Wilson	8539 Green St		New Orleans	LA	70118
Nguyen Tuan V	1206 S Telemachus St		New Orleans	LA	70125
Randolph Connie	Et Al	3439 Audubon St	New Orleans	LA	70125
Reeder Deborah C	1721 Fern St		New Orleans	LA	70118
Ridley Abraham	Et Al - Yvonne N Green - P.O.A.	3261 Bloomingdale Court	New Orleans	LA	70125
Roberson Bryan D	2313 Cleveland Ave		New Orleans	LA	70119
Roberson Bryan D	C/O Earnest Peters	209 Duke Dr	Kenner	LA	70065-3911
Rodgers Lorenzo R	1488 Casa Calvo St		New Orleans	LA	70114
Saving Our Whole Neighborhood	&Sown Realty&Management LLC	8137 Oleander St Ste 101	New Orleans	LA	70118

Scott Louis T	Et Al	3329 Audubon Ct	New Orleans	LA	70125
Shelby Joylyn	1231 S Genois St		New Orleans	LA	70125
Sims Florence	1207 S Telemachus St		New Orleans	LA	70125-0
Smith Annie R	Etal	1224 S Telemachus St	New Orleans	LA	70125
Thomas Tanya E	1503 N Miro St		New Orleans	LA	70119
Thurner Jessie L W	C/O Larry E King	3649 Delaware St	Baton Rouge	LA	70805
Viener Charlotte E	1939 Upperline St		New Orleans	LA	70115
Warren David	8531 S Claiborne Ave		New Orleans	LA	70118
Welch Virginia C	C/O Regina Gordon	3431 Audubon Ct	New Orleans	LA	70125
Wesley Onetta Y	2221 Laurel St		New Orleans	LA	70130
West Gregory	1919 Stumpf Blvd		Terrytown	LA	70114
White Katie	C/O Frederick White	3131 Pine St	New Orleans	LA	70118
Wicks	C/O Tms Investments LLC	1216 Short Street	New Orleans	LA	70118
Williams Albertha H	818 Thayer St		New Orleans	LA	70114
Williams John H	1303 S Genois St		New Orleans	LA	70125
Williams Oscar B Jr	3411 Calhoun St		New Orleans	LA	70125
Xavier University Of New Orleans	1 Drexel Dr.		New Orleans	LA	70125

March 13, 2015

Tracy Jefferson

8738 Oleander Street

New Orleans, La. 70118

504-486-9448

email: tbjeff@msn.com

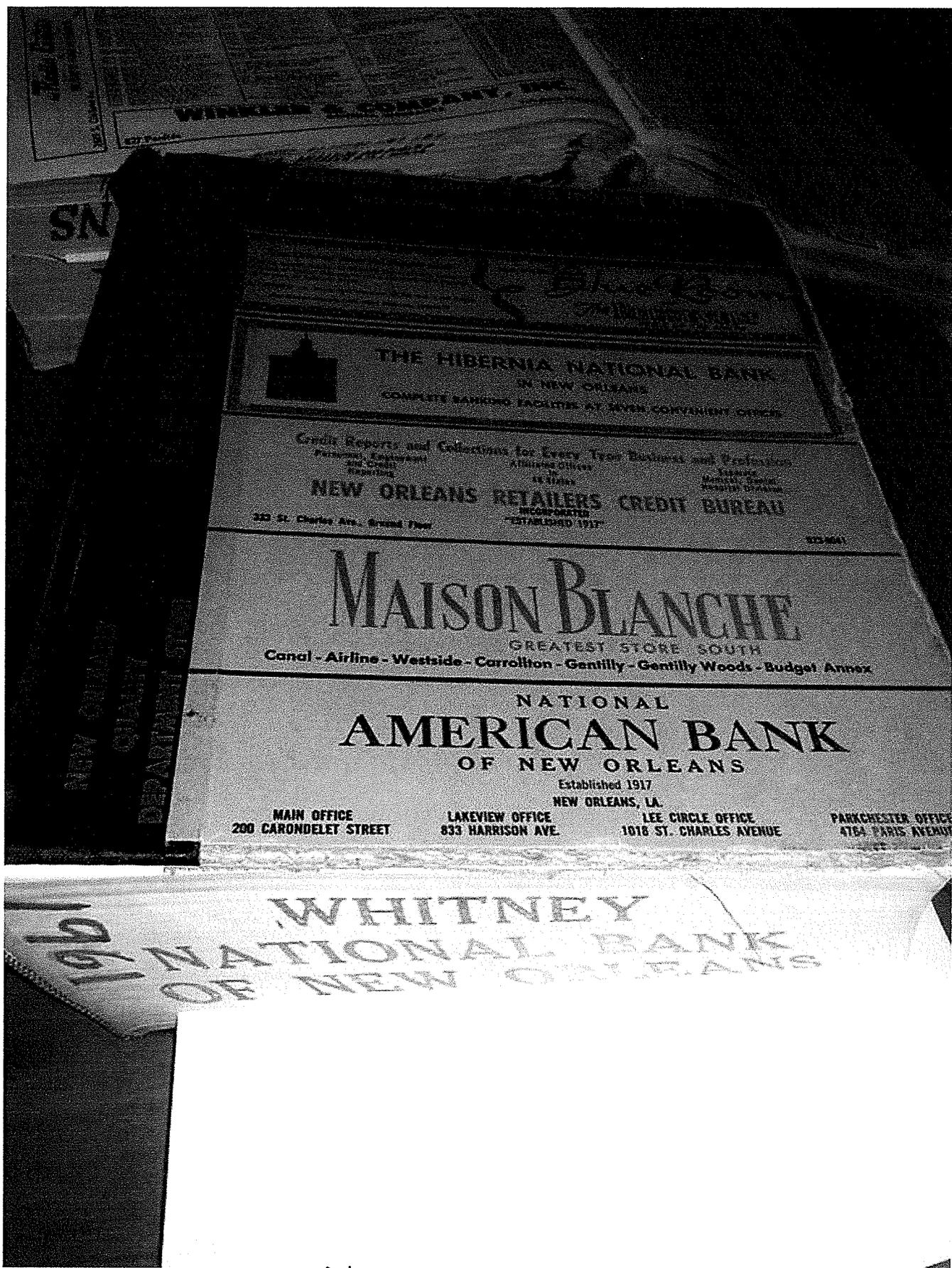
City of New Orleans

Board of Zoning

1300 Perdido Street

Re: Property requesting to be rezoned: 6901 Olive Street N.O. La. 70125

The property in question is located in the district HU-RD2 area, as a two family residential property. It sits on the corner of Olive Street and Bloomingdale Ct. The property has always been used as a commercial grocery store. Due to complications after Hurricane Katrina, the process in restoring the property came to a standstill. I am now able to move forward in completing the process into reopening the building. I have worked on the property since 2006, receiving the permits and paperwork needed to reopen the business. My request is to please allow the status to return to a commercial business in a HU-R2 area. The neighborhood wants the corner store back. It will provide jobs, a secure place for our families to get small items need without crossing busy streets. I have talked to the community and they look forward to supporting the store.



Books at Library for Research

rear Waddell Lewis
 860 Vee-Jay Sandwich Shop restr
 488-1465
 860½ Adorable Beauty Salon ΔHU2-9358
 862 Fortier Wilfred A ΔHU2-5434
 863 Harris Mattie B Mrs © ΔHU2-1238
 866 Montero's Bar liquors ΔHU2-9112
 868 Bosio Oliver J © ΔHU8-3055

OLIVE—From Audubon northwest, 109
 north of S Claiborne av 10

Zone 25

Bloomingle ct intersects

6901 Apartments

- 1 Vacant
- 2 Johnson Wilson
- 3 Varney Fred

Street continued

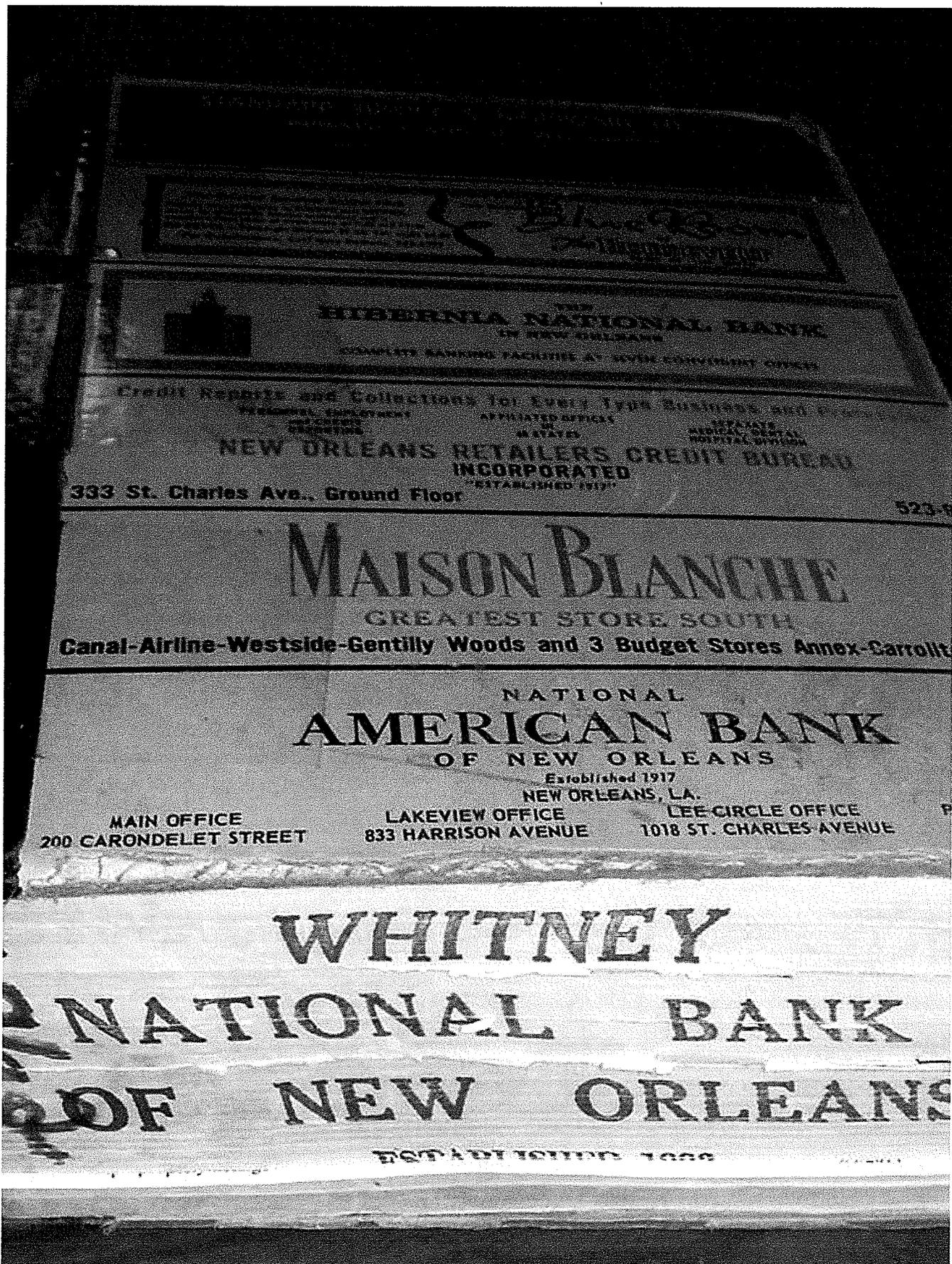
6901½ Cutno Margt C Mrs
 6905 Richardson Edw 482-1970
 6907 Collier Marion ΔHU8-9305
 6908 Ernst Food Store

rear DeMatteo Sebastian

6909 LaBranch Cippern
 6911 Williams Isom
 6913 Banford Henry
 6915 Dupas Ruby
 6938 Independent Mdse Store liquors
 ΔHU2-8686

Audubon ct intersects

7001 Vacant
 7007 Neighborhood Grocery
 Lawrence Walter © ΔHU2-8633
 7008 Vacant
 7010 Latchison Memphis 488-0970



rear Vacant
 860 Vee-Jay Sandwich Shop restr
 488-1465
 860½ Adorable Beauty Salon HU2-9358
 862 No Return
 863 Harris Mattie B Mrs © HU2-1238
 866 Bosio's Bar & Lounge 488-9243
 868 Bosio Oliver J © HU8-3055

109

OLIVE—From S Telemachus north-
west, 3 south of Washington av

Zone 25

Bloomingtondale ct intersects

6901 Ernst Food Store HU8-3571

6905 No Return

6907 Vacant

6908 Vacant

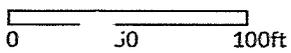
rear DeMatteo Sebastian

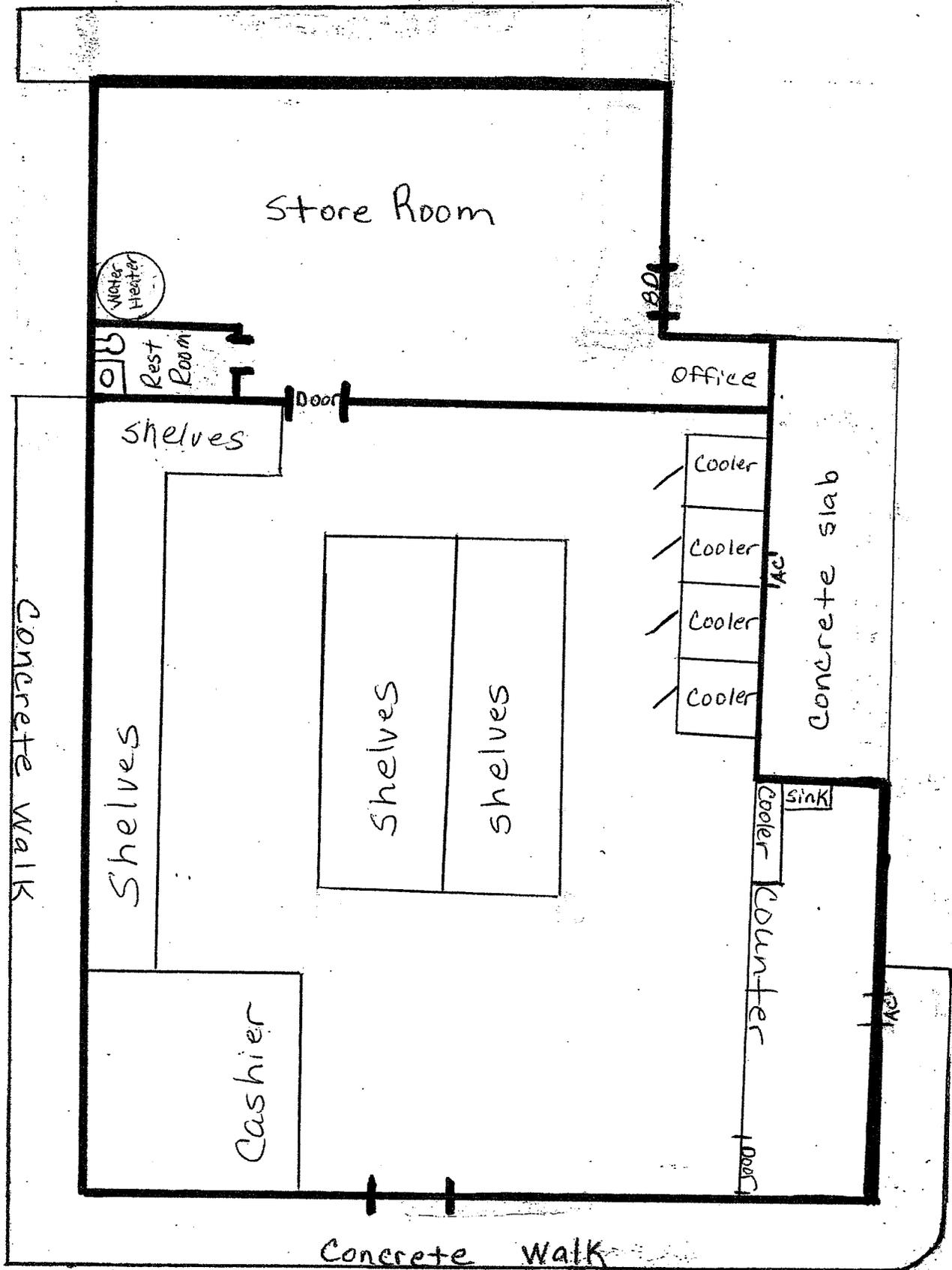
6909 LaBranch Clippern

6911 Petty James J

6913 Banford Henry

6915 Dupas Ruby

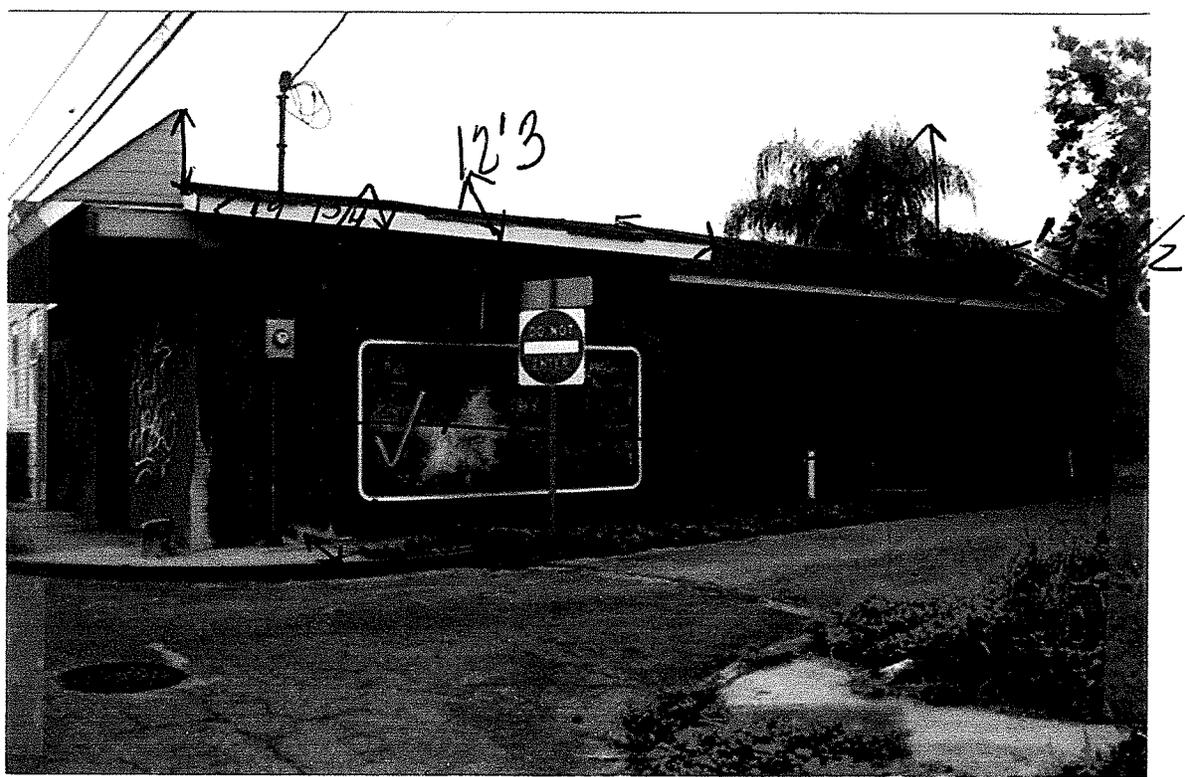




Floor Plans

6901 Olive Street Lot A-1





$18 \frac{3}{4}$
 $29 \frac{3}{4}$
 $11 \ 8$

 $48 \ 9 \frac{1}{2}$

