

**City Planning Commission Meeting**  
**Tuesday, September 23, 2025**

**CPC Deadline:** 10/11/2025  
**CC Deadline:** 60 days from receipt  
**City Council District:** B – Harris

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**STAFF REPORT**

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**Zoning Docket 052/25**

**To:** City Planning Commission

**From:** Robert Rivers, Executive Director  
Stephen Kroll, Planning Administrator

**Prepared by:** Mitchell Kogan

**Date:** October 3, 2025

**GENERAL INFORMATION**

**Applicant:** Victor R. Farrugia

**Request:** Conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Property description:** Square 189, Lots 3 and 4, in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street

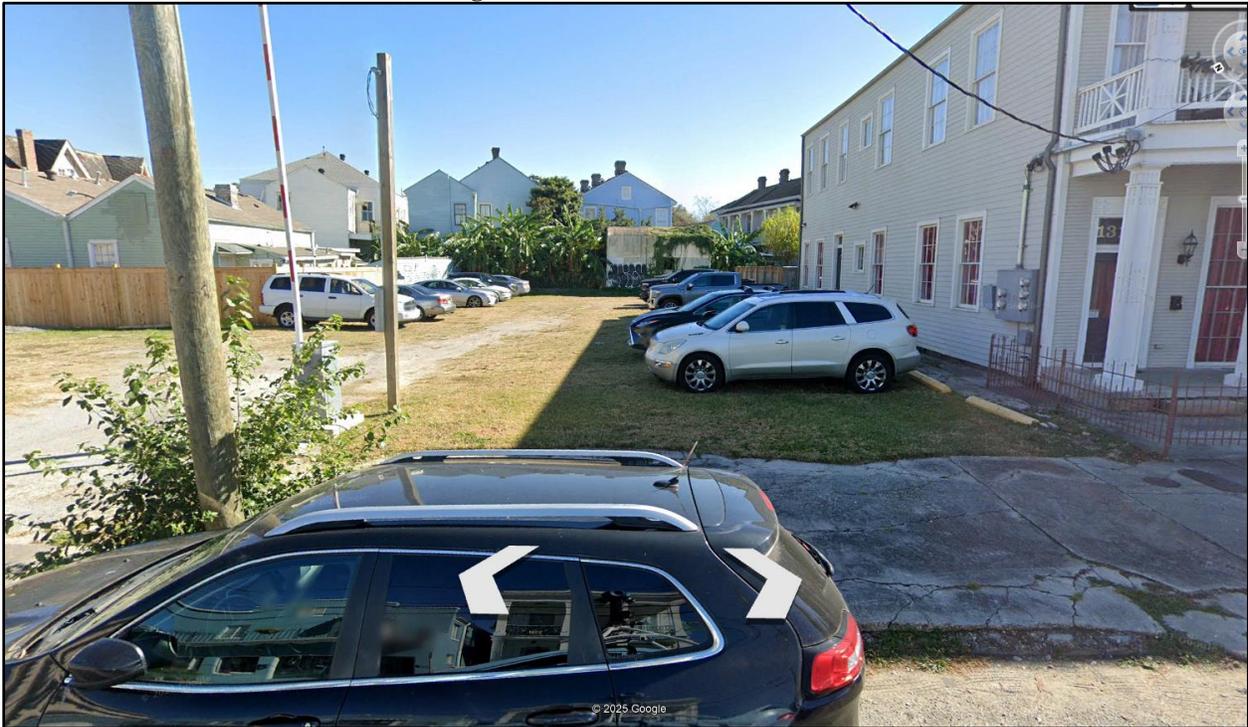
**Address:** 1316 Prytania Street

**Description:**

The subject property is in an HU-MU Historic Urban Neighborhood Mixed-Use District on two lots of record (Lots 3 and 4, Square 189 Prytania) that forms a 7,560 square feet rectangular site with one frontage on Prytania Street. The site is currently undeveloped. This application is for a principal parking lot, which would include 20 parking spaces, including one handicap space. The applicant originally submitted a request to utilize three lots, those being 1300, 1306, and 1316 Prytania Street (Lots 1-4, Square 189). However, the applicant has subsequently requested to reduce the amount of lots by three.

A principal use, by definition, is when a parking lot is the main or primary purpose for which a structure or lot is designed, arranged, or intended. The definition would qualify this application as one for a principal parking lot. In HU-MU districts, principal parking lots are conditional uses.

**Figure 1: Current Condition**



### **Why is City Planning Commission action required?**

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses)**, a “Parking Lot (Principal Use)” is deemed a conditional use in the HU-MU Historic Urban Neighborhood Mixed-Use District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

### **ANALYSIS**

#### **Comments related to design**

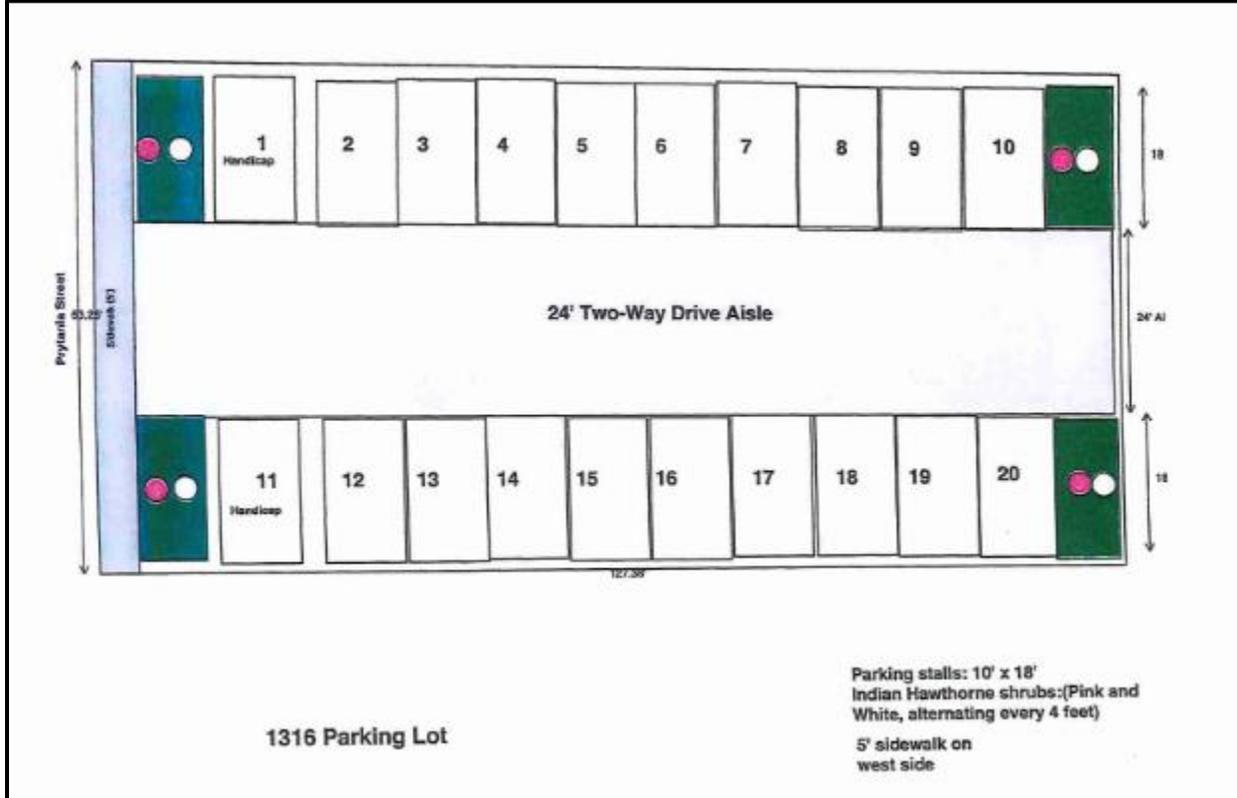
##### *Existing conditions*

The subject property is located on a site consisting of two lots of record, being Lots 3 and 4, Square 189 on Prytania Street. The applicant has been using the site as a non-compliant parking lot.

##### *Proposed conditions*

The subject of this request is the development of a principal parking lot. The application proposes 20 parking spaces, with 1 visible ADA parking space.

Figure 2: Site Plan



*Base zoning district standards*

The petitioned site is located within the HU-MU Historic Urban Neighborhood Mixed-Use District and is subject to the requirements of **Article 12, Section 12.3 - Site Design Standards** of the Comprehensive Zoning Ordinance.

Bulk Regulations

Non-residential uses are exempt from minimum lot area and minimum lot width. Maximum building height and ground floor commercial regulations do not apply. There is a minimum requirement of 10% permeable open space and the stipulations set forth in the proviso below, listed under *landscaping*, will ensure this requirement is met.

Minimum Yard Requirements

No structures are proposed that would necessitate compliance with yard distances.

Building Design Standards

No buildings are proposed for the subject lot.

### *Parking and vehicular use areas*

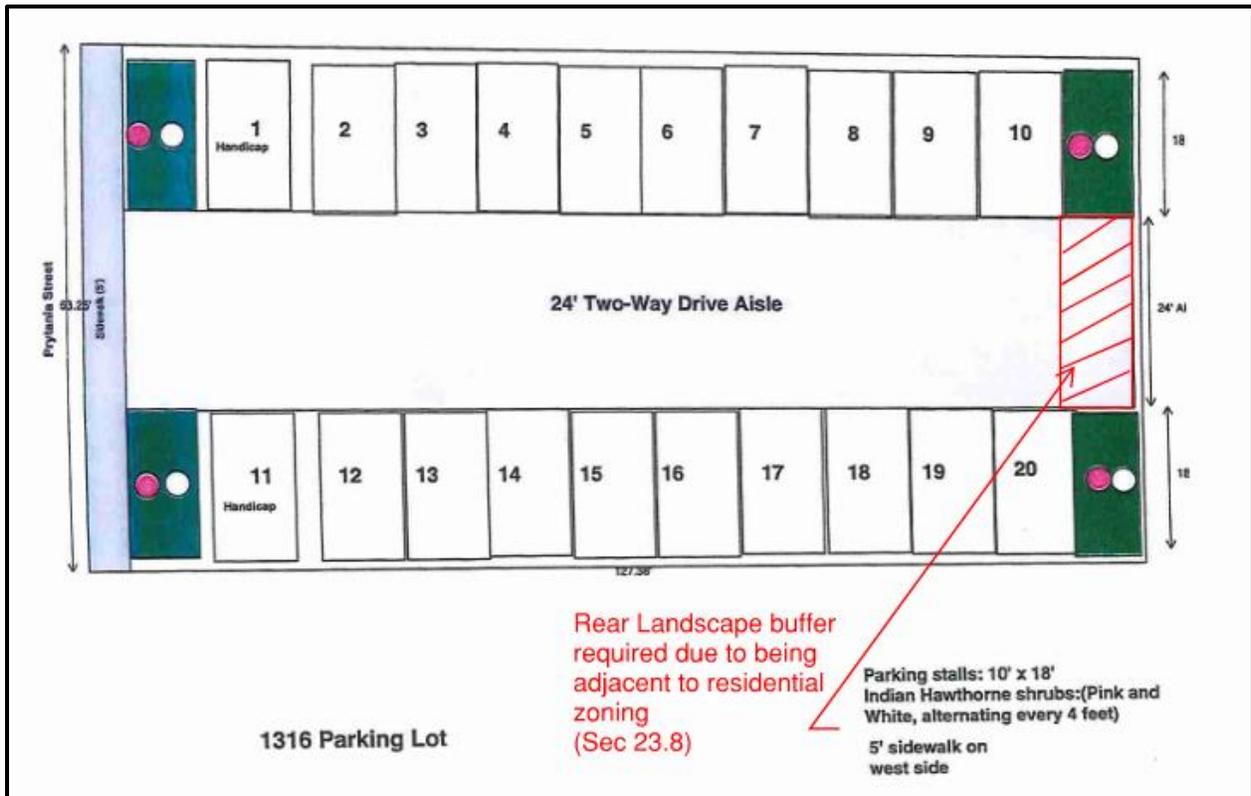
The entire lot will be reconstructed into a parking lot providing a total of 29 parking spaces. The parking lot is designed so vehicles can enter on Prytania St. via a two-way driveway. Cars may also have ingress/egress on Erato Street.

**Article 22, Section 22.8** establishes guidelines for the design of parking spaces. The site plan provided by the applicant does not show parking stall dimensions or backing space, but does demonstrate drive aisles that appear compliant with the applicable dimensions requirements. If the application is recommended for approval, it should be subject to the following proviso:

- The plans submitted to the City Planning Commission for final approval shall show adherence to applicable vehicle parking design regulations of **Article 22, Section 22.8** of the Comprehensive Zoning Ordinance

### *Landscaping*

The proposal includes landscaping which appears in compliance with **Article 23, Section 23.7**. However, staff would note that the plan appears to be missing a buffer yard that is adjacent to residential zoning (Section 23.8) as shown below:



If the application is recommended for approval, it should be subject to the following provisos:

- The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:
  - the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights of-way within the site, with applicable remarks and details;
  - compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including parking lot landscaping in Article 23, Section 23.7 and Article 23, Section 23.9.
- The plans submitted to the City Planning Commission for final approval shall be revised to demonstrate compliance with buffer yard requirements as well as providing landscape islands at the end of every row Per Section 23.8 and 23.7.C, respectively.

### **Use standards**

**Article 20, Section 20.3.OO** of the Comprehensive Zoning Ordinance describes the use standards for principal parking lots, which are listed below in italics:

*All parking structures and parking lots are subject to the parking design standards of Article 22. In addition, parking structures and parking lots are subject to the following standards. All parking lots and parking structures with greater than 10 spaces are required to construct 1 space or 5% of all spaces, whichever is greater, with installed electric vehicle charging stations.*

*All parking lots shall meet the following requirements:*

- a. The parking lot shall be used solely for the parking of passenger vehicles for periods of less than one (1) day and cannot be used as an off-street loading area.*
- b. No sale, display, repair, or service of any kind is permitted in any parking lot.*
- c. Signs shall comply with the regulations of Section 24.12, or for Historic Core Districts, Section 24.13.*
- d. No buildings other than those for shelter of attendants or payment kiosks are permitted in a parking lot. The allowable shelters shall not exceed ten (10) feet in height and fifty (50) square feet in area.*
- e. The parking lots shall be screened and landscaped in accordance with the requirements of Article 23.*
- f. The parking lot shall be kept free from refuse and debris. All landscape shall be maintained in a healthy growing condition.*
- g. Parking lots in the VCS or VCS-1 Districts are conditional uses on existing vacant lots only.*
- h. A parking lot shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:*
  - i. The parking lot shall provide exterior security cameras, the location of which shall be indicated in the plan.*
  - ii. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.*

Staff has already recommended a proviso regarding the required adherence to Article 22. Additionally, based on the total number of parking spaces proposed, the applicant is required to provide one electric vehicle charging station. Consequently, if the application is recommended for approval, it should be subject to the following proviso:

The plans submitted to the City Planning Commission for final approval shall show the installation of one electrical vehicle charging station, in accordance with **Article 20, Section 20.3.00** of the Comprehensive Zoning Ordinance.

#### **Anticipated impact on surrounding land uses**

The proposed use would increase activity, noise and traffic at the specific site, but it would reduce parking pressure on the overall neighborhood. The site would service. To prevent unsightliness and reduce the noise from the parking lot on the surrounding residential uses, the applicants must comply with landscape requirements which will reduce negative impacts. The proposed use as a parking lot is generally compatible with the surrounding properties and the mixed-use character of the area.

#### **Evaluation of approval standards**

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

***The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.***

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21<sup>st</sup> Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “MUM Mixed Use Medium Density.” The goal, range of uses, and development character for that designation are copied below.

### **MIXED USE MEDIUM DENSITY**

**Goal:** Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

**Range of Uses:** Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

**Development Character:** Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

As described above, the MUM designation is intended for medium-density single-family, two-family and multifamily residential and commercial uses. A principal parking lot is a commercial use that is not disallowable under the Master Plan and therefore not inconsistent.

***The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.***

This standard is met. The site is located within an HU-MU Historic Urban Neighborhood Mixed-Use which is described below:

*The HU-MU Neighborhood Mixed-Use District is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character.*

The HU-MU district allows for development that is compatible with adjacent land uses. The proposed parking lot is an extension of the parking lot that already exists. Additionally, the intent is for people to walk from the parking lot to the facility, necessitating a design that is pedestrian oriented.

***The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.***

This standard is met. Staff has proposed provisos that ensure adherence to the use standards stipulated in **Article 20** for principal parking lots, and the developer will comply with the environmental performance standards of **Article 21, Section 21.3** of the Comprehensive Zoning Ordinance.

***The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.***

This standard is met. The abandoned site borders both residential and commercial uses and the applicant is complying or will comply with the standards for parking lot design to ensure proper buffering for the adjacent residential properties. The project will put an abandoned lot into commerce which would have a positive impact for the community in regard to street parking.

***Any variance of zoning standards meets the approval standards of Section 4.6.F.***

This standard is not applicable; no variances are required for this accessory use.

***The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.***

This standard is met. The proposal would return an abandoned site to use which would have a positive impact to the neighbors and the broader community.

## STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 052/25 subject to seven (7) provisos:

### *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 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall consolidate the lots associated with the site into a single lot of record through the City Planning Commission. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
3. The plans submitted to the City Planning Commission for final approval shall show adherence to applicable vehicle parking design regulations of **Article 22, Section 22.8** of the Comprehensive Zoning Ordinance
4. The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:
  - a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details;
  - b. compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including parking lot landscaping in Article 23, Section 23.7 and Article 23, Section 23.9.
5. The plans submitted to the City Planning Commission for final approval shall be revised to demonstrate compliance with buffer yard requirements as well as providing landscape islands at the end of every row Per Section 23.8 and 23.7.C, respectively.
6. All parking lots shall meet the following requirements:
  - a. The parking lot shall be used solely for the parking of passenger vehicles for periods of less than one (1) day and cannot be used as an off-street loading area.
  - b. No sale, display, repair, or service of any kind is permitted in any parking lot.
  - c. Signs shall comply with the regulations of Section 24.12, or for Historic Core Districts, Section 24.13.

- d. No buildings other than those for shelter of attendants or payment kiosks are permitted in a parking lot. The allowable shelters shall not exceed ten (10) feet in height and fifty (50) square feet in area.
  - e. The parking lots shall be screened and landscaped in accordance with the requirements of Article 23.
  - f. The parking lot shall be kept free from refuse and debris. All landscape shall be maintained in a healthy growing condition.
  - g. Parking lots in the VCS or VCS-1 Districts are conditional uses on existing vacant lots only.
  - h. A parking lot shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:
    - i. The parking lot shall provide exterior security cameras, the location of which shall be indicated in the plan.
    - ii. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.
7. The plans submitted to the City Planning Commission for final approval shall show the installation of one electrical vehicle charging station, in accordance with **Article 20, Section 20.3.00** of the Comprehensive Zoning Ordinance.

#### **CITY PLANNING COMMISSION MEETING (September 23, 2025)**

The staff summarized the application and presented its recommendation of approval. The Commission received comments from the applicant as well as a neighbor speaking in support of the request.

There was general discussion among the Commission, with a question specifically about the original proviso #2 which read “The applicant shall consolidate the lots associated with the site into a single lot of record through the City Planning Commission. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court’s Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.” The CPC had questioned whether or not this proviso was necessary, as the applicant stated that their intent was to utilize the parking lot as interim use. Commissioner Brown subsequently made a motion to approve with the removal of said proviso #2, with a second by Commissioner Flick.

MOTION:

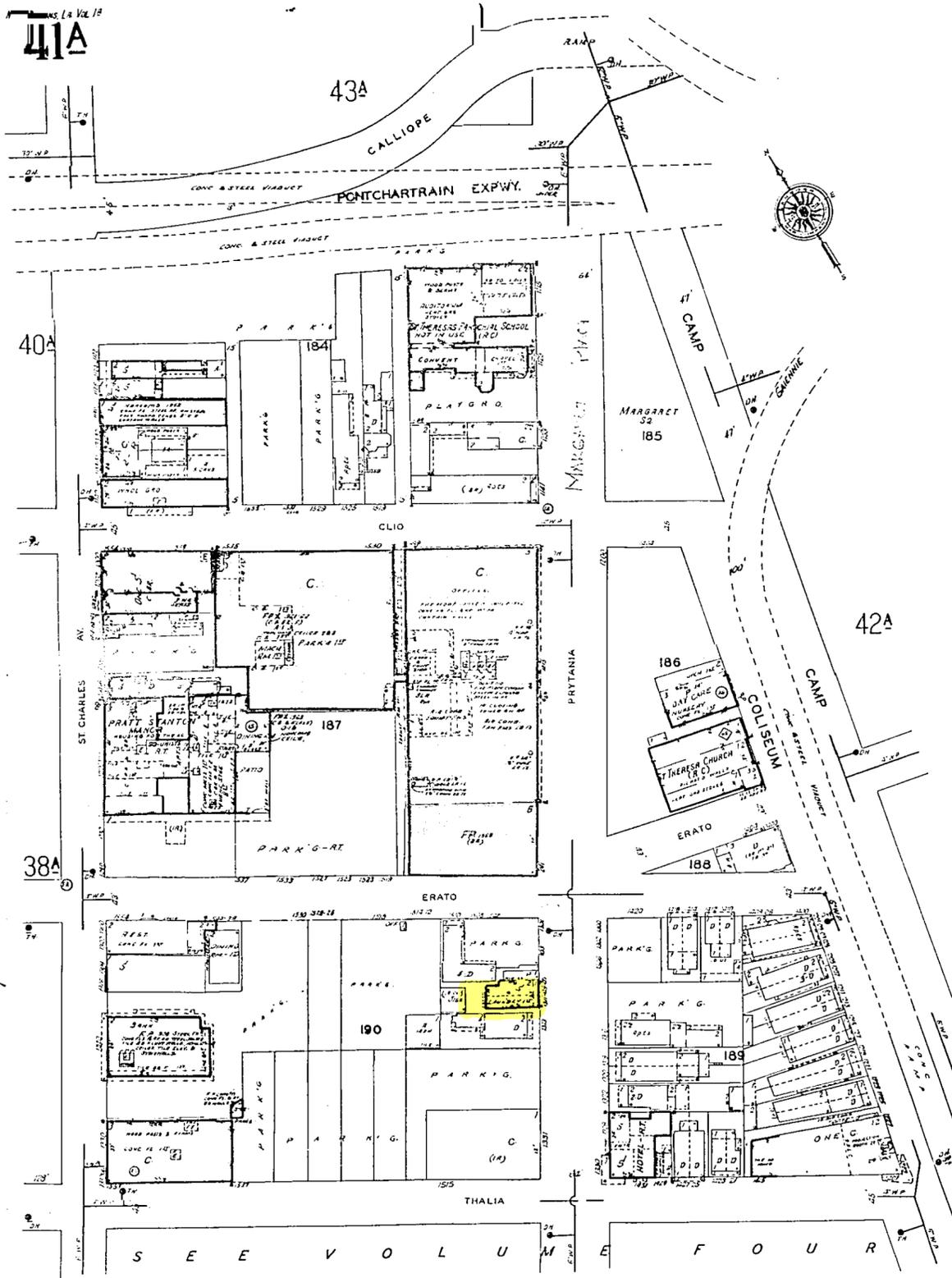
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 052/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO SIX (6) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

*Provisos*

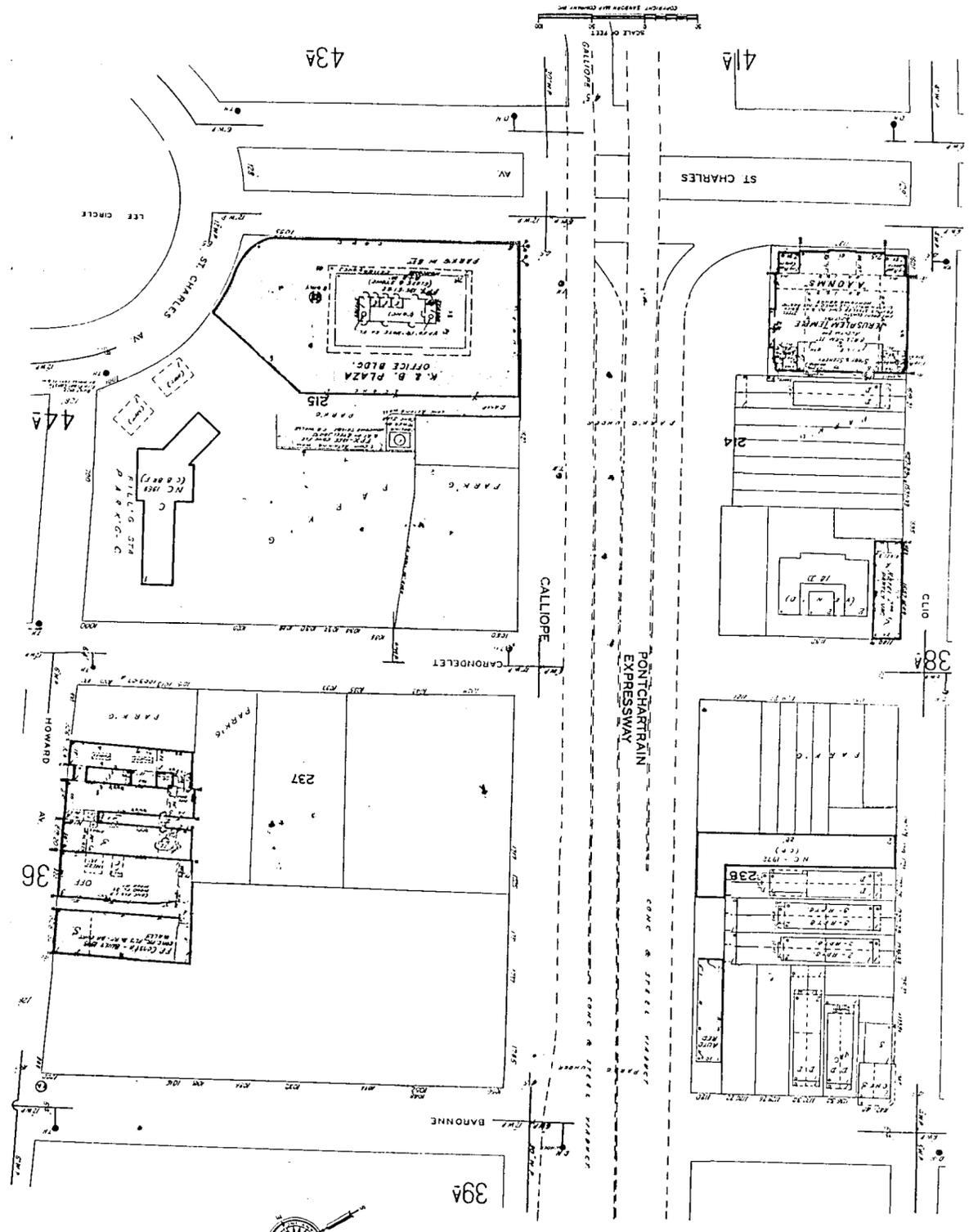
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6. The plans submitted to the City Planning Commission for final approval shall show the installation of one electrical vehicle charging station, in accordance with **Article 20, Section 20.3.00** of the Comprehensive Zoning Ordinance.

YEAS: Stewart, Brown, Jordan, Witry, Flick, Lunn  
NAYS: Joshi-Gupta  
ABSENT: Steeg

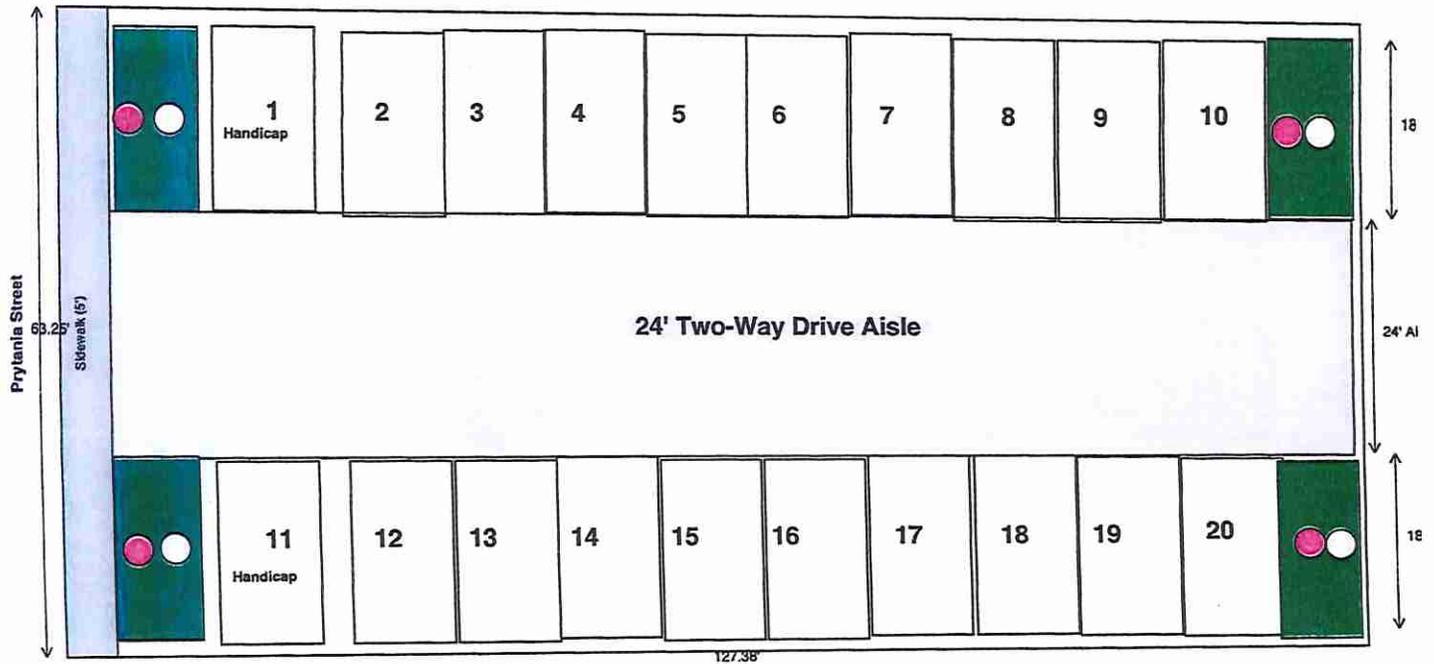


SCALE OF FEET



40A  
New Orleans, La. Vol. 18





**1316 Parking Lot**

Parking stalls: 10' x 18'  
 Indian Hawthorne shrubs: (Pink and White, alternating every 4 feet)  
 5' sidewalk on west side



Building/Construction  
Related Permit



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application:     Text Amendment     Zoning Change     Conditional Use/Planned Development

Address of Property for which this application is being filed.    1306 Prytania St.

### APPLICANT INFORMATION

Applicant Identity:     Property Owner     Agent

Applicant Name    Victor R. Farrugia

Applicant Address    6908 Milne Blvd

City    New Orleans    State    LA    Zip    70124

Applicant Contact Number    504-905-7215    Email    vfarrugia@farrugialawfirm.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name \_\_\_\_\_

Property Owner Address \_\_\_\_\_

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

Property Owner Contact Number \_\_\_\_\_ Email \_\_\_\_\_

### SPECIFIC ZONING REQUEST

Conditional Use Parking Lot (Principal Use)

### PROPERTY LOCATION

Square Number(s)    189    Lot Number(s)    3,4

Bounding Streets    Thalia St.    Erato St.

Zoning    HU-MU    Municipal District    1

Tax Bill Number    102104803    Planning District    2

### DESCRIPTION OF PROJECT (Attachments are acceptable)

See Exhibit A



Building/Construction  
Related Permit



Received by _____
Sign Provided <input type="checkbox"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

### ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. 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 and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Victor R. Jaworski Date 8/28/25

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the 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 to and subscribed before me this 28 day of AUGUST 2025

My Commission expires LIFE

Eric K. Buercker  
ERIC K. BUERCKER  
BAR # 28513

## **Exhibit A     Project Description**

The applicant, Victor R. Farrugia, requests approval of a Conditional Use Permit to allow the continued operation of a parking lot on one grass lot located at 1316 Prytania Street, situated on Prytania Street between Erato Street and Thalia Street within the HU-MU Neighborhood Mixed-Use District.

The subject property have functioned as a parking lot under lease to the Nelson Office Building for the past five years, serving as an important source of off-street parking for area businesses and residents. This application seeks to formalize the use in accordance with Article 12, Section 12.2.A (Table 12-1) of the Comprehensive Zoning Ordinance, ensuring compliance with all applicable City regulations.

The proposed project will involve limited site improvements, including landscaping, minor grading, and the possible installation of a new surface treatment to enhance safety and usability, while maintaining a grass-covered, permeable aesthetic in line with neighborhood character. No permanent structures and no construction are proposed as part of this interim use. The neighbors like the grass parking lot because it is pet friendly and it looks better than most gravel colors. Because construction of a five-unit building is planned in the near future, it is preferable not to use a parking lot surface that will have to be removed.

The applicant anticipates a future phased development of the property is a five-unit residential building, subject to separate approvals and market conditions. The existing plans for construction of this building have already been approved by the HDLC about 5 years ago. These plans will be used in the future construction. The requested conditional use will allow the property to continue meeting pressing local parking demands while providing a transitional use until residential development is feasible.

**DEPARTMENT OF SAFETY & PERMITS  
CITY OF NEW ORLEANS**

PERMIT NO: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 1316 PRYTANIA STREET SUBDIVISION: None

DISTRICT: FIRST SQUARE: 189 LOTS: 3,4

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (BFE)	FREEBOARD (ADD 1FT FOR A AND V ZONES) (SEE NOTE F)
225 203	0229	F	9/30/2016	X	NONE N.A.V.D.	+1ft = _____

MINIMUM FLOOR ELEVATION: \_\_\_\_\_ N.A.V.D.

FOR V - ZONES ONLY:  
\_\_\_\_\_  
N.A.V.D.  
(ELEVATION OF BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER)

- IN ADDITION TO THE FEMA ELEVATIONS, THE FOLLOWING CONDITIONS MUST ALSO BE MET:
- A. TOP OF SLABS ON GRADE OR FILL MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE.
  - B. PIER CONSTRUCTION: TOP OF PIERS (UNDERSIDE OF SILLS) MUST HAVE AT LEAST 18" CLEARANCE BENEATH THE STRUCTURE. IN ADDITION, THE LOWEST FLOOR MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE. (IF NO CURB, USE CENTERLINE OF STREET)
  - C. ALL MECHANICAL OR PLUMBING EQUIPMENT SERVICING THE BUILDING MUST BE LOCATED AT OR ABOVE THE REQUIRED FLOOR ELEVATION.
  - D. SLABS FOR ATTACHED GARAGES MUST BE AT THE REQUIRED FLOOR ELEVATION OR BE CONSTRUCTED OF WATER-RESISTANT MATERIALS WITH PROPER VENTING IN 2 WALLS.
  - E. DETACHED GARAGES WITH PLUMBING MUST BE AT THE REQUIRED FLOOR ELEVATION.
  - F. CONSTRUCTION BENCHMARK MUST BE SET AT REQUIRED MINIMUM FLOOR ELEVATION OR GREATER. (ADD 1 FOOT FOR A & V-ZONES)

APPROVED FOR CITY BY: \_\_\_\_\_

**1. CERTIFICATE OF CONSTRUCTION BENCHMARK**

EXISTING HIGHEST TOP OF CURB ELEVATION 3.46 N.A.V.D.  
EXISTING HIGHEST CENTERLINE OF STREET \_\_\_\_\_ N.A.V.D.  
EXISTING LOT ELEVATIONS (PROPERTY CORNERS OR EDGE)  
FRONT (RIGHT) 3.90 N.A.V.D. FRONT (LEFT) 4.30 N.A.V.D.  
REAR (RIGHT) 4.70 N.A.V.D. REAR (LEFT) 5.20 N.A.V.D.  
OTHER \_\_\_\_\_ N.A.V.D.

FOR CURB OR CIVIL USE ONLY  
ADD 3ft to curb, if no curb use the centerline of street  
+ 3ft = \_\_\_\_\_

DESCRIBE \_\_\_\_\_  
DESCRIPTION OF CONSTRUCTION BENCHMARK: WALL SET IN POWER POLE  
ELEVATION OF CONSTRUCTION BENCHMARK: 6.54 N.A.V.D. (SEE NOTE F.)  
REFERENCE BENCHMARK USED TO ESTABLISH CONSTRUCTION BENCHMARK: ALCO  
ELEVATION OF REFERENCE BENCHMARK: 5.80 N.A.V.D.

SIGNATURE: \_\_\_\_\_ DATE: 12/26/2018  
(LA. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)



**2. CERTIFICATE OF TOP OF FORM OR TOP OF PIER ELEVATION**

(To be submitted before pouring concrete for slab construction or framing floor for pier construction)

AS BUILT ELEVATIONS: FORM \_\_\_\_\_ N.A.V.D. PIER \_\_\_\_\_ N.A.V.D.

**PIER CONSTRUCTION:**  
ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE CONSTRUCTED WITH WATER-RESISTANT MATERIALS AND THE FIRST FLOOR MUST BE AT OR ABOVE THE MINIMUM FLOOR ELEVATION (B.F.E.).

**V ZONES ONLY:**  
BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER \_\_\_\_\_ N.A.V.D.  
(Must be submitted before framing begins)

IN V ZONES, ALL ENCLOSURES BELOW THE B.F.E. MUST BE DESIGNED WITH BREAK-AWAY WALLS CONSTRUCTION.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
(LA. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER) (SEAL)

**3. FILLING, GRADING, DRAINAGE, SIDEWALK AND DRIVEWAY CERTIFICATION AND AFFIDAVIT**

(To be submitted before Use & Occupancy Certificate can be issued)

THIS WILL CONFIRM THAT ALL FILLING, GRADING, DRAINAGE, SIDEWALKS AND DRIVEWAYS HAVE MET THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CODE OF THE CITY OF NEW ORLEANS.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_ (NOTARY)

OR  
IS LOT PROPERLY FILLED TO GRADE? \_\_\_\_\_ YES \_\_\_\_\_ NO  
(minimum lot slope, rear to front, 1 inch every 20 feet)  
ARE SIDEWALKS PROPERLY INSTALLED? \_\_\_\_\_ YES \_\_\_\_\_ NO  
ARE DRIVEWAYS PROPERLY INSTALLED? \_\_\_\_\_ YES \_\_\_\_\_ NO  
ARE RETAINING WALLS REQUIRED? \_\_\_\_\_ YES \_\_\_\_\_ NO  
(If yes, then on which side(s) \_\_\_\_\_ RIGHT \_\_\_\_\_ LEFT \_\_\_\_\_ REAR  
ARE EQUIPMENT SLABS, SUCH AS A/C COMPRESSORS, AT MINIMUM FLOOR ELEVATION? \_\_\_\_\_ YES \_\_\_\_\_ NO  
DO ATTACHED GARAGES IN A-ZONES, THAT ARE BELOW MINIMUM FLOOR ELEVATION, HAVE PROPER VENTING AND WATERPROOFING? \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_ N/A

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
(LA. REGISTERED PROFESSIONAL CIVIL ENGINEER) (SEAL)

# CITY OF NEW ORLEANS 2025 Original Real Estate Tax Bill

BUREAU OF THE TREASURY  
1300 PERDIDO ST RM 1W40  
NEW ORLEANS, LA 70112



TAX BILL NO 102104803  
 DELINQUENT DATE 03/01/2025  
 PROPERTY LOCATION 1316 PRYTANIA ST  
 LEGAL DESCRIPTION SQ 189 LOTS 3 4 PRYTANIA 63' 3" X 120' W/A CHANGED 1/16/07  
 LAND ASSESSMENT 15,940  
 IMPROVEMENT ASSESSMENT 0  
 HOMESTEAD EXEMPTION 0

FARRUGIA VICTOR R  
6908 MILNE BLVD  
NEW ORLEANS LA 70124

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

**NEED TO CORRECT YOUR MAILING ADDRESS?**  
Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website ([www.nolaassessor.com](http://www.nolaassessor.com)) or call the assessor's office at 504-754-8811 for directions.

**ONLY PAYMENTS** are processed at P.O Box 62600 as shown on our payment stub  
Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the total assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

**DETAIL OF BILL**  
This bill reflects payments through 01/06/2025

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2025	REAL ESTATE	03/01/2025	2,103.93	0.00	0.00	0.00	0.00	2,103.93

TAXES SOLD FOR YEARS: NONE

**ATTENTION TAXPAYERS**

Non-Adjudicated properties with 2022, 2023, or 2024 delinquent taxes or fees may be included for tax sale processing and its cost in 2025. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday. For payment questions call 1-888-387-8027.  
If you qualify for a homestead exemption that has not been granted for 2025 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

**PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS**

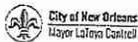
**ALWAYS RETURN** this portion when paying by mail.  
Please ensure the City's return address appears in the return envelope window and write your property location on your check.  
You may pay this bill online at [www.nola.gov](http://www.nola.gov). See reverse for how your tax dollars are spent

2025 Original Real Estate Tax Bill  
Tax Bill No.: 102104803  
Location: 1316 PRYTANIA ST  
Owner: FARRUGIA VICTOR R  
6908 MILNE BLVD  
NEW ORLEANS LA 70124

TOTAL DUE BY: 02/28/2025	PAYMENT AMOUNT ENCLOSED
\$2,103.93	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax  
Department 165025  
P O Box 62600  
New Orleans, LA 70162-2600



9\*\*\*\*\*1316-PRYTANIAST0000210393202501650255



Friday, August 1, 2025 at 16:48:49 Central Daylight Time

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**Subject:** RE: NPP Letter for 1300 Prytania Street  
**Date:** Tuesday, June 17, 2025 at 12:09:28 PM Central Daylight Time  
**From:** Victor Farrugia  
**To:** contact@lgdanola.com, cpcinfo@nola.gov, lesli.harris@nola.gov  
**Attachments:** 20250617 NPP Ltr.pdf

Hello,  
Attached is the NPP Letter sent out today. Thank you for your consideration.

Victor R. Farrugia  
Farrugia Law Firm, LLC  
1340 Poydras St.  
Suite 2100  
New Orleans, LA 70112  
(504) 905-7215  
[vfarrugia@farrugialawfirm.com](mailto:vfarrugia@farrugialawfirm.com)

*Labor Law Specialist and  
Employment law Specialist  
Certified by Louisiana Board of Legal Specialization*

IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS EMAIL:

*This communication, including any attachments, may contain confidential attorney-client information or may otherwise be privileged or confidential. You are hereby notified that any disclosure, copying, distribution or taking any action in relation to this information is strictly prohibited and may be unlawful. Please notify the sender immediately by replying to this message, then deleting the e-mail and any attachments.*



**Farrugia Law Firm, LLC**

1340 Poydras St., Suite 2100  
New Orleans, LA 70112  
(504)525-0250  
[vfarrugia@farrugialawfirm.com](mailto:vfarrugia@farrugialawfirm.com)

**Victor R. Farrugia**  
*Labor Law Specialist and  
Employment Law Specialist  
Louisiana Board of Legal Specialization*

June 17, 2025

Dear Neighbor,

Please join Victor R. Farrugia for a Neighborhood Participation Program (NPP) meeting regarding the property at 1300/1306 and 1316 Prytania St.

**Date: Wednesday, July 2, 2025, Time: 7:30 p.m.**

**Location: 1414 Erato St**

Victor R. Farrugia would like to apply for a conditional use to use the grass lots on the corner of Prytania and Erato Streets, for a parking lot. It has been used as a parking lot, leased to the Nelson Office Building for the past five years. I believe having the parking lot eases the parking shortage in the neighborhood. Eventually, I am going to improve the property by building 2 single family houses and a 5 unit building on the 3 lots. I am waiting for a better time to build considering the market and the building costs.

The parking lot is a good interim use. The neighbors walking dogs have expressed to me that they like having a grass surface for the lots.

**I am applying for:**

**Conditional Use to Permit a Parking Lot**

**“A conditional use to permit a Parking Lot (Principal Use) in an HU-MU neighborhood mixed-use district in accordance with Article 12, Section 12.2.A (Table 12-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meeting.”**

I am required to complete the NPP meeting before submitting my application to the City Planning Commission for review.

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 a month. There is not much construction. Just some landscaping and possibly applying a new surface. Hopefully we will be allowed to keep the grass.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what I propose, and present questions or concerns. This letter is being delivered through U.S. Mail and

through hand delivery. I've enclosed my site plans to give you a better idea of what we'd like to do. 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 are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting at 1414 Erato Street, on July 2, 2025 at 7:30 pm.

Sincerely,

  
Victor R. Farrugia



NPP MEETING COMMENT CARD

DATE: JULY 2, 2015  
NAME/ADDRESS OF PROJECT: 1300-1316 PRYTANIA

COMMENT/QUESTION: I support grass parking lot.

CONTACT (OPTIONAL)  
NAME: Brian Saito  
EMAIL: Saito.brian@gmail.com  
ADDRESS:

NPP MEETING COMMENT CARD

DATE: JULY 2, 2015  
NAME/ADDRESS OF PROJECT: 1300-1316 PRYTANIA

COMMENT/QUESTION: We prefer the grass in the parking lot versus concrete. Especially when they build three houses and a apartment later.

CONTACT (OPTIONAL)  
NAME: SARAVUT PHACHARASAP CBERT  
EMAIL: BPHACHARASAP@SGI-USA.ORG  
ADDRESS: 1331 PRYTANIA ST  
NEW ORLEANS, LA  
70130

NPP MEETING COMMENT CARD

DATE: JULY 2, 2015  
NAME/ADDRESS OF PROJECT: 1300-1316 PRYTANIA

COMMENT/QUESTION: AS NEIGHBOR BEHIND LOT, I SUPPORT ITS CURRENT USAGE AS PARKING. HELPS ALLEVIATE PARKING CONGESTION ON STREET. I PREFER GRASS TO SHELLS OR CONCRETE & STRUBERY SHOULD BE INSTALLED. I REQUEST STADIUM LIGHTS BE REDUCED IN SPOTLIGHT ON HOUSE. TOO BRIGHT

CONTACT (OPTIONAL)  
NAME: SHEILA CONNOLLY  
EMAIL: sheila.connolly@newmanschool.org  
ADDRESS: 1205 COLISEUM ST. 70130

Geo

VICTOR FARRUGIA

504 -905 7215

- 1915 - FAMILY CAME TO NEIGHBORHOOD
- THE LOTS #316, HAVE BEEN LEASED TO NELSON CO. FOR PAST FIVE YEARS
- NOT PAVED - WATER PERMEABLE
- TEMPORARY UNTIL HOUSING CAN BE CONSTRUCTED
- NEIGHBOR ASKED FOR MINOR ADJUSTMENT TO ANGLE OF LIGHTING
- GRASS LOT IS SUPPORTED IF CITY WILL ALLOW
- NEIGHBORS ASK FOR BANANA TREES TO BE TRIMMED
- BUDDHIST TEMPLE - IS IN SUPPORT - THEY LIKE THE GRASS
- 10,000 SQ FT 30 SPACES
- WILL ADD LANDSCAPING

## **Summary Report of NPP Meeting July 2, 2025, at 1414 Erato St for the 1316 Prytania St. Conditional Use Application**

The applicant, Victor R. Farrugia, held an NPP meeting on July 2, 2025 to discuss his request for a Conditional Use Permit to allow the operation of a parking lot on three adjacent grass lots located at 1300, 1306, and 1316 Prytania Street, situated at the corner of Prytania Street and Erato Street within the HU-MU Neighborhood Mixed-Use District. This request for a Conditional Use Permit has been reduced in scope since the meeting to only include the lot at 1316 Prytania St.

The Applicant explained that the subject properties had functioned as a parking lot under lease to the Nelson Office Building for the past five years, serving as an important source of off-street parking for tenants of the office building. This application seeks to formalize the conditional use as a parking lot in accordance with Article 12, Section 12.2.A (Table 12-1) of the Comprehensive Zoning Ordinance, ensuring compliance with all applicable City regulations.

It was explained that the proposed project will involve limited site improvements, including landscaping while maintaining a grass-covered, permeable aesthetic in line with neighborhood character. No permanent structures or construction are proposed as part of this interim use.

There were 4 attendees. Matt Ryan of the LGDA was the first to arrive and he agreed to take minutes of the meeting. Those are attached hereto. There was one residential neighbor, Sheila Connolly from 1305 Coliseum St. She said she supports the use as a parking lot because it helps alleviate parking congestion on the street. She prefers grass to shells or concrete and she said that shrubbery should be installed. She also requested that the angle of the security lights be lowered because the spotlight shines on her house. The other two attendees were Brian Saito and Saravut Phacharasap Cberts. These two individuals are associated with the Buddhist temple across the street on Prytania St. Brian indicated that he supported the grass parking lot. Saravut said that he preferred the grass in the parking lot versus concrete. He also said that he prefers the grass because there are later plans to build houses and apartments. Matt Ryan of the NFL GDA in his notes noted that the Farrugia family came to the neighborhood in 1915. He also noted that there was a discussion that if the parking lot was allowed to be grass it would be water permeable. He also indicated in his notes that it is the plan of the owner to use the parking lot temporarily until housing can be constructed on the lots. He also indicated that the neighbor asked for a minor adjustment to the angle of the lighting, so it didn't shine on her property. He indicated that the grass lot was supported if the city will allow it.

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET (MAIL)

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
1224 St Charles LLC	2015 Magazine St	New Orleans	LA	70130
1311 Prytania LLC	416 Shrewsbury Ct	Jefferson	LA	70121
1516 Erato Street LLC	189 Maple Ridge Dr	Metairie	LA	70001
Arnett Real Estate LLC	5608 Camphor St	Metairie	LA	70003
Baptist Community Ministries	400 Poydras St Suite 2950	New Orleans	LA	70130
Blemur Pierre R Jr	1213 Coliseum St Unit 121	New Orleans	LA	70130
Briede Building LLC	1160 Camp St	New Orleans	LA	70130
Broom Brant L	Etal 1410 Thalia Street	New Orleans	LA	70130
Cattail Properties LLC	215560 N Frank Lloyd Wri	Scottsdale	AZ	85260
Constant Managers LLC	C/O Money Tree Loans Se	New Orleans	LA	70130
Crescent City Auction Gallery LLC	133 St Charles Ave	New Orleans	LA	70130
Current Resident	1135 Coliseum St	New Orleans	LA	70130
Current Resident	1164 Camp St	New Orleans	LA	70130
Current Resident	1174 Camp St	New Orleans	LA	70130
Current Resident	1201 Coliseum St	New Orleans	LA	70130
Current Resident	1201 Coliseum St Apt 1A	New Orleans	LA	70130
Current Resident	1201 Coliseum St Apt 1B	New Orleans	LA	70130
Current Resident	1201 Coliseum St Apt 2A	New Orleans	LA	70130
Current Resident	1201 Coliseum St Apt 2B	New Orleans	LA	70130
Current Resident	1201 Coliseum St HM	New Orleans	LA	70130
Current Resident	1206 Camp St	New Orleans	LA	70130
Current Resident	1207 Coliseum St	New Orleans	LA	70130
Current Resident	1208 Camp St	New Orleans	LA	70130
Current Resident	1209 Coliseum St	New Orleans	LA	70130
Current Resident	1210 Camp St Apt A	New Orleans	LA	70130
Current Resident	1210 Camp St Apt B	New Orleans	LA	70130
Current Resident	1210 Camp St Apt C	New Orleans	LA	70130
Current Resident	1210 Camp St Apt D	New Orleans	LA	70130
Current Resident	1211 Coliseum St	New Orleans	LA	70130
Current Resident	1213 Coliseum St	New Orleans	LA	70130
Current Resident	1215 Coliseum St	New Orleans	LA	70130
Current Resident	1215 Prytania St	New Orleans	LA	70130
Current Resident	1217 Coliseum St	New Orleans	LA	70130
Current Resident	1221 Coliseum St	New Orleans	LA	70130
Current Resident	1223 Coliseum St	New Orleans	LA	70130
Current Resident	1223 Coliseum St Unit 1	New Orleans	LA	70130
Current Resident	1223 Coliseum St Unit 2	New Orleans	LA	70130
Current Resident	1223 Coliseum St Unit 3	New Orleans	LA	70130
Current Resident	1225 Coliseum St	New Orleans	LA	70130
Current Resident	1231 Prytania St	New Orleans	LA	70130
Current Resident	1300 Prytania St	New Orleans	LA	70130
Current Resident	1301 Coliseum St	New Orleans	LA	70130
Current Resident	1301 Prytania St	New Orleans	LA	70130
Current Resident	1306 Prytania St	New Orleans	LA	70130
Current Resident	1307 Prytania St	New Orleans	LA	70130
Current Resident	1309 Prytania St	New Orleans	LA	70130

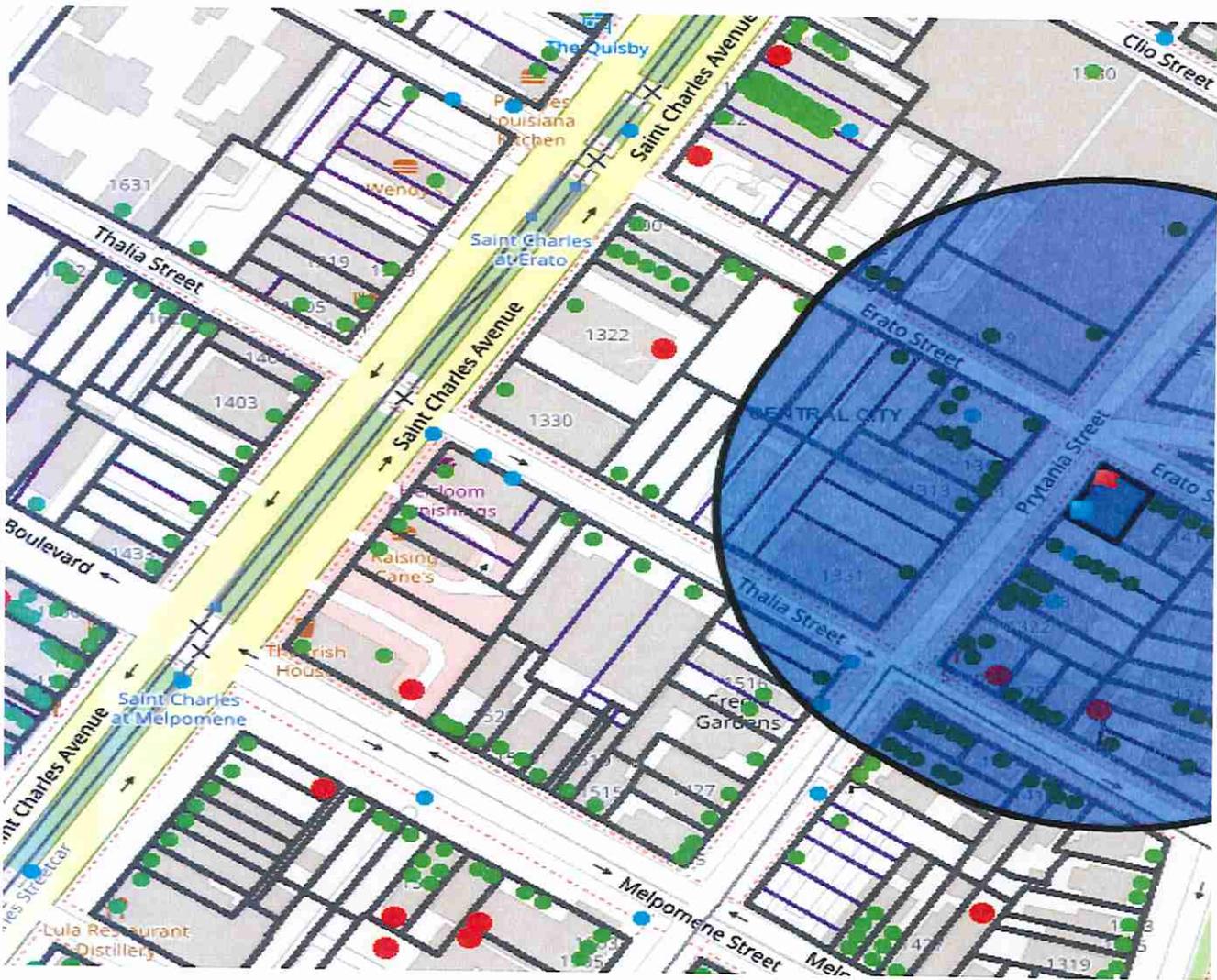
Current Resident	1311 Prytania St	New Orleans	LA	70130
Current Resident	1316 Prytania St	New Orleans	LA	70130
Current Resident	1316 Prytania St Apt 201	New Orleans	LA	70130
Current Resident	1316 Prytania St Apt 202	New Orleans	LA	70130
Current Resident	1316 Prytania St Apt 301	New Orleans	LA	70130
Current Resident	1316 Prytania St Apt 302	New Orleans	LA	70130
Current Resident	1316 Prytania St HM	New Orleans	LA	70130
Current Resident	1318 Prytania St	New Orleans	LA	70130
Current Resident	1318 Prytania St A	New Orleans	LA	70130
Current Resident	1318 Prytania St B	New Orleans	LA	70130
Current Resident	1318 Prytania St HM	New Orleans	LA	70130
Current Resident	1320 Prytania St	New Orleans	LA	70130
Current Resident	1320 Prytania St A	New Orleans	LA	70130
Current Resident	1320 Prytania St B	New Orleans	LA	70130
Current Resident	1322 Prytania St	New Orleans	LA	70130
Current Resident	1330 Prytania St	New Orleans	LA	70130
Current Resident	1330 Prytania St Apt 201	New Orleans	LA	70130
Current Resident	1330 Prytania St Apt 202	New Orleans	LA	70130
Current Resident	1331 Prytania St	New Orleans	LA	70130
Current Resident	1400 Prytania St	New Orleans	LA	70130
Current Resident	1400 Prytania St Unit A1	New Orleans	LA	70130
Current Resident	1400 Prytania St Unit B2	New Orleans	LA	70130
Current Resident	1400 Prytania St Unit C3	New Orleans	LA	70130
Current Resident	1400 Prytania St Unit D3	New Orleans	LA	70130
Current Resident	1401 Erato St	New Orleans	LA	70130
Current Resident	1402 Prytania St	New Orleans	LA	70130
Current Resident	1403 Prytania St	New Orleans	LA	70130
Current Resident	1404 Erato St	New Orleans	LA	70130
Current Resident	1404 Prytania St	New Orleans	LA	70130
Current Resident	1404 Prytania St Unit E1	New Orleans	LA	70130
Current Resident	1404 Prytania St Unit F2	New Orleans	LA	70130
Current Resident	1404 Prytania St Unit G2	New Orleans	LA	70130
Current Resident	1404 Prytania St Unit H3	New Orleans	LA	70130
Current Resident	1407 Prytania St	New Orleans	LA	70130
Current Resident	1409 Prytania St	New Orleans	LA	70130
Current Resident	1410 Erato St	New Orleans	LA	70130
Current Resident	1410 Thalia St	New Orleans	LA	70130
Current Resident	1412 Erato St	New Orleans	LA	70130
Current Resident	1412 Thalia St	New Orleans	LA	70130
Current Resident	1414 Erato St	New Orleans	LA	70130
Current Resident	1414 Thalia St	New Orleans	LA	70130
Current Resident	1415 Thalia St	New Orleans	LA	70130
Current Resident	1416 Erato St	New Orleans	LA	70130
Current Resident	1416 Thalia St	New Orleans	LA	70130
Current Resident	1421 Thalia St	New Orleans	LA	70130
Current Resident	1423 Thalia St	New Orleans	LA	70130
Current Resident	1425 Thalia St	New Orleans	LA	70130
Current Resident	1427 Thalia St	New Orleans	LA	70130

Current Resident	1500 Erato St HM	New Orleans	LA	70130
Current Resident	1502 Erato St	New Orleans	LA	70130
Current Resident	1504 Erato St	New Orleans	LA	70130
Current Resident	1506 Erato St	New Orleans	LA	70130
Current Resident	1508 Erato St	New Orleans	LA	70130
Current Resident	1510 Erato St	New Orleans	LA	70130
Current Resident	1512 Erato St	New Orleans	LA	70130
Current Resident	1516 Erato St	New Orleans	LA	70130
Current Resident	1516 Thalia St	New Orleans	LA	70130
Current Resident	1519 Erato St	New Orleans	LA	70130
Current Resident	1525 Erato St	New Orleans	LA	70130
Current Resident	1527 Erato St	New Orleans	LA	70130
Current Resident	1530 Clio St	New Orleans	LA	70130
Current Resident	1530 Thalia St	New Orleans	LA	70130
Current Resident	1533 Erato St	New Orleans	LA	70130
Current Resident	1533 Thalia St	New Orleans	LA	70130
Current Resident	1534 Erato St	New Orleans	LA	70130
Current Resident	1534 Thalia St	New Orleans	LA	70130
David Michael Allain	1424 Thalia St	New Orleans	LA	70130
Desert Palms LLC	C/O Atty Scott R Cheathar	New Orleans	LA	70139
Edward H Wikoff	406 Main St	Bay Saint Louis	MS	39520
Edward J Lilly	1219 Coliseum St	New Orleans	LA	70130
Edward Spencer Dorsey	1216 Camp St	New Orleans	LA	70130
Gakkai International-Usa Soka	606 Wilshire Blvd	Santa Monica	CA	90401
Jeffrey C Schmidtke	1008 Washington Ave	New Orleans	LA	70130
Kevin R Fannon	1232 Camp St	New Orleans	LA	70130
Matthew B Frost	1313 Prytania St	New Orleans	LA	70130
Melius David Barth SR	1404 Prytania St Suite E1	New Orleans	LA	70130
Michael L Robb	1233 Coliseum St	New Orleans	LA	70130
Michelle Anne Canerot	1223 Coliseum St #2	New Orleans	LA	70130
Nikola A Litven	1404 Prytania St Unit G2	New Orleans	LA	70130
Paul Geoffrey Willis	10700 Olive Way	Jones	OK	73049
Peterson Chercuria L	847 E Ashby Pl Apt 348	San Antonio	TX	78212
Pierre R Blemur	1213 Coliseum St	New Orleans	LA	70130
Prabhvir S Wallia	7207 Viva Dr	Tujunga	CA	91042
Prabhvir Wallia	1402 Prytania St Unit D3	New Orleans	LA	70130
Rice Capital Holdings I Limited Partnersh	1172 Camp St	New Orleans	LA	70113
Scott J Acosta	1226 Camp St	New Orleans	LA	70130
Selby Properties LLC	1404 Prytania St Suit E-1	New Orleans	LA	70130
Shane C Guillory	11211 N River Rd	Port Allen	LA	70767
Shelia I Connelly	1205 Coliseum St	New Orleans	LA	70130
St Theresa of Avila Roman Catholic Chur	7887 Walmsley Ave	New Orleans	LA	70125
Tasha Linn Tambeau	1223 Coliseum St Unit 1	New Orleans	LA	70130
Thalia Group LLC	2627 Magazine St	New Orleans	LA	70130
Thalia Street LLC	119 Kennedy Dr	Gretna	LA	70053
Todd O Mcdonald	1202 Camp St	New Orleans	LA	70130
Waldemar S Nelson & Co Inc	1200 St Charles Ave	New Orleans	LA	70130
Waldemar S Nelson& Co Inc	1200 St Charles Ave	New Orleans	LA	70130

Waldemar S Nelsoncompany Inc	1200 St Charles Ave	New Orleans	LA	70125
Zeringue Jonathan	1404 Prytania St Unit F2	New Orleans	LA	70130

CITY AGENCIES AND NEIGHBORHOOD ORGANIZATIONS (EMAIL)

Name	Organization	Email
Lower Garden District Association	Lower Garden District A	<a href="mailto:contact@lgdanola.com">contact@lgdanola.com</a>
City Planning Commission	City Planning Commissi	<a href="mailto:cpcinfo@nola.gov">cpcinfo@nola.gov</a>
Council District B	Lesli Harris	<a href="mailto:lesli.harris@nola.gov">lesli.harris@nola.gov</a>





City Planning Commission Speaker Card

5

Date: 9/23/25

I would like to speak regarding CPC Docket: 052/25

**IN SUPPORT**

Name: MATT RYAN

Address: 1017 EUSTACE ST.

I am the applicant for this docket

I'd like to cede my time to: \_\_\_\_\_

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: \_\_\_\_\_