

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission Staff Report

Executive Summary

Zoning Docket 059-25

Applicant: 3014 Dauphine, LLC

Request: This is a request for a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Location: 3010-3014 Dauphine Street

Summary: The subject property is developed with a commercial building into which the applicant proposes to develop a reception facility with on-premise alcohol sales.

The site is located on Dauphine Street in the Bywater neighborhood. The small HM-MU zoning district it occupies is surrounded in all directions by an HMR-3 Historic Marigny/Tremé/Bywater Residential district. Some properties located on the same square as the petitioned site are all developed with residential uses which could be impacted by the operation of a reception facility. However, considering the use standards imposed on reception facilities, and the fact that the site already occasionally operates as a reception facility on occasion, the proposed operation should not negatively affect surrounding development.

The proposed use is consistent with the purpose of the HM-MU District, which is primarily intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood.

The proposal meets the standards for approval in Article 4 of the Comprehensive Zoning Ordinance and is consistent with the Master Plan.

Master Plan: The proposal is consistent with the Master Plan.

Recommendation:

The staff recommends **APPROVAL** of Zoning Docket 059/25 subject to one (1) waiver and three (3) provisos:

Waiver

1. The applicant shall be granted a waiver of CZO Article 22, Section 22.4.A (Table 22-1) to permit the reception facility to operate with the existing 12 grandfathered parking spaces only, in lieu of the 25 spaces required per the facility's square footage.

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 Orleans Parish Clerk of Court Land Records Division. Failure to complete the conditional use process within one year or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the following use standards:
 - a. The reception facility shall submit a security and operation plan, which includes the provision of exterior security cameras, to the Department of Safety and Permits.
 - b. The reception facility shall provide its own license for the service of alcoholic beverages.
 - c. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
 - d. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed-doors-and-windows policy.
 - e. Outdoor lighting shall be directed away from adjacent residentially zoned property.
 - f. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. (midnight) Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.
3. In accordance with **Article 21, Sections 21.6.O.c** and **21.6.O.d**, the applicant shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building.

City Planning Commission
Preliminary Staff Report
Tuesday, October 28, 2025

Zoning Docket 059-25

Prepared by: Robin Jones

Date: October 21, 2025

Deadline for CPC action: 12/27/2025

CC Deadline: 60 days from receipt

City Council District: C – King

Applicant: 3014 Dauphine, LLC

Request: This is a request for a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Property description: Square 170, Lots 27 through 29-A or Lot Pt. A, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Montegut Street, and Royal Street

Municipal address: 3010-3014 Dauphine Street

Description

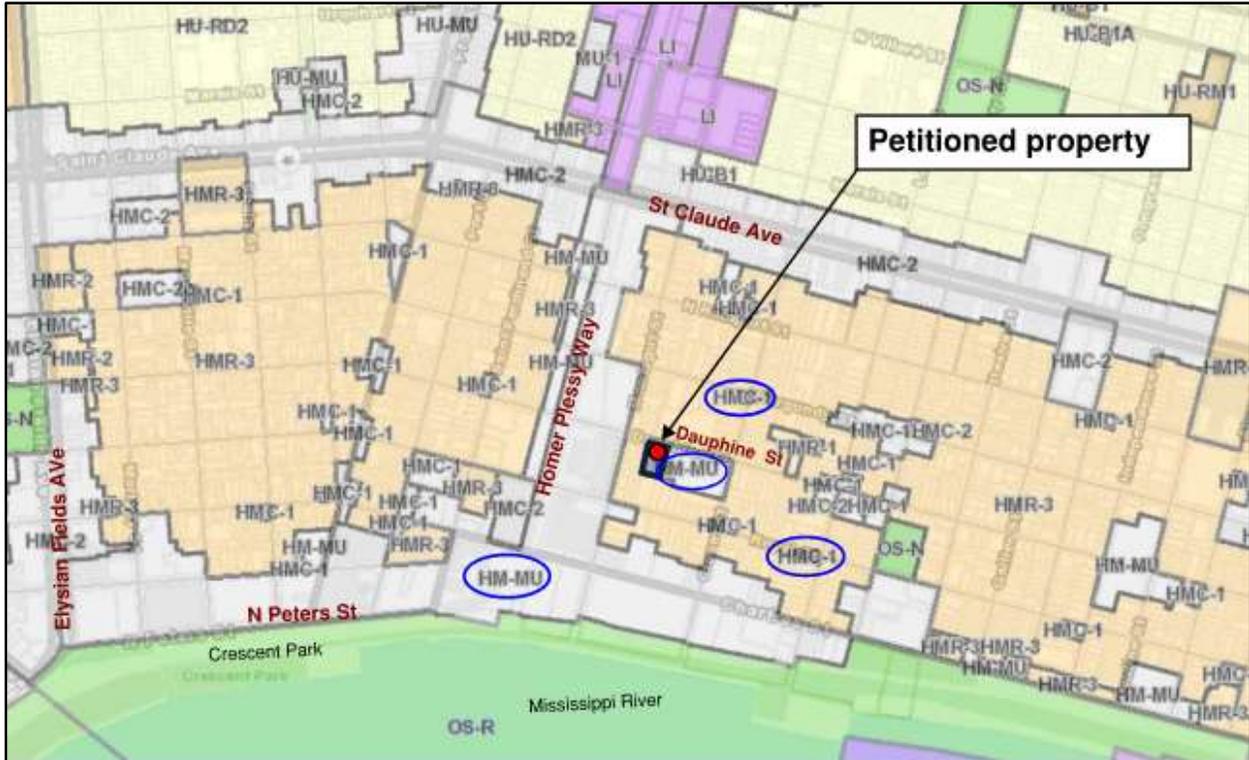
The subject property is a 16,059-square-foot interior lot on Dauphine Street in the Bywater neighborhood. The site is developed with a commercial building that occupies most of lot's square footage. The applicant wishes to operate a reception facility at the site, which has operated as a restaurant that also rents the space for private events.

FIGURE 1 – SUBJECT SITE



Although surrounded by residential zoning and uses, the HM-MU zoning district in which the subject property is located is also approximately 130 feet from a much larger, T-shaped HM-MU district that flanks Homer Plessy Way and abuts Crescent Park between Elysian Fields Avenue and Desire Street. As can be seen on the zoning map at Figures 2,, the subject property abuts HMR-3 properties on two sides.

FIGURE 2 – ZONING MAP



Reason for Commission Review

This application is a companion application to Zoning Docket 058/25, which proposed to classify reception facilities as conditional uses in the HM-MU zoning district. While Zoning Docket 58-25 considers the text amendment to allow reception facilities through the conditional use process, this is the property-specific conditional use application to allow a reception facility at 3010-3014 Dauphine Street. 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

Proposed conditions

Site and Building conditions

The floor plan submitted by the applicant (see **Figure 4**) shows the three levels (the ground floor and “mezzanine” plus the roof) of the existing building that will comprise the reception facility.

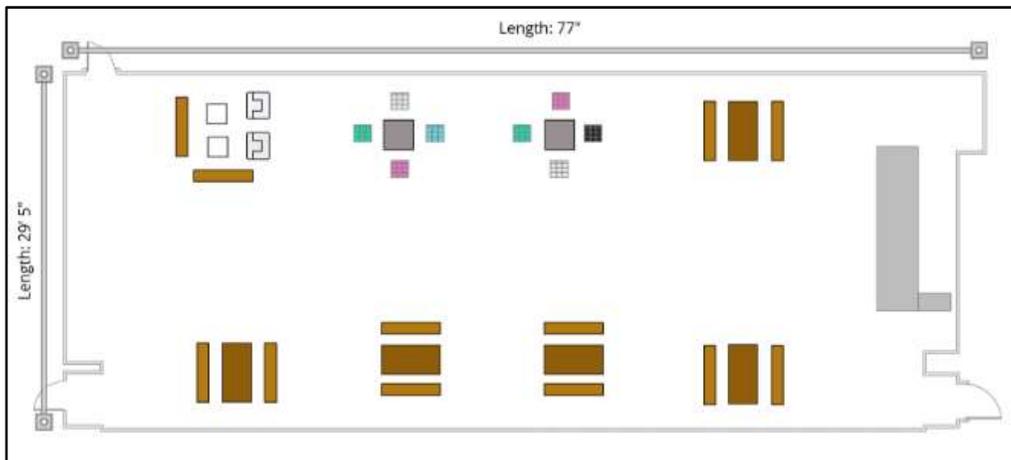
FIGURE 3 – FIRST FLOOR PLAN



FIGURE 4 - MEZZANINE LEVEL FLOOR PLAN



FIGURE 5 - ROOF DECK FLOOR PLAN



Base zoning district standards

ZD059-25

The petitioned site is located within HM-MU Historic Urban Mixed-Use zoning district and is subject to the requirements of **Article 10, Section 10.2.A** of the Comprehensive Zoning Ordinance.

Bulk Regulations

There are no minimum lot area, width, or open space requirements for non-residential uses in the HM-MU zoning district. The maximum permitted building height in the HM-MU district is 55 feet and no more than three (3) stories; the existing building on the site is a two-story building and is thus well under 55 feet in height. The minimum required permeable open space in the HM-MU district is 15% but the subject property's zero percent permeable open space is an existing condition that is grandfathered to the site.

Minimum Yard Requirements

There are no minimum front-, interior side-, or rear yard setback requirements in the HM-MU district, but since the site is already developed, all existing setbacks would be grandfathered to the site anyway.

Building Design Standards

No new construction or changes to the exterior of the existing building are proposed.

Overlay district standards

The provisions of overlay districts within which the subject property is located do not apply to the proposed use, which has nothing to do with short-term rentals or other transient lodging activities.

Parking and vehicular use areas

Article 22, Section 22.4.C (Table 22-2) shows the minimum vehicle parking requirement for reception facilities as one (1) space per 250 square feet of gross floor area (GFA). Applied to the proposed use which, per floor plans, will occupy approximately 6,182 square feet, 25 spaces would be required. The existing building occupies the entire subject property, so no off-street parking can be developed at the site. The current restaurant use requires 12 parking spaces based on the 6,182 sf and the 1:500 sf parking requirement, so those 12 spaces are grandfathered to the site, leaving a deficit of 13 spaces. It is possible that the applicant could contract with the church that owns the parking lot across the street to use its lot; however, that option is wholly dependent upon whether the church wishes to entertain that option, which is beyond the applicant's control.

Bicycle Parking

There are no bicycle parking requirements for this project because the reception facility will occupy less than 10,000 square feet.

Loading

No additional off-street loading spaces are proposed or required for the site.

Landscaping

The applicant is not proposing any modifications or additions to the building that would trigger the landscaping requirements.

Use standards

Reception facilities in all zoning and overlay districts are subject to the use standards set forth at **Article 20, Section 20.3.WW** and copied below. All four standards are **operational**. Staff recommends the following proviso to ensure compliance:

- In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the below use standards:
 1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
 2. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
 3. Outdoor lighting shall be directed away from adjacent residentially zoned property.
 4. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

Anticipated impact on surrounding land uses

Properties located on the same square as the petitioned site are all developed with residential uses which could be impacted by the operation of a reception facility. Given that the site has operated since 2017 as a standard restaurant and previously operated as a reception facility prior to 2015, the proposed use represents no greater impact on residential uses than what currently or previously exists/existed.

Via the use of special events permits issued by the Department of Safety and Permits, the subject property has been used as an event venue in the past. Given the site's history of public events it is not likely that its use for the same activities in the future will result in untoward outcomes—if any—that do not already exist. Considering the use standards imposed on reception facilities and the fact that the site already operates occasionally as an event venue, the proposed operation should not negatively affect surrounding development.

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 21st 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 “Mixed-Use Historic Core” The goal, range of uses, and development character for that designation are copied below.

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value-added industry. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas. 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.

This proposal can be considered as consistent with the Master Plan because the proposed use is a neighborhood- and visitor-oriented business.

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

This standard is **met**. The HM-MU Neighborhood Mixed-Use District is intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood. Compatibility of such uses and structures with one another and with the area is encouraged through the development review process. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing. The proposed use is consistent with that general purpose.

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**. The use standards for reception facilities contained in **Article 20, Section 20.3.WW** are all operational and compliance will be determined by the Department of Safety & Permits. The standards in **Section 21.3** relate to environmental impacts such as noise and lighting that can be mitigated by the use standards at **Article 20, Section 20.3.WW** and **Section 20.3.WWW**.

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**. Considering the site is surrounded on two sides by an HMR-3 zoning district, a reception facility could have negative impacts on adjacent residential properties. However, considering the use standards imposed on reception facilities, and the fact that the site already operates occasionally as an event venue with multiple special events permits throughout the year, the proposed operation should not negatively affect surrounding development. It should also be noted that for rooftop commercial uses, per CZO **Article 21, Sections 21.6.O.c** and **21.6.O.d**, a five-foot buffer from the edge of the building is required both for safety reasons, but also to maintain the privacy of the residents of neighboring properties by preventing the venue's patrons from being able to view the rear yards of those dwellings. The applicant has committed to providing a six-foot buffer. To ensure compliance, the staff recommends the following proviso:

- The applicant shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building in accordance with CZO **Article 21, Sections 21.6.O.c** and **21.6.O.d**.

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

If the applicant is not able to arrange for a suitable off-site parking arrangement, the 13-space off-street parking space deficit will require a waiver.

- 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district.**

The building on the subject property occupies the entirety of the lot, so no off-street parking can be developed at the site.

- 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**

Because there is no way to develop parking on the subject property, a literal interpretation of the parking regulations would deprive the applicant of the ability to operate the proposed reception facility.

- 3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.**

The subject property already contained the existing building when the owner acquired the property.

- 4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated.**

Granting the variance would enable the applicant to operate a reception facility in a pre-war neighborhood where off-street parking is not as common or plentiful as in suburban areas.

5. The variance, if granted, will not alter the essential character of the locality.

The site currently operates as a standard restaurant and has operated, via special event permits, as a reception facility in the past. Granting the variance will have no effect whatsoever on the essential character of the locality.

6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.

Because the site has previously functioned as an event venue, that use can be deemed as an appropriate use that would be disallowed by strict adherence to the regulations.

7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).

The request is based primarily on the need to addressing **a)** the site's existing condition which precludes the development of on-site off-street parking and **b)** the lack of alternative parking arrangements that the applicant can put into effect without the consent and cooperation of a third party.

8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The site currently operates as a standard restaurant and has operated, via special event permits, as a reception facility in the past. Granting the variance will have no detrimental effect whatsoever on public welfare or to other properties or improvements in the surrounding neighborhood.

9. The proposed variances will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.

Because the existing building has a history of being used occasionally as an event venue, any increase in vehicular traffic would not give rise to any effect that does not currently exist or has not existed in the past. Between CZO regulations governing reception facilities and applicable life-safety codes, there is no increased danger of fire, decrease in the amount of light or air to adjacent properties, or other danger to the public safety.

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, as discussed above at variance approval criteria 8 and 9.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 059-25 subject to one (1) waiver and two (2) provisos:

ZD059-25

Waiver

1. The applicant shall be granted a waiver of CZO Article 22, Section 22.4.A (Table 22-1) to permit the reception facility to operate with the existing 12 grandfathered parking spaces only, in lieu of the 25 spaces required per the facility's square footage.

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 Orleans Parish Clerk of Court Land Records Division. Failure to complete the conditional use process within one year or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the below use standards:
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 - f. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. (midnight) Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.
3. In accordance with **Article 21, Sections 21.6.O.c** and **21.6.O.d**, the applicant shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building.

CITY PLANNING COMMISSION MEETING (October 28, 2025)

The staff summarized the application and presented its recommendation of approval. Two people spoke in support of the request; no one spoke in opposition. Commissioner Joshi-Gupta made a motion to approve the request. Commissioner Poché seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 059-25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO ONE (1) WAIVER AND THREE (3) PROVISOS. BE IT FURTHER

ZD059-25

MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Waiver

1. The applicant shall be granted a waiver of CZO Article 22, Section 22.4.A (Table 22-1) to permit the reception facility to operate with the existing 12 grandfathered parking spaces only, in lieu of the 25 spaces required per the facility's square footage.

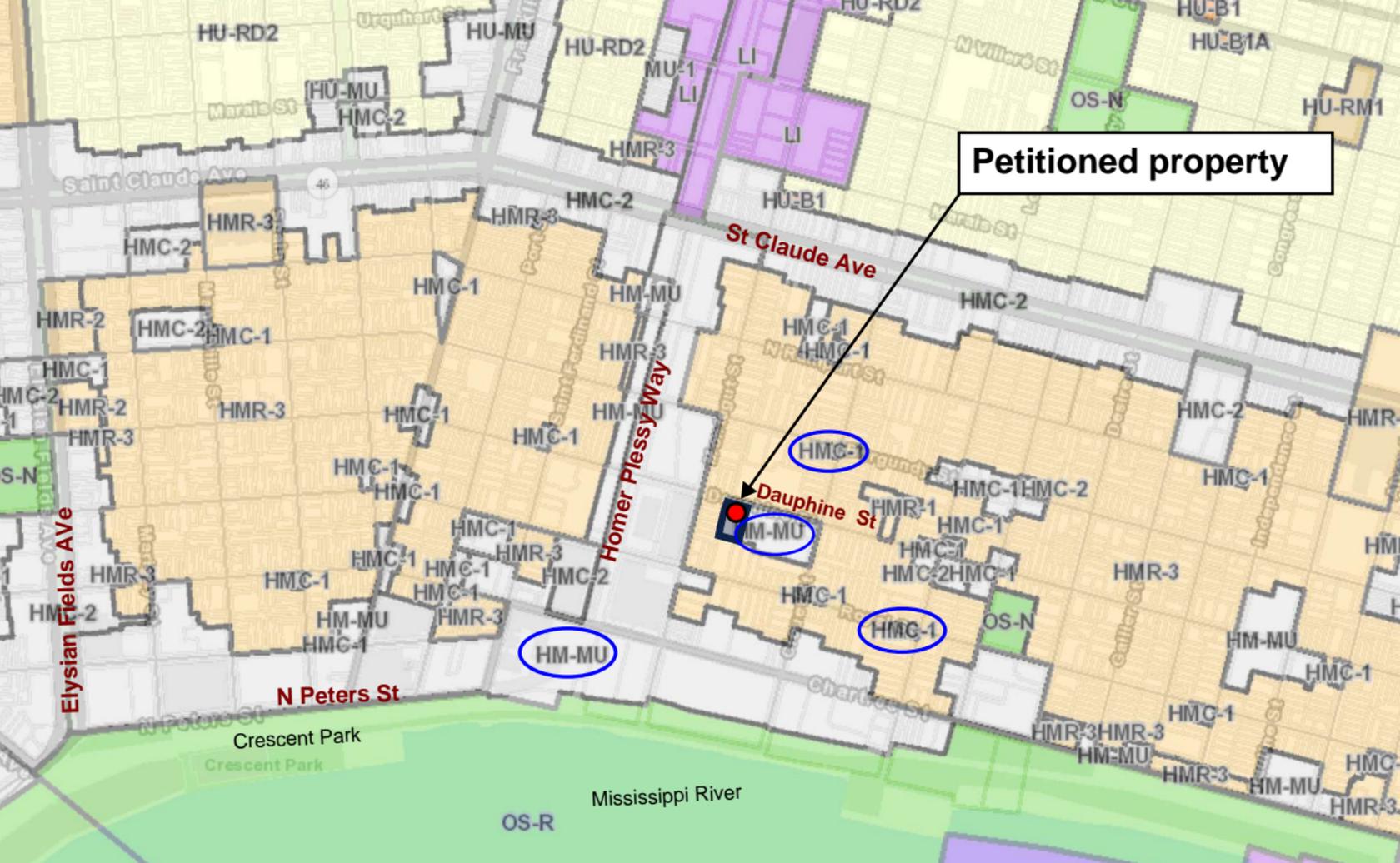
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3. In accordance with **Article 21, Sections 21.6.O.c** and **21.6.O.d**, the applicant shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building.

YEAS: Brown, Joshi-Gupta, Kepper, Poché, Steeg, Witry

NAYS: none

ABSENT: Flick, Jordan



Petitioned property

St Claude Ave

Homer Plessy Way

Dauphine St

N Peters St

Elysian Fields Ave

St. Louis Field

Crescent Park

Mississippi River

OS-R

HM-MU

HMC-1

HM-MU

HMC-1

HU-RD2

HU-MU

HU-RD2

MU-1

LI

HU-RD2

HU-B1A

HU-RM1

OS-N

HMC-2

HMR-3

HMC-1

HMR-3

HMC-2

HU-B1

HMR-2

HMC-2

HMC-1

HMC-1

HMR-2

HMR-3

HMC-1

HMC-1

HMR-3

HM-MU

HMC-1

HMC-1

HMC-2

HMC-2

HMC-1

HMC-1

HMC-1

HMC-1

HMR-3

HMC-2

HMC-1

HMC-2

HMC-1

HMR-3

OS-N

HM-MU

HMC-1

Crescent Park

HMR-3

HMR-3

HMR-3

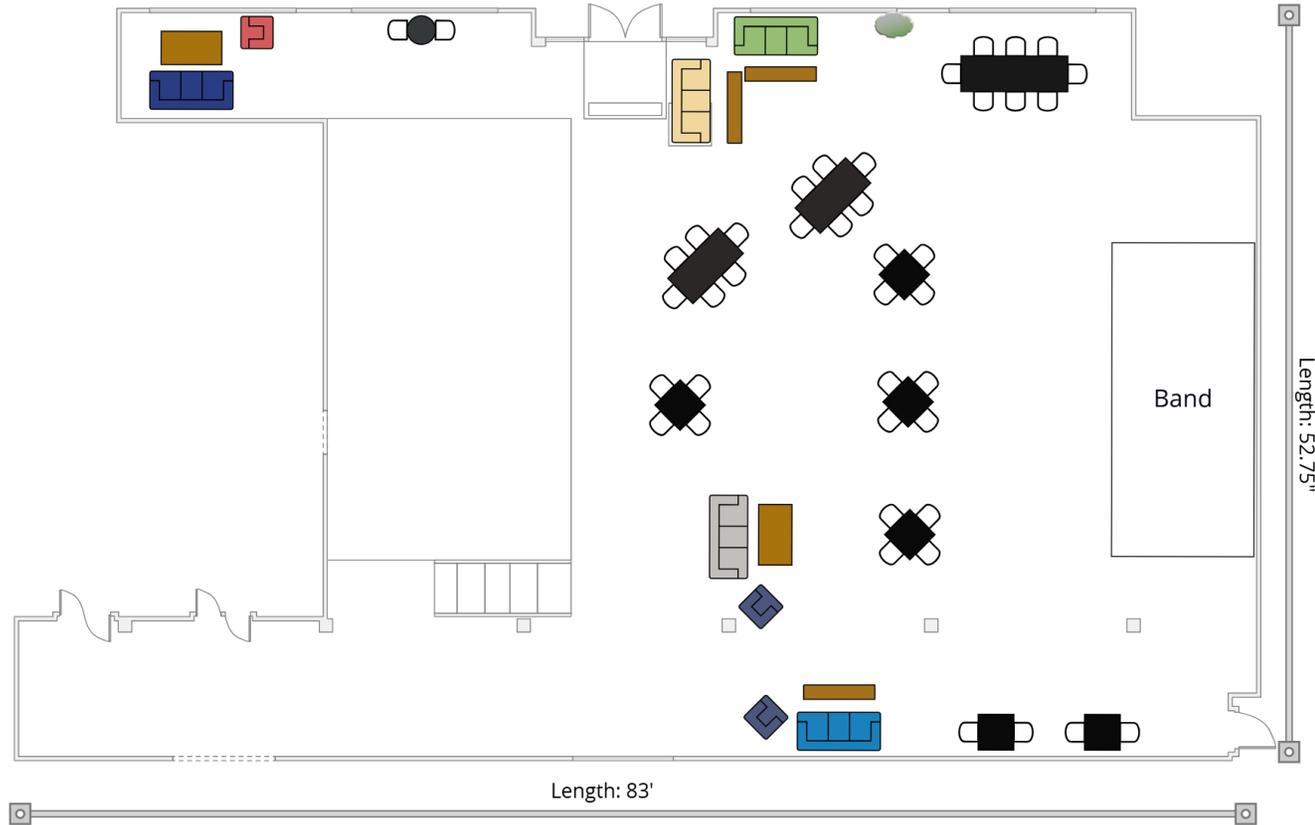
HM-MU

HMC-1

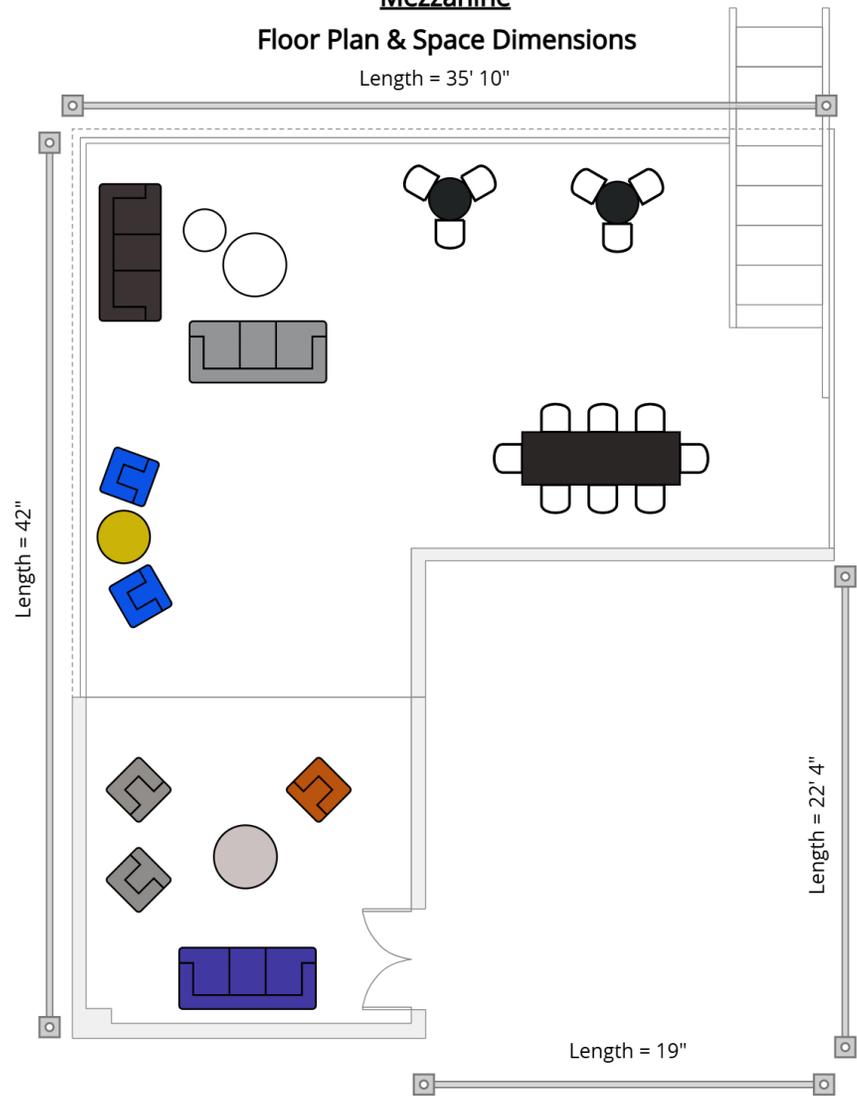
HMR-3

Main Floor

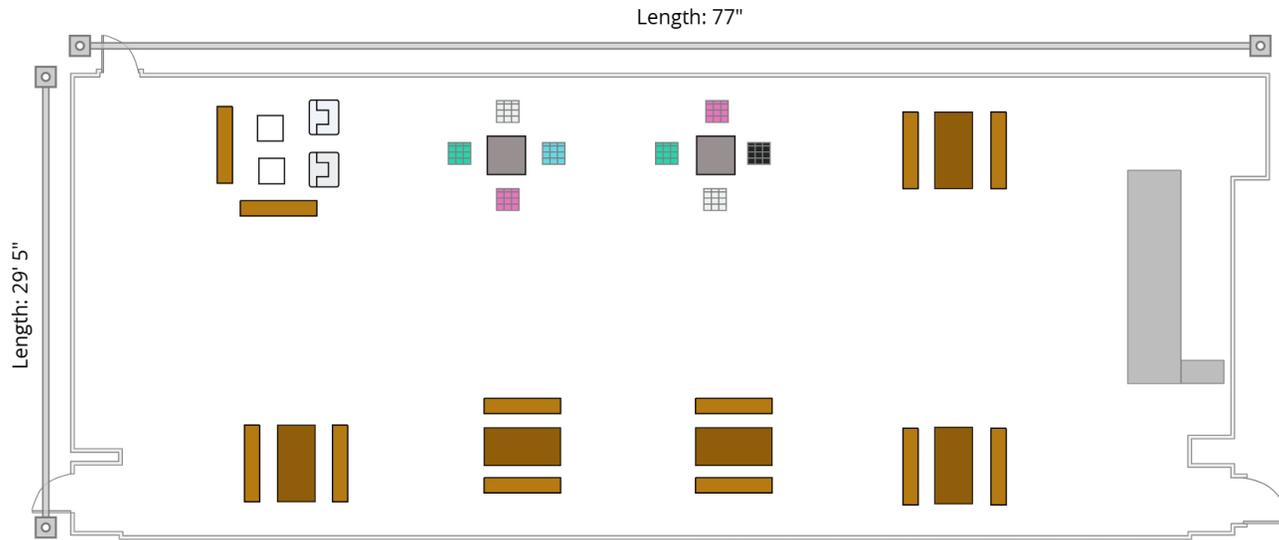
Space Dimensions: 83" x 52.75"

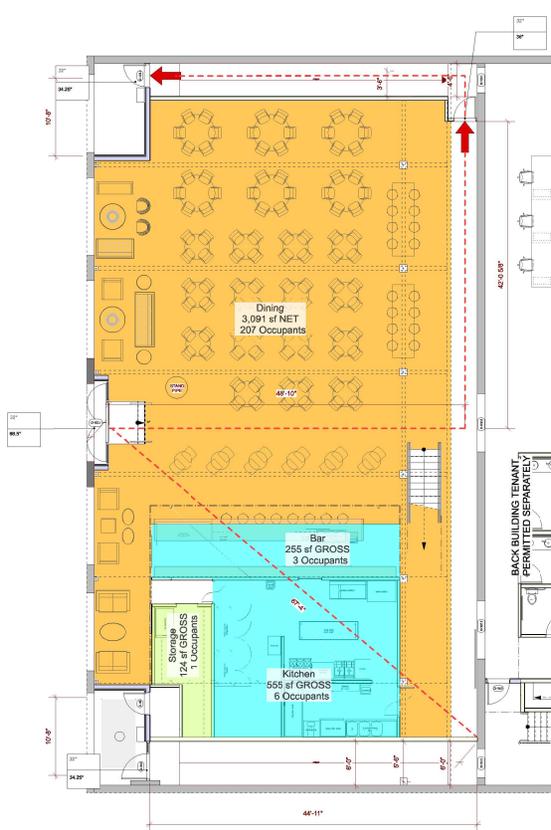


Mezzanine
Floor Plan & Space Dimensions

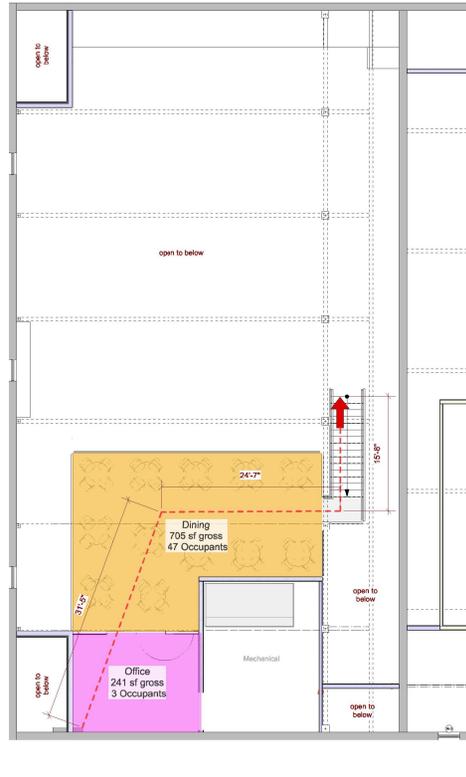


Roof Deck
Floor Plan & Space Dimensions





1 Plan First Floor
LS101 scale: 1/8" = 1'-0"



2 Plan Mezzanine
LS101 scale: 1/8" = 1'-0"

OCCUPATION LOAD CALCULATIONS

BUILDING INFORMATION + CODE ANALYSIS

Table 601 IBC (NFPA 101 Table A.8.2.1.2);
Fire-resistance requirements for building elements

Structural Frame	0
Bearing walls: Exterior	0
Bearing Walls: Interior	0
Nonbearing walls and partitions, Interior	0
Floor construction	0
Roof construction	0

NFPA 101 13.1.6 - Minimum Construction requirements (no special requirements)

IBC Table 602: Fire-resistance rating of exterior walls by distance for Occupancy Group A: X-4S: 1-HR

Allowable Height + Building Areas: Type VB - IBC Table 503

A-2: 1 story / 6,000 sf

Section 504.2: Height Increase allowed due to automatic sprinkler system installation: 1 story, add 1/20 ft. overall
Section 506.3: Allowable area increase due to automatic sprinkler system installation: 300% = 18,000 sq ft floor

Occupant Load (IBC 1004.1; NFPA 7.3.1.2)

Assembly	15 sf net
Business	100 sf gross
Kitchen	200 sf gross (IBC); 100 sf gross (NFPA)
Mechanical	300 sf gross
Storage	500 sf gross

Egress Requirements

Exit Enclosure / Exit Passageway Fire Resistance

IBC 1022.1: 1 hr where connecting less than 4 stories

NFPA 101 13.2.2.7 / 7.1.3.2: 1 hr, minimum

Minimum Egress Components Width Allowance

IBC 1005.1: 0.2 per occupant

NFPA 101 Table 7.3.3.1: 0.2 per occupant

Minimum Exit Passageways / Stair Width

IBC 1005.1: 0.3 per occupant (IBC 1009.4 - min 44")

NFPA 7.3.3.1: 0.3 per occupant (NFPA 7.2.2.1.2(B) <2000 persons 44")

Minimum Door

IBC 1008.1.1: Minimum clearance = 32" (Exception #1)

NFPA 7.2.1.2.3.2: Minimum clearance = 32"

Maximum Travel Distance to an Exit (Sprinklered Building)

IBC Table 1016.1: 250'

NFPA 101: 13.2.6.2 (2): 250'

Maximum Area of Mezzanine

IBC 505.2.1: 1/3 area of open floor below (2/3 area when an equipment platform is included)

NFPA 101: 8.6.10.2.1 1/3 area of open floor below

OPEN FLOOR AREA: 3,931 sf

MEZZANINE: 1,361 sf

NEPA 101

Per 7.1.4.1.2. The number of means of egress from any story or portion thereof, other than for existing buildings as permitted in Chapters 11 through 43, shall be as follows:

(1) Occupant load more than 500 but not more than 1000 - not less than 3

(2) Occupant load more than 1000 - not less than 4

Per 12.3.6. Interior corridors and lobbies shall be constructed in accordance with 7.1.3.1 and section 8.3, unless otherwise permitted by one of the following:

(4) Where the corridor ceiling is an assembly having a 1-hour fire resistance rating where tested as a wall, the corridor walls shall be permitted to terminate at the corridor ceiling

Per 13.3.5.2. Any assembly occupancy used or capable of being used for exhibition or display purposes shall be protected throughout by an approved automatic sprinkler system in accordance with section 9.7 where the exhibition or display area exceeds 15,000 sq ft

International Building Code

1016.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1016.1. The corridor walls required to be fire-resistance rated shall comply with Section 709 for fire partitions

Per table 1016.1. 1-hr fire resistant rated corridors are required for occupant loads greater than 30 in an Assembly occupancy without a sprinkler system. No fire resistance rating is required for occupant loads greater than 30 in an Assembly occupancy with a sprinkler system

Per 1015.1. Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1,000

United States Access Board - Americans With Disabilities Act

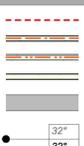
and Architectural Barriers Act Accessibility Guidelines

Per 36.404 Alterations. This section does not require the installation of an elevator in an altered facility that is less than three stories or has less than 3,000 square feet per story, except with respect to any facility that houses a shopping center, a shopping mall...

(1) For the purpose of this section, shopping center or shopping mall means -

(f) A building housing five or more sales or rental establishments

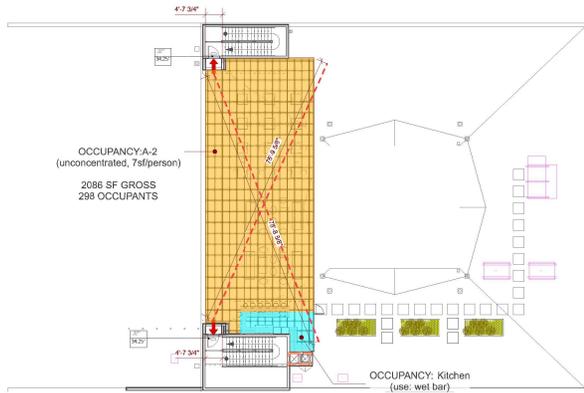
GRAPHIC LEGEND



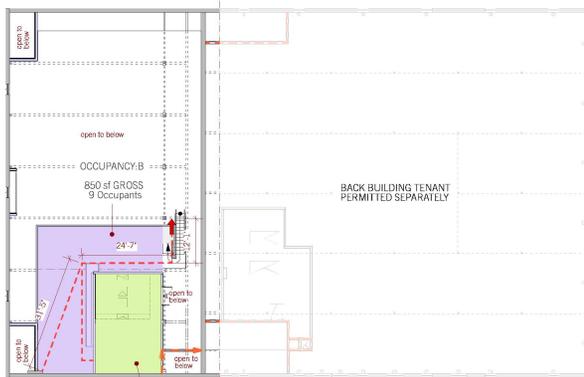
FINAL PERMIT RELEASE
CAPULET RESTAURANT
(Tenant Space #1 - Previously Wagon Wheel Restaurant)
3014 Dauphin Street, Natick, MA 01913
12/16/2017

Sheet Size: 24" x 36"
AMENDMENT TO:
CND: 15-0999-RNVS
CSFM: AR 17-009987
Associated Review Numbers
White Rev (Sheet Only)
CND: 14-2283-RNVS
CSFM: PD054558

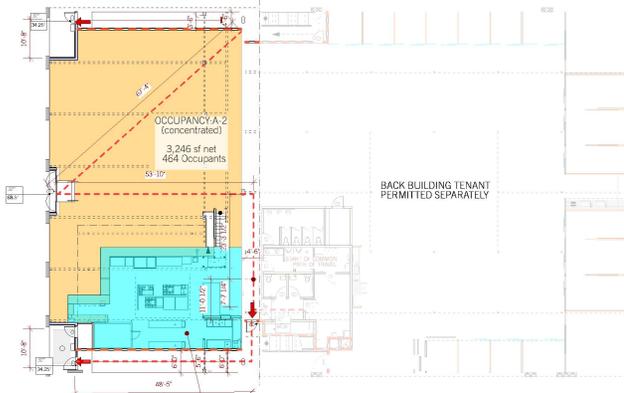
Revision	Date	Description



1 Plan: Roof Deck
LS101 scale: 1/8" = 1'-0"



2 Plan: Mezzanine
LS101 scale: 1/8" = 1'-0"



3 Plan: First Floor
LS101 scale: 1/8" = 1'-0"

DESCRIPTION

Tenant built out of a previously permitted "white box" renovation of a historic masonry and timber warehouse.

White Box (Shell Only) permit numbers: City of New Orleans: 14-22183-RMS
State Fire Marshal: P0454658, P0463946

The existing building has a front and back section. This submission is a proposal for a restaurant in the front section of the building. The restaurant build out will include a commercial kitchen with two hoods and associated equipment, a dining area, a mezzanine office and a mechanical attic. The restaurant will utilize the roof deck (previously permitted under the white box administration) on the roof of the back building, and the restaurant and the back tenant will share the common building facilities located in the rear building: bathrooms, janitor's closet, electrical room, trash room, stairs to roof deck, and an entryway from the rear to the front located at both sides of the front building (all of which were part of the previous permitted project #).

Building Area (gross):
First Floor: 36,151 sf
Roof Deck: 2,229 sf

ZONING

C-1 General commercial district
Planning district:
HELIC District: Bayouster
All exterior work has been approved by the HDLC
National Park Service Historic District
The project is pursuing Federal and State Historic Tax Credits

CONSTRUCTION TYPE: IBC Type VB /NFPA Type V 000

Table 601 IBC (NFPA 101 Table A.8.2.1.2):
Fire-resistance requirements for building elements

Structural Frame	0
Beaming with Exterior	0
Beaming Walls, Interior	0
Nonbearing walls and partitions, Interior	0
Floor construction	0
Roof construction	0

NFPA 101 13.1.6 - Minimum Construction requirements (no special requirements)

IBC Table 602: Fire-resistance rating of exterior walls by distance for Occupancy Group A, Xc5: 1 HR

Allowable Height + Building Areas: Type VB - IBC Table 503

A-2: 1 story / 6,000 sf

Section 504.2: Height increase allowed due to automatic fire alarm system installation: 1 story, add 20 ft overall
Section 506.3: Allowable area increase due to automatic sprinkler system installation: 300% = 18,000 sq/ft

Occupant Load (IBC 1004.1; NFPA 7.3.1.2)

Assembly	7 sf of net
Business	100 sf gross
Kitchen	200 sf gross (IBC), 100 sf gross (NFPA)
Mechanical	300 sf gross
Storage	600 sf gross

Egress Requirements

Exit Enclosure / Exit Passageway Fire Resistance

IBC 1022.1:	1 hr, where connecting less than 4 stories
NFPA 101 13.2.2.7 (7.1.3.2):	1 hr, minimum

Minimum Egress Components Width Allowance

IBC 1006.1:	0.2 per occupant
NFPA 101 Table 7.3.3.1:	0.2 per occupant

Minimum Exit Passageways / Stair Width

IBC 1006.1:	0.3 per occupant (IBC 1009.4 - min 44")
NFPA 7.3.3.1:	0.3 per occupant (NFPA 7.2.2.2.1.2(B) <5000 persons 44")

Minimum Door

IBC 1008.1.1:	Minimum clearance = 32" (Exception #1)
NFPA 7.2.1.2.2.2:	Minimum clearance = 32"

Maximum Travel Distance to an Exit (Sprinklered Building)

IBC Table 1016.1:	250'
NFPA 101: 13.2.6.2 (2):	250'

Maximum Length of Dead End Corridor

IBC 1018.4: 20'

Maximum Area of Mezzanine

IBC 505.2.1:	1/3 area of open floor below (2/3 area when an equipment platform is included)
NFPA 101: 8.6.10.2.1:	1/3 area of open floor below

Single Exit from Mezzanine

IBC Table 1021.2(2):	For "B" occupancy, occupant load not to exceed 29. Max. exit access travel distance: 75'
NFPA 101: 8.6.2.4.5:	One means of egress permitted from a mezzanine within a Business occupancy provided the common path of travel does not exceed 100' when the building is fully protected by sprinklers

NFPA 101

Per 7.4.1.2: The number of means of egress from any story or portion thereof, other than for existing buildings as permitted in Chapters 11 through 43, shall be as follows:
(1) Occupant load more than 500 but not more than 1,000 - not less than 3
(2) Occupant load more than 1,000 - not less than 4

Per 12.3.6: Interior corridors and lobbies shall be constructed in accordance with 7.1.3.1 and section 8.3, unless otherwise permitted by one of the following:
(4) Where the corridor ceiling is an assembly having a 1-hour fire resistance rating where tested as a wall, the corridor walls shall be permitted to terminate at the corridor ceiling.

Per 13.3.5.2: Any assembly occupancy used or capable of being used for exhibition or display purposes shall be protected throughout by an approved automatic sprinkler system in accordance with section 9.7 where the exhibition or display area exceeds 15,000 sq ft.

INTERNATIONAL BUILDING CODE:

1018.1 Construction: Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 709 for fire partitions.

Per table 1018.1: 1 hr fire resistant rated corridors are required for occupant loads greater than 30 in an Assembly occupancy without a sprinkler system. No fire resistance rating is required for occupant loads greater than 30 in an Assembly occupancy with a sprinkler system.

Per 1015.1: Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1,000.

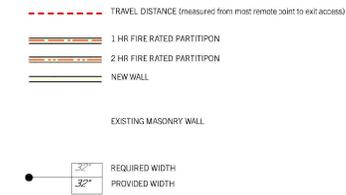
UNITED STATES ACCESS BOARD - AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES:

Per 36.404 Alterations: This section does not require the installation of an elevator in an altered facility that is less than three stories or less than 3,000 square feet per story, except with respect to any facility that houses a shopping center, a shopping mall.
(1) For the purpose of this section, shopping center or shopping mall means -
(i) a building housing five or more sales or rental establishments

Occupancy Chart - 3014 Dauphine Street White Box

NOTE: The travel distance measurements are taken from the farthest occupiable part in relation to the exit locations.

Floor	Sq. Ft. (occupiable)	Occupancy Class	N.F.A. per occupant	Occupant Load
Assembly (Unconcentrated Restaurant)	3,246	A-2	7 net	464
Kitchen	1,149		100 gross	12
Mezzanine				
Business	850	B	100 gross	9
Storage (Mechanical)	500	S	500 gross	1
Roof Deck				
Assembly Concentrated (Roof Deck)	2,086	A-2	7 net	298
Service Bar	143		100 gross	2
Total Occupant Load:				786



Per 13.2.4: It is not the intent to require four means of egress from each level of an assembly occupancy having a total occupant load of more than 1,000 where, individually, the floors have occupant loads of less than 1,000

STUDIO W.T.A. architecture + planning + interiors
100 Poydras Street, Suite 1900
New Orleans, LA 70112
504.581.0204
www.studiowta.com

SEAL OF THE CITY OF NEW ORLEANS
OFFICE OF THE CITY ENGINEER
100 Poydras Street, Suite 1900
New Orleans, LA 70112
504.581.0204
www.studiowta.com

FINAL PERMIT RELEASE
WALKABOUT RESTAURANT
(Tenant Space)
3014 Dauphine Street
New Orleans, LA 70112
12/16/2017

REVIEW COMMENTS
COORDINATOR
DATE

White Box (Shell Only)
Project Name: W.B.
CNO: 14-22183-RMS
CSFM: P0454658

Permitting
LIFE SAFETY
scale as noted
2 April 2015
LS1.01
© 2015 studioWTA

Neighborhood Participation Program (NPP) Summary Report

NPP Meeting Details:

- Date: Thursday, August 21, 2025
- Time: 6:30pm-7:30pm
- Location: Capulet (3014 Dauphine St)
- Meeting Attendees: 7 (sign-in sheet is attached)
- Neighbors who contacted Capulet as part of the process but did not attend the meeting: 2 (emails are attached).

Concerns:

- During the meeting, no negative or hesitant comments were made about our proposal. Additionally, no opposing comments were sent to Capulet in response to the invitations that we sent out to neighbors and neighborhood associations.
- Several attendees at the NPP meeting voiced support for our request for the text amendment and conditional use as a Reception Facility. We received one email from a neighbor which expressed support; it's attached to this package.
- No "comment cards" were completed or submitted during the meeting.
- Christopher Costello of the Farbourg Marigny Improvement Association (FMIA) emailed us to request clarification on the nature of our text amendment, and I responded in detail (emails attached). FMIA also asked whether Capulet would follow the use standards outlined in CZO section 20.3.WW and we confirmed that we would fully comply with all requirements in that section (emails attached).
- One neighbor, Mr. Jerry Moran, was unable to attend the meeting and requested that Capulet send him follow-up information from the meeting. After a back & forth (emails attached) with Capulet, Mr. Moran expressed support for our request.

Next Steps:

- At the end of the NPP meeting, Capulet notified all attendees that we intended to submit our application for the text amendment & conditional use to the City Planning Commission Staff on 9/4/25. We told attendees they were welcome to send us any feedback or input prior to that date, and that we would include any received input in our submission package.
- At present, no changes to the project / scope of our initial request have been made. If any changes to the scope are made we will notify all neighborhood associations, NPP meeting attendees, and neighbors who requested additional information / updates.

Enclosures:

1. NPP Meeting Noticed email to neighborhood associations, cpcinfo@nola.gov, and councilmember on 8/7/25.
2. NPP Meeting Notice mailed to neighbors on 8/7/25.

3. NPP Agenda (8/21/25), which was handed to all attendees.
4. NPP Meeting Sign-In Sheet (8/21/25)
5. NPP Contact List (polished sign-in list, which includes folks who did not attend the NPP but reached out via email).
6. Capulet email exchange with Chris Costello of FMIA.
7. Capulet email exchange with neighbor Jerry Moran (725 Montegut).
8. Supportive email from neighbor (Katie Leese, 3139 Burgundy St) to Capulet.
9. List of Self-Reported Neighborhood Organizations from CPC Staff
10. NPP Contact List - Conditional Use - from CPC Staff



Stephen Nutting <steve@capuletbywater.com>

NPP Meeting Notice - 8/21/25 (Thursday)

Stephen Nutting <steve@capuletbywater.com>

Thu, Aug 7, 2025 at 6:22 PM

To: cpcinfo@nola.gov

Bcc: 77thwardassoc@gmail.com, EnolaCivic@gmail.com, L.DUPONT@pssnola.com, Madison@nbhdco.com, Nfsnick4@yahoo.com, Paulneworleans@gmail.com, Peggyb504@yahoo.com, abbyoking@hotmail.com, abwfaiithinthefuture@yahoo.com, adamfdna@gmail.com, adunn@entergy.com, albee32a@yahoo.com, andre@asanihf.org, asdunnsr@gmail.com, associationmeliasubdivision@gmail.com, awhaspel@gmail.com, benfdigginsr@yahoo.com, bjackson@suno.edu, board@audubonriverside.org, bouben@yahoo.com, boulignyimprovementassociation@gmail.com, brittany@fqba.org, support@fqba.org, bunnyfriendassoc@gmail.com, bushmane9@cox.net, Bywater President <bywaterpresident@gmail.com>, capano@hotmail.com, carling.dinkler@gmail.com, ccanola70118@gmail.com, ccharles12@cox.net, celfam2@yahoo.com, centralcityflna@gmail.com, christinajleblanc27@hotmail.com, chuck@thrivnola.org, claibornereborn@gmail.com, climanaassociation@gmail.com, rozpey@bellsouth.net, cmguillemet@yahoo.com, cobbsuzi@yahoo.com, communications@broadmoorimprovement.com, contact@faubourgmarigny.org, contact@lgdanola.com, cpna1852@yahoo.com, cwiggin@ghrmc.org, dalton3@wagnertruax.com, ddd@downtownnola.com, debjoecatering@att.net, dherbert28@cox.net, diemnguyen@mqvncdc.org, Betty Dimarco <dimarco_bl@bellsouth.net>, dj@broadcommunityconnections.org, dmerc5@cox.net, dnaneworleans@gmail.com, donwentworth@usa.com, duplantier@bellsouth.net, eblouin2@cox.net, edgewoodheights@gmail.com, edgewoodpark@yahoo.com, marvalmitchell@bellsouth.net, eleyda.cna@gmail.com, emobley@coxmail.com, epoa@yahoo.com, erinholmes@vcpora.org, ertca.nola@gmail.com, ester.wensink@gmail.com, eydie_acosta@hotmail.com, fau.avart.na@gmail.com, filmore.gardens@yahoo.com, fta2200@gmail.com, fqfemme@gmail.com, ftnaboard@hotmail.com, gardendistrictno@bellsouth.net, gbdiggs11133@aol.com, gcrowden@bellsouth.net, gentwoods1951@outlook.com, gerardrouchon55@gmail.com, germainecarey@yahoo.com, gfarmant@yahoo.com, ghen2b@yahoo.com, glennshomeoffice@gmail.com, guide@magazinstreet.com, gwynethvance@hotmail.com, h.nagenda@att.net, hq@pnola.org, ian@nanollc.net, ibscience@yahoo.com, info@audubonarea.org, info@frenchquartercitizens.org, info@hollygrovedixon.org, info@lafittegreenway.org, info@mcno.org, info@oldalgiersmainstreet.org, info@togethergerttown.com, info@upperhurstville.com, VCPORA <info@vcpora.org>, info@walnutbendno.org, janne@landrylawnola.net, jedmason@bellsouth.net, jennie_mcintosh@yahoo.com, jleepva@cox.net, joan.heisser@att.net, jofriend@bellsouth.net, josephpeychaud@gmail.com, jrogersnola@gmail.com, lowermidcityNO@gmail.com, juliannapadgett@gmail.com, juliebob@bellsouth.net, julienola@gmail.com, kenilworthNOLA@gmail.com, kerryc@capitald.org, kfoster@algiereconomic.com, kingswood.homeowners@yahoo.com, kroux@deutschkerrigan.com, kyle.franklin@gmail.com, lakebullardpresident@gmail.com, lakecarmelnola@gmail.com, lakecatherineassociation@yahoo.com, lakeforestestatesnola@gmail.com, lakewillowhomeownerassociation@gmail.com, laquita.bradley@urbanstrategiesinc.org, lee.bressler@raymondjames.com, legauxann@gmail.com, leonidashouse@gmail.com, tilman@coreusa.org, lesaellison@aol.com, letky3@yahoo.com, libertyterracehomeowners@yahoo.com, lincolnbeachneighborhoodassoci@gmail.com, Daniel Zimmerman <lj4adotcomdan@gmail.com>, ljackson_9w@hotmail.com, lowerninestakeholders@gmail.com, lsjr07@gmail.com, madegrass@att.net, madj8768@gmail.com, mapleareresidentsinc@gmail.com, rbienvu@aol.com, marievalatas@yahoo.com, markreenehome@cox.net, mcpc@att.net, mfcraig@bellsouth.net, michael.casey06@gmail.com, michaelrobinson@jerichohousing.org, mirabeaugradens@outlook.com, mollyvigour@gmail.com, mshlenker@gmail.com, musser@msn.com, neighborsunited.listserve@gmail.com, newmarignyneighbors@gmail.com, neworleansburbankgardens@gmail.com, nwcarrollton@mindspring.com, oakparkcivicassociation@gmail.com, ochaleymainst@bellsouth.net, ofaurelwhna@yahoo.com, pastorjrw@aol.com, paul.baricos@gmail.com, pbcpastordavis@bellsouth.net, pcornist@gmail.com, ppna.nola@gmail.com, president@faubourgmarigny.org, president@fia-nola.org, president@fsjna.org, president@hfta.org, president@irishchannelnola.org, president@lakeviewcivic.org, president@lgdanola.com, president@mcno.org, president@nfywater.org, president@uptowntriangle.com, presidentgentillyterracegarden@gmail.com, professoramadler@gmail.com, rberger@thebergerco.com, rcortizas@joneswalker.com, robert@fsria.org, robz@abbeyprinting.com, ronicka.briscoe@gmail.com, rotasha.redmondubuclet@urbanstrategiesinc.org, ruthemma24@yahoo.com, safety@lakeviewcivic.org, sandrewell504@gmail.com, sbrady@entergy.com, scineaux@bellsouth.net, seabrookassociation@yahoo.com, dwatson@nola.gov, seaspinwall@gmail.com, secretary@enonac.org, shawnantee@yahoo.com, shoes@claudialynch.com, slippert3@aol.com, sonyaduhe@gmail.com, southlaketax@gmail.com, springlakeneighbors@yahoo.com, ssakla@lawmedic.com, stoshkozl@yahoo.com, sylviamckenzie79@gmail.com, telephoman19@yahoo.com, tguillentp@att.net, 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Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

Date: Thursday, August 21, 2025

Time: 6:30pm

Location: Capulet (3014 Dauphine St)

Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings. If the conditional use is granted, Capulet will not need any variances to operate as a reception facility.

Because you are a nearby neighbor, local neighborhood association, or an otherwise potentially interested party, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through US Mail, through hand delivery, and via email. 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 if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

CAPULET

Stephen Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: 3014 Dauphine St - NOLA

CAPULET

August 7, 2025

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

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If you are unable to attend and would like to receive information from the meeting, or if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting

steve@capuletbywater.com

504-475-3021

Neighborhood Participation Program Agenda

Date: Thursday, August 21, 2025

Time: 6:30pm

Location: Capulet (3014 Dauphine St)

Welcome:

- Introductions
- Offer to Tour Spaces

Description of the Project:

- Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance (CZO).
- As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance.

Current Zoning Policies:

- Purpose of CZO's Historic Marigny/Treme/Bywater (HM-MU) Overlay
- CZO Table 10-1 Review
- CZO Map Review: HM-MU
- Reception Facility Details
 - Article 26 - Definitions
 - 20.3.WW - Use Standards

Capulet's Request for Conditional Use:

- Have operated 7 years as a "Standard Restaurant, and in alignment with our 2017 Zoning Verification
- After being initially refused our ABO license despite operating in accordance with Standard Restaurant zoning and the 2017 Zoning Verification, we need firmer footing with respect to our zoning to proceed.
- This zoning change would allow us to focus on one element of our business which will financially / ideally help ensure that Capulet will be here 5, 10, 20+ years into the future.

Additional Notes:

- Nothing in the scope or impact of our operation will change with respect to intensity or the character of our business. We have been hosting private events for 7 years within the scope of CZO section 20.3.WW (with respect to security, closed windows, lighting, noise, etc).
- HM-MU authorizes more intense uses than Reception Facility (Light Manufacturing, Live Performance Venue)
- Reception Facility was authorized at our location prior to the 2015 adoption of the CZO and was slated to open as a reception facility; however during the space's build-out a tenant (prior to

Capulet) went bankrupt and their permit expired before Capulet moved to sign a lease on the space.

- Reception Facility is permitted in HMC-2, a separate zoning overlay in Marigny/Bywater, and has been for 10+ years with no apparent negative impacts on the neighborhood.

Next Step: Capulet will incorporate all feedback and intends to submit our application to the City Planning Commission's staff on 9/4/25.

<u>Name</u>	<u>Organization</u>	<u>Address</u>	<u>City/State/ZIP</u>	<u>Phone No.</u>	<u>Email Address</u>
Dana Smiles		1735 Louisa	70117	203-856-5671	
Katie Leese		3139 Burgundy	70117	907-617-7001	katieleese@gmail.com
Mark Heck	BNA	833 Poland Ave	70117	504-430-0076	markbheck@gmail.com
John Guarnieri	BNA	1019 Bartholomew	70117	504-220-6481	bywaterpresident@gmail.com
Amy Chen		3060 Dauphine	70117		mailto.amychen@gmail.com
Kelly Rayner	The Lookout	833 Poland	70117	504-388-0157	kelly@lookoutneworleans.com
Jerry Moran	Neighbor	725 Montegut	70117	504-201-2202	jerrymoran@icloud.com
Chris Costello	Faubourg Marigny Improvement Association			504-710-8789	chris@faubourgmarigny.org



NPP Meeting Notice - 8/21/25 (Thursday)

Stephen Nutting <steve@capuletbywater.com>
To: Chris Costello <chris@faubourgmarigny.org>
Cc: FMIA Vice-President <vicepresident@faubourgmarigny.org>

Thu, Aug 21, 2025 at 12:39 PM

Hi Chris,

Yes, you are fully correct. All of those use standards (CZO section 20.3.WW) would apply and Capulet would operate in full alignment with those policies.

Thanks for checking in, happy to answer any other questions.

CAPULET

Steve Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: 3014 Dauphine St - NOLA

On Thu, Aug 21, 2025 at 12:35 PM Chris Costello <chris@faubourgmarigny.org> wrote:
Thanks for the information.

It looks like the underlying use standards are as follows:

20.3.WW RECEPTION FACILITY

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
2. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
3. Outdoor lighting shall be directed away from adjacent residentially zoned property.
4. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

Adopted by Ord 29157 MCS, 9-12-22, ZD030/22

Since no additions or edits have been suggested to the use standards besides changing the designation on the table, we will presume that the business operation will conform to these use standards. If this is, however, not the case, please advise what changes are being requested as this information will be provided to interested parties.

If you have any questions, please feel free to reach out.

Thanks,

Chris

Christopher Costello
(504) 710-8789

On Wed, Aug 20, 2025 at 5:36 PM Stephen Nutting <steve@capuletbywater.com> wrote:

Hi Chris,

Sure thing. The text amendment would apply to the CZO, Table 10-1 (Section 10.2.A - Permitted And Conditional Uses). Under the HM-MU column, the "Reception Facility" cell would be changed from blank to "C" as in "Conditional."

I hope I answered your question & am happy to answer any others that you may have.

Steve

On Wed, Aug 20, 2025 at 12:25 PM Chris Costello <chris@faubourgmarigny.org> wrote:

Hello Stephen.

Thank you for letting us know.

Do you happen to have a copy of the requested text amendment for review?

Thanks,

Chris

Christopher Costello
(504) 710-8789

----- Forwarded message -----

From: **Stephen Nutting** <steve@capuletbywater.com>

Date: Thu, Aug 7, 2025, 6:22 PM

Subject: NPP Meeting Notice - 8/21/25 (Thursday)

To: <cpcinfo@nola.gov>

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at [3014 Dauphine St, STE 1](#).

Date: Thursday, August 21, 2025

Time: 6:30pm

Location: Capulet ([3014 Dauphine St](#))

Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings. If the conditional use is granted, Capulet will not need any variances to operate as a reception facility.

Because you are a nearby neighbor, local neighborhood association, or an otherwise potentially interested party, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through US Mail, through hand delivery, and via email. 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 if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

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CAPULET

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Stephen Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: [3014 Dauphine St - NOLA](#)

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CAPULET

--

Steve Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: [3014 Dauphine St - NOLA](#)



Stephen Nutting <steve@capuletbywater.com>

Meeting on 82125

Stephen Nutting <steve@capuletbywater.com>
To: jerrymoran@icloud.com

Sat, Aug 23, 2025 at 8:22 PM

Sounds good, Jerry! :-)

On Fri, Aug 22, 2025 at 10:27 AM <jerrymoran@icloud.com> wrote:

No worries,
I'll stop by and introduce myself one day.

On Aug 22, 2025, at 9:10 AM, Stephen Nutting <steve@capuletbywater.com> wrote:

Jerry,

Thanks so much for your reply! Yes, what you articulated is exactly what we're looking to do...simply get some firm footing zoning-wise for what we've been doing for years.

Yes, we will for sure keep folks from wandering off of the Roof Deck and on to the roof, near y'all's properties! I don't have any plans to enlarge the footprint of the Roof Deck and if I ever did we would respect that buffer zone and ensure that the plan did not impact the privacy / tranquility of the neighbors' backyards.

Thanks so much for your support. Feel free to reach back out to me at any time.

Steve

On Thu, Aug 21, 2025 at 8:54 PM <jerrymoran@icloud.com> wrote:

Thanks Steve,

Quite honestly, it looks like you just want some firm footing on what you've been doing already for years, which I really don't have a problem with at all, most of the people on Montegut, at least on this block, are OK with what's been going on. My only concern along with the neighbors that have properties backing up to the building, is that we don't ever have to see people hanging out looking down into our backyard from the roof. So as long as the footprint on the roof isn't enlarged and the 6 foot buffer zone is respected, I'm behind whatever you do 100 %.

On Aug 21, 2025, at 8:28 PM, Stephen Nutting <steve@capuletbywater.com> wrote:

Jerry,

Good evening. Here (attached) is the agenda from the meeting. We had 7 attendees.

I included hyperlinks to the source documents on this version of the agenda.

Happy to answer any questions you may have.

Steve

On Thu, Aug 21, 2025 at 6:28 PM Jerry Moran <jerrymoran@icloud.com> wrote:

Thnx
Sent from my iPhone

On Aug 21, 2025, at 6:14 PM, Stephen Nutting <steve@capuletbywater.com> wrote:

Jerry,

Sure thing, we'll send you our notes from the meeting. Thanks & if I don't see you this evening, have a good night.

Steve

CAPULET

Steve Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: 3014 Dauphine St - NOLA

On Thu, Aug 21, 2025 at 5:45 PM <jerrymoran@icloud.com> wrote:

I may not be able to attend the meeting this evening and would like you to send me any information from the meeting as per your meeting notice. Jerry Moran Owner [723/5 Montegut St](#). Thank You

Jerry Moran/Native Orleanian
Native Orleanian Fine Photography
Website www.NativeOrleanian.org
[725 Montegut St](#)
New Orleans, La. 70117
504-201-2202

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CAPULET

Steve Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: 3014 Dauphine St - NOLA

<250821 - NPP Agenda - Capulet.pdf>

CAPULET

Steve Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: 3014 Dauphine St - NOLA

CAPULET

Steve Nutting

Owner / Manager

p: (504) 475-3021

w: www.capuletbywater.com

e: steve@capuletbywater.com

a: 3014 Dauphine St - NOLA



Stephen Nutting <steve@capuletbywater.com>

Meeting on 82125

Stephen Nutting <steve@capuletbywater.com>
To: Jerry Moran <jerrymoran@icloud.com>

Thu, Aug 21, 2025 at 8:28 PM

Jerry,

Good evening. Here (attached) is the agenda from the meeting. We had 7 attendees.

I included hyperlinks to the source documents on this version of the agenda.

Happy to answer any questions you may have.

Steve

[Quoted text hidden]

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[Quoted text hidden]

 **250821 - NPP Agenda - Capulet.pdf**
93K



Stephen Nutting <steve@capuletbywater.com>

Support !

1 message

Katie Leese <katie.leese@gmail.com>
To: steve@capuletbywater.com

Fri, Aug 22, 2025 at 6:50 PM

Hi Stephen...

Just a quick note to say I really appreciate that you had that info session last night about Capulet re-zoning... having been a close neighbor for years I have truly appreciate the care and communication y'all have consistently shown. I support you 100% and please let me know if there is anything I can do to help make this a more seamless change!

Best,

Katie Leese
3139 Burgundy

Sent from my iPhone

SELF REPORTED NEIGHBORHOOD ORGANIZATIONS

Name	Contact	Email
Algiers Economic Development Foundation	Kelsey Foster	kfoster@algierseconomic.com
Algiers Neighborhood Improvement Association	Alex Selico Dunn	adunn@entergy.com
Algiers Point Association	Sue Aspinwall	seaspinwall@gmail.com
Algiers Riverview Association	Alex S. Dunn, Sr.	asdunnsr@gmail.com
Aurora Civic Association	Daniel Zimmerman	lj4adotcomdan@gmail.com
Aurora Gardens Neighborhood Associations	Rob Zrabkowski	robz@abbeyprinting.com
Aurora West Civic Association	Ronicka Briscoe	ronicka.briscoe@gmail.com
English Turn Property Owners Association	Glenn Orgeron	glennshomeoffice@gmail.com
Heritage-Carriage Lanes Association	Kyle Franklin	kyle.franklin@gmail.com
Huntlee Village Aurora Oaks Neighborhood Association	Ester Wensink	ester.wensink@gmail.com
Lakewood Estates Homeowners Association	Renee Keiser	markreenehome@cox.net
Lennox Blvd. Homeowners Association	Sue Lippert	slippert3@aol.com
Lower Algiers Neighborhood Civic Association	Cubie Charles	ccharles12@cox.net
Lower Coast Algiers	Lee Dupont	L.DUPONT@PSSNOLA.COM
Mardi Gras Neighborhood Association	Carl Alexis	capano@hotmail.com
Old Algiers Main Street Corporation	Karri Maggio	info@oldalgiersmainstreet.org
Pakenham Oaks Homeowner's Association	Jennie McIntosh	jennie_mcintosh@yahoo.com
Park Place Subdivision	Alex Selico Dunn	adunn@entergy.com
Park Timbers Homeowners Association	Donna Mercer	dmerc5@cox.net
Real Timbers Property Owners' Association, Inc.	Pastor Julius Lee	jleepva@cox.net
St. Claire Gardens Subdivision	Nick Melson	Nfsnick4@yahoo.com
Steeple Chase / DeBattista Civic Association	Eydie Acosta	eydie_acosta@hotmail.com
Tall Timbers Extension Civic Association	Jermaine Lewis	jedmason@bellsouth.net
Tall Timbers Homeowner's Association	Gilbert Crowden	gcrowden@bellsouth.net
Tunisburg Square Homeowners Civic Association	Leslie Ellison	lesaellison@aol.com
Walnut Bend Association	Yvonne Mitchell-Grubb	info@walnutbendno.org
Walnut Bend Association	Yvonne Mitchell Grubb	yvonnemg@aol.com
A.P. Tureaud Ave. Improvement Association	Lionel Scott	lsjr07@gmail.com
A'sani Heartbeat Foundation	Andre Apparicio	andre@asanihf.org
Bancroft Park Civic Association	Pam Larter	wapsupplies@msn.com
Briarwood	Melanie Craig	mfcraig@bellsouth.net
Broad Community Connections - Broad Street Main Street	Jeff Schwartz	dj@broadcommunityconnections.org
Bunny Friend Neighborhood Association	Katherine Prevost	bunnyfriendassoc@gmail.com
Burbank Gardens Neighborhood Association	Marisol Canedo	neworleansburbankgardens@gmail.com
Bywater Neighborhood Association	John Guarnieri	bywaterpresident@gmail.com
City Park Neighborhood Association	Suzi Cobb	cobbsuzi@yahoo.com
City Park-Parkview Neighborhood Association	Suzi Cobb	cpna1852@yahoo.com
Claiborne Reborn	Margaret Thomas; Tamah Yisrael	claibornereborn@gmail.com
De Saix Area Neighborhood Association	Wayne Benjamin	wayneben06@yahoo.com

Donna Villa
Donna Villa Neighborhood Association
East New Orleans Neighborhood Advisory Commission (ENONAC)
Eastern New Orleans Civic Association
Eastover Residents Association
Edgewood Heights Neighborhood Association
Edgewood Park Neighborhood Association
Edgewood Park Neighborhood Association
Esplanade Ridge / Treme Civic Association
Fairgrounds Triangle Neighborhood Association
Faubourg Homeowners Neighborhood Association
Faubourg Lafitte Tenants Association
Faubourg Marigny Improvement Association
Faubourg Marigny Improvement Association
Faubourg St. John Neighborhood Association
Faubourg St. Roch Improvement Association
Filmore Gardens Neighborhood Association
French Quarter Business Association
French Quarter Citizens, Inc.
Friends of Laffite Greenway
Gentilly Heights / Voscoville Neighborhood Watch
Gentilly Heights East Neighborhood Association
Gentilly Sugar Hill Neighborhood Association
Gentilly Terrace & Gardens
Gentilly Woods Subdivision Association
Greater Mid-City Business Association
Havana Place Neighborhood Association
Historic Faubourg Treme Association
Historic Lower Ninth Neighborhood Association
Holy Cross Neighborhood Association
Kenilworth Civic & Improvement Association
Kingswood Homeowner Association
Kingswood Improvement District Association
Lake Bullard Homeowner & Neighborhood Improvement Association
Lake Carmel Subdivision Improvement District
Lake Carmel Subdivision Improvement District/Homeowner Association
Lake Catherine Neighborhood Association
Lake Catherine Neighborhood Association
Lake Forest Estate Home Owner's Association
Lake Forest Estates Improvement Association
Lake Forest Estates Improvement Association

William Bickham
Tyrone M. Colin Sr
Dawn Herbert
Calvin Lopes
Sheralyn Lambert
Priscilla Llopis
Marva Mitchell
Shawn Antee
Gregory Douglas
Morgan Clevenger
Claudia Celestand
Jacqueline Gibson
Kip Hollar
FMIA President
Andrew Ryan
Robert Conger
Gloria M. DeCuir
Brittany Mulla McGovern
Jodi Poretto
Sophie Vorhoff
Colette Delacroix
Daniel Kiper
Debra Joseph
Jeannie Tidy
Elyria Zuniga
Tim Levy
Stosh Kozlowski
Jarrett Cohen
Linda Jackson
Calvin Alexander
K. Michele Sanders
Melanie C. Thompson
Melanie Thompson
Bryan Jourdain
Dr. Brenda Jackson
Dr. Brenda Jackson
Carol Giardina
Carol Giardina
Joan Heisser
Carl Haydel
Sylvia Scineaux

wmbick@yahoo.com
tyrone.220.f15@gmail.com
secretary@enonac.org
EnolaCivic@GMail.com
epoa@yahoo.com
edgewoodheights@gmail.com
edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net
shawnantee@yahoo.com
ertca.nola@gmail.com
ftnaboard@hotmail.com
celfam2@yahoo.com
fita2200@gmail.com
contact@faubourgmarigny.org
president@faubourgmarigny.org
president@fsjna.org
robert@fsria.org
filmore.gardens@yahoo.com
brittany@fqba.org; support@fqba.org
info@frenchquartercitizens.org
info@lafitttegreenway.org
voscovillenwa@gmail.com; gwenhawk59@yahoo.com
ghena2b@yahoo.com
debjocatering@att.net
presidentgentillyterracegarden@gmail.com
gentwoods1951@outlook.com
tlevy@pelhughes.com
stoshkozl@yahoo.com
president@hfta.org
ljackson_9w@hotmail.com
telephoneman19@yahoo.com
kenilworthNOLA@gmail.com
tguillentp@att.net
kingswood.homeowners@yahoo.com
lakebullardpresident@gmail.com
lakecarmelnola@gmail.com
bjackson@suno.edu
lakecatherineassociation@yahoo.com
lakecatherineassociation@yahoo.com
joan.heisser@att.net
lakeforestestatesnola@gmail.com
scineaux@bellsouth.net

Lake Oak Civic Association
Lake Terrace Property Owners Association
Lake Vista Property Owners Association
Lake Willow Homeowner's Association
Lake Willow Homeowner's Association
Lakewood East Security and Neighborhood Improvement District
Liberty Terrace Homeowners Association
Lincoln Beach Neighborhood Association
Little Wood Homeowner's / Neighborhood Association
Lower 9 Neighborhood Association
Lower Ninth Ward Neighborhood Association
Mary Queen of Vietnam
Melia Neighborhood Association
Melia Subdivision Association
Milneburg Neighborhood Association
Milneburg Neighborhood Association
Mirabeau Gardens Neighborhood Association
Neighbors First for Bywater
Neighbors First for Bywater
New Marigny Neighborhood Association
New St. Claude Association of Neighbors
North Kenilworth Homeowners Association
North Rampart Main Street
Oak Park Civic Association
Paris Oaks / Bayou Vista Neighborhood Association
Parkview Neighborhood Association
Pilotland Neighborhood Association
Pine Village Neighborhood Homeowner's Association
Pontchartrain Park Neighborhood Association
Pontilly Neighborhood Association Incorporated
Pressburg East Homeowners Association
Rosedale Homeowners Association
Rosedale Neighborhood Association
Seabrook Neighborhood Association
Seabrook Neighborhood Association
Seventh Ward Neighborhood Association
Sherwood Forest Improvement Association of New Orleans
Spring Lake Neighborhood Association
Spring Lake Neighborhood Association
St. Bernard-N. Rampart Business and Residential Alliance, Inc.
Upper 9th Ward Florida Association, Incorporated

Phalon Cornist
Ashley Haspel
Paul Caboche
Dawn Hebert
Nakia Hooks
Elisha Mobley
Renee Cooper Cambrice
Claudia Smith
Oliver Faure
Willie Calhoun
Mrs. Cynthia M. Guillemet
Diem Nguyen
Benjamin Diggins
Lavon Jackson
Mari Adler
Sandra Ewell
Landry Young
Julie Jones
Dr. Julie Jones
Steven Belflower
Susan Brady
Marcia McWilliams
Susan "Sue" Klein
Tricia Zimmer
Walterine Griffin
Ian Dreyer
Rev. Lionel Davis
Roland Barthe
Michael Carey
Audry Woods
Christina LeBlanc
Linda Williams
Sylvia McKenzie
Germaine Carey-Palmer
Johnnis Guillory
Dr. Mona Lisa Saloy
Veronica Brown
Gail Armant / Aaron Daste
Dr. Gail Armant and Karen Comeaux, Esq
Abby O. King
Marguerite Doyle-Johnson

pcornist@gmail.com
awhaspel@gmail.com
Paulneworleans@gmail.com
dherbert28@cox.net
lakewillowhomeownerassociation@gmail.com
emobley@coxmail.com
libertyterracehomeowners@yahoo.com
lincolnbeachneighborhoodassoci@gmail.com
ofaurelwhna@yahoo.com
lowerninestakeholders@gmail.com
cmguillemet@yahoo.com
diemnguyen@mqvncdc.org
benfdigginsr@yahoo.com
associationmeliasubdivision@gmail.com
professoramadler@gmail.com
sandrewell504@gmail.com
mirabeaugradens@outlook.com
julienola@gmail.com
president@nfbwater.org
newmarignyneighbors@gmail.com
sbrady@entergy.com
mcpc@att.net
fqfemme@gmail.com
oakparkcivicassociation@gmail.com
walterine5@aol.com
ian@nanollc.net
pbcpastordavis@bellsouth.net
southlaketax@gmail.com
ppna.nola@gmail.com
abwfaithinthefuture@yahoo.com
christinajleblanc27@hotmail.com
letrky3@yahoo.com
sylviamckenzie79@gmail.com
germainecarey@yahoo.com
seabrookassociation@yahoo.com; dwatson@nola.gov
77thwardassoc@gmail.com
veronicabro@msn.com
gfarmant@yahoo.com
springlakeneighbors@yahoo.com
abbyoking@hotmail.com
madj8768@gmail.com

Upper Ninth Ward Community Association	Rev. James R. Willis Jr.	pastorjrw@aol.com
Vascoville Neighborhood Association	Colette Delacroix	voscovillenwa@gmail.com
Venetian Isles Civic & Improvement Association	Bonnie Benischek	bouben@yahoo.com
Versailles Protective Association	Lee Bressler	lee.bressler@raymondjames.com
Vieux Carre Property Owners, Residents & Associates	Erin Holmes	info@vcpora.org
Vieux Carre Property Owners, Residents & Associates INC	Erin Holmes	erinholmes@vcpora.org
Villa Sites/South Shores Subdivision	Ann N. Legeaux	legauxann@gmail.com
Village De L'Est Improvement Association	Edward Blouin	eblouin2@cox.net
Virgil Park Neighborhood Association	Peggy Braud	Peggyb504@yahoo.com
Vista Park Civic and Improvement Neighborhood Association	Sam Wickline	vistaparkboard@gmail.com
Warwick East Neighborhood Organization	Marilyn Degrasse	madegrasse@att.net
Willowbrook Neighborhood Association	Angelo Kingvalsky	bushmane9@cox.net
Faubourg Tulane Gravier Neighborhood Alliance	Don Wentworth	donwentworth@usa.com
Lakeshore Property Owner's Association	Sonya Forte Duhe	sonyaduhe@gmail.com
Lakeshore Property Owner's Association	Victor Landry	victor.landry.lpoa@gmail.com
Lakeview Civic Improvement Association	Valerie Barrilleaux	president@lakeviewcivic.org
Lakeview Civic Improvement Association	Val Cupit	safety@lakeviewcivic.org
Lower Mid-City Neighborhood Association	Jonathan Rogers	jrogersnola@gmail.com; lowermidcityNO@gmail.com
Mid City Neighborhood Organization	Thomas Ecker	info@mcno.org
Mid City Neighborhood Organization	Emily Leitzinger	president@mcno.org
Phoenix of New Orleans	Paul Ikemire	hq@pnola.org
123 Walnut Street Association	Stephanie Musser	musser@msn.com
Audubon Area Zoning Association	Brian Keuhne	info@audubonarea.org
Audubon Boulevard Neighborhood Association	Al Bienvenu	albee32a@yahoo.com
Audubon Riverside Neighborhood Association	Tom Rey	board@audubonriverside.org
Audubon Riverside Neighborhood Association	Tom Rey	tomasneworleans@gmail.com
Baronne Street Neighborhood Association	Joe Friend	jofriend@bellsouth.net
Boulogny Improvement Association	Molly K. Vigour	boulognyimprovementassociation@gmail.com
Boulogny Improvement Association	Molly K. Vigour	mollyvigour@gmail.com
Broadmoor Improvement Association	Justin Boone	communications@broadmoorimprovement.com
Carrollton Area Network	H.V. Nagendra	h.nagendra@att.net
Carrollton Riverbend Neighborhood Association & Carrollton United	Betty DiMarco and Julianna Padgett	juliannapadgett@gmail.com
Carrollton United	Betty DiMarco	dimarco_bl@bellsouth.net
Carrollton/Riverbend Neighborhood Association	Elaine Leyda	eleyda.crna@gmail.com
Central Carrollton Association	Rich Arnold	ccanola70118@gmail.com
Central Carrollton Association	Paul Baricos	paul.baricos@gmail.com
Central City Faubourg Livaudais Neighborhood Association	Talva Burnette-Carlisle	centralcityflna@gmail.com
Climana Neighborhood Association	Joseph Peychaud	climanaassociation@gmail.com; rozpey@bellsouth.net
Climana Neighborhood Association	Joseph E. Peychaud, Jr	josephpeychaud@gmail.com
Country Club Gardens Association Inc.	Timothy P Hurley	thurley@mcglinchey.com
Delachaise Neighborhood Association	Donna Robertson	dnaneworleans@gmail.com

Downtown Development District	Davon Barbour	ddd@downtownnola.com
Faubourg Avart Neighborhood Association (FANA)	Gwyneth Vance Austin	fau.avart.na@gmail.com
Faubourg Avart Neighborhood Association (FANA)	Gwyneth Austin	gwynethvance@hotmail.com
Faubourg Delachaise Neighborhood Association	P. Adam Kelly	adamfdna@gmail.com
Faubourg Delassize Neighborhood Association	Michael Robinson	michaelrobinson@jerichohousing.org
Faubourg Lafayette Community Association	Keely Lewis	utopianetemple@gmail.com
Faubourg Marengo Neighborhood Association	Julie Graybill	juliebob@bellsouth.net
Fontainebleau Improvement Association	Carling Dinkler	carling.dinkler@gmail.com
Fontainebleau Improvement Association	Carling Dinkler	president@fia-nola.org
Freret - Milan Neighbors United	Stan Norwood	neighborsunited.listserve@gmail.com
Freret Business and Property Owner Association- New Freret	Michael Casey	michael.casey06@gmail.com
Garden District Association	Shelley Landrieu	gardendistrictno@bellsouth.net
Guste Homes Resident Management Corporation	Cynthia Wiggins	cwiggins@ghrhc.org
Harmony Oaks Neighborhood Association	Rotasha Roberta Redmond	rotasha.redmondubuctlet@urbanstrategiesinc.org
Hoffman Triangle Neighborhood Association	Chuck Morse	chuck@thrivenola.org
Hollygrove Neighbors	Ruth Kennedy	ruthemma24@yahoo.com
Hollygrove Neighbors	Dee Dee Green	vgreen@afsc.org
Hollygrove-Dixon Neighborhood Association	Kyle Walker	info@hollygrovedixon.org
Hurstville Neighborhood Association	Shelley Landrieu	gardendistrictno@bellsouth.net
Irish Channel Neighborhood Association	LaMont Hayes	president@irishchannelnola.org
Lafayette Square Association	Michael A. Duplantier	duplantier@bellsouth.net
Lake Marina Towers Condominium Association	Dalton Truax	dalton3@wagnertruax.com
Lakewood Crime Prevention and Improvement District	Richard Cortizas	rcortizas@joneswalker.com
Lakewood Property Owners Association	Michael Shlenker	mshlenker@gmail.com
Lakewood Property Owners Association	Michael S Shlenker	mshlenker@gmail.com
Louisiana Avenue Neighborhood Association	Claudia Lynch	shoes@claudialynch.com
Lower Garden District Association	null	contact@lgdanola.com
Lower Garden District Association	Arthur Soroken	president@lgdanola.com
Magazine St. Merchants Association	Alan Watts	guide@magazinestreet.com
Maple Area Residents Association	Richard Bienvenu	maplearearesidentsinc@gmail.com; rbienvenu@aol.com
Maple Street Business Association	Sherif Sakla	ssakla@lawmedic.com
Marlyville Neighborhood	Tim Garrett	timg@marlyville.me
Marrero Commons	Laquita Bradley	laquita.bradley@urbanstrategiesinc.org
Milan Neighborhood Association	Virginia Baldwin	virginia@baldwins.tv
Neighborhood Coalition	Madison Sencial	Madison@nbhdco.com
New Zion City Preservation Association	Gerald Rouchon	gerardrouchon55@gmail.com
NorthWest Carrollton Civic Association	Jenel Hazlett	nwcarrollton@mindspring.com
Oretha Castle Haley Blvd. Merchants & Business Association	Linda Pompa	ochaleymainst@bellsouth.net
Palm Air Improvement Association	Gwen Diggs	gbdiggs11133@aol.com
Pensiontown of Carrollton Neighborhood Association	Tilman Hardy	leonidashouse@gmail.com; tilman@coreusa.org
Riverside Ortiz Neighborhood Association	Marie Galatas	mariegalatas@yahoo.com

The Corridor Neighborhood Association
Together Gert Town Neighborhood Association
Together Gert Town Neighborhood Association
Touro-Bouligny Neighborhood Association
Twinbrook Neighborhood Association
University Neighborhood Association
Upper Audubon Association
Upper Hurstville Residents Association
Uptown Triangle Association
Uptown Triangle Association
Voices of Experience, Inc.
Warehouse District Neighborhood Association
West End Boathouse Owner's Association

Terry Clay
Candes Carter
Candes Carter
Rella Zapletal
Jeanne Landry
Ryan Berger
Tre Roux
Patrick Talley
Maria Julianna Auzenne
N/A
Theophilus Moore
Troy Dupuis
Kerry Cuccia

ibscience@yahoo.com
info@togethergerttown.com
togethergerttown0017@gmail.com
tourobna@gmail.com
jeanne@landrylawnola.net
rberger@thebergerco.com
kroux@deutschkerrigan.com
info@upperhurstville.com
president@uptowntriangle.com
vp@uptowntriangle.com
thee5moe@gmail.com
warehousedna@gmail.com
kerryc@capitald.org

Council District C, Freddie King III
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1030
Email: Freddie.King@nola.gov

City Planning Commission
1300 Perdido Street
7th Floor
New Orleans, LA 70112
Phone: (504) 658-7033
Email: CPCINFO@nola.gov

OWNERS AND RESIDENTS OF ALL PROPERTIES WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Via Latrobe LLC	220 Camp St Suite 500	New Orleans	LA	70130
Current Resident	2900 Dauphine St	New Orleans	LA	70117
Current Resident	2910 Royal St	New Orleans	LA	70117
The Alabama Great Southern R R Co	C/O Norfolk Southern Tax Dept 3 Co	Norfolk	VA	23510
Current Resident	2932 Burgundy St	New Orleans	LA	70117
Eternal Seeds Inc	56 Yellowstone Dr	New Orleans	LA	70131
Current Resident	2941 Royal St	New Orleans	LA	70117
Current Resident	2980 Royal St	New Orleans	LA	70117
Union Brew Pub LLC	2223 Fern St	New Orleans	LA	70118
Current Resident	3000 Royal St	New Orleans	LA	70117
Current Resident	3000 Royal St Ste 101	New Orleans	LA	70117
Current Resident	3000 Royal St Ste 201	New Orleans	LA	70117
David J Peltier	817 Montegut St	New Orleans	LA	70117
Current Resident	3001 Dauphine St	New Orleans	LA	70117
Debbi R Creed	3003 Royal St	New Orleans	LA	70117
Current Resident	3001 Royal St	New Orleans	LA	70117
Leo J Schwab	40 Gray Ave	Saint Louis	MO	63119
Current Resident	3003 Royal St	New Orleans	LA	70117
Current Resident	3005 Dauphine St	New Orleans	LA	70117
Angela Michelle Drury	3009 Dauphine St	New Orleans	LA	70117
Current Resident	3007 Dauphine St	New Orleans	LA	70117
Smith Andrea M	Smith Consuela Greenlee 3007 Royal	New Orleans	LA	70117
Current Resident	3007 Royal St	New Orleans	LA	70117
Current Resident	3009 Royal St	New Orleans	LA	70117
3014 Dauphine LLC	3014 Dauphine St Ste BB	New Orleans	LA	70117
Current Resident	3010 Dauphine St	New Orleans	LA	70117
Clifton Apperson	3011 Dauphine St	New Orleans	LA	70117
Alan T Lougee	3011 Royal St	New Orleans	LA	70117
Current Resident	3011 Royal St Apt A	New Orleans	LA	70117
Malcolm Welbourne	3012 Burgundy St	New Orleans	LA	70117
Current Resident	3013 Dauphine St	New Orleans	LA	70117
Current Resident	3014 Dauphine St	New Orleans	LA	70117
Showalter A Knight	3015 Royal St	New Orleans	LA	70117
Rene' F III Rocha	221 Chartres St Apt 202	New Orleans	LA	70130
Current Resident	3016 Burgundy St	New Orleans	LA	70117
Raymond J Brown	Etal 3017 Dauphine St	New Orleans	LA	70117
Current Resident	3017 Dauphine St	New Orleans	LA	70117
Dennis Sheen Transfer Inc	4500 Laudun St P O Box 3037	Metairie	LA	70006
Current Resident	3019 Chartres St	New Orleans	LA	70117
3020 Royal LLC	2413 Pine St	New Orleans	LA	70125
Current Resident	3020 Royal St	New Orleans	LA	70117
Current Resident	3021 Chartres St	New Orleans	LA	70117
Current Resident	3023 Chartres St	New Orleans	LA	70117
Cong St Vincent De Paul Catholic Church	3053 Dauphine St	New Orleans	LA	70117
Current Resident	3024 Burgundy St	New Orleans	LA	70117
Sign Sign Everywhere A Sign LLC	25 Walnut St	New Orleans	LA	70118
Current Resident	3028 Dauphine St	New Orleans	LA	70117
Ciezki Shawn Christopher	3029 Royal St	New Orleans	LA	70117
Roger L Martin	ET Al 3038 Royal St	New Orleans	LA	70117
Current Resident	3030 Royal St	New Orleans	LA	70117

Current Resident	3032 Royal St	New Orleans	LA	70117
Current Resident	3034 Dauphine St	New Orleans	LA	70117
George H Buck Jr Jazz Foundation Inc	1206 Decatur St	New Orleans	LA	70116
Current Resident	3037 Royal St	New Orleans	LA	70117
Roger L Martin	3038 Royal St	New Orleans	LA	70117
Current Resident	3040 Royal St	New Orleans	LA	70117
Beverly M House	3041 Royal St	New Orleans	LA	70117
Britta C Smith	3042 Burgundy St	New Orleans	LA	70117
Current Resident	3043 Royal St	New Orleans	LA	70117
John S Gray	3044 Royal St	New Orleans	LA	70117
Mia Noerenberg Miller	3045 Royal St	New Orleans	LA	70117
Stephen Wade Rathke	3810 Burgundy St	New Orleans	LA	70117
Current Resident	3046 Burgundy St	New Orleans	LA	70117
Current Resident	3047 Royal St	New Orleans	LA	70117
Current Resident	3048 Burgundy St	New Orleans	LA	70117
Le Maisonnette LLC	634 Carondelet St	New Orleans	LA	70130
Current Resident	3050 Burgundy St	New Orleans	LA	70117
Kathleen M Klein	3050 Royal St	New Orleans	LA	70117
Current Resident	3051 Dauphine St	New Orleans	LA	70117
Mary Frances Hocking	Etal 4235 Burgundy St	New Orleans	LA	70117
Current Resident	3051 Royal St	New Orleans	LA	70117
Current Resident	3052 Burgundy St	New Orleans	LA	70117
Current Resident	3052 Royal St	New Orleans	LA	70117
Current Resident	3053 Royal St	New Orleans	LA	70117
Mario Shaunette	5802 Kenwood Pl N	Seattle	WA	98103
Current Resident	3054 Royal St	New Orleans	LA	70117
John R Blackwood	3055 Royal St	New Orleans	LA	70117
Current Resident	3056 Royal St	New Orleans	LA	70117
Thomas R Johnson	3059 Royal St	New Orleans	LA	70117
3060 Partners LLC	400 Poydras St Suite 2620	New Orleans	LA	70130
Current Resident	3060 Dauphine St	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 103	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 104	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 105	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 106	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 107	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 108	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 113	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 114	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 115	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 116	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 117	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 118	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 201	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 202	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 203	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 204	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 205	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 206	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 207	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 208	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 210	New Orleans	LA	70117

Current Resident	3060 Dauphine St Apt 211	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 213	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 214	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 302	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 303	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 304	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 305	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 306	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 307	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 308	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 310	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 311	New Orleans	LA	70117
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Current Resident	3060 Dauphine St Apt 313	New Orleans	LA	70117
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Current Resident	3060 Dauphine St Apt 316	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 317	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 318	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 319	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 320	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 321	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 401	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 402	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 403	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 404	New Orleans	LA	70117
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Current Resident	3060 Dauphine St Apt 406	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 407	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 408	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 410	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 411	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 412	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 414	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 415	New Orleans	LA	70117
Current Resident	3060 Dauphine St FIRE PUMP	New Orleans	LA	70117
Current Resident	3060 Dauphine St HM	New Orleans	LA	70117
Melissa D King	3061 Royal St	New Orleans	LA	70117
Thomas Joseph Daher	Etals PO Box 644	El Dorado	CA	95623
Current Resident	3063 Dauphine St	New Orleans	LA	70117
Current Resident	3063 Royal St	New Orleans	LA	70117
Cuthbert Francis R	41 Minerly Ln	Athens	NY	12015
Current Resident	3067 Dauphine St	New Orleans	LA	70117
Current Resident	3069 Dauphine St	New Orleans	LA	70117
3069 Royal St LLC	8301 W Judge Perez Dr Ste 303	Chalmette	LA	70043
Current Resident	3069 Royal St	New Orleans	LA	70117
Current Resident	3070 Dauphine St	New Orleans	LA	70117
James Gallgher	3071 Dauphine St	New Orleans	LA	70117
Current Resident	3073 Dauphine St	New Orleans	LA	70117
Poncentral Investments LLC	928 Pontalba St	New Orleans	LA	70124
Current Resident	631 Montegut St	New Orleans	LA	70117
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA	70122

Current Resident	710 Clouet St	New Orleans	LA	70117
David C Morales	814 Giuffrias Ave	Metairie	LA	70001
Current Resident	711 Montegut St	New Orleans	LA	70117
Current Resident	713 Montegut St	New Orleans	LA	70117
Patrick M Hogan	719 Montegut St	New Orleans	LA	70118
Current Resident	721 Montegut St	New Orleans	LA	70117
Gerard L III Moran	723 Montegut St	New Orleans	LA	70117
Current Resident	725 Montegut St	New Orleans	LA	70117
Mary L Gould	727 Montegut St	New Orleans	LA	70117
Current Resident	729 Montegut St	New Orleans	LA	70117
Current Resident	730 Clouet St	New Orleans	LA	70117
Christopher M Bentivegna	733 Montegut St Unit A	New Orleans	LA	70117
Antonio J Dias-Laranjeira	731 Montegut St Unit B	New Orleans	LA	70117
Current Resident	731 Montegut St	New Orleans	LA	70117
Current Resident	733 Montegut St	New Orleans	LA	70117
Fredric A King	737 Montegut St	New Orleans	LA	70117
Current Resident	735 Montegut St	New Orleans	LA	70117
MGB Nola 1 LLC	7801 Jeannette St	New Orleans	LA	70118
Current Resident	739 Montegut St	New Orleans	LA	70117
Current Resident	741 Montegut St	New Orleans	LA	70117
Sisters of Immaculate Conception	7887 Walmsley Ave	New Orleans	LA	70125
Industrial Development Board of The City of New Orleans	1340 Poydras St Suite 1106	New Orleans	LA	70112
Current Resident	800 Montegut St	New Orleans	LA	70117
Current Resident	800 Montegut St HM	New Orleans	LA	70117
Current Resident	800 Montegut St Ste 100	New Orleans	LA	70117
Current Resident	800 Montegut St Ste 200	New Orleans	LA	70117
Current Resident	811 Montegut St	New Orleans	LA	70117
Current Resident	812 Clouet St	New Orleans	LA	70117
Steven R Beil	815 Montegut St	New Orleans	LA	70117
Romanelli Michael Rocco	816 Clouet St	New Orleans	LA	70117
Current Resident	818 Clouet St	New Orleans	LA	70117
Current Resident	821 Montegut St	New Orleans	LA	70117
Monika Korsnes	708 N Arnoult Rd	Metairie	LA	70001
Current Resident	822 Clouet St	New Orleans	LA	70117
Current Resident	823 Montegut St	New Orleans	LA	70117
Current Resident	825 Montegut St	New Orleans	LA	70117
David I Brooks	833 Montegut St	New Orleans	LA	70117
Current Resident	829 Montegut St	New Orleans	LA	70117
Clinton III Montz	835 Montegut St	New Orleans	LA	70117
Current Resident	837 Montegut St	New Orleans	LA	70117
Current Resident	882 Montegut St	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 101	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 102	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 103	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 105	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 111	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 112	New Orleans	LA	70117

Current Resident	882 Montegut St Apt 510	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 511	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 512	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 513	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 514	New Orleans	LA	70117
Current Resident	882 Montegut St FIRE PUMP	New Orleans	LA	70117
Current Resident	882 Montegut St HM	New Orleans	LA	70117
Current Resident	882 Montegut St Ste 100	New Orleans	LA	70117

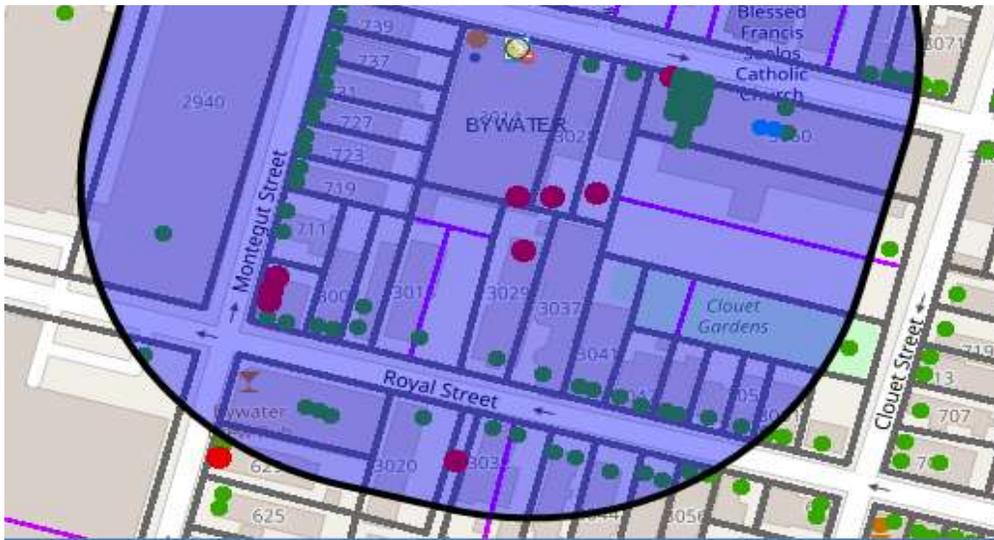
Organization Name: Bywater Neighborhood Association
Point of Contact: John Guarnieri
Email: bywaterpresident@gmail.com
Street Address: P.O. Box 3191
City: New Orleans
Zip: 70177

Organization Name: Neighbors First for Bywater
Point of Contact: Julie Jones
Phone Number: 504-944-5422
Email: julienola@gmail.com
Street Address: 827 Louisa Street
City: New Orleans
Zip: 70117

Council District C, Freddie King III
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1030
Email: Freddie.King@nola.gov

City Planning Commission
1300 Perdido Street
7th Floor
New Orleans, LA 70112
Phone: (504) 658-7033
Email: CPCINFO@nola.gov







Capulet Façade, 3014 Dauphine St



Capulet Dining Room, Photo 1



Capulet Dining Room, Photo 2



Capulet Roof Deck

PROJECT DATA PROJECT LOCATION KEY GENERAL NOTES DRAWING INDEX PROJECT DIRECTORY

PROJECT LOCATION 3014 Dauphine St.
New Orleans, Louisiana 70117

ZONING
ZONING CLASSIFICATION: C-1 - General Commercial District
OCCUPANCY TYPE: A-2
CONSTRUCTION TYPE: IBC Type VB / NFPA Type V 000
SITE AREA: 16,151 sf

BUILDING INFORMATION
BUILDING STORIES: 1 Story + Roof Deck
TENANT STORIES: 1 Story + Roof Deck
BUILDING FOOTPRINT: 16,151 sf
TOTAL BUILDING AREA (Existing): 16,151 sf
TOTAL BUILDING AREA (Proposed): 16,300 sf
TOTAL BUILDING AREA (Roof Deck): 2,229 sf
TENANT AREA: 5,745 sf Interior; 2,229 sf roof deck

DISTANCES FROM PROPERTY LINE
DAUPHINE STREET: 0 ft. from exterior wall to property line
SIDE (Coutat St side): 0 ft. from exterior wall to property line
SIDE (Chartres St side): 0 ft. from exterior wall to property line
REAR (Royal St side): 0 ft. from exterior wall to property line

CODES
International Building Code - 2012 Edition
NFPA 101 Life Safety Code - 2009 Edition
United States Access Board - Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines - July 2004
ICC/ANSI A117 - 2003 Edition
UL Fire Resistance Directory

BUILDING PREVIOUSLY PERMITTED
AS SHELL ONLY/WHITE BOX:
State Fire Marshal Permit No.: P0454658; P0463845
City of New Orleans Safety and Permits Permit No.: 14-22183-RNV5

AS WALKABOUT RESTAURANT:
State Fire Marshal Permit No.: P0466208
City of New Orleans Safety and Permits Permit No.: 15-09995-RNV1



- All standards for construction, materials, and execution of the work shall conform to the City of New Orleans, Department of Safety and Permits requirements for new residential construction. Unless otherwise stated, all requirements of the International Building Code, 2009 edition, shall apply.
- Contractor and major subcontractors are to familiarize themselves with the construction site and verify existing conditions, site grades, and locations of all utilities prior to commencing construction. Verify all conditions and dimensions at site prior to commencing work as to avoid any extra costs during construction. All deviation or changes necessary to achieve the installation shown shall be called to the attention of the Architect or owner prior to submitting final price.
- Any request for consideration by the Architect of substitutions of any materials or products called for or shown on the drawings or in the specifications, shall be submitted to the Architect in writing for a written approval by the Architect, shall be received at the Architect's office ten (10) business days prior to the specified bid date. Any bid based upon or containing an unapproved product or material substitution may be disallowed.
- Where the phrase "or equal" or "as approved by the Architect" occurs in the Contract Documents, do not assume that materials, products or equipment will be approved as equal unless the item has been specifically approved in writing for this work by the Architect. The decision of the Architect shall be final in relation to substitutions.
- Contractor shall at all times keep premises free from accumulation of demolition debris, waste materials or rubbish caused by the operation and shall remove no less than weekly all debris from and about the project. All waste shall be separated by type of material for recycling.
- Contractor shall install and provide all safety barriers during construction as necessary to protect the public from injury and access to the building or adjacent fronts.
- When any part of this structure is open to the exterior, protect interior from wind, storm, rain, and vandalism. Provide temporary security or otherwise close off remainder of construction while demolition is proceeding until permanent new construction is in place.
- Contractor to provide temporary shoring until all framing is secured.
- Recesses for electrical panels, fire extinguisher cabinets, annunciator boxes, etc. located in rated partitions shall be fitted with drywall to create a fire rated enclosure as required to retain rating of wall.
- All walls and floor openings shall be firestopped with an approved non-combustible material mechanically fastened in place to provide an effective and approved fire stop. Opening in slabs and partitions for conduit, piping and other items shall be fitted with an approved non-combustible material to provide an approved seal to prohibit the passage of fire or smoke.
- No work shall be concealed until approved by local inspectors.
- Provide semi-recessed hand operated fire extinguishers in accordance with NFPA 10. Contractor to provide layout.
- Contractor to provide mood copy of the following systems for coordination and approval prior to installation:
a. cabinets and counters
b. quartzite and handrails
c. tile and stone installation
d. custom casework
- The Contractor and subcontractors are to familiarize themselves with the following abbreviations and the standard abbreviations which are used in the drawings:
F.O.F. - Face of Finish
F.O.C. - Face of Concrete
F.O.S. - Face of Stud
F.O.C. - Face of Concrete (Masonry)
A.F.F. - Above Finished Floor
N.T.S. - Not to Scale
R.O. - Rough Opening
M.O. - Masonry Opening
U.O.A. - Unless Otherwise Noted
T.O.S. - Top of Steel
T.O.F.F. - Top of Fresh Floor
- Contractor shall be responsible for coordinating of all mechanical equipment and appliances with recommended electrical connectors, wiring, and cording.
- Contractor to verify all Owners telephone, data, cable connections and wireless connections and requirements prior to closing in the walls.
- Provide blocking for all surface mounted, semi-recessed or recessed items such as accessories, grab-bars, closet rods and shelves, display rod, shower curtain rods, counter-tops, etc.
- Unless otherwise noted or detailed all pipe chase walls are to be construction of 2" studs. Provide cross braces as required. Hold chase walls to minimum dimensions. Vertical piping located within the stud space of partitions shall be completely enclosed with full thickness of drywall on each side of stud.
- Perimeter dimensions are to be from face of stud or grid line to face of stud, face of brick unless otherwise noted.
- Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect prior to continuing construction of area in question.
- Dimensions, alignments, details and floor plan dimensions shown on these documents are based upon an assumed manufacturer's standard details. If a manufacturer is substituted and/or "approved as equal" by the Architect as specified in the "bidding requirements", then it will be the responsibility of the General Contractor to coordinate the dimensional and detail requirements of the substituted manufacturer to the requirements of the project and/or to engage the Architect to review and re-coordinate the contract documents as may be required.
- Construction of all vertical openings (shafts) shall be in accordance with all code requirements. Shafts that do not extend to the top or bottom of the building shall be enclosed at the highest and / or lowest level of the shaft with two hour fire resistant construction.
- All subcontractors to seal all penetrations, seams, openings through rated walls and/or floor-ceiling assemblies with fire rated sealant and/or interpenetrating pipe wraps. Interpenetrating pipe wraps to be used at all piping that penetrates rated assemblies.

Permitting Documents

Sheet	Description
G-0.01	Project Information
LS-0.01	Life Safety Plans + Code

STRUCTURAL

S-0.01	Masonry Framing and Details
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ARCHITECTURAL

A-0.00	Partition Type, Window Detail
A-1.01	First Floor Plan
A-1.02	Enlarged Plans
A-1.03	Roof Deck Plans
A-3.01	Sections
A-4.01	Stair Details
A-4.02	Stair and Mezzanine Elevations
A-4.03	Mezzanine 3D
A-7.01	Power Plans
A-7.02	Reflected Ceiling Plans
A-8.01	Bar Elevations

PLUMBING

P-1.01	Plumbing First Floor Plans
P-2.01	Plumbing Schedules and Details

MECHANICAL

M-1.01	Mechanical Kitchen Detail Plan
M-1.02	Mechanical Roof Plan

ELECTRICAL

E-1.01	Lighting First Floor Plan
E-1.02	Lighting Atrium Plan
E-2.02	Electrical Atrium Plan

BUILDING OWNER 3014 Dauphine Street, L.L.C.
Albert Walsh
3000 Loyale Street
New Orleans, LA 70115
Office: 504.328.7020
Contact: Albert Walsh
Email: albertwalsh@3014.com

TENANT Capulet
Stephen Nutting
7077 Poydras Street
New Orleans, LA 70115
Office: 202.851.1185
Contact: Stephen Nutting
Email: stephen@nutting.com

ARCHITECT studioVTA - Wayne Troyer Architects
1118 Tonsilouides Street
New Orleans, LA 70130
Office: 504.563.9074
Fax: 504.563.9373
Contact: Wayne Troyer A.I.A., Principal
Email: waynet@studiovta.com

MECHANICAL ADD NEW ORLEANS, L.L.C.
1010 Common St. Suite 2005
New Orleans, Louisiana 70112
Office: 504.561.6333
Fax: 504.561.6338
Contact: Lancia Ronalona
Email: lronalona@addnola.com

ELECTRICAL ADD NEW ORLEANS, L.L.C.
1010 Common St. Suite 2005
New Orleans, Louisiana 70112
Office: 504.561.6333
Fax: 504.561.6338
Contact: Mike Hawlett
Email: mhawlett@addnola.com

DESCRIPTION OF THE WORK

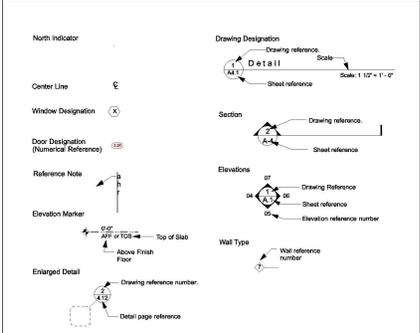
The existing building has a front and back section. This submission is a proposal for a restaurant in the front section of the building.

The restaurant built out will include a commercial kitchen with two hoods and associated equipment, a dining area, a mezzanine office and a mechanical site. The restaurant will utilize the roof deck (previously permitted under the white box submission) and the back tenant will share the common building facilities located in the rear building: bathrooms, janitor's closet, electrical room, trash room, stairs to roof deck, and east passageways from the rear to the front located at both sides of the front building (all of which were part of the previous permitted project #).

AMENDMENT - REVISIONS TO SCOPE:

- Eliminate 1 of 2 hoods, reduce size of remaining hood
- Revise kitchen equipment as shown on schedule and plans

GRAPHIC SYMBOLS



Statement

These plans and specifications have been prepared under my close personal supervision and to the best of my knowledge and belief they comply with all local and state requirements.

I will be observing the work.

Wayne Troyer, A.I.A.
LA # 3815

FINAL PERMIT RELEASE

STUDIO WTA
1795 St. Charles Street
New Orleans, LA 70112
504.593.0274
info@studiovta.com

RELEASING FOR
GOOD CONDUCT

3014 Dauphine Street, New Orleans, LA 70117

Capulet Restaurant
(Tenant Space #1 - Previously Walkabout Restaurant)

3014 Dauphine Street, New Orleans, LA 70117

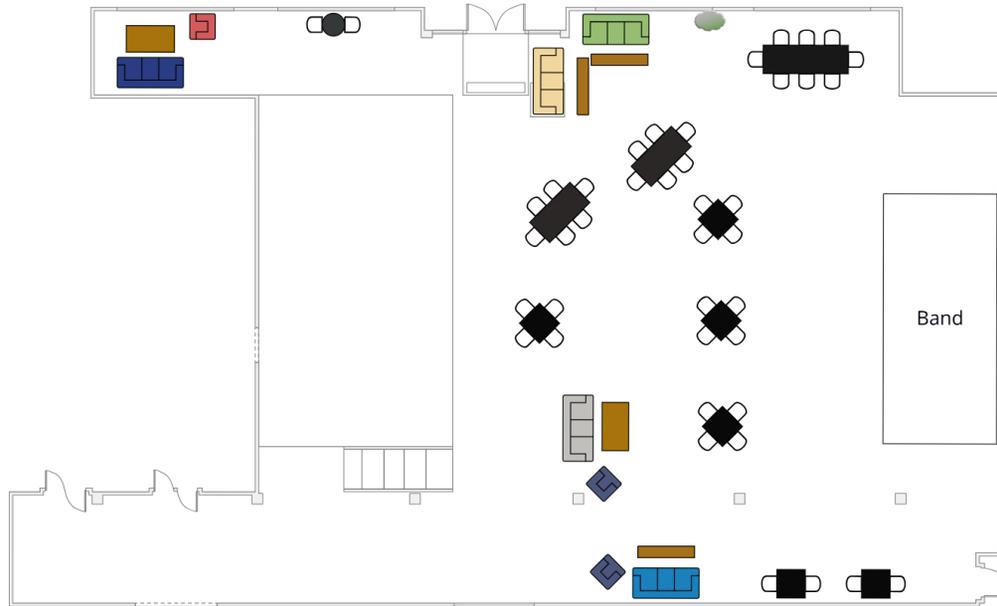
Sheet No. 147.00

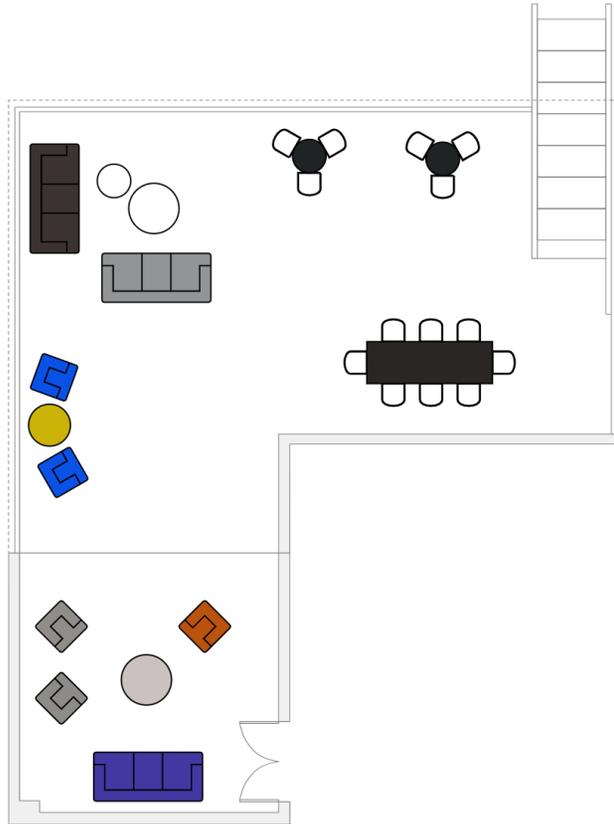
AMENDMENT TO:
CNO 15-09995-RNV1
OSFM# A6-17-00967
Associated Review Numbers
White Box ("Shit Only")
CNO 14-2283-RNV5
OSFM# P0454658

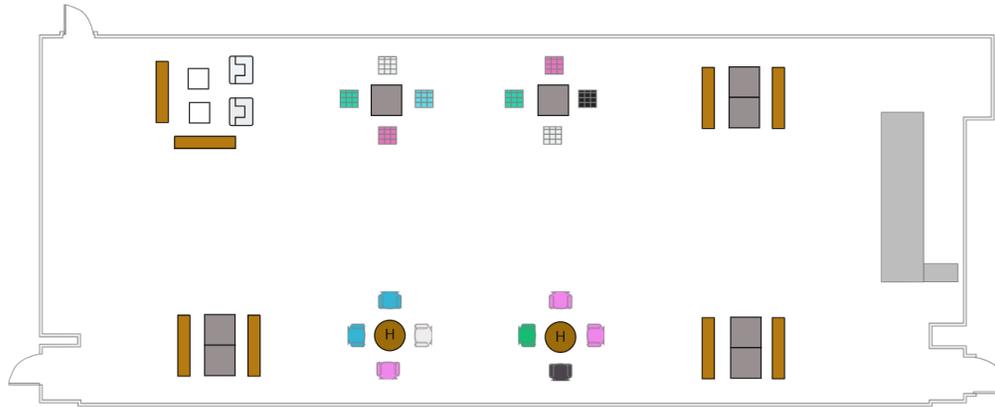
Permitting
GENERAL INFORMATION
with revision
2 April 2015

G0.01

© 2015 studioVTA









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 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. 3014 Dauphine St, STE 1

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Dauphine Restaurant, LLC (dba Capulet)

Applicant Address 3014 Dauphine St

City New Orleans State LA Zip 70117

Applicant Contact Number 206-851-1185 Email steve@capuletbodywater.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name 3014 Dauphine LLC

Property Owner Address 3014 Dauphine St

City New Orleans State LA Zip 70117

Property Owner Contact Number 504-481-6765 Email _____

SPECIFIC ZONING REQUEST

Request to include the use of Reception Facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed Use District, and further, to grant Dauphine Restaurant, LLC (dba Capulet) a Conditional Use to operate as a Reception Facility at 3014 Dauphine St.

PROPERTY LOCATION

Square Number(s) 170 Lot Number(s) 27

Bounding Streets Montegut, Clouet Dauphine, Royal

Zoning HM-MU Municipal District HM-MU

Tax Bill Number 39W107520 Planning District HM-MU

DESCRIPTION OF PROJECT (Attachments are acceptable)

Capulet currently operates at 3014 Dauphine St, STE 1 as a Standard Restaurant. In accordance with the attached 2017 Zoning Verification, Capulet rents its restaurant in its entirety to host private events. This request is for Capulet to obtain authorization to operate as a Reception Facility. Reception Facility was an approved use at this location prior to the adoption of the CZO in 2015. The nature / scope of Capulet's events would not increase, it would continue hosting events and would cease operating as a restaurant.



Building/Construction
Related Permit



Received by _____
Sign Provided <input type="radio"/> 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  For 3014 Dauphine LLC Date 09/08/2025

Agent Signature  Stephen Nutting
for Dauphine Restaurant LLC Date 09/08/2025

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 Resoluition 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 8th day of September, 2025

My Commission expires No Expiration

Angel D. Dabon, Notary Public

Notarized online using audio-video communication

<p>Angel D. Dabon Electronic Notary Public State of Louisiana Commission #: 188906 Commission Expires: No Expiration</p>
--

Stephen Nutting
Owner / Manager
Dauphine Restaurant LLC (dba Capulet)
3014 Dauphine St
New Orleans, LA 70117

September 4, 2025

City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

Re: Request for Text Amendment and Conditional Use – 3014 Dauphine St

Dear City Planning Commission,

This request is for a text amendment to include the use of Reception Facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed Use District, and further, to grant Dauphine Restaurant, LLC (“Dauphine”) a Conditional Use Permit to operate as a Reception Facility at 3014 Dauphine Street.

1. Background

Dauphine operates Capulet Restaurant ("Capulet"), which is located at 3014 Dauphine Street (the "Property") in the Bywater neighborhood. As part of the initial planning for Capulet, I reached out to the Zoning Administrator at that time, Mr. Edward Horan, for a Zoning Verification for the Property to confirm the zoning of the property, including the ability to operate as a Standard Restaurant that serves alcoholic beverages and holds private events.

Mr. Horan issued a Zoning Verification, attached hereto as "Exhibit A" (the "2017 Zoning Verification"), for the Property stating that (1) a standard restaurant is a permitted use in the HM-MU Zoning District; (2) alcohol could be served on premises for consumption on premises with meal; and (3) the restaurant may be rented in its entirety for private events. The Zoning Verification was crucial to my decision to move forward with Capulet, specifically the ability to rent the space in its entirety for private events, and I relied on the Zoning Verification in moving forward with leasing the Property, completing a build-out, hiring staff, and opening for business as a standard restaurant that can be rented in its entirety for private events.

Capulet opened for business in August 2018, and since that time, has been operating as a Standard Restaurant that is available to be rented for private parties. However, on at least two occasions, I have received pushback from Safety and Permits regarding our use of the space. The pushback has been in connection with the renewal of Capulet’s ABO license and puts the ability of Capulet to continue operations in danger.

Since the business opened in 2018, Capulet has been operating in full compliance with our zoning and the 2017 Zoning Verification. However, criteria that Safety & Permits has applied to Capulet has been inconsistent over the years. During that time period, nothing has changed about the way our business operates. Over the past seven years, since Capulet opened, we—along with probably every small business in New Orleans—have faced numerous challenges, from economic ups & downs and increasing expenses, to public utility interruptions and even a global pandemic. These are real world challenges, and I understand that facing them comes with the territory as a small business owner in this city. However, the additional challenges brought about by Safety & Permits’ inconsistent application of the rules—which include over

\$25,000 in attorney fees and 100's of hours of my personal time—are probably unsustainable and have made me realize we need a change in course to continue operating a sustainable business into the future.

I recently became aware that the Comprehensive Zoning Ordinance's includes a pathway for my small business to become a Reception Facility, and I decided that pursuing this pathway was the best way forward for Capulet. First and foremost, this change would remove our reliance on a previous Zoning Administrator's assessment, so changes in opinion from future Safety & Permits regimes would not again threaten our business. Second, this would allow our business to focus exclusively on one mission (hosting private events), which would help us compete and continue to survive--hopefully for decades--in what is becoming an increasingly challenging hospitality market.

I am proud of the business we have built and run for the past seven years, but in order to make sure it is sustainable, I must have certainty that we will be able to continue to operate it without further challenges to our zoning. Therefore, I am officially requesting that a Reception Facility be allowed as a Conditional Use in our zoning district (HM-MU), and am also requesting that Capulet be granted Conditional Use to operate as a Reception Facility. This change would mean the closure of our day-to-day restaurant. We would continue to host events at Capulet in the same manner that we've hosted them since 2018. Since we have already been hosting private events for the past seven years (without any complaint from neighbors, to my knowledge), this change would bring no adverse impact to the neighborhood.

2. Text Amendment

a. Requested Text Amendment

I am requesting a Text Amendment to Table 10-1 to make a Reception Facility a Conditional Use in the HM-MU zoning district.

b. Standards for Text Amendments

The request for a Text Amendment meets all of the standards for zoning amendments set forth in **Table 4-1: Standards for Zoning Amendments** in the Comprehensive Zoning Ordinance (the "CZO"):

- i. The proposed amendment is compatible with the Master Plan and Future Land Use Map.*

This standard is met. A Reception Facility is a complimentary, and in some cases, less intense, use providing significant benefits to the properties in the Historic Core Mixed-Use Future Land Use Designation and the HM-MU district.

- ii. The proposed amendment is compatible with the place designations of this Ordinance.*

This standard is met. The HM-MU district permits more intensive uses than the proposed Reception Facility (to include Light Manufacturing as a permitted use and Live Performance Venue as a Conditional Use, which will be subject to the Conditional Use approval process. Because Reception Facilities are comparable in intensity to other permitted uses in the HM-MU district and less intense than several other permitted uses (i.e. Grocery Store, Office, various types of Educational Facilities, and various types of Manufacturing), the proposed amendment is clearly compatible with the place designations for the proposed districts.

- iii. The proposed amendment promotes the public health, safety and welfare of the City.*

This standard is met. The proposed amendment will not negatively impact the public health, safety and welfare of the City especially considering any proposed Reception Facility must go through the Conditional Use approval process.

- iv. *The proposed amendment is compatible with the intent and general regulations of this Ordinance.*

This standard is met. The proposed amendment is in conformance with the provisions of Sections 1.2 and 1.3 of the CZO and consistent with the intent of the Master Plan and other uses allowed in the HM-MU district.

- v. *The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.*

This standard is met. A Reception Facility is consistent with the other uses allowed in the HM-MU district and is already a Conditional Use in the similarly situated HMC-2 district.

- vi. *The proposed amendment benefits the citizens of the City as a whole.*

This standard is met. The proposed amendment allows for an additional use in the HM-MU district that is consistent with, and often less intense than, uses already allowed, which is likely to lead to economic development and job creation in these areas. Requiring a Reception Facility to undergo the Conditional Use approval process ensures that each Reception Facility in the HM-MU district is reviewed on a case-by-case basis.

- vii. *The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.*

This standard is met. The proposed amendment is in conformance with the provisions of Sections 1.2 and 1.3 of the CZO and consistent with the Master Plan. The proposed amendment simply adds a Reception Facility, a use consistent with other uses in the HM-MU district.

- viii. *The proposed amendment does not create a significant number of nonconformities.*

This standard is met. The proposed amendment creates no non-conformities and anyone requesting a Reception Facility will have to meet the Use Standards of Section 20.3.WW and undergo the Conditional Use approval process.

3. Conditional Use

a. Requested Conditional Use

I am requesting a Conditional Use for Capulet to operate a Reception Facility.

b. Standards for Conditional Use

The request for a conditional use meets all of the approval standards for conditional uses set forth in **Section 4.3.F: Approval Standards** in the CZO:

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

This standard is met. Once the requested Text Amendment is approved, this Conditional Use for a Reception Facility will be consistent with the Master Plan. The use is consistent with the HM-MU district, will not require any variances, and will not change the character

of the building or neighborhood because there will be noticeable changes to the operation of Capulet.

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

This standard is met. The proposed Conditional Use is no more intense than the current use of the property and is being requested to remove the uncertainty of continued operations at the property.

- iii. *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. Capulet has been operating under the use standards for a Standard Restaurant in Section 20.3.ZZ and all environmental standards of Section 21.3 since opening and will meet all use standards in Section 20.3.WW applicable to Reception Facilities once the Conditional Use is approved.

- iv. *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 use is consistent with the HM-MU district (and already allowed as a Conditional Use in the HMC-2 district), will not require any variances, and will not change the character of the building or neighborhood because there will be noticeable changes to the operation of Capulet or the Property.

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

This standard is met. There are no variances needed for this Conditional Use.

- vi. *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.*

The proposed amendment will not negatively impact the public health, safety and welfare or result in material damage or prejudice to other property in the City. The Conditional Use will ensure that this locally-owned business can remain open, continue to be a good neighbor, and serve the community. It will not prejudice any other property in the vicinity because to my knowledge, there are no other reception facilities in the immediate area.

Please feel free to contact with any questions regarding the proposed amendment, conditional use request, or for more information about Capulet's operations.

With Respect,



Stephen Nutting
Owner / Manager
Dauphine Restaurant LLC (dba Capulet)
3014 Dauphine St

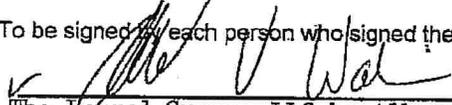
Tom Schedler
Secretary of State



LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))

1. The name of this limited liability company is : 3014 Dauphine LLC
2. The location and municipal address, not a post office box only, of this limited liability company's registered office:
3500 Laurel Street, New Orleans, La 70115
3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115
4. The names and municipal addresses, not a post office box only, of the first managers, or the members:
The Laurel Group, LLC, 3500 Laurel St., New Orleans, La 70115
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

To be signed by each person who signed the articles of organization:


The Laurel Group LLC by Albert V. Walsh

AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE

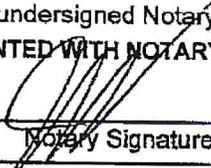
I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named limited liability company.

Registered agent(s) signature(s):


Albert V. Walsh

Sworn to and subscribed before me, the undersigned Notary Public, on this date: November 13, 2012

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #


Notary Signature

Tom Schedler
Secretary of State



ARTICLES OF ORGANIZATION

(R.S. 12:1301)

Domestic Limited Liability Company
Enclose \$75.00 filing fee
Make remittance payable to
Secretary of State
Do not send cash

Return to: Commercial Division
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704
Web Site: www.sos.la.gov

STATE OF Louisiana

PARISH/COUNTY OF Orleans

1. The name of this limited liability company is : 3014 Dauphine LLC

2. This company is formed for the purpose of: (check one)

Engaging in any lawful activity for which limited liability companies may be formed.

(use for limiting activity)

3. The duration of this limited liability company is : (may be perpetual) perpetual

4. Other provisions: _____

Signatures:


The Laurel Group LLC by Albert V. Walsh

On this 13 day of November, 2012, before me, personally appeared

The Laurel Group LLC, By Albert V. walsh, to me known to be the person described in and who
executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

11/14/2012

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

JAMES A. MOUNGER
1539 JACKSON AVENUE
#600
NEW ORLEANS, LA 70130

DEAR SIR:

3014 DAUPHINE LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

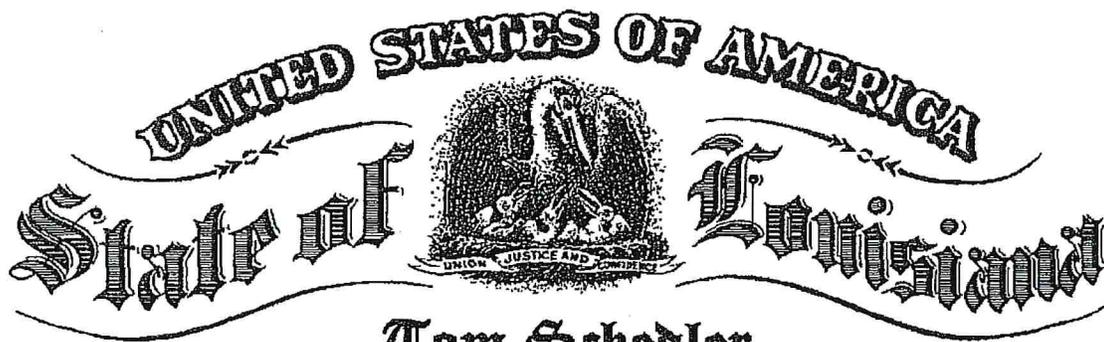
Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at GeauxBiz.com for your future business needs.

Sincerely,

A handwritten signature in cursive script, appearing to read "Hed Zorn".
HL

Louisiana Secretary of State
Receipt
 For Control Set ID 10826476

Control Set	Date	Status	Receive Method	Entered By			
10826476	11/13/2012	Pending	MAIL	H L			
	Amount	Date	Payment Type	Routing / Card No.	Account / Exp. Date	Check No.	Status
	\$80.00	11/14/2012	AMEX	...3001	12/15		AUTH
TOTAL	\$80.00						
	Cost	Date	Status	Charter #	Description / Requestor	Entity	Work Type
			Pending	40994186K	3014 DAUPHINE LLC	LIMITED LIABILITY COMPANY	Original Filing Documentation Original Filing Documentation. \$75.00, Credit Card State Fee \$5.00



Tom Schedler
SECRETARY OF STATE

As Secretary of State of the State of Louisiana I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

3014 DAUPHINE LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on November 14, 2012,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

November 14, 2012

Secretary of State

HL 40994186K



Certificate ID: 10324669#N83

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.
www.sos.louisiana.gov

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



November 14, 2012

COMMERCIAL DIVISION
225.925.4704

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

The attached document of 3014 DAUPHINE LLC was received and filed on November 14, 2012.

HL 40994186K

Rev 09/09

Mailing Address: P. O. Box 94125, Baton Rouge, LA 70804-9125

Office Location: 8585 Archives Ave., Baton Rouge, LA 70809

Web Site Address: www.sos.la.gov

Tom Schadler
Secretary of State



ARTICLES OF ORGANIZATION

(R.S. 12:1301)

Domestic Limited Liability Company
Enclose \$75.00 filing fee
Make remittance payable to
Secretary of State
Do not send cash

Return to: Commercial Division
P. O. Box 84125
Baton Rouge, LA 70804-8125
Phone (225) 925-4704
Web Site: www.sos.la.gov

STATE OF Louisiana

PARISH/COUNTY OF Orleans

- The name of this limited liability company is: 3014 Dauphine LLC
- This company is formed for the purpose of: (check one)
 - Engaging in any lawful activity for which limited liability companies may be formed.
 - _____
(use for limiting activity)
- The duration of this limited liability company is: (may be perpetual) perpetual
- Other provisions: _____

Signatures:
The Laurel Group LLC by Albert V. Walsh

On this 13 day of November, 2012, before me, personally appeared
The Laurel Group LLC, By Albert V. Walsh, to me known to be the person described in and who
executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.
NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary

JAMES A. MOUNIER
BAR # 9789-STATE ID # 24220

Tom Schedler
Secretary of State



LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1306 (E))

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3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115
4. The names and municipal addresses, not a post office box only, of the first managers, or the members:
The Laurel Group, LLC, 3500 Laurel St., New Orleans, La 70115
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

To be signed by each person who signed the articles of organization:

Albert V. Walsh
The Laurel Group LLC by Albert V. Walsh

AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named limited liability company.

Registered agent(s) signature(s):

Albert V. Walsh
Albert V. Walsh

Sworn to and subscribed before me, the undersigned Notary Public, on this date:

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

December 13, 2017

James A. Moulner
Notary Signature

City Planning Commission Speaker Card 10

Date: 10/28/25

I would like to speak regarding CPC Docket: 059/25

IN SUPPORT

Name: STEPHEN NUTTING

Address: 3135 DAUPHINE 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: [Signature]

City Planning Commission Speaker Card 10

Date: 10/28/25

I would like to speak regarding CPC Docket: 059/25

IN SUPPORT

Name: Rebecca Miller

Address: 801 Pontalba St.

I am the applicant for this docket

I'd like to cede my time to: Stephen Nutting

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: [Signature]