

CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

LATOYA CANTRELL  
MAYOR

ROBERT D. RIVERS  
EXECUTIVE DIRECTOR

LARRY MASSEY JR.  
DEPUTY DIRECTOR

**City Planning Commission**  
**Staff Report**  
**Friday, October 31, 2025**

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**Zoning Docket 058/25**

**Prepared by:** Jenna Burke

**Date:** October 21, 2025

**Deadline for CPC Action:** 11/10/2025

**CC Deadline:** 60 days from receipt

**City Council District:** C - King

**Applicant:** Dauphine Restaurant, LLC (dba Capulet)

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to add “reception facility” as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District subject to the use standards in **Section 20.3.WW** and as defined in **Article 26**.

**Location:** The proposed text amendment would affect properties located in HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts citywide.

**Description**

Zoning Docket 058-25 considers a text amendment to the Comprehensive Zoning Ordinance (CZO) to classify “reception facility” as a conditional use in HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. **Article 10, Section 10.2.A (Table 10-1)** does not currently list reception facility as a permitted use nor a conditional use, so it is therefore prohibited in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. The applicant is simultaneously applying for the conditional use for the reception facility under ZD 059-25, pending approval of this request.

If approved, this text amendment would allow reception facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. “Reception facility” would be classified as a conditional use per **Article 10, Section 10.2.A (Table 10-1)** of the CZO.

## Reason for Commission Review

The City Planning Commission is required to make a recommendation on all amendments to the text of the Comprehensive Zoning Ordinance prior to City Council action, in accordance with **Article 4, Section 4.2.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance. In making their recommendation and decision, the City Planning Commission and the City Council consider the standards in **Article 4, Section 4.2.E (Table 4-1) – Approval Standards** of the CZO, which are addressed in this report.

## Analysis

### Reason for text amendment

The purpose of the text amendment is to allow “reception facility” as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts. Per **Article 26** of the CZO, a reception facility is defined as follows:

**Reception Facility.** An establishment that functions as a hosting and rental facility or banquet hall for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on site or by a caterer to invited guests during intermittent dates and hours of operation. A reception facility is not operated as any kind of restaurant or bar with regular hours of operation. Live entertainment, excluding adult uses, may be included as an ancillary use of the private event and is not subject to a separate approval. Any business operating as a designated reception facility is not considered casual, temporary, or illegal due to the nature of the business operating intermittently for scheduled events with food and beverage service at the request of clients. Events scheduled by non-owners and/or operators shall be held a minimum of fifteen (15) times per year to uphold a legal operating status as a reception facility.

Currently, reception facility is not a permitted nor conditional use in HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts. The HM-MU Historic Marigny/Treme/Bywater 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.

Pursuant to **Article 20, Section 20.3.WW**, a Reception Facility is governed under the following 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.

These use standards were updated in 2022 as a result of the recommendations made in the Outdoor Live Entertainment Study (ZD030-22) and adopted by City Council as Ordinance 29157 MCS.

*Affected area*

The proposed text amendment would only apply within HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts. The HM-MU Districts are the most intense zoning within the Historic Core Neighborhoods Non-Residential Districts, as they are 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. HM-MU Districts are generally located between Elysian Fields Avenue and the Industrial Canal, between the Mississippi River and St. Claude Avenue. Staff research found fewer than 160 parcels designated as HM-MU in this area. In addition to the limited extent of this zoning district (only covering three neighborhoods), the relatively low number of HM-MU parcels may also be due to the larger size of many former industrial sites along the river.

**Figure 1. HM-MU Districts in Orleans Parish**



**Existing Regulations and Changes Proposed by Applicant**

Pursuant to **Article 10, Section 10.2.A (Table 10-1)** of the Comprehensive Zoning Ordinance, “reception facility” is neither a permitted nor a conditional use in HM-MU Districts. Bars are a conditional use, while standard restaurants, cultural facilities, and breweries are permitted. Among the other Historic Core Neighborhoods Non-Residential Districts, reception facilities are a conditional use in only the HMC-2 Historic Marigny/Tremé/Bywater Commercial Districts.

In comparing the range of uses within the Historic Core Neighborhoods Non-Residential Districts, HM-MU Districts currently allow for 68 permitted uses and 21 conditional uses. HMC-2 Historic

Marigny/Tremé/Bywater Commercial Districts include 65 permitted and 21 conditional uses, while HMC-1 Historic Marigny/Tremé/Bywater Commercial Districts have 51 permitted and 14 conditional uses.

Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text.

<b>Table 10-1: Permitted and Conditional Uses</b>		
<b>USE<sup>1</sup></b>	<b>HM-MU</b>	<b>Use Standards</b>
[...]		
<b>COMMERCIAL USE</b>		
[...]		
<b>Reception Facility</b>	<b><u>C</u></b>	<b><u>Section 20.3.WW</u></b>
[...]		

**Evaluation of Approval Standards**

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Article 4, Section 4.2.E (Table 4-1) – Standards for Zoning Amendments** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

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

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 Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the **Chapter 13: Land Use Plan of the Master Plan** and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. There are two future land use designations for the Historic Marigny/Tremé/Bywater Mixed-Use District. The goal, range of uses, and development character for these designations are as follows:

**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.

**MIXED-USE LOW DENSITY**

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

**Range of Uses:** Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (small food manufacturers, craft and value-added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

**Development Character:** Height, mass and density of new development varied depending on surrounding neighborhood character. 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.

The two Future Land Use categories listed above reference the Future Land Use Consistency Table for HM-MU Districts within the Historic Core Neighborhoods Non-Residential Districts. The proposed new use of reception facility is consistent with the range of uses envisioned within the FLUM categories. These two FLUM designations allow for a mix of commercial and residential uses to exist adjacent to each other, with one designation leaning slightly more residential. Reception facilities are usually buildings developed with large open space, which is compatible with similar structures in the HM-MU District. A reception facility is compatible with the range of uses in the Mixed-Use Historic Core description because it allows for urban mixed-used developments. With respect to abutting residential neighborhoods, reception facilities are governed by specific standards including restrictive hours of operation. Further, increasing the range of uses—but not the intensity—ensures that this use remains consistent with the Master Plan. Therefore, staff finds that the request is consistent with the Master Plan.

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

This standard is met. The text amendment would not alter the place designations of any zoning district.

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

This standard is met. The proposed amendment is not expected to negatively impact the public health, safety and welfare of the City. Reception facilities are not more intense than bars, hotels, or live performance venues, which are already conditional uses in HM-MU. The applicants are proposing that

this be a conditional use as well, requiring further consideration by the City Planning Commission and City Council. This also provides the opportunity to add specific provisos to sites on a case-by-case basis. Any negative impacts on the public health, safety, and welfare would likely arise due to poor management, which is not intrinsically linked to the use.

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

This standard is met. The proposed text amendment is compatible with the intent of the Comprehensive Zoning Ordinance, which calls for the redevelopment of sites like those concentrated in this zoning district, wherein almost one-third of the parcels are 10,000 square feet or larger. This use is compatible with the height, bulk, and density regulations in the district as well. Many of these properties were zoned Light Industrial prior to the 2015 CZO update. This use is already a conditional use in a less intense zoning district (HMC-2), and it would follow that it be a conditional use in HM-MU as well.

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

This standard is met. Adding “reception facility” as a conditional use reflects a slight change in policy. While similar uses such as bars, hotels, and live performance venues are already conditional uses in this district, reception facilities currently are not. Reception facilities are also already conditional uses in a less intense zoning district within the same neighborhood category. This creates consistency and clarity within the CZO.

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

This standard is met. Although the proposed text amendment would only affect a relatively small portion of the City, it would provide additional consistency in the CZO. It would also benefit citizens as a whole by expanding opportunities for adaptive reuse of vacant industrial (or otherwise large) sites, allowing for a broader range of suitable non-residential land uses.

**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. Reception facilities can be expected to have similar or less intense land use impacts than similar uses that are permitted or conditional within the HM-MU Districts. Adding reception facilities as a conditional use is an appropriate way to achieve the intent and purposes of the CZO and Master Plan. This creates opportunities for adaptive reuse within the intended height, bulk, and density limits of the CZO.

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

This standard is met. The proposed amendment does not create any nonconformities.

**Staff Recommendation**

Staff recommends **APPROVAL** of Zoning Docket 058/25 with the following zoning text changes. The proposed text additions are indicated by **bold, underlined text**.

<b>Table 10-1: Permitted and Conditional Uses</b>		
<b>USE<sup>1</sup></b>	<b>HM-MU</b>	<b>Use Standards</b>
[...]		
<b>COMMERCIAL USE</b>		
[...]		
<b>Reception Facility</b>	<b><u>C</u></b>	<b><u>Section 20.3.WW</u></b>
[...]		

**CITY PLANNING COMMISSION MEETING (October 28, 2025)**

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicant, speaking in support of the request. The board president of the Green Project also spoke in support, stating that the text amendment and project are good for redevelopment in the neighborhood.

There was general discussion among the Commission, including questions as to how the applicant would operate their planned reception facility. Commissioners also asked what type of properties were included in the HM-MU Districts. Commissioner Poche made a motion to approve the application as recommended by the staff. Commissioner Kepper seconded the motion, which was adopted.

**MOTION:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 058/25 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Poche, Kepper, Stewart, Joshi-Gupta, Steeg, Witry

NAYS:

ABSENT: Flick, Jordan



Building/Construction  
Related Permit



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

## LAND-USE REQUEST APPLICATION

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

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

Address of Property for which this application is being filed.     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@capuletbywater.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

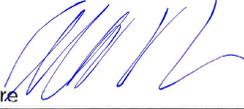


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## LAND-USE REQUEST APPLICATION

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

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 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>
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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

## **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



## 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@thrivenola.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, letrky3@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, maplearearesidentsinc@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.redmonddubuclet@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, thee5moe@gmail.com, thurley@mcglinchey.com, timg@marlyville.me, tlevy@pelhughes.com, togethergerttown0017@gmail.com, tomasneworleans@gmail.com, tourobna@gmail.com, "Tyrone Colin Sr." <tyrone.220.f15@gmail.com>, utopiantemple@gmail.com, veronicabro@msn.com, vgreen@afsc.org, victor.landry.lpoa@gmail.com, virginia@baldwins.tv, vistaparkboard@gmail.com, voscovillenwa@gmail.com, gwenhawk59@yahoo.com, vp@uptowntriangle.com, walterine5@aol.com, wapsupplies@msn.com,

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 21<sup>st</sup>.

With respect,

Stephen Nutting  
[steve@capuletbywater.com](mailto:steve@capuletbywater.com)  
504-475-3021



**Stephen Nutting**  
Owner / Manager  
p: (504) 475-3021  
w: [www.capuletbywater.com](http://www.capuletbywater.com)  
e: [steve@capuletbywater.com](mailto:steve@capuletbywater.com)  
a: 3014 Dauphine St - NOLA

August 7, 2025

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With respect,

Stephen Nutting

[steve@capuletbywater.com](mailto: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.

# NPP MEETING SIGN-IN SHEET

Meeting Date/Time: 8/21/25 (THURSDAY) - 6:30 PM

Meeting Location: CAPULET (3014 DAUPHINE ST)

Project Name/Address: CAPULET (3014 DAUPHINE ST) - TEXT AMENDMENT + CONDITIONAL USE APPLICATION

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Dana Smiles		1735 LOUISA	70117	203 856 5271	
Katie Arwa Leese	very little	VIRGINIA BEACH	Majestik, VA	907-617-7001	katieleese@gmail.com
MARK HECK	BNA	833 POND	NOLA 70117	504-430-0076	MARKHECK@GMAIL.COM
John Garnier	BNA	1019 BARTHOLOMEW	NOLA 70117	504.220.6481	Bywaterpresident@gmail.com
Amy Khan		3060 Sanyline	70117		mailto:amykhan@gmail.com
Rachula Piner	BNA	710 Poland Ave	NOLA	504-214-5771	divasanne
Kelly Rayner	The Lookout	833 Poland	NOLA 70117	504 388 0157	Kelly@lookoutnetworks.com

<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

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

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**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](http://www.capuletbywater.com)

e: [steve@capuletbywater.com](mailto: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](mailto: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](mailto: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](mailto:steve@capuletbywater.com)>

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

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

To: <[cpcinfo@nola.gov](mailto: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](#))**

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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 21<sup>st</sup>.

With respect,

Stephen Nutting  
[steve@capuletbywater.com](mailto: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](http://www.capuletbywater.com)  
e: [steve@capuletbywater.com](mailto:steve@capuletbywater.com)  
a: [3014 Dauphine St - NOLA](#)

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**CAPULET**  
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e: [steve@capuletbywater.com](mailto:steve@capuletbywater.com)  
a: [3014 Dauphine St - NOLA](#)

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**Meeting on 82125**

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**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](http://www.capuletbywater.com)

e: [steve@capuletbywater.com](mailto:steve@capuletbywater.com)

a: 3014 Dauphine St - NOLA

On Thu, Aug 21, 2025 at 5:45 PM <[jerrymoran@icloud.com](mailto: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](http://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

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a: 3014 Dauphine St - NOLA

<250821 - NPP Agenda - Capulet.pdf>

**CAPULET**

**Steve Nutting**

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a: 3014 Dauphine St - NOLA

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**Meeting on 82125**

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

Thu, Aug 21, 2025 at 8:28 PM

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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]

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



Stephen Nutting <steve@capuletbywater.com>

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## Support !

1 message

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**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	<a href="mailto:info@walnutbendno.org">info@walnutbendno.org</a>
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	<a href="mailto:dj@broadcommunityconnections.org">dj@broadcommunityconnections.org</a>
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

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epoa@yahoo.com  
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edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net  
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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  
debjoecatering@att.net  
presidentgentillyterracegarden@gmail.com  
gentwoods1951@outlook.com  
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stoshkozl@yahoo.com  
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ljackson\_9w@hotmail.com  
telephoneman19@yahoo.com  
kenilworthNOLA@gmail.com  
[tguillentp@att.net](mailto: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

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 cmguillemet@yahoo.com  
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 sandrewell504@gmail.com  
 mirabeaugradens@outlook.com  
 julienola@gmail.com  
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 newmarignyneighbors@gmail.com  
 sbrady@entergy.com  
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 walterine5@aol.com  
 ian@nanollc.net  
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 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  
Vascoville Neighborhood Association  
Venetian Isles Civic & Improvement Association  
Versailles Protective Association  
Vieux Carre Property Owners, Residents & Associates  
Vieux Carre Property Owners, Residents & Associates INC  
Villa Sites/South Shores Subdivision  
Village De L'Est Improvement Association  
Virgil Park Neighborhood Association  
Vista Park Civic and Improvement Neighborhood Association  
Warwick East Neighborhood Organization  
Willowbrook Neighborhood Association  
Faubourg Tulane Gravier Neighborhood Alliance  
Lakeshore Property Owner's Association  
Lakeshore Property Owner's Association  
Lakeview Civic Improvement Association  
Lakeview Civic Improvement Association  
Lower Mid-City Neighborhood Association  
Mid City Neighborhood Organization  
Mid City Neighborhood Organization  
Phoenix of New Orleans  
123 Walnut Street Association  
Audubon Area Zoning Association  
Audubon Boulevard Neighborhood Association  
Audubon Riverside Neighborhood Association  
Audubon Riverside Neighborhood Association  
Baronne Street Neighborhood Association  
Boulogny Improvement Association  
Boulogny Improvement Association  
Broadmoor Improvement Association  
Carrollton Area Network  
Carrollton Riverbend Neighborhood Association & Carrollton United  
Carrollton United  
Carrollton/Riverbend Neighborhood Association  
Central Carrollton Association  
Central Carrollton Association  
Central City Faubourg Livaudais Neighborhood Association  
Climana Neighborhood Association  
Climana Neighborhood Association  
Country Club Gardens Association Inc.  
Delachaise Neighborhood Association

Rev. James R. Willis Jr.  
Colette Delacroix  
Bonnie Benischek  
Lee Bressler  
Erin Holmes  
Erin Holmes  
Ann N. Legeaux  
Edward Blouin  
Peggy Braud  
Sam Wickline  
Marilyn Degrasse  
Angelo Kingvalsky  
Don Wentworth  
Sonya Forte Duhe  
Victor Landry  
Valerie Barrilleaux  
Val Cupit  
Jonathan Rogers  
Thomas Ecker  
Emily Leitzinger  
Paul Ikemire  
Stephanie Musser  
Brian Keuhne  
Al Bienvenu  
Tom Rey  
Tom Rey  
Joe Friend  
Molly K. Vigour  
Molly K. Vigour  
Justin Boone  
H.V. Nagendra  
Betty DiMarco and Julianna Padgett  
Betty DiMarco  
Elaine Leyda  
Rich Arnold  
Paul Baricos  
Talva Burnette-Carlisle  
Joseph Peychaud  
Joseph E. Peychaud, Jr  
Timothy P Hurley  
Donna Robertson

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Downtown Development District  
Faubourg Avart Neighborhood Association (FANA)  
Faubourg Avart Neighborhood Association (FANA)  
Faubourg Delachaise Neighborhood Association  
Faubourg Delassize Neighborhood Association  
Faubourg Lafayette Community Association  
Faubourg Marengo Neighborhood Association  
Fontainebleau Improvement Association  
Fontainebleau Improvement Association  
Freret - Milan Neighbors United  
Freret Business and Property Owner Association- New Freret  
Garden District Association  
Guste Homes Resident Management Corporation  
Harmony Oaks Neighborhood Association  
Hoffman Triangle Neighborhood Association  
Hollygrove Neighbors  
Hollygrove Neighbors  
Hollygrove-Dixon Neighborhood Association  
Hurstville Neighborhood Association  
Irish Channel Neighborhood Association  
Lafayette Square Association  
Lake Marina Towers Condominium Association  
Lakewood Crime Prevention and Improvement District  
Lakewood Property Owners Association  
Lakewood Property Owners Association  
Louisiana Avenue Neighborhood Association  
Lower Garden District Association  
Lower Garden District Association  
Magazine St. Merchants Association  
Maple Area Residents Association  
Maple Street Business Association  
Marlyville Neighborhood  
Marrero Commons  
Milan Neighborhood Association  
Neighborhood Coalition  
New Zion City Preservation Association  
NorthWest Carrollton Civic Association  
Oretha Castle Haley Blvd. Merchants & Business Association  
Palm Air Improvement Association  
Pensiontown of Carrollton Neighborhood Association  
Riverside Ortiz Neighborhood Association

Davon Barbour  
Gwyneth Vance Austin  
Gwyneth Austin  
P. Adam Kelly  
Michael Robinson  
Keely Lewis  
Julie Graybill  
Carling Dinkler  
Carling Dinkler  
Stan Norwood  
Michael Casey  
Shelley Landrieu  
Cynthia Wiggins  
Rotasha Roberta Redmond  
Chuck Morse  
Ruth Kennedy  
Dee Dee Green  
Kyle Walker  
Shelley Landrieu  
LaMont Hayes  
Michael A. Duplantier  
Dalton Truax  
Richard Cortizas  
Michael Shlenker  
Michael S Shlenker  
Claudia Lynch  
null  
Arthur Soroken  
Alan Watts  
Richard Bienvenu  
Sherif Sakla  
Tim Garrett  
Laquita Bradley  
Virginia Baldwin  
Madison Sencial  
Gerald Rouchon  
Jenel Hazlett  
Linda Pompa  
Gwen Diggs  
Tilman Hardy  
Marie Galatas

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juliebob@bellsouth.net  
carling.dinkler@gmail.com  
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chuck@thrivenola.org  
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timg@marlyville.me  
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Madison@nbhdco.com  
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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

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[vp@uptowntriangle.com](mailto:vp@uptowntriangle.com)  
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Council District C, Freddie King III  
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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
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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
Current Resident	3060 Dauphine St Apt 312	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 313	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 314	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 315	New Orleans	LA	70117
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
Current Resident	3060 Dauphine St Apt 405	New Orleans	LA	70117
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
Current Resident	882 Montegut St Apt 106	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 107	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 110	New Orleans	LA	70117
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](mailto: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](mailto: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](mailto:Freddie.King@nola.gov)

City Planning Commission  
1300 Perdido Street  
7th Floor  
New Orleans, LA 70112  
Phone: (504) 658-7033  
Email: [CPCINFO@nola.gov](mailto: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**  
3014 Dauphine St.  
New Orleans, Louisiana 70117

**ZONING CLASSIFICATION:**  
A-2 General Commercial District

**PERMIT TYPE:**  
RE/NRPA Type V DD  
16,101 sq

**BUILDING INFORMATION**  
1 Story + Roof Deck  
16,101 sq  
TOTAL BUILDING AREA (Roofing):  
16,101 sq  
TOTAL BUILDING AREA (Roof Deck):  
2,229 sq  
TOTAL BUILDING AREA (Roof Deck):  
2,229 sq

**DISTANCES FROM PROPERTY LINE**  
0 ft. from exterior wall to property line  
DAUPHINE STREET:  
0 ft. from exterior wall to property line  
REAR (Chambers St side):  
0 ft. from exterior wall to property line

**CODES**  
Building Code: 2014 Edition  
NFPA 101 Life Safety Code, 2003 Edition  
United States Access Board - Americans with Disabilities Act and Architectural Barriers Act, 2003 Edition  
ICC/ANSI A117 - 2003 Edition  
UL Fire Resistance Directory

**BUILDING PREVIOUSLY PERMITTED**

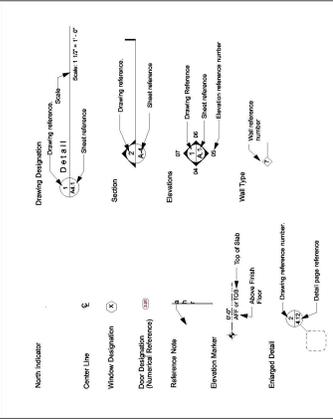
**AS SHELL ONLY/WHITE BOX:**  
State Fire Marshal Permit No.: PD04686; Indulgent  
City of New Orleans Safety and Permits Permit No.: 14-22183-RNVS

**AS FULL SCOPE RESTAURANT:**  
State Fire Marshal Permit No.: PD062288  
City of New Orleans Safety and Permits Permit No.: 15-09965-RNVS

**PROJECT LOCATION KEY**



**GRAPHIC SYMBOLS**



**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 build out will include a commercial kitchen with two hood and associated equipment, a dining area, restrooms, and a bar area. The building has a flat roof and the restaurant will be located on the ground floor. The building has a concrete floor and the restaurant will be located on the ground floor. The building has a concrete floor and the restaurant will be located on the ground floor.



- MEASUREMENT - REVISIONS TO SCOPE:**
1. Remove kitchen equipment as shown on schedule and plans.
  2. Remove kitchen equipment as shown on schedule and plans.

**GENERAL NOTES**

- All standards for construction, materials, and execution of the work shall be in accordance with the 2009 edition of the International Building Code, 2009 edition, shall apply.
- Contractor and major subcontractors are to facilitate cooperation with the architect and engineer in the field. All subcontractors shall be bonded for all risks in connection with the work. All subcontractors shall be bonded for all risks in connection with the work. All subcontractors shall be bonded for all risks in connection with the work.
- Any request for construction by the Architect or subcontractors of work not shown on the drawings shall be submitted to the Architect in writing for a written order. The Architect's written order shall be in the form of a letter to the contractor and shall be signed by the Architect. The Architect's written order shall be in the form of a letter to the contractor and shall be signed by the Architect.
- When the project is under construction, the Contractor shall maintain the site in a safe condition. The Contractor shall maintain the site in a safe condition. The Contractor shall maintain the site in a safe condition.
- Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building.
- Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building.
- When any part of this structure is open to the public, the contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building.
- Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building.
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- Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building. The Contractor shall provide all safety barriers during the construction of the building.

**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.

Warren Trayer, A.I.A.  
1/4/2015

**DRAWING INDEX**

Sheet	Description
LS-01	Project Information
LS-02	Utility Plans + Code
STR-01	Structural
AS-01	Architectural
AS-02	Foundation
AS-03	First Floor Plan
AS-04	Second Floor Plan
AS-05	Roof Deck Plan
AS-06	Roof Deck Section
AS-07	Roof Deck Elevation
AS-08	Roof Deck Section
AS-09	Roof Deck Section
AS-10	Roof Deck Section
AS-11	Roof Deck Section
AS-12	Roof Deck Section
AS-13	Roof Deck Section
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AS-99	Roof Deck Section
AS-100	Roof Deck Section

**PROJECT DIRECTORY**

Building Owner	Tenant	Architect	Mechanical	Electrical
3014 Dauphine Street, L.L.C. 3000 Westbank New Orleans, LA 70115 Tel: 504.581.0000 Fax: 504.581.0074 www.wta.com	Warren Trayer, A.I.A. Principal Warren Trayer Architects 3014 Dauphine Street New Orleans, LA 70115 Tel: 504.581.0000 Fax: 504.581.0074 www.wta.com	Warren Trayer, A.I.A., Principal Warren Trayer Architects 3014 Dauphine Street New Orleans, LA 70115 Tel: 504.581.0000 Fax: 504.581.0074 www.wta.com	MOO NEW ORLEANS, L.L.C. New Orleans, Louisiana 70112 Tel: 504.581.0000 Fax: 504.581.0038 www.moospace.com	MOO NEW ORLEANS, L.L.C. New Orleans, Louisiana 70112 Tel: 504.581.0000 Fax: 504.581.0038 www.moospace.com

**AMENDMENT TO:**  
GENERAL INFORMATION  
2 April 2015  
**G.O.01**  
D-2015-000007A

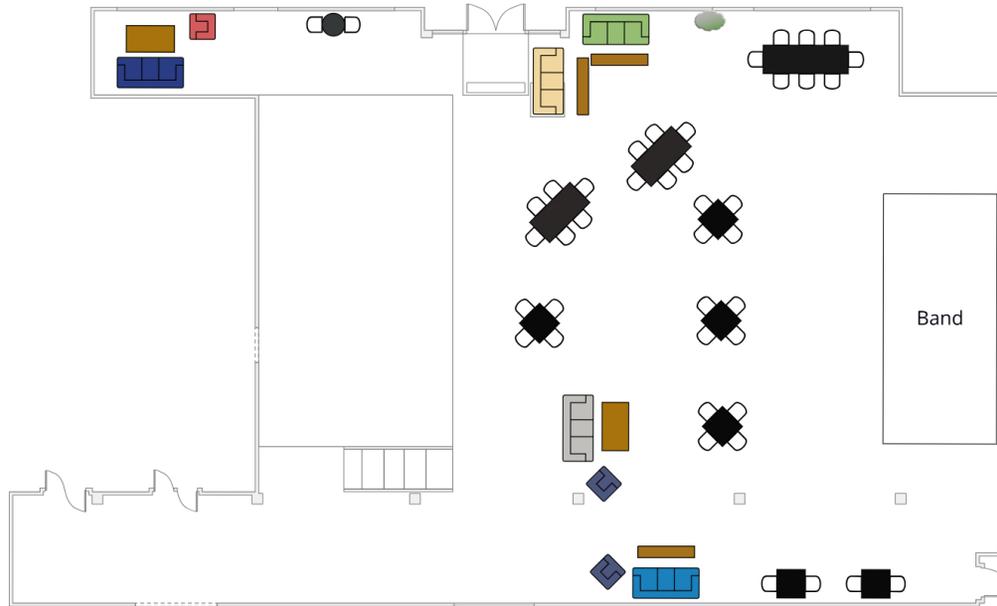
REVISIONS

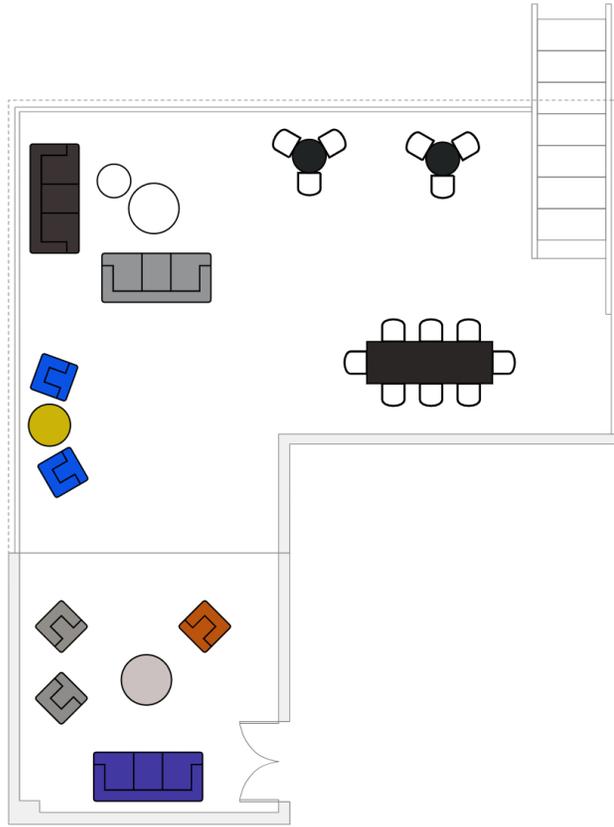
Revision Number	Description	Date
1	Issue Permitted	18 May 2017

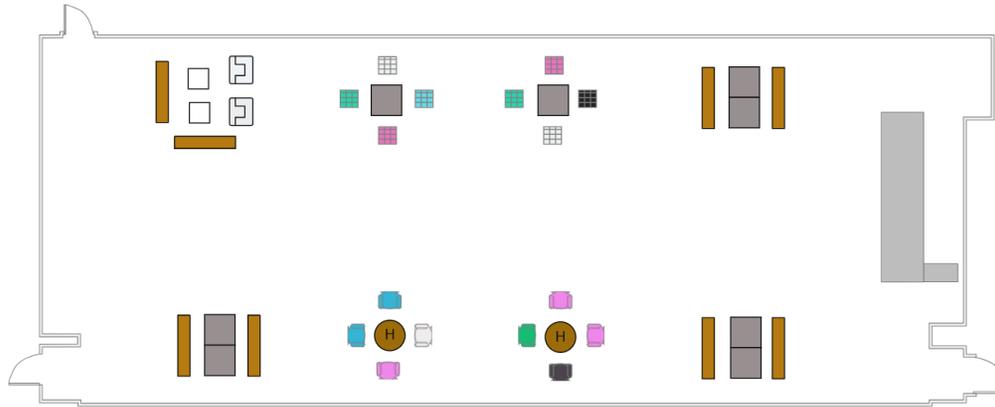
Approved By: Warren Trayer  
Approved Date: 02/04/2015  
City of New Orleans Safety and Permits  
City of New Orleans Safety and Permits  
City of New Orleans Safety and Permits

**FINAL PERMIT RELEASE**  
3014 Dauphine Street  
New Orleans, Louisiana 70117

**CAPILET RESTAURANT**  
(Tenant Space #1 - Previous/Existing Restaurant)  
3014 Dauphine Street  
New Orleans, Louisiana 70117







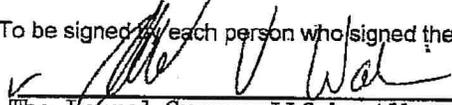
Tom Schedler  
Secretary of State



**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

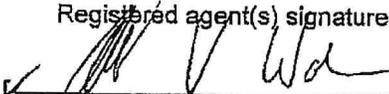
To be signed by each person who signed the articles of organization:

  
The Laurel Group LLC by Albert V. Walsh

**AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE**

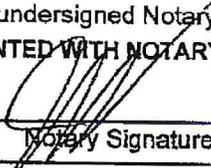
I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named limited liability company.

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

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.

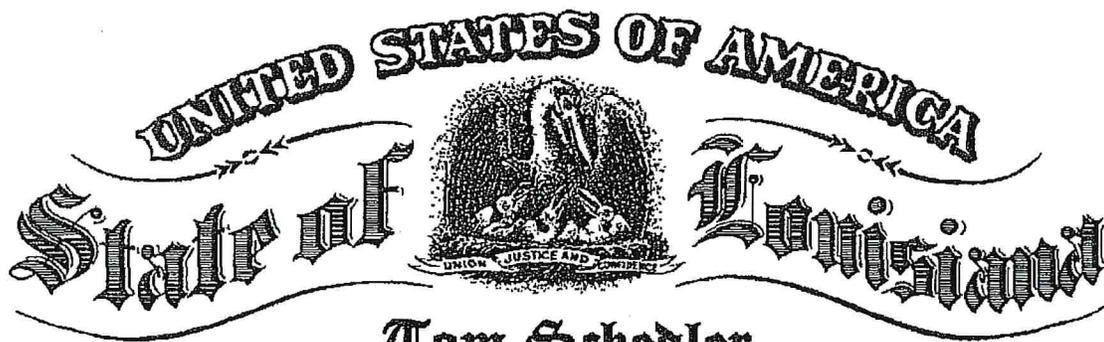
Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at [GeauxBiz.com](http://GeauxBiz.com) for your future business needs.

Sincerely,

  
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			
	<b>Amount</b>	<b>Date</b>	<b>Payment Type</b>	<b>Routing / Card No.</b>	<b>Account / Exp. Date</b>	<b>Check No.</b>	<b>Status</b>
	\$80.00	11/14/2012	AMEX	...3001	12/15		AUTH
<b>TOTAL</b>	<b>\$80.00</b>						
	<b>Cost</b>	<b>Date</b>	<b>Status</b>	<b>Charter #</b>	<b>Description / Requestor</b>	<b>Entity</b>	<b>Work Type</b>
			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](http://www.sos.louisiana.gov)

Page 1 of 1 on 11/14/2012 3:32:44 PM

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](http://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: [Signature]  
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]

JAMES A. MOUNIER  
BAR # 9780-STATE ID # 24220

89-001 Rev. 08/11

Tom Schedler  
Secretary of State



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

*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: December 13, 2017

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

*James A. Moulner*  
Notary Signature

20073 Rev. 03/11

**JAMES A. MOULNER**  
Notary Public on bond  
BAR # 9783 , STATE ID # 24220

### Parcel Data for Properties Zoned HM-MU

Address Label	Zone	Square Feet
3431 Chartres	HM-MU	802
3431 Chartres	HM-MU	829
3003 Chartres	HM-MU	891
500 Mandeville	HM-MU	906
2815 Chartres	HM-MU	1040
3431 Chartres	HM-MU	1102
3431 Chartres	HM-MU	1104
500 Mandeville	HM-MU	1118
500 Mandeville	HM-MU	1194
3013 Chartres	HM-MU	1213
500 Mandeville	HM-MU	1343
500 Mandeville	HM-MU	1387
500 Mandeville	HM-MU	1407
500 Mandeville	HM-MU	1430
500 Mandeville	HM-MU	1447
500 Mandeville	HM-MU	1523
500 Mandeville	HM-MU	1602
500 Mandeville	HM-MU	1635
500 Mandeville	HM-MU	1856
500 Mandeville	HM-MU	1923
500 Mandeville	HM-MU	1925
909 Bartholomew	HM-MU	1980
831 Alvar	HM-MU	2095
834 Bartholomew	HM-MU	2095
837 Alvar	HM-MU	2095
840 Bartholomew	HM-MU	2095
843 Alvar	HM-MU	2095
846 Bartholomew	HM-MU	2095
849 Alvar	HM-MU	2095
852 Bartholomew	HM-MU	2095
424 PRT	HM-MU	2178
4224 Royal	HM-MU	2185
3001 Chartres	HM-MU	2288
3930 Burgundy	HM-MU	2304
3936 Burgundy	HM-MU	2304
3942 Burgundy	HM-MU	2304
3948 Burgundy	HM-MU	2304
3200 Chartres	HM-MU	2366
3572701 Peters	HM-MU	2552
514 Marigny	HM-MU	2688

Address Label	Zone	Square Feet
516 Marigny	HM-MU	2688
823 Bartholomew	HM-MU	2813
825 Bartholomew	HM-MU	2813
827 Bartholomew	HM-MU	2813
3145 Chartres	HM-MU	2856
3149 Chartres	HM-MU	2856
420 Franklin	HM-MU	2892
3801 Chartres	HM-MU	2900
3805 Chartres	HM-MU	2900
3811 Chartres	HM-MU	2900
611 Montegut	HM-MU	2916
613 Montegut	HM-MU	2916
700 Homer Plessy	HM-MU	3000
3015 Chartres	HM-MU	3240
536 Louisa	HM-MU	3321
4011 Dauphine	HM-MU	3357
4015 Dauphine	HM-MU	3357
831 Bartholomew	HM-MU	3410
837 Bartholomew	HM-MU	3410
841 Bartholomew	HM-MU	3410
811 Bartholomew	HM-MU	3455
3065 Chartres	HM-MU	3565
2709 Chartres	HM-MU	3588
2713 Chartres	HM-MU	3588
601 Gallier	HM-MU	3600
605 Alvar	HM-MU	3689
815 Bartholomew	HM-MU	3772
4018 Burgundy	HM-MU	3975
3071 Chartres	HM-MU	4025
2300 Chartres	HM-MU	4096
609 St Ferdinand	HM-MU	4680
618 Piety	HM-MU	4720
3028 Dauphine	HM-MU	4929
915 Bartholomew	HM-MU	4950
2801 Chartres	HM-MU	5200
530 Louisa	HM-MU	5288
3137 Chartres	HM-MU	5510
3034 Dauphine	HM-MU	5550
3827 Chartres	HM-MU	5800
3816 Dauphine	HM-MU	6017

**Parcel Data for Properties Zoned HM-MU**

<b>Address Label</b>	<b>Zone</b>	<b>Square Feet</b>
4001 Dauphine	HM-MU	6175
3139 Chartres	HM-MU	6235
609 Alvar	HM-MU	6545
2714 Decatur	HM-MU	6673
500 Louisa	HM-MU	6800
2819 Chartres	HM-MU	7268
28312 Chartres	HM-MU	7279
626 Piety	HM-MU	7552
600 Piety	HM-MU	7588
2829 Chartres	HM-MU	7595
2911 Rampart	HM-MU	7801
2721 Chartres	HM-MU	7974
3301 Chartres	HM-MU	8206
3000 Royal	HM-MU	8694
3817 Chartres	HM-MU	8700
3517 Chartres	HM-MU	8835
634 Lesseps	HM-MU	9929
3210 Chartres	HM-MU	9954
3220 Chartres	HM-MU	9984
3802 Dauphine	HM-MU	10384
640 Desire	HM-MU	10653
617 Piety	HM-MU	11936
2715 Chartres	HM-MU	13808
4517 Rampart	HM-MU	14757
901 Bartholomew	HM-MU	14820
901 Homer Plessy	HM-MU	15967
3014 Dauphine	HM-MU	16059
3060 Dauphine	HM-MU	16356
7 Press	HM-MU	16945
701 Press	HM-MU	16945
750 Homer Plessy	HM-MU	18420
2401 Peters	HM-MU	18445
11 Press	HM-MU	20381
4227 Royal	HM-MU	20511
800 Homer Plessy	HM-MU	21422
900 Homer Plessy	HM-MU	22381
3027 Chartres	HM-MU	23142
3300 Royal	HM-MU	25525
632 Alvar	HM-MU	27144
521 Clouet	HM-MU	27466

<b>Address Label</b>	<b>Zone</b>	<b>Square Feet</b>
3023 Chartres	HM-MU	27832
3162 Chartres	HM-MU	28864
730 Clouet	HM-MU	30090
2240 Decatur	HM-MU	30952
400 Marigny	HM-MU	30952
2700 Decatur	HM-MU	33407
457 Spain	HM-MU	34344
501 Elysian Flds	HM-MU	36142
522 Montegut	HM-MU	36414
3726 Dauphine	HM-MU	37526
3122 Chartres	HM-MU	37940
3113 Chartres	HM-MU	39748
4535 Rampart	HM-MU	41904
2834 St Claude	HM-MU	42629
3317 Chartres	HM-MU	43379
29000 Chartres	HM-MU	44018
511 Marigny	HM-MU	44189
2930 Burgundy	HM-MU	44343
2601 Decatur	HM-MU	46812
3725 Dauphine	HM-MU	49066
444 PRT	HM-MU	62762
450 Mandeville	HM-MU	70990
2941 Royal	HM-MU	73870
4557 Rampart	HM-MU	78487
2940 Royal	HM-MU	78862
2936 St Claude	HM-MU	85118
3036 Chartres	HM-MU	130568
2800 Chartres	HM-MU	150259

City Planning Commission Speaker Card

Ceding time  
a

Date: 10.28.25

I would like to speak regarding CPC Docket: 58/25

IN SUPPORT

Name: John Guzzini

Address: 1019 BARTACLOUGH

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]

City Planning Commission Speaker Card

a

Date: 10/28/25

I would like to speak regarding CPC Docket: 058/25

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

a

Date: 10/28/25

I would like to speak regarding CPC Docket: 058)25

## IN SUPPORT

Name: Rebecca Miller

Address: 801 Pontalba St. NOLA 70124

I am the applicant for this docket

I'd like to cede my time to: Stephen Nothing

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: Rebecca S. Miller

# City Planning Commission Speaker Card

9

Date: \_\_\_\_\_

I would like to speak regarding CPC Docket: ZD 058/25

## IN SUPPORT

Name: Jonu Guarneri

Address: 1019 Bartholomew

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

#9

Date: 10/28/2025

I would like to speak regarding CPC Docket: 058)25

## IN SUPPORT

Name: DESIREE MCSWR

Address: 710 MILAN ST, 70115

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]