

**City Planning Commission Meeting
Tuesday, August 12, 2025**

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

STAFF REPORT

Zoning Docket 038/25

To: City Planning Commission

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

Prepared by: Mitchell Kogan

Date: August 15, 2025

GENERAL INFORMATION

Zoning Docket 038/25

Applicant(s): Gayle Boudousquie

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 141, Lot 4, in the Fourth Municipal District, bounded by Sophie Wright Place, Camp Street, Felicity Street, and Saint Mary Street

Address(es): 1817-1819 Sophie Wright Place

Description:

This is a request for a Conditional Use to permit a “neighborhood commercial establishment,” which is a zoning permission for low-intensity commercial use of a historic commercial structure that is located within a residential zoning district. The neighborhood commercial establishment classification is a mechanism for re-activating historic commercial space in a way that is very low-intensity and sensitive to the surrounding residential neighborhood.

This particular property is a conventional corner store-type commercial structure, characterized by an angled corner commercial entrance and awning that was heavily used in older commercial structures in the 20th century. The applicant seeks a conditional use to permit the future commercial use of the building as a retail establishment that aims to sell art and design books along with rare and used titles in the genre.

Why is City Planning Commission action required?

Per **Article 11, Section 11.2 (Table 11-1) – Permitted and Conditional Uses**, neighborhood commercial establishments are deemed conditional uses in the HU-RD2 Historic Urban Two-family Residential District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Figure 1 - Street View of Subject Property via Google Earth



Comments related to design

Building conditions

The structure is a commercial building with a covered entrance facing Sophie Wright Place. It measures about 1,861 square feet in area. It is to undergo an interior renovation but, otherwise, no changes to the existing building conditions are proposed.

Overlay district standards

The subject property is located within the Magazine Street Use Restriction Overlay which is only applicable to restaurants. As the proposed use is only for retail, this overlay does not apply to the subject site.

Use standards

The proposed retail goods establishment is subject to the use standards contained in **Article 20, Section 20.3.NN** of the CZO. The regulations are below in italics, and the staff's analysis, where appropriate, is in regular text.

- 1. The existing structure is non-residential in its construction and original use.*

The building's overall appearance indicates that it was originally built as a commercial structure sometime in the late mid-late 20th century.

- 2. The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor.*

The building's public entrances' orientation relative to the street meets this requirement.

- 3. Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area.*

The proposed gross floor area complies with this requirement.

- 4. The following uses are permitted within a neighborhood commercial establishment:*

- i. Art Gallery*
- ii. Arts Studio*
- iii. Day Care Center, Adult or Child*
- iv. Office*
- v. Personal Services Establishment*
- vi. Restaurant, Specialty*
- vii. Retail Goods Establishment*

The proposed shop is to be utilized as a retail goods establishment.

- 5. The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted.*

This standard is met. No increase in building footprint is proposed.

- 6. The principal entrance shall be a direct entry from the street the property abuts.*

This standard is met.

- 7. No off-street parking is required.*

8. *Drive-through facilities are prohibited.*

No drive-through facility is proposed.

9. *Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure.*

10. *Any signs are subject to the requirements of the HU-RD2 District.*

11. *Hours of operation are limited to 6am through 10pm.*

Parking Requirements

Parking

Off-street parking is neither required nor is the applicant proposing to provide parking.

Bicycle Parking

Bicycle parking is not required.

Loading

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

Anticipated impact on surrounding land uses

The “neighborhood commercial establishment” use classification was developed with the adoption of the current zoning ordinance in 2015 for this type of property—a historic commercial structure in an otherwise residential context. The classification serves as a mechanism for restoring the commercial use of these structures in a very low-intensity, neighborhood-sensitive way, with the underlying property zoning remaining residential but with the conditional use process used to allow a very narrow range of small commercial uses. It can be used as an alternative to a conventional zoning change, and is intended for situations where there may not be a public desire for the full range of uses allowed in commercial zoning districts.

The staff expects the land use impact to be positive because it would restore commercial use to a historic structure that was purpose-built for such commercial use. In this case, where the structure appears to have been unused for several years, the restoration of its commercial use and associated repairs and reinvestment would improve not only the structure itself, but the quality of life for residents of surrounding properties.

Compared to its current vacant status, any new use of the site, and particularly commercial use, would generate increased land use impacts, including traffic, parking demand, and generalized activity. Still, the range of commercial uses allowed under the neighborhood commercial establishment classification is so low-intensity (especially the intended use as a small book store) that any such land use impacts would be minimal and not significantly impactful upon surrounding properties. Overall, the positive impact of restoring the use of the building outweighs the minimal potential increases in activity.

Evaluation of approval standards

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

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

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

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 proposed commercial use is allowable under the Master Plan because it is in line with the range of uses of the Mixed-Use Low Density Designation which allows for businesses to be adaptive reuse of historic non-residential structures.

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

This standard is met. The general purpose and intent of the Historic Urban Neighborhood Residential Districts' zoning regulations is to allow for place-based development and the maintenance of historic land uses. The subject site, which is zoned HU-RD2 Historic Urban Two-family Residential District, has a verified history of commercial use and meets all the other applicable requirements for a neighborhood commercial establishment, and thus is eligible for low-intensity commercial use.

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

This standard is met. The proposed use will be required to operate with the use standard in Article 20. Due to the nature of the proposed use, which seeks to reoccupy an existing structure for small, low-intensity commercial use, the environmental performance standards of **Article 21, Section 21.3** are not applicable.

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 request is compatible with this portion of the Lower Garden District neighborhood, which is predominantly residential, but which has also historically featured a limited number of small scale commercial properties, including this property. Indeed, by restoring commercial use of this property, it would eliminate a vacancy which is always to the detriment of neighborhood character.

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

No variances are required.

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

This standard is met. The proposed use would not have detrimental impacts on surrounding properties.

STAFF RECOMMENDATION

The staff recommends **APPROVAL** subject to 2 provisos:

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.
2. The applicant shall comply with the applicable standards of Article 20, Section 20.3.NN:
 - a. The existing structure is non-residential in its construction and original use.
 - b. The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor.
 - c. Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area.
 - d. The following uses are permitted within a neighborhood commercial establishment:
 - i. Art Gallery
 - ii. Arts Studio
 - iii. Day Care Center, Adult or Child
 - iv. Office
 - v. Personal Services Establishment
 - vi. Restaurant, Specialty
 - vii. Retail Goods Establishment
 - e. The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted.
 - f. The principal entrance shall be a direct entry from the street the property abuts.
 - g. No off-street parking is required.
 - h. Drive-through facilities are prohibited.
 - i. Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure.
 - j. Any signs are subject to the requirements of the HU-RD2 District.
 - k. Hours of operation are limited to 6am through 10pm.

CITY PLANNING COMMISSION MEETING (August 12, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comments from the applicant's attorney, the applicant themselves, as well as a representative from the Lower Garden District Neighborhood Association.

There was general discussion among the Commission that was supportive of the subject request. Commissioner Brown made a motion to approve the application as recommended by the staff. Commission Joshi-Gupta seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 038/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

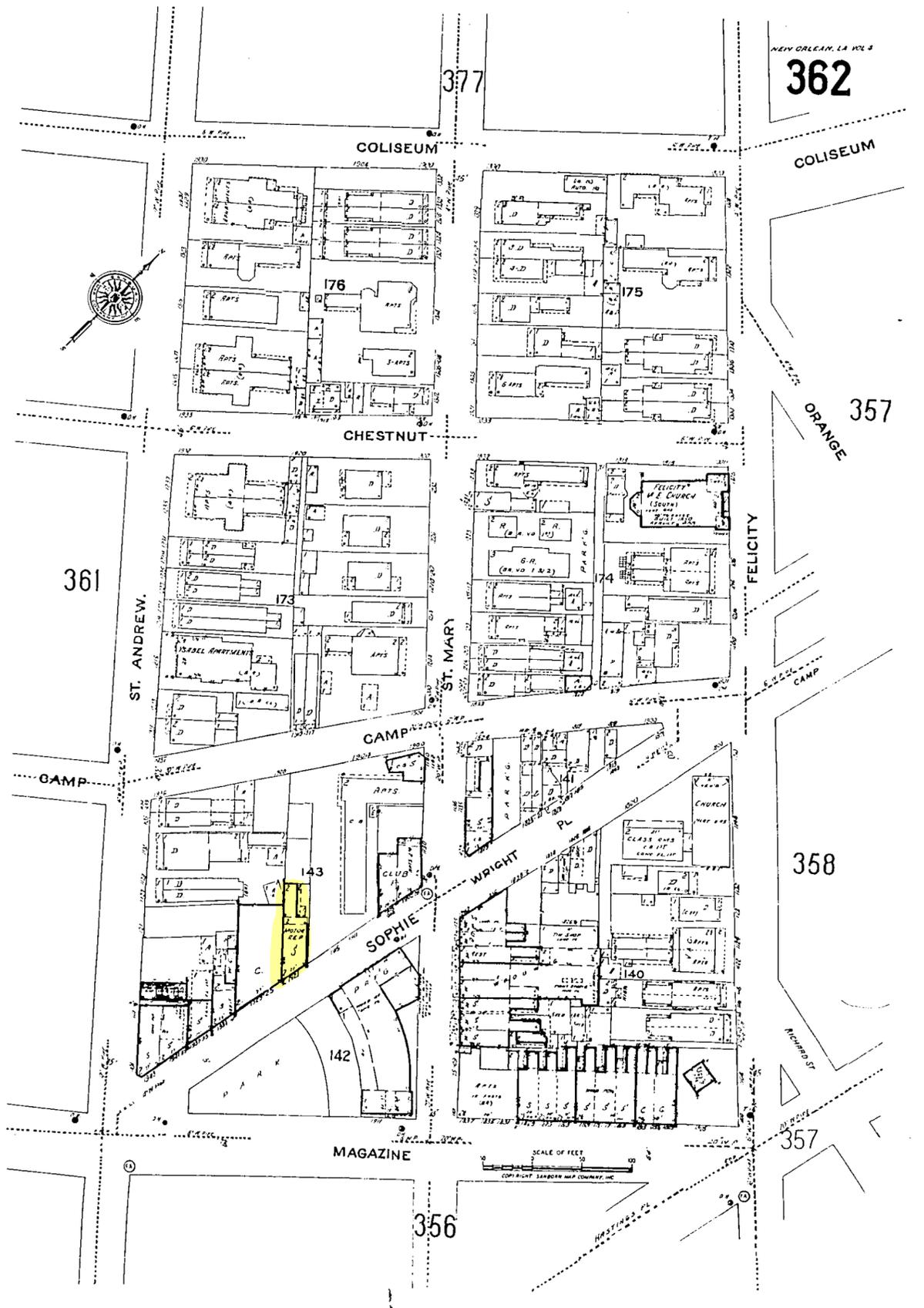
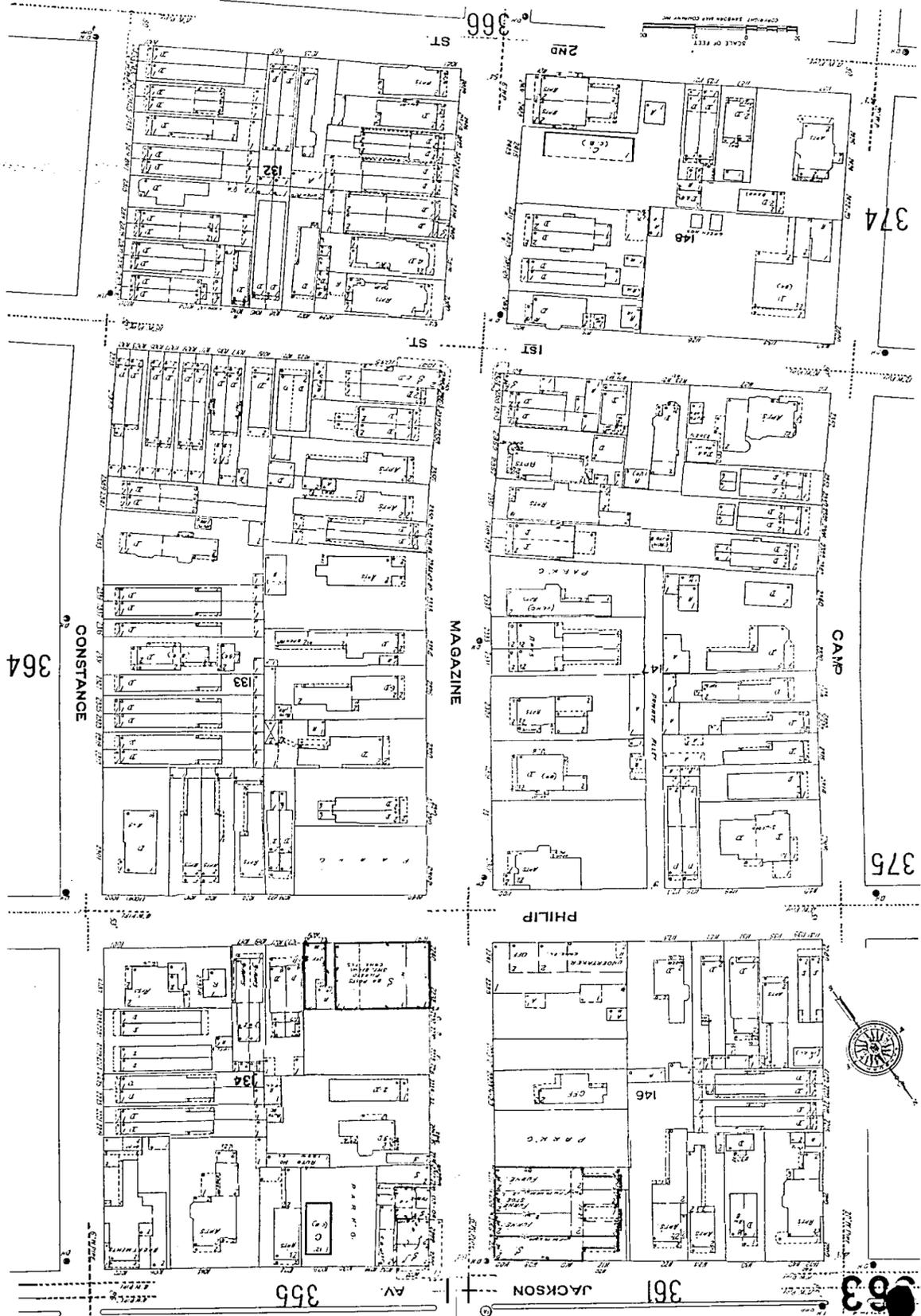
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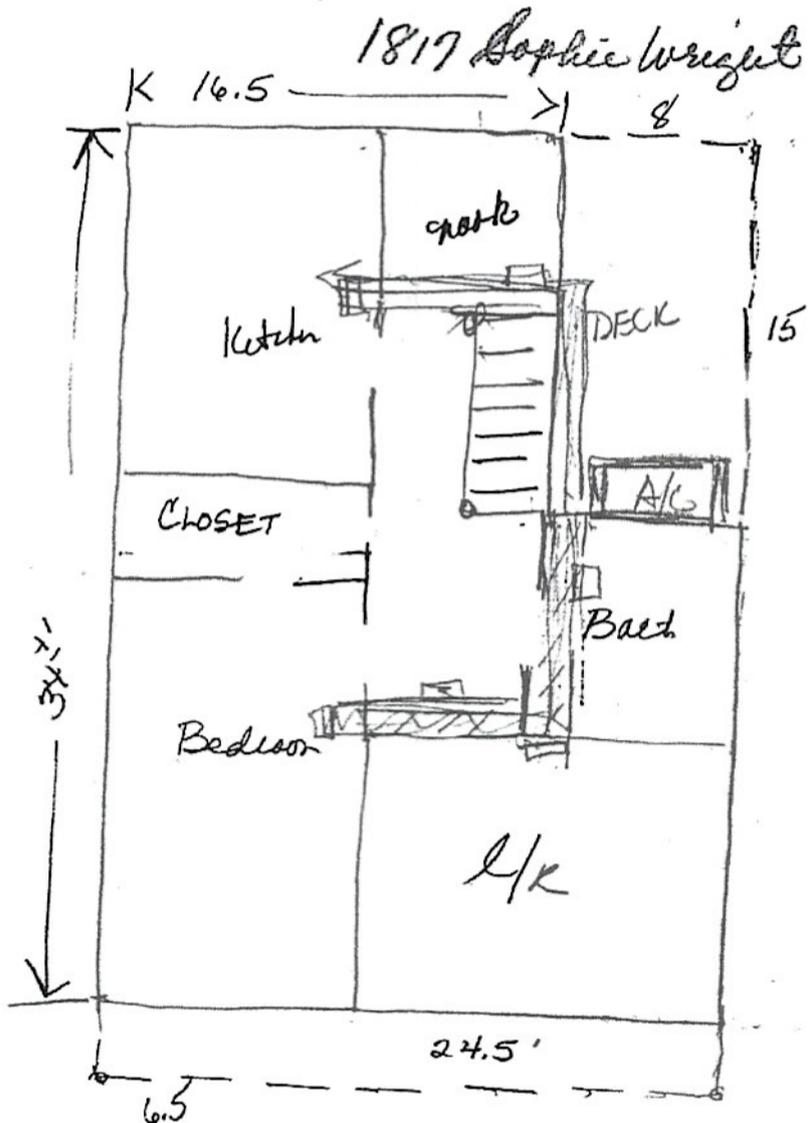
YEAS: Brown, Joshi-Gupta, Lunn, Steeg, Witry

NAYS: n/a

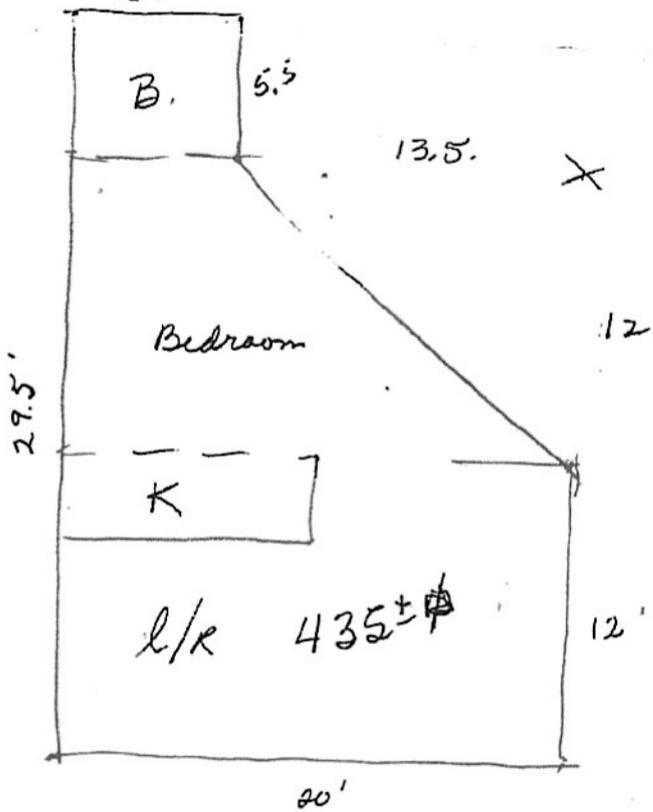
ABSENT: Flick, Jordan, Stewart



CAMP STREET



833 ± φ
 less 120 ± φ
 713 1817 Camp (down)
 x 2 units + 1817 Sophie Wright (up)
 1,426 ±
 435 ± 1819 Sophie Wright
 1,861 ± φ



φ = 20 × 24 = 480 φ
 + 36 ± φ
 - 81 ± φ
 51%
 98
 435 ± φ

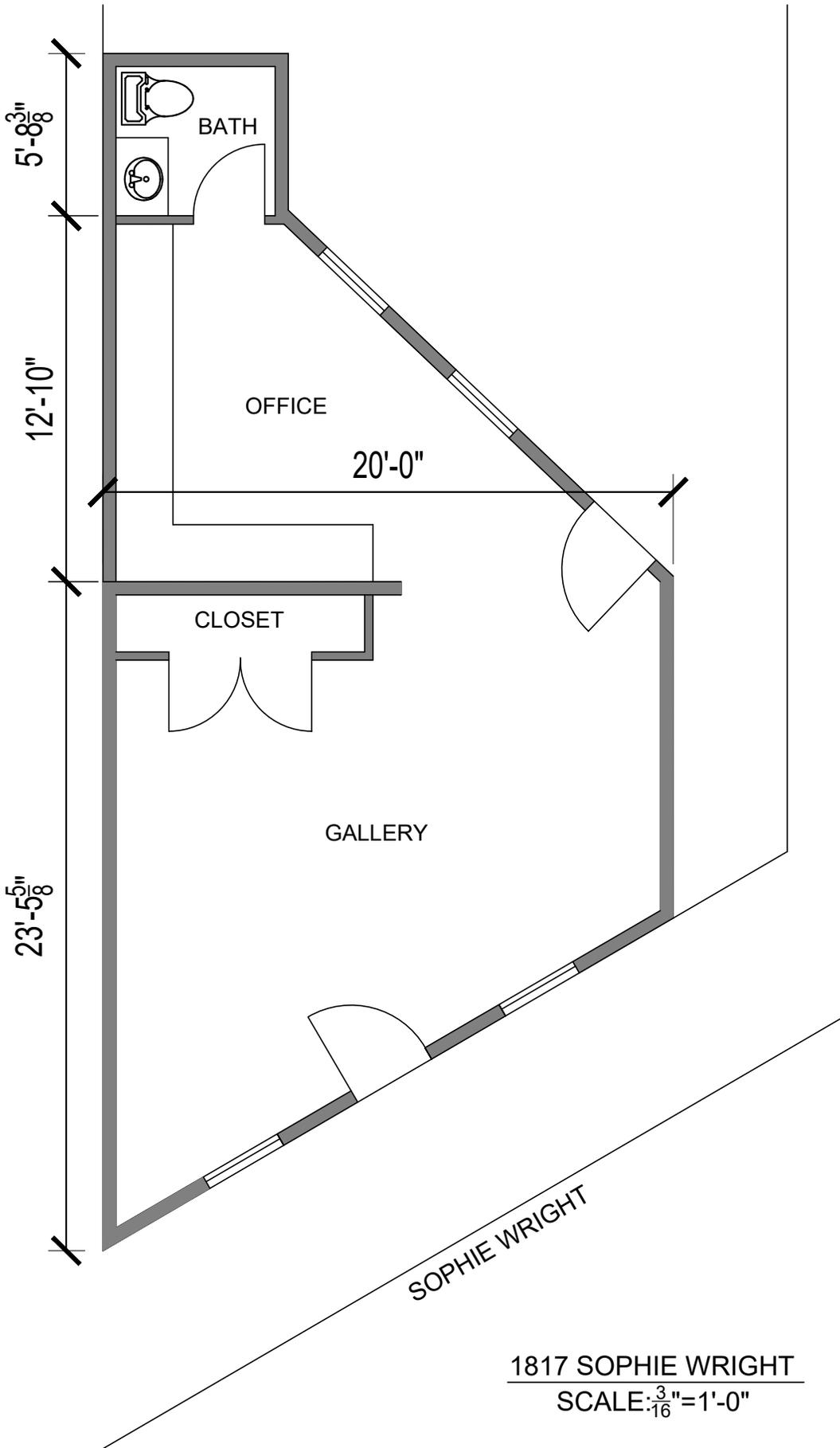
4th DISTRICT

Sq. 141 LOT 4

SOPHIE WRIGHT PLACE

SAINT MARY

FELICITY



1817 SOPHIE WRIGHT
SCALE: $\frac{3}{16}$ " = 1'-0"



City of New Orleans Property Viewer
1819 SOPHIE WRIGHT PL, LA, 70130



PROPERTY INFORMATION

Building Number

Unit Number

Site Address
 1819 Sophie Wright Pl, LA, 70130

First Owner Name
 BOUDOUSQUIE GAYLE H

Second Owner Name

Mailing Address
 228 ST. CHARLES AVE., SUITE 1331

Mailing City
 NEW ORLEANS

Mailing State
 LA

Mailing Zip 5
 70130

Mailing Zip +4
 0000

Use Code

Property Description
 SQ 141 LOT 4 SOPHIE WRIGHT PL 30/24X76/62 1819 SOPHIE WRIGHT PL

GeoPIN
 41041652

Tax Bill ID
 411203403

Lot
 4

Square

BLOCK
 141

PARID
 1819-SOPHIEWRIGHTPL

Parcel Area (sq.ft.)
 1863

Parcel Dimensions (ft.)
 30/24X76/62

ZONING

Zoning District

HU-RD2

Zoning Description

Historic Urban Two-Family Residential District (<http://czo.nola.gov/article-11/>)

FUTURE LAND USE

Future Land Use

MUL

Future Land Use Description

Mixed-Use Low Density (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

Magazine Street Use Restriction Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-20>)

Overlay / IZD Description

Bed and Breakfast Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-18>)

Overlay / IZD Description

Commercial Short Term Rental Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/Article-19#19-4-A-20>)

Overlay / IZD Description

Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. ([https://czo.nola.gov/getmedia/e3412f58-965c-46de-a730-3ecc0611da5c/M-24-493-\(LYING-OVER\)\(AS-AMENDED\).pdf](https://czo.nola.gov/getmedia/e3412f58-965c-46de-a730-3ecc0611da5c/M-24-493-(LYING-OVER)(AS-AMENDED).pdf))

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

MANDATORY INCLUSIONARY ZONING

Description

MIZ Mandatory Inclusionary Zoning Sub-Districts; Strong Sub-District 1

View the CZO article on Mandatory Inclusionary Zoning. (<https://czo.nola.gov/article-28/>)

LOCAL HISTORIC DISTRICTS

Name

Lower Garden District

Ordinance

MCS 5641, MCS 5991, MCS 7949

Jurisdiction

NOHDL

Control

Full

NATIONAL REGISTER OF HISTORIC PLACES

Name

Lower Garden District



1819-SOPHIEWRIGHTPL

411203403

03-13-25

JCM

March 6, 2025

Dear Neighbor:

Please join me for a Neighborhood Participation Program (NPP) meeting regarding the property at 1819 Sophie B. Wright Place.

Date: April 1, 2025

Time: 6:00

Location: 1819 Sophie B. Wright Place

Hi there! My name is Liz Solms. My family and I have lived here in the LGD for a few years now. I am reaching out to our neighbors as I plan to open an art and design bookstore at this location. My plan is to open a tiny shop selling art and design books along with rare and used titles in the genre. The business will occupy 300 square feet of the building. The proposed site plans are included with this letter.

In order to open the business, I am requesting conditional use approval for a Neighborhood Commercial Establishment (store) in an HU-RD2 Historic Urban Two-Family District, in accordance with Article 11, Section 11.2 (Table 11-1) of the Comprehensive Zoning Ordinance.

If I receive approval for the store, I anticipate opening the business in the Fall.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to the NPP meeting so that you can learn more about the proposed shop and ask any questions you may have. This letter is being delivered to you by U.S. Mail, hand delivery, or email. It is also being delivered to the neighborhood organization and the City via email. At the meeting, there will be a sign-in sheet where you can provide your email address so that I can update you on our progress.

If you are unable to attend the meeting but want to additional information or have any questions, do not hesitate to contact me. I look forward to seeing you on April 1st.

Best,

Liz Solms

1819 Sophie B Wright Conditional Use

April 1, 2025 NPP Meeting

Agenda

1. Introduction

- **Liz Solms, project owner and Lower Garden District Resident**

2. Description of Project

- **Overview of proposed business – art and design bookstore**
- **Overview/tour of site**

3. Public Comment

- **Attendees are welcome to ask questions or provide comments**

4. Summary/Next Steps

- **A discussion of how any comments will be addressed**
- **Timeline for submitting Conditional Use application**
- **The public is welcome to contact Liz Solms (liz.solms@gmail.com) for further information and can also follow the project using the City Planning Commission's online tools (CPC handout to be distributed)**

NPP MEETING COMMENT CARD

DATE: 04/01/25

NAME/ADDRESS OF PROJECT: 1819 SOPHIE WRIGHT

COMMENT/QUESTION: No objections

in favor of the change

CONTACT (OPTIONAL)

NAME: DONARDO MAGALHAES

EMAIL: clamarche@aol.com

ADDRESS: 1111 ST. MARK ST. NO CAZAO

NPP MEETING COMMENT CARD

DATE: 4/1/25

NAME/ADDRESS OF PROJECT: 1819 Sophie Wright

COMMENT/QUESTION: in full support

CONTACT (OPTIONAL)

NAME: Andrea Aitken

EMAIL: andreaaitken@gmail.com

ADDRESS: 113 Saint Mary St
70138

NPP MEETING COMMENT CARD

DATE: 4/01/25

NAME/ADDRESS OF PROJECT: 1819 Sophie Wright

COMMENT/QUESTION:

Obv support. Great idea for filled street!

CONTACT (OPTIONAL)

NAME: Wes Michaels

EMAIL: wes@swmstudio

ADDRESS: 1824 Sophie Wright

NPP MEETING COMMENT CARD

DATE: 4/1/25

NAME/ADDRESS OF PROJECT: 1819 Sophie Wright

COMMENT/QUESTION:

Great job! Good use of a space that was historically commercial.

CONTACT (OPTIONAL)

NAME: RAMIRO DIAZ

EMAIL: RAMIRO DIAZ @ MAC.COM

ADDRESS: 1113 SAINT MARY ST. 2A

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Vagabond Properties LLC	102 Funderburk Ave	Houma	LA	70364
Lgo Properties LLC	1035 Felicity St	New Orleans	LA	70130
1825 Sophie Wright LLC	110 Veterans Blvd Ste 525	Metairie	LA	70005
Current Resident	1108 Felicity St	New Orleans	LA	70130
Current Resident	1110 Felicity St	New Orleans	LA	70130
Current Resident	1111 Saint Mary St	New Orleans	LA	70130
Current Resident	1112 Felicity St	New Orleans	LA	70130
Current Resident	1113 Saint Mary St	New Orleans	LA	70130
Current Resident	1113 Saint Mary St Apt 1A	New Orleans	LA	70130
Current Resident	1113 Saint Mary St Apt 1B	New Orleans	LA	70130
Current Resident	1113 Saint Mary St Apt 2A	New Orleans	LA	70130
Current Resident	1114 Felicity St	New Orleans	LA	70130
Current Resident	1115 Saint Mary St	New Orleans	LA	70130
Current Resident	1116 Felicity St	New Orleans	LA	70130
Current Resident	1116 Felicity St Apt 101	New Orleans	LA	70130
Current Resident	1116 Felicity St Apt 102	New Orleans	LA	70130
Current Resident	1116 Felicity St Apt 103	New Orleans	LA	70130
Current Resident	1116 Felicity St Apt 104	New Orleans	LA	70130
Current Resident	1116 Felicity St Apt 201	New Orleans	LA	70130
Current Resident	1117 Saint Mary St	New Orleans	LA	70130
Current Resident	1117 Saint Mary St HM	New Orleans	LA	70130
Current Resident	1117 Saint Mary St Unit 2A	New Orleans	LA	70130
Sherman Loren Scott	1117 Saint Mary St Unit 2A	New Orleans	LA	70130
Current Resident	1117 Saint Mary St Unit A	New Orleans	LA	70130
Current Resident	1117 Saint Mary St Unit B	New Orleans	LA	70130
Current Resident	1117 Saint Mary St Unit D	New Orleans	LA	70130
Current Resident	1117 Saint Mary St Unit E	New Orleans	LA	70130
Sean P Fickert	1117 St Mary St B	New Orleans	LA	70130
Current Resident	1119 Saint Mary St	New Orleans	LA	70130
Current Resident	1119 Saint Mary St Unit 2A	New Orleans	LA	70130
Current Resident	1121 Saint Mary St	New Orleans	LA	70130
Current Resident	1122 Felicity St	New Orleans	LA	70130
Abigail Kathleen Sanders	1122 Felicity St Unit 1	New Orleans	LA	70130

Current Resident	1122 Felicity St Unit 1	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 2	New Orleans	LA	70130
Cheri Jean Deatsch	1122 Felicity St Unit 3	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 3	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 4	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 5	New Orleans	LA	70130
Michael D Dillion	1122 Felicity St Unit 5	New Orleans	LA	70130
Coleena M Wolfe	1122 Felicity St Unit 6	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 6	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 7	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 8	New Orleans	LA	70130
Paul Silvio Berra	1122 Felicity St Unit 8	New Orleans	LA	70130
Current Resident	1122 Felicity St Unit 9	New Orleans	LA	70130
Current Resident	1123 Saint Mary St	New Orleans	LA	70130
Current Resident	1123 Saint Mary St Apt A	New Orleans	LA	70130
Current Resident	1123 Saint Mary St Apt B	New Orleans	LA	70130
Current Resident	1123 Saint Mary St Apt C	New Orleans	LA	70130
Current Resident	1124 Felicity St	New Orleans	LA	70130
Current Resident	1125 Felicity St	New Orleans	LA	70130
Current Resident	1125 Felicity St Unit A	New Orleans	LA	70130
Current Resident	1125 Felicity St Unit B	New Orleans	LA	70130
The Tuman Family Trust	1125 Felicity St Unit B	New Orleans	LA	70130
The Tuman Family Trust	1125 Felicity St Unit B	New Orleans	LA	70113
Current Resident	1125 Felicity St Unit C	New Orleans	LA	70130
Michael III Hubbard	1125 Felicity St Unit C	New Orleans	LA	70130
Current Resident	1125 Felicity St Unit D	New Orleans	LA	70130
Sharon E Smith	1125 Felicity St Unit-A	New Orleans	LA	70130
Current Resident	1125 Saint Mary St	New Orleans	LA	70130
Haluk Dogru	1125 St Mary St	New Orleans	LA	70130
Shauna I Reynolds	1127 Felicity St	New Orleans	LA	70130
Current Resident	1127 Saint Andrew St	New Orleans	LA	70130
Current Resident	1128 Felicity St	New Orleans	LA	70130
Current Resident	1129 Felicity St	New Orleans	LA	70130
Current Resident	1129 Saint Andrew St	New Orleans	LA	70130

Current Resident	1130 Saint Mary St	New Orleans	LA	70130
Current Resident	1131 Saint Andrew St	New Orleans	LA	70130
Patrick J Ibert	1131 St Andrew St	New Orleans	LA	70130
Blanca B Fuentes	1132 Felicity St	New Orleans	LA	70130
Current Resident	1137 Saint Mary St	New Orleans	LA	70130
Current Resident	1137 Saint Mary St Apt 1A	New Orleans	LA	70130
Current Resident	1137 Saint Mary St Apt 1B	New Orleans	LA	70130
Current Resident	1137 Saint Mary St Apt 2A	New Orleans	LA	70130
Current Resident	1137 Saint Mary St Apt 2B	New Orleans	LA	70130
Current Resident	1137 Saint Mary St Ste 201	New Orleans	LA	70130
Kevin R Martinez	1138 Josephine St	New Orleans	LA	70130
First Spanish American Baptist Church Of N O	1148 Felicity St	New Orleans	LA	70130
Current Resident	1150 Felicity St	New Orleans	LA	70130
Jcse Property LLC	1201 Convention Blvd	New Orleans	LA	70130
Current Resident	1201 Felicity St	New Orleans	LA	70130
Current Resident	1201 Saint Andrew St	New Orleans	LA	70130
Current Resident	1201 Saint Mary St	New Orleans	LA	70130
Richard A Matasar	1201 St Andrew St	New Orleans	LA	70130
Warner B Day	1201 St Mary St	New Orleans	LA	70130
Current Resident	1202 Felicity St	New Orleans	LA	70130
Current Resident	1203 Saint Mary St	New Orleans	LA	70130
Current Resident	1204 Saint Mary St	New Orleans	LA	70130
John F Wettermark	1204 St Mary St	New Orleans	LA	70130
Current Resident	1205 Saint Mary St	New Orleans	LA	70130
Marden D Kimball	1205 St Mary St	New Orleans	LA	70130
Charles Wayne Latour	1206 Felicity St	New Orleans	LA	70130
Donald A III Maginnis	1207 Josephine St	New Orleans	LA	70130
Current Resident	1207 Saint Andrew St	New Orleans	LA	70130
Current Resident	1213 Saint Mary St	New Orleans	LA	70130
Duffy Warren J Jr	1214 Felicity St	New Orleans	LA	70130
Current Resident	1214 Saint Mary St	New Orleans	LA	70130
Current Resident	1215 Saint Andrew St	New Orleans	LA	70130
Current Resident	1215 Saint Mary St	New Orleans	LA	70130

Jerome M III Volk	1215 St Andrew St	New Orleans	LA	70130
Don Michael Ayala	1216 Felicity St	New Orleans	LA	70130
Current Resident	1217 Saint Mary St	New Orleans	LA	70130
Current Resident	1218 Saint Mary St	New Orleans	LA	70130
Current Resident	1220 Felicity St	New Orleans	LA	70130
Current Resident	1220 Saint Mary St	New Orleans	LA	70130
Current Resident	1223 Saint Mary St	New Orleans	LA	70130
Current Resident	1226 Saint Mary St	New Orleans	LA	70130
Jacqueline Suasnavar	1226 St Mary St	New Orleans	LA	70130
Current Resident	1231 Saint Mary St	New Orleans	LA	70130
Current Resident	1232 Saint Mary St	New Orleans	LA	70130
Anthony A Dingleman	1232 St Mary St	New Orleans	LA	70130
Current Resident	1233 Saint Mary St	New Orleans	LA	70130
Jennifer H Gardner	1233 St Mary St	New Orleans	LA	70130
Dias 2010 Trust	139 20th Ave	San Francisco	CA	94121
Gros Jeanne L	14438 Beach Heather Ct	Pensacola	FL	32507
Current Resident	1549 Camp St	New Orleans	LA	70130
Current Resident	1549 Camp St Apt 1A	New Orleans	LA	70130
Current Resident	1549 Camp St Apt 2A	New Orleans	LA	70130
Current Resident	1549 Camp St Apt 2B	New Orleans	LA	70130
Steven A Hartnett	1556 Camp St	New Orleans	LA	70130
Current Resident	1558 Camp St	New Orleans	LA	70130
Current Resident	1560 Camp St	New Orleans	LA	70130
Ferrell A McClain	1562 Camp St	New Orleans	LA	70130
Eilean D Mackenzie	1612 S Carrolltin Ave	New Orleans	LA	70118
Current Resident	1800 Camp St	New Orleans	LA	70130
Current Resident	1800 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1801 Sophie Wright Pl	New Orleans	LA	70130
Lance M Daggs	1809 Camp St	New Orleans	LA	70130
Aaron Michael Ross	1810 Camp St	New Orleans	LA	70130
Current Resident	1811 Camp St	New Orleans	LA	70130
Current Resident	1812 Camp St	New Orleans	LA	70130
Stephen Michael Cacioppo	1813 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1814 Camp St	New Orleans	LA	70130

Current Resident	1815 Magazine St	New Orleans	LA	70130
Current Resident	1815 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1816 Camp St	New Orleans	LA	70130
Current Resident	1816 Chestnut St	New Orleans	LA	70130
Current Resident	1817 Magazine St	New Orleans	LA	70130
Current Resident	1817 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1818 Camp St	New Orleans	LA	70130
Current Resident	1818 Chestnut St	New Orleans	LA	70130
Current Resident	1819 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1820 Camp St	New Orleans	LA	70130
Current Resident	1820 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1821 Magazine St	New Orleans	LA	70130
Current Resident	1821 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1823 Magazine St	New Orleans	LA	70130
Current Resident	1823 Magazine St Apt A	New Orleans	LA	70130
Current Resident	1823 Magazine St Apt B	New Orleans	LA	70130
Current Resident	1823 Magazine St Apt C	New Orleans	LA	70130
Current Resident	1823 Magazine St Apt D	New Orleans	LA	70130
Current Resident	1823 Sophie Wright Pl	New Orleans	LA	70130
1824 Sophie Wright Place LLC	1824 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1825 Magazine St	New Orleans	LA	70130
Current Resident	1825 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1826 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1827 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1828 Sophie Wright Pl	New Orleans	LA	70130
Gordon A Pierce	1829 Magazine St	New Orleans	LA	70130
Current Resident	1829 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1837 Magazine St	New Orleans	LA	70130
Current Resident	1837 Magazine St Unit A	New Orleans	LA	70130
Current Resident	1837 Magazine St Unit B	New Orleans	LA	70130
Current Resident	1837 Magazine St Unit C	New Orleans	LA	70130
Current Resident	1837 Magazine St Unit D	New Orleans	LA	70130
Current Resident	1837 Magazine St Unit E	New Orleans	LA	70130
1901 Sophie LLC	1891 Rousseau St	New Orleans	LA	70130

Current Resident	1900 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1901 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1903 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1905 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1907 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1908 Camp St	New Orleans	LA	70130
Current Resident	1911 Magazine St	New Orleans	LA	70130
Current Resident	1917 Camp St	New Orleans	LA	70130
Current Resident	1919 Camp St	New Orleans	LA	70130
Christopher Michael Capitelli	1919 Sohpie Wright Pl Unit 4	New Orleans	LA	70130
Kendra Mcanally	1919 Sophia Wright Pl #2	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 1	New Orleans	LA	70130
Pamela J Soboul	1919 Sophie Wright Pl Unit 1	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 2	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 3	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 4	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 5	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 6	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 7	New Orleans	LA	70130
Current Resident	1919 Sophie Wright Pl Unit 8	New Orleans	LA	70130
Lauren Chernekoff	1919 Sophie Wright Pl Unit 8	New Orleans	LA	70131
Current Resident	1919 Sophie Wright Pl Unit 9	New Orleans	LA	70130
Current Resident	1921 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1923 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1925 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1927 Sophie Wright Pl	New Orleans	LA	70130
Current Resident	1929 Sophie Wright Pl	New Orleans	LA	70130
Prosser Nathaniel L IV	2031 Joseph St	New Orleans	LA	70115
Ryan Devillier	222 Wintergreen St	Thibodaux	LA	70301
Taz Properties LLC	224 N Park Avenue	Fremont	NE	68025
Gayle H Boudousquie	228 St Charles Ave Suite 1331	New Orleans	LA	70130
1116 Felicity Street LLC	272 Henry St Apt 3A	Brooklyn	NY	11201
Tyson Lykes Geary	2833 St Charles Ave Unit 30A	New Orleans	LA	70115

Samuel S Kennedy	3129 Orleans Ave	New Orleans	LA	70119
Jamayanute LLC	3220 Saint Ann St	New Orleans	LA	70119
Richard Keith Bradley	337 Main St	Bay Saint Louis	MS	39520
1215 St Mary LLC	3436 Magazine St #149	New Orleans	LA	70115
Shelbykay LLC	3717 Amherst Ave	Dallas	TX	75225
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA	70122
Scioto Properties SP 16 LLC	4145 Powell Rd	Powell	OH	43065
Anthony L Marinaro	450 Lowerline St	New Orleans	LA	70118
927-929 Third St LLC	4524 Bancroft Dr	New Orleans	LA	70122
Rebecca Alice Kaapuni	4950 California St #6	San Francisco	CA	94118
185 Morrison Ave #101 LLC	5 Brent Rd	Lexington	MA	02420
Anthony Gregorio	5100 Green Acres Ct	Metairie	LA	70003
William R Powe	5500 Prytania St #318	New Orleans	LA	70115
Crescent Investment Holdings LLC	5800 Fontainebleau Dr	New Orleans	LA	70125
Kenneth A Bell	6126 Loyola Ave	New Orleans	LA	70118
William R Skidmore	6902 Bois D'are Ln	Richmond	TX	77406
Felicity Church LLC	701 Poydras St Ste 4100	New Orleans	LA	70139
1837 DHV LLC	916 Francis St	Marrero	LA	70072
Taz Property Company LLC	224 North Park Avenue	Fremont	NE	68025
Faith L Meltzer	129 Worthington St	Doylestown	PA	18901
Laura Catherine Beer	1122 Felicity St #7	New Orleans	LA	70130
Arocho Alfred Jr	1122 Felicity St Unit 9	New Orleans	LA	70130
Cassidy Mark M MD	1201 St Mary St	New Orleans	LA	70115
William S Jr Vincent	2018 Prytania	New Orleans	LA	70130
Taz Propertiesllc	224 N Park Avenue	Fremont	NE	68025
The Penny J Andersen Trust	PO Box 235168	Encinitas	CA	92023
Philip B Pham	W 126S7117 Chickory Ct	Muskego	WI	53150
Council District B - Lesli Harris	1300 Perdido St., Rm 2W20	New Orleans	LA	70112
Lower Garden District	1326 St. Andrew St	New Orleans	LA	70130





Re: ZD25-0537 (1819 Sophie B. Wright Place) - Request to Amend Submission Date to June 3

From Stephen K. Kroll <skroll@nola.gov>

Date Fri 5/23/2025 4:04 PM

To Marshall Hevron <Marshall.Hevron@arlaw.com>; Haley M. Delery <hdelery@nola.gov>; Sabine E. Lebailleur <selebailleur@nola.gov>; Erica Sensenbrenner <Erica.Sensenbrenner@arlaw.com>; Jenna D. Burke <Jenna.Burke@nola.gov>; Mitchell S Kogan <Mitchell.Kogan@nola.gov>

Received. June 3 will be considered to be the submission date and it will be scheduled for the August 12 CPC meeting.

From: Marshall Hevron <Marshall.Hevron@arlaw.com>

Sent: Friday, May 23, 2025 2:31 PM

To: Stephen K. Kroll <skroll@nola.gov>; Haley M. Delery <hdelery@nola.gov>; Sabine E. Lebailleur <selebailleur@nola.gov>; Erica Sensenbrenner <Erica.Sensenbrenner@arlaw.com>; Jenna D. Burke <Jenna.Burke@nola.gov>; Mitchell S Kogan <Mitchell.Kogan@nola.gov>

Subject: ZD25-0537 (1819 Sophie B. Wright Place) - Request to Amend Submission Date to June 3

Dear Stephen,

I represent the applicant in the above referenced conditional use application. By way of this email, I request that the CPC consider the application to be submitted on June 3rd. This will allow my client to attend the August 12th CPC hearing in person.

Please confirm that the submission date can be considered June 3rd. If you have any questions or need anything else, do not hesitate to contact me.

Best,

Marshall

MARSHALL HEVRON

Partner

E: Marshall.Hevron@arlaw.com

O: 504.585.0242

M: 504.296.5291

701 Poydras Street, Suite 4500
New Orleans, LA 70139



adamsandree.com

City Planning Commission Speaker Card

3

Date: 8/12

I would like to speak regarding CPC Docket: 038-25

IN SUPPORT

Name: Marshall Hevron

Address: 701 Poydras # 4500

I am the applicant for this docket -> Council

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

3

Date: 8/12/25

I would like to speak regarding CPC Docket: 038-25

IN SUPPORT

Name: ELIZABETH SOLMS

Address: 928 Euterpe St. NOLA 70130

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

3

Date: _____

I would like to speak regarding CPC Docket: 038-25

IN SUPPORT

Name: MATT RYAN

Address: 1017 EUTERPE 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]