

**City Planning Commission
Preliminary Staff Report
Tuesday, June 9, 2026**

Zoning Docket 050-26

Prepared by: Valerie

McMillan

Date: 05/05/2026

Deadline for CPC action: 07/11/2026

CC Deadline: 60 days from receipt

City Council District: C – Freddie King

Applicant: Esplanade Ventures, LLC

Request: Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to a HU-RM1 Multi-Family Residential District and a conditional use to permit a principal bed and breakfast.

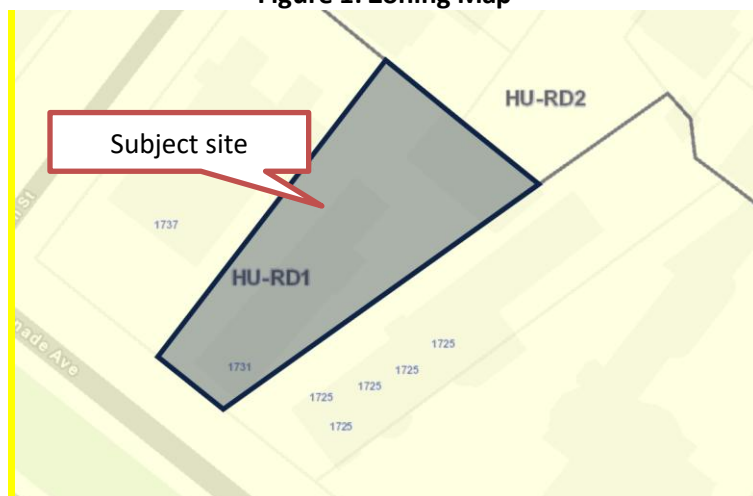
Property Description: Square 761, Lot B, in the Third Municipal District, bounded by North Roman Street, Esplanade Avenue, North Derbigny Street and Kerlerec Street.

Address: 1731 Esplanade Ave.

Description

The petitioned site is located along the Esplanade Ave. corridor. The site is improved upon with a two-story, multi-family residence, with a floor area of 4,092 square feet. The applicant proposes utilizing the site as a principal bed and breakfast with seven guestrooms, instead of the existing accessory bed and breakfast that currently utilizes five guestrooms. There is also a full-time caretaker on site, that utilizes an eighth guestroom. While accessory bread and breakfast uses are allowed through the conditional use process in HU-RD1 Districts, principal bread and breakfast uses are not allowed as permitted or conditional in those Districts. Principal bed and breakfast uses are conditional uses in the HU-RM1 Multi-Family Residential District, which triggers the rezoning request.

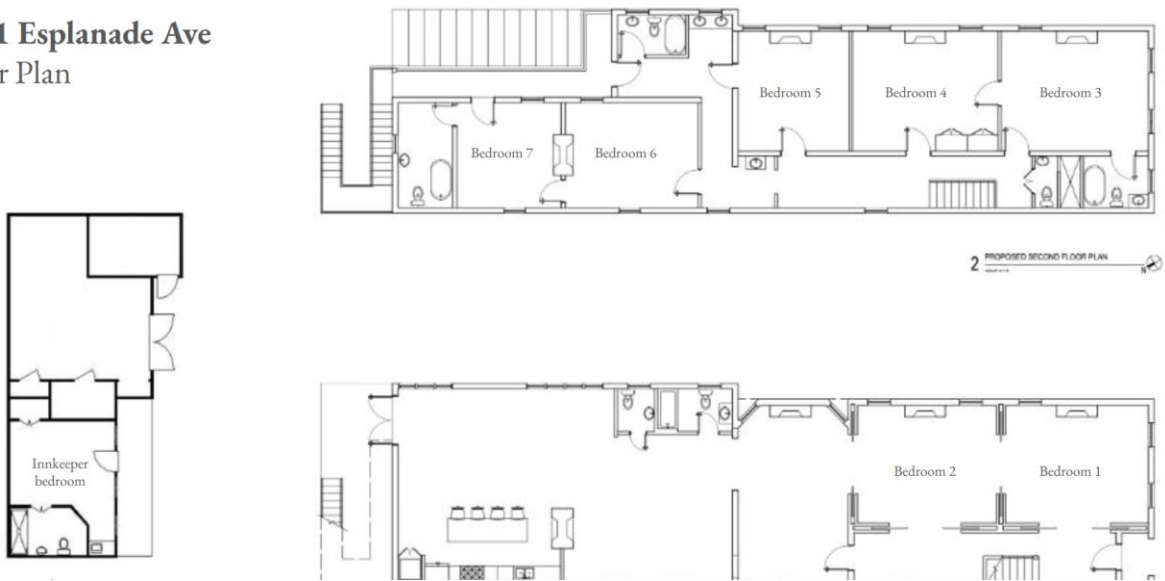
Figure 1: Zoning Map



Source: PropertyViewer

Figure 2. Proposed Site Plan

**1731 Esplanade Ave
Floor Plan**



Source: provided by applicant

Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

Per **Article 12, Section 12.2, Table 12-1**, principal bed and breakfast uses are conditional in the HU-B1A Neighborhood Business District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis – Zoning Change

Background

The site's zoning and land use history is as follows, based on the City Planning Commission's records.

Zoning: 1929 – B Multi-Family Residential
1953 – B Two-Family Residential
1970 – RM3 Multi-Family Residential
Current – HU-RD1 Historic Urban Two-Family Residential District

Land Use: 1929 – Single-Family Residential
1949 – Multiple Family Residential
1999 – Residential Single/Two Family¹

¹ The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific, so it does not necessarily indicate the use of this particular property in 1999.

Purpose of the rezoning

This proposal is to allow the expansion of an existing accessory bed and breakfast, which can utilize up to five bedrooms to a principal bed and breakfast, to utilize each of the seven existing guest rooms. No additions or alterations to the site or building façade are proposed. While accessory bed and breakfast uses are allowed through the conditional use process in HU-RD1 Districts, principal bed and breakfast uses are not allowable as permitted or conditional in those Districts. Principal bed and breakfast uses are conditional uses in the HU-RM1 Multi-Family Residential District, which triggers the rezoning request.

Anticipated impact on surrounding land uses

The anticipated impact of the requested zoning change from a Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to a HU-RM1 Multi-Family Residential District would slightly intensify the use of the site, and could allow group homes or adult day care facilities, in addition to multi-family dwellings.

Spot zoning policy

The request is a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.² This proposal is a spot zone, as it would convert a two-family residentially zoned HU-RD1 site into a multi-family zoned HU-RM1 Multi-Family Residential District site.

The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to similar surrounding properties. Due to this preferential treatment, the Commission is generally not supportive of spot zoning.

Spot zoning can include the establishment of a new zoning district for a single property (or relatively small number of properties), as well as the expansion of an existing zoning district when the expansion has the effect of granting a certain property (or small number of properties) preferential treatment that is not also granted to surrounding similarly situated properties. As a policy, the City Planning Commission will generally object to requests for spot zones. (However, in some instances, the City Planning Commission will be supportive of spot zones that are supported by the Historic Non-Conforming Use Policy.

General

- A. *The request is consistent with the Plan for the 21st Century.*
- B. *The petition is in harmony with the historic character of the surrounding neighborhood.*
- C. *The request serves a neighborhood need.*
- D. *The property has a history of non-residential use.*

² See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

Specific

Historically commercial properties are often developed with the following characteristics:

- a. The building is built to the sidewalk and frames the corner.*
- b. The building entrance is visible from both streets, typically at an angle at the corner.*
- c. The building has an overhang, gallery, balcony, or canopy over the sidewalks.*
- d. The building has display windows, rather than large blank walls.*

The spot zoning policy is designed to evaluate the appropriateness of a rezoning of one single parcel from a residential to a commercial district, by analyzing the physical nature of the building and history of commercial use, which is not the case here since the proposal is to go from one residential district to another. While the criteria do not apply to the proposal, staff still believes it's a spot zone since it singles out one parcel for different treatment than all the other surrounding properties.

The petitioned zoning classification must be the most restrictive available to accommodate the class of uses to serve the neighborhood.

This criterion is met. A HU-RM1 Multi-Family Residential District and not the originally proposed HU-B1A District would be the most restrictive available to allow a principal bed and breakfast at the site.

The request to change the zoning from an HU-RD1 Historic Urban Two-Family Residential District to an HU-RM1 Multi-Family Residential District cannot be justified under the Historic Non-Conforming Use Policy. The proposal would not be harmonious with the character of the surrounding neighborhood, which historically featured single and two-family residential uses with commercial uses interspersed.

Evaluation of approval standards – Zoning Change

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** 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 not 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 outlined in 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. “Chapter 13: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Residential Low Density Pre-War”. The goal, range of uses, and development character for that designation is copied below:

Residential Low Density Pre-War

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. 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 zoning change is **inconsistent** with the goal for the Residential Low Density Post-War FLUM category as it is generally suited for single, two-family development with instances of neighborhood serving retail.

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

This standard is met.

While the requested zoning change would change the site from a two-family residential zoning residential to a multi-family zoning, the site would remain within the Historic Urban neighborhood place designation.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is not met.

The site is currently developed with an accessory bed and breakfast establishment with five bedrooms. The zoning change and conditional use would allow the site to become a principal bed and breakfast with seven guest rooms, which is in line with the existing use of the site. However, the multi-family zoning designation would be out of scale with the surrounding residential zoning, creating a spot zone.

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

This standard is not met.

The proposed use is an expansion of the existing accessory bed and breakfast. While the proposal does not call for any alterations or additions to the building, the addition of additional guest rooms could encourage a greater influx of tourists and noise to the residential area.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is not met.

The site is already operational as an accessory bed and breakfast in the HU-RD1 District. The proposal will upzone the site and allow more intensive commercial uses to operate at the site.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

This standard is not met.

The site is not vacant and is currently operational as a bed and breakfast.

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

This standard is not met.

The proposed amendment does not reflect an error or change in policy, in that it is proposing to change the zoning district to serve a singular owner.

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

This standard is not met.

The request is to allow the expansion of an existing bed and breakfast establishment, which will benefit its singular owner. It will not provide much-needed housing or otherwise benefit the City as a whole.

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

This standard is not met.

The amendment will not support the overall intent of the zoning ordinance and Master Plan. The zoning change request will up zone the site in a way to encourage more commercial development that's less amenable to nearby residential development.

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

This standard is met.

The amendment would not create any nonconformities.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is met.

The area surrounding the petitioned site includes historic residential uses with neighborhood commercial establishments intermixed on corner lots that have historically been developed with small commercial structures. Though the proposal could allow the site to be utilized as a more intensive residential uses even the request would not alter the design of the structure or be out of scale and character with the surrounding neighborhood.

Evaluation of approval standards – Conditional Use

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.

<i>The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.</i>	
<u>Not Met</u>	The Master Plan identifies the subject site as Residential Low Density Pre-War, where the goal is to support neighborhood serving retail to support single and two-family residential uses. A principal bed and breakfast does not fall into the range of uses intended for this area.
<i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i>	
<u>Met</u>	The subject site is located within the HU-RD1 District where the proposed principal bed and breakfast site is currently operational as an accessory bed and breakfast. The proposal is not a permitted or conditional use in the current HU-RD1 District but would be appropriate in the proposed HU-RM1 designation.
<i>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.</i>	
<u>Met</u>	The site currently meets the use standards for bed and breakfast accessory standards and would need to meet bed and breakfast principal standards, provided that this request be approved. The bed and breakfast principal standards are provided below. a. Proof of operator occupancy shall be established by submission of at least three (3) pieces of proof of residence to the Department of Safety and Permits. b. All signs shall comply with applicable sign regulations for the zoning district. c. The bed and breakfast is limited to a maximum of nine (9) units for overnight accommodation. d. Cooking facilities are prohibited in individual guest rooms. e. If the zoning district allows restaurants, meals may be served to guests other than those registered with the bed and breakfast, provided the facility meets all other applicable city and state codes for food service. f. Leasing of common areas for social events shall be allowed, provided the facility meets all applicable off-street parking

	requirements and complies with the noise ordinance and all other provisions of the City Code. g. In residential districts and HU-B1A Neighborhood Business District, HU-B1 Neighborhood Business District, HU-MU Neighborhood Mixed-Use District, S-LM Lake Area Marina District, MU-1 Medium Intensity, Mixed-Use District, and MU-2 High Intensity Mixed-Use District, only one (1) Accessory Bed and Breakfast, one (1) Principal Bed and Breakfast, or one (1) Non-Commercial Short Term Rental is permitted within each city block, inclusive of all lots fronting any exterior boundary of said block and all interior lots not fronting the public right of way.
<i>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.</i>	
<u>Met</u>	The proposed use includes the utilization of each of the seven existing guestrooms into commerce and does not call for any alterations or additions to the building façade.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F³.</i>	
<u>Met</u>	Staff is unaware of any variances currently proposed for this request. Any site deficiencies will be evaluated as part of Safety and Permits' review.
<i>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.</i>	
<u>Not Met</u>	This standard is not met. The proposal would intensify the use of the site to allow seven guestrooms instead of five. According to the applicant's NPP summary report, the applicant has already been renting all seven of the rooms, with neighbors reporting noise disturbances from parties at the site. The continued allowance of the renting of all seven of the guest rooms could further exacerbate this issue.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

<i>Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?</i>
Staff is unable to forecast the future use of this property, as that will be determined by market forces. As the site will be utilized as a bed and breakfast, conversion into long-term housing would be possible as infrastructure will already be in place to better support residential uses.
<i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i>
The proposed principal bed and breakfast will not reduce the amount of long-term housing as the site

³ [Article 4, Section 4.6.F Approval Standards](#)

already operates as an accessory bed and breakfast.

Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?

Yes. The site block is bounded by Esplanade Ave., N. Roman St., N. Derbigny St. and Kerlerec St. A transit stop for the Esplanade Ave. bus is located at the corner of Esplanade Ave. and Claiborne Ave.

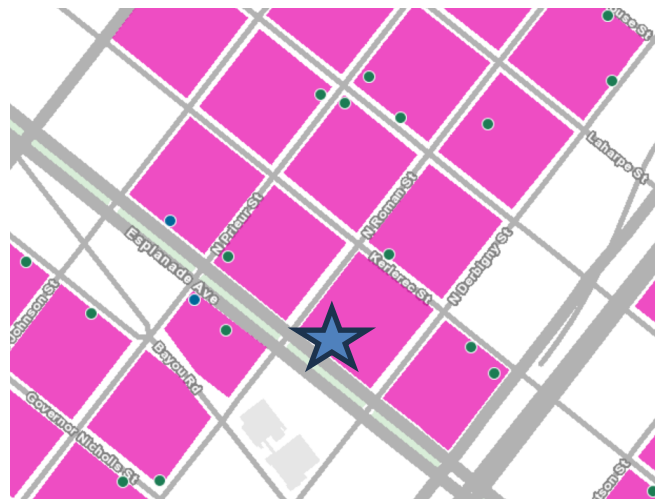
Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?

A Zoning Violation letter was issued March 24, 2026, reporting the illegal use of the site, operating with more than 5 bedrooms and advertised as a whole home rental (24-07603-ILGUS). It has not been adjudicated, as the applicant is pursuing this zoning change and conditional use application to get into compliance.

How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

Per the Short-Term Rental Administration's Registry of Short-Term Rentals⁴ (see Figures 2 and 3), there are several transient lodging uses within 1,000 feet of the subject property.

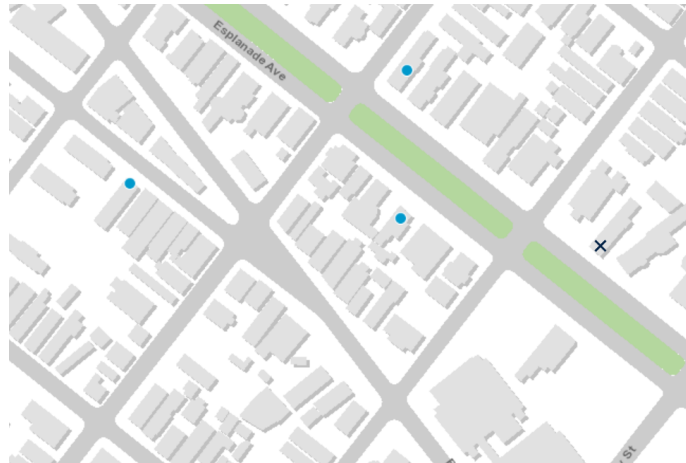
Figure 2: Hotels Motels BBs within 1000 feet



(Source: Short Term Rental Administration)

⁴ [Short Term Rental Administration's Registry of Short-Term Rentals](#)

Figure 3: Short Term Rentals within 1000 feet



Staff Recommendation

The staff recommends **DENIAL** of both the Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to a HU-RM1 Multi-Family Residential District and a conditional use to permit a principal bed and breakfast.

CITY PLANNING COMMISSION MEETING (May 12, 2026)

Staff presented staff's recommendation of denial as well as the applicant's request for deferral and change of the zoning change request. Staff stated that the applicant had been informed that a zoning change to an HU-RM1 Multi-Family Residential District would be the least intensive designation for the applicant to be able to operate a principal bed and breakfast, as part of the conditional use process. Staff also stated that a change of request to the HU-RM1 designation would not change staff's recommendation. Staff shared that the applicant would like to defer this request to the June 9th hearing, to allow time to update the request to allow for a zoning change to the HU-RM1 multi-family designation.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 050-26 IS HEREBY RECOMMENDED FOR DEFERRAL, TO BE HEARD AT THE JUNE 9, 2026, CITY PLANNING COMMISSION PUBLIC HEARING.

YEAS: Flick, Jackson, Jordan, Joshi-Gupta, Hebert, Kepper, Steeg,

NAYS: Witry

ABSENT: Poche

CITY PLANNING COMMISSION MEETING (June 9, 2026)

Staff summarized the application and presented staff's recommendation of denial. The applicant's representative spoke in support of the request. There was public comment in opposition of this request.

Commissioner Steeg made a motion for denial, which was seconded by Commissioner Joshi-Gupta and unanimously adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 050-26 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Jackson, Jordan, Joshi-Gupta, Hebert, Kepper, Poche, Steeg, Witry

NAYS:

ABSENT:



City of New Orleans Property Viewer

1731 ESPLANADE AVE, LA, 70116



PROPERTY INFORMATION

Building Number

Unit Number

Site Address

1731 ESPLANADE AVE, LA, 70116

First Owner Name

ESPLANADE VENTURES LLC

Second Owner Name

Mailing Address

ETAL, 7835 MAPLE ST

Mailing City

NEW ORLEANS

Mailing State

LA

Mailing Zip 5

70118

Mailing Zip +4

Use Code

Property Description

SQ 761 LOT B ESPLANADE 35 OVER 70 X 164 OVER 158 SGLE 2/ST 2/APTS 18/RMS A/R E REC

GeoPIN

41078290

Tax Bill ID

37W108803

Lot

B

Square

BLOCK

761

PARID

1731-ESPLANADEAV

Parcel Area (sq.ft.)

8453

Parcel Dimensions (ft.)

35x70x164x158

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=1731-ESPLANADEAV>)

ZONING

Zoning District

HU-RD1

Zoning Description

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

Uses

Permitted and Conditional Uses (<http://czo.nola.gov/article-11#11-2>)

FUTURE LAND USE

Future Land Use

RLD-PRE

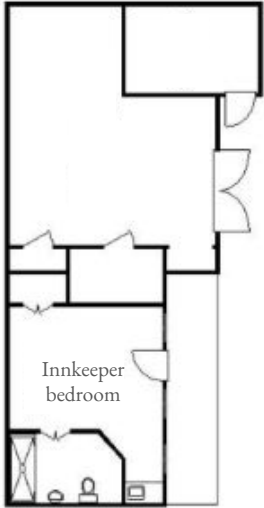
Future Land Use Description

Residential Low Density Pre-War (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

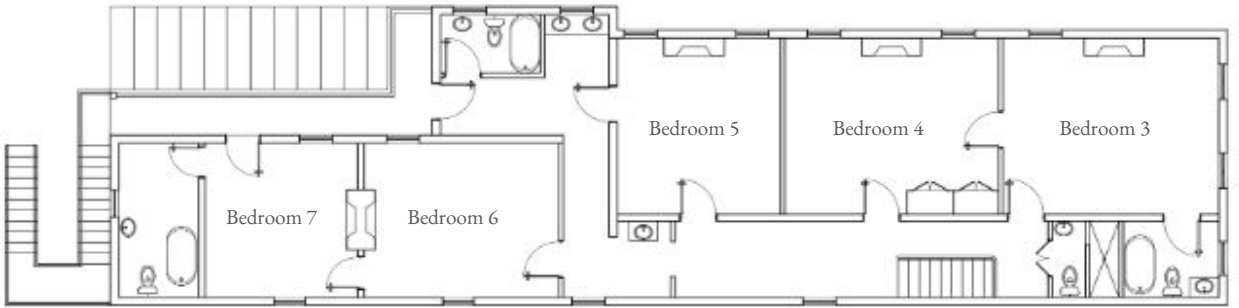
1731 Esplanade Site Plan



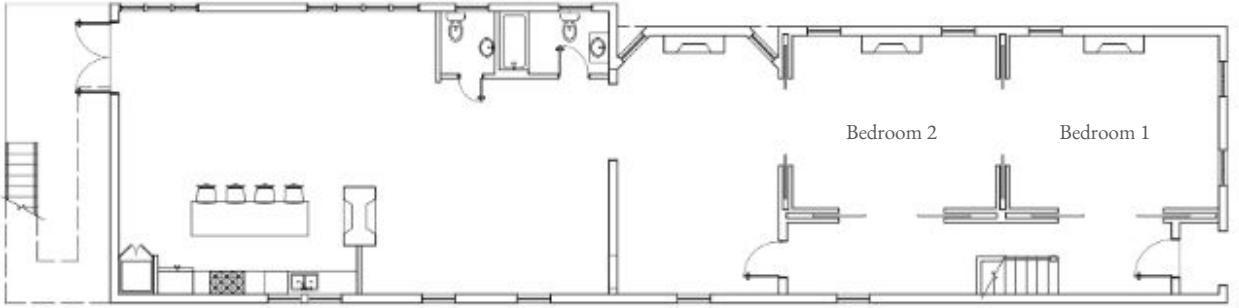
1731 Esplanade Ave Floor Plan



Innkeeper's suite/Guest House



2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"





NPP Community Meeting Invitation (Zoning Change & Conditional Use)

September 18th, 2025

Dear Neighbor:

On behalf of our client, Esplanade Ventures LLC, we are applying for a zoning change and conditional use for the property located at 1731 Esplanade Ave. to permit a 7-guest bedroom Principal Bed & Breakfast. This property is currently licensed as an accessory Bed & Breakfast even though there are 7 guest bedrooms. There will be no renovations taking place. This request is to allow the B&B to be used as is with 7- bedrooms. The innkeeper's bedroom is the 8th bedroom but is not for rent.

The current zoning district is HU-RD1, Historic Urban Two-Family Residential Zoning District which according to the use table in Article 11, Section 11.2 (Table 11-1), does not permit a Principal B&B. The Zoning District we are requesting the property to be changed to is HU-B1A, Historic Urban Neighborhood Business Zoning District which according to Article 12, Section 12.2 (Table 12-1) a Bed & Breakfast – Principal is a conditional use. The property has operated as a Bed and Breakfast for many years. The owners would like to operate the B&B as a Principal Bed & Breakfast with a live-in innkeeper to utilize the 7 bedrooms for guests. This request must be heard by the City Planning Commission and City Council at public meetings.



As a nearby neighbor to 1731 Esplanade Ave. or someone with regards for the neighborhood, Zach Smith Consulting & Design's team would like to invite you to a meeting to discuss the Zoning Change and Conditional Use for the 7-guest bedroom Principal Bed & Breakfast. During this meeting, you will learn more about our proposal and have time to ask questions or voice concerns regarding this request. You are welcome to send us any questions beforehand. This letter is being delivered through U.S. Mail. E-mail and/or through hand delivery.

The meeting will take place: **Tuesday, October 7th at 5:30pm at 1731 Esplanade Ave, New Orleans, LA 70116.**

If you are unable to attend and would like to receive info about the meeting, please feel free to contact me. If you have any additional questions or comments, please reach me at my email address below and include "1731 Esplanade Ave" in the subject line.

Sincerely,

A handwritten signature in blue ink that reads 'R. Loesel'.

Ron Loesel (ron@zachsmithconsulting.com) | Permit Liaison | Zach Smith Consulting & Design | 504-383-3748

www.zachsmithconsulting.com

1731 Esplanade Ave.



1731 Esplanade Ave. Re-Zoning & Conditional Use Meeting Summary Report

Date of Report: October 8, 2025

Project Name: 1731 Esplanade Ave.

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for the property located at 1731 Esplanade Ave. We are applying for a zoning change and conditional use for the property located at 1731 Esplanade Ave. to permit a 7-guest bedroom Principal Bed & Breakfast. This property is currently licensed as a Bed & Breakfast even though there are 7 guest bedrooms. There will be no renovations taking place. This request is to allow the B&B to be used as is with 7- bedrooms. The eighth bedroom belongs to the innkeeper and is not available for rent. The current zoning district is HU-RD1, Historic Urban Two-Family Residential Zoning District which according to the use table in Article 11, Section 11.2 (Table 11-1), does not permit a Principal B&B. The Zoning District we are requesting the property to be changed to is HU-BIA, Historic Urban Neighborhood Business Zoning District which according to Article 12, Section 12.2 (Table 12-1) a Bed & Breakfast — Principal is a conditional use. The property has operated as a Bed and Breakfast for many years. The owners would like to operate the B&B as a Principal Bed & Breakfast with a live-in innkeeper to utilize the 7-bedrooms for guests. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-ins lists, petitions, letters, summary sheets, and other materials are attached.

Contact: Ron Loesel; 1000 S Norman C Francis Pkwy, New Orleans, LA 70125; 504-383-3748;
ron@zachsmithconsulting.com

Neighborhood Meetings: The following date and location of the meeting where citizens were invited to discuss the applicant's proposal.

- 1) Tuesday October 7, 2025, at 5:30pm at 1731 Esplanade Ave, New Orleans, LA 70116. There were 8 people in attendance – 2 neighbors, 2 ZSCD employees, and 4 Stay Heirloom employees.

Correspondence and Telephone Calls:

- 1) Wednesday September 18th, 2025 – letters mailed or emailed to contact lists, including homes, apartments, and neighborhood associations.

Results: There were 189 people/groups/addresses invited to the community meeting. Please see the meeting minutes attached.

- 1) Summary of questions, concerns, issues, and problems:
 - a. Late night noise & potential issues with noise with increased density, 24/7 contact for someone on site or with Heirloom to report issues, previous problems with landscaping and renovation work.
- 2) How questions, concerns, issues, and problems will be addressed:

- a. Phone numbers and emails were given to the neighbor who had issues with noise in the past. There is a 24/7 phone line with a person always manning the line for the neighbor to call if there are any issues with the guests or property. There is also a security guard who patrols their sites and can be called out if needed. Heirloom is going to coordinate with the neighbor regarding previous issues damaging their landscaping and fix anything needed for the neighbor's property. Possible monthly check-in will be scheduled if neighbor wishes. The property will remain a B&B but wants to ensure their relationships with the neighbors are good and the neighbors feel like they can contact anyone at any time to resolve any issues.
- 3) How questions, concerns, issues, and problems will continue to be addressed:
- a. The attendees were given contact information for Ron Loesel and multiple Heirloom contacts and told to contact us via email or phone call if there are any other questions, concerns, issues, or suggestions. The attendees will be contacted by ZSCD with the information from the NPP meeting (if they gave their email address, which they were encouraged to do on the sign-in sheet). They were also told about the process of the CPC meeting and City Council meeting and told that these were open to the public and to attend if they wanted to engage in the public comment at these meetings.

Meeting Date/Time: Oct 7 2025 @ 5:30pm

Meeting Location: 1731 ESPINARDE

Project Name/Address: 1731 ESPINARDE

[illegible]

NPP AGENDA

1731 Esplanade Ave.

Date: Oct 7, 2025

Location: 1731 Esplanade Ave

Time: 5:30PM

I. Welcome

- Introduction
- Discussion of required NPP Documents

II. Description of the Project

- Zoning Change Request and CZO documentation
- Conditional use to permit a Principal B&B
- No additions or changes to the floor plan

III. Public Comment

- Comment Cards/Additional comments

IV. Summary

- Review of comments and suggestions from NPP Meeting

V. Next Steps

- Application submittal
- City Planning Commission and City Council Hearings

1731 Esplanade NPP Invitation

Ron Loesel <ron@zachsmithconsulting.com>

Thu, Sep 18, 2025 at 9:19 AM

To: CPCINFO <cpcinfo@nola.gov>, ERTCA <ERTCA@yahoogroups.com>, lebranelegacyfoundation@yahoo.com, 7thwardassoc@gmail.com, Eugene J Green <Eugene.Green@nola.gov>

Cc: "Robin C. Jones" <rcjones@nola.gov>, Sandra G Thomas <Sandra.Thomas@nola.gov>, Monique N Green <Monique.Green@nola.gov>, Ron Loesel <ron@zachsmithconsulting.com>, Laura Barth <laura@zachsmithconsulting.com>

Good Morning,

Please see the attached NPP invitation for the property located at 1731 Esplanade Ave. which was mailed by first class mail today.

Thanks,

Ron

--

Ron Loesel
504-377-9188



Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
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1000 S Norman C Francis Pkwy

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 **1731 Esplanade NPP Invite 9.18.25.pdf**
573K

1731 Esplanade NPP Invitation

Sandra G Thomas <Sandra.Thomas@nola.gov>
To: Ron Loesel <ron@zachsmithconsulting.com>

Thu, Sep 18, 2025 at 9:34 AM

Received.

Best,

Sandra G. Thomas

Chief of Staff

New Orleans City Council, District D

1300 Perdido Street, Room 2W20

New Orleans, LA 70112

(504)658-1044/1046

sandra.thomas@nola.gov

From: Ron Loesel <ron@zachsmithconsulting.com>

Sent: Thursday, September 18, 2025 9:19 AM

To: CPCINFO <CPCINFO@nola.gov>; ERTCA <ERTCA@yahoogroups.com>; lebranelegacyfoundation@yahoo.com; 7thwardassoc@gmail.com; Eugene J Green <Eugene.Green@nola.gov>

Cc: Robin C. Jones <rcjones@nola.gov>; Sandra G Thomas <Sandra.Thomas@nola.gov>; Monique N Green <Monique.Green@nola.gov>; Ron Loesel <ron@zachsmithconsulting.com>; Laura Barth <laura@zachsmithconsulting.com>

Subject: 1731 Esplanade NPP Invitation

Good Morning,

Please see the attached NPP invitation for the property located at 1731 Esplanade Ave. which was mailed by first class mail today.

Thanks,

Ron



NPP Community Meeting Invitation (Zoning Change & Conditional Use)

September 18th, 2025

Dear Neighbor:

On behalf of our client, Esplanade Ventures LLC, we are applying for a zoning change and conditional use for the property located at 1731 Esplanade Ave. to permit a 7-guest bedroom Principal Bed & Breakfast. This property is currently licensed as an accessory Bed & Breakfast even though there are 7 guest bedrooms. There will be no renovations taking place. This request is to allow the B&B to be used as is with 7- bedrooms. The innkeeper's bedroom is the 8th bedroom but is not for rent.

The current zoning district is HU-RD1, Historic Urban Two-Family Residential Zoning District which according to the use table in Article 11, Section 11.2 (Table 11-1), does not permit a Principal B&B. The Zoning District we are requesting the property to be changed to is HU-B1A, Historic Urban Neighborhood Business Zoning District which according to Article 12, Section 12.2 (Table 12-1) a Bed & Breakfast – Principal is a conditional use. The property has operated as a Bed and Breakfast for many years. The owners would like to operate the B&B as a Principal Bed & Breakfast with a live-in innkeeper to utilize the 7 bedrooms for guests. This request must be heard by the City Planning Commission and City Council at public meetings.



As a nearby neighbor to 1731 Esplanade Ave. or someone with regards for the neighborhood, Zach Smith Consulting & Design's team would like to invite you to a meeting to discuss the Zoning Change and Conditional Use for the 7-guest bedroom Principal Bed & Breakfast. During this meeting, you will learn more about our proposal and have time to ask questions or voice concerns regarding this request. You are welcome to send us any questions beforehand. This letter is being delivered through U.S. Mail. E-mail and/or through hand delivery.

The meeting will take place: **Tuesday, October 7th at 5:30pm at 1731 Esplanade Ave, New Orleans, LA 70116.**

If you are unable to attend and would like to receive info about the meeting, please feel free to contact me. If you have any additional questions or comments, please reach me at my email address below and include "1731 Esplanade Ave" in the subject line.

Sincerely,

A handwritten signature in cursive script that reads 'R. Loesel'.

Ron Loesel (ron@zachsmithconsulting.com) | Permit Liaison | Zach Smith Consulting & Design | 504-383-3748

www.zachsmithconsulting.com

1731 Esplanade Ave.

1731 Esplanade Ave

10/7/25; 5:30PM

NPP Notes

Start time: 5:35pm

8 people in attendance including RL, LB, and property management.

RL – introduction – Zach Smith Consulting and Design – architecture, permitting, and consulting. Required documents to go over for the NPP meeting: 1) Agenda – lays out the details for this meeting, 2) City Online Tools – Assessor’s office – find out information about properties, Nola.gov, NoticeMe – sign up for alerts/information on what is going on in your neighborhood or district or all over the city, OneStop – permitting, licensing, violations, and other applications on properties, City Planning Commission – can find reports on applications – for this application we will submit our application and report and the city planner assigned will create their own report, CZO – everything we do is based on the Comprehensive Zoning Ordinance. The CZO tells us what is permitting, conditional, and information on what is allowed. PropertyViewer – go type in your address and it will pull up a map, there are tabs with the zoning, lot information, etc. 3) NPP Letter – should have received this in the mail, 4) Now we get to the project – local owners, headquartered here in New Orleans. They purchased this house years ago as a B&B and it has been a B&B since 1992. It is an established use. When the current owners purchased this property, they started renting with the amount of bedrooms in the property. There are 2 types of B&B – Accessory and Principal. Accessory can rent up to 5 rooms, but this single-family home has 7 bedrooms. So, it does not have the proper license to rent the number of rooms the house has. There is no work to be done. They just want to rent the 7 rooms on property. There is an 8th room for the inn keeper – Ella.

RL – This property is zoned HU-RD1 – does not allow for a principal B&B. The appendix shows that the future land use map does allow for a zoning change to certain other zoning districts. What we are asking for is not crazy, we are asking for what is allowed to be changed.

RL – For the zoning change, we are asking for the most restrictive zoning district, HU-B1A – in order to apply for a Principal B&B as a Conditional Use. RL goes over the HU-B1A zoning district permitted and conditional use table. You can see the principal B&B is a conditional use. P means permitted – you can do it by right. C – conditional use and that is why we are here today. We have to go through this process. All B&B’s now have to go through a conditional use process

RL reads the purpose of the HU-B1A Zoning District.

We are asking for this zoning change to be least restrictive zoning district it can be so the owners can rent out the 7 bedrooms. There are also standards for B&B (Principal) – RL reads the standards from the CZO.

RL introduces Ella, the operator, who lives on site.

To recap, the owners can legally have 5 rooms, they have been renting 7 rooms, but according to the CZO we need this CU to rent the other 2 rooms. We are trying to correct the record, so it is properly identified as a 7-bedroom B&B.

Highlight again – no expansion, no construction, just going through the process to correct the record to allow for 7 rooms to be rented. We are happy to give a tour of the property.

RL – Questions? Ron gives his business card to the 2 neighbor attendees so anyone can reach him if they have a question or comment after the meeting.

Jordan Jacobs who manages the property next door but does not live there – We are going to oppose this based on concerns of noise with the pool. Increased occupancy will lead to larger parties and people outside that could be more disruptive to the house next door.

RL – I would like to say that they have been renting out 7 this whole time so there is no change to the building.

Emily – B&B can increase occupancy because the B&B don't have an occupancy max so we can increase the occupancy, and I would not say that is direct correlation with noise.

Bernadette Neighbor – live next door – it is getting challenging having your organization as a neighbor. It has been very challenging. Felt disrespected with your roof change. The workers said that the owners gave them permission to throw everything into their yard. I would love to have a relationship with my neighbors as I have lived here for 30+ years. I would love to support this but after the previous interactions I don't think I can support. There are tree limbs in my yard and no one has ever reached out.

Emily – regardless of what happens here – Emily gives her a point of contact, gives Bernadette her number and the 24/7 hotline. Also, the owners did not give permission for items to be thrown into your yard – that was the workers. We are so sorry this happened to you.

Bernadette Neighbor - There have been parties and I am extremely understanding.

Emily – you have that right and you can call us anytime there are issues.

Bernadette Neighbor - There are 4 neighbors, and it is so easy to reach out and I don't think it has happened.

Emily – We have a relationship with Wanda, but we obviously have not put forth all the effort for you. I am very committed to being a good neighbor. I own a home here.

Bernadette Neighbor – not a good experience at all.

RL – Would you be open to a set once a month a time for Heirloom to reach out to you?

Bernadette Neighbor – why not? But if there is no one I can reach out to. I am surprised there is someone who lives here.

RL – thanks for sharing because these are issues the owner was not aware of. When you reach out, they can be resolved. But now you have people who are listening and care and I apologize for this happening to you.

Emily – I will send someone to clean up any landscaping issues.

RL – Any other questions or concerns?

Bernadette Neighbor – if someone is on site then gauging the noise should be a part of their job. 4 o'clock, 3:30 in the morning and I have to deal with the noise. My bedroom is downstairs, but the noise is at such an hour.

RL – Heirloom does have 24-hour security. There is a noise monitor in the property, and they get a call when the noise is too loud.

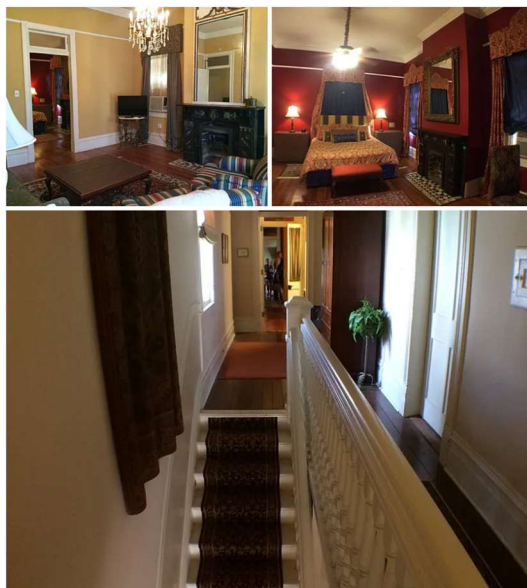
Emily – there is an onsite intervention 24 hours a day if called. Thurs – Sunday we have security for multiple hours, and he is stationed close by and he can be deployed anywhere.

RL – Next steps – we write a report on the meeting. Comments you made will be in the report. We will submit it to City Planning in a few weeks. CPC then has 2 months to write the report. There will be public hearing, and you will be notified of the CPC meeting, and you can attend and share anything you want at the meeting. Then CPC makes a recommendation. It then goes to Council – Eugene Green – need to confirm that on Saturday – and he makes the ultimate decision. Then it takes about another 6 weeks for an ordinance to be completed then final development plans. So, we would be 6-8 months away from any legislative changes.

6:10pm meeting ends – walk through the site.

1731 Esplanade Pictures







OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

RDO-2 Residential Diversity Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-8>)

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/article-19/#19-4-A-21>)

Overlay / IZD Description

Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-22>)

Overlay / IZD Description

Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. ([https://czo.nola.gov/czo/media/IZD/2025/M-25-530-\(SUBSTITUTE-MOTION\).pdf](https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf))

Overlay / IZD Description

Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/czo/media/IZD/2026/M-26-63.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 2

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

LOCAL HISTORIC DISTRICTS

Name

Esplanade Ridge

Ordinance

MCS 7044

Jurisdiction

NOHDLC

Control

Full

NATIONAL REGISTER OF HISTORIC PLACES

Name

Esplanade Ridge Historic District

Name	Mailing Address
T & N Investments LLC	113 Morning Glory Ct
1820 Kerlerec LLC	125 Industrial Ave
Current Resident	1301 N Derbigny St
Current Resident	1311 N Roman St
Current Resident	1315 N Roman St
Berman Benjamin	1317 N Roman St
Current Resident	1317 N Roman St
Current Resident	1332 N Derbigny St
Current Resident	1334 N Derbigny St
Current Resident	1417 N Roman St
Current Resident	1419 N Roman St
Brock Parman	1420 N Prieur St
Current Resident	1421 N Roman St
Current Resident	1422 N Derbigny St
Current Resident	1422 N Prieur St
Gloria C Brule	1423 N Roman St
Glenda A Huddleston	1424 N Derbigny St
Current Resident	1424 N Roman St
Current Resident	1425 N Roman St
Current Resident	1426 N Derbigny St
Current Resident	1426 N Prieur St
Matthew Osborne	1426 N Roman St
Current Resident	1427 N Derbigny St
Current Resident	1427 N Roman St
Current Resident	1428 N Roman St
Current Resident	1429 N Derbigny St
Current Resident	1430 N Derbigny St
Max A Censky	1430 N Roman St
Current Resident	1431 N Derbigny St
Current Resident	1431 N Derbigny St Apt 1A
Current Resident	1431 N Derbigny St Apt 1B
Current Resident	1431 N Derbigny St Apt 2A
Current Resident	1431 N Derbigny St Apt 2B
Current Resident	1433 N Roman St
Current Resident	1434 N Derbigny St
Current Resident	1434 N Roman St
Current Resident	1435 N Derbigny St
Current Resident	1435 N Roman St
Current Resident	1436 N Derbigny St
Current Resident	1436 N Roman St
Current Resident	1437 N Derbigny St
Current Resident	1437 N Roman St
Current Resident	1438 N Derbigny St
Current Resident	1438 N Roman St
Current Resident	1440 N Derbigny St

Current Resident	1440 N Roman St
Will L Smith	1441 N Derbigny St
Hilda W Young Revocable Living Trust	1441 N Galvez St
Current Resident	1442 N Derbigny St
Kimberly K Maranto	1442 N Roman St
Current Resident	1443 N Derbigny St
Current Resident	1443 N Roman St
Current Resident	1444 N Derbigny St
Current Resident	1445 N Derbigny St
Vanessa H Coleman	1446 N Roman St
Current Resident	1447 N Derbigny St
Julie A Kreuger	1447 N Roman St
Current Resident	1448 N Roman St
Current Resident	1449 N Roman St
Rick Montgomery	1450 N Roman St
Current Resident	1451 N Roman St
Current Resident	1452 N Roman St
Current Resident	1453 N Derbigny St
Current Resident	1453 N Roman St
1424 Nort Roman LLC	1468 N Derbigny St
Jose Eder Danell Juarez	1622 Kerlerec St
Current Resident	1625 Esplanade Ave
Current Resident	1625 Kerlerec St
Current Resident	1631 Esplanade Ave
Current Resident	1631 Esplanade Ave Unit A
Current Resident	1631 Esplanade Ave Unit B
Current Resident	1631 Esplanade Ave Unit C
Current Resident	1631 Esplanade Ave Unit D
Current Resident	1631 Esplanade Ave Unit E
Current Resident	1631 Esplanade Ave Unit F
Current Resident	1631 Esplanade Ave Unit G
Current Resident	1631 Esplanade Ave Unit H
Current Resident	1632 Esplanade Ave
Current Resident	1634 Esplanade Ave
Steven R Goulet	1707 Esplanade Ave
Nina Rae Boutte	1712 Kerlerec St
Pat O'brien Developments LLC	1717 Kerlerec St
Pat O'brien Development Llcn	1717 Kerlerec St
Patricia O'brien	1717 Kerlerec St
Pat O'brien	1717 Kerlerec St
Mary P O'brien	1717 Kerlerec St
Current Resident	1718 Esplanade Ave
Current Resident	1722 Esplanade Ave
Current Resident	1722 Esplanade Ave Apt A
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Current Resident	1722 Esplanade Ave Apt C

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Current Resident	1722 Esplanade Ave Apt E
Current Resident	1722 Esplanade Ave Apt F
Current Resident	1722 Esplanade Ave Apt G
Current Resident	1722 Esplanade Ave Apt H
Current Resident	1722 Esplanade Ave Apt I
Current Resident	1722 Esplanade Ave Apt J
Current Resident	1723 Kerlerec St
Wanda N Christensen	1725 Esplanade Ave
Current Resident	1725 Esplanade Ave Apt A
Current Resident	1725 Esplanade Ave Apt B
Current Resident	1725 Esplanade Ave Apt C
Current Resident	1725 Esplanade Ave HM
Current Resident	1725 Kerlerec St
Current Resident	1727 Kerlerec St
Current Resident	1729 Kerlerec St
Current Resident	1730 Esplanade Ave
Current Resident	1731 Esplanade Ave
Wehbe Hanadie	1731 Kerlerec St
Current Resident	1737 Esplanade Ave
Current Resident	1738 Esplanade Ave
Rex L Salge	1800 Esplanade Ave
Leroy A Hartley	1805 Esplanade Ave
Current Resident	1805 Kerlerec St
Current Resident	1807 Kerlerec St
Roy R Jr Maggio	1808 Esplanade Ave
Gloria C Brule	1809 Esplanade Ave
Evan Doremus	1812 Kerlerec St
Current Resident	1814 Kerlerec St
Current Resident	1815 Kerlerec St
Current Resident	1816 Kerlerec St
Current Resident	1817 Kerlerec St
Scarmuzza Keith A	1818 Esplanade Ave
Current Resident	1818 Esplanade Ave Apt 1A
Current Resident	1818 Esplanade Ave Apt 1B
Current Resident	1818 Esplanade Ave Apt 2A
Current Resident	1818 Esplanade Ave Apt 2B
Schoppe Robert J	1819 Esplanade Ave
Current Resident	1819 Esplanade Ave Apt 101
Current Resident	1819 Esplanade Ave Apt 102
Current Resident	1819 Esplanade Ave Apt 201
Current Resident	1819 Esplanade Ave HM
Current Resident	1820 Kerlerec St
Current Resident	1820 Kerlerec St Apt B
Current Resident	1822 Kerlerec St
Current Resident	1822 Kerlerec St Apt B
John Kalle Siekkinen	1824 Esplanade Ave

Current Resident	1824 Esplanade Ave Apt 101
Current Resident	1824 Esplanade Ave Apt 102
Current Resident	1824 Esplanade Ave Apt 201
Current Resident	1824 Esplanade Ave Apt 202
Current Resident	1824 Esplanade Ave Apt 203
Current Resident	1824 Esplanade Ave Apt 204
Current Resident	1829 Esplanade Ave
Current Resident	1831 Esplanade Ave
Current Resident	1849 Esplanade Ave Apt 101
Current Resident	1849 Esplanade Ave Apt 102
Current Resident	1849 Esplanade Ave Apt 201
Current Resident	1903 Bayou Rd
Current Resident	1905 Bayou Rd
Pamela Monroe	1911 Bayou Rd
Current Resident	1913 Bayou Rd
Current Resident	1915 Bayou Rd
Current Resident	1917 Bayou Rd
Roy A Cohen	2098 Roaring Brook Rd
Hai P Cao	247 N French Quarter Dr
Felton Ventures LLC	3201 Conti St
M J Falgoust Inc	337 Carondelet St
Orleans Parish School Board	3520 General Degaulle Dr Suite 5
Tcni Group LLC	401 Edwards St Ste 830 311
Chd Properties I LLC	410 Fern St
Chd Properties II LLC	410 Fern St
Hahn Mara	417 S White St
Ronald J Bourgeois	446 Southdown West Blvd
Home Reincarnation LLC	600 Pennsylvania Ave SE #15545
Gce Green Properties I LLC	636 N Carrollton Ave
Jules Ambrose	7105 Hanover Rd
Jazz City Properties LLC George Varino	8614 Trailwood Ave
Edmond Hattie Mae C	9941 E Wheaton Circle
Abdin Deborah	5500 Prytania St Pmb#440
TWJ Holdings LLC	5500 Prytania St Pmb#440
Jennifer Lee Fairclough	1433 N Roman St
Kiesling Talis O	1438 N Roman Street
Katelyn Elyse Keen	1816 Kerlerec St
Andrews Linda	1453 N Derbigny Street
Goulet Steven R	1707 Esplanade AV
Bernadette Pinel	1737 Esplanade Ave
Gina Kennedy	1815 Kerlerec St
Eric C Thomas	18163 Fountain Hill Blvd
Benjamin B Berman	3717 Palmyra St
Esplanade Ventures LLC	7835 Maple St
Doris M Kelly	1723 Kerlerec St
P Cox Enterprises LLC	P O Box 56622

Matthew Osborne	PO Box 792732
Council District D - Eugene Green Esplanade Ridge/Treme Civic Association Historic 7th Ward Neighborhood Improvement Association Seventh Ward Neighborhood Association	1300 Perdido St, Room 2W20



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Eugene.Green@nola.gov

ertca.nola@gmail.com

LebraneLegacyFoundation@yahoo.com

7thwardassoc@gmail.com



Building/Construction
Related Permit



Received by	_____
Sign Provided	☐ Date _____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

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

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

Address of Property for which this application is being filed.

1731 Esplanade Ave. New Orleans, LA 70116

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☐ Agent

Applicant Name Zach Smith Consulting & Design

Applicant Address 1000 S. Norman C. Francis

City New Orleans State LA Zip 70125

Applicant Contact Number 504-386-3748 Email ron@zachsmithconsulting.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name ESPLANADE VENTURES LLC

Property Owner Address 7835 MAPLE ST

City New Orleans State LA Zip 70118

Property Owner Contact Number Robert Bergeron Email bob@crescenttitle.com

SPECIFIC ZONING REQUEST

A Zoning Change from HU-RD1 to HU-B1A.

PROPERTY LOCATION

Square Number(s) 761 Lot Number(s) B/090

Bounding Streets N. Roman N. Derbigny Kerlerec

Zoning HU-RD1 Municipal District 3

Tax Bill Number 37W108803 Planning District 4

DESCRIPTION OF PROJECT (Attachments are acceptable)

The property is currently licensed as a 5-bedroom B&B. There are 7-bedrooms in the house. The owner seeking a zoning change to allow for the 7-bedroom B&B. There will be no construction needed as the property currently has 7-bedrooms for guests plus the managers suite. A separate Conditional Use application submitted with this Zoning Change Request



Building/Construction
Related Permit



Received by	_____
Sign Provided ☐ Date	_____
Tracking Number	_____

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

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Applicant Identity: ☐ Property Owner ☐ Agent

Applicant Name Zach Smith Consulting & Design

Applicant Address 1000 S. Norman C. Francis

City New Orleans State LA Zip 70125

Applicant Contact Number 504-386-3748 Email ron@zachsmithconsulting.com

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SAME AS ABOVE ☐

Property Owner Name ESPLANADE VENTURES LLC

Property Owner Address 7835 MAPLE ST

City New Orleans State LA Zip 70118

Property Owner Contact Number Robert Bergeron Email bob@crescenttitle.com

SPECIFIC ZONING REQUEST

A Conditional Use to permit a 7-bedroom Principal Bed & Breakfast.

PROPERTY LOCATION

Square Number(s) 761 Lot Number(s) B/090

Bounding Streets N. Roman N. Derbigny Kerlerec

Zoning HU-RD1 Municipal District 3

Tax Bill Number 37W108803 Planning District 4

DESCRIPTION OF PROJECT (Attachments are acceptable)

The property is currently licensed as a 5-bedroom B&B. There are 7-bedrooms in the house. The owner simply wanting to advertise the 7-rooms that are in the house. There will be no construction needed a house currently has 7-bedrooms for guests plus the managers suite.



Building/Construction
Related Permit



Received by	_____
Sign Provided ☐ Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature

Date

12/12/25

Agent Signature

Date

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

STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this

12th

day of

December 2025

My Commission expires

Lauren B. Griffin
Attorney/Notary Public
State of Louisiana
Notary Bar # 148527
Commission expires with life



Building/Construction
Related Permit



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature

Date

12/16/25

Agent Signature

Date

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

STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this

12th

day of

December 2025

My Commission expires

Lauren B. Griffin
Attorney/Notary Public
State of Louisiana
Notary Bar # 148527
Commission expires with life

Authorization
on behalf
of LLC

ARTICLE IV

No member or manager shall have any personal liability for monetary damages for breach of any duty set forth in Revised Statute 12:1314, or any activities performed in connection with the management of the company. Further, each member and manager shall be fully indemnified by the company for any judgments, settlements, penalties, fines or expenses incurred because of membership in or management of the company. It is the intention of this provision to afford members and managers of the company the most complete relief from liability and the most indemnification permitted by law, and particularly those afforded by Revised Statute 12:1315.

ARTICLE V

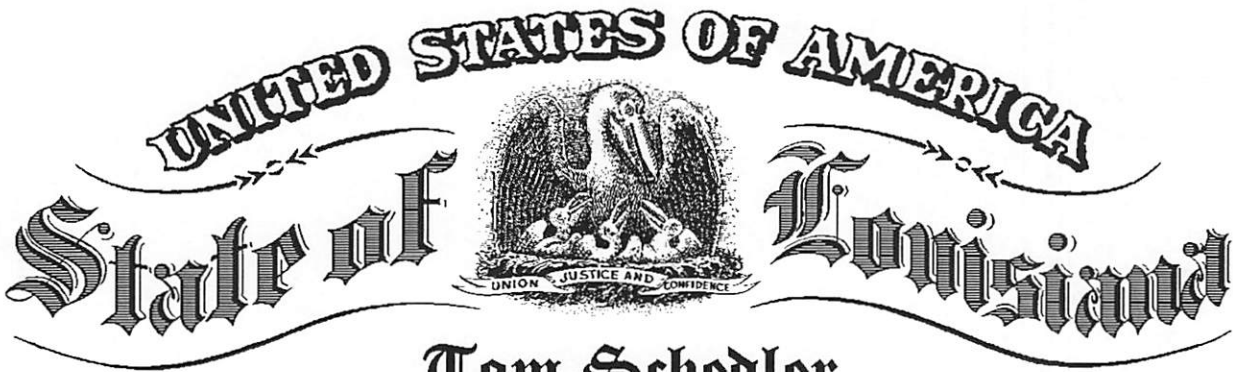
Unless and until these Articles of Organization are amended to provide otherwise, the company shall have no operating agreement.

ARTICLE VI

Unless and until amendment of these Articles of Organization by proper juridical act properly filed in the office of the State of Louisiana Secretary of State, any person dealing with the company shall only rely upon a certificate of Robert Bergeron to:

- a) establish the membership of any member of the company;
- b) establish the authenticity of any records of the company; or
- c) establish the authority of any person to act on behalf of the company, including but not limited to the authority to take actions referred to in Louisiana Revised Statutes Title 12, Section 1318(B), which actions include:

- (1) the dissolution and winding up of the company;
- (2) the sale, exchange, lease, mortgage, pledge, or other transfers of all or



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

ESPLANADE VENTURES, LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on November 21, 2016,

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 22, 2016

Secretary of State

AP 42462263K



Certificate ID: 10769751#MVM73

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.
www.sos.la.gov

STATE OF LOUISIANA

PARISH OF ORLEANS

**ARTICLES OF ORGANIZATION
OF
Esplanade Ventures, LLC**

The undersigned does by these presents form and organize a limited liability company, pursuant to the Limited Liability Company Law of Louisiana, LSA-R.S. 12:1301 *et seq.*, and in accordance therewith adopts the following Articles of Organization, to-wit:

ARTICLE I

The name and municipal address of this limited liability company will be:

**Esplanade Ventures, LLC
7835 Maple Street
New Orleans, Louisiana 70118**

The Federal Tax I.D. Number has been applied for.

ARTICLE II

The purpose of this limited liability company is to engage in any lawful activity for which limited liability companies may be formed under the Louisiana Limited Liability Company Law, LSA-RS 12:1301 *et seq.*, within and without the State of Louisiana.

ARTICLE III

The business of this limited liability company shall be managed by its Members with the number of Members to be fixed from time to time by the Company. The number of persons constituting the initial Members(s) is one (1).

ARTICLE IV

No member or manager shall have any personal liability for monetary damages for breach of any duty set forth in Revised Statute 12:1314, or any activities performed in connection with the management of the company. Further, each member and manager shall be fully indemnified by the company for any judgments, settlements, penalties, fines or expenses incurred because of membership in or management of the company. It is the intention of this provision to afford members and managers of the company the most complete relief from liability and the most indemnification permitted by law, and particularly those afforded by Revised Statute 12:1315.

ARTICLE V

Unless and until these Articles of Organization are amended to provide otherwise, the company shall have no operating agreement.

ARTICLE VI

Unless and until amendment of these Articles of Organization by proper juridical act properly filed in the office of the State of Louisiana Secretary of State, any person dealing with the company shall only rely upon a certificate of Robert Bergeron to:

- a) establish the membership of any member of the company;
- b) establish the authenticity of any records of the company; or
- c) establish the authority of any person to act on behalf of the company, including but not limited to the authority to take actions referred to in Louisiana Revised Statutes Title 12, Section 1318(B), which actions include:

- (1) the dissolution and winding up of the company;
- (2) the sale, exchange, lease, mortgage, pledge, or other transfers of all or

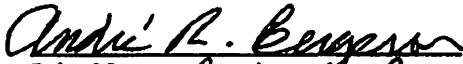
substantially all of the assets of the company:

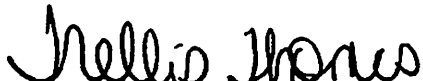
- (3) the merger or consolidation of the company;
- (4) the incurrence of indebtedness by the company other than in the ordinary course of business;
- (5) the alienation, lease or encumbrances of any immovable of the company; and
- (6) an amendment to the articles of organization.

THUS DONE AND EXECUTED by the Organizer on the 18th day of November, 2016

before the undersigned competent witnesses.

WITNESSES:


Print Name: Andre R. Bergeron


Print Name: Trelis Thomas


Craig Lehnhardt, Organizer

ACKNOWLEDGMENT

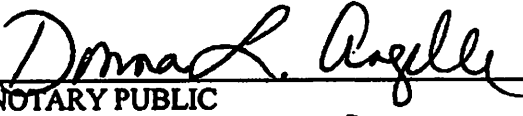
STATE OF LOUISIANA

PARISH OF ORLEANS

On this 18th day of November, 2016, before me personally came and appeared

Craig Lehnhardt

known to me to be the person described herein and who executed the foregoing instrument, who
acknowledged that he executed the same as his free act and deed.


NOTARY PUBLIC

Donna L. Angele
Notary Public
Parish of Jefferson, State of Louisiana
Notary ID# 52621
My commission expires: With Life

INITIAL REPORT OF
Esplanade Ventures, LLC

1.

The Limited Liability Company's registered office is located at 7835 Maple Street, New Orleans, Louisiana, 70118.

2.

Its registered agent for service of process is:

Robert J. Bergeron
7835 Maple Street
New Orleans, LA 70118

3.

The Limited Liability Company shall subsequently name its members.

Dated at New Orleans, Louisiana, this 18th day of November, 2016.

A handwritten signature in black ink, appearing to read 'Craig Lehnhardt', is written over a horizontal line.

Craig Lehnhardt

**AFFIDAVIT OF ACKNOWLEDGMENT
AND ACCEPTANCE BY
DESIGNATED REGISTERED AGENT**

STATE OF LOUISIANA

PARISH OF ORLEANS

On this 18th day of November, 2016, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared:

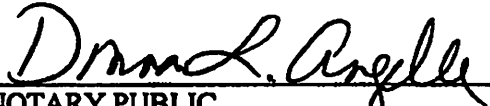
Robert J. Bergeron

who is to me known to be the person and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of Esplanade Ventures, LLC, which is a Limited Liability Company, authorized to transact business in the State of Louisiana, pursuant to the provisions of LSA-R.S. 12:1301 *et seq.*



Robert J. Bergeron - Registered Agent

Sworn to and subscribed before me, this 18th day of November, 2016.



NOTARY PUBLIC
Dolina L. Angele
Notary Public
Parish of Jefferson, State of Louisiana
Notary ID# 52621
My commission expires: With Life

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112

Telephone (504) 407-0005



Chelsey Richard Napoleon
Chief Deputy Clerk

Land Records Division

Hon. Dale N. Atkins
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2016-47854

Recording Date: 11/30/2016 01:19:53 PM

Document Type: SALE

Addtl Titles Doc Types:

Conveyance Instrument Number: 609563

Filed by: CRESCENT TITLE LLC
7835 MAPLE ST

NEW ORLEANS, LA 70118

**THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND
SHOULD BE RETAINED WITH ANY COPIES.**

Crescent Title, LLC
7835 Maple Street
New Orleans, LA 70118
File No.: 164257

CASH SALE

Sale of Property

by:

1731 Property, LLC

to:

**Esplanade Ventures, LLC and
Glaser Real Estate Holdings, LLC**

***United States of America
State of Louisiana
Parish of Orleans***

BE IT KNOWN That on these undersigned days
of November, 2016

BEFORE ME, the undersigned notary public,
duly commissioned and qualified, in and for the
Parish of Orleans and in the presence of the
witnesses hereinafter named and undersigned.

***Personally Came and Appeared,
In Counter Parts***

1731 Property, LLC (Tax ID# 47-4650120), a Louisiana Limited Liability Company organized and existing under the laws of the State of Louisiana, Pursuant to Articles of Organization; registered with the Secretary of State, represented herein by Todd Grove, Member, pursuant to an Authorization of the Members, an original of which is annexed hereto and made a part hereof.

MAILING ADDRESS: 11 Jacqueline Ct, Mandeville, LA 70471

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties as to title only, but with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto,

Esplanade Ventures, LLC (Tax ID# Applied for), a Louisiana Limited Liability Company organized and existing under the laws of the State of Louisiana, Pursuant to Articles of Organization; registered with the Secretary of State, represented herein by its duly authorized Member;

MAILING ADDRESS: 7835 Maple Street, New Orleans, La 70118

Glaser Real Estate Holdings, LLC (Tax ID# Applied for), a Louisiana Limited Liability Company organized and existing under the laws of the State of Louisiana, Pursuant to Articles of Organization; registered with the Secretary of State, represented herein by its duly authorized Member, pursuant to an Authorization of the Members, an original of which is annexed hereto and made a part hereof.

MAILING ADDRESS: 1731 Esplanade Avenue, New Orleans, La 70116

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

Hon. Dale N. Atkins
CLERK OF CIVIL DISTRICT COURT
INST #: 2016-47854 11/30/2016 01:19:53 PM
TYPE: S 10 PG(S)

CIN#: 609563

COPY

"Description of Property"

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, designated as LOT 'B', SQUARE 761, bounded by Esplanade Avenue, North Roman, Kerlerec and North Derbigny Street. Said lot commences at a distance of 66 feet 0 inches 6 lines from the corner of Esplanade Avenue and North Roman Street and measures thence in the direction of North Derbigny Street and measures thence, in the direction of North Derbigny Street, 35 feet front on Esplanade Avenue, 70 feet 1 inch actual (70 feet, title), in width in the rear, by a depth on the side line nearer North Roman Street of 158 feet 11 inches 2 lines, actual (158 feet 2 inches 2 lines title), and a depth on the opposite sideline nearer North Derbigny Street of 164 feet 2 inches, actual (164 feet, tide). All as more fully shown on survey by Gilbert, Kelly & Couturie, Inc., dated May 22, 1974.

Improvements thereon bear Municipal No. 1731 Esplanade Avenue, New Orleans, Louisiana 70118

Being the same property acquired by 1731 Property, LLC by act dated August 18, 2015, registered at CIN 573403; previously acquired by AKKO Divina Holdings International, LLC by act dated September 12, 2011, registered in CIN 497117, Orleans Parish, Louisiana.

PURCHASER(S) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2017 bearing Tax Assessment No. 37w108803 are to be forwarded to:

Esplanade Ventures, LLC and Glaser Real Estate Holdings, LLC
1731 Esplanade Ave, New Orleans, LA 70116

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.
2. Rights of parties in possession under recorded or unrecorded leases

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.

To have and to hold the above described property unto the said purchaser(s) themselves, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Eight Hundred Eighty Thousand And No/100 Dollars (\$880,000.00) which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and exigible for the current tax year are paid as per a research of the tax rolls for the year 2016. The 2016 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.



WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

1731 Property, LLC

BY: _____
Todd Grove
Member

Esplanade Ventures, LLC

BY: _____
Suzanne Brandy

Glaser Real Estate Holdings, LLC

BY: _____
Daniel J. Glaser, Member

BY: _____
Frank B. Glaser, Member



WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

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Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

1731 Property, LLC

BY: _____

Todd Grove
Member

Esplanade Ventures, LLC

BY: _____

Glaser Real Estate Holdings, LLC

BY: _____

**UNANIMOUS WRITTEN CONSENT
OF THE MEMBERS
1731 Property, LLC**

The undersigned, being the only member(s) of, 1731 Property, LLC, a Louisiana Limited Liability Company (the "Company"), do hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, the Company desires to authorize the Sale of the property located at 1731 Esplanade Ave, New Orleans, LA 70116.

WHEREAS, the member of the Company desires to authorize Todd Grove, to execute all documents in connection with said sale on behalf of 1731 Property, LLC.

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED, by the 1731 Property, LLC, that:

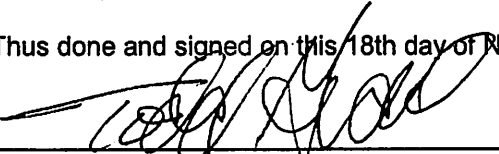
Section 1. Authorization for Sale

Todd Grove is hereby authorized and approved to sell the property located at 1731 Esplanade Ave, New Orleans, LA 70116.

Section 2. Authorized Agent

Todd Grove, Member, is hereby authorized to transact all business on behalf of 1731 Property, LLC, with respect to the above described Sale and to execute any and all documents in connection with said Sale having such terms and conditions as he may deem appropriate and in his sole discretion and to receive and receipt for the selling price.

Thus done and signed on this 18th day of November, 2016.



Todd Grove, Member



NOTARY PUBLIC

Print Name: _____ **CHARLES A. MARTS**
ID No.: _____ Attorney at Law, Bar #34666
Notary Public #104905
Parish of Orleans, State of Louisiana
My Commission is for Life

**UNANIMOUS WRITTEN CONSENT
OF THE MEMBERS
Glaser Real Estate Holdings, LLC**

The undersigned, being the only member(s) of, Glaser Real Estate Holdings, LLC, a Limited Liability Company (the "Company"), do hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, the Company desires to authorize the Purchase of the property located at 1731 Esplanade Ave, New Orleans, LA 70116.

WHEREAS, the member of the Company desires to authorize Daniel J. Glaser and Frank B. Glaser to execute all documents in connection with said purchase on behalf of Glaser Real Estate Holdings, LLC, and

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED by the Glaser Real Estate Holdings, LLC, that:

Section 1. Authorization for Purchase

Daniel J. Glaser and Frank B. Glaser are hereby authorized and approved to Purchase and/or Mortgage the property located at, 1731 Esplanade Ave, New Orleans, LA 70116.

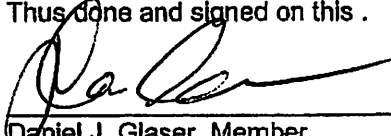
Section 2. Authorized Agent

Daniel J. Glaser and Frank B. Glaser are hereby authorized to transact all business on behalf of Glaser Real Estate Holdings, LLC, with respect to the above described Purchase and to execute any and all documents in connection with said Purchase having such terms and conditions as they deem appropriate and in their sole discretion.

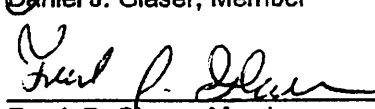
Section 3. Mortgage

Daniel J. Glaser and Frank B. Glaser are hereby authorized to sign any and all documents relating to any mortgage including, but not limited, to a promissory note, mortgage, HUD-1, Truth in Lending as well as any additional documents the lender might deem necessary or require.

Thus done and signed on this .

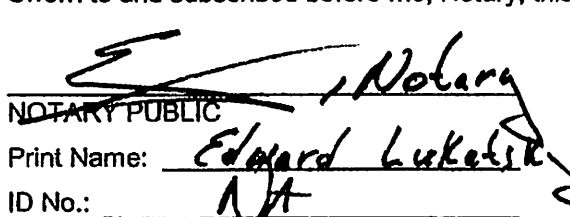


Daniel J. Glaser, Member

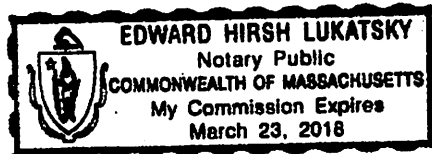


Frank B. Glaser, Member

Sworn to and subscribed before me, Notary, this 25 day of November, 2016



NOTARY PUBLIC
Print Name: Edward Lukatsky
ID No.: NA

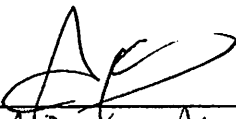


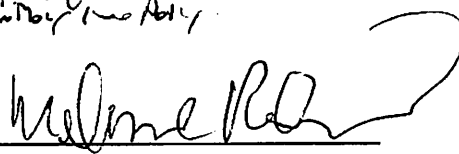
By reference to the certificates of the Conveyance and Mortgage records in and for the Parish of Orleans annexed hereto, it does not appear that said property has been heretofore alienated by the Vendor or that it is subject to any unpaid encumbrances whatsoever.

The parties to this act are aware of the fact that the mortgage, and conveyance certificates herein referred to are open, being not yet dated or signed, and relieve and release me, Notary, from all responsibility and liability in connection therewith. Vendor is bound and obligated to have cancelled and erased immediately any inscriptions that may appear on the open certificates that would adversely affect the title to the herein described property.

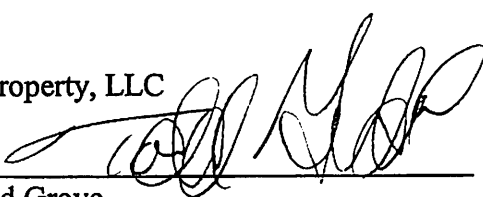
Thus Done and Passed, in my office in New Orleans, Louisiana on November 18th, 2016 in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

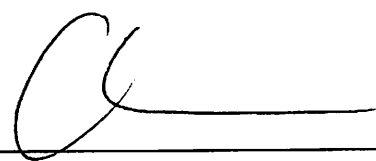
WITNESSES:

SIGN 
PRINT Notary Public

SIGN 
PRINT Melanie Richoux

SELLER(S):

1731 Property, LLC
BY: 
Todd Grove
Member



Bar Roll/ID No.: _____

Notary Public CHARLES A. MARTS
Attorney at Law, Bar #34666
Notary Public #133805
Parish of Orleans, State of Louisiana
My Commission is for Life

Thus Done and Passed, in my office in Newton, MA on November 25, 2016 in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

SIGN
PRINT

[Signature]
PEDINA CARLO

SIGN
PRINT

Lydia Fantozzi
Lydia Fantozzi

PURCHASER(S):

Glaser Real Estate Holdings, LLC

BY:

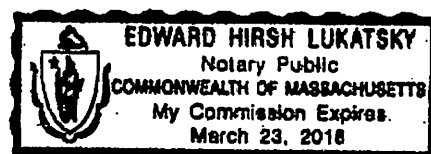
[Signature]
Daniel J. Glaser, Member

BY:

[Signature]
Frank B. Glaser, Member

[Signature]
~~Bar Roll/ID No.:~~
Notary Public

Notary
NA



Thus Done and Passed, in my office in New Orleans, Louisiana on November 28, 2016 in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

SIGN Connor Cox
PRINT Connor Cox

SIGN Graig Lehnardt
PRINT Graig Lehnardt

PURCHASER(S):

Esplanade Ventures, LLC

BY: Susan Brant

Mandi Steudt
Bar Roll/ID No.: 32453
Notary Public

City Planning Commission Speaker Card

2

Date: JUNE 9, 2026

I would like to speak regarding CPC Docket: _____

IN OPPOSITION

Name: WANDA NAZARETHAN

Address: 1725 ESPLANADE

☐ 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

2

Date: 6/9/26

I would like to speak regarding CPC Docket: 2D 050-26

IN SUPPORT

Name: Ron Loesel

Address: 1000 S. Norma C. Francis

☒ 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

2

Date: 6/9/2026

I would like to speak regarding CPC Docket: _____

IN OPPOSITION

Name: Bernadette Finel

Address: 1737 Esplanade Avenue

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Wanda Nazarethan

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: Bernadette Hilspinel