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**DOCKET #ZD047-20 - Request for Extension on Construction Deadline**

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**From** SAFE KIT <safekitonline@gmail.com>

**Date** Fri 10/31/2025 9:55 AM

**To** Denise Mills <dmills@nola.gov>; Elizabeth D Holman <elizabeth.holman@nola.gov>; Emily R. Hernandez <erhernandez@nola.gov>

**Cc** Quds Engineering <Qudsengineering@gmail.com>

**Subject: Request for Extension on Construction Deadline**  
**DOCKET ZD047-20**  
**REF#: ERCKM8**  
**ADDRESS: 2420 - 2440 WILLOW**

Dear Ms Mills,

I hope this message finds you well. I am writing to formally request an extension for our construction deadline, which is set to end today. We are currently awaiting responses to some technical questions directed to Safety and Permits that need to be resolved before Emily Hernandez can stamp the plans. Unfortunately, it seems likely that we won't receive those answers today.

Given that the deadline is crucial for obtaining our building permit and commencing construction, an extension will be necessary to ensure we meet all requirements.

Could you please confirm the process for requesting this extension? We would appreciate your assistance in this matter.

Thank you for your understanding and support.

***Best Regards,***

***Euricka Alugas***  
***Certified Occupational Safety Specialist***  
***Licensed Arborist***  
***504-274-8707***

## REQUEST FOR EXTENSION ON CONSTRUCTION DEADLINE

**Subject: Request for Extension on Construction Deadline**

**DOCKET ZD047-20**

**REF#: ERCKM8**

**PROPERTY: 2420-2430 WILLOW STREET AND 2837 SECOND STREET**

**MAILING ADDRESS:**

**RAMI ENTERPRISES**

**522 MONTEGUT STREET UNIT 214**

**NEW ORLEANS LA. 70117**

Dear Madame Clerk Of Council,

I hope this message finds you well. I am writing to formally request an extension for our construction deadline, which was set to end on October 30, 2025. We are currently awaiting responses to some technical questions directed to Safety and Permits that need to be resolved before Emily Hernandez can stamp the plans. Unfortunately, it seems likely that we won't receive those answers in a timely manner.

Given that the deadline is crucial for obtaining our building permit and commencing construction, an extension will be necessary to ensure we meet all requirements.

Could you please confirm the process for requesting this extension? We would appreciate your assistance in this matter.

Thank you for your understanding and support.

Sincerely,

Rami Abdeljabar  
2701 Washington Avenue  
New Orleans, LA 70113

**MOTION**

**NO. M-24-709**

**CITY HALL: November 7, 2024**

**BY: COUNCILMEMBER HARRIS**

**SECONDED BY: COUNCILMEMBER GREEN**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That the request of **RAMI JABBAR**, for an Administrative Extension of Time in which to Record Approved Conditional Use Plans for Zoning Docket 47/20 – Ordinance No. 33,066, pursuant to Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance is hereby granted until October 30, 2025.

**BE IT FURTHER MOVED,** That a copy of this motion be forwarded to the City Planning Commission to effectuate this request.

**THE FORGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:**

**YEAS: Giarrusso, Green, Harris, Moreno, Morrell - 5**

**NAYS: 0**

**ABSENT: King, Thomas - 2**

**AND THE MOTION WAS ADOPTED.**

**THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY**



**ASSISTANT CLERK OF COUNCIL**

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: July 16, 2020

CALENDAR NO. 33,066

NO. 28443 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER BANKS

AN ORDINANCE to establish a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two- Family Residential District, on Square 390, Lots 10 and 11, in the Fourth Municipal District, bounded by Willow Street, Clara Street, First Street, and Second Street (Municipal Addresses: 2420-2430 Willow Street and 2837 Second Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 47/20 was initiated by Abud Development, LLC, and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the conditional use in its report to the City Council dated June 1, 2020, presented in Zoning Docket 47/20; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to six (6) provisos, as stated in Motion No. M-20-217 of the Council of the City of New Orleans on July 2, 2020.

1           SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY  
2           ORDAINS, That a conditional use to permit an established multi-family dwelling in an HU-RD2  
3           Historic Urban Two- Family Residential District, on Square 390, Lots 10 and 11, in the Fourth

4 Municipal District, bounded by Willow Street, Clara Street, First Street, and Second Street  
5 (Municipal Addresses: 2420-2430 Willow Street and 2837 Second Street); is hereby authorized  
6 and approved, subject to the following provisos, as specifically set forth herein:

7 **PROVISOS:**

8 No person shall use any of the properties described herein or permit another to use any of those  
9 properties described herein for the use authorized by this ordinance, unless the following  
10 requirements are met and continue to be met:

- 11 1. The plans submitted to the City Planning Commission for final approval shall indicate the  
12 type, locations, and height of any and all exterior lighting. Any proposed exterior lighting  
13 shall comply with standards of **Article 21, Section 21.5** of the Comprehensive Zoning  
14 Ordinance.
- 15 2. The developer shall submit architectural plans to the City Planning Commission for final  
16 approval that shall indicate the type, location, size, and materials of all signage. All signage  
17 shall conform to the requirements of **Article 24** of the Comprehensive Zoning Ordinance,  
18 subject to the review and approval of the City Planning Commission staff.
- 19 3. In accordance with **Article 23, Section 23.13.A** of the Comprehensive Zoning Ordinance,  
20 the final site plans shall indicate the location of the trash receptacle which shall be within  
21 an enclosed structure or screened by a seven foot (7') opaque fence with latching gates. At  
22 no time, excepting trash collection days, shall trash be stored as to be visible from the  
23 public rights-of-way.
- 24 4. In accordance with **Article 20, Section 20.3.W** of the Comprehensive Zoning Ordinance,  
25 the use shall be in accordance with the following use standards:

- 26 a. The structure is limited to the existing building footprint. No increase in building  
27 footprint or intensity of use permitted.
- 28 b. No additional conversions are permitted to the structure that would increase the  
29 number of dwelling units from that which historically existed.
- 30 5. The Department of Safety and Permits shall issue no building permits or licenses for this  
31 project until final development plans are approved by the City Planning Commission and  
32 recorded with the Office of Conveyances. Failure to complete the conditional use process  
33 by properly recording plans within one year or failure to request an administrative  
34 extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning  
35 Ordinance will void the conditional use.
- 36 6. The plans submitted to the City Planning Commission for final approval shall indicate the  
37 installation of at least two (2) long-term bicycle spaces, as set forth in **Article 22, Section**  
38 **22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning  
39 Ordinance. The design of bicycle parking spaces shall comply with the requirements as set  
40 forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When  
41 submitting plans to the City Planning Commission for final approval, the developer shall  
42 provide documentation of all required approvals by the Department of Public Works for  
43 any bicycle spaces located in the public right-of-way.

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do anything  
2 required to be done by this Ordinance shall be guilty of a misdemeanor and upon conviction shall  
3 be subject to a fine or to imprisonment or both, such fine and/or imprisonment set by Section 1-13  
4 of the Code of the City of New Orleans, or shall alternatively be subject to whatever civil liabilities,

5 penalties or remedies the law may prescribe. Conviction shall be the cause for the immediate  
6 cancellation of the Use and Occupancy permit of the premises.

1           **SECTION 3.** This ordinance shall have the legal force and effect of authorizing this  
2 conditional use only after all the provisos listed in Section 1 of this Ordinance which impose a  
3 one-time obligation have been completely fulfilled and complied with, and only after all the  
4 provisos listed in Section 1 which impose a continuing or on-going obligation shall have begun to  
5 be fulfilled, as evidenced by the Planning Commission's approval of a final site plan, which shall  
6 be submitted within one (1) year of adoption of the conditional use ordinance by the City Council.  
7 The Executive Director of the City Planning Commission shall verify that the development plan  
8 incorporates all conditions set forth in the ordinance authorizing the conditional use and shall sign  
9 the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of  
10 the Clerk of Civil District Court for the Parish of Orleans within thirty (30) days of the date of  
11 final approval, with evidence of such recordation being submitted to the City Planning  
12 Commission. No use or occupancy certificates or permits (other than the building permits needed  
13 to fulfill the provisos) shall be issued until all the provisos which impose a one-time obligation  
14 have been completely fulfilled and complied with, and only after all the provisos listed in Section  
15 1 which impose a continuing or ongoing obligation shall have begun to be fulfilled, as evidenced  
16 by the Planning Commission's approval of a final site plan (which shall be incorporated into this  
17 ordinance by reference) and its subsequent recordation. If the development plan is not approved  
18 and recorded within the timeframes provided herein, this ordinance shall be null and void with no  
19 legal force or binding effect. Furthermore, if the development or construction of the conditional  
20 use authorized herein is not commenced within three (3) years from the date this ordinance  
21 becomes law, as contemplated by Section 3-113 of the Home Rule Charter of the City of New

22 Orleans, the provisions of this Ordinance shall be null and void with no legal force or binding  
23 effect.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS AUG 06 2020

Jason Rogers Williams

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON AUG 07 2020

APPROVED:

AUG 11 2020

LATOYA CANTRELL

MAYOR

RETURNED BY THE MAYOR ON AUG 12 2020 AT 1:00 PM

LORA W. JOHNSON

CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Banks, Brossett, Giarrusso, Gisleson Palmer, Moreno, Nguyen, Williams - 7

NAYS: 0

ABSENT: 0

RECUSED: 0