

STAFF REPORT

Zoning Docket: 064/25

To: City Planning Commission

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

Prepared by: Haley Webb

Date: December 15, 2025

GENERAL INFORMATION

Applicant(s): Jane Place Neighborhood Sustainability Initiative, Inc.

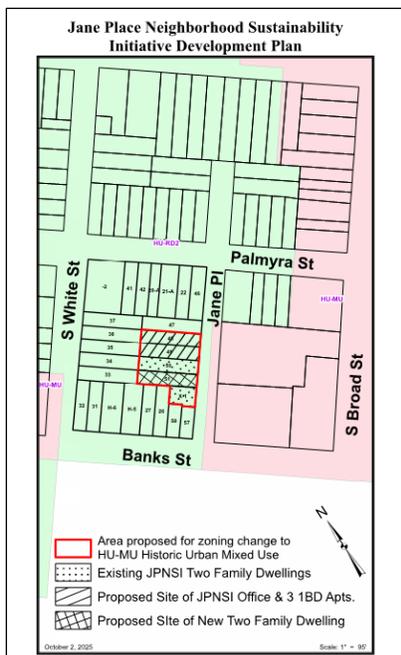
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 605, Lots 48, 49, 50, 51, and X-1 or Lot 25, 26, 27, 28, and the rear portions of original Lots 1 and 2, in the First Municipal District, bounded by Jane Alley, Banks Street, Palmyra Street, and South White Street

Address(es): 323-343 Jane Alley

Description

Figure 1: JPNSI Development Plan



Zoning Docket 064/25 is a request for a zoning change from HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District for properties located at 323-343 Jane Alley in the Mid-City neighborhood. The site is being developed by the Jane Place Neighborhood Sustainability Initiative (JPNSI). JPNSI is a Community Land Trust (CLT) and housing rights organization committed to creating sustainable, democratic, and economically just neighborhoods and communities in New Orleans.

The petitioned site consists of five lots total with three vacant, developable lots and two lots developed with existing two-family dwellings (see **Figure 1.**) The lots range in size of widths from approximately 26 feet to 38 feet, depths from 51 feet to 114 feet, and lot sizes from 1,886 square feet to 3,054 square feet. The total area comprises approximately 14,102 square feet. The site has historically always been designated

residential, particularly single-, two-, and small multi-family; Sanborn maps document the petitioned site was developed with at least four two-family dwellings and one commercial auto repair shop circa 1951. The applicant has stated that the intention for the vacant parcels is to develop a 3,600 square foot administrative office for JPNSI operations on the ground floor and construct three one-bedroom apartment units on the second floor.

Why is City Planning Commission action required?

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.

BACKGROUND

Site’s zoning and land use history of the site

- Zoning:* 1929 – “B” Small Multiple-Dwellings District (up to four units)
- 1953 – “C” Three-Four Families District
- 1970 – RD-3 Two-Family Residential District
- Current - HU-RD2 Historic Urban Two-Family Residential District

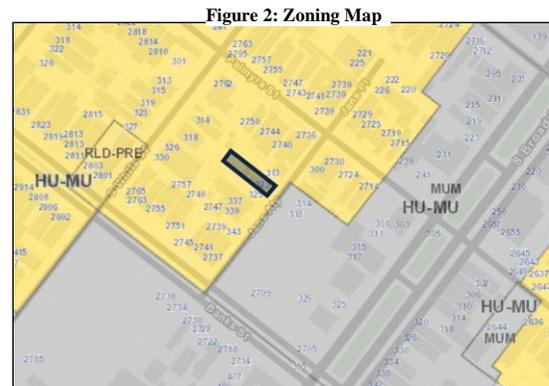
- Land Use:* 1929 – Single & Two-Family Residential
- 1949 – Single & Two-Family Residential
- 1999 – Residential – Single & Two-Family

Analysis

Purpose of the rezoning and anticipated impact on surrounding land uses

The applicant is proposing to rezone five lots from HU-RD2 to HU-MU to allow for an administrative office to offer onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs on the ground floor of a proposed two-story mixed-use residential building. The rezoning would establish an additional 140 feet of interior commercial frontage along Jane Alley. The lots are located directly across the street from HU-MU zoned parcels currently developed as the Ruby Slipper Restaurant and a surface parking lot with frontages along Jane Alley and S Broad St.

The requested HU-MU Neighborhood Mixed-Use District is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged. If



the present petition is granted, the aforementioned uses would be allowed by right. Any development within the proposed zone, even small multi-family development which would be permitted by right on the site will create moderate types and levels of activity, noise, travel, and demand for parking that have not yet existed on this previously undeveloped property.

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.¹ 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, as discussed below).

The proposal would be considered a spot zone because while the five lots are directly adjacent to existing HU-MU District parcels, the proposed designation is expanding in a way that grants preferential treatment to the petitioned site as it is vacant and not already commercially developed. The existing HU-MU sites are located along a main corridor rather than along interior residential streets; the general zoning for properties located within those interior residential streets is HU-RD2, except for a nearby corner property that is developed with a commercial structure.

In determining whether the spot zoning of any particular property is appropriate, the Commission uses its Historic Non-Conforming Use Policy to guide its analysis. This policy contains criteria which are used to identify historic commercial, industrial/warehouse, and institutional properties which should be zoned differently from surrounding properties. It evaluates individual applications based on their compliance with general and specific criteria.

General

A. *The request is consistent with the Plan for the 21st Century.*

The request **does not** meet this criterion. The proposal is not consistent with the *Plan for the 21st Century*. The Residential Low Density Pre-War future land use map (FLUM) category's goals are

¹ 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/

to preserve the lower-density residential neighborhoods where single- and two-family dwellings are predominant and to allow infill development that fits the character of the neighborhood. The allowable range of uses in this category do allow commercial developments where current or former commercial use is verified and allows new development that fits with the character and scale of surrounding neighborhoods; however, the site has since been vacated and the commercial designation has been lost.

B. The petition is in harmony with the historic character of the surrounding neighborhood.

The request **does** meet this criterion. The petitioned properties are interior lots currently developed with two existing two-family residential structures and three vacant developable lots. The surrounding neighborhood is comprised of commercial and residential uses.

C. The request serves a neighborhood need.

The request **does** meet this criterion. The requested HU-MU District allows for neighborhood-serving commercial uses, which would be advantageous to the immediate area by allowing JPNSI to have on-site property management and communal tenant space for residents that live in close proximity.

D. The property has a history of non-residential use.

The request **does** meet this criterion. Based on Sanborn maps, the property has a history of non-residential land use circa 1952; however, the commercial structure has since been demolished and the site is vacant, which defaults to solely allowing uses within the base zoning district, HU-RD2.

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.*

These criteria are written to specifically identify a prototypical corner store-type commercial structure, typically dating from before World War II, with an angled front entrance, display windows, and a balcony, canopy or other covering overhanging the sidewalk. The subject site is currently developed with two-family dwellings and vacant; therefore, the above-mentioned criteria is not met as the subject site does not contain any existing commercial structures.

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

This criterion is **met**. The requested HU-MU District is the most restrictive zoning designation available to accommodate the proposed office space and tenant services.

Final Analysis

The request to change the zoning to an HU-MU District is a spot zone which cannot be justified under the Historic Non-Conforming Use Policy because the requested zoning change is not compatible with the Plan for the 21st Century.

Evaluation of Approval Standards

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 are 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.

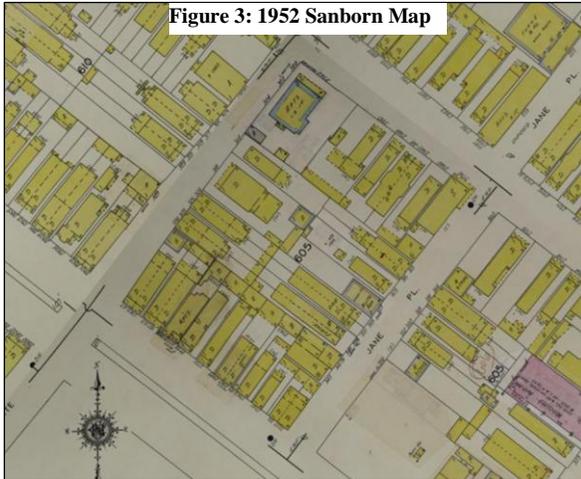


Figure 3: 1952 Sanborn Map

The Residential Low Density Pre-War future land use map (FLUM) category's goals are to preserve the lower-density residential neighborhoods where single- and two-family dwellings are predominant and to allow infill development that fits the character of the neighborhood. The allowable range of uses in this category do allow commercial developments where current or former commercial use is verified and allows new development that fits with the character and scale of surrounding neighborhoods. The subject site does have a documented history of commercial use per the 1952 Sanborn Map; however, the site has since been vacated and the commercial

designation has been lost. Staff has consistently interpreted this statement of the Master Plan to mean that at least a vacant commercial structure should still exist on the site in order to allow commercial development. Therefore, the request for a zoning change to an HU-MU Neighborhood Business District is inconsistent with the Master Plan.

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

This standard is **not met**. The requested zoning change would go from a Historic Urban Neighborhoods Residential District to a Historic Urban Neighborhoods Non-Residential District; therefore, the request is not compatible with the place designations of this ordinance as the proposed district includes permitted uses that are more intense than what the current district allows.

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

This standard is **met**. While the site is both currently vacant and comprised of two-family dwellings, the site's immediate neighbors include residential and commercial uses.

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

This standard is **not met**. Since the proposal is not consistent with the Master Plan, it cannot be considered to promote the public health, safety and welfare of the City.

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

The staff believes that the current zoning classification and the proposed zoning classification are equally suitable for the property. Since the goals of the FLUM designation can be accomplished

by a mix of residential and low intensity commercial districts, it is both consistent to maintain the site's history of residential zoning or embrace the siting and context of this property to authorize commercial uses. It is therefore a policy decision on how to implement these goals.

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 use standards for a Neighborhood Commercial Establishment require that the existing structure be non-residential in construction and original use. Given that the site is currently vacant, and two-family and small multi-family affordable developments are allowed by-right, staff believes that the proposed zoning classification is not more suitable for this property.

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

The proposed amendment does not correct an error or reflect a change in current policy.

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

This zoning change would not have a significant impact on the city as a whole but would impact the immediate vicinity as it would allow for a broader range of commercial uses allowed by-right.

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

The proposed amendment provides an equally workable way to achieve the intent and purposed of this Ordinance and the Master Plans since the goals of the FLUM designation can be accomplished by a single mixed-use district or a mix of residential and commercial districts. To construct the residential uses as is permitted and has been approved or to institute new commercial uses on the petitioned site are two differing methods that would achieve the goals of the Ordinance and the Master Plan. It is therefore a policy decision to determine which of these workable ways are better suited for this site.

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

This standard is **met**, as 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 proposed zoning change would be consistent with this development pattern as the immediate vicinity consists of stand-alone commercial and residential uses ranging from single-family to multi-family.

Staff Recommendation

The staff recommends **DENIAL** of Zoning Docket 064/25.

City Planning Commission Meeting (December 9, 2025)

The staff summarized the application and presented its recommendation of denial. The Commission received public comment from 11 citizens speaking in support of the request, citing the benefits of affordable housing and the technicalities that staff based their recommendation on.

There was general discussion among the Commission. Commissioner Jordan made a motion to go against staff's recommendation and approve the application. Commission Steeg seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 064/25 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: None

ABSENT: None

RECUSED: Flick

Appearing herein through its authorized officer, pursuant to Resolution registered November 26, 2019, at CIN 667424, Parish of Orleans;

Who declared, under oath unto me Notary, that it was the Intervenor in that certain Act of Cash Sale, in favor of Jane Place Neighborhood Sustainability Initiative, Inc., herein referred to as "Buyer," duly recorded in Orleans Parish at CIN 504026, N.A. #2012-08486, transferring title to that property known as 341 1/2 - 343 Jane Alley, New Orleans, Louisiana 70119, and described as:

A CERTAIN LOT OF GROUND, situated in the **FIRST DISTRICT OF THE CITY OF NEW ORLEANS, ORLEANS PARISH, STATE OF LOUISIANA**, in **SQUARE NO. 605**, bounded by Jane Alley (S. Broad Street side), Banks, S. White and Palmyra Streets, according to a sketch of survey made by Gilbert & Kelly, surveyors, dated December 21, 1943, recertified as of October 12, 1955, a print of which is annexed to and made part of an act passed before N. L. Dresner, Notary Public, on October 4th, 1955, said lot begins at a distance of sixty-one feet, ten inches, three lines (61'10"3") from the corner of Jane Alley and Banks Street and measures thence, on a line toward Palmyra Street, thirty-eight feet, one inch, five lines (38'1"5") front on Jane Alley; thence a depth on the side nearer Palmyra Street of fifty-one feet, three inches, six lines (51'3"6") - (51'2" according to title); thence a width in the rear on a line parallel with Jane Alley, running toward Banks Street, of thirty-five feet (35"); thence on a line parallel to Banks Street and running toward Jane Alley, twenty-two feet, five inches, one line (22'5"1") - (22'4", according to title); thence widening on a line parallel to Jane Alley and running toward Banks Street, three feet, one inch, five lines (3'1"5"); thence on a line parallel to Banks Street and running to Jane Alley, to the POINT OF BEGINNING, twenty-eight feet, ten inches, five lines (28'10"5"). Said lot is composed of the rear portions of the Original Lots One and Two (1 and 2). The aforesaid survey of Gilbert & Kelly, Surveyors, of date December 21, 1943, and recertified October 1, 1955, and "Found as shown" by E. E. Kelly, Surveyor, on August 15, 1952, is annexed to an act before Moseman R. Simoneaux, Notary, of the date of August 24, 1962, registered in COB 649, folio 103, records of Orleans Parish, Louisiana.

All as more fully shown on survey of S.A.S. Consultants, Inc., Sam Z. Scandaliato, Surveyor, dated October 2, 2019.

Bearing municipal address 341 1/2 - 343 Jane Alley, New Orleans, Louisiana.

That the purpose of NORA intervening in the sale of the property to Buyer was to ensure Buyer satisfy certain requirements in accordance with the terms of the Act of Cash Sale referenced herein.

NORA does hereby acknowledge that all of the obligations set forth in the Act of Cash Sale referenced herein have been met and does hereby release the property, Buyer, and any future owners of the property from any rights of reversion set forth in the acquisition thereof cited above. NORA further directs and requests the Clerk of Court for the Parish of Orleans to make note of this Release in the records of her office to serve as occasion may require.

THUS DONE AND PASSED in New Orleans, Louisiana, this 15th day of May, 2023.

WITNESSES:

NEW ORLEANS REDEVELOPMENT
AUTHORITY

Mark W. Jackson
Mark W. Jackson
Tamea Johnson
Tamea Johnson

By: [Signature]
Brenda M. Breaux
Executive Director

Laura Carter Settlemyer
Laura Carter Settlemyer
LA Bar Roll #32243
My Commission is for Life.

Attachment A

This Real Estate Purchase and Sales Contract between 325 Jane, LLC ("Buyer") and Aaron G. Bair ("Seller") is for the following real estate and improvements:

Legal Description
for
335 Jane Alley
June 27, 2016

PROPERTY DESCRIPTION:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the FIRST DISTRICT, in the Parish of ORLEANS, State of LOUISIANA, City of NEW ORLEANS, in SQUARE 605, bounded by Jane Alley, Banks, Palmyra and South White Streets, Said lot is designated as LOT 28 on a survey by Gilbert Kelly Surveyors, dated February 27, 1947, and according thereto said LOT 28 commences 204'3"4" from the corner of Palmyra Street and Jane Alley and measures thence 26'0"7" front on Jane Alley, the same in width in the rear by a depth on the sideline nearest Palmyra Street of 115'0"6" and a depth on the other side line nearest Banks Street of 115'1"7"

And

ONE CERTAIN LOT OF GROUND, together with all the rights, ways, privileges, servitudes, advantages and prescriptions (both liberative and acquisitive), and appurtenances thereunto belonging or in anywise appertaining, situated in the FIRST DISTRICT, in the Parish of ORLEANS, State of LOUISIANA, City of NEW ORLEANS, SQUARE 605, bounded by Jane Alley, Banks, South White and Palmyra Streets, being composed of Lot 27 and a portion of Lot 26, according to survey of Guy J. Seghers, surveyor, dated May 1, 1947, annexed to act of Morris B. Redmann, Notary Public, dated March 28, 1947, and which said lot commences 126'0"7" from Banks Street, and measures thence 27'0"5" front on Jane Alley, by a depth of 115'0"6" on the Banks Street side, a depth on its other side line of 11' with a width in the rear of 28'1"7"

The improvements thereon bear the municipal address 335 Jane Alley, New Orleans, LA 70119.

STATE OF LOUISIANA
PARISH OF ST. JOHN THE BAPTIST

File No.: 24-0441

ACT OF CASH SALE

BE IT KNOWN, that on this 11th day of February, 2025, before me, Henri P. Dufresne, Notary Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

Oscar R. Galvan, Tax Identification Number XXX-XX-4906, and Elsa Marina Galvan Tax Identification Number XXX-XX-4764, both persons of the full age of majority who declared unto me, Notary, that the said Oscar R. Galvan has been married two times; first to Ana Galvan from whom he divorced and second to Elsa Marina Galvan with whom he is presently living and residing; the said Elsa Marina Galvan has been married one time to Oscar R. Galvan with whom she is presently living and residing; whose mailing address is 112 Oxbow Drive, La Place, LA 70068

Elizabeth Mazariegos Singleton, Tax Identification Number XXX-XX-2927, a person of the full age of majority who declared unto me, Notary, that they have been married but once to Lee Singleton with whom she is presently living and residing; whose mailing address is 506 Bentwood Drive, Covington, LA 70433,

hereafter referred to as "SELLER";

who declared that for the price of **ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) DOLLARS cash**, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC., Tax Identification Number XX-XXX3802, a Louisiana Non-Profit Corporation existing under and by virtue of the laws of the State of Louisiana, represented herein by Victoria Reed, by virtue of a Corporate Resolutuion, an original which is annexed hereto and made a part hereof, whose present mailing address is 2533 Columbus Street, Suite 104, New Orleans, LA 70119

hereafter referred to as "PURCHASER";

the following described property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, the possession of which PURCHASER acknowledges:

ONE CERTAIN LOT OF GROUND, situated in the **FIRST DISTRICT** of the City of New Orleans, Parish of Orleans, State of Louisiana, designated as **LOT 26** of **SQUARE 605-D**, bounded by Jane Place, Palmyra Street, Banks Street and South White Street on blue print of survey made by Gilbert & Kelly, Surveyors, dated April 5, 1946, a copy of which is annexed to COB 617, folio 44, and according to which said lot commences at a distance of 152 feet 1 inch 6 lines from the corner of Palmyra Street and Jane Place,; which said lot, less Parcel "X" taken therefrom, according t blue print of a survey made by Guy J. Seghers, Surveyor, dated March 1, 1947, a cop. Where of is annexed to an act before Morris B. Redmann, late Notary Public, dated March 28th, 1947, measures 25 feet 1 inch 2 lines front on Jane Place, 24 feet 0 inches 0 lines in width in the rear, by a depth on the sideline nearer to Banks Street of 115 feet 0 inches 0 lines and a depth on the opposite sideline nearer to Palmyra Street of 114 feet 11 inches. In accordance with the plan of survey by Dading, Marques & Associates, L.L.C., dated May 13, 2015, said lot measures 26 feet 0 inches 7 lines front of Jane Place (formerly Jane Alley), a width in the rear of 26 feet 0 inches 7 lines, by a depth of 114 feet 11 inches 0 lines between equal and parallel lines.

The municipal address of the property described herein above is 325 Jane Place, New Orleans, LA 70119

Being the same property acquired by Oscar R. Galvan and Elsa Marina Galvan and Elizabeth Mazariegos Singleton by act dated February 21, 1957 registered in Book 617, Page 44 and further by act dated May 21, 2018 in CIN 578776 records of Orleans Parish, State of Louisiana.

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the FIRST DISTRICT of the City of New Orleans, PARISH OF ORLEANS, in SQUARE 605, bounded by Jane Place, Banks Street, S. White, and Palmyra Street designated as LOT 25, formerly Lot 48, which said lot 25 commences 126 feet 7 lines from Jane Place and Palmyra Street actual (126'7" title measurement); and measures thence 20 feet 0 inches and 7 lines (title), 26 feet 0 inches 7 lines (actual) front on Jane Place, same width in the rear, by a depth of 114 feet 11 inches 0 lines (title), 115 feet 0 inches 0 lines (actual) on Palmyra Street and 115 feet 0 inches 7 lines (title), 115 feet 0 inches 7 lines (actual) on Banks Street, all in accordance with survey of JJ Krebs & Sons, dated June 8, 1971.

Improvements thereon bear the Municipal No. 323 Jane Place, New Orleans, Louisiana.

The said appearer does hereby authorize and request the Clerk of Court and Ex-Officio and the Registrar of Conveyances, in and for the Parish of Orleans, State of Louisiana to make mention of the within act of correction in the margin of her records in Conveyance Instrument Number 617776 to serve as occasion may require.

THUS DONE AND PASSED, in New Orleans, Louisiana on September 19, 2022, in the presence of the undersigned competent witnesses and me, Notary, after reading of the whole.

Tricia Caron
WITNESS: Tricia Caron

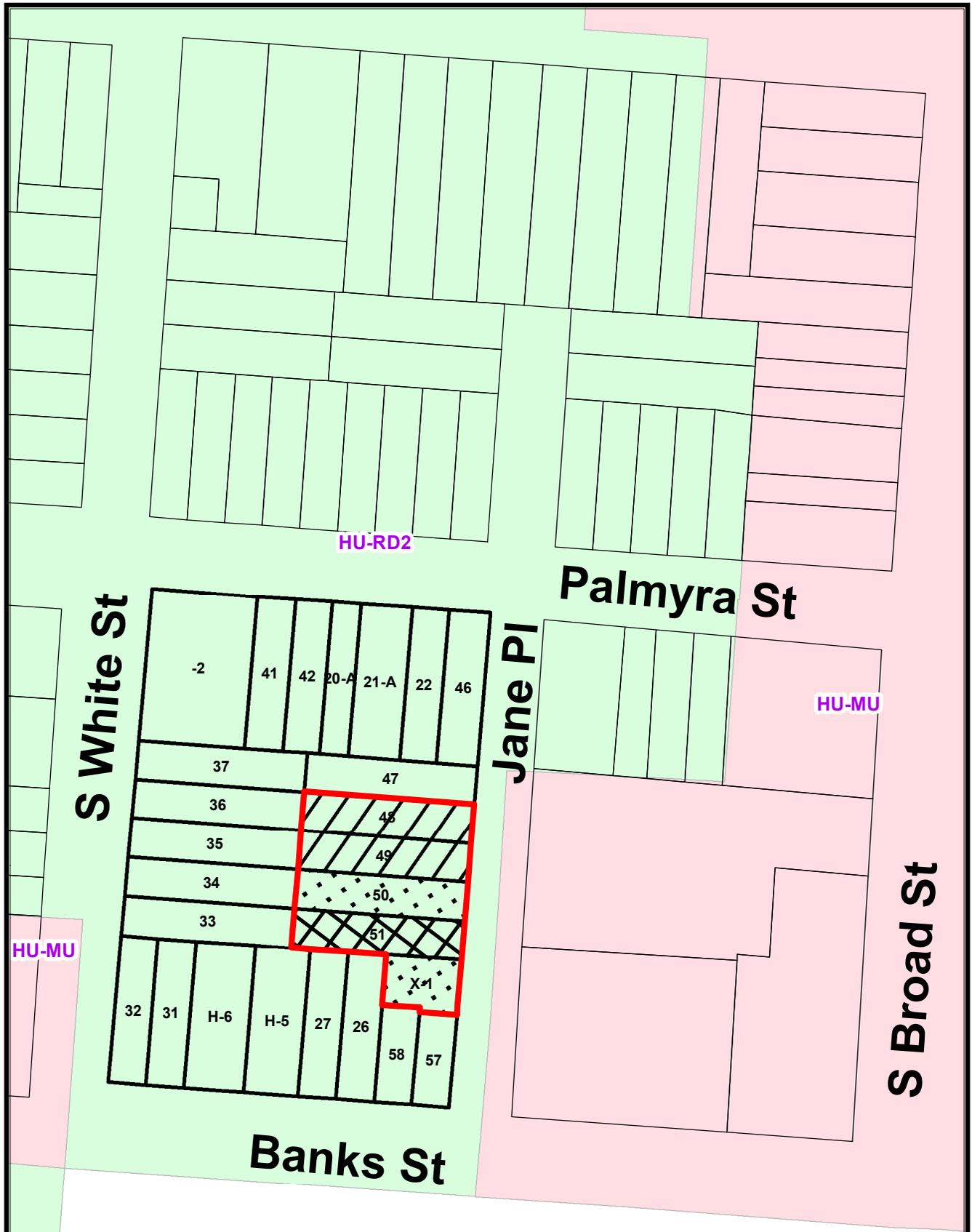
Scott R. Simmons
SCOTT R. SIMMONS

Emma Sampson
WITNESS: Emma Sampson

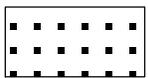
Jane Faia Mentz
Jane Faia Mentz
NOTARY PUBLIC
Louisiana Bar Roll No. #16908



Jane Place Neighborhood Sustainability Initiative Development Plan



Area proposed for zoning change to HU-MU Historic Urban Mixed Use



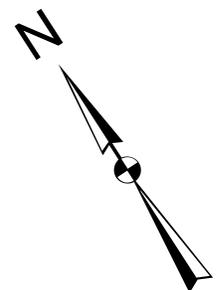
Existing JPNSI Two Family Dwellings



Proposed Site of JPNSI Office & 3 1BD Apts.



Proposed Site of New Two Family Dwelling















September 12, 2025

Dear Neighbor:

Please join Jane Place Neighborhood Sustainability Initiative (JPNSI) for a Neighborhood Participation Program (NPP) meeting to discuss a proposed zoning change that would allow us to have our office next to the affordable rental housing we own and manage along Jane Place and Palmyra Street.

Meeting date and time: October 9, 2025, at 6:00 pm

Location: 200 S. Broad St., Suite 204, New Orleans (JPNSI's current office location)

You are receiving this mailed invitation as a nearby neighbor or property owner. As you may know, JPNSI is a non-profit organization that owns and manages affordable housing in the 200 and 300 blocks of Jane Place, the 2700 block of Palmyra Street, and two other locations in the neighborhood.

We propose a zoning change from the HU-RD2 Historic Urban Two Family Residential District to the HU-MU Historic Urban Mixed Use District (Article 12 of the Comprehensive Zoning Ordinance) for addresses 323-343 Jane Alley/Place, Lots 48-51 and X-1, Square 605, bounded by Banks, S. White, Palmyra Streets and Jane Place. We currently own and manage affordable rental apartments there, and plan to build additional two-story, two- and three-unit affordable rental residences on vacant lots we own at the site. The zoning change would accommodate the additional residences, plus an approximately 3,600 administrative office for JPNSI, which would enable us to provide onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs. The office would be located at 323-325 Jane Place on the ground floor, with three residential rental units on the second floor. We estimate construction to take place in 2026 to 2027. Plans are subject to review and approval by the Historic District Landmarks Commission.

We are required to complete the NPP meeting before submitting our application for review by the City Planning Commission and subsequently the City Council.

At the NPP meeting, we will provide more details, answer your questions, and address your concerns. A sign-in sheet will be available to obtain email addresses, so that I can keep you updated if there are any changes to the plans. If you are unable to attend but would like to submit comments, ask questions, or just stay in touch, please contact me at the email address below.

The October 9th NPP meeting site has available off-street parking and is ADA-compliant. We are also contacting registered neighborhood associations via e-mail and U.S. mail, and have submitted the meeting information to the City Planning Commission staff for distribution through the City's NoticeMe email notification system, and to the City Council.

I hope to see you at the October 9th meeting. Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Veronica M. Reed".

Veronica M. Reed

Executive Director

veronica@jpnsi.org

Office: 504-799-1704 ext. 101



Agenda

Jane Place Neighborhood Sustainability Initiative

Neighborhood Participation Program Meeting

Date: October 9, 2025 at 6 p.m.

Location: JPNSI office, 200 S. Broad St., Suite 204, New Orleans

- I. Welcome**
- II. Introduction to Jane Place Neighborhood Sustainability Initiative (JPNSI) and Description of the Project**
- III. Public Comment**
- IV. Summary**
- V. Next Steps**

-  Inbox
-  Starred
-  Sent
-  Drafts
-  Folders
-  ...

📁 Inbox

FW: JPNSI Neighborhood Participation Program Meeting Letter Invitation

 **Veronica Reed**
To: me, and 1 other · Thu, Oct 2 at 11:05 AM ▾

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
<https://www.jpnsi.org>

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:30 PM
To: 'cpcinfo@nola.gov' <cpcinfo@nola.gov>
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation

CPC Staff:

Please see the attached Neighborhood Participation Program meeting letter invitation for October 9, 2025, at 6:00 pm.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
<https://www.jpnsi.org>

2 attachments

- 

JPNSI NPP Letter 9-12-25....
PDF · 215.1 KB
- 

JPNSI NPP Letter 9-12-25....
PDF · 215.1 KB

 **Paul Cramer**
To: Stephen · Thu, Oct 2 at 12:36 PM ▾

Hi Stephen - my client Veronica Reed sent an NPP notice to cpcinfo on Wednesday, Sept. 24 at 4:30pm, but I don't see it posted on the OneStopApp, so I'm not sure if it went out via NoticeMe. Please see the email below with an attachment of the letter. Could you get the appropriate person to post this ASAP? Our meeting is in one week - Oct. 9.

Thank you,

Paul

Contacts More ▾

555



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Business

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business

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Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:30 PM
To: president@mcno.org
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

Ms. Leitzinger,

Please see the attached NPP meeting letter invitation. A hard copy was also mailed last week as required by the process.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
<https://www.jpnsi.org>

Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:29 PM
To: tlevy@pelhughes.com
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

Mr. Levy,

Please see the attached NPP meeting letter invitation. A hard copy was also mailed last week as required by the process.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
<https://www.jpnsi.org>

Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:29 PM
To: Dasjon Jordan
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

DJ,

Please see the attached NPP meeting letter invitation. A hard copy was also mailed last week as required by the process.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
<https://www.jpnsi.org>

Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:29 PM
To: Lesli Harris; 'Elizabeth.Holman@nola.gov'
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

Councilmember Harris:

Please see the attached Neighborhood Participation Program meeting letter invitation for October 9, 2025, at 6:00 pm.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
<https://www.jpnsi.org>



JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

**Neighborhood Participation Program Meeting
October 9, 2025
6:00 PM**



JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

**Welcome
and
Introductions**

JPNSI Programs

- **Mission Statement**

Jane Place Neighborhood Sustainability Initiative's mission is to build the permanently affordable, community-controlled housing that we need, and to build power within our community to win equitable housing policies and laws so low and moderate-income New Orleanians can enjoy housing security and resist displacement.

- **We Carry Out Our Mission Through Three Pillars of Work:**

- 1) a community land trust committed to developing and stewarding permanently affordable rental housing;
- 2) building community power to fight for housing rights; and
- 3) community centered advocacy focused on renters, rental housing policies and programs, and based on independent research.

Jane Place Neighborhood Sustainability Initiative

Community Land Trust focused on Permanently Affordable Rental Housing

A CLT is a private, nonprofit organization that owns land on behalf of a community of members, promotes housing affordability and sustainable development, and works to mitigate historical inequities in wealth building. CLTs are a response to the ever-increasing lack of affordable housing in cities like New Orleans, particularly for communities of color.

- Ownership of land and stewardship of permanently affordable rental housing underpins all our housing development work, creating a direct investment in our community and a base of members. These members live in Jane Place housing and utilize the invaluable shared resources.

Jane Place Community Land Trust – Resident Benefits

1) The Financial Benefits of Affordable Quality Rental Housing

- A second Jane Place family became homeowners in December 2024.

2) The Benefits of Renter Equity and Stewardship

One benefit of being a resident of the Jane Place CLT is **Renter Equity**. Tenants build equity by engaging in stewardship activities, i.e., attending tenant meetings, helping maintain properties, and participating in Jane Place organizational activities from bi-monthly board meetings to annual membership meetings. Tenants access earned equity as a rent credit or a check in December of each year.

- Equity Points translate into dollar amounts, so 500 points translates to \$500.
- Equity Points are accumulated by household, not by individuals. An activity done by one member of a household contributes to the overall equity accumulated by the entire household.
- In 2024, our highest earning household accumulated 560 Renter Equity Points!

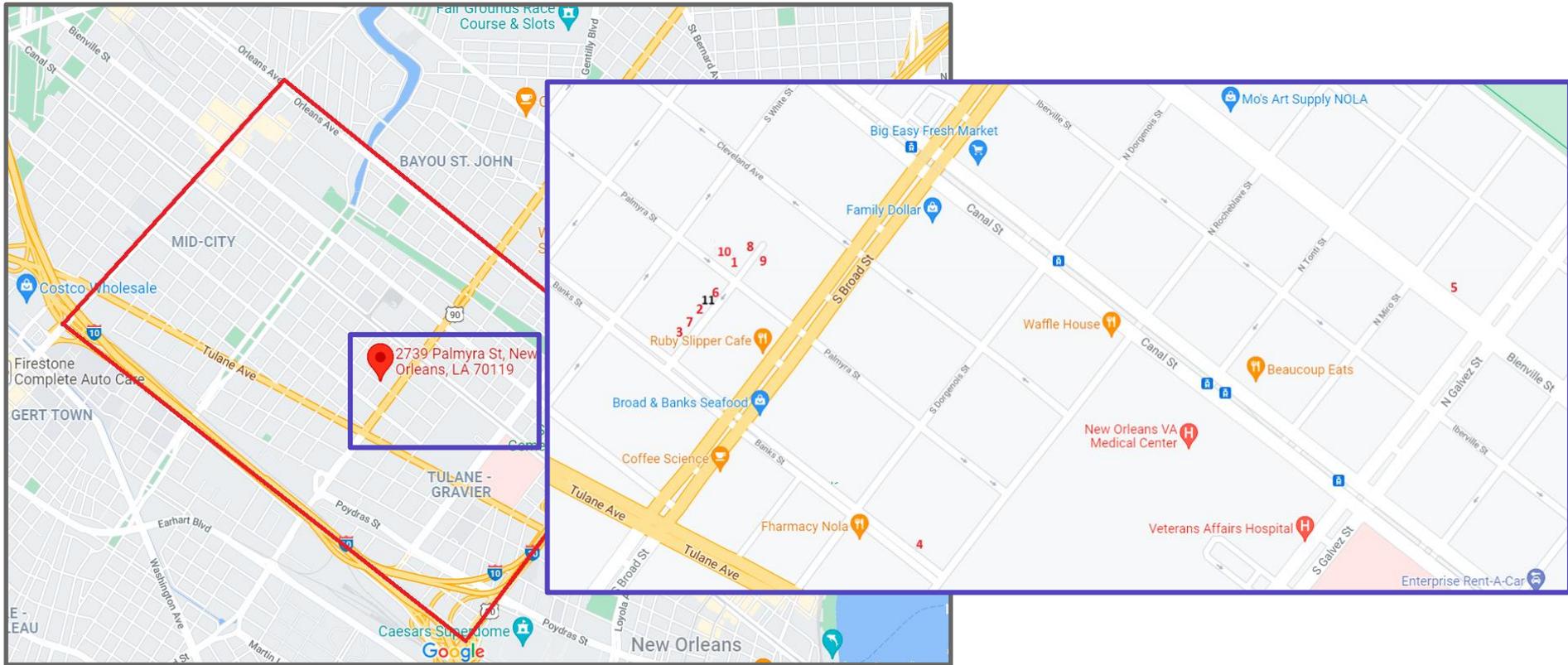
3) The Physical Health Benefits of Quality Affordable Rental Housing

4) The Mental Health Benefits of Quality Affordable Rental Housing

Jane Place Community Land Trust – Housing Development

- We own 11 properties.
- Six buildings contain 14 rental units.
- Five empty lots are in our pipeline for new construction of 17 units and our permanent office.
- Fifteen units and our permanent office are in pre-development.
- We currently have no mortgages on any of our 11 properties/14 rental units.
- We have raised \$1.315 million toward an initial goal of \$1.5 million for a board-controlled Acquisition & Development Fund.
- We began to make rent increases for the first time since 2019 at lease renewals in the second half of 2024 but have put the increases on hold due to the current economy.

Jane Place Community Land Trust Service Area



Jane Place Properties – 2739 Palmyra (occupied 2016)



Fourplex with 3-bedroom, 1-bathroom units

Jane Place Properties – 333-335 Jane Place (occupied 2020)



Double with 3-bedroom, 2-bathroom units

Jane Place Properties – 341-343 Jane Place (former empty lot occupied 2021)



Double with 2-bedroom, 1-bathroom units

Jane Place Properties – 2521-2523 Banks Street (occupied 2021)



Double with 2-bedroom, 1-bathroom units

Jane Place Properties – 2219-2221 Bienville Street (occupied 2023)



Double with a 4-bedroom, 2-bathroom unit and a 2-bedroom, 1-bathroom unit

2741 Palmyra Street (occupied 2025)



**Double with a 2-bedroom, 1-bathroom unit
and a 1-bedroom, 1-bathroom unit**

Project Pipeline

323 Jane Place and 325 Jane Place



- Future mixed-use building with our office on the first floor with three 1-bedroom/1-bathroom units on top floor
- Within a 1.5 blocks of 95% of current units and development pipeline
- Will allow for increased tenant engagement and better property management

Project Pipeline

220 Jane Place



220 Jane Place - Four 1-Bedroom, 1-Bathroom Apartments

Project Pipeline

221 Jane Place and 223 Jane Place



221 Jane Place - Four 1-Bedroom, 1-Bathroom Apartments

223 Jane Place - Four 1-Bedroom, 1-Bathroom Apartments

The Lots We are Discussing Tonight: 323 Jane Place to 343 Jane Place in 2018



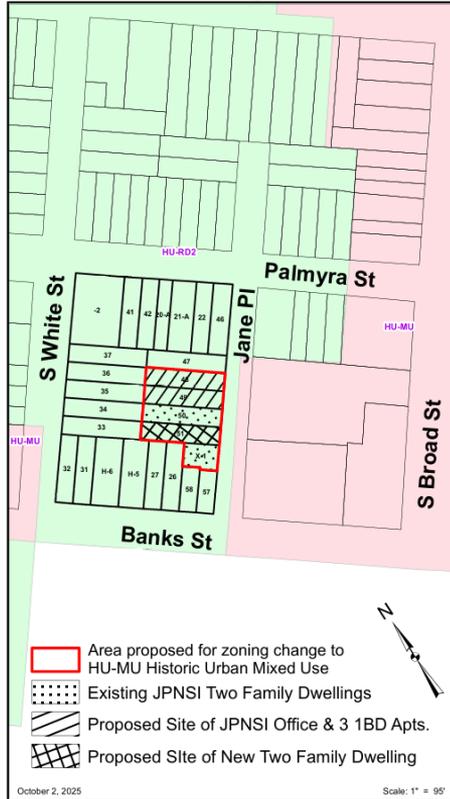
September 2007 – Google Street View



323 Jane Place to 341 Jane Place – Our Future Vision



**Jane Place Neighborhood Sustainability
Initiative Development Plan**



Proposed Zoning Change:

HU-RD2 Two-Family Residential District

To

HU-MU Neighborhood Mixed-Use District

(area outlined in red)

Aerial View – proposed zoning change area



Public Comments



JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Summary



JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Next Steps

- Application
- City Planning Commission hearing
- City Council hearing



JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Thank you

Veronica Reed

Executive Director

veronica@jpnsi.org

Office: 504-799-1704 ext. 101



JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

NPP MEETING COMMENT CARD

DATE: October 9, 2025

NAME/ADDRESS OF PROJECT:

Jane Place Neighborhood Sustainability Initiative Zoning Request
323-343 Jane Alley/Place

COMMENT/QUESTION:

- Question about setbacks and using fire retardant building materials.
- What is current zoning and what will the change do?
- Will ask Jane Place to come present @ MCN 0

CONTACT (optional)

NAME:

Michelle Schlafly

EMAIL:

Kimbellmichelle@outlook.com

ADDRESS:

121 S. Genois Street, N.O. LA 70119

November 10, 2025
General Meeting

NPP MEETING COMMENT CARD

DATE: October 9, 2025

NAME/ADDRESS OF PROJECT:

Jane Place Neighborhood Sustainability Initiative Zoning Request
323-343 Jane Alley/Place

COMMENT/QUESTION:

Jane place Neighborhood sustainability initiative have been good neighbors & I support thier mission. I am a little concerned about parking but we are discussing options

CONTACT (optional)

NAME:

Brandi Windham

EMAIL:

brandiwindham@gmail.com

ADDRESS:

313-15 Jane Pl / 2742-44 Palmyra



NPP Meeting Summary Report

Date of Report: October 17, 2025

Project Name: Jane Place Neighborhood Sustainability Initiative Zoning Request

Contact: Veronica Reed, JPNSI Executive Director, veronica@jpnsi.org, 504-799-1704 ext. 101, 200 S. Broad St., Suite 204, New Orleans, LA 70119

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the properties located at 323-343 Jane Alley/Place. The applicant, Jane Place Neighborhood Sustainability Initiative (JPNSI), intends to file an application to rezone the properties from HU-RD2 to HU-MU. The zoning change would accommodate additional two-story, two- and three-unit affordable rental residences on vacant lots at the site owned by JPNSI, plus an approximately 3,600 sq. ft. office for JPNSI, which would enable JPNSI to provide onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs. The office would be located at 323-325 Jane Place on the ground floor, with three residential units on the second floor.

This report provides a summary of contacts with citizens, neighbors, public agencies and other interested parties. Materials from the NPP meeting are attached: contact list, invitation letter, emailed invitations, meeting agenda, sign-in sheet, and comment cards.

Neighborhood Meetings

The NPP meeting for the zoning request was held on Thursday, October 9, 2025, at 6 p.m. at the JPNSI office, 200 S. Broad St., Suite 204, New Orleans. Three (3) people were in attendance, in addition to JPNSI staff and consultants.

At the meeting, attendees were presented with a slideshow familiarizing them with JPNSI's work and the proposed development plan. They were provided with contact information for Executive Director, Veronica Reed, should they have any future questions, comments, or concerns. Her contact information was also included on the invitation letter. JPNSI believes that they have addressed all the concerns that have been expressed so far.

Correspondence and contacts

Meeting notices were mailed on September 17, 2025, to the NPP contact list as provided, including 177 names and three neighborhood organizations. The invitation letter was e-mailed on September 24, 2025, to the office of the City Council District B member, the City Planning Commission, and three neighborhood associations: Broad Community Connections, Mid City Neighborhood Organization, and Greater Mid City Business Association.

JPNSI Executive Director Veronica Reed, received no phone calls, emails or other feedback in advance of the meeting.

Concerns, issues and problems expressed by attendees, and how they will be addressed:

- Need for zoning change. Attendee asked why the zoning change was needed.

Response: Zoning change will allow the office, which is not allowed under the current HU-RD2 zoning. Even though the CZO already allows offices onsite for larger affordable housing developments, it makes no accommodation of office space to accompany small multifamily developments across multiple lots. The response also noted that HU-MU zoning is already in place across Jane Place (Ruby Slipper restaurant and parking lot).

- Parking. A neighbor expressed concern about increased parking, and that her driveway and/or access to the vacant lot behind her house and adjacent to the proposed JPNSI office will be blocked, since it happens sometimes.

Response: JPNSI representative and the neighbor agreed that a driveway and a “no parking” sign would help preserve access to the vacant lot. Director Reed noted that JPNSI will be installing a sidewalk in front of the office and that may provide ideal timing if the neighbor wished to use the same contractor to install a driveway.

- Fencing. A neighbor expressed interest in talking with JPNSI regarding fencing.

Response: JPNSI offered to discuss and to install fencing that would give the neighbor maximum privacy.

- Setbacks and fire-retardant buildings. Attendee asked about what setbacks will be provided and if fire retardant building material will be used.

Response: The buildings will have the required back yard and the required side setbacks. Buildings will also adhere to all requirements for fire safety. JPNSI intends to meet all required setbacks.

- Entrances. A neighbor asked if building entrances will face her lot.

Response: No.

- Building height/scale. A Mid City Neighborhood Organization representative mentioned that they are pleased with the scale/height of the buildings to be constructed. Was concerned before the meeting that the scale would be too large, but after coming to the meeting they have no concerns about that and described the development plan as “lovely.”

#

Name	Mailing Address
Jane Place Neighborhood Sustainability Initiative Inc	2533 Columbus St Suite 104
Current Resident	221 Jane Aly
Current Resident	223 Jane Pl
Joyce R Jiles	Etal 224 Jane Pl
Current Resident	224 Jane Pl
Darlene J Levy	823 St Louis St
Current Resident	224 S White St
Current Resident	225 Jane Pl
City Of New Orleans	1300 Perdido St
Current Resident	225 S Broad St
Current Resident	226 Jane Pl
Current Resident	226 S White St
Current Resident	231 S Broad St
Alec Robinson	231 S White St
Current Resident	233 S White St
Christopher Edward Cox	237 S White St
Current Resident	235 S White St
A & C Auto Sales LLC	6743 Milne Blvd
Current Resident	239 S Broad St
Estefone Flores LLC	3805 Neyrey Dr
Current Resident	239 S White St
Current Resident	241 S Broad St
Current Resident	241 S White St
RSC Mid City LLC	2001 Burgundy St
Current Resident	2709 Banks St
John Paul Sapir LLC	6301 Laurel St
Current Resident	2710 Banks St
Current Resident	2714 Banks St
Carter Edward Jr	2714 Palmyra St
Ty Russell	2715 Palmyra St
Current Resident	2716 Banks St
Current Resident	2718 Banks St
Owner 2718	7009 General Haig St
Current Resident	2718 Palmyra St
Ellis Tarleton	4421 Baudin St
Current Resident	2719 Palmyra St
K'chos Flooring LLC	2169 Daniels Rd
Current Resident	2721 Palmyra St
Lewis Jacob Alder	49 Wall St
Current Resident	2722 Banks St
Current Resident	2722 Palmyra St
Current Resident	2724 Palmyra St
Mario E Garay	4226 Carrollton Ave
Current Resident	2725 Palmyra St
Mary H Dehring	Terry H Delanzac 1525 Cherokee Ave
Current Resident	2726 Banks St
Current Resident	2728 Banks St

Dana S Jeandron	2065 Lakeshore Blvd S
Current Resident	2729 Palmyra St
Take Paws Rescue	2730 Banks St
Wuilmer Y Manzanares	2730 Palmyra St
Speight Eloise S	ET Al 12597 Bayou Fordoche Road
Current Resident	2732 Banks St
Current Resident	2734 Banks St
The Dog House Realty LLC	2515 Nashville Ave
Current Resident	2736 Banks St
Hazlebrook Capital LLC	413 S Norman C Francis Pkwy
Current Resident	2736 Palmyra St
Magee Calvin J SR	ET Al 1828 Watling Dr
Current Resident	2737 Banks St
Current Resident	2738 Banks St
Jane Place LLC	2533 Columbus St Suite 104
Current Resident	2739 Palmyra St
Current Resident	2739 Palmyra St Unit A
Current Resident	2739 Palmyra St Unit B
Current Resident	2739 Palmyra St Unit C
Current Resident	2739 Palmyra St Unit D
Susan P Sparrow	2740 Palmyra St
Current Resident	2741 Banks St
Current Resident	2741 Palmyra St
Current Resident	2741 Palmyra St Apt A
Current Resident	2741 Palmyra St Apt B
Brandi L Windham	2742 Palmyra St
Antoinette H Batiste	2743 Palmyra St
Current Resident	2744 Palmyra St
Gulf Coast Bank	2712 Jefferson Ave
Current Resident	2745 Banks St
Tacy Stevens	2747 Palmyra St
James H Olsen	2748 Palmyra St
Bustillo Roberto	2762 Palmyra St
Current Resident	2750 Palmyra St
The Smith Revocable Declaration of Trus T	3345 Valemont St
Current Resident	2751 Banks St A
Current Resident	2751 Banks St B
Residential Holdings Inc	PO Box 24610
Current Resident	2751 Palmyra St
The Smith Revocable Declaration Of Trust	3345 Valemont St
Current Resident	2755 Banks St A
Current Resident	2755 Banks St B
Rachael Geraets	2755 Palmyra St
Brenda Jenkins	2757 Palmyra St
Roberto Bustillo	2762 Palmyra St
Current Resident	2759 Palmyra St
Robert James Goodson	2761 Banks St
Cliff M Lafrance	4681 Hwy 39

Current Resident	2761 Palmyra St
Robert Bustillo	2762 Palmyra St
Current Resident	2762 Palmyra St A
Current Resident	2763 Banks St
Current Resident	2763 Palmyra St
The Glenda M Jordan Living Revocable Tru	2765 Banks St
Orleans Parish School Board	3520 General Degaulle Dr Suite 5055
Current Resident	2785 Baudin St
Debbie Blacksher	2802 Banks St
Current Resident	2800 Banks St
Bauman Lionel B Jr	ET Al 2801 Banks Street
Current Resident	2801 Banks St
Current Resident	2803 Banks St
Mary B Martin	Etal 8213 Hickory St
Current Resident	2804 Banks St
Current Resident	2806 Banks St
Lourdes Flores LLC	3805 Neyrey Dr
Current Resident	2808 Palmyra St
Marcus Hock	2809 Banks St
Current Resident	2810 Palmyra St
Current Resident	2811 Banks St
Palmyra Properties of Louisiana LLC	7401 Canal Blvd Suite 120
Current Resident	2812 Palmyra St
Kbank LLC	6049 Marshal Foch St
Current Resident	2813 Banks St
Current Resident	2813 Banks St Apt 1A
Current Resident	2813 Banks St Apt 1B
Current Resident	2813 Banks St Apt 2A
Current Resident	2813 Banks St Apt 2B
Current Resident	2814 Palmyra St
Current Resident	2815 Banks St
Nino Paternostro	2818 Palmyra St
Current Resident	2816 Palmyra St
Bud James Thomas	1629 Kilbourn St
Current Resident	2819 Banks St
Current Resident	300 Jane Aly
301-303 SO Broad LLC	301 S Broad St
Current Resident	301 S White St
Current Resident	303 S Broad St
Current Resident	311 S Broad St
Brandi Windham	2742 Palmyra St
Current Resident	313 Jane Aly
Yvan Flores LLC	3805 Neyrey Dr
Current Resident	313 S White St
Current Resident	314 Jane Aly
Emmanuel Augustine	314 S White St
Current Resident	315 S Broad St
Current Resident	315 S White St

Current Resident	317 S Broad St
Celeste Flores LLC	3805 Neyrey Dr
Current Resident	317 S White St
Thomas A Chapman	318 S White St
Current Resident	319 S White St
Estelle Flores LLC	3805 Neyrey Dr
Current Resident	321 S White St
323 Jane Place LLC	2533 Columbus St Suite 104
Current Resident	323 Jane Aly
Current Resident	323 S White St
324Swg LLC	305 Carrick Cr
Current Resident	324 S White St
Jane Place Neighborhood Sustainability I	2533 Columbus St Suite 104
Current Resident	325 Jane Aly
Bilal A Hindi	Mr/Mrs Rabah Hindi 3632 Lake Michel Ct
Current Resident	325 S Broad St
Current Resident	326 S White St
Jose E Isla	2718 Cleveland Ave
Current Resident	327 S White St
Current Resident	328 S White St
Current Resident	330 S White St
Current Resident	333 Jane Aly
Current Resident	335 Jane Aly
Current Resident	337 Jane Aly
Current Resident	339 Jane Aly
Current Resident	341 Jane Aly
Current Resident	343 Jane Aly
Le Kathy Huong	ET Al 1739 Wedgewood St
Current Resident	401 S Broad St
Gumbo Pot Drop LLC	3112 Upperline St
Current Resident	405 S Broad St
Earnest E Airhia	1105 Trudeau St
Current Resident	411 S Broad St
Current Resident	425 S Broad St

Organization Name: Broad Comm

Point of Contact: Dasjon Jordan
 Phone Number: 504-561-7495
 Email: dj@broadcommunitycon
 Street Address: P.O. Box 19770
 City: New Orleans
 Zip: 70179

Organization Name: Mid City Nei

Point of Contact: Emily Leitzinger
 Phone Number: 504-507-0831
 Email: president@mcno.org
 Street Address: P.O. Box 791023

Organization Name: Greater Mid

Point of Contact: Tim Levy
Email: tlevy@pelhughes.com
Street Address: PO Box 791041
Zip: 70119



Mailing City	Mailing St	Mailing Zip
New Orleans	LA	70119
New Orleans	LA	70112
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70112
New Orleans	LA	70119
New Orleans	LA	70124
New Orleans	LA	70119
Metairie	LA	70002
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70116
New Orleans	LA	70119
New Orleans	LA	70118
New Orleans	LA	70119
New Orleans	LA	70124
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
Terrytown	LA	70056
New Orleans	LA	70119
Cody	WY	82414
New Orleans	LA	70119
Metairie	LA	70005
New Orleans	LA	70119
New Orleans	LA	70119

New Orleans	LA	70119
New Orleans	LA	70114
New Orleans	LA	70119
New Orleans	LA	70118
New Orleans	LA	70119
New Orleans	LA	70119
Metairie	LA	70002
New Orleans	LA	70119
New Orleans	LA	70124
New Orleans	LA	70119
New Orleans	LA	70124
New Orleans	LA	70119
Los Angeles	CA	90065
New Orleans	LA	70119
Metairie	LA	70002
New Orleans	LA	70119

New Orleans	LA	70119
Metairie	LA	70002
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
Metairie	LA	70002
New Orleans	LA	70119
Hayward	CA	94542
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
Gretna	LA	70056
New Orleans	LA	70119
Harvey	LA	70058
New Orleans	LA	70119
New Orleans	LA	70125
New Orleans	LA	70119
Metairie	LA	70003
New Orleans	LA	70119
New Orleans	LA	70119

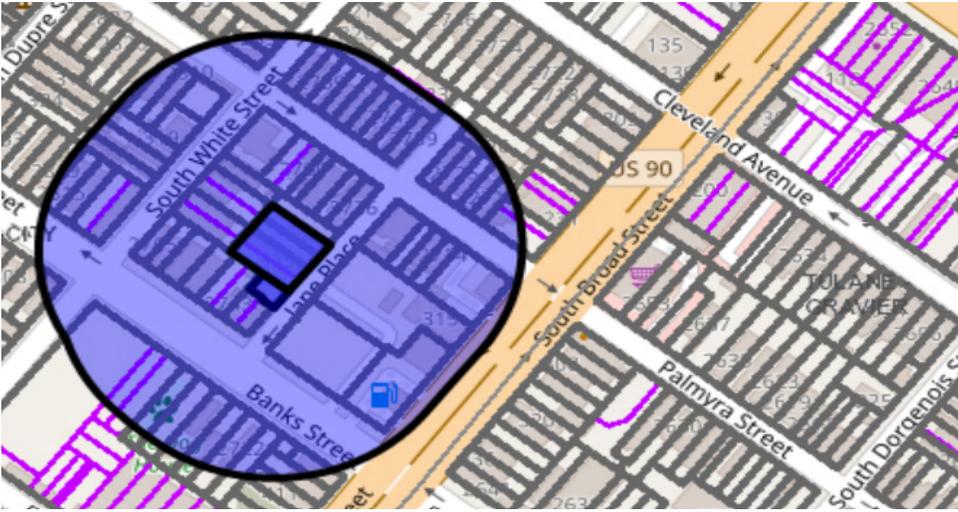
Community Connections - Broad Street Main Street

connections.org

Neighborhood Organization

r

City Business Association





Comments re ZD 064/25

From Lucinda Flowers <Lucindaflowers910@gmail.com>

Date Wed 11/26/2025 3:05 PM

To Haley H Webb <Haley.Webb@nola.gov>

Ms. Haley Webb
New Orleans City Planning Commission

Dear Haley:

Please accept these comments re ZD 064/25, which would enable Jane Place Neighborhood Sustainability Initiative (JPNSI) to locate its offices at the site of its affordable rental housing:

As a longtime affordable housing policy professional and advocate in New Orleans, I can say that co-locating an affordable housing management office with its housing is a best practice that benefits residents, neighbors and housing owners/managers alike. It just makes sense.

Strong resident-management communication is one of the keys to successful affordable housing management. When management offices are right there and easily accessible, it's easier for residents and managers to get to know each other and build mutual trust. If residents have a concern or problem, it's easier to reach out for help. Managers are more present to observe, anticipate and resolve resident issues early.

A strong property maintenance program is also important, and having an office where the housing is increases managers' ability to identify and remedy budding problems before they get worse. Or, if something needs immediate attention, management is onsite to act quickly.

Finally, especially in dense neighborhoods like the one where JPNSI is located, it's important for neighbors to feel that they know where to go and who to talk with about any concerns. When the office is onsite and visible, neighbors can have that level of comfort and peace of mind.

Respectfully,

Lucinda Flowers

Lucinda Flowers Consulting LLC

Grant writing and funder research

Writing and editing

Grant-seeking strategies

Policy research

Specializing in Housing and Community Development, Planning

lucindaflowers910@gmail.com

12/1/25, 9:50 AM

CURRENT - Haley H Webb - Outlook

504-913-6928



Zoning Docket 64/25

From James McCarthy <jpmccarthy99@gmail.com>

Date Mon 11/24/2025 12:36 PM

To Haley H Webb <Haley.Webb@nola.gov>

Dear City Planning Commission,

As an affordable housing supporter familiar with Jane Place Neighborhood Sustainability Initiative (JPNSI), I write IN SUPPORT of Zoning Docket 64/25, a request for a zoning change to HU-MU to accommodate their administrative office and additional affordable housing units. I understand the zoning change is necessary to provide an office that will manage and supervise affordable housing that is within sight of the office or a short walk away. This location along Jane Alley and the zoning change are ideally situated across from existing commercial uses. Article 21.6.U of the Comprehensive Zoning Ordinance notes that administrative offices for multi-family residential uses are acceptable in residential districts, but it did not anticipate the office being on a separate lot from most of the dwellings it will manage. Approving the zoning change request will rectify the oversight for this situation.

I note that Jane Place Neighborhood Sustainability Initiative owns and manages many residential buildings on different lots within this neighborhood. All the buildings are in good condition and JPNSI is a conscientious manager that attends to the residents' needs. ALL of JPNSI's dwellings are rented at AFFORDABLE rates. As we all know, housing affordability is one of the major issues facing the City of New Orleans.

This location along Jane Alley and the zoning change are ideally situated across from existing commercial uses. The Broad Street corridor and bus service is only one block away and the residents can walk to major employers like the VA and the LCMC Hospital where I work. There is also a history of commercial use on this block of Jane Alley that makes the zoning change to Historic Urban Mixed Use a very logical proposition.

Please approve the zoning change request!

Sincerely,
James McCarthy, RN

2244 Killdeer Street
New Orleans LA 70122

**Jane Place Neighborhood Sustainability Initiative (JPNSI)
Project Description**

We propose a zoning change from the HU-RD2 Historic Urban Two Family Residential District to the HU MU Historic Urban Mixed Use District for addresses 323-343 Jane Alley/Place, Lots 48-51 and X-1, Square 605, bounded by Banks, S. White, Palmyra Streets and Jane Place. The lots are located directly across the street from the Ruby Slipper Restaurant and its large parking lot, which is zoned HU-MU Historic Urban Mixed Use. We currently own and manage affordable rental apartments in the 300 block and plan to build additional two-story, two- and three-unit **affordable rental residences** on vacant lots we own at the site. The zoning change would accommodate additional residences on a substandard lot, plus an approximately 3,600 square feet **administrative office for JPNSI, which would enable us to provide onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs.** The office would be located at 323-325 Jane Place on the ground floor, with three residential rental units on the second floor. We estimate construction to take place in 2026 to 2027.

Zoning Docket 064/25: Jane Place Neighborhood Sustainability Initiative, Inc.

Comment: The Zoning Change Request is Consistent with the Master Plan

Submitted by: Paul Cramer, Urban & Regional Planner

The zoning change request to Historic Urban Mixed Use (HU-MU) is consistent with the subject property's Residential Low Density Pre War (RLD-Pre) Future Land Use Map (FLUM) designation. The FLUM designation consists of three parts: Goal, Range of Uses, and Development Character. The reasons for consistency are explained below.

The zoning change is consistent with the *Goal* of the RLD-Pre FLUM category because the buildings that are allowed by the HU-MU District are low-density and low-height, thereby ensuring a compatible scale for the new buildings. The JPNSI non-profit owner intends to maintain the current scale of the block. Infill development on the vacant lots will include a two-family dwelling and three-family dwelling with its own administrative office. The existing structures in the subject area are two-family dwellings developed by JPNSI.

The zoning change is consistent with the *Range of Uses* of the RLD-Pre FLUM category. The vacant land of the subject area was previously used as commercial, with both the 1929 and 1949-53 Sanborn Maps showing warehousing and auto repair as the commercial uses (Sanborn Maps are provided at the end of this document.) Additionally, 325 Jane Place contained the auto repair warehouse structure as recently as 2007 and can still be viewed on [Google Maps](#). The FLUM category states that “**businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified.**” According to the FLUM category, there is no requirement that the buildings still exist.

The zoning change is consistent with the *Development Character* of the RLD-Pre FLUM category. The FLUM category states “**allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing.**” That is exactly the type of development that JPNSI provides - long-term affordable housing with an on-site management office.

The text describing the RLD- Pre category 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.

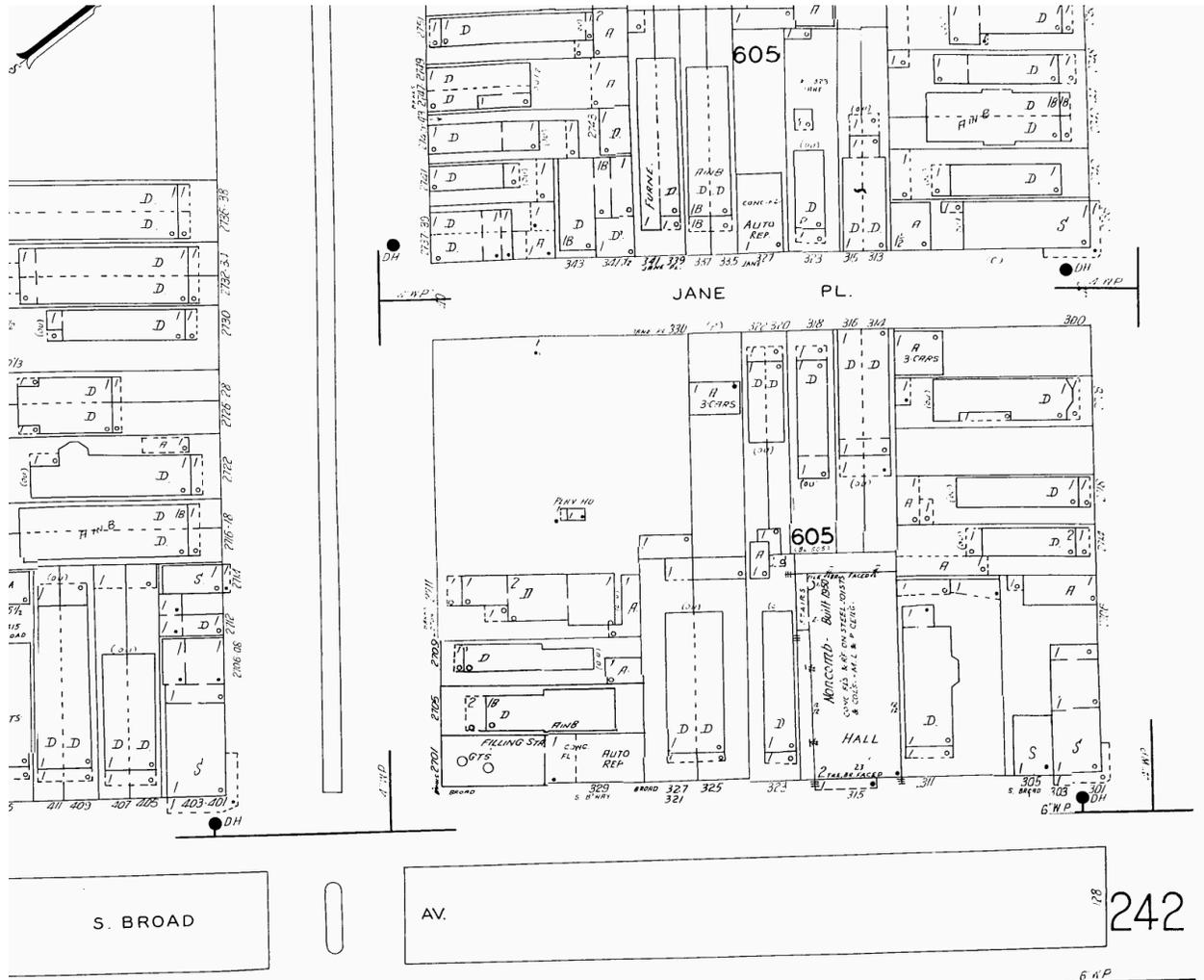
Range of Uses: New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional 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.

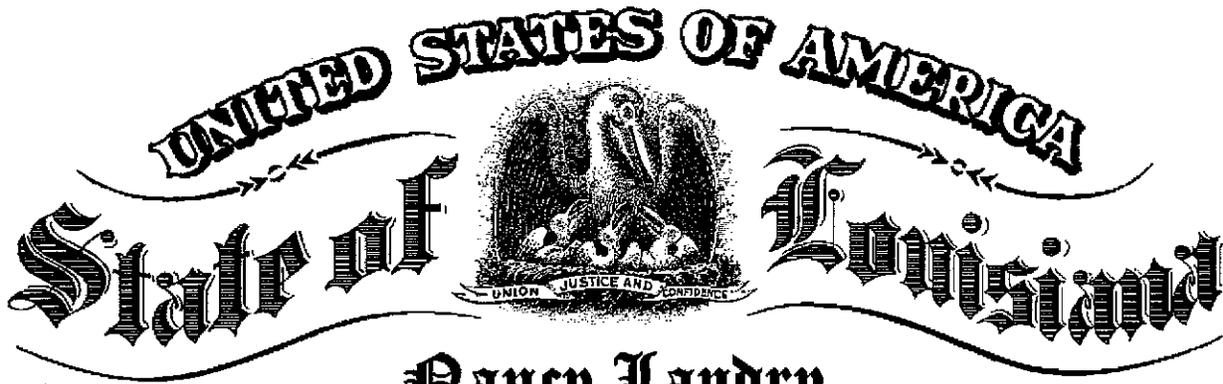
Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher 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.

1949-53 Sanborn Map





Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

323 JANE PLACE LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

42757670K	ORIGF	8/4/2017	2 page(s)
46703221	25 AR	10/14/2025	1 page(s)

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,

October 14, 2025

Nancy Landry

Secretary of State

WEB 42757670K



Certificate ID: 12101909#D5P83

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
ARTICLES OF ORGANIZATION (R.S. 12:1301)

1. The name of this limited liability company is:

323 JANE PLACE LLC

2. This company is formed for the purpose of:

ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES
MAY BE FORMED

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

PERPETUAL

4. Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: BRICE WHITE (8/3/2017)

TITLE: DIRECTOR

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

1. The name of this limited liability company is:

323 JANE PLACE LLC

2. The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:

223 JANE PLACE

NEW ORLEANS, LA, 70119

3. Mailing Address:

PO BOX 53011

NEW ORLEANS, LA, 70153

4. The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:

BRICE WHITE

4006 CLEMATIS ST

NEW ORLEANS, LA, 70122

5. The name and municipal address (not a P.O. Box only) of the managers or members:

JPNSI (MEMBER)

223 JANE PLACE

NEW ORLEANS, LA, 70119

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: BRICE WHITE (8/3/2017)

TITLE: DIRECTOR

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 42757670K

Charter Name: 323 JANE PLACE LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded Agent(s)

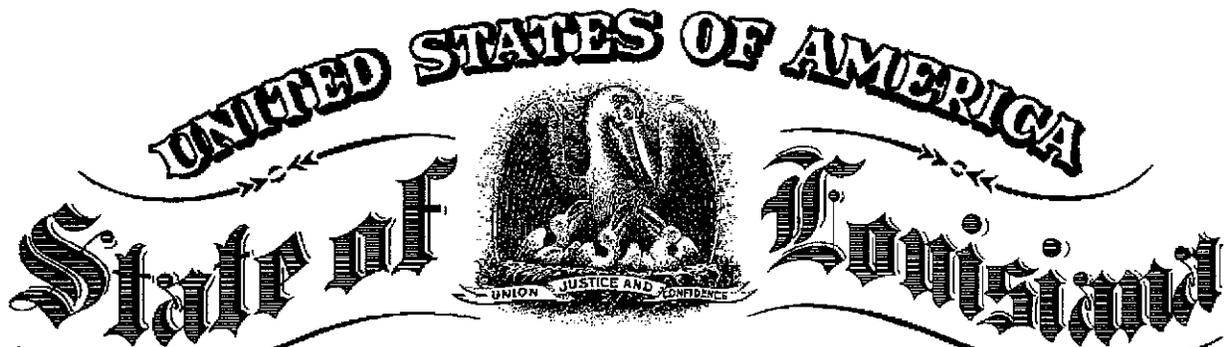
08/04/2017 BRICE WHITE

Agent(s) Electronic Signature

BRICE WHITE

<p>Nancy Landry Secretary of State</p> 	<p>LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 8/4/2025</p>	 42757670K  2025		
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>42757670 K 323 JANE PLACE LLC</p> <p>200 SOUTH BROAD STREET SUITE 204 NEW ORLEANS, LA 70119</p>	<p>1</p>	<p>(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>Registered Office Address in Louisiana (Do not use P. O. Box)</p> <p>200 SOUTH BROAD STREET SUITE 204 NEW ORLEANS, LA 70119</p>		
		<p>Federal Tax ID Number</p>		
<p>Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A</p> <p>NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE.</p> <p>VERONICA REED 200 SOUTH BROAD STREET SUITE 204 NEW ORLEANS, LA 70119</p>				
<p>I hereby accept the appointment of registered agent(s).</p>	<p>Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #</p>			
<p>New Registered Agent Signature</p>	<p>Notary Signature</p>	<p>Date</p>		
<p>This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i></p> <p>JPNSI Member 200 SOUTH BROAD STREET SUITE 204 NEW ORLEANS, LA 70119</p>				
<p>The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.</p>				
<p>SIGN →</p>	<p>To be signed by a manager, member, or agent</p> <p>Veronica Reed (SIGNED ELECTRONICALLY)</p>	<p>Title</p> <p>Executive Reed</p>	<p>Phone</p>	<p>Date</p> <p>10/14/2025</p>
	<p>Signee's address</p>	<p>Email Address</p> <p>ON FILE</p>		<p>(For Office Use Only)</p>
<p>Enclose filing fee of \$30.00</p> <p>Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple</p> <p>web site: www.sos.louisiana.gov</p>		<p>Return by: 8/4/2025</p>	<p>To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704</p>	
			<p>1</p>	

UNSIGNED REPORTS WILL BE RETURNED



Nancy Landry
SECRETARY OF STATE

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

the attached document(s) of

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

are true and correct and are filed in the Louisiana Secretary of State's Office.

36926671N	ORIGF	12/24/2008	5 page (s)
45043820	12236	8/1/2022	3 page (s)
46529995	12236	6/18/2025	2 page (s)
46354876	24 AR	2/21/2025	2 page (s)

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,

July 24, 2025

Nancy Landry

Secretary of State

WEB 36926671N



Certificate ID: 12065914#VMJ62

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

**ARTICLES OF INCORPORATION
OF
JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.
(RS 12:203)**

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

FIRST: The name of the corporation is **Jane Place Neighborhood Sustainability Initiative, Inc.** (hereinafter, the "Corporation").

SECOND: The purposes for which the corporation is formed are exclusively charitable. The specific and primary purposes are:

- a. To support and contribute to the building of safe, affordable housing for low- and moderate-income residents in the Mid-City neighborhood of New Orleans, Louisiana;
- b. To preserve the quality and affordability of housing for future low-income and moderate-income residents of the community;
- c. To promote sustainable land use and community development; and
- d. To foster community participation and neighborhood unity.

In furtherance, but not in limitation, of the foregoing charitable purposes, the Corporation shall have the following powers:

- a. To purchase, receive, take by grant, gift, devise, bequest or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated;
- b. To sell, convey, lease, exchange, transfer, or otherwise dispose of, or mortgage or pledge, or create a security interest in, all or any of its property, or any interest therein, wherever situated, except as such activities are restricted under [Articles [13] and [14] of these Articles of Incorporation][the Bylaws];
- c. To raise or solicit funds for the furtherance of its charitable purposes;
- d. To do such things as are incidental to the foregoing purposes and powers.

THIRD: The Corporation shall enjoy perpetual existence, unless sooner dissolved in accordance with law.

FOURTH: The Corporation is a non-profit corporation.

FIFTH: The location and mailing address of the Corporation's registered office is: 223 Jane Place, New Orleans, Louisiana 70119.

SIXTH: The Corporation's registered agents are: William Brice White III and Shana Griffin, each of whom has a mailing address at: 223 Jane Place, New Orleans, Louisiana 70119.

SEVENTH: The full name and mailing address of each incorporator of the Corporation is:

William Brice White III
223 Jane Place
New Orleans, LA 70119

Shana Griffin
223 Jane Place
New Orleans, LA 70119

EIGHTH: The Corporation shall initially be managed by a board of directors consisting of five (5) directors whose names, mailing addresses and terms of office are as follows:

William Brice White III, 223 Jane Place, New Orleans, LA 70119, 2 years

Shana Griffin, 223 Jane Place, New Orleans, LA 70119, 2 Years

Isabel Barrios, 4734 Spain Street, New Orleans, LA 70122, 2 Years

Khalil Shayid, 1222B St. Claude Ave, New Orleans, La 70116, 2 Years

Amy Laura Cahn, 1004 S 49th Street, Philadelphia, PA 19143, 2 Years

NINTH: The Corporation is to be organized on a non-stock basis. There shall be but one class of membership. The directors shall be the initial members of this Corporation.

TENTH: The employer identification number (EIN) of the Corporation assigned by the Internal Revenue Service as of December 22, 2008 is # 26-3909820.

ELEVENTH: The Members of the Corporation shall have full voting rights, in accordance with the Bylaws.

TWELFTH: A two-thirds (2/3) vote by the directors and Members, in accordance with the Bylaws, shall be required to amend these Articles of Incorporation.

THIRTEENTH: Any land acquired by the Corporation shall be held for the benefit of the local community in accordance with the corporate purposes.

- a. Land held by the corporation may be leased to persons, households, and other entities for such uses, and on such terms, as are consistent with the purposes of the Corporation, the Articles of Incorporation and the Bylaws.
- b. The decision to mortgage or otherwise encumber land owned by the Corporation shall require the approval of the board of directors and the consent of any persons to whom the land in question is leased.
- c. Land shall not be sold by the Corporation except in extraordinary circumstances, and then, in accordance with the Bylaws, only when such sale is considered a necessary means of achieving the purposes of the Corporation.

FOURTEENTH: It is a purpose of the Corporation to provide for the continued affordability of housing and other improvements on the Corporation's land for future low-income and moderate-income residents of the community. The board of directors and Members of the Corporation shall adopt, in accordance with the Bylaws, a "resale formula," which shall be used in accordance with the Bylaws to limit the resale price of housing or other improvements on land leased by the Corporation to low-income and moderate-income residents of the community.

FIFTEENTH: Notwithstanding any other provision of these articles, the Corporation is organized exclusively for one or more of the purposes as specified in §501(c)(3) of the Internal Revenue Code (hereinafter, the "Code") and shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under §501(c)(3) of the Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under §170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article II hereof.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

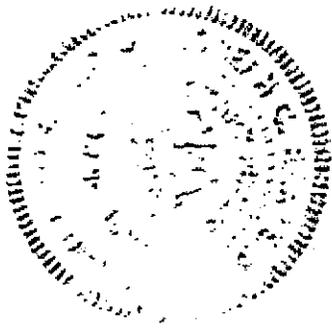
Upon the dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of §501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such

purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Incorporators' signatures:

Shana M. Griffin
Shana M. Griffin
William B White III
William B White III

On this 22nd day of December, 2008, before me, personally appeared Shana M. Griffin & William B White III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed it as his free act and deed.



Joseph C. Bartels
Notary

Joseph C. BARTELS
Notary # 18423

AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE

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

Registered agents' signatures:

Shana M. Griffin
Shana M. Griffin
William B. White III
William B. White III

Sworn to and subscribed before me this 22nd day of December, 2008



Joseph C. Bartels
Notary

JOSEPH C. BARTELS
Notary # 18423

NOTICE OF CHANGE

Charter Number: 36926671N

Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

ADDRESSES:

The street address (not a P.O. Box only) of the corporation's registered office is:

2533 COLUMBUS STREET STE 104
NEW ORLEANS, LA, 70119

Mailing Address:

2533 COLUMBUS STREET SUITE 104
NEW ORLEANS, LA, 70119

AGENTS:

Agent Name:

VERONICA REED
1725 DELACHAISE STREET
NEW ORLEANS, LA, 70115

OFFICERS/DIRECTORS:

Officer/Director Name:

ISABEL BARRIOS (SECRETARY, DIRECTOR)
4734 SPAIN STREET
NEW ORLEANS, LA, 70122

HANNAH ADAMS (DIRECTOR)
2822 BELL STREET
NEW ORLEANS, LA, 70119

KATIE HUNTER-LOWREY (DIRECTOR)
1633 ALVAR ST.
NEW ORLEANS, LA, 70117

MAXWELL CIARDULLO (PRESIDENT, DIRECTOR)
3702 ST. CLAUDE AVE
NEW ORLEANS, LA, 70117

COURTNEY JACKSON (DIRECTOR)
3135 DAUPHINE STREET APT A11
NEW ORLEANS, LA, 70117

CHANEL WILLIAMS (DIRECTOR)
2815 D'ABADIE STREET
NEW ORLEANS, LA, 70119

SHARON O'DONNELL (DIRECTOR)
1009 FRENCHMEN STREET APT E
NEW ORLEANS, LA, 70116

VERONICA REED (DIRECTOR)
1725 DELACHAISE ST UNIT 108
NEW ORLEANS, LA, 70115

JAYNE AVERY (DIRECTOR)
1309 CARROLLTON AVE APT 136
METAIRIE, LA, 70005

CANDICE FRAZIER (DIRECTOR)
1905 MEHLE
ARABI, LA, 70032

RENATA LOYA (DIRECTOR)
333 JANE ALLEY
NEW ORLEANS, LA, 70119

JALEESA JACKSON (VICE-PRESIDENT, DIRECTOR)
5012 TOURO STREET
NEW ORLEANS, LA, 70122

ALISHA RAE FELDMAN (TREASURER, DIRECTOR)
2025 ALMONASTER AVENUE
NEW ORLEANS, LA, 70122

ANGELA OWCZAREK (DIRECTOR)
135 S GAYOSO STREET
NEW ORLEANS, LA, 70119

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

TO BE ELECTRONICALLY SIGNED BY AN OFFICER OR DIRECTOR.

ELECTRONIC SIGNATURE: VERONICA REED (8/1/2022)

TITLE: EXECUTIVE DIRECTOR, JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 36926671N

Charter Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded Agent(s)

08/01/2022 VERONICA REED

Agent(s) Electronic Signature

VERONICA REED

NOTICE OF CHANGE

Charter Number: 36926671N

Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

ADDRESSES:

The street address (not a P.O. Box only) of the corporation's registered office is:

200 SOUTH BROAD STREET SUITE 204
NEW ORLEANS, LA, 70119

Mailing Address:

200 SOUTH BROAD STREET SUITE 204
NEW ORLEANS, LA, 70119

AGENTS:

Agent Name:

VERONICA REED
1725 DELACHAISE STREET
NEW ORLEANS, LA, 70115

OFFICERS/DIRECTORS:

Officer/Director Name:

HANNAH ADAMS (DIRECTOR)
2822 BELL STREET
NEW ORLEANS, LA, 70119

CHANEL WILLIAMS (DIRECTOR)
2815 D'ABADIE STREET
NEW ORLEANS, LA, 70119

SHARON O'DONNELL (DIRECTOR)
1009 FRENCHMEN STREET APT E
NEW ORLEANS, LA, 70116

VERONICA REED (DIRECTOR)
1725 DELACHAISE ST UNIT 108
NEW ORLEANS, LA, 70115

JALEESA JACKSON (PRESIDENT, DIRECTOR)
5012 TOURO STREET
NEW ORLEANS, LA, 70122

ALISHA RAE FELDMAN (TREASURER, DIRECTOR)
2025 ALMONASTER AVENUE
NEW ORLEANS, LA, 70122

RIGA WATKINS (DIRECTOR)
343 JANE PLACE
NEW ORLEANS, LA, 70119

ASHLEY WINLEY (DIRECTOR)
2739 PALMYRA APT A
NEW ORLEANS, LA, 70119

DEVONN JARRETT (VICE-PRESIDENT, DIRECTOR)
5901 WRIGHT RD
NEW ORLEANS, LA, 70128

ANGELE THIBODEAUX BURNS (SECRETARY, DIRECTOR)
7421 JADE ST
NEW ORLEANS, LA, 70124

HAEZHEL PENA (DIRECTOR)
123 N. DORGENOIS ST
NEW ORLEANS, LA, 70119

LILIAN ALVAREZ (DIRECTOR)
516 S. NORMAN C. FRANCIS PKWY
NEW ORLEANS, LA, 70119

TRANELL E. BARTON (DIRECTOR)
4441 MACARTHUR BLVD
NEW ORLEANS, LA, 70131

BRANDIE FINISTER (DIRECTOR)
7620 FIELDSTON RD
NEW ORLEANS, LA, 70126

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

TO BE ELECTRONICALLY SIGNED BY AN OFFICER OR DIRECTOR.
ELECTRONIC SIGNATURE: VERONICA M REED (6/18/2025)
TITLE: EXECUTIVE DIRECTOR

<p>Nancy Landry Secretary of State</p> 	<p>DOMESTIC CORPORATION ANNUAL REPORT For Period Ending 12/24/2024</p>	 36926671N  2024
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>36926671 N JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.</p> <p>2533 COLUMBUS STREET SUITE 104 NEW ORLEANS, LA 70119</p>	<p>1 (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>Registered Office Address in Louisiana (Do not use P. O. Box)</p> <p>2533 COLUMBUS STREET STE 104 NEW ORLEANS, LA 70119</p>	<p>Federal Tax ID Number</p>
<p>Our records indicate the following registered agents for the corporation. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE.</p> <p>VERONICA REED 1725 DELACHAISE STREET NEW ORLEANS, LA 70115</p>		
<p>I hereby accept the appointment of registered agent(s).</p>	<p>Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #</p>	
<p>New Registered Agent Signature</p>	<p>Notary Signature</p>	<p>Date</p>
<p>This report reflects a maximum of three officers or directors from our records for this corporation. Indicate any changes or deletions below. Include a listing of all names along with each title held and their address. Do not use a P. O. Box. If additional space is needed attach an addendum.</p>		
<p>HANNAH ADAMS Director 2822 BELL STREET NEW ORLEANS, LA 70119</p> <p>MAXWELL CIARDULLO Director 3702 ST. CLAUDE AVE NEW ORLEANS, LA 70117</p> <p>COURTNEY JACKSON Director 3135 DAUPHINE STREET APT A11 NEW ORLEANS, LA 70117</p>		
<p>The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.</p>		
<p>SIGN →</p>	<p>To be signed by an officer or director Veronica Reed (SIGNED ELECTRONICALLY)</p>	<p>Title Executive Director</p>
	<p>Signee's address</p>	<p>Phone</p>
		<p>Date 02/21/2025</p>
	<p>Email Address ON FILE</p>	<p>(For Office Use Only)</p>
<p>Enclose filing fee of \$10.00</p>		<p>Return by: 12/24/2024</p>
<p>Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple</p>		<p>To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704</p>
<p>web site: www.sos.louisiana.gov</p>		<p>DO NOT STAPLE</p>
		<p>16</p>

UNSIGNED REPORTS WILL BE RETURNED

Annual Report Supplemental Page for Period Ending 12/24/2024

Charter Number : 36926671N

Charter Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

Additional Officers

CHANEL WILLIAMS Director
2815 D'ABADIE STREET NEW ORLEANS, LA 70119

SHARON O'DONNELL Director
1009 FRENCHMEN STREET
APT E NEW ORLEANS, LA 70116

VERONICA REED Director
1725 DELACHAISE ST
UNIT 108 NEW ORLEANS, LA 70115

RENATA LOYA Director
333 JANE ALLEY NEW ORLEANS, LA 70119

JALEESA JACKSON Director, President
5012 TOURO STREET NEW ORLEANS, LA 70122

ALISHA RAE FELDMAN Treasurer, Director
2025 ALMONASTER AVENUE NEW ORLEANS, LA 70122

RIGA WATKINS Director
343 JANE PLACE NEW ORLEANS, LA 70119

ASHLEY WINLEY Director
2739 PALMYRA APT A NEW ORLEANS, LA 70119

DEVONN JARRETT Director, Vice-President
5901 WRIGHT RD NEW ORLEANS, LA 70128

ANGELE THIBODEAUX BURNS Director,
Secretary
7421 JADE ST NEW ORLEANS, LA 70124

HAEZHEL PENA Director
123 N. DORGENOIS ST NEW ORLEANS, LA 70119

LILIAN ALVAREZ Director
516 S. NORMAN C. FRANCIS PKWY NEW ORLEANS, LA
70119

TRANELL E. BARTON Director
4441 MACARTHUR BLVD NEW ORLEANS, LA 70131

RESOLUTION OF
THE BOARD OF DIRECTORS OF
JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

and

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.,
THE SOLE MEMBER OF 323 JANE PLACE LLC

The undersigned, the Secretary of Jane Place Neighborhood Sustainability Initiative, Inc., a Louisiana nonprofit corporation (JPNSI Inc) and JPNSI Inc the sole member of 323 Jane Place LLC (323 LLC), do hereby certify that the following is an extract of resolutions which have been duly adopted by the Board of Directors of JPNSI Inc, and JPNSI Inc, the sole member of 323 LLC, duly noticed and properly called the 16th day of October 2025.

WHEREAS, JPNSI Inc and 323 LLC intend to file a Land-Use Request Application for a Zoning Change for properties with the New Orleans City Planning Commission from HU-RD2 Historic Urban Two Family Residential District to the HU-MU Historic Urban Mixed Use District (Article 12 of the Comprehensive Zoning Ordinance) for addresses 323-343 Jane Alley/Place, Lots 48-51 and X-1, Square 605, bounded by Banks, S. White, Palmyra Streets and Jane Place, in accordance with the provisions of this resolution, and the execution of any instruments, agreements, acknowledgements or other acts necessary, appropriate, or incidental, in order to effect the completion and signing of the Application, and otherwise accomplish the purposes of this corporate resolution.

NOW, THEREFORE, BE IT:

RESOLVED, Veronica M. Reed (the “Authorized Representative”), Executive Director of JPNSI Inc, is hereby authorized to act on behalf of JPNSI Inc and 323 LLC for the execution of any instruments, agreements or acknowledgements and do any and all other acts deemed necessary, appropriate, or incidental, in her discretion, in order to file the Application for a Zoning Change to the properties from HU-RD2 to HU-MU and otherwise accomplish the purposes of this resolution.

RESOLVED, the Authorized Representative be and hereby is authorized and empowered on behalf of and in the name of JPNSI Inc and 323 LLC to take actions necessary to (1) file an Application for a Zoning Change to the properties from HU-RD2 to HU-MU; and (2) do any other acts that the Authorized Officer may in their sole discretion consider appropriate in order to carry into effect the authority granted in this resolution.

AND BE IT FURTHER RESOLVED, that any acts by JPNSI Inc and 323 LLC or the Authorized Officer performed prior to the passage of these resolutions are hereby ratified and approved, and that these resolutions shall remain in full force and effect until written notice of their revocation shall have been delivered.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGE FOLLOWS]

I certify that the foregoing resolutions have been duly adopted by the Board of Directors of Jane Place Neighborhood Sustainability Initiative, Inc. and Jane Place Neighborhood Sustainability Initiative, Inc., the sole member of 323 Jane Place LLC, on the 16th day of October 2025, and that the foregoing resolutions are in full force and effect.

CORPORATE SECRETARY:



ANGELE THIBODEAUX BURNS

October 16, 2025



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

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

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

Owner Signature _____ Date _____

Agent Signature Veronica M. Reed _____ Date 10/17/2025

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

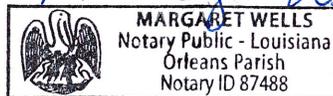
STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this 17th day of October

My Commission expires LIFETIME

Margaret Wells



Orleans Parish, LA

Summary

Parcel ID	323-JANEAL
Tax Bill Number	105202736
Municipal District	1
Location Address	323 JANE AL
Property Class	R - RESIDENTIAL
Special Tax District	1-MDC6
Subdivision Name	
Zoning District	Show Viewer (41036284)
Land Area (sq ft)	3054
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	/045
Line	002
Legal Description	1. SQ 605 LOT 25 OR 48 JANE PLACE 26' 7" X 114' 11"
Assessment Area	MID-CITY Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

323 JANE PLACE LLC
 2533 COLUMBUS ST SUITE 104
 NEW ORLEANS LA 70119

Notices

[2024 Assessment Notice \(PDF\)](#)

Quick Links

- [Estimate Taxes](#)
- [Tax Information](#)
- [Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$55,000	\$55,000	\$55,000
+ Building Value	\$0	\$0	\$0
= Total Value	\$55,000	\$55,000	\$55,000
Assessed Land Value	\$5,500	\$5,500	\$5,500
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$5,500	\$5,500	\$5,500
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$5,500	\$5,500	\$5,500
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
5/26/2017	\$27,129	WILLIAMS SHELIA	WILLIAMS SHELIA	201723223	620203
5/10/2017	\$115,000	WILLIAMS SHELIA	323 JANE PLACE LLC	201718061	617776
3/20/2017	\$1,500	WILLIAMS SHELIA	WILLIAMS SHELIA	201718060	617775
5/18/2016	\$0	WILLIAMS AUDRE	WILLIAMS SHELIA	201620450	599181
4/8/2015	\$5,704	WILLIAMS ETAL AUDREY M	WILLIAMS AUDRE	201514787	574194
12/16/2008	\$0	WILLIAMS ETAL AUDREY M	WILLIAMS ETAL AUDREY M	200905133	427623

Photos



No data available for the following modules: Exemptions, , Change Orders, Sketches.

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Developed by
 **SCHNEIDER**
GEOSPATIAL

Orleans Parish, LA

Summary

Parcel ID	325-JANEPL
Tax Bill Number	105202737
Municipal District	1
Location Address	325 JANE PL
Property Class	C - COMMERCIAL
Special Tax District	1-MDC5
Subdivision Name	
Zoning District	Show Viewer (41036289)
Land Area (sq ft)	3054
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	26 OR 49/045
Line	003
Legal Description	1. SQ 605 LOTS 26 OR 49 JANE PLACE 2. 25' 1" X 114' 11"
Assessment Area	MID-CITY COM 11 Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[JANE PLACE NEIGHBORHOOD SUSTAINABILITY I](#)
 2533 COLUMBUS STREET SUITE 104
 NEW ORLEANS LA 70119

Notices

[2024 Assessment Notice \(PDF\)](#)

Quick Links

- [Estimate Taxes](#)
- [Tax Information](#)
- [Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$55,000	\$55,000	\$55,000
+ Building Value	\$0	\$0	\$0
= Total Value	\$55,000	\$55,000	\$55,000
Assessed Land Value	\$5,500	\$5,500	\$5,500
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$5,500	\$5,500	\$5,500
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$5,500	\$5,500	\$5,500
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

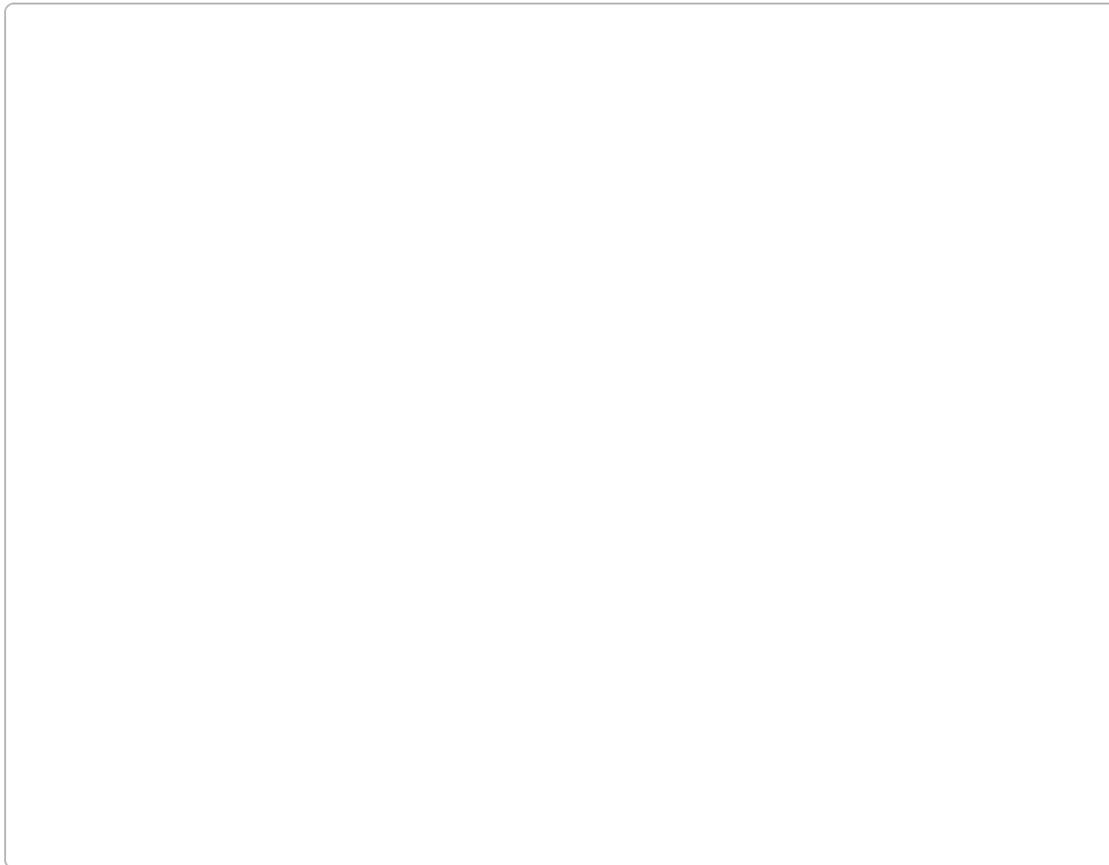
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
2/11/2025	\$120,000	GALVAN OSCAR R	JANE PLACE NEIGHBORHOOD SUSTAINABILITY I	202504989	752114
5/21/2015	\$40,000	ARCENEUX MARK H, JR	GALVAN OSCAR R	201523890	578776
1/18/2013	\$18,000	SEITHER GEORGE M	ARCENEUX MARK H, JR	201304869	527471
3/8/1990	\$15,000		SEITHER GEORGE M	00837184	000017604

Photos



Sketches



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Developed by
 **SCHNEIDER**
GEO SPATIAL

Orleans Parish, LA

Summary

Parcel ID	335-JANEAL
Tax Bill Number	105202738
Municipal District	1
Location Address	335 JANE AL
Property Class	ER - EXEMPT - RESIDENTIAL
Special Tax District	1-MDCE
Subdivision Name	
Zoning District	Show Viewer (41036285)
Land Area (sq ft)	6109
Building Area (sq ft)	2892
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	VAR5/045
Line	004
Legal Description	1. SQ 605 LOTS 27 AND 50 JANE PL 27' 5" X 114' 11" LOTS 28, 51 2. 26' 7" X 114' 11"
Assessment Area	MID-CITY Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE INC](#)
 2533 COLUMBUS ST SUITE 104
 NEW ORLEANS LA 70119

Notices

[2022 Assessment Notice \(PDF\)](#)

Quick Links

- [Estimate Taxes](#)
- [Tax Information](#)
- [Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$110,000	\$110,000	\$110,000
+ Building Value	\$520,600	\$520,600	\$520,600
= Total Value	\$630,600	\$630,600	\$630,600
Assessed Land Value	\$11,000	\$11,000	\$11,000
+ Assessed Building Value	\$52,060	\$52,060	\$52,060
= Total Assessed Value	\$63,060	\$63,060	\$63,060
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

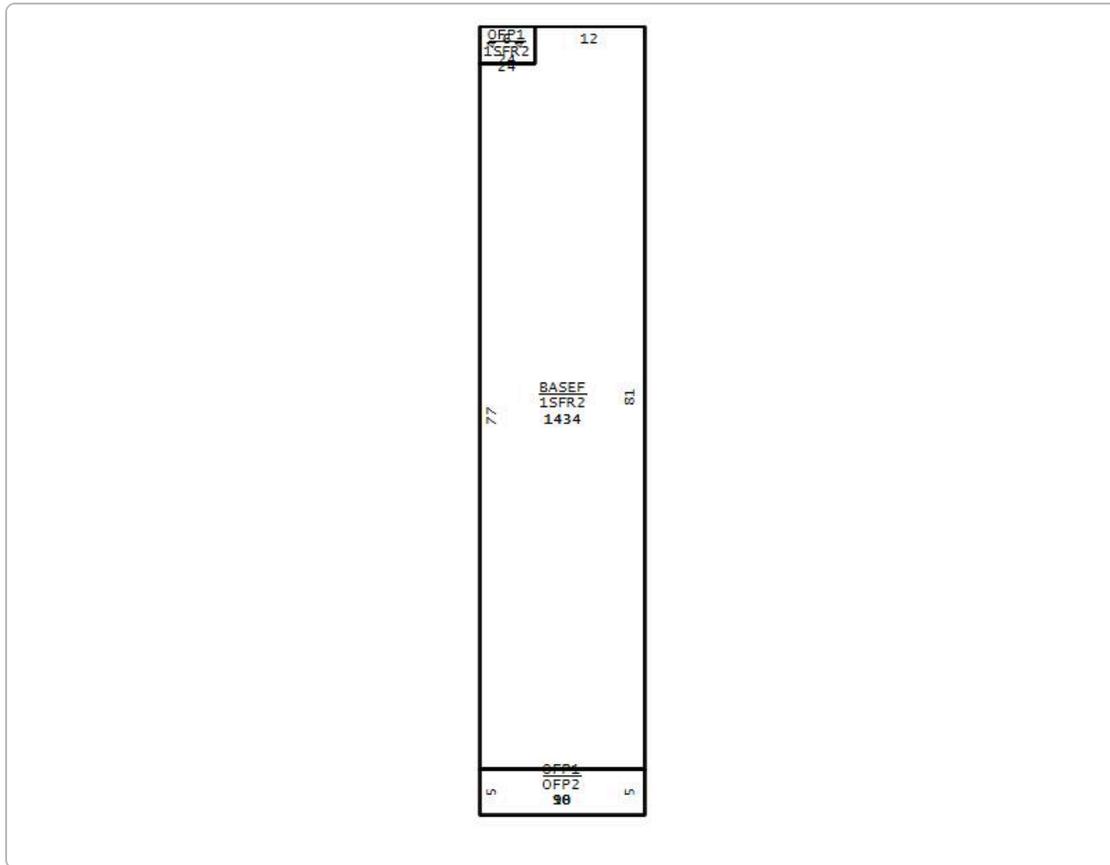
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
1/27/2020	\$45,000	JANE PLACE NEIGHBORHOOD SUSTAINABILITY	JANE PLACE NEIGHBORHOOD SUSTAINABILITY	202003681	669974
8/8/2016	\$78,000	BAIR AARON G	JANE PLACE CORRIDOR LLC	201632655	604278
12/7/2012	\$78,500	GEILING ASHTON	BAIR AARON G	201246363	523988

Photos



Sketches



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Orleans Parish, LA

Summary

Parcel ID	341-JANEAL
Tax Bill Number	105202744
Municipal District	1
Location Address	341 JANE AL
Property Class	ER - EXEMPT - RESIDENTIAL
Special Tax District	1-MDCE
Subdivision Name	
Zoning District	Show Viewer (41036447)
Land Area (sq ft)	1886
Building Area (sq ft)	1952
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	X-1/045
Line	006
Legal Description	1. SQ 605 LOT X-1 2. 38.15/35-3.15X28.10.5-22.5.1/51.3.6 3. 341 JANE ALLEY
Assessment Area	MID-CITY Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[JANE PLACE NEIGHBORHOOD](#)
SUSTAINABILITY INITIATIVE, INC.
2533 COLUMBUS ST SUITE 104
NEW ORLEANS LA 70119 0000

Notices

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Quick Links

- [Estimate Taxes](#)
- [Tax Information](#)
- [Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$33,900	\$33,900	\$33,900
+ Building Value	\$351,400	\$351,400	\$351,400
= Total Value	\$385,300	\$385,300	\$385,300
Assessed Land Value	\$3,390	\$3,390	\$3,390
+ Assessed Building Value	\$35,140	\$35,140	\$35,140
= Total Assessed Value	\$38,530	\$38,530	\$38,530
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

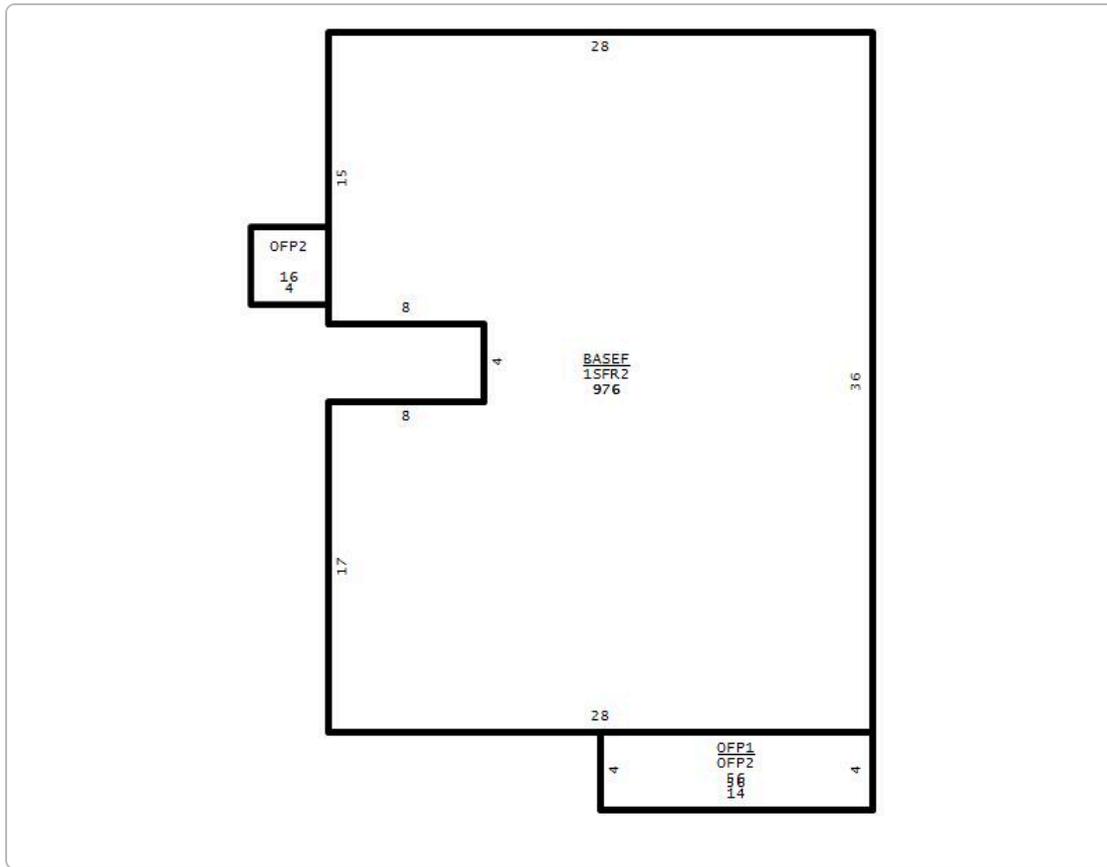
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
11/6/2020	\$0	JANE PLACE NEIGHBORHOOD	JANE PLACE NEIGHBORHOOD	202043350	683213
2/27/2012	\$6,200	ROAD HOME CORPORATION	JANE PLACE NEIGHBORHOOD	201208486	507026
6/25/2008	\$96,348	BOONE JAMES	ROAD HOME CORPORATION	08-40413	412010
11/10/1992	\$40,000			00956628	000060800
10/27/1989	\$41,349			12181989	000012569
4/25/1989	\$0			06071989	000004312

Photos



Sketches



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City Planning Commission Speaker Card

Date: 12/9/25

I would like to speak regarding CPC Docket: 064/25

IN SUPPORT

Name: Brita White

Address: 4629 CARTIER AVE 70122

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

Date: 12/9/25

I would like to speak regarding CPC Docket: ZD-6425

IN SUPPORT

Name: Tamara Prosper

Address: 47 Park Timbers Drive, NOLA 70131

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

Date: 12-9-25

I would like to speak regarding CPC Docket: 64/25

4MIN

IN SUPPORT

Name: Paul Cramer

Address: 2244 Killdeer St.

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 12/9/2025

I would like to speak regarding CPC Docket: ZD 064/25

IN SUPPORT

Name: Veronica Reed

Address: 200 S. Broad St., Ste 200

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

Date: 12-9-25

I would like to speak regarding CPC Docket: ZD64-25

IN SUPPORT

Name: Vanessa BHS

Address: 5808 Lafaye Street New Orleans, LA

I am the applicant for this docket

I'd like to cede my time to: Paul Cramer

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]

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer:

I would like to speak regarding Docket 064/25 JANE PRACE

In Support

In Opposition

Info. Only

Name: Brice White

Representing: self

Address: 4629 CARTIER AVE

NOLA 70122

Remarks: TOTAL SUPPORT OF REZONING

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12-9-25

Presiding Officer:

I would like to speak regarding ZD 64-25



In Support



In Opposition



Info. Only

Name: Editha Amacker ✓

Representing: self

Address: 4919 South Robertson Street
NOLA 70115

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer: _____

I would like to speak regarding D64/25



In Support



In Opposition



Info. Only

Name: ELLA CATHERINE STRAHAN

Representing: LOUISIANA FAIR HOUSING

Address: 1340 POYDRAS ST. SUITE 710

NEW ORLEANS, LA

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer:

I would like to speak regarding 064)25 Jane Place Neighborhood

Sustainability Initiative zoning change

In Support

In Opposition

Info. Only

Name: Lucinda Flowers

Representing: Jane Place Neighborhood Sustainability Initiative

Address: 318 Aris Ave.

Metairie LA 70005

Remarks: Zoning change enables having an office at an affordable housing site - a best practice good for residents, housing managers & the neighbors.

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12-9-25

Presiding Officer:

I would like to speak regarding 064-25

June Pl.

In Support

In Opposition

Info. Only

Name: Susan Jones

Representing: Hist. N.O. Neighborhoods

Address: Downing Carr. Watch
2822 Depage 70119

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/26

Presiding Officer:

I would like to speak regarding Agenda item # 6 :

Zoning Docket 064/25

In Support

In Opposition

Info. Only

Name: Angela Owczarek

Representing: myself / Jane Place

Address: 426 S Clark Street / 200 S Broad St #204
N.O. LA 70119 / N.O. LA 70119

Remarks: in person comments

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer:

I would like to speak regarding No. 6

In Support

In Opposition

Info. Only

Name: Y. Frank Southall

Representing: Jane Place

Address: 200 S. Brodd St

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 11/9/25

Presiding Officer:

I would like to speak regarding #6 2D 064/25

In Support

In Opposition

Info. Only

Name: MAXWELL CIARDULLO

Representing: SELF

Address: 3706 Block B SE CLAUDE AVE

NOVA 70117

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance