

City Planning Commission
Preliminary Staff Report
Tuesday, December 9, 2025

Zoning Docket 065-25

Prepared by: Mitchell S. Kogan

Date: December 2, 2025

Deadline for CPC action: February 7, 2026

CC Deadline: 60 days from receipt

City Council District: B

Applicant: Rami Enterprise 2020, LLC

Request: Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 382, Lot 1 or 19, in the Fourth Municipal District, bounded by Washington Avenue, Magnolia Street, Clara Street, and Fourth Street

Municipal address(es): 2701 Washington Avenue

Description

The subject property, located on Washington Avenue in an HU-MU Historic Urban Neighborhood Mixed-Use District is currently developed with a structure that was formerly utilized as an apartment building. The site consists of 2 lots of record and has a combined site area of approximately 3,068 square feet. The applicant is proposing to renovate the apartment building into a 6-unit hotel that would utilize the existing apartment units reimagined as suites. Current building plans do not indicate any off-street parking.

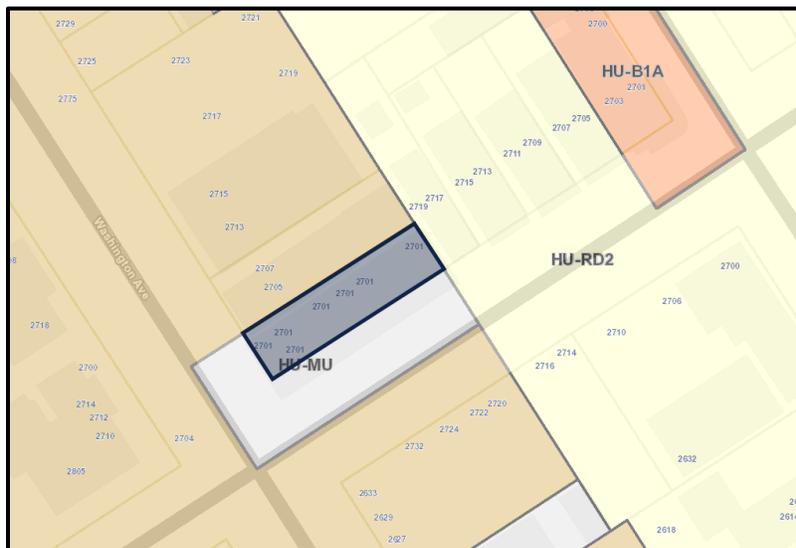
Figure 1: Property as of May 2025



Reason for Commission Review

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses)** a Hotel is deemed a conditional use in the HU-MU Historic Urban Neighborhood Mixed-Use District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Figure 2: Zoning Map



Analysis

The bulk and yard regulations for the HU-MU District can be found in Article 12, Section 12.3.A.1 (Table 12-2). There are no minimum lot dimensions for non-residential uses in this district. The hotel use is permitted for up to 5,000 square feet of floor area; however, a conditional use approval is required for over 5,000 square feet, triggering the request. The proposal otherwise meets all of the bulk and yard requirements for the district. The square footage for the first floor of the hotel is 2,801sqft, while the second floor is 2,667sqft.

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	1 space:500 sf	First 5,000sqft & if on-street parking is provided on front/side property lines	0 spaces	0 spaces
Bicycle Parking	1 space: 10 rooms	N/A	1 space	0 spaces
Loading	N/A	N/A	N/A	N/A

There are no standards associated with hotels over 5,000 square feet in the Comprehensive Zoning Ordinance with the exception of hotels/motels in the CBD-5 District. However, the main stipulation with the associated use is parking requirements. Per Table 22-2, parking requirements are exempt for the first 5,000sqft in the HU-B1 and HU-MU Districts, in which the subject property is in the latter zoning classification. However, per Section 22.5.A(7), when a commercial use's parking requirement is not based on square feet of floor area, the amount of exempt parking spaces shall be calculated based on the ratio of SF exemption to the GFA of the use, including all ancillary uses. For the purposes of this conditional use request, the combined square footage of both the first and second floor is 5,468sqft. With parking exemptions being allotted for the first 5,000sqft of the use, the ratio would be 5,000/5,468 which is equal to .91 parking spaces required.

However, per section 22.5.B, in the HU-MU, C-1, C-2, C-3, MU-1 and MU-2 Districts, on-street parking spaces located along the front or side property line may be counted toward required off-street parking spaces for commercial uses. The subject property does have parking areas located along both the front and side property lines as it is a corner lot. Therefore, the applicant is not required to provide parking for their requested hotel. However, the applicant must provide a minimum of 1 bicycle space, which rounds up to 2 spaces since a single rack can accommodate two bikes.

Anticipated impact on surrounding land uses

The renovation of the existing apartment building into a hotel is expected to alter the intensity and character of activity on the site while maintaining the existing building footprint and general scale of development. The change in use will result in different patterns of occupancy as it will be utilized to service a rotation of guests as opposed to servicing permanent families that would have previously utilized the apartments for their dwelling spaces. This hotel would be the only use of its kind within the area, as a majority of the sites in the surrounding neighborhood are developed with residential dwellings, whether they are single/two/or multi-family in nature.

Evaluation of approval standards

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

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

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

RESIDENTIAL MEDIUM DENSITY PRE-WAR

Goal: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development.

Range of Uses: Single and two-family residences, townhomes, and multifamily 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 developments 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. New two-family and town home developments may be allowed in planned communities. 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 conform to the general character and scale of surrounding neighborhoods. These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The site does have a history as a commercial building which suggests that the new use of hotel is permissible under the Master Plan.. According to the FLUM, “Businesses, traditional corner stores and mixed use developments may be allowed where current or former commercial use is verified” and “Conversion to multifamily, neighborhood-serving commercial, or mixed-use may be allowed for historical

institutional or other non-residential structures.” While the staff cannot determine if the property was originally developed for commercial use, it has a history of commercial use before its most recent use for residential purposes. The 1983 Sanborn map indicates that the site was a restaurant and Google Streetview imagery indicates that the site was used as a medical office in or before 2007. Given this commercial history, the hotel use appears to at least not interfere with the FLUM designation.

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

This standard is met. The site is located within an HU-MU Historic Urban Neighborhood Mixed-Use District. The purpose of the HU-MU District is to encourage mixed-use areas that are compatible with adjacent or nearby land uses. However, the subject site borders residential uses in an area that is deemed primarily for residential development. In the case of this conditional use, the request *does* meet the parameters of the zoning district, however the zoning of the property itself appears to be a spot-zone.

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

This standard is met. There are no applicable uses to hotels within Article 20 of the Comprehensive Zoning Ordinance. The only instance of use requirements is parking allocations, which the property does meet.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. The site is presently vacant would be converted into a hotel that would utilize the existing space that was formerly occupied with an apartment complex.

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

No variances are required.

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

This standard is met. The proposal would return a vacant site to use.

Staff Recommendation

Staff recommends **APPROVAL** of Zoning Docket 065/25.

Provisos

1. The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 2 short-term bicycle parking spaces, as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.

2. As required by the Customary Lodging Services definition in Section 26.6 of the Comprehensive Zoning Ordinance, the hotel shall provide at a minimum 1) dedicated lobby space to adequately enable check-in/check-out procedures, and 2) personnel/staffing to assist guests and check-in/check-out; and 3) at least one on-site, on-duty staff member that is physically present at all times and capable of immediately assisting guests, overseeing operations of the facility, addressing safety and security measures and responding to emergencies.
3. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission Meeting (December 9, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the property owner speaking in support of the request.

The Commission was in general agreement in regard to the use being appropriate for the area. Commissioner Steeg made a motion to approve the application as recommended by the staff. Commission Flick seconded the motion which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 065/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO THREE (3) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: N/A

ABSENT: N/A



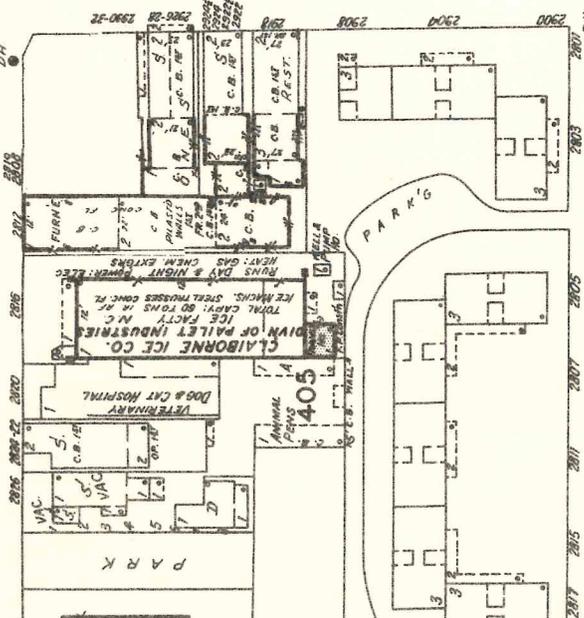
S. CLAIBORNE

AV.

404

PARKING

GENERAL WORKERS HALL



SQ. No. 382
FOURTH DISTRICT

CLARA ST. SIDE

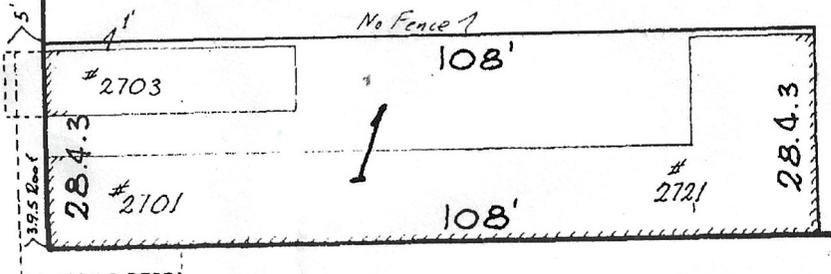
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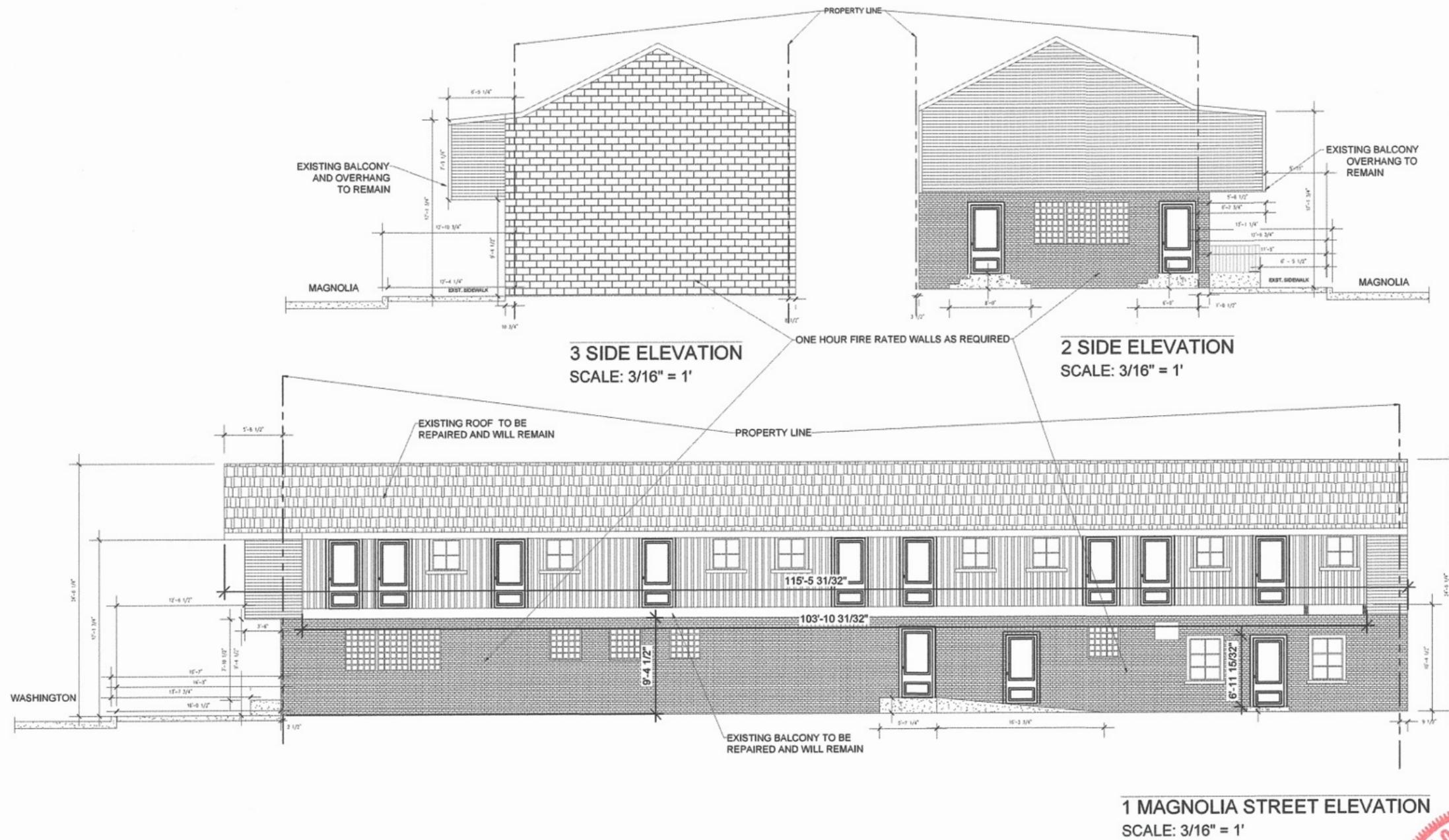


MAGNOLIA ST.

New Orleans, La.
June 23, 1979

Survey certified correct. Made at the request
of Gilbert Stampley
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering

17-293



EXISTING ELEVATIONS

1 MAGNOLIA STREET ELEVATION
SCALE: 3/16" = 1'



2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
08/22/17 DATE
SHEET
A-1

MARK DESCRIPTION

R301.2.1.2 : WIND BORNE DEBRIS PROTECTION OF OPENINGS

All glazed openings must have wind borne debris protection that meets the requirements set forth by ASTM E 1996 & ASTM E 1886.

Exception : Protective wood members no less than 7/16 inch and no greater than 8 feet. See Table 301.2.1.2 = Fastening Schedule for Wood Structural Members. Aforesaid protective wood members are not allowed when the mean roof height exceeds 33' and in regions with wind speeds greater than 130 mph.

(Refer to I.R.C. Text Pages 41-42)

R302 : EXTERIOR WALL LOCATION

R302.1 : EXTERIOR WALLS

Projections, openings, penetrations, and construction beyond the exterior wall shall not extend more than 12" into areas where openings are prohibited. These provisions do not apply to penetrations in walls that are perpendicular to the line used to determine the fire separation distance.

Exceptions : 1. Types of detached structures, i.e. sheds, playhouses, that need no permits to provide wall protection based on location in lot.

2. Detached garages within 2' of a property line with eaves not to exceed 4".

3. Foundation vents allowed by code. (IRC - R408)

*Fire resistant construction details. See pages 49-53.

(Refer to I.R.C. Text Page 49)

R303 : LIGHT, VENTILATION, & HEATING

R303.1 : HABITABLE ROOMS

All habitable rooms shall have an aggregate glazing area of 8 percent of the floor area. Approved openings shall provide natural ventilation and be readily accessible. Minimum openable area to outdoors is 4 percent of the floor area being ventilated.

Exceptions : 1. Where approved mechanical ventilation system compliant with R310 capable of 0.35 air exchange per hour is installed.

2. Glazed areas are not necessary in rooms with said mechanical ventilation systems installed including artificial light with an average of illumination 6 lux over the area of the room at the height of 30" above the floor.

3. Sun room and patio covers (R202) are permitted for natural ventilation, if an excess of 40 percent of the exterior walls are open or screened.

R303.3 : BATHROOM VENTILATION

Bathrooms, water closets, and similar must have aggregate glazing in windows no less than 3 square feet, half of which is openable.

Exception : Glazed area is not required where approved mechanical ventilation systems are provided. Minimum ventilation rate being 50 cubic feet per minute for intermittent and 20 cubic feet for continuous. All ventilation directed to outside.

(Refer to I.R.C. Text Page 53 - 54)

R308 : GLAZING

R308.4 : HAZARDOUS LOCATIONS

1. Glazing in swinging doors (except jalousies.)

2. Glazing in panels of sliding door assemblies and panels in sliding & bifold doors.

3. Glazing in storm doors.

4. Glazing in all unframed swinging doors.

5. Glazing in doors and enclosures for hot tubs, pools, showers, and the like.

6. Glazing in any part of the wall enclosing these where the bottom exposed edge is less than 60" vertical measurement.

7. Glazing adjacent to a door where the nearest vertical edge is 24" arc of the door in closed position & bottom edge no less than 60" above the floor.

8. Glazing in other locations such as, exposed individual pane larger than 9 square feet, bottom edge less than 18" above the floor, top edge more than 36" above floor, and on or more walking surfaces within 36" horizontally of the glazing.

9. Glazing in railings regardless of an area or height above walking surface.

10. Structural balusters and nonstructural infill panels.

11. Glazing in walls and fences enclosing indoor and outdoor pools, hot tubs, and spas where bottom edge is less than 60" above surface and within 60" horizontally of waters edge. Applicable to single and multiple glazing.

12. Glazing within 36" adjacent to stairways, landings, or ramps & 60" above the plane of the adjacent walking surface.

13. Glazing adjacent to stairways within 60" horizontally to the bottom tread of a stairway when exposed glass surface is less than 60" above the nose.

(Refer to I.R.C. Text Pages 55-58)

R309.1: OPENING PROTECTION

Openings from a private garage directly into a room for sleeping purposes shall not be permitted. All openings between garage and residence shall be equipped with solid wood doors (1 3/8 inches) or honeycomb core steel doors not less than 1 3/8 inches or 20 minute fire rated.

R309.1.1 : Duct Penetration= All ducts from garage penetrating walls or ceilings to residence shall be constructed of no less than No. 26 gage sheet steel or other approved material and no openings into garage are allowed.

R309.1.2 : Other penetrations= R309.2 required penetrations shall be protected approved material to resist flame or combustible product passage.

R309.2: SEPARATION REQUIRED

Separation of garage and residence must be with 1/2" gypsum board. Garages beneath habitable rooms need separation with 5/8" Type X gypsum board. No less than 1/2" gypsum board shall be used for: structures supporting floor ceiling assembly and where garages are 3 feet from a dwelling unit.

R309.3: Flood Hazard Areas - see Table 301.2(1) (At or above design flood elevation as determined in Section R322.)

R309.4: Automatic Door Openers

(Refer to I.R.C. Text Page 58)

R310 : EMERGENCY ESCAPE & RESCUE OPENINGS

R310.1: EMERGENCY ESCAPE & RESCUE REQUIRED

All sleeping areas shall have at least one operable emergency opening directly to an outside area. These openings shall have a sill height of not more than 44" above the floor.

R310.1.1 : Minimum opening area= All emergency openings shall have a net opening of 5.7 sq.ft. minimum. (Exception : Grade floor openings shall have a net opening of 5 sq. ft.)

R310.1.2 : Minimum opening height= 24 inches

R310.1.3 : Minimum opening width= 20 inches.

R310.1.4 : Operational constraints= All emergency openings shall be operable from inside without keys, tools, or special knowledge.

(Refer to I.R.C. Text Pages 58 - 59)

R311 : MEANS OF EGRESS

R311.2: CONSTRUCTION

R311.2.1 : Attachment= Required exterior exit stairways and similar means of egress components shall be positively secured to the primary structure resisting both vertical and lateral forces.

R311.2.2 : Under stair protection= Enclosed accessible under stairs shall have walls, under stair surface & soffits protected with 1/2" gypsum board.

R311.4: DOORS

R311.4.1 : Exit Door Required= No less than one door with direct access to habitable portions of the dwelling ; not through a garage.

R311.4.3 : Landings at doors= All exterior doors to have adequate landings on either side. (36 inches in the direction of travel.) This landing shall not be more than 1.5 inches lower than the top of the threshold. Landings slope is not to exceed .25 units vertical per 12 units horizontal.

EXCEPTIONS: 1. No landing is required with 2 or fewer risers at the exterior side of the door, unless the door swings over the stairs. 2. This landing shall not be exceed 7 3/4" below top of threshold, with the door swinging inward. 3. Height of floors at exterior door landing can be no lower than 7 3/4" below the threshold.

R311.5: STAIRWAYS

R311.5.1 : Stairway width shall be no less than 36". Handrails shall not project more than 4.5" off wall. Stairway width : 31.5" one handrail is installed, 27" when both sides are installed. (EXCEPTION Spiral Stairs R311.5.8)

R311.5.3.1 : Riser Height= Maximum is 7 3/4"

R311.5.3.2 : Tread Depth= Minimum 10" measured horizontally between furthest vertical projections.

R311.5.6 : Handrails: On all flights of stairs with four or more risers. Height shall be no less than 34" and no more than 38". Handrails to be continuous excluding points for newel posts, columns, and the like.

(Refer to I.R.C. Text Pages 59 - 61)

R312 : GUARDRAILS

R312.1: GUARDS

All raised floor surfaces, i.e. ramps, porches, balconies, located 30" above grade require guardrails. Railing height maximum of 36" and minimum height of 34".

R312.2 : Required guards not to allow passage of a sphere 4" or greater

(Refer to I.R.C. Text Page 62)

R313.1: SMOKE DETECTION & NOTIFICATION

Smoke alarms shall be listed UL 217 and installed in accordance with NFPA 72.

R313.2: LOCATION

1. Sleeping areas. 2. outside each sleeping areas in the vicinity of bedrooms. 3. On each additional story of the residence.

(Refer to I.R.C. Text Page 62)

R315 : CARBON MONOXIDE ALARMS

Located outside each sleeping area in the vicinity of bedrooms. Must be listed as complying with UL2034.

(Refer to I.R.C. Text Page 63)

R317 : PROTECTION AGAINST DECAY

R319.1: LOCATION REQUIRED

Protection from decay using naturally durable wood or wood that is preservative treated in accordance with AWPA U1 Section 4.

1. Any structural wood members closer than 18" or wood girders closer than 12" to exposed ground in crawl spaces located within the periphery of building location. 2. All wood framing members that sit in concrete or masonry exterior foundation walls & are less than 8" from ground. 3. Sills on a concrete or masonry slab that are in direct contact with natural ground & are separated from the slab with a moisture barrier. 4. Wood girder ends entering exterior masonry or concrete walls with less than 0.5 inches of clearance. 5. Wood siding, sheathing and wall framing within 6" from natural ground. 6. Wood structural members supporting moisture permeable floors or roofs exposed to weather unless separated by impervious moisture barrier. 7. Wood furring and such attached to exterior masonry or concrete below grade unless approved vapor retarder is used between the wall and framing member.

R319.1.1: Field Treatment= Drilling or cuts to treated wood on site shall be pressure preservative treated.

R319.1.3: Fasteners= Shall be hot dipped zinc coated, galvanized steel, stainless steel, silicon bronze, or copper. Zinc coated in accordance with ASTM A 153. Exceptions: 1. 1/2" diameter or larger steel bolts. 2. Other fasteners mechanically deposited zinc coated steel weighted according to ASTM B 695 Class 55, minimum.

(Refer to I.R.C. Text Pages 65 - 66)

R318 : PROTECTION AGAINST SUBTERRANEAN TERMITES

R320.1: TERMITE CONTROL METHODS

Following methods or combinations should be used in areas listed in Table 301.2(1):

1. Chemical termiticide treatment, as stated in R320.2. 2. Termite baiting system installed & maintained. 3. Pressure preservative treated wood in accordance with AWPA listed in R319.1. 4. Naturally termite resistant wood as said in R320.3. 5. Physical barriers provided in R320.4.

(Refer to I.R.C. Text Pages 66 - 67)

R324 : FLOOD RESISTANT CONSTRUCTION

R324.1.7: FLOOD RESISTANT MATERIALS

Building materials used below design flood elevation shall comply with: 1. All wood shall be pressure preservative treated according to AWPA U1 2. Materials & installation for flooring, interior, exterior walls, and wall coverings to conform with FEMA/FIA-TB.

R324.2.2: ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION

Enclosed areas below flood, including crawl spaces shall: 1. Be used for parking, access, or storage. 2. Provide floor openings which: 2.1 have a minimum of two openings on opposite sides of exterior walls. 2.2 Total net area of openings is 1 square inch per square foot. 2.3 Bottom of each opening is 1' or less above adjacent ground. 2.4 Openings shall be at least 3" in diameter. 2.5 Any coverings shall allow water flow. 2.6 Openings in doors and windows are acceptable.

R324.4: WALLS BELOW DESIGN FLOOD

Walls & partitions below flood are allowed if not used as a structural member. Must be designed to break away with no electrical, plumbing, or the like attached. May be constructed out of screen or lattice. Must collapse under a water load of no less than 10 and no more than 20 lbs. per square foot.

R324.5: ENCLOSED AREAS BELOW FLOOD ELEVATION

Uses are limited to building access, parking, or storage only.

R408.1: VENTILATION

Any under floor space between building floor joists and natural ground must have ventilation to exterior having minimum net of 1 square foot per 150 square feet of area. Having one of said openings within 3' of each corner of the building.

R408.4: ACCESS

Access for all under floor spaces is necessary, being a minimum of 18"x24". Access through perimeter walls shall be no less than 16"x24". 16"x24" areaway shall be provided when through wall access is below grade. Through wall access is not allowed under a door to the residence.

(Refer to I.R.C. Text Pages 108 - 109)

R502 : WOOD FLOOR FRAMING

R502.12: DRAFT STOPPING REQUIRED

In areas of usable space both above and below concealed space of floor/ceiling assembly, draft stops are to be installed so the concealed area does not exceed 1000 square feet. Draft stopping must divide area into equal parts. When the area is enclosed by floor and ceiling assembly there shall be draft stopping in circumstances with: 1. suspended ceiling under floor framing. 2. Floor framing using open web, truss type members.

R512.12.1: Materials= No less than 1/2" gypsum board, 3/8" wood members, or 3/8" Type 2-M-W particle board. Installed parallel to the floor.

Wood floor framing details pages 111-122.

(Refer to I.R.C. Text Page 122)

R807 : ATTIC ACCESS

R807.1: ATTIC ACCESS

Building shall have attic access opening that exceeds 30 square feet and a vertical height of 30". The rough opening can be no less than 22"x30". 30" unobstructed headroom at some point of opening. See M1305.1.3

(Refer to I.R.C. Text Page 431)

R1001 : MASONRY FIREPLACE

R1001.1 - 1001.12: MASONRY FIREPLACES

(R1001.2)Footings shall be at least 12" thick & 6" beyond face. Ash dump clean outs constructed to remain closed tightly & be accessible. (R1001.5)All firebrick shall conform to ASTM C 27 or C 1261. (R1001.6) Firebox shall be 20" deep, throat (ferrous metal damper) no less than 8" above opening & 4" deep. Fireplace lintel must be constructed of noncombustible material. (R1001.8) Smoke chamber walls can be no less than 6" of masonry. (R1001.9) Hearth Thickness= 4", Hearth Extension Thickness= minimum 2". Hearth Extension at least 16" in front of & 8" on either side of opening, 6 square feet opening requires hearth of 20" in front & 12" on either side. All surrounding combustible materials shall have clearance no less than 2" from front & 4" from back. Fire blocking according to R602.8. See Table & Figure R1001.1.1 Page 302 & 303.

(Refer to I.R.C. Text Pages 445 - 448)

R1003 : MASONRY CHIMNEYS

R1003.9: TERMINATION

Chimneys shall extend at least 2 feet higher than any part of the building within 10' & not less than 3' from the chimney exit point in the roof.

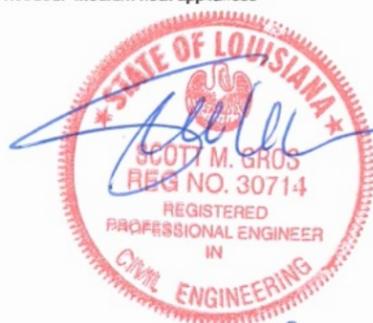
(Refer to I.R.C. Text Pages 449 - 453)

R1005 : FACTORY BUILT CHIMNEYS

R1001.5: FACTORY BUILT CHIMNEYS

All factory built chimneys shall be listed & installed according to manufacturer. Solid fuel burning appliances shall comply with Type HT requirements of UL 103. Chimneys with open combustion chamber appliances to comply with UL103. Chimneys to comply with UL127. All surrounding structural members shall be designed to support additional chimney load as needed. Medium heat appliances shall comply with UL959.

(Refer to I.R.C. Text Page 454)



11-15-18

2701 Washington New Orleans, La

Drawn by: KL

Reviewed by:

08/23/17 DATE

SHEET

A-9

GENERAL NOTES

Contractor and/or subcontractors shall use measures to insure that only workmanship of the highest quality is performed and that only the best materials and practices of construction are used for a quality and sound building.

Purchaser and/or Contractor is responsible for compliance with all local building codes and ordinances.

Although every effort has been made in preparing these drawings the contractor and/or all subcontractors must check all conditions and dimensions of this plan prior to construction and be responsible for same.

All plumbing stacks and A/C stacks to be located on the rear or sides of the roof.

SITework

Remove surface organic soil and/or organic areas.

All trees, stumps, shrubs, sod, and other obstructions should be removed throughout the area of the building.

Fill dirt, if required shall be free of all organic material, large rocks, and foreign objects.

All back fill to be compacted to 90% proctor. To be verified by others.

Beds for all foundations and footings must be chemically treated for termites.

Termite treatment tubes owner/treatment company option.

FINISHES

All interior faces of walls and ceilings shall be covered with 1/2" plain gypsum board installed with 1" type S drywall screws having external and internal corner beads.

All joints shall be taped and 3 coats of spackle applied.

Around all tubs and showers shall be cement, fiber cement, or glass mat gypsum shall be used as backers.

All decorating, including paint and wallpaper, to be specified by owner.

MOISTURE AND THERMAL PROTECTION

Batt insulation shall be as follows:

R-13 for all 4" exterior walls R-19 for all 6" exterior walls. R-30 for attic and floor.

Roofs shall have asphalt shingles applied over 15# asphalt saturated felt with 4" overlap. Shingles shall be fungus free warranted for 15 years 6 nails per roof shingle and meet code and manufacturer specifications.

Perimeters of exterior windows and doors, penetrations through exterior walls and joints of abutting dissimilar materials should be sealed with an appropriate caulk per ASTM C-962.

FOUNDATION

BY OTHERS

FRAMING

All exterior walls shall be constructed of 2"x 6" studs and all interior walls 2x4 studs unless otherwise noted. All framing lumber, including studs, plates, joist, and rafters, shall be surface dry No. 2 Southern pine or similar species of equal strength and quality.

All framing members shall be spaced 16" o.c., unless otherwise noted.

All beams shall be supported with a minimum of 3 studs at both ends unless otherwise noted.

Minimum header size shall be 2 - 2"x 8", unless otherwise noted.

Plates and sills shall be halved together at all corners.

Studs in walls and partitions shall be doubled at all corners and openings.

Joists over 12' in span shall be bridged at center with one row of 1x3 cross bridging or solid blocking.

Wall sheathing shall be OSB wall sheathing ("Windstorm" or equal OSB wall panels) installed and nailed as required by code and per manufacturer specifications Hurricane straps shall be provided between concrete footing, wall framing and base plates and between wall framing top plates and roof framing as required by code and manufacturer specifications. (continuous load path connection)

Roof sheathing shall be minimum 5/8" plywood (CDX) anchored with 8 penny common nails 6" on center spacing. 15 pound asphalt saturated felt paper shall be applied to exterior sheathing. Refer to Roof Diaphragm & Typical Nailing Pattern Details.

Soffits and siding shall be made of 'HARDIE PROD' OR HDLC APRVD and installed per the manufacturer's specifications. (ck wt owner)

Exterior decks, porches, and balconies, including structural and non-structural components, shall be constructed with pressure treated wood products.

All walls exceeding one (1) floor require horizontal floor joist blocking @ floor lines.

MASONRY

Mortar used for laying concrete block shall be ASTM C-270 type S, cement-lime mortar.

Common Brick shall be hard burned and uniform in size.

Standard load bearing concrete masonry units (CMU) shall conform to ASTM C-90.

Joints for brick and masonry units shall be approximately 3/8" high with a concave or rodged finish.

Running bond shall be used for brick and masonry units unless otherwise noted.

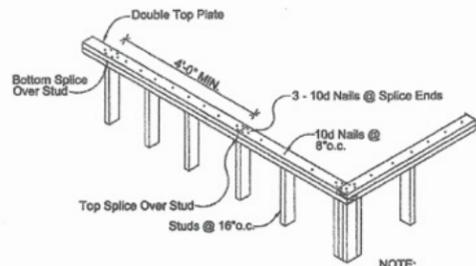
Masonry ties 16" o.c. vertically and horizontally shall be used to tie brick to stud frame.

A 1" air space must be maintained between masonry and wood framed walls unless noted.

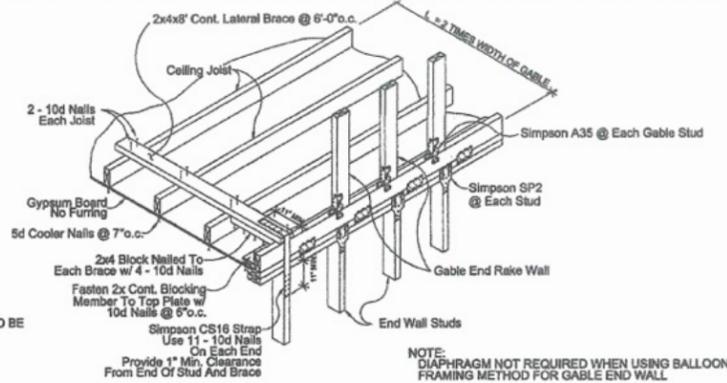
Construction to comply with the 2009 International Residential Code (IRC) and the high wind standards listed in Chapter 3 which states: R301.2.1.1 Design Criteria. Southern Building Code Congress International Standard for Hurricane Resistant Residential Construction (SSTD 10) 130 mph wind speed

Note the following:

- 1- All exterior wall sheathing shall be and OSB wall sheathing ("Windstorm" or equal OSB wall panels)
- 2- All base plates shall be anchored at 18" on center with minimum 1/2"x10"+ anchor bolts using 3 1/2"x 3 1/2" washer / nut. (or Simpson metal straps per manufacturer specification to meet wind design)
- 3- Hurricane straps shall be provided between wall framing and base plates and between wall framing top plates and roof framing as required by code. (continuous load path connection) and OSB wall sheathing ("Windstorm" or equal OSB wall panels) installed and nailed as required by code and per manufacturer specifications
- 4- Roof sheathing shall be minimum 5/8" plywood anchored with 8 penny common nails. Refer to Roof Diaphragm & Typical Roof Nailing Pattern Details.
- 5- All windows/openings shall be provided with one of the following: operable shutters, anchorable, precut minimum 5/8" thick plywood, installable corrugated steel panels or impact resistant windows.
- 6- 6 nails per roof shingle.
- 7- Gable end construction built similar to and connected with wall studs below.
- 8- Brace gable end against lateral loads.
- 9- Hold down anchors at the ends of all shear panels/walls.



E TOP PLATE SPLICE DETAIL
NTS



F CEILING DIAPHRAGM @ GABLE END WALL
NTS

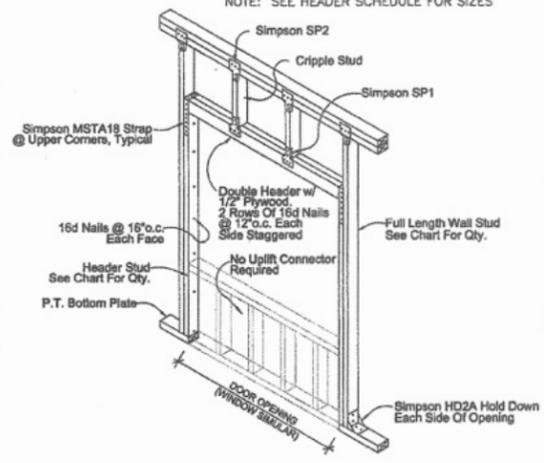
LOAD TABLE

MODEL #	QTY. REQ.	ALLOWABLE LOADS	
		FASTENERS	UPLIFT
			133 160
MTS20	1	14 - 10d	1000 1000
SP2	1	Plate= 6 - 10d Stud= 6 - 10d	890 1065
HD2A	1	2 - 5/8 MB	2775 2775
LTP4	1	12 - 8d X 1-1/2	670 670
LSTA30	1	16 - 10d X 1-1/2	1300 1570
LSTA36	1	14 - 10d	1140 1365
SP1	1	Plate= 4 - 10d Stud= 6 - 10d	585 585
CS16	1	18 - 10d	1475 1705
A35	1	12 - 8d X 1-1/2	670 670
MSTA18	1	Beam= 14 - 10d Post= 14 - 10d	1140 1365
EPB44T-U	1	6 - 16 d	1130 1140

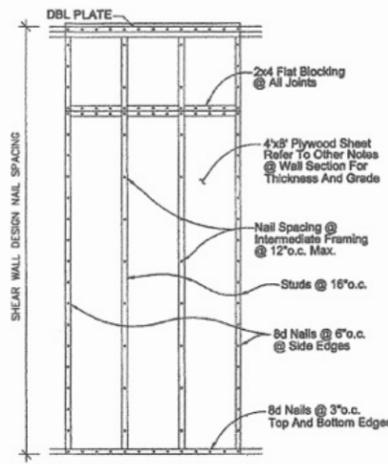
MAX. HEADER SPAN (ft.)

NO. OF HEADER STUDS	3'	6'	9'	12'	15'	18'
1	1	1	2	2	2	2
2	2	2	3	3	3	3
3	3	3	4	4	4	4

NOTE: SEE HEADER SCHEDULE FOR SIZES

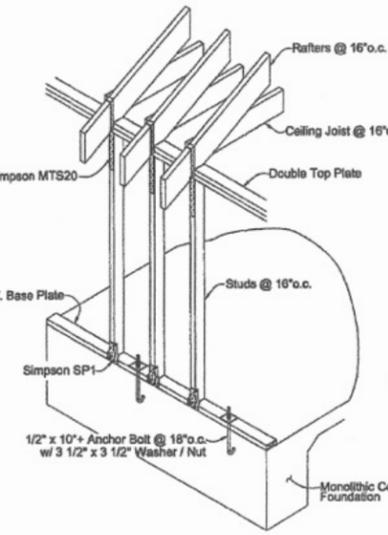


H TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR EXTERIOR OPENINGS
NTS



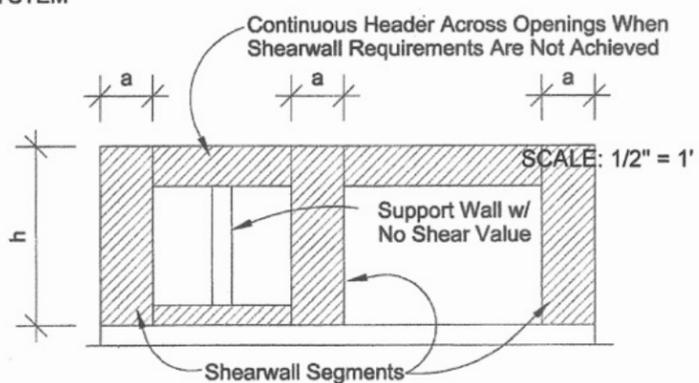
G WALL SHEATHING ATTACHMENT
NTS

SIMPSON STRONG-TIE OR EQUAL PER MANF SPECS CONTINUOUS LOAD PATH TRANSFER SYSTEM



I TYPICAL WALL CONNECTION
NTS

CONTRACTOR TO INSTALL SIMPSON METAL CONNECTORS TO PROVIDE CONTINUOUS CONNECTIONS FROM CONCRETE FOOTINGS TO ROOF RAFTERS SPECIAL ATTENTION TO SPACING, CORNERS, OPENINGS, NAIL SIZE AND PATTERN. (PER MANUFACTURER SPECIFICATIONS)



J MIN. SHEARWALL REQUIRED
NTS

PRE-FAB SHEARWALLS BY SIMPSON MAY BE USED WHEN (a) IS LESS THAN MIN. (2)

WALL HEIGHT (h)	MIN. SHEARWALL LENGTH (a)	(1) a >= 24"	a >= 18"	a >= 15"	a >= 12"
8 FEET	27 INCHES	SW24x8	SW18x8	SSW16x8	SSW12x8
9 FEET	32 INCHES	SW24x9	SW18x9	SSW16x9	SSW12x9
10 FEET	34 INCHES	SW24x10	SSW18x10	SSW16x10	SSW12x10
11 FEET	39 INCHES	SSW24x11	SSW18x11	SSW16x11	N/A
12 FEET	43 INCHES	SW24x12	SSW18x12	SSW16x12	N/A

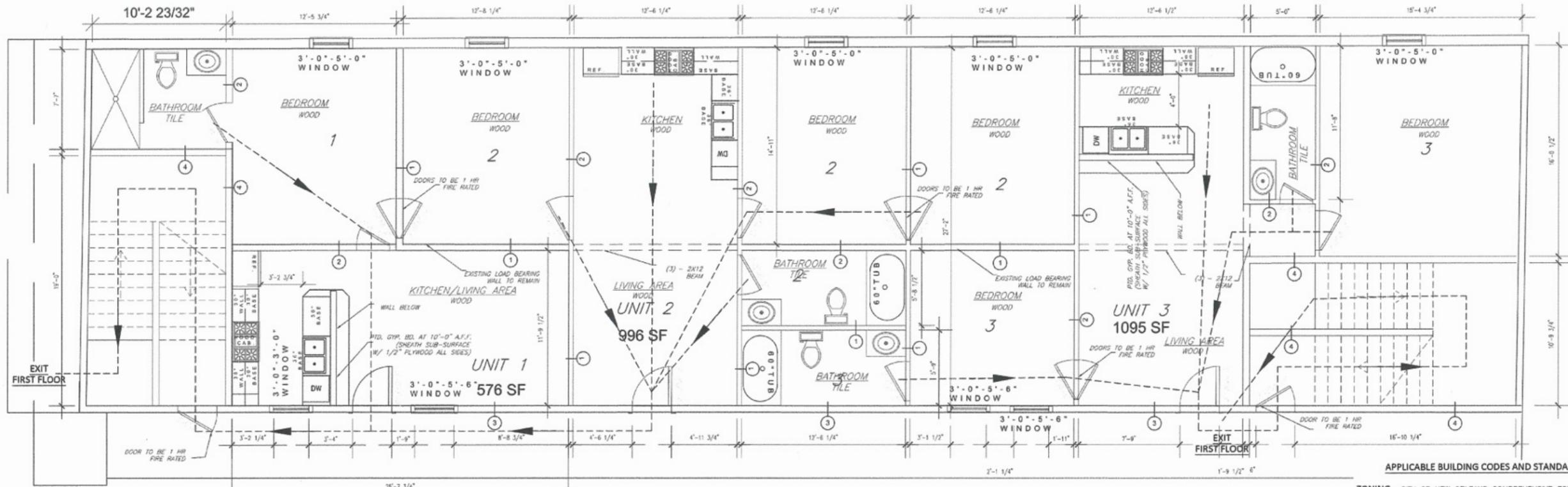
1. REFER TO DETAIL G FOR STRUCTURAL PANEL INSTALLATION.
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.



11-15-18

2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
07/09/18
DATE
SHEET
A-10



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'

UNIT 1	UNIT 2	UNIT 3
BEDROOM TRAVEL DISTANCE 72' MAX. ALLOWABLE TRAVEL DISTANCE 200'	BEDROOM TRAVEL DISTANCE 99' MAX. ALLOWABLE TRAVEL DISTANCE 200'	BEDROOM TRAVEL DISTANCE 67' MAX. ALLOWABLE TRAVEL DISTANCE 200'
BATH TRAVEL DISTANCE 87' MAX. ALLOWABLE TRAVEL DISTANCE 200'	BATH TRAVEL DISTANCE 95' MAX. ALLOWABLE TRAVEL DISTANCE 200'	BATH TRAVEL DISTANCE 77' MAX. ALLOWABLE TRAVEL DISTANCE 200'
KITCHEN/LIVING TRAVEL DISTANCE 60' MAX. ALLOWABLE TRAVEL DISTANCE 200'	KITCHEN TRAVEL DISTANCE 107' MAX. ALLOWABLE TRAVEL DISTANCE 200'	KITCHEN TRAVEL DISTANCE 79' MAX. ALLOWABLE TRAVEL DISTANCE 200'
	BEDROOM TRAVEL DISTANCE 112' MAX. ALLOWABLE TRAVEL DISTANCE 200'	BEDROOM TRAVEL DISTANCE 77' MAX. ALLOWABLE TRAVEL DISTANCE 200'
	LIVING AREA TRAVEL DISTANCE 84' MAX. ALLOWABLE TRAVEL DISTANCE 200'	LIVING AREA TRAVEL DISTANCE 57' MAX. ALLOWABLE TRAVEL DISTANCE 200'
		BATH TRAVEL DISTANCE 80' MAX. ALLOWABLE TRAVEL DISTANCE 200'

APPLICABLE BUILDING CODES AND STANDARDS:

ZONING - CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

LIFE SAFETY CODE - NFPA 101, 2012

BUILDING CODE - INTERNATIONAL RESIDENTIAL CODE, 2015 WITH CITY OF NEW ORLEANS AMMENDMENTS.

ZONING:
ZONE - HU-MU (NEIGHBORHOOD MIXED USE)

PERMITTED USE -
THE SECTION 12.2A, TABLE 12.1 OF THE CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE FOR ALL PERMITTED USES IN THE HU-MU ZONING DISTRICT. SECTION 20.3 FOR USE STANDARDS.

OFF STREET PARKING - 1 PER DWELLING UNIT

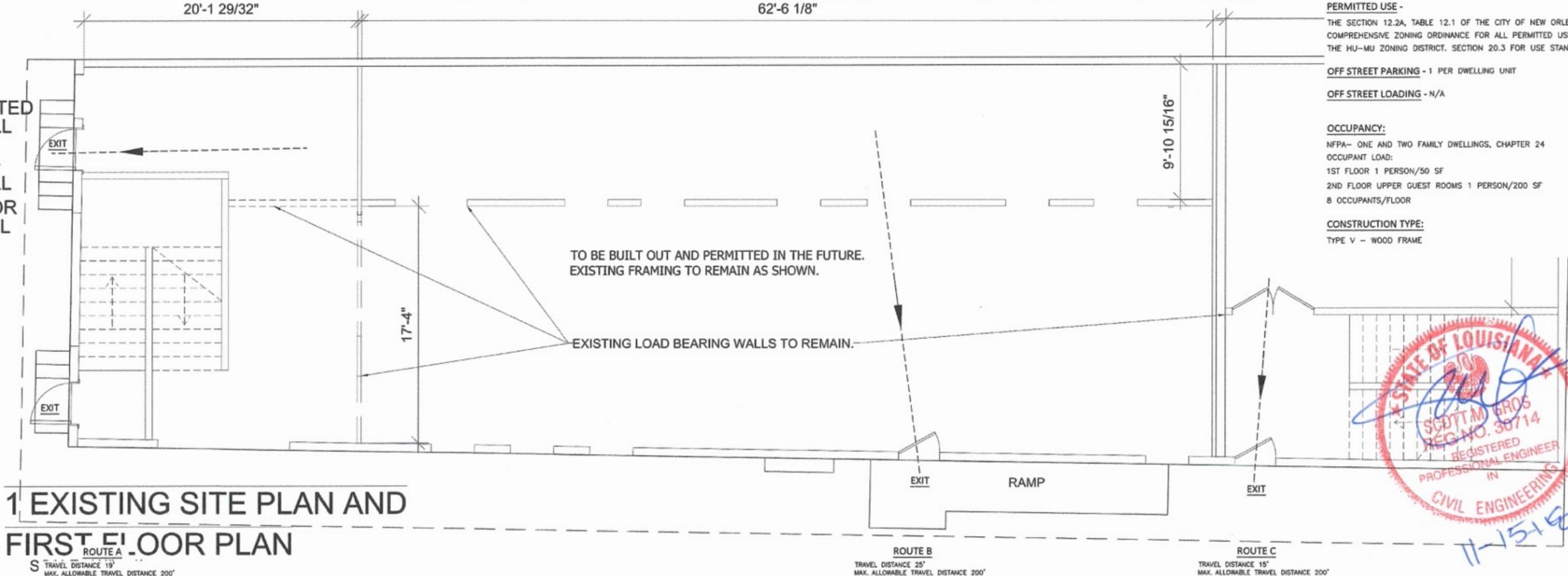
OFF STREET LOADING - N/A

OCCUPANCY:
NFPA- ONE AND TWO FAMILY DWELLINGS, CHAPTER 24
OCCUPANT LOAD:
1ST FLOOR 1 PERSON/50 SF
2ND FLOOR UPPER GUEST ROOMS 1 PERSON/200 SF
8 OCCUPANTS/FLOOR

CONSTRUCTION TYPE:
TYPE V - WOOD FRAME

LEGEND

- ① - 1-HR RATED 2X6 WALL
- ② - TYPICAL 2X6 WALL
- ③ - EXTERIOR 2X6 WALL

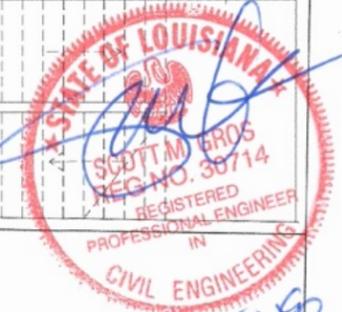


1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

ROUTE A
TRAVEL DISTANCE 19'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

ROUTE B
TRAVEL DISTANCE 25'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

ROUTE C
TRAVEL DISTANCE 15'
MAX. ALLOWABLE TRAVEL DISTANCE 200'



2701 Washington
New Orleans, La

LIFE SAFETY

Drawn by: KL
Reviewed by:
08/23/17 DATE
SHEET
A-3





2701
WASHINGTON AVE

2701
WASHINGTON AVE

Concrete steps leading to a closed metal roll-up door.

Black metal door frame with a yellow padlock and a sign that reads "DO NOT TOUCH".

Three small white-framed windows with black shutters.

Second-story balcony with a dark wood railing.

STORE
RENT
OWNER
365173

2701
WASHINGTON

2701
WASHINGTON AVE







SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

2 messages

SAFE KIT <safekitonline@gmail.com>
To: CPCINFO <CPCINFO@nola.gov>
Cc: rami jabber <ramienterprise2020@hotmail.com>

Wed, Sep 17, 2025 at 7:45 AM

Dear City Planning Commission,

I am writing to inform you that Rami Enterprises is seeking conditional use approval for the property located at 2701 Washington Avenue to permit the establishment of a hotel within the HU-MU Neighborhood Mixed-Use District, in accordance with Table 12-1 of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

The meeting is scheduled for:

Monday, October 6, 2025, at 5:30 PM

Location: 2701 Washington Avenue, New Orleans, LA 70113

As our City Planning Commission, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

Contact: (504)274-8707

2 attachments

PROPERTY PHOTO -2701 WASHINGTON AVE.jfif
288K

 **FINAL -NPP LETTER FOR HOTEL USE.pdf**
120K

Sabine E. Lebailleux <selebailleux@nola.gov>
To: SAFE KIT <safekitonline@gmail.com>

Wed, Sep 17, 2025 at 10:39 AM

Received. Please make sure you email Council member and registered neighborhood organizations as well.

Thanks

Sabine Lebailleux (she/her/hers)

Assistant Planning Administrator | New Orleans City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112

Office: (504) 658-7008
selebailleux@nola.gov

RESOURCES:

[Application forms](#)

[Property Viewer](#) (check the zoning of a property)
[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

<https://nola.gov/city-planning/frequently-asked-questions/>

From: CPCINFO <CPCINFO@nola.gov>
Sent: Wednesday, September 17, 2025 9:18 AM
To: Sabine E. Lebailleux <selebailleux@nola.gov>
Subject: Fw: INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

From: SAFE KIT <safekitonline@gmail.com>
Sent: Wednesday, September 17, 2025 7:45 AM
To: CPCINFO <CPCINFO@nola.gov>
Cc: rami jabber <ramienterprise2020@hotmail.com>
Subject: INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

[Quoted text hidden]



SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

1 message

SAFE KIT <safekitonline@gmail.com>

Wed, Sep 17, 2025 at 7:48 AM

To: Lesli Harris <Lesli.Harris@nola.gov>

Cc: rami jabber <ramienterprise2020@hotmail.com>, Elizabeth D Holman <elizabeth.holman@nola.gov>

Dear Council Member Lesli Harris,

I am writing to inform you that Rami Enterprises is seeking conditional use approval for the property located at 2701 Washington Avenue to permit the establishment of a hotel within the HU-MU Neighborhood Mixed-Use District, in accordance with Table 12-1 of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

The meeting is scheduled for:

Monday, October 6, 2025, at 5:30 PM

Location: 2701 Washington Avenue, New Orleans, LA 70113

As our Council Member, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

Contact: (504)274-8707

2 attachments



PROPERTY PHOTO -2701 WASHINGTON AVE.jfif
288K

 **FINAL -NPP LETTER FOR HOTEL USE.pdf**
120K



SAFE KIT <safekitonline@gmail.com>

2701 WASHINGTON AVE- Request for Neighborhood Association Email Addresses

Haley M. Delery <hdelery@nola.gov>

Wed, Sep 17, 2025 at 10:36 AM

To: SAFE KIT <safekitonline@gmail.com>, CPCINFO <CPCINFO@nola.gov>

Cc: rami jabber <ramienterprise2020@hotmail.com>

I searched the neighborhood associations and found none.

From: SAFE KIT <safekitonline@gmail.com>

Sent: Wednesday, September 17, 2025 10:04 AM

To: Haley M. Delery <hdelery@nola.gov>; CPCINFO <CPCINFO@nola.gov>

Cc: rami jabber <ramienterprise2020@hotmail.com>

Subject: 2701 WASHINGTON AVE- Request for Neighborhood Association Email Addresses

[Quoted text hidden]

September 17, 2025

Dear Neighbor,

I am writing to inform you that Rami Enterprises is seeking conditional use approval for the property located at 2701 Washington Avenue to permit the establishment of a hotel within the HU-MU Neighborhood Mixed-Use District, in accordance with Table 12-1 of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

Currently, the property is situated in an HU-MU Historic Urban Neighborhood Mixed Use District, which does not allow for the establishment of a hotel without city council approval. Therefore, we are pursuing a conditional use approval for 2701 Washington Avenue. This change aligns with the permitted uses outlined in Table 12-1 of the Comprehensive Zoning Ordinance. The total square footage of the property is 6,600 sq ft.

As our neighbor, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

The meeting is scheduled for:

Monday, October 6, 2025, at 5:30 PM

Location: 2701 Washington Avenue, New Orleans, LA 70113

This letter is being delivered via U.S. Mail, hand delivery, and email. At the meeting, I will provide a sign-in sheet to collect email addresses for ongoing updates. I have enclosed our site plans for your review. If we receive approval, we envision transforming our community with a charming boutique hotel featuring 7 cozy rooms, designed to offer a welcoming retreat for both locals and visitors alike.

If you are unable to attend but would like to receive information from the meeting, or if you have any questions or comments beforehand, please feel free to reach out to me using the contact information below. I hope to see you at the meeting on October 6, 2025.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

E-mail: safekitonline@gmail.com Contact: (504)274-8707

RE: Conditional Use Request for Hotel at 2701 Washington Avenue

Dear City Planning Commission,

My name is Rami Abdeljabar, and I am the owner of Rami Enterprises LLC. I am writing to formally request conditional use approval for the establishment of a hotel at 2701 Washington Avenue, located within the HU-MU Neighborhood Mixed-Use District, as per Table 12-1 of the Comprehensive Zoning Ordinance. Given that this request requires consideration from both the City Planning Commission and City Council, your attention to this matter is greatly appreciated.

The property at 2701 Washington Avenue is situated in an HU-MU Historic Urban Neighborhood Mixed-Use District, where the establishment of a hotel necessitates city council approval. We are seeking this conditional use approval in alignment with the permitted uses outlined in the Comprehensive Zoning Ordinance.

The total area of the property is 6,600 sq ft. Our vision for the hotel is to create a welcoming environment that serves the community while offering a unique atmosphere for visitors. We plan to transform the site into a charming boutique hotel featuring 7 cozy rooms, designed to provide a warm retreat for both locals and visitors.

To engage with the community, we participated in the Neighborhood Participation Program and held a meeting on Monday, October 6, 2025, at 5:30 PM. Unfortunately, no neighborhood residents attended, and we received no objections from neighboring properties. We remain open to feedback and are committed to addressing any community needs.

Thank you for considering our request for the hotel. We look forward to your support in this endeavor.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

Contact List for NPP Invitations (all letters must be sent out at least 14 days (and no more than 30 days) prior to the NPP meeting)

Property Owners & Occupants Within 300 Feet

Delivery Method: Mail and/or hand delivery

Name	Mailing Address	City	State
7612 Forum LLC	3212 Tulane Ave	New Orleans	LA
Aaliyah Suhair U Shareef	2707 Magnolia St	New Orleans	LA
Abualia Shadi S	9 Normandy Dr	Kenner	LA
Brittany M Dupre	2707 S Robertson St	New Orleans	LA
Cain Linda	Et-Als C/O Julius & Clorece Cain 4710 Lancelot Drive	New Orleans	LA
CGH New Orleans II LP	C/O Multifamily Management Inc PO Box 16506	Mobile	AL
Chung Group D/B/A Assisting Hand Org	Adjudicated to Cno 13043 Mountain Crest Circle	Draper	UT
CJG Property Management Group LLC	P O Box 8872	New Orleans	LA
Crescent City Collections LLC	C/O City of New Orleans 7801 Allison Way Apt 207	Arvada	CO
Crystal G Alexander	2622 Magnolia St	New Orleans	LA
Current Resident	2600 Washington Ave	New Orleans	LA
Current Resident	2602 Washington Ave	New Orleans	LA
Current Resident	2604 Washington Ave	New Orleans	LA
Current Resident	2605 Sixth St	New Orleans	LA
Current Resident	2606 Washington Ave	New Orleans	LA
Current Resident	2608 Fourth St	New Orleans	LA
Current Resident	2608 Washington Ave	New Orleans	LA
Current Resident	2609 Sixth St	New Orleans	LA
Current Resident	2609 Washington Ave	New Orleans	LA
Current Resident	2610 Fourth St	New Orleans	LA
Current Resident	2610 Washington Ave	New Orleans	LA
Current Resident	2611 Sixth St	New Orleans	LA
Current Resident	2611 Washington Ave	New Orleans	LA
Current Resident	2612 Washington Ave	New Orleans	LA
Current Resident	2613 Washington Ave	New Orleans	LA

Current Resident	2614 Fourth St	New Orleans	LA
Current Resident	2614 Fourth St Apt 1	New Orleans	LA
Current Resident	2614 Fourth St Apt 10	New Orleans	LA
Current Resident	2614 Fourth St Apt 2	New Orleans	LA
Current Resident	2614 Fourth St Apt 3	New Orleans	LA
Current Resident	2614 Fourth St Apt 4	New Orleans	LA
Current Resident	2614 Fourth St Apt 5	New Orleans	LA
Current Resident	2614 Fourth St Apt 6	New Orleans	LA
Current Resident	2614 Fourth St Apt 7	New Orleans	LA
Current Resident	2614 Fourth St Apt 8	New Orleans	LA
Current Resident	2614 Fourth St Apt 9	New Orleans	LA
Current Resident	2614 Fourth St Apt HM	New Orleans	LA
Current Resident	2614 Washington Ave	New Orleans	LA
Current Resident	2615 Sixth St	New Orleans	LA
Current Resident	2615 Washington Ave	New Orleans	LA
Current Resident	2617 Fourth St	New Orleans	LA
Current Resident	2617 Magnolia St	New Orleans	LA
Current Resident	2617 Sixth St	New Orleans	LA
Current Resident	2617 Washington Ave	New Orleans	LA
Current Resident	2619 Fourth St	New Orleans	LA
Current Resident	2619 Magnolia St	New Orleans	LA
Current Resident	2619 Washington Ave	New Orleans	LA
Current Resident	2621 Fourth St	New Orleans	LA
Current Resident	2621 Washington Ave	New Orleans	LA
Current Resident	2623 Washington Ave	New Orleans	LA
Current Resident	2624 Clara St	New Orleans	LA
Current Resident	2624 Magnolia St	New Orleans	LA
Current Resident	2625 Fourth St	New Orleans	LA
Current Resident	2625 Washington Ave	New Orleans	LA
Current Resident	2627 Washington Ave	New Orleans	LA
Current Resident	2629 Washington Ave	New Orleans	LA

Current Resident	2630 Magnolia St	New Orleans	LA
Current Resident	2632 Clara St	New Orleans	LA
Current Resident	2632 Magnolia St	New Orleans	LA
Current Resident	2633 Washington Ave	New Orleans	LA
Current Resident	2635 Fourth St	New Orleans	LA
Current Resident	2700 Fourth St	New Orleans	LA
Current Resident	2700 Washington Ave	New Orleans	LA
Current Resident	2701 Magnolia St	New Orleans	LA
Current Resident	2701 Washington Ave	New Orleans	LA
Current Resident	2701 Washington Ave Apt 201	New Orleans	LA
Current Resident	2701 Washington Ave Apt 202	New Orleans	LA
Current Resident	2701 Washington Ave Apt 203	New Orleans	LA
Current Resident	2701 Washington Ave HM	New Orleans	LA
Current Resident	2701 Washington Ave Ste 101	New Orleans	LA
Current Resident	2703 Magnolia St	New Orleans	LA
Current Resident	2705 Magnolia St	New Orleans	LA
Current Resident	2705 Sixth St	New Orleans	LA
Current Resident	2705 Washington Ave	New Orleans	LA
Current Resident	2706 Fourth St	New Orleans	LA
Current Resident	2706 Magnolia St	New Orleans	LA
Current Resident	2707 Washington Ave	New Orleans	LA
Current Resident	2708 Washington Ave	New Orleans	LA
Current Resident	2709 S Robertson St	New Orleans	LA
Current Resident	2709 Sixth St	New Orleans	LA
Current Resident	2710 Magnolia St	New Orleans	LA
Current Resident	2710 Washington Ave	New Orleans	LA
Current Resident	2711 Clara St	New Orleans	LA
Current Resident	2711 Magnolia St	New Orleans	LA
Current Resident	2711 Sixth St	New Orleans	LA
Current Resident	2712 Clara St	New Orleans	LA
Current Resident	2712 Fourth St	New Orleans	LA
Current Resident	2712 Washington Ave	New Orleans	LA
Current Resident	2713 Clara St	New Orleans	LA
Current Resident	2713 Magnolia St	New Orleans	LA
Current Resident	2713 S Robertson St	New Orleans	LA
Current Resident	2713 Sixth St	New Orleans	LA

Current Resident	2713 Washington Ave	New Orleans	LA
Current Resident	2714 Clara St	New Orleans	LA
Current Resident	2714 Magnolia St	New Orleans	LA
Current Resident	2714 Washington Ave	New Orleans	LA
Current Resident	2715 Clara St	New Orleans	LA
Current Resident	2715 Magnolia St	New Orleans	LA
Current Resident	2715 Washington Ave	New Orleans	LA
Current Resident	2716 Fourth St	New Orleans	LA
Current Resident	2716 Magnolia St	New Orleans	LA
Current Resident	2716 Washington Ave	New Orleans	LA
Current Resident	2717 S Robertson St	New Orleans	LA
Current Resident	2717 Sixth St	New Orleans	LA
Current Resident	2717 Washington Ave	New Orleans	LA
Current Resident	2718 Clara St	New Orleans	LA
Current Resident	2718 Washington Ave	New Orleans	LA
Current Resident	2719 Clara St	New Orleans	LA
Current Resident	2719 Magnolia St	New Orleans	LA
Current Resident	2720 Clara St	New Orleans	LA
Current Resident	2720 Fourth St	New Orleans	LA
Current Resident	2720 Magnolia St	New Orleans	LA
Current Resident	2721 Clara St	New Orleans	LA
Current Resident	2721 S Robertson St	New Orleans	LA
Current Resident	2722 Clara St	New Orleans	LA
Current Resident	2722 Fourth St	New Orleans	LA
Current Resident	2722 Magnolia St	New Orleans	LA
Current Resident	2723 Washington Ave	New Orleans	LA
Current Resident	2724 Fourth St	New Orleans	LA
Current Resident	2724 Magnolia St	New Orleans	LA
Current Resident	2725 Washington Ave	New Orleans	LA
Current Resident	2726 Clara St	New Orleans	LA
Current Resident	2726 Fourth St	New Orleans	LA
Current Resident	2728 Fourth St	New Orleans	LA
Current Resident	2729 Washington Ave	New Orleans	LA
Current Resident	2731 Washington Ave	New Orleans	LA
Current Resident	2732 Clara St	New Orleans	LA
Current Resident	2732 Magnolia St	New Orleans	LA
Current Resident	2733 Clara St	New Orleans	LA
Current Resident	2800 Clara St	New Orleans	LA
Current Resident	2800 Fourth St	New Orleans	LA
Current Resident	2800 Magnolia St	New Orleans	LA

Current Resident	2801 Clara St	New Orleans	LA
Current Resident	2801 Washington Ave	New Orleans	LA
Current Resident	2802 Clara St	New Orleans	LA
Current Resident	2802 Fourth St	New Orleans	LA
Current Resident	2802 Magnolia St	New Orleans	LA
Current Resident	2803 Clara St	New Orleans	LA
Current Resident	2803 S Robertson St	New Orleans	LA
Current Resident	2804 Clara St	New Orleans	LA
Current Resident	2805 Clara St	New Orleans	LA
Current Resident	2805 Magnolia St	New Orleans	LA
Current Resident	2805 S Robertson St	New Orleans	LA
Current Resident	2805 Washington Ave	New Orleans	LA
Current Resident	2806 Clara St	New Orleans	LA
Current Resident	2806 Fourth St	New Orleans	LA
Current Resident	2807 Clara St	New Orleans	LA
Current Resident	2807 S Robertson St	New Orleans	LA
Current Resident	2807 Washington Ave	New Orleans	LA
Current Resident	2808 Clara St	New Orleans	LA
Current Resident	2808 Magnolia St	New Orleans	LA
Current Resident	2809 Clara St	New Orleans	LA
Current Resident	2809 Magnolia St	New Orleans	LA
Current Resident	2809 S Robertson St	New Orleans	LA
Current Resident	2810 Clara St	New Orleans	LA
Current Resident	2810 Magnolia St	New Orleans	LA
Current Resident	2811 Clara St	New Orleans	LA
Current Resident	2811 Magnolia St	New Orleans	LA
Current Resident	2811 S Robertson St	New Orleans	LA
Current Resident	2812 Clara St	New Orleans	LA
Current Resident	2812 Magnolia St	New Orleans	LA
Current Resident	2813 Clara St	New Orleans	LA
Current Resident	2813 Magnolia St	New Orleans	LA
Current Resident	2813 S Robertson St	New Orleans	LA
Current Resident	2814 Clara St	New Orleans	LA
Current Resident	2814 Magnolia St	New Orleans	LA
Current Resident	2815 Clara St	New Orleans	LA
Current Resident	2815 Magnolia St	New Orleans	LA
Current Resident	2815 S Robertson St	New Orleans	LA
Current Resident	2816 Clara St	New Orleans	LA
Current Resident	2816 Magnolia St	New Orleans	LA
Current Resident	2817 Clara St	New Orleans	LA

Current Resident	2817 S Robertson St	New Orleans	LA
Current Resident	2818 Clara St	New Orleans	LA
Current Resident	2818 Magnolia St	New Orleans	LA
Current Resident	2819 Clara St	New Orleans	LA
Current Resident	2819 Magnolia St	New Orleans	LA
Current Resident	2819 S Robertson St	New Orleans	LA
Current Resident	2820 Clara St	New Orleans	LA
Current Resident	2820 Magnolia St	New Orleans	LA
Current Resident	2821 Clara St	New Orleans	LA
Current Resident	2821 Magnolia St	New Orleans	LA
Current Resident	2821 S Robertson St	New Orleans	LA
Current Resident	2822 Clara St	New Orleans	LA
Current Resident	2822 Magnolia St	New Orleans	LA
Current Resident	2823 Clara St	New Orleans	LA
Current Resident	2823 Magnolia St	New Orleans	LA
Current Resident	2823 S Robertson St	New Orleans	LA
Current Resident	2824 Clara St	New Orleans	LA
Current Resident	2824 Magnolia St	New Orleans	LA
Current Resident	2825 Clara St	New Orleans	LA
Current Resident	2825 S Robertson St	New Orleans	LA
Current Resident	2826 Clara St	New Orleans	LA
Current Resident	2826 Magnolia St	New Orleans	LA
Current Resident	2827 Clara St	New Orleans	LA
Current Resident	2828 Clara St	New Orleans	LA
Current Resident	2829 Clara St B	New Orleans	LA
Current Resident	2830 Magnolia St	New Orleans	LA
Cynthia L Maples	2714 Fourth St	New Orleans	LA
Delores I Carter	Lawhorn Mateal GC 3705 La AV Pkwy	New Orleans	LA
Devinn K Rolland	2709 Magnolia St	New Orleans	LA
Dewitt T Perkins	2620 Clara St	New Orleans	LA
Don R Dorsey	Et-Al Vergiania D White 2806 4th St	New Orleans	LA
Draughter Matthew	ET Al 2617 Magnolia Street	New Orleans	LA
Easter Lynn Young Merriman	2803 Washington Ave	New Orleans	LA
Hall1 Estate LLC	2605 Washington Ave	New Orleans	LA
Happy Lyons LLC	6121 Dorothea St	New Orleans	LA
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA
Industrial Development Board-Cj Peete I	1340 Poydras St Suite 1114	New Orleans	LA
Isabell H Butler	2720 4th St	New Orleans	LA
Isreal III Nero	2715 S Robertson St	New Orleans	LA
Jehu Johnson	2613 Fourth St	New Orleans	LA

JZ LLC	13544 Granville St	New Orleans	LA
Kevnbri LLC	13849 Wild Canary Dr	Baton Rouge	LA
Leroy Tate	2623 Magnolia St	New Orleans	LA
Lior Karpati	2630 Clara St	New Orleans	LA
Louis Hickerson Jr	2716 Clara St	New Orleans	LA
Mae Frances M Anderson	2633 Magnolia St	New Orleans	LA
Mahogany Morgan	3737 Tall Pines Dr	New Orleans	LA
Makia Nichelle Smith	2621 4th St	New Orleans	LA
Mark Marchand	2626 Magnolia St	New Orleans	LA
Mary M Daniels	Etal 3722 S Roman St	New Orleans	LA
McDonald John M Jr	PO Box 7824	Metairie	LA
Mia D Ford	2719 S Robertson St	New Orleans	LA
Muhammad's Temple #46 Inc	2700 Magnolia St	New Orleans	LA
N O Masjid of Al-Islam Inc	2700 Magnolia St	New Orleans	LA
Naw Investments LLC	5500 Prytania St	New Orleans	LA
Naw LLC	5500 Prytania St	New Orleans	LA
New Orleans Redevelopment Authority	1409 Oretha Castle Haley Blvd	New Orleans	LA
Perrilloux Properties LLC	PO Box 1142	Destrehan	LA
Pierce A Moore	2627 Magnolia St	New Orleans	LA
Rami Enterprise 2020 LLC	3617 Lake Michel Ct	Gretna	LA
Roger's Investment Properties LLC	5588 Woodlawn Pl	New Orleans	LA
Sylvia Andrews	2711 S Robertson St	New Orleans	LA
Taylor Park Lofts LLC	147 Carondelet St #1137	New Orleans	LA
Thomas John SR	2802 4th St	New Orleans	LA
Vernell Williams	2717 Magnolia St	New Orleans	LA
Willing Workers Baptist Church	5714 Eads St	New Orleans	LA
Yousef Askar	220 Wall Blvd	Gretna	LA

City Planning Commission

Delivery Method: Email or mail (email preferred)

City Planning Commission

1300 Perdido Street

7th Floor

New Orleans, LA 70112

cpcinfo@nola.gov

Neighborhood Associations

Delivery Method: Email AND Mail

City Councilmember

Delivery Method: Email

Council District B, Lesli Harris

City Hall, Room 2W10

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1020

Email: Lesli.Harris@nola.gov

Buffer Radius Map







Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

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

ATTACHMENTS

	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
<input checked="" type="radio"/> Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
<input checked="" type="radio"/> Authorization from Property Owner. 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.		Required	Required
<input checked="" type="radio"/> Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
<input checked="" type="radio"/> Photographs of the subject site(s) and building(s).		Required	Required
<input checked="" type="radio"/> Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
<input checked="" type="radio"/> Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
<input checked="" type="radio"/> Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
<input checked="" type="radio"/> Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
<input checked="" type="radio"/> Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
<input type="radio"/> Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
<input type="radio"/> Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
<i>If no site plan or title restriction is required, submit your application for permitting. If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)</i>		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

- Zoning Change:
 - Lots 0-4,999 sq ft \$1,000
 - Lots 5,000-24,999 sq ft \$2,000
 - Lots 25,000-74,999 sq ft \$3,000
 - Lots 75,000 sq ft or more \$4,000
- Conditional Use/Planned Development:
 - Structures between 0-4,999 sq ft \$1,160
 - Structures between 5,000-24,999 sq ft \$2,320
 - Structures between 25,000-74,999 sq ft \$3,480
 - Structures of 75,000 sq ft or more \$4,640
- Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
 - No increase in floor area \$500
 - Increase in floor area \$700
 - Text Amendment: \$1,500



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

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

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

Address of Property for which this application is being filed. _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Rami Abdeljabar

Applicant Address 2701 Washington Avenue-

City New Orleans State Louisiana Zip 70113

Applicant Contact Number (504)638-1494 Email safekitonline@gmail.com

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name Rami Enterprises LLC 2020

Property Owner Address 3617 LAKE MICHEL CT

City Gretna State Louisiana Zip 70056

Property Owner Contact Number (504)638-1494 Email ramienterprise2020@hotmail.com

SPECIFIC ZONING REQUEST

The property is situated in an HU-MU Historic Urban Neighborhood Mixed Use District, which does not allow for the establishment of a hotel without city council approval. Therefore, we are pursuing a conditional use approval for 2701 Washington Avenue. This change aligns with the permitted uses outlined in Table 12-1 of the Comprehensive Zoning Ordinance.

PROPERTY LOCATION

Square Number(s) 382 Lot Number(s) 1

Bounding Streets Washington Avenue Magnolia Street Fourth Street

Zoning HU-MU Historic Urban Neighborhood Mixed Use District Municipal District B

Tax Bill Number 412305001 Planning District UPTOWN (3)

DESCRIPTION OF PROJECT (Attachments are acceptable)

We are seeking to consolidate our multiple addresses and electrical meters converting the apartments into a hotel. We envision transforming our community with a charming boutique hotel featuring 7 cozy rooms, designed to offer a welcoming retreat for both locals and visitors alike.



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 10/6/2025

Agent Signature _____ Date _____

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

STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this 6th day of October, 2025

My Commission expires Life


NOTARY PUBLIC



R. Kyle Ardoin
SECRETARY OF STATE

01/08/2020

ONLINE FILING
katiereso@mkabs.net

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

RAMI ENTERPRISE 2020 LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through **geauxBIZ**: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or if you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB

UNITED STATES OF AMERICA
State of Louisiana

R. Kyle Ardoin
SECRETARY OF STATE

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

a copy of the Articles of Organization and Initial Report of

RAMI ENTERPRISE 2020 LLC

Domiciled at GRETNA, LOUISIANA,

Was filed and recorded in this Office on January 08, 2020,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

January 8, 2020



Secretary of State

WEB 43728771K



Certificate ID: 11155747#JUL73

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

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

January 8, 2020

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

The attached document of RAMI ENTERPRISE 2020 LLC was received and filed on
January 08, 2020.

WEB 43728771K

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

RAMI ENTERPRISE 2020 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. The company is:

MEMBER-MANAGED

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: RAMI ABDELJABAR (1/7/2020)

TITLE: MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:

RAMI ENTERPRISE 2020 LLC

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

3617 LAKE MICHEL CT
GRETNA, LA, 70056

Mailing Address:

3917 LAKE MICHEL CT
GRETNA, LA, 70056

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:

RAMI ABDELJABAR
3617 LAKE MICHEL CT
GRETNA, LA, 70056

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

RAMI ABDELJABAR (MEMBER)
3617 LAKE MICHEL CT
GRETNA, LA, 70056

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: RAMI ABDELJABAR (1/7/2020)

TITLE: MEMBER



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 43728771K

Charter Name: RAMI ENTERPRISE 2020 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)	Agent(s) Electronic Signature
01/08/2020	RAMI ABDELJABAR	RAMI ABDELJABAR

City Planning Commission Speaker Card

Date: 12/9/25

I would like to speak regarding CPC Docket: 065/25

INFORMATION ONLY

Name: Jimmie Brown / Rami Enterprises

Address: 2701 Washington Ave

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: 