

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

Zoning Docket 061-26

Prepared by: Jenna Burke

Date: June 10, 2026

Deadline for CPC action: August 8, 2026

CC Deadline: 60 days from receipt

City Council District: A – McCarron

Applicant(s): Ignatius J. Morales, Jr.

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

Property description: Square 17, Lot 21A, in the Sixth Municipal District, bounded by Camp, Audubon, Magazine and Broadway Streets

Municipal Address: 139 Broadway Street

Description

Zoning Docket 061/26 is a request for a conditional use to permit a neighborhood commercial establishment in a HU-RD2 Historic Urban Two-Family Residential District. The neighborhood commercial establishment classification is a zoning mechanism which permits the re-activation of historic commercial space with low intensity commercial uses in a way that is sensitive to the surrounding residential neighborhoods.

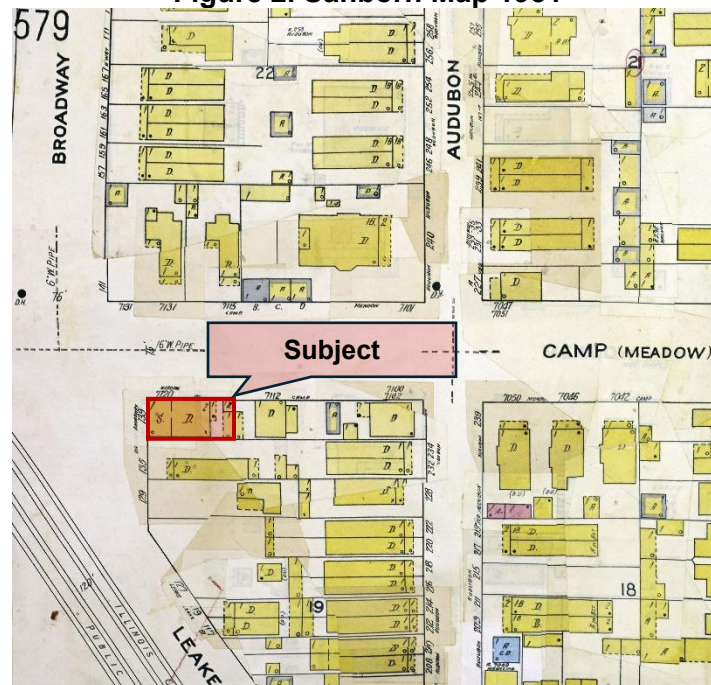
The subject site, which is located on the corner of Broadway Street and Camp Street in a HU-RD2 Historic Urban Two-Family Residential District, has a long history of commercial use in an historic mixed-use structure. The single-story commercial area (most recently a photography showroom, **Figure 1**) is approximately 341 square feet. The total commercial space on the first floor is 1027 square feet. The first Sanborn Map available for this part of the City is the 1951 map (**Figure 2**), which indicates that the building held both a store and a single dwelling and has remained unchanged in size, location, and orientation.

Figure 1. Subject Property



(Source: Google Maps)

Figure 2. Sanborn Map 1951



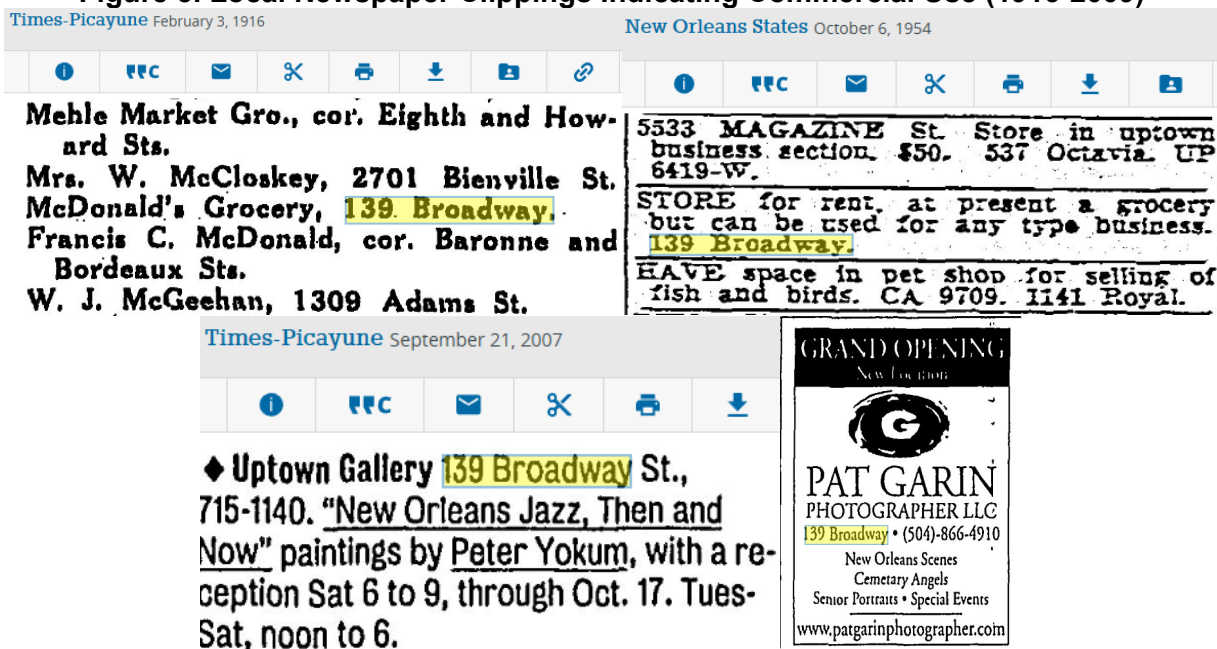
(Source: Library of Congress)

The applicant has indicated that the building will maintain its historic footprint and proposes to continue its operation as a neighbor commercial establishment, although a tenant has not been identified. Any commercial use in an HU-RD2 Historic Urban Two-Family Residential District

requires a conditional use. Securing a conditional use as a Neighborhood Commercial Establishment limits potential uses to seven low-intensity options.

Staff researched the history of the property in New Orleans newspaper archives, confirming that the subject site has been commercial in nature since at least 1916, when it operated as a grocery store. Since then, it has housed a variety of low-intensity neighborhood-serving businesses, including galleries and most recently a photography studio (**Figure 3**).

Figure 3. Local Newspaper Clippings Indicating Commercial Use (1916-2009)



(Source: Newsbank)

Reason for Commission Review

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

Analysis

Use Standards for Neighborhood Commercial Establishment	
Requirement	Notes
The existing structure is non-residential in its construction and original use.	Compliant. As evidenced in the 1951 Sanborn Map, the structure has historically been a store and its construction maintains characteristics of previous commercial use.
The existing structure and the proposed use shall be pedestrian-oriented in design, including public	Compliant. The structure rests on a corner lot. The primary entrance is

entrances oriented to the street and storefront windows along the first floor.	oriented towards the corner.
Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area.	Compliant. The gross square footage of the first-floor commercial space is approximately 1027 square feet.
The following uses are permitted within a neighborhood commercial establishment: i. Art Galley ii. Arts Studio iii. Day Care Center, Adult or Child iv. Office v. Personal Services Establishment vi. Restaurant, Specialty vii. Retail Goods Establishment	Final use determination to be issued by the Department of Safety and Permits.
The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted.	Compliant. No changes to the existing building footprint or intensity are proposed.
The principal entrance shall be a direct entry from the street the property abuts.	Compliant
No off-street parking is required.	Compliant
Drive-through facilities are prohibited.	Compliant
Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure.	Operational Standard
Any signs are subject to the requirements of the HU-RD2 District.	Subject to final review by Department of Safety and Permits.
Hours of operation are limited to 6am through 10pm.	Subject to final review by Department of Safety and Permits.

- The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	None	N/A	None	None
Bicycle Parking	2	N/A	2	None
Loading	None	N/A	None	None

According to **Article 22, Section 22.4.A**, any of the seven permitted uses would require one bicycle parking space per 2,500 to 5,000 square feet (some uses have a minimum gross floor area). Pursuant to **Section 22.6.A**, in all cases where bicycle parking is required, a minimum of two spaces is required. Those spaces do not exist currently but could be provided in the public right-of-way subject to approval from the Department of Public Works.

- 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.

Anticipated impact on surrounding land uses

Developed with the adoption of the 2015 comprehensive zoning ordinance, the “neighborhood commercial establishment” use classification primarily considers properties containing a historic non-residential structure in an otherwise residential context. In practice, the classification serves as a mechanism for restoring the commercial use of a historic non-residential structure in a way that is low in impact and neighborhood conscious. This results in the property retaining its residential zoning designation, but being allowed (through the conditional use process) to permit a very narrow range of low-intensity commercial uses. Given the historical development pattern of neighborhoods throughout the city, this use designation is an alternative to a zoning change and is intended for situations where there may not be a public desire for the full range of uses allowed in a commercial zoning district.

Overall, staff expect the land use impact of the proposed request to be positive. It would maintain a commercial use in a historic structure that was not built solely for residential purposes. In reviewing previous imagery and City records, the structure appears to have been vacant since fall of 2025 and thus could not apply as a nonconforming use to resume or continue commercial operations. The re-establishment of this non-residential use is considered a reinvestment not only in the structure itself, but the quality of life for residents of surrounding properties.

Compared to its current vacant status, the proposed use of the site, particularly a commercial use, would generate increased traffic and generalized activity. However, the range of commercial uses allowed under the neighborhood commercial establishment classification is so minimal in intensity that any land use impact would likely not significantly impact surrounding properties. Overall, the positive effect of restoring the use of the site outweighs the minimal potential increases in activity.

Evaluation of approval standards

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

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

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

RESIDENTIAL SINGLE FAMILY PRE-WAR

Goal: Preserve the existing character and scale of pre-war (WWII) single-family residential areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship). Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed commercial use is allowable under the Master Plan because it is in line with the range of uses of the Residential Low Density Pre-War Designation which allows for neighborhood-serving businesses and traditional corner stores where current or former use is verified.

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

This standard is met. The general intent of the Historic Urban Neighborhood Residential District designation is to allow for place-based development and the maintenance of historic land uses. The HU-RD2 Two-Family Residential District is intended to provide for two-family development on smaller lots in older, densely populated urban sections of the City. This district also allows higher residential densities when a project provides significant public benefit, such as long-term affordable housing. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed. Therefore, the proposal to add a low-intensity neighborhood commercial establishment would be consistent with the surrounding area and would achieve the goals of the zoning district.

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.

The proposed use for the site is as a neighborhood commercial establishment will be required to operate with the use standards contained within **Article 20** of the Comprehensive Zoning Ordinance. Due to the nature of the proposed use, which seeks to reoccupy a small existing commercial

structure, the environmental performance standards of **Article 21, Section 21.3** are not applicable.

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

This standard is met. The proposed use is compatible with the adjacent residential neighborhood which has historically featured a limited number of non-residential corner properties, such as the subject site. Thus, the continued use of the subject site as a neighborhood commercial establishment is found to preserve both the integrity of the site and neighborhood character.

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

This is not applicable. 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 permit a historic commercial site to continue in a neighborhood serving commercial capacity and is unlikely to have detrimental impacts on surrounding properties.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 061/26 subject to three (3) provisos:

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.
2. The applicant shall comply with the applicable standards of **Article 20, Section 20.3.NN**:
 - a. The existing structure is non-residential in its construction and original use.
 - b. The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor.
 - c. Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area.
 - d. The following uses are permitted within a neighborhood commercial establishment:
 - i. Art Galley
 - ii. Arts Studio
 - iii. Day Care Center, Adult or Child
 - iv. Office
 - v. Personal Services Establishment

- vi. Restaurant, Specialty
 - vii. Retail Goods Establishment
 - e. The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted.
 - f. The principal entrance shall be a direct entry from the street the property abuts.
 - g. No off-street parking is required.
 - h. Drive-through facilities are prohibited.
 - i. Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure.
 - j. Any signs are subject to the requirements of the HU-B1A District.
 - k. Hours of operation are limited to 6am through 10pm
3. 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.

City Planning Commission Meeting (June 9, 2026)

The City Planning Commission staff presented the request and its recommendation for approval. Two speakers spoke in support of the request, citing the commercial use at this location had existed for approximately 100 years. Upon inquiry from Commissioner Steeg, staff specified that the neighborhood commercial establishment use only allows a very limited amount of low impact commercial uses and does not allow standard restaurants or bars. Commissioner Flick made a motion to approve the request. The motion was seconded by Commissioner Poché and unanimously adopted.

MOTION:

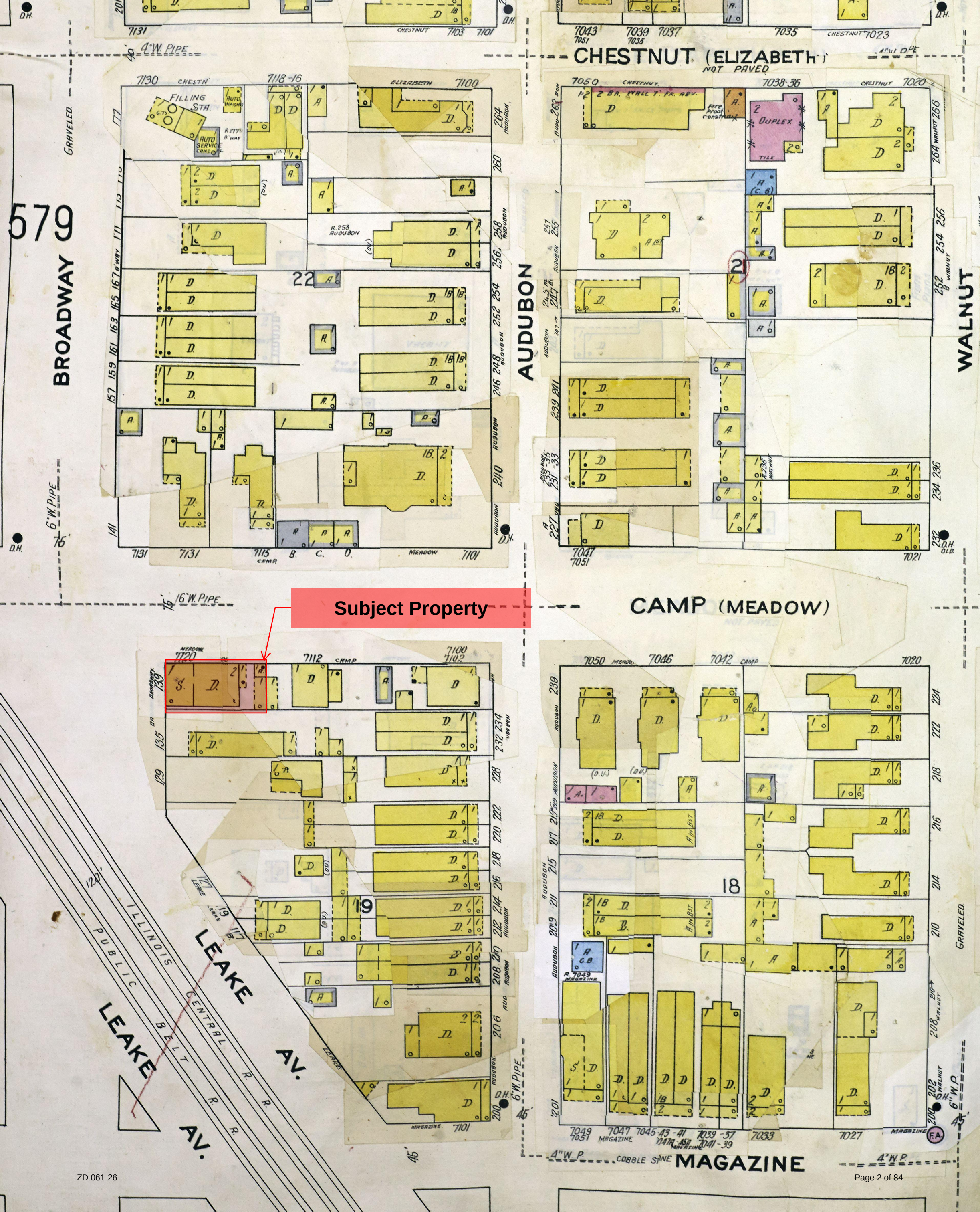
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 061/26 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: None

ABSENT: None

Subject Property



CHESTNUT (ELIZABETH)
NOT PAVED

AUDUBON

WALNUT

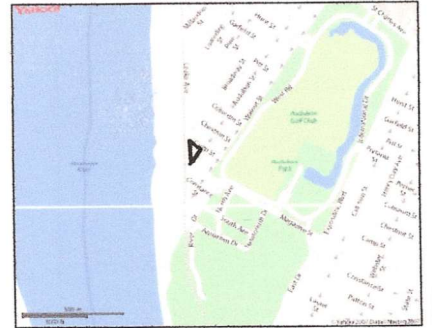
Subject Property

CAMP (MEADOW)

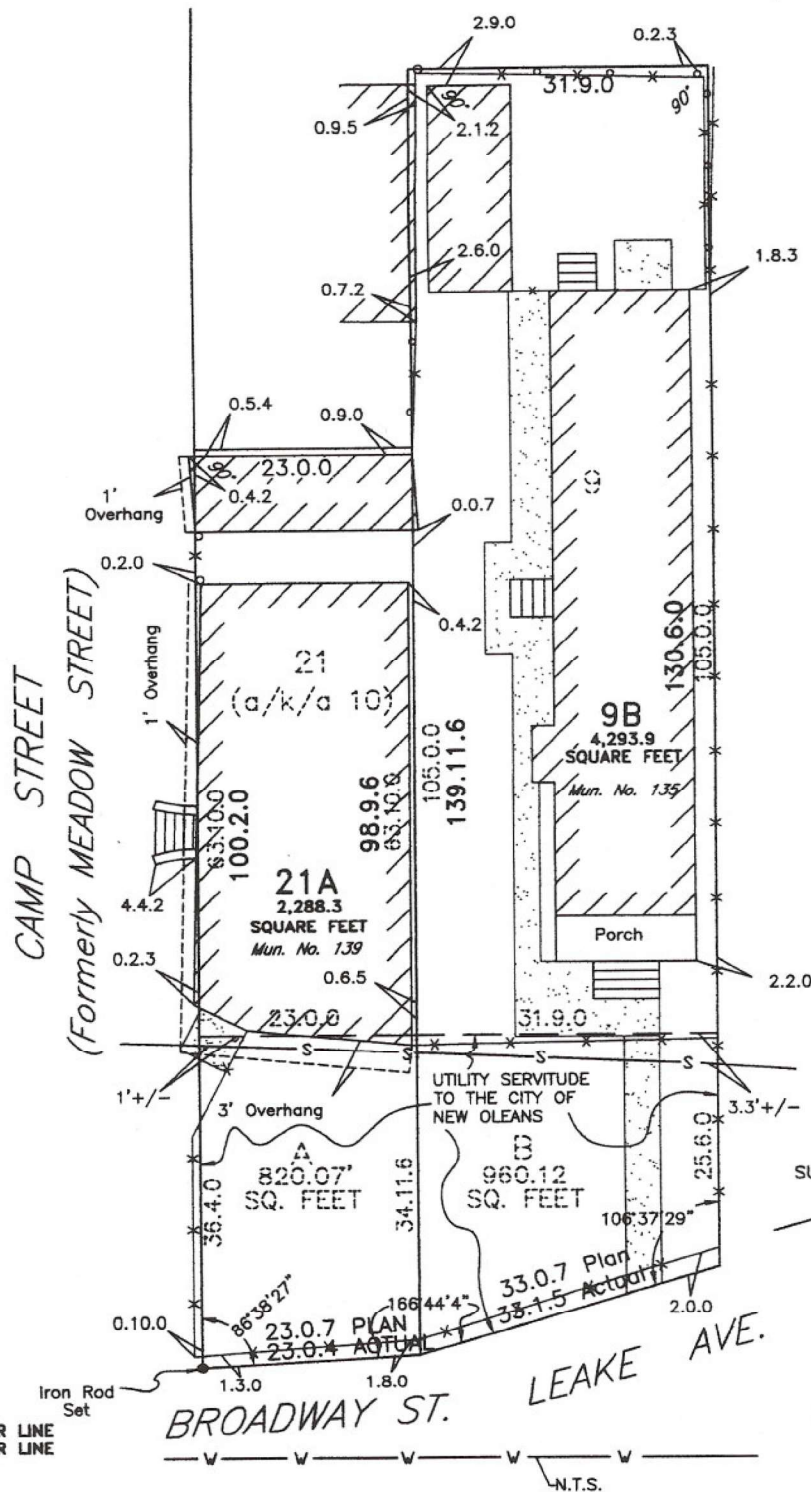
LEAKE AV.

MAGAZINE

AUDUBON STREET (SIDE)



VICINITY MAP
N.T.S.



—V— = WATER LINE
—S— = SEWER LINE

NOTE:
Improvements may not be to scale
for clarity. The dimensions shown
prevail over scale.

139 BROADWAY
SEWER HOUSE CONNECTION NOS.

003100

WATER HOUSE CONNECTION NOS.

034857

SUBDIVISION DOCKET NO. _____ DATE _____

135 BROADWAY
SEWER HOUSE CONNECTION NOS.

048226

WATER HOUSE CONNECTION NOS.

040857

SUBDIVISION DOCKET NO. _____ DATE _____

Angle Basis: Subd. Plan

RESUBDIVISION OF LOTS A, B, 9 & 21
(a/k/a Lot 10) INTO 21A & 9B
SQUARE 17
GREENVILLE
SIXTH DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LOUISIANA

**DADING, MARQUES &
ASSOCIATES, INC.**



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED
BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION.
MADE AT THE REQUEST OF:

JOSEPH MORALES

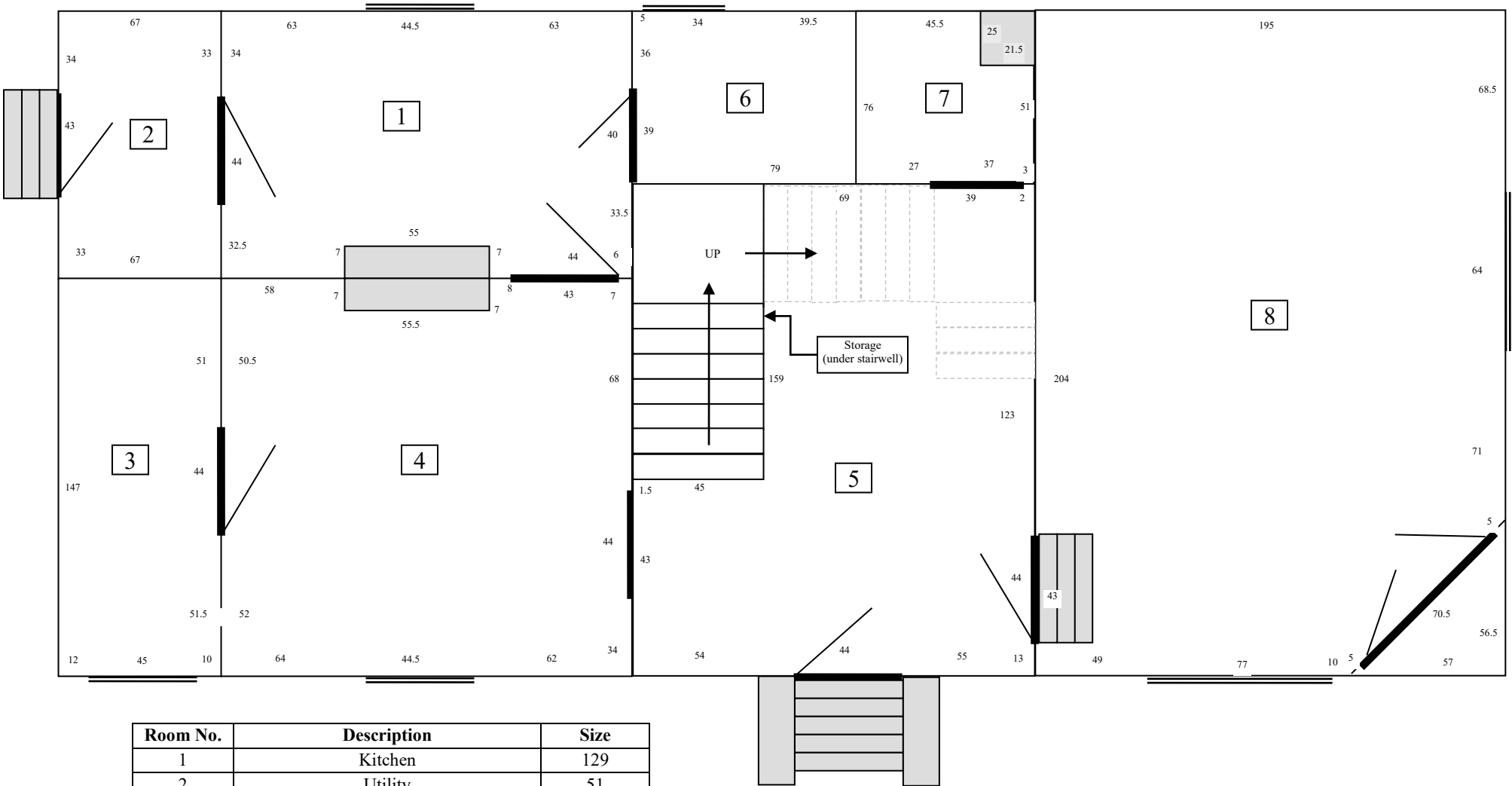
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE
LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES
AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE
DATA FOR THIS SURVEY.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A
CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
03-24-08	1" = 20'		J.F.L.	J.M.M.	726639	D-210-506

BERT DESADIER 03-31-08

139 Broadway --- Downstairs Floor Plan



139 Broadway Elevations





139 Broadway























Neighborhood Participation Program Summary Report

139 Broadway Street

City of New Orleans

This report provides the results of the implementation of the Neighborhood Participation Program (NPP) for 139 Broadway Street. The property owner is requesting a Conditional Use for Neighborhood Commercial Establishment.

This report provides a summary of contact and communication with citizens, neighbors, public agencies, and interested parties required for the conditional use application. There were 79 addresses provided by CPC and 79 first-class invitations were mailed. Additionally, two invitations were sent via email to the Upper Audubon Association, the City Planning Commission (CPC), Councilmember Aimee McCarron, and Claire Byun, Councilmember McCarron's Land Use Director.

Contact:

Nicole Webre
2131 Bienville St., New Orleans, LA 70112
(504) 605-3699, nicole@webreconsulting.com

Neighborhood Meeting:

- Thursday, March 19, 2026, at 6:30 PM at 139 Broadway Street.

Correspondence and Communication:

- Monday, March 2, 2026 NPP invitations were emailed to CPC, Councilmember Aimee McCarron, Claire Byun, Councilmember McCarron's Land Use Director, and the Upper Audubon Association
- Wednesday, March 4, 2026 NPP invitations were mailed out via USPS
- Tuesday, March 17, Brian Daube (220 Audubon) left a message at 2:30 p.m. and Nicole Webre returned his call and left a voicemail at 3:45 p.m. and called again Wednesday, March 18 and left a voicemail and also sent a text at 1:52 p.m.

Summary and Results:

Webre Consulting hosted the NPP meeting at the subject property on March 19, 2026 at 6:30 p.m. Nine people attended the meeting, including property owner Joe Morales. The meeting outlined the scope of the Conditional Use request and existing conditions of the property as well as the history of the property's commercial use. Attendees were



provided the opportunity to have their questions answered and concerns voiced. The following is a description of the NPP meeting.

The NPP meeting began at 6:30 p.m. Each attendee was asked to sign the sign-in sheet, and Webre Consulting employees, Nicole Webre (NW) and Lisa Picone (LP) distributed agendas, the CPC Online Tools required handout, HU-RD2 uses and Neighborhood Commercial Establishment definition.

NW began by introducing herself and property owner Joe Morales (JM). NW provided information about the CPC informational tools and websites, including how they can be used. NW then provided a summary of the Conditional Use request, the property's zoning and relevant sections of the City's Comprehensive Zoning Ordinance (CZO). She explained that the property has been in the Morales family for over 100 years. The building was originally constructed for commercial use and then the second floor was changed to residential. The history of the commercial use includes a photographer's studio, a frame shop and an art gallery. NW explained the Neighborhood Commercial Establishment designation allows for specific uses.

NW explained the Neighborhood Commercial Establishment is allowed for properties like this that originally had commercial use to have small commercial businesses in neighborhoods. She reviewed permitted uses of the Neighborhood Commercial Establishment. She explained what a personal services establishment allows. She explained that alcohol is not allowed for a Neighborhood Commercial Establishment. She explained that this property has been operating as commercial use for over 100 years but because of the current zoning it was considered Nonconforming Use meaning that if a tenant left and there was no use for over 180 days it would be Nonconforming Use.

NW reviewed the NPP process stating that following the meeting, Webre Consulting will draft a summary report and this along with the CU application and supporting documents will be submitted to CPC. CPC will then review these materials and issue a report with a formal recommendation to the City Council.

Question and Answer, Summary of Comments:

Q: What was the original use?

A: In 1912, the original use was a grocery store. JM gave a history of commercial use for the building. He explained that the framing shop was there for roughly 25 years. Then it was an art gallery after Katrina and the photographer's studio was there for over 16 years.



Q: Are you seeking to change the HU-RD2 zoning?

NW: The property will remain HU-RD2 and the Neighborhood Commercial Establishment is allowed in HU-RD2. The new designation will be on the title of the property, so if you don't operate for 180 days you won't lose the designation, and with the Neighborhood Commercial Establishment you are allowed to switch type of business.

JM explained he is looking for a stable tenant who will be there a long time as past tenants were, but the Neighborhood Commercial Establishment removes the process of going through the Nonconforming Use process.

Q: Does the retail business allow for alcohol to be sold?

A: No. Alcohol sales are not permitted for any Neighborhood Commercial Establishment, so it would not permit a bar or restaurant with alcohol. Specialty restaurant is permitted but alcohol would not be permitted. No off-site or on-site consumption of alcohol is permitted.

Q: Would cannabis sales be permitted?

A: No, cannabis sales would not be permitted.

Q: Can you describe the seven uses in detail? (For NCE)

NW: What I am hearing is that you would like the definitions of the types of businesses allowed for Neighborhood Commercial Establishment and the language specifying that alcohol is not permitted.

Q: I have concerns about the safety of the neighborhood.

NW: What I am hearing is that you are concerned about the "What Ifs"

Q: Do you have connections to The Batture?

JM: I have no connections to The Batture.

NW: We have a potential tenant here who owns a dog grooming business. The potential use would fall under personal services of Neighborhood Commercial Establishment.

Q: What would the traffic implications of the dog grooming business be?

A: There would be pick up and drop off of the dogs or the owner could pick up the dog. There might be 4 or 5 cars in a day that may spend 5 minutes in front of the building.

JM: This business would not increase the intensity of traffic.

Q: My daughter and I own townhouse at 127 Broadway. We are very interested in traffic flow and parking. There is no parking other than street parking and the street becomes very important as a public street for parking for the residents.



NW: The vehicles parked outside right now are more than what would be for the business. We have a very small footprint so the occupancy of how many people would be allowed in the building is not that much. We are well under 3,000 square feet.

Q: That's the type of tenant you are looking at right now but it allows for other types of businesses.

NW: The Neighborhood Commercial Establishment is the only option for a commercial business.

Q: So a business could not apply to reserve the street outside for parking for that business?

NW: There is no assigned parking outside. It's street parking. There is no off-street parking for this building and we are not required to have parking.

JM: What we are talking about doing is consistent with how it's always been used – low intensity. I am sensitive to relationships with neighbors and am sensitive to the parking issue.

Q: I am concerned with protecting the neighborhood and the character and safety. By attaching it to the land it creates a permanency.

NW: The Neighborhood Commercial Establishment was created to address your concerns. The uses do not allow for a bar or a packaged liquor store. They are sensitive to the neighborhood. There are no instances where a Neighborhood Commercial Establishment has turned into a nuisance in terms of noise, litter, or loitering.

Q: A retail or specialty restaurant would be the most in terms of parking. Is there some condition that can be added to it that would allow accommodation for parking?

NW: By virtue of the floor plan we are limited. It limits the type of business and the number of people who would be here. A dog grooming business is ideal. Photography business also worked.

Q: I am concerned about the permanency. The dog grooming sounds lovely but what about a future business?

NW: Neighborhood Commercial Establishment is the only option to be able to run a small business out of this location. There is no other permitted use in HU-RD2. Having a vacancy versus having someone here during the day watching the neighborhood is the difference.

Q: There are examples throughout the city where having a commercial business is disruptive to parking.



NW: Let the history speak for itself. Joe Morales and his family have owned this property for over 100 years. It has never been a negative impact as a commercial use and has remained commercial use for many decades. He is only asking to continue doing what he has been doing with the property so it is no longer a Nonconforming Use but it is a Conditional Use and the Conditional Use does not change the underlying zoning. It allows for him to have different types of tenants but he is not planning to do anything different than what he has been doing.

JM: I have gone out of my way to address issues with neighbors that come up and be a good neighbor. There is a lot of watchfulness to the neighborhood that goes on and gives a presence during the day while neighbors are at work.

Q: Do you have any plans on selling the property?

JM: Not in the short term future. I've been committed to the neighborhood for all of my life to this point.

Q: I live across the street and I've known Joe for a while. The perpendicular parking outside of the building allows for you to fit a lot more cars and residential parking requires parallel parking.

JM: Having a business here would add to the vibrancy of the neighborhood. Having this building sit vacant is not adding to the valuation of the properties.

Q: I just wish the NCE designation wasn't attached to the land.

NW: There is no other option provided by the city for this to continue as a commercial space and keep the zoning HU-RD2. A Conditional Use can be revoked by the Council or the property owner. Other than it being vacant or a zoning change there is no other option to preserve the commercial use other than the Neighborhood Commercial Establishment.

Q: If there is no other way to have a dog grooming business here, then we move forward and work together.

JM: I care about the neighborhood and I am here all the time.

NW: Next steps, we will submit the application to the CPC, they review and make a recommendation to the CPC and a public hearing is held and the recommendation goes on to the City Council for a vote. I will continue to communicate with you on the information you requested.

Q: Is there anything in the CZO that has standards for revocation? If a business years from now opened up and it was objectionable there would be a path?



NW: Yes.

Q: We are concerned about what might happen in the future. I feel conflicted.

JM: Is there something I can do to help with your confliction?

Q: It's hard to predict the future – that it could be sold or it could be a different kind of business. A specialty restaurant may be a problem. I'm not sure there is anything we can do to guarantee that won't happen.

JM: The photography studio was here for 16 years so the rules for the city are different now. After looking at all of the options, the only option I have to continue the commercial use is the Neighborhood Commercial Establishment.

Q: Can we put a caveat in the Neighborhood Commercial Establishment regarding the parking concerns?

JM: I put certain conditions in the lease to be a good neighbor and to prevent disruptions.

NW: I can discuss with City Planning and Joe but City Council has gotten away from adding additional restrictions. But I can inquire and ask if it would be possible to put in additional conditions. But what I am hearing is types of businesses that would bring in more traffic and parking are the concern.

Q: I read that an allocation for alcohol sales could be applied for separately.

NW: That's incorrect. The underlying zoning is HU-RD2 and it does not allow for alcohol and the NCE does not allow for alcohol. You would need a zoning change to have alcohol, so this is not an issue.

The meeting adjourned at 7:46 p.m.



Attachments:

NPP Summary Report (1-6)

NPP Invitation Letter (7)

Agenda (8)

Sign-in Sheets (9-10)

Required Handout – City of New Orleans Online Tools (11)

Handout – HU-RD2 and NCE Uses (12-14)

Floor Plan (15)

CPC Mailing List (16-19)

Emailed NPP Invitation – CPC, Aimee McCarron, Claire Byun (20)

Emailed NPP Invitation – Upper Audubon Association (21)

Letters of Support (22 – 54)

February 24, 2026

Dear Neighbor:

We represent the property owner, Joe Morales, who owns 139 Broadway. The property consists of a commercial space and an apartment is located on the second floor. The owner is requesting approval of a Neighborhood Commercial Establishment (NCE) designation to allow limited, neighborhood-scale commercial use within the existing commercial portion of the building which has operated as commercial use for over 100 years. The residential unit will remain long-term residential use and is not part of the request.

The Morales family has owned the property since 1923, and it has accommodated neighborhood-serving commercial uses for more than a century. Since its construction in 1912, the building has supported small-scale commercial activity serving the surrounding neighborhood, including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, the commercial space has been used for quiet, neighborhood-compatible businesses, including a custom picture framing shop for over twenty years, an art gallery, and most recently a photography studio for over sixteen years.

139 Broadway is zoned HU-RD2 (Historic Urban Two-Family Residential District). In HU-RD2 districts, a neighborhood commercial establishment is considered a conditional use under the provisions of Article 11, Section 11.2 (Table 11-1) of the Comprehensive Zoning Ordinance (CZO) subject to the standards of Article 20, Section 20.3.NN of the CZO. In order to apply for a Conditional Use we must first complete the Neighborhood Participation Program (NPP) in accordance with Section 4.3.D.2. of the CZO with outreach and notification to residents, businesses and property owners within 300 feet with an invitation to attend and participate in a meeting. Following the meeting, we will submit the NPP summary and report along with conditional use application to City Planning Commission (CPC). It will be reviewed by CPC and a hearing will be held. Next, the recommendation will be forwarded to the City Council which will also hold a public hearing and has the authority to approve or deny the request.



Because you are a nearby neighbor, property owner, or an interested party, you are invited to attend the **NPP meeting on Thursday, March 19th, 2026 at 6:30 PM at 139 Broadway Street** in New Orleans. Please feel free to contact me if you have any questions or need further clarification at Nicole@Webreconsulting.com or (504) 605-3699.

Sincerely,



Nicole Webre



Neighborhood Participation Meeting Agenda

**139 Broadway Street
New Orleans, LA 70118**

Date: Thursday, March 19th, 2026 @ 6:30pm

Location: 139 Broadway Street, New Orleans, LA 70118

I. Welcome & Introductions

- Sign-in and handouts at front
- Introductions
- Overview of meeting

II. CPC Informational Tools

- City Planning Commission: nola.gov/cpc
- Comprehensive Zoning Ordinance: czo.nola.gov
- Notice Me: noticeme.nola.gov
- OneStop: onestopapp.nola.gov/search.aspx
- Property Viewer: property.nola.gov

III. Description of the Project

- **Description of the Conditional Use request**
 - Conditional Use at 139 Broadway Street, for a neighborhood commercial establishment
- **Zoning**
 - **HU-RD2 District**- Historic Urban Two-Family Residential District
 - **CZO 11.2**- Requires conditional use for a neighborhood commercial establishment subject to use conditions in Section 20.3.NN of CZO
 - **CZO 20.3.NN** – Does not require off street-parking

IV. City Planning and City Council process

V. Public Comment, Questions and Answers

VI. Summary

NPP Meeting Sign In Sheet

Project Name/Location: 139 Broadway

Meeting Date/Time: 3/19/2026 6:30pm

Meeting Location: 139 Broadway

[illegible]

NPP Meeting Sign In Sheet

Project Name/Location: 139 Broadway

Meeting Date/Time: March 19, 2026 6:30 p.m.

Meeting Location: 139 Broadway St.

[illegible]



New Orleans City Planning Commission Online Tools

CPC Website nola.gov/next/city-planning

The CPC website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance (CZO) and the Master Plan.

Comprehensive Zoning Ordinance czo.nola.gov

The entire text of the CZO can be viewed on this website.

NoticeMe noticeme.nola.gov

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system offers a way for interested parties to stay informed about land use proposals within a selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the CPC or Board of Zoning Adjustments.

One Stop App onestopapp.nola.gov

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contractors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

Property Viewer property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays “layers” of information, including the Master Plan Future Land Use Map, current zoning districts, and the locations of site-specific zoning actions approved by ordinance such as Conditional Uses and Planned Developments. Links are provided that can take the viewer to applicable section of the CZO and Assessor records.

What is the City Planning Commission?

The New Orleans City Planning Commission (CPC) is a nine-member citizen board supported by a staff of planners. The CPC provides analysis and recommendations to the City Council on matters dealing with the present and future development of the City, in accordance with the goals and policies of the City's Plan for the 21st Century or the Master Plan. This includes reviewing, approving, and recommending to the City Council requests for master plan amendments, map changes, text amendments to the Comprehensive Zoning Ordinance (CZO), appeals and subdivisions.

Get in Touch!

(504) 658-7033
CPCInfo@nola.gov

Visit Us!

1340 Poydras Street
8th Floor
New Orleans, LA 70112
9am—4pm
Monday—Friday

11.2 USES

Only those uses of land listed under Table 11-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

USE¹	USE STANDARDS	
	HU-RD2	
Artist Community		Section 20.3.F
Bed and Breakfast – Accessory	C	Section 20.3.I
Bed and Breakfast - Principal		Section 20.3.I
Day Care Home, Adult – Small	P	Section 20.3.T
Day Care Home, Adult – Large		Section 20.3.T
Dwelling, Established Two-Family		Section 20.3.W
Dwelling, Single-Family	P	
Dwelling, Two-Family	P	Section 20.3.Y
Dwelling, Townhouse	C	Section 20.3.X
Dwelling, Multi-Family		
Dwelling, Established Multi-Family	P,C⁴	Section 20.3.W
Dwelling, Small Multi-Family Affordable	P	Section 20.3.SSS
Group Home, Small	P	Section 20.3.GG
Group Home, Large		Section 20.3.GG
Group Home, Congregate		Section 20.3.GG
Home Based Child Care, Small	P	Section 20.3.T
Permanent Supportive Housing		Section 20.3.PP
Residential Care Facility	P	Section 20.3.YY
Day Care Center, Adult – Small		Section 20.3.S
Day Care Center, Adult – Large		Section 20.3.S
Nighborhood Commercial Establishment	C	Section 20.3.NN
Private Residential Recreation Facility (Indoor or Outdoor)		Section 20.3.SS
Racetrack (Only Those Existing as of Ordinance Effective Date)		Section 20.3.VV

USE ¹	USE STANDARDS	
	HU-RD2	
Solar Energy System – Small-Scale Ground Mounted Only	P	Section 20.3.DDD
Child Care Center, Small	P	Section 20.3.S
Child Care Center, Large	P	Section 20.3.S
City Hall	C	
Community Center	C	
Convent and Monastery	P	
Cultural Facility	C	Section 20.3.R
Domestic Protection Shelter		Section 20.3.U
Educational Facility, Primary	C	Section 20.3.Z
Educational Facility, Secondary	C	Section 20.3.Z
Emergency Shelter		Section 20.3.AA
Government Offices	P	Section 20.3.FF
Hospital		
Place of Worship	P	
Public Works and Safety Facilities	C	
Social Club or Lodge	C	Section 20.3.CCC
Veterans Wellness Facility		Section 20.3.OOO
Agriculture – No Livestock	P	Section 20.3.C
Agriculture – With Livestock	C	Section 20.3.C
Country Club	C	Section 20.3.MMM
Parks and Playgrounds	P	
Stormwater Management (Principal Use)	P	
Parking Lot (Accessory Use)	C ⁵	
Planned Development	C	Article 5
Pumping Station	P	Section 20.3.UU
Utilities	P ²	Section 20.3.GGG
Wireless Communications Antenna & Facility	C,P ³	Section 20.3.JJJ
Wireless Communications Tower & Facility	C	Section 20.3.JJJ

20.3.NN NEIGHBORHOOD COMMERCIAL ESTABLISHMENT

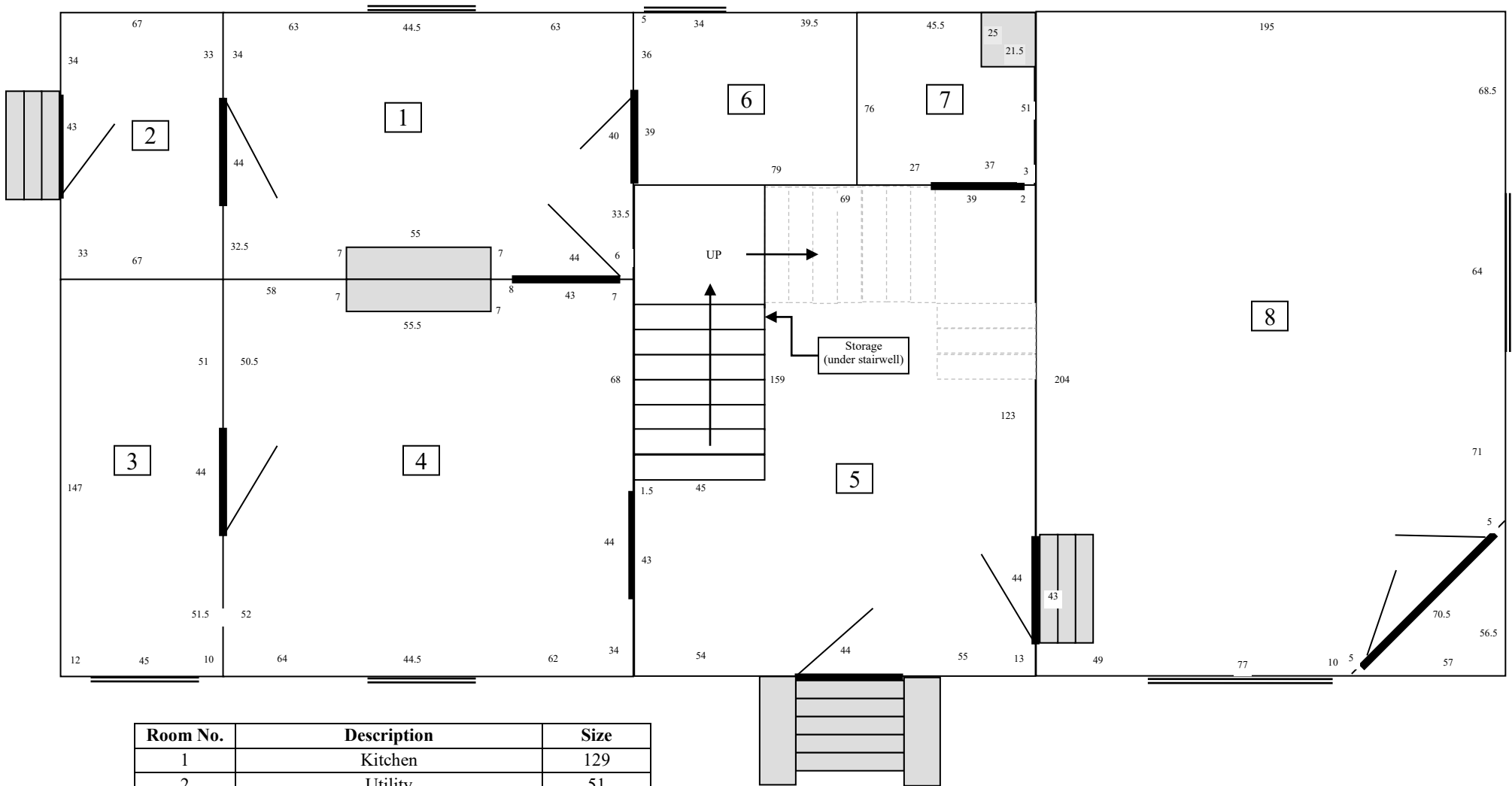
1. The existing structure is non-residential in its construction and original use.
2. The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor.
3. Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area.
4. The following uses are permitted within a neighborhood commercial establishment:
 - i. Art Gallery
 - ii. Arts Studio
 - iii. Child Care Center, Adult or Child
 - a. The use of a Child Care Center is exempt from the 3,000 square foot gross floor area limitation, if the existing site is able to provide the required off-street parking, per Article 22, Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, and meet the minimum square foot requirements, per Section 20.3.S.2.
 - iv. Office
 - v. Personal Services Establishment
 - vi. Restaurant, Specialty
 - vii. Retail Goods Establishment
5. The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted.
6. The principal entrance shall be a direct entry from the street the property abuts.
7. No off-street parking is required.
8. Drive-through facilities are prohibited.
9. Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure.
10. Any signs are subject to the requirements of the HU-B1A District.
11. Hours of operation are limited to 6am through 10pm.

Adopted by Ord. 28432 MCS, 8-6-20, ZD 38/20

Section 26.6 Definitions

Neighborhood Commercial Establishment. A commercial use within a residential neighborhood that is non-residential in its original construction and use.

139 Broadway --- Downstairs Floor Plan



PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
252 Audubon St LLC	C/O Parish Properties Ln 5500 Prytania St#50	New Orleans	LA	70115
7045-47 Magazine St LLC	7927 Maple St	New Orleans	LA	70118
Aluizio R Stopa	Etal 227 Audubon St	New Orleans	LA	70118
Andrew R Lauber	7046 Camp St	New Orleans	LA	70118
Anne A Fitzhugh	256 Audubon St	New Orleans	LA	70118
Billy J Hicks	7112 Camp St	New Orleans	LA	70118
Brian J Daube	220 Audubon St	New Orleans	LA	70118
Broadway Corner LLC	1055 St Charles Ave Ste 701	New Orleans	LA	70130
Cary C Phelps	Etal 127 Broadway St	New Orleans	LA	70118
Close Bids L L C	5316 Rebecca Blvd	Kenner	LA	70065
Courtney C Jackson	234 Audubon St	New Orleans	LA	70118
Current Resident	119 Broadway St	New Orleans	LA	70118
Current Resident	127 Broadway St	New Orleans	LA	70118
Current Resident	135 Broadway St	New Orleans	LA	70118
Current Resident	139 Broadway St	New Orleans	LA	70118
Current Resident	157 Broadway St	New Orleans	LA	70118
Current Resident	159 Broadway St	New Orleans	LA	70118
Current Resident	206 Audubon St	New Orleans	LA	70118
Current Resident	209 Audubon St	New Orleans	LA	70118
Current Resident	210 Audubon St	New Orleans	LA	70118
Current Resident	212 Audubon St	New Orleans	LA	70118
Current Resident	214 Audubon St	New Orleans	LA	70118
Current Resident	215 Audubon St	New Orleans	LA	70118
Current Resident	216 Audubon St	New Orleans	LA	70118
Current Resident	217 Audubon St	New Orleans	LA	70118
Current Resident	222 Audubon St	New Orleans	LA	70118
Current Resident	227 Audubon St	New Orleans	LA	70118
Current Resident	228 Audubon St	New Orleans	LA	70118
Current Resident	231 Audubon St	New Orleans	LA	70118
Current Resident	232 Audubon St	New Orleans	LA	70118
Current Resident	242 Audubon St	New Orleans	LA	70118
Current Resident	245 Audubon St	New Orleans	LA	70118
Current Resident	246 Audubon St	New Orleans	LA	70118
Current Resident	246 Audubon St Apt 101	New Orleans	LA	70118
Current Resident	246 Audubon St Apt 102	New Orleans	LA	70118
Current Resident	246 Audubon St Apt 201	New Orleans	LA	70118
Current Resident	246 Audubon St Apt 202	New Orleans	LA	70118
Current Resident	247 Audubon St	New Orleans	LA	70118
Current Resident	252 Audubon St	New Orleans	LA	70118
Current Resident	252 Audubon St Apt 101	New Orleans	LA	70118
Current Resident	252 Audubon St Apt 102	New Orleans	LA	70118
Current Resident	252 Audubon St Apt 201	New Orleans	LA	70118
Current Resident	252 Audubon St Apt 202	New Orleans	LA	70118
Current Resident	258 Audubon St	New Orleans	LA	70118

Current Resident	7041 Magazine St	New Orleans	LA	70118
Current Resident	7043 Magazine St	New Orleans	LA	70118
Current Resident	7045 Magazine St	New Orleans	LA	70118
Current Resident	7047 Magazine St	New Orleans	LA	70118
Current Resident	7100 Camp St	New Orleans	LA	70118
Current Resident	7101 Camp St	New Orleans	LA	70118
Current Resident	7102 Camp St	New Orleans	LA	70118
Current Resident	7131 Camp St	New Orleans	LA	70118
David L Rodrigue	129 Broadway St	New Orleans	LA	70118
Desobry Bowens	6709 Latijera Blvd PMB 300	Los Angeles	CA	90045
Hamburg Kai M Hamburg Tara Allison	7115 Camp St	New Orleans	LA	70118
Jan E Sutton	161 Broadway St	New Orleans	LA	70118
Jeanne Foster	2309 Virginia St	Berkeley	CA	94709
John D Hopper	219 Audubon St	New Orleans	LA	70118
Joseph Francis Skuba	7050 Camp St	New Orleans	LA	70118
Justin Thomas Green	7043 Magazine St 1/2	New Orleans	LA	70118
Kalai LLC	403 Baronne St	New Orleans	LA	70112
Ladd William R Ladd Heidi M	607 Bayou Dularge Rd	Houma	LA	70363
Lambeth House Inc Muffin Balart	150 Broadway St	New Orleans	LA	70118
Leo C Jr Ledet	P O Box 1070	Houma	LA	70361
Marengo Investments LLC	4530 Magazine St Ste A	New Orleans	LA	70115
Margarete Gertrude Wabnig	208 Audubon St	New Orleans	LA	70118
Mary Laura Clark	165 Broadway St	New Orleans	LA	70118
Meter Marianne Mattingly Van	7042 Camp St	New Orleans	LA	70118
Michael J Tilley	125 Broadway St	New Orleans	LA	70118
Morales Ignatius J Jr	Etal 4605 Mc Williams Ct	Plano	TX	75093
Murat M Celebi	240 Audubon St	New Orleans	LA	70118
Naresh Suman Naresh Ulrike	241 Audubon St	New Orleans	LA	70118
Nathan L Tape	3350 State Street Dr	New Orleans	LA	70125
Russell Douglas Glenn	200 Audubon St	New Orleans	LA	70118
Sisk William R Sisk Nacarid P	173 Broadway St	New Orleans	LA	70118
Stephen D Morel	201 Audubon St	New Orleans	LA	70118
Susan F Booker	Etal 247 Audubon St	New Orleans	LA	70118
William J Deering	ET Al 65 Commercial Wharf Apt 1	Boston	MA	02110
William S Monsted	171 Broadway St	New Orleans	LA	70118

CITY PLANNING COMMISSION

cpcinfo@nola.gov

CITY COUNCIL

District A

Aimee McCarron

Aimee.McCarron@nola.gov

Phone: (504) 658-1010

Fax: (504) 658-1016

City Hall, Room 2W80

1300 Perdido Street

Claire F. Byun

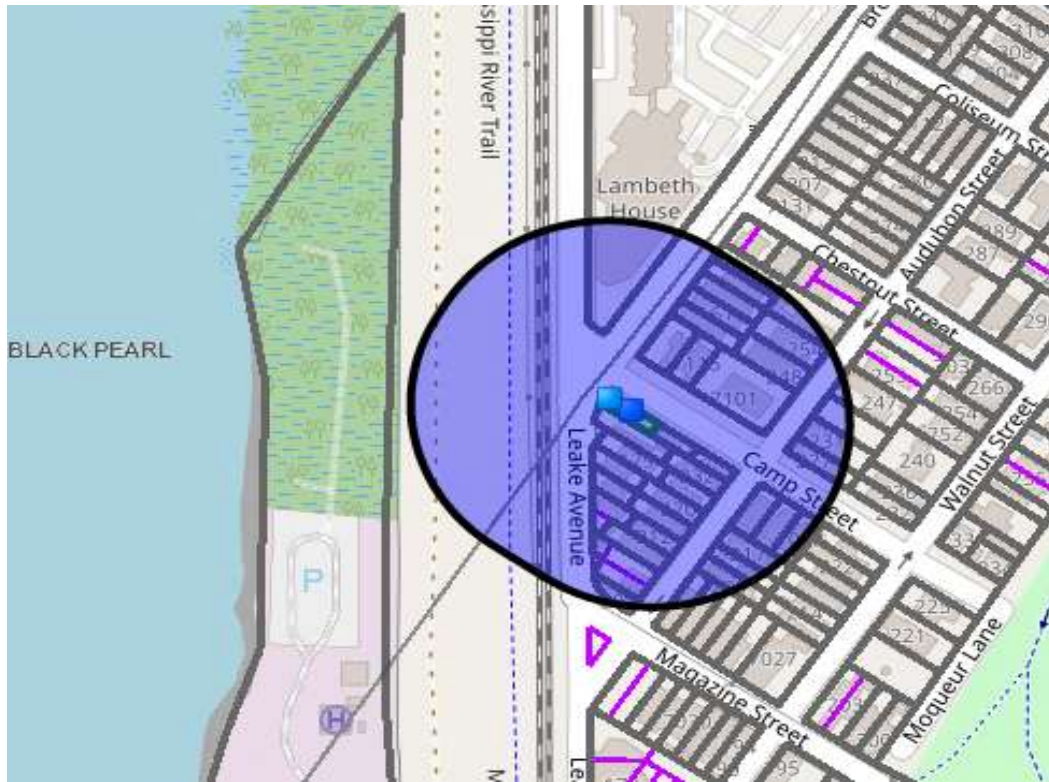
claire.byun@nola.gov

New Orleans, LA 70112

SELF-REPORTED NEIGHBORHOOD ORGANIZATIONS

Organization Name: Upper Audubon Association
Point of Contact: Tre Roux
Email: kroux@deutschkerrigan.com
Street Address: 474 Audubon Street
City: New Orleans
Zip: 70118

300 FT BUFFER



Lisa Picone Love

From: Lisa Picone Love
Sent: Monday, March 2, 2026 12:48 PM
To: CPCINFO; 'Aimee.McCarron@nola.gov'; Claire F. Byun
Cc: Nicole Webre
Subject: NPP Meeting Notice for 139 Broadway St.
Attachments: Meeting Notice 139 Broadway.pdf

Good afternoon,

Please see NPP Meeting notice attached for 139 Broadway St. This is a request for a Conditional Use for a Neighborhood Commercial Establishment.

Thank you,
Lisa

Lisa Picone Love
Associate Consultant



WEBRE CONSULTING
lisa@webreconsulting.com
Office: (504) 605-3699

Lisa Picone Love

From: Lisa Picone Love
Sent: Tuesday, March 3, 2026 9:43 AM
To: kroux@deutschkerrigan.com
Cc: Nicole Webre
Subject: NPP Meeting Notice 139 Broadway
Attachments: Meeting Notice 139 Broadway.pdf

Good morning, Tre,

Please see NPP Meeting notice attached for 139 Broadway St. This is a request for a Conditional Use for a Neighborhood Commercial Establishment. I am sending this to you for Upper Audubon Association.

NOTE: I sent this yesterday and realized I forgot the attachment.

Thank you,
Lisa

Lisa Picone Love
Associate Consultant



lisa@webreconsulting.com
Office: (504) 605-3699

Lisa Picone Love

From: adelaida ferchmin <aferchmi@gmail.com>
Sent: Wednesday, March 11, 2026 3:58 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 301 Lowerline St., and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Adi Ferchmin

301 Lowerline St.

New Orleans, LA 70118



Lisa Picone Love

From: Alicia Sucre <alicia.c.sucre@gmail.com>
Sent: Thursday, March 19, 2026 9:44 AM
To: Lisa Picone Love
Subject: Re: Support for NCE Designation – 139 Broadway Street

You don't often get email from alicia.c.sucre@gmail.com. [Learn why this is important](#)

My apologies! Thanks

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 248 Cherokee St. Apt 17 , and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Alicia Sucre

248 Cherokee Street, Apt. 17

New Orleans, LA 70118

From: Lisa Picone Love <lisa@webreconsulting.com>
Date: Thursday, March 19, 2026 at 9:42 AM
To: Alicia Sucre <alicia.c.sucre@gmail.com>
Subject: RE: Support for NCE Designation – 139 Broadway Street

Hi Alicia,

Thanks for sending. Can you please insert your address in the first line where it says (insert your address) and copy and paste and send back to me?

Thank you,
Lisa

Lisa Picone Love
Associate Consultant
Webre Consulting
504.605.3699

WebreConsulting.com

From: Alicia Sucre <alicia.c.sucre@gmail.com>
Sent: Thursday, March 19, 2026 9:39 AM
To: Lisa Picone Love <lisa@webreconsulting.com>
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from alicia.c.sucre@gmail.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at (insert your address), and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Alicia Sucre

248 Cherokee Street, Apt. 17

New Orleans, LA 70118

Lisa Picone Love

From: Anna Barreneche <ambarren@my.loyno.edu>
Sent: Wednesday, March 18, 2026 10:34 AM
To: Lisa Picone Love
Subject: Support for NCE Designation —139 Broadway Street

Categories: Lisa

You don't often get email from ambarren@my.loyno.edu. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 372 Pine Street, New Orleans, 70118, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Anna Barreneche
372 Pine Street
New Orleans, LA 70118

Lisa Picone Love

From: Anna Melancon <annamelancon@gmail.com>
Sent: Tuesday, March 10, 2026 7:17 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from annamelancon@gmail.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 286 Lowerline Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Anna Melancon
286 Lowerline St
New Orleans, LA 70118

Lisa Picone Love

From: ashley Franks <afranks52@yahoo.com>
Sent: Sunday, March 15, 2026 9:29 AM
To: Lisa Picone Love
Subject: Letter of Support

Categories: Lisa

You don't often get email from afranks52@yahoo.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 532 Audubon St, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Ashley Franks

532 Audubon St

New Orleans, LA 70118

Lisa Picone Love

From: J Morales <jmorales@cmgroupcorp.com>
Sent: Tuesday, April 14, 2026 12:23 PM
To: Lisa Picone Love; Nicole Webre
Subject: FW: Support for NCE Designation – 139 Broadway Street

Hi Nicole, Lisa – just wanted to make sure you guys saw this and hopefully it can be included in the NPP report.

Joe Morales
CM Group
O: 972-769-1156
M: 214-914-0655
jjmorales@cmgroupcorp.com

This email and any attachments may contain confidential or legally privileged information intended only for the named recipient. If you are not the intended recipient, please notify the sender and delete this message.

From: bill_hicks <bill_hicks@cox.net>
Sent: Tuesday, April 14, 2026 8:58 AM
To: nicole@webreconsulting.com; J. Morales <jmorales@cmgroupcorp.com>; bill_hicks <bill_hicks@cox.net>
Subject: Support for NCE Designation – 139 Broadway Street

Dear City Planning Commission and Members of the New Orleans City Council,

I am a nearby property owner and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street. I live immediately adjacent to the property at 139 Broadway Street and have since I purchased my home in 1991. The Morales family owns several rental properties on my block and they have always been great neighbors; promptly addressing the few very minor issues that have arisen over the years. I appreciate having a business operating during the day when most other folks are away at work. Parking has never been a problem on my street as a result of the businesses operating at this location. Additionally, there are typically unused parking locations at the foot of Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises – including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Bill Hicks

7112 Camp Street

New Orleans, LA 70118

Lisa Picone Love

From: canthonymillerk9@yahoo.com
Sent: Friday, March 13, 2026 11:40 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

Categories: Lisa

You don't often get email from canthonymillerk9@yahoo.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 7821 Leake Ave, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Craig Miller
7821 Leake Ave
New Orleans, LA 70118

Lisa Picone Love

From: Dawson Judice <dmjudice@my.loyno.edu>
Sent: Wednesday, March 18, 2026 9:06 AM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from dmjudice@my.loyno.edu. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 7436 Garfield Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Dawson Judice
7436 Garfield Street
New Orleans, LA 70118

Lisa Picone Love

From: Elizabeth Guthrie <epearce85@gmail.com>
Sent: Tuesday, March 24, 2026 1:47 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from epearce85@gmail.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at (300 Lowerline St, New Orleans, LA 70118), and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Elizabeth Guthrie

300 Lowerline St

New Orleans, LA 70118

Lisa Picone Love

From: Emily Rosenzweig <rosenzweigemily@gmail.com>
Sent: Wednesday, March 11, 2026 12:53 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from rosenzweigemily@gmail.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am a neighbor who lives nearby at 7838 Hampson Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over 100 years, and throughout that time it has consistently served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special -- and we are losing them all too quickly. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,
Emily Rosenzweig
7838 Hampson Street
New Orleans, LA 70118

Lisa Picone Love

From: Gzito <gzito@gretchenzito.com>
Sent: Thursday, April 16, 2026 7:52 AM
To: Lisa Picone Love
Subject: Re: Letter of Support - NCE Designation 139 Broadway

You don't often get email from gzito@gretchenzito.com. [Learn why this is important](#)

Here you go!
Gretchen Roos Zito
Account Director
The Vega Group
Office: (504) 298-3170
Mobile: (703) 341-7700

On Mar 17, 2026, at 9:06 AM, Lisa Picone Love <lisa@webreconsulting.com> wrote:

Hi Gretchen,

Thanks for sending. Can you please insert your address in the first sentence and copy and paste back to me?

Thank you,
Lisa

Lisa Picone Love
Associate Consultant
Webre Consulting
504.605.3699

WebreConsulting.com

From: Gzito <gzito@gretchenzito.com>
Sent: Tuesday, March 17, 2026 7:36 AM
To: Lisa Picone Love <lisa@webreconsulting.com>
Subject: Letter of Support - NCE Designation 139 Broadway

You don't often get email from gzito@gretchenzito.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 519 Audubon St., New Orleans, LA 70118, and I am writing to express my

strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Gretchen Roos Zito

519 Audubon Street

New Orleans, LA 70118

Lisa Picone Love

From: Heidi Melancon <hmelancon@stangelaschool.org>
Sent: Wednesday, March 11, 2026 12:21 PM
To: Lisa Picone Love
Subject: Support for Sandra Oehler's business

You don't often get email from hmelancon@stangelaschool.org. [Learn why this is important](#)

Subject: Support for NCE Designation – 139 Broadway Street

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 195 Walnut Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Heidi Melancon

195 Walnut Street #2

New Orleans, LA 70118

Lisa Picone Love

From: Helen Gerig <nulife71603@yahoo.com>
Sent: Wednesday, March 11, 2026 10:58 AM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from nulife71603@yahoo.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 311 Hillary Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Helen Schell Gerig

311 Hillary Street

New Orleans, LA 70118

Lisa Picone Love

From: Isabella Blackburn <imblackb@my.loyno.edu>
Sent: Monday, March 16, 2026 8:24 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from imblackb@my.loyno.edu. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 427 Lowerline St, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises, including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this long standing, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Isabella Blackburn
427 Lowerline St
New Orleans, LA 70118

Lisa Picone Love

From: J Morales <jmorales@cmgroupcorp.com>
Sent: Thursday, March 19, 2026 9:59 AM
To: Nicole Webre
Cc: Lisa Picone Love
Subject: Letter of Support - 139 Broadway St - Neighborhood Commercial Establishment Designation

Hi Nicole,

Below is my Letter of Support regarding the NCE designation of 139 Broadway.

Please include this in your report to the City as appropriate.

Thank you.

Joe

Joe Morales
CM Group
O: 972-769-1156
M: 214-914-0655
jjmorales@cmgroupcorp.com

This email and any attachments may contain confidential or legally privileged information intended only for the named recipient. If you are not the intended recipient, please notify the sender and delete this message.

Dear City Planning Commission and Members of the New Orleans City Council,

I am the owner of 139 Broadway Street, located at the corner of Broadway Street, Camp Street, and Leake Avenue, as well as the adjacent properties at 135 Broadway Street and 7131 Camp Street, and I am writing to express my support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned the property since 1923, and it has accommodated neighborhood-serving commercial uses for more than a century. Since its construction in 1912, the building has supported small-scale commercial activity serving the surrounding neighborhood, including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, the commercial space has been used for quiet, neighborhood-compatible businesses, including a custom picture framing shop for over twenty years, an art gallery, and most recently a photography studio for over sixteen years.

The request before you is for a conditional use to allow a limited Neighborhood Commercial Establishment within the existing commercial space. The residential portion of the building will remain dedicated to long-term residential use and is not part of the conditional use request.

As the property owner, I believe this designation is consistent with the historic use of the building and appropriate for the surrounding neighborhood. I support formalizing and preserving the longstanding, neighborhood-scale commercial use of this property through the NCE process.

Thank you for your consideration.

Sincerely,
Ignatius J Morales Jr
Property Owner
139 Broadway Street
135 Broadway Street
7131 Camp Street
New Orleans, LA 70118

From: [Johnny V](#)
To: [Nicole Webre](#)
Subject: Fwd: Letter of Support - Neighborhood Commercial Establishment (NCE) Designation 139 Broadway
Date: Wednesday, March 11, 2026 6:13:10 PM

You don't often get email from johnnyv7131@gmail.com. [Learn why this is important](#)

=====

Subject: Support for NCE Designation – 139 Broadway Street

Dear City Planning Commission and Members of the New Orleans City Council,

I am a nearby resident having lived at 7131 Camp St for more than 25 years, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,
Johnny Vodanovich
7131 Camp Street
New Orleans, LA 70118

Lisa Picone Love

From: Nicole Webre
Sent: Tuesday, March 10, 2026 11:04 AM
To: Lisa Picone Love
Subject: FW: Support for NCE Designation – 139 Broadway Street

From: Kai Hamburg <kaihamburg@me.com>
Sent: Tuesday, March 10, 2026 9:42 AM
To: Nicole Webre <nicole@webreconsulting.com>
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from kaihamburg@me.com. [Learn why this is important](#)

Support for NCE Designation – 139 Broadway Street

Dear City Planning Commission and Members of the New Orleans City Council,

I am a nearby property owner and I am writing to express my support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio. Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Sincerely,

Kai Hamburg
7115 Camp Street
New Orleans, LA 70118

Lisa Picone Love

From: Katherine Lepe <kdlepe@my.loyno.edu>
Sent: Tuesday, March 17, 2026 8:50 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

Categories: Lisa

You don't often get email from kdlepe@my.loyno.edu. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 427 Lowerline St, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Respectfully,

Katherine Lepe
427 Lowerline St,
New Orleans, LA 70188

Lisa Picone Love

From: Martha Landrum <marthalandrum@gmail.com>
Sent: Sunday, March 15, 2026 10:11 AM
To: Lisa Picone Love
Subject: Re: Support for NCE Designation at 139 Broadway

Categories: Lisa

You don't often get email from marthalandrum@gmail.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 408 Walnut Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Martha Landrum

408 Walnut Street

New Orleans, LA 70118

Martha Landrum
marthalandrum@gmail.com
(504) 722-8801

Lisa Picone Love

From: Natalie F <nfranz11@gmail.com>
Sent: Thursday, March 12, 2026 6:44 PM
To: Lisa Picone Love
Subject: Re: Letter of Support - NCE Designation 139 Broadway

Categories: Lisa

You don't often get email from nfranz11@gmail.com. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 354 Lowerline St, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Natalie Franz

354 Lowerline St

New Orleans, LA 70118

Lisa Picone Love

From: Renee <rmasinter70115@gmail.com>
Sent: Sunday, March 22, 2026 9:39 AM
To: Lisa Picone Love
Subject: RE: Support for NCE Designation - 139 Broadway Street

You don't often get email from rmasinter70115@gmail.com. [Learn why this is important](#)

Done

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 518 Walnut Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Renee W. Masinter

518 Walnut Street, Apt. B

New Orleans, LA 70118

Renee W. Masinter
518 Walnut Street, Unit B
New Orleans, LA 70118
rmasinter70115@gmail.com
504.982.6187

Lisa Picone Love

From: Sadie Harris <smharri1@my.loyno.edu>
Sent: Wednesday, March 18, 2026 12:12 PM
To: Lisa Picone Love
Subject: Re: Support for NCE Designation – 139 Broadway Street

You don't often get email from smharri1@my.loyno.edu. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 359 Millaudon Street, New Orleans, LA 70118, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Sadie Harris
359 Millaudon Street
New Orleans, LA 70118

On Wed, Mar 18, 2026 at 11:57 AM Sadie Harris <smharri1@my.loyno.edu> wrote:
Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at (insert your address), and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a

neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Sadie Harris
359 Millaudon Street
New Orleans, LA 70118

Lisa Picone Love

From: Sarah Ott <sarah.ott@cox.net>
Sent: Tuesday, March 10, 2026 7:40 PM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from sarah.ott@cox.net. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 520 Audubon Street and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Sarah Ott

520 Audubon Street

New Orleans, LA 70118

Lisa Picone Love

From: Skylar Barrett <sebarret@my.loyno.edu>
Sent: Wednesday, March 18, 2026 10:32 AM
To: Lisa Picone Love
Subject: Support for NCE Designation – 139 Broadway Street

Categories: Lisa

You don't often get email from sebarret@my.loyno.edu. [Learn why this is important](#)

Dear City Planning Commission and Members of the New Orleans City Council,

I am an interested party who lives nearby at 427 Lowerline Street, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Skylar Barrett
427 Lowerline Street, Unit B
New Orleans, Louisiana 70118

Lisa Picone Love

From: Nicole Webre
Sent: Thursday, March 12, 2026 7:14 AM
To: Lisa Picone Love
Subject: Fw: Support for NCE Designation – 139 Broadway Street

From: STEPHEN RHINE <srhine@msn.com>
Sent: Wednesday, March 11, 2026 8:32 PM
To: Nicole Webre <nicole@webreconsulting.com>
Cc: Joe Morales <jmorales@cmgroupcorp.com>
Subject: Support for NCE Designation – 139 Broadway Street

You don't often get email from srhine@msn.com. [Learn why this is important](#)

Sent from my iPhone

Dear City Planning Commission and Members of the New Orleans City Council,
I am a nearby resident having lived at 139 Broadway St, Apartment 200 for more than 10 years, and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,

Steve Rhine

139 Broadway St., Apartment 200
New Orleans, LA 70118

Lisa Picone Love

From: Nicole Webre
Sent: Wednesday, March 11, 2026 6:12 PM
To: Lisa Picone Love
Subject: Fw: Support for NCE Designation - 139 Broadway Street

Categories: Lisa

Sincerely,
Nicole

J. Nicole Webre, J.D.

Principal Consultant
Webre Consulting
O: [504.605.3699](tel:504.605.3699)
M: [504.473.6940](tel:504.473.6940)
<https://webreconsulting.com/>

This email communication may contain privileged and/or confidential information and is intended exclusively for the recipient(s). If you received this email in error, please delete and notify the sender.

From: timmydunc@gmail.com <timmydunc@gmail.com>
Sent: Wednesday, March 11, 2026 6:10:10 PM
To: Nicole Webre <nicole@webreconsulting.com>
Cc: J Morales <jmorales@cmgroupcorp.com>
Subject: Support for NCE Designation - 139 Broadway Street

You don't often get email from timmydunc@gmail.com. [Learn why this is important](#)

Hi Nicole:

Below please find my Letter of Support regarding the NCE designation of 139 Broadway Street.

Please let me know if there is anything else I can help with.

Thank you,
Tim

Dear City Planning Commission and Members of the New Orleans City Council,

I am a nearby resident and currently live at 135 Broadway St., and I am writing to express my strong support for the proposed Neighborhood Commercial Establishment (NCE) designation for 139 Broadway Street.

The Morales family has owned this property for over a century, and throughout that time it has served as a home for small, neighborhood-oriented businesses. Since its construction in 1912, the building has supported a variety of local enterprises — including its longest-standing use as a neighborhood grocery store through the mid-twentieth century. In more recent decades, it has housed quiet, compatible businesses such as a custom framing shop, an art gallery, and a photography studio.

Small, independent businesses like these are part of what makes the older parts of New Orleans so special. They help preserve the historic charm and walkable character of our neighborhoods while also providing a friendly, watchful presence during the day when many residents are away at work.

I believe granting this NCE designation aligns with the property's historic and current use and will help maintain the vitality, safety, and sense of community that define our area. I fully support the owner's effort to formalize and preserve this longstanding, small-scale commercial tradition through the NCE process.

Thank you for your thoughtful consideration.

Sincerely,
Tim Duncan
135 Broadway Street
New Orleans, LA 70118



Building/Construction
Related Permit



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. 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. 139 Broadway Street

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Nicole Webre

Applicant Address 2131 Bienville St.

City New Orleans State LA Zip 70112

Applicant Contact Number 504-605-3699 Email nicole@webreconsulting.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Ignatius J. Morales, Jr.

Property Owner Address 4605 McWilliams Ct.

City Plano State TX Zip 75093

Property Owner Contact Number 504-605-3699 Email nicole@webreconsulting.com

SPECIFIC ZONING REQUEST

Request a conditional use for 139 Broadway for Neighborhood Commercial Establishment.

PROPERTY LOCATION

Square Number(s) 17GV Lot Number(s) 10/007

Bounding Streets Camp St. Audubon St. Magazine St.

Zoning HU-RD2 Municipal District 6

Tax Bill Number 615301507 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Request a conditional use for Neighborhood Commercial Establishment. (See attached cover letter.)



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

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

Owner Signature Date 4/16/2026

Agent Signature _____ Date _____

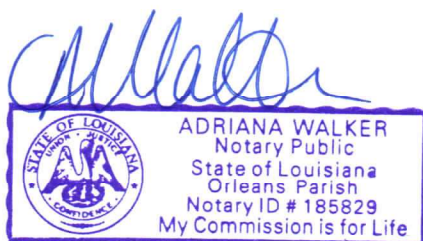
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on 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 16th day of April 2026

My Commission expires at death



SUCCESSION OF

ELSIE SCOTT MORALES

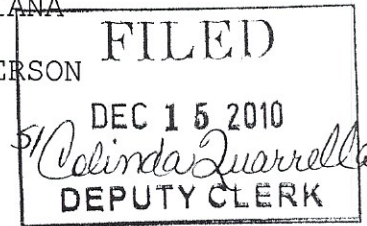
PROBATE NO. 695-835 SEC. M

24th JUDICIAL DISTRICT COURT

STATE OF LOUISIANA

PARISH OF JEFFERSON

JUDGMENT OF POSSESSION



Considering the petition of possession and the record of these proceedings, satisfactory proof having been submitted to the Court, that a Louisiana Inheritance and Estate Transfer Tax return is not required to be filed, no taxes are owed, and the law and evidence entitling petitioner the relief prayed for,

IT IS ORDERED, ADJUDGED, AND DECREED:

I. That Ignatius Joseph Morales, Jr. as Trustee of the Don Joseph Morales Trust be sent into possession of an undivided one-half (1/2) of the balance of the property of which decedent died possessed.

II. That Ignatius Joseph Morales, Jr., individually, be recognized as entitled to and sent into possession of an undivided one-half (1/2) of the balance of the property of which decedent died possessed.

III. IMMOVABLES

a. A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining, situated in the SIXTH DISTRICT of this City, in SQUARE NO. 22, bounded by Elizabeth (now Chestnut), Broadway, Meadow (now Camp) and Audubon Streets. Said piece or portion of ground begins at a distance of one hundred eighty-six feet, one inch and seven lines (186' 1" 7'") from the corner of Audubon and Meadow (now Camp) Streets, and measures thence on Meadow (now Camp) Street, fifty-three feet, ten inches and one line (53' 10" 1'") to the corner of Broadway and Meadow (now Camp) Streets, thence ninety-one feet, two inches and one line (91' 2" 1'") front on Broadway Street, thence on a line parallel to Meadow (now Camp) Street running in the direction of Audubon Street, fifty-three feet, ten inches and one line (53' 10" 1'") thence on a line parallel with Broadway Street, and running toward Meadow (now Camp) Street, ninety-one feet, two inches and one line (91' 2" 1'") to the place of beginning. Said piece or portion of ground is designated by the Letter E on a blueprint of survey made by Frank H. Waddill, C.E. & S., dated September 3, 1920, annexed to an Act passed before E. Rightor, N.P. dated July 18, 1922. Improvements bear Municipal No. 7131 Camp Street.

Being the same property acquired by Ignatius Morales from Mrs. Frances (Francesca) Sclafani Morales by Judgment of Possession rendered in the Succession of Mrs. Frances (Francesca) Sclafani Morales, dated April 16, 1962, No. 399-513 of the Civil District Court for the Parish of Orleans, registered in COB 644, folio 343.

Having a Municipal address of 7131 Camp Street, New Orleans, La. 70118

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2010-48616 DT 12/23/10
TYPE: JOP FEE: \$20.00 PG: 3



- b. ONE CERTAIN LOT OF GROUND, together with all. the buildings and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, in SECTION "B" of WILSHIRE HEIGHTS SUBDIVISION in SQUARE NUMBER 10, bounded by Smith Avenue Harrison Avenue, Andrew Avenue and Ursuline Street which said lot of around is designated by the Number 79, commences at a distance of 191.50 feet from the corner of Smith Avenue and Harrison Avenue, and measures thence 63 feet front on Smith Avenue. same width in the rear, by a depth between equal and parallel lines of 92 feet. All according to sketch of survey by Gilbert, Kelly & Couturie, Everett V. Treigle, Jr., Surveyor, dated December 8, 1990, which map is made a part hereof by reference.

Being the same property acquired by Elsie Scott Morales widow of Ignatius J. Morales, Sr. from Neville M. Landry Executor of the Succession of Owana Hampton Farley per an Act passed before Robert N. Andry, Notary Public dated January 2, 1991, Parish of Jefferson, State of Louisiana and registered in COB 2417, folio 210.

Having a Municipal address of 812 Smith Drive, Metairie, La. 70005.

- c. An undivided 35% interest in those certain lots, together with all the buildings and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of Orleans, State of Louisiana, more specifically described as Lots 21A and 9B, Square 17, Greenville District, City of New Orleans, Louisiana, and contains such dimensions as described in that certain survey entitled, "Resubdivision of Lots A, B, 9 & 21 (a/k/a Lot 10) into 21A & 9B, Square 17, Greenville, Sixth District, City of New Orleans, Orleans Parish, Louisiana, prepared by Joseph Marques, Dading, Marques & Associates, Inc., Surveyors, Plat No. D-210-506, and recorded in the Civil District Court Conveyance Office of Orleans Parish, Louisiana on May 30, 2008, as Instrument: 409200, and recorded in the Notarial Archives of Orleans Parish, Louisiana, on May 30, 2008, as NA #2008-34367.

Having Municipal addresses of 135 and 139 Broadway St., New Orleans, Louisiana.

IV. MOVABLES

- a. Capital One Bank checking account no. 0810713089, standing in the name of Elsie S. Morales and Ignatius Joseph Morales, Jr.
- b. Capital One Bank savings account no. 0813047802, standing in the name of Elsie S. Morales and Ignatius Joseph Morales, Jr.
- c. Capital One Bank Special checking account no. 9005636172, standing in the name of Elsie S. Morales and Ignatius Joseph Morales, Jr.
- d. Capital One Bank Special savings account no. 8005984670, standing in the name of Elsie S. Morales and Ignatius Joseph Morales, Jr.
- e. Crescent Federal Credit Union saving account no. 5281, standing in the name of Elsie S. Morales
- f. Fidelity Brokerage Investment account no. 116-205273, standing in the name of Elsie S. Morales
- g. Fidelity Mutual Fund Investment account no. 2BT-678198, standing in the name of Elsie S. Morales
- h. U.S. Series EE saving bonds V1014089EE, V1014090EE, V1014091EE, V1014092EE, V1014093EE, V1014094EE, V1014095EE, titled in the name of Ignatius J. Morales, or Elsie S. Morales
- i. 30 year U.S. Treasury bond no. 4800-211-6330, Maturity date 11/15/2018, par value \$10,000, bearing interest at 9%, bearing CUSIP No. 912810EB0, standing in the name of Elsie S. Morales
- j. Household goods and furnishings located at 812 Smith Drive, Metairie, La.
- k. 1963 14' Thunderjet boat, bearing Hull ID No. LAZ10601J863 and Decal No. 086594-12, with outboard motor, titled in the name of Elsie S. Morales
- l. 1963 Little Dude Boat Trailer Serial #E-7995, Title No. 3394230

V. The last known addresses of the aforesaid legatees are as follows:

- a. Ignatius Joseph Morales, Jr.
4605 McWilliams Court
Plano, Texas 75093
- b. Ignatius Joseph Morales, Jr., Trustee
of the Don Joseph Morales Trust
4605 McWilliams Court
Plano, Texas 75093

VI. All banks, trust companies, insurance companies, and all other persons, partnerships, unincorporated associations, or corporations, having on deposit, or in their possession, or under their control, any money, credit, stocks, dividends, bonds or other property belonging to ELSIE SCOTT MORALES or the SUCCESSION OF ELSIE SCOTT MORALES be and they are hereby required to deliver them to the heirs in the proportions provided herein.

JUDGMENT READ, RENDERED, AND SIGNED in Gretna, Louisiana,
this 15th day of December, 2010.

S/ Ross P. LaDart
JUDGE

ATRUE COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.
Colinda Quarrella
DEPUTY CLERK
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON, LA.

STAMPED COPY *** STAMPED COPY
#A #: 10-48616 INST. #: 481560
TYPE: JUDGMENT

AMT: \$45.00
DATE: 12/31/2010 3:47:25 PM
JUDGE: N. ATKINS
CLERK: CIVIL DISTRICT COURT

SUCCESSION OF

IGNATIUS JOSEPH MORALES

CIVIL DISTRICT COURT

ORLEANS PARISH

STATE OF LOUISIANA

NUMBER: _____ DIVISION: _____

FILED
2000 DEC 29 P 12:00
CIVIL DISTRICT COURT

ORDER

It is hereby ordered, adjudged, and decreed,

I. That The Ignatius Joseph Morales Testamentary Trust for the Benefit of Don Joseph Morales be modified so that the Trust will qualify as a special needs trust and that such trust shall be modified to henceforth read as follows:

"The Don Joseph Morales Trust shall be held and administered under the following terms and conditions:

1.

1.1. The name of this Trust shall be the "Don Joseph Morales Trust ("Trust") for the Benefit of Don Joseph Morales."

1.2. The sole principal and income beneficiary of this Trust shall be my son Don Joseph Morales ("Don").

1.3. This trust is established pursuant to the provisions of the Louisiana Trust Code, particularly La. Rev. Stat. 9:1721 et seq., as now written or hereafter amended, for the benefit of Don.

2.

2.1. I name my son, Ignatius Joseph Morales, Jr. as the first and sole Trustee. Should Ignatius Joseph Morales, Jr. die, become incapacitated, refuse, fail, or cease to act, then I name Melissa L. Morales as sole Trustee.

2.2. No Trustee hereunder shall be required to post bond or security of any kind as Trustee.

2.3. I request that any individual trustee serve as Trustee without compensation, except for reimbursement of expenses.

3.

3.1 Distributions of Income and Principal. The Trustee may distribute, apply or accumulate for the beneficiary the net income of the trust in such amounts and at such time as the Trustee determines in the Trustee's sole discretion in accordance with the following standards. The Trustee may pay to or apply for the beneficiary's benefit so much of the accumulated income, principal or both at such time and in such amounts as the Trustee determines in the Trustee's sole discretion in accordance with the following standards. The Trustee shall make all discretionary distributions of income and principal in order to supplement any primary support available to the beneficiary under governmental assistance programs, such as Medicaid, Medicare, SSI and Social Security Disability, to provide more

sophisticated medical, rehabilitative, recreational or educational aid not provided by other sources of assistance so as to improve upon the beneficiary's quality of life and needs under such programs. Distributions shall not be made or used to provide primary support available to the beneficiary under any governmental assistance program, including but not limited to institutional care. The following enumerates the kinds of supplemental, non-support disbursements that are appropriate for the Trustee to make from this trust to or for the benefit of the beneficiary, but such examples are not exclusive: medical, dental and diagnostic work and treatment for which there are no private or public funds otherwise available; medical procedures that are desirable in the Trustee's discretion even though they may not be necessary or life saving; supplemental nursing care and rehabilitation services; differentials in cost between housing and shelter for shared and private rooms in institutional settings; appropriate care for the beneficiary that assistance programs may not or do not provide; expenditures for travel, companionship and cultural experiences, including but not limited to specially designed automobiles or vans to accommodate the beneficiary's disabilities, and computers and assistive technologies. In addition to the payments authorized above, the Trustee is authorized to pay to or on behalf of the beneficiary out of income, principal or both, an amount determined necessary and proper for suitable housing or the purchase of a residence for the beneficiary with such modifications and improvements as may be necessary from time to time to accommodate the beneficiary's disabilities to the extent not otherwise provided under governmental assistance programs and to pay all utilities, insurance, taxes, maintenance, repairs and other expenses connected therewith provided such payment is not contrary to the distribution standards in this Section 3.1. The trust may purchase and hold residential real estate and the Trustee may lease such property to the beneficiary to the extent necessary to preserve the beneficiary's eligibility for the maximum governmental benefits. In no event shall the Trustee make any distributions which would jeopardize the beneficiary's eligibility or continued qualification under governmental assistance programs or subject the distribution or trust assets to state reimbursement claims during the beneficiary's lifetime. The Trustee shall cooperate with the beneficiary, the beneficiary's curator or legal representative to seek support, maintenance and entitlements for the beneficiary from all available resources, both public and private, and shall take whatever legal steps as may be necessary to initiate or continue any public assistance program for which the beneficiary is or may become eligible. Any expenses of the Trustee, including reasonable attorney fees in connection with matters relating to determination or continuation of eligibility of the beneficiary for public support shall be a proper charge to this trust.

3.2 Facility of Payment. Subject to the distribution standards of Section 3.1, the Trustee may make payment for the benefit of the beneficiary directly to the beneficiary, to any legally appointed representative of the beneficiary, by direct payment of expenses incurred or to be incurred for the beneficiary's benefit, or by depositing the payment into a checking or savings account in the beneficiary's name at any bank, savings and loan association or other depository, including an account maintained by the corporate Trustee.

3.3 Spendthrift Clause. The beneficiary's interest in this trust shall be subject to the maximum spendthrift restraints permitted by Louisiana law.

3.4 Upon the death of Don, the Trustee, in the Trustee's sole discretion, may pay all or any expenses of such beneficiary's funeral,

and expenses related to administration and distribution of the trust estate (including fees of the Trustee, his attorney, and other agents) if, in the Trustee's sole discretion, other satisfactory provisions have not been made for the payment of such expenses. The Trustee shall make no payments for obligations incurred for said beneficiary's health, support and maintenance if the Trustee shall determine in his sole discretion that payment therefore is the obligation of any county, state, federal, or other governmental agency, which has a legal responsibility to serve persons with disabilities which are the same as or similar to the impairment(s) of said beneficiary herein.

4.

4.1 The Trust shall terminate ninety (90) days following the death of Don.

4.2. In the event Don dies intestate then his interest shall be distributed to his heirs at law.

5.

5.1. The Trustee shall be responsible only for reasonable care, diligence, and business prudence in the administration of this Trust, and is relieved from all liability and responsibility in connection with the administration of this Trust, except any such liability and responsibility as may result from the Trustee's bad faith in the administration of the Trust, or from the Trustee's gross negligence or gross misconduct, provided, however, that nothing contained herein shall relieve the Trustee of his duty of loyalty to the beneficiaries.

6.

6.1. To the maximum extent permitted by Louisiana law, and particularly the spendthrift provisions of La. Rev. Stat. of 1950, 9:2002 et seq., and any and all future amendments thereto, which are expressly made applicable to this Trust, the beneficiaries are prohibited from alienating or encumbering any interest in the Trust, voluntarily or involuntarily. The restraints shall in no way, however, prohibit the termination of the Trust, in whole or in part, as provided in Section 4 of this Article.

7.

7.1. The Trustee shall have and possess and may exercise all the rights, powers, and authorities incident to the office of Trustee or required in and convenient for the discharge of the Trust or impliedly conferred or vested in Trustees under the Louisiana Trust Code or any law of the State of Louisiana hereafter enacted.

7.2. The Trustee shall have, in the investment and reinvestment and administration of the securities and property forming the subject of this Trust, the widest latitude and authority permitted by Louisiana law.

7.3. The compensation of the Trustee, as well as taxes due by the Trust and any and all expenses incurred in connection with the administration thereof, such as fees for the preparation of income tax returns, legal fees, periodic accountings, or any other expenses, shall be charged entirely against the income of the Trust to the extent that income is available and any excess charged against principal.

7.4. The Trustee is authorized to select an attorney and an accountant for the Trusts created herein.

7.5. The allocation to income and principal in this Trust shall not be governed by Sections 2141-2157 of the Louisiana Trust Code, but the allocation to income and principal shall be in accordance with generally accepted accounting principles.

7.6. The Trustee may receive additional property into the Trust from third persons, provided, however, that any such additions shall be subject to all the terms and conditions of the Trust as provided here. Unless it is specified in such addition that the same be specially allocated, in whole or in part, to the share(s) of one or more beneficiary(ies), then any such additions shall be allocated pro rata among all the beneficiaries' shares."

II. That the trust estate be held and administered in accordance with such modifications.

JUDGMENT READ, RENDERED, AND SIGNED in New Orleans,
Louisiana, this 14th day of December, 2010.

(Sgd.) Paulene R. Irons

JUDGE

A TRUE COPY,
Amel Chene
DEPUTY CLERK, CIVIL DISTRICT COURT
PARISH OF ORLEANS
STATE OF LA.



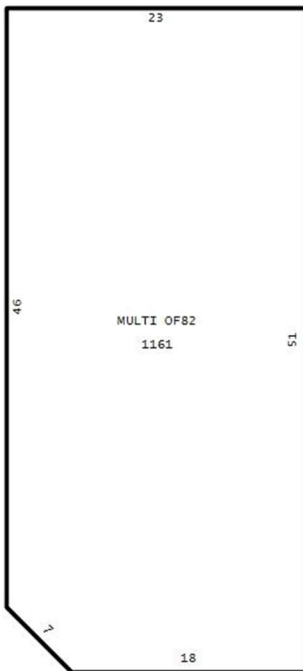
4/15/26

Dear CPC Staff:

The following information is the result of our research on 139 Broadway. The longtime property owner is a family who has owned the property for almost 100 years and has used the ground floor for commercial use. The request before you is for a conditional use for a Neighborhood Commercial Establishment for limited neighborhood business use in the existing commercial space at 139 Broadway (on the corner of Leak Avenue and Broadway). The residential unit on the second floor will remain for long-term residential use and not part of the neighborhood commercial establishment conditional use.

The building was originally constructed for commercial use with over 100 years of commercial use. Most recently, it was a photographer's studio for 16 years until Summer of 2025. Safety and Permits recently issued the enclosed Nonconforming Use Verification, however, because the NCU is limited to art gallery, photographer studio or frame shop. It is extremely difficult to find tenants that fit these categories. However, Neighborhood Commercial Establishment does provide for additional uses such as office space and personal service establishments that provide more flexibility in potential tenants. A change of Nonconforming Use is not a viable alternative over the NCE because it requires City Council approval when a new type of tenant looks to lease the commercial space.

The property has remained in the Morales family since 1923 and has operated continuously as a neighborhood commercial establishment under various business types, all compatible with its long-standing character and classification. Prior uses date back to the 1920s, including art galleries, picture framing, an arts-and crafts council, and other commercial activity, all of which support the property's uninterrupted commercial nature.





Zoning Review

139 Broadway is zoned HU-RD2 (Historic Urban Two-Family Residential District). This zoning reflects development patterns from the mid to late 19th century, characterized by higher density and a pedestrian-scale environment with limited accommodation for automobiles. The area includes traditional corner stores that serve local residents and are close to commercial clusters of local businesses. The property at 139 Broadway fits within this development pattern, thereby strengthening the case for a neighborhood commercial establishment.

In HU-RD2 districts, a neighborhood commercial establishment is considered a conditional use and must meet specific use standards outlined in section 20.3.NN. Below are the use standards in 20.3.NN and how 139 Broadway fits within the criteria.

1. The existing structure is non-residential in its construction and original use: **139 Broadway was a photographer's studio for 16 years with a storefront.**
2. The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor. **139 Broadway meets this criterion with store-front windows and front entrance that faces the street.**
3. Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area. **139 Broadway is 1,161 sq ft per the floor plan. The second story will remain long term residential use.**
4. The following uses are permitted within a neighborhood commercial establishment and include: Art Gallery, Arts Studio, Child Care Center (Adult or Child), Office, Personal Services Establishment, Restaurant- Specialty, Retail Goods Establishment.
4. The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted. **This criterion is met.**
5. The principal entrance shall be a direct entry from the street the property abuts. **The criterion is met.**
6. No off-street parking is required. **This criterion is met.**
8. Drive-through facilities are prohibited. **This criterion is met.**
9. Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure. **This criterion is met.**
10. Any signs are subject to the requirements of the HU-B1A District. **Will meet this criterion.**
11. Hours of operation are limited to 6am through 10pm. **Will meet this criterion.**



Conditional Use & Neighborhood Participation Program (NPP) Process

To submit a complete application, we first completed the Neighborhood Participation Program (NPP). The NPP report and documentation are included in this application. The process included the following steps:

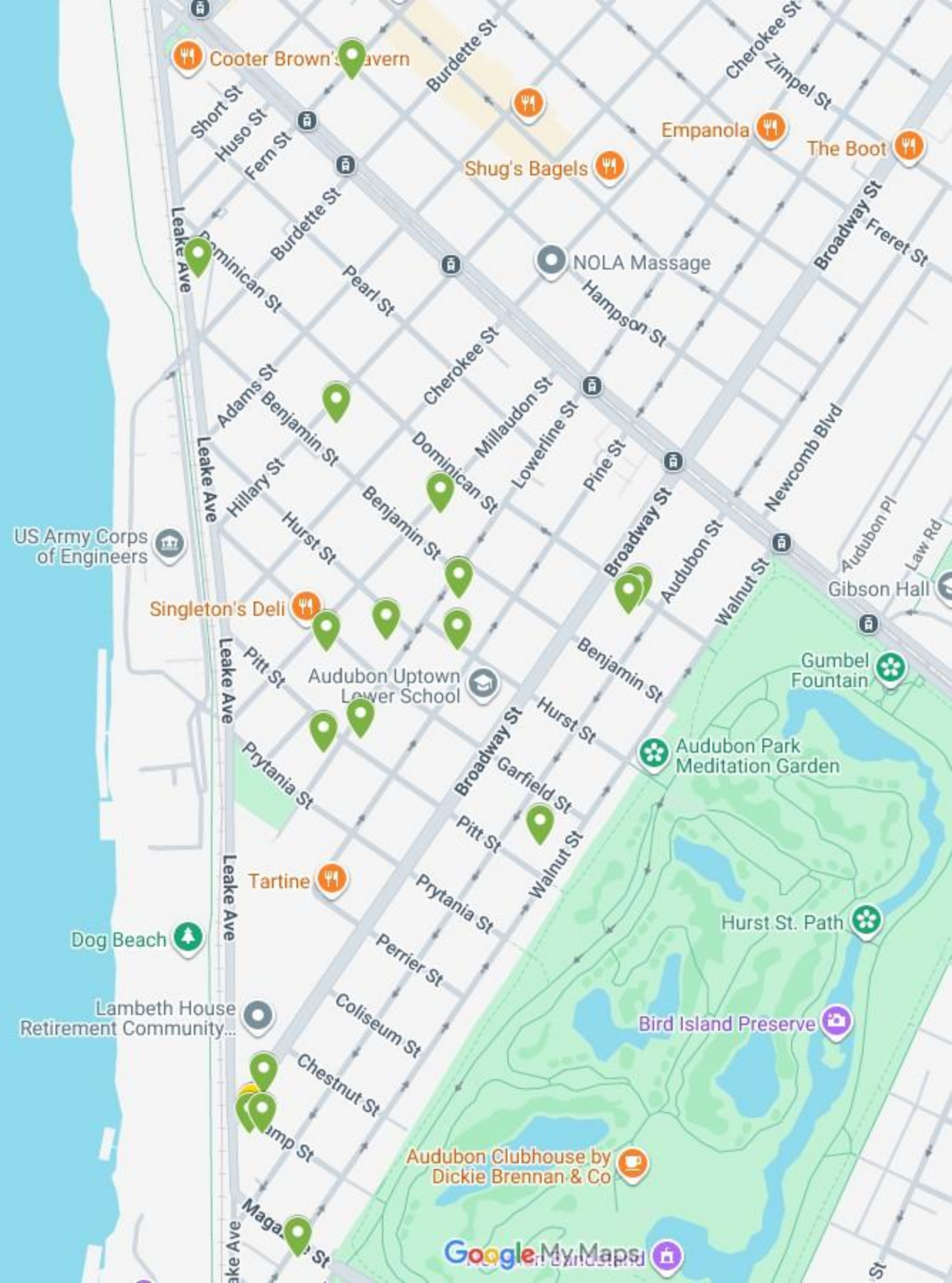
- 1. Notification of Neighbors:** We notified residents within 300 feet of the property by obtaining a mailing list from the City Planning Commission (CPC). A letter detailing our requests and inviting residents and the neighborhood association to the NPP meeting were mailed via First Class USPS on March 3, 2026 and the Upper Audubon Association was emailed the notice on the same day (16 days before the meeting). Additionally, CPC and the district Councilmember and staff were notified via email on March 2, 2026.
- 2. NPP Meeting:** Held on Thursday, March 19th. During the meeting, we reviewed the request with attendees and provided required handouts from CPC. Comments and concerns are included in the NPP Summary Report.
- 3. NPP Report:** summarizes the outreach activities, comments received, and how they were addressed in the NPP Summary Report.
- 4. Submit Applications and NPP Summary Report:** The required documents include the application signed by the property owner Ignatius J Morales, Jr, a recent survey, photographs, the NPP Summary Report, photos of the exterior elevations and interior, and the floorplan.

Please feel free to contact me if you have any questions or need further clarification.

Sincerely,

Nicole Webre

MAP OF PROPERTY OWNERS IN SUPPORT



MAP OF LETTERS OF SUPPORT SENT BY NEIGHBORS

Ave

Leake Ave

Bro



7131

7115

123

Broadway St



Camp St

Leake Ave



135

232

129

127



7112

7102

234

7100

125



Outlook

Fw: Zoning docket 061/26

From Jenna D. Burke <Jenna.Burke@nola.gov>

Date Mon 6/8/2026 9:13 AM

To Stephen K. Kroll <skroll@nola.gov>; Sabine E. Lebailleur <selebailleur@nola.gov>

 [ZD061-26 Granicus Attachments.pdf](#)

Making sure you have this public comment for the staff report! Sorry I didn't forward earlier!

Jenna Burke (*she/her*)

Senior City Planner | City Planning Commission

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

504.658.7023 | jenna.burke@nola.gov

BE AWARE OF FRAUDULENT EMAIL SCHEMES

****Legitimate emails from the City of New Orleans will originate from an @nola.gov email address****

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application Forms](#)

[Property Viewer](#) (*check the zoning of a property*)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

ENGAGEMENT:

[Subscribe to CPC Public Notice](#)

[Subscribe to BZA Public Notice](#)

[Subscribe to NoticeMe](#)

[Follow CPC on Facebook](#)

[Follow CPC on Instagram](#)

From: CPCINFO <CPCINFO@nola.gov>

Sent: Tuesday, May 26, 2026 8:13 AM

To: Jenna D. Burke <Jenna.Burke@nola.gov>

Subject: Fw: Zoning docket 061/26

Get [Outlook for Android](#)

From: Brian Daube <bdaube@gmail.com>

Sent: Tuesday, May 26, 2026 3:08:04 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Zoning docket 061/26

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, please use the Phish Alert Report button in your Outlook to send this message to Security.

Hello,

I'd like to submit my public comments with respect to Ignatius Morales, Jr.'s request for a neighborhood commercial establishment zoning change at 139 Broadway St.

I would ask that this change not be allowed. Our neighborhood, like many in uptown, suffers from having limited parking availability. This has been made worse by the presence of the Batture across Magazine street next to the levee. It has now become exacerbated further since the Batture is charging for its patrons to use its own parking. This has led to a serious shortage of parking in our neighborhood, and on our block in particular as we are one of the streets closest to the Batture.

Mr. Morales has indicated that his intention is to lease the property to a tenant that will only use a couple of parking spots at a time. First of all that is not a guarantee for this one tenant, and it certainly is no guarantee about future tenants. My main concern is that Mr. Morales, or if he chooses to sell the property, the future owner may put an establishment in place that is allowed by the zoning he requests that uses large amounts of parking, and creates undesirable noise and activity in our nice quiet neighborhood.

While I sympathize with Mr. Morales, nothing prevents him from renting out his property as a residential unit like the rest of us in the neighborhood with rental properties have done. To say that the house is intended for commercial use I find to be disingenuous. Why can't Mr. Morales renovate his property to have it be more acceptable as a residential unit and not create this potential problem for the neighborhood. If Mr. Morales truly cares about our neighborhood and maintaining our peace than he should not be requesting this change, and I hope the city does not allow it.

Thank you

-Brian Daube
220 Audubon Street

City Planning Commission Speaker Card

Date: 6/9/26

I would like to speak regarding CPC Docket: 061/26

IN SUPPORT

Name: Johnny Vochanovich

Address: 7131 Camp 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: _____

City Planning Commission Speaker Card

Date: 6/9/2026

I would like to speak regarding CPC Docket: 061/26 #6

IN SUPPORT

Name: Nicole Webre

Address: 2131 Bienville St 70112

☒ 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: _____

City Planning Commission Speaker Card

Date: 6/9/26

I would like to speak regarding CPC Docket: 061-26

IN SUPPORT

Name: Monica Anderson

Address: 7336 Hurst St NO 70118

☐ 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: _____

City Planning Commission Speaker Card

Date: 6/9/26

I would like to speak regarding CPC Docket: 061/26

IN SUPPORT

Name: Joc Morales

Address: 139 Broadway

☐ 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: _____

City Planning Commission Speaker Card

Date: 6/29/26

I would like to speak regarding CPC Docket: 061-26

IN SUPPORT

Name: Shelby Wood

Address: 1810 Adams St New Orleans LA 70112

☐ 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: Shelby Wood

6

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: _____

Presiding Officer: _____

I would like to speak regarding

ZONING DOCKET 06126

NOE 139 BROADWAY



In Support



In Opposition



Info. Only

Name: AUDEN HAGARDORN

Representing: _____

Address: 3915 ST. CHARLES AVE. #602
N.O. 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

6

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 6/9/26

Presiding Officer:

I would like to speak regarding NCE Application 139 B'way

06/1/26



In Support



In Opposition



Info. Only

Name: Sandra Jehler

Representing: L&L

Address: 7718 S. Claiborne Ave

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