

# City Planning Commission

## Staff Report

Tuesday, April 28, 2026

### Zoning Docket 045-26

Prepared by: Sabine Lebailleur

Date: 04/29/2026

Deadline for CPC action: 06/27/2026

CC Deadline: 60 days from receipt

City Council District: D – Green

**Applicant:** Hebrew Rest Cemetery Association, Inc

**Request:** Zoning Change from S-RS Suburban Single-Family District to OS-N Neighborhood Open Space District

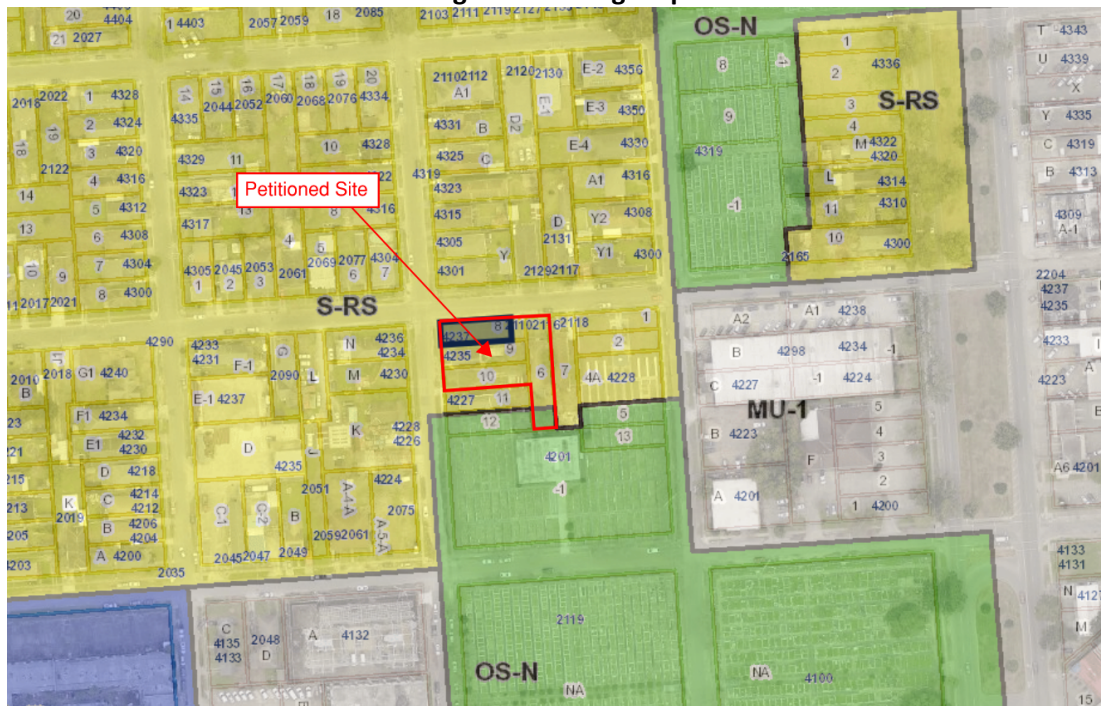
**Property Description:** Square 3038, Lots 6, 8-B, 9 and 10, in the Third Municipal District, bounded by Touro Street, Frenchman Street, Mandolin Street, and Pelopidas Street

**Address:** 4235- 4237 Touro Street, 2110-2116 Mandolin Street

### Description

The petitioned site is located in Gentilly, a block away from Elysian Fields Avenue and three blocks from Gentilly Boulevard. The petitioned site is currently vacant, and abuts two single-family dwellings and an existing cemetery, which the applicant proposes to expand.

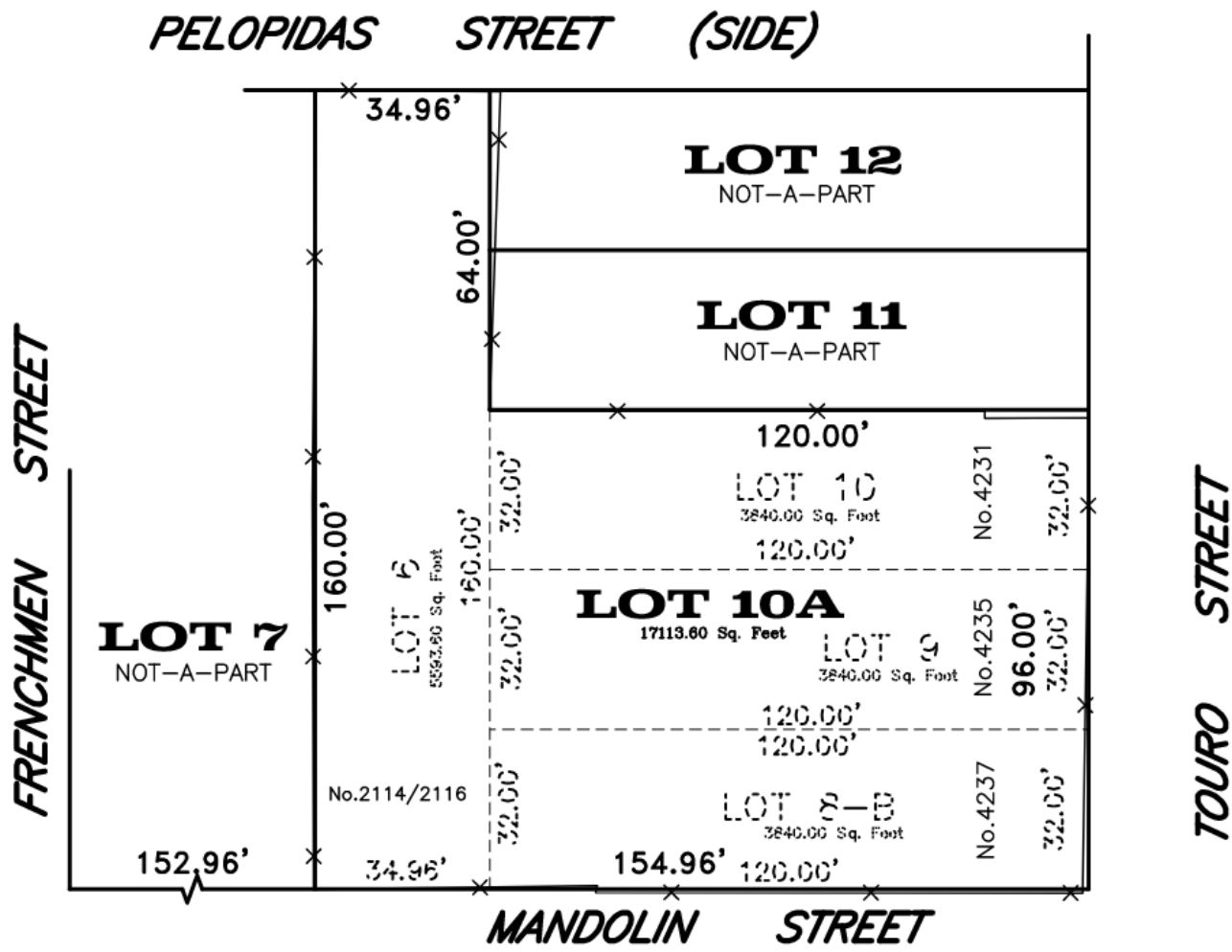
Figure 1: Zoning Map



Source: PropertyViewer

The petitioned Lots 6, 8, 9 and 10 combined total close to 17,000 square feet in area.

Figure 2: Survey



Source: provided by applicant

## Reason for Commission Review

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

## Analysis

### Background

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

*Zoning:* 1929 – A Single- and Two-Family Dwellings, Churches, Cemeteries, Schools, etc...  
1953 – B Multi Family District  
1970 – RM-2 Multiple Family Residential  
Current – S-RS Suburban Single-Family Residential

*Land Use:* 1929 – Floriculture  
1949 – Vacant, Single Family and Two-Family Residential  
1999 – Commercial<sup>1</sup>

### Purpose of the rezoning

The rezoning from a residential district to a neighborhood open space district is intended to allow for the expansion of the Hebrew Rest Cemetery. While the existing S-RS District allows for some open space uses, cemeteries are a type of open space use that is only allowed in the OS-N District. Half of the square in which the site is located is already zoned OS-N and used as a cemetery.

### Anticipated impact on surrounding land uses

The purpose of the OS-N Neighborhood Open Space District is to provide for parks located within neighborhoods that serve as recreation areas for residents in the local area or provide for the preservation of natural environmental features and historic cemeteries. As such it only allows a very limited amount of land uses, such as cemeteries, parks and playgrounds, stormwater management or agriculture with no livestock. Cemeteries generally provide green, quiet amenities to residential areas. As the proposed zoning change would effectively restrict the range of uses allowed, it is not likely to negatively impact the surrounding residential uses. Land use impacts that often negatively impact residential areas are caused by massing, noise or traffic. In that regard, a cemetery would not have more impact than a vacant lot. While staff believe that Neighborhood Open Space Districts are appropriate in any residentially developed area, the proposed expansion of this district into the petitioned lots will have the effect to single out the last two residentially zoned and residentially developed lots on this square, Lot 7 and Lot 11 shown on the above survey. Lot 12 and the rest of the square are already developed with cemetery uses. Ideally cemeteries are located on an entire block, which means abutting residences are located across the street, which offers a larger buffer and does not result in a single residence being

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

surrounded by a cemetery on 3 sides.

### Spot zoning policy

The request is not a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.<sup>2</sup> This proposal is not a spot zone, as it would expand an OS-N open Space District onto lots that are used in conjunction with adjacent lots already zoned OS-N Open Space District.

### Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

#### *The proposed amendment is compatible with the Master Plan and Future Land Use Map.*

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Single-Family Post War." The goal, range of uses, and development character for that designation are copied below:

#### **Residential Single-Family Post War**

**Goal:** Preserve the existing character and scale of low density single-family residential in post-war (WWII) 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 with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

The goal of the Residential Single-Family Post War FLUM is to preserve the character of low density

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<sup>2</sup> See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: [https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014\\_05\\_19\\_final\\_rules\\_document/](https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/)

single-family development while allowing supporting recreational and community facilities. While in the consistency table the proposed open space zoning district is classified under the Parkland and Open Space FLUM and not the Residential Single-Family Post War FLUM, staff believes that the proposed zoning change does not interfere with the goals and range of uses of the existing FLUM.

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

This standard is met.

While the requested zoning change would change the site from a Suburban Neighborhood Residential District to an Open Space District, neighborhood open space should be allowed in any type of zoning district rather than being limited to Open Space Districts.

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

This standard is met.

The site is currently vacant but was historically developed with a single-family dwelling. All surrounding uses aside from the abutting cemetery are residential and compatible with the proposed Neighborhood Open Space District.

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

This standard is met.

The proposal will essentially down zone the petitioned site, to allow a currently vacant site to be used as a cemetery. The uses that are allowed in the proposed zoning district are all meant to be compatible with residential neighborhoods.

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

This standard is neither met or not met.

The staff believes that the proposed zoning classification is equally suitable as the existing one since the uses abutting the petitioned vacant site are either single-family residences or an existing cemetery. Approximately half of the square on which the property is located is zoned S-RS Suburban Single-Family Residential District, and the other half is zoned OS-N Neighborhood Open Space District.

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

This standard is met.

The petitioned site was formerly developed with two single family residences. One was demolished at some point after 2015 and the second one after 2022. There hasn't been recent development in the immediate surroundings. One of the 4 petitioned lot was acquired by Hebrew Rest Cemetery in 2012,

while the rest of the petitioned site was already under that ownership. Both zoning classifications are equally suitable, though it appears there is a higher need for the cemetery expansion than for single-family dwellings, at this particular site.

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

This standard is met.

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

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

This standard is met.

This zoning change would not have much impact on the City as a whole.

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

This standard is met.

While the proposed OS-N Neighborhood Open Space District is not classified under the Residential Single-Family Post-War FLUM, the amendment will allow to support the overall intent of the zoning ordinance and Master Plan. The zoning change request will down zone the site in a way that is compatible with nearby residential development. The request will allow the expansion of the cemetery, which will just maintain the quiet nature of the neighborhood and preserve its residential character.

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

This standard is met.

The amendment would not create any nonconformities.

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

This standard is met.

There hasn't been a particular trend of development in the area, which is predominantly residential with commercial uses nearby, along Elysian Fields Avenue and Gentilly Boulevard. The proposed amendment is compatible with both types of development.

**Staff Recommendation**

The staff recommends **APPROVAL** of the zoning change from S-RS Suburban Single-Family District to OS-N Neighborhood Open Space District.

**City Planning Commission meeting (April 28, 2026)**

The staff presented its recommendation for approval of the zoning change. The applicant spoke on behalf of the property owner. The Commission asked the applicant about the neighborhood support, to which the applicant responded that they only received support from surrounding neighbors. Commissioner Steeg made a motion to approve the request, which was seconded by Commissioner Jordan.

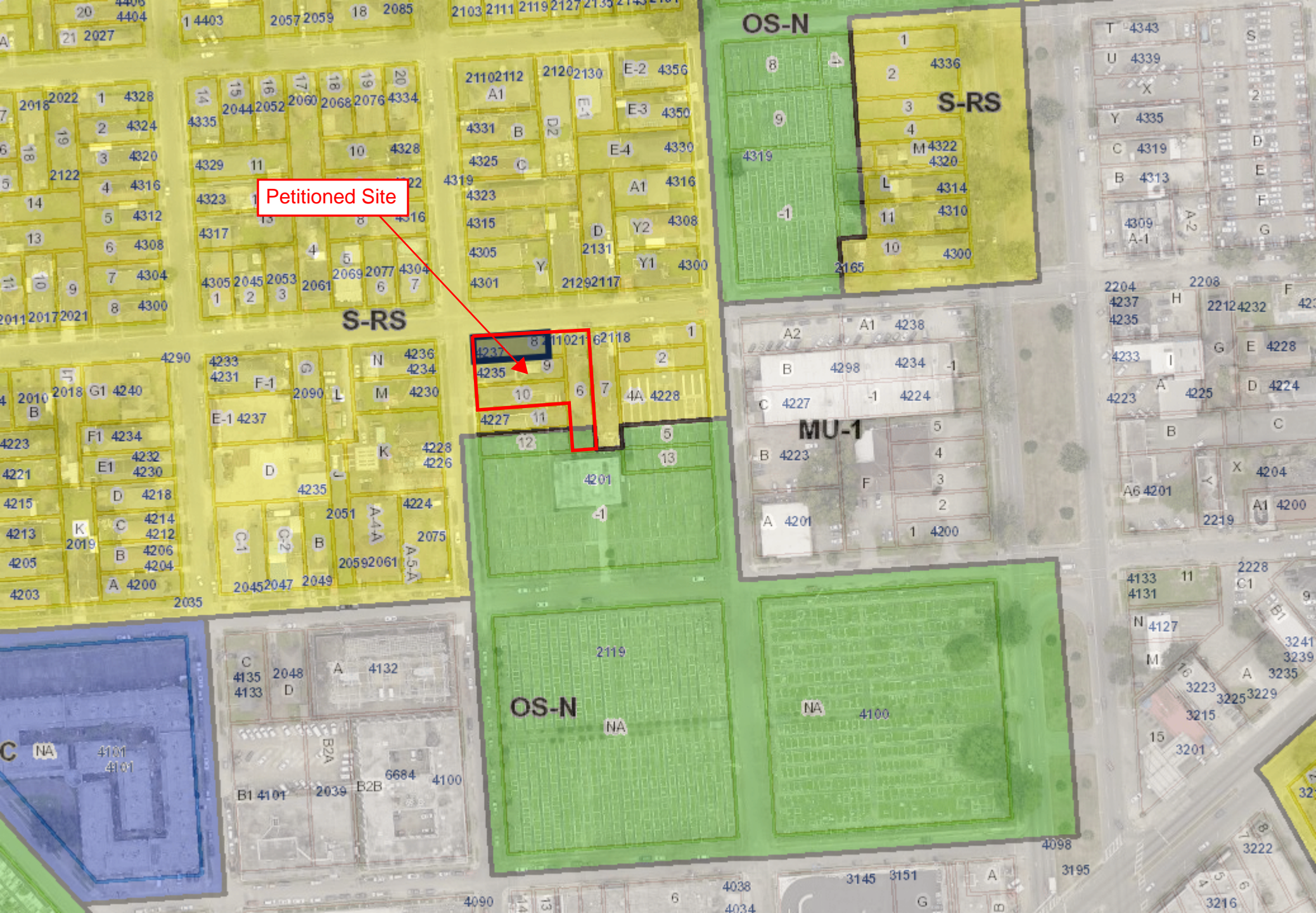
**MOTION:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 045-26 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: Hebert, Jackson, Jordan, Joshi-Gupta, Poché, Steeg, Witry

NAYS: None

ABSENT: Flick, Kepper



Petitioned Site

4237  
4235  
10  
4227

OS-N

S-RS

MU-1

OS-N

NA

T 4343

U 4339

X

Y 4335

C 4319

B 4313

4309

A-1

2204

4237

4235

4233

4223

A6 4201

4133

4131

N 4127

M

15

3201

3223

3225

3229

3215

3201

3201

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## LAND-USE REQUEST APPLICATION

### LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: <a href="https://www.nola.gov/city-planning/neighborhood-participation-program/">https://www.nola.gov/city-planning/neighborhood-participation-program/</a>
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

*If no site plan or title restriction is required, submit your application for permitting.*

*If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*

<b>If site plans are required,</b> revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

### LAND-USE FEE SCHEDULE

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



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Tracking Number _____

## LAND-USE REQUEST APPLICATION

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

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



Building/Construction  
Related Permit



Received by _____
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Tracking Number _____

## LAND-USE REQUEST APPLICATION

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

Address of Property for which this application is being filed. 4237 Touro St., 4235 Touro St., 3452901 Touro St, 2114 Mandolin St.,

### APPLICANT INFORMATION

Applicant Identity:  Property Owner  Agent

Applicant Name Kyle Associates, LLC

Applicant Address 638 Village Lane North

City Mandeville State LA Zip 70471

Applicant Contact Number 985-727-9377, Ext. 202 Email Epowell@kyleassociates.net

### PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name Hebrew Rest Cemetery Association, Inc.

Property Owner Address 6227 St. Charles Avenue

City New Orleans State LA Zip 70118

Property Owner Contact Number 504-416-7207 Email hrcanola@gmail.com

### SPECIFIC ZONING REQUEST

Rezone lots /parcels from S-RS, Suburban Single Family to OS-N, Neighborhood Open Space District

### PROPERTY LOCATION

Square Number(s) 3038 Lot Number(s) 4237-TOUROS, 4235-TOUROS, 3452901-TOUROS, 2114-MANDOLINST,

Bounding Streets Touro St., Frenchman St. Mandolin St.

Zoning S-RS Municipal District 3

Tax Bill Number 37W500214, 37W500208, 37W500213,37W500206 Planning District 4

### DESCRIPTION OF PROJECT (Attachments are acceptable)

The proposed project is the expansion of Hebrew Rest Cemetery # 3. The expansion of the cemetery will include in-ground burial plots, sidewalks, a gazebo, and a single occupant restroom.



Building/Construction  
Related Permit



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# 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 Clifford D. H. R., Exec Dir. Hebrew Rest Cemetery Date 3/4/2024

Agent Signature [Signature] Date 03-04-2024

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 4th day of MARCH 2026

My Commission expires DEATH

[Signature]

**BRIAN PARKER**  
 NOTARY PUBLIC  
 ST TAMMANY PARISH  
 STATE OF LOUISIANA  
 # 78511  
 COMMISSION EXPIRES AT DEATH

# HEBREW REST CEMETERY ASSOCIATION, INC.

6227 SAINT CHARLES AVENUE  
NEW ORLEANS, LOUISIANA 70118



## OFFICERS

ROBERT KOHN  
PRESIDENT

CHARLES GLASER  
VICE PRESIDENT

SUSAN SIMON  
TREASURER

## COMMISSIONERS

### TOURO SYNAGOGUE

DAVID GREENBERG  
LOUIS GOOD  
HAL SHEPARD  
RENÉE ZACK

### TEMPLE SINAI

STANLEY COHN  
CATHERINE FRANK  
LUZ MOLINA  
ANDREW POLMER  
MARK WALLFISCH

COMMISSIONER EMERITUS  
STEPHEN SONTHEIMER

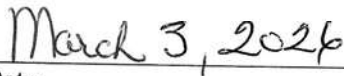
EXECUTIVE DIRECTOR  
CLIFFORD H. KERN, III

The following Resolution was passed by the Board of Hebrew Rest Cemetery Association, Inc. as of February 26, 2026.

Resolved that Clifford H. Kern, III and/or Robert Kohn are authorized to sign the Subdivision Request Application and Land-Use Request Application to be used in conjunction with the Hebrew Rest Cemetery Expansion and delivered to Kyle Associates.



\_\_\_\_\_  
President



\_\_\_\_\_  
Date

# State of Louisiana

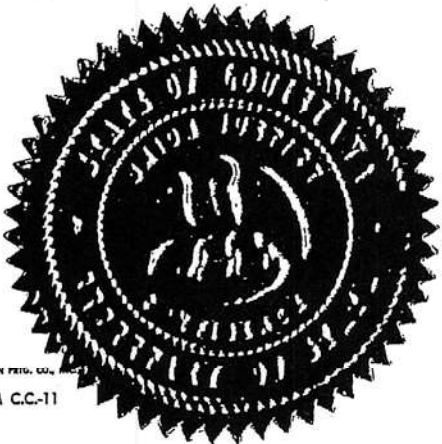


**WADE O. MARTIN, JR.**

I, THE UNDERSIGNED **SECRETARY OF STATE**, OF THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT

*a certified copy of Articles of Incorporation of*  
HEBREW REST CEMETERY ASSOCIATION, INC.

domiciled at  
New Orleans Parish of Orleans, State of Louisiana,  
a corporation created under the provisions of R. S. 1950, Title 12,  
Chapter 2, by act before Charles Rosen, II, a Notary Public  
in and for said Parish and State, of date the twenty-first  
day of April, 1959, and recorded in -- Book  
No. 1957 Folio --, bearing file No. --, of the  
records of the Recorder of the Parish of Orleans,  
of date the twenty-first day of April, 1959,  
at 2:00 o'clock P. M., the date and hour the corporate existence  
began, has been duly filed and recorded in this office, in book "Record  
of Non-Trading Corporations" No. 29, on the twenty-seventh  
day of April, 1959.



Given under my signature, authenticated with the  
impress of my Seal of office, at the City of Baton  
Rouge, this 27th day of April  
A.D. 1959

*Wade O. Martin, Jr.*  
Secretary of State

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ARTICLES OF INCORPORATION

OF

HEBREW REST CEMETERY ASSOCIATION, INC.

AMOUNT PAID

UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ORLEANS  
CITY OF NEW ORLEANS

BE IT KNOWN, That on this 21st day of April in the year one thousand nine hundred fifty-nine,

2 -

BEFORE ME, Charles Rosen, II, a Notary Public duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana, therein residing, and in the presence of the undersigned, personally came and appeared the persons whose names are hereunto subscribed, all of full age and majority, who severally declared that, availing themselves of the benefits and provisions of the Laws of the State of Louisiana relative to the organization of non-profit corporations, and particularly of the provisions of Louisiana Revised Statute (1950) 12:101- 12:155, do hereby organize a non-profit corporation under and in accordance with these Articles of Incorporation.

ARTICLE I

The name of this corporation is HEBREW REST CEMETERY ASSOCIATION, INC.

ARTICLE II

This corporation is organized for the purpose of owning, maintaining, improving and operating a cemetery or cemeteries and places of sepulture. It shall possess all of the powers, rights, priveleges, capacities and immunities which non-profit corporations may have and exercise under the laws of this State and, particularly under Title 12, Sec. 101-155 of the Louisiana Revised Statutes, and may generally do any and all those things necessary or connected with, or in any manner incidental or complementary to, the objects and purposes herein set forth.

ARTICLE III

This corporation shall enjoy corporate existence for a period of ninety-nine years from date hereof.

ARTICLE IV

The domicile of this corporation shall be in the City of New Orleans, State

ARTICLE V

The full names and post office addresses of its registered agents are:

Harold Furgotston  
421 Whitney Building

Dave Cohn  
1501 General Pershing Street

ARTICLE VI

This organization is a non-profit corporation as defined in Section 101, section 8, Title 12 of the Revised Statutes of Louisiana. No part of the net earnings or other assets of this corporation shall inure to the benefit of any rate shareholder or individual.

ARTICLE VII

This corporation shall be organized on a non-profit basis and membership shall be evidenced by Certificate of Membership.

The membership of this corporation shall be limited to the Congregation Temple Sinai and the Congregation Touro Synagogue. Each Congregation shall be entitled to the same voting powers and other rights or privileges and each congregation shall elect one-half (1/2) of the members of the Board of Commissioners of this Corporation.

ARTICLE VIII

The corporate power and management of this corporation shall be vested in and exercised by a Board of Commissioners of not less than eight (8) members or more than sixteen (16) members.

The commissioners shall have the authority to make, amend or alter the By-Laws of this corporation, provided such By-Laws and in accordance with and do not conflict with these Articles of Incorporation, subject, always, to the power of the members by action of their proper officials to change the action of the Commissioners.

The number, qualifications, term of office, manner of election, and powers and duties of the Commissioners, the time, place and manner of calling, giving notice and conducting Commissioners' meetings, and the number of Commissioners who constitute a quorum, shall be prescribed by the By-Laws of this corporation.

The names and post office addresses of the incorporators of this corporation are:

Charles Levy  
336 Magazine Street

Harold Forgotston  
421 Whitney Building

Dudley Yoedicke  
621 Whitney Building

ARTICLE IX

The first Board of Commissioners of this corporation shall be composed of:

Harold Forgotston  
Joseph Perloff  
Philip F. Phillips  
Charles Rosen, II  
Dan S. Scharff, Sr.  
Maurice B. Sontheimer  
Michel C. Abraham  
Melvik B. Myers  
Max Scheinuk  
Joseph S. Trum

who shall serve until their successors are elected and qualified in accordance with these Articles of Incorporation.

ARTICLE X

The first annual meeting of the membership of this corporation shall be held on the third Monday of April, 1959, and the annual meetings of the membership shall be held on the third Monday of April of each year.

ARTICLE XI

No member of this corporation shall ever be held liable or responsible for contracts, debts or defaults of this corporation nor shall any informality in organization have the effect of rendering these Articles of Incorporation null, or expose the members to any liability other than as above provided.

THUS DONE AND PASSED at my office in the City of New Orleans, Louisiana, on the day, month and year hereinabove set forth, in the presence of the undersigned competent witnesses, who have hereunto signed their names as said appearers, and me, Notary, after due reading of the whole.

WITNESSES:

Charles A. Levy

# RESUBDIVISION OF LOTS 6, 8-B, 9 & 10, INTO 10-A, SQUARE 3038 THIRD DISTRICT, ORLEANS PARISH



APPROVED BY CITY PLANNING COMMISSION

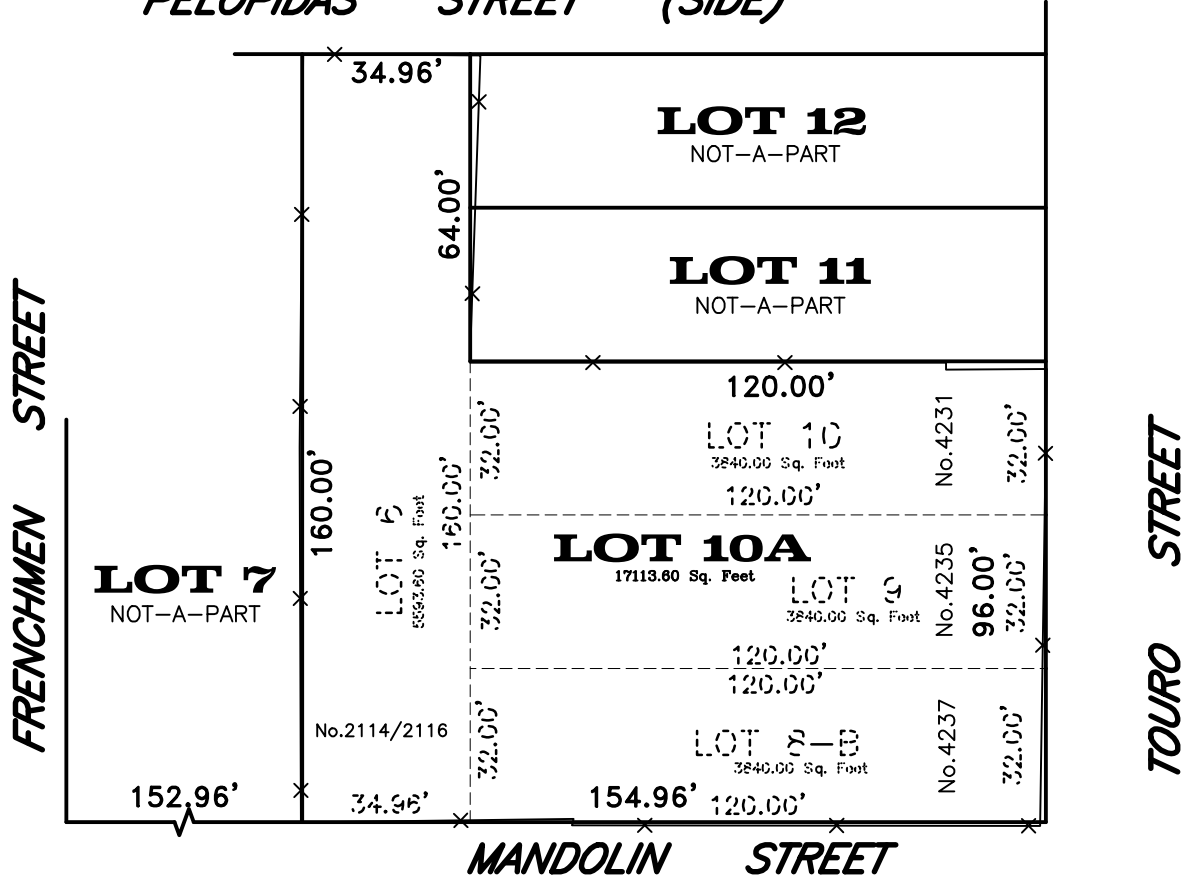
BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION

SUBDIVISION DOCKET No. \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNING COMMISSION MINUTES OF \_\_\_\_\_



**PELOPIDAS STREET (SIDE)**



PROPERTY CORNERS TO BE SET AFTER RESUB EXCEPTED

**BOUNDARY SURVEY OF:**

LOT: 6,8-B,9 & 10 INTO 10A  
SQUARE: 3038  
DISTRICT: 3RD  
PARISH, LA: ORLEANS

**ELEVATION NOTE:**

PER FEMA MAPS, THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE. YOU MUST VERIFY ELEVATION WITH THE RESPECTIVE PARISH.  
FIRM MAP DATED: 9/30/2016

**GENERAL NOTES**

**NOTE:** ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION. ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY 1.GILBERT KELLY COUTURIE DATED JULY 20, 2001, 2. GILBERT KELLY COUTURIE DATED NOVEMBER 13, 1990, 3. GILBERT KELLY COUTURIE DATED DECEMBER 9, 1980.

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO

## **SUMMARY REPORT**

Date of Report: December 9, 2025

Project Name: Hebrew Rest Cemetery

Contact: James E. Powell, Jr., P.E., Epowell@kyleassociates.net, 985-727-9377, Ext. 202, 638 Village Lane North, Mandeville, LA 70471

### **Overview**

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. The applicant intends to file an application to rezone the property from S-RS, Suburban Single Family to OS-N, Neighborhood Open Space District to permit the expansion of the existing Hebrew Rest Cemetery on neighboring lots. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

### **Neighborhood Meeting**

The following date and location of the NPP meeting citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].

- December 8, 2025 – Hebrew Rest Cemetery #3, 2101 Pelopidas St, 4pm, 13 people in attendance.

### **Correspondence and Telephone Calls**

- November 13, 2025 – meeting notices mailed to NPP contact list and emailed to

### **Results**

88 persons/addresses were invited to the NPP meeting. Concerns, issues, and problems expressed by attendees:

- Parking interfering with driveway. Keep cars 3' from driveway.
- Drainage of proposed site having a negative effect on adjacent residence
- Extend of zoning in the area
- Memorial for previous family of the property

How concerns, issues, and problems will be addressed:

- When burial services are held, attendees will be informed to stay clear from residences drives by a minimum of 3'.
- The proposed site will be engineered to grade/slope water to drain to the roadway and away from adjacent residences to not have a negative effect on existing residences.
- Residents stated concern about the entire being re-zoned. It was explained that the **only** properties requested to be re-zoned are those which make up the proposed site, to include only 2114-2116 Mandolin Street and 4235-4237 Touro Street.
- Memorial for previous owners of the house that was demolished that once existed on the proposed site, either as a plaque or bench. The current owners, Hebrew Rest Cemetery, agreed with having said memorial on their proposed site. The owners will discuss and include the memorial in the final site plan.

Concerns, issues, and problems that will not be addressed and why:

All concerns and issues were addressed. The expanded cemetery should not have a negative impact on the neighborhood.

If changes in the project occur, a letter will be mailed, and emails sent to the NPP list provided to Kyle Associates by the City of New Orleans. In addition, the meeting attendees will be kept in contact of any submittals and changes, as well as open dialog via mail and/or email. All attendees as well as all contacts of the NPP list, were provided an address, phone number, and email with contact information for James E. Powell, P.E. of Kyle Associates and encouraged to contact if any questions or further information is desired.

Mailing Address	Mailing City	Mailing St	Mailing Zip
1318 Crescent Dr	New Orleans	LA	70122
2045 Mandolin St	New Orleans	LA	70122
2045 Pelopidas St	New Orleans	LA	70122
2047 Pelopidas St	New Orleans	LA	70122
2049 Pelopidas St	New Orleans	LA	70122
2051 Pelopidas St	New Orleans	LA	70122
2053 Mandolin St	New Orleans	LA	70122
2059 Pelopidas St	New Orleans	LA	70122
2060 Stephen Girard St	New Orleans	LA	70122
2061 Mandolin St	New Orleans	LA	70122
2061 Pelopidas St	New Orleans	LA	70122
2069 Mandolin St	New Orleans	LA	70122
2073 Pelopidas St	New Orleans	LA	70122
2075 Pelopidas St	New Orleans	LA	70122
2076 Stephen Girard St	New Orleans	LA	70122
2077 Mandolin St	New Orleans	LA	70122
2090 Mandolin St	New Orleans	LA	70122
2110 Mandolin St	New Orleans	LA	70122
2110 Stephen Girard St	New Orleans	LA	70122
2112 Stephen Girard St	New Orleans	LA	70122
2114 Mandolin St	New Orleans	LA	70122
2116 Mandolin St	New Orleans	LA	70122
2117 Mandolin St	New Orleans	LA	70122
2118 Mandolin St	New Orleans	LA	70122
2118 Mandolin St	New Orleans	LA	70122
2118 Stephen Girard St	New Orleans	LA	70126
2119 Pelopidas St	New Orleans	LA	70122
2120 Stephen Girard St	New Orleans	LA	70122
2127 Mandolin St	New Orleans	LA	70122
2129 Mandolin St	New Orleans	LA	70122
2130 Stephen Girard St	New Orleans	LA	70122
2131 Mandolin St	New Orleans	LA	70122
2222 Odin St	New Orleans	LA	70122
2729 Valentine Ct	New Orleans	LA	70131
274 Nicklaus Dr	Slidell	LA	70458
3109 Daquin St	Jefferson	LA	70121
4100 Elysian Fields Ave	New Orleans	LA	70122
4132 Touro St	New Orleans	LA	70122
4201 Frenchmen St	New Orleans	LA	70122
4201 Touro St	New Orleans	LA	70122
4226 Touro St	New Orleans	LA	70122
4227 Touro St	New Orleans	LA	70122
4228 Frenchmen St	New Orleans	LA	70122
4228 Touro St	New Orleans	LA	70122
4230 Touro St	New Orleans	LA	70122
4231 Pauger St	New Orleans	LA	70122
4233 Pauger St	New Orleans	LA	70122

	4234 Touro St	New Orleans	LA	70122	
	4235 Pauger St	New Orleans	LA	70122	
	4235 Touro St	New Orleans	LA	70122	
	4236 Touro St	New Orleans	LA	70122	
	4237 Pauger St	New Orleans	LA	70122	
	4237 Touro St	New Orleans	LA	70122	
	4237 Touro St	New Orleans	LA	70122	
	4298 Elysian Fields Ave	New Orleans	LA	70122	
	4300 Frenchmen St	New Orleans	LA	70122	
	4300 Frenchmen St	New Orleans	LA	70122	
	4301 Touro St	New Orleans	LA	70122	
	4304 Touro St	New Orleans	LA	70122	
	4304 Touro St	New Orleans	LA	70122	
	4305 Touro St	New Orleans	LA	70122	
	4308 Frenchmen St	New Orleans	LA	70122	
	4315 Touro St	New Orleans	LA	70122	
	4316 Frenchman Street	New Orleans	LA	70122	
	4316 Frenchmen St	New Orleans	LA	70122	
	4316 Touro St	New Orleans	LA	70122	
	4316 Touro St	New Orleans	LA	70122	
	4317 Pauger St	New Orleans	LA	70122	
	4319 Frenchmen St	New Orleans	LA	70122	
	4321 Touro St	New Orleans	LA	70122	
	4322 Touro St	New Orleans	LA	70122	
	4323 Pauger St	New Orleans	LA	70122	
	4323 Touro St	New Orleans	LA	70122	
	4325 Touro St	New Orleans	LA	70122	
	4328 Touro St	New Orleans	LA	70122	
	4330 Frenchmen St	New Orleans	LA	70122	
	4331 Touro St	New Orleans	LA	70122	
	4331 Touro St	New Orleans	LA	70122	
	4334 Touro St	New Orleans	LA	70122	
	4350 Frenchman St	New Orleans	LA	70122	
	4350 Frenchmen St	New Orleans	LA	70122	
	4712 Taft Park	Metairie	LA	70002	
	5500 Prytania St PMB #401	New Orleans	LA	70115	
	5500 Prytania St PMB #440	New Orleans	LA	70115	
	5921 General Meyer	New Orleans	LA	70131	
	6142 Pratt Dr	New Orleans	LA	70122	
sciples of Judah of					
	6227 Saint Charles Ave	New Orleans	LA	70118	
ion	6227 St Charles Ave	New Orleans	LA	70118	
	6227 St Charles Ave	New Orleans	LA	70118	
	6227 St Charles Ave	New Orleans	LA	70118	
	639 Loyola Dr	New Orleans	LA	70113	
	7404 Sussex Pl	New Orleans	LA	70126	
	80585 Meadow Lark Loop	Bush	LA	70431	
	P O Box 2498	Slidell	LA	70459	

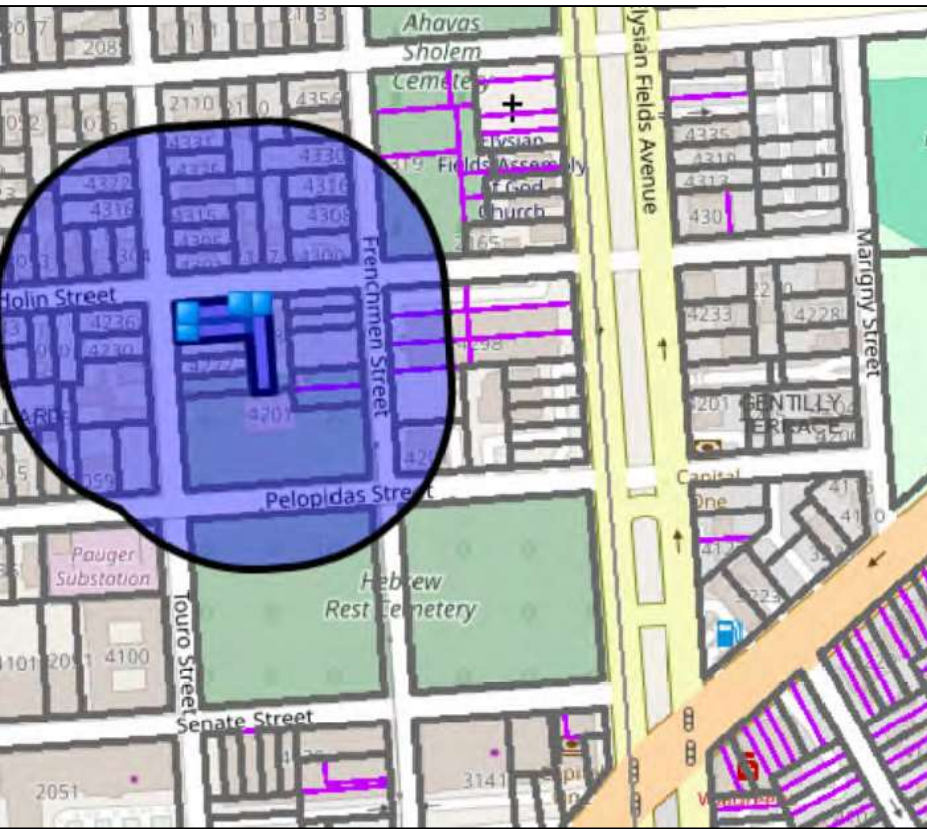
1300 Perdido St., Rm 2W20

New Orleans

LA

70112 [Eugene.Green@nola.gov](mailto:Eugene.Green@nola.gov)  
[7thwardassoc@gmail.com](mailto:7thwardassoc@gmail.com)  
[GHENA2B@yahoo.com](mailto:GHENA2B@yahoo.com)

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November 13, 2025

Dear Neighbor,

Please join Hebrew Rest Cemetery for a Neighborhood Participation Program (NPP) meeting regarding the properties at 2114-2116 Mandolin Street and 4235-4237 Touro Street.

**Date: Monday, December 8, 2025**

**Time: 4:00 p.m.**

**Location: Hebrew Rest Cemetery #3 (2101 Pelopidas St.)**

Hebrew Rest Cemetery would like to expand their existing cemetery. The hours of operation would remain the same, 8:30 a.m. to 5:00 p.m. Sunday through Friday and closed on Saturday. The site expansion includes, gravesites, sidewalks, a gazebo, and a restroom building. The proposed expansion has a combined area of approximately 17,100 square feet. Hebrew Rest has been operating this cemetery for well over 100 years and will continue to provide a safe, secure and clean facility including the proposed expansion.

2114-2116 Mandolin Street and 4235-4237 Touro Street are in an S-RS Suburban Single-Family Residential District, where a cemetery is not allowed, according to Article 13, Section 13.2 (Table 13-1) of the Comprehensive Zoning Ordinance. Therefore, we are requesting a zoning change from an S-RS Suburban Single-Family Residential District to an OS-N Neighborhood Open Space District to expand the existing cemetery and a possible conditional use, if needed, to permit expansion of the Hebrew Rest Cemetery. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

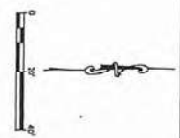
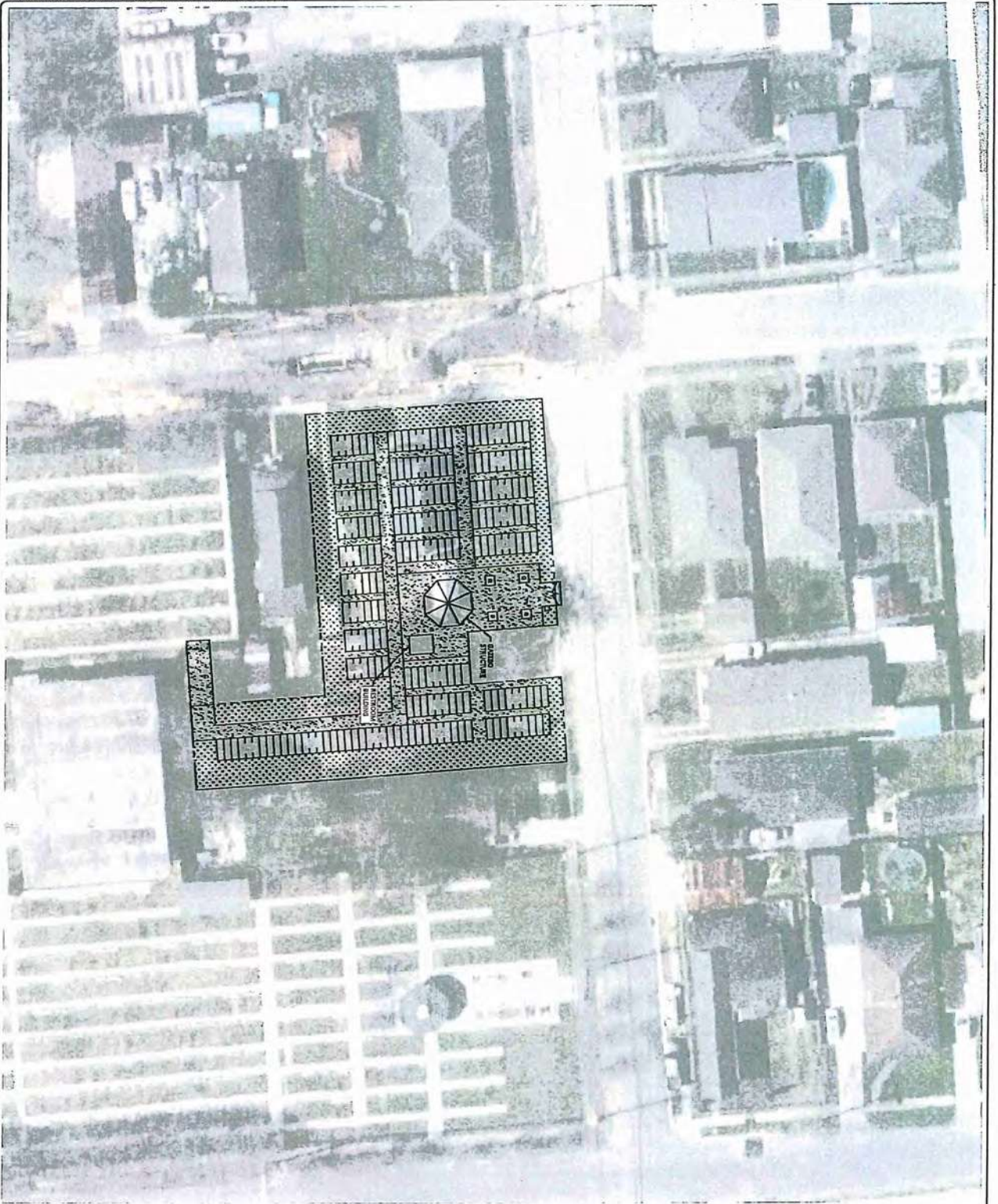
Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and email. I've enclosed a concept rendering of the cemetery expansion to give you a better idea of what we'd like to do. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on December 8th.

Sincerely,

James E. Powell, Jr., P.E., P.L.S.  
638 Village Lane N. Mandeville, LA 70471  
Epowell@kyleassociates.net, 985-727-9377, Ext.202

Enclosures



**EX.1.0**  
EXISTING

**Kyle Associates, LLC**  
 Planning Engineering and Landscape Architecture  
 638 Village Lane • Metairie, LA 70002 • 504.737.2677

STAMP

NO.	DATE	REVISIONS	APP'D

**HEBREW REST CEMETARY #4 EXPANSION**  
 TOURO STREET & MANDOLIN STREET  
 NEW ORLEANS, LA  
**SITE LAYOUT**

SCALE: (2500)	DESIGNED BY
1" = 20'	NBZ
SCALE: (1000)	DRAWN BY
1" = 40'	NBZ
DATE:	CHECKED BY
10.03.25	JEP
	JOB NO.
	25019

SCALE: (2500)  
 1" = 20'  
 SCALE: (1000)  
 1" = 40'  
 DATE: 10.03.25



**ZONING**

**Zoning District**  
S-RS

**Zoning Description**  
Suburban Single-Family Residential District (<http://czo.nola.gov/article-13/>)

**Uses**  
Permitted and Conditional Uses (<http://czo.nola.gov/article-13#13-2>)

**FUTURE LAND USE**

**Future Land Use**  
RSF-POST

**Future Land Use Description**  
Residential Single-Family Post-War (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

**OVERLAYS AND INTERIM ZONING DISTRICTS**

**Overlay / IZD Description**  
HUC Historic Urban Corridor Use Restriction Overlay District  
Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-5>)

**Overlay / IZD Description**  
EC Enhancement Corridor Design Overlay District  
Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-15>)

**Overlay / IZD Description**  
Non-Commercial Short Term Rental Special Exception Interim Zoning District  
Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-21>)

**Overlay / IZD Description**  
Customary Lodging Services Staffing Interim Zoning District  
Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-22>)

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

*Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.*



**City of New Orleans Property Viewer**  
**4235 TOURO ST, LA, 70122**



0 20 40ft

**PROPERTY INFORMATION**

**Building Number**  
**Unit Number**  
**Site Address**  
 4235 TOURO ST, LA, 70122  
**First Owner Name**  
 HEBREW RESTCEMETERY  
**Second Owner Name**  
**Mailing Address**  
 ASSOCIATION INC, 6227 ST CHARLES AVE  
**Mailing City**  
 NEW ORLEANS  
**Mailing State**  
 LA  
**Mailing Zip 5**  
 70118  
**Mailing Zip +4**  
 0000

**Use Code**  
**Property Description**  
 SQ 3038 LOT 9 TOURO 32X120 FR/SGLE 5/RMS A/R  
**GeoPIN**  
 41108491  
**Tax Bill ID**  
 37W500208  
**Lot**  
 9  
**Square**  
**BLOCK**  
 3038  
**PARID**  
 4235-TOUROST  
**Parcel Area (sq.ft.)**  
 3840  
**Parcel Dimensions (ft.)**  
 32x120

## ZONING

**Zoning District**  
S-RS

**Zoning Description**  
Suburban Single-Family Residential District (<http://czo.nola.gov/article-13/>)

**Uses**  
Permitted and Conditional Uses (<http://czo.nola.gov/article-13#13-2>)

## FUTURE LAND USE

**Future Land Use**  
RSF-POST

**Future Land Use Description**  
Residential Single-Family Post-War (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

## OVERLAYS AND INTERIM ZONING DISTRICTS

**Overlay / IZD Description**  
HUC Historic Urban Corridor Use Restriction Overlay District  
Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-5>)

**Overlay / IZD Description**  
EC Enhancement Corridor Design Overlay District  
Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-15>)

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Transient Lodging Interim Zoning District  
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**City of New Orleans Property Viewer**  
**4237 TOURO ST, LA, 70122**



**PROPERTY INFORMATION**

**Building Number**  
**Unit Number**  
**Site Address**  
 4237 TOURO ST, LA, 70122  
**First Owner Name**  
 HEBREW REST CEMETERY ASSOCIATION INC  
**Second Owner Name**  
**Mailing Address**  
 6227 ST CHARLES AVE  
**Mailing City**  
 NEW ORLEANS  
**Mailing State**  
 LA  
**Mailing Zip 5**  
 70118  
**Mailing Zip +4**  
**Use Code**

**Property Description**  
 SQ 3038 PT LOT 8 TOURO AND MANDOLIN 32X99 BR VENEER SGLE 7/RMS GAR A/R  
**GeoPIN**  
 41108490  
**Tax Bill ID**  
 37W500214  
**Lot**  
 8  
**Square**  
**BLOCK**  
 3038  
**PARID**  
 4237-TOUROST  
**Parcel Area (sq.ft.)**  
 3840  
**Parcel Dimensions (ft.)**  
 32x99

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**ZONING**

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**Zoning District**  
S-RS

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**Zoning Description**  
Suburban Single-Family Residential District (<http://czo.nola.gov/article-13/>)

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**Uses**  
Permitted and Conditional Uses (<http://czo.nola.gov/article-13#13-2>)

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**FUTURE LAND USE**

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**Future Land Use**  
RSF-POST

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**Future Land Use Description**  
Residential Single-Family Post-War (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

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**OVERLAYS AND INTERIM ZONING DISTRICTS**

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**Overlay / IZD Description**  
HUC Historic Urban Corridor Use Restriction Overlay District  
Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-5>)

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**Overlay / IZD Description**  
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Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-15>)

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**Overlay / IZD Description**  
Non-Commercial Short Term Rental Special Exception Interim Zoning District  
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**Overlay / IZD Description**  
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Visit City Planning's site to view the regulations of this Overlay. ([https://czo.nola.gov/czo/media/IZD/2025/M-25-530-\(SUBSTITUTE-MOTION\).pdf](https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf))

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**NPP MEETING COMMENT CARD**

DATE: Monday, December 8, 2025

NAME/ADDRESS OF PROJECT: Hebrew Rest Cemetery #4 Expansion,  
2101 Pelopidas St.

COMMENT/QUESTION:

Veronica A. Henry  
4301 Touro Street - 3ft from my driveway

CONTACT (OPTIONAL)

NAME: Veronica A. Henry

EMAIL: veronicahenry1964@gmail.com

ADDRESS: 4301 Touro St. UOCLA 70122

**NPP MEETING COMMENT CARD**

DATE: Monday, December 8, 2025

NAME/ADDRESS OF PROJECT: Hebrew Rest Cemetery #4 Expansion,  
2101 Pelopidas St.

COMMENT/QUESTION:

I would like a tree or bench honoring  
Monique Smith and her family. (RIP 3/10/2017)

CONTACT (OPTIONAL)

NAME: Shannon Shearer

EMAIL: shannonsrad@gmail.com

ADDRESS: 2061 Mandolin St

**From:** [Nicole Zeringue](mailto:Nicole.Zeringue)  
**To:** ["Eugene.Green@nola.gov"](mailto:Eugene.Green@nola.gov)  
**Cc:** ["cpcinfo@nola.gov"](mailto:cpcinfo@nola.gov)  
**Subject:** FW: NPP Meeting - Hebrew Rest Cemetery Expansion  
**Date:** Thursday, November 13, 2025 4:55:00 PM  
**Attachments:** [NPP LETTER MEETING PACKET.pdf](#)

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Mr. Green,

Attached are a letter and information regarding a Neighborhood Participation Program (NPP) meeting regarding Hebrew Rest Cemetery property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. A hard copy has been mailed to your office. Please let me know if you have any questions.

Thanks,

Nicole Zeringue  
Kyle Associates, LLC  
638 Village Lane North  
Mandeville, LA. 70471  
O (985) 727-9377 Ext. 217  
C (504) 453-5107  
[nzeringue@kyleassociates.net](mailto:nzeringue@kyleassociates.net)



**From:** [Nicole Zeringue](mailto:Nicole.Zeringue@kyleassociates.net)  
**To:** ["7thwardassoc@gmail.com"](mailto:7thwardassoc@gmail.com)  
**Cc:** ["cpcinfo@nola.gov"](mailto:cpcinfo@nola.gov)  
**Subject:** FW: NPP Meeting - Hebrew Rest Cemetery Expansion  
**Date:** Thursday, November 13, 2025 4:55:00 PM  
**Attachments:** [NPP LETTER MEETING PACKET.pdf](#)

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Seventh Ward Neighborhood Association,

Attached are a letter and information regarding a Neighborhood Participation Program (NPP) meeting regarding Hebrew Rest Cemetery property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. A hard copy has been mailed to your office. Please let me know if you have any questions.

Thanks,

Nicole Zeringue  
Kyle Associates, LLC  
638 Village Lane North  
Mandeville, LA. 70471  
O (985) 727-9377 Ext. 217  
C (504) 453-5107  
[nzeringue@kyleassociates.net](mailto:nzeringue@kyleassociates.net)



**From:** [Nicole Zeringue](#)  
**To:** ["GHENA2B@yahoo.com"](mailto:GHENA2B@yahoo.com)  
**Cc:** ["cpcinfo@nola.gov"](mailto:cpcinfo@nola.gov)  
**Subject:** NPP Meeting - Hebrew Rest Cemetery Expansion  
**Date:** Thursday, November 13, 2025 4:56:00 PM  
**Attachments:** [NPP LETTER MEETING PACKET.pdf](#)

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Gentilly Heights East Neighborhood Association,

Attached are a letter and information regarding a Neighborhood Participation Program (NPP) meeting regarding Hebrew Rest Cemetery property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. A hard copy has been mailed to your office. Please let me know if you have any questions.

Thanks,

Nicole Zeringue  
Kyle Associates, LLC  
638 Village Lane North  
Mandeville, LA. 70471  
O (985) 727-9377 Ext. 217  
C (504) 453-5107  
[nzeringue@kyleassociates.net](mailto:nzeringue@kyleassociates.net)



# NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Monday, December 8, 2025

Meeting Location: Hebrew Rest Cemetery # 3, 2101 Pelopidas St.

Project Name/Address: Hebrew Rest Cemetery #4 Expansion

Name	Organization	Address	City/State/Zip	Phone Number
Kaitlin Payne		2118 Mandolin St	NOLA 70122	(504) 432-9607
Kenneth Thomas		2118 Mandolin St	nolia 70122	(985) 778-9722
Veronica A. Henry		4301 Town St.	NO LA 70122	504-478-2536
Cynthia E. Washington	Homeowner	4231-33. Panger	NOLA 70122	70122 985
Shannon Shearer	shannonsrad@gmail.com	2061 Mandolin St.	New Orleans 70122	360-610-1124
Susan Simon	Hebrew Rest	sgsimon@hotmail.com		504 453-7088
MIKE FOGARTY	HEBREW REST	MFOGARTY80626@ML.COM		504 858-9710
CLIFF KERN	HEBREW REST	6227 ST CHARLET AVE	N.O. LA	504-615-7207
MARIE WALLFISCH	Hebrew Rest	128 Convent Ave	NOLA 70124	504 452-3478
ROBERT KUTIN	HEBREW REST	9409 SARA CT.	RIVER RIDGE	504-733-5000
ANDREW POLMER	APOLMER@NOA & AACA	5935 Annunciation	N.O.	504-432-5431



Name
Sheng Qiu
Domingue LLC
Asha Ganpat
4321 Touro Street LLC
Cynthia A Bland
Pelican Real Property LLC
Gary Davis
Larry Ferguson
Felton M Jr Bailey
Clemel Brock
Current Resident
Current Resident
Agnes P Laurent
Wanda P Dozier
Current Resident
Current Resident
Robert Jr Britton
Current Resident
Current Resident
Pierre G Cournet
Pierre G Jr Cournet
Current Resident
Current Resident
Current Resident
William C Boughan
Current Resident
Delery Ferdinand 3
Current Resident
Palmer D Newman
Current Resident
Jerlean Chatard McCarthy
Current Resident
Shannon M Shearer
Kennor Kentrell Harrison
Sean I Watters
Ernest M Harding
Current Resident
Current Resident
Spearman Brenda J Collins
Current Resident
Novia Lee H Williams
Deidre M Knight
Melissa E Tyler
N O Branch 124 National Asoc Of Letter Carrier Inc
Current Resident

Clara J Davis
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Thomas Kenneth O Jr
Current Resident
Kenji L Hayes
Current Resident
Derbigny Kevin Joseph Jr
Current Resident
Leslie Lazard
Delphine A Butler
Current Resident
Darrinton L Moncrieffe
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Diaz Rosa I Diaz
Dillard University
Crispino Vincent DI
Joseph D Catalano
Crescent Moon Investments LLC
John G Darensbourg
Current Resident
Current Resident
Housing Authority of New Orleans
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
N O Branch 124 National Asoc of Letter Carrier Inc
Warren Buggage
Cangelosi Glen C
Current Resident
Primas Jr Jagers
Current Resident
Current Resident
Current Resident
Current Resident
Singleton Edward Shelly Jr

Current Resident
Current Resident
Current Resident
Guesnon Edward J Jr Guesnon Zandra S
Current Resident
Tamara Bazanac
Broussard Bertrand J Jr
Current Resident
Current Resident
Current Resident
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Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Tierra Boyd
Peralta Donald John Jr
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Russell Jr Plessy
Russell A Jr Plessy
4298 Partners L Rlife
Current Resident
Thomas E IV Keelen
Thomas E Keelen
Current Resident
Veronica A Henry
Current Resident
Current Resident
Phu0ng V Cuu Thi Tran VU
Smith Samuel Alcide Jr
Travis M Galbreth
Truehill Albert Jr
Current Resident
Emile R III Hall
Current Resident
Current Resident
Terrell J Bordenave
Current Resident
Current Resident
Current Resident

Current Resident
Current Resident
Melanie Scott
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Landries Dwayne Jackson
Current Resident
Current Resident
Jasmin Williams
Current Resident
Jeremiah Mccormick
Austin Spooner
Brian S Miller
Delaune Eric Paul
Current Resident
Janice S Dillon
Jo Ann G Duvernay
Current Resident
Christian Centre Metropolitan
Glendon G Mckinney
Current Resident
Trevor Douglass Blackwell
Current Resident
Current Resident
Leigh Anne Riddell
Elissa B Lesassier
Current Resident
Terry H Weaver
Darlean Temple
Lawrence Johnson
Chevonne A Carr
Eloise C Colly
Current Resident
Current Resident
Gary A Jr Thomas
Current Resident
Sherrie R Galatas
Billy And Cindy LLC
Frank5 Associates LLC
Stephen L Tubre
Larry A Meyers
Pushing Keys LLC
A Way of Life LLC
Congregation of The Gates of Mercy Temple

Temple Sinai And Touro Synagogue Congregation
Hebrew Rest Cemetery Association Inc
Congregation Beth Israel of New Orleans
Ronald Washington
Cynthia E Barnes
Cynthia R Chester
Gentilly Shopping Center LLC
Millon Keisha
Junius G Jr Smith C/O Junius G Smith-(Heir)
Peralta Donald John Jr C/O Uscs Capital LLC
Hingle Tamara C/O Uscs Capital LLC
Paul S Raymond ET Al
Lindell Bec Cecil ET Al
Donna M Brown ET Al
Claude J Davis ET Al
Aloma E Washington ET Al
Collins Clem Jr ET Al C/O Carlos Aguilar
Jullie Gosin ET Als
Fascio Lionel II ET Als C/O Black Bear 24 LLC
Jamie C Colly ET Als
Louis C III Rivarde ET Als/ Marilyn A Rivarde ( Usufruct )
Patricia T Hatheway Etal
Richard Jr Toups Etal C/O Denise Segner
Harris Cherie C Etals
Beverly Mastio Wellmeyer Etals
Mekico J Serino Ms Patricia James
Talitha Harding
Quentin Jr Quinette
Entergy New Orleans Inc Property Tax Dept
Gentilly Heights East Neighborhood Association/Daniel Kiper
Seventh Ward Neighborhood Association/Dr. Mona Lisa Saloy

Mailing Address	Mailing City	Mailing St
11513 National Blvd	Los Angeles	CA
130 E Greenbrier Dr	New Orleans	LA
1312 Dauphine St	New Orleans	LA
1318 Crescent Dr	New Orleans	LA
152 Cameron Dr	Gretna	LA
1887 Whitney Mesa Dr #8676	Henderson	NV
1957 Lombard St	New Orleans	LA
2010 Mandolin St	New Orleans	LA
2011 Mandolin St	New Orleans	LA
2017 Mandolin St	New Orleans	LA
2018 Mandolin St	New Orleans	LA
2018 Stephen Girard St	New Orleans	LA
2019 Pelopidas St	New Orleans	LA
2021 Mandolin St	New Orleans	LA
2022 Stephen Girard St	New Orleans	LA
2027 Stephen Girard St	New Orleans	LA
2044 Stephen Girard	New Orleans	LA
2044 Stephen Girard St	New Orleans	LA
2045 Mandolin St	New Orleans	LA
2045 Pelopidas St	New Orleans	LA
2045 Pelopidas St	New Orleans	LA
2046 Pelopidas St	New Orleans	LA
2047 Pelopidas St	New Orleans	LA
2048 Pelopidas St	New Orleans	LA
2049 Pelopidas St	New Orleans	LA
2051 Pelopidas St	New Orleans	LA
2052 Stephen Girard St	New Orleans	LA
2053 Mandolin St	New Orleans	LA
2057 Stephen Girard St	New Orleans	LA
2059 Pelopidas St	New Orleans	LA
2059 Stephen Girard St	New Orleans	LA
2060 Stephen Girard St	New Orleans	LA
2061 Mandolin St	New Orleans	LA
2061 Pelopidas St	New Orleans	LA
2068 Stephen Girard St	New Orleans	LA
2069 Mandolin St	New Orleans	LA
2073 Pelopidas St	New Orleans	LA
2075 Pelopidas St	New Orleans	LA
2076 Stephen Girard St	New Orleans	LA
2077 Mandolin St	New Orleans	LA
2085 Stephen Girard St	New Orleans	LA
2090 Mandolin St	New Orleans	LA
2103 Stephen Girard St	New Orleans	LA
2104 N Claiborne Ave	New Orleans	LA
2110 Mandolin St	New Orleans	LA

2110 Stephen Girard St	New Orleans	LA
2111 Stephen Girard St	New Orleans	LA
2112 Stephen Girard St	New Orleans	LA
2114 Mandolin St	New Orleans	LA
2116 Mandolin St	New Orleans	LA
2117 Mandolin St	New Orleans	LA
2118 Mandolin St	New Orleans	LA
2118 Mandolin St	New Orleans	LA
2118 Stephen Girard St	New Orleans	LA
2119 Pelopidas St	New Orleans	LA
2119 Stephen Girard St	New Orleans	LA
2120 Stephen Girard St	New Orleans	LA
2127 Mandolin St	New Orleans	LA
2127 Stephen Girard St	New Orleans	LA
2129 Mandolin St	New Orleans	LA
2130 Stephen Girard St	New Orleans	LA
2131 Mandolin St	New Orleans	LA
2135 Stephen Girard St	New Orleans	LA
2143 Stephen Girard St	New Orleans	LA
2151 Stephen Girard St	New Orleans	LA
2165 Mandolin St	New Orleans	LA
2222 Odin St	New Orleans	LA
2601 Gentilly Blvd	New Orleans	LA
274 Nicklaus Dr	Slidell	LA
3109 Daquin St	Jefferson	LA
3317 N I-10 Service Rd W	Metairie	LA
3406 Senova Dr	Pearland	TX
4035 Touro St	New Orleans	LA
4100 Elysian Fields Ave	New Orleans	LA
4100 Touro St	New Orleans	LA
4101 Norman Mayer Ave	New Orleans	LA
4101 Norman Mayer Ave EVC	New Orleans	LA
4101 Norman Mayer Ave FIRE PUMP	New Orleans	LA
4101 Pauger St	New Orleans	LA
4132 Touro St	New Orleans	LA
4133 Pauger St	New Orleans	LA
4135 Pauger St	New Orleans	LA
4200 Elysian Fields Ave	New Orleans	LA
4200 Pauger St	New Orleans	LA
4201 Frenchmen St	New Orleans	LA
4201 Saint Anthony Ave	New Orleans	LA
4201 St Anthony Ave	New Orleans	LA
4201 Touro St	New Orleans	LA
4203 Saint Anthony Ave	New Orleans	LA
4204 Pauger St	New Orleans	LA
4205 Saint Anthony Ave	New Orleans	LA
4205 St Anthony Ave	New Orleans	LA

4206 Pauger St	New Orleans	LA
4212 Pauger St	New Orleans	LA
4213 Saint Anthony Ave	New Orleans	LA
4214 Pauger St	New Orleans	LA
4215 Saint Anthony Ave	New Orleans	LA
4215 St Anthony Ave	New Orleans	LA
4218 Pauger St	New Orleans	LA
4221 Saint Anthony Ave	New Orleans	LA
4223 Saint Anthony Ave	New Orleans	LA
4226 Touro St	New Orleans	LA
4227 Touro St	New Orleans	LA
4228 Frenchmen St	New Orleans	LA
4228 Touro St	New Orleans	LA
4230 Pauger St	New Orleans	LA
4230 Touro St	New Orleans	LA
4231 Pauger St	New Orleans	LA
4232 Pauger St	New Orleans	LA
4233 Pauger St	New Orleans	LA
4234 Pauger St	New Orleans	LA
4234 Touro St	New Orleans	LA
4235 Pauger St	New Orleans	LA
4235 Touro St	New Orleans	LA
4236 Touro St	New Orleans	LA
4237 Pauger St	New Orleans	LA
4237 Touro St	New Orleans	LA
4240 Pauger St	New Orleans	LA
4240 Pauger St	New Orleans	LA
4298 Elysian Fields Ave	New Orleans	LA
4300 Elysian Fields Ave	New Orleans	LA
4300 Frenchmen St	New Orleans	LA
4300 Frenchmen St	New Orleans	LA
4300 Pauger St	New Orleans	LA
4301 Touro St	New Orleans	LA
4304 Pauger St	New Orleans	LA
4304 Touro St	New Orleans	LA
4305 Pauger St	New Orleans	LA
4305 Touro St	New Orleans	LA
4308 Frenchmen St	New Orleans	LA
4308 Pauger St	New Orleans	LA
4310 Elysian Fields Ave	New Orleans	LA
4312 Pauger St	New Orleans	LA
4313 Saint Anthony Ave	New Orleans	LA
4314 Elysian Fields Ave	New Orleans	LA
4315 Touro St	New Orleans	LA
4316 Frenchmen St	New Orleans	LA
4316 Pauger St	New Orleans	LA
4316 Touro St	New Orleans	LA

4317 Pauger St	New Orleans	LA
4317 Saint Anthony Ave	New Orleans	LA
4317 St Anthony Ave	New Orleans	LA
4319 Frenchmen St	New Orleans	LA
4320 Elysian Fields Ave	New Orleans	LA
4320 Pauger St	New Orleans	LA
4321 Touro St	New Orleans	LA
4322 Elysian Fields Ave	New Orleans	LA
4322 Touro St	New Orleans	LA
4323 Pauger St	New Orleans	LA
4323 Touro St	New Orleans	LA
4324 Pauger St	New Orleans	LA
4325 Touro St	New Orleans	LA
4328 Pauger St	New Orleans	LA
4328 Touro St	New Orleans	LA
4329 Pauger St	New Orleans	LA
4330 Frenchmen St	New Orleans	LA
4331 Touro St	New Orleans	LA
4334 Touro St	New Orleans	LA
4335 Pauger St	New Orleans	LA
4336 Elysian Fields Ave	New Orleans	LA
4338 Elysian Fields Ave	New Orleans	LA
4350 Frenchman St	New Orleans	LA
4350 Frenchmen St	New Orleans	LA
4356 Frenchmen St	New Orleans	LA
4400 Elysian Fields Ave	New Orleans	LA
4403 Pauger St	New Orleans	LA
4404 Frenchmen St	New Orleans	LA
4405 Touro St	New Orleans	LA
4406 Touro St	New Orleans	LA
4411 Pauger St	New Orleans	LA
4412 Annette St	New Orleans	LA
4416 Touro St	New Orleans	LA
4417 Pauger St	New Orleans	LA
4420 Touro St	New Orleans	LA
4422 Touro St	New Orleans	LA
4423 Pauger St	New Orleans	LA
4424 Frenchmen St	New Orleans	LA
4425 Touro St	New Orleans	LA
4637 Mandeville St	New Orleans	LA
4712 Taft Park	Metairie	LA
4969 Buena Vis	Frisco	TX
5001 Bancroft Dr	New Orleans	LA
5181 Elysian Fields Ave	New Orleans	LA
5921 General Meyer	New Orleans	LA
6142 Pratt Dr	New Orleans	LA
6227 Saint Charles Ave	New Orleans	LA

6227 St Charles Ave	New Orleans	LA
6227 St Charles Ave	New Orleans	LA
6227 St Charles Ave	New Orleans	LA
7365 Perth St	New Orleans	LA
7404 Sussex Pl	New Orleans	LA
80585 Meadow Lark Loop	Bush	LA
8522 Broadway Ste 209 Bldg	San Antonio	TX
940 Atlantic Avenue	Brooklyn	NY
4313 St Anthony AV	New Orleans	LA
5500 Prytania St PMB #440	New Orleans	LA
5500 Prytania St Pmb#401	New Orleans	LA
3030 Frenchmen St	New Orleans	LA
4316 Frenchman Street	New Orleans	LA
4316 Touro St	New Orleans	LA
4331 Touro St	New Orleans	LA
4423 Pauger St	New Orleans	LA
4316 Pauger St	New Orleans	LA
4304 Touro St	New Orleans	LA
P O Box 532154	Atlanta	GA
P O Box 1274	Boutte	LA
2111 Stephen Girard St	New Orleans	LA
4237 Touro St	New Orleans	LA
1482 Broadmoor Dr	Slidell	LA
1114 Mary Kevin Dr	Slidell	LA
4425 Touro St	New Orleans	LA
2729 Valentine Ct	New Orleans	LA
P O Box 2498	Slidell	LA
P O Box 154	Metairie	LA
639 Loyola Dr	New Orleans	LA
4611 Touro St.	New Orleans	LA
1910 Urquhart St	New Orleans	LA









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70122
70122
70458
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70116

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**Zone Docket:045/26**

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**From** S. Williams <sw.lookup@gmail.com>  
**Date** Mon 4/13/2026 10:25 AM  
**To** CPCINFO <CPCINFO@nola.gov>  
**Cc** chatwaeya@yahoo.com <chatwaeya@yahoo.com>

To the concerned],

Thank you for the opportunity to provide comments on the proposed zoning changes in our neighborhood.

Regarding docket #045/26, we firmly oppose any changes to the existing zoning and do not support further expansion plans. There is an urgent need to sustain our community and prevent the erosion of our cultural fabric. We are already surrounded by commercial and private developments that lack a vested interest in the local population. Our families deserve the opportunity to secure housing and grow within this community for future generations.

If we continue to allow our neighborhoods to be displaced by unfair zoning and restructuring, the character of our community will be lost. We urge you to protect the Gentilly corridor and help us maintain a family-first environment where future generations of New Orleanians can thrive.

Please be our voice and champion the families who have lived here for decades. We ask that you vote NO on the proposal to change the zoning of our community and vote NO on docket #045/26.

Thank you,

Mr. Steve Williams

# City Planning Commission Speaker Card

9

Date: 04.28.26

I would like to speak regarding CPC Docket: 045/26

## IN SUPPORT

Name: EDDIE POWELL

Address: 638 VILLAGE LN N., MANDEVILLE LA 70471

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: 