

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission
Staff Report
Tuesday, February 10, 2026

Zoning Docket 013-26

Prepared by: Bria Dixon

Date: February 13, 2026

Deadline for CPC action: April 11, 2026

CC Deadline: 60 days from receipt

City Council District: B - Harris

Applicant(s): PJS Investments, LLC

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

Property description: Square 506, Lots 13 and 14, in the First Municipal District, bounded by Erato Street, South Gayoso Street, South Salcedo Street, and Thalia Street

Municipal Address: 4200 Erato Street

Description

Zoning Docket 013/26 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 Erato Street and South Gayoso Street in a HU-RD2 Historic Urban Two-Family Residential District, formerly operated as a candy store is an existing mixed-used structure. The single-story commercial unit, which is approximately 763 square feet, has been vacant since a fire damaged the adjoining residential unit. Sanborn Maps between 1940 and 1994 show that the corner side, commercial portion of the mixed-used structure was consistently classified as a store and has remained unchanged in size, location, or orientation.

As designed, the building will maintain its historic footprint, and the applicant proposes to continue its operation as a neighborhood commercial establishment, Candy Grapes, which retails specialty snacks and

refreshments. The new commercial use requires a conditional use as the site is located in an HU-RD2 Historic Urban Two-Family Residential District.

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 1940, 1951 1983, and 1994 Sanborn Maps, the structure has historically been a retail 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 entrances oriented to the street and storefront windows along the first floor.	Compliant. The structures rests on a corner lot and is built to 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 approximate gross square footage is less than 800 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-B1A	Subject to final review by Department of

District.	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**, retail goods establishments require 1 bicycle parking per 5,000 square feet and 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 used to permit a very narrow range of small commercial uses. Given the historical development pattern of neighborhood throughout the city, the neighborhood commercial establishment use designation can be used as an alternative to a conventional 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 as it would restore commercial use to a historic structure that was not built for residential purposes. In reviewing previous imagery and City records, the structure appears to have gone unused for several years and thus could not seek a nonconforming use to resume or continue commercial operations. Thus, the restoration of this non-residential structure and its associated repairs is considered a reinvestment not only in the structure itself, but the quality of life for residents of surrounding properties.

Compared to its previous vacant status, the proposed use of the site, particularly its commercial use, would generate increased traffic and generalized activity. However, the range of commercial uses allowed under the neighborhood commercial establishment classification is so low in intensity that any land use impact would likely be minimal and not significantly impactful upon surrounding properties. All things considered, the positive impact 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 Low Density Pre-War." The goal, range of uses, and development character for that designation are copied below.

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as

long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

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 businesses to be reestablished in non-residential structures.

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 mixed with detached single-family dwellings. 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 current 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 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 also 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 neighborhood serving commercial uses and is unlikely to have detrimental impacts on surrounding properties.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 013/26 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 (February 10, 2026)

The staff summarized the application and presented its recommendation for approval. The Commission received public comment from the applicant's representative who spoke in support of the request. There

was no opposition. Commissioner Flick made a motion to approve the application as recommended by the staff. Commission Kepper seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 013/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO THREE (3) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

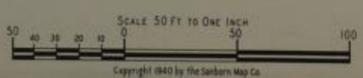
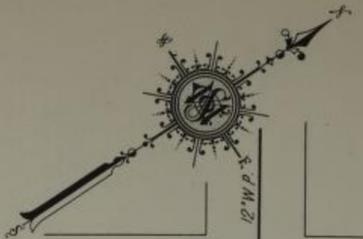
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YEAS: Flick, Kepper, Poché, Steeg, Stewart, Witry

NAYS: None

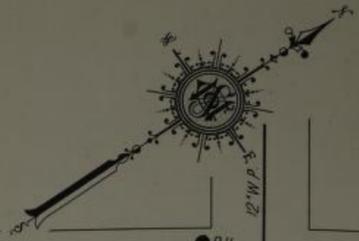
ABSENT: Jordan



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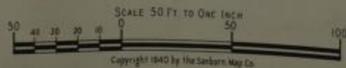
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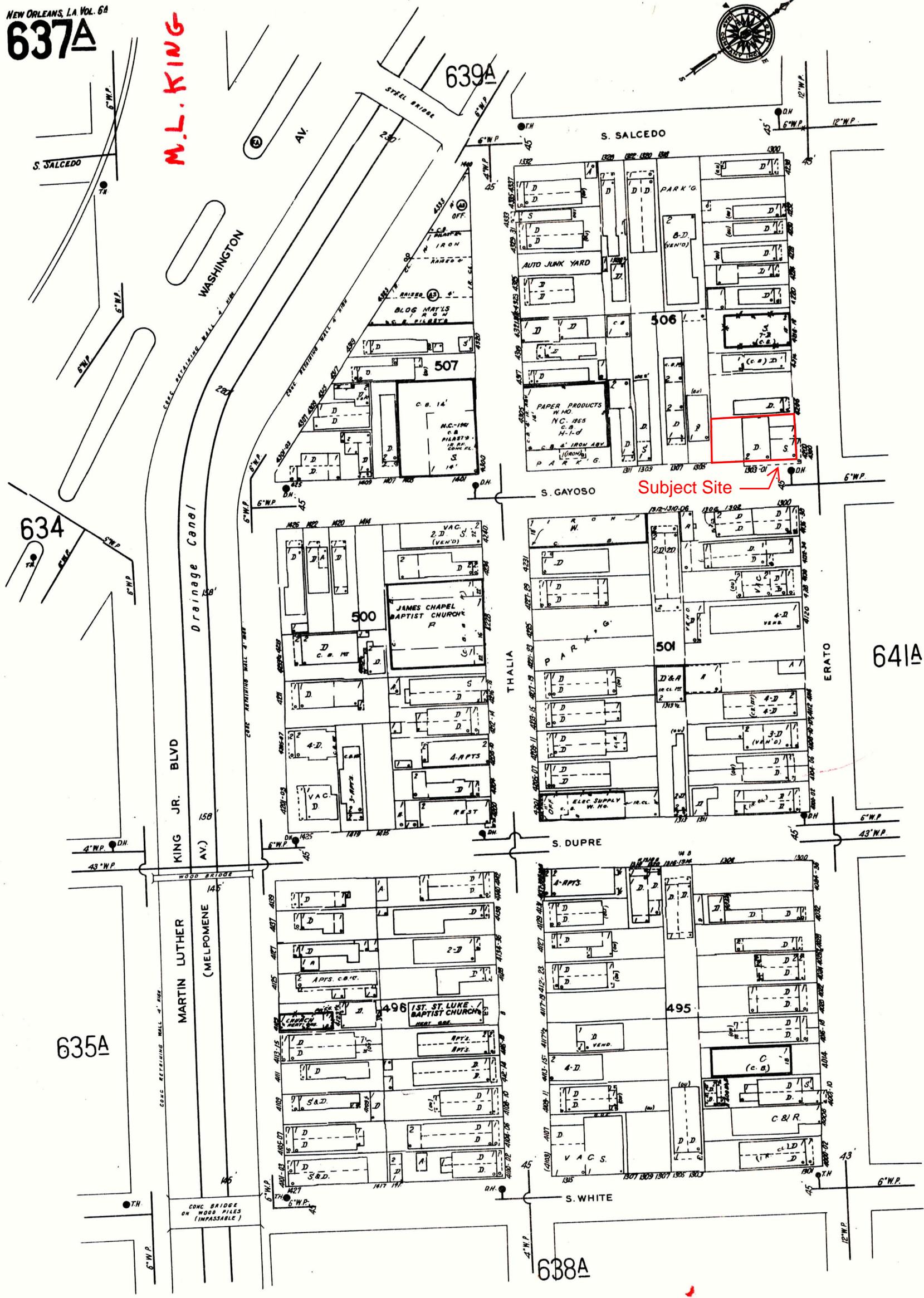
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M.L. KING

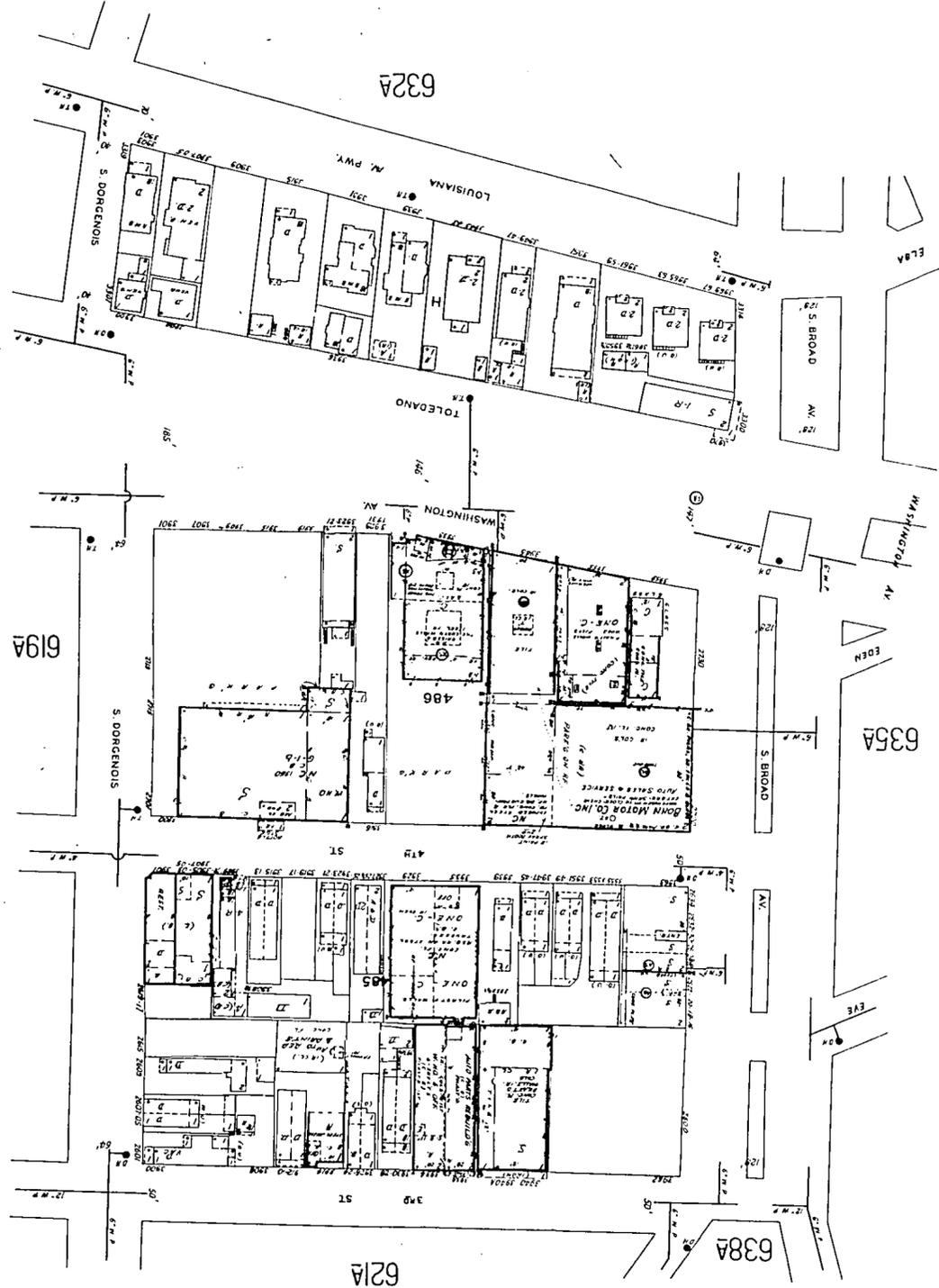


Subject Site

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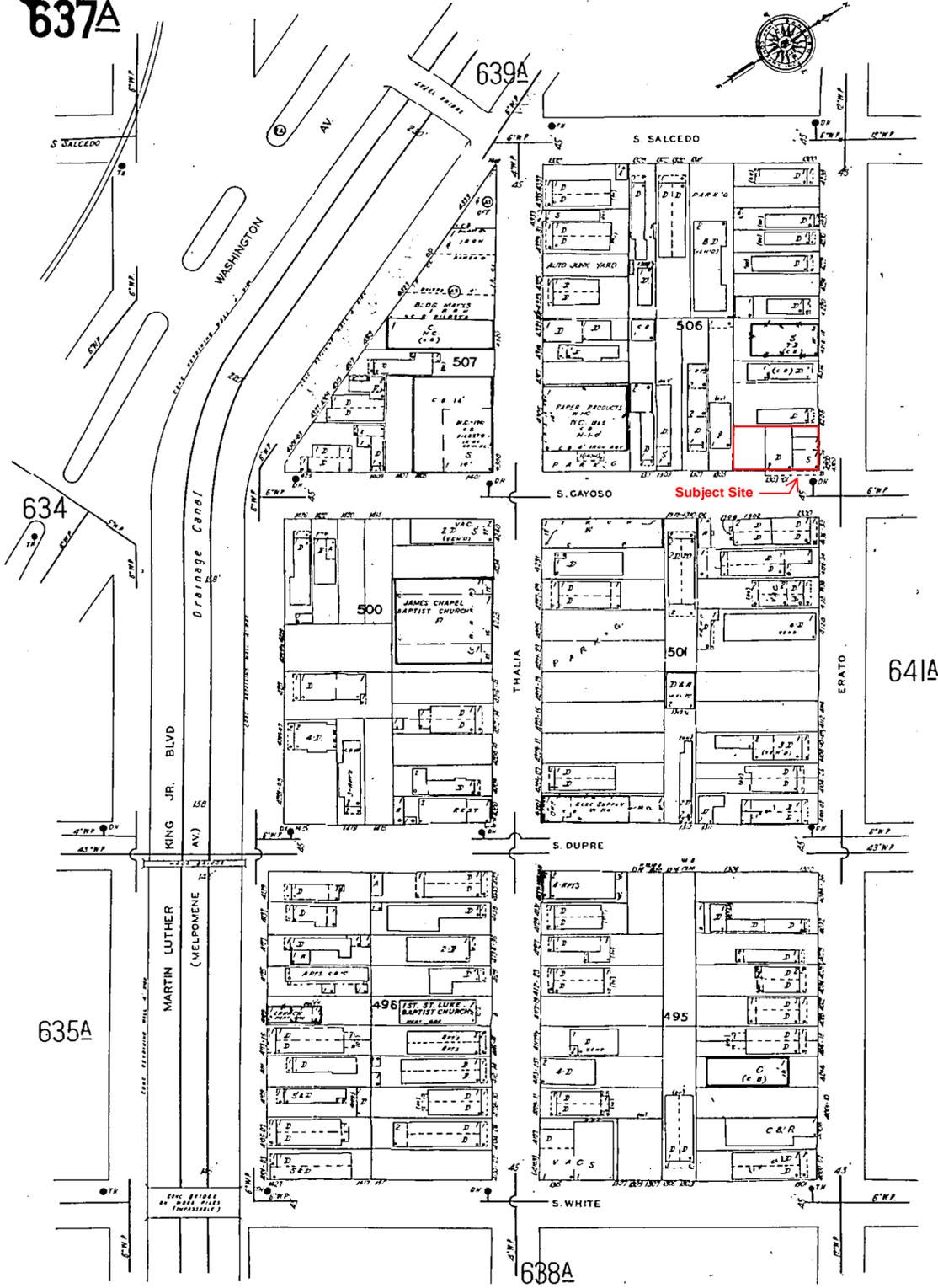


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NEW ORLEANS, LA VOL. 54
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ORLEANS, LA VOL. 61
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COPYRIGHT SANDRAN MAP COMPANY, INC.

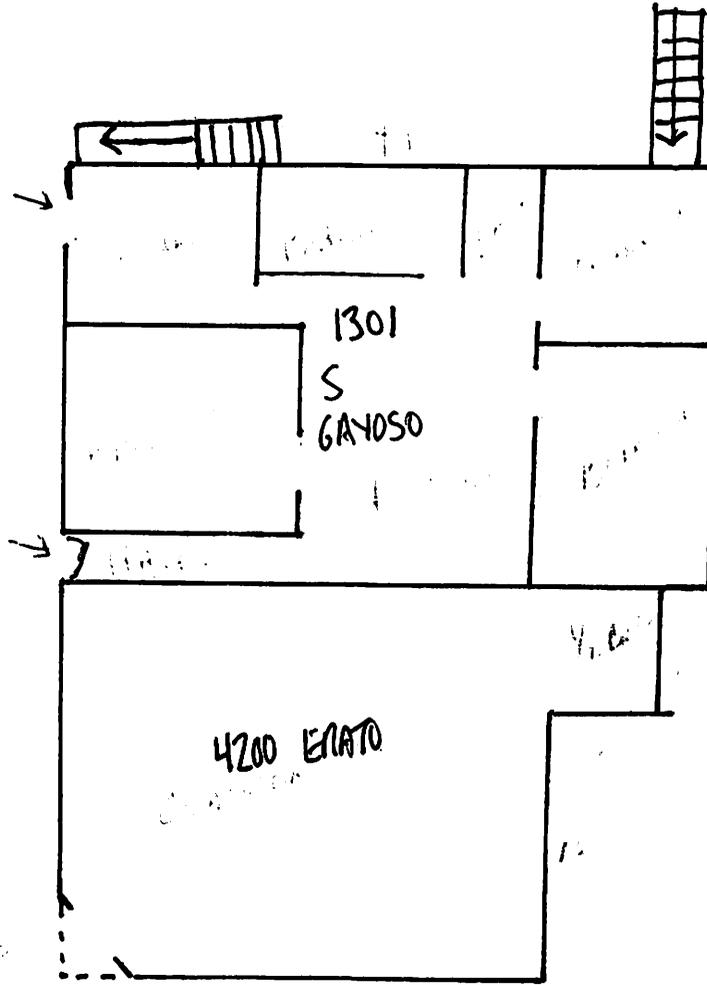
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4200 ERATO ST.

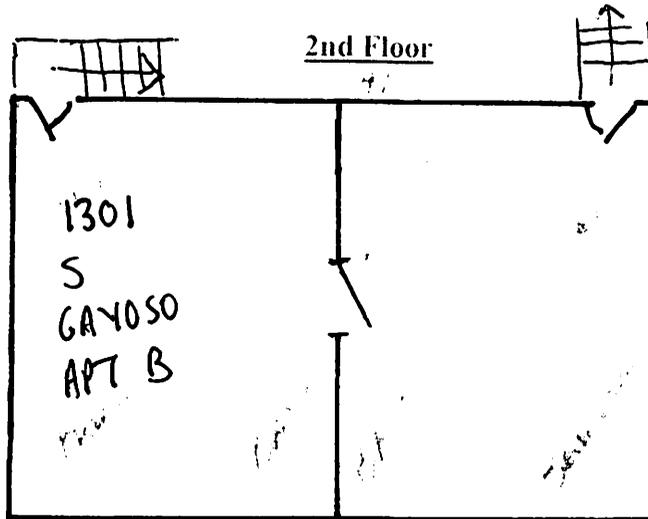
Floor Sketch (Not to scale)

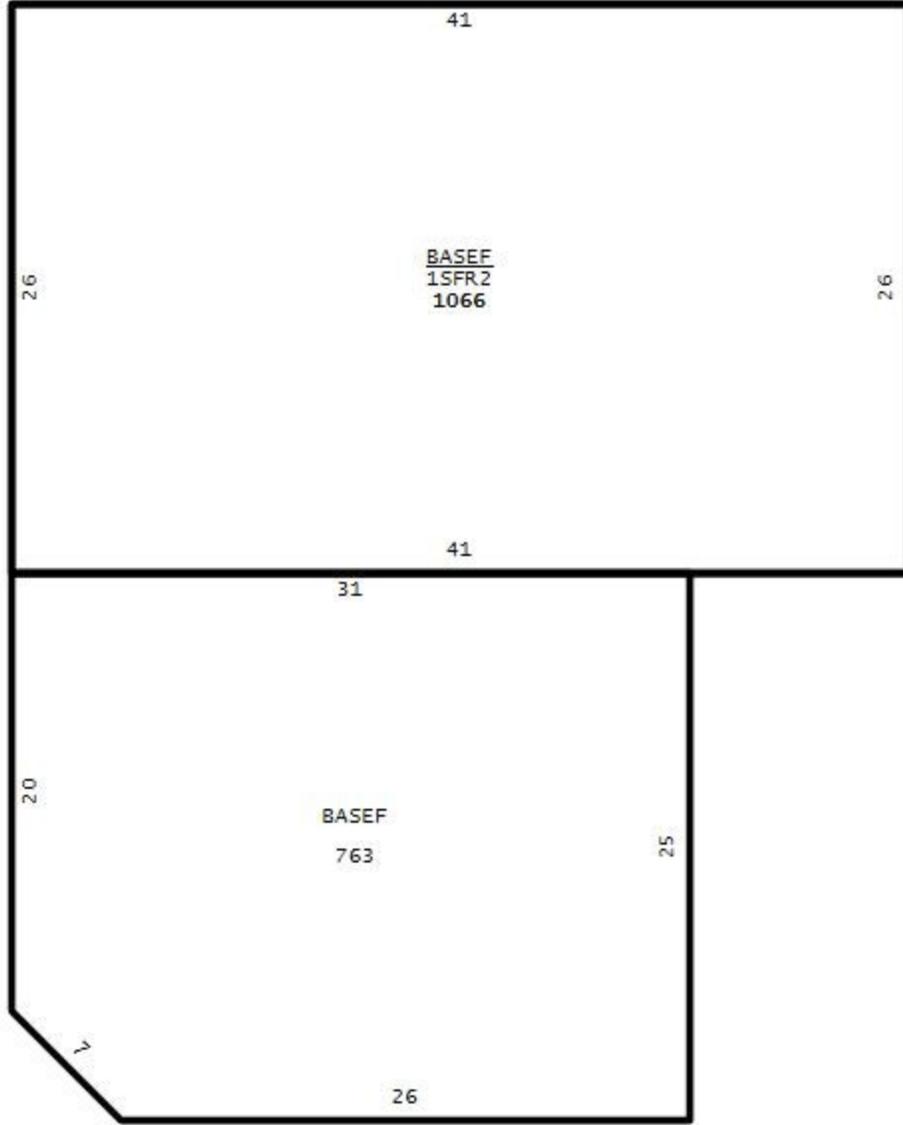
1st Floor

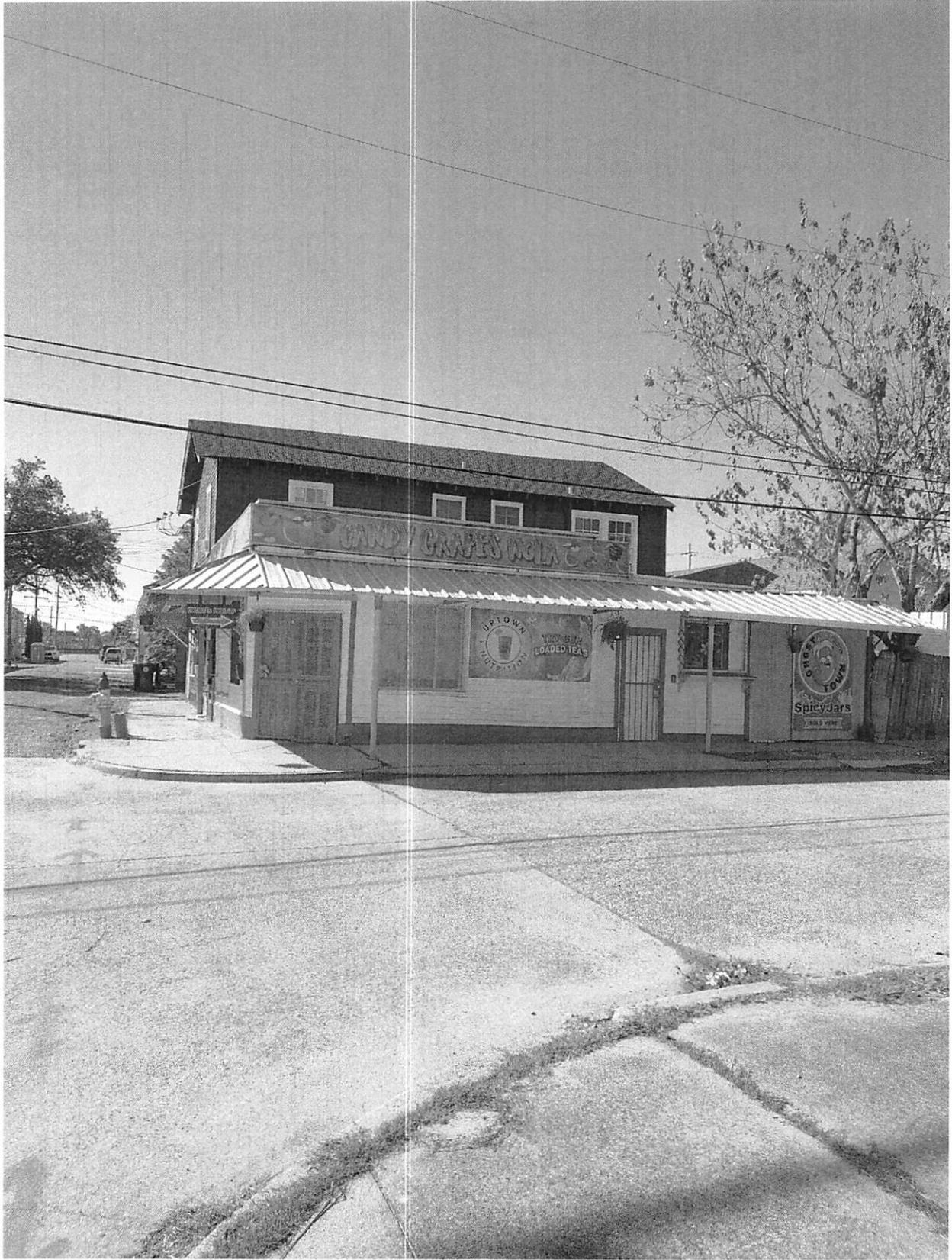
NO CHANGE IN USE
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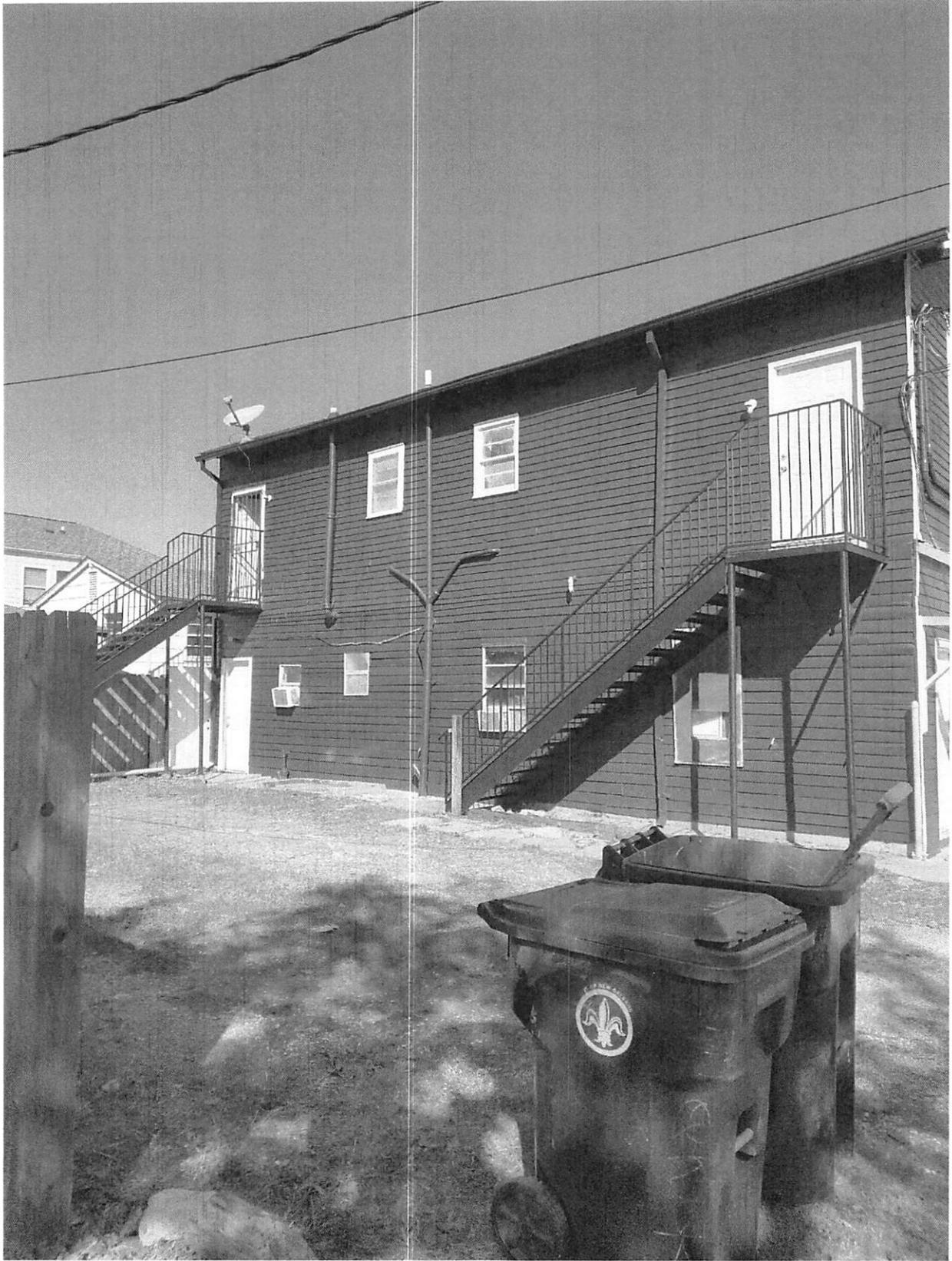
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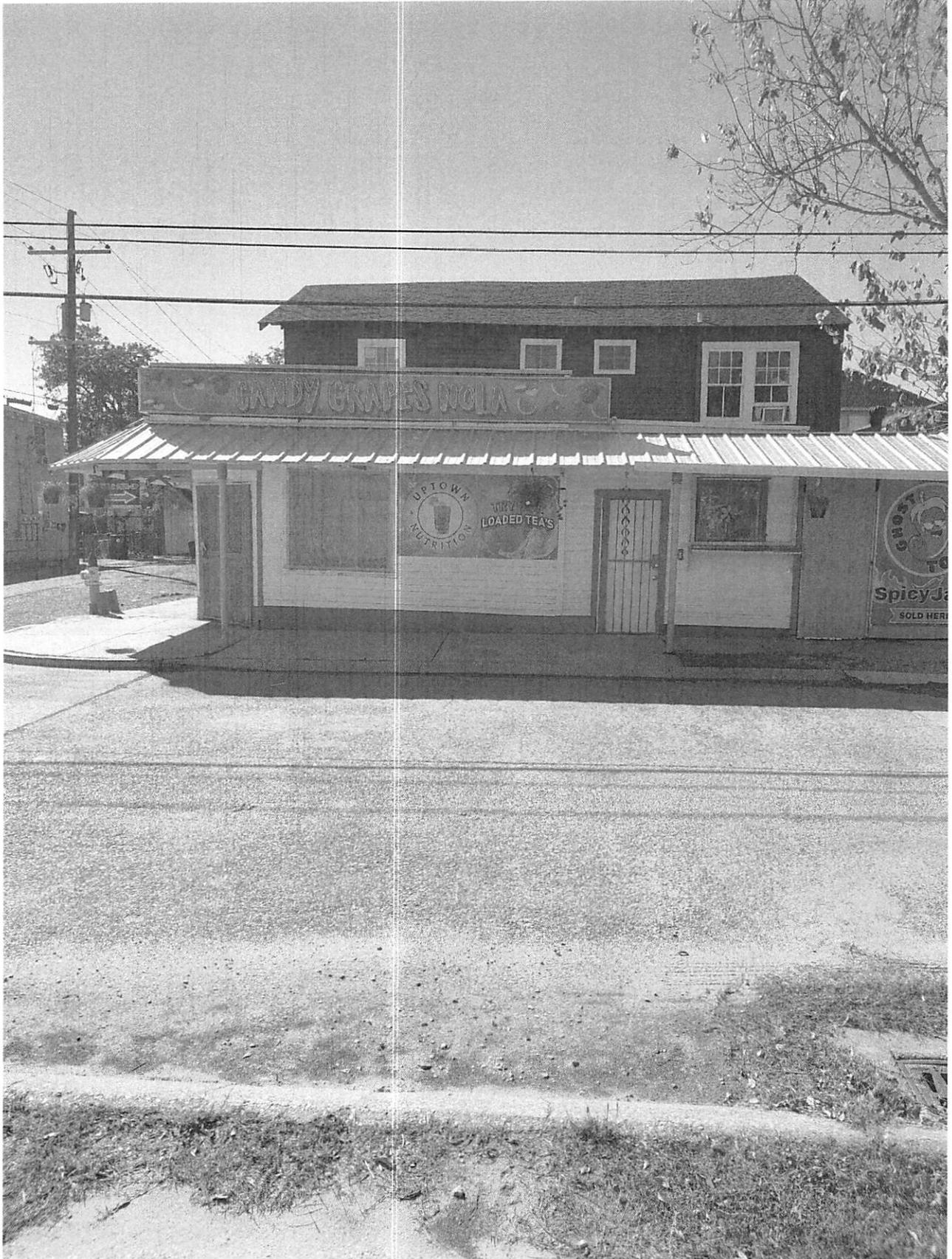




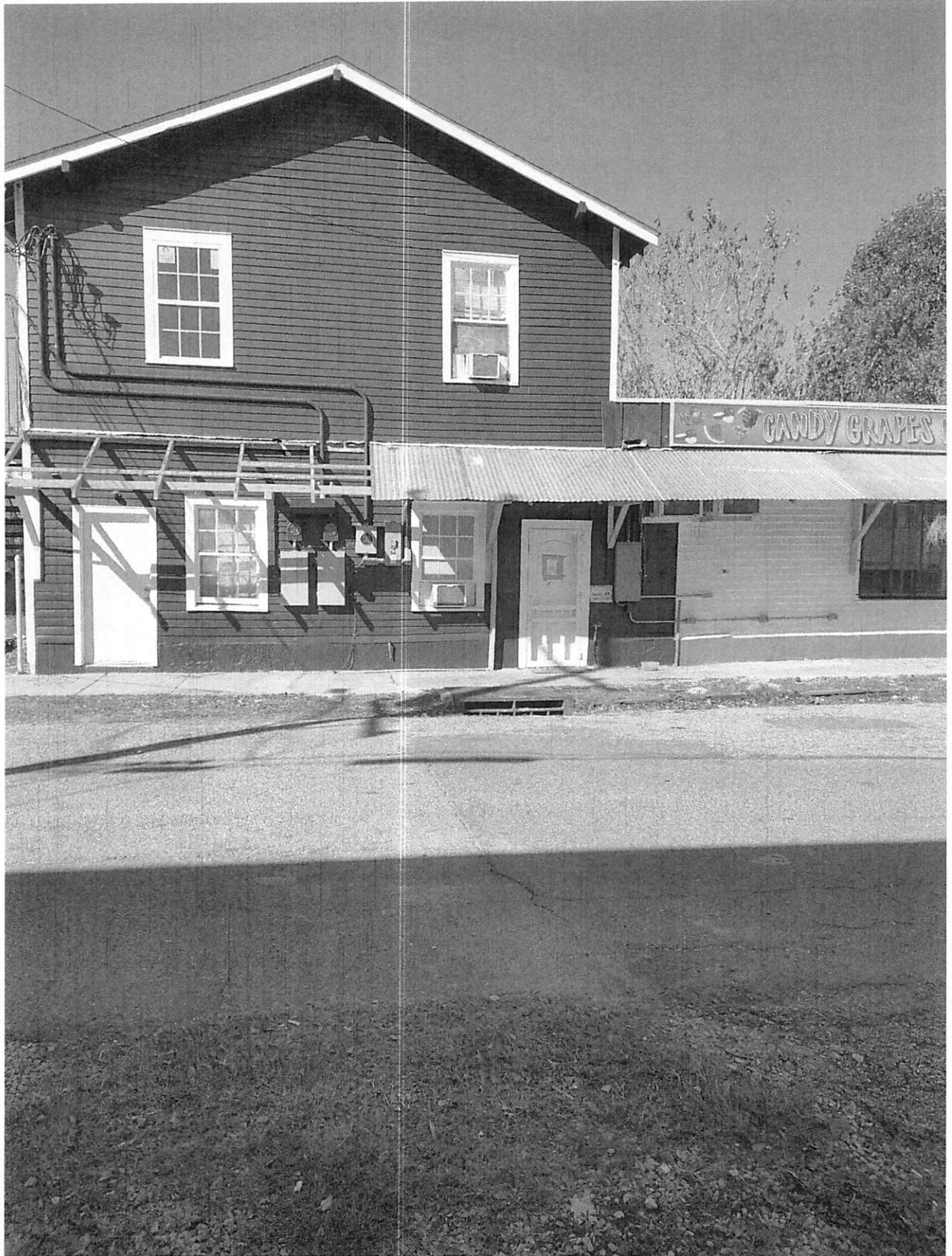
VIEW OF 4200 KENTON



REAR OF REAR FACADE ON TIVOLA ST SIDE



VIEW OF ERATO ST FRONT



VIEW OF S GAYALO FACADE



VIEW OF S SALCEDO SIDE FROM OVER THE NEIGHBOR'S FENCE ON BRATO ST.

November 18, 2025

Dear Neighbor,

Please join PJS Investments, LLC and Candy Grapes NOLA, LLC for a Neighborhood Participation Program (NPP) meeting regarding the property at 4200 Erato Street.

Date: Thursday, December 4, 2025 Time: 11:30 a.m.

Location: 4200 Erato Street, New Orleans, LA 70125

Candy Grapes NOLA , LLC would like to re-open the retail store at 4200 Erato Street which was closed due to a fire in an adjoining apartment unit. Candy Grapes had been operating within these premises since May 2023. Unbeknownst to them, the occupancy license was listed at another address so the legal non-conforming commercial use expired. This Conditional Use permit would allow Candy Grapes to legally resume business operations exactly as before.

Candy Grapes would continue to occupy the front 855 square foot commercial space in this 2,895 square foot mixed use building. The remainder of the building is residential, and will remain “as is”.

4200 Erato Street is located in an HU-RD2 Historic Urban Two-Family Residential District, where a neighborhood commercial establishment is a Conditional Use according to Article 12, Section 12.2.A (Table 12-1) of the Comprehensive Zoning Ordinance. This means we are required to apply for approval to put in a Neighborhood business. 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.

If we receive approval, we plan to re-open within two weeks of the approval. No construction work is necessary.

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 or through hand delivery. 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 March 1.

Sincerely,

Doug Kohnke

Doug@jwdrennanllc.com

504-866-7333

NPP MEETING COMMENT CARD

12/4/25

NAME / ADDRESS OF PROJECT: 4200 ERATO

COMMENT/QUESTION

I am all in favor of CandyGrap coming back!

CONTACT (OPTIONAL)

NAME: Sandra Parker 504-215-5921

EMAIL: miss.sandyparker@gmail.com

ADDRESS: 1309 S. Salcedo St., NOVA 70125

NPP MEETING COMMENT CARD

12/4/25

NAME / ADDRESS OF PROJECT: 4200 ERATO

COMMENT/QUESTION

I'm in favor of the business. Feel it made the neighborhood safe place

CONTACT (OPTIONAL)

NAME: Marlen Scott

EMAIL: MidCityBlack@icloud.com

ADDRESS: #138 erato #B

4200 Erato NPP Meeting

From Drennan Admin <admdrennan@yahoo.com>

Date Thu 1/8/2026 2:43 PM

To chalanthab@gmail.com <chalanthab@gmail.com>; Sabine E. Lebailleux <selebailleux@nola.gov>; Doug Kohnke <doug@jwdrennanllc.com>

 1 attachment (89 KB)

4200 Erato NPP Meeting Neighbor Letter 11.2025.pdf;

RE: 4200 Erato NPP Meeting

Dear Chanlantha Kiper

Attached is the letter we sent out to all of the property owners provided by us for the city for our NPP meeting on 12/4/2025. We sent two copies to 4222 Earhart Blvd. as instructed by the city planning commission.

I cannot locate evidence that I sent you this letter via e-mail, but I believe that I did.

Please read the attached letter and acknowledge receipt.

If you have any questions, please let me know.

Despite mailing out 240 letters, only two neighbors attended. Everyone has been extremely supportive. I hope you are as well.

Please let us know if you can attest your support as well.

Thank You

Douglas Kohnke
JW Drennan, LLC



4200 Erato NPP Meeting

From Drennan Admin <admdrennan@yahoo.com>

Date Wed 1/7/2026 1:55 PM

To info@togethergertown.com <info@togethergertown.com>; Sabine E. Lebailleur <selebailleur@nola.gov>;
Doug Kohnke <doug@jwdrennanllc.com>

 1 attachment (89 KB)

4200 Erato NPP Meeting Neighbor Letter 11.2025.pdf;

RE: 4200 Erato NPP Meeting

Dear Candes Carter,

Attached is the letter we sent out to all of the property owners provided by us for the fit for our NPP meeting on 12/4/2025.

Your organization did not have a mailing address listed. I cannot locate evidence that I sent you an e-mail, but I believe that I did.

Please read the attached letter and acknowledge receipt.

If you have any questions, please let me know.

Despite mailing out 240 letters, only two neighbors attended. Everyone has been extremely supportive. I hope you are as well.

Please let us know if you can attest your support as well.

Thank You

Douglas Kohnke
JW Drennan, LLC

MAIL: PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
1310 S Gayoso LLC	2021 St Claude Ave	New Orleans	LA	70116
1401 S Gayoso LLC	4021 Elba St	New Orleans	LA	70125
4232 Erato St LLC	8131 Nelson St	New Orleans	LA	70118
4239 Thalia LLC	2021 St Claude Ave	New Orleans	LA	70116
4301 Washington LLC	4021 Elba St	New Orleans	LA	70125
488 Holdings LLC	PO Box 56381	Metairie	LA	70055
Adam P Lewis	1305 S Gayoso St	New Orleans	LA	70125
Altis G III Brown	4136 Erato St A	New Orleans	LA	70125
Aps Holdings LLC	4333 Washington Ave	New Orleans	LA	70125
Ari Jacob Teitel	Etal 4308 Clio St	New Orleans	LA	70125
Arnaud A Dieudonne	7841 Fig St	New Orleans	LA	70125
Arthur Kelvin	8824 HF Belfast	New Orleans	LA	70118
Barry Eamonn Coghlan Ga	41074 Erato St	New Orleans	LA	70125
Beasley Ashley	9414 Grand Spark Dr	Rosaron	TX	77583
Brandt Arceneaux	4117 Erato St	New Orleans	LA	70125
Brook Ranshi	4236 Thalia St	New Orleans	LA	70125
Bruce Anthony Jackson	PO Box 58407	New Orleans	LA	70158
Byron Mimms	1219 S Gayoso St	New Orleans	LA	70125
CGH Partners 2007	C/O Multifamily Managen	Mobile	AL	36616
Chambliss Florence W	ET Al 4330 Erato Street	New Orleans	LA	70125
Charles A Mendy	203 Cherokee St	New Orleans	LA	70118
Christina Roshelle Hall	4215 Erato St	New Orleans	LA	70125
CHS New Orleans II LLC	Adjudicated to Cno 1010	New Orleans	LA	70112
Chs New Orleans II LLC	C/O City of New Orleans	New Orleans	LA	70112
Clio Apartments LLC	P O Box 6092	Metairie	LA	70009
Clio Apartments LLC	PO Box 6092	Metairie	LA	70009
Current Resident	1208 S Salcedo St	New Orleans	LA	70125
Current Resident	1210 S Salcedo St	New Orleans	LA	70125
Current Resident	1214 S Gayoso St	New Orleans	LA	70125
Current Resident	1215 S Gayoso St	New Orleans	LA	70125
Current Resident	1217 S Dupré St	New Orleans	LA	70125
Current Resident	1217 S Gayoso St	New Orleans	LA	70125
Current Resident	1218 S Gayoso St	New Orleans	LA	70125
Current Resident	1220 S Gayoso St	New Orleans	LA	70125
Current Resident	1220 S Salcedo St	New Orleans	LA	70125
Current Resident	1221 S Dupré St	New Orleans	LA	70125
Current Resident	1222 S Salcedo St	New Orleans	LA	70125
Current Resident	1222 S Salcedo St Apt 1	New Orleans	LA	70125
Current Resident	1222 S Salcedo St Apt 2	New Orleans	LA	70125
Current Resident	1222 S Salcedo St Apt 2	New Orleans	LA	70125
Current Resident	1223 S Dupré St	New Orleans	LA	70125
Current Resident	1223 S Gayoso St	New Orleans	LA	70125
Current Resident	1224 S Salcedo St	New Orleans	LA	70125
Current Resident	1225 S Dupré St	New Orleans	LA	70125

Current Resident	1227 S Gayoso St	New Orleans	LA	70125
Current Resident	1301 S Salcedo St	New Orleans	LA	70125
Current Resident	1307 S Gayoso St	New Orleans	LA	70125
Current Resident	1309 S Gayoso St	New Orleans	LA	70125
Current Resident	1310 S Gayoso St	New Orleans	LA	70125
Current Resident	1312 S Gayoso St	New Orleans	LA	70125
Current Resident	1313 S Dupré St	New Orleans	LA	70125
Current Resident	1315 S Salcedo St	New Orleans	LA	70125
Current Resident	1318 S Salcedo St	New Orleans	LA	70125
Current Resident	1318 S Salcedo St Apt 1	New Orleans	LA	70125
Current Resident	1318 S Salcedo St Apt 1	New Orleans	LA	70125
Current Resident	1318 S Salcedo St Apt 2	New Orleans	LA	70125
Current Resident	1318 S Salcedo St Apt 2	New Orleans	LA	70125
Current Resident	1318 S Salcedo St HM	New Orleans	LA	70125
Current Resident	1320 S Salcedo St	New Orleans	LA	70125
Current Resident	1400 S Gayoso St	New Orleans	LA	70125
Current Resident	1400 S Gayoso St Apt 1A	New Orleans	LA	70125
Current Resident	1400 S Gayoso St Apt 1E	New Orleans	LA	70125
Current Resident	1400 S Gayoso St Apt 2A	New Orleans	LA	70125
Current Resident	1400 S Gayoso St Apt 2E	New Orleans	LA	70125
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Current Resident	1407 S Gayoso St	New Orleans	LA	70125
Current Resident	4104 Erato St	New Orleans	LA	70125
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Current Resident	4205 Thalia St	New Orleans	LA	70125
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Current Resident	4207 Thalia St	New Orleans	LA	70125
Current Resident	4208 Erato St	New Orleans	LA	70125
Current Resident	4209 Thalia St	New Orleans	LA	70125
Current Resident	4213 Thalia St	New Orleans	LA	70125

Current Resident	4214 Erato St	New Orleans	LA	70125
Current Resident	4216 Thalia St	New Orleans	LA	70125
Current Resident	4217 Thalia St	New Orleans	LA	70125
Current Resident	4218 Erato St	New Orleans	LA	70125
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Current Resident	4225 Thalia St	New Orleans	LA	70125
Current Resident	4226 Clio St	New Orleans	LA	70125
Current Resident	4227 Thalia St	New Orleans	LA	70125
Current Resident	4228 Erato St	New Orleans	LA	70125
Current Resident	4230 Clio St	New Orleans	LA	70125
Current Resident	4231 Thalia St	New Orleans	LA	70125
Current Resident	4232 Erato St	New Orleans	LA	70125
Current Resident	4234 Thalia St	New Orleans	LA	70125
Current Resident	4236 Clio St	New Orleans	LA	70125
Current Resident	4236 Erato St	New Orleans	LA	70125
Current Resident	4237 Erato St	New Orleans	LA	70125
Current Resident	4238 Clio St	New Orleans	LA	70125
Current Resident	4238 Erato St	New Orleans	LA	70125
Current Resident	4239 Thalia St	New Orleans	LA	70125
Current Resident	4300 Clio St	New Orleans	LA	70125
Current Resident	4301 Erato St	New Orleans	LA	70125
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Current Resident	4316 Clio St	New Orleans	LA	70125
Current Resident	4317 Thalia St	New Orleans	LA	70125
Current Resident	4317 Washington Ave	New Orleans	LA	70125
Current Resident	4319 Thalia St	New Orleans	LA	70125
Current Resident	4319 Washington Ave	New Orleans	LA	70125
Current Resident	4320 Clio St	New Orleans	LA	70125
Current Resident	4321 Thalia St	New Orleans	LA	70125
Current Resident	4322 Clio St	New Orleans	LA	70125
Current Resident	4323 Thalia St	New Orleans	LA	70125
Current Resident	4324 Clio St	New Orleans	LA	70125
Current Resident	4325 Thalia St	New Orleans	LA	70125
Current Resident	4326 Clio St	New Orleans	LA	70125
Current Resident	4327 Thalia St	New Orleans	LA	70125
Current Resident	4329 Thalia St	New Orleans	LA	70125
Current Resident	4330 Erato St	New Orleans	LA	70125
Current Resident	4331 Thalia St	New Orleans	LA	70125
Current Resident	4333 Thalia St	New Orleans	LA	70125
Current Resident	4333 Washington Ave St	New Orleans	LA	70125
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Current Resident	4337 Thalia St	New Orleans	LA	70125

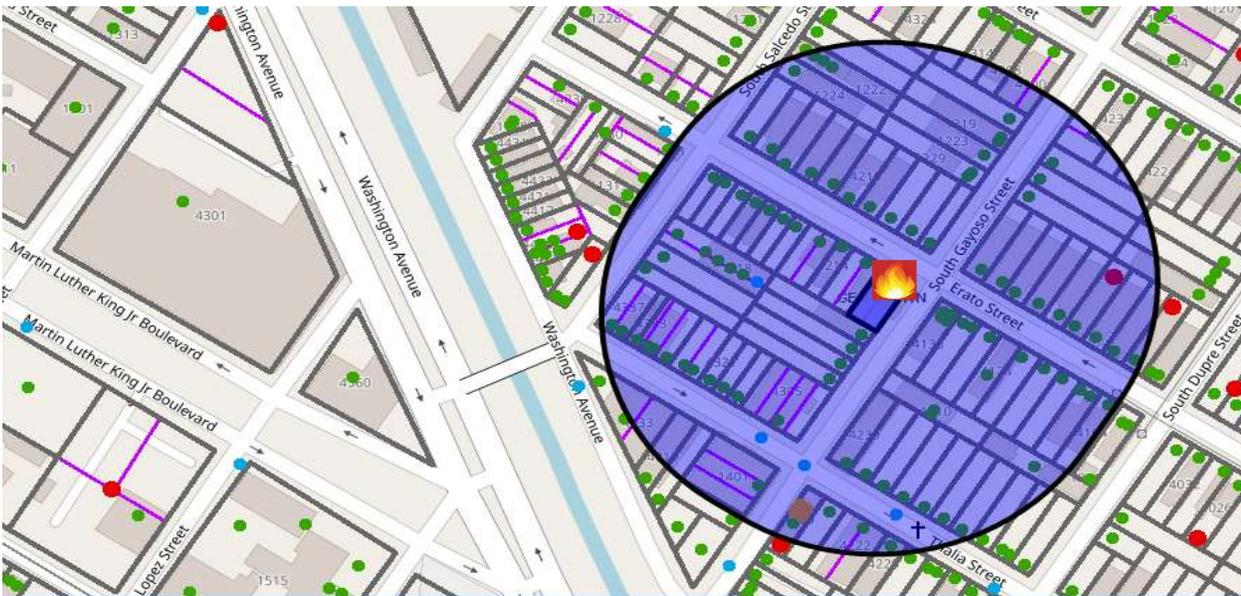
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Current Resident	4411 Washington Ave Ap	New Orleans	LA	70125
Current Resident	4411 Washington Ave Ap	New Orleans	LA	70125
Current Resident	4411 Washington Ave Ap	New Orleans	LA	70125
Current Resident	4411 Washington Ave Ap	New Orleans	LA	70125
Current Resident	4415 Washington Ave	New Orleans	LA	70125
Erin Elisabeth Stewart	ET Als 4108 Erato St	New Orleans	LA	70125
Estelle J Joseph	4219 Erato St	New Orleans	LA	70125
Farryl M Wilburn	1229 S Gayoso St	New Orleans	LA	70125
Favor Richard	2027 Carondelet St	New Orleans	LA	70130
Fornerette Margaret M	ET Al PO Box 8033	Metairie	LA	70011
Fox Remodelingcompany I	1317 S Salcedo St	New Orleans	LA	70125
Gracestone Properties LLC	C/O Jordan Michael Mills-	Spring	TX	77386
Hawkins Stephen Lance	4052 Deerpark Dr	Harvey	LA	70058
Heidi A Kiesling	4137 Erato St	New Orleans	LA	70125
Henry Jones	4224 Erato St	New Orleans	LA	70125
I Am New Orleans LLC	6915 Gen Diaz St	New Orleans	LA	70124
I Am New Orleans LLC	C/O City of New Orleans	New Orleans	LA	70119
I An New Orleans LLC	6915 Gen Diaz St	New Orleans	LA	70124
Jaclyn D Mason-Meridy	4221 Erato St	New Orleans	LA	70125
James Chapel Baptist Chur	4228 Thalia St	New Orleans	LA	70125
James Smith	1328 S Salcedo St	New Orleans	LA	70125
Jared Matthews	4129 Erato St	New Orleans	LA	70125
Jeniffer Piedy	6819 W End Blvd	New Orleans	LA	70124
John Conner	ET Al C/O City of New Or	New Orleans	LA	70130
Jose P Solis	4312 Clio St	New Orleans	LA	70125
Justin M Starkey	4233 Erato St	New Orleans	LA	70125
Kahlilah Chenelle Broom	4230 Erato St	New Orleans	LA	70125
Katherine A Mims	Etals C/O June Investme	New Orleans	LA	70178
Katherine A Mims	Etals C/O City of New Or	New Orleans	LA	70119
Keiota Williams	1311 S Gayoso St	New Orleans	LA	70125
Kristy G Lewis	4113 Erato St	New Orleans	LA	70125
Lawrence A Jr Wheeler	1202 S Lopez St	New Orleans	LA	70125
Lillie P Curtis Williams Mim	1219 S Gayoso St	New Orleans	LA	70125
Major Services Inc	P O Box 19107	New Orleans	LA	70179
Massiel A Witzig	76 OK Ave	New Orleans	LA	70123
Mathew J McCrory	2636 Lockesley CV N	Memphis	TN	38139
Michael L Strickland	4225 Erato St	New Orleans	LA	70125
Morgan Davis	4131 Erato St	New Orleans	LA	70125
New Zion City Preservation	4222 Earhart Blvd	New Orleans	LA	70125
New Zion City Preservation	4222 Earhart Blvd	New Orleans	LA	70125
Nola Healthy Minds LLC	2209 Baronne St	New Orleans	LA	70113
Oscar Arnaldo Padilla	4032 Martin Luther King	New Orleans	LA	70125
Paul R Pablovich	6915 General Diaz St	New Orleans	LA	70124
PJS Investments LLC	1303 Arabella St	New Orleans	LA	70115
Poindexter Leon	Adjudicated to Cno 1307	New Orleans	LA	70125
Pounders Renita Anderson	1521 Somerset Pl	Marrero	LA	70072

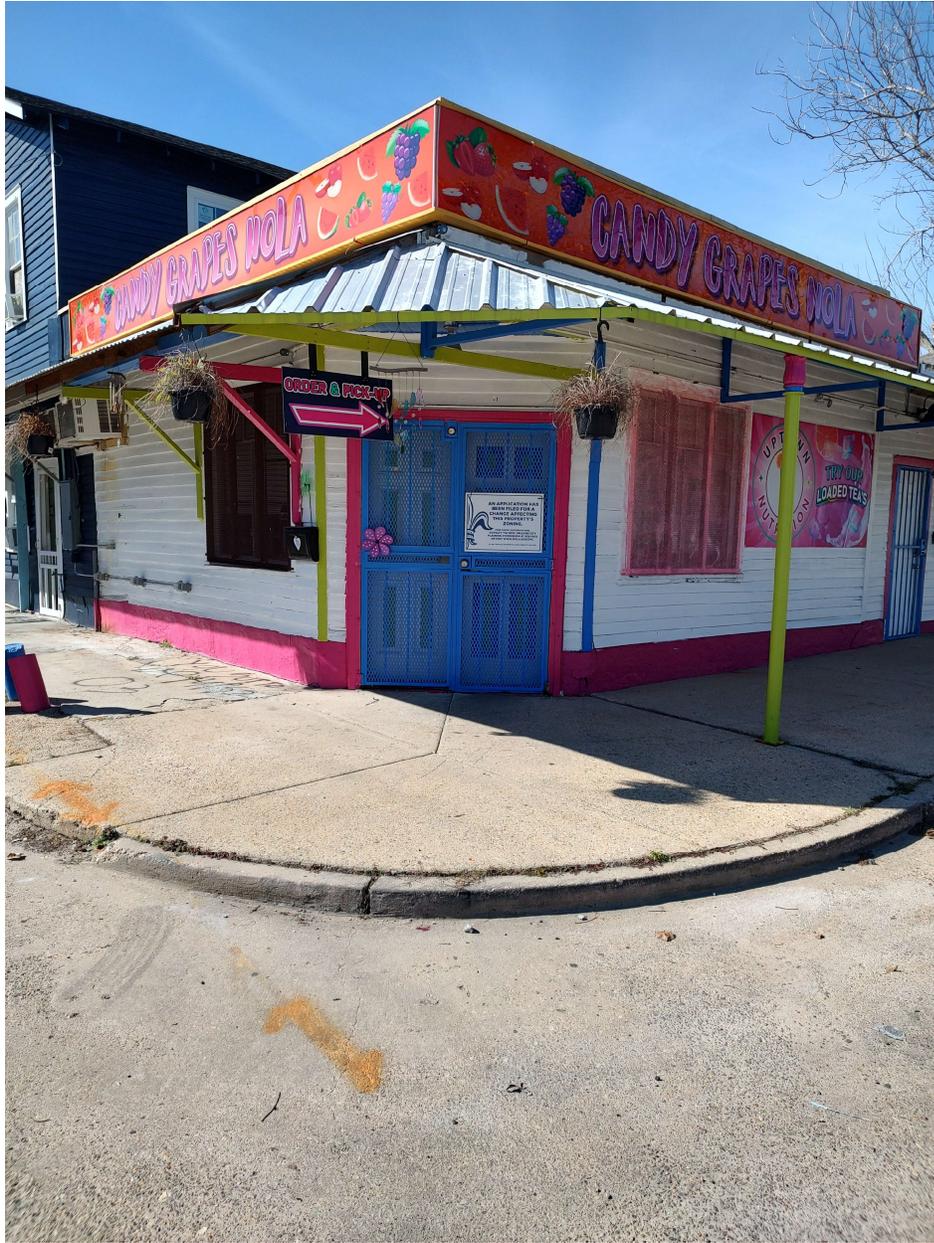
Quentella Stevenson	ET Al 4335 Thalia St	New Orleans	LA	70119
Ray Ziegler Investments Ir	P O Box 740700	New Orleans	LA	70174
Reham A Akel	4109 Erato St	New Orleans	LA	70125
Richard S Witzig	4224 Clio St	New Orleans	LA	70125
Roberta D Harris	Etal 3637 Leonidas St	New Orleans	LA	70118
Rulon Marbley	3101 Hood St	Oakland	CA	94605
Saint Ann Protector LLC	P O Box 410648	Saint Louis	MO	63141
Samuel Place LLC	4818 Prytania St	New Orleans	LA	70115
Sandra L Parker	1309 S Salcedo St	New Orleans	LA	70125
Sheila B Smith	8040 Simon St	Metairie	LA	70003
Shelby Sams	4133 Erato St	New Orleans	LA	70125
Stacy Southall	4227 Erato St	New Orleans	LA	70125
Stanley R Blackman	4413 Washington Ave Ur	New Orleans	LA	70125
Sweat Therapy LLC	2117 Veterans Memorial	Metairie	LA	70002
The Erreca Cato Trust	ET Al 4326 Clio Street	New Orleans	LA	70125
Wendy R McCrory	2636 Lockesley CV N	Memphis	TN	38139
Whirlwind Space Ac LLC	4818 Prytania St	New Orleans	LA	70115
Witzig Richard Stephan	4224 Clio St	New Orleans	LA	70125
Wolfe Phillip	4220 Erato St	New Orleans	LA	70125

EMAIL: COUNCIL MEMBER, CPC, REGISTERED NEIGHBORHOOD ORGS

Name	Contact Name	Email Address
City Planning Commission		cpcinfo@nola.gov

Council District B Lesli Harris lesli.harris@nola.gov
New Zion City Preservator Chalantha Kiper chalanthab@gmail.com
Together Gert Town Neighl Candes Carter info@togethergerttown.com







AN APPLICATION HAS
BEEN FILED FOR A
CHANGE AFFECTING
THIS PROPERTY'S
ZONING.

FOR MORE INFORMATION,
CONTACT THE NEW ORLEANS CITY
PLANNING COMMISSION AT 504-725-7323
OR VISIT WWW.NOLA.GOV/CPC.
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**AN APPLICATION HAS
BEEN FILED FOR A
CHANGE AFFECTING
THIS PROPERTY'S
ZONING.**

**FOR MORE INFORMATION,
CONTACT THE NEW ORLEANS CITY
PLANNING COMMISSION AT 658-7033
OR VISIT WWW.NOLA.GOV/CPC.**

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

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

LAND-USE FEE SCHEDULE

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



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

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

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



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

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

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

Address of Property for which this application is being filed. 4200 BRAD ST

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name DON KUHNE

Applicant Address 108 INDUSTRIAL AVE

City JEFFERSON State LA Zip 70121

Applicant Contact Number 504-866-7333 Email ADMIN@NOLA.AOL.COM

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name PJS INVESTMENTS, LLC

Property Owner Address 1125 ELEONORE ST

City N.O. State LA Zip 70115

Property Owner Contact Number 504-236-3833 Email JACOB.ZAKARIAS@GMAIL.COM

SPECIFIC ZONING REQUEST

CONDITIONAL USE TO ALLOW NEIGHBORHOOD BUSINESS OPERATING IN RESIDENTIAL

PROPERTY LOCATION

Square Number(s) 506 Lot Number(s) 13, 14

Bounding Streets BRAD ST SALCEDO S LAYSO THALIA

Zoning HU-RDZ Municipal District 15T

Tax Bill Number 102209313 Planning District XINIER

DESCRIPTION OF PROJECT (Attachments are acceptable)



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

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

Owner Signature *Jah Jah* Date 12/15/25

Agent Signature *[Signature]* Date 12/11/25

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 15th day of December, 2025

My Commission expires at death

[Signature]
Sean T. Lie
LA# 26469



City Planning Commission Speaker Card

3 B E

Date: 2/10/26

I would like to speak regarding CPC Docket: 013/26

IN SUPPORT

Name: DOUG KOHNICE

Address: 108 INDUSTRIAL JEFFERSON, LA

I am the applicant for this docket 70121

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: _____