

**City Planning Commission
Staff Report
Wednesday, September 3, 2025**

Zoning Docket 042-25

Prepared by: Haley Webb

Date: 8/19/25

Deadline for CPC action: 10/25/2025

CC Deadline: 60 days from receipt

City Council District: A - Giarrusso

Applicant: Magazine & Nashville, LLC

Request: Conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and Magazine Street Use Restriction Overlay District.

Property Description: Square 25, Lot 10A, in the Sixth Municipal District, bounded by Magazine Street, Nashville Avenue, Arabella Street and Constance Street

Address(es): 5720-5726 Magazine Street, 739-741 Nashville Avenue

Description

The subject site, located on the corner of Magazine Street and Nashville, is comprised of one lot that totals approximately 5,160 square feet of total lot area with a two-story building totaling approximately 5,804 square feet. The first floor of the building will include 2,950 square feet of usable restaurant space.

The restaurant requires a conditional use as the site is in a Magazine Street Use Restriction Overlay District, which allow such uses only as conditional uses.

Figure 1: Zoning Map



Figure 2: Proposed First Floor Plan

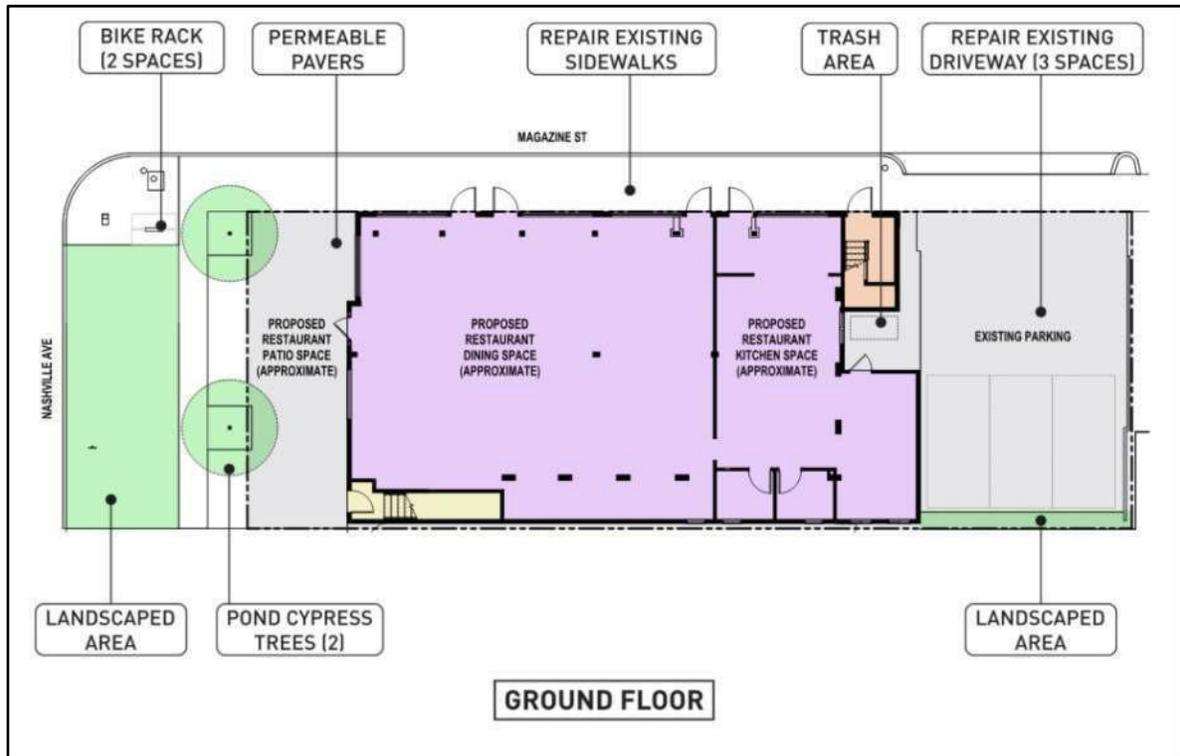
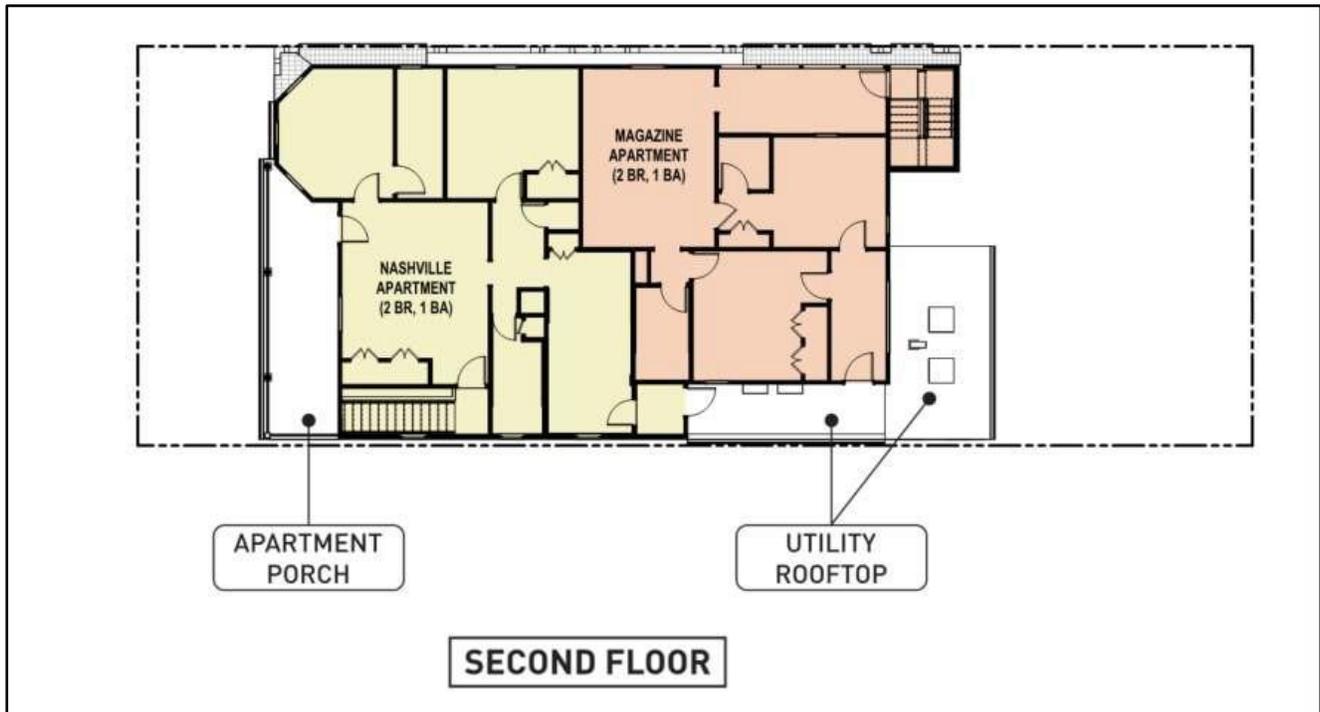
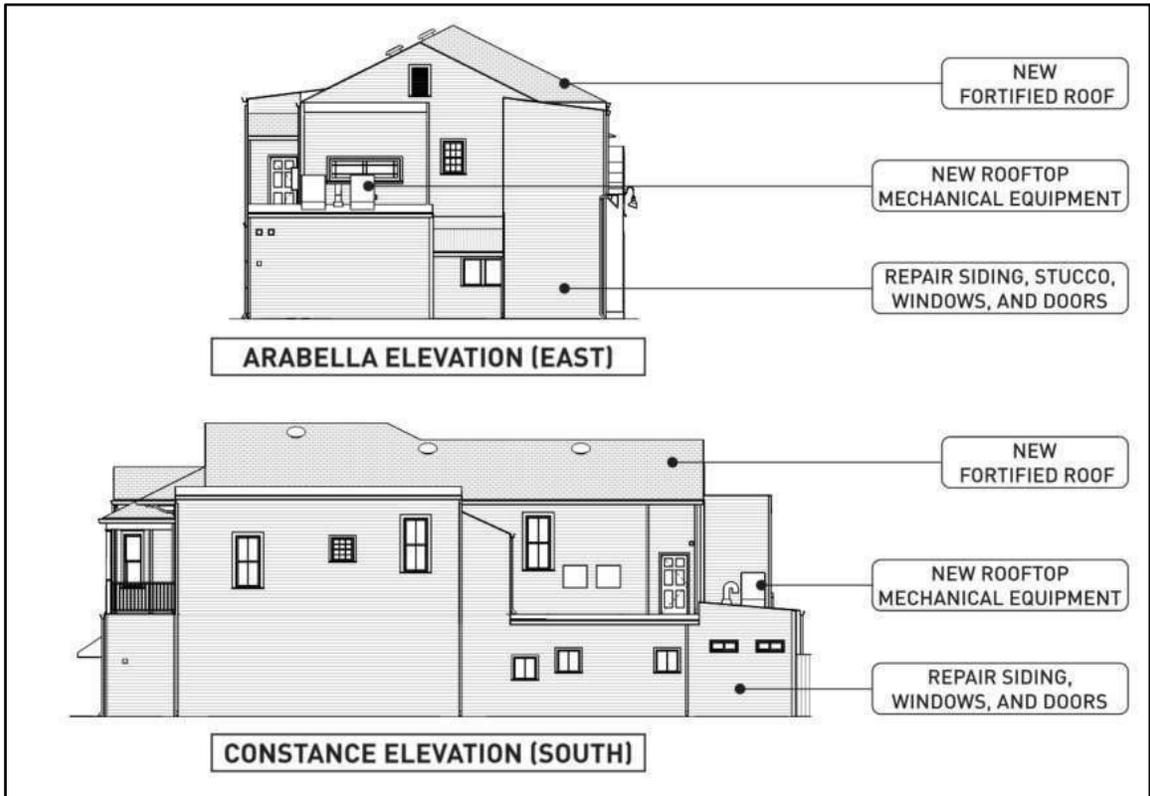
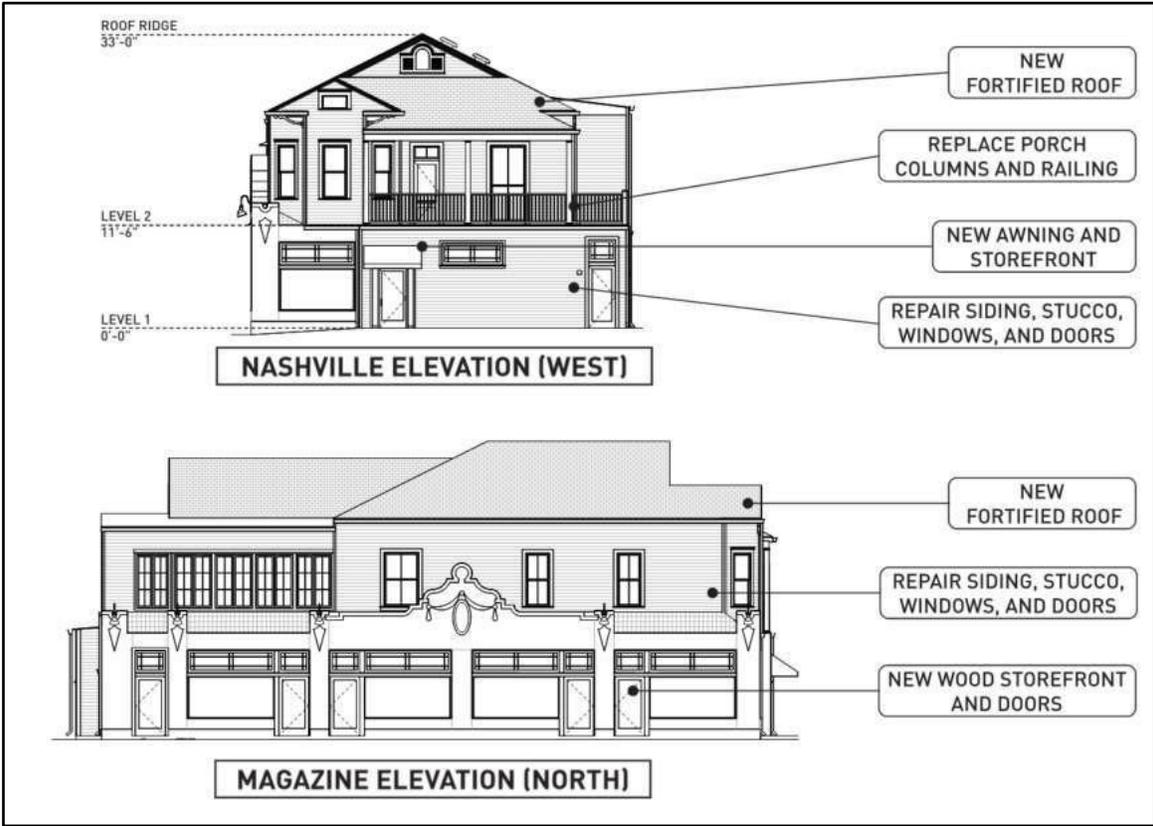


Figure 2: Second Floor Plan



Figures 3 and 4: Proposed Elevations



Reason for Commission Review

Per **Article 18, Section 18.20.B.1**, a Restaurant, Standard is deemed a conditional use in the Magazine Street Use Restriction Overlay 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 Restaurants	
Requirement	Notes
<p>1. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added:</p> <p>a. For restaurants with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.</p> <p>b. All restaurants serving alcoholic beverages shall provide exterior security cameras.</p>	<p>A proviso will be included that contains all use standard applicable to this location.</p>
<p>2. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.</p>	
<p>3. If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.</p>	
<p>4. Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.</p>	
<p>5. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.</p>	
<p>6. All restaurants that serve alcoholic beverages are limited to the following hours of operation (see also Table 20-2: Restaurant Hours of Operation Regulations). No new customers are permitted after the closing hour, and the restaurant shall be completely shut down,</p>	

including no staff present on the premises, within two (2) hours of the closing time. Opening hour is for first opening of business to customers. These limitations do not apply to restaurants that serve alcoholic beverages in the Vieux Carré Districts, the CBD Districts, and in the C-1, C-2, C-3, LI, HI, MI, BIP, MU-2, EC, MC, and LS Districts.

- a. Sunday thru Wednesday: from 6:00 am to 10:00 pm.
- b. Thursday thru Saturday: from 6:00 am to 12:00 am (midnight).
- c. Other hours may be approved through the conditional use process.

7. Hours of operation shall be posted on or near the restaurant entrance visible to the public.

8. Live entertainment-secondary use and outdoor live entertainment-secondary use are separate uses and subject to separate approval. Additionally, the restaurant must remain open while any live entertainment takes place.

9. If the restaurant use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plans shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.

10. Security and operation plans may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.

11. Restaurants with drive-through facilities are subject to the standards of this Article. Standard restaurants with live entertainment – secondary uses are also subject to the standards of this Article. Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.

<p>12. A holding bar is permitted only for a standard restaurant. The holding bar is an accessory use to the principal use of a standard restaurant. The holding bar is an area of a restaurant where alcoholic beverages are prepared and served at the bar. Holding bars are subject to the following:</p> <p>a. A holding bar cannot exceed fifteen percent (15%) of the floor area of the public seating area of the restaurant, up to a maximum area of three-hundred (300) square feet, including the service area behind the bar. The calculation of the total public seating area shall include the holding bar area in the calculation. If a portion of the holding bar is used to serve non-alcoholic beverages, such as coffee, that area is included as part of the holding bar area. The holding bar area shall be calculated from the back wall to the front of the bar. . (See Figure 20-1: Restaurant Holding Bar.) If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.</p> <p>b. The holding bar shall only be open to the public while food is being served in the restaurant’s dining room.</p> <p>c. Through the conditional use process, the City Council may grant a variance to increase in the square footage of the holding bar area. Such variance cannot exceed twenty-five percent (25%) of the public seating area of the restaurant.</p>	
<p>13. There shall be no cover charge to enter a restaurant.</p>	

Parking Requirements

The restaurant is to have an area of approximately 2,950 square feet of interior space, as well as a small outdoor seating area. Per **Section 22.5.A**, the first 5,000 square feet of gross floor area are exempt from providing parking, so there is no parking area for the restaurant. Pursuant to **Article 22, Section 22.4.A (Table 22-1)**, two parking spaces must be provided for the dwelling units on the second floor and there is an existing three-space parking lot that can be used to meet that requirement. Bike spaces are also proposed to meet that requirement. In total, the proposal meets all parking requirements.

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	1 space:500 sf for commercial 1 space per unit for residential	No parking requirement for commercial space up to 5,000 sf	2	3

Bicycle Parking	1 space:2,500 sf for restaurant (minimum 2)		2	2
Loading	None			

Anticipated impact on surrounding land uses

The proposed use is compatible with the mixed-use commercial character of the surrounding area. The applicant is bringing a vacant commercial building back into commerce while improving the visibility and character of the site.

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 “Mixed-Use Low Density.” The goal, range of uses, and development character for that designation are copied below.

MIXED-USE LOW DENSITY NEIGHBORHOOD

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family, and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (small food manufacturers, craft and value-added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit

and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied depending on surrounding neighborhood character. 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 use and building design are typical of what is appropriate in a mixed-use neighborhood focused on walkability, cyclability, and transit access. The proposed commercial use in tandem with the site and building design encourages compact, walkable, transit-oriented development and designed to accommodate pedestrian activity, particularly with a courtyard facing the public rights-of-way. The proposed development generally meets the goal, range of uses and development character of the Mixed-Use Low Density Neighborhood future land use designation.

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

This standard is met.

The site is located within a HU-B1 Neighborhood Business District. The purpose of the HU-B1 District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings. The proposal to add a restaurant—which is permitted by the underlying zoning district—would be consistent with the surrounding area and would achieve the goals of the zoning district.

It should also be noted that although the base zoning district permits restaurants by right, the Magazine Street Overlay District reclassifies restaurants as a conditional use due to concerns about overconcentration or clustering of restaurants along portions of Magazine Street. There are a number of other restaurants in this segment of Magazine Street (including Saba, directly across Magazine Street, and Wishing Town Restaurant and Bakery, diagonally across the Magazine Street/Nashville Avenue intersection. In the staff's subjective estimation, there does not appear to be an excessive concentration of restaurants, nor would there be with the addition of this restaurant.

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

This standard is met.

The proposal meets associated use standards and will meet all environmental performance standards listed in **Article 21, Section 21.3.**

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 to occupy an existing commercial structure and abuts other commercial uses. Other than the renovation of both floors internally, and external beautifications that are being handled through separate permitting processes, no work is proposed that would significantly alter the exterior of the building and no expansion of building footprint is proposed. Therefore, the character and integrity of adjacent development would not be affected.

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

This is not applicable. Currently, the applicants have not stated an intent to request any variances, nor are any needed at this time.

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

This standard is met. The proposal would return a vacant site to use, and the staff recommended provisos would address potential adverse impacts.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 042/25 subject to two (2) provisos:

Provisos

1. In Accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added:
 - i. For restaurants with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
 - ii. All restaurants serving alcoholic beverages shall provide exterior security cameras.
 - b. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 - c. If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.
 - d. Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
 - e. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.
 - f. All restaurants that serve alcoholic beverages are limited to the following hours of operation (see also Table 20-2: Restaurant Hours of Operation Regulations). No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including

no staff present on the premises, within two (2) hours of the closing time. Opening hour is for first opening of business to customers.

i. Sunday thru Wednesday: from 6:00 am to 10:00 pm.

ii. Thursday thru Saturday: from 6:00 am to 12:00 am (midnight).

g. Hours of operation shall be posted on or near the restaurant entrance visible to the public.

h. Live entertainment-secondary use and outdoor live entertainment-secondary use are separate uses and subject to separate approval. Additionally, the restaurant must remain open while any live entertainment takes place.

i. If the restaurant use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plans shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.

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ii. The holding bar shall only be open to the public while food is being served in the restaurant's dining room.

l. There shall be no cover charge to enter a restaurant.

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 a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

CITY PLANNING COMMISSION MEETING (August 26, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from a nearby neighbor who wanted to know the intended restaurant user, however the applicant was not present to represent the application or answer questions.

There was general discussion among the Commission. Commissioner Flick made a motion to approve the application as recommended by the staff. Commission Joshi-Gupta seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 042/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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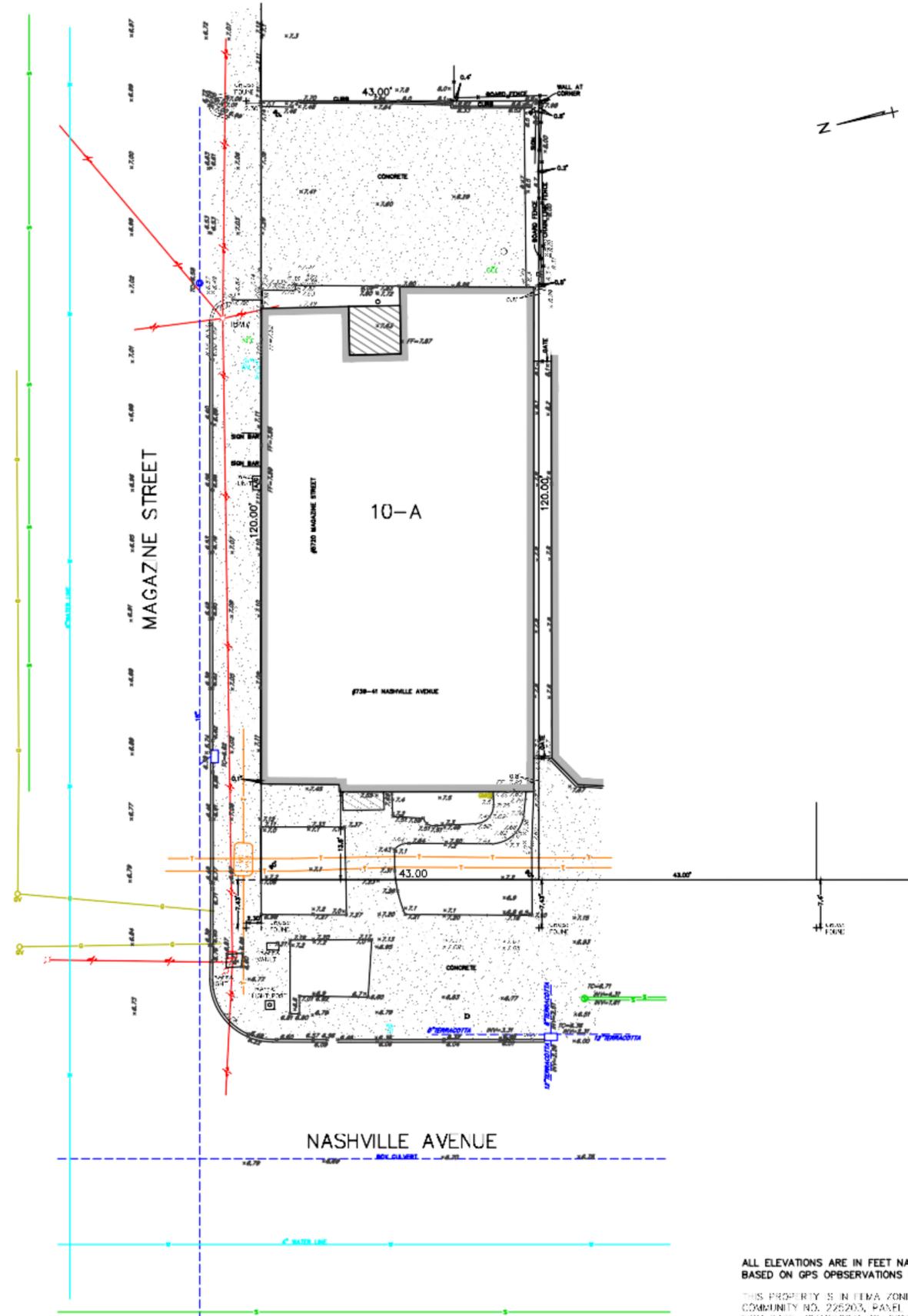
YEAS: Flick, Stewart, Witry, Brown, Joshi-Gupta, Steeg

NAYS:

ABSENT: Jordan, Lunn, Steeg

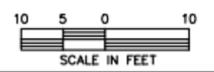
SQUARE 25
HURSTVILLE
NEW ORLEANS
ORLEANS PARISH, LA

ARABELLA STREET (SIDE)



CONSTANCE STREET (SIDE)

- LEGEND**
- OVERHEAD UTILITY LINES
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - COMMUNICATION LINE
 - DRAIN MANHOLE
 - CATCH BASIN
 - GAS METER
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - WATER METER
 - WATER SPIGOT
 - POWER POLE
 - ELECTRIC BOX
 - ROUND FENCE POST



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

THE RECORDS OF THIS PROJECT AND THIS SURVEY ARE KEPT AT THE OFFICE OF THE SURVEYOR. THESE RECORDS ARE NOT TO BE DESTROYED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE RESULTS OF THIS SURVEY. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE:
— SURVEY BY GILBERT, KELLY & COURTNE
DATED NOVEMBER 26, 2024

ALL ELEVATIONS ARE IN FEET NAVD83
BASED ON GPS OBSERVATIONS (GCP'S).
THIS PROPERTY IS IN FEMA ZONE X. BEI=N/A
COMMUNITY NO. 225203, PANEL NO. 0236F
FORM DATE: SEPTEMBER 30, 2016
TBM#1: 60d NAIL SET IN POWER POLE ON MAGAZINE
STREET AT REAR LEFT SIDE OF LOT 10-A
ELEV: 9.93 NAVD

JANUARY 29, 2025
SURVEYED IN ACCORDANCE WITH THE LOUISIANA
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS
FOR A CLASS B SURVEY, MADE AT THE REQUEST OF
MAGAZINE & NASHVILLE, LLC.

DUFRENE SURVEYING & ENGINEERING INC.
1624 MARSHALL ROAD, SUITE 200B, HURSTVILLE, LA 70059
504-278-2558 FAX 504-278-2584 FAX
durfene@surveysurvey.com
T-6737-L

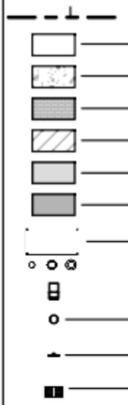
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PLAN

731 NASHVILLE AVE (N.I.C.)

3/8" = 1'-0"

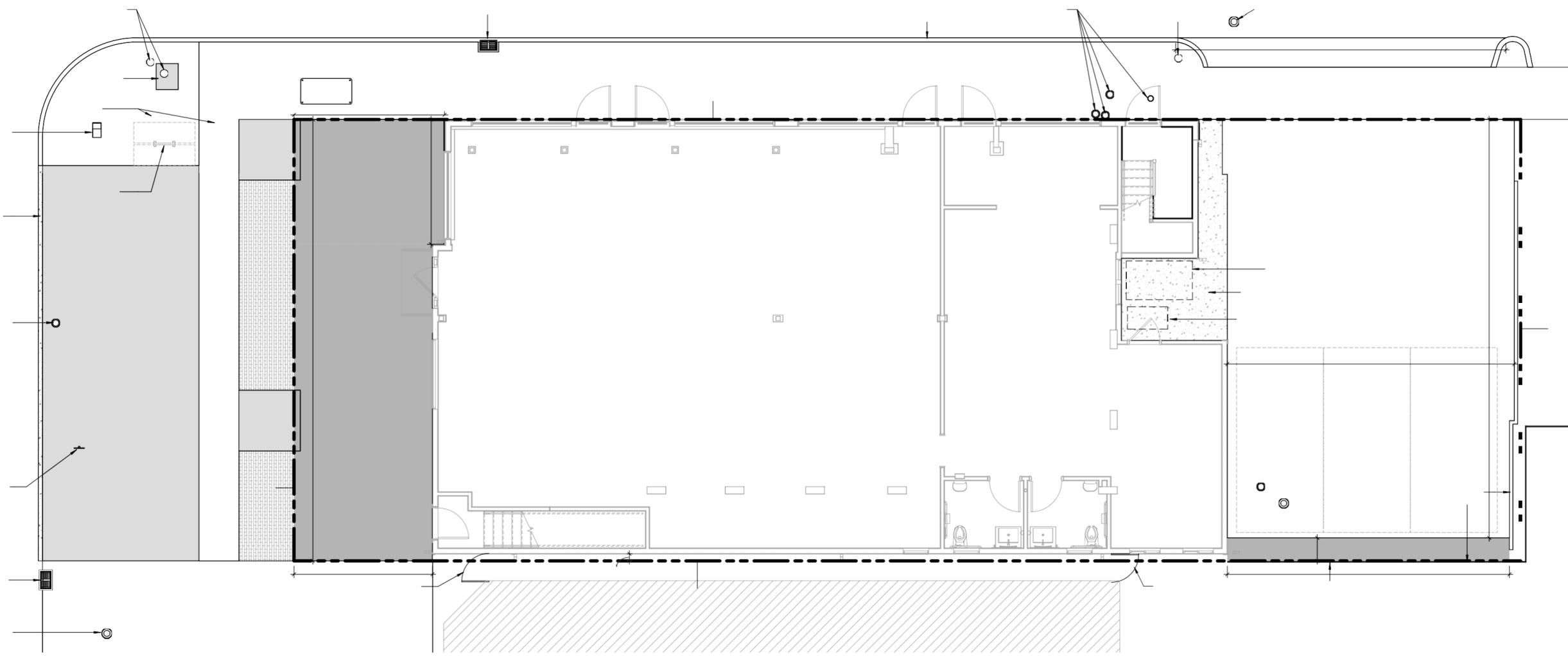
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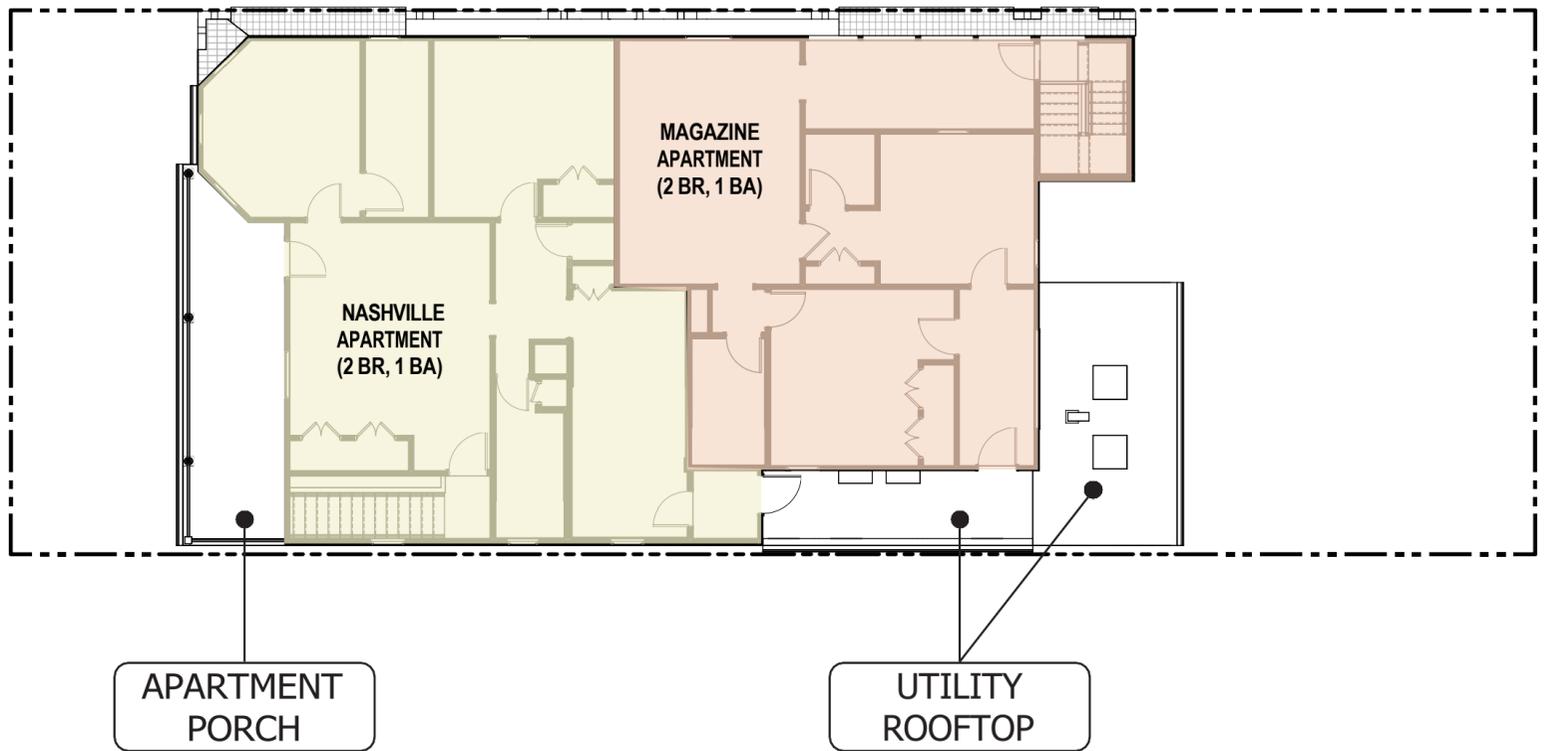
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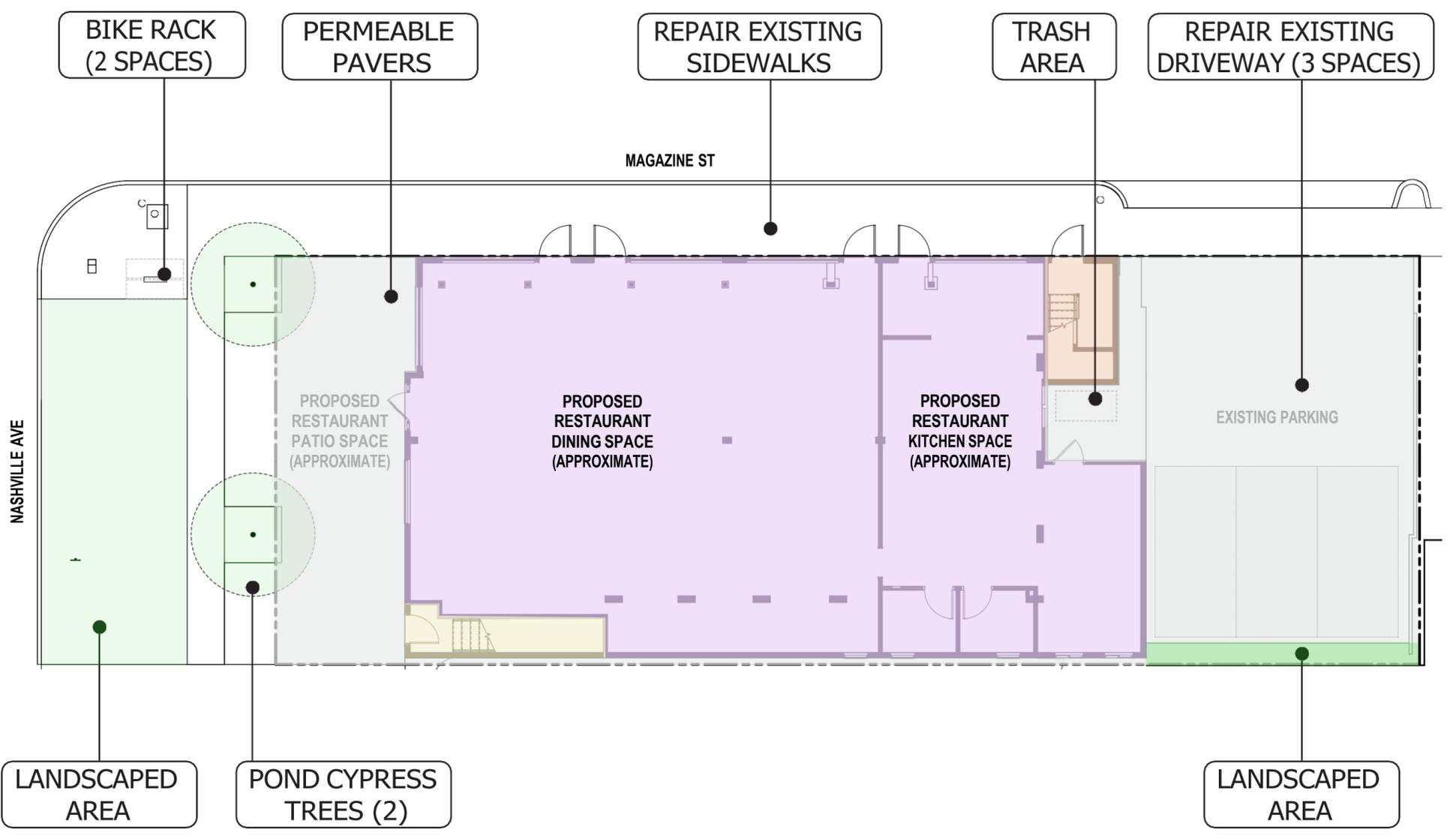
PROJECT NO
201219
SCALE
As Indicated
FORMAT
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DATE
5/23/25

A001





SECOND FLOOR



GROUND FLOOR

5,160 SF
43' X 120' PROPERTY

2,950 SF TENANT SPACE
(APPROX. 1,990 SF DINING
+ 960 SF SERVICE AREA)

1,280 SF + 210 SF PORCH
NASHVILLE APARTMENT

1,150 SF
MAGAZINE APARTMENT

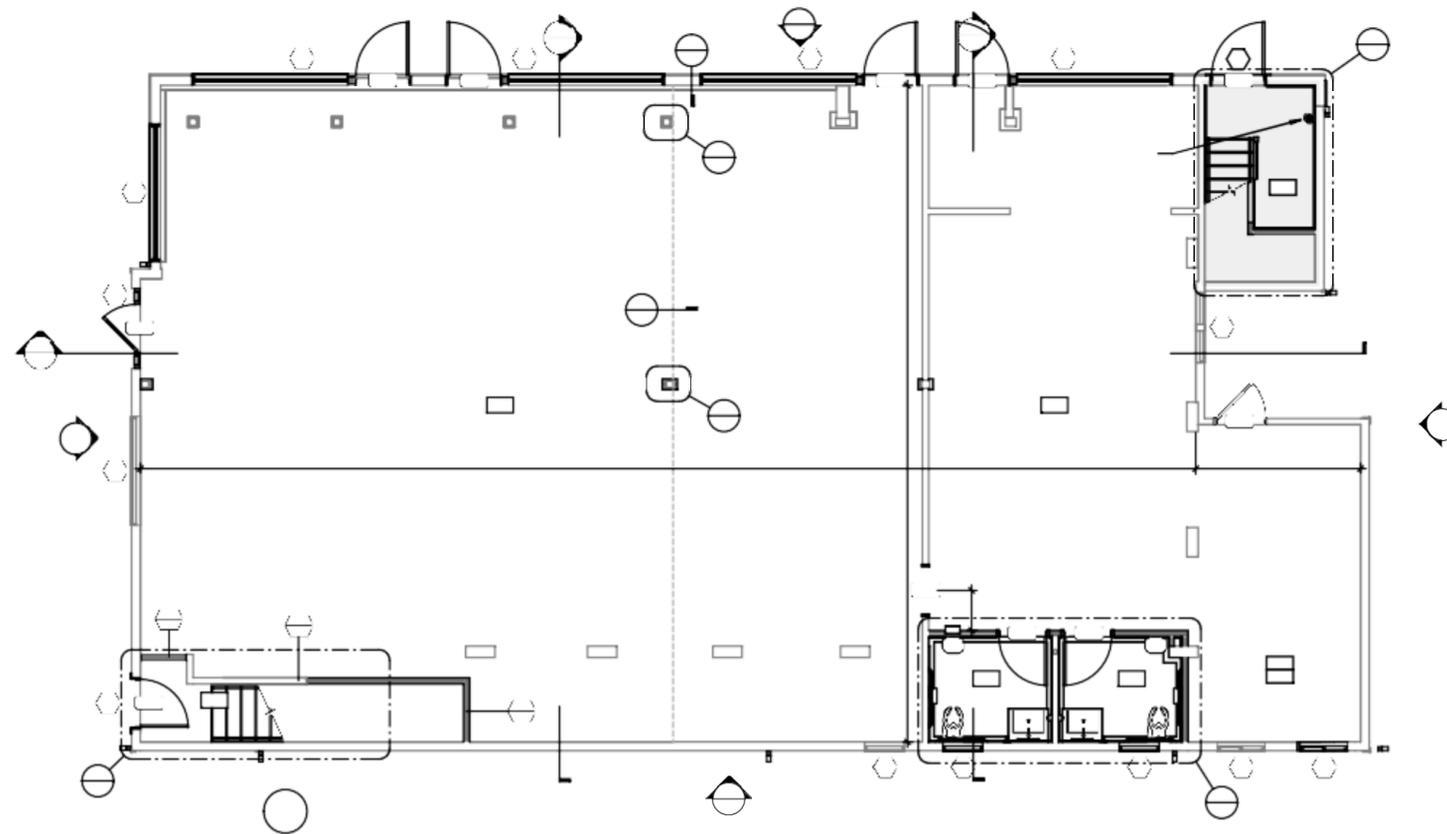
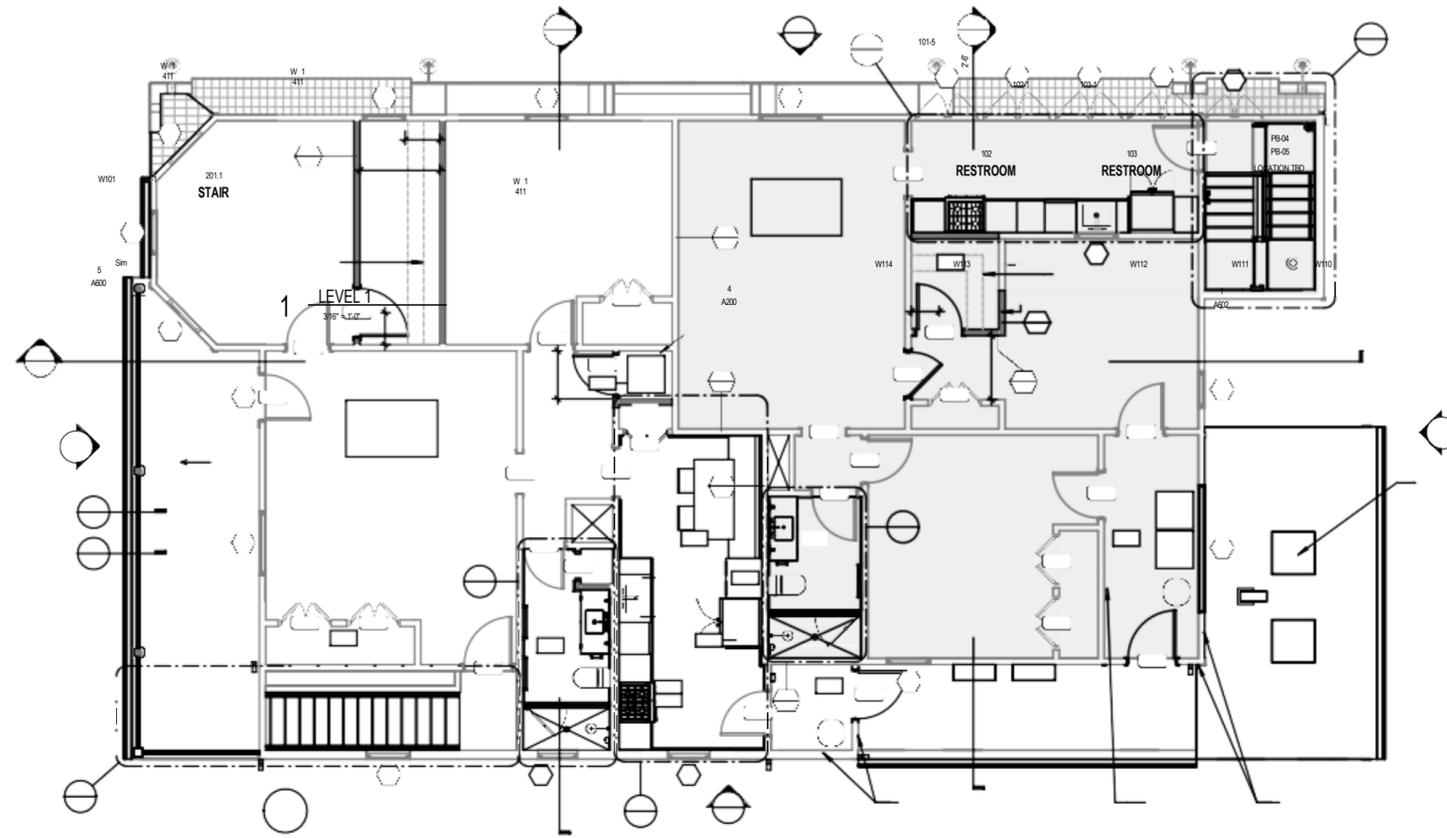


MAGAZINE & NASHVILLE RENOVATIONS

OWNER
MAGAZINE AND NASHVILLE, LLC

ARCHITECT
Rome Office

CONTRACTOR
TRINE BUILDERS



SHEET NAME
FLOOR PLANS
 SHEET NO
 PROJECT NO
 241219
 SCALE
 As Indicated
 FORMAT
 ARCH D
 DATE
 5/23/25
A100

ROOF RIDGE
33'-0"

LEVEL 2
11'-6"

LEVEL 1
0'-0"



NEW
FORTIFIED ROOF

REPLACE PORCH
COLUMNS AND RAILING

NEW AWNING AND
STOREFRONT

REPAIR SIDING, STUCCO,
WINDOWS, AND DOORS

NASHVILLE ELEVATION (WEST)

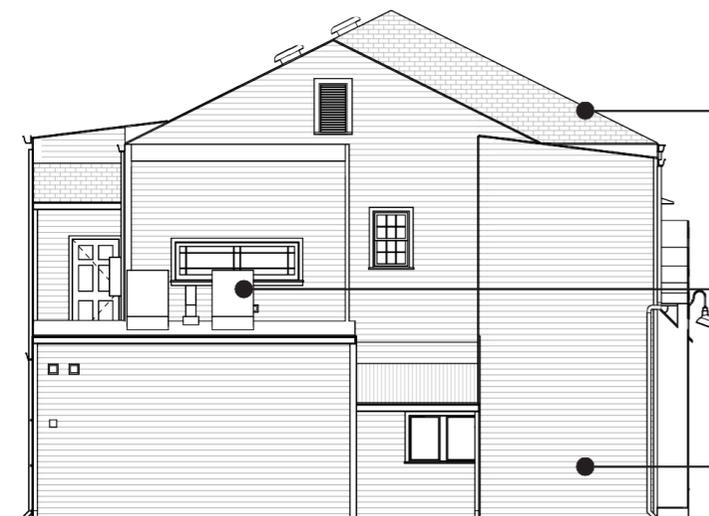


NEW
FORTIFIED ROOF

REPAIR SIDING, STUCCO,
WINDOWS, AND DOORS

NEW WOOD STOREFRONT
AND DOORS

MAGAZINE ELEVATION (NORTH)

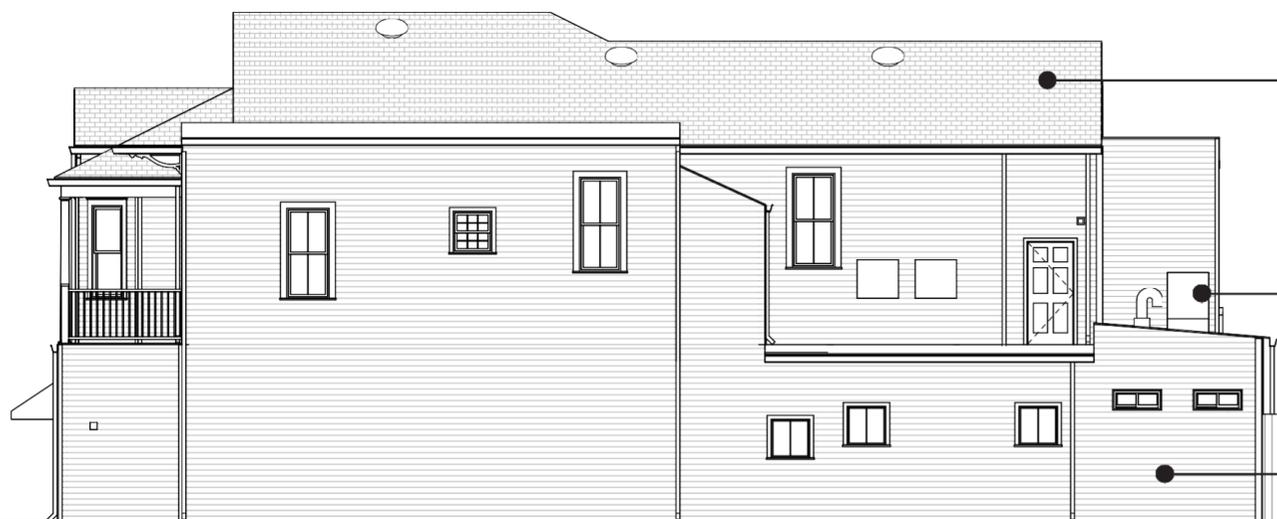


NEW
FORTIFIED ROOF

NEW ROOFTOP
MECHANICAL EQUIPMENT

REPAIR SIDING, STUCCO,
WINDOWS, AND DOORS

ARABELLA ELEVATION (EAST)



NEW
FORTIFIED ROOF

NEW ROOFTOP
MECHANICAL EQUIPMENT

REPAIR SIDING,
WINDOWS, AND DOORS

CONSTANCE ELEVATION (SOUTH)



**MAGAZINE & NASHVILLE
RENOVATIONS**

OWNER
**MAGAZINE AND
NASHVILLE, LLC**

ARCHITECT
Rome Office

CONTRACTOR
**TRINE
BUILDERS**

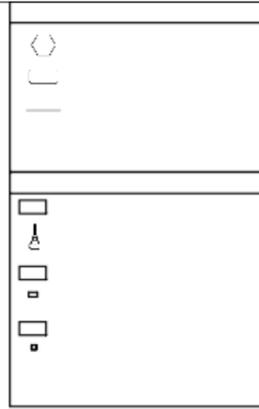
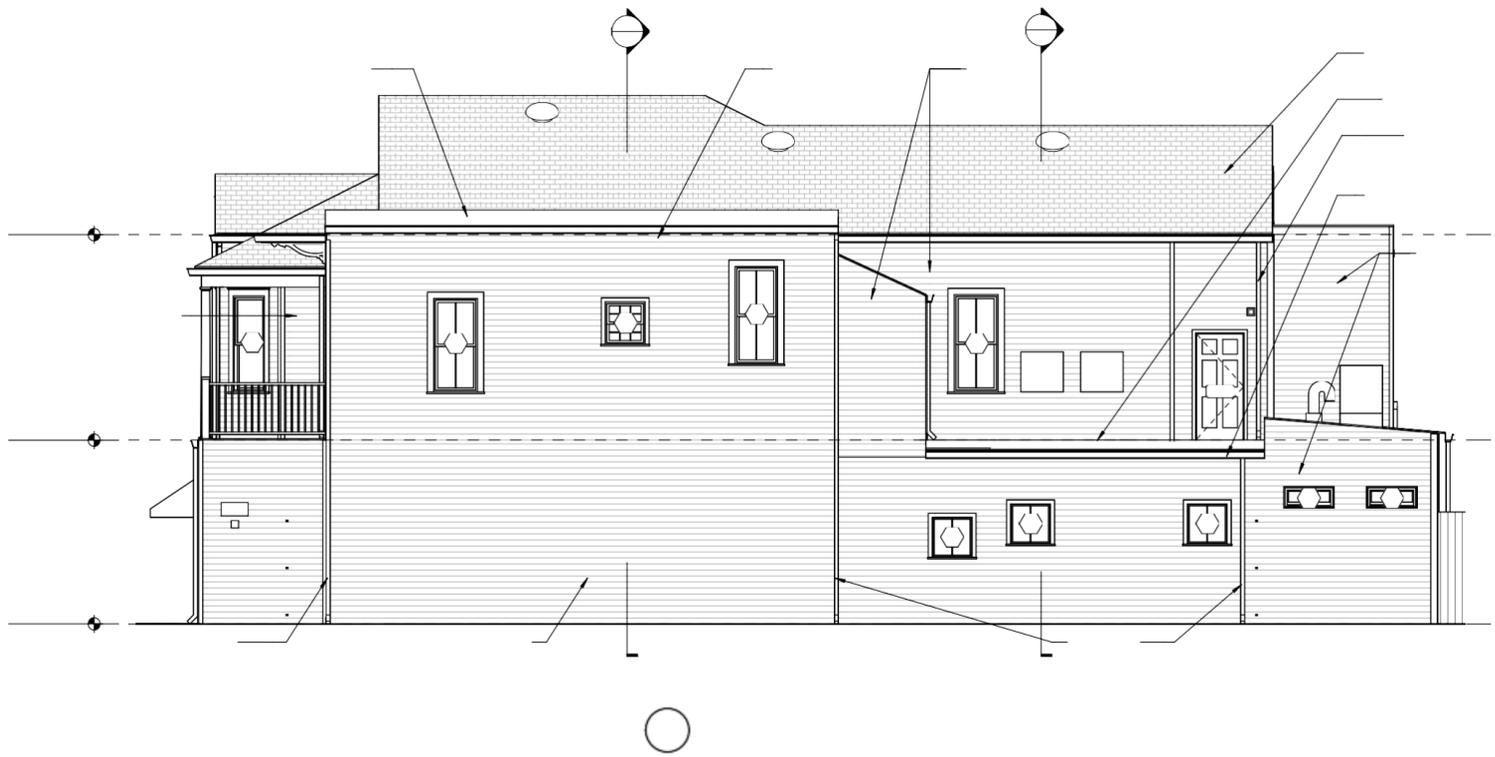
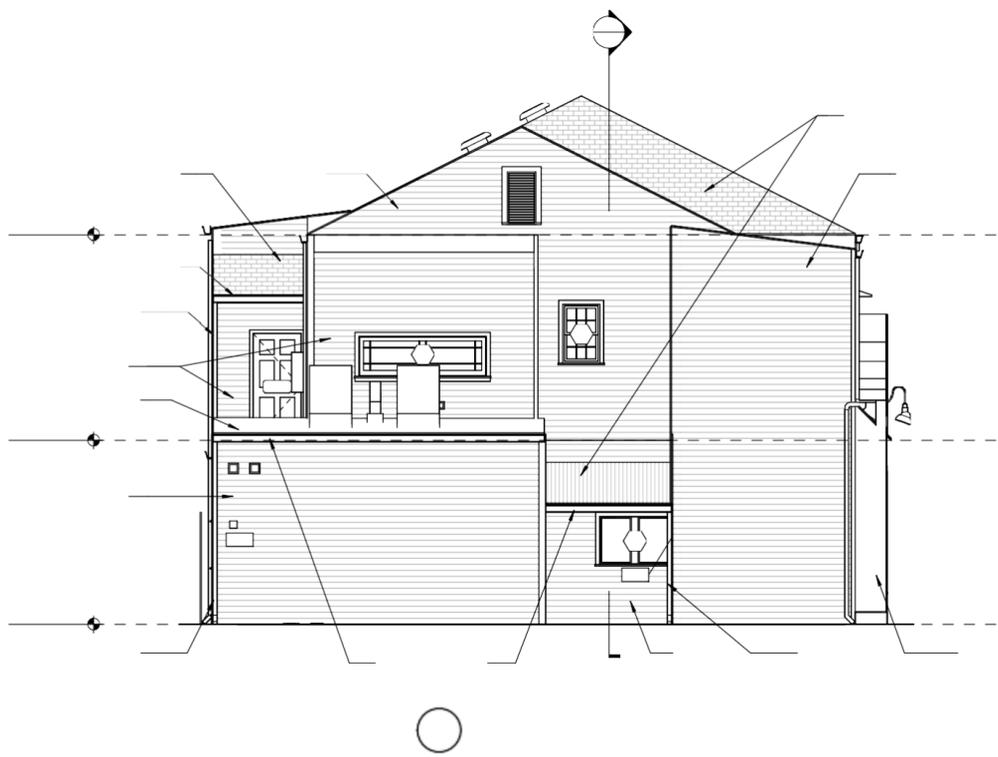
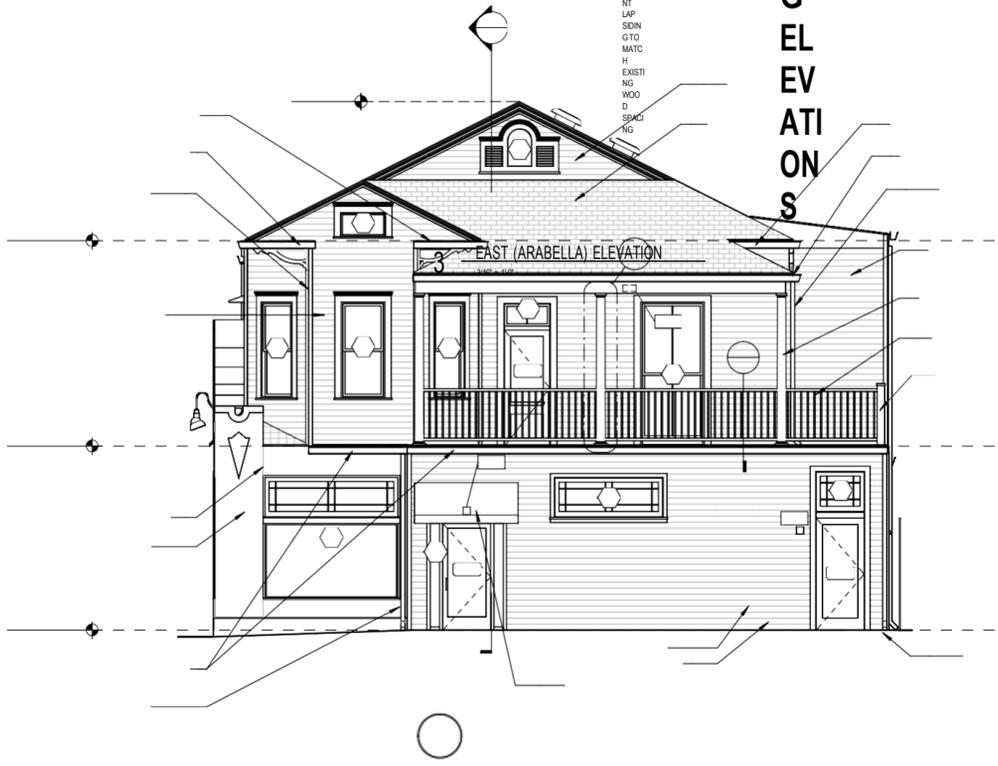
LEVEL 1

NEW PREFINISHED ALUMINUM DOWNSPOUT WITH BASE EXTENSION (4 X 3 RECTANGULAR)

REPLACE VINYL SIDING WITH SMOOTH FIBER CEMENT LAP SIDING TO MATCH EXISTING WOOD SHINGLES

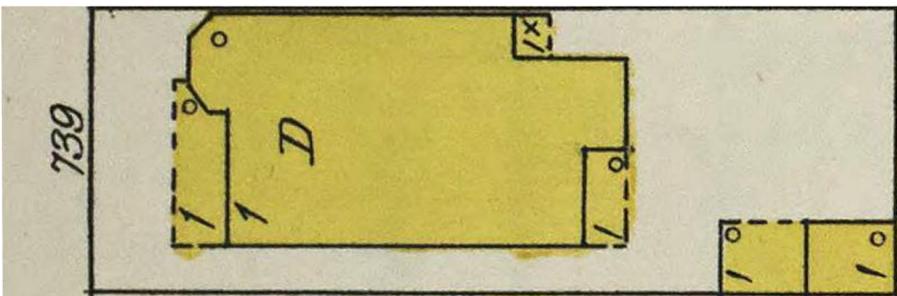
NEW PREFINISHED ALUMINUM DOWNSPOUT WITH BASE EXTENSION (4 X 3 RECTANGULAR)

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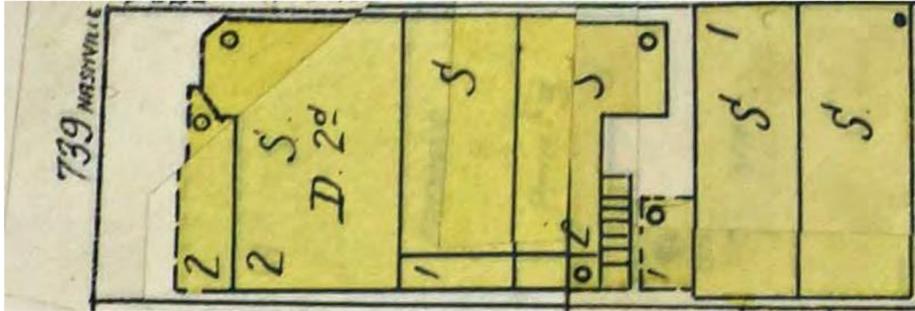


PROJECT NO. 241219
 SCALE: As Indicated
 FORMAT: ARCH D
 DATE: 9/22/25

SHEET NO. **A200**



1909 SANBORN MAP



1951 SANBORN MAP



CIRCA 1920s

1906

One-story single family cottage advertised
The Times Democrat
January 14, 1906
 "Single COTTAGE: Has hall, double parlors, dining room 25x19, kitchen, pantry, 3 bedrooms, bath, sanitary plumbing, lot 43x120 ft"

1927

The Great Flood
The Times-Picayune
September 27, 1936
 "\$12,000,000 and 10 Years of Work Reduce Chance of Good Friday Flood's Return"

1947

Two-story building with residential & commercial tenants seen in photos

1984

Rear commercial spaces converted into medical offices

1998

Earliest satellite image with rear building removed

2014

Renovations including new beam, exterior repairs, and painting

2026

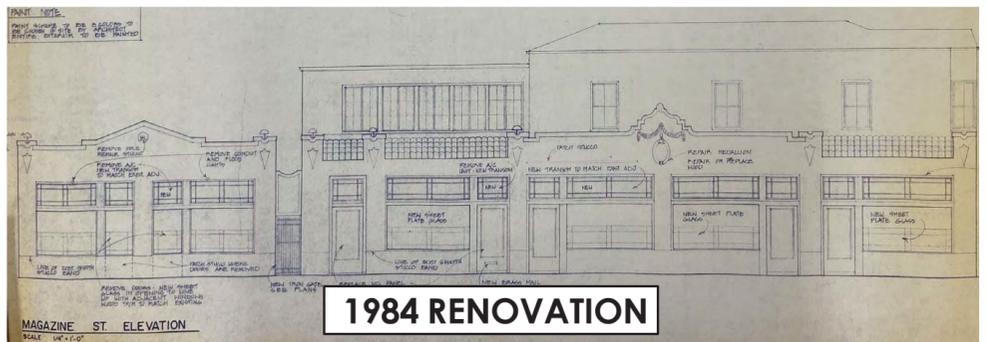
Building restored



1947 MAGAZINE ST FACING WEST



1947 MAGAZINE ST FACING EAST



1984 RENOVATION



MAGAZINE & NASHVILLE RENOVATIONS

OWNER
MAGAZINE AND NASHVILLE, LLC

ARCHITECT
Rome Office

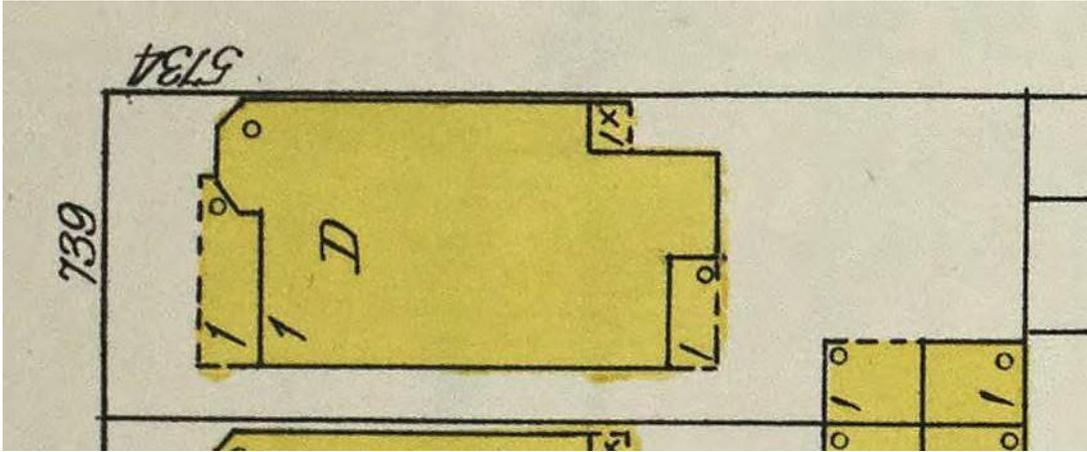
CONTRACTOR
TRINE BUILDERS



BUILDING EXTERIOR CIRCA 1920s

MAGAZINE ST

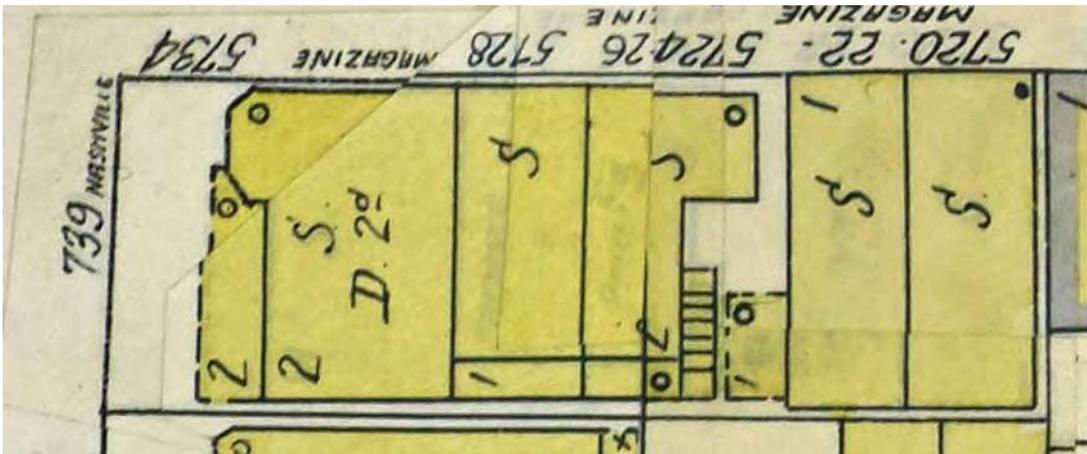
NASHVILLE AVE



1909 SANBORN MAP

MAGAZINE ST

NASHVILLE AVE



1951 SANBORN MAP



BUILDING EXTERIOR (LEFT) 1947



BUILDING EXTERIOR (RIGHT) 1947



BUILDING EXTERIOR 2025



BUILDING EXTERIOR 2025



BUILDING EXTERIOR 2025



BUILDING EXTERIOR 2025



**MAGAZINE & NASHVILLE
RENOVATIONS**

OWNER
**MAGAZINE AND
NASHVILLE, LLC**

ARCHITECT
Rome Office

CONTRACTOR
**TRINE
BUILDERS**

Project Neighborhood Participation Program Meeting Report

Date of Report: June 17, 2025
 Project Name: Magazine and Nashville Renovation
 Project Addresses: 5720-5726 Magazine St and 739-741 Nashville Ave
 Contact: Melissa Rome, Architect of Record
 Rome Office LLC
 400 N. Peters St., Suite 212
 New Orleans, LA 70130
 melissa@romeoffice.us
 504-827-1928

Overview:

This report provides results of the implementation of the Neighborhood Participation Program for the property located at the addresses listed above, on the southeast corner of the Magazine St and Nashville Ave intersection. The applicant intends to file a land-use request for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 (Conditional Uses) of the Comprehensive Zoning Ordinance. 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. Applicable materials are attached and listed at the bottom of this report.

Neighborhood Meetings:

The following is the date/ location of the NPP meeting where citizens were invited to discuss the applicant's proposal:

- June 4, 2025 – Milton H. Latter Memorial Library, 5120 St. Charles Ave – 5:30pm – 16 people in attendance

Correspondence:

- May 20, 2025 – Meeting notices were mailed to the NPP contact list and emailed/ mailed to neighborhood associations, the district councilmember, and the CPC.
- May 27, 2025 – Discussed proposal with neighbor Layne Hilton via email.

Results:

184 people/ addresses were invited to the NPP meeting, not including the addresses associated with the property itself. 16 people attended. Comment cards were provided at the meeting but none were filled out by attendees. Printed handouts and 24 x 36 boards were provided at the meeting showing photos and drawings of the project. The following questions and concerns were addressed throughout the NPP process:

Via Email	
Questions/ Concerns	Response
Will part of the building be torn down for parking?	No. Parking will comply with zoning requirements.
Where are construction crews going to be parking? And the patrons of the restaurant? Will they take over all of the available street parking?	The intention is to cause as little disruption to the neighborhood as possible during construction and for workers/ patrons to park only where they are permitted.
Many restaurants in the area are closing, will that be the case for this proposed restaurant too? What is the proposed restaurant and hours of operation?	To be determined, but the owners are in contact with a well-respected chef. Plans can be shared with the neighborhood when they are finalized.
Ubers are a concern as they typically drop off in the middle of the street and stop traffic.	We would like to find a better alternative for ride-share drop off.

During NPP Meeting	
Questions/ Concerns	Response
Who owns the building?	Justin Callais (representative at meeting) and his team under Magazine & Nashville LLC.
It looks like there are two businesses associated with the property, but who owns the building?	Justin (in New Orleans) and his cousin (located in Thibodaux) own the property under the single Magazine & Nashville LLC.

What is the bakery listed on the assessor website?	That was the previous business in the rear, with a storefront on Magazine St. That will not be a part of the new project.
How many apartments are there?	Two existing apartments, each with two bedrooms and one bathroom. One is accessed from Nashville and one is accessed from Magazine.
Parking in this area is horrible and this property is another example of no parking. Where are employees going to park? Will it take up more spots in the neighborhood? Is there any other solution? There looks to be more than 3 spots and the existing parking area.	In complying with the CZO and exemption 22.5.A.6, two parking spaces are required and three are provided. These 3 spaces are located at the rear, where the existing parking is located. The previous tenant was able to fit more than 3 cars here, but these were not in compliance with the CZO.
How does Saba across the street manage to accommodate parking?	Saba has a parking lot in the rear, whereas this building has a smaller property with buildings on either side.
What is the square footage of the apartments?	The Nashville (front) apartment is 1,280 sf with a 210 sf porch and the Magazine (rear) apartment is 1,150 sf.
Is the intention to operate short term rentals in the apartments?	No, the intention is to have long term leases.
How much will the apartments rent for?	To be determined, but it will be comparable to rental prices in the area.
What is the permeable surface at the front, along Nashville?	We are proposing brick pavers, similar to the pavers in front of Saba.
Will this outdoor area have restaurant service?	Yes, the intention is to have outdoor patio seating for the restaurant.
Will the patio have an awning covering the whole seating area?	No, the only awning is the existing awning over the Nashville storefront. We will repair it as needed and replace the fabric.
Are you targeting to start construction in July?	The construction that is tentatively scheduled to start in July is general repairs of the building, including structural repairs and a new roof. No work associated with this conditional use will begin until and if it is approved. The space on the ground floor will remain a white box commercial space under the current permit.
What other uses can the commercial space be under the zoning code, if the conditional use for a standard restaurant is not achieved?	There is a list in the CZO for permitted uses in the HU-B1 district, but things like a coffee shop would be permitted. The current proposed standard restaurant with alcoholic beverage service requires many reviews before approval.
Where will the construction dumpster be?	In the rear of the property, at the parking area. This will also be the location of the port-a-potties. Most of the demolition of materials is being completed under the current demo permit, so we are not expected to have numerous dumpsters with frequent pickups in the next phase of construction.
Will it be necessary to shut down the sidewalk along Magazine during the course of construction? This is a heavily used sidewalk. Can we limit the amount of time the sidewalk is out of commission? For example, Harry's Ace has had the sidewalk blocked for months even though construction seems to be over.	We are working with the city on the plan for closing the sidewalks. Ideally, the sidewalk would be closed for a short period of time then the fencing can be set in to allow for public use of the sidewalk. We want to make sure the public and the workers are safe.
How does the parking exemption apply when the building is over 5,000 square feet?	The first 5,000 sf for commercial uses in the HU-B1 districts are exempt from the vehicle parking requirements.

Attendees were invited to contact the team, via the contact listed on the meeting invite, if other questions arise. They were also informed of the city's online resources to track the status of the project. If changes to the project occur, parties on the contact list will be informed via email.

Attachments

- Contact list supplied by CPC
- NPP Meeting Notice Letter
- NPP Meeting Notice Email – to Audubon Riverside Neighborhood Association contact
- NPP Meeting Notice Email – to Magazine St Merchants Association contact
- NPP Meeting Notice Email – to Councilmember Giarrusso
- NPP Meeting Notice Email – to City Planning Commission
- Email chain from neighbor Layne Hilton
- NPP Meeting Sign In Sheet

Note: Comment cards were provided during the meeting, but none were filled out by attendees.

- NPP Meeting Handouts provided to all attendees included the following:
 - Meeting agenda
 - Property Viewer information
 - Copy of 24x36 Meeting Boards (historic information, existing condition photos, proposed floor plans, proposed building elevations)
 - Property Survey
 - Zoning District Uses supplied by CPC
 - Property Zoning Summary
 - New Orleans City Planning Commission Online Tools
- Photos of mailed NPP meeting letters and NPP Meeting

NPP Document – 30 Sheets Total

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Conway Solomon	822 Nashville Ave	New Orleans	LA	70115
Paul R Brown	936 Jackson Ave	New Orleans	LA	70130
Current Resident	700 Arabella St	New Orleans	LA	70115
Current Resident	704 Arabella St	New Orleans	LA	70115
Ima Oakslic Chahta	C/O J Scott Chotin Jr P O Box 1910	Lacombe	LA	70445
Current Resident	712 Arabella St	New Orleans	LA	70115
Current Resident	714 Arabella St	New Orleans	LA	70115
Laura Ellen Bratton	716 Arabella St	New Orleans	LA	70115
Current Resident	718 Arabella St	New Orleans	LA	70115
Betty Jo F Perret	722 Arabella St	New Orleans	LA	70115
Current Resident	720 Arabella St	New Orleans	LA	70115
Norman O Jr Woods	728 Arabella St	New Orleans	LA	70115
Current Resident	724 Arabella St	New Orleans	LA	70115
Current Resident	726 Arabella St	New Orleans	LA	70115
Norman O Woods	734 Arabella St	New Orleans	LA	70115
Current Resident	732 Arabella St	New Orleans	LA	70115
Sug L L C	621 Adeee Ln	Gretna	LA	70056
Current Resident	5700 Magazine St	New Orleans	LA	70115
Current Resident	5702 Magazine St	New Orleans	LA	70115
Current Resident	5704 Magazine St	New Orleans	LA	70115
Current Resident	5706 Magazine St	New Orleans	LA	70115
Current Resident	738 Arabella St	New Orleans	LA	70115
Current Resident	740 Arabella St	New Orleans	LA	70115
What The Hell LLC	5208 Magazine St #415	New Orleans	LA	70115
Current Resident	5631 Magazine St	New Orleans	LA	70115
Current Resident	5637 Magazine St	New Orleans	LA	70115
Current Resident	805 Arabella St	New Orleans	LA	70115
Lori L Morgan	811 Arabella St	New Orleans	LA	70115
Current Resident	809 Arabella St	New Orleans	LA	70115
Anri Properties Two LLC	821 Soniat St	New Orleans	LA	70115
Current Resident	814 Arabella St	New Orleans	LA	70115
River Chase LLC	1226 First St	New Orleans	LA	70130
Current Resident	816 Arabella St	New Orleans	LA	70115
Neal S Meyer	817 Arabella St	New Orleans	LA	70115
Suneeta Walia	824 Arabella St	New Orleans	LA	70115
Ronald J Grognet	827 Arabella St	New Orleans	LA	70115
Shobha N Joshi	832 Arabella St	New Orleans	LA	70115
Current Resident	830 Arabella St	New Orleans	LA	70115
Judith Walshe Whann	Etal 836 Arabella St	New Orleans	LA	70115
Current Resident	5700 Camp St	New Orleans	LA	70115
Current Resident	836 Arabella St	New Orleans	LA	70115
Jack B Guidry	639 Nashville Ave	New Orleans	LA	70115
Lawrence L Haber	700 Nashville Ave	New Orleans	LA	70115
Nancy Z Dawes	701 Nashville Ave	New Orleans	LA	70115
John Austin Critchfield Rees	419 Webster St	New Orleans	LA	70118
Current Resident	702 Nashville Ave	New Orleans	LA	70115
Current Resident	704 Nashville Ave	New Orleans	LA	70115
Boughton Fred S Jr	900 State St	New Orleans	LA	70118
Current Resident	705 Nashville Ave	New Orleans	LA	70115
Current Resident	707 Nashville Ave	New Orleans	LA	70115
Jane V Forcheimer	709 Nashville Ave	New Orleans	LA	70115
Current Resident	711 Nashville Ave	New Orleans	LA	70115
Lee M Peacocke	ET Al 710 Nashville Ave	New Orleans	LA	70115
Current Resident	710 Nashville Ave	New Orleans	LA	70115
Cheryl L Dehaven	717 Nashville St Apt 2	New Orleans	LA	70115
Current Resident	717 Nashville Ave Apt 1	New Orleans	LA	70115
Current Resident	717 Nashville Ave Apt 2	New Orleans	LA	70115
Current Resident	717 Nashville Ave Apt 3	New Orleans	LA	70115
Current Resident	717 Nashville Ave Apt 4	New Orleans	LA	70115
Current Resident	717 Nashville Ave HM	New Orleans	LA	70115

James A III Embry	5720 Buffalo Speedway	Houston	TX	77005
Current Resident	725 Nashville Ave	New Orleans	LA	70115
Amit Ketan Bhandutia	727 Nashville Ave	New Orleans	LA	70115
Current Resident	729 Nashville Ave	New Orleans	LA	70115
Teamthompson LLC	731 Nashville Ave	New Orleans	LA	70115
Nashville Property LLC	5455 Bellaire Dr	New Orleans	LA	70124
Current Resident	734 Nashville Ave	New Orleans	LA	70115
Michael P Kullman Inc	741 Nashville Ave	New Orleans	LA	70115
Current Resident	5720 Magazine St	New Orleans	LA	70115
Current Resident	5722 Magazine St	New Orleans	LA	70115
Current Resident	5724 Magazine St	New Orleans	LA	70115
Current Resident	5726 Magazine St	New Orleans	LA	70115
Current Resident	739 Nashville Ave	New Orleans	LA	70115
802 Nashville LLC	700 Dublin St	New Orleans	LA	70118
Current Resident	5801 Magazine St	New Orleans	LA	70115
Current Resident	802 Nashville Ave	New Orleans	LA	70115
Stephen L Forrester	816 Nashville Ave Unit R	New Orleans	LA	70118
John C III Morris	275 Oak Dr	Monroe	LA	71201
The Dionisio-Nelson LLP	208 Walnut St	New Orleans	LA	70118
Montano Ernesto Montano Sara M	7830 Nelson St	New Orleans	LA	70118
816 Nashville K LLC	1205 Eighth St	New Orleans	LA	70115
Petrovich Ryan	Etal 816 Nashville AV J	New Orleans	LA	70115
Emily Kaye C Morris	2705 Oak Dr	Monroe	LA	71201
Ivo Arkulin	816 Nashville Ave Unit N	New Orleans	LA	70115
Mintz & Mintz Realty LLC	237 Audubon Blvd	New Orleans	LA	70125
Noah Emerson	7424 Hampson St	New Orleans	LA	70118
JG Investments LLC	7428 Riverview St	Gautier	MS	39553
Mirrada Elizabeth Limmar	700 General Taylor St	New Orleans	LA	70115
Frazier James E Jr	1304 Heidenheim Dr	Pascagoula	MS	39581
Shawn B McGibney	816 Nashville Ave #E	New Orleans	LA	70115
Current Resident	816 Nashville Ave	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit A	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit B	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit C	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit D	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit E	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit F	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit G	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit H	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit I	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit J	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit K	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit L	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit M	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit O	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit P	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit Q	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit N	New Orleans	LA	70115
Current Resident	816 Nashville Ave Unit R	New Orleans	LA	70115
Barron Daniel M	826 Nashville Ave	New Orleans	LA	70115
The Daly J Turnbull Revocable Trust	ET Al 1611 Anderson Pike	Signal Mountain	TN	37377
Current Resident	827 Nashville Ave	New Orleans	LA	70115
Current Resident	829 Nashville Ave	New Orleans	LA	70115
Subhas C Bose	830 Nashville Ave	New Orleans	LA	70115
Current Resident	830 Nashville Ave Apt A	New Orleans	LA	70115
Todd M Andrews	831 Nashville Ave	New Orleans	LA	70115
Alfred B III Longacre	838 Nashville Ave	New Orleans	LA	70115
Current Resident	5804 Camp St	New Orleans	LA	70115
Barbara L Garcia	ET Al 632 Galerita Way	San Rafael	CA	94903
Current Resident	5705 Constance St	New Orleans	LA	70115
Current Resident	5707 Constance St	New Orleans	LA	70115

Zachary U Materne	5709 Constance St	New Orleans	LA	70115
Current Resident	5711 Constance St	New Orleans	LA	70115
Kevin M Maccurdy	Etal 5219 Chestnut St	New Orleans	LA	70115
Current Resident	5713 Constance St	New Orleans	LA	70115
Current Resident	5715 Constance St	New Orleans	LA	70115
James R Swanson	705 Eleonore St	New Orleans	LA	70115
Current Resident	707 Eleonore St	New Orleans	LA	70115
Current Resident	709 Eleonore St	New Orleans	LA	70115
Current Resident	711 Eleonore St	New Orleans	LA	70115
Caneco Joseph A	715 Eleonore St	New Orleans	LA	70115
Current Resident	713 Eleonore St	New Orleans	LA	70115
Avettant Marie T	ET Al # 35 Brisbane Court	Slidell	LA	70458
Current Resident	717 Eleonore St	New Orleans	LA	70115
Current Resident	719 Eleonore St	New Orleans	LA	70115
Edward J Brandao	731 Eleonore St	New Orleans	LA	70115
Nickolaus Edward Jr	737 Elenore St	New Orleans	LA	70115
Current Resident	5808 Magazine St	New Orleans	LA	70115
Current Resident	5808 Magazine St Apt 3A	New Orleans	LA	70115
Current Resident	5808 Magazine St HM	New Orleans	LA	70115
Current Resident	5808 Magazine St Ste 2A	New Orleans	LA	70115
Current Resident	737 Eleonore St	New Orleans	LA	70115
Warren S Goldblatt Revocable Trust	ET Al 9 Hartswood Road	Dover	NH	03820
Current Resident	819 Eleonore St	New Orleans	LA	70115
Eleonore Group LLC	5210 Pitt St	New Orleans	LA	70115
Current Resident	821 Eleonore St	New Orleans	LA	70115
Current Resident	823 Eleonore St	New Orleans	LA	70115
5717 Magazine Street LLC Elizabeth Hansen	329 Vallette St	New Orleans	LA	70114
Current Resident	5713 Magazine St	New Orleans	LA	70115
Current Resident	5715 Magazine St	New Orleans	LA	70115
DK Wfno LLC	Attn: Ms Debra Kalimian 600 Lexington Ave 14th FLR	New York	NY	10022
Current Resident	5600 Magazine St	New Orleans	LA	70115
Magazine Street Enterprises LLC	C/O Alfred C Delaune Jr 5619 Magazine St	New Orleans	LA	70115
Current Resident	5613 Magazine St	New Orleans	LA	70115
Current Resident	5619 Magazine St	New Orleans	LA	70115
5701 Magazine LLC	5701 Magazine St	New Orleans	LA	70115
Current Resident	5705 Magazine St	New Orleans	LA	70115
5707 Magazine LLC	2055 Perkins Rd	Baton Rouge	LA	70808
Current Resident	5707 Magazine St	New Orleans	LA	70115
Borges Craig	5823 Magazine St	New Orleans	LA	70115
Current Resident	5825 Magazine St	New Orleans	LA	70115
Current Resident	5825 Magazine St Apt A	New Orleans	LA	70115
Italian Restaurateurs Inc	5831 Magazine St	New Orleans	LA	70115
Elizabeth M Winston	5704 Constance St	New Orleans	LA	70115
Current Resident	5706 Constance St	New Orleans	LA	70115
John T Frnsbee	Etal 821 Nashville Ave	New Orleans	LA	70115
Current Resident	821 Nashville Ave	New Orleans	LA	70115
Current Resident	823 Nashville Ave	New Orleans	LA	70115
Larson Brian Edward	722 Nashville Ave	New Orleans	LA	70115
Current Resident	724 Nashville Ave	New Orleans	LA	70115
Gaslight Properties LLC	27350 Hwy 74	Evergreen	CO	80439
Current Resident	728 Nashville Ave	New Orleans	LA	70115
Current Resident	730 Nashville Ave	New Orleans	LA	70115
Nay Jeffrey L Nay Kathie C	721 Eleonore St	New Orleans	LA	70115
Current Resident	723 Eleonore St	New Orleans	LA	70115
Thomas L Hammock	ET Al 725 Eleonore St	New Orleans	LA	70115
Current Resident	725 Eleonore St	New Orleans	LA	70115
Current Resident	727 Eleonore St	New Orleans	LA	70115
Slatten Brothersmarine	Center Inc 913 S Jahncke AV	Covington	LA	70433
Current Resident	5800 Magazine St	New Orleans	LA	70115
Current Resident	5800 Magazine St Apt 2A	New Orleans	LA	70115
Current Resident	5800 Magazine St Apt 2B	New Orleans	LA	70115

Current Resident	5800 Magazine St HM	New Orleans	LA	70115
Current Resident	5800 Magazine St Ste A	New Orleans	LA	70115
BCH Nola Magazine Commons LLC	5701 Magazine St	New Orleans	LA	70115
Current Resident	5757 Magazine St Ste A	New Orleans	LA	70115
Current Resident	5757 Magazine St Ste B	New Orleans	LA	70115
Current Resident	5757 Magazine St Ste C	New Orleans	LA	70115

Organization Name: Audubon Riverside Neighborhood Association

Point of Contact: Tom Rey
 Email: tomasneworleans@gmail.com
 Street Address: 5208 Magazine Street PMB 174
 City: New Orleans
 Zip: 70115

Organization Name: Magazine St. Merchants Association

Point of Contact: Alan Watts
 Phone Number: 504-342-4435
 Email: guide@magazinestreet.com
 Street Address: P. O. Box 15028
 City: New Orleans
 Zip: 70175



Rome Office

Rome Office LLC
400 N. Peters St., Suite 212
New Orleans, LA 70130, USA
504.827.1928

May 20, 2025

Dear Neighbor,

Rome Office, on behalf of our client Magazine and Nashville LLC, is proposing to renovate the building at 5720-5726 Magazine St and 739-741 Nashville Ave (the former Uptown Pharmacy) into a restaurant space.

Please join us for a Neighborhood Participation Program (NPP) meeting to review the proposed layout and changes.

The meeting will take place:
Date: Wednesday June 4th, 2025
Time: 5:30 pm

Location: Milton H. Latter Memorial Library, 5120 St. Charles Ave, New Orleans, LA 70115

The scope of work includes a new standard restaurant with bar and commercial kitchen in the existing 3,000 sf ground floor space. The restaurant will be designed as a white box tenant space with interior design to be completed at a later date. Parking will be provided at the rear of the building. The exterior of the building will be restored to its 1920s appearance. Additionally, the 2 apartments on the second level of the building will be renovated.

We are seeking a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and Magazine Street Use Restriction Overlay District in accordance with Article 18, Section 18.20.B.1 (Conditional Uses) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

If approved, we anticipate construction to begin in 2025 and be completed in 2026.

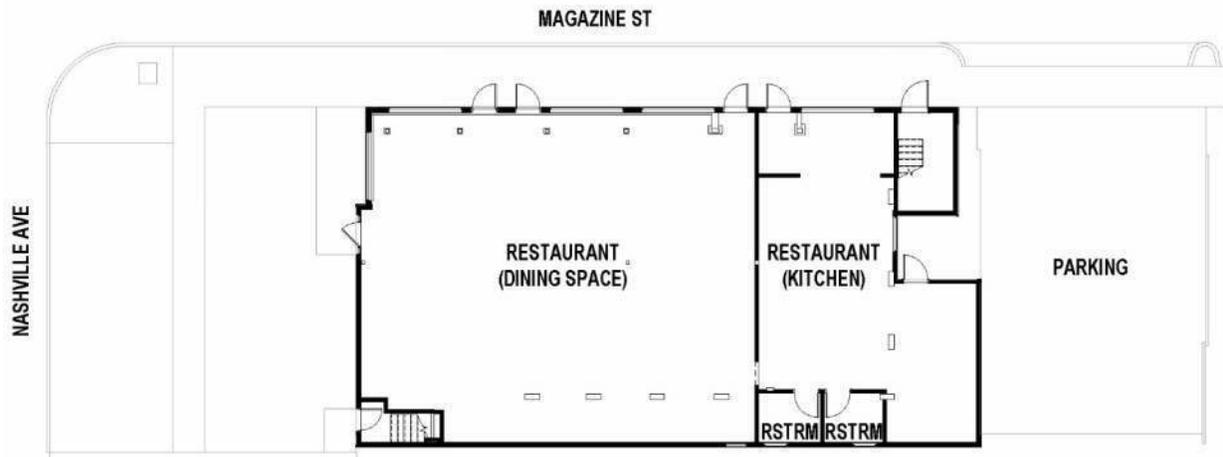
Because you are a nearby neighbor or otherwise interested in the neighborhood, we are inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and email. Included in this letter is a floor plan to give you a better idea of the proposed work. At the meeting, we will provide a sign-in sheet to obtain email addresses so you can be updated of any future changes. If you are unable to attend and would like to receive information from the meeting, or have any questions or comments, please feel free to contact me. We hope to see you at the meeting.

Sincerely,

Melissa Bauld Rome, AIA
Partner, Rome Office
melissa@romeoffice.us
504-827-1928

Rome Office

Rome Office LLC
400 N. Peters St., Suite 212
New Orleans, LA 70130, USA
504.827.1928



Mollie Burke

From: Mollie Burke
Sent: Tuesday, May 20, 2025 4:10 PM
To: tomasneworleans@gmail.com
Cc: Melissa Rome
Subject: NPP Meeting: 5724 Magazine St
Attachments: 250520 - 5724 Magazine St - NPP Meeting Letter.pdf

Hi Mr. Rey,

I received your information from the City Planning Commission as the point of contact for the Audubon Riverside Neighborhood Association. I'm writing to inform you of a Neighborhood Participation Program meeting our office is hosting to review the proposed renovation of the building at the corner of Nashville and Magazine (the former Uptown Pharmacy). We are the architects of record working with the building owner to seek a conditional use to turn the ground floor into a standard restaurant. Our meeting will take place June 4th at the Latter Library at 5:30pm. Attached is the meeting invite with more information. We have mailed you and the immediate neighbors a copy as well. Please let me know if you have any questions and we hope to see you at the meeting. Thank you.

Mollie Burke, AIA, NCARB

Associate | Architect

M +1 504 508 2306

E mollie@romeoffice.us

W www.romeoffice.us

Rome Office

400 N. Peters St Suite 212

New Orleans, LA 70130

USA

Mollie Burke

From: Mollie Burke
Sent: Tuesday, May 20, 2025 4:12 PM
To: guide@magazinstreet.com
Cc: Melissa Rome
Subject: NPP Meeting: 5724 Magazine St
Attachments: 250520 - 5724 Magazine St - NPP Meeting Letter.pdf

Hi Mr. Watts,

I received your information from the City Planning Commission as the point of contact for the Magazine St Merchants Association. I'm writing to inform you of a Neighborhood Participation Program meeting our office is hosting to review the proposed renovation of the building at the corner of Nashville and Magazine (the former Uptown Pharmacy). We are the architects of record working with the building owner to seek a conditional use to turn the ground floor into a standard restaurant. Our meeting will take place June 4th at the Latter Library at 5:30pm. Attached is the meeting invite with more information. We have mailed you and the immediate neighbors a copy as well. Please let me know if you have any questions and we hope to see you at the meeting. Thank you.

Mollie Burke, AIA, NCARB

Associate | Architect

M +1 504 508 2306

E mollie@romeoffice.us

W www.romeoffice.us

Rome Office

400 N. Peters St Suite 212

New Orleans, LA 70130

USA

Mollie Burke

From: Mollie Burke
Sent: Tuesday, May 20, 2025 4:15 PM
To: Joseph.Giarrusso@nola.gov
Cc: Melissa Rome
Subject: NPP Meeting: 5724 Magazine St
Attachments: 250520 - 5724 Magazine St - NPP Meeting Letter.pdf

Hi Councilmember Giarrusso,

I'm writing to inform you of a Neighborhood Participation Program meeting our office is hosting to review the proposed renovation of the building at the corner of Nashville and Magazine (the former Uptown Pharmacy). We are the architects of record working with the building owner to seek a conditional use to turn the ground floor into a standard restaurant. Our meeting will take place June 4th at the Latter Library at 5:30pm. Attached is the meeting invite with more information. We have mailed you and the immediate neighbors a copy as well. Please let me know if you have any questions and we hope to see you at the meeting. Thank you.

Mollie Burke, AIA, NCARB

Associate | Architect

M +1 504 508 2306

E mollie@romeoffice.us

W www.romeoffice.us

Rome Office

400 N. Peters St Suite 212

New Orleans, LA 70130

USA

Mollie Burke

From: Mollie Burke
Sent: Tuesday, May 20, 2025 4:20 PM
To: CPCinfo@nola.gov
Cc: Melissa Rome
Subject: NPP Meeting: 5724 Magazine St
Attachments: 250520 - 5724 Magazine St - NPP Meeting Letter.pdf

Hello,

I'm writing to inform you of a Neighborhood Participation Program meeting our office is hosting to review the proposed renovation of the building at the corner of Nashville and Magazine (the former Uptown Pharmacy). We are the architects of record working with the building owner to seek a conditional use to turn the ground floor into a standard restaurant. Our meeting will take place June 4th at the Latter Library at 5:30pm. Attached is the meeting invite with more information. We have also mailed letters to the list of contacts provided by staff. Please let me know if you have any questions. Thank you.

Mollie Burke, AIA, NCARB

Associate | Architect

M +1 504 508 2306

E mollie@romeoffice.us

W www.romeoffice.us

Rome Office

400 N. Peters St Suite 212

New Orleans, LA 70130

USA

Mollie Burke

From: Justin Callais <justintcallais@gmail.com>
Sent: Tuesday, May 27, 2025 8:51 AM
To: Layne Hilton
Subject: Re: Magazine and Nashville Property

Hi Layne,

Thanks for the follow up, and thanks for giving some guidance on what the neighborhood will likely say. These were similar to what we were expecting, and plan to address them accordingly. I agree with you on the Uber-drop off. We'd like to find a better alternative.

Again, I appreciate the thoughts and comments and will keep you posted on any updates as we progress with the project.

Thanks!

Justin

On Fri, May 23, 2025 at 11:09 AM Layne Hilton <lhilton@meyerwilson.com> wrote:

Hi Justin:

Thanks for the email. I, too, would love the neighborhood to have another amenity, and I love having good restaurants that I am able to walk to, etc. My husband (Joseph Caneco) and I bought our house last year for walkability purposes so we aren't afraid to park and walk. Unlike some of my other neighbors, I understand that our location has these advantages and disadvantages and we came in eyes wide open.

Although I will be completely candid — the only reason I am not hyper focused on parking on our block is because during the day (10am-4pm) there are spots and availability, which mitigates what happens at night. So an additional restaurant that operates during the day (if that is the case) will change that dynamic, and construction workers parking will change that dynamic too. Just for your own reference — right now, if my husband or I come home from work at 6:30/7, we usually have to park in the 3rd block of Eleonore off of magazine (and we live in the 1st). But similarly, I do want there to be nice amenities in the neighborhood! So we are probably more aligned with you than the rest of the neighborhood will be, because we love to walk to places.

I won't lie to you — the neighborhood could be really antagonistic, potentially. I am not sure how long you have lived in our neighborhood, but I've gone to all of the association meetings since moving in last year. I saw them yelling at one developer who was building houses that actually had driveways telling her the driveways needed to fit 4 cars, not 2, because of parking. Someone almost came to physical blows with Darrell Reginelli over his proposed addition (which he ended up shelving). These are the people who complain about the helicopter flying over their house to go to the children's hospital. There is a very strong NIMBY attitude that pervades.

The complaints will be some order of the following, so you can be prepared:

- Parking (patrons, employees, tenants, construction) - where will they park?
- Uber drop off (right now ubers dropping off at Saba are just straight up stopping in the middle of magazine street, blocking traffic, to let out passengers and pick them up)
- Hours of operation, and will it be more "bar" than "restaurant"
- They will invariably be worried about the worst possible tenant and will say something like, "what if you put in a raising canes" or something.

Having an established name attached will help you. Me personally, I'd love it if you could bring the Hillstone's/Houston's restaurant group in so they could open one of their Honor Bar/White House Tavern concepts there. A place where you could get a burger and a martini or a crab cake. I obviously subscribe to the school of wishful thinking!

Anyways - we are excited that there will be additional development in the neighborhood, so, like I said, probably more aligned with you than most will be. But I do think it is always good to share concerns and thoughts, as well.

Best,

Layne Hilton

Layne C. Hilton, Esq. | Attorney

PHONE 866.827.6537 | **DIRECT** 614.255.2697

EMAIL lhilton@meyerwilson.com

From: Justin Callais <justintcallais@gmail.com>

Sent: Friday, May 23, 2025 10:39 AM

To: Layne Hilton <lhilton@meyerwilson.com>

Subject: Magazine and Nashville Property

Hi Layne,

Hope you are doing well. I wanted to personally reach out in response to your email to Rome Office, the architects on the project at Magazine and Nashville. I am the co-owner and developer of the building. I live in the neighborhood as well, so I am very cognisant in ensuring it's a great spot for our neighbors. Personally, one of the things that drove me to this property is renovating and improving on a unique building in the area that has been underutilized for a long time.

We are in constant communication with the general contractors we are working with to ensure as little disruption to the neighborhood as possible during the renovation period. I will be happy to share those plans with you once we receive the completed logistics plan. We are also going to comply with zoning laws with respect to parking.

As for the use, we are in contact with a well-respected chef that has plans to provide a unique food offering that will bring a new concept in the neighborhood that we believe will add great value to our

neighbors. We are still in talks and nothing is finalized yet, but I am happy to share those plans as well once we finalize it!

Please feel free to reach out to me if you have any other questions!

Thanks,
Justin

--

Justin Callais, PhD
Chief Economist, Archbridge Institute
President, Le Marais
Founder and President, Callais Consulting
justincallais.com

Mollie Burke

From: Melissa Rome
Sent: Thursday, May 22, 2025 6:16 PM
To: Justin Callais
Cc: Mollie Burke; Kyle Hebert; Eric Smith; Brian Rome
Subject: Fwd: Nashville and Magazine Property

See below

Melissa Bauld Rome, AIA

Partner
+1 347 556 7923
melissa@romeoffice.us

Rome Office

New Orleans, Louisiana
USA

Begin forwarded message:

From: Layne Hilton <lhilton@meyerwilson.com>
Date: May 22, 2025 at 5:48:46 PM CDT
To: Melissa Rome <melissa@romeoffice.us>
Subject: Nashville and Magazine Property

Melissa:

My husband and I own a house in the 700 block of Eleonore. We are in receipt of your letter. Is your intention to tear down part of the property to provide parking, because right now there is no parking at all in the manner you are indicating in drawing. Obviously we knew the parking was going to be tight when we bought our house, but we didn't know a 3,000 square foot restaurant was opening down the block. I also expect that your construction crew employees will not be parking their cars in the neighborhood for the next year and a half all day long - would be good to know what your intention with that aspect of parking is as well.

I am also concerned because many restaurants in the neighborhood are closing, so will this actually be bringing something good or just another vacant commercial property.

Best,

Layne Hilton

Sent from my iPhone

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: (J.M.t. L), >t- S:-SO pW'

Meeting Location: Milton \:\ • 1.-:)\kf' Mc.W\rwi9\ I-.. \.

Project Name/Address: M;} □ Y\(-Najwi\ □ □ cw. sr-iJo-5?- □ M?1:>"%-\N. □ A ?31.?<.. \ N:v.»hvilc.,

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Lorraine Chotin		714 Arabella	7012		lchotin@gmail.com
J. Scott Chotin		"	"		jchotin@gmail.com
DONALD FANT	ARNA	401 HENRY CLAY	70118		fant.don@gmail.com
W.	1227 ...	70130		...
Melissa Rome	Rome office	529 Nashville Ave	70115		melisa@romedie.us
Fallen Chiasson	ARNA	6220 Annunciation	70118		fallenchiasson@gmail.com
Joanne Lanay	Nashville Prop	234 Nashville	70115		jmlanay@gmail.com
Holden Ferguson	(L)	5429 Camp St	70115		holden.ferguson@gmail.com
Max Blumenfeld	C.C.K.	1020 LANTING	70115		maxblumenfeld@balls.com
Pekette Parker	Mail	5350 Magazine #5	70115		peketteparker@gmail.com
...
Mollie Burke	Rome office	400 N Peters	70130		mollie@romeoffice.us

Rome Office

Rome Office LLC
400 N. Peters St., Suite 212
New Orleans, LA 70130, USA
504.827.1928

Magazine and Nashville Renovation Neighborhood Participation Meeting Agenda

Date: June 4, 2025

Time: 5:30 PM

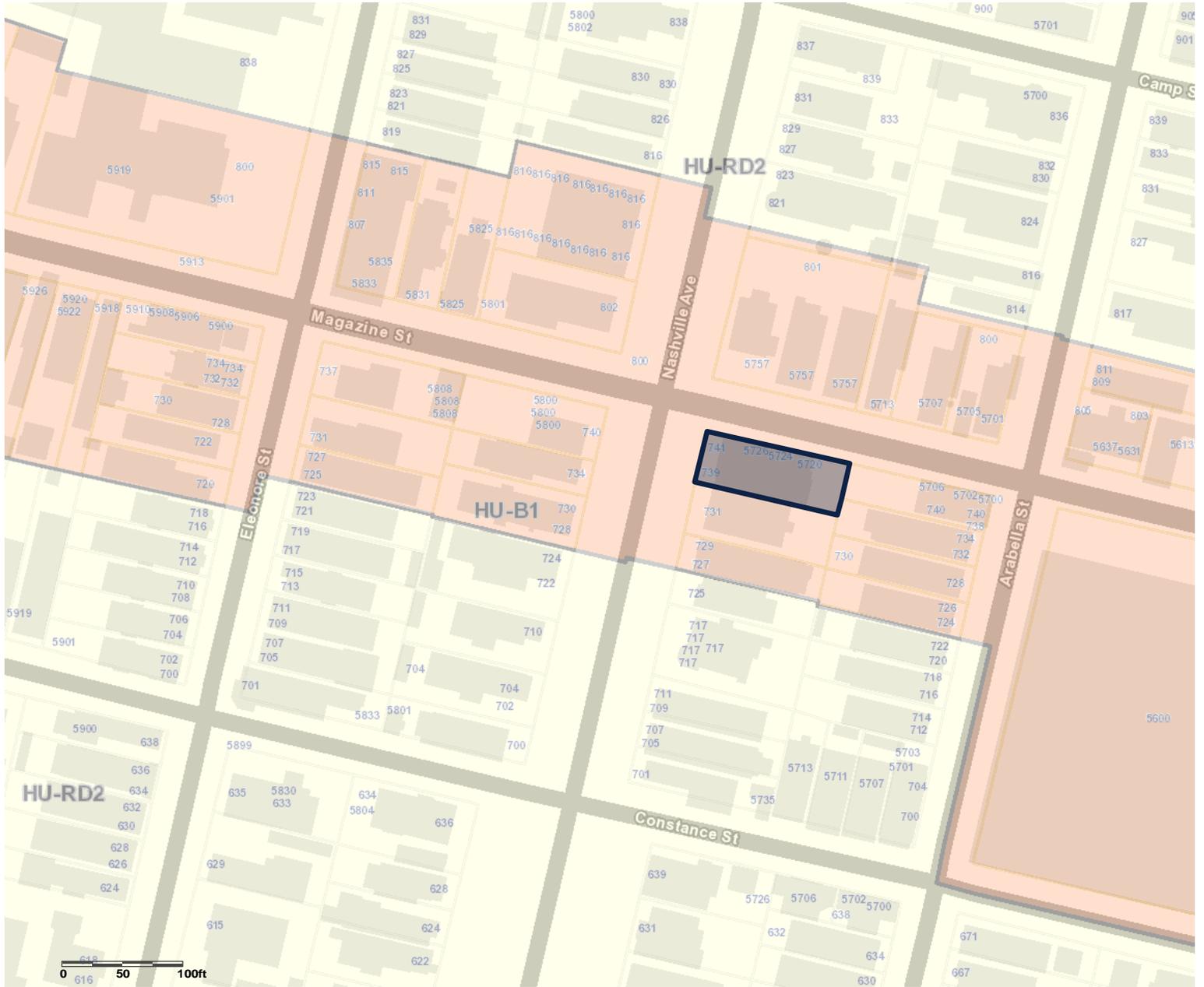
Location: Milton H. Latter Memorial Library, 5120 St. Charles Ave, New Orleans, LA 70115

*Note: This event is not endorsed or affiliated with the New Orleans Public Library

1. Welcome
 - a. Introduction of speakers and their relationship to the project
 - b. Review of Comprehensive Zoning Ordinance current zoning district (HU-B1 Historic Urban Neighborhood Business District)
 - i. [Handout: City of New Orleans Property Viewer Property Information](#)
2. Description of Project
 - a. Overview of project scope and size
 - i. [Handout: Historic Photos](#)
 - ii. [Handout: Existing Photos](#)
 - iii. [Handout: Proposed Plans](#)
 - iv. [Handout: Proposed Elevations](#)
 - v. [Handout: Property Survey](#)
 - b. Discuss portions of the Comprehensive Zoning Ordinance that pertain to the request
 - i. [Handout: Zoning District Uses \(CZO Section 18.20.B.1\)](#)
 - ii. [Handout: Zoning Summary](#)
 - c. Impacts on immediate neighborhood
3. Public Comment
4. Summary
 - a. Clarify how comments will be addressed, or if more information is needed to respond
5. Next Steps
 - a. Timeline for submitting the application to CPC (no more than 180 days from date of meeting – December 1, 2025). Application includes:
 - i. Summary report of this meeting
 - ii. Contact list of neighbors within 300ft
 - iii. Copy of NPP meeting notice
 - iv. Comment cards
 - v. Sign-in sheet
 - vi. Any letters or documents received in support or opposition of the project
 - b. CPC staff will review and prepare a report for CPC Public Hearing (approximately 6 weeks after application is received).
 - c. CPC recommendation is forwarded to City Council for a public hearing
 - d. If approved, the City Attorney's Office will prepare an ordinance for Mayor's signature
 - e. If site plans are required, they must be verified by CPC and recorded
 - f. Once all of these steps are completed, CPC staff may change the zoning map and the project can then be submitted for permit.
 - g. How to stay updated on the proposal request
 - i. [Handout: New Orleans City Planning Commission Online Tools](#)
Note: When searching for updates on this project, it may be listed under one of the following addresses: 5720 Magazine, 5722 Magazine, 5724 Magazine, 5726 Magazine, 741 Nashville, 739 Nashville.



City of New Orleans Property Viewer
739 NASHVILLE AVE, LA, 70115



PROPERTY INFORMATION

Building Number

Unit Number

Site Address
 739 Nashville Ave, LA, 70115

First Owner Name
 MAGAZINE & NASHVILLE LLC

Second Owner Name

Mailing Address
 102 ST LOUIS STREET APT 2ND FLOOR

Mailing City
 THIBODAUX

Mailing State
 LA

Mailing Zip 5
 70301

Mailing Zip +4

Use Code

Property Description
 SQ 25HV LOT 10A 739-41 NASH & 5718 TO 32 MAGAZINE 43X120 2 STY-BLDG-W-W/2 STORES & 2 APTS APPR ON FILE/LAT FILE #65362 9-89

GeoPIN
 41049835

Tax Bill ID
 615102908

Lot
 10A

Square

BLOCK
 25

PARID
 739-NASHVILLEAV

Parcel Area (sq.ft.)
 5160

Parcel Dimensions (ft.)
 43x120

ZONING

Zoning District

HU-B1

Zoning Description

Historic Urban Neighborhood Business District (<http://czo.nola.gov/article-12/>)

FUTURE LAND USE

Future Land Use

MUL

Future Land Use Description

Mixed-Use Low Density (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

CPC Character Preservation Corridor Design Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-14>)

Overlay / IZD Description

Magazine Street Use Restriction Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-20>)

Overlay / IZD Description

University Area Off-Street Parking Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-18/#18-30>)

Overlay / IZD Description

Commercial Short Term Rental Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/Article-19#19-4-A-20>)

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>)

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.

LOCAL HISTORIC DISTRICTS

Name

Uptown

Ordinance

MCS 27233

Jurisdiction

NOHDL

Control

Partial

NATIONAL REGISTER OF HISTORIC PLACES

Name

Uptown New Orleans Historic District

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

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

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

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.)

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

0 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

0

Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:

- No increase in floor area \$500
- Increase in floor area \$700

0

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
<ul style="list-style-type: none"> Completed application with all required information & signed by owner or authorized agent. 	Required	Required	Required
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Accurate survey or legal description showing or describing the legal boundaries of the site. 		Required	Required
<ul style="list-style-type: none"> Photographs of the subject site(s) and building(s). 		Required	Required
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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. 	Applicant note: Tree type/ location approval from Park & Parkways attached. Additional planting types/ locations to be determined with future restaurant tenant.		Required
<ul style="list-style-type: none"> Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information. 			Required
<ul style="list-style-type: none"> Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress. 			Required
<ul style="list-style-type: none"> Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable. 	Applicant note: Not required. See attached review.		May Be Required
<ul style="list-style-type: none"> 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. 5720 Magazine, 5722 Magazine, 5724 Magazine, 5726 Magazine, 739 Nashville, 741 Nashville

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Melissa Rome

Applicant Address 400 N Peters St Suite 212

City New Orleans State: LA Zip 70130

Applicant Contact Number 504-827-1928 Email melissa@romeoffice.us

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name Ma00z, 'oe, rvcIshunle, LL

Property Owner Address 102. St. LOUIS St. ±
Cit: Ihibod a.u) State LA Zip 1 030 \

Property Owner Contact Number Cj&5- q1. Z2l ? Email ho..t @co.,!a,'scap, o.../ .ep M.

SPECIFIC ZONING REQUEST

We are seeking a conditional use to develop a standard restaurant with bar and kitchen in the ground floor of the building at the corner of Magazine St and Nashville Ave, formerly Uptown Pharmacy. This use is permitted yet restricted per CZO 18.20.B.1 and requires conditional use approval.

PROPERTY LOCATION

Square Number(s) 25 Lot Number(s) 10, A

Bounding streets Magazine St, Nashville Ave, Arabella St (near), Const a n ce:.....S t.l.(n e: a r')

Zoning HU-B1 Municipal District 6

Tax Bill Number 615102908 Planning District 3 Uptown and Carrollton

DESCRIPTION OF PROJECT (Attachments are acceptable)

This project includes the build-out of a standard restaurant tenant in an existing ground floor commercial space, previously used as a pharmacy and coffee shop. The restaurant tenant is to be determined, but would include dining areas, a bar, and a

commercial kitchen. The project is located on a property area of 5,160 sf within a building of 5,804 sf on two stories. The restaurant space is 2,950 sf. Under a separate permit, the building is being restored to its 1920s appearance and is following the requirements of the Secretary of the Interior's Standards for the Treatment of Historic Properties. No building area is being added or removed. The two existing second floor apartments are being renovated and a new sprinkler and fire alarm system are being added. The existing site paving **will be** repaired, including 3 parking spaces in the existing rear parking area. An outdoor dining area, with permeable pavers and landscaped areas, is proposed for the Nashville yard. Two proposed trees have been approved by Parks & Parkways, while the remaining landscape planting materials are to be determined with the future restaurant tenant.



Building/Construction
Related Permit

A
U

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 er====

Date 6-24-2025

Agent Signature _____

Date _____

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

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 24th day of June, 2025

My Commission expires at death
Christyn Lassere

O CHRISTYN LASSERE
 NOTARY PUBLIC
 NOTARY# 156713
 STATE OF LOUISIANA
 PARISH OF LAFOURCHE
 ne s

Nancy Landry
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

10/14/2024

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

ONLINE FILING
rosel@phelps.com

MAGAZINE & NASHVILLE, LLC

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

Payment of the filing fee is acknowledged by this letter.

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

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

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

Sincerely,

The Commercial Division
WEB



Nancy Landry
SECRETARY OF STATE

d.:? g/4/4/ g/4/4 Joh- <jj7

a copy of the Articles of Organization and Initial Report of

MAGAZINE & NASHVILLE, LLC

Domiciled at THIBODAUX, LOUISIANA,

Was filed and recorded in this Office on October 14, 2024,

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

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

October 14, 2024

Nancy Landry



Certificate ID: 11945459#B4P83

To validate this certificate, visit the following web site, go lo **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.

WWW.SOS.la.gov

g g/4/4

WEB 46157664K

Nancy Landry
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704



October 14, 2024

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

The attached document of MAGAZINE & NASHVILLE, LLC was received and filed on October 14, 2024.

WEB 46157664K

ARTICLE I ORGANIZATION

OF

MAGAZINE & NASHVILLE, LLC

BEFORE ME, the undersigned authority, on this _____ day of _____, 2024

BEFORE ME, a Notary Public, duly commissioned and qualified to perform notarial duties in the State and Parish, and in the presence of the undersigned witnesses, personally known and approved by me, the undersigned, who, acting as executor of a limited liability company under the Louisiana Limited Liability Company Law, first hereby adopt the following Articles of Organization for such limited liability company:

ARTICLE I
NAME

The name of the limited liability company is MAGAZINE & NASHVILLE, LLC

ARTICLE II
DURATION

The period of duration is perpetual.

ARTICLE III
PURPOSE

The purpose for which the limited liability company is organized is to transact any and all lawful business for which limited liability companies may be organized under the Louisiana Limited Liability Company Law.

ARTICLE IV
LOW-PROFIT

The limited liability company is not a low-profit limited liability company.

ARTICLE V
MANAGEMENT

The business of the Company shall be managed by the manager(s) who may be one or more members of the Company.

Persons dealing with the Company may rely upon a certificate of Good Standing as established the membership of any member, the authenticity of any records of the Company, or the authority of any person to act on behalf of the Company, including but not limited to the authority to take the action referred to in La. R.S. 9:12.13(B).

ARTICLE VI
LIABILITY

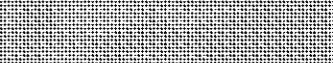
No member or members of the Corporation shall be personally liable for the debts or liabilities of the Corporation as of any date provided for in Section 12.121.

It is the intent of this Article VI of the Corporation Limited Liability Company Law as amended to provide a complete and exclusive remedy for the members or managers of the Corporation, with the liability of the members or managers of the Corporation, with the limitation or limited to the fullest extent permitted by the Corporation Limited Liability Company Law, as so amended.

Any repeal or modification of this Article VI by the members of the Corporation shall not thereby affect any right or protection of the members or managers of the Corporation under this Article VI with respect to any act or omission occurring prior to the date of such repeal or modification.

THIS INSTRUMENT AND PASSED in my office this _____ day of _____, 20____, at _____, New York State, in presence of _____, who read the same and whose names with the said instrument, and the Notary, after reading of the whole, on October 10, 2024.

WITNESSES



Print Name: _____


Print Name: _____



Name: Justin G. Fisher
Title: Organizer

Notary Public
Print Name: _____
Notary ID: _____
My Commission Expires On: _____

LIMITED LIABILITY COMPANY INITIAL REPORT

1 The name of this limited liability company is **MAGAZINE & NASHVILLE, LLC**

2 The location and municipal address of this limited liability company is **112 St. Louis Street, Apt 2nd Floor, Thibodaux, LA 70471**

3 The full name and municipal address of the limited liability company's registered agent is **Justin Carter, 112 St. Louis Street, Apt 2nd Floor, Thibodaux, LA 70471**

4 The name and municipal address of the other Manager is follows
Justin Carter, 112 St. Louis Street, Apt 2nd Floor, Thibodaux, LA 70471


Justin Carter, Registered Agent

AGENT'S AFFIDAVIT AND ACKNOWLEDGMENT OF ACCEPTANCE

I hereby acknowledge and accept the appointment of registered agent for and on behalf of **MAGAZINE & NASHVILLE, LLC**, the above named limited liability company

Registered Agent Signature


Justin Carter, Registered Agent

WITNESSES


Witness Signature

Witness Signature

Notary to and subscribed before me this 11th day of January, 2024


Notary Public

My Commission Expires _____
Notary Public for the State of Louisiana
My Commission No. _____

**JOINT WRITTEN CONSENT OF THE MANAGER
AND MEMBER OF
MAGAZINE & NASHVILLE, LLC
IN LIEU OF ORGANIZATIONAL MEETING**

The undersigned, being the Manager and the Member of Magazine & Nashville, LLC, a Louisiana limited liability company (the "*Company*"), jointly do hereby adopt the following resolutions:

I. Membership Interests.

WHEREAS, Le Marais Holdings, LLC, a Louisiana limited liability company, desires to contribute \$100.00 to the Company as its initial capital contribution to the Company in exchange for a 100% Membership Interest in the Company, which shall be reflected as 100 units;

NOW THEREFORE, BE IT RESOLVED, that the Company hereby acknowledges and accepts \$100.00 from Le Marais Holdings, LLC, as its initial capital contribution to the Company in exchange for a 100% Membership Interest in the Company; and

II. Management.

RESOLVED, that the Company shall be Manager-managed. The initial Manager of the Company shall be Harold Callais.

III. Company Bank and Other Accounts.

RESOLVED, that the sole Manager of the Company is hereby authorized, empowered and directed for and on behalf of the Company, to open such bank accounts and other accounts as he deems necessary or appropriate, and any Resolutions required therefore shall be, and they hereby are, authorized and approved as Resolutions of this Company.

IV. Designation of Fiscal Year.

RESOLVED, that the Company shall keep its books for both tax and financial accounting purposes on a calendar year basis.

V. Designation of Registered Office and Registered Agent.

RESOLVED, that the registered office of the Company in the State of Louisiana be, and it hereby is, established at 102 St. Louis, Apt 2nd Floor, Thibodaux, LA 70301; and

FURTHER RESOLVED, that Justin Callais at 102 St. Louis, Apt 2nd Floor, Thibodaux, LA 70301 be, and he hereby is, appointed as the agent for service of process for the Company in the State of Louisiana.

VI. Ratification of Prior Actions.

RESOLVED, that any and all actions heretofore taken on behalf of the Company by the Company's organizer are hereby confirmed, ratified and approved as the acts and deeds of the Company in all respects, and further relieve the Organizer of any further duties or obligation to the Company as of the date of this written consent.

Vil. Further Authorizations.

RESOLVED, that the sole Manager of the Company, is hereby authorized and directed for and on behalf of the Company to take any such actions, and to execute and deliver such documents, certificates, agreements, filings and other instruments as such person shall deem necessary or appropriate to complete the organization of the Company, and to establish and begin the business thereof, and to otherwise effectuate the intent of the foregoing Resolutions.

This Written Consent is dated October 1, 2024.

MEMBER
27-L LC

Name: Justin Callais
Title: Manager

MANAGER:



Justin Callais, Manager

**WRITTEN CONSENT OF THE MEMBER OF
MAGAZINE & NASHVILLE, LLC**

The undersigned, being the Manager and Member of Magazine & Nashville, LLC, a Louisiana limited liability company (the "Company"), hereby adopts the following resolution by written consent in lieu of a meeting:

WHEREAS, the Company is currently managed by Justin Callais, as designated in the original Joint Written Consent dated October 9, 2024;

WHEREAS, the Company desires to authorize an additional individual to execute documents and take actions on behalf of the Company;

NOW, THEREFORE, BE IT RESOLVED, that Harold Callais II is hereby granted the authority to act on behalf of the Company, including, but not limited to, the authority to sign contracts, agreements, and other legal documents, open and manage bank or financial accounts, and otherwise conduct business on behalf of Magazine & Nashville, LLC;

FURTHER RESOLVED, that any and all actions taken by Harold Callais II on behalf of the Company, consistent with this authorization, are hereby ratified, approved, and confirmed as valid and binding acts of the Company;

This Written Consent shall be effective as of the date set forth below and may be executed in counterparts.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the ___ day of June, 2025.

Member of Magazine & Nashville, LLC

By:  _____

Name: Justin Callais

Title: Authorized Representative

Accepted by:  _____
Harold Callais II (Jun 20, 2025 14:12 CDT)

Name: Harold Callais II

Title: Member, Magazine & Nashville LLC

Written Consent Harold Callais 11

Final Audit Report

2025-06-20

Created:	2025-06-20
By:	Rebecca Martinez (rebecca.martinez@callaiscapital.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAf7ZusOWp3qonpX6RL1NJ6o01KGW0qC0

"Written_Consent_Harold_Callais_!!" History

-  Document created by Rebecca Martinez (rebecca.martinez@callaiscapital.com)
2025-06-20 - 7:11:45 PM GMT- IP address: 98.97.80.240
-  Document emailed to Harold J Callais II (hal@callaiscapital.com) for signature
2025-06-20 - 7:11:48 PM GMT
-  Email viewed by Harold J Callais II (hal@callaiscapital.com)
2025-06-20 - 7:12:27 PM GMT- IP address: 104.61.72.86
-  Document e-signed by Harold J Callais II (hal@callaiscapital.com)
Signature Date: 2025-06-20 - 7:12:47 PM GMT - Time Source: server- IP address: 104.61.72.86
-  Agreement completed.
2025-06-20 - 7:12:47 PM GMT

ACT OF CASH SALE	*	UNITED STATES OF AMERICA
WITH LIMITED WARRANTY OF TITLE	*	
	*	
BY	*	
	*	STATE OF LOUISIANA
MICHAEL P. KULLMAN, INC.,	*	
a Louisiana corporation	*	
	*	
TO	*	PARISHES LISTED BELOW
	*	
MAGAZINE & NASHVILLE, LLC,	*	
a Louisiana limited liability company	*	
	*	
*****	*	

BE IT KNOWN, that on the dates set forth below, but effective as 12th, 7, . 2024 (the "**Effective Date**"), before the respective undersigned notaries public, duly **commissioned**, for the State and Parish as indicated, and in the presence of the undersigned competent witnesses:

PERSONALLY CAME AND APPEARED:

MICHAEL P. KULLMAN, INC., a Louisiana corporation (TIN No. xx-xxx V 3 4 0) ("**Seller**"), having its principal office address at 4458 Hathem Dr., Pineville, LA 71360, represented herein by and appearing through its undersigned representative, duly authorized pursuant to that certain resolution dated 7./11/2024 which is attached hereto;

who declared that Seller does hereby by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon, and deliver, without warranty of title except for acts arising by, through or under Seller, not even for the return of the purchase price or any portion thereof, but with full substitution and subrogation in and to all rights and actions of warranty or otherwise against all preceding owners and vendors of the Property (hereinafter defined) or any tenants or other party who used the Property, with or without permission (including all rights and causes of action for damages of any nature, whether personal or real, and any other right of action related to former owners, proprietors, tenants, individuals, and third parties, including all rights of prescription, whether liberative or acquisitive, all rights and causes of action for damages, environmental contamination, trespass, and any other right or cause of action, real or personal, pertaining or related to the Property), unto:

MAGAZINE & NASHVILLE, LLC, a Louisiana limited liability company (TIN No. xx-xxx f/121.J) ("**Purchaser**"), having its principal place of business at 102 St. Louis Street - Apt. 2nd Floor, Thibodaux, LA 70301, represented herein by and appearing through its undersigned representative;

here present appearing, accepting and purchasing for Purchaser, Purchaser's heirs, successors and assigns, and acknowledging due delivery and possession thereof, all and singular the following property located in Orleans Parish, Louisiana:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the SIXTH DISTRICT of the City of New Orleans, Parish of ORLEANS, State of Louisiana, in SQUARE No. 25, HURSTVILLE, bounded by Nashville Avenue, Magazine, Arabella and Constance Streets, which said lot is designated by the NUMBER 10-A, and measures forty-three feet (43') front on Nashville Avenue, by a depth and front on Magazine Street and a depth on the side line towards Constance Street of one hundred twenty feet (120'), a width in the rear of twenty-eight feet (28'), being composed of the whole of Lot 10 and fifteen feet (15') of Lot 9 adjoining Lot 10, all according to survey by Gilbert, Kelly & Couturie, Inc., Errol E. Kelly, Surveyor, dated July 16,1976, a copy of which is annexed to an act passed before William L. Andry, Notary Public, dated August 19, 1976.

All as shown on survey by Gilbert, Kelly & Couturie, Inc., dated August 6, 1986, found as shown September 13, 1988; and same width in the rear, by a depth and front on Magazine

Street of one hundred twenty feet (120') and a depth on the opposite sideline of one hundred twenty feet (120'); also as further shown on that Boundary Survey of Lot 10-A made by Gilbert, Kelly & Couturie, Inc., dated November 26, 2024.

For informational purposes only: Improvements thereon bear Municipal No. 739 - 741 Nashville Avenue and 5720-22-24-26-28-30-32 Magazine Street, New Orleans, Louisiana 70115.

Being the same property acquired by MICHAEL P. KULLMAN, INC., a Louisiana corporation from Michael P. Kullman by act before John M. Gallagher, Jr., Notary Public, dated September 26, 1988, registered in CIN 7672 / INST. No. 808228 in the records of Orleans Parish.

(the "**Land**") together with: (a) all buildings, improvements, components, other constructions, and fixtures located on the Land, if any (the "**Improvements**"); (b) all and singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title, and interest of Seller in and to adjacent streets, roads, alleys, servitudes, and rights-of-way to the extent that such right, title, and interest exist; (c) all of Seller's rights in and to all servitudes, if any, benefiting the Land and mineral rights; (d) all of Seller's assignable licenses, warranties, guarantees, and permits necessary for the ownership, operation, maintenance, or development of the Land and the Improvements, if any; (e) all of Seller's rights and actions of warranty or otherwise Seller has or may have against all preceding owners and vendors of the Property or any tenants or other party who used the Property with or without permission (including all rights and causes of action for damages of any nature, whether personal or real and any other right of action related to former owners, proprietors, tenants, individuals, and third parties, including all rights of prescription, whether liberative or acquisitive, including all rights and causes of action for damages, environmental contamination, trespass and any other right or cause of action, real or personal, pertaining or related to the Land or the Improvements; and (f) such other rights, interests and properties as may be specified in this Act of Cash Sale (collectively, the "**Property**").

TO HAVE AND TO HOLD the above-described Property unto Purchaser, its heirs, successors and assigns forever.

This Act of Cash Sale is made and accepted for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Seller, who hereby grants full acquittance and discharge therefor.

This sale is made and accepted for adequate and sufficient consideration, recitation of which is omitted at the request of Seller and Purchaser. Seller hereby acknowledges receipt of the full consideration, including the Purchase Price (as defined in the Purchase Agreement), which the Purchaser has well and truly paid, and Seller hereby waives any resolatory condition and any right to rescind based upon inadequate consideration.

This Act of Cash Sale is made subject to all matters shown on the survey attached hereto, and to that Restrictive Covenant dated June 15, 2023, registered in CIN 730964, INST. No. 2023-25015, official records of Orleans Parish (the "**Permitted Encumbrance**"). Reference made to the above Permitted Exceptions is for informational purposes only and is not to be construed to (i) acknowledge that the Permitted Encumbrances now or have ever affected the Property, (ii) acknowledge, revive or reinscribe any of the Permitted Exceptions; (iii) interrupt or suspend the running of prescription as to any of the Permitted Exceptions; or (iv) renounce the benefits of prescription that may have accrued under Louisiana law with respect to the Permitted Exceptions

Except as set forth in that certain Purchase and Sale Agreement dated effective October 29, 2024 between Seller and Purchaser (the "Purchase Agreement"), the Property is sold the Property shall be conveyed in an "AS IS/WHERE IS" condition. More specifically, the Property is conveyed without any warranty to the Purchaser, either expressed or implied, as to (i) the condition of the Property, (ii) the Property's freedom from vices or defects or (iii) the Property's fitness for any particular use or purpose. Purchaser here by these presents relieves and releases Seller and all previous owners thereof from any and all claims for any vices or defects in said Property with respect to the foregoing, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claims or causes of action for redhibition pursuant to La. C.C. arts. 2520, et seq., or for the diminution of the purchase price pursuant to La. C.C. arts. 2541, et seq. Purchaser understands that Louisiana redhibition law enables Purchaser to hold Seller responsible for any obvious or hidden defects in the Property existing as of the date of the sale, and that Purchaser is knowingly waiving that right. Purchaser hereby agrees that the foregoing exclusions and waivers of warranties have been brought to the Purchaser's attention by its agents and advisors and acknowledges that Seller relied on this waiver in agreeing to the purchase price set forth herein.

THE ABOVE WAIVERS OF WARRANTY HAVE BEEN CALLED TO PURCHASER'S ATTENTION AND ARE VOLUNTARILY GIVEN.

PURCHASERS' INITIALS: J_7i_C_,__

Nothing in this Act of Cash Sale shall be deemed to establish or create any vendors' lien or privilege, resolatory condition, stipulation pour autrui or any other right or any other right or interest affecting or attaching to the Property in favor of Seller or any other party, and all such rights or interests are expressly released, waived and renounced.

Seller declares that all State, Parish and City taxes assessed against the Property and all other ad valorem taxes up to and including such taxes due and eligible for the year 2024 have been paid in fully by Seller.

Seller and Purchaser acknowledge that the 2024 taxes respecting the Property have been prorated between themselves at Closing (as defined in the Purchase Agreement). Purchaser hereby assumes payment of any and all taxes respecting the Property for the year 2025 and any and all other future taxes.

In accordance with La. R.S. 9:2721(A), from and after the date of this Act of Cash Sale, (a) the name of the person responsible for all property taxes and assessments is Purchaser, and (b) all property tax and assessment notices should be mailed to the following address:

102 St. Louis Street - Apt. 2nd Floor
Thibodaux, LA 70301

The parties hereto waive procurement and production of all mortgage and conveyance certificates, as well as all tax and paving researches and survey, and agree to relieve and release the undersigned notaries from any and all responsibility or liability for the non-production thereof or otherwise in connection therewith.

This Act of Sale shall be governed by, and construed in accordance with, the laws of the State of Louisiana, without regard to its conflicts of law rules.

The provisions of this Act of Sale shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

This Act of Cash Sale may be executed in counterparts, which counterparts shall together constitute one act if signed by both Seller and Purchaser.

[Signature Pages follow]

**CERTIFIED RESOLUTION OF THE DIRECTORS
OF
MICHAEL P. KULLMAN, INC.**

The undersigned, acting as Directors of MICHAEL P. KULLMAN, INC., (the "Company"), duly authorized in their capacities as the Independent Administratrixes of the Estates of Stephen Joseph Rizzo and Shirley Bertha Mullen Nicoll, as evidenced by the Letters of Independent Administration annexed hereto as Exhibits "A" and "B" respectively, hereby certify as follows:

WHEREAS, the Company is a Louisiana corporation, organized pursuant to those Articles of Incorporation dated May 8, 1985, filed with the Louisiana Secretary of State on May 13, 1985, and the Company has no written By-Laws.

WHEREAS, the Shareholders of the Company, namely Shirley Nicoll and Catherine Rizzo Prescott in her capacity as the Independent Administratrix of the Estate of Stephen Rizzo, adopted a Resolution Authorizing the Dissolution and Sale of Assets of the Company dated January 24, 2023 and January 30, 2023 (the "Shareholder Resolution"), a copy of which is annexed hereto as Exhibit "C", appointing Catherine Rizzo Prescott, in her capacity as the Independent Administratrix of the Estate of Stephen Rizzo, Director, as the Authorized Shareholder of the Company, with full power to act alone in carrying out the Dissolution and Sale of Assets of Michael P. Kullman, Inc.;

WHEREAS, the Directors of the Company, namely Shirley Nicoll and Catherine Rizzo Prescott in her capacity as the Independent Administratrix of the Estate of Stephen Rizzo, adopted a Resolution Authorizing the Dissolution and Sale of Assets of the Company by act dated January 24, 2023 and January 30, 2023 (the "Director Resolution"), a copy of which is annexed hereto as Exhibit "D" appointing Catherine Rizzo Prescott, in her capacity as the Independent Administratrix of the Estate of Stephen Rizzo, Director, as the Authorized Shareholder of the Company, with full power to act alone in carrying out the Dissolution and Sale of Assets of Michael P. Kullman, Inc.;

WHEREAS, Shirley Nicoll (a/k/a Shirley Bertha Mullen Nicoll) passed away on February 14, 2023, and by Order of the 21st Judicial District Court for the Parish of Livingston on May 24, 2023, Elaine Matherne Nicoll was appointed Independent Administratrix.

WHEREAS, the Company is the owner of that certain property in Orleans Parish described as follows:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the SIXTH DISTRICT of the City of New Orleans, Parish of ORLEANS, State of Louisiana, in SQUARE No. 25, HURSTVILLE, bounded by Nashville Avenue, Magazine, Arabella and Constance Streets, which said lot is designated by the NUMBER 10-A, and measures forty-three feet (43') front on Nashville Avenue, by a depth and front on Magazine Street and a depth on the side line towards Constance Street of one hundred twenty feet (120'), a width in the rear of twenty-eight feet (28'), being composed of the whole of Lot 10 and fifteen feet (15') of Lot 9 adjoining Lot 10, all according to survey by Gilbert, Kelly & Couturie, Inc., Errol E. Kelly, Surveyor, dated July 16, 1976, a copy of which is annexed to an act passed before William L. Andry, Notary Public, dated August 19, 1976.

All as shown on survey by Gilbert, Kelly & Couturie, Inc., dated August 6, 1986, found

as shown September 13, 1988; and same width in the rear, by a depth and front on Magazine Street of one hundred twenty feet (120') and a depth on the opposite sideline of one hundred twenty feet (120'); also as further shown on that Boundary Survey of Lot 10-A made by Gilbert, Kelly & Couturie, Inc., dated November 26, 2024.

For informational purposes only: Improvements thereon bear Municipal No. 739 - 741 Nashville Avenue and 5720-22-24-26-28-30-32 Magazine Street, New Orleans, Louisiana 70115.

(the "Property")

WHEREAS, in :furtherance of the above-referenced Shareholder Resolution and Director Resolutions, by Purchase and Sale Agreement dated effective October 29, 2024 as amended by First Amendment to Purchase and Sale Agreement dated December 3, 2024 (collectively the "Purchase Agreement"), Catherine Rizzo Prescott, on behalf of the Company, agreed to sell the Property to MAGAZINE & NASHVILLE, LLC ("Purchaser").

NOW, THEREFORE, BE IT RESOLVED, that the sale of the Property to Purchaser pursuant to the terms and conditions of Purchase Agreement are deemed to be in :furtherance of the above-referenced Shareholder Resolution and Director Resolution and are hereby authorized and approved;

BE IT FURTHER RESOLVED, that Catherine Rizzo Prescott, as Authorized Director of the Company, is authorized to sell the Property, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in any wise appertaining, unto Purchaser.

BE IT FURTHER RESOLVED, that, in connection with the sale of the Property, said Authorized Director is hereby authorized and directed, for and on behalf of Seller, to execute such documents and take such actions as she, in her sole discretion, deems necessary or desirable.

BE IT FURTHER RESOLVED, that said Authorized Director is hereby authorized and directed to act on behalf of Seller with respect to the foregoing, and, in connection therewith, to execute all documents, to make all decisions and to take all actions as she, in her sole discretion, deems proper.

BE IT FURTHER RESOLVED, that all actions previously taken by said Authorized Director in connection with the sale of the Property to Purchaser are hereby ratified and confirmed.

Signature Page(s) to follow

IN WITNESS WHEREOF, the undersigned has executed and delivered this Resolution by the Directors of MICHAEL P. KULLMAN, INC., authorizing the sale of the above-described Property.

As the Independent Administratrix of the Estate of Stephen Rizzo, Director

SWORN TO AND SUBSCRIBED BEFORE ME, Notary Public, this 11 day of October, 2024, in the City of Shreveport, State of Louisiana.

Brenda D. Robinson
NOTARY PUBLIC

Notary Number of LBRN: Z7tb9g
My Commission Expires: 12/31/2025



BRENDA D. ROBINSON
NOTARY PUBLIC # 87099
STATE OF LOUISIANA
My commission is issued for life.

By: *Elaine Matherne Nicoll*

Elaine Matherne Nicoll, in her capacity
As the Independent Administratrix of the
Estate of Shirley Bertha Mullen Nicoll, Director

SWORN TO AND SUBSCRIBED BEFORE ME, Notary Public, this 10 day of December, 2024, in the City of Shreveport, State of Louisiana.

Notary Number of LBRN: _____
My Commission Expires: _____



EXHIBIT "A"

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NUMBER: DIVISION: DOCKET NUMBER:

SUCCESSION OF STEPHEN JOSEPH RIZZO

CJ

FILED: _____

DEPT.: ECV: CLERK

LETTERS OF INDEPENDENT ADMINISTRATION

STATE OF LOUISIANA

PARISH OF ORLEANS

TO ALL WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT AN APPLICATION WAS MADE TO THE HONORABLE, THE JUDGES OF THE CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS, STATE OF LOUISIANA, ON THE _____ Day OF _____, 2022, BY:

CATHERINE ANN RIZZO PRESCOTT,

PRAYING THAT SHE MIGHT BE APPOINTED INDEPENDENT ADMINISTRATRIX AND BE ABLE TO CONDUCT AN INDEPENDENT ADMINISTRATION OF THIS ESTATE.

NOW KNOW YE, THAT CATHERINE ANN RIZZO PRESCOTT HAS BEEN AND IS HEREBY APPOINTED AS DESCRIBED ABOVE AND THAT SHE HAS FULFILLED ALL THE REQUISITES OF LAW TO BE APPOINTED INDEPENDENT ADMINISTRATRIX OF THIS ESTATE.

WITNESS MY HAND AND SEAL OF OFFICE AT NEW ORLEANS, LOUISIANA, ON THIS FEB 03 2022 THE _____ DAY OF _____, 2022.

CHELSEY RICHARD NAPOLEON
Clerk of Court and Ex-Officio Recorder
CIVIL DIVISION
421 Loyola Avenue, Room 402
New Orleans, LA 70112
Telephone: (504) 407-0000
Fax: (504) 592-9128
cdcclerk@orleanscdc.com

BY *i!l!f.!*

Judge Robin M. Giarrusso

EXHIBIT "B"

PROBATE NO. B\01-
DMSION "-□-"

SUCCESSION 21st JUDICIAL DISTRICT COURT

OF * PARISH OF LIVINGSTON

~~SHIRLEY BERIRA MULLEN NICOLL~~ * ~~STATE OF LOUISIANA~~

LETTERS OF INDEPENDENT ADMINISTRATION

STATE OF LOUISIANA

PARISH OF LIVINGSTON

TO ALL WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT AN APPLICATION WAS MADE TO

JUDGES OF THE 21ST JUDICIAL DISTRICT COURT FOR THE PARISH OF

OF ~~LOUISIANA~~, ON THE 1st DAY OF May 2023

ELAINE MATHERNE NICOLL,

PRAYING THAT SHE MIGHT BE APPOINTED INDEPENDENT ADMINISTRATRIX AND BE ABLE TO CONDUCT AN INDEPENDENT ADMINISTRATION OF THIS ESTATE.

NOW KNOW YE, THAT **ELAINE MATHERNE NICOLL** HAS BEEN AND IS HEREBY APPOINTED AS DESCRIBED ABOVE AND THAT SHE HAS FULFILLED ALL THE REQUISITES OF LAW TO BE APPOINTED INDEPENDENT ADMINISTRATRIX OF THIS ESTATE.

IN MY HAND AND SEAL OF OFFICE AT LIVINGSTON, LOUISIANA, ON THIS

1st DAY OF May 2023

JASON B. HARRIS
Clerk of Court
21st Judicial District Court
Livingston Parish, Louisiana
20300 Government Boulevard
Livingston, LA 70754
Telephone: (225) 686-2216
Fax: (225) 686-1867
kevin.pope@livclerk.org

BY -□p

[Signature]

[Signature]

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2023 MAY 17 PM 3:14
THE HONORABLE THE
LIVINGSTON, STATE

EXHIBIT "C"

Resolution by The Shareholders of MICHAEL P. KULLMAN, INC.
Authorizing the Dissolution and Sale of Assets
of MICHAEL P. KULLMAN, INC.

In accord with MICHAEL P. KULLMAN INC.'s Articles of Incorporation dated May 8, 1985, a Louisiana Corporation ("MPK"), its shareholders, Shirley Nicoll and Catherine Rizzo Prescott in her capacity as the Independent Administratrix of the Estate of Stephen Rizzo (referred to as "Shareholder(s)"), do hereby consent to and adopt the following resolutions:

WHEREAS, MPK operates a business known as "Uptown Delivery Pharmacy" located in New Orleans, La.;

WHEREAS, the original shareholders of MPK were Michael P. Kullman, Stephen Rizzo, and Shirley Nicoll; each of whom owned 10 shares of stock in MPK;

WHEREAS, the 10 shares of stock owned by Michael P. Kullman were transferred to Stephen Rizzo as the result of Michael P. Kullman's death and no other shares of stock have been or were issued;

WHEREAS, on January 11, 2022, Stephen Rizzo was the owner of 20 shares of MPK stock and Shirley Nicoll was the owner of 10 shares of MPK stock: There are no other owners of MPK shares of stock;

WHEREAS, Stephen Rizzo died testate on January 11, 2022;

WHEREAS, on or about August 15, 2022, in accord with Stephen Rizzo's Last Will and Testament, Catherine RIZZO Prescott was appointed Independent Administratrix of Mr. Rizzo's Estate by order of the Civil District Court, Parish of Orleans with full power to act on behalf of Mr. Rizzo in regard to his shares in MPK;

WHEREAS, special meetings were held by the Shareholders to determine whether continuing the operation of Uptown Delivery Pharmacy is prudent given the death of MPK's President Stephen Rizzo;

WHEREAS, in accord with the Michael P. Kullman, Inc.'s Articles of Incorporation dated May 8, 1985, the Shareholders have waived all notice requirements and all other formalities associated in any way with the special meetings, the actions taken therein and the actions required to consider, evaluate, amend and execute all documents necessary to discontinue operations of Uptown Delivery Pharmacy and dissolve MPK; and

WHEREAS, the Shareholders have determined that discontinuing operation of Uptown Delivery Pharmacy and dissolving MPK are advisable and in the best interests of the Shareholders.

NOW, THEREFORE, BE IT RESOLVED, that discontinuing operation of Uptown Delivery Pharmacy and dissolving MPK are advisable and in the best interests of the Shareholders;

BE IT FURTHER RESOLVED, that MPK perform all tasks required to discontinue operation of Uptown Delivery Pharmacy;

BE IT FURTHER RESOLVED that the Shareholder have full, complete and unlimited access to all items/documents or information used in the operation of MPK including all checking and savings accounts; all financial statements; all contracts of any type including contracts with vendors, clients and leases; all asset appraisals or valuations; all other company records not specifically listed herein; and the location of all MPK assets;

BE IT FURTHER RESOLVED, that Catherine Rizzo Prescott ("Authorized Shareholder") is, with full power to act alone, be, and hereby is, empowered and directed, on behalf of MPK, to do all acts and things whatsoever as may be necessary or appropriate, or as such Authorized Shareholder may deem necessary or appropriate, in order to effectuate or carry out the purposes and intent of the foregoing resolutions; and

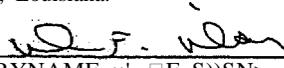
BE IT FURTHER RESOLVED, that any and all actions heretofore taken and expenses incurred by any one or more of the Shareholder; in order to effectuate or carry out the intent and purposes of the foregoing resolutions are hereby expressly ratified, adopted and approved as the acts and deeds of MPK.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Resolution by the Shareholder of MICHAEL P. KULLMAN, INC. authorizing discontinuing the operation of Uptown Delivery Pharmacy and the dissolution of MPK. /s/ _____

By: _____

Catherine Rizzo Prescott, in her capacity
as the Independent Administratrix of the
Estate of Stephen Rizzo, Shareholder

SWORN TO AND SUBSCRIBED BEFORE me, Notary Public, this _____ day of
January, 2023, at Alexandria, Louisiana. "



NOTARY NAME: _____
NOTARY NUMBER or LBRN: _____
RAPIDES PARISH, LOUISIANA
MY COMMISSION EXPIRES _____

By: _____

Shirley Nicoll, Shareholder

SWORN TO AND SUBSCRIBED BEFORE me, Notary Public, this 5th day of
January, 2023, at 6141 V @rtt e., Louisiana.

NOTARY NAME: _____
NOTARY NUMBER or LBRN: _____
Ei;r Jqflf-., A.ki c PARISH, LOUISIANA
MY COMMISSION EXPIRES AT: _____ th

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EXHIBIT "D"

Resolution by The Directors of MICHAEL P. KULLMAN, INC.
to Dissolve and Sell The *Assets*
of MICHAEL P. KULLMAN, INC.

In accord with MICHAEL P. KULLMAN INC.'s Articles of Incorporation dated May 8, 1985, a Louisiana Corporation ("MPK"), its Directors, Shirley Nicoll and Catherine Rizzo Prescott in her capacity as the Independent Administratrix of the Estate of Stephen Rizzo (referred to as "Director(s)"), do hereby consent to and adopt the following resolutions:

WHEREAS, MPK operates a business known as "Uptown Delivery Pharmacy" located in New Orleans, La.;

WHEREAS, the original Directors of MPK were Michael P. Kullman, Stephen Rizzo, and Shirley Nicoll;

WHEREAS, Michael P. Kullman died prior to January 1, 2022. As of the date of this Resolution, a Director to replace Michael P. Kullman has not been selected;

WHEREAS, Stephen Rizzo died testate on January 11, 2022;

WHEREAS, on or about August 15, 2022, in accord with Stephen Rizzo's Last Will and Testament, Catherine Rizzo Prescott was appointed Independent Administratrix of Mr. Rizzo's Estate by order of the Civil District Court, Parish of Orleans with full power to act as a Director of MPK on behalf of Mr. Rizzo;

WHEREAS, Shirley Nicoll, to remove my question or doubt, hereby elects and consents to Catherine Rizzo Prescott, in her capacity as Independent Executrix of the Estate of Stephen Rizzo, serving as a Director of MPK;

WHEREAS, special meetings were held by the Directors to determine whether continuing the operation of Uptown Delivery Pharmacy is prudent given the death of MPK's President Stephen Rizzo;

WHEREAS, the Directors have determined that discontinuing operation of Uptown Delivery Pharmacy and dissolving MPK are advisable and in the best interests of the Shareholders; and

NOW, THEREFORE, BE IT RESOLVED, that Shirley Nicoll hereby elects and consents to Catherine Rizzo Prescott, in her capacity as Independent Executrix of the Estate of Stephen Rizzo, serving as a Director of MPK;

BE IT FURTHER RESOLVED that discontinuing operation of Uptown Delivery Pharmacy and dissolving MPK are advisable and in the best interests of the Shareholders;

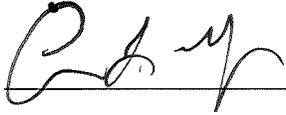
BE IT FURTHER RESOLVED, that MPK perform all tasks required to discontinue operation of Uptown Delivery Pharmacy;

BE IT FURTHER RESOLVED that the Shareholders have full, complete and unlimited access to all records/documents or information used in the operation of MPK including all checking

THUS DONE AND PASSED by Seller in the Parish of _____, Levee State of Louisiana on February 11, 2024, but effective as of the Effective Date' in the presence of the undersigned competent witnesses, who have hereunto signed their names, together with the said appearer and me, notary.

WITNESSES:

SELLER:



MICHAEL KULLMAN, INC.
a Louisiana corporation

PrintName: Laron L. Brice

PrintName: Catherine Prescott

By:

PrintName: Catherine Prescott

Name: Catherine Prescott

Title: President

PrintName: Brenda D. Robinson

NOTARY PUBLIC

PrintName: Brenda D. Robinson

Notary/BarNo.: JDC19

My Commission Expires: Life

(Affix Seal if Outside Louisiana)

[NOTE: Neither the notary nor the person signing for Seller is to be a witness.]



BRENDA D. ROBINSON
NOTARY PUBLIC# 87099
STATE OF LOUISIANA
My commission is issued for life.

THUS DONE AND PASSED by Purchaser in the Parish of Orleans, State of Louisiana on December 12, 2024, but effective as of the Effective Date, in the presence of the undersigned competent witnesses, who have hereunto signed their names, together with the said appearer and me, notary.

WITNESSES:

PURCHASER:

[Signature]

MAGAZINE & NASHVILLE, LLC,

Print Name: William Sadler

a Louisiana limited liability company

[Signature]

By: [Signature]

Print Name: Justin Callais

Name: Justin Callais

Title: Manager

p

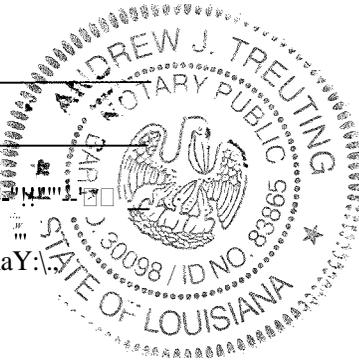
NOTARY PUBLIC

Print Name: _____

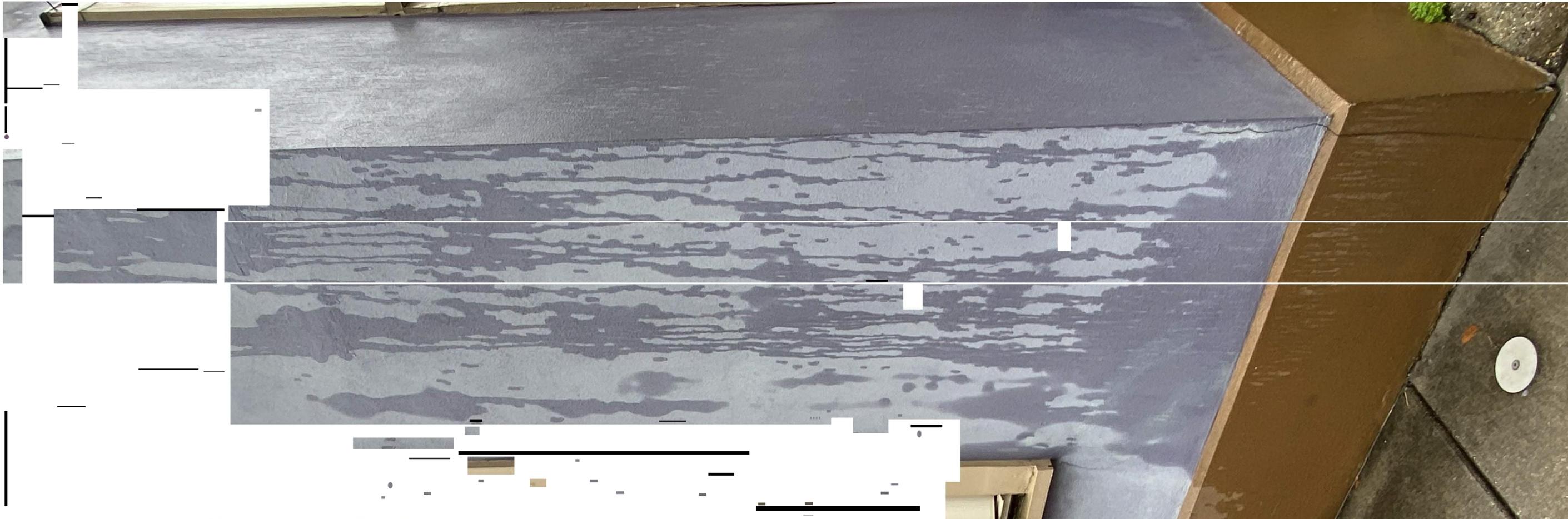
Notary/Bar _____

My Commission Expires: _____

(Affix Seal if Outside Louisiana) _____



[NOTE: Neither the notary nor the person signing for Purchaser is to be a witness.]





AN APPLICATION HAS

BEEN SUBMITTED FOR A ZONING 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 DEMOLISH OR REMOVE EXISTING STRUCTURES AT THIS LOCATION.

Laissez Les Bon Temps Rouler

RD

City Planni, Commission Speaker Card

W3

Date: 6/6/16

I would like to speak regarding CPC Docket: D41-16

INFORMATION ONLY

Name: (1) 16 b

Address: J.../Oj Att.A b...1-A 5'

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.

D 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: 