

**City Planning Commission**  
**Staff Report**  
**Tuesday, January 13, 2026**

---

**Zoning Docket 003-26**

**Prepared by:** Mitchell S. Kogan

**Date:** January 20, 2026

**Deadline for CPC action:** March 14, 2026

**CC Deadline:** 60 days from receipt

**City Council District:** A

**Applicant:** 3201 Orleans Ave LLC

**Request:** Amendment of Ordinance No. 27,971 MCS (Zoning Docket 126/18) to permit the expansion of a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District. The expansion requires waivers of standards limiting the neighborhood commercial establishment to 3,000 square feet and to the first floor of the structure.

**Property description:** Square 445, Lots D and E, in the Second Municipal District, bounded by Orleans Avenue, North Rendon Street, Hagan Avenue, and Saint Ann Street

**Municipal address(es):** 3201 Orleans Avenue

Description
-------------

The subject property, located on Orleans Avenue in an HU-RD2 Two-Family Residential District is currently developed with two units: a bakery in the front portion accessed by the front corner entrance and an office space in the rear of the building. These uses were subject to previous conditional use approval in 2018 (ZD126-18, Council Approval via Ordinance No. 027971). The property consists of one consolidated lot (Lot D-1) that was achieved through minor resubdivision as a part of the original requested conditional use. This lot is 7,540sqft and contains the 2,700sqft main structure.

The bakery has a square footage of 1,000sqft, while the office utilizes 1,700sqft. The applicant is now requesting to expand upon the current structure by adding another office space above the existing one via camelback addition, which would add approximately 970sqft to the floor area as well as an additional height of 13ft.

Per the original conditional use request and the applicable standards of Article 20, Section 20.3.NN, a neighborhood commercial establishment is limited to the first floor of the structure and three thousand (3,000) square feet in gross floor area. As the structure would be increasing in floor area surpassing the maximum 3,000sqft, the applicant is requesting a waiver to expand the current facility. This would be an after-the-fact request, as the expansion is close to being if not finished as per the latest Google Street View photo from October 2025.

**Figure 1: Site Photo (As of October 2025)**



#### **Reason for Commission Review**

Per **Article 4.5.F. Changes to Approved Plans**, changes to approved development plans that include variances can only be granted by the City Council, upon recommendation of the City Planning Commission and other applicable City departments or commissions. As the original conditional use request has been approved, this current waiver application must be reviewed by the City Planning Commission in order to subsequently obtain a final decision from the City Council.

#### **Analysis**

As part of the minimum standards for neighborhood commercial establishments under Article 20, Section 20.3.NN, there are three design/development requirements that must be met in order to stay consistent with the Comprehensive Zoning Ordinance:

1. The existing structure is non-residential in its construction and original use. **In regard to the subject property and the waiver request at hand, this would remain consistent.**
2. The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor. **The site is compliant with these prior to the second-floor expansion and would continue to be. However, as second floors are not permissible, there are no standards that would speak to these requirements.**

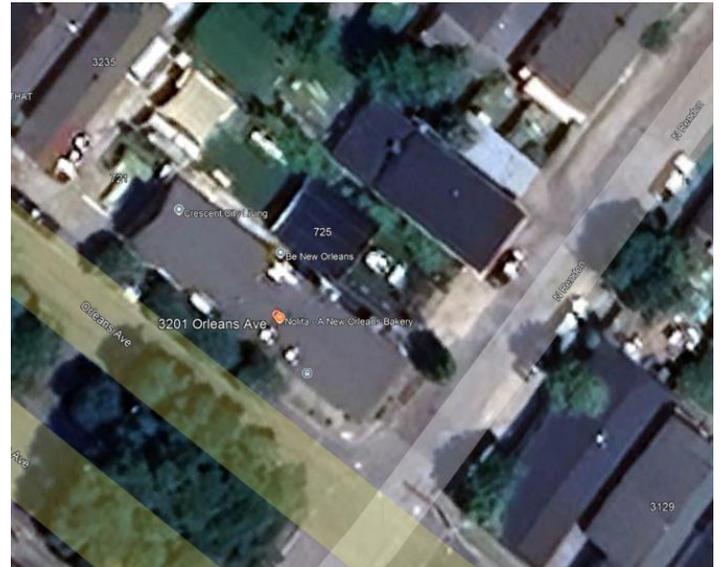
- Neighborhood commercial establishments are limited to the first floor of the structure and three thousand (3,000) square feet in gross floor area. **The site (post-construction) is not in compliance. The expansion contradicts the intent of the neighborhood commercial establishment standards by not limiting the intended use to only the first floor. By expanding, the structure can be viewed as no longer fitting in with the characteristics of the surrounding area and with the goals of the HU-RD2 District.**

**Figure 2: Proposed Elevations**



**Parking Requirements**

There are no applicable parking requirements for a Neighborhood Commercial Establishment. However, it should be noted that the original conditional use approval indicated a concrete area adjacent to the subject property that was consolidated via minor resubdivision. As of October 2025, this appears to have been built over and is now an outdoor seating area for the bakery in lieu of parking.



**Figures 3 & 4: Aerial Photos from 2018 (Left) and 2025 (Right)**

### **Anticipated impact on surrounding land uses**

The subject property's expansion does not substantially change the nature of the existing uses of the site, as the additional space is simply another office, which is a very low impact use. However, the introduction of a second floor conflicts with the previously mentioned standards for neighborhood commercial establishments which are purposely restricted in square footage, to ensure their operation does not negatively affect adjacent residential uses. Camel back additions are commonly found in historic residential neighborhoods and are permitted as long as their height is within the maximum allowed, which is the case here. However, the added square footage could potentially have adverse impacts in that the operation of this neighborhood commercial establishment could increase and create added levels of activity.

### **Evaluation of approval standards**

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

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

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21<sup>st</sup> Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. "Chapter 13: Land Use Plan" of the Master Plan designates on the Future Land Use

Map (FLUM) of the petitioned site as “Residential Low Density Pre-War.” The goal, range of uses, and development character for that designation are copied below.

#### **RESIDENTIAL LOW DENSITY PRE-WAR**

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

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

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

The original use of the property is not changing but merely expanding to a second floor. The structure is commercial in its architecture and the Master Plan specifically intends for that type of structure to be used for corner stores. The issue at hand is primarily for the waiver of the expanding gross floor area for the previously established conditional use.

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

This standard is met. The existing neighborhood commercial establishment is not changing but rather expanding. The area of non-compliance is the physical building expansion.

***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 not met. By exceeding the floor area of 3,000sqft and no longer limiting the use to the first floor, the site is now in violation of the minimum standards for Article 20, Section 20.3.NN.

***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 not met. Neighborhood Commercial Establishments are small scale, low intensity commercial uses typically located in the middle of otherwise residential neighborhoods and are intended to serve the needs of those nearby residents. While the use is and has been compatible as it has been in effect since its original approval, an expansion beyond the maximum square footage allowed for neighborhood commercial establishments could create adverse impacts..

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

Given the fact that the applicant is requesting a waiver of the standards for the Neighborhood Commercial Establishment use as shown in Article 20, Section 20.3.NN, the case must also be looked at to verify if the request meets the 9 criterion for variances. The purpose of the variance procedure is to afford an applicant relief from the requirements of the letter of this Ordinance when unnecessary hardship or practical difficulty exists. The City Planning Commission may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following:

- 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district.**

This standard is not met. There are no special conditions present as the applicant is creating the lack of compliance by way of adding the second floor *after* the current conditional use was approved.

- 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**

This standard is not met. The conditional use was granted approval in 2018 and allows the site to be used as a neighborhood commercial establishment in perpetuity. The waiver is for the after-the-fact expansion to accommodate a second story.

- 3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.**

This standard is not met. There are no special conditions associated with the site, and the additional waiver is required after-the-fact through the construction of the second floor.

- 4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated.**

This standard is not met. The entire block of this neighborhood contains similarly-situated single-story structures. By granting the waiver and allowing the second floor, it would alter what is currently and has historically been there.

**5. The variance, if granted, will not alter the essential character of the locality.**

This standard is met. From an architectural standpoint, camelback second story additions are permitted by right as long as they meet the maximum height allowed in the district, which is the case here. Since that type of addition is commonly found in residential districts, the variance, if granted, would not greatly alter the essential character of the locality.

**6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.**

This standard is not met. There is no demonstrable hardship as the expansion was done through the desire of the owner.

**7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).**

This standard is not met. There is no demonstrable hardship as the expansion was done through the desire of the owner.

**8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

This standard is not met. While the camelback addition introduces additional height and altered sightlines that may affect the privacy of nearby residences, that height is permitted by right in the HU-RD2 District, and any surrounding residence could build a similar camel back addition provided it is within the allowable height. However, the increase in overall floor area of the commercial use could contribute to added parking and traffic impacts.

**9. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.**

This standard is met. The increased in square footage of this neighborhood commercial establishment may cause a slight increase in traffic and parking around the site, though considering the proposed addition is only 970 square feet and would be used for additional office space, staff does not believe that increase would be substantial.

Staff finds that 7 of the 9 criterion are not met (criterion 1, 2, 3, 4, 6, 7 and 8), therefore recommends denial of the requested variance.

***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 proposed use would be for an additional 970 square feet of office space to an existing corner store. While the proposed use is not in itself detrimental to the public health safety and welfare of the surrounding properties, an increase in square footage over the maximum required for neighborhood commercial establishments could constitute prejudice to neighborhood residential development as its operation could become too intense.

### **Staff Recommendation**

The staff recommends **DENIAL** of Zoning Docket 003-26.

### **City Planning Commission Meeting (January 13, 2026)**

The staff summarized the application and presented its recommendation of denial. It was also noted by staff that the applicant had requested a deferral of the case for 30 days in order to meet with staff and potentially see what other options were available. Commissioner Jordan made a motion to defer the application for 30 days as recommended by the staff. Commission Flick seconded the motion which was adopted.

YEAS: Steward, Jordan, Flick, Witry, Steeg, Poche

NAYS: N/A

ABSENT: Joshi-Gupta, Kepper

### **Staff Meeting with Applicant (February 2, 2026)**

Staff met with the applicant to discuss alternative options that could be pursued in lieu of a conditional use request. During this meeting, staff presented two potential paths forward. The applicant could withdraw the current case and instead pursue a zoning change application, which staff would support, as the site is a commercial corner store and the HU-B1A District provides the zoning requirements for the existing structure and associated uses.

Alternatively, the applicant could proceed with the application as submitted with the understanding that staff is required to recommend denial because the request does not meet the nine variance criteria. While staff is recommending denial and the proposal does not technically meet the standards for a neighborhood commercial establishment, it should be noted that a conditional use approval would be more restrictive than the alternative zoning change.

### **City Planning Commission Meeting (February 10, 2026)**

The staff summarized the application and presented its recommendation of denial. It was also noted by staff that the applicant had requested a deferral of the case for 30 days in order to meet with staff and potentially see what other options were available. After this meeting with the applicant, staff determined that the recommendation of denial would remain, however it was noted that while the request does not meet the nine variance criteria, the conditional use request would technically be more restrictive than a subsequent rezoning request. The Commission asked staff questions to clarify and ultimately came to the consensus of approving the request. Commissioner Steeg made a motion to approve the request, and Commissioner Kepper seconded the motion which was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 003/26 IS HEREBY RECOMMENDED FOR APPROVAL, SUBJECT TO TWO (2) WAIVERS AND NINE (9) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

*Language included in Ordinance No. 27,971 MCS (Zoning Docket 126/18) is in plain text. Recommended additional language is in underlined, bold text. Recommended deletions are in strikethrough text.*

### **Waivers**

**1. The applicant shall be granted a waiver of Section 20.3.NN.3, which limits commercial use to the structure's ground floor and limits commercial use to 3,000 square feet, to permit commercial use of both floors and to permit over 3,000 square feet of commercial space.**

**2. The applicant shall be granted a waiver of Section 20.3.NN.5, which limits commercial use to the existing building footprint and intensity, to allow the commercial use of the recently-constructed addition.**

### Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall consolidate the lots associated with the site into a single lot of record through the City Planning Commission. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission staff sign-off on final plans. The approved subdivision shall be recorded with the Office of Conveyances prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
3. If required, the applicant shall obtain a Certificate of Review for the modification to the structure from the Historic District Landmarks Commission.
4. The plans submitted to the City Planning Commission for final approval shall indicate the type, locations, and height of any and all exterior lighting. Any proposed exterior lighting shall comply with standards of Article 21, Section 21.5 of the Comprehensive Zoning Ordinance.
5. The developer shall obtain permits for any proposed signage and proposed signs shall be in compliance with the regulations of Article 24 of the Comprehensive Zoning Ordinance.
6. The applicant shall remove the existing non-conforming sign in the Orleans Avenue public right-of-way as per Article 25, Section 25.6 of the Comprehensive Zoning Ordinance.
7. In accordance with Article 23, Section 23.13.C.1 of the Comprehensive Zoning Ordinance, the plans submitted to the City Planning Commission for final approval shall indicate the location of the trash receptacle which may be within an enclosed structure or screened by a seven foot (7') opaque fence with latching gates. At no time, excepting trash collection days, shall trash be stored as to be visible from the public rights-of-way.
8. The applicant shall obtain a lease of servitude from the Department of Property Management's Division of Real Estate and Records for all encroachments into a public right-of-way adjacent to the site.

9. The applicant shall comply with the applicable standards of Article 20, Section 20.3.NN:
  - a. The existing structure is non-residential in its construction and original use.
  - b. The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor.
  - ~~c. Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area.~~
  - d. The following uses are permitted within a neighborhood commercial establishment:
    - i. Art Gallery
    - ii. Arts Studio
    - iii. Day Care Center, Adult or Child
    - iv. Office
    - v. Personal Services Establishment
    - vi. Restaurant, Specialty
    - vii. Retail Goods Establishment
  - ~~e. 5. The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted.~~
  - f. The principal entrance shall be a direct entry from the street the property abuts.
  - g. No off-street parking is required.
  - h. Drive-through facilities are prohibited.
  - i. Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure.
  - j. Any signs are subject to the requirements of the HU-B1A District.
  - k. Hours of operation are limited to 6am through 10pm.

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

NAYS: N/A

ABSENT: Jordan, Joshi-Gupta





**1** EAST ELEVATION  
A-2.10 | A-2.20  
FULL SIZE: 3'16" x 1'-0"  
HALF SIZE: 3'02" x 1'-0"



**2** NORTH ELEVATION  
A-2.10 | A-2.20  
FULL SIZE: 3'16" x 1'-0"  
HALF SIZE: 3'02" x 1'-0"



**3** SOUTH ELEVATION  
A-2.10 | A-2.20  
FULL SIZE: 3'16" x 1'-0"  
HALF SIZE: 3'02" x 1'-0"



**4** WEST ELEVATION  
A-2.10 | A-2.20  
FULL SIZE: 3'16" x 1'-0"  
HALF SIZE: 3'02" x 1'-0"



DATE: 04-21-2025

DRAWN BY: jb

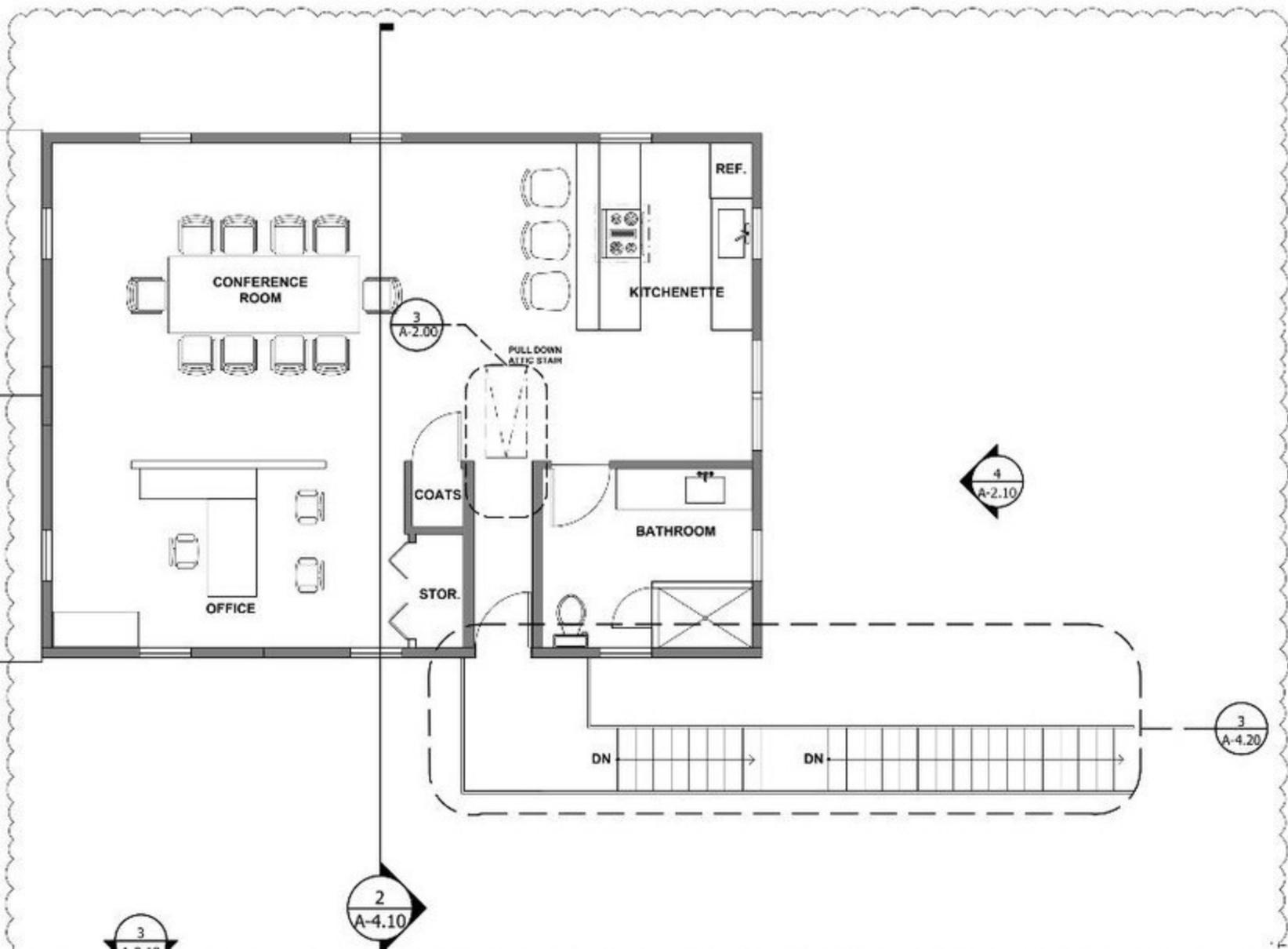
CHECKED BY: RB

REVISIONS

No.	Date	By
2	08-05-25	REB

SHEET

**A-2.20**



## GENERAL NOTES

1. EXTENSIVE DAMAGE FOUND IN THE CEILING JOISTS AND ROOF RAFTERS REQUIRES REPLACEMENT.
2. OWNER CONSIDERS HIS OPTIONS AND DETERMINES THAT A SMALL OFFICE FOR HIS PERSONAL USE IS HIS BEST OPTION AND ELECTS TO ADD A SECOND STORY "CAMEL-BACK" ADDITION WITH AN EXTERIOR STAIR PROVIDING A PRIVATE ENTRY TO THE OFFICE FROM THE SIDE YARD LOT.
3. BUILDING AREA
 

1ST. FLOOR :	2,456.45 S.F.
2ND. FLOOR:	936.00 S.F.
TOTAL:	3,392.45 S.F.
4. SEE SHEET A-0.00 FOR FINISH NOTES.
5. SEE SHEET A-2.30 FOR REFLECTED CEILING PLAN.
6. SEE SHEET A-2.40 FOR INTERIOR ELEVATIONS, DOOR AND WINDOW SCHEDULES.
7. SECOND FLOOR OFFICE CEILING HEIGHT IS 10'-0" TYPICAL.
8. FLOOR / CEILING SEPARATION BETWEEN BUSINESS OCCUPANCY ON THE FIRST FLOOR AND BUSINESS OCCUPANCY ON THE SECOND FLOOR IS REQUIRED BY THE INTERNATIONAL BUILDING CODE TO HAVE A FIRE RATING OF 1 HOUR. SEE DETAIL 1 ON SHEET A-2.40.



MAYHEW BAKERY







3117-19 St Peter LLC  
321 N Vermont St  
Ste 5  
Covington, LA 70433

Allen Audrey M  
ET Al- C/O Seabrook-Lafaye Co  
LLC 709 Clearlake Ave  
West Palm Beach, FL 33401

Benjamin Edward Allen  
3220 St Ann St  
New Orleans, LA 70119

Bertha's Medallion LLC  
5920 Doral Ct  
New Orleans, LA 70128

Bibleway Missionary Baptist  
Church  
3209 Orleans Ave  
New Orleans, LA 70179

Cassandra C Snyder  
3210 St Peter St  
New Orleans, LA 70119

Christopher J Barnes  
724 Hagan Ave  
New Orleans, LA 70119

Cuong A Tran  
11150 S Parkwood Ct  
New Orleans, LA 70128

Current Resident  
3110 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3113 Saint Peter St  
New Orleans, LA 70119

3201 Orleans Ave LLC  
1211 N Gayoso St  
New Orleans, LA 70119

Angelle A Duvigneaud  
103 Sherwood Forest Dr  
New Orleans, LA 70119

Benjamin H Marziale  
723 Hagan Ave  
New Orleans, LA 70124

Berthiaume Christine L  
800 N Rendon St Unit 302  
New Orleans, LA 70119

Boyd Kenneth S  
C/O M/M Jason G Grudzien (Bfd)  
501 Old Seale Road  
Singer, LA 70660

Charlotte A Tobin  
720-722 Hagan Ave  
New Orleans, LA 70119

City Council District "A",  
Councilmember Giarrusso  
1300 Perdido Street, 2nd FL  
New Orleans, LA 70112

Current Resident  
3108 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3111 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3114 Orleans Ave  
New Orleans, LA 70119

Alex Thompson  
716 N Rendon  
New Orleans, LA 70119

Ashley Garnett  
1901 Hope St  
New Orleans, LA 70119

Berntsen Jason  
3128 Orleans Ave  
New Orleans, LA 70119

Bibleway Missionary Baptist  
Church  
3207 Orleans Ave  
New Orleans, LA 70119

Brantley Rebecca ET Al  
3111 Orleans Avenue  
New Orleans, LA 70119

Child Cleland  
800 N Rendon St Unit 305  
New Orleans, LA 70119

City Planning Commission c/o  
Bob Rivers  
1300 Perdido Street, 8th FL  
New Orleans, LA 70112

Current Resident  
3109 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3112 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3114 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3115 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3116 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3116 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3117 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3117 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3118 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3118 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3119 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3121 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3122 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3123 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3124 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3124 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3125 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3126 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3128 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3129 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3130 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3130 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3131 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3132 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3132 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3133 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3134 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3134 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3135 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3135 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3137 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3138 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3138 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3139 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3140 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3141 Toulouse St  
New Orleans, LA 70119

Current Resident  
3200 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3200 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3201 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3201 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3202 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3203 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3204 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3205 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3205 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3206 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3206 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3208 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3209 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3210 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3210 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3211 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3213 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3214 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3214 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3215 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3216 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3216 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3216 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3217 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3217 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3218 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3218 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3219 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3219 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3220 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3220 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3221 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3221 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3222 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3222 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3223 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3223 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3224 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3224 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3225 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3225 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3226 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3226 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3227 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3228 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3228 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3229 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3229 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3230 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3230 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3231 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3232 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3232 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3233 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3234 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3235 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3235 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3235 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3236 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3236 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3237 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3237 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3238 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3239 Orleans Ave  
New Orleans, LA 70119

Current Resident  
3239 Saint Peter St  
New Orleans, LA 70119

Current Resident  
3240 Saint Ann St  
New Orleans, LA 70119

Current Resident  
3308 Orleans Ave  
New Orleans, LA 70119

Current Resident  
701 N Rendon St  
New Orleans, LA 70119

Current Resident  
703 Saint Peter St  
New Orleans, LA 70119

Current Resident  
704 N Rendon St  
New Orleans, LA 70119

Current Resident  
705 N Rendon St  
New Orleans, LA 70119

Current Resident  
707 N Rendon St  
New Orleans, LA 70119

Current Resident  
713 N Rendon St  
New Orleans, LA 70119

Current Resident  
715 N Rendon St  
New Orleans, LA 70119

Current Resident  
716 N Rendon St  
New Orleans, LA 70119

Current Resident  
717 N Rendon St  
New Orleans, LA 70119

Current Resident  
719 N Rendon St  
New Orleans, LA 70119

Current Resident  
720 Hagan St  
New Orleans, LA 70119

Current Resident  
721 Hagan St  
New Orleans, LA 70119

Current Resident  
722 Hagan St  
New Orleans, LA 70119

Current Resident  
723 Hagan St  
New Orleans, LA 70119

Current Resident  
724 Hagan St  
New Orleans, LA 70119

Current Resident  
725 Hagan St  
New Orleans, LA 70119

Current Resident  
725 N Rendon St  
New Orleans, LA 70119

Current Resident  
726 Hagan St  
New Orleans, LA 70119

Current Resident  
728 Hagan St  
New Orleans, LA 70119

Current Resident  
729 Hagan St  
New Orleans, LA 70119

Current Resident  
729 N Rendon St  
New Orleans, LA 70119

Current Resident  
730 Hagan St  
New Orleans, LA 70119

Current Resident  
731 Hagan St  
New Orleans, LA 70119

Current Resident  
731 N Rendon St  
New Orleans, LA 70119

Current Resident  
733 Hagan St  
New Orleans, LA 70119

Current Resident  
735 Hagan St  
New Orleans, LA 70119

Current Resident  
737 Hagan St  
New Orleans, LA 70119

Current Resident  
739 Hagan St  
New Orleans, LA 70119

Current Resident  
741 Hagan St  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 101  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 102  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 103  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 104  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 105  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 106  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 107  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 108  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 109  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 201  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 202  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 203  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 204  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 205  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 206  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 301  
New Orleans, LA 70119

Current Resident  
800 N Rendon St Apt 302  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 303  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 304  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 305  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 306  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 402  
New Orleans, LA 70119

Current Resident  
800 N Rendon St HM  
New Orleans, LA 70119

Dana M Keren  
3125 St Peter St  
New Orleans, LA 70119

Erik Lafitte Newson  
3225 St Ann St  
New Orleans, LA 70119

Faubourg St. John Neighborhood  
Association C/O Andy Ryan  
3249 Destoto St.  
New Orleans, LA 70119

Greater Mid-City Business  
Association  
c/o Tim Levy PO Box 791041  
New Orleans, LA 70119

Harrison William Leahy  
3235 St Ann St  
New Orleans, LA 70119

Hilda J Bezue  
3221 St Ann St  
New Orleans, LA 70119

Jason M Joseph  
ET Al 728 Hagan Ave  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 307  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 403  
New Orleans, LA 70119

Dahlberg Peter Scott  
ET Als 3 Hill Farm Court  
North Oaks, MN 55127

Elizabeth P Davey  
3237 St Ann St  
New Orleans, LA 70119

Esther P Piazza ET Al  
6330 Paris Ave  
New Orleans, LA 70122

Friends of Lafitte Freenway  
c/o Jason Neville  
P.O. Box 791727  
New Orleans, LA 70179

Greenway Holdings LLC  
P O Box 9174  
Metairie, LA 70055

Hauser G Reboul  
4316 Lake Villa Dr  
Metairie, LA 70002

Ian Deboisblanc  
3216 St Ann St  
New Orleans, LA 70119

Jason P Feder ET Al  
5347 Chestnut St  
New Orleans, LA 70115

Current Resident  
800 N Rendon St  
Apt 401  
New Orleans, LA 70119

Current Resident  
800 N Rendon St  
Apt 404  
New Orleans, LA 70119

Daisy D Tarver  
ET Als 103 Sherwood Forest Dr  
New Orleans, LA 70119

Encampment Complex LLC  
9000 Sunset Blvd  
#709  
West Hollywood, CA 90069

Evelyn Pastene  
3228 St Ann St  
New Orleans, LA 70119

Gloria S Smith  
3240 St Ann St  
New Orleans, LA 70119

Harris Sheldon V Harris Phyllis F  
821 N Gayoso St  
New Orleans, LA 70119

Hector E Morel  
3237 Orleans Ave  
New Orleans, LA 70119

Janelle Mckinley  
3212 Orleans Ave  
New Orleans, LA 70119

Jeff A Grippe  
3200 St Peter St  
New Orleans, LA 70119

Jill Kathleen Tucker  
729 Hagan Ave  
New Orleans, LA 70119

John Beal  
ET Al 3225 Lafitte St  
New Orleans, LA 70119

John O Christie  
2730 Dumaine St  
New Orleans, LA 70119

Jonathan Bertuccelli  
735 Hagan Ave  
New Orleans, LA 70119

Joseph K Martin  
3127 Orleans Ave  
New Orleans, LA 70119

Joshua Cox  
3113 Orleans Ave  
New Orleans, LA 70119

Joshua F Jansen  
3201 St Ann St  
New Orleans, LA 70119

Justin P Boyce  
8320 Birch St  
New Orleans, LA 70118

Kju Investments  
2117 Veterans Blvd  
Unit 419  
Metairie, LA 70002

Knudsen Patrick  
800 N Rendon St  
Unit 203  
New Orleans, LA 70119

Lacy M Smith  
3232 St Ann St  
New Orleans, LA 70119

Laforteza Alexandra  
ET Als 800 North Rendon St Unit  
306  
New Orleans, LA 70119

Laura K Osteen  
737 Hagan Ave  
New Orleans, LA 70119

Louise L Turner  
3236 St Ann St  
New Orleans, LA 70119

Louisiana Carbon Company LLC  
5001 S Dixie HW  
PMB 211  
West Palm Beach, FL 33405

Luong Family Trust  
6335 Indian Springs Rd  
Loomis, CA 95650

Margery R Olinde  
3116 St Ann St  
New Orleans, LA 70119

Maurice A Baldwin  
6800 Lake Willow Dr  
New Orleans, LA 70126

Mornay Conrad A Jr  
1435 New York St  
New Orleans, LA 70122

Mylus Jr Franklin  
11000 Kinneil Rd  
New Orleans, LA 70127

Naomi F Duffey  
741 N Hagan St  
New Orleans, LA 70119

Natalya A Raphael  
3120 Orleans Ave  
New Orleans, LA 70119

Neil Costello  
3121 Orleans Ave  
New Orleans, LA 70119

Nellie F Watson  
7607 Nelson St  
New Orleans, LA 70124

Neomie Dobard Woodard ET Als  
707 N Rendon St  
New Orleans, LA 70119

Ninh N Tran  
3124 St Ann St  
New Orleans, LA 70119

Orleans Parish School Board  
3520 General Degaulle Dr  
Suite 5055  
New Orleans, LA 70114

Pamela R Conrad  
3123 Orleans Ave  
New Orleans, LA 70119

Parlor Realty LLC  
9000 Sunset Blvd  
Suite 709  
West Hollywood, CA 90069

Paul L Johnson  
3237 St Peter St  
New Orleans, LA 70119

Penthouse Realty LLC  
C/O Papile Accountancy 9000  
Sunset Blvd #709  
West Hollywood, CA 90069

Price Bertha ET Als  
3132 St Ann STR  
New Orleans, LA 70119

Price Percy Jr  
1715 Triumph Trl  
Arlington, TX 76002

Roland L Jr Vitry  
4020 Delgado Dr  
New Orleans, LA 70119

Ross John D Jr  
800 N Rendon St  
Unit 304  
New Orleans, LA 70119

Roy Marrero  
5730 Waterford Blvd  
New Orleans, LA 70127

S A Spiers Investments-Nola LLC  
318 W Kenilworth St  
New Orleans, LA 70124

Sabrina Stone  
3120 Saint Ann St  
New Orleans, LA 70119

Samuel S Kennedy  
3129 Orleans Ave  
New Orleans, LA 70119

Shawn Mornay ET Als  
3216 St Peter St  
New Orleans, LA 70119

Singley Rivers  
800 N Rendon St  
Unit 103  
New Orleans, LA 70119

Solomon C Williams  
703 N Rendon St  
New Orleans, LA 70119

SSH Investments Nola LLC  
5431 Marcia Ave  
New Orleans, LA 70124

Terrence Scott Wilson  
715 N Lopez St  
New Orleans, LA 70119

The Rendon Partners LLC  
2727 Prytania St Suite 14  
New Orleans, LA 70130

Theresa B Odom  
3217 St Ann St  
New Orleans, LA 70119

Timothy P Talbot  
523 Tallow Tree Dr  
Madisonville, LA 70447

Two Jakes LLC  
838 N Rendon St  
New Orleans, LA 70119

Vandagriff Corinne  
3229 St Ann St  
New Orleans, LA 70119

Vining Charles SR  
3137 Orleans Ave  
New Orleans, LA 70119

Virginia E Bubenzer  
725 N Hagan Ave  
New Orleans, LA 70119

Williams Chester A Williams  
Kara M  
3219 St Ann St  
New Orleans, LA 70119

Zech Katrina M Etal  
3130 St Ann St  
New Orleans, LA 70119

# 3201/ 3205 Orleans Ave. Neighborhood Participation Meeting

Date: October 16, 2025

Location: 3205 Orleans Ave.

## I. Welcome

*Jared Zeller – Applicant and Owner*

*Roger Bailey – Bailey Architects, LLC (Architect)*

*Drew Couvillion – Couvillion Construction, LLC (General Contractor)*

- Provide a tour of the space (if at the petitioned site)
- Presentation of site plan of the proposed project
- Provide a complete copy of the Comprehensive Zoning Ordinance article that describes your property's current and, if applicable, desired future zoning district

## II. Description of the Project • Detailed description of the project

- State the specific citations from the Comprehensive Zoning Ordinance that pertain to your request
- Note the zoning district where the site is located and whether you are requesting a zoning change
- State the total square footage for the site, the floor area of existing and proposed structures, number of units and floors Adding 900 Sq/Ft in the form of a camelback
- Clearly state any proposed waivers that may be requested
- State how your proposal will impact and benefit the immediate neighborhood, Will be a private office for the owner of the building to conduct admin, accounting, and real estate work.

## III. Public Comment

- Receive public comment and concerns
  - Site design questions: Engineering, and Construction Progress will be addressed by Roger Bailey of Bailey Architects , LLC and Drew Couvillion, Couvillion Construction. LLC
- \*courtesy will be given to all speakers, regardless of their position, 2 minutes*

## IV. Summary

- State how the comments and suggestions will be addressed, or if you will need to get back to attendees with additional information

## V. Next Steps

- Let attendees know your timeline for submitting the application, on Monday October 20<sup>th</sup>, 2025
  - Please email [jaredz@kw.com](mailto:jaredz@kw.com) for updates or a copy of this presentation.
  - Provide CPC Online Tools Handout (in Section 3 of this document) so that interested parties can sign up for NoticeMe updates.



NPP MEETING COMMENT CARD

DATE: October 16, 2025

NAME/ADDRESS OF PROJECT: 3201 3205 Orleans Ave

COMMENT/QUESTION: I've lived on Orleans Ave for 10 years and have no objections to this variance.

CONTACT (OPTIONAL)

NAME: Joshua Cox

EMAIL:

ADDRESS: 3113 Orleans Ave

NPP MEETING COMMENT CARD

DATE: October 16, 2025

NAME/ADDRESS OF PROJECT: 3201 3205 Orleans Ave

COMMENT/QUESTION: I love NOLA and do not mind the construction or height increase.

CONTACT (OPTIONAL)

NAME: Emily Wolf

EMAIL:

ADDRESS: 3113 Orleans Ave

NPP MEETING COMMENT CARD

DATE: October 16, 2025

NAME/ADDRESS OF PROJECT: 3205 Orleans Ave

COMMENT/QUESTION:

We want improvements to the neighborhood that increase property value.

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 16, 2025

NAME/ADDRESS OF PROJECT: 3201 3205 Orleans Ave

COMMENT/QUESTION:

I have been here for 25 yrs and building really complements the neighborhood. Block well with other (2) story structures in block.

CONTACT (OPTIONAL)

NAME: Archie Sampier

EMAIL:

ADDRESS: 3117 Orleans Ave

NPP MEETING COMMENT CARD

DATE: October 16, 2005

NAME/ADDRESS OF PROJECT: 3205 Orleans Ave

COMMENT/QUESTION:

I LIKE THE LOOK OF THE DESIGN  
I HAVE NO PROBLEM WITH THE USE  
I THINK RESIDENTIAL WOULD HAVE  
BEEN MORE BENEFICIAL TO THE NEIGHBORHOOD

CONTACT (OPTIONAL)

NAME: ROGER PAILEY

EMAIL: ROGER@PAILEYANDASSOCIATES.COM

ADDRESS:

DATE: October 16, 2025

**NAME/ADDRESS OF PROJECT:**

3201/3205 Orleans Ave. New Orleans, LA 70119

**COMMENT/QUESTION:**

Not being a fan of camelback  
additions, I am not opposed to the  
project at this location. Aesthetically,  
it is the most appealing addition I've  
seen in the city. It does add to the  
beauty of Orleans Ave.

**CONTACT (OPTIONAL) :**

NAME: Priscilla Zeller

EMAIL: pzeller.zeller@gmail.com

ADDRESS: 2725 Ursulines Av.

CITY: New Orleans, La.

STATE: la.

ZIP: 70119

**NPP MEETING COMMENT CARD**

## NPP Summary Report

Date of Report: October 21, 2025

Project Name: 3205 Orleans Ave.

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 3201/3205 Orleans Ave., on the southeast corner of N. Rendon Street. The applicant intends to file a conditional use for the property from HU-RM2 to NNN to permit a specialty restaurant and adjoining offices for Friends of Bayou St. John. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

### Contact:

Jared M Zeller

3205 Orleans Ave.

New Orleans, LA 70119

504-460-5957

Email: [jared@bayoustjohn.org](mailto:jared@bayoustjohn.org)

Neighborhood Meetings: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign in lists, and other feedback are attached].

1. October 16, 2025 – 3205 Orleans Ave., 6pm – 7pm, 4 people attended in attendance.

2. October 16, 2025 – Emailed neighbors nearby to ask for comment cards

Correspondence, Calls, Emails, and Personal appeals:

1. September 27, 2025 – Letters mailed to contact list, including homes, apartments, neighborhood associations, churches, and schools.

2. October 19, 2025 – Sent follow up e-mails to attendees of the NPP meeting.

3. October 17, 2025- Email of presentation sent to FSJNA zoning committee

### Results:

There were 250 persons/addresses invited to the community meeting. See summary below:

1. Summary of concerns, issues and problems:

- There were NO concerns or issues brought up related to parking, litter, noise or intended use
- Owner received several emails from neighbors and/or neighborhood businesses in support of the project and asked them to send a NPP comment card electronically

2. How concerns, issues and problems will be addressed:

- There is no increase of density, space will be used for private use of the owner.

3. Concerns, issues, and problems not addressed and why:

- N/A





DATE: 10/22/25

---

**NAME/ADDRESS OF PROJECT:**

3201/3205 Orleans Ave. New Orleans, LA 70119

**COMMENT/QUESTION:**

I grew up in this neighborhood, literally one block away. I have seen the transition from Joe's Food store to the Missionary Baptist Church at this location. Over the last seven years the current owner has renovated the property carefully with historic preservation in mind. This unique corner property improves the quality of life for two city blocks directly in the neighborhood at large. The tenant make up adds value to the neighborhood. I support the variance to allow additional commercial sq/ footage to the site.

**CONTACT (OPTIONAL) :**

**NAME:**

Rep Shaun Mena

---

**EMAIL:** shaunmena@gmail.com

---

**ADDRESS:**

817 N. Rendon St.

---

**CITY:**

New Orleans

---

**STATE:**

LA

---

**ZIP:**

70119

---

**NPP MEETING COMMENT CARD**





**Memorandum of Understanding:** 3201 Orleans Avenue, New Orleans, Louisiana 70119

**What are We Asking for?**

We request an amendment to Ordinance 27971 (Docket 126/18) for the subject property located at 3201 Orleans Avenue requesting that the allowable square footage for commercial to be increased by 393 square feet to 3,393 square feet from the allowed total of 3,000 square feet.

**Why are we asking for this increase?**

The Owner, a community liaison, utilizes this property for neighborhood commercial in the form of a realty office and a bakery. The third component to his community mission is to supply a gathering space for public meetings. To accomplish this goal, he utilizes the large indoor conference room and the outdoor gathering space below the solar collection system's support structure. Because the uses have impacted his ability to conduct his personal business, he has elected to request an additional 936 square feet. This would allow him to build an 936 square foot second floor addition to his existing 2,456.45 square foot first floor office space, affording him a private entrance and enhancing the character of his building with a traditional "camelback" design while providing him the personal business square footage that he needs. This space is for personal use as an entrepreneur and is not for any of the business types not allowed in the provisos.

**How does this impact the nine provisos established in ordinance 27971 (Docket 126/18)?**

1. Approval of the City Planning commission is required.
2. Consolidation of the original two lots into one lot of record was previously achieved and documented.
3. A Certificate of Review and Approval with HDLC has been completed and approved.
4. All exterior lighting has been documented to the satisfaction of the City Planning Commission, and no changes have been made as a result of the proposed addition.
5. All sign permits have been previously submitted and approved. No new signs will be required as a result of this addition.
6. Removal of all non-conforming signage in the Orleans right-of-way was previously delt with and this additional will have no impact upon this item.
7. Article 23, Section 23.13.C.1 of the CZO requiring the screening of outdoor trash receptacles will not be modified or impacted by this requirement.
8. Lease of Servitude for all encumbrances onto City property has been obtained and is not impacted by the proposed addition.

9. Article 20.3.NN requires neighborhood establishments to be limited to first floor only and not to exceed 3,000 square feet in gross floor area. Of the eleven requirements, this one requirement is where we need a modification.

**City Planning Staff Review – Recommends Denial:**

1. The staff report is built to reflect the legal encumbrances to a successful outcome for the property owner, rather than a condemnation of the project's merit.
2. Their opinion is based upon there being no recognizable hardship to the business owner that would support the request for increasing the allowable commercial gross area.
3. The benefit to the community, the support of the neighbors and the appropriateness of the design does not factor in their decision to recommend denial.

**What is the Owner's recourse and what impact would that have on the community?**

1. The only recourse if denied the ordinance modification would be to reapply for a spot zoning change for this property. Probable zoning alternatives would be HU-B1 or HU-B1a.
2. As communicated to the Owner in a private meeting with staff, the ability for them to recommend a zoning change rather than an amendment to an ordinance is counterintuitive. The spot zoning change allows the Owner more freedom to develop the property than does an ordinance amendment.
3. Historically the City Council has been less likely to approve of the coveted spot zoning change because it establishes a precedent that is hard to reverse allowing the owner more ability to pursue more development options that could be detrimental to the neighborhood at large. Therefore, we believe that the amendment to the ordinance is a more palatable approach for the City Council to approve if the CPZ approves.

**Community Support and Clear Messaging:**

1. We have demonstrated that the neighborhood is supportive and we have lined up support to attend the CPZ meeting to voice that support.
2. We need our request to the board to be clear and concise focused only on the issue of how to codify this request timely and in the way that best supports the community without allowing undue liberty to any property owner. The best way to handle this situation is by ordinance amendment.



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

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

Address of Property for which this application is being filed.    3201/05 Orleans Ave

### APPLICANT INFORMATION

Applicant Identity:     Property Owner     Agent

Applicant Name    3201 Orleans Ave, LLC

Applicant Address    3205 Orleans Ave.

City    New Orleans    State    LA    Zip    70119

Applicant Contact Number    504-460-5957    Email    jaredz@kw.com

PROPERTY OWNER INFORMATION     SAME AS ABOVE

Property Owner Name    \_\_\_\_\_

Property Owner Address    \_\_\_\_\_

City    \_\_\_\_\_    State    \_\_\_\_\_    Zip    \_\_\_\_\_

Property Owner Contact Number    \_\_\_\_\_    Email    \_\_\_\_\_

### SPECIFIC ZONING REQUEST

request for "An amendment to an existing conditional (Ordinance No. 027971 MCS, ZD126/18) use for a Neighborhood Commercial Establishment in an HU-RD2 Historic Urban Two-Family Residential District to increase the allowed square footage by 970 sf and the height by 13 feet.

### PROPERTY LOCATION

Square Number(s)    445    Lot Number(s)    D-1

Bounding Streets    N. Rendon St.    N. Hagan St.

Zoning    HU-RD2    Municipal District    2

Tax Bill Number    207203812 / 207203810    Planning District    4

### DESCRIPTION OF PROJECT (Attachments are acceptable)

We are requesting a variance as part of the 2019 proviso's that wanted to limit the addition of a commercial square footage on the site. Our goal is to add 970 sq/ft of private office space above the real estate office and increase the height of the building by 13 feet.



Building/Construction  
Related Permit

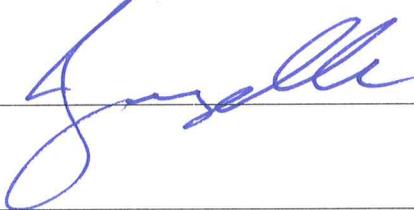


Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

# LAND-USE REQUEST APPLICATION

## ACKNOWLEDGMENTS

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

Owner Signature  Date 10/29/25

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

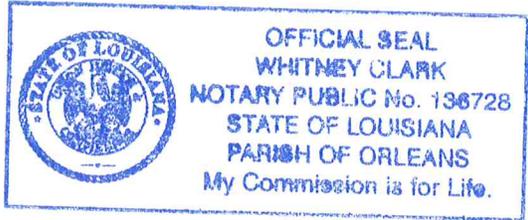
STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this 29th day of October 2025

My Commission expires For Life





City Planning Commission Speaker Card

2

Date: 2/10/26

I would like to speak regarding CPC Docket: 003/26

**INFORMATION ONLY**

Name: Jared M Zeller

Address: 3205 Orleans Ave New Orleans, LA 70119

I am the applicant for this docket

I'd like to cede my time to: \_\_\_\_\_

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

2

Date: 2-10-26

I would like to speak regarding CPC Docket: 003/26

**INFORMATION ONLY**

Name: ROGER BAILEY

Address: 415 ALLEN TOUSSAINT BLVD, NOLA 70124

I am the applicant for this docket

I'd like to cede my time to: \_\_\_\_\_

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]