

CITY OF NEW ORLEANS

LA TOYA CANTRELL
MAYOR

TAMMIE JACKSON
DIRECTOR

ZONING VERIFICATION

The City's Official Zoning Map and the full and complete text of the Comprehensive Zoning Ordinance (Ordinance 4,264 MCS, as amended) can be found online. The City's Official Zoning Map is located at property.nola.gov; the text of the Comprehensive Zoning Ordinance is available online at czo.nola.gov.

Date: 5/21/2021

Case Number: 21-0655

To: Armada Analytics

This letter is to verify the zoning classification of the following property:

Address: 6235 Chef Menteur Hwy

Tax Bill Number: 39W916701

Flood Zone:

Lot Number(s): 1 thru 7

Square(s): 1

Legal Description: SQ 1 MAJESTIC OAKS CHEF MENTEUR HW & MAJESTIC OAKS DR LOT 1 49X128/130 LOTS 2 & 3 98X130/134 AND 4/7 100X147 MAJESTIC OAKS APT (Per Orleans Parish Assessor)

Zoning Designation: C-1 General Commercial District & S-RD Suburban Two-Family Residential District

Historic District: N/A

Comments:

This is a Zoning Verification for a Multi-Family Dwelling in a C-1 & S-RD District. The subject property is a spilt-zoned property, so the use is located in both of these districts. Multi-Family Dwellings are a prohibited use in both the C-1 & S-RD Districts, so the property is a non-conforming use. There are no known variances, conditional use ordinance, planned developments, or site plans approved for the subject property. It is not known if the structure conforms with the current CZO requirements. In the event of casualty, the nonconforming use could be reestablished in accordance with CZO 25.3.D: <http://czo.nola.gov/Article-25#25-3-D> and the nonconforming structure could be rebuilt in accordance with CZO 25.4.F: <http://czo.nola.gov/Article-25#25-4-F>



DEPARTMENT OF SAFETY & PERMITS
ZONING ADMINISTRATION DIVISION

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There are no known zoning or eminent domain proceedings. There is a building code violation that relates to fire related damage (20-20693-BLDGC) on June 9, 2020. There have not been any permits filed since that time to repair any fire related damage. There is no record of a certificate of occupancy for this structure, but this will not give rise to any enforcement action.

Inspector Signature: _____
Nicholas Kindel, Zoning Administrator

