

June 12, 2022

Tammie Jackson, Director
Department Safety and Permits
City of New Orleans

Dear Ms. Jackson,

We, the undersigned neighbors, oppose the application for Non-Conforming Use Determination for 1444 Japonica St (Project #22-0612). We also object to this property's building permit application as a Non-Structural Renovation (Ref. Code: F6E1NP) instead of a Structural Renovation.

Pursuant to Article 25 of the Comprehensive Zoning Ordinance of the City of New Orleans, non-conforming uses are contrary to the principles of the Comprehensive Zoning Ordinance; Section 25.3.A of the CZO requires the Department of Safety and Permits to view claims of legal, non-conforming status narrowly and to "have all doubts resolved against the continuation or expansion of non-conformities in order to preserve the property rights of adjacent property owners."

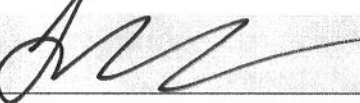
Granting this property legal non-conforming use (six-plex apartment complex in a district only zoned for duplexes) would be harmful to our neighborhood and would infringe on our rights as adjacent property owners and residents. This property has been a nuisance to our neighborhood and allowing it to be renovated with the existing floor plan without demolishing and rebuilding the structure would recreate the conditions that led to its blight and public nuisance.

We want to see the property developed, but in a way that conforms to the city's zoning and building code. It needs to be elevated to mitigate flooding. It needs major structural overhaul. Ideally, it should be demolished and a duplex should be built in its place.

We fear that permitting a non-structural renovation of a non-conforming use would lead to sub-standard living conditions and the extraction of wealth from our community at the expense of our and future residents general wellbeing and safety.

We respectfully request that you reject this application.

Sincerely,

Name	Address
 Linka Odom 504-720-0258	1433 Kentucky St. New Orleans, LA 70117
William Slattery 504-373-9531	1314 Kentucky St 70117

Name	Address
Matt Mars	1415 Kentucky St.
Arjeane Thompson	1407 Kentucky St.
Jez Lockett	1401 Kentucky St.
Cara Harley	1401 Kentucky St.
Lisa C Gipson	1339 Kentucky St. 504 621 4689
Frank Gipson	" " NA
Furn Mad	1341 Kentucky
Caroline Williams	1325 Kentucky St.
T Sopar	4418 N. VINE ST.
NOEL MALLOY	4523 Urquhart St Unit A
Bradely Abrams	4523 Urquhart St Unit B
DOAN FARRAR	1924 st Claude ave
Kyle Herr	1426 Japonica St
Chris Arnold	1424 Japonica St
Freya Anderson	1424 Japonica St.
Julie Arsenau	4512 N Robertson St
MOE	4401 N Robertson
Helen Watson	1400 Kentucky St.
Winfield Burdick	1422 Kentucky St
ERIN BARNARD	1422 KENTUCKY ST

