

CITY OF NEW ORLEANS

LATOYA CANTRELL  
MAYOR

TAMMIE JACKSON  
DIRECTOR

## ZONING VERIFICATION for an Established Two- or Multi-Family Dwelling

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](http://property.nola.gov); the text of the Comprehensive Zoning Ordinance is available online at [czo.nola.gov](http://czo.nola.gov). Property's in certain zoning districts meeting the requirements of Article 20, Section 20.3.W.1 as determined by Safety and Permits are considered permitted uses in accordance with Ordinance 28,622 MCS.

Date: 7/15/2022

Case Number: 22-0470

To: Quality Housing LLC

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

Address: 2216 Amelia St

Tax Bill Number: 614321608

Flood Zone:

Lot Number(s): 16-A

Square(s): 550

Legal Description: SQ 550 LOT 16 A AMELIA FILE #73614 10-95 90 X 83/84 2-STY-10 APTS-B FILE #90388 3/06 (Per Orleans Parish Assessor)

Zoning Designation: HU-RD1 Historic Urban Two-Family Residential District

Historic District: Uptown Local Historic District

Comments: Non-Conforming Use Determination - HU-RD1 District

Number of verified units: 10

The applicant has submitted the following documents and the City has the following records that verify a legal history of use as a 10-unit multi-family dwelling: a 2015 approved Non-Conforming Use Determination.

It appears that the structure has been a multi-family structure since at least 2006. The structure was either legally established as a multi-family dwelling or has achieved legal use by not being cited for an



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illegal use during the prescription period found in Louisiana Revised Statutes 9:5625 (which is 10 years in a local historic district and 5 years outside of a local historic district).

Since Safety and Permits had confirmed legal nonconforming status in 2015, this property is a permitted use as a 10-unit Established Multi-Family Dwelling in accordance with CZO Section 20.3.W.1.d.

Inspector Signature: \_\_\_\_\_

  
Nicholas Kindel, Zoning Administrator

**Note: The purpose of this document is solely to verify the number of legally permitted units for this property. Nothing in this document should be deemed to approve any other legal requirements, including, but not limited to compliance with other portions of the CZO, City Code, the Building Code, or any other applicable regulations.**

