

# 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](http://property.nola.gov); the text of the Comprehensive Zoning Ordinance is available online at [czo.nola.gov](http://czo.nola.gov).

Date: 6/24/2022

Case Number: 22-0487

To: Sherman Strategies, LLC

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

Address: 4500 Prytania St., 1324 Jena St., 4502 Prytania St., 4504 Prytania St.

Tax Bill Number: 614223401

Flood Zone:

Lot Number: 5

Square: 342

Legal Description: SQ 342 LOT 5 PT 4 PRYTANIA AND JENA 50X100 4-PLEX-W MA CHG 4/03 FILE #84157 7/02 SUCN (Per Orleans Parish Assessor)

Zoning Designation: HU-RD2 Historic Urban Two-Family Residential District

Historic District: Uptown Historic District

Comments: Zoning Verification - Established Multi-Family - HU-RD2 District

The applicant has submitted a request for verification of a 4-unit dwelling to repair one of the units, "Unit D," which according to the applicant, was damaged during Hurricane Ida in August 2021. The applicant included a letter explaining the request, the legal description indicating the site's use as a "4-PLEX-W" and exterior photo of the property posted on the Orleans Parish Assessor's site, a recent Sewerage and Water bill for 4500 Prytania St., which lists "Residential Sanitation Charges (4 units)" on the bill, recent Entergy utility bills for 4500 Prytania St. units "A," "B," "C," and "D," an affidavit for a home-based business in "Unit C" filed on May 30, 1990 in the Conveyance Office in Orleans Parish, and a 2012 Real Estate Tax Bill for a "4-Plex."

The City records show a 2002 permit for lead paint removal for a "rental property" and an occupational license issued in 2019 for pet sitting at "4502 Prytania, Unit B." Google street imagery reveals a large corner residence with four separate entrance/egress doors each of which have a



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mailbox affixed to the structures exterior since 2007. As submitted by the applicant, staff verified the legal description as listed on the Assessor's site.

It appears that the structure has been a multi-family structure since at least 1990. The structure was either legally established as a multi-family dwelling or has achieved legal use by not being cited for an 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).

**Based on this documentation, this property is a permitted use as a 4-unit Established Multi-Family Dwelling in accordance with CZO Section 20.3.W.1.**

Inspector Signature: *Kelly G. Butler*  
Kelly Butler, AZ Assistant 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.**

