

DEPARTMENT OF SAFETY & PERMITS
ZONING ADMINISTRATION DIVISION
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; the text of the Comprehensive Zoning Ordinance is available online at 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: 5/27/2022

Case Number: 22-0384

To: 1126 Second Street LLC

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

Address: 1124-1126 Second St

Tax Bill Number: 411204111

Flood Zone:

Lot Number(s): A & B, 20 Square: 149

Legal Description: 1. SQ 149 LOTS A B SECOND
2. 60 X 126 LOT 20 SECOND
3. 33 X 126 LAT 1 FORM RETURNED
4. 1124/26 2ND STREET
5. FILE #17509 ADD CHG 5/26/04 (Per Orleans Parish Assessor)

Zoning Designation: HU-RD1

Historic District: Garden District

Number of verified units: 4 (two units in main residence and one unit each in rear carriage units)

The applicant has submitted the following documents and the City has the following records that verify a legal history of use as a 4-unit multi-family dwelling: an historical narrative, including timelines, Sanborn Maps showing the carriage houses and main building, and newspaper articles from the early 1900s, interior kitchen photos of each of the four units showing cooking and plumbing facilities, and utility records from February 2022 for each of the 4 units with separate account numbers.

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TELEPHONE: 504.658.7125 | FACSIMILE: 504.658.7210



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City permitting records include a violation letter sent in April 1998 to the then property for operating a Bed and Breakfast. In 1998 the property was located within an RD-2 District, which did not allow Bed and Breakfast uses by right. In response to the violation letter, the then owner submitted a letter to the Director of Safety and Permits admitting fault for operating a Bed and Breakfast in the “3 apartments” while living in the residence’s main/owner’s residence. Staff conducted research using Google Streetview and Pictometry, and researched real estate listings to determine that the two carriage house apartments have existed since at least 2004. The MLS listing from May 2020 shows the property sold with three apartments, one of which was located on the second floor of the main residence, while two apartments were located in adjoining carriage houses located behind the main residence.

Based on this information, it appears that the structure has been a multi-family structure since at least 1998 but probably many years prior. 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 Butler

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.

