

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: January 9, 2023

Case Number: 22-1383

To: Lyz Perez

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

Address: 1225 Fern

Tax Bill Number: 716201311

Flood Zone: NA

Lot Number: 16

Square/Block: 154

Legal Description: SQ 154 LOTS 16-17 FERN 60 X 120

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

Historic District: Carrollton

Comments:

According to submitted floorplan drawings, this structure is currently arranged as a four-unit structure. The applicant has provided evidence of the existence of five separate Entergy electrical accounts, inclusive of one house meter; Entergy account addressing on the receipts indicate that this structure may, at one time, had up to six units. Recent and former leases confirm the existence of four units at this address. Affidavits from a neighbor and the former owner of the property attest to the existence of at least four units at this location. Historic Sanborn maps verify this property as apartments.



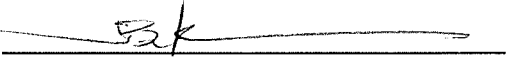
DEPARTMENT OF SAFETY & PERMITS
ZONING ADMINISTRATION DIVISION

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Based on submitted documentation and internal review, this property is a permitted use as a four-unit Established Multi-Family Dwelling, in accordance with CZO Section 20.3.W.1.

Inspector Signature: 
Todd Breckman, Assistant Zoning Administrator

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.

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