

Commissioner Frangella: Next up 2020-12-R requested by C&J Re Investors, LLC for a change of zoning district from R-1A to R-3 on approximately 8,644 sq. ft. on portions of Lots 1 and 2, Square M, Good Hope Subdivision, 400 Apple Street, Norco. Council District 6.

Mr. Welker: this is a rezoning request for 400 Apple Street from R-1A, Single Family Residential, to R-3, Multi-Family Residential on 2 separately described pieces of property that make up about 8,647 sq. ft. During our review we found that the request does not meet any of the 3 criteria for rezoning. An R-3 zoning district does not conform to the future land use map and would be considered a spot zone and what it entirely a single family residential area. The existing R-1A zoning does not prevent reasonable development of the property and the uses permitted in the proposed district, mainly multi-family, would be incompatible with the surrounding neighborhood which is predominately single family with some legally non-conforming 2 family buildings. So the department does recommend denial due to not meeting any of the 3 criteria.

Commissioner Frangella: Ok. Is the applicant present and wanting to speak? State your name and address for the record please.

Cliff Davis, 4626 St. Charles Avenue, New Orleans

Commissioner Frangella: Is there anything you'd like to add?

Mr. Davis: Basically we're just coming in trying to change this building that used to be commercial on the bottom, currently there are 2 units, non-conforming on top, a commercial space down below that's been empty and dilapidating for many, many years. There used to be 4 different electrical hook ups so at 1 point it did have that capacity. Basically on the 300 block of Apple there is multi-family that's been there since the 1960's. Like Chris said there is also other multi-family that's been there and it's dilapidating due to the owner not wanting to put any money into it. We're just basically trying to come, I was offered this opportunity to purchase the property and redo it and make it nicer, even the ingress and egress, it doesn't have the proper for safety and fire and everything and we're going to be adding the fire safety walls between the units. We have plenty of space for the 10 parking spaces, it's required to have 2.5 per unit. Yes we are a little short on total square footage, I guess if you look back they sold some of land to the next door neighbor, on the 3<sup>rd</sup> page, so yes we are a little short and the city took some of the property line away to expand the 4<sup>th</sup> Street there, if you're looking at the survey. So we're requesting hopefully that you can give us the opportunity to basically improve the property and have more housing for people there.

Commissioner Frangella: Ok. Any questions? Alright, thank you. We're going to open public hearing for 2020-12-R, anyone here to speak for or against? Please come forward. State your name and address.

Good afternoon, my name is Rose Brignac and I live at 353 Apple Street, Norco, La. and I'm here to oppose the zoning change. This location is surrounded by single family homes and I do not feel like it's a place for multi-family residential homes. I feel like the location can't handle the parking, the yard space cannot handle more than 1 family. It's located very close to the corner and I feel like it's dangerous for single family home with children much less multi-family homes. All my neighbors I spoke to are against having this here and like I said it's a single family location and I feel like it should stay this way. I appreciate your time and I hope you have a great evening.

Commissioner Frangella: Thank you. Anyone else to speak for or against?

Wayne Brady, 566 Oak Street, Norco. I've lived there my whole life, well I've lived in Norco my whole life. I grew up right across the street from the residence we're talking about and I'm opposed to the zoning change. For 1 thing I don't think the location can handle parking, the west side of the building and the south side of the building is close to the street, close to Apple Street and close to 4<sup>th</sup> Street. The yard space can't handle more than 1 family and it's very dangerous because Apple Street has a lot of traffic and people

go pretty fast down Apple Street. A lot of the neighbors I talked to they are not in favor of this so I'm here to oppose the zoning change. Thank you very much.

Commissioner Frangella: Alright, thank you. We have open public hearing for 2020-12-R, anyone else here to speak?

Ms. Stein: I just wanted to say that we did receive 5 emails basically opposed and you should have those.

Commissioner Frangella: You can come back up Mr. Davis.

Mr. Davis: they keep saying it's for single family but it's 2 units non-conforming right now so there's been multiple people living there for years, it's not just been a single family living there for years, so it's not like I'm trying to drastically change anything, which I do understand their concerns. It's zoned single family but it's 2 units, it's upstairs and there have been multiple people living in those units as well. I just wanted to let you know that. Thank you.

Commissioner Frangella: Ms. Stein do we know how long it's been since somebody has been in the residence?

Ms. Stein: As far as occupancy we don't have records that show when the last tenants were in it but we have done loads of research on the property and multiple utility records and departmental records suggests that the building has been consistently a duplex at least but we can't confirm any more units than 2 so it can continue and we've determined this under the previous owner, it can continue as a 2-family structure with no changes.

Commissioner Frangella: Ok, thank you very much. Close the public hearing for 2020-12-R. Any questions or comments? This is in my district and I did receive emails first and I told them to forward them to the Commissioners. Any more comments? Call for the vote.

YEAS: None

NAYS: Ross, Petit, Keen, Dunn, Frangella, Galliano

ABSENT: Granier

Commissioner Frangella: That motion fails.

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