

A, H & A, L.L.C.
617 N. Broad Street
New Orleans, Louisiana 70119
Telephone: (504) 421-3579
Email: 617NBROAD@gmail.com

June 22, 2021

RE: *Notice of In-Person NPP-Type Meeting*
Proposed Conditional Use Permit Application-
“Retail Sales of Packaged Alcoholic Beverages ”
617 N. Broad Street
Brown Derby

Dear Neighbor:

Earlier this year (around January 23, 2021), you should have received a notice regarding the proposal for a conditional use to permit the “retail sales of packaged alcoholic beverages” at the existing convenience store/gas station know by the trade name “Brown Derby” located at 617 N. Broad Street. That previous notice and the information contained in the notice was sent in accordance with the City of New Orleans *Neighborhood Participation Program (NPP) for Land Use Actions* and the *Temporary NPP Protocols for COVID-19 State of Emergency* promulgated by the City of New Orleans. The proposed conditional use has been reviewed by the City Planning Commission and the commission voted to recommend approval of the request. The matter is now set to be considered by the City Council at its meeting on July 1, 2021.

Since this matter was initiated and up to this point considered under the *Temporary NPP Protocols for COVID-19 State of Emergency* referenced above, the applicant is not required to conduct another NPP-Type meeting. However, since the city is now reopening and COVID-compliant in-person meetings are appropriate, Councilmember Joe Giarrusso has asked us to hold an in-person meeting in the event any surrounding neighbors or other interested parties would like to provide additional input related to this conditional use request prior to consideration by the City Council. Following is the information regarding the planned in-person meeting:

NOTICE OF IN-PERSON MEETING.

WHEN: Tuesday, June 29, 2021
6:30PM

WHERE: Brown Derby
617 N. Broad Street
New Orleans 70119

WHY: To Provide Input Related to the proposed Conditional Use

Page Two
Notice of NPP-Type In-Person Meeting
June 22, 2021

Brief Project Description. We (“Applicant”) propose to apply for a conditional use to permit the retail sale of packaged alcoholic beverages at an existing “convenience store and gas station” in an HU-MU Neighborhood Mixed-Use District in accordance with Table 12-1 of the Comprehensive Zoning Ordinance of the City of New Orleans at the current business located at 617 N. Broad Street, New Orleans, Louisiana 70119 (the “Property”). The existing structure (current convenience/retail store) is approximately 3,124 square feet of building area and approximately 6,302 square feet of area under the fuel pump canopy. There are no proposals to alter or add to the existing structures located on the Property. Off-street parking is provided and no known variances or waivers are required.

The Property is zoned *HU-MU Neighborhood Mixed-Use District* where the “retail sales of packaged alcoholic beverages” is a conditional use (*See* Article 12 of the Comprehensive Zoning Ordinance of the City of New Orleans here: <https://czo.nola.gov/article-12/>).

Other Ways to Provide Input. You or your organization can provide input/comments or request additional information regarding this proposed conditional use to permit the “retail sales of packaged alcoholic beverages” at the Property using one or more of the following methods.

1. **Contact Us by Email.** You can email any comments or requests for additional information by emailing use at the following email address: 617NBROAD@gmail.com
2. **Contact Us by Telephone.** You can contact us by telephone to provide comments or request additional information by calling us using the following telephone number: (504) 421-3579

Applicant Contact Information. Please contact the following person should you have any questions or require additional information related to this proposal.

Ms. Christy Turner
617 N. Broad Street
New Orleans, Louisiana 70119
Telephone: (504) 421-3579
Email: 617NBROAD@gmail.com

Techniques Used to Notify the Surrounding Neighbors and Associations. Each person and association (approximately 464) within a 600-foot radius of the proposed project (617 N. Broad Street) is being notified of this proposal by way of United States Postal Service, First Class Mail and/or electronic mail. Additionally, the Councilman for District A and the City of New Orleans City Planning Commission staff are being notified.

Page Three
Notice of NPP-Type In-Person Meeting
June 22, 2021

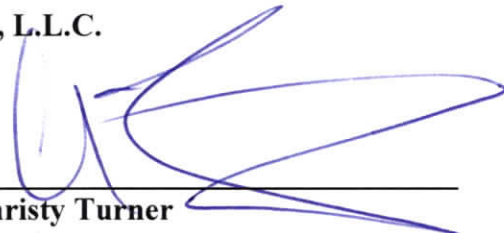
Thank you and we look forward to seeing you on June 29, 2021. If you are not vaccinated, please wear a mask.

Very truly yours,

A, H & A, L.L.C.

BY:

Christy Turner
Agent

A handwritten signature in blue ink, appearing to be 'Christy Turner', is written over a horizontal line. The signature is stylized and extends to the right of the line.