

Luke Corporation  
3114 Canal Street  
New Orleans, LA 70119

July 21st, 2021

Dear Neighbor–

My company, Luke Corporation, owns 122-124 S. Salcedo and 3031-3033 Cleveland Avenue. I would like to have Conditional Use Permission granted to turn these 2 new buildings into four townhomes, two townhouses each. I intend to sell these homes to new buyers as their residences. I believe it will increase the property value of the surrounding area.

The site is located in a HU-RD2 Zone, where a town house is considered a Conditional Use, according to Article 11.2, Table 11-1 of the Comprehensive Zoning Ordinance which means I am required to apply to the city for approval. The site is 2 adjoining lots with a three-story residential building on each one each divided by a fire wall between as required for townhomes. The combined square footage is ten thousand square feet. Off street/ garaged parking will be provided and no variance or waiver is required.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to voice any questions or concerns. Our application has to be heard by the City Planning Commission and the City Council and we are required to do this before we submit our application to the City Planning Commission.

We will be hosting a Zoom meeting for the Neighborhood Participation Program.

Topic: Caleb Didriksen's Zoom Meeting- 122-124 S. Salcedo and 3031-3033 Cleveland

Time: Aug 9, 2021 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/72629959523?pwd=Z1RhdUV6ZnlPWmplbDVCUj11U0Ewdz09>

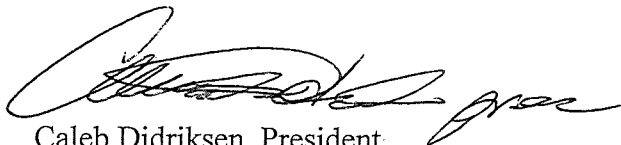
Meeting ID: 726 2995 9523

Passcode: 2021

Any questions or concerns should be directed to Caleb Didriksen at [LukeCorp2021@gmail.com](mailto:LukeCorp2021@gmail.com) or 504-586-1600 by August 9<sup>th</sup>, 2021.

This letter is being delivered to our neighbors through the U.S. Mail and email. I've enclosed my site plans to give you a better idea of what we'd like to do. The buildings are already up, you have all been most gracious during our construction phase. We have appreciated your compliments about how nicely the new buildings look and your statements of appreciation as to how we are working on improving the neighborhood values.

Sincerely,

A handwritten signature in black ink, appearing to read "Caleb Didriksen". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

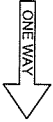
Caleb Didriksen, President

Luke Corporation

CANAL STREET (SIDE)

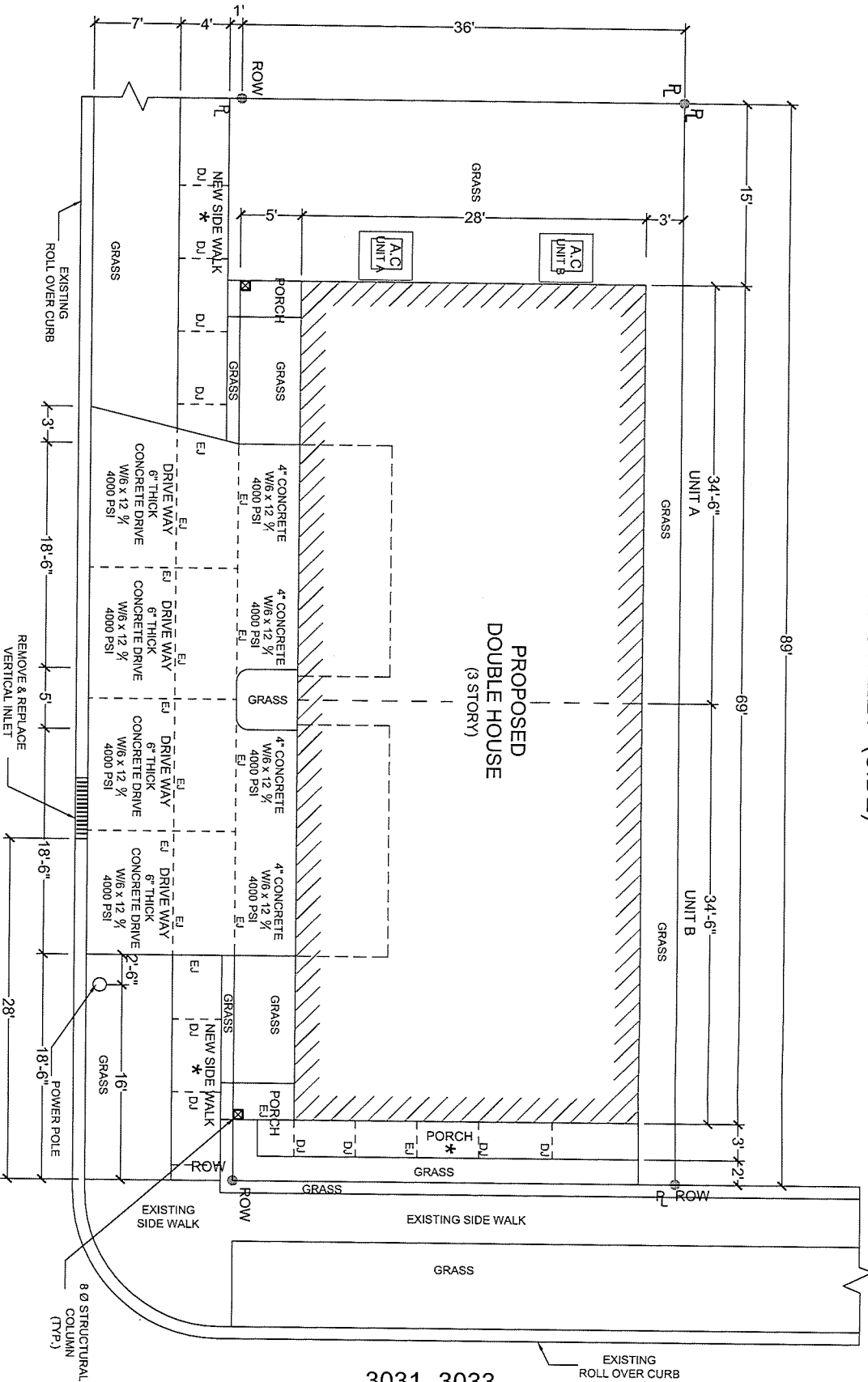
S. GAYOSO STREET (SIDE)

SITE PLAN  
SCALE: 1/8" = 1'



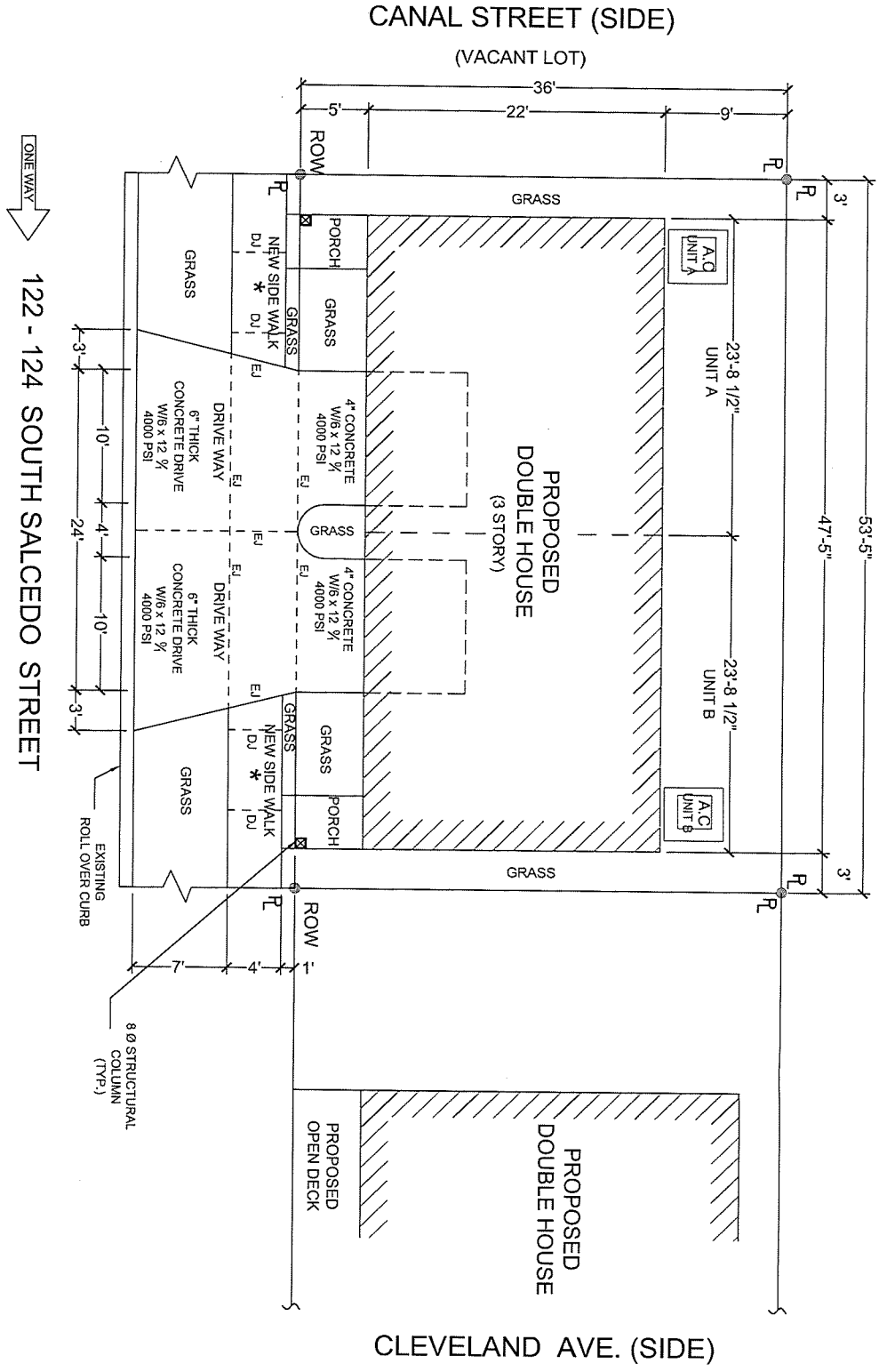
SOUTH SALCEDO STREET

\* 4" THICK 4000 P.S.I. CONCRETE W/6 x 6 3/4 WWF  
 EU EXPANSION JOINT  
 DU DUMMY JOINT



3031- 3033  
CLEVELAND AVE.

S. GAYOSO STREET (SIDE)  
(VACANT LOT)



SITE PLAN  
SCALE: 1/8" = 1'

- \* 4" THICK 4000 P.S.I. CONCRETE W/6 x 6 % WWF
- EJ EXPANSION JOINT
- DJ DUMMY JOINT
- AC SEE HVAC DRAWING #6