

Garden District Association

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May 11, 2017

Via Email

Mr. C. Elliott Perkins, *Executive Director*
New Orleans Historic District Landmarks Commission
1300 Perdido Street, Room 7W03
New Orleans, LA 70112

RE: 2400 St. Charles Avenue
Reference Code GA53UT

Dear Mr. Perkins:

On behalf of the Garden District Association (GDA) Board and members, we want to inform the HDLC of our **opposition** to any expansion/enclosure of the 4th floor of the current design plans for the proposed condominium development at 2400 St. Charles Avenue. The current 24,400 square foot design allows for 11 condominium units with nearly 60 feet in height as approved by the City Planning Commission and the City Council via Ordinance No. 26,683 M.C.S. The proposed expansion/enclosure of the 4th floor would be in violation of the approved Conditional Use ordinance.

While the project was approved through the Conditional Use process under the old Comprehensive Zoning Ordinance (CZO), the subject site is now for sale. We understand that "use" of the project is not within the HDLC's purview, however, the HDLC should be aware that the subject property has been under consideration for a different use that would be permitted under the new CZO. Under the new, greatly liberalized CZO numerous uses are now permitted.

An expansion in size would make numerous other uses feasible for the site that could drastically increase density as well as impact other matters such as parking, loading spaces, etc. and hence damage the very fragile historic and architectural integrity of the Garden District neighborhood. Under the new CZO, buildings are limited to 40 feet in height and no more than three (3) stories. Hence, approving the enclosure with the additional 2,500+/- square feet would absolutely ensure increased density of potentially any use.

We respectfully request that you consider the historic fabric of the neighborhood and **deny** the requested expansion/enclosure to the 4th floor so as to maintain the architectural integrity of our neighborhood and National Landmark.

Thank you for your attention to this matter. Please feel free to contact me if you should have any questions. My office telephone number is: 504-836-2220.

Sincerely,

André Gaudin

André Gaudin
President

c: The Honorable LaToya Cantrell, New Orleans City Council District B
HDLC Members