

IMPROVEMENT

ASSOCIATION

www.FaubourgMarigny.org
Les Amis de Marigny

Helping to make Marigny a better place to live, work and play

Zoning and the FMIA

There is a great deal of confusion and misinformation about the role the FMIA and other neighborhood organizations play in Land Use Actions, which are defined as actions that can potentially impact how a piece of land is used, such as allowing a certain type of business to be located there or changing the site's zoning.

According to the City website: "Any application seeking any action from the Planning Commission (except relating to single or two family residential properties) must set up a meeting with residents within a defined radius of the property, and the neighborhood association(s) within which the property sits, before the formal application process can begin."

The first step in the process of an application to the City Planning Commission is the Project Neighborhood Participation Program (NPP). The NPP is designed to give property owners, neighbors and neighborhood organizations a way to participate in land use decisions that affect them. It is mandated by the City as a part of the "pre-application" phase, and has to be completed as part of their application. NPP meetings require a minimum of five days advance notice.

The process goes something like this:

1. Someone makes a presentation to the FMIA Board
2. The Board makes comments, questions, etc.
3. The Board then asks for a presentation to the General Membership
4. The Board receives, questions, comments, etc. from the membership
5. The Board follows through with a decision/vote.
6. The vote is disclosed via the board minutes.

The FMIA is the only public forum in the neighborhood where people can come discuss things as a group.

Who Decides What?

City Planning Commission: The CPC provides analysis and recommendations to City Council on requests for master plan amendments, map changes, text amendments to the Comprehensive Zoning Ordinance (CZO), appeals and subdivisions.

Board of Zoning Adjustments: The BZA hears and makes final decisions on requests for variances from the requirements of the Comprehensive Zoning Ordinance and considers appeals of decisions by the Director of Safety and Permits.

Historic District Landmarks Commission: The HDLC is charged with preserving and regulating historic landmarks and historic districts outside of the Vieux Carre.

The FMIA's job is to

- Assist residents and businesses in navigating the city rules, zoning, etc.
- Provide a forum for people to publicly discuss issues.
- Advocate for individuals, businesses, and the neighborhood as a whole.

The FMIA decides nothing, we only digest the neighborhood's input and/or hear from a committee and then the Board votes on a recommendation to the respective Commission. Our recommendation is not always followed.

The land use applications that must go through the NPP process are requests for

- Zoning Changes
- Conditional Uses
- Variances (except for single and two-family dwellings)

When the NPP process is completed, the application is submitted to City Planning Commission staff for evaluation and recommendation.





IMPROVEMENT

ASSOCIATION

ADVERTISING

Board Changes

There are two changes to the FMIA Board of Directors going forward. There were two vacancies to fill due to the untimely death of David Bess and the calling to active duty of Mark Malouse.

According to the Faubourg Marigny Improvement Association bylaws, a vacancy on the Board may be filled by an appointment of the President provided two thirds of the Directors present vote to concur.

FMIA President Miles Swanson has nominated **David Hurlburt** of the Marigny Opera House. David ran in the last Board election and won the second highest vote total after David Bess. He will fill the seat of Mark Malouse.

Miles has also nominated **Ken Caron**, who has previous experience on the Board and has stated his willingness to serve out David Bess's term. Ken also brings some balance to the Board as a long-time resident of the Triangle.

The Directors have voted to approve both of these nominations, and we all look forward to working productively with our newest members.

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All advertising must be received by the 15th of each month for publication in the next month's issue. For information regarding advertising, contact the business manager at ads@faubourgmarigny.org.

Classifieds Now Available

The newsletter is now accepting classified ads. Personals, however, are not being accepted. Contact ads@faubourgmarigny.org. Classified Rates: \$5.00 per each 25 words.

About the Newsletter

Les Amis de Marigny is the newsletter of the Faubourg Marigny Improvement Association, a 501(c) non-profit, all-volunteer organization committed to the preservation of the unique architectural and cultural heritage of our historic district, and to improving the quality of life in our diverse community. Contents, editorials and opinions expressed do not necessarily reflect the official views of the FMIA, its Board or its members. The FMIA does not warrant the legality of any business advertised in its newsletter. Contents of *Les Amis de Marigny* are copyrighted. Permission to reprint any of the newsletter, including photographs and original artwork, must be obtained from the editor and/or byline columnist.

Manuscripts, photographs and articles dealing with topics of interest to the Marigny neighborhood are encouraged. The editor reserves the right to reject submissions including editorial and advertising content. Submissions must be received by the 7th of the month for inclusion in the next month's issue. Send contributions to: FMIA Newsletter, 2401 Burgundy St., Box 10, NOLA 70117 or editor@faubourgmarigny.org.

The newsletter is published each month except August and January. Back issues are available online at www.faubourgmarigny.org.

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Happ'ns in the 'hood

Police Community Advisory Board

The eight District Police Community Advisory Boards (PCAB) mandated in the NOPD Federal Consent Decree, are designed to improve communication between neighborhoods and police. Any public safety issues can be brought to the attention of the 8th District PCAB, whose purpose is to gather information and to pass it on to NOPD.

Anyone in the 8th District with such concerns are encouraged to contact PCAB at citizens8.org.

Sukho Thai

Keith Scarmuzza, owner of Sukho Thai Restaurant on Royal Street in the triangle presented their plans at the February General Meeting for a desired move to 2200 Royal Street (on the corner of Elysian Fields Avenue).

In order to open a restaurant in this new location they will need to obtain a parking waiver for 14 spaces. Speaking in opposition was Rich Sacher of American Aquatic Gardens.

Historic Markers

The FMIA Board has voted to replace the two Historic Markers in the neighborhood with new signs that have corrected text.



Mardi Gras

If you're reading this before March 4, here's hoping you have a Happy Mardi Gras! If after March 4, here's hoping you had a Happy Mardi Gras!

It's all pretty much the same after all.

Crescent Park

The City has announced that Crescent Park has at long last been (partially) opened in the Bywater. Park hours of operation are 8:00 am. to 6:00 pm., and open until 7:00 pm. during daylight saving time.



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Blight

By Alexandre Vialou, Blight Committee Chairman

Since December 2009, I have taken pictures of each property in the Historic Faubourg Marigny District that appeared to me as boarded, blighted or abandoned. I referred to the legal definition of blighted properties described in Chapter 26 of the City Code of Ordinances (available at www.nola.gov/government/) to characterize a property as blighted.

The most typical blighted featured found in our neighborhood is holes, breaks, loose or rotting materials located in exterior walls (Sec. 26-171 of the City Code of Ordinance). The result of this winter 2013-2014 street level survey found 98 properties in the Faubourg Marigny that were either blighted, boarded or abandoned. As a comparison, in the winter 2010-

2011, 141 properties were found to be in one of these conditions. This represents a 30% reduction rate which is comparable to the blight reduction rate found at the city-wide level by Dr. Peter Yaukey from the University of New Orleans. The pictures below for 514 Frenchmen Street and 2017 North Rampart Street show two of the most recent blight remediation interventions.

In addition to structures, I have also surveyed the number of lots that are vacant green spaces (61) or that are currently used as parking lots (41). Monitoring these land uses over time are important in making educated decisions regarding off-street parking or discussing how more housing units can be built in the context of our historic district.

514 Frenchmen Street



Before



After

2017 North Rampart Street



Before



After

Meet the Neighbors

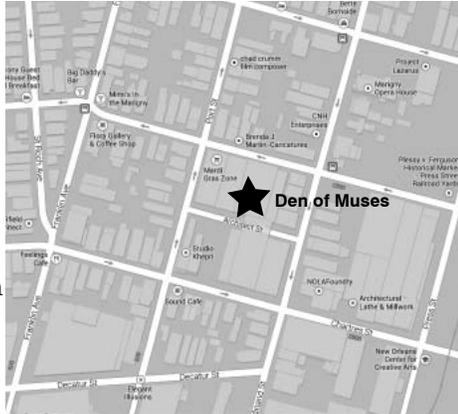


Our February Meet the Neighbors was held at **Buffa's** on Esplanade. We all stayed warm on (another) cold night with the nice complimentary spread provided, and as an added bonus it was open mic night!

The venue for the March MTN is the Den of Muses on Architext Street.

Please remember, because of Mardi Gras and Saint Patrick's Day our usual meeting nights are all out of whack (see calendar at right). MTN will be Wednesday, March 19, 6:30 – 8:30 pm.

The Den of Muses has no license to serve alcohol, but will probably provide water, sodas, wine, beer, and other spirits along with some snacks or light food and a donation jar. Of course, people can bring their own liquids and solids. Come and see the floats!



CALENDAR OF EVENTS

March 2014

Board Meeting

March 12, 7 pm,
Room 256 at the Healing Center

Meet the Neighbors

March 19, 6:30 – 8:30 pm
Den of Muses, Archtect Street

General Meeting

March 24, 6:30 Pot Luck, 7:15 Meeting
St. Paul Lutheran Church, 2624 Burgundy Street

April 2014

Board Meeting

April 2, 7 pm,
Room 256 at the Healing Center

Meet the Neighbors

April 9, 6:30 – 8:30 pm
TBD

General Meeting

April 21, 6:30 Pot Luck, 7:15 Meeting
St. Paul Lutheran Church, 2624 Burgundy Street

NONPAC MEETINGS

5th District — 2nd Wednesday

6 pm, 4015 Burgundy Street

8th District — 2nd Thursday

6 pm, location varies between 1001 Toulouse and the Healing Center

FREE FUN

St. Claude Arts District

2nd Saturday: see www.scadnola.com

Chess Lessons

Thursdays, 5 pm,
Alvar Library, 913 Alvar Street

Nickel a Dance Spring Soirees

4 - 7pm Sundays In March
at Maison, 508 Frenchmen

March 9 - Mitchel Player's Ella & Louis Tribute Band
March 16 - Orange Kellin's Deluxe Orchestra
March 23 - Detroit Brook's Sycopated Percolators
March 30 - Lionel Ferbos & The Palm Court Jazz Band
504-947-6155 or nojc.org/nickel

*If you have an event for the calendar
please send it to John Gutekunst at
editor@faubourgmarigny.org*

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Louisiana Landmarks Society Awards for Excellence in Historic Preservation

The Louisiana Landmarks Society has announced the winners of their Awards for Excellence in Historic Preservation. Two of these are in the Marigny:

- 511 Marigny
The three-story former hosiery factory has been transformed into 47 modern lofts with a focus on highlighting the existing history and texture of the building.
- The Old Firehouse
Ground-up restoration of a derelict 1916 E.A. Christy firehouse into neighborhood studios, offices, and incubator spaces for writers, artists, and filmmakers.

Meet New People, Do a Good Deed

The newsletter has openings on its staff for photographers, reporters and ad people. It's an opportunity to get involved with your neighborhood, meet new people and generally have fun. If you are interested, contact editor@faubourgmarigny.org

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Jason Patterson Wins Offbeat Lifetime Achievement Award in Music Education

Jason Patterson, Musical Director for Snug Harbor on Frenchmen Street has been awarded this year's Best of the Beat Lifetime Achievement for Music Education Award.

Jason has been the musical director for the *Jazz at the Sandbar* series, which brings in nationally recognized musicians to perform with the students in the Jazz Studies program at UNO. He has also been involved in the *Nickel-A-Dance series*, the *Satchmo Club Strut* and the *Informance* series designed to reach out to schoolchildren. Jason is also head of the non-profit New Orleans Jazz Celebration organization.

BOARD MEMBERS

- Miles Swanson, President: president@faubourgmarigny.org
- Alexandre Vialou, Vice President: AlexV@faubourgmarigny.org
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 - Fundraising
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 - Zoning
- For comments — email info@faubourgmarigny.org

Do You Receive Our Weekly E-Blast?

FMIA sends out an email blast every Sunday with important news about what's happening in the Faubourg Marigny and surrounding area — news that you need to know! To sign up for this service, email secretary@faubourgmarigny.org to be put on the list.

IMPORTANT NOTE: You may need to change your email settings to allow news@faubourgmarigny.org as an approved sender or add it to your contact list.



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Did you ever wonder who these people are? ↑

Find out at the next Meet your Neighbors!
And if you have a favorite place in the neighborhood that you think would be interested in hosting an upcoming event, let us know by emailing editor@faubourgmarigny.org.



Marigny Green News

By Deborah Oppenheim

Why Not Revel in Recycling for Mardi Gras!

Mardi Gras is the time to enjoy the festivities and have fun. The chances are that you will be going to Mardi Gras parties, patronizing various restaurants and bars. Why not bring a commemorative parade cup and reuse it throughout the night! If you have a Mardi Gras party, use the commemorative parade cups for your guests as well as perfect go-cups.

It is important to stay hydrated throughout Mardi Gras. It is not a fun use of parade time to wait in line to buy a bottle of water. Bring a reusable bottle so you can focus on the parade.

Did You Know? Recycling one single plastic bottle conserves enough energy to run a 60 watt light bulb for 6 hours or power a television long enough to enjoy your favorite show.



The bags of throws from this Mardi Gras this year can be put to good use and help the community.

The ARC of Greater New Orleans (www.arcgno.org) is a non-profit that uses donated beads and other parade items for its vocational training program. There are various Arc locations for you to bring your Mardi Gras Beads to one of these following Arc locations such as:

- Arc of Greater New Orleans, Uptown Learning Center, 5700 Loyola Ave.
- Clearview Mall
- Whole Food Locations
- Alvar, Mid-City and Nix Branch libraries and
- New Orleans Food Co-op.

After some of the parades, the ARC will have their Catch and Release Float that allows the parade-goers to throw their extra beads back. Along some parade routes, you will see the ARC Purple and Gold Recycling Bins for your extra throws, plastic bottles and aluminum cans. Don't forget beads are not just for Mardi Gras and the ARC will take all your parade beads.

Did You Know? Recycling one single aluminum can saves the equivalent of six ounces of gasoline.

RECYCLE and REUSE YOUR MARDI GRAS STUFF!



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Happy Mardi Gras from the Staff of the Alvar Branch Library!

By Adele Marrs, Assistant Manager, Alvar Branch, New Orleans Public Library

We hope you are having a wonderful carnival season.

Due to parades, we will be closing at 2 pm on Saturday, March 1st and Monday, March 3rd. In celebration of Fat Tuesday, we will be closed March 4th.

This month's Alvar Arts will be held on Thursday, March 20th, from 7 pm until 9 pm. It will feature a presentation and conversation with contemporary sculptor, photographer and installation artist, Cynthia Scott. She will give an overview of her sociologically and politically themed work over several decades.

Since 2005, Scott has focused primarily on man's interference with the planet's ecological balance. For a preview of Scott's work, check out www.alvararts.org.



From Alvar's Costuming Party held on February 15

Additionally, don't forget about our weekly homework help on Tuesdays from 3:30 pm until 5:30 pm as well as our weekly computer tutoring for adults each Thursday from 11 am until 1 pm. A listing of all New Orleans Public Library events can be found at our website, www.neworleanspubliclibrary.org.

As always, all programs are free and open to the public. We look forward to seeing you very soon!

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 2 cloves garlic, minced
 ¼ tsp. crushed red pepper
 ¼ tsp. sea salt
 2 sprigs basil, roughly chopped
 1 tbsp. olive oil
 2 ¼ cups water
 1/3 cup grated Parmesan

Combine pasta, tomatoes, onion, garlic, crushed red pepper, basil, olive oil, sea salt, and water in a large, deep pan. Bring to a boil over high heat. Boil mixture, stirring frequently until pasta softens and water has nearly evaporated, about 9 minutes. Stir in Parmesan and serve.

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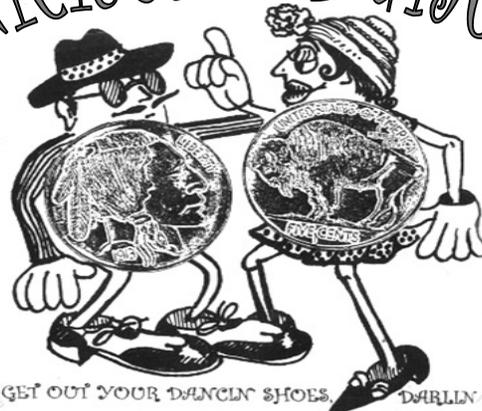
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The Sound on the Street

By Jonathan Rhodes, St. Claude Main Street Volunteer Board President

There is a lot to say about St. Claude Avenue in New Orleans. This commercial corridor traverses nearly two miles across five diverse and historic communities, and connects two of our city's most iconic places: the French Quarter and the Lower Ninth Ward. In such a unique place, with histories both wonderful and tragic, and culture both indigenous and new, there are a lot of people to listen to and through that we can learn about our city's past and its rebirth. St. Claude Main Street (SCMS) has been proud to support two cultural programs that help us listen to the sound on the street, and learn from what people in these communities have to say.

Audio documentarian Eve Abrams helps us listen to the many voices that make up the changing face of St. Claude. Her oral histories project engaged diverse members of the St. Claude community using the simple tools of conversation and audio recorders to create and share stories which connect us to one another and to our changing neighborhood.

Her documentary *Along Saint Claude* airs on Tuesday, February 18th at 7 pm on WWNO / 89.9. It will also be on Eve's website, eveabrams.com and on wwno.org.

It's not just what people have to say, but how they say it, that makes us interested in supporting her work. Our partner, New Orleans Youth Sound Experience (NOYSE), is proving that local youth have some of the most creative voices in expressing their feelings about our community. NOYSE teaches both at-risk and creative youth ages 13-17 music production and recording while giving them hands-on experience, infusing an appreciation of local culture, and helping them engage in their community.

We were proud to partner with NOYSE to get their program off the ground, and we're excited to make them our anchor tenant at the St. Claude Lab at 3700 St. Claude Ave, a community hub for creative programming. You can hear more about it on the radio, and on the street.

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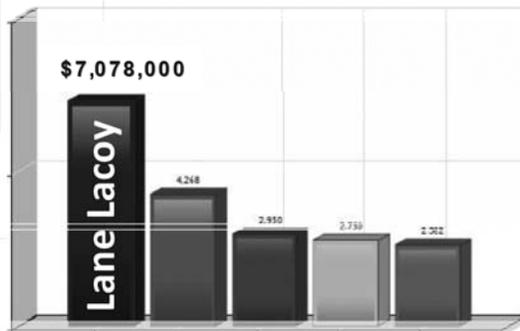
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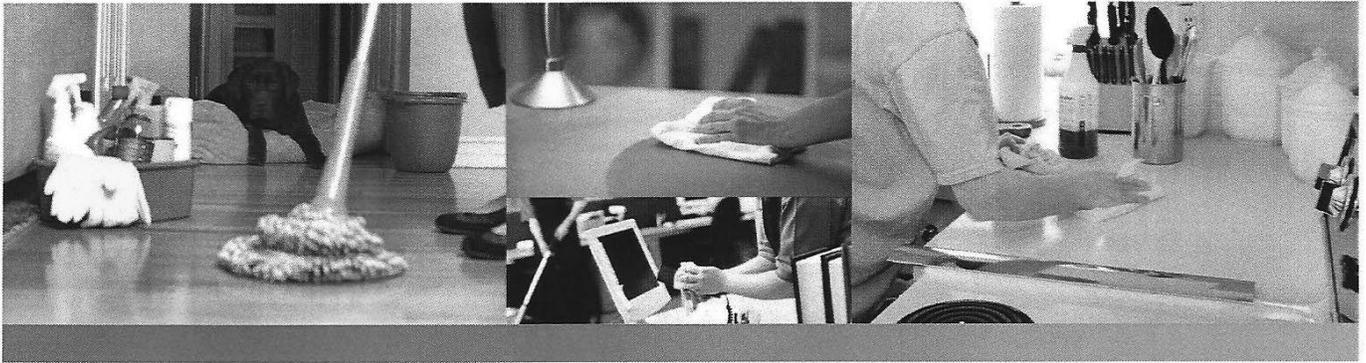
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FMIA General Meeting Minutes January 20, 2013

Meeting called to order at 7:16.

Speakers:

Ken Caron, Lee Millikin (Krewe Du Vieux), Robbie Keen, Jackie Clarkson, Jason Williams.

A moment of silence was asked for the passing of David Bess.

New Faces:

Jan and Howard from the 2400 block of Royal, Pat from Dauphine St., and Mrs. Duffy from the 2100 block of Frenchmen.

A presentation was made by Ken Caron for the Police Community Advisory Board. The citizens board is made up of all volunteers, and has been working on this for 2-3 years. Its an all volunteer board. The Community Advisory Board is mandated by a Federal Consent Decree. The function of the board is to take opinions on the tactics of the Police in each district. It is also to take recommendations made by individuals and report the same to the New Orleans Police Department.

The Police Community Advisory Board's website is citizens.org. Ken is also the President of COPS8. COPS8 is a non profit 501(c)(3) that was established in 2002 to improve the quality of life for the 8th District Officers. COPS8 website is cops8.org.

Lee Mullikin from Krewe Du Vieux then made a presentation about their upcoming parade on February 15th. Their route starts at Michealopolis to Chartres to Franklin, to

Continued on page 16



Nancy Gunn, Auld Sweet Olive Bed & Breakfast Owner, and **Mark Boline**, local Realtor, pause the fun for a quick selfie at the 2013 Fete.



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Royal, to Conti, to Decatur, to Frenchmen and back to Michealopolis. Their party is \$30 featuring Afro Funk and Big Chief Monk Boudreaux.

They will be having a truck from a Trash Mob with a garbage truck following their parade to try to help alleviate trash issues.

A question was raised about parking on Chartres and Royal. They were unaware of what that status will be.

Zoning Committee Report:

Ms. Suarez invited people out to go strolling on Frenchmen St. to gauge some of the issues that are happening there. There are still conversations happening that are focusing on the Riverfront Zoning in the draft CZO. Ms. Suarez brought up the issue that she, not the FMIA contends that there is a conflict of interest with Paul Cramer and his work on the draft CZO. Ms. Suarez went on to discuss some of the points of the RDO and the NPP. Gene Cizek sent a letter to the City Planning Commission about the language that is to be discussed at the 1/28 meeting. He also discussed the op/ed by Kaare Johnson from last year about the Riverfront Zoning. On 1/27 there will be a movie night sponsored by the zoning committee.

Robbie Keen spoke about her campaign for Clerk of Circuit Court. In 2010 she was hired by the federal government to clean up the evidence room in New Orleans Circuit Court. She believes that this qualifies her for this position.

Jackie Clarkson spoke as a candidate for the District C seat running against Nadine Ramsey. District C is the last district to get recovery dollars because it was considered a dry district and she wants to spend this money. A question was posed to her about re opening Charity Hospital, she believes it would be better used as the new city hall because of the new hospital complex.

Jason Williams spoke as a candidate for the at large seat against Cynthia Hedge Morell. He is a former state court judge. He believes in listening to problems, meeting in all districts once a month, and finding solutions quickly. He does not understand why Crescent park hasn't opened up yet.

Jackie Clarkson got up for rebuttal on the Crescent Park issue and said that the issue now is soil remediation.

Mrs. Bagneris got up to speak briefly, for Bagneris for Mayor Campaign. Mr. Bagneris was unable to attend due to other commitments. A meeting was to be held that week at Cafe Istanbul, and Mrs. Bagneris asked for people to attend that meeting.

The meeting was adjourned at 9:16.

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FMIA Board Meeting Minutes February 5, 2014

Meeting called at 7:03 pm

Members in attendance: Miles Swanson, Alex Vialou, William Walker, Peter Horjus, John Gutekunst, Lisa Suarez, Ken Caron, Dave Hurlbert, Gretchen Bomboy
Speakers: Keith Scarmuzza, Rick Sachter

Keith Scarmuzza owner of Suhko Thai made a presentation about the possible purchase of the property at 2200 Royal St. at the corner of the Elysian Fields. Mr. Scarmuzza's presentation to the FMIA is in regards to asking for a parking waiver for the 14 required parking spaces for opening a restaurant at this location. In the future, there will be the addition of a 1 story kitchen added onto the back of the property. This property is zoned as HMC-2, and a change of use will be needed in conjunction of this parking waiver. The BZA hearing for this request is Monday, March 3rd.

Mr. Sacher owns American Aquatic Gardens made a presentation in opposition of this parking waiver. His concern is that the hours of the restaurant without adequate attached parking will result in patrons parking in his lot.

Presidents Report:

Miles Swanson believes that the FMIA must better utilize its not for profit status. One possible suggestion is that the FMIA hire a part time person so that some of the more perfunctory duties can be tasked to this person.

Approvals by email:

Proxy voting procedure was discussed; there was discussion as to whether it is appropriate for board members to vote on issues by proxy. Ken Caron did not believe that this was appropriate, however, it was pointed out by multiple board members that this had been done in the past. It was agreed upon that this was acceptable in the case of an election. However the question remained unresolved for voting at board meetings. Ken Caron also questioned if proper procedure was followed in the election of the two new board members. He believes it was inappropriate for the board to vote on a new member while Mark Malouse had not yet resigned.

Treasurers Report:

Check 1905 had been written to John Gutekunst for \$250.

Newsletter:

John is waiting on some final pieces for the newsletter to go out.

Zoning:

Human Scale was show at the last zoning meeting. A new small movie theater has opened, called *Indiewood*, on Elysian Fields.

Frenchmen Street Overlay:

The FMIA is still awaiting comment from the Marigny Business Alliance.

Blight:

Nothing to Report

Washington Square Park:

The needs assessment report has been updated, but the primary goals that need to be worked towards are the fence and bicycle racks.

CPC Policies and Procedures:

Lisa Suarez attended the CPC meeting and won a deferment for more discussion about the problematic language. 2200 Royal (Sukho Thai): Referred to Parking committee for discussion.

Bastille Day:

Alex is trying to line up a number of passive events similar to the Citroen exhibition from last summer.

Spring Home Tour: The list of homes is being finalized for the tour.

Meeting adjourned at 9:03

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FMIA General Meeting Minutes February 17, 2014

Meeting called to order at 7:13

Speakers:

Andy Yasmin and Sean Grey for the Affordable Care Act, Joe Thompson for Krewe du Vieux, Keith Scarmuzza for a Sukho Thai parking waiver, Rick Sachter against a Sukho Thai parking waiver, Yvonne from Cynthia Hedge Morrell campaign, Jason Williams.

New Members:

Sharon O'Donnell, Rita Szarabajka, just bought the B&B at 630 Elysian Fields, Will Sansom and Zach Locker from Indiewood.

Andy Yasmin and Sean Grey made a presentation on behalf of the Health Department for the Affordable Care Act. The local website is noal.gov/marketplace. Their presentation demonstrated some of the basics for the different plans offered on their site.

Joe Thompson, vice captain for Krewe Du Vieux: Felt that the parade was a success, people seemed very happy that trash was less of an issue than in years past. He thanked the Marigny for their cooperation and continuing to make the parade very special for the City.

Keith Scarmuzza owner of Sukho Thai made a presentation about the possible purchase of the property at 2200 Royal St. at the corner of the Elysian Fields. Mr. Scarmuzza's presentation to the FMIA is in regards to asking for a parking waiver for the 14 required parking spaces for opening a restaurant at this location. In the future, there will be the addition of a 1 story kitchen added onto the back of the property. This property is zoned as HMC-2, and a change of use will be needed in conjunction of this parking waiver. The BZA hearing for this request is Monday, March 3rd.

Mr. Sacher owns American Aquatic Gardens made a presentation in opposition of this parking waiver. His concern is that the hours of the restaurant without adequate attached parking will result in patrons parking in his lot.

Yvonne for Cynthia Hedge Morrell: Spoke to the historical accomplishments that Ms. Hedge Morrell has made.

Jason Williams: Running against Ms. Hedge Morrell for Council Person at Large. Spoke about his commitment to a no nonsense approach to coming up with solutions to problems that have been difficult to fix in the past.

Meeting adjourned at 8:20

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FMIA General Meeting Minutes October 21, 2013 — continued from page 17

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