

**THE CITY OF GRETNA  
PLANNING AND ZONING COMMISSION  
MEETING**

**740 Second Street, Gretna, LA 70053**

**Council chamber, 2nd floor**

**July 2, 2025 - 5:30 PM**

**AGENDA**

**AGENDA ITEM(S):**

**1. Call to Order/Roll Call**

**2. Major Resubdivision request: (Recommendation to Council)**

(1) 703 Van Trump Street - Tony J. Tesvich, Applicant

Resubdivision of Lots 1, 2, 3, 21, 22 and 23; Square 112, McDonoghville Subdivision into Lot 1A, Square 112, McDonoghville Subdivision. (District 1)

**3. Conditional Use Permits (Recommendation to Council):**

(2) 628 Fourth Street, "Poised Pooch Grooming Studio" Bria Scott, Applicant

Operate a dog grooming and boarding business. (District 2)

**4. Meeting Adjournment.**



**DEPARTMENT OF PLANNING & CITY DEVELOPMENT  
703 VAN TRUMP STREET  
MAJOR SUBDIVISION  
STAFF REPORT TO PLANNING & ZONING COMMISSION**

**JUNE 27, 2025**

**Summary**

Mr. Tony Tesvich, the property owner of 703 Van Trump Street, Gretna, Louisiana 70053, has submitted an application to the City of Gretna. He is requesting to resubdivide six parcels of property into one lot at this location. This major resubdivision is intended for the potential construction of an oyster bar. Since it involves six lots, it requires approval from both the Planning and Zoning Commission and the City Council.

**Detailed Description**

The major resubdivision aims to combine Lots 1, 2, 3, 21, 22, and 23 of Square 112 in the McDonoghville Subdivision into a single Lot 1A for the purpose of redevelopment into an oyster bar. The property, currently zoned BC-2, consists of vacant lots with a blighted structure. The applicant has also applied for partial demolition permit 2025-8433. Please refer to the attached application and survey for details on the existing lots and the proposed Lot 1A.

**Notice Requirements and Public Comment**

Posting and mailed notification requirements for this application for Major Subdivision were satisfied as of June 24, 2025. No inquiries were received as of the date of this letter. Following the Planning and Zoning Commission hearing on July 2, 2025, it will be introduced to the City Council at the July 9, 2025, meeting.

**Recommendation**

This Major Subdivision request meets all UDC criteria and is recommended for Commission approval.

Sincerely,

Amelia Pellegrin, AICP  
Planning Director

**SQUARE 112**  
**MCDONOGHVILLE SUBDIVISION**  
**CITY OF GRETN**  
**JEFFERSON PARISH, LA.**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE:  
 -SURVEY BY HOTARD & WEBB, CIVIL ENGINEERS  
 DATED JUNE 23, 1948.  
 -RESUBDIVISION BY DUFRENE SURVEYING &  
 ENGINEERING, INC. DATED SEPTEMBER 17, 2014.

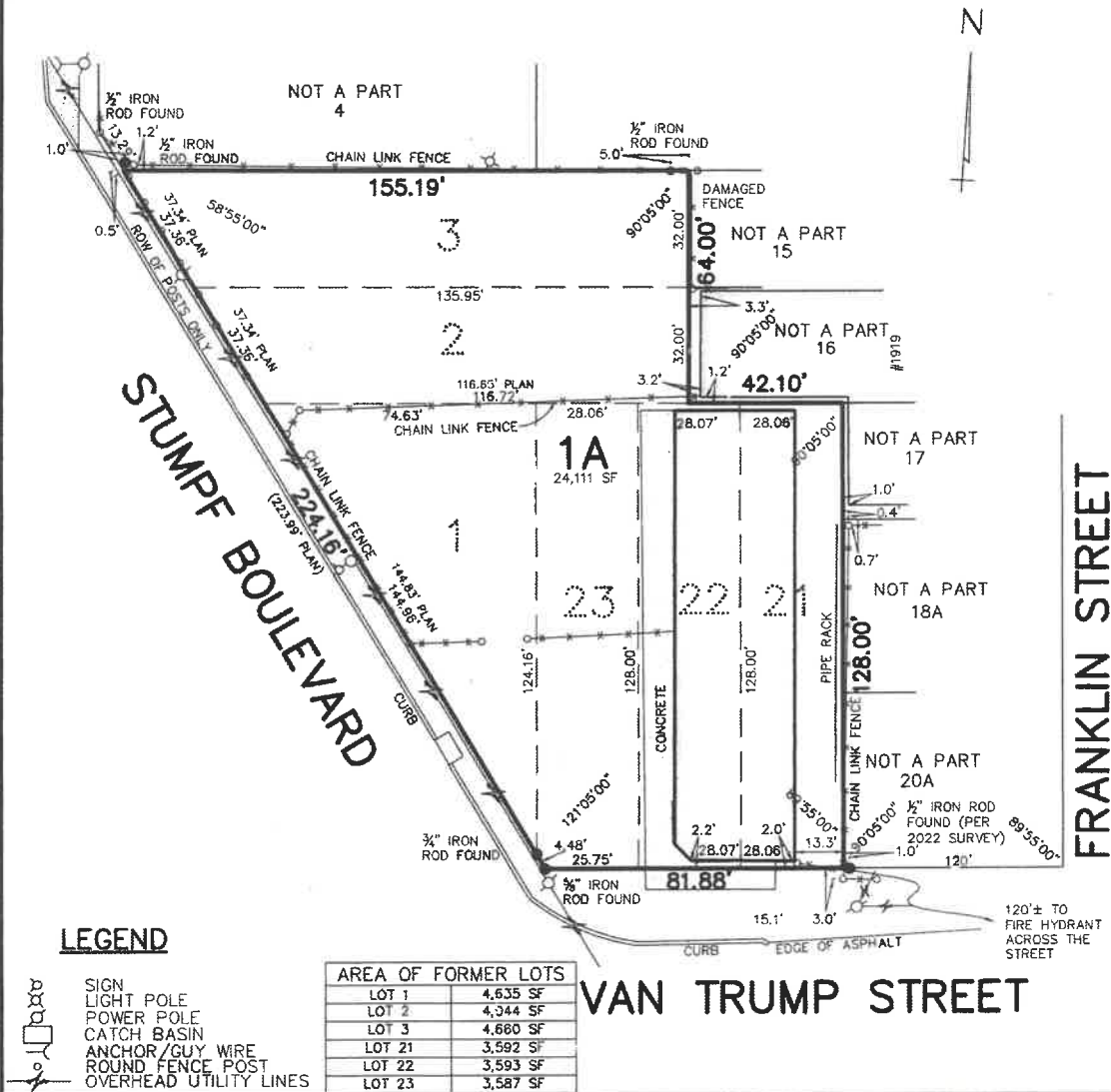
ANGLES ARE BASED  
 ON RECORD ANGLES.

Approved by the Mayor and the City Council  
 of the City of Gretna.

Date \_\_\_\_\_ Mayor \_\_\_\_\_

Ordinance No. \_\_\_\_\_ Planning Director \_\_\_\_\_

**PORTER STREET (SIDE)**



**RESUBDIVISION OF LOTS 1, 2, 3, 21, 22 AND 23**  
**INTO LOT 1A**  
**SURVEYED IN ACCORDANCE WITH THE LOUISIANA**  
**STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A**  
**CLASS C SURVEY, MADE AT THE REQUEST OF**  
**TONY TESVICH.**



**DUFRENE SURVEYING**  
**& ENGINEERING INC.**

1624 MANHATTAN BOULEVARD, HARVEY, LA 70058  
 504-368-6390 PH. 504-368-6394 FAX  
 dufrene@dufrenesurveying.com

JOB# 25-000161  
**SCALE: 1"= 40'**





**DEPARTMENT OF PLANNING & CITY DEVELOPMENT  
703 VAN TRUMP STREET  
MAJOR SUBDIVISION  
STAFF REPORT TO PLANNING & ZONING COMMISSION**

**JUNE 27, 2025**

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**Recommendation**

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Sincerely,

Amelia Pellegrin, AICP  
Planning Director

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McDONOGHVILLE SUBDIVISION  
CITY OF GRETNA  
JEFFERSON PARISH, LA.**

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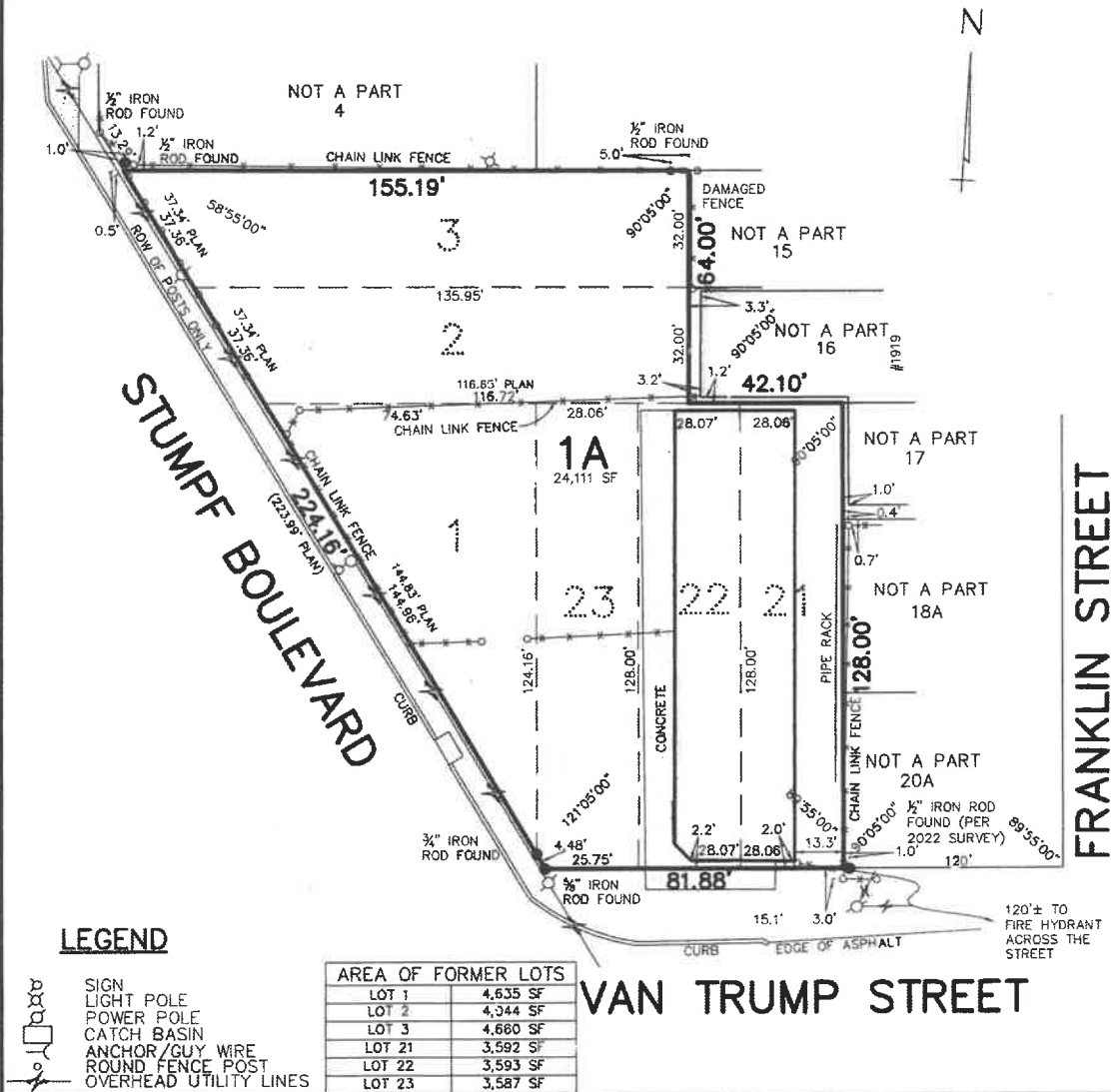
ANGLES ARE BASED  
ON RECORD ANGLES.

Approved by the Mayor and the City Council  
of the City of Gretna.

Date \_\_\_\_\_ Mayor \_\_\_\_\_

Ordinance No. \_\_\_\_\_ Planning Director \_\_\_\_\_

**PORTER STREET (SIDE)**



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CLASS C SURVEY, MADE AT THE REQUEST OF  
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**APRIL 24, 2025**

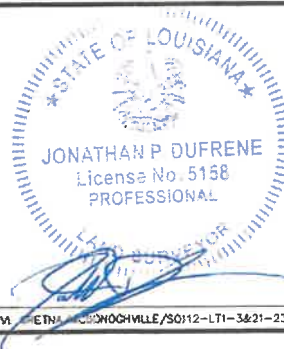


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JOB# 25-000161

SCALE: 1"= 40'





## **PLANNING & CITY DEVELOPMENT**

**June 27, 2025**

**628 4<sup>th</sup> Street**

### **CONDITIONAL USE PERMIT APPLICATION**

#### **STAFF REPORT**

##### **Summary**

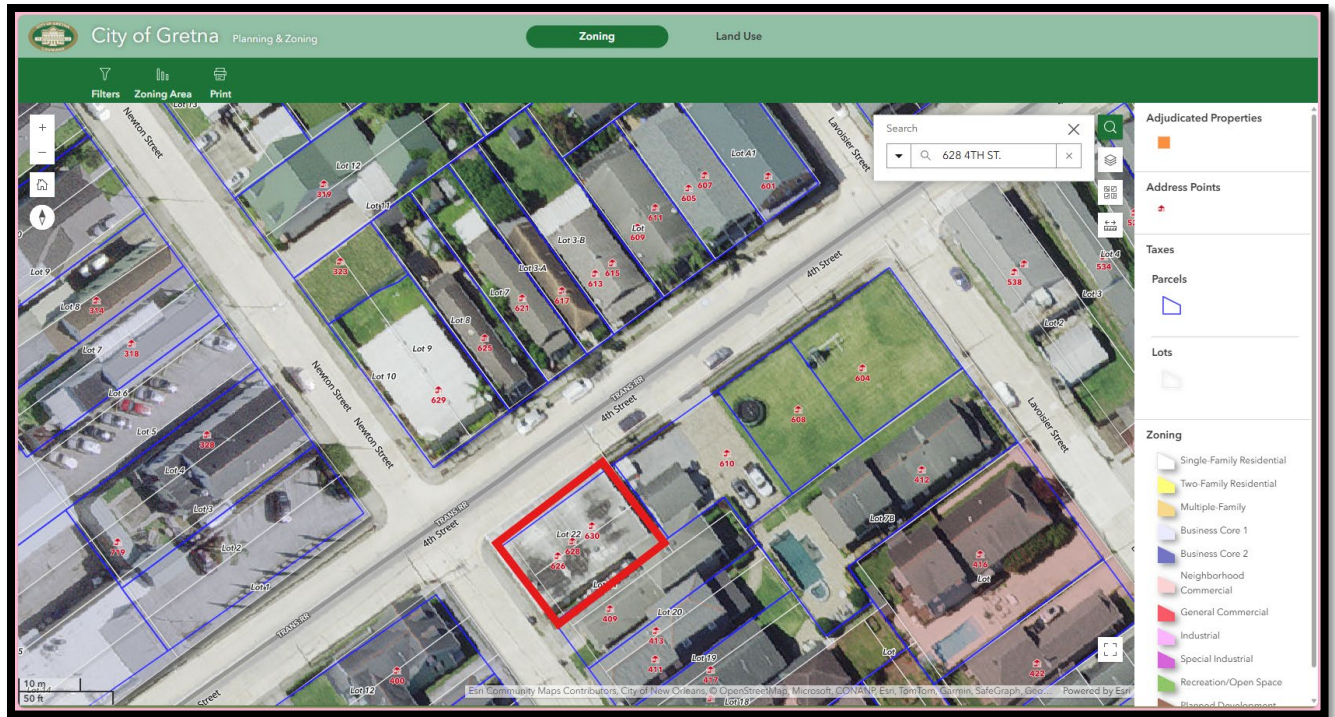
An application for a conditional use permit at 628 4<sup>th</sup> Street was submitted to the City of Gretna by Bria Scott who proposes to use this property for a dog grooming and boarding for her business Poised Pooch Grooming Studio. This property is located in a R-1 Single Family Residential District. Dog grooming and boarding is not an authorized use in an R-1 zone. The applicant seeks a Conditional Use Permit (CUP) to establish a non-conforming use of this existing commercial property, as specified in Unified Development Code Section 58-394(d).

##### **Detailed Description**

Please see the attached application and letter of intent describing the proposed dog grooming and boarding use. The zoning is R-1 which is a single-family residential district that is intended for single-family residential use. Dog grooming and boarding is not an authorized use.

However, the building is a long-standing commercial business. This property has been used in recent past as a hair salon and is eligible to apply via adaptive reuse to establish a nonconforming use via the CUP process. The property abuts residential lots – see zoning map excerpt on the following page. The applicant is proposing hours of 8am-3pm Monday through Friday and Saturday by appointment only.





## 1. Zoning Map

### Compliance Review

When reviewing a CUP request, the following criteria apply:

**Section 58-63 (i) (1-6):** A conditional use is permitted only if the applicant demonstrates that:

- 1) The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;
- 2) The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;
- 3) Adequate public facilities shall be provided as set forth herein.
- 4) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood.
- 5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort, or general welfare; and
- 6) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.

Section 58-339 of the Gretna Unified Development Code, states that boarding operations must be located at least 1,000 feet from residentially zoned lot as measured between the nearest property lines if outdoor kennels are provided. As can be seen from the zoning map, this is not the case.

Given the nature of the existing structure and lot, and its proximity to residential, only the proposed grooming use appears to meet the criteria for conditional use.

**Notice Requirements and Public Comment**

Posting and mailed notification requirements for this CUP application will be satisfied as of July 9, 2025. One email—in support of the proposed business was received at the time of this report.

**Recommendations**

This CUP application for re-establishing a non-conforming use in an existing commercial structure meets the criteria listed above with the following conditions as recommended by the Planning & City Development staff that grooming only be allowed, no boarding operations.

Sincerely,



Amelia Pellegrin, AICP  
Director of Planning & City Development

Attachments: CUP Application and Letter of Intent





# Conditional Use Permit Application

**\*\*Fee: 500.00 (Non-refundable)**

APPLICATION DATE: 05/31/2025

**PLEASE PRINT**

**Unified Development Code (UDC): Section 58-63 – Conditional Use Permit (CUP)**

*Conditional use* means a use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the locations or operation of such use as specified in the UDC and authorized by the City Council.

**UDC Submittal requirements Sec. 58-63(d) and Sec. 58-44:**

Property's address requesting the Conditional Use Permit: 628 4th St. Gretna, LA 7005 3  
No. Street Name

Property's legal Description: Historic Gretna  
Lot(s) Square Name of Subdivision

Applicant's Name: Bria Scott Contact Phone No. 504-982-1553

Applicant's Address: 917 Palfrey St. Gretna, LA 70053  
No. Street Name City State Zip Code

Owner's Name: William C. Fortmayer, Jr. Contact Phone No. 504-628-0550

Owner's Address: 124 Dickson Dr. Belle Chasse LA 70037  
No. Street Name City State Zip Code

**E-Mail Address:** Poisedpouchgrooming@gmail.com

Reason for CUP request: To be able to operate a dog grooming and boarding business.

**APPROVED FOR PRESENTATION**

Director, Planning & City Development (Signature)

Date of Approval

Planning & Zoning Commission meeting:

Council District No. Councilman

**NOTES:**

**I AFFIRM THAT THE INFORMATION GIVEN IN THIS APPLICATION TO BE TRUE & CORRECT (APPLICANT TO SIGN & DATE BELOW)**

Bria Scott

Authorized Signature(s)

Bria Scott

Print full name

05/31/2025

Date

Parcel/Assessment No.:

# City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404



June 24, 2025

## **Mayor**

*Belinda Cambre Constant*

## **Councilmembers**

*Wayne A. Rau*

*Councilman-at-Large*

*Rudy S. Smith*

*District One*

*Michael A. Hinyub*

*District Two*

*Mark K. Miller*

*District Three*

*Randy S. Carr*

*District Four*

## **Departments**

### **Building**

*Danika E. Gorrondona*

### **Citizens Affairs**

*Rachael Stanley*

### **City Clerk**

*Norma J. Cruz*

### **City Development**

*Amelia Pellegrin*

### **Code Enforcement**

*Angel L. Gonzales*

### **Finance & Tax**

*Raylyn C. Stevens*

### **Human Resources**

*Gwen Turner*

### **Information Technology**

*Michael T. Wesley*

### **Operations**

*Eric Stahl*

### **Parks & Parkways**

*Amie L. Hebert*

### **Public Services**

*Madason Priore*

### **Tourism**

*Summer Cook*

## **RE: Notice of Application for Conditional Use Permit at 628 4<sup>th</sup> Street**

Dear Gretna Neighbor,

You are receiving this public notice as an owner of property within 100 feet of 628 4<sup>th</sup> Street in Gretna, Louisiana. An application for a Conditional Use Permit for a dog grooming and boarding business was submitted to the City of Gretna from Bria Scott. The purpose of this letter is to inform you of this public process and provide you the opportunity to comment. No action is required.

The application submitted to the City of Gretna by Ms. Scott, proposes locating this dog grooming and boarding business in this R-1 Single-Family Residential Zoning District. The applicant seeks a Conditional Use Permit to re-establish a non-conforming use for this existing commercial property, as specified in Unified Development Code Section 58-394(d). Please see the attached letter of intent from the applicant describing the proposed dog grooming and boarding business operations.

This public notice is provided for your information – no action required – and to allow you the opportunity to comment on the proposed new commercial use. This request will be considered for approval by the Planning and Zoning Commission at the meeting on July 2, 2025, at 5:30pm in City Hall Council Chambers at 740 2<sup>nd</sup> Street. The Commission will make a recommendation to the City Council who will consider it at a public hearing at the Council Meeting on July 9, 2025, at 5:30pm in the Council Chambers, pursuant to Sec.58-63 of the Unified Development Code, which can be accessed at [www.gretnala.com/UDC](http://www.gretnala.com/UDC).

The full application can be viewed with the agenda at the time of publication for both public meetings. Your input is welcome in writing, by phone or at either or both public hearings listed above. Any questions, comments, or concerns may be submitted to the Planning Department by calling (504) 363-1556, or in writing by email to [qnoorulhaqq@gretnala.com](mailto:qnoorulhaqq@gretnala.com).

Sincerely,

A handwritten signature in blue ink that reads "Amelia Pellegrin".

Amelia Pellegrin, AICP  
Director of Planning & City Development

Phone: (504)363-1505 - [www.gretnala.com](http://www.gretnala.com) - Fax: (504)363-1509

**Bria Scott**

Poised Pooch Grooming Studio, LLC  
917 Palfrey St.  
Gretna, LA 70053  
poisedpoochgrooming@gmail.com  
(504) 982-1553

May 31, 2025

To Whom It May Concern,

My name is Bria Scott, and I am the owner and operator of Poised Pooch Grooming Studio, LLC, intending to operate at 628 4th Street in Gretna, Louisiana.

Poised Pooch is a dog grooming business offering professional grooming services by appointment only. My business is designed to cater especially to dogs with anxiety or those who require extra attention in a calm, quiet, and safe environment. As a solo groomer, I space out appointments to ensure each dog receives individual care without the stress of a crowded salon. I would like to state that I will commit to maintaining a clean and respectful environment for the surrounding area.

The grooming studio will operate during the following hours:

- **Monday through Friday:** 8:00 AM – 3:00 PM
  
- **Saturday:** By appointment request only
  
- **Sunday:** Closed

I currently have no employees, but I may add a part-time assistant in the future if needed.

I do not plan to make any constructional modifications to the building.

Parking needs for the business will be minimal. Since all services are by appointment, traffic will remain light and staggered, allowing clients to drop off and pick up their pets in an efficient and timely manner.

I will also be offering creative grooming (including safe, vegan, pet-friendly dye) as an optional add-on for pets who are excellent candidates and whose owners request it. Boarding and

daycare services will be available in the future. Discounted baths will be offered as an add-on, and complimentary baths available only for stays longer than two days.

Thank you for your time and consideration. I look forward to bringing a caring, thoughtful grooming experience to the Gretna community.

Sincerely,

**Bria Scott**

Poised Pooch Grooming Studio, LLC

