TOWN OF CARROLLTON WATCH
"Keeping watch on historic Carrollton"
2822 LEPAGE STREET
NEW ORLEANS, LOUISIANA 70119

Oct. 8, 2025

By Hand

Re: (1) Information session for neighbors, Mon., Oct. 13, 6:00–7:30 p.m. (doors open at 5:30), Central St. Matthew sanctuary; entrance at 1333 S. Carrollton Ave.
(2) Preliminary Injunction hearing, Wed., Oct. 15, 1:30 p.m., Civil District Court, Division D, Room 412, 421 Loyola Avenue

Dear Neighbor:

A petition was filed in Civil District Court (CDC) on Oct. 2, 2025, to compel the City of New Orleans (CNO) to require a conditional use process for the development of a medical marijuana retailer at 1407 S. Carrollton Ave. by NOLA Cannabis Co. The process would be administered according to the provisions of the Comprehensive Zoning Ordinance (CZO) Art. 4.3.D.

The Petition has been docketed as No. 2025–09535, Just Say Nix, LLC, et al. vs. the City of New Orleans.[1] A hearing on a Temporary Restraining Order (TRO) is pending. You are receiving this letter as a resident or businessowner within about 300 feet of 1407 S. Carrollton who would have received notification of a Neighborhood Participation Program (NPP) meeting per CZO Art. 4.3.D.2 (http://czo.nola.gov/Article-4#4-3-D-2).

According to CZO Art.12.2.B.1.b, a conditional use is required in the HU-B1 Neighborhood Business District for any commercial use exceeding 5,000 sf in floor area with the exception of grocery stores.

The floor area of the proposed business at 1407 S. Carrollton exceeds 5,000 sf by any measure. (See attached Petition, paragraphs 7 and 8.)

The Petition was filed on behalf of Just Say Nix, LLC, and its affiliates; the organizations carbon-copied below; and neighbor Lane R. Trippe, who owns and resides at a property adjacent to the development.

The plaintiffs assert that CNO's Department of Safety & Permits should not have issued the non-structural renovation work permit without requiring the business's owners (or their consultants) to engage the neighborhood in the conditional use process, which, on approval, entails (or is supposed to entail) the imposition of conditions or provisos that are necessary for the health, safety, and welfare of the neighborhood.

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[1] Town of Carrollton Watch, LLC, Louisiana Secretary of State Charter #44280587K, is the sole member-manager of Just Say Nix, LLC, Charter #46543216K. An affiliated organization is Historic New Orleans Neighborhoods, LLC, Charter #44797949K.

The Preliminary Injunction hearing is scheduled for Wednesday, Oct. 15, at 1:30 p.m. at the CDC, Division D (Room 412), 421 Loyola Avenue, before Judge Monique Barial. As a neighbor of the development, you have a stake in the outcome of this hearing. We hope you will attend.

Parking is available on Loyola Avenue across from City Hall and the CDC. A popular alternative is the parking garage across from City Hall at 300 Lasalle (corner Perdido).

The Preliminary Injunction will halt the issuance of any further permits at 1407 S. Carrollton Ave.—including the Certificate of Occupancy or Business License—until the conditional use process is completed. The conditional use procedure is described at CZO Art. 4.3.Chart—http://czo.nola.gov/Article-4#4-3-Chart.

Attorney Michael Tifft has been retained as counsel.

Please contact Mr. Tifft at (504) 581-4334 or at mwtifft@mwtifft.com with further questions; or you may contact me at the phone number and email address below.

An information session with Mr. Tifft will be held on Monday, Oct. 13, at 6:00–7:30 p.m. in the Central St. Matthew sanctuary, 1333 S. Carrollton. Doors open at 5:30 p.m.; and the meeting will begin promptly at 6:00 p.m.

Your participation in the process would be very welcome.

Thanks and best regards,



Susan P. Johnson, Principal
Town of Carrollton Watch, LLC; Just Say Nix, LLC; Historic N.O. Neighborhoods, LLC
sjohnson@townofcarrolltonwatch.org
(347) 614-7049

cc: Paul Baricos, President, Central Carrollton Neighborhood Association (CCA)
Betty DiMarco, President, Carrollton Riverbend Neighborhood Association (CRNA)
Keith Hardie, President, Maple Area Residents, Inc. (MARI)
Michael Tifft, Attorney at Law
Lane Trippe, Resident, 1418 Short Street

Attachments
Summary of Legal Issues/Action in re 1407 S. Carrollton Ave.
Anti-SLAPP information
Rendering of NOLA Cannabis Co. parking lot
Petition (exhibits and other documents omitted)

→ All documents: www.justsaynix.org/_action/