

Non-Flood Protection Asset Management Authority

6001 Stars and Stripes Blvd., Suite 233
New Orleans, LA 70126
Tel. 504-355-5990
Fax 504-539-4283



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Residents of Lakeshore, Lake Vista, Lake Terrace and Lake Oaks Neighborhoods

Dear Resident,

The purpose of this letter is to clarify the Building Restriction rules and requirements for properties in Lakeshore, Lake Vista, Lake Terrace and Lake Oaks neighborhoods.

Building Restrictions

Post-Katrina, the Orleans Levee District was divided into two sections: (a) flood protection and (b) management of the non-flood properties. The non-flood agency is the Non-Flood Protection Asset Management Authority (NFPAMA) or Lakefront Management Authority (LMA) as it is currently named. One of LMA's obligations is to administer the building restrictions within each Lakefront neighborhood: Lakeshore, Lake Vista, Lake Terrace & Lake Oaks. Those regulations were imposed by the Orleans Levee District when it first formed the neighborhoods and the covenants run with the land. The restrictions are still in full force and effect today, although in some cases they are modified by the recent citywide Comprehensive Zoning Ordinance (CZO).

Plan Approval Mandatory

Prior to commencing any new construction, remodeling, alterations, etc., the plans must be submitted to the Lakefront Management Authority to obtain a letter of no objection. Once that letter is obtained, you apply for the appropriate permits from the City of New Orleans. There are several groups of outside architects that review the plans on behalf of the LMA to ensure that new construction, pools, fences, alterations, etc. are built in accordance with these building restrictions. If you fail to get approval, the remedies can include removal of the improvement.

Drainage

Drainage is an issue that often arises between neighbors, particularly with new construction. The obligation between neighbors is that each neighbor cannot alter the natural flow of water to the detriment of their neighbor. This is part of the Louisiana Civil Code, which is a derivative of the Napoleonic Code. So before raising your lot or building a retaining wall, you must have a drainage plan. By way of example, drainage can be an issue where a new house on a raised lot is built next to an existing 60-year-old house on a slab. Where relevant, the building plans submitted to LMA must contain a drainage plan.

Clearing the Lanes

There are easements (lanes) located throughout the subdivisions, many of which provide access for utilities or residents. This allows us to enjoy below ground utilities. Over the years, there have been encroachments into these areas, particularly post-Katrina. The Neighborhood Property Owner Associations have asked us to take affirmative steps to clear the lanes of any encroachments. Over the next several months, we will be notifying individual property owners of specific encroachments and allowing them an opportunity to correct those encroachments. After a grace period, we will evaluate how to deal with any remaining encroachments.

Lakeshore Property Owner's Association <https://www.lakeshorenola.com/links.html>

Lake Vista Property Owner's Association <https://www.golvpoa.com/home/>

Lake Terrace Property Owner's Association

Lake Oaks Property Owner's Association <https://www.lakeoaksneighborhood.com/>

Sincerely,



Felton Suthon
Director of Operations and Engineering
Lakefront Management Authority