

CITY PLANNING COMMISSION
CITY OF NEW ORLEANSLATOYA CANTRELL
MAYORROBERT D. RIVERS
EXECUTIVE DIRECTORLARRY W. MASSEY, JR
DEPUTY DIRECTOR

To: City Councilmembers
City of New Orleans

From: Robert D. Rivers, Executive Director
City Planning Commission

Subject: **Non-Commercial Short Term Rental Special Exception Docket 068/24**
(24-SPEX-10358, 24-NSTR-10358)

Submittal Date: 12/19/2024
Date Application Deemed Complete: 07/07/2025
CPC Staff Recommendation Deadline: 09/05/2025
Council Deadline: 60 days from receipt

The attached report is for 3137 Dumaine Street relative to a request for a Non-Commercial Short Term Rental Special Exception Permit pursuant to Section 21.8.C.18.r of the Comprehensive Zoning Ordinance. The City Planning Commission staff recommends **DENIAL**.

Please place this request on the City Council agenda. Your cooperation is appreciated.

Sincerely,



Robert D. Rivers

RDR/cbm

cc: Councilmember Joseph I. Giarrusso, III – District A
Councilmember Helena Moreno – At-Large
Councilmember Jean Paul “JP” Morrell – At-Large
Aisha Collier, Assistant Council Clerk
Maria Kanda Borgognoni, Applicant

**NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION
CITY PLANNING COMMISSION**

APPLICANT:

Maria Kanda Borgognoni
3137 Dumaine St
New Orleans, LA 70119

Special Exception Docket 068/24 (24-SPEX-10358, 24-NSTR-10358)

REQUEST

This is a request for a Non-Commercial Short Term Rental Special Exception Permit to permit one (1) Non-Commercial Short-Term Rental in the HU-RD2 Historic Urban Two-Family Residential District for a property located at 3137 Dumaine Street in Square 432. This is being sought due to an existing licensed non-commercial short-term rental on the square.

RECOMMENDATION: DENIAL**LOCATION**

Property Address:	3137 Dumaine St
Square Number:	432
Zoning	HU-RD2
Council District:	A

SHORT TERM RENTAL INFORMATION

Lottery Date:	N/A
Lottery Rank:	N/A
Unit Information	
Type of Building:	Single Family Home
Total Number of Bedrooms in Home:	5
Number of Bedrooms to be Rented:	1
Partial or Whole Unit:	Partial Unit
Noise Abatement Plan:	Quiet hours will be from 11:00 pm to 7:00 am. Only 2 guests allowed on property.
Security and Operation Plan:	See Exhibit 1.
Sanitation Plan:	City trash can is available on the property grounds for guests to use.
Off-Street Parking Spaces:	0

DESCRIPTION

The site in question is located in the Bayou Saint John Neighborhood with frontage on Dumaine Street bounded by North Rendon Street, Saint Phillip Street, and North Lopez Street. Lot X is a corner lot that is rectangular in shape and measures approximately 31 feet in width, 72 feet in depth, and 2,232 square feet in area. The subject site is currently developed as a two-story, single-family dwelling, and the surrounding neighborhood is residential in nature with multi-family, two-family, and single-family dwellings lining the block. There does not appear to be any vacant lots along the block or within the square. The subject site has frontage along a one-way street, and fronts onto an interior local street which has the lowest speed limits and capacities in the road network hierarchy.

The zoning of the subject site is HU-RD2 Historic Urban Two-Family Residential District and is intended to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities may be allowed.

Figure 1. Property Location (3137 Dumaine Street)



(Source: Property Viewer)

HISTORICAL CONTEXT

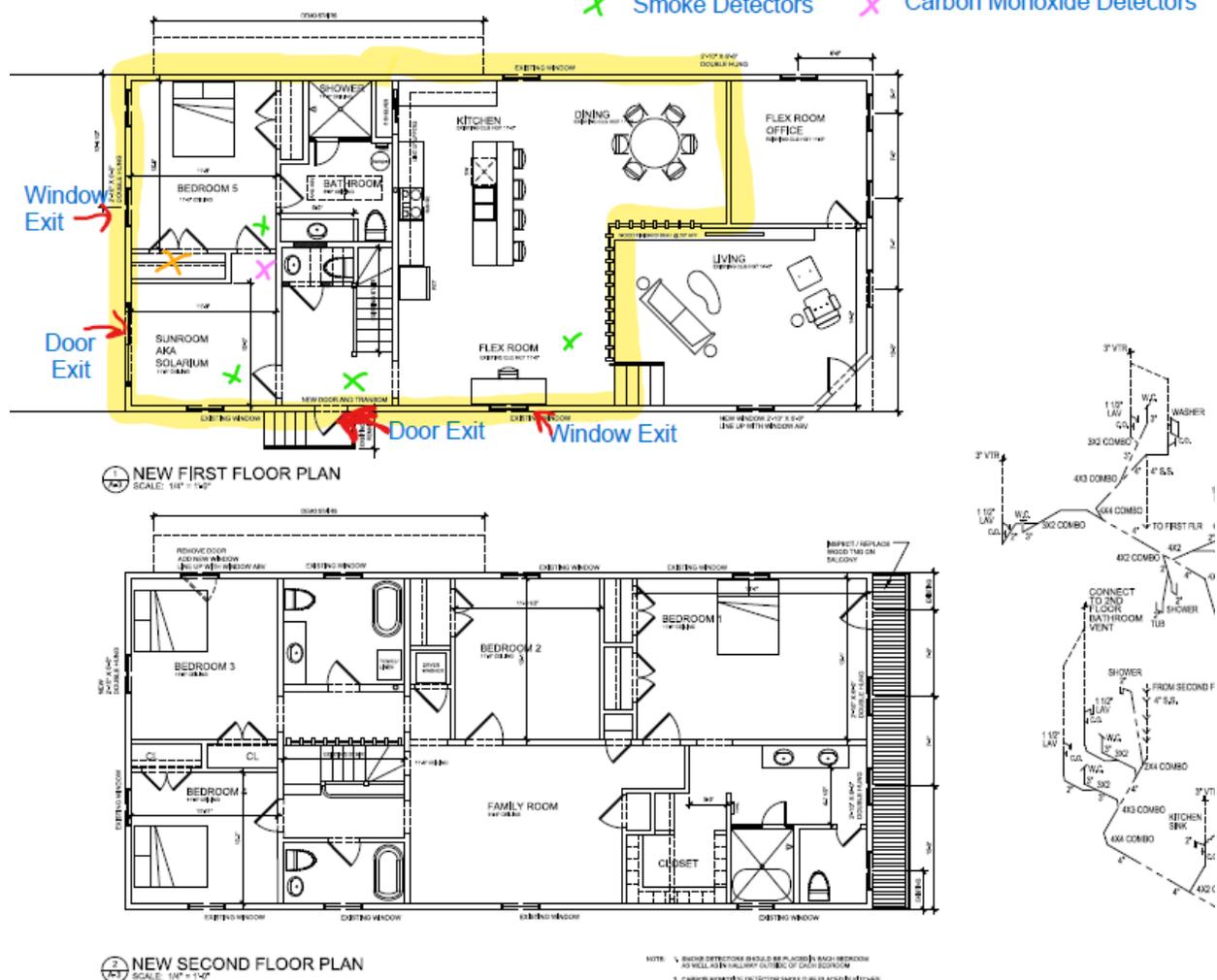
The applicant has had an active license for an NSTR since 2022 according to records. There are no recorded violations associated with this property.

PROPOSED NSTR INFORMATION

The proposed NSTR is located within a two-story, single-family dwelling. The floor plan provided by the applicant indicates the proposed NSTR has one (1) bedroom, one (1) bathroom, a kitchen, a dining room, and two (2) egress points that lead to the side and rear yards of the home. The applicant has indicated that they have off-street parking, but will not be providing any off-street parking spaces to guests. The proposed NSTR would be limited to two (2) guests. The applicant is the owner and operator, and they live onsite within the home.

Figure 2. Floor Plan

- ✕ Fire Extinguisher
- ✕ Smoke Detectors
- ➔ Exits
- ✕ Carbon Monoxide Detectors

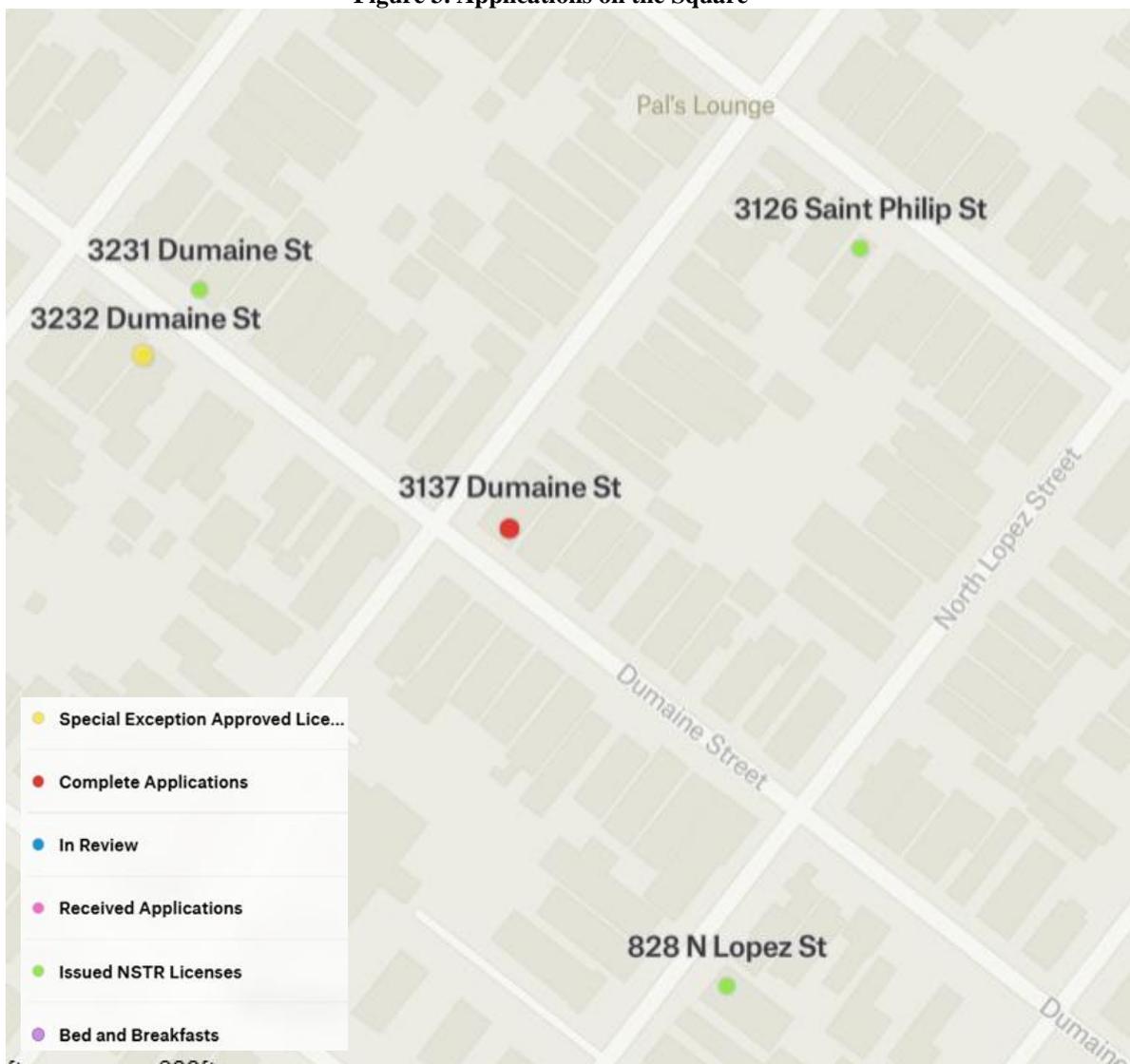


(Source: Applicant Provided)

ADDITIONAL APPLICATIONS ON THE SQUARE

The requested NSTR is eligible for a special exception due to an existing licensed non-commercial short-term rental on the square located at 3126 Saint Philip Street; this application was automatically diverted to the special exception process. At the time of writing this report, this is the first application transmitted to the City Council on this square and the City Planning Commission has not received any additional special exception request for this square. The affirmative request was first submitted to the City Planning Commission on December 19, 2024.

Figure 3. Applications on the Square



(Source: City Planning Commission, Special Exception Map)

REASON FOR THE REQUEST

Per **Article 21, Section 21.8.C.18.r** of the Comprehensive Zoning Ordinance a Non-Commercial STR Special Exception permit may be pursued. The City Planning Commission staff is required to make a recommendation within 60 days of receipt of a complete application. The City Council has 60 days from receipt to act.

COMPLIANCE WITH REVIEW STANDARDS:

Section 21.8.C.18.r of the Comprehensive Zoning Ordinance establishes six review standards to consider when evaluating NSTR Special Exception Permit request. The City Planning Commission has interpreted a means of evaluation, requiring applications to meet a minimum of four (4) out of the six (6) criteria to justify a recommendation of approval. These review standards are listed in bold below with the City Planning Commission's staff analysis below each standard.

1. Is the requested increase compatible with the surrounding land uses and structures?

This criterion is **not met**. The subject property is zoned HU-RD2 Historic Urban Two-Family Residential District, which is a residential zoning designation within the CZO. The subject site is currently developed as a two-story, single-family dwelling. On the 3100 block of Dumaine Street there are twenty (20) properties: one (1) multi-family, fifteen (15) two-family, and four (4) single-family dwellings.

Per the City Council's limitation of one (1) NSTR or bed and breakfast per square, allowing more than one NSTR is inherently a negative impact. As such, mixed-use squares are considered favorable conditions of squares for NSTRs. This is because non-residential impacts are expected and considered less obtrusive to residential uses, compared to the potential impact if the square is purely residential. Given the residential zoning of the square the addition of an NSTR is not considered compatible.

2. Are there unique geographic considerations which would mitigate the impact of an additional non-commercial short term rental use within the block?

This criterion is **not met**. There must be physical geographic features within the subject square of the subject property, including (but not limited to) the number of adjacent vacant lots, proximity to natural, topographical elements, and built-environment infrastructure that would reduce the potential for disruptions of the surrounding area. For a feature to qualify as a unique geographic consideration, it must directly impact or be adjacent to the site.

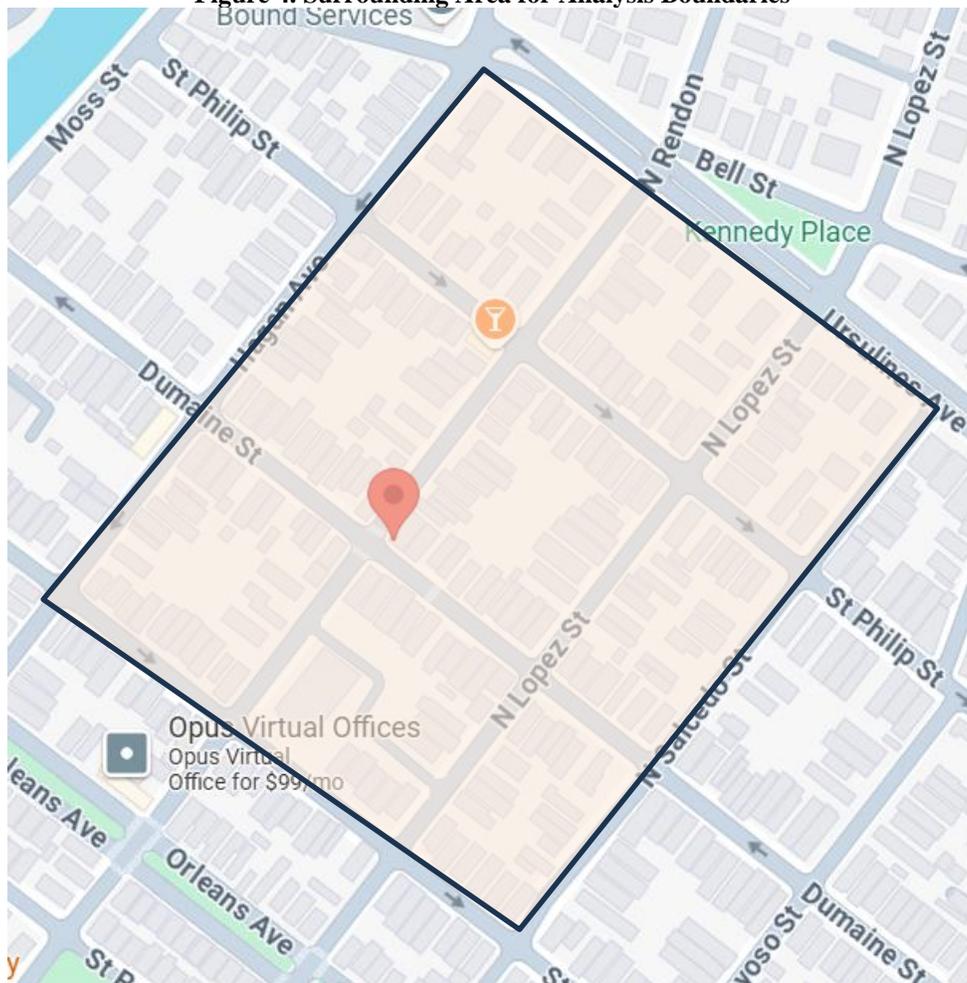
When analyzing the subject site and the surrounding block, there appears to be a high number of residential properties in proximity. The block is comprised primarily of residential dwellings, and there are no notable geographical features within the lot or immediate block area. There does not appear to be any vacant lots adjacent to the subject property, dead-end streets, or adjacency to natural features which would be considered a mitigating factor. There is no unique geographic consideration within the lot, nor in the immediate block area to suggest mitigation of an additional NSTR at this location.

3. *Are there unique use conditions in the surrounding areas which would be well served by or mitigate the impact of an additional non-commercial short term rental use within the block?*

This criterion is **not met**. This standard includes reviewing the surrounding area defined as one city block in each direction or the eight (8) surrounding squares, as shown in **Figure 4**. Surveying the surrounding blocks to the subject square shows that the subject property is within a primarily residential block and square, with the exception of a bar; outside of this single commercial use, there are solely residential uses in proximity.

The introduction of a commercial use is considered less favorable within the district, which seeks to limit non-residential uses. This is because commercial uses are considered more obtrusive to residential uses. As such, the residential nature of the immediate block cannot be interpreted as having unique use conditions that would be well-served by an additional NSTR. Moreover, the district's emphasis on preserving the residential character and minimizing disruptions from nonresidential activities underscores the unsuitability of introducing another short-term rental in this context.

Figure 4. Surrounding Area for Analysis Boundaries



4. *Will the additional non-commercial short term rental use increase traffic and safety hazards?*

This criterion is **not met**. The standard requires a review of the surrounding area, defined as one city block in each direction (see **Figure 4**). The subject site has frontage along a one-way street, and fronts onto an interior local street which has the lowest speed limits and capacities in the road network hierarchy. Within the surveyed area, however, the site does not have immediate access to public transportation or bicycle routes that may alleviate traffic. Based on the review criteria and the characteristics of the surrounding area, it cannot be concluded that additional NSTR use will not increase traffic and safety hazards.

5. *Will the additional non-commercial short term rental use create parking issues around the block or in the surrounding areas?*

This criterion is **not met**. The subject site does appear to provide off-street parking for the home, however, in the criteria response letter the applicant stated they will not allow guests to utilize this parking, directing them to park on the street. An evaluation of the 3100 block of Dumaine Street shows that three (3) out of the twenty (20) lots, or about 15% of the residential dwellings provide off-street parking, as noted by the presence of curb cuts, driveways, or parking structures. This suggests that 85% of the surrounding residents utilize on-street parking. The site is not within the Residential Parking Permit (RPP) program, but there does appear to be two (2) reserved accessible parking spaces. While these limitations may discourage the use of private vehicles, in a neighborhood where residents rely on on-street parking, introducing an additional NSTR unit without off-street parking may exacerbate parking issues. Consequently, the subject site cannot be considered as having met this criterion.

6. *Will the additional non-commercial short term rental use impair the health, safety, and welfare of the neighboring properties?*

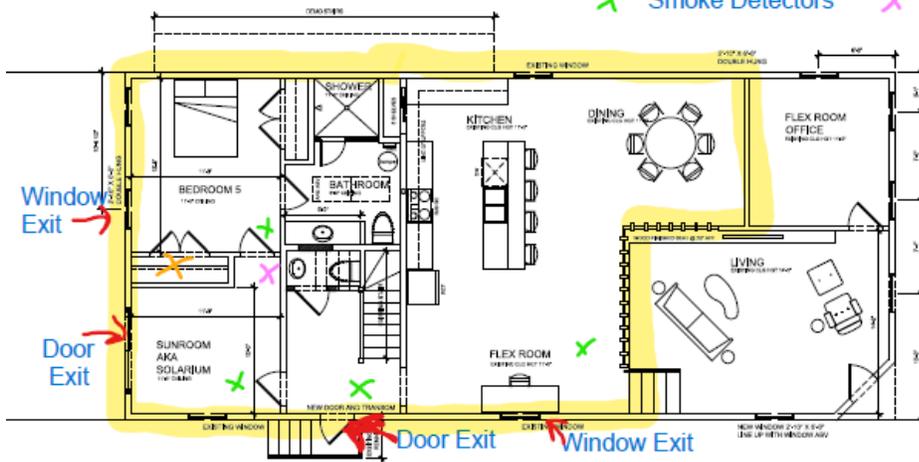
This criterion is **met**. The applicant has implemented comprehensive operational guidelines, including quiet hours, noise and occupant limits, waste management, and recycling protocols. These measures are designed to reduce disturbances and promote responsible use of the property. Additionally, the applicant resides onsite, which allows for active, on-site monitoring and immediate response to any potential issues, further mitigating impacts on the surrounding neighborhood. The Neighborhood Participation Program (NPP) public meeting was held on May 19, 2025, which did not have any attendees.

STAFF RECOMMENDATION

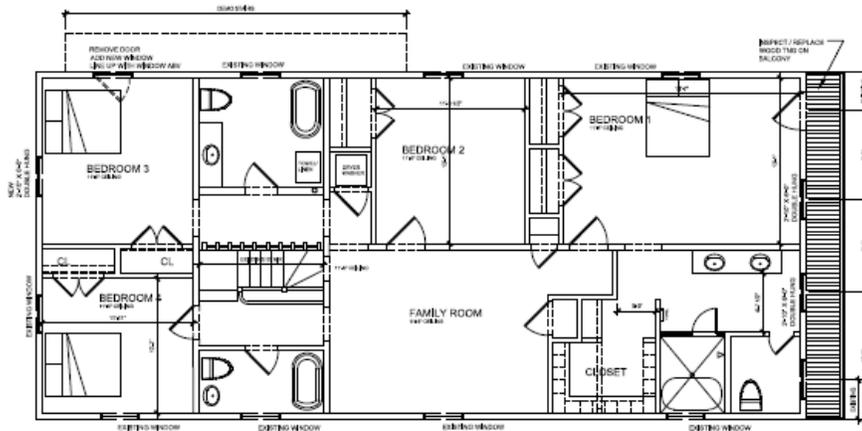
The staff finds that the request does not meet criteria 1, 2, 3, 4, and 5 of the review standards; therefore, the City Planning Commission staff recommends **DENIAL** of **Non-Commercial STR Special Exception Docket 068/24** (24-SPEX-10358, 24-NSTR-10358).

Exhibit 1

- X Fire Extinguisher
- ➔ Exits
- X Smoke Detectors
- X Carbon Monoxide Detectors

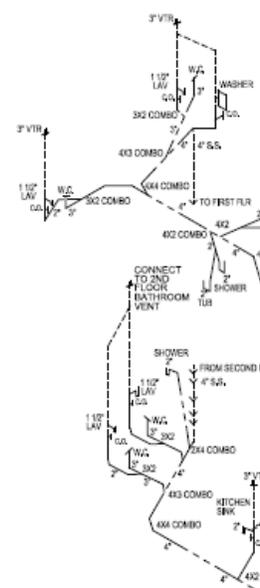


1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: 1. SMOKE DETECTORS SHOULD BE PLACED IN EACH BEDROOM AS WELL AS IN VALLARY OUTSIDE OF EACH BEDROOM.
2. CARBON MONOXIDE DETECTOR SHOULD BE PLACED IN EACH KITCHEN.





NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION APPLICATION

Email this application to str.specialexception@nola.gov

Property Address: 3137 Dumaine St

Square ID: 50009876 Square Name: 432 Zoning: HU-RD2 Council District: A

Type of Building: Single Family Home

Total Number of Bedrooms in Home: 5 Total Number of Bedrooms Being Rented: 1

Maximum Number of Guests: 2 Partial or Whole Unit: Partial Unit

APPLICANT INFORMATION

Name: K Borgognoni Maria

Mailing Address: 3137 Dumaine Street

Mailing City: New Orleans Mailing State: LA Mailing Zip: 70119

Email: mborgognoni@latterblum.com Phone: 15046556585

OPERATOR INFORMATION

Operator Identity: Owner

Name (Legal): Maria Kanda Borgognoni

Preferred Name (if different from legal name): Maria Borgognoni

Tax Address: 3137 Dumaine Street

Email: mborgognoni@latterblum.com Primary Phone: 5046556585 Secondary Phone:

Operator Permit Number or Application Reference Code:

Operator Permit Expiration Date (if issued):

ADVERTISING PLATFORMS

Platform Name (eg Airbnb, VRBO)	Listing URL (full web address of listing)
<u>Air BnB</u>	<u>www.airbnb.com/h/marias-cheerful-getaway</u>

REQUIRED PLANS

Noise Abatement Plan: Quiet hours will be from 11:00 pm to 7:00 am. Only 2 guests allowed on property.

Sanitation Plan: City trash can is available on the property grounds for guests to use.

ATTESTATIONS

Operator will perform daily visual inspections of the property: mb

Operator will ensure regular litter and trash collection: mb

The dwelling unit has no outstanding property taxes, City liens associated with the lot of record, nor does the owner owe any other outstanding taxes, fines, fees, or penalties levied by the City. Further, the property does not have any unabated conditions which violate the City Code: mb



ATTESTATIONS, CONTINUED

The dwelling unit complies, and will comply during any short term rental of the dwelling unit, with all standards contained in the City's Minimum Property Maintenance Code and all health safety requirements contained in the Building Code:: MB

The dwelling unit has working smoke detectors inside and outside every bedroom, carbon monoxide detectors outside every bedroom, and has a properly maintained and charged fire extinguisher on all habitable floors: mb

The dwelling unit is not subject to any contractual restrictions precluding the dwelling unit from being used for short term rentals, including but not limited to: homeowner association agreements, condominium bylaws, restrictive covenants, or building restrictions: mb

The Owner has read, understands, and agrees to comply with all legal duties imposed by the New Orleans City Code Chapter 26 and the Comprehensive Zoning Ordinance: mb

The Owner possesses insurance that meets the requirements of City Code Sec 26-618(A)(1): mb

The Owner will not discriminate in the rental guest-use or rental of a short term rental, and will comply with all applicable anti-discrimination laws, including but not limited to: Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act), and the Americans with Disabilities Act (ADA): mb

TRAINING

Owner Training Date/Code: June 15, 2023

Operator Training Date/Code: June 15, 2023

LOTTERY

Lottery eligible: June 15, 2023 Number of applications on same square:

Lottery Date: Lottery rank:

FEES

A \$500.00 application fee is required for your NSTR Special Exception request to be reviewed. If your application is approved, you will need to pay the \$500.00 NSTR Permit Fee at that time.

ACKNOWLEDGMENTS

I (We) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meets the requirements of Article 21 of the Comprehensive Zoning Ordinance to submit this application. I (We) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application null and void. I (We) the undersigned owner and operator of the property identified above hereby submit for you the approval of the above stated request.

Property Owner Name/Signature

Nava Boggs

Date 12-19-24

Operator Name/Signature

Nava Boggs

Date 12-19-24

Email this application to str.specialexception@nola.gov

SUMMARY REPORT

Date of Report: May 29, 2025

Project Name: 3137 Dumaine Street STR

Contact: Maria Borgognoni, mariaborg3137@gmail.com, 504-655-6585, 3137 Dumaine St, New Orleans, 70119

Overview

This report provides results of the implementation of the Project Neighborhood Participation Program for the property located at 3137 Dumaine St, New Orleans, LA 70119 on corner of Dumaine and Rendon. The applicant intends to file a special exception application for a non-commercial short-term rental. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets and other materials are attached.

Neighborhood Participation Meeting

The following date and location of the meeting where citizens were invited to discuss the applicant's proposal:

- May 19, 2025 at 6:00 pm – 3137 Dumaine Street

Correspondence and Telephone Calls

- May 2, 2025 – notice letters mailed to NPP contacts list and emailed to neighborhood associations and the district council member
- May 16, 2025 – discussed proposal with neighbor Joan LeBlanc in person
- May 19, 2025 – discussed proposal with neighbor Jennifer Washington via text message

Results

32 addresses were invited to the NPP meeting.

No one attended the meeting and the 2 neighbors I had contact with did not have any issues, concerns or problems.

102

Residents and Current Owners within 100 Ft Radius - Delivery Method Hand Delivery or USPS Mail

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Betty Richardson Geen	ET Al 3132 Dumaine St	New Orleans	LA	70119
Casa Gandolfo LLC	3527 Roger Williams St	New Orleans	LA	70119
Charles & Jennifer Washington Family Trust	1823 Alex Way	Turlock	CA	95382
Clancy Bryan	3127 Dumaine St	New Orleans	LA	70119
Current Resident	3124 Dumaine St	New Orleans	LA	70119
Current Resident	3126 Dumaine St	New Orleans	LA	70119
Current Resident	3130 Dumaine St	New Orleans	LA	70119
Current Resident	3131 Dumaine St	New Orleans	LA	70119
Current Resident	3132 Dumaine St	New Orleans	LA	70119
Current Resident	3134 Dumaine St	New Orleans	LA	70119
Current Resident	3135 Dumaine St	New Orleans	LA	70119
Current Resident	3203 Dumaine St	New Orleans	LA	70119
Current Resident	3204 Dumaine St	New Orleans	LA	70119
Current Resident	833 N Rendon St	New Orleans	LA	70119
Current Resident	908 N Rendon St	New Orleans	LA	70119
Current Resident	918 N Rendon St	New Orleans	LA	70119
Current Resident	921 N Rendon St	New Orleans	LA	70119
Current Resident	922 N Rendon St	New Orleans	LA	70119
Current Resident	923 N Rendon St	New Orleans	LA	70119
David A Sobol	838 N Rendon St	New Orleans	LA	70119
Donald G Maitland	920 N Rendon St	New Orleans	LA	70119
Hansell M III Pasco	3200 Dumaine St	New Orleans	LA	70119
Hansell Merrill Pasco	3200 Dumaine St	New Orleans	LA	70119
L T Jenkins	919 N Rendon St	New Orleans	LA	70119
Leblanc August H III Leblanc Joan M	912 N Rendon St	New Orleans	LA	70119
Linda H Lapeyrouse	396 Tudor Ave	River Ridge	LA	70123
Maria Kanda Borgognoni	3137 Dumaine St	New Orleans	LA	70119
Raegan R Robinson	3201 Dumaine St	New Orleans	LA	70119
Root Network Tap	3128 Dumaine St	New Orleans	LA	70119
Sally Asher	3129 Dumaine St	New Orleans	LA	70119
Tamia Randolph Alvarez	3133 Dumaine St	New Orleans	LA	70119

Timothy P Judge	916 N Rendon St	New Orleans LA	70119
Vernon J Severin	3205 Dumaine St	New Orleans LA	70119

Neighborhood Associations (Delivery Method Email Only)

Organization Name	Faubourg St. John Neighborhood Association
Point of Contact	Linda Landesberg
Phone Number	504-376-6891
Email	president@fsjna.org
Street Address	PO Box 19101
City	New Orleans
Zip	70179

Organization Name	Greater Mid-City Business Association
Point of Contact	Tim Levy
Email	tlevy@pelhughes.com
Street Address	PO Box 791041
City	New Orleans
Zip	70119

[DISTRICT A] City Council Representative - Delivery Method Email Preferred

Council Member	Joseph I. Giarrusso III
Council Member Address	City Hall, Room 2W80
Council Member Email	Joseph.Giarrusso@nola.gov
Council Member Phone	(504) 658-1010

City Planning Commission - Delivery Method Email Preferred

Email Address	CPCinfo@nola.gov
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Buffer Area





May 2, 2025

Dear Neighbor,

I own the property at 3137 Dumaine Street. I would like to operate a non-commercial short-term rental at that location.

The site is located in an HU-RD2 Zoning District. As per Ordinance No. 29382, I am required to apply for approval through the special exception process. The site is a two-story residential structure with a combined square footage of 3,640 square feet. On-street parking will be provided, and a site and floor plan have been provided.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what I propose, and present questions or concerns. My application must be heard by the City Council, and I am required to do this before I submit my application to the City Planning Commission.

The meeting will take place:

Date: Monday, May 19, 2025

Time: 6:00 pm

Location: 3137 Dumaine Street

This letter is being delivered through U.S. Mail and through hand delivery. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans. If I receive approval, I will operate a non-commercial short-term rental at this location.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on May 19th.

Regards,

Maria Borgognoni

Maria.borg3137@gmail.com

504-655-6585

From: [Maria Borgognoni](#)
To: [Mercedes Rivas](#)
Subject: Fwd: 3137 Dumaine Short-term rental special exception process
Date: Sunday, June 15, 2025 6:45:45 PM
Attachments: [STR special exception letter.pdf](#)

----- Forwarded message -----

From: **Maria Borgognoni** <maria.borgognoni@compass.com>
Date: Fri, May 2, 2025 at 8:47 AM
Subject: 3137 Dumaine Short-term rental special exception process
To: tlevy@pelhughes.com <tlevy@pelhughes.com>

Dear Tim:

Attached please find my letter I am sending to all neighbors explaining that I am applying for a short-term rental. This is required for the special exception applications. Please reach out if you have any questions.

Regards,

Maria

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Maria Borgognoni
Realtor®
Latter & Blum | Compass
M: 504.655.6585 O: 504.861.7575
maria.borgognoni@compass.com
Mariaborgognoni.latter-blum.com

7934 Maple St. New Orleans, LA 70118
Licensed by the Louisiana Real Estate Commission



BEWARE OF CYBER-FRAUD – Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions – and be very wary of any request to change wire instructions you already received.

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From: [Maria Borgognoni](#)
To: [Mercedes Rivas](#)
Subject: Fwd: Short term rental special exception for 3137 Dumaine St.
Date: Sunday, June 15, 2025 6:44:58 PM
Attachments: [STR special exception letter.pdf](#)

Please see the forwarded message to Joe Giarusso, City Council.

----- Forwarded message -----

From: **Maria Borgognoni** <maria.borgognoni@compass.com>
Date: Fri, May 2, 2025 at 8:41 AM
Subject: Short term rental special exception for 3137 Dumaine St.
To: Joseph I. Giarrusso <joseph.giarrusso@nola.gov>

Dear Joe:

Attached please find my letter to advertise the meeting for the special exception process.

Best regards,

Maria

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Maria Borgognoni

Realtor®

Latter & Blum | Compass

M: 504.655.6585 O: 504.861.7575

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3137 Dumaine Street: 6 Approval Criteria Letter

1. Is the requested increase compatible with the surrounding land uses and structures?

The block and square are zoned HU-RD2; however, the district has overlays allowing for CSTR's, interim BnB's and limited commercial usage. Within the neighborhood, there is a neighborhood bar at the opposite corner of the property which is open 7 days a week with patrons parking and walking every day to that establishment. At the corner of Orleans and Rendon, there is a café/bakery which many neighborhood patrons and visitors frequent. This property is less disruptive since it is only a 1 bedroom suite that allows only 2 people and no pets.

2. Are there unique geographical considerations which would mitigate the impact of an additional non-commercial short term rental use within the block?

Being that this is a very walkable area to many restaurants and bars on Esplanade Ave, N Carrollton and Norman C Francis, the guests of this property would have a minimally disruptive path to areas outside the neighborhood. I am a single person living on the premises so adding two extra people inside the property more than meets the HU-RD2 requirements for all the housing in my immediate area.

3. Are there unique use conditions in the surrounding areas which would be well served by or mitigate the impact of an additional non-commercial short term rental use within the block?

There are a multitude of nearby non-residential use sites that attract visitors and locals and provide amenities to them in this area. That's what makes this such a desirable STR for tourists. City Park is a half mile away with New Orleans Museum of Art, many restaurants, grocery stores, bars, coffee shops, etc all within walking distance. The street car is also close by for an easy trip to the French Quarter. Jazzfest is another draw in which the whole area is full of life with locals and tourists. I've had more people staying in my home without having the short term rental room rented.

4. Will additional non-commercial short term rental use increase traffic and safety hazards?

My guests are usually tourists who fly into New Orleans and don't even have a vehicle to park on the street. If they do drive, it is only one extra vehicle. My home is a 5 bedroom home that I

live in by myself so having an additional car in front and two extra people in my home will not impact the neighborhood traffic at all.

5. Will the additional non-commercial short term rental use create parking issues around the block or in the surrounding areas?

As was stated in question 4, I am a single person living in a 5 bedroom home that is zoned HU-RD2. Having 2 additional people staying in my home should not impact the parking situation in front of my house. I have off street parking where I park my vehicle and the guests can part in front of my property.

6. Will the additional non-commercial short term rental use impair the health, safety, and welfare of the neighboring properties?

In my noise abatement plan, I live in the property and can monitor any problems with the tenants, security lighting is secured on the property and quiet hours are enforced. I have had no complaints or related violations in the property's history. I first received my STR license in 2022 and have not had any neighbor complain to me or to any authorities. I have supplied a sanitation plan, explaining that all garbage will be contained within cans which are taken to the curb on collection day. I have secure code locks that are changed for every guest and motion-activated security lighting. Evacuation plans, which have also been submitted for review, are posted throughout the property in highly visible locations so that guests may find available exits in the event of an emergency. By adhering to regulations and guidelines and by practicing responsible hosting conduct, I am confident that the licensure of this property as an STR will not impair the health, safety, or welfare of neighboring properties. I as owner/operator feel strongly about operating the STR in a conscientious and vigilant manner. Strict adherence to the provided noise abatement, sanitation, and security plans also serve to mitigate any negative impact to the neighbors or block. There were no attendees at the NPP meeting held at this property, so there are no comment cards to share. Likewise, no letters of either opposition or support have been received.

Fwd: 3137 Dumaine St Special Exception

SE068-24



Maria Borgognoni <maria.borgognoni@compass.com>

To  Mercedes Rivas

 Follow up. Start by Monday, June 30, 2025. Due by Monday, June 30, 2025.

If there are problems with how this message is displayed, [click here to view it in a web browser](#).

[Click here to download pictures](#). To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

This is where I sent the letter for approval.

----- Forwarded message -----

From: **Maria Borgognoni** <maria.borgognoni@compass.com>

Date: Thu, May 1, 2025 at 4:25 PM

Subject: Re: 3137 Dumaine St Special Exception

To: STR Special Exception <str.specialexception@nola.gov>

I'm sorry. I thought I was to send to you first for approval and then mail them. I will change dates and make sure I am within the 14 day minimum. Thanks!

On Thu, May 1, 2025 at 4:22 PM STR Special Exception <str.specialexception@nola.gov> wrote:

Hello,

It was our understanding that this was our notice of the meeting and the invitations had been sent.

If you have not mailed the letters yet, please update the date you are sending them to the date they are actually mailed. Additionally, if the new date of sending is outside of the 14 day

Fwd: 3137 Dumaine STR Special Exception

SE068-24



Maria Borgognoni <maria.borgognoni@compass.com>

To: Mercedes Rivas; STR Special Exception



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----- Forwarded message -----

From: **Andy Ryan** <president@fsjna.org>

Date: Fri, May 2, 2025 at 11:07 AM

Subject: Re: 3137 Dumaine STR Special Exception

To: Maria Borgognoni <maria.borgognoni@compass.com>, Susan Johnson <susanjohnson@hotmail.com>, Zoning FSJNA <colin.felsman@gmail.com>

Copying Zoning on this email

On Fri, May 2, 2025 at 8:45 AM Maria Borgognoni <maria.borgognoni@compass.com> wrote:

Dear Linda:

Attached please find my letter I'm sending to all neighbors to invite them to a meeting explaining I am applying for a short-term rental under the special exception process. Please contact me if you have any questions.

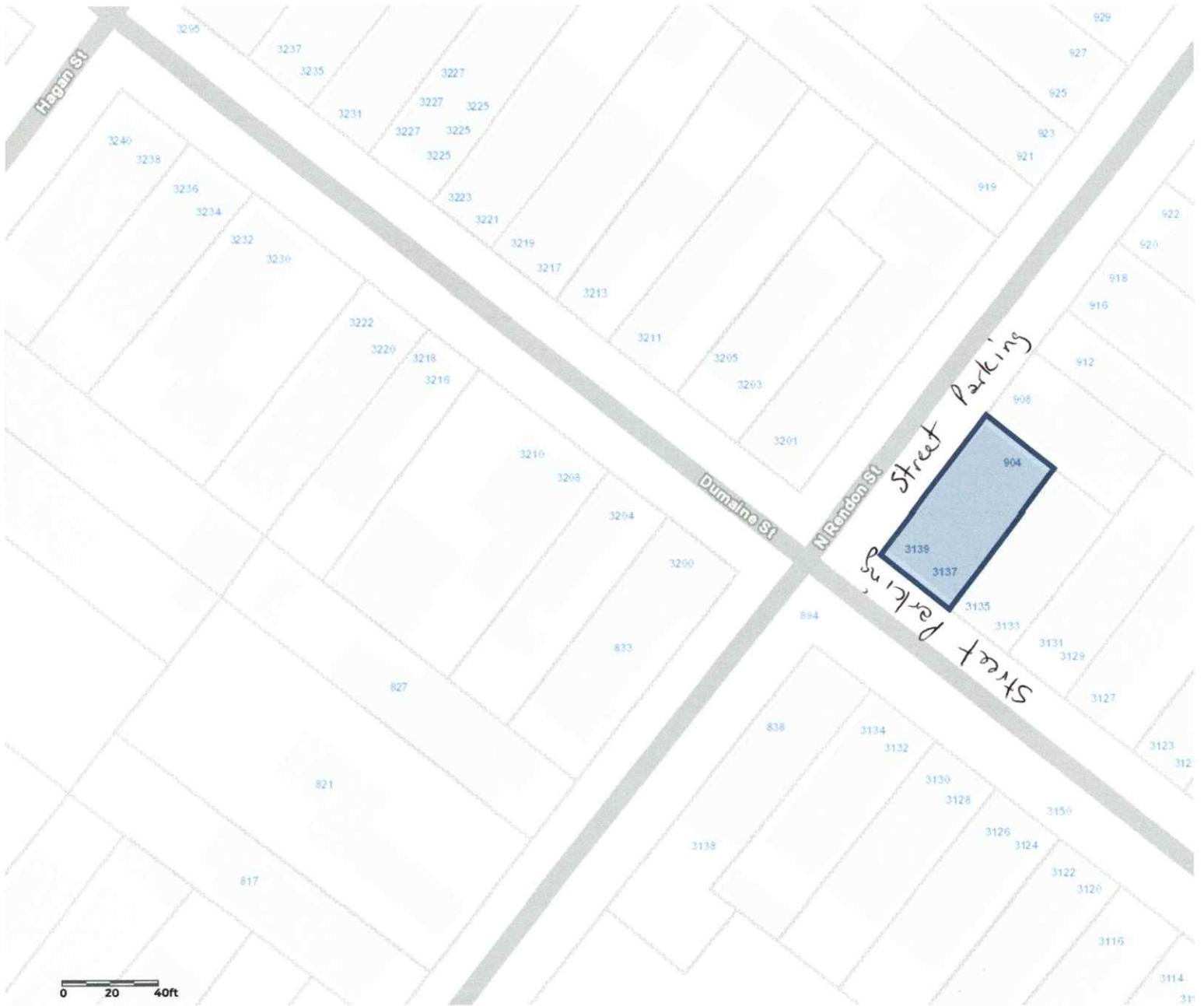
Regards,

Maria

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Maria Borgognoni
Realtor®
Linda & Plum | Compass





GunsModern.com
4519 S. Claiborne Ave
New Orleans, LA 70125
504.810.2221

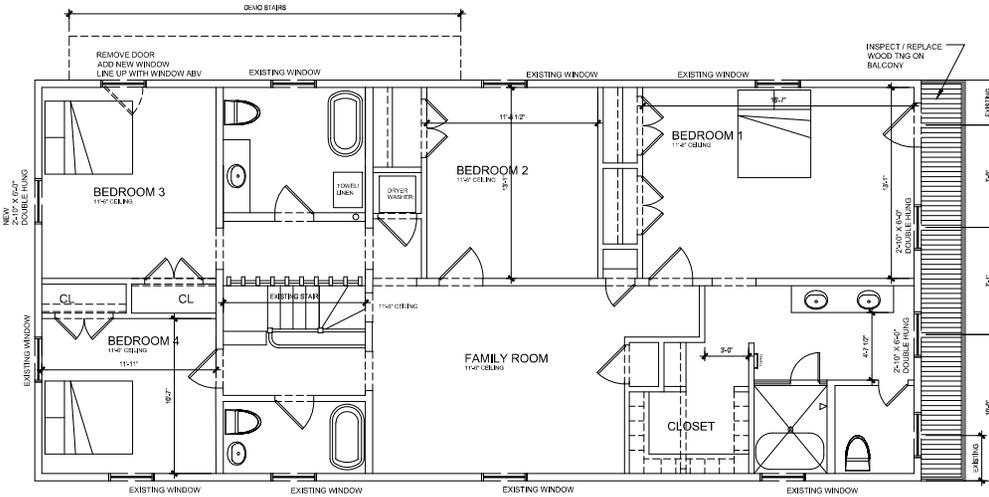
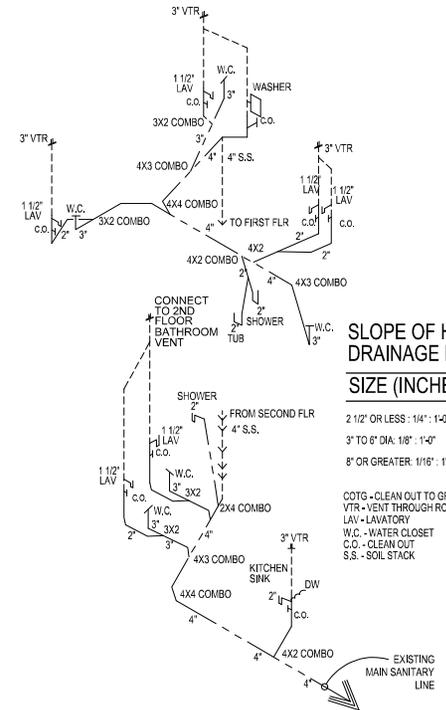
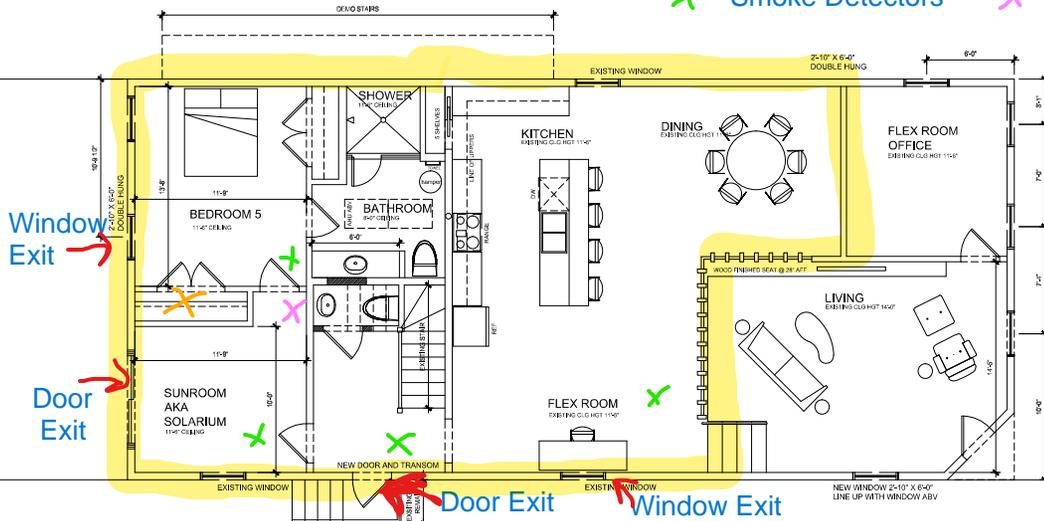
NEW FLOOR PLANS
3137-39 Dumaine
Interior Renovation
New Orleans, LA 70119

Pasadena Development
3 Heron St.
New Orleans, LA 70124

Robin Restores
3 Heron St.
New Orleans, LA 70124

PROJECT NUMBER:	20-REN
DRAWN BY:	GPC
ISSUE DATE:	12/03/2020

- ✕ Fire Extinguishers
- ➔ Exits
- ✕ Smoke Detectors
- ✕ Carbon Monoxide Detectors



NOTE: 1. SMOKE DETECTORS SHOULD BE PLACED IN EACH BEDROOM AS WELL AS IN HALLWAY OUTSIDE OF EACH BEDROOM.
2. CARBON MONOXIDE DETECTOR SHOULD BE PLACED IN KITCHEN.



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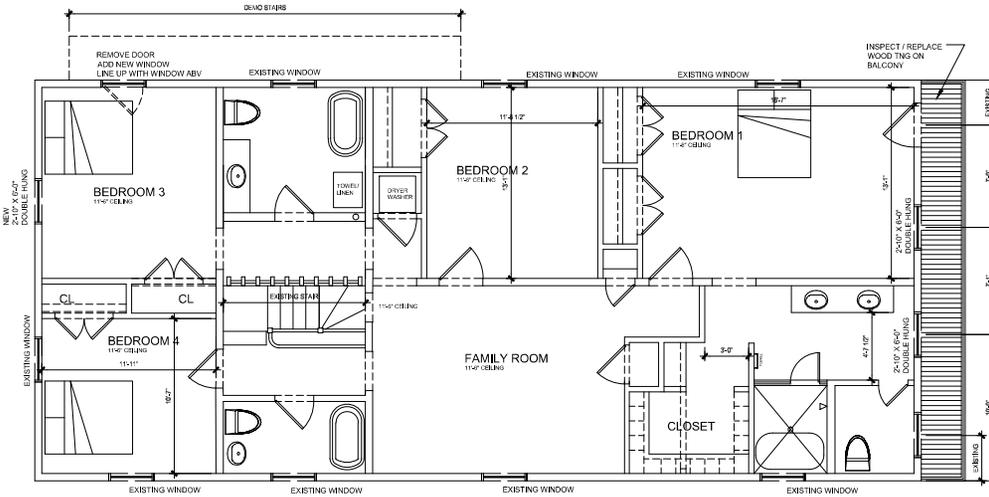
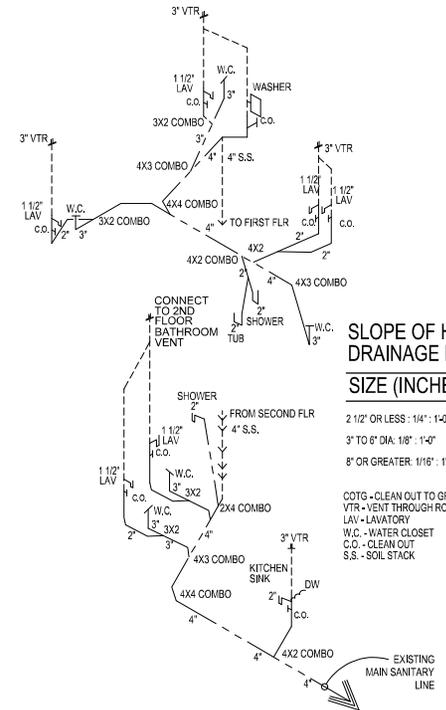
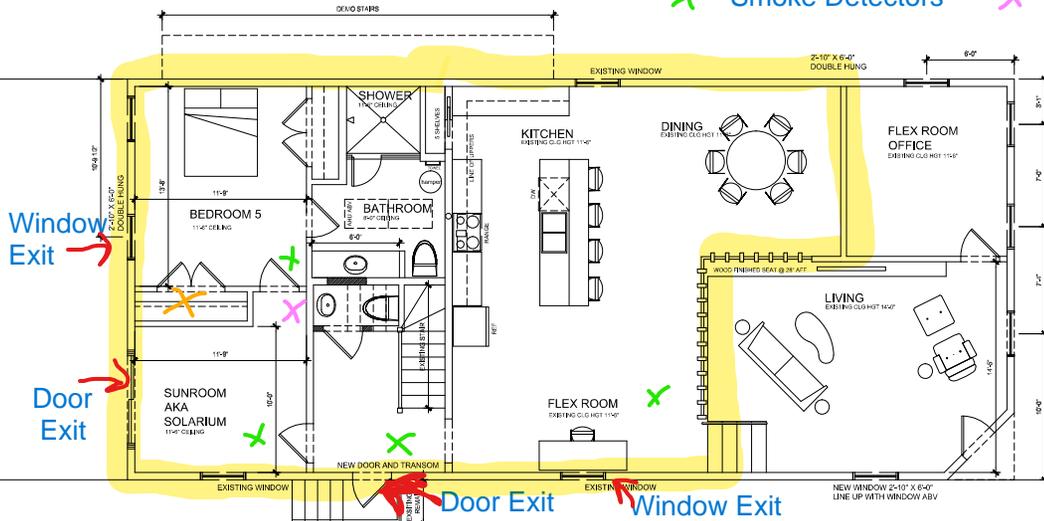
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Don't Drink and Drive
Louisiana
Don't Litter Louisiana

PERSONAL DRIVER'S LICENSE
NOT FOR FEDERAL IDENTIFICATION

LICENSE ID NO.	CLASS	EXPIRATION DATE
011688933	E	09-22-2028

DOB 09-22-1965 ISSUE DATE 05-02-2022

BORGOGNONI
MARIA KANDA
3137 DUMAINE STREET
NEW ORLEANS, LA 70119-0000

ENDORSEMENTS: NONE
RESTRICTIONS: NONE

SEX	HGT	WGT	EYES	AUDIT OFFICE
F	5'00"	088	BLU	3773 009

PARISH 36
DONOR



Signature: [Handwritten Signature]