

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 066/24**
(24-SPEX-11106)

Submittal Date: 04/22/2025
Date Application Deemed Complete: 05/23/2025
CPC Staff Recommendation Deadline: 07/22/2025
Council Deadline: 60 days from receipt

The attached report is for 343 South Cortez 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 **APPROVAL**.

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
Andree Schneider, Applicant

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

APPLICANT:

Andree Schneider
341 S Cortez St
New Orleans, LA 70119

Special Exception Docket 066/24 (24-SPEX-11106, 24-NSTR-11106)

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 343 South Cortez Street in Square 734. This application is being sought due to an existing licensed non-commercial short-term rental on the square.

RECOMMENDATION: APPROVAL

LOCATION

Property Address:	343 S Cortez St
Square Number:	734
Zoning	HU-RD2
Council District:	A

SHORT TERM RENTAL INFORMATION

Lottery Date:	N/A
Lottery Rank:	N/A
Unit Information	
Type of Building:	Two-Family (Double)
Total Number of Bedrooms in Home:	6
Number of Bedrooms to be Rented:	2
Partial or Whole Unit:	Whole Unit
Noise Abatement Plan:	As homeowners, we have very specific rules of conduct that we expect our airbnb guests to abide by. We require that noise be kept to a minimum, guests be respectful of our property, and we do not allow parties of any kind. These rules are clearly doc ¹
Security and Operation Plan:	See Exhibit 1.
Sanitation Plan:	We will regularly inspect grounds of our property and promptly eliminate trash and debris from the premises. Guests will have access to sanitation information and trash collection information. We will maintain the appropriate number of sanitation bin ¹
Off-Street Parking Spaces:	1

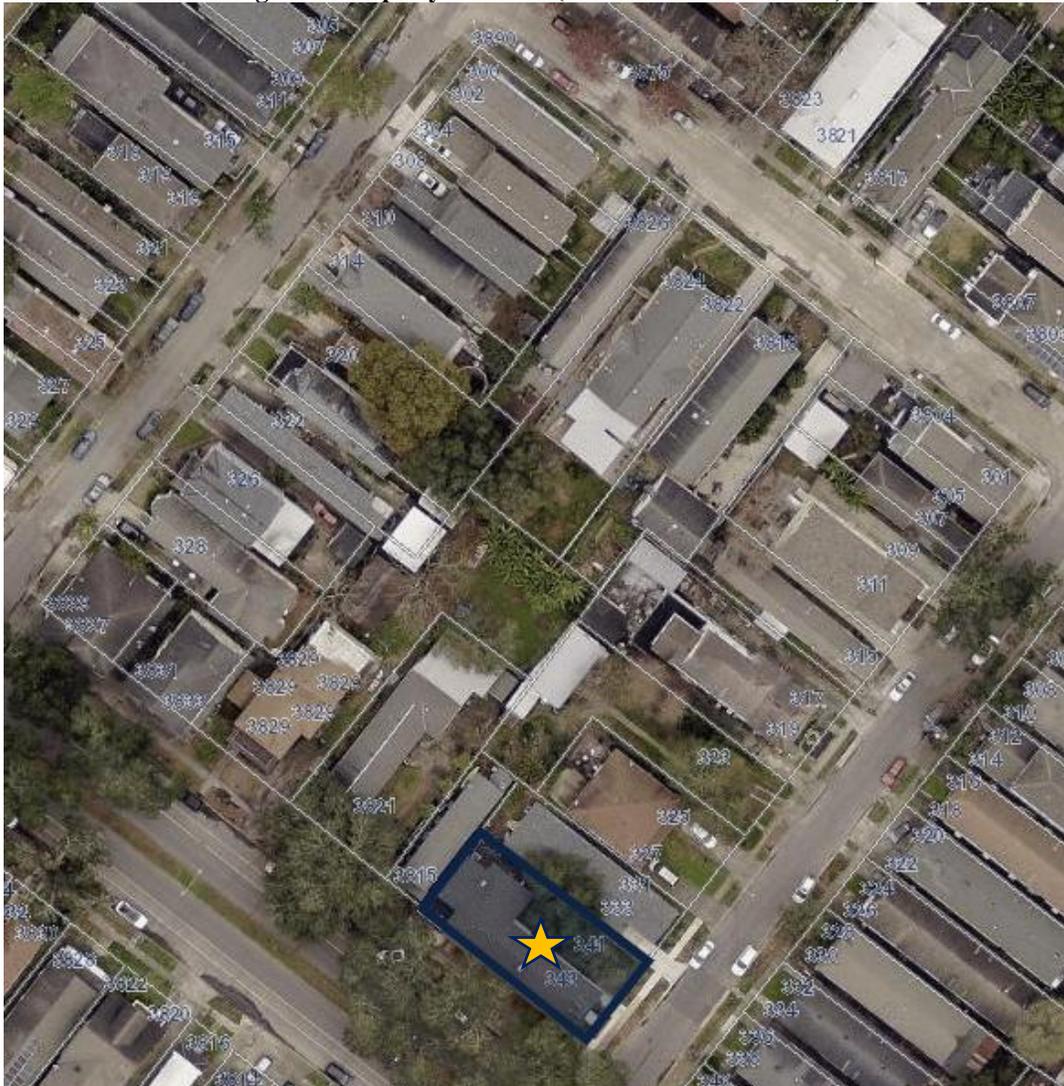
¹ The applicant did not have sufficient space in the application form to complete their sentence. The City Planning Commission does not edit these responses, outside of formatting for readability.

DESCRIPTION

The site in question is in the Mid-City Neighborhood with frontage on South Cortez Street bounded by Palmyra Street, South Scott Street, and Banks Street. Lots 12 and 13 are corner lots that are rectangular in shape and measure approximately 46 feet in width, 100 feet in depth, and 4,600 square feet in area. The subject site is currently developed as a two-story, two-family dwelling, and the surrounding neighborhood is residential in nature with 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 subject site is adjacent to Banks Street which is a major transit corridor with some commercial uses.

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 (343 South Cortez Street)



(Source: Property Viewer)

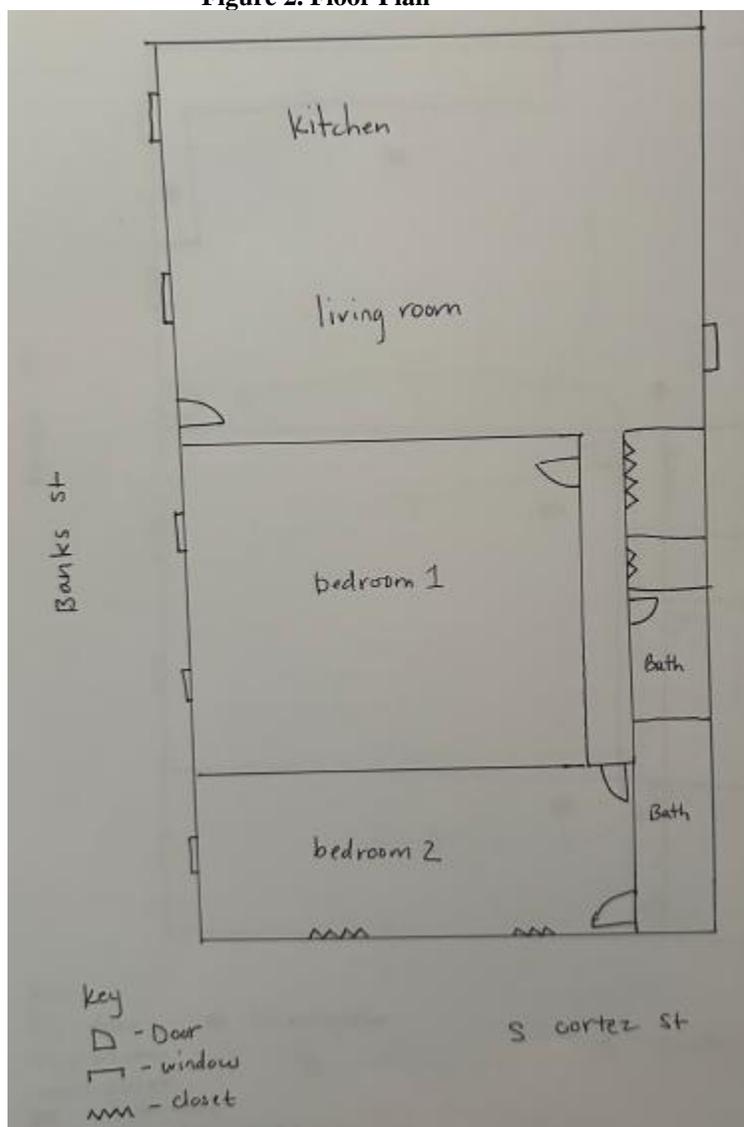
HISTORICAL CONTEXT

The owner operated a short-term rental (STR) at the subject property beginning in 2017, and there were no violations found for the property related to the owner.

PROPOSED NSTR INFORMATION

The proposed NSTR is located within one (1) unit of a two-story two-family dwelling. The floor plan provided by the applicant indicates the proposed NSTR has two (2) bedrooms, two (2) bathrooms, a kitchen, a living room, and one (1) egress point that leads to the front yard of the home. The applicant has indicated that they will be providing one (1) off-street parking space located in the garage of the home. The proposed NSTR would be limited to four (4) guests. The applicant is the owner and operator, and they live onsite within the other unit of the home.

Figure 2. Floor Plan

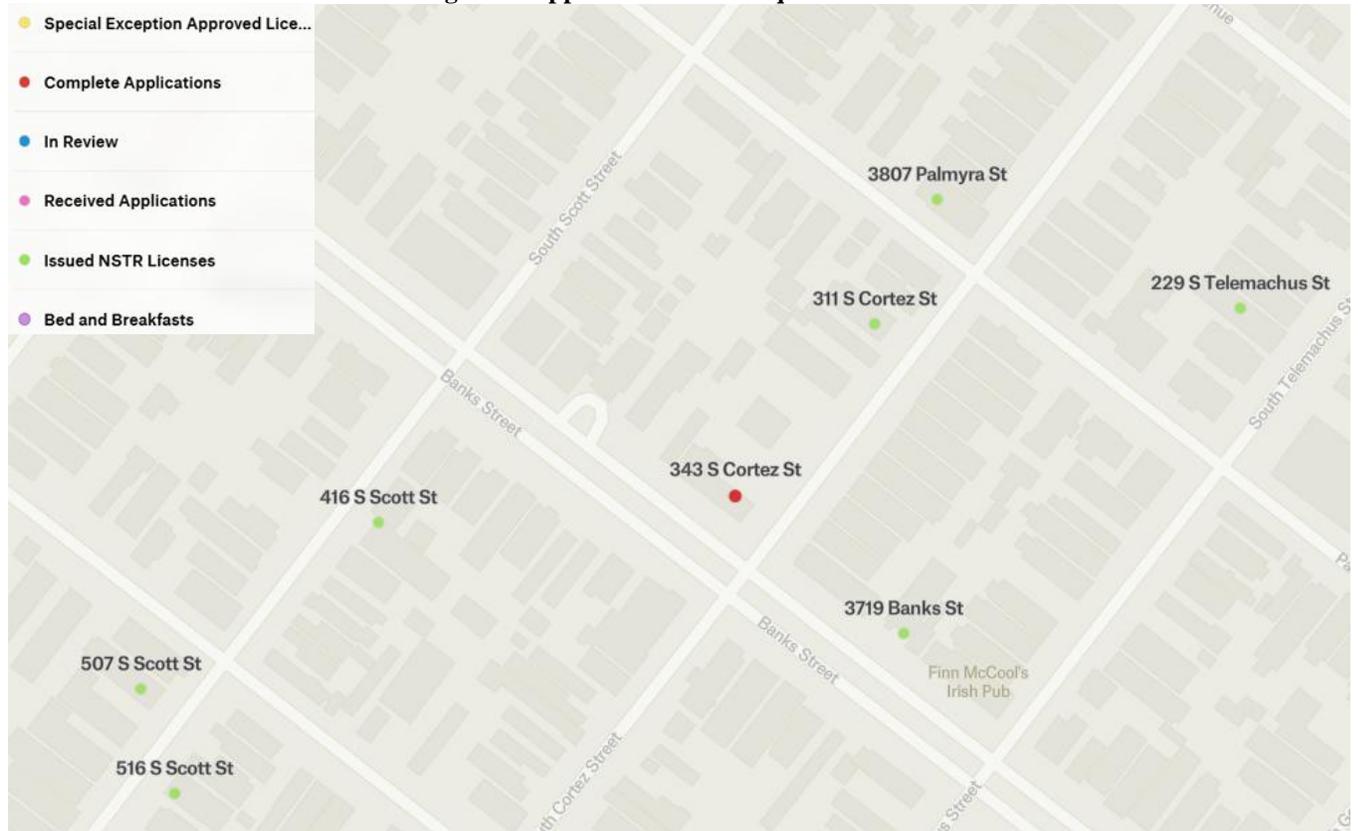


(Source: Applicant Provided)

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 311 South Cortez 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 requests for this square. The affirmative request was first submitted to the City Planning Commission on April 22, 2025.

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 **met**. The subject square is zoned HU-RD2 Historic Urban Two-Family Residential District, however, there is one parcel zoned HU-B1A Historic Urban Neighborhood Business District. The area is zoned non-residentially, and it is currently operating as a personal service establishment. The mixed zoning of the square can be considered compatible with the surrounding land uses.

Mixed-use squares are considered favorable conditions of squares for non-commercial short-term rentals. Non-residential impacts are expected and considered less obtrusive to residential uses, compared to the potential impact if the square is purely residential. The mixed-use nature of the square is 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?*

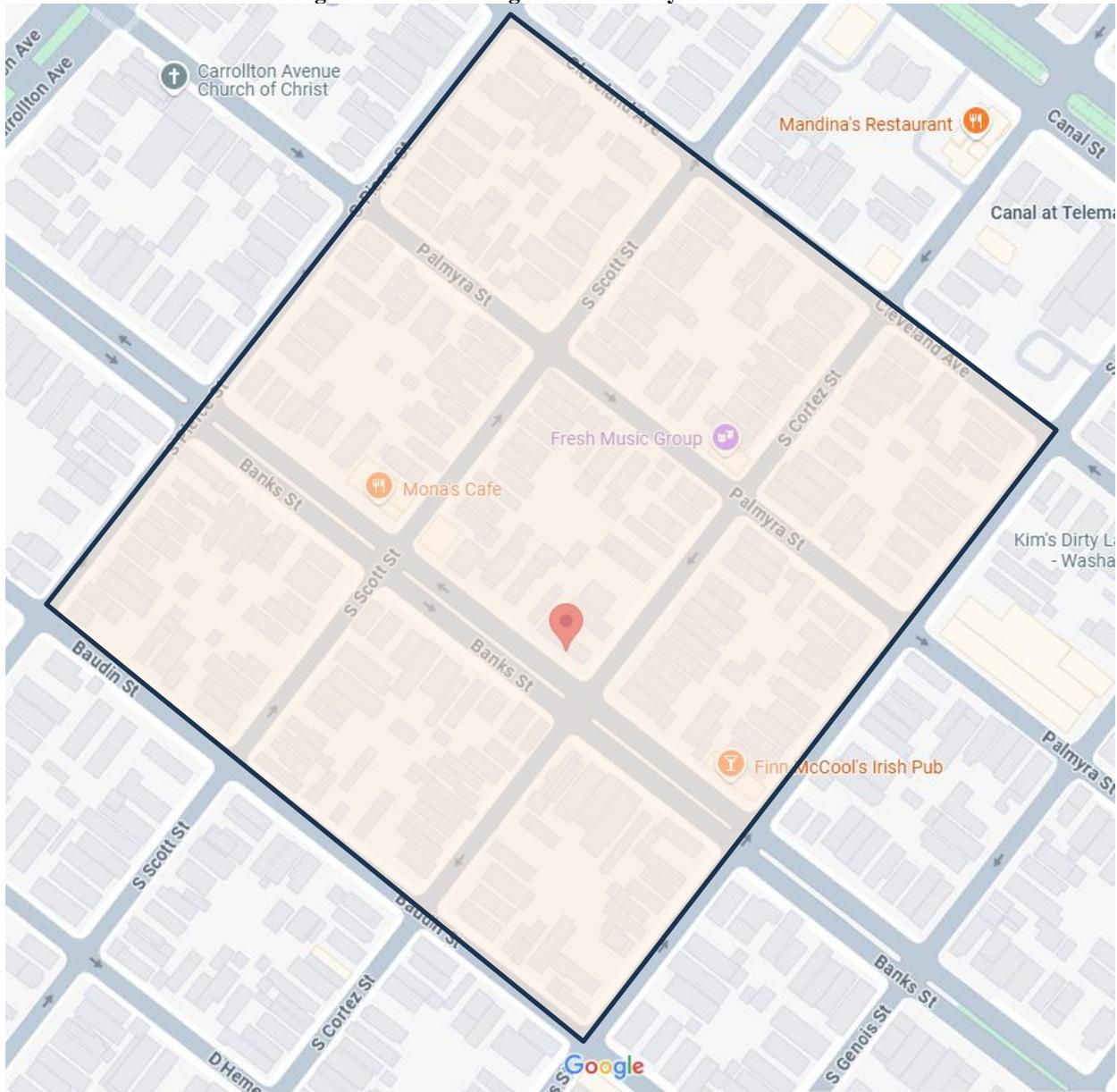
This criterion is **not met**. There must be physical geographic features within the subject square of the subject property, including (but not limited to) the number of adjacent vacant lots, proximity to natural, topographical elements, and built-environment infrastructure that would reduce the potential 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 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 **met**. This standard includes reviewing the surrounding area in proximity, which is defined as one city block in each direction (see **Figure 4**). Surveying the eight (8) surrounding blocks, there are multiple non-residential uses in the area, including a personal service establishment, restaurant, and a bar. The surrounding neighborhood contains both residential and commercial uses. Non-residential impacts are expected and considered less obtrusive to residential uses, compared to the potential impact if the square is purely residential. Therefore, this application offers unique use conditions which could mitigate the impacts of an additional non-commercial short-term rental.

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 **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. There is a BlueBike station located at the corner of South Telemachus Street and Banks Street. Due to the walkable nature of the area and

the availability of transit alternatives located within the surveyed area, the introduction of an additional non-commercial short-term rental is unlikely to lead to a substantial increase in traffic congestion in the surrounding area.

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

This criterion is **met**. The proposed NSTR has two (2) bedrooms available for rent for a maximum of four (4) people in the rental. The applicant has indicated that there is one (1) off-street parking spot located in the garage of the home. In the unlikely event that all four (4) guests of the rental each have their own individual car, there is at least one (1) off-street spot available in the garage of the home. Further, aerial imagery shows many vacant on-street parking spaces along both sides of South Cortez Street as most of the homes with frontage along South Cortez Street provide off-street parking in the form of a driveway or garage. The site is not within the Residential Parking Permit (RPP) Zone program, and there does not appear to be any reserved accessible parking spaces.

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 applicant's efforts are further supported by community feedback documented in the applicant-provided NSTR Summary Report. At the Neighborhood Participation Program (NPP) public meeting held on April 10, 2025, which had two (2) attendees, and the applicant received three (3) comment cards and emails in support (See Exhibit 2). These factors collectively underscore the applicant's commitment to maintaining a positive relationship with both the neighborhood and guests, ensuring minimal disruption to the community.

STAFF RECOMMENDATION

The staff finds that the request meets criterion 1, 3, 4, 5, and 6 of the review standards; therefore, the City Planning Commission staff recommends **APPROVAL** of **Non-Commercial STR Special Exception Docket 066/24** (24-SPEX-11106, 24-NSTR-11106), subject to final review by the Short-Term Rental Administration for continuing compliance with the regulations.

Exhibit 1

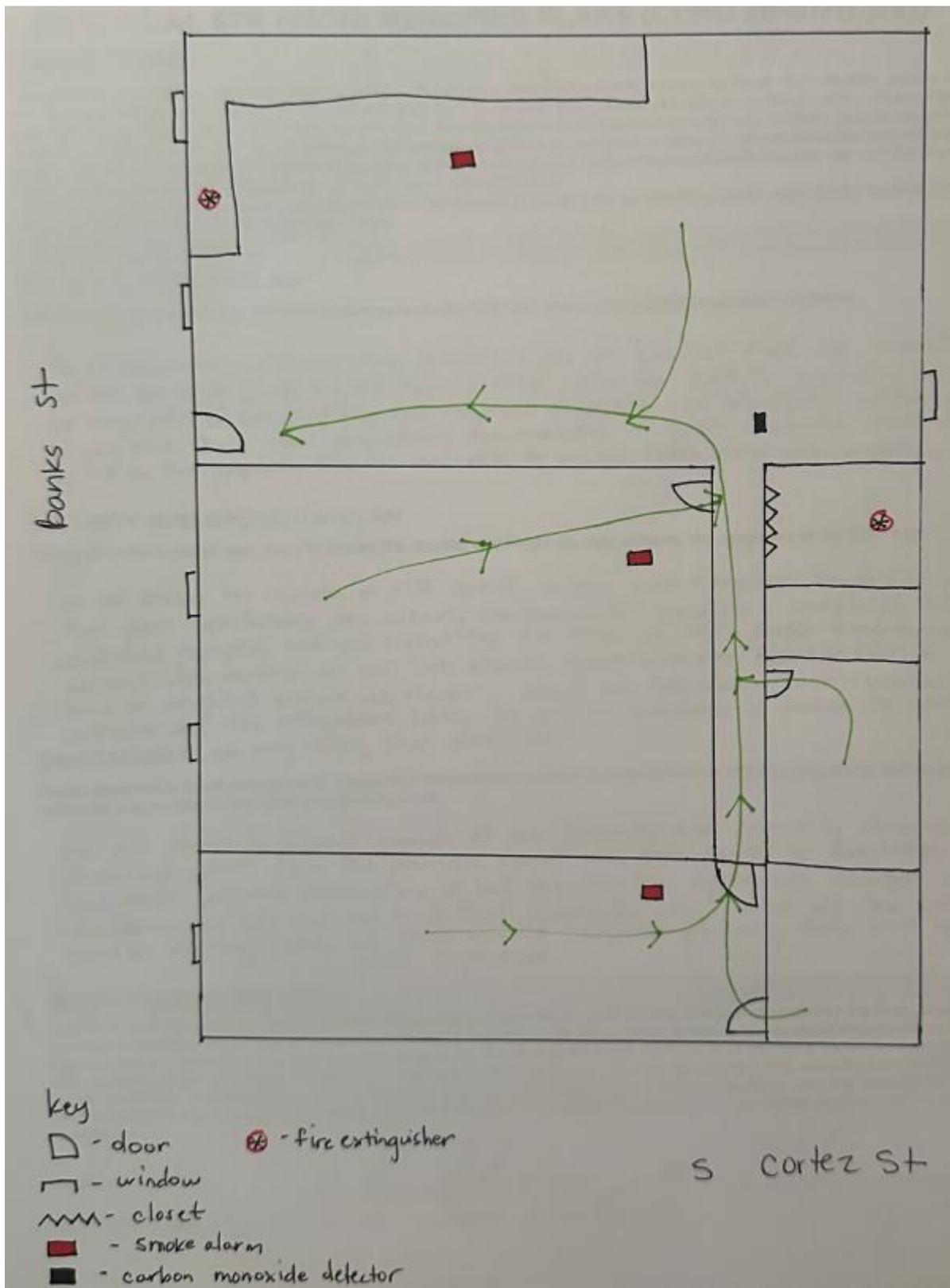


Exhibit 2

NPP MEETING COMMENT CARD

DATE: April 10th 2025

NAME/ADDRESS OF PROJECT: 343 S Cortez St

COMMENT/QUESTION:
I live next door and never had a single issue
with anyone who ever stayed here as part of the
short-term rental. NOT ONE.

CONTACT (OPTIONAL)
 NAME: _____
 EMAIL: _____
 ADDRESS: _____



Andree Schneider <andreekschneider@gmail.com>

AirBNB support

1 message

Murphy, Jaelyn P. <jmurp6@lsuhsc.edu>
To: "andreekschneider@gmail.com" <andreekschneider@gmail.com>

Thu, Feb 20, 2025 at 1:00 PM

To whom it may concern,

I am fully in support of Andree's continued AirBNB provisions; her business nor her renters have ever caused any issues with my day-to-day living, nor my personal and/or guest parking, nor any other issues. Her guests are always very pleasant, friendly, and enjoyable. Most often, I hardly even notice that they are there! And frankly, I appreciate having people around because I work odd hours at the hospital and my other adjacent neighbor is rarely home, so it actually provides me with a sense of safety and comfort having the guests in-and-out.

I hope this email is sufficient to express my support for the AirBNB renewal of her property. If you have any further questions or concerns, or require any further formal statement(s) from me, please do not hesitate to contact me at the cell phone number listed below.

Best Wishes,

Jaelyn P. Murphy, MS



MD Candidate | Class of 2026
Aesculapian Society | MS-3 Class Coordinator
Association of Women Surgeons | Exec. Board
LSUHSC New Orleans | School of Medicine
(504) 717-0836 | jmurp6@lsuhsc.edu



To Whom It May Concern, I am writing in support of Andree Schneider's renewal request for an AirBNB license.

My husband, Guerry M. Smith, and I have lived next door, at 331 S. Cortez Street, since 2017. For as long as we have been here, Andree has been a great neighbor, and her guests have not caused any issues.

The guests that stay in Andree's apartments keep a low-profile. We rarely see them, and when we do, it is only when they are being dropped off by a car service with their luggage. I'd also like to note that the length of Andree's home runs along Banks Street, and there is ample parking for her guests alongside her home.

If you would like to inquire further, please do not hesitate to contact us.

Sincerely,

Janet Smith

504-231-3922

NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION APPLICATION

Email this application to str.specialexception@nola.gov

Property Address: 343 S Cortez St

Square ID: 50005768 Square Name: 734 Zoning: HU-RD2 Council District: A

Type of Building: Two-Family (Double)

Total Number of Bedrooms in Home: 6 Total Number of Bedrooms Being Rented: 3

Maximum Number of Guests: 4 Partial or Whole Unit: Whole Unit

APPLICANT INFORMATION

Name: Schneider Andree

Mailing Address: 341 S Cortez St

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

Email: andreekschneider@protonmail.com Phone: (504) 920-8823

OPERATOR INFORMATION

Operator Identity: Owner

Name (Legal): Andree Schneider

Preferred Name (if different from legal name):

Tax Address: 341 S Cortez St

Email: andreekschneider@protonmail.com Primary Phone: 5049208823 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)
Airbnb	https://www.airbnb.com/slink/wkLlFABj

REQUIRED PLANS

Noise Abatement Plan: As homeowners, we have very specific rules of conduct that we expect our airbnb guests to abide by. We require that noise be kept to a minimum, guests be respectful of our property, and we do not allow parties of any kind. These rules are clearly doc

Sanitation Plan: We will regularly inspect grounds of our property and promptly eliminate trash and debris from the premises. Guests will have access to sanitation information and trash collection information. We will maintain the appropriate number of sanitation bin

ATTESTATIONS

Operator will perform daily visual inspections of the property: AKS

Operator will ensure regular litter and trash collection: AKS



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: AKS

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: AKS

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: AKS

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: AKS

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: AKS

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

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): AKS

TRAINING

Owner Training Date/Code: 5/21/2024

Operator Training Date/Code: 5/21/2024

LOTTERY

Lottery eligible: 5/21/2024 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

Andree Schneider

Date 3/20/25

Operator Name/Signature

Andree Schneider

Date 3/20/25

Date of Report: April 11th, 2025

Project Name: 343 S Cortez St NSTR

Contact: Andree Schneider, andreeschneider@protonmail.com, 504-920-8823, 341 S Cortez St. New Orleans, LA 70119

Overview

This report provides results of the implementation of the 343 S Cortez St NSTR Neighborhood Participation Program located at 341 S Cortez St at the intersection of Banks and S. Cortez St. 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 Meetings

The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal:

- Thursday, April 10th @ 7:30pm CST – (341 S Cortez St.)

Correspondence and Telephone Calls

- March 25th, 2025 – notice letters mailed and handed out to NPP Contact List and emailed to neighborhood associations and the district councilmember

Results

31 persons/addresses were invited to the NPP meeting.

Concerns, issues, and problems expressed by attendees:

- No issues or concerns were expressed by attendees

Dear City Council,

Please see response below which addresses the six approval criteria in relationship to the proposed NSTR located at 343 S Cortez St.

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

- Property is zoned historic urban two family residential, however there are commercial uses within the subject square and within the confines of one city block adjacent to the subject square that will benefit from the non-commercial short-term rental.
- There is significant non-residential activity along Banks St for the subject square and each adjacent block facing Banks Street associated with Finn McCool's Restaurant & Bar, Mona's Restaurant, Mona's International Grocery, Silmarc Barber Shop, and Necy's Beauty Salon. The subject non-commercial short-term rental fronts this section of Banks Street.
- Associated land use, pedestrian, bicycle, and vehicular traffic along this section of Banks Street is consistent with mixed-use development/zoning which is a favorable condition for the requested license.

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

- There are two unique geographic considerations which would mitigate the impact of an additional non-commercial short-term rental use.
 - i. The subject property is approximately 50' wide, about double the width of the vast majority of lots along S. Cortez Street. Geographically, the main structure is situated adjacent to Banks Street and only approximately 25' wide leaving approximately a 25' buffer of green space between the subject non-commercial short-term rental and the adjacent structure on S. Cortez Street, approximately equivalent to a vacant lot, and a unique geographical feature for this block.
 - ii. The subject non-commercial short term rental fronts onto Banks Street, a wide parkway Boulevard section with a grassy median and lined with massive live oak trees, creating a significant buffer between the subject non-commercial short-term rental and residential and commercial land uses on the other side of Banks Street.

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 unique use conditions in the surrounding area which would be well served by the additional non-commercial short term rental unit within the block. There are non-residential uses that create local demand for visitors of the subject short-term rental within the confines of one city block adjacent to the subject

square, including restaurants/bars, retail goods establishments and personal service establishments. These include: Finn McCool's Restaurant and Bar, Mona's Restaurant, Mona's International Grocery, Silmarc Barber Shop, and Neecey's Beauty Salon. In addition, within the confines of the second city block adjacent to the subject square, there is the landmark restaurant, Mandina's, as well as Rosella's across the street.

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

- The non-commercial short-term rental use will not increase traffic and safety hazards. The non-commercial short-term rental has access to alternative transportation methods within the confines of one city block adjacent to the subject square. The subject short-term rental is located directly on Banks Street with dedicated bike lanes and pedestrian sidewalks lining the subject square and adjacent city blocks providing safe pedestrian and bicycle access to all non-residential points of interest to visitors noted in section 3. This results in safe and efficient pedestrian and bicycle access throughout this area.
- There is also quick and efficient pedestrian access to the RTA Canal Streetcar transit system within the confines of two city blocks adjacent to the subject square. This provides excellent access to major visitor attractions such as downtown, the French Quarter, Riverfront, and the St. Charles Street Car line.
- The subject property is located at the corner of Banks Street and S. Cortez Street, however the short-term rental faces Banks Street, an urban connector street which is a parkway boulevard section with one lane of traffic in either direction, dedicated bike lanes, and pedestrian sidewalks on both sides along Banks Street with on street parking. It also has a grassy median providing enhanced safety for pedestrians crossing Banks Street. This is a low traffic, low speed collector roadway. The features noted above create a safe complete streets roadway ideal for non-commercial short-term rental use.
- It should also be noted that the subject property is zoned two-family residential however only one unit of the subject property is occupied full time by the owner. If the second unit was rented out full time, it would result in more traffic demand than a non-commercial short-term rental as the occupancy rate for short-term rentals is much less than a full time long-term rental use.

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

- The additional non-commercial short term rental use should not result in parking issues around the block or in the subject area. There is currently two off-site parking spaces on the subject property in the form of a two-car garage. The current owner/occupant only has one car leaving available an off-site parking space in the event a guest arrives by car. In addition, the subject property currently has approximately 40' of frontage for on-street parking along S. Cortez Street and approximately 80' of available on-street parking along Banks Street

(does not include the subject property 20' driveway along Banks Street). This results in the equivalent of approximately 6 on-street parking spots adjacent to the subject property of which none are used by the owner due to the on-site 2-car parking garage.

- There are no known instances of prohibitive parking such as handicapped parking, tow-zone, etc. around or adjacent to the subject property square.
- It should also be noted that the subject property is zoned two-family residential however only one unit of the subject property is occupied full time by the current owner. If the second unit was rented out full time, it would result in more parking demand than a non-commercial short-term rental as the occupancy rate for short-term rentals is much less than a full time long-term rental use.
- Furthermore, most Airbnb guests arrive by ride share service further minimizing the parking impact for the neighborhood.

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

- The additional non-commercial short-term rental use will not impair the health, safety, and welfare of the neighborhood properties.
- As requested, an NPP meeting was held with neighbors and comments/discussion relative to the non-commercial short-term rental were favorable. Discussion topics included the renewal of the non-commercial short-term rental permit and NPP meeting attendees had no opposition. Additionally, favorable comments were left by one NPP meeting attendee who lives directly adjacent to subject property (see attached comment card).
- Furthermore, prior to the NPP meeting being held, I received favorable letters from both adjacent neighbors indicating that they were in full support of the renewal of my non-commercial short-term rental permit (see attached letters).
- I have successfully operated my short-term rental units for 7 years under permits provided by the City. I have never received an instance of a noise complaint or any other type of complaint. Furthermore, I have maintained Superhost status throughout my tenure as an Airbnb host, for approximately 7 years. I have attached copies of my evacuation plan, noise abatement plan, and sanitation plans for reference.
- The subject property's owners will be onsite during all Airbnb tenants stays and if any instances of disorderly conduct do arise, they will be addressed immediately. It should be noted that this type of instance has never occurred during the prior 7 year Airbnb hosting term. Additionally, guests are required to empty trash bins prior to departure and the subject property's owner will see to it that all sanitation rules are followed in a timely manner.

NPP Meeting Contact List

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

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
3815 Banks LLC	4 Sanctuary Ln	Metairie	LA	70006
Current Resident	325 S Cortez St	New Orleans	LA	70119
Current Resident	327 S Cortez St	New Orleans	LA	70119
Current Resident	328 S Cortez St	New Orleans	LA	70119
Current Resident	330 S Cortez St	New Orleans	LA	70119
Current Resident	332 S Cortez St	New Orleans	LA	70119
Current Resident	333 S Cortez St	New Orleans	LA	70119
Current Resident	334 S Cortez St	New Orleans	LA	70119
Current Resident	336 S Cortez St	New Orleans	LA	70119
Current Resident	338 S Cortez St	New Orleans	LA	70119
Current Resident	340 S Cortez St	New Orleans	LA	70119
Current Resident	342 S Cortez St	New Orleans	LA	70119
Current Resident	343 S Cortez St	New Orleans	LA	70119
Current Resident	3815 Banks St	New Orleans	LA	70119
Current Resident	3829 Banks St 102	New Orleans	LA	70119
Current Resident	3829 Banks St Apt 101	New Orleans	LA	70119
Current Resident	3829 Banks St Apt 102	New Orleans	LA	70119
Current Resident	3829 Banks St Apt 201	New Orleans	LA	70119
Current Resident	3829 Banks St Apt 202	New Orleans	LA	70119
Famille Holdings LLC	PO Box 9174	Metairie	LA	70055
George W Stemley	2616 Prentiss Ave	New Orleans	LA	70122
Guerry M Smith	331 S Cortez St	New Orleans	LA	70119
Henry Holmes	ET Al 5329 N Rampart St	New Orleans	LA	70117
Morris Kirschman & Company LLC	2621 Cleveland Ave	New Orleans	LA	70119
Pauline K Meggs	3821 Banks St	New Orleans	LA	70119
Phillip Keese	1428 W Peters Colony Rd	Carrollton	TX	75007
Schneider Andree	341 S Cortez St	New Orleans	LA	70119
Swayze Properties LLC	325 Eleonore St	New Orleans	LA	70115
Tracy L Melsheimer	323 S Cortez St	New Orleans	LA	70119

Neighborhood Associations (Delivery Method Email Only)

Organization Name Mid City Neighborhood Organization
Point of Contact Emily Leitzinger

Phone Number 504-507-0831
 Email president@mcno.org
 Street Address P.O. Box 791023
 City New Orleans

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

Buffer Area

March 26, 2024

Dear Neighbor,

I own the property at 341-343 S Cortez Street. I would like to operate a non-commercial short-term rental unit at this location as I have done for the last 7 years until the change in City policy regarding short-term rentals late last year.

The site is located in an HU-RD2 Historic Urban Two-Family Residential District. As per Ordinance No. 29382, we are required to apply for approval through the special exception process. The site is a two-story non-commercial structure with a total square footage of 3,600 sq. ft.

Because you are a neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose and address any questions or concerns that you may have. Our application must be heard by the City Council, and we are required to do this before we submit our application to the City Planning Commission.

The meeting will take place:

Date: Thursday, April 10th

Time: 7:30pm

Location: 341 S Cortez St (Upstairs)

This letter is being delivered through US Mail and through hand delivery. At the meeting, I will provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans. I have enclosed my site plans to give you a better idea of what we'd like to do. If we receive approval, we 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 April 10th.

Sincerely,

Andree Schneider

504-920-8823

andreeschneider@protonmail.com

Site Plan Overview
341 – 343 S Cortez St



NPP MEETING COMMENT CARD

DATE: April 10th 2025

NAME/ADDRESS OF PROJECT: 343 S Cortez St

COMMENT/QUESTION:

I live next door and never had a single issue with anyone who ever stayed here as part of the short-term rental. Not once.

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: April 10th 2025

NAME/ADDRESS OF PROJECT: 343 S Cortez St.

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

SE066-24

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP Meeting Agenda

343 S Cortez St NSTR Neighborhood Participation Meeting

Date: Thursday April 10th, 2025 @ 7:30pm

Location: 341 S Cortez St. New Orleans, LA 70119

- I. Welcome
 - Introduction of speaker (homeowner, Andree Schneider)
 - Tour of the space proposed for NSTR rental.
 - Overview of site plan and floor plan of proposed project.

- II. Description of the Project
 - Description of the project proposal for 343 S Cortez St NSTR.
 - Notation of zoning as Historic Urban Two-Family Residential District.
 - Total square footage of the rental unit is roughly 1100 square feet.
 - Discussion of how proposal will impact and benefit the immediate neighborhood.

- III. Public Comment
 - Comment cards handed out to Neighborhood Participation Meeting attendees.

- IV. Summary
 - Comments and feedback were positive and no issues were identified.

- V. Next Steps
 - Provided attendees with timeline for submitting special exception application for 343 S Cortez St. NSTR.

AirBNB support

1 message

Murphy, Jaclyn P. <jmurp6@lsuhsc.edu>
To: "andreekschneider@gmail.com" <andreekschneider@gmail.com>

Thu, Feb 20, 2025 at 1:00 PM

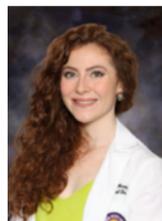
To whom it may concern,

I am fully in support of Andree's continued AirBNB provisions; her business nor her renters have ever caused any issues with my day-to-day living, nor my personal and/or guest parking, nor any other issues. Her guests are always very pleasant, friendly, and enjoyable. Most often, I hardly even notice that they are there! And frankly, I appreciate having people around because I work odd hours at the hospital and my other adjacent neighbor is rarely home, so it actually provides me with a sense of safety and comfort having the guests in-and-out.

I hope this email is sufficient to express my support for the AirBNB renewal of her property. If you have any further questions or concerns, or require any further formal statement(s) from me, please do not hesitate to contact me at the cell phone number listed below.

Best Wishes,

Jaclyn P. Murphy, MS



MD Candidate | Class of 2026
Aesculapian Society | MS-3 Class Coordinator
Association of Women Surgeons | Exec. Board
LSUHSC New Orleans | School of Medicine
(504) 717-0856 | Jmurp6@lsuhsc.edu



To Whom It May Concern, I am writing in support of Andree Schneider's renewal request for an AirBNB license.

My husband, Guerry M. Smith, and I have lived next door, at 331 S. Cortez Street, since 2017. For as long as we have been here, Andree has been a great neighbor, and her guests have not caused any issues.

The guests that stay in Andree's apartments keep a low-profile. We rarely see them, and when we do, it is only when they are being dropped off by a car service with their luggage. I'd also like to note that the length of Andree's home runs along Banks Street, and there is ample parking for her guests alongside her home.

If you would like to inquire further, please do not hesitate to contact us.

Sincerely,

Janet Smith

504-231-3922

From: andreekschneider@protonmail.com
To: [Mercedes Rivas](#)
Subject: Fw: NPP Meeting Invitation - 343 S Cortez St
Date: Monday, April 28, 2025 4:14:27 PM
Attachments: [NPP Letter copy.docx](#)

----- Forwarded Message -----

From: andreekschneider@protonmail.com <andreekschneider@protonmail.com>
Date: On Thursday, March 27th, 2025 at 9:11 AM
Subject: NPP Meeting Invitation - 343 S Cortez St
To: Joseph.Giarrusso@nola.gov <Joseph.Giarrusso@nola.gov>

Good Morning, Councilman Giarrusso,

Please see the attached NPP Meeting Invitation for 343 S Cortez St.

Thank you!
Andree Schneider
andreekschneider@protonmail.com
504-920-8823

From: andreekschneider@protonmail.com
To: [Mercedes Rivas](#)
Subject: Fw: NPP Meeting Invitation - 343 S Cortez St
Date: Monday, April 28, 2025 4:14:36 PM
Attachments: [NPP Letter copy.docx](#)

----- Forwarded Message -----

From: andreekschneider@protonmail.com <andreekschneider@protonmail.com>
Date: On Thursday, March 27th, 2025 at 9:09 AM
Subject: NPP Meeting Invitation - 343 S Cortez St
To: president@mcno.org <president@mcno.org>

Hello,

Please see attached NPP Meeting Invitation for 343 S Cortez St.

Thank you!
Andree Schneider
504-920-8823

From: andreekschneider@protonmail.com
To: [Mercedes Rivas](#)
Subject: Fw: NPP Meeting Invitation - 343 S Cortez St
Date: Monday, April 28, 2025 4:14:40 PM
Attachments: [NPP Letter copy.docx](#)

----- Forwarded Message -----

From: andreekschneider@protonmail.com <andreekschneider@protonmail.com>
Date: On Thursday, March 27th, 2025 at 9:12 AM
Subject: NPP Meeting Invitation - 343 S Cortez St
To: CPCinfo@nola.gov <CPCinfo@nola.gov>

Hello,

Please see attached NPP Meeting Invitation for 343 S Cortez St.

Thank you!

Andree Schneider
andreekschneider@protonmail.com
504-920-8823

From: andrekschneider@protonmail.com
To: [Mercedes Rivas](#)
Subject: Fw: NPP Meeting Invitation - 343 S Cortez St
Date: Monday, May 12, 2025 11:13:20 AM
Attachments: [NPP Letter copy.docx](#)

Hi Mercedes,

Please see attached email to tlevy@pelhughes.com.

Please advise if anything further is needed and when I may expect the invoice.

Thank you!

Andree Schneider
504-920-8823
Andrekschneider@protonmail.com

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

From: <andrekschneider@protonmail.com>
Date: On Thu, Mar 27, 2025 at 12:08 PM
Subject: Fw: NPP Meeting Invitation - 343 S Cortez St
To: tlevy@pelhughes.com <tlevy@pelhughes.com>
Cc:
Hello,

Please see attached NPP Meeting Invitation for 343 S Cortez St.

Thank you!
Andree Schneider
504-920-8823

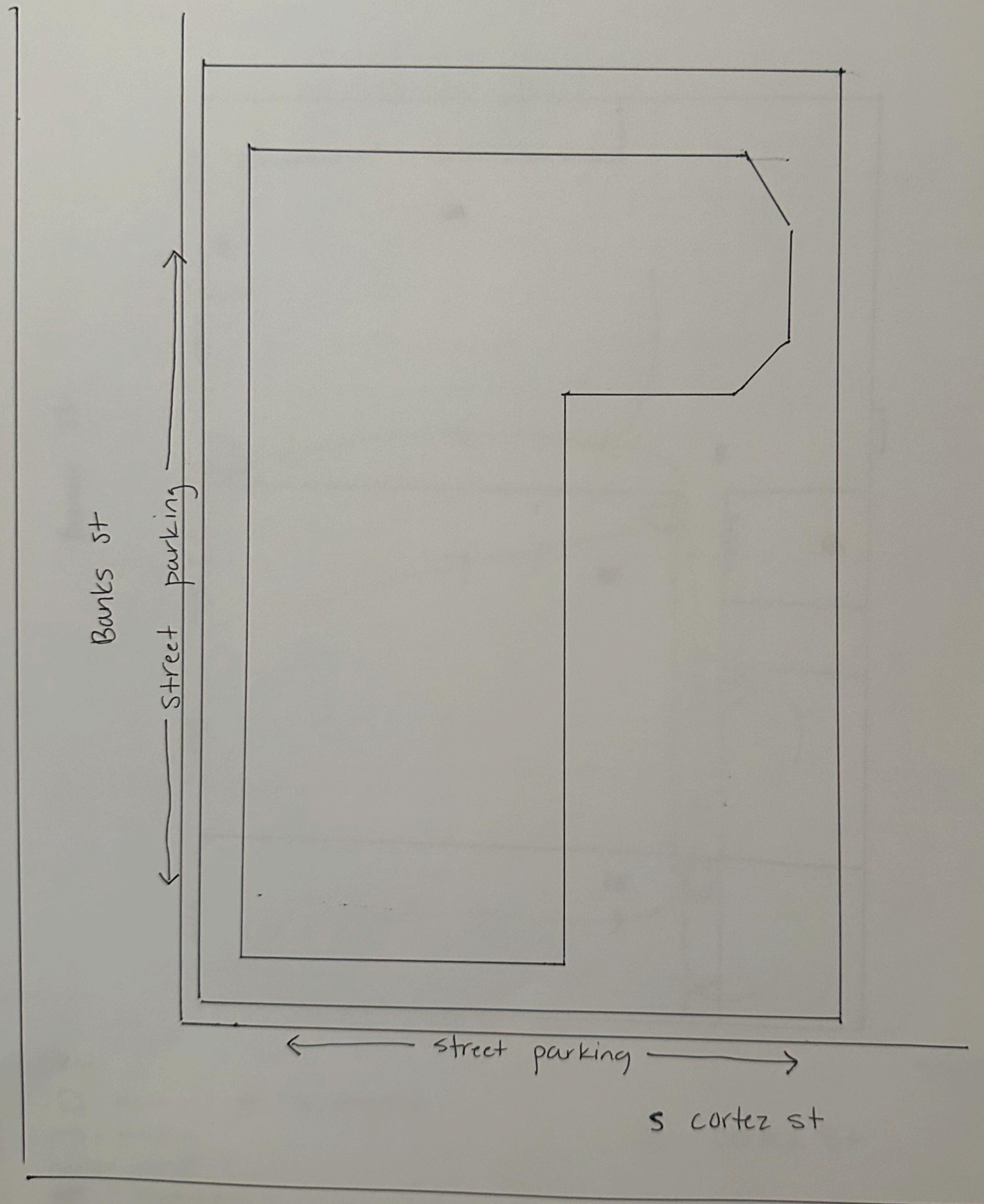
341 & 343 Site Plan

Banks st

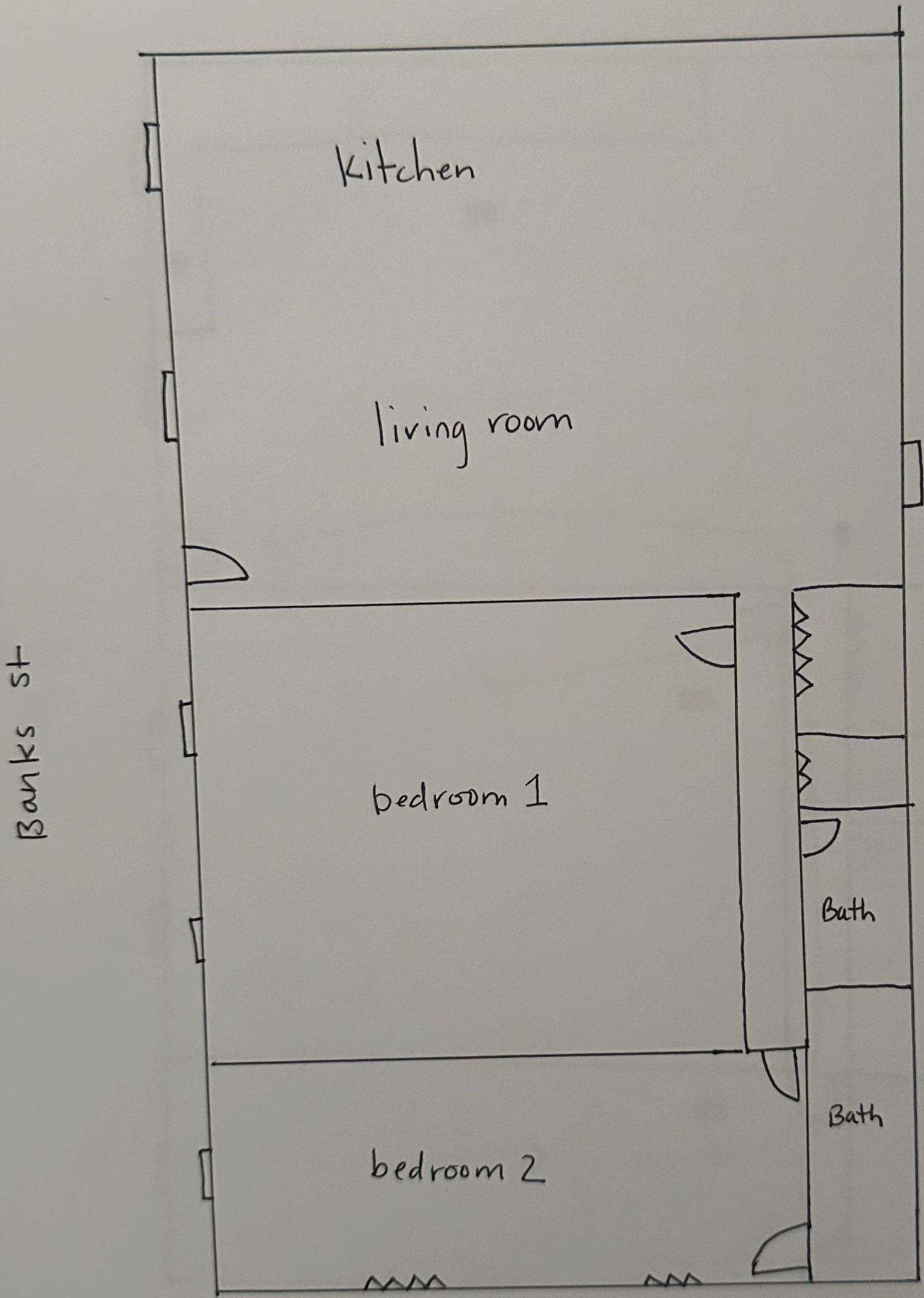
Street parking

Street parking

S Cortez st



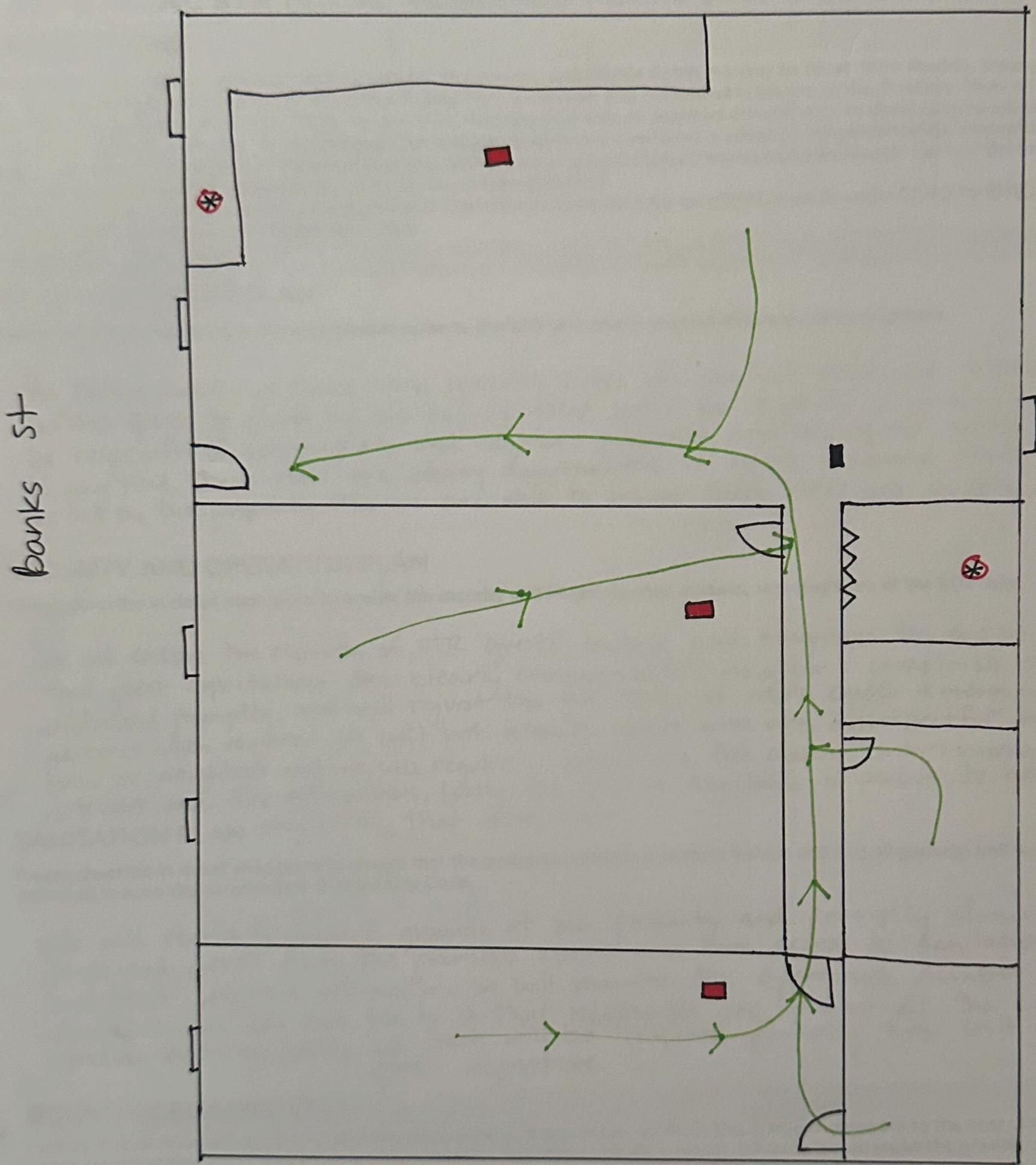
343 S Cortez St
Floor Plan



- Key
- - Door
 - ┌ - window
 - ㄦ - closet

S Cortez St

343 S Cortez St Evacuation Plan



key

- D - door
- L - window
- ~ - closet
- - smoke alarm
- - carbon monoxide detector
- ⊗ - fire extinguisher

S Cortez St

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

**PERSONAL
DRIVER'S LICENSE**



LICENSE/ID NO CLASS EXPIRATION DATE
008617195 E 02-26-2025

DOB **02-26-1988**

ISSUE DATE **07-15-2020**

**SCHNEIDER
ANDREE KRISTINE**

**341 S CORTEZ ST
NEW ORLEANS, LA 70119-0000**

ENDORSEMENTS
NONE

RESTRICTIONS
01

SEX HGT WGT
F 5' 05" 125

EYES AUDIT OFFICE
BRO 6060 388

Andree Schneider

PARISH
36



DONOR