

City Planning Commission
Staff Report
Tuesday, March 24, 2026

Zoning Docket 031/26

Prepared by: Valerie Goines

Date: March 30, 2026

Deadline for CPC action: May 23, 2026

CC Deadline: 60 days from receipt

City Council District: B – Harris

Applicant: Joseph H. Babington et al.

Request: Conditional use to permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Square 24, Lot 2, in the Fourth Municipal District, bounded by Third Street, Tchoupitoulas Street, Rousseau Street, and Fourth Street

Municipal address(es): 424-428 Third Street

Description

The subject property is located on Third Street within the HU-MU Historic Urban Mixed-Use District and the Transient Lodging Interim Zoning District. The site is currently developed with a single story four-bedroom, four-bathroom residential dwelling and consists of one lot of record with an area of approximately 3,333 square feet. The applicant proposes utilizing two on-street parking spaces to satisfy the off-street parking requirement for a commercial short term rental.¹

Figure 1. Subject Site



¹ Within the HU-MU District, on-street spaces count towards the off-street parking requirement per [Article 22, Section 22.4.C \(Table 22-2\)](#).

Reason for Commission Review

While a commercial short term rental is a permitted use by right within the HU-MU District pursuant to Article 12, Section 12.2.A (Table 12-1), [City Council Motion M-25-530](#), which established the Transient Lodging Interim Zoning District, requires that all transient lodging uses otherwise permitted by right in the underlying zoning district be reclassified as conditional uses.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

<i>The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.</i>	
<u>Met</u>	The Mixed-Use Low Density designation allows a variety of commercial uses. While the Master Plan does not specifically address transient lodging within the Mixed-Use Low Density designation, such use does not conflict with the intent of the designation. The property’s development style is consistent with that of a single-family dwelling, which is permitted within this designation.
<i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i>	
<u>Met</u>	The subject site is located within the HU-MU Historic Urban Mixed-Use District, where the proposed Commercial Short Term Rental use would otherwise be permitted by right. This district encourages mixed-use areas that are compatible with nearby land uses and pedestrian-oriented in character.
<i>The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.</i>	
<u>Met</u>	There are several use standards outlined in Article 20 regarding commercial short term rentals, both in Articles 20.3.LLL.1 and 20.3.LLL.2 . Staff recommends a proviso (see below) to ensure these standards are met. The environmental standards of Article 21, Section 21.3 are met.
<i>The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate</i>	

<i>development-related adverse impacts.</i>	
<u>Met</u>	The petitioned site is located between Tchoupitoulas Steet and Rousseau Street, on a block where only one other residential structure exists. The square in which the property is located, and the adjacent square across Third Street are both otherwise developed with warehouse type buildings and surface parking lots. A flooring store is operating behind the petitioned site, and a brewery “The Tchoup Yard” is operating across the street, both of which are located within an MU-1 Medium Intensity Mixed-Use District. Therefore, the proposed CSTR would have limited impacts on residential development. Additionally, the proposed use is not anticipated to generate traffic impacts beyond those typically associated with a traditional single-family residence, as occupancy levels and vehicle demand are comparable to residential use.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F².</i>	
<u>Met</u>	<i>No variances are required.</i>
<i>The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.</i>	
<u>Met</u>	The proposed commercial short term rental does not constitute a use that is materially detrimental to the public health, safety, or welfare, nor is it expected to result in material damage or prejudice to other property in the vicinity. The use is permitted within the HU-MU District and will operate within an existing structure, with no expansion of the building footprint or intensification of site development. As proposed, the use is comparable in scale and impact to other permitted uses within the district.

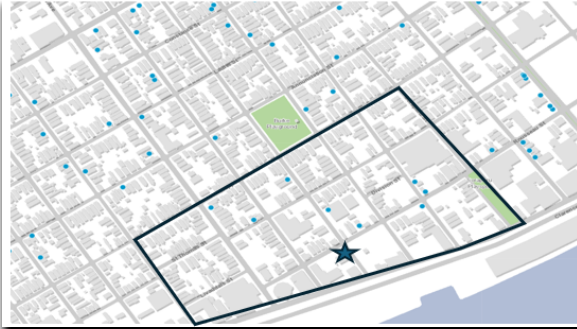
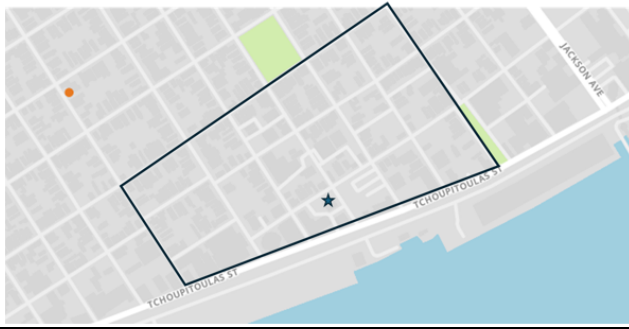
Staff recommends the following provisos to ensure compliance with the use standards for commercial short term rentals:

1. In accordance with **Article 20, Section 20.3.LLL.1** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
 - a. In addition to the use standards below, all short term rentals shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
 - b. All short term rentals shall require a permit. The permit shall be prominently displayed on the front facade of the property at a reasonable height in a location clearly visible from the street and accessible from the public right-of-way during all period of occupancy and contain the permit number, the contact information for the owner or operator, the permit type (Non-Commercial or Commercial) and the bedroom and occupancy limit.
 - c. Short term rentals shall not be operated outdoors, in an accessory structure, or in a recreational vehicle.
 - d. Only one party of guests shall be permitted per short term rental unit.
 - e. Both Commercial and Non-Commercial short term rentals shall be considered dwelling units for density purposes and subject to the minimum lot area per dwelling unit requirement of the applicable zoning district.

² [Article 4, Section 4.6.F Approval Standards](#)

- f. A short term rental permit shall be secured prior to operation; and short term rental operators shall comply with all applicable permit requirements provided in the Code of the City of New Orleans.
 - h. The rental of kitchens, dining rooms, living rooms, offices, and other common spaces may be used as part of the short term rental but shall not be rented as guest bedrooms. Only legally permitted bedrooms shall be used for the purposes of calculating the maximum number of guests. Studio apartments and dwelling units shall be considered to have one (1) guest bedroom and allowed a maximum of two (2) guests.
 - i. Notwithstanding anything else herein to the contrary, no Short Term Rental or Bed and Breakfast shall be permitted within the boundaries of the Garden District, which for purposes of this subsection shall be defined as follows: the center line of St. Charles Avenue, downriver side of Jackson Avenue, center line of Magazine Street, and downriver side of Louisiana Avenue. This provision shall not be waived.
- 2. In accordance with **Article 20, Section 20.3.LLL.2** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
 - a. The permit shall be prominently displayed on the front facade of the property in a location clearly visible from the street or on the exterior of the front door of the dwelling unit being rented for multi-family dwellings, during all periods of occupancy and contain the permit number, the contact information for the permitted operator, the permit type (Commercial) and the unit, guest bedroom and occupancy limit.
 - b. Up to five (5) guest bedrooms may be rented to guests in each unit and occupancy shall be limited to two (2) guests per guest bedroom with a maximum ten (10) guests.
 - c. Commercial Short Term Rentals shall be prohibited on the first floor of a multi-story structure that contains or can contain residential uses on subsequent floors, but (1) does not apply to buildings that are single- or two-family dwellings; (2) does not apply to single-story structures; (3) does not apply to the CBD Central Business Districts, except when the structure is a new construction or a substantial improvement, EC Education Campus, MC Medical Campus, LS Life Science, and M-MU Maritime Mixed Use Districts, nor the MI Maritime Industrial Commercial and Recreational Subdistrict.
 - d. A Commercial Short Term Rental shall submit the following impact management plans, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies:
 - i. Noise abatement plan;
 - ii. A security and operation plan; and
 - iii. A sanitation plan.
 - e. No more than one (1) unit or twenty-five (25) percent of total units on a lot or a single building constructed across lot lines, whichever is greater, shall be permitted as a Commercial Short Term Rental. In the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, the Commercial Short Term Rental shall only be authorized when the total number of housing units is at least ten (10) and triggers the Mandatory Inclusionary Zoning regulations of Article 28. This cap shall not apply to the VCE Vieux Carré Entertainment District, to structures which front on Canal Street between the Mississippi River and Rampart Street, the EC Educational Campus District, MC Medical Campus District, LS Life Science District, or the MI Maritime Industrial District Commercial and Recreational Subdistrict.
 - f. Any structure that contains 10 or more dwelling units that are used as short term rentals shall have a designated and permitted Operator as required by the Code of the City of New Orleans.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

<p><i>Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?</i></p>	
<p>The proposed transient lodging use will not prevent the development of long-term housing, including affordable and workforce housing. The use is located within an existing residential structure and does not involve demolition or permanent alterations that would preclude future residential occupancy. Because the structure will be retained and maintained, the property can be readily returned to a traditional long-term residential use in the future.</p>	
<p><i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i></p>	
<p>The subject property was previously configured as a two-family dwelling and has since been structurally converted to a single-family dwelling, resulting in the loss of one long-term housing unit. While this reduction occurred prior to the proposed transient lodging use, the use would occupy the existing single-family structure and would not further reduce the number of long-term housing units beyond the existing condition.</p>	
<p><i>Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?</i></p>	
<p>An RTA bus stop is located at Tchoupitoulas Street at Third Street, approximately 200 feet from the site, placing the property within close proximity to public transit.</p>	
<p><i>Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?</i></p>	
<p>A code violation was recorded in 2014 regarding a satellite dish; this matter was resolved in 2017. There are currently no outstanding violations associated with the property.</p>	
<p><i>How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?</i></p>	
<p>The Short Term Rental (STR) Map indicates that there are eight (8) active licensed STRs located within 1,000 feet of the subject property. There are no hotels, motels, or bed and breakfast within 1000 feet of the site.</p>	
<p>Figure 2: Transient Lodging Uses within 1000 Feet</p>	
	
<p>(Source: STR Active Licenses)</p>	<p>(Source: data.nola.gov) – Hotels, Motels and Bed and Breakfasts</p>

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 031/26 subject to two provisos:

Provisos

1. In accordance with **Article 20, Section 20.3.LLL.1** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
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f. Any structure that contains 10 or more dwelling units that are used as short term rentals shall have a designated and permitted Operator as required by the Code of the City of New Orleans.

City Planning Commission Meeting (March 24, 2026)

The staff summarized the application and presented its recommendation for approval. The Commission received public comment from the applicants who spoke in support of the request. There were three individuals who spoke in opposition. There was discussion among the Commissioners about the permanent entitlement that a conditional use offers as opposed to the temporary nature of Short Term Rentals recommended in the study.

Staff added that under the study recommendations, the proposed use would be qualified as a large CSTR since it occupies an entire dwelling and would not be approvable but that a small CSTR would be. Because the City is currently going through the changes in regulations, Commissioner Poché moved to deny the application. Commission Jordan seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 013/26 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

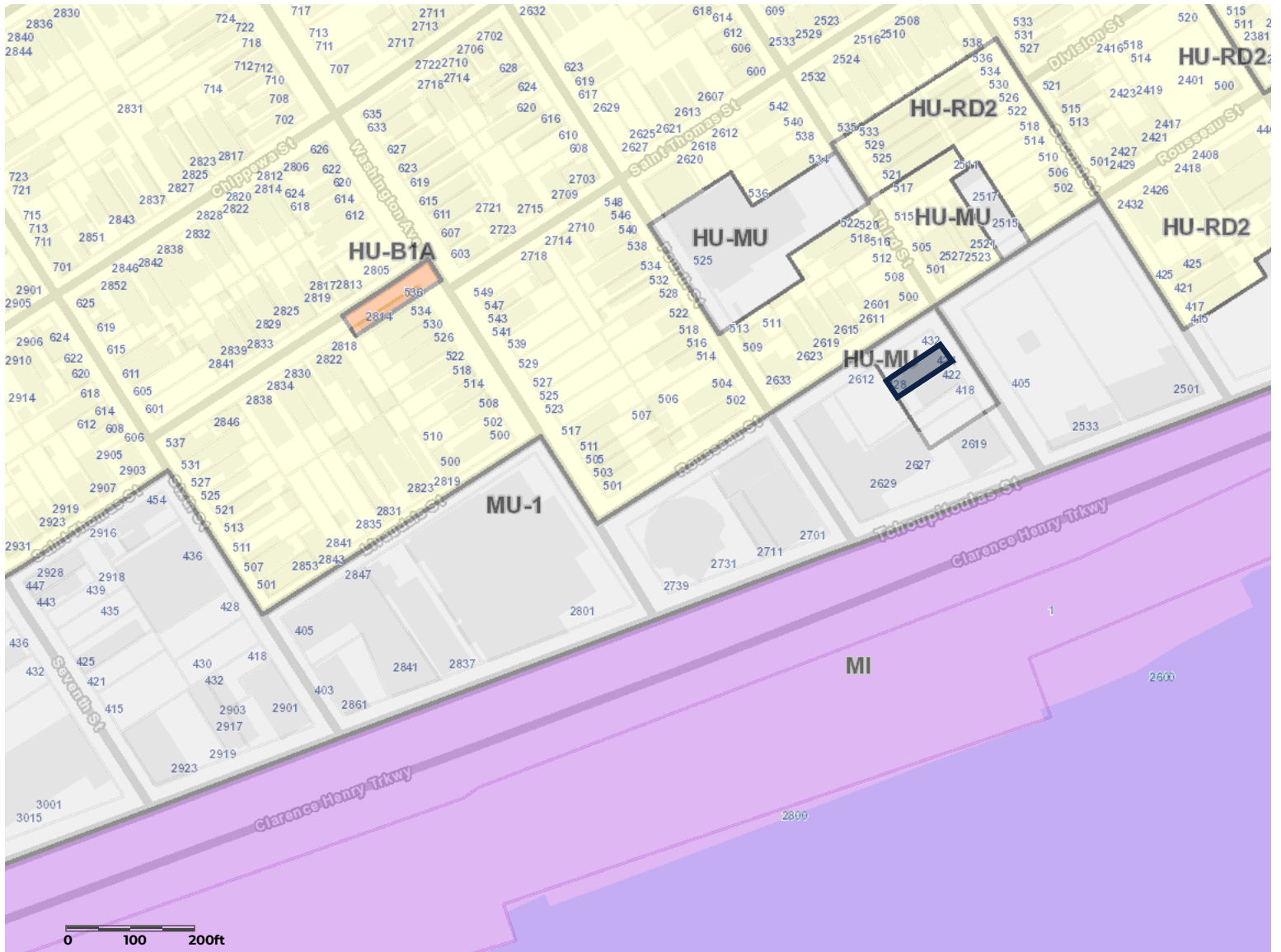
YEAS: Flick, Kepper, Poché, Jordan, Joshi-Gupta

NAYS: Witry

ABSENT: Steeg



City of New Orleans Property Viewer
424 3RD ST, LA, 70130



PROPERTY INFORMATION

Building Number	
Unit Number	
Site Address	424 3RD ST, LA, 70130
First Owner Name	MCLELLAN JOHN RICHMOND
Second Owner Name	
Mailing Address	ET AL, 25 AUDUBON BLVD
Mailing City	NEW ORLEANS
Mailing State	LA
Mailing Zip 5	70118
Mailing Zip +4	
Use Code	

Property Description	SQ 24 LOT 2 33X101 424-28 THIRD ST
GeoPIN	41043245
Tax Bill ID	411100902
Lot	2
Square	
BLOCK	24
PARID	424-3RDST
Parcel Area (sq.ft.)	3333
Parcel Dimensions (ft.)	33X101

ZONING

Zoning District

HU-MU

Zoning Description

Historic Urban Neighborhood Mixed-Use District (<https://czo.nola.gov/article-12/>)

Uses

Permitted and Conditional Uses (<https://czo.nola.gov/article-12#12-2>)

FUTURE LAND USE

Future Land Use

MUL

Future Land Use Description

Mixed-Use Low Density (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-21>)

Overlay / IZD Description

Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-22>)

Overlay / IZD Description

Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. ([https://czo.nola.gov/czo/media/IZD/2025/M-25-530-\(SUBSTITUTE-MOTION\).pdf](https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf))

Overlay / IZD Description

Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf>)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

LOCAL HISTORIC DISTRICTS

Name

Irish Channel

Ordinance

MCS 20595

Jurisdiction

NOHDL

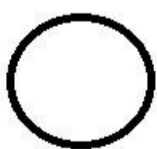
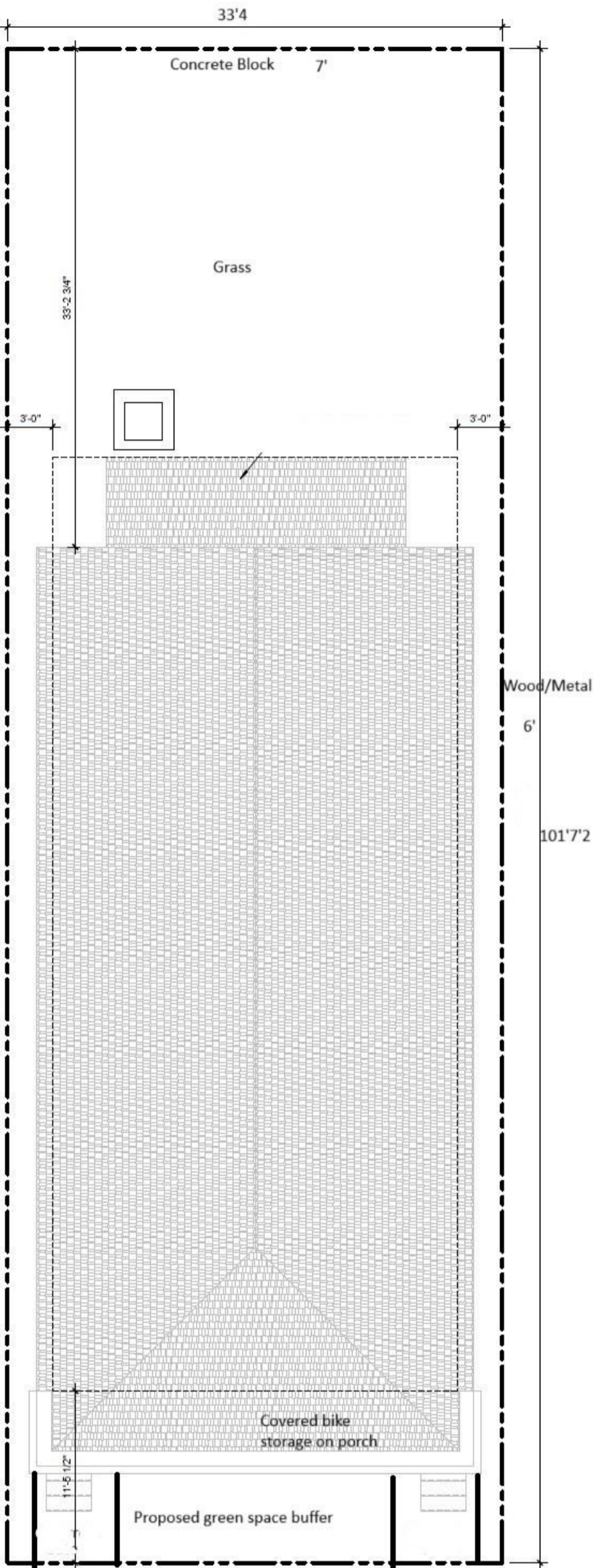
Control

Full

NATIONAL REGISTER OF HISTORIC PLACES

Name

Irish Channel Area Architectural District



Magnolia Tree

Sidewalk

Curb

16'2"
Parking space 1

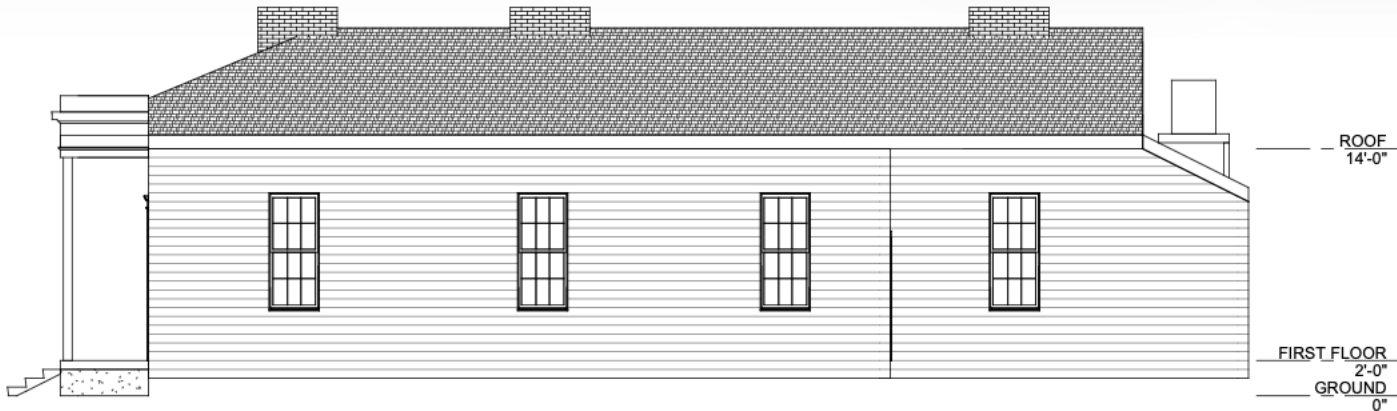
16'2"
Parking space 2

Third Street

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the **FOURTH (4TH) DISTRICT** of New Orleans, **SQUARE TWENTY-FOUR (24)**, bounded by Third, Tchoupitoulas, Fourth and Rosseau Street, designated as **LOT NO. TWO (2)**, according to survey of Gilbert & Kelly, Surveyors, dated February 26, 1946, a certified copy of which is annexed to an act of Edward Haspel, N. P., August 11, 1955, and which said lot commences 28' 7" 5" from Rosseau Street and measures thence 33' 4" front on Third Street, by a depth of 101' 7" 2" between equal and parallel lines.

The property bears the Municipal No. 424 Third Street, New Orleans, Louisiana 70130.

Said property is being purchased and/or mortgaged subject to any and all valid restrictions and/or servitudes affecting it.



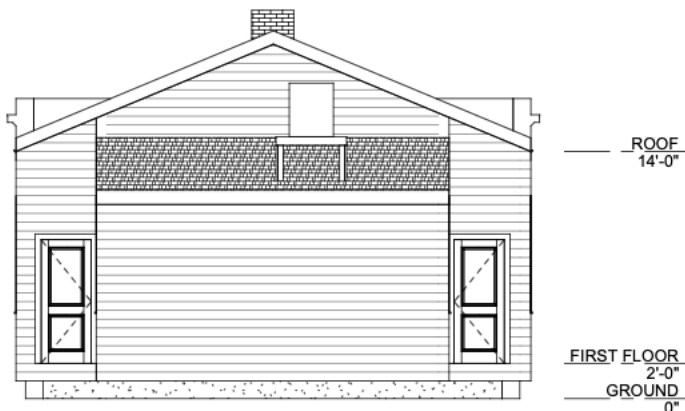
05 EAST ELEVATION

2.1 | 3/16" = 1'-0" |



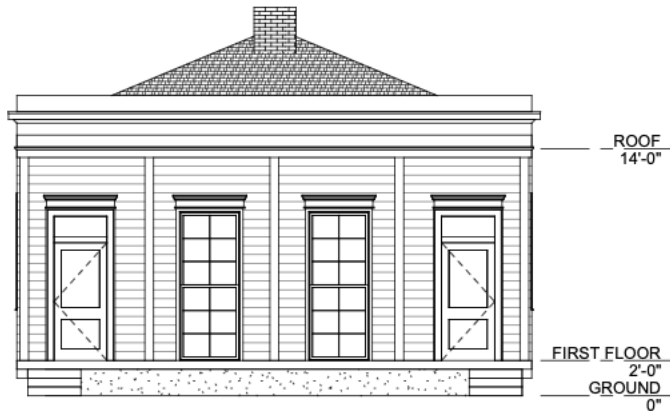
04 WEST ELEVATION

3/16" = 1'-0" |



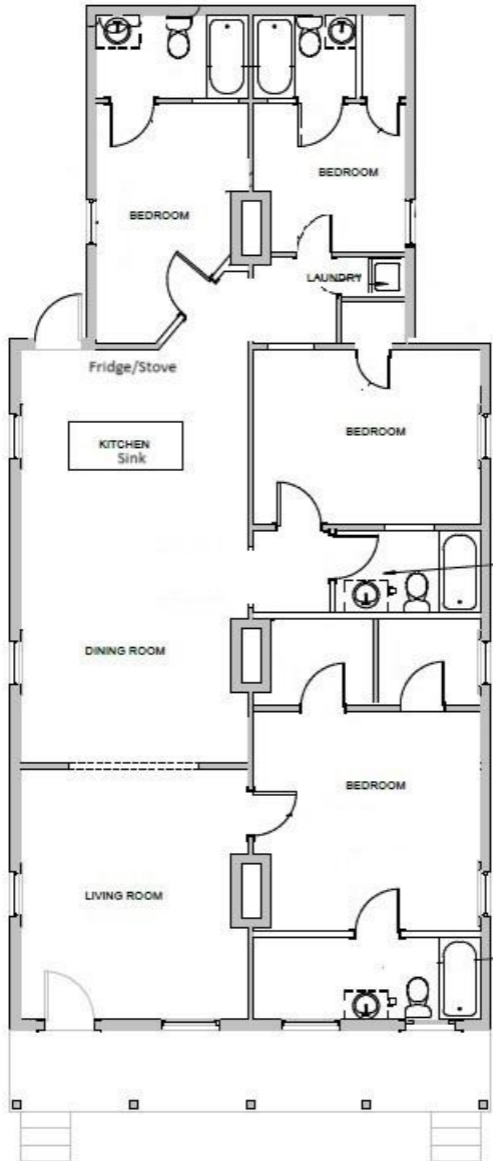
03 NORTH ELEVATION

3/16" = 1'-0" | DESCRIPTION FOR THIS VIEW



02 SOUTH ELEVATION

3/16" = 1'-0" |





422

424

428

AN APPLICATION HAS BEEN FILED FOR A CHANGE AFFECTING THIS PROPERTY'S ZONING.
FOR MORE INFORMATION, CONTACT THE NEW ORLEANS CITY PLANNING COMMISSION AT 650-7033 OR VISIT WWW.NOLA.GOV/CPC.
DO NOT REMOVE OR REMOVE UNDER PENALTY OF LAW.









SUMMARY OF NPP MEETING

Introductions plus explained that we are applying for 5 bedroom 10 occupant commercial short term rental.

Brief history of the house and project:

The house was acquired in 2022 before the izd and conditional use process. We applied for an appeal in 2024 and were denied by city council despite perfect score of requirements set by city planning commission.

Not requesting any waivers or required off street parking

All attendees were provided Improvement plans and an explanation of what is being applied for.

Public comments and discussion:

— Glenn, owner of house next door and other rentals in the Irish channel. He plans to rent his proposed double next door and voiced concerned of potential party house. Owners promised direct communication and monitoring. Other security measures including adding fencing and surveillance camera. Owners noted they also do not want party house and pointed out that the area is largely industrial and across the street from large bar and patio.

— two other neighbors live on 4th street and they expressed interest in renting for family in future and in favor of any development in New Orleans, commented on how good it looks,.

Meeting organizer asked if anyone would like to submit a comment card. None were submitted.

NOTES:

Representative of Irish Channel Neighborhood Association, M. S. Redding, was present at the meeting and remained neutral.

CONCLUSION:

Due to the concerns listed by the owner of the neighboring property, we have decided to scale back our application to a four bedroom, 8 occupant max commercial short term rental.

424 Third Street Neighborhood Participation Meeting

Date: January 3, 2026

Location: 424 Third Street

AGENDA

I. Welcome

- Introduction of speakers and their relationship to the project
- Provide a site plan of the proposed project

II. Description of the Project

- Describe your project proposal in detail.
- State the specific citations from the Comprehensive Zoning Ordinance that pertain to your request.
- Note the zoning district where the site is located and that development is not seeking any waivers.
- State the total square footage for the site and the floor area.
- State how your proposal will impact and benefit the immediate neighborhood.

III. Public Comment

- Allow a reasonable amount of time to receive public comment and concerns.
- Consider having relevant designers or professionals on hand to answer questions specific to any site design, traffic impact analysis etc.
- Receive the public comment without interrupting the speaker whether you agree or disagree

IV. Summary

- State how the comments and suggestions will be addressed, or If you will need to get back to attendees with additional information.

V. Next Steps

- Let attendees know your timeline for submitting your application (no more than 180 days from the date of the meeting).
- Make sure your attendees know how to stay updates on your proposal request. Provide handouts for interested parties to sign up for NoticeMe updates and other online tools.

NEIGHBORHOOD PARTICIPATION PROGRAM

Dear neighbors,

I am writing to you to inform you of our pending application regarding a new commercial short-term rental that will be located at 424 Third Street. I own the property with my wife and her parents and will be managing all reservations and property maintenance myself. All of us are born and raised New Orleanians who reside within the city. The quality of life in our neighborhoods is extremely important to us and affects us directly, as my wife and I live nearby in the Irish Channel. I feel I should note that we do not have any associations with out-of-area investors or companies. I searched very hard for a property that would not be disruptive and feel that 424 Third Street, adjacent to industrial users and across the street from The Tchoup Yard, fits the bill.

We are applying for the following:

“A conditional use to permit a Commercial Short-Term Rental in an HU-MU Historic Urban Mixed-Use District in accordance with Motion No. M-25-530 which amended Article 19 establishing a new Interim Zoning District, that requires the approval of a conditional use for transient lodging when they are designated as permitted uses in the text of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.”

Our Commercial Short-Term Rental (CSTR) will feature 5-bedroom and 4-bathroom with a maximum of 10 guests. This use was permitted in the CZO until the City Council recently passed the motion cited above, making all CSTR a conditional use where they were normally permitted. This would be the only short-term rental on the block.

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 we propose, and present questions or concerns. Our application has to be heard by the City Planning Commission and 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: Saturday, January 3 @10:00 am, in front of 424 Third Street, New Orleans, LA 70130.

This letter is being delivered through U.S. Mail or email. 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. We will provide site plans and building plans to give you a better idea of our intentions. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting.

If granted a license, I intend to keep the property in excellent condition and add many improvements, including lighting and security cameras, as well as period fencing. We will be hands-on managers and listeners to any concerns the neighborhood may have. Thank you for your attention to this matter and please don't hesitate to reach out if you have any questions.

Joseph Babington

josephbabington@yahoo.com

504-352-5234



Jay McLellan <jay.mclellan1@gmail.com>

Re: Letter for 434 Third St. - Corrected - 424

James Broadwell <Broj@surfaceinc.com>
To: Jay McLellan <jay.mclellan1@gmail.com>

Tue, Aug 8, 2023 at 2:27 PM

Aug 1, 2023

To whom it may concern:

We are the owners of 2619 Tchoupitoulas St. Our property surrounds 424 Third St. on the River and Uptown sides.

We have no objection to 424 Third St. operating as a short-term rental.

James Broadwell

Owner

Tchoup Party Stop LLC.



Eugenie Babington <eugem9@gmail.com>

Neighborhood Participation Program - 424 Third Street

Joseph Babington <josephbabington@yahoo.com>
To: "president@irishchannelnola.org" <president@irishchannelnola.org>
Cc: "Sabine E. Lebailleur" <selebailleur@nola.gov>

Wed, Dec 17, 2025 at 3:22 PM

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We are applying for the following:

“A conditional use to permit a Commercial Short-Term Rental in an HU-MU Historic Urban Mixed-Use District in accordance with Motion No. M-25-530 which amended Article 19 establishing a new Interim Zoning District, that requires the approval of a conditional use for transient lodging when they are designated as permitted uses in the text of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.”

Our Commercial Short-Term Rental (CSTR) will feature 5-bedroom and 4-bathroom with a maximum of 10 guests. This use was permitted in the CZO until the City Council recently passed the motion cited above, making all CSTR a conditional use where they were normally permitted. This would be the only short-term rental on the block.

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 we propose, and present questions or concerns. Our application has to be heard by the City Planning Commission and 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: Saturday, January 3 @10:00 am, in front of 424 Third Street, New Orleans, LA 70130.

This letter is being delivered through U.S. Mail or email. 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. We will provide site plans and building plans to give you a better idea of our intentions. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting.

If granted a license, I intend to keep the property in excellent condition and add many improvements, including lighting and security cameras, as well as period fencing. We will be hands-on managers and listeners to any concerns the neighborhood may have. Thank you for your attention to this matter and please don't hesitate to reach out if you have any questions.

Joseph Babington

josephbabington@yahoo.com

504-352-5234

 **Neighborhood Participation Program Letter.pdf**
58K



Eugenie Babington <eugem9@gmail.com>

Neighborhood Participation Program - 424 Third Street

Joseph Babington <josephbabington@yahoo.com>
To: "cpcinfo@nola.gov" <cpcinfo@nola.gov>
Cc: "Sabine E. Lebailleur" <selebailleur@nola.gov>

Wed, Dec 17, 2025 at 3:23 PM

NEIGHBORHOOD PARTICIPATION PROGRAM

Dear neighbors,

I am writing to you to inform you of our pending application regarding a new commercial short-term rental that will be located at 424 Third Street. I own the property with my wife and her parents and will be managing all reservations and property maintenance myself. All of us are born and raised New Orleanians who reside within the city. The quality of life in our neighborhoods is extremely important to us and affects us directly, as my wife and I live nearby in the Irish Channel. I feel I should note that we do not have any associations with out-of-area investors or companies. I searched very hard for a property that would not be disruptive and feel that 424 Third Street, adjacent to industrial users and across the street from The Tchoup Yard, fits the bill.

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Joseph Babington

josephbabington@yahoo.com

504-352-5234

 **Neighborhood Participation Program Letter.pdf**
58K



Eugenie Babington <eugem9@gmail.com>

Neighborhood Participation Program - 424 Third Street

Joseph Babington <josephbabington@yahoo.com>
To: "Lesli.Harris@nola.gov" <lesli.harris@nola.gov>
Cc: "Sabine E. Lebailleur" <selebailleur@nola.gov>

Wed, Dec 17, 2025 at 3:25 PM

NEIGHBORHOOD PARTICIPATION PROGRAM

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Joseph Babington

josephbabington@yahoo.com

504-352-5234

 **Neighborhood Participation Program Letter.pdf**
58K

Name	MailingAddress	CityStateZip
Jeff Davis Capital LLC	1835 Napoleon Ave	New Orleans, LA 70115
Current Resident	2501 Tchoupitoulas St	New Orleans, LA 70130
Tchoupa Style LLC	25 Walnut St	New Orleans, LA 70118
Current Resident	2515 Rousseau St	New Orleans, LA 70130
2521-23 Rousseau Street LLC	312 E 4th Ave	Covington, LA 70433
Current Resident	2521 Rousseau St	New Orleans, LA 70130
Current Resident	2523 Rousseau St	New Orleans, LA 70130
2525 Rousseau Street LLC	312 E 4th Ave	Covington, LA 70433
Current Resident	2525 Rousseau St	New Orleans, LA 70130
Meagher Thomas M Jr	2527 Rousseau St	New Orleans, LA 70130
Current Resident	2533 Tchoupitoulas St	New Orleans, LA 70130
Nicholas Joseph Kusiak	2609 Rousseau St	New Orleans, LA 70130
Current Resident	2611 Rousseau St	New Orleans, LA 70130
Arthur Lee	2613 Rousseau St	New Orleans, LA 70130
Current Resident	2615 Rousseau St	New Orleans, LA 70130
William H Addison	2619 Rousseau St	New Orleans, LA 70130
Current Resident	2617 Rousseau St	New Orleans, LA 70130
Tchoup Party Stop LLC	2619 Tchoupitoulas St	New Orleans, LA 70130
Rousseau Street Rental LLC	522 Second St	New Orleans, LA 70130
Current Resident	2621 Rousseau St	New Orleans, LA 70130
Current Resident	2623 Rousseau St	New Orleans, LA 70130
Alfred W Bostick	2629 Rousseau St	New Orleans, LA 70130
Current Resident	2627 Rousseau St	New Orleans, LA 70130
Current Resident	2627 Tchoupitoulas St	New Orleans, LA 70130
Current Resident	2629 Tchoupitoulas St	New Orleans, LA 70130
Current Resident	2633 Rousseau St	New Orleans, LA 70130
Clayton Ventures LLC	2701 Tchoupitoulas St Suite	New Orleans, LA 70130
Current Resident	2701 Tchoupitoulas St	New Orleans, LA 70130
Landllc Hurstville	3123 Ridgelake Dr Ste B	Metairie, LA 70002
Current Resident	2711 Tchoupitoulas St	New Orleans, LA 70130
Current Resident	405 Third St	New Orleans, LA 70130
Current Resident	418 Third St	New Orleans, LA 70130
Third Street Rentals LLC	522 Second St	New Orleans, LA 70130
Current Resident	420 Third St	New Orleans, LA 70130
Current Resident	422 Third St	New Orleans, LA 70130
John Richmond McLellan	ET Al 25 Audubon Blvd	New Orleans, LA 70118
Current Resident	424 Third St	New Orleans, LA 70130
Current Resident	432 Third St	New Orleans, LA 70130
Frederick D Coston	502 4th St	New Orleans, LA 70130
Current Resident	500 Fourth St	New Orleans, LA 70130
David L Inglefield	500 Third St	New Orleans, LA 70130
Contreras Stuart	503-505 3rd St	New Orleans, LA 70130
Current Resident	501 Third St	New Orleans, LA 70130
Current Resident	502 Fourth St	New Orleans, LA 70130
Daniella Phuong D Dang	502 2nd St	New Orleans, LA 70130
527 Third Street LLC	6902 Canal Blvd	New Orleans, LA 70124
Current Resident	502 Second St	New Orleans, LA 70130
Current Resident	503 Third St	New Orleans, LA 70130
Macdonald Jaycie Elizabeth	ET Al 504 Fourth Street	New Orleans, LA 70130
Current Resident	504 Fourth St	New Orleans, LA 70130

Current Resident	505 Third St	New Orleans, LA 70130
Nguyen D Dang	506 2nd St	New Orleans, LA 70130
Current Resident	506 Second St	New Orleans, LA 70130
Darleen J Levy	826 St Louis St	New Orleans, LA 70112
Current Resident	508 Third St	New Orleans, LA 70130
Abernathy John Daniel	509 Fourth St	New Orleans, LA 70130
Audrey T Dang	510 2nd St	New Orleans, LA 70130
Current Resident	510 Second St	New Orleans, LA 70130
Dugue Gerard J Dugue Sheila B	516 Third St	New Orleans, LA 70130
Current Resident	512 Third St	New Orleans, LA 70130
Surgir LLC	2701 Tchoupitoulas St Suite	New Orleans, LA 70130
Current Resident	513 Fourth St	New Orleans, LA 70130
Kennedy Todd D Kennedy Brittany P	514 Fourth St	New Orleans, LA 70130
Sebastian Stutz	518 Second St	New Orleans, LA 70130
Current Resident	514 Second St	New Orleans, LA 70130
Kenner N Carmody	Etal 1406 Josephine St Apt F	New Orleans, LA 70130
Current Resident	515 Third St	New Orleans, LA 70130
Talebloo Realestate LLC	@ Hossein Talebloo PO Box	New Orleans, LA 70157
Current Resident	516 Fourth St	New Orleans, LA 70130
Shelia B Bass	516 Third St	New Orleans, LA 70130
Ashwin S Vilku	517 Third St	New Orleans, LA 70130
Current Resident	518 Fourth St	New Orleans, LA 70130
Current Resident	518 Second St	New Orleans, LA 70130
Current Resident	518 Third St	New Orleans, LA 70130
Patrick T Thornton	520 3rd St	New Orleans, LA 70130
Current Resident	520 Third St	New Orleans, LA 70130
Alaftharia Christakis	ET Al 521 Third St	New Orleans, LA 70130
Current Resident	521 Third St	New Orleans, LA 70130
Glenn M Mesman	522 Second St	New Orleans, LA 70130
Current Resident	522 Third St	New Orleans, LA 70130
Current Resident	525 Fourth St	New Orleans, LA 70130
Samuel S Scofield	525 3rd St	New Orleans, LA 70130
Current Resident	525 Third St	New Orleans, LA 70130

NEIGHBORHOOD ASSOCIATIONS

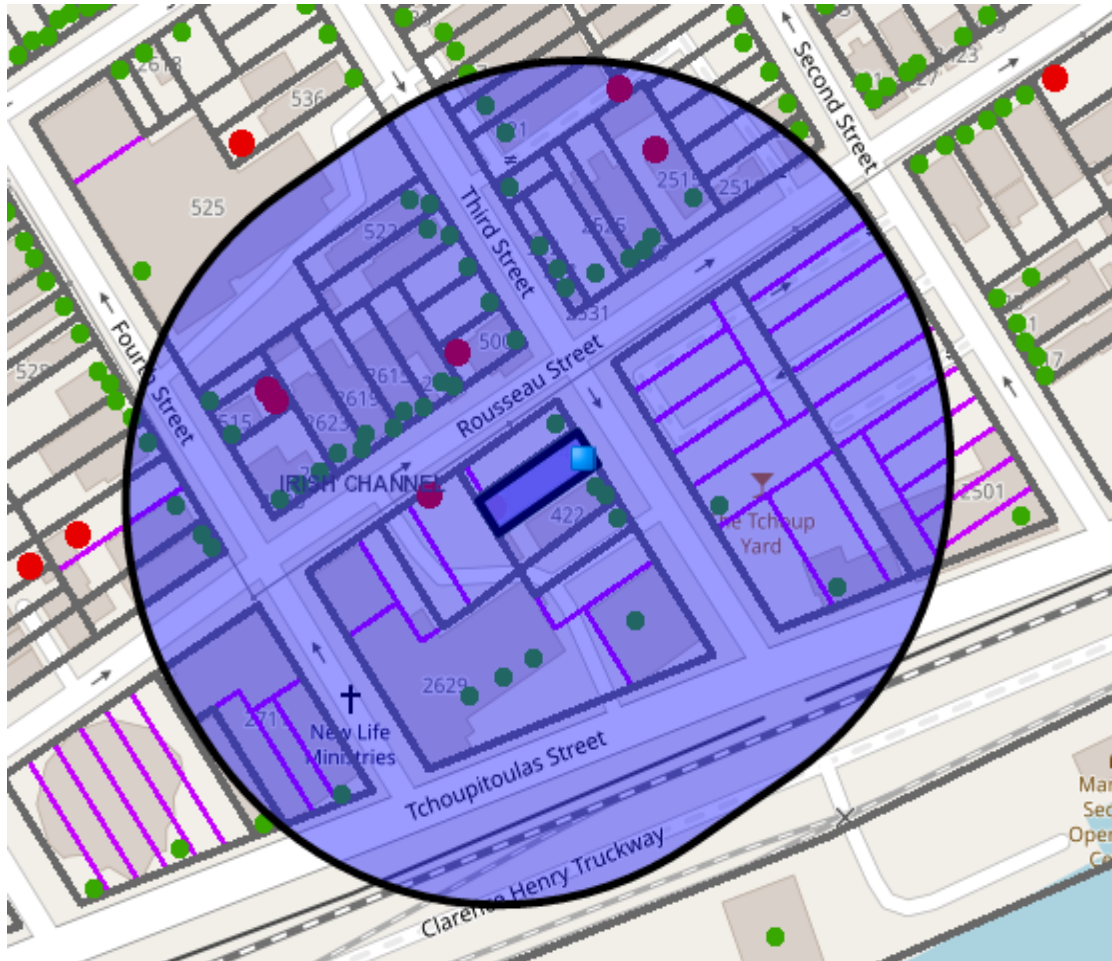
Organization Name: Irish Channel Neighborhood Association
 Point of Contact: LaMont Hayes
 Phone Number: -
 Email: president@irishchannelnola.org
 Street Address: -
 City: -
 Zip: 70175

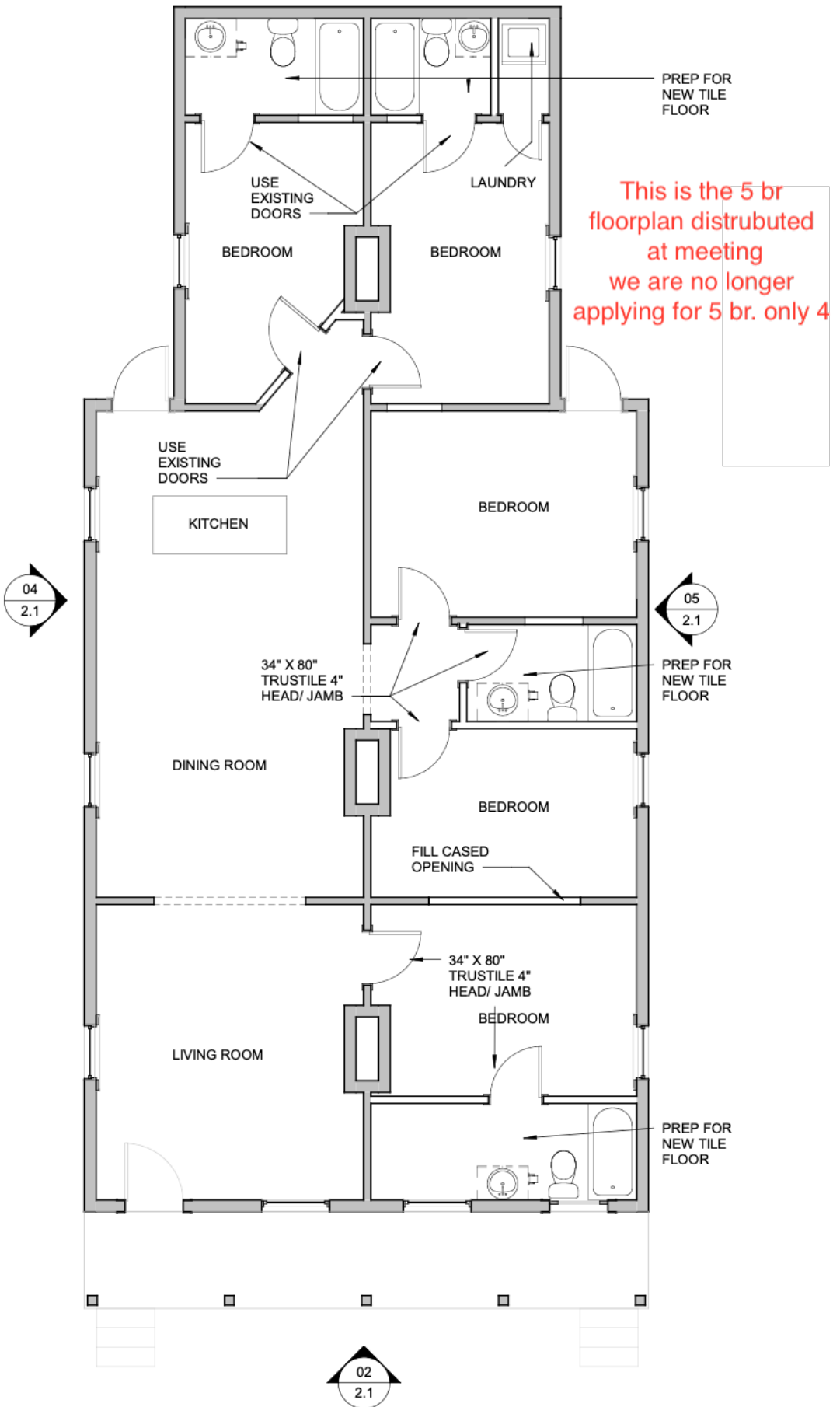
CPC STAFF

cpcinfo@nola.gov

CITY COUNCIL MEMBER

District B
Lesli Harris
Lesli.Harris@nola.gov
Phone: (504) 658-1020
Fax: (504) 658-1025
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112





01 | FIRST FLOOR PLAN
 3/16" = 1'-0" |



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

If no site plan or title restriction is required, submit your application for permitting.
If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

- Zoning Change:
 - Lots 0-4,999 sq ft \$1,000
 - Lots 5,000-24,999 sq ft \$2,000
 - Lots 25,000-74,999 sq ft \$3,000
 - Lots 75,000 sq ft or more \$4,000
- Conditional Use/Planned Development:
 - Structures between 0-4,999 sq ft \$1,160
 - Structures between 5,000-24,999 sq ft \$2,320
 - Structures between 25,000-74,999 sq ft \$3,480
 - Structures of 75,000 sq ft or more \$4,640
- Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
 - No increase in floor area \$500
 - Increase in floor area \$700
- Text Amendment: \$1,500



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will **not** be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
<input checked="" type="checkbox"/> Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
<input checked="" type="checkbox"/> Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
<input checked="" type="checkbox"/> Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
<input checked="" type="checkbox"/> Photographs of the subject site(s) and building(s).		Required	Required
<input checked="" type="checkbox"/> Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
<input checked="" type="checkbox"/> Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
<input checked="" type="checkbox"/> Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
<input checked="" type="checkbox"/> Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
<input checked="" type="checkbox"/> Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
<input type="checkbox"/> Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
<input type="checkbox"/> Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: Text Amendment Zoning Change Conditional Use/Planned Development

Address of Property for which this application is being filed. 424 Third Street, New Orleans, LA 70130

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Joseph H. Babington

Applicant Address 922 Toledano Street

City New Orleans State LA Zip 70115

Applicant Contact Number 504-352-5234 Email josephbabington@yahoo.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Joseph H. Babington, Charlotte Eugenie M. Babington, Jean G. McLellan, John R. McLellan

Property Owner Address 922 Toledano Street & 25 Audubon Boulevard

City New Orleans State LA Zip 70115 & 70118

Property Owner Contact Number 504-352-5234 Email josephbabington@yahoo.com

SPECIFIC ZONING REQUEST

conditional use to permit a 4-bedroom, 8 occupant short term rental in an HU-MU zoning district

PROPERTY LOCATION

Square Number(s) Square 24 Lot Number(s) 2

Bounding Streets Tchoupitoulas Rousseau
 Zoning HU-MU Municipal District 4th

Tax Bill Number 411100902 Planning District 2/Irish Channel

DESCRIPTION OF PROJECT (Attachments are acceptable)

4-bedroom, 8-occupant short term rental

Building/Construction
 Related Permit



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 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 and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Charlotte Egan M. Robinson, Jean P. M. Lill
John H. [Signature]
John Lill

Date 01-20-2026

Agent Signature _____

Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 20 day of January, 2026

My Commission expires for life

[Signature]



City Planning Commission Speaker Card

Date: 3/24/26

3

I would like to speak regarding CPC Docket: 031/26

IN SUPPORT

Name: JAY Mclellan et al Babington Mclella

Address:

I am the applicant for this docket

I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3/29/26

31/26

I would like to speak regarding CPC Docket: #3

IN SUPPORT

Name: Joseph Babington

Address: 429 Third St

I am the applicant for this docket

I'd like to cede my time to:

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3/24/26

I would like to speak regarding CPC Docket: #3 031/26

IN OPPOSITION

Name: Y. Frank Southall

Address: 200 S. Broad St

I am the applicant for this docket

I'd like to cede my time to:

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3-24-26

3

I would like to speak regarding CPC Docket: 031/26

IN OPPOSITION

Name: Lisa Stulz

Address: 518 2nd St, WOOD, CA 9030

I am the applicant for this docket

I'd like to cede my time to:

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

(OPPOSITION)

3 31/26

GENERAL MATTERS & COMMITTEE SPEAKER CARD

(please print clearly)

Date: 3/24/26

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):

Support

Oppose

Info. Only

~~3~~

Name: Emily Walsh

Address: 4222 Frieret St

Representing: self

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance