

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission
Staff Report
Tuesday, April 14, 2026

Zoning Docket 040-26

Prepared by: Ava Monnet

Date: April 8, 2026

Deadline for CPC action: June 13, 2026

CC Deadline: 60 days from receipt

City Council District: C – King

Applicant: 2613 Marais, LLC

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

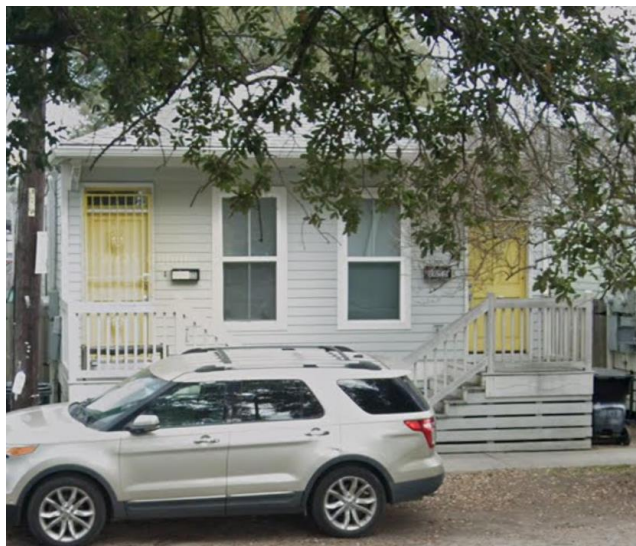
Property description: Square 487, Lot 4, in the Third Municipal District, bounded by Franklin Avenue, Marais Street, Port Street, and Iroquois Street

Municipal addresses: 2613-2615 Marais St.

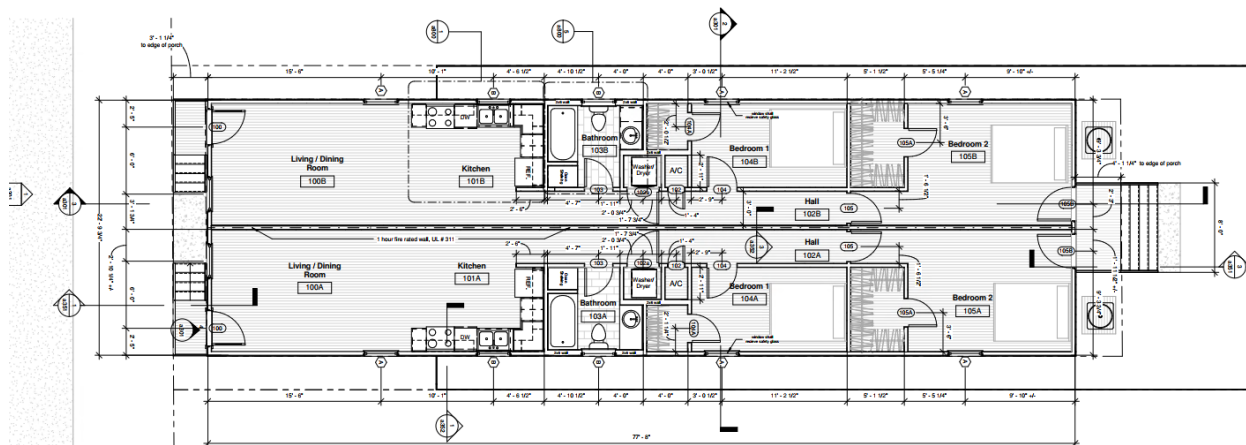
Description

The subject property, located on Marais St. in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District, is currently developed as a single story, two bedroom, two-family residence. The site consists of one lot of record and is approximately 2,900 square feet. The applicants are requesting the continued operation of a commercial short-term rental. Current building plans do not indicate any off-street parking nor is any required as the district is exempt from these provisions. Additionally, no modification to the building is being proposed.

Figure 1. Current Conditions



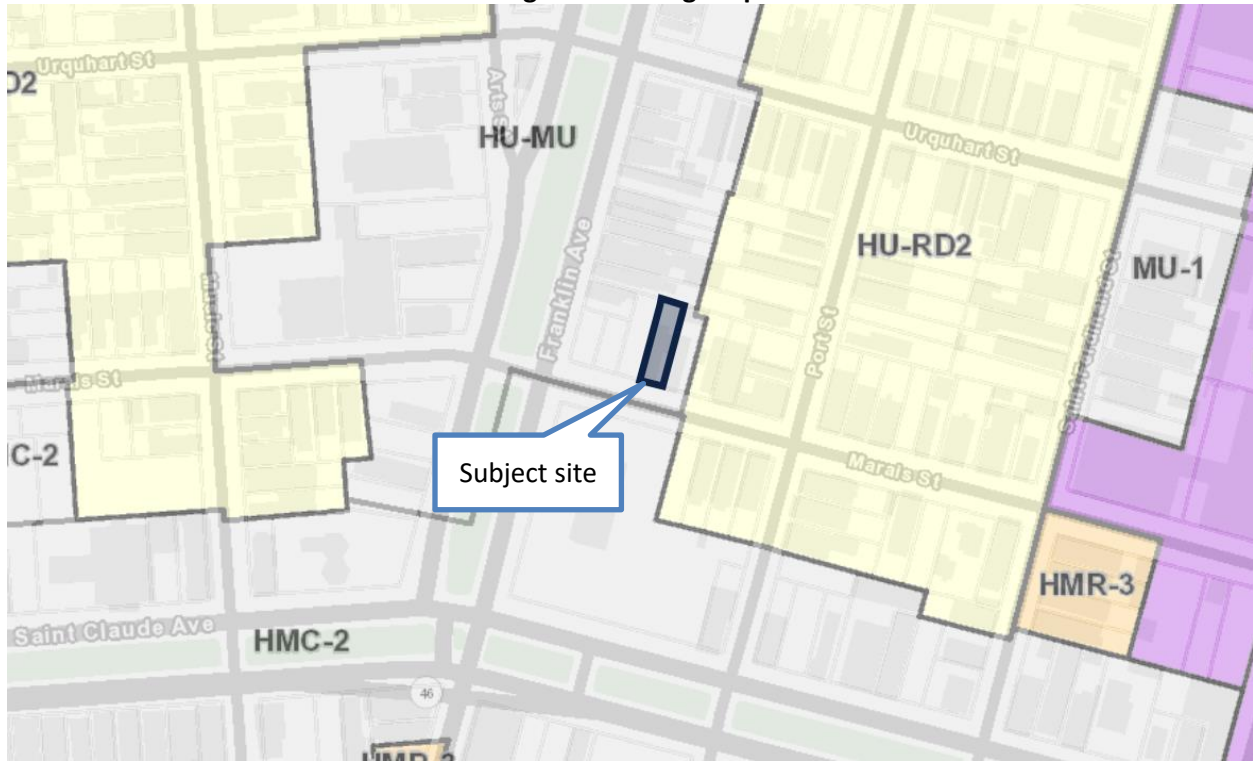
Source: GoogleMaps
 Figure 2. Floor Plans



Source: Provided by applicant

The subject site is located within an HU-MU District that abuts an HU-RD2 District, both of which are populated with single- and two-family residences. Additionally, it is immediately adjacent to an HMC-2 District, which is a commercial designation intended for properties along Franklin Avenue. The St. Claude Ave. corridor, almost the entirety of which is designated HMC-2, consists of a myriad of neighborhood businesses, restaurants and greenspaces which are all within walking distance of the subject site. In essence, the subject site sits in a space that serves as the dividing line between the commercial corridor and the residential neighborhood.

Figure 3. Zoning Map



Source: PropertyViewer

Reason for Commission Review

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses)**, a commercial short-term rental is a permitted use in the HU-MU Historic Urban Neighborhood Mixed Use District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain 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 Master Plan identifies the subject site as Mixed-Use Medium Density (MUM), where the goal is to create medium density neighborhood centers to enhance walkability and serve as focal points in the neighborhood. Businesses in residential scale buildings interspersed with residences, such as the subject commercial short-term rental, fall into the physical typology of the range of uses listed for this designation.
<i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i>	
<u>Not met</u>	The subject site is located within the HU-MU Historic Urban Neighborhood Mixed Use District where the proposed commercial short term rental use would otherwise be permitted by-right. The HU-MU District is intended to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. A commercial short-term rental is not an inappropriate use given the district’s purpose. However, the existing structure is residential in nature. Aside from the existing fast food across the street, and the historic commercial structure at the corner of Marais and Port Streets, the other structures facing this block of Marais street are also residential in nature. While the site is adjacent to two major corridors, Franklin, and St Claude Avenues, it does not face those corridors in a way that would justify to be used commercially.
<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 . In the case of recommending approval, will be required to adhere to those use standards. All environmental standards are required to be 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 development-related adverse impacts.</i>	
<u>Met</u>	The proposed commercial short-term rental exists within an existing historical two-family residence; it may be assumed that the proposed development would ensure that the structure as-is would be maintained and upkeep, which would further contribute to the preservation of the character and integrity of the neighborhood. It is worth noting, however, that the impact of CSTRs may be more intensive than other adaptive business uses as they do not require on-site supervision. Given that the proposed short-term rental is located on a side street that is mainly residential, rather than on a corner or major street, this could be especially evident. Therefore, while the proposed development is compatible with the zoning and therefore <i>intended</i> character of the neighborhood, it is not necessarily compatible with the realities of the surrounding land

	<i>use.</i>
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F¹.</i>	
<u>Met</u>	No variances are required.
<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 necessarily pose a unique or detrimental use within the HU-MU district.

In the case of a recommendation of approval, staff recommends the following provisos to ensure compliance with the use standards for commercial short-term rentals:

- 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.
 - 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.
 - g. 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.
 - h. 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.

- 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.

¹ [Article 4, Section 4.6.F Approval Standards](#)

- 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.

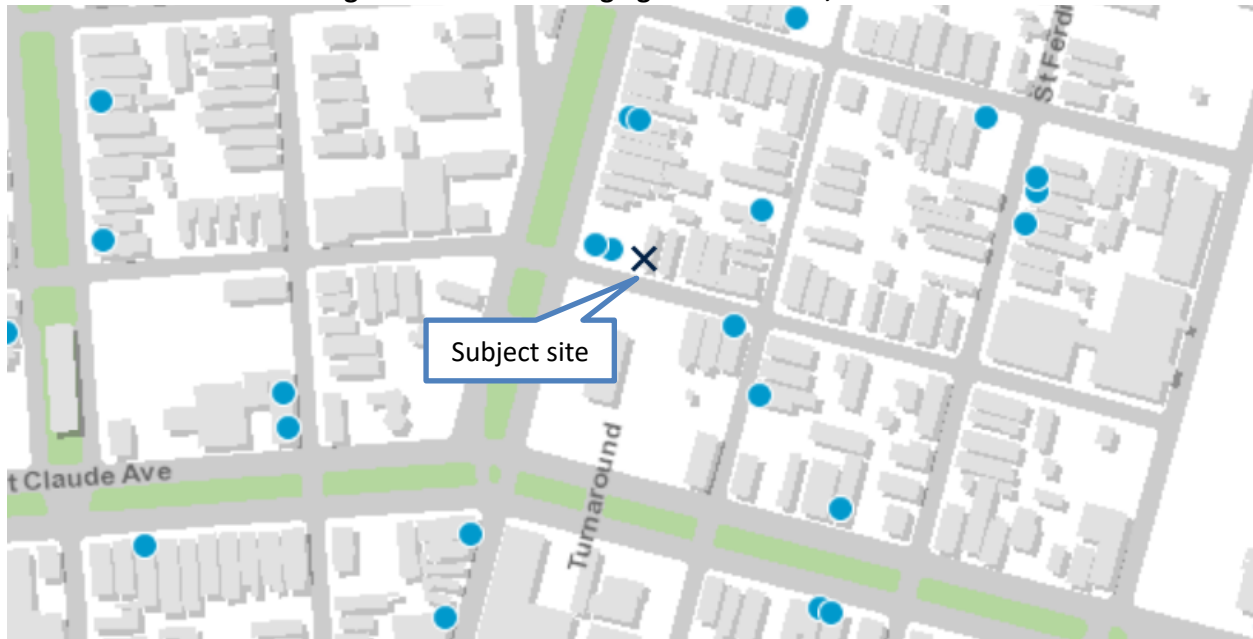
<i>Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?</i>
While it is difficult to gauge if this proposal prevents the development of long-term housing since this is not publicly owned property, it can be argued that allowing short-term transient use in any residential dwelling would prevent the dwelling from being utilized as long-term housing.
<i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i>
The proposed commercial short-term rental would continue to reduce the amount of long-term housing as the site has been operating as commercial short-term rental for several years and proposes to continue this venture.
<i>Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?</i>
Yes. The site is 2 lots from Franklin Ave and one block from St. Claude Ave., both of which are major arterial streets. The transit stop at the intersection of Franklin Ave. and St. Claude Ave. is 297 feet away from the site.
<i>Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?</i>

Yes. The applicant had two violations in 2017 related to the absence of a license number listed at the rental. In 2022, there was an additional violation (22-06748-RENT) for advertising and renting without a STR permit. All violations have been resolved.

How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

Yes. There are approximately 20 Transient Lodging Uses within 1,000 feet of the subject site.

Figure 4. Transient Lodging Uses Within 1,000 Feet



Source: Data.nola.gov

Staff Recommendation

The staff recommends **DENIAL** of Zoning Docket 040/26.

CPC Meeting April 14, 2026

The staff summarized the application and presented its recommendation for denial. The applicant spoke in support while there were no comments in opposition. There was discussion as to the possibility of a commission decision being moot, which staff stated they would look into. Commissioner Joshi made a motion for approval. Commissioner Jackson seconded the motion, which was adopted unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 040/26 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Jackson, Joshi-Gupta, Kepper, Poche, Steeg, Witry

NAYS: N/A

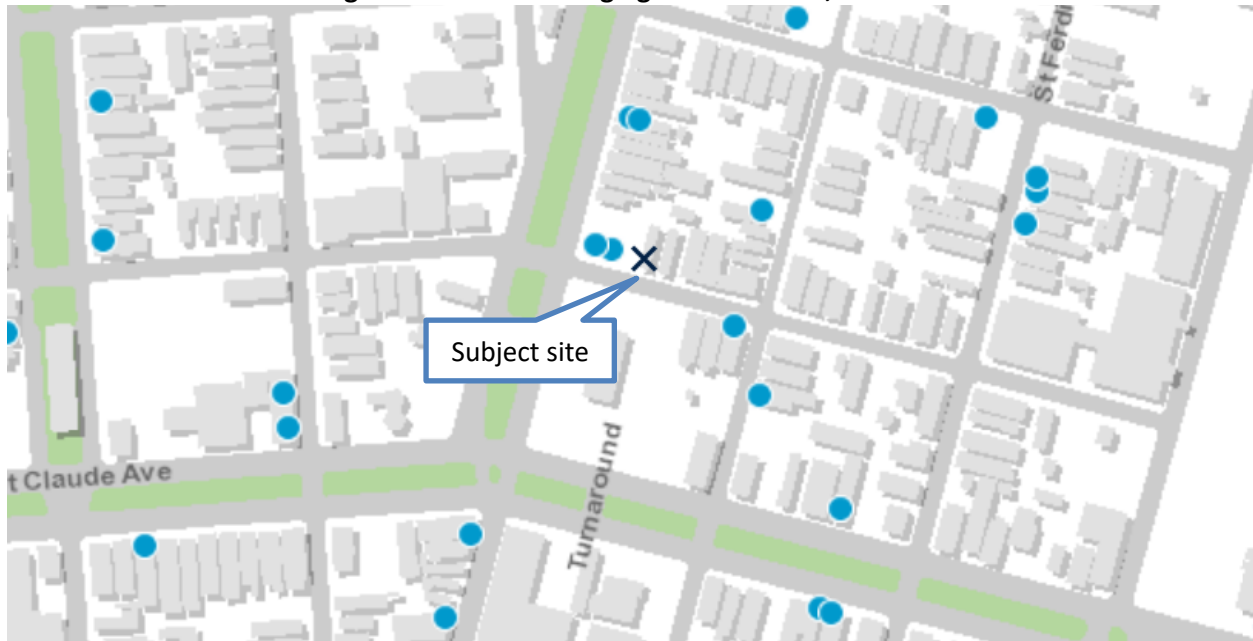
ABSENT: Flick, Hebert, Jordan

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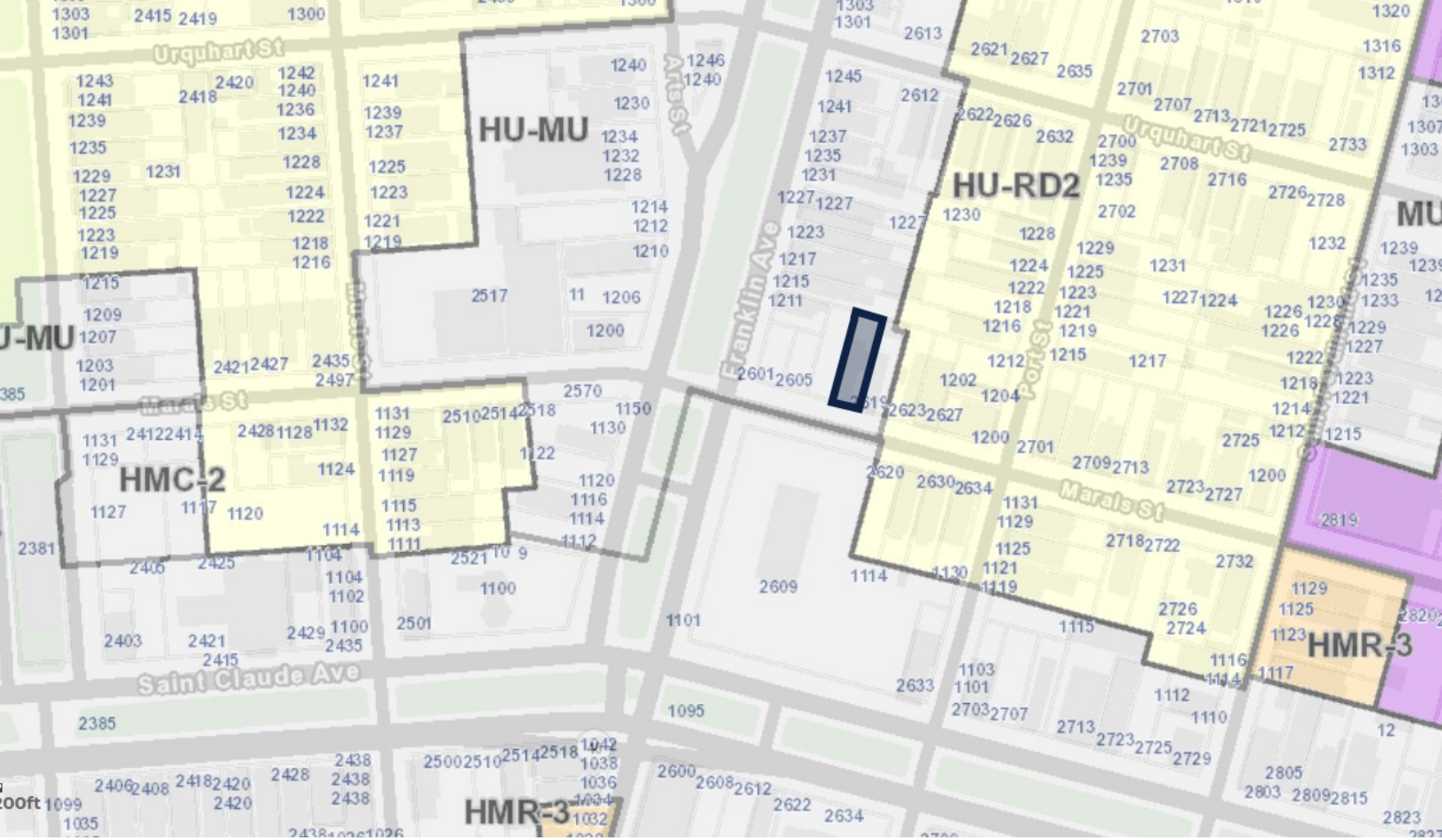
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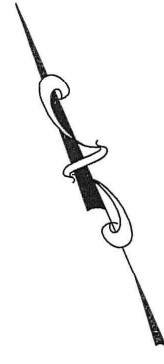
NAYS: Flick, Hebert, Jordan

ABSENT: Jordan



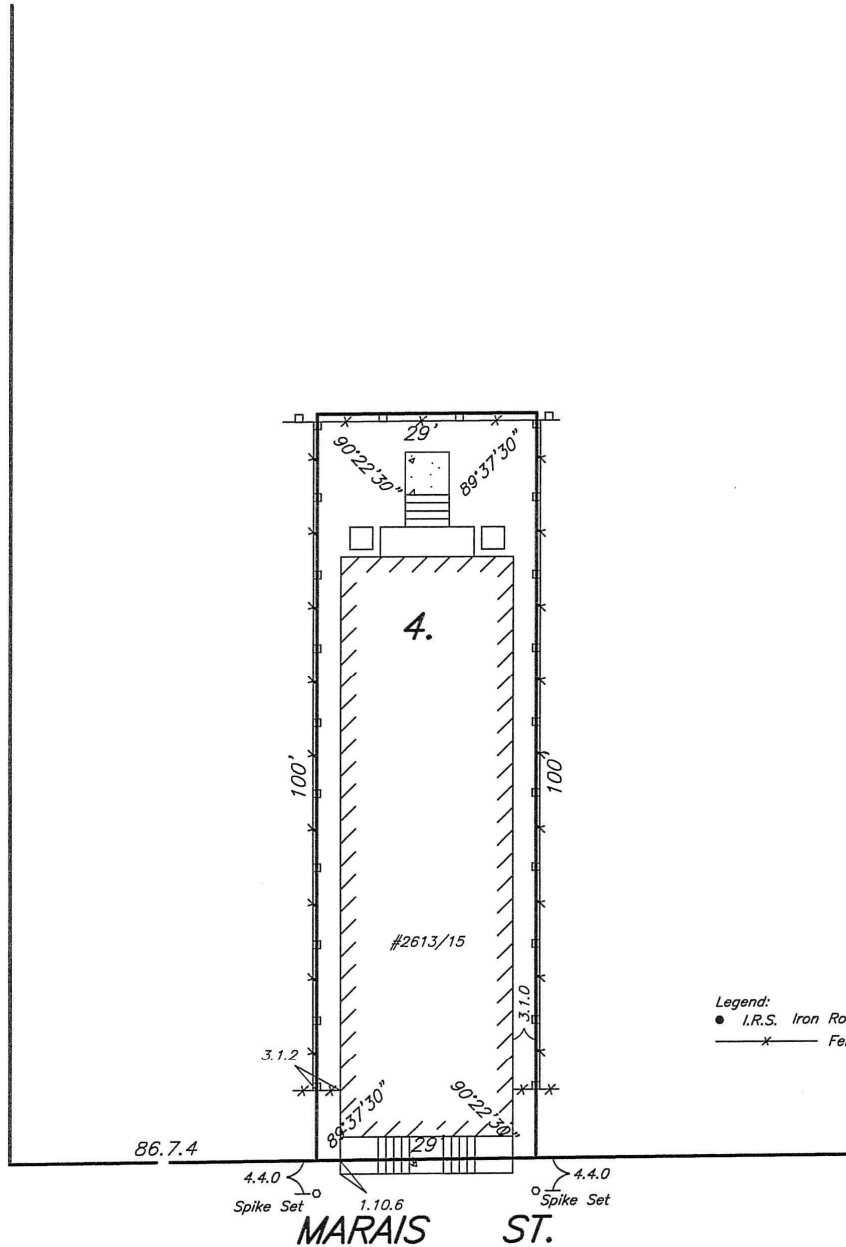
SQ. NO. 487 ORLEANS PARISH
 THIRD DISTRICT NEW ORLEANS, LA

URQUHART ST. SIDE



FRANKLIN AVE.

PORT ST. SIDE



Legend:
 ● I.R.S. Iron Rod Set
 x Fence

April 9, 2018 Found as shown. *Clint Simacouf*
 Nov. 21, 2017 Found as shown.
 Nov. 11, 2017 Bldg. corners staked.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

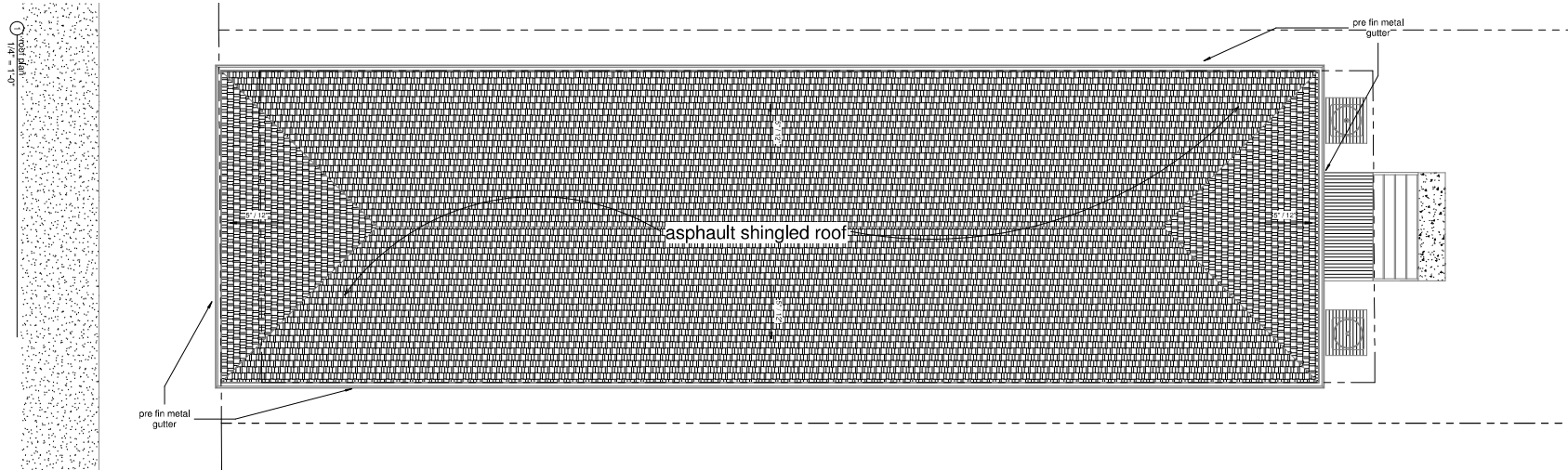
Note:
 Improvements may not be to scale for clarity.
 The dimensions shown prevail over scale.
 All lot angles as per plan of sub.



Date: December 22, 2016

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code, TITLE 469 XI, Chapter 25 for a Class "C" survey.
 Made at the request of M2 Studio.

Gilbert, Kelly & Couturie', Inc., Professional Land Surveying
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121 *Clint Simacouf*



a121
 prep room

pre fin metal gutter

asphalt shingled roof

pre fin metal gutter



m2 studio, llc copyright 2017



6200 Hampson Street | Suite 520 | New Orleans | Louisiana
 www.moderninteriorstudio.com | 504-255-9464

No.	Description	Date
1	Permit Set	03,22,17

New Residential Construction

2613 Marais St. | New Orleans | LA

roof plan

2016.42

a121

UL ONLINE CERTIFICATIONS DIRECTORY

Design No. U311
Design No. U311
BXUV U311
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Classified products, equipment, systems, devices, and materials.
Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements.

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BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U311

October 29, 2015

Rating Method - 1 HR

Rating Factor - 230 lbs

This design was evaluated using a load design method other than the Limit State Design Method (i.e., Working Stress Design Method). For jurisdictions employing the Limit State Design Method, such as Canada, a load restriction factor shall be used - See Fields R330R or R332Z.

* Indicate such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

file:///D:/projects/2015/modern%20market%20data/2015.23%20-%20102127%20level%20%20-%20-%20Agenda%20Mock%20level%20drawing%20_14

Type A237R located approximately 2 in. from each end of length of channel. Both Gypsum Boards at side joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge.

Steel Framing Members* - Bevelled sound isolation clip used to attach furring channels (Item 3C) to studs. Clips spaced 16 or 24 in. OC, and secured to studs with No. 10 x 1-1/2 in. coarse drywall screws through the center hole. Furring channels are friction fitted into clips.

STUCCO BUILDING SYSTEMS - RESILMOUNT Sound Isolation Clips - Type A237R

3. Gypsum Board* - 5/8 in. thick, 4 ft wide. Screws attached on one side of wall to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 12 in. OC, vertical joints isolated midway between studs and back blocked with furring channels, attached with 1 in. long, self-drilling, self-tapping screws, spaced 12 in. OC, along each edge. Gypsum board on opposite side of wall attached to studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced 12 in. OC. Vertical joints shall be located over studs on this side of the wall.

AMERICAN GYPSUM CO - Type AG-C

CERTAINTED GYPSUM INC - Type FRC, Type C

CSC INC - Types C, JP-X2, JPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C - Type UGFC-QA

GEORGIA PACIFIC GYPSUM L L C - Types S, DAR, TG-C

NATIONAL GYPSUM CO - Types APK-C, FSK-C, FSW-C, FSW-G

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM - Type C or PG-C

THAS GYPSUM PRODUCTS L L C - Type C

UNITED STATES GYPSUM CO - Types C, JP-X2, JPC-AR

USG BORAL ZAWAWI DRYWALL L L C SF2 - Type C

USG MEXICO A D E C V - Types C, JP-X2, JPC-AR

4. Batts and Blankets* - 3-1/2 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4-in. face of the studs with staples spaced 24 in. OC.

JOHN MANVILLE

ROCK WOOL MANUFACTURING CO - Delta Board.

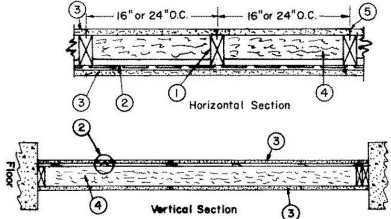
ROXUL INC - Acoustical Fire Batts

THERMAFIBER INC - Type SAFB

4A. Glass Fiber Insulation - (As an alternate to Item 4) - 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning Characteristics, friction fitted to fill the interior of the wall. See Batts and Blankets (BXNV or B2Z) Categories for names of Classified companies.

4B. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 2.8 lb/ft³, in accordance with the application instructions supplied with the product.

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1. Wood Stud - Item 2 by 4 in., spaced 16 or 24, OC. Effectively cross braced.

2. Bevelled Channel - 25 #10 galv. steel. Bevelled channels spaced vertically 24 in. OC, flange portion screw-attached to one side of studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws.

3. Steel Framing Members (Optional, Not Shown)* - As an alternate to Item 2, furring channels and resilient sound isolation clip as described below.

4. Furring Channels - Formed of No. 25 #10 galv. steel. 2-9/16 in. x 2-3/16 in. wide by 7/8 in. deep. Channels secured to studs as described in Item 3. Ends of adjoining channels are overlapped 6 in. and fast together with double strand of No. 10 #10 galv. steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.

5. Steel Framing Members* - Bevelled sound isolation clip used to attach furring channels (Item 4) to studs (Item 1). Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screws through the center opening. Furring channels are friction fitted into clips. R33C-1 clip for use with 2-9/16 in. wide furring channels. R33C-1 (2.75) clip for use with 2-3/16 in. wide furring channels.

PAC INTERNATIONAL L L C - Types R33C-1, R33C-1 (2.75)

2B. Steel Framing Members* - Furring channels and Steel Framing Members as described below:

a. Furring Channels - Formed of No. 25 #10 galv. steel. 2-9/16 in. wide by 7/8 in. deep. Channels secured to studs as described in Item 3. Ends of adjoining channels are overlapped 6 in. and fast together with double strand of No. 10 #10 galv. steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. Steel Framing Members* - Used to attach furring channels (Item 4) to studs. Clips spaced 48 in. OC. Clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PLITEQ INC - Type Genie Clip

3C. Steel Framing Members - (Optional, Not Shown)* - Furring channels and resilient sound isolation clip as described below:

a. Furring Channels - Formed of No. 25 #10 galv. steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 3. Ends of adjoining channels overlapped 4 in. and secured together with four self-tapping No. 8x1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Gypsum board attached to furring channels as described in Item 4.

b. Side joint furring channels shall be attached to studs with RESILMOUNT Sound Isolation Clips

4C. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft³.

ND-WOOD CO INC - Cellulose Insulation

4D. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lb/ft³.

INTERNATIONAL CELLOLULOSE CORP - Cellul-R

5. Joints and Screw Heads - Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, non 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

6. Wall and Partition Panels and Accessories* - (Optional, Not Shown) - Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-633 panel is installed between the local framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM - Type QueRock QR-500 and QR-510

7. Mineral and Fiber Board - (Optional, Not shown) - 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on the side of the wood framing without the resilient channels, in between the wood framing and the UL Classified gypsum board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, long head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed horizontally or vertically and fastened through the fiber boards to wood framing with 2 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC, with one screw 2 in. from edge of board. Gypsum board joints staggered from fiber board joints. Fiber boards not evaluated or intended as a substitute for the required layer of UL Classified Gypsum Board.

BLUE RIDGE FIBERBOARD INC - SoundStop

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2015-10-29

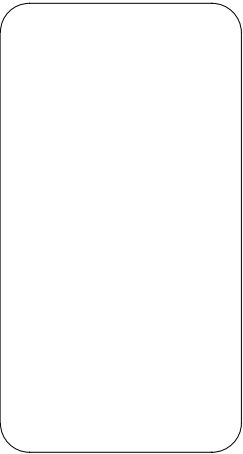
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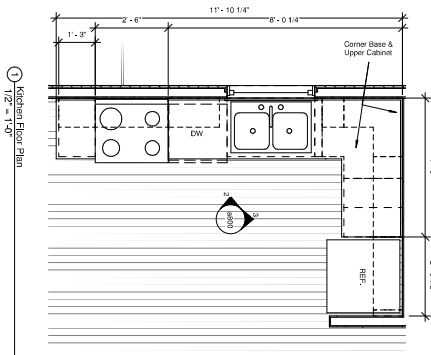


6200 Hampson Street | Suite 500 | New Orleans | Louisiana 70112

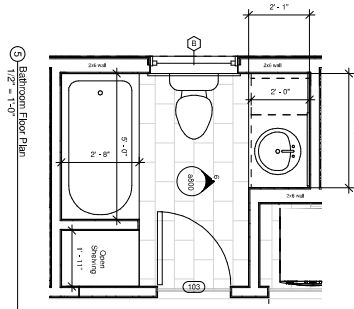
Table with 3 columns: No., Description, Date. Contains empty rows for project details.

New Residential Construction
2613 Marais St. | New Orleans | LA

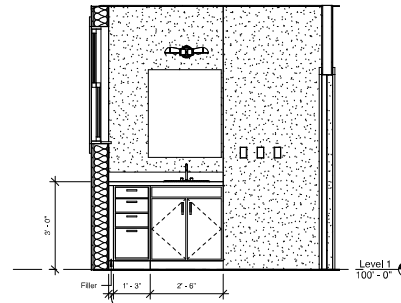
fire rating
2016.42
a353



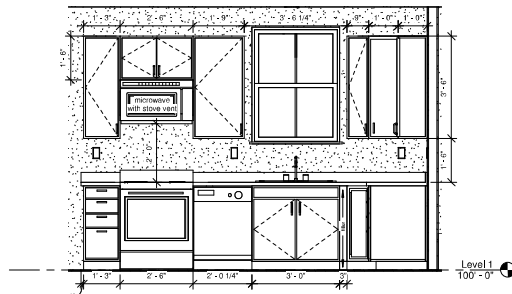
1 Kitchen Floor Plan
1/2" = 1'-0"



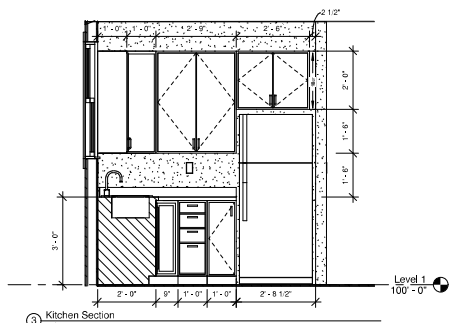
2 Bathroom Floor Plan
1/2" = 1'-0"



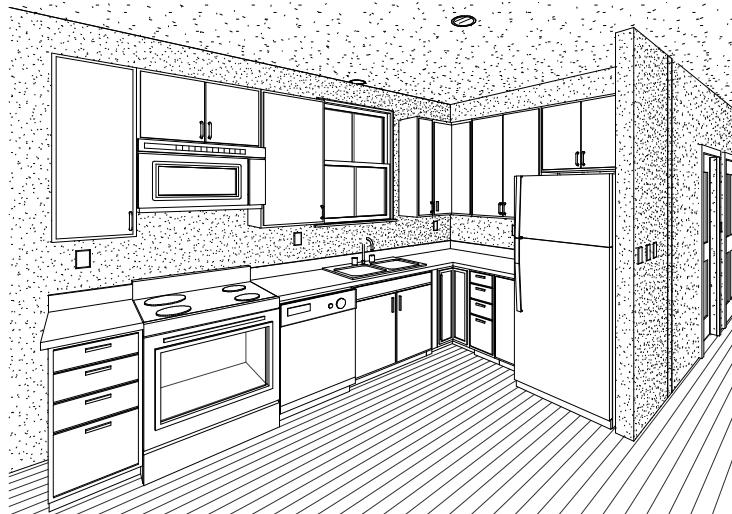
3 Bathroom Elevation 1
1/2" = 1'-0"



4 Kitchen Elevation 1
1/2" = 1'-0"



5 Kitchen Section
1/2" = 1'-0"



6 Kitchen View 1 (Duplex)



m2 studio, llc copyright 2017

m2 studio

6200 Hampson Street | Suite 520 | New Orleans | Louisiana
www.moderninteriorstudio.com 504.255.9464

No.	Description	Date
1	Permit Set	03,22,17

New Residential Construction

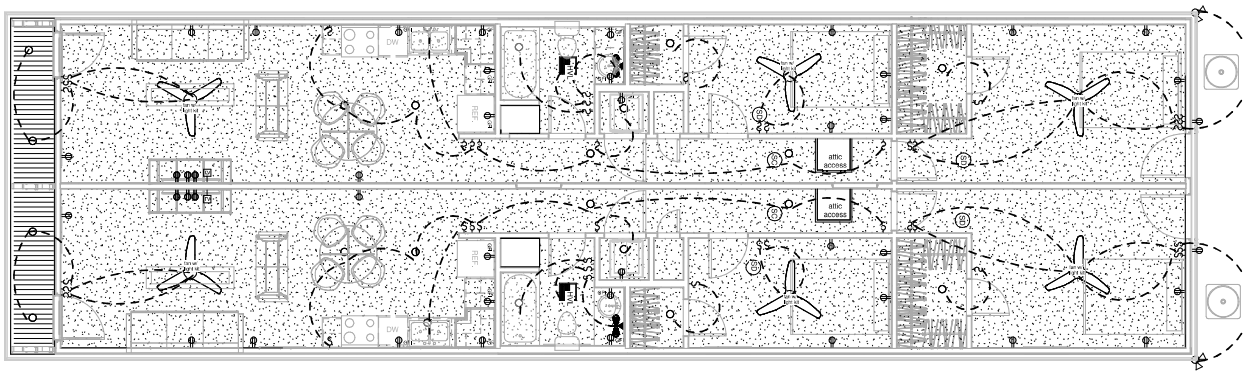
2613 Marais St. | New Orleans | LA

Kitchen & Bathroom Plans

2016.42

a800

① electrical lighting plan - First Floor
1/4" = 1'-0"



ELECTRICAL LEGEND

	Wall Sconce
	RECESS LIGHT
	FAN & LIGHT
	HEATER VENT LIGHT
	OUTLET SWITCH
	110V SMOKE AND CARBON MONOXIDE DETECTOR W/ BATT. BACKUP ALL WIRED TOGETHER U.L. APPROVED
	110V SMOKE DETECTOR W/ BATT. BACKUP ALL WIRED TOGETHER U.L. APPROVED
	FLOOD LIGHT

ALL WET AREA OUTLETS ARE TO BE GFCI PROTECTED
ALL SLEEPING AREA OUTLETS ARE TO BE AFCI PROTECTED AS PER CODE



6200 Hampson Street | Suite 520 | New Orleans | Louisiana
www.modernm2studio.com | 504.255.9464

No.	Description	Date
1	Permit Set	03,22,17

New Residential Construction

2613 Marais St. | New Orleans | LA

electrical plan

2016.42

e101



NPP Summary Report

Project Address: 2615 Marais Street

Applicant/Agent: Debbie Easley, Agent for 2613 Marais LLC

Type of Request: Conditional Use – Continue Use for a Commercial Short-Term Rental

Date of NPP Meeting: January 28, 2026

Time: 5:30pm - 7pm

Location: Flora's Coffee Shop

1. Meeting Format

An in-person Neighborhood Participation Program meeting was held to discuss the Conditional Use – Continue Use request for the existing Commercial Short-Term Rental at 2615 Marais Street. The applicant was present and available to provide an overview of the request and answer questions.

2. Attendance

Number of attendees: 0

No neighbors attended the meeting. The sign-in sheet remained blank.

3. Summary of Presentation

The applicant was prepared to present the following information:

- The request is for a **Conditional Use – Continue Use** to allow the continued operation of an existing Commercial Short-Term Rental.
- No construction, additions, or physical changes are proposed.
- The STR is operated with established house rules, including occupancy limits, quiet hours, and no parties or events.
- A 24/7 contact is available for neighbors for any concerns.

Because no neighbors attended, this information was not presented verbally.

4. Summary of Questions and Comments

No neighbors attended the meeting. No questions or comments were received.

Applicant did received an email from neighbor Rebecca Lemon (2613 Marais Street) expressing support for the project. Rebecca Lemon wrote:

“To whom it may concern:

I'm writing in favor of renewing the STR license for 2615 Marais Street. As the resident of 2613 Marais Street who has been sharing a wall with 2615 in excess of five years, I feel particularly qualified to express the high level of responsibility and professionalism employed by Deborah Easley in vetting guests and maintaining a high standard for the property.

With thanks for your consideration,

Rebecca Lemon”

5. Materials Provided

The following materials were available at the meeting and are attached to this report:

- NPP Information Sheet
- Comment Card Sheet
- Applicant contact information

6. Applicant Contact Information

Name: Debbie Easley

Email: debbiejeasley@gmail.com

Phone: 504-292-1611

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Infinity Fuels LLC	1010 CMN #2500	New Orleans	LA	70112
Current Resident	1101 Port St	New Orleans	LA	70117
Current Resident	1103 Port St	New Orleans	LA	70117
Current Resident	1112 Franklin Ave	New Orleans	LA	70117
Current Resident	1114 Franklin Ave	New Orleans	LA	70117
Herlanus M Tate	11151 Winchester Park Dr	New Orleans	LA	70128
Current Resident	1116 Franklin Ave	New Orleans	LA	70117
Ruby D Boyd	1119 Port St	New Orleans	LA	70117
Current Resident	1120 Franklin Ave	New Orleans	LA	70117
Current Resident	1121 Port St	New Orleans	LA	70117
Current Resident	1125 Port St	New Orleans	LA	70117
Current Resident	1127 Port St	New Orleans	LA	70117
Current Resident	1129 Port St	New Orleans	LA	70117
Current Resident	1130 Franklin Ave	New Orleans	LA	70117
Current Resident	1130 Port St	New Orleans	LA	70117
Rosetta M Francois	1131 Port St	New Orleans	LA	70117
Courtney E Liddell	117 W 16th St Apt C3	New York	NY	10026
Current Resident	1200 Franklin Ave	New Orleans	LA	70117
Current Resident	1200 Port St	New Orleans	LA	70117
Martin T Authier	1204 Port St	New Orleans	LA	70117
Current Resident	1208 Port St	New Orleans	LA	70117
Current Resident	1210 Franklin Ave	New Orleans	LA	70117
Current Resident	1211 Franklin Ave	New Orleans	LA	70117
Current Resident	1212 Arts St	New Orleans	LA	70117
Current Resident	1212 Port St	New Orleans	LA	70117
Current Resident	1214 Arts St	New Orleans	LA	70117
Lauren M Fraiche	1214 Port St	New Orleans	LA	70117
Glenn Brown	1215 Franklin Ave	New Orleans	LA	70117
Calvin Lunkins	1215 Port St	New Orleans	LA	70117
Current Resident	1216 Port St	New Orleans	LA	70117
Current Resident	1217 Franklin Ave	New Orleans	LA	70117
Glen E Brown	1217-19 Franklin Ave	New Orleans	LA	70117
Current Resident	1218 Port St	New Orleans	LA	70117
Current Resident	1219 Franklin Ave	New Orleans	LA	70117
Current Resident	1219 Port St	New Orleans	LA	70117
Current Resident	1221 Port St	New Orleans	LA	70117
Emily Rowlands	1221-1223 Port St	New Orleans	LA	70117
Emily Ann Rowlands	1221-1223 Port St	New Orleans	LA	70117
Robert T Cashion	1222 Port St	New Orleans	LA	70117
Lee Sherri Rose	1223 Franklin Ave	New Orleans	LA	70117
Current Resident	1223 Port St	New Orleans	LA	70117
Michele I Prados	1224 Port St	New Orleans	LA	70117
Naah N Sabree	1225 Franklin Ave	New Orleans	LA	70117
Ariel Tung-Lan Amgott-Kwan	1225 Port St	New Orleans	LA	70117
Current Resident	1226 Port St	New Orleans	LA	70117
Current Resident	1227 Franklin Ave	New Orleans	LA	70117
Current Resident	1227 Franklin Ave Apt A	New Orleans	LA	70117
Current Resident	1227 Franklin Ave Apt C	New Orleans	LA	70117
First Pilgrims Baptist Church	1228 Arts St	New Orleans	LA	70117

Mercedes A Norfleet	1228 Port St	New Orleans	LA	70117
Jennifer N Sackeyfio	1229 Port St	New Orleans	LA	70117
Current Resident	1230 Arts St	New Orleans	LA	70117
Robert R Tammetta	1231 Franklin Ave	New Orleans	LA	70117
Current Resident	1232 Arts St	New Orleans	LA	70117
Current Resident	1234 Arts St	New Orleans	LA	70117
Current Resident	1235 Franklin Ave	New Orleans	LA	70117
Current Resident	1235 Port St	New Orleans	LA	70117
Current Resident	1237 Franklin Ave	New Orleans	LA	70117
Current Resident	1239 Franklin Ave	New Orleans	LA	70117
Current Resident	1239 Port St	New Orleans	LA	70117
Current Resident	1240 Franklin Ave	New Orleans	LA	70117
Current Resident	1241 Franklin Ave	New Orleans	LA	70117
Current Resident	1243 Franklin Ave	New Orleans	LA	70117
Current Resident	1245 Franklin Ave	New Orleans	LA	70117
Current Resident	1246 Franklin Ave	New Orleans	LA	70117
Current Resident	1301 Franklin Ave	New Orleans	LA	70117
Current Resident	1303 Franklin Ave	New Orleans	LA	70117
Agnes M Huynh	1541 Cricket Ct	Gretna	LA	70056
Kinley Jennifer Mc	1822 Alvarado St	Oceanside	CA	92054
Catahoula & Krewe LLC	201 St Charles Ave #114-380	New Orleans	LA	70170
Kartik Ramachandran	201 St Charles Ave #114-380	New Orleans	LA	70170
Breeze Marie Braunschweig	201 St Charles Ave 114380	New Orleans	LA	70170
William E III Clair	21145 Firetower Rd	Mandeville	LA	70471
Josephine O Schloegel	2200 Leon C Simon Dr	New Orleans	LA	70122
Franklin Avenue Investments LLC	2439 Manhattan Blvd Suite 302	Harvey	LA	70058
New Orleans Council ON Aging	2475 Canal St Suite 400	New Orleans	LA	70179
Current Resident	2517 Marais St	New Orleans	LA	70117
Current Resident	2521 Marais St	New Orleans	LA	70117
Current Resident	2601 Marais St	New Orleans	LA	70117
2601 Marais St LLC	2601Marais St	New Orleans	LA	70117
Current Resident	2605 Marais St	New Orleans	LA	70117
Current Resident	2607 Marais St	New Orleans	LA	70117
Current Resident	2609 Marais St	New Orleans	LA	70117
Current Resident	2609 Saint Claude Ave	New Orleans	LA	70117
Current Resident	2612 Urquhart St	New Orleans	LA	70117
Current Resident	2613 Marais St	New Orleans	LA	70117
Current Resident	2613 Urquhart St	New Orleans	LA	70117
Current Resident	2614 Urquhart St	New Orleans	LA	70117
Current Resident	2615 Marais St	New Orleans	LA	70117
Current Resident	2616 Urquhart St	New Orleans	LA	70117
Current Resident	2617 Marais St	New Orleans	LA	70117
William E Brovelli	2617 Urquhart St	New Orleans	LA	70117
Current Resident	2618 Urquhart St	New Orleans	LA	70117
Current Resident	2619 Marais St	New Orleans	LA	70117
Current Resident	2619 Urquhart St	New Orleans	LA	70117
Current Resident	2620 Marais St	New Orleans	LA	70117
Current Resident	2620 Urquhart St	New Orleans	LA	70117
Current Resident	2621 Marais St	New Orleans	LA	70117
Thomas E II Cusumano	2621 Urquhart St	New Orleans	LA	70117
Current Resident	2622 Marais St	New Orleans	LA	70117

Current Resident	2622 Urquhart St	New Orleans	LA	70117
Current Resident	2623 Marais St	New Orleans	LA	70117
Current Resident	2623 Urquhart St	New Orleans	LA	70117
Current Resident	2624 Marais St	New Orleans	LA	70117
Current Resident	2624 Urquhart St	New Orleans	LA	70117
Current Resident	2625 Marais St	New Orleans	LA	70117
Current Resident	2626 Marais St	New Orleans	LA	70117
Marshall James Kormanec	2626 Urquhart St	New Orleans	LA	70117
Current Resident	2627 Marais St	New Orleans	LA	70117
Current Resident	2628 Marais St	New Orleans	LA	70117
Trina Sorina	2628 Urquhart St	New Orleans	LA	70117
Andrea Gastelum	2629 Marais St	New Orleans	LA	70117
Current Resident	2630 Marais St	New Orleans	LA	70117
Current Resident	2630 Urquhart St	New Orleans	LA	70117
Current Resident	2632 Marais St	New Orleans	LA	70117
Regina W Landry	2632 Urquhart St	New Orleans	LA	70117
Current Resident	2633 Saint Claude Ave	New Orleans	LA	70117
Current Resident	2634 Marais St	New Orleans	LA	70117
Current Resident	2634 Urquhart St	New Orleans	LA	70117
Heath Stevens	2700 Urquhart St	New Orleans	LA	70117
Current Resident	2701 Marais St	New Orleans	LA	70117
Current Resident	2701 Saint Claude Ave	New Orleans	LA	70117
Current Resident	2703 Marais St	New Orleans	LA	70117
Current Resident	2703 Saint Claude Ave	New Orleans	LA	70117
Current Resident	2704 Urquhart St	New Orleans	LA	70117
Current Resident	2705 Marais St	New Orleans	LA	70117
Current Resident	2705 Saint Claude Ave	New Orleans	LA	70117
Current Resident	2706 Urquhart St	New Orleans	LA	70117
Current Resident	2707 Marais St	New Orleans	LA	70117
Current Resident	2707 Saint Claude Ave	New Orleans	LA	70117
Current Resident	2708 Urquhart St	New Orleans	LA	70117
Current Resident	2709 Marais St	New Orleans	LA	70117
Current Resident	2710 Urquhart St	New Orleans	LA	70117
Current Resident	2711 Marais St	New Orleans	LA	70117
Mark E Kraus	2713 Marais St	New Orleans	LA	70117
Debra H George	2811 Republic St	New Orleans	LA	70119
Debra H George	2811 Republic St	New Orleans	LA	70119
Douglas A Skurski	313 Courtlea Park Dr	Winter Garden	FL	34787
Stephen Agans	3221 Chartres St	New Orleans	LA	70117
Jodi L Concepcion	41-12 St Apt 6J	Sunnyside	NY	11104
2609 Marais LLC	4615 Lindell Blvd Apt 201	St Louis	MO	63108
2613 Marais LLC	4615 Lindell Blvd Apt 201	St Louis	MO	63108
2617 Marais LLC	4615 Lindell Blvd Apt 201	St Louis	MO	63108
2621 Marais LLC	4615 Lindell Blvd Apt 201	St Louis	MO	63108
Michael A Antoine	4943 Chrysler St	New Orleans	LA	70127
Scottie Hodges	5016 St Ferdinand St	New Orleans	LA	70126
Stone Temple Properties LLC	5528 Cherlyn Dr	New Orleans	LA	70124
Burke Ventures LLC	5850 Winchester Park Dr	New Orleans	LA	70128
2624 Marais LLC	609 Metairie Rd #8271	Metairie	LA	70005
Franklin Redevelopment LLC	6565 Elysian Fields Ave	New Orleans	LA	70122
Spiron N Bouzon	7311 Agate St	New Orleans	LA	70124

Karam Michael E	906 Royal St	New Orleans	LA	70116
De Los Reyes Real Estate LLC	9135 W Judge Perez Dr Ste B	Chalmette	LA	70043
Thomas Cooper Etal	1020 Loriner St Apt 2	Brooklyn	NY	11222
Shelmire Geraldine L Etals	4208 Van Ave	New Orleans	LA	70112
Mc Donald Corp017/0038	P O Box 182571	Columbus	OH	43218
Bunny Friend Neighborhood Association Incorporated/Katherine Prevost	1903 Desire St	New Orleans	LA	70117
New St. Claude Association of Neighbors/Susan Brady	1313 Pauline Street	New Orleans	LA	70117
Upper Ninth Ward Community Association/Rev. James R. Willis Jr.	4222 Paris Avenue	New Orleans	LA	70122
Faubourg St. Roch Improvement Association	1738 St Roch Ave	New Orleans	LA	70117



Building/Construction
Related Permit



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. 2615 Marais Street, New Orleans, LA 70117

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Deborah Easley

Applicant Address 1719 Burgundy Street

City New Orleans State LA Zip 70116

Applicant Contact Number 504-292-1611 Email amourcat@aol.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name 2613 Marais LLC

Property Owner Address 3221 Chartres Street

City New Orleans State LA Zip 70117

Property Owner Contact Number 504-352-7856 Email stephenagans@gmail.com

SPECIFIC ZONING REQUEST

Conditional Use - Continue Use to allow the continued operation of an existing Commercial Short-Term Rental (CSTR) in the HU-MU zoning district.

PROPERTY LOCATION

Square Number(s) 487 Lot Number(s) 4

Bounding Streets Port Street Franklin Avenue North Villere Street

Zoning Hu-Mu Municipal District District C

Tax Bill Number 39W304003 Planning District District 4: ByWater/St. Claude neighborhood

DESCRIPTION OF PROJECT (Attachments are acceptable)

The applicant requests a Conditional Use - Continue Use to allow the continued operation of an existing Commercial Short-Term Rental (CSTR) in the HU-MU zoning district. No construction, additions, or physical changes to the property are proposed. The request is solely to maintain the existing use as it has been operating.



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.

Owner Signature Stephen Agans Date 2/20/2026

Agent Signature Deborah Easley Date 2/20/2026

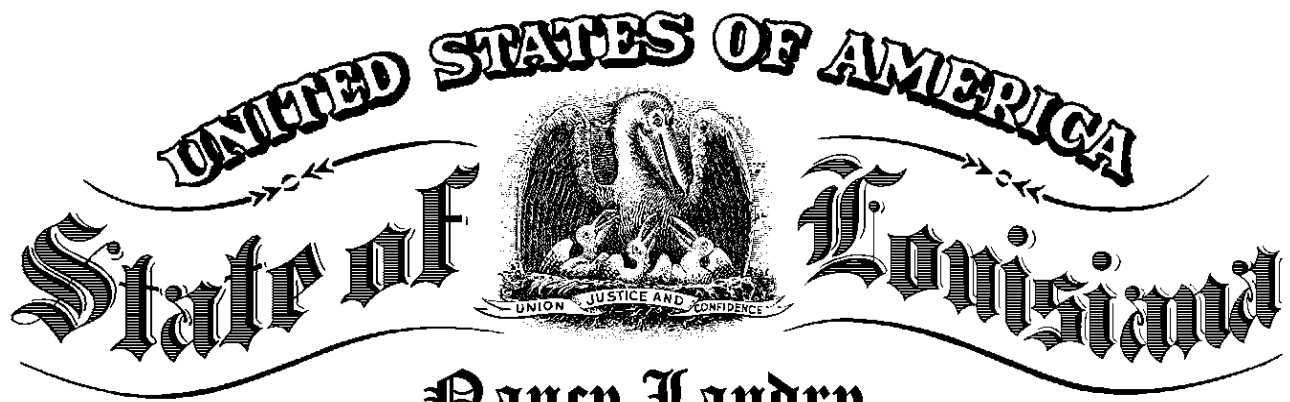
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resoluition authorizing an individual or agent to sign on 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 _____ day of _____

My Commission expires _____



Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

2613 MARAIS, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

42754819K ORIGF 8/1/2017 6 page(s)

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

February 19, 2026

Nancy Landry

Secretary of State

WEB 42754819K



Certificate ID: 12153819#BRK73

To validate this certificate, visit the following web site, go to **Business Services**, **Search for Louisiana Business Filings**, **Validate a Certificate**, then follow the instructions displayed.

www.sos.la.gov

ARTICLES OF ORGANIZATION

STATE OF LOUISIANA

OF

2613 Marais, LLC

PARISH OF JEFFERSON

The undersigned, a person of the full age of majority, acting as the organizer of a limited liability company under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated, does hereby form a limited liability company under such law, and for such purposes, does hereby adopt the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is **2613 Marais, LLC** (the "Company").

**ARTICLE II
PURPOSE**

The object and purpose for which the Company is formed shall be to engage in any lawful activity for which limited liability companies may be formed under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated.

**ARTICLE III
MEMBERS**

The full name and municipal address of the Organizer of the Company is:

Frederick Bunol
3027 Ridgelake Drive
Metairie, LA 70002

**ARTICLE IV
AUTHORITY OF MEMBERS**

No member has the authority to bind the Company without a written consent of the majority of the members of the Company.

**ARTICLE V
MANAGEMENT**

The Company shall be managed by its members, as may be more fully set forth in an Operating Agreement.

**ARTICLE VI
TERM**

The term of the Company shall be perpetual.

**ARTICLE VII
PROFITS AND LOSSES**

Sharing of profits and losses may be provided for in a written operating agreement.

**ARTICLE VIII
VOTING RIGHTS**

Voting rights of members may be provided for in a written operating agreement.

**ARTICLE IX
LIMITED LIABILITY**

The organizer(s), member(s), and manager(s) (if any) of this Company claim the benefits of limitation of liability of the provisions of La. R.S. 12:1315 including all future amendments thereto to the fullest extent allowed by law as fully and completely as though said provisions were recited herein in full.

**ARTICLE X
AMENDMENT**

These articles may be amended at any time in whole or in part upon unanimous vote of the members.

**ARTICLE XI
TRANSFERABILITY OF INTERESTS**

Membership in the Company shall be restricted to persons who shall be approved for membership by a unanimous affirmative vote of the members of the Company representing all of the equity ownership in the Company.

In the event this Company has only one member or membership in this Company is reduced to one member, then at the time of the death of such sole member, such sole member's membership interest in this Company shall be transferred as provided in such sole member's testament, and such heir(s) or legatee(s) shall become a member(s) of this Company, or, if such sole member dies intestate, then the sole member's membership interest in this Company shall be transferred according to the succession/probate laws of the domiciliary state of such deceased sole member, and such heir(s) shall become a member(s) of this Company.

**ARTICLE XII
CERTIFICATIONS**

Persons dealing with the Company may rely upon a certificate signed on behalf of the Company by Stephen C. Agans to establish the following:

1. The membership of any member of the Company;
2. The authenticity of any records of the Company; or
3. The authority of any person to act on behalf of the Company.

THUS DONE AND SIGNED, this 31st day of July, 2017.



Frederick Bunol, Organizer

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF JEFFERSON

BE IT KNOWN, that on this 31st day of July, 2017, before me, the undersigned Notary Public, duly commissioned, qualified and sworn in and for the Parish and State aforesaid:

PERSONALLY CAME AND APPEARED:

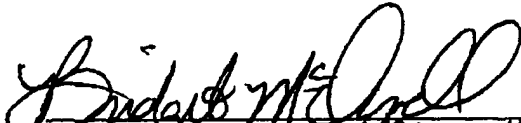
Frederick Bunol


who, after being duly sworn, declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that Appearer is the identical person who executed the above and foregoing Articles of Organization and that Appearer executed the above and foregoing Articles of Organization of Appearer's own free will, as Appearer's own act and deed, for the uses, purposes and benefits therein expressed.

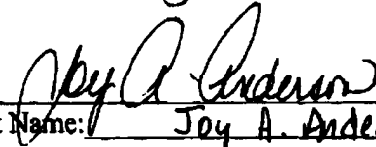
IN WITNESS WHEREOF, the said Appearer and witnesses and I hereunto affixed our hands on this 31st day of July, 2017, at Metairie, Louisiana.

WITNESSES:

APPEARER:


Print Name: Bridge F. McDowell


Frederick Bunol, Organizer


Print Name: Joy A. Anderson


NOTARY PUBLIC

DEBORAH D. HARVEY
NOTARY PUBLIC - NO. 80888
JEFFERSON PARISH, LA
MY COMMISSION IS FOR LIFE

INITIAL REPORT

OF

2613 Marais, LLC

ARTICLE I

The location and municipal address of the Company is:

3221 Chartres Street
New Orleans, LA 70117

ARTICLE II


The name and municipal address of the Company's registered agent is The Derbes Law Firm, LLC. Its municipal address is 3027 Ridgelake Drive, Metairie, Louisiana 70002.

ARTICLE III

The name and municipal addresses of the member(s) of the Company is:

Stephen C. Agans
3221 Chartres Street
New Orleans, LA 70117

Dated: July 31, 2017.



Frédéric Bunol, Organizer

**AFFIDAVIT OF ACKNOWLEDGMENT
AND ACCEPTANCE OF APPOINTMENT BY
DESIGNATED REGISTERED AGENT
FOR SERVICE OF PROCESS
OF 2613 Marais, LLC**

To the Secretary of State
State of Louisiana

STATE OF LOUISIANA

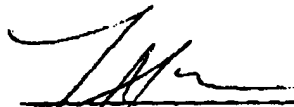
PARISH OF JEFFERSON

BE IT KNOWN, that on this 31 day of July, 2017, before me, the undersigned Notary Public, duly commissioned, qualified and sworn in and for the Parish and State aforesaid,

PERSONALLY CAME AND APPEARED:

**Frederick L. Bunol on behalf of
THE DERBES LAW FIRM, LLC**

who, after being duly sworn, declared and acknowledged to me, Notary, that The Derbes Law Firm, LLC hereby accepts appointment as the Registered Agent of **2613 Marais, LLC**, which is a limited liability company authorized to transact business in the State of Louisiana, pursuant to the provisions of Title 12, Chapter 22 of the Louisiana Revised Statutes Annotated.



**THE DERBES LAW FIRM, LLC,
BY: Frederick L. Bunol, Member**

Sworn to and subscribed, before me,

this 31st day of July, 2017.



NOTARY PUBLIC

**DEBORAH D. HARVEY
NOTARY PUBLIC - NO. 80886
JEFFERSON PARISH, LA
MY COMMISSION IS FOR LIFE**