

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

To: City Councilmembers
City of New Orleans

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

Subject: **Non-Commercial Short Term Rental Special Exception Docket 067/24**
(24-SPEX-10706)

Submittal Date: 08/16/2024
Date Application Deemed Complete: 06/10/2025
CPC Staff Recommendation Deadline: 08/09/2025
Council Deadline: 60 days from receipt

The attached report is for 926 North Salcedo Street, Apartment 2A relative to a request for a Non-Commercial Short Term Rental Special Exception Permit pursuant to Section 21.8.C.18.r of the Comprehensive Zoning Ordinance. The City Planning Commission staff recommends **DENIAL**.

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

Sincerely,



Robert D. Rivers

RDR/cbm

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

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

APPLICANT:

Lance M. Ellis
926 N Salcedo St Lower Apt
New Orleans, LA 70119

Special Exception Docket 067/24 (24-SPEX-10706, 24-NSTR-10706)

REQUEST

This is a request for a Non-Commercial Short Term Rental Special Exception Permit to permit one (1) Non-Commercial Short-Term Rental in the HU-RD2 Historic Urban Two-Family Residential District for a property located at 926 North Salcedo Street, Apartment 2A in Square 407. This application is being sought due to an existing licensed non-commercial short-term rental on the square.

RECOMMENDATION: DENIAL**LOCATION**

Property Address:	926 N Salcedo St Apt 2A
Square Number:	407
Zoning	HU-RD2
Council District:	A

SHORT TERM RENTAL INFORMATION

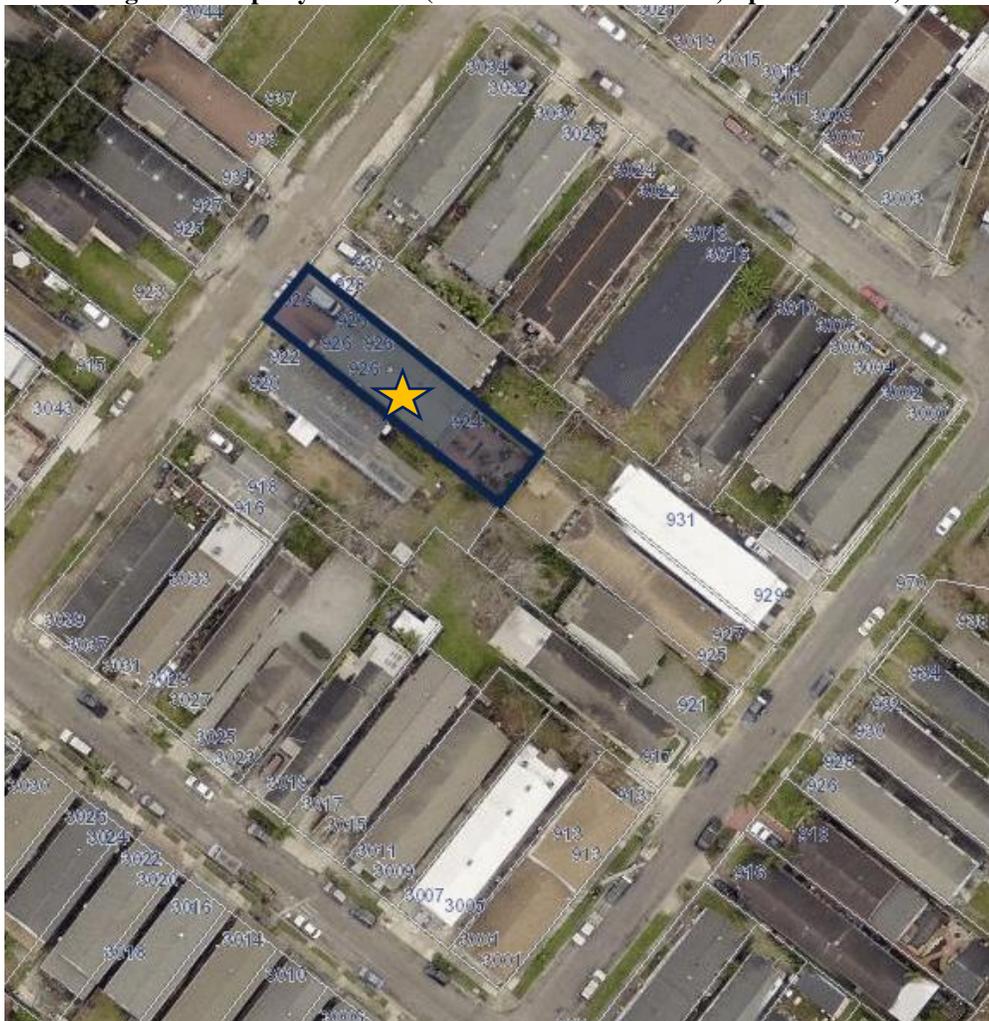
Lottery Date:	N/A
Lottery Rank:	N/A
Unit Information	
Type of Building:	Four-Family
Total Number of Bedrooms in Home:	8
Number of Bedrooms to be Rented:	2
Partial or Whole Unit:	Whole Unit
Noise Abatement Plan:	I live in the downstairs unit and will monitor undesired noises. My neighbors will have my phone number to contact me if there are disturbances. I will enforce quiet hours from 10p-8a.
Security and Operation Plan:	See Exhibit 1.
Sanitation Plan:	I will place garbage cans to the street the night before trash pick up and will return the garbage cans to their designated location once the garbage cans are emptied.
Off-Street Parking Spaces:	2

DESCRIPTION

The site in question is in the Bayou Saint John Neighborhood with frontage on North Salcedo Street bounded by Saint Phillip Street, North Gayoso Street, and Dumaine Street. Lot 11N is an interior lot that is rectangular in shape and measures approximately 30 feet in width, 141 feet in depth, and 4,230 square feet in area. The subject site is currently developed as a two-story, four-family dwelling, and the surrounding neighborhood is residential in nature with four-family, two-family, and single-family dwellings lining the block. There does not appear to be any vacant lots along the block or within the square. The subject site has frontage along a two-way street, and fronts onto an interior local street which has the lowest speed limits and capacities in the road network hierarchy. The subject site is located two (2) blocks southwest of Ursulines Avenue which is a transit corridor.

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

Figure 1. Property Location (926 North Salcedo Street, Apartment 2A)



(Source: Property Viewer)

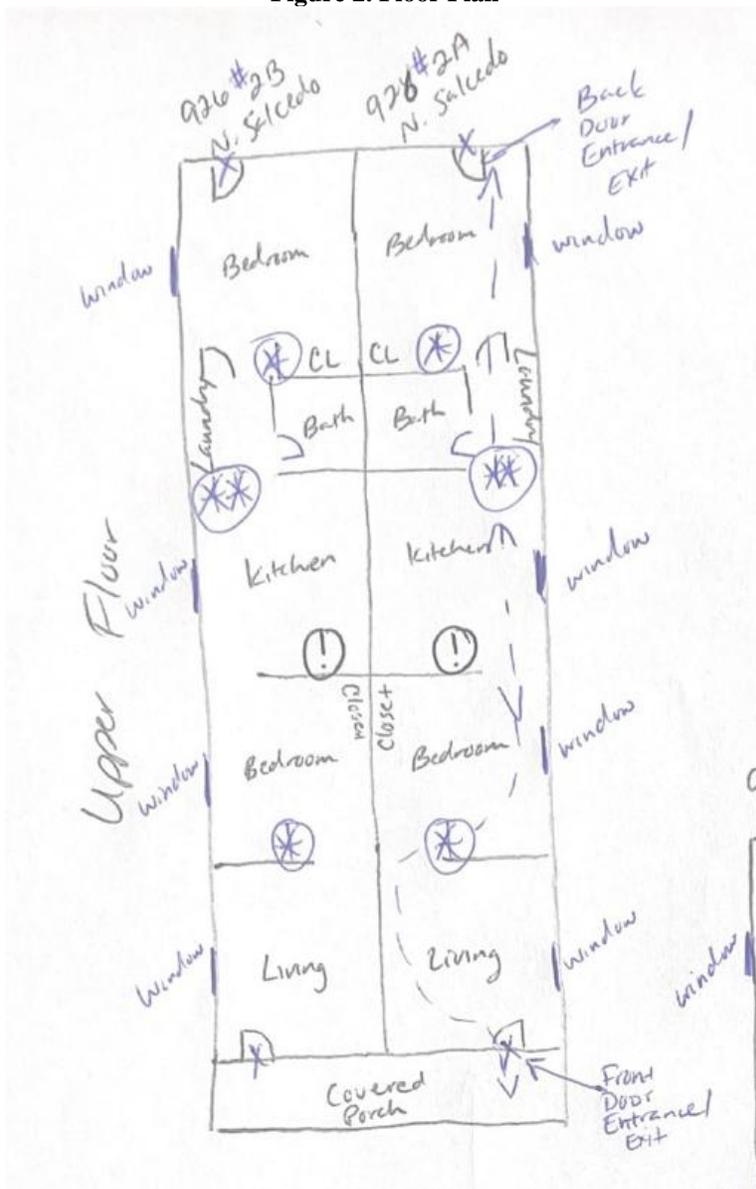
HISTORICAL CONTEXT

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

PROPOSED NSTR INFORMATION

The proposed NSTR is located within a two-story, four-family dwelling. The floor plan provided by the applicant indicates the proposed NSTR has two (2) bedrooms, one (1) bathroom, a kitchen, a living room, and two (2) egress points that lead to the front and rear yards of the home. The applicant has indicated that they will be providing two (2) off-street parking spaces. The proposed NSTR would be limited to four (4) guests. The applicant is the owner and operator, and they live onsite within the home.

Figure 2. Floor Plan

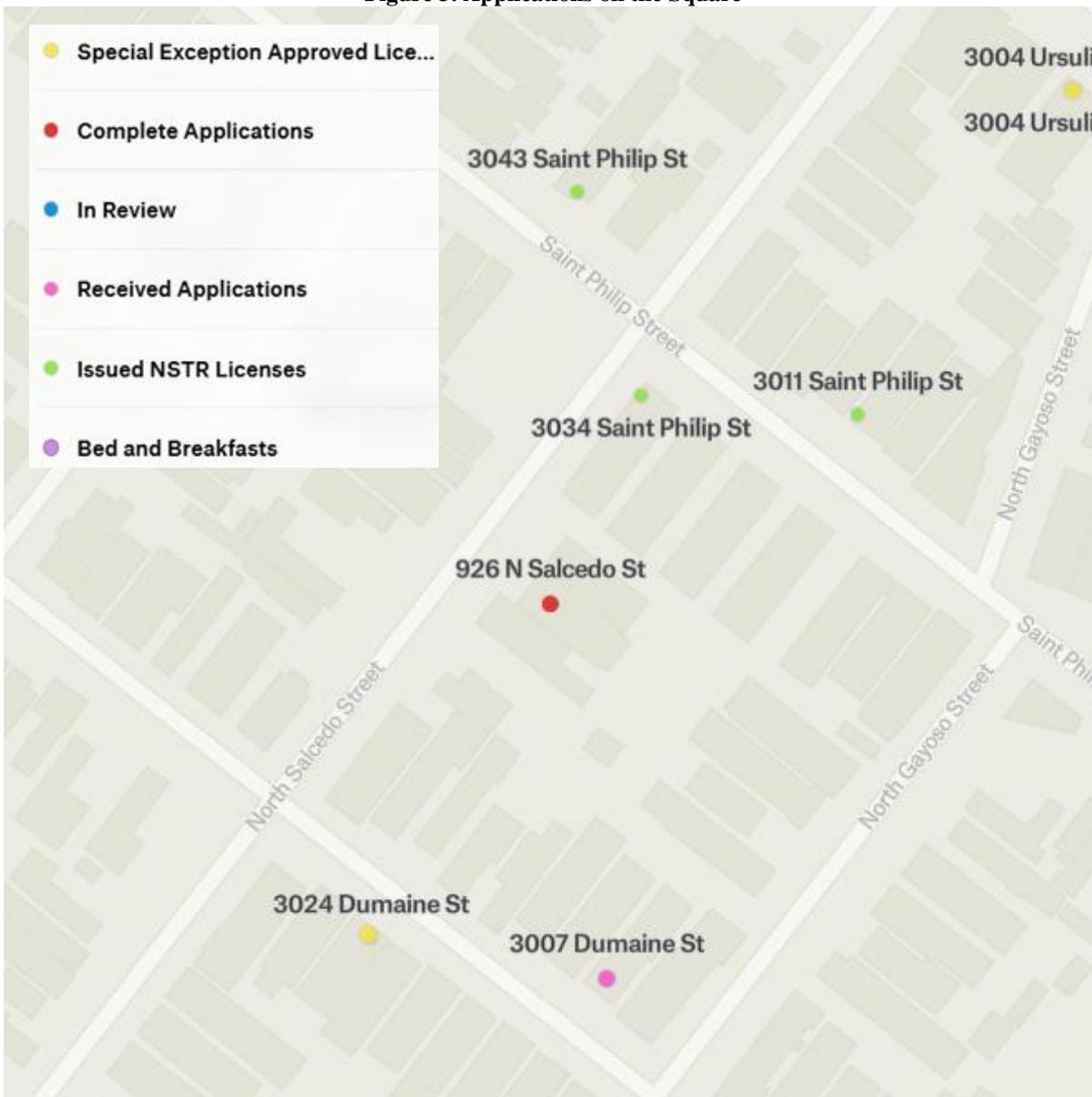


(Source: Applicant Provided)

ADDITIONAL APPLICATIONS ON THE SQUARE

The requested NSTR is eligible for a special exception due to an existing licensed non-commercial short-term rental on the square located at 3034 Saint Philip Street; this application was automatically diverted to the special exception process. At the time of writing this report, this is the first application transmitted to the City Council on this square and the City Planning Commission has received one (1) additional special exception request for this square. The affirmative request was first submitted to the City Planning Commission on August 16, 2024.

Figure 3. Applications on the Square



(Source: City Planning Commission, Special Exception Map)

REASON FOR THE REQUEST

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

COMPLIANCE WITH REVIEW STANDARDS:

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

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

This criterion is **not met**. The subject property is zoned HU-RD2 Historic Urban Two-Family Residential District, which is a residential zoning designation within the CZO. The subject site is currently developed as a two-story, four-family dwelling. On the 900 block of North Salcedo Street there are ten (10) properties: one (1) four-family, five (5) two-family, and four (4) single-family dwellings.

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

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

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

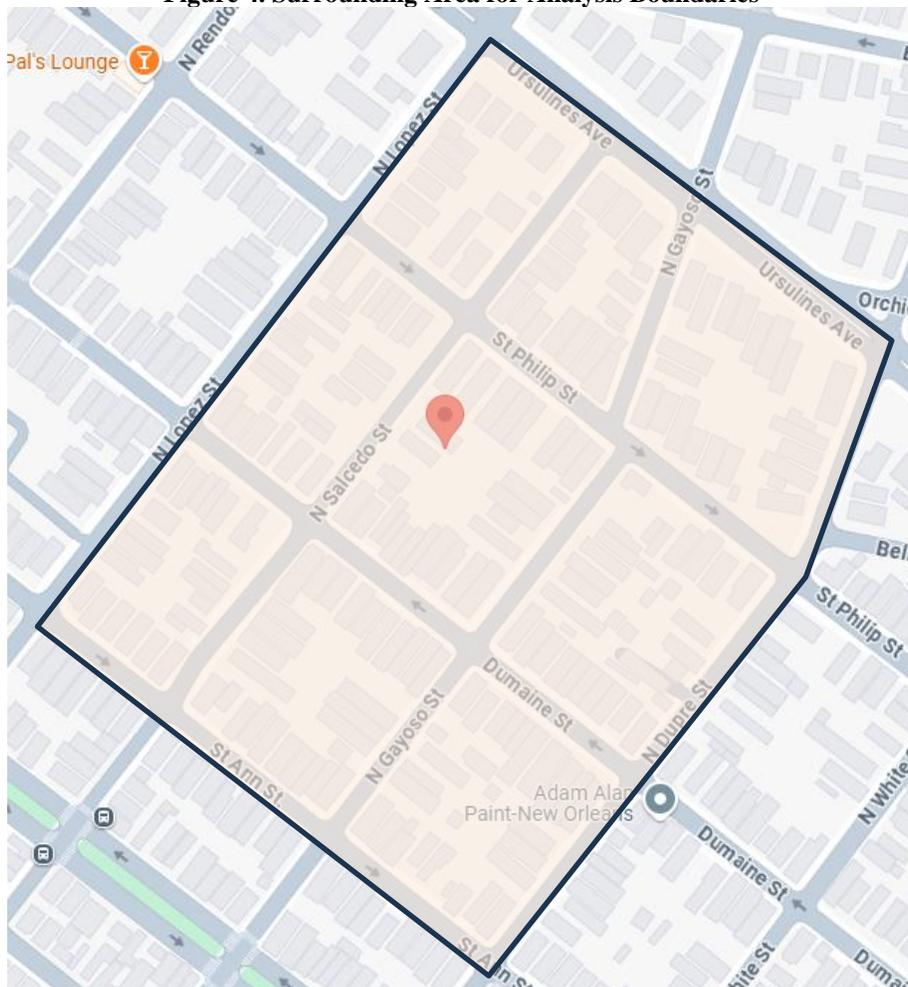
When analyzing the subject site and the surrounding block, there appears to be a high number of residential properties in proximity. The block is comprised primarily of residential dwellings, and there does not appear to be any vacant lots adjacent to the subject property, dead-end streets, or adjacency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

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

This criterion is **not met**. This standard includes reviewing the surrounding area in proximity, which is defined as one city block in each direction or the eight (8) surrounding squares, as shown in **Figure 4**. Surveying the surrounding eight (8) squares shows a predominantly residential neighborhood with no commercial uses within the boundary of the survey area.

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

Figure 4. Surrounding Area for Analysis Boundaries



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

This criterion is **not met**. The standard requires a review of the surrounding area, defined as one city block in each direction (see **Figure 4**). The subject site has frontage along a two-way street, and fronts onto an interior local street which has the lowest speed limits and capacities in the road network hierarchy. Within the surveyed area, the property does not have access to public transportation or bikeshare service that may alleviate traffic. Therefore, based on the review criteria and the characteristics of the surrounding area, this standard cannot be met.

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

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

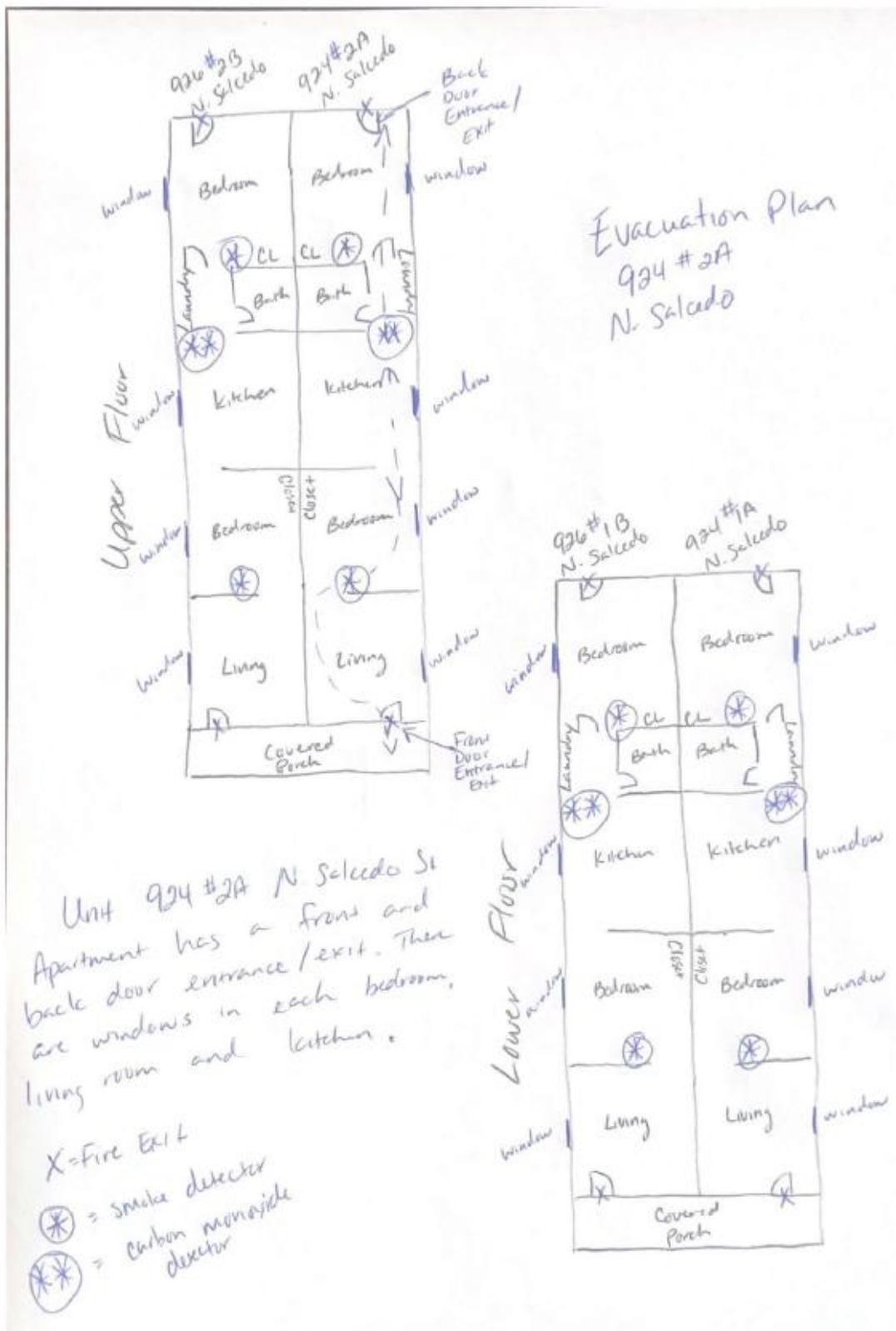
6. *Will the additional non-commercial short term rental use impair the health, safety, and welfare of the neighboring properties?*

This criterion is **met**. The applicant has implemented comprehensive operational guidelines, including quiet hours, noise and occupant limits, waste management, and recycling protocols. These measures are designed to reduce disturbances and promote responsible use of the property. Additionally, the applicant resides onsite, which allows for active, on-site monitoring and immediate response to any potential issues, further mitigating impacts on the surrounding neighborhood.

STAFF RECOMMENDATION

The staff finds that the request does not meet criteria 1, 2, 3, and 4 of the review standards; therefore, the City Planning Commission staff recommends **DENIAL** of **Non-Commercial STR Special Exception Docket 067/24** (24-SPEX-10706, 24-NSTR-10706).

Exhibit 1





NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION APPLICATION

Email this application to str.specialexception@nola.gov

Property Address: 926 N Salcedo St

Square ID: 50004137 Square Name: 407 Zoning: HU-RD2 Council District: A

Type of Building: Four-Family

Total Number of Bedrooms in Home: 8 Total Number of Bedrooms Being Rented: 2

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

APPLICANT INFORMATION

Name: Lance Ellis

Mailing Address: 926 N Salcedo St 1B

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

Email: twinspann1@mac.com Phone: (504) 957-7137

OPERATOR INFORMATION

Operator Identity: Operator/Property Manager

Name (Legal): Lance Ellis

Preferred Name (if different from legal name):

Tax Address: 926 N Salcedo #1B New Orleans, LA 70119

Email: twinspann1@mac.com Primary Phone: 504-957-7137 Secondary Phone:

Operator Permit Number or Application Reference Code:

Operator Permit Expiration Date (if issued):

ADVERTISING PLATFORMS

Platform Name (eg Airbnb, VRBO)	Listing URL (full web address of listing)
Trip Advisor	TBD

REQUIRED PLANS

Noise Abatement Plan: I live in the downstairs unit and will monitor undesired noises. My neighbors will have my phone number to contact me if there are disturbances. I will enforce quiet hours from 10p-8a.

Sanitation Plan: I will place garbage cans to the street the night before trash pick up and will return the garbage cans to their designated location once the garbage cans are emptied.

ATTESTATIONS

Operator will perform daily visual inspections of the property: LE

Operator will ensure regular litter and trash collection: LE



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

ATTESTATIONS, CONTINUED

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

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

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

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

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

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

TRAINING

Owner Training Date/Code: 06/08/2023

Operator Training Date/Code: 06/08/2023

LOTTERY

Lottery eligible: 06/08/2023 Number of applications on same square:

Lottery Date: Lottery rank:

FEES

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

ACKNOWLEDGMENTS

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

Property Owner Name/Signature

Lance Ellis

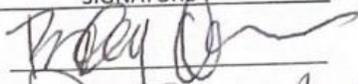
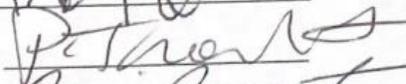
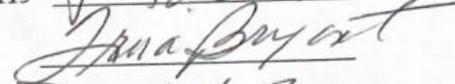
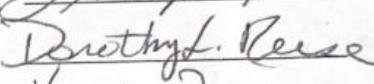
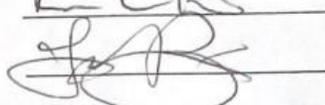
Date 08/15/2024

Operator Name/Signature

Lance Ellis

Date 08/15/2024

PETITION

<u>NAMES</u>	<u>ADDRESSES</u>	<u>SIGNATURE</u>
BRAD WELLONS	3043 ST PHILLIP ST., N.O. LA, 70119	
PAMELA TORCHESSET	1001 N. S. SALCEDO, ST. N.O. LA, 70119	
TRINA BRYANT	918 GAYOSA ST., N.O. LA, 70119	
DOROTHY REESE	935 N. SALCEDO, ST. N.O. LA, 70119	
KERRY PARTRIDGE	925 N. SALCEDO ST., N.O. LA 70119	
LIONEL BAILEY	3024 ST. PHILLIP ST. N.O. LA 70119	

Proposed Plan for Short Term Rental Special Exception Application

926 N. Salcedo Street New Orleans, LA 70119

Contact: Lance Ellis – 504-957-7137 – twinnspann1@mac.com

Application is being submitted to allow this 2 BR, 1 BA fully furnished unit to be granted a special exception as a short-term rental unit.

The unit is exceptionally well-maintained and includes multiple window unit air conditioners, ceiling fans and wall mounted heaters. Kitchen and bathroom have been updated, with recently installed vinyl plank flooring throughout entire unit. Gas stove, electric water heater, microwave, refrigerator, washer and dryer, and smoke and CO detectors are included with all in excellent working condition. The unit is tastefully decorated and also overlooks a private, fenced courtyard. Additional safety features include security cameras, doors and windows. Front and back door access. On-street parking is available. This unit accommodates up to 4 guests.

Owner/operator Lance Ellis resides onsite to ensure any issues that arise will be given immediate attention.

Special Exception for Short Term Rental

926 N. Salcedo Street New Orleans, LA 70119

Contact: Lance Ellis – 504.957.7137 - twinnspann1@mac.com

Criteria

Current Zoning: HURC2

Adjacent vacant lots to 926 N. Salcedo Street – None; Deadends on Salcedo St – None

Locational Influences – Property located within neighborhood boundaries of Broad St and Bayou St John, close to businesses and eateries in said neighborhood.

Public Transportation – Bus lines available on N. Broad St and Orleans.

Off-street Parking – Off-street parking is available on property.

Prior Use as Short Term Rental – No quality of life violations in the past.



GOVERNMENT OF DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION
250 M STREET SE, WASHINGTON, DC 20003

Phone: 202-442-4670

Website: <https://tops.ddot.dc.gov>



PUBLIC SPACE CONSTRUCTION PERMIT

Issue Date: 01/09/2025 Expiration Date: 03/06/2025

EWR No:
Work Location: 4910 ILLINOIS AVENUE NW, WASHINGTON, DC 20011,
Permission Granted To: ROBERT ANDERSON
Work Zone Deposit No: S52999
Inspection Fee No: W53000
Street Light Deposit No:
Wet Utility Deposit No:

PERMIT NO: PA458802
Source Permit:
Permit Fee: \$258.50
Work Zone Deposit Amount: \$500.00
Inspection Fee Amount: \$400.00
Street Light Deposit Amount: \$0.00
Wet Utility Deposit Amount: \$0.00

Ward: 4 Lot: 0094 Square: 3009

Permission is hereby granted to the entity named above to perform the work described herein at the address shown above in strict accordance With all conditions stated on all pages of this permit as well as on the application submitted.

Type of Permit:

Paving: Leadwalk Repair/Replace Existing, Paving: Leadwalk w/Steps, Fixture: Repair Retaining Wall (No change)

Work Details:

REPAIR OF EXISITNG RETAINING WALL, REPLACEMENT OF CONCRETE STAIRS AND WALKWAY AND COVERING WITH FLAGSTONE

CONDITIONS

- 1. Must call PSI before start of work for delivery of ORIGINAL PERMIT @ 202 645-7050.
- 2. This permit is revocable at any time at the discretion of FEMS, MPD and/or DDOT
- 3. Extended restoration may be required. The level of restoration shall be determined by DDOT. A DDOT Public Space Inspections Officer must verify the level of restoration prior the commencement of any excavation in the public space; call 202-645-7050 to schedule an inspection.
- 4. No work in public space is allowed during official DC government holidays.
- 5. For return of deposits please call the PSI office at (202) 645-7050 to schedule an inspection.
- 6. The Source Permit, renewal permit, TCP and all approved drawings are required to be on the premises and posted at all times.
- 7. Permit holder responsible for obtaining any additional permits required by statute or regulation including DOH, DDOE and DCRA permits.
- 8. No change to size, layout, design or materials from the existing feature is allowed.
- 9. Permit holder is responsible for all damage to public space as a result of work done under this permit.
- 10. This permit must be on site at all times and visible from public space.
- 11. Work hours in public space are listed on the approved Traffic Control Plan. Any work in public space before 7am or after 7pm Mon. thru Sat. or all day Sun. requires an additional permit from DCRA.
- 12. All work must comply with all District regulations and statutes. Violation may result in revocation of this permit.
- 13. No crossing of sidewalk with trucks.
- 14. Must follow approved site plan without deviation.
- 15. Person who posts an unauthorized sign or removes an authorized sign is subject to a fine of \$100 per day.
- 16. This permit does not authorize the posting of No Parking signs. A separate public space occupancy permit is required.
- 17. This construction permit requires a separate valid permit for temporary occupancy to be on site during the time work is being performed.
- 18. Occupancy permit is required
- 19. This permit is not valid until the later of the Effective Date and the Issuance Date.
- 20. A One Call ticket must be obtained and on site for any work in public space for which a One Call ticket is required. Permittee must immediately notify the One Call Center of damage that occurs during excavation.
- 21. No change to size, layout, design or materials from the approved drawings is allowed.

Additional Condition: Approved on the condition that the tree protection fence (chain link) is 6 feet tall per DDOT Standard Specifications/Standards and the Tree Protection Notes shown on B1.1 and B1.2. Sharon Dendy

There are active Washington Gas facilities within the proposed project limits. Washington Gas requires 12" vertical separation and 5' horizontal separation from all underground structures. Washington Gas also requires 10' of separation from all buildings and overhead structures. Federal regulations require no mechanized equipment be used within 2' of active natural gas facilities. Call District One Call (Miss Utility) before digging. Jared Martin

If the proposed work consists of 50 square feet or greater of land disturbance and the total construction cost exceeds \$9,822.29, you are required to submit an erosion and sediment control site plan to the Department of Energy and Environment (DOEE) through the Department of Buildings (DOB) permit process. <https://aca20.dcrd.dc.gov/CitizenAccess/Default.aspx> Once you have applied online for the DOB permit, enter the project into the DOEE S Groundwater System (SGS). <https://doee.dc.gov/swdb> Soil Erosion and Sediment Control Overview <https://doee.dc.gov/node/619292> Nykia Barne



PUBLIC SPACE CONSTRUCTION PERMIT

Issue Date: 01/09/2025

Expiration Date: 03/06/2025

Appendix – A

PERMIT NO: PA458802

Work type dimensions:

Paving: Leadwalk w/Steps - Total Dimension: 55 SQFT

Location	Dimensions
4910 ILLINOIS AVENUE NW	11 x 5 (length x width)



Special Exception for Short Term Rental

926 N. Salcedo Street New Orleans, LA 70119

Contact: Lance Ellis – 504.957.7137 - twinnspann1@mac.com

Criteria

Current Zoning: HURC2

Adjacent vacant lots to 926 N. Salcedo Street – None; Deadends on Salcedo St – None

Locational Influences – Property located within neighborhood boundaries of Broad St and Bayou St John, close to businesses and eateries in said neighborhood.

Public Transportation – Bus lines available on N. Broad St and Orleans.

Off-street Parking – Off-street parking is available on property.

Prior Use as Short Term Rental – No quality of life violations in the past.

From: [Cameron Boissiere](#)
To: [Mercedes Rivas](#)
Subject: RE: Lance Ellis Criteria report for 926 N Salcedo St. Special Exception
Date: Thursday, February 6, 2025 10:51:23 AM

Hey Mercedes,

The Councilperson's staff reached out to me to help with this applicant's application. This person has struggled with the application process, so I helped them put together the criteria list—It's not written out in narrative, but since I helped him put it together, we can consider it "complete".

I also know the materials they submitted do not include the sign-in sheet or comment cards. I spoke with them on the phone this AM and know they had no attendees, so we don't have to request that.

The only thing we may need is the email invitation to CPC/Neighborhoods. If he doesn't have it, I think we can move forward without it, as the Councilperson is familiar with this applicant's case and are aware of the special exception for it.

Thank you!

Cameron Boissière-Morris (she/her/hers)

Senior City Planner | New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7035 (office) | (504) 658-7035 (remote) | cameron.boissiere@nola.gov

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

COVID-19:

In an effort to prevent the spread of COVID-19 to our employees and members of the public, our staff is working remotely and will not have any face to face contact with members of the public. Staff is available from 8am to 5pm to assist the public by phone or email. More information about our remote operations can be found at nola.gov/cpc.

From: STR Special Exception

Sent: Thursday, February 6, 2025 11:47 AM

To: 'Lance Ellis' <twinnspann1@mac.com>

Subject: RE: Lance Ellis Criteria report for 926 N Salcedo St. Special Exception

Hello,

We have received your application submittal. Please allow staff 5-7 business days to review for completeness.

If it is not complete, you will receive a rejection notice with a request for the missing items. You will receive your invoice once it is deemed complete.

Thank you for your patience!

NSTR Special Exception

New Orleans City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112

Please be advised that all email correspondence is subject to the state's public records laws.

From: Lance Ellis <twinnspann1@mac.com>

Sent: Thursday, February 6, 2025 11:42 AM

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

Subject: Lance Ellis Criteria report for 926 N Salcedo St. Special Exception

From: [Claire F. Byun](#)
To: [Cameron Boissiere](#)
Cc: [Mercedes Rivas](#); [Joseph I. Giarrusso](#)
Subject: Re: NSTR Application for 926 N Salcedo St.
Date: Wednesday, February 26, 2025 11:58:15 AM

Hey Cameron,

Thank you for following up! Given that Mr. Ellis has signatures from his direct neighbors in support, we are fine with waiving the requirement. I appreciate you asking

Claire Byun

Land Use and Policy Director

Office of City Council District A Joseph I. Giarrusso, III
1300 Perdido Street | Suite 2W80
New Orleans, LA 70112
claire.byun@nola.gov
o: (504) 658.1010
c: (504) 883.1724

From: Cameron Boissiere <Cameron.Boissiere@nola.gov>
Sent: Wednesday, February 26, 2025 11:06 AM
To: Claire F. Byun <Claire.Byun@nola.gov>
Cc: Mercedes Rivas <mrivas@safebuilt.com>
Subject: RE: NSTR Application for 926 N Salcedo St.

Hey, Claire!

I want to follow up to see if CM Giarrusso is fine with waiving the requirement for this application.

Hope you're enjoying the season!

Cameron Boissière-Morris (she/her/hers)

Principal City Planner | New Orleans City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7035 (office) | (504) 658-7035 (remote) | cameron.boissiere@nola.gov

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RESOURCES:

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[Frequently Asked Questions](#)

COVID-19:

In an effort to prevent the spread of COVID-19 to our employees and members of the public, our staff is working remotely and will not have any face to face contact with members of the public. Staff is available from 8am to 5pm to assist the public by phone or email. More information about our remote operations can be found at nola.gov/cpc.

From: STR Special Exception

Sent: Tuesday, February 18, 2025 3:37 PM

To: Claire F. Byun <Claire.Byun@nola.gov>

Cc: Mercedes Rivas <mrivas@safebuilt.com>

Subject: RE: NSTR Application for 926 N Salcedo St.

Hey Claire!

We received the application materials; however, we don't have copies of notice of invitation to the neighborhood organizations. I don't have a copy for CPCINFO/mailed invitation either.

I spoke on the phone with Lance not too long ago, and I know they are elderly and have struggled with the process; we have reached out to the neighborhood organizations on the applicant's behalf, however, we have not received word back.

Would the Council consider waiving this requirement of the notice for special exception for this applicant?

Let me know!

Cameron Boissière-Morris (she/her/hers)

Senior City Planner | New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7035 (office) | (504) 658-7035 (remote) | cameron.boissiere@nola.gov

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

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From: Mercedes Rivas <mrivas@safebuilt.com>
Sent: Tuesday, February 18, 2025 3:01 PM
To: president@fsjna.org; tlevy@pelhughes.com
Cc: STR Special Exception <str.specialexception@nola.gov>; Cameron Boissiere <Cameron.Boissiere@nola.gov>
Subject: RE: NSTR Application for 926 N Salcedo St.
Importance: High

Good afternoon,

Just following up on the email below.

Respectfully,

Mercedes Rivas
Senior Planner | SAFEbuilt Studio | 303-349-2484

SAFEbuilt.

From: Mercedes Rivas
Sent: Tuesday, February 11, 2025 8:45 AM
To: president@fsjna.org; tlevy@pelhughes.com
Cc: STR Special Exception <str.specialexception@nola.gov>; Cameron M Boissiere <Cameron.Boissiere@nola.gov>
Subject: NSTR Application for 926 N Salcedo St.

Good morning All,

We are in the process of reviewing the above referenced NSTR Special Exception application for completeness. We wanted to know if you received an email or letter notifying you of an NPP meeting.

If you did not receive a letter or email from the applicant, we wanted to know if you would be willing to waive the notification requirements.

Council Member Joseph I. Giarrusso III has waived his notification requirements and asked that we assist the applicant with the remaining application requirements as they are having some trouble with the process.

At your convenience, please let us if you were notified of the meeting or if you agree to waive your notification requirement.

Respectfully,

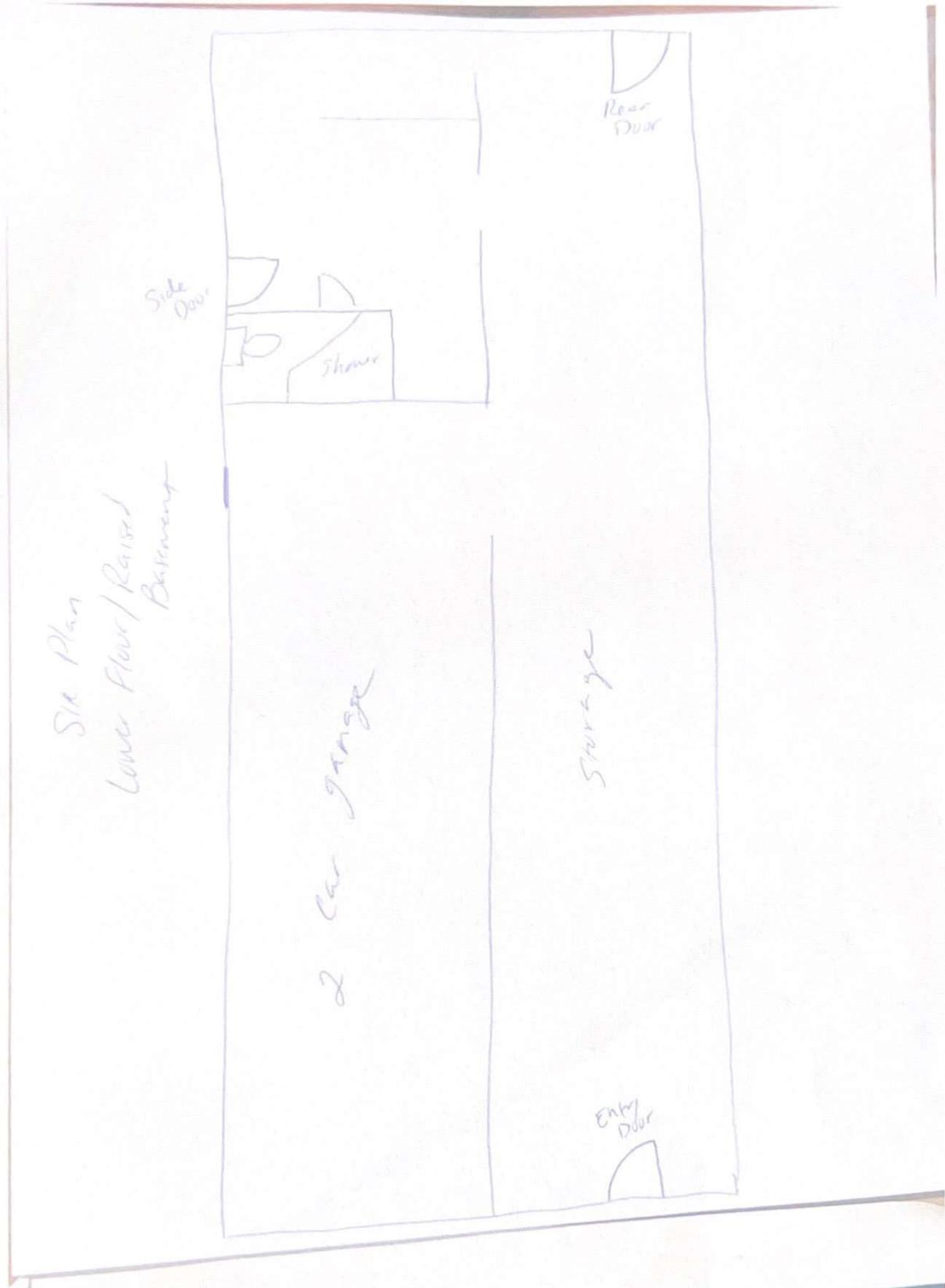
Mercedes Rivas

Senior Planner | SAFEbuilt Studio | 303-349-2484

SAFEbuilt.

1811 Camp St Site Plan

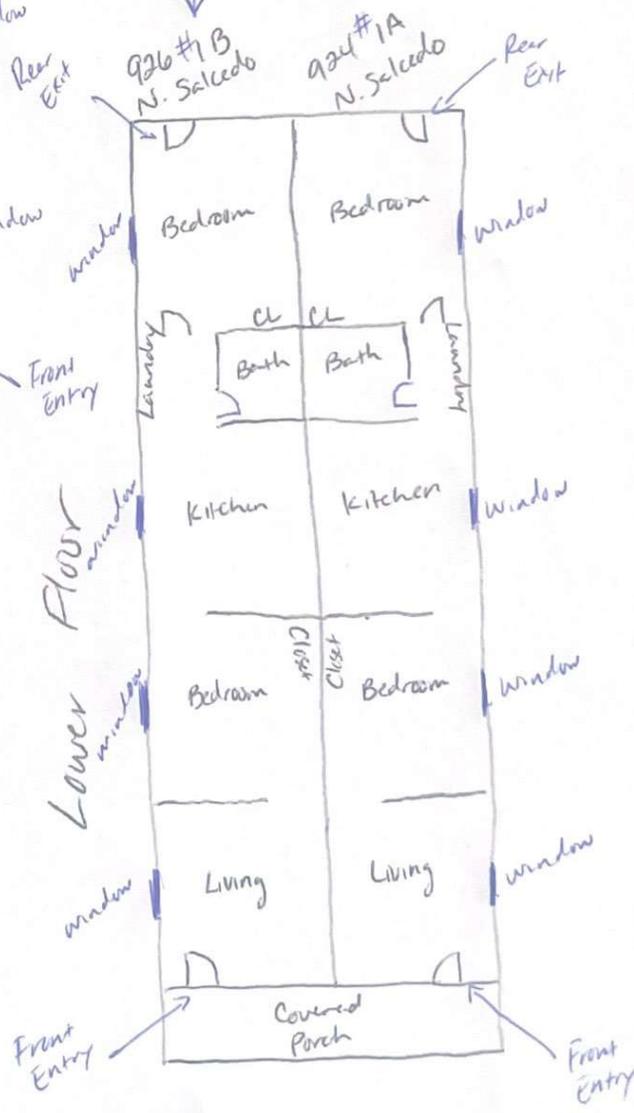


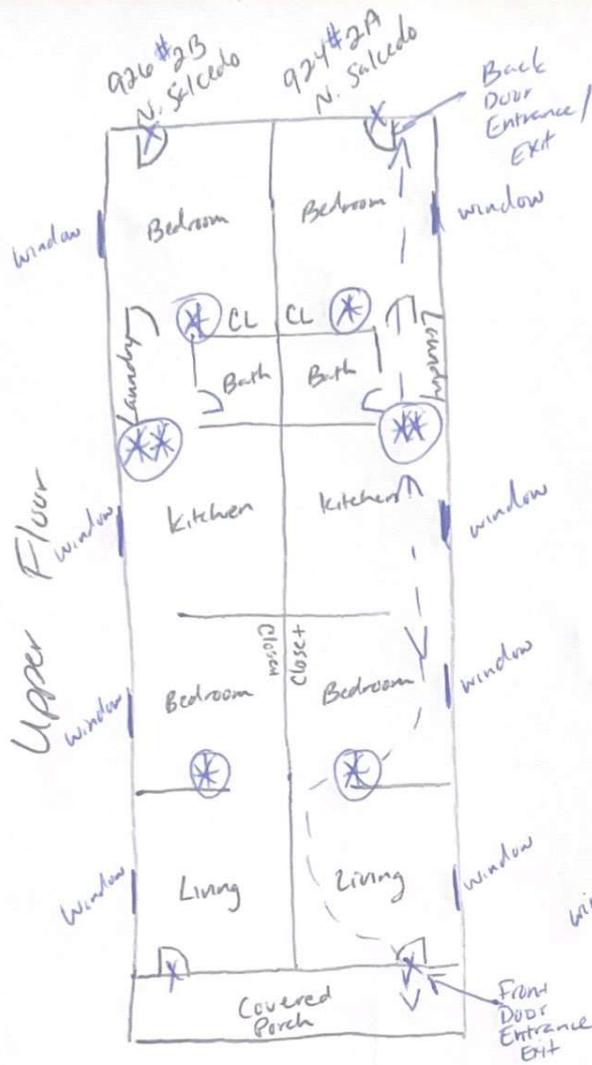




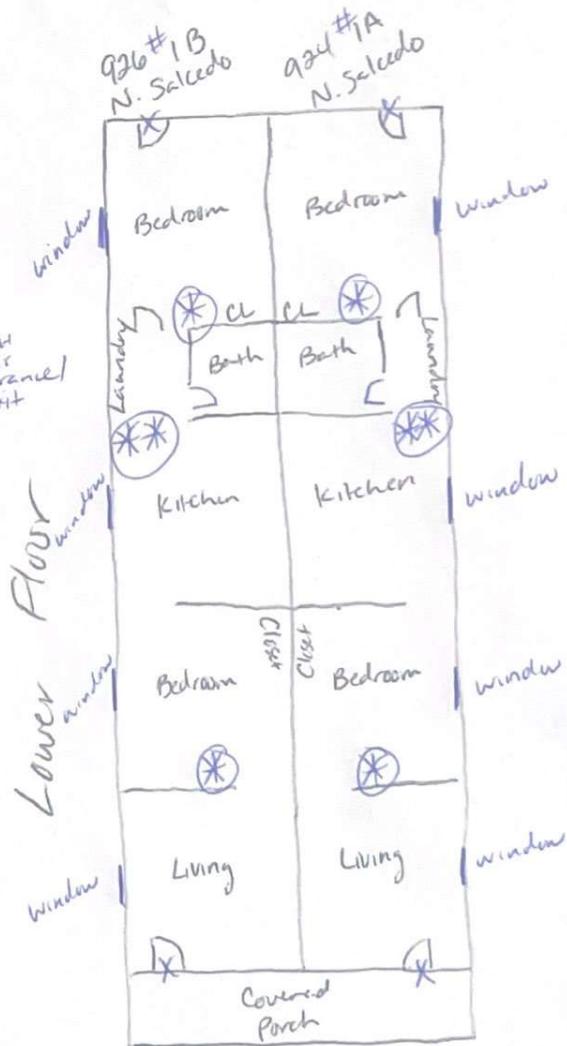
Floor Plan
924 #2A
N. Salcedo

Owner/Operator Unit





Evacuation Plan
924 #2A
N. Salcedo



Unit 924 #2A N. Salcedo St Apartment has a front and back door entrance/exit. There are windows in each bedroom, living room and kitchen.

X = Fire Exit

⊗ = smoke detector

⊗⊗ = carbon monoxide detector

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



**PERSON'S
DRIVER'S LICENSE**

LICENSE ID NO. **004420246**
CLASS: EXPIRATION DATE **E 07-15-2024**
ISSUE DATE: **07-27-2018**

DOB: **07-15-1960**
ELLIS
LANCE M
926 N SALCEDO ST
NEW ORLEANS, LA 70119-0000

ENDORSEMENTS: NONE
SEX: M HGT: 5'01" WGT: 155
EYES: BRO HAIR: BRO
RESTRICTIONS: NONE
AUDIT OFFICE: 4391 013
PARISH: 36



L. Ellis