

**City Planning Commission
Staff Report
Tuesday, June 23, 2026**

Zoning Docket 065-26

Prepared by: Valerie McMillan

Date: 06/24/2026

Deadline for CPC action: 08/22/2026

CC Deadline: 60 days from receipt

City Council District: B – Lesli Harris

Applicant: Kerri McCaffety

Request: Conditional use to permit a bed and breakfast (accessory) in an HU-RD2 Historic Urban Two-Family Residential District and the Transient Lodging Interim Zoning District.

Property Description: Square 717, Lot 1-A or Y, in the Sixth Municipal District, bounded by Cadiz Street, South Roman Street, South Prieur Street, and Upperline Street.

Address: 3200 Cadiz Street

Description

The petitioned site is located along Cadiz Street and is developed with a raised, single-family residence, with living space at the basement level, and a floor area of 1,485 square feet. The owner occupies most of the basement apartment. The applicant proposes utilizing the site as an accessory bed and breakfast with five guestrooms, instead of the existing non-commercial short-term rental that currently utilizes three guestrooms, which triggers the conditional use request. Thus, the effect of the change from an NSTR to an accessory bed and breakfast is to allow two additional guest rooms.

Figure 1: Zoning Map

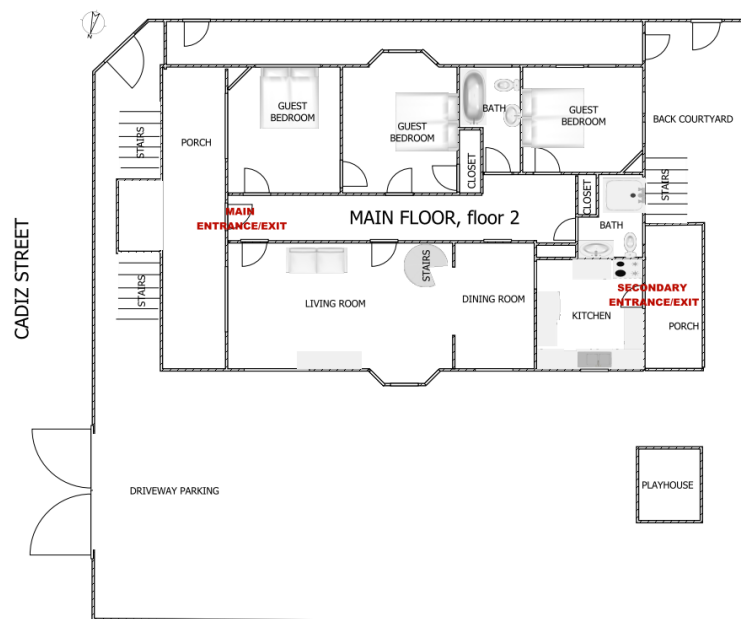


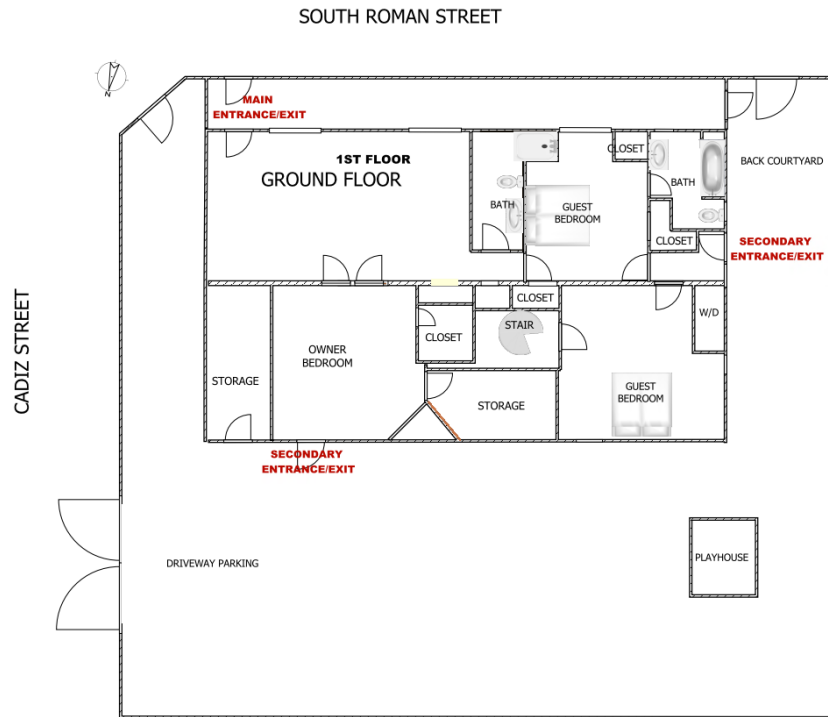
Source: Property Viewer

Figure 2-3. Existing NSTR Floor Plans



Figure 4-5. Proposed Accessory Bed and Breakfast Floor Plans





Source: provided by applicant

Reason for Commission Review

Per **Article 11, Section 11.2, Table 11-1**, accessory bed and breakfast uses are conditional in the HU-RD2 Historic Urban Two-Family Residential District. 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.

Per Ordinance No. 30,625 MCS (Zoning Docket 006/25), 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

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.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

Met

The Master Plan identifies the subject site as Residential Low Density Pre-War, where the goal is to support neighborhood serving

	retail to support single and two-family residential uses. The proposed accessory bed and breakfast will remain a residential use in that it requires an on-site owner or operator and therefore falls into the range of uses intended for this area.
<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-RD2 District where the proposed accessory bed and breakfast site is currently operational as non-commercial short-term rental (NSTR). The request would represent a relatively minor intensification of the current use of the site and is appropriate for the underlying zoning district, which contemplates owner/operator-occupied bed and breakfasts among long-term residential housing stock.
<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>	The site currently meets the use standards for short-term rentals and would need to meet bed and accessory bed and breakfast standards, provided that this request be approved. The existing NSTR is the only one on the petitioned square and will be replaced by the proposed accessory bed and breakfast. Therefore, the proposal will not increase the number of short-term rentals within the petitioned square. The accessory bed and breakfast standards are provided below. a. Proof of operator occupancy shall be established by submission of at least three (3) pieces of proof of residence to the Department of Safety and Permits. b. The bed and breakfast shall appear outwardly to be a single-family dwelling, giving no appearance of a business use other than a permitted sign. c. The bed and breakfast may have one (1) attached projecting sign not to exceed four (4) square feet in area. The sign shall complement the architecture of the structure. d. The bed and breakfast is limited to a maximum of five (5) units for overnight accommodation. e. Cooking facilities are prohibited in individual guest rooms. f. If meals are provided, only registered guests may be served. g. Leasing of a common dining area for social events is prohibited.

	h. In residential districts and HU-B1A Neighborhood Business District, HU-B1 Neighborhood Business District, HU-MU Neighborhood Mixed-Use District, S-LM Lake Area Marina District, MU-1 Medium Intensity Mixed-Use District, and MU-2 High Intensity Mixed-Use District, only one (1) Accessory Bed and Breakfast, one (1) Principal Bed and Breakfast, or one (1) Non-Commercial Short Term Rental is permitted within each city block, inclusive of all lots fronting any exterior boundary of said block and all interior lots not fronting the public right of way, may be permitted for use as a non-commercial short term rental.
<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 use includes the utilization of two additional guestrooms and does not call for any alterations or additions to the building façade. As the structure is to be unaltered, it will continue to help preserve the character of the surrounding neighborhood.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F¹.</i>	
<u>Met</u>	Pursuant to Table 22-1, bed and breakfasts are required to provide one parking space per two guest rooms. This is in addition to the one parking space required for single-family residences. Therefore, the proposed five-guest room bed and breakfast (accessory) would be required to provide a total of four parking spaces. Two off-street parking spaces are provided in the required side yard of the site. The proposal requires a waiver of three off-street parking spaces. The staff finds that the waiver request meets the approval standards for a variance (as discussed below).
<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 accessory bed and breakfast does not pose a unique or detrimental use within the HU-RD2 District.

Variances may be granted only when the request satisfies the nine approval standards contained in Article 4, Section 4.6.F of the Comprehensive Zoning Ordinance. The staff's evaluation of compliance with the nine approval standards is below.

A1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other land or structures in the same zoning district.

Met.

The existing single-family structure comprises most of the lot, leaving minimal side yard area for any additional parking.

A2. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.

Met.

The inability to provide two additional parking spaces is a direct result of the physical limitations of the lot and structure, not a choice made by the applicant. The applicant seeks to utilize the entire site as a single-

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

family residence with an accessory bed and breakfast, a use permitted by conditional use in this district.

A3. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Met.

Strict application of the off-street parking requirement would prevent the applicant from operating an accessory bed and breakfast in a district where this use is allowed by conditional use. According to Orleans Parish Assessor data, the applicant purchased the site in 2011 and did not create the lot width or building arrangement that prevents compliance. Without the variance, this property would be held to a stricter standard than comparable lodging uses allowed in the district.

A4. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party.

Met.

The variance does not provide a unique or unusual competitive advantage to the applicant. Similarly situated properties provide one to two off-street parking spaces. A single-family residence with five off-street parking spaces would be out of scale with the neighborhood development pattern. Granting the variance aligns the site with neighborhood conditions rather than conferring a special privilege.

A5. Strict adherence to the regulation by the owner or their agent would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.

Met.

Strict adherence would require the owner to provide three additional off street parking spaces where no physical space exists. The hardship is therefore demonstrable and rooted in the physical constraints of the lot.

B1. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated.

Met.

The variance would not grant a privilege beyond what is commonly needed and accepted for similar properties with limited parking opportunities.

B2. The variance, if granted, will not alter the essential character of the locality.

Met.

The requested variance maintains the existing built form. The variance is fully consistent with the surrounding character with nearby lots that provide one to two off-street parking spaces.

B3. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located.

Met.

The continued provision of two off-street parking spaces within the side and rear yard minimizes potential impacts of off-street parking. No adverse effects on neighboring properties or public welfare are anticipated.

B4. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion of nearby streets, increase the danger of fire, or otherwise endanger the public safety.

Met.

The variance pertains solely to the waiver of three parking spaces. The existing supply of light, air, and circulation is unaffected, and the request does not introduce conditions that would increase congestion or endanger safety.

Additionally, Ordinance No. 30,625 MCS (Zoning Docket 006/25), which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?

The proposed accessory bed and breakfast will not reduce the amount of long-term housing as the site already operates as a short-term rental as well as provides a primary residence for the owner.

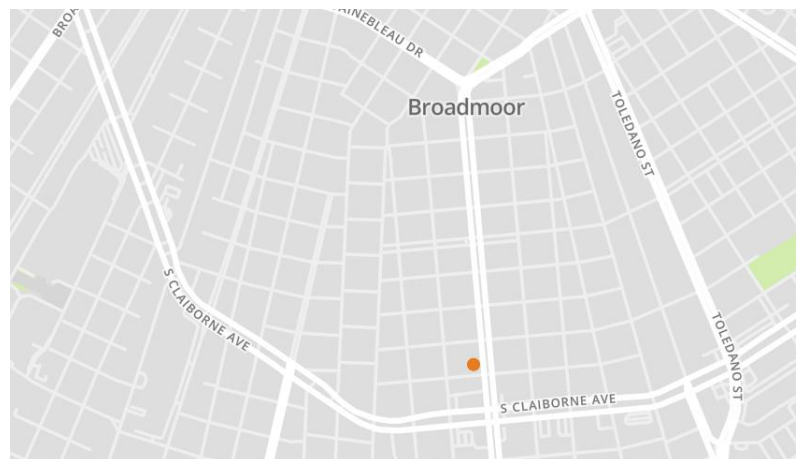
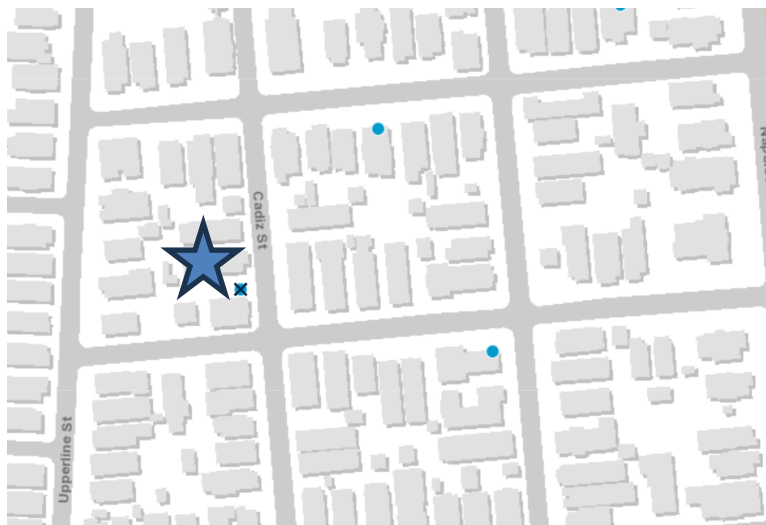
Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?

Yes. The site block is bounded by Cadiz St., S. Roman St., Upperline St. and S. Prieur St. A transit stop for the Napoleon Ave. bus is located at the corner of St. Roman St. and Napoleon Ave.

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

Per the Short-Term Rental Administration's Registry of Short-Term Rentals² (see Figures 5 and 6), there are several transient lodging uses within 1,000 feet of the subject property.

Figure 5. Short Term Rentals within 1000 feet



(Source: Short Term Rental Administration)

Figure 6: Hotels Motels BBs within 1000 feet

² [Short Term Rental Administration's Registry of Short-Term Rentals](#)

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Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 065/26 subject to the following:

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

CITY PLANNING COMMISSION MEETING (June 23, 2026)

The staff summarized the application and presented its recommendation of approval. The applicant spoke in support of the request.

Commissioner Steeg made a motion for approval, which was seconded by Commissioner Poche and was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 065-26 IS HEREBY RECOMMENDED FOR APPROVAL, SUBJECT TO TWO PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

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YEAS: Hebert, Jordan, Joshi-Gupta, Kepper, Poche, Steeg

NAYS: Witry

ABSENT: Flick, Jackson



City of New Orleans Property Viewer

4601 S ROMAN ST, LA, 70125



PROPERTY INFORMATION

Building Number

Unit Number

Site Address

4601 S ROMAN ST, LA, 70125

First Owner Name

MCAFFETY KERRI WYNN

Second Owner Name

Mailing Address

3200 CADIZ ST

Mailing City

NEW ORLEANS

Mailing State

LA

Mailing Zip 5

70125

Mailing Zip +4

5023

Use Code

Property Description

SQ 717 LOT 1 A 3200-CADIZ & 4601-S.ROMAN 65X71 S-W/APT-W

GeoPIN

41056065

Tax Bill ID

614344101

Lot

1

Square

BLOCK

717

PARID

4601-SROMANST

Parcel Area (sq.ft.)

4615

Parcel Dimensions (ft.)

65x71

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=4601-SROMANST>)

ZONING

Zoning District

HU-RD2

Zoning Description

Historic Urban Two-Family Residential District (<http://czo.nola.gov/article-11/>)

Uses

Permitted and Conditional Uses (<http://czo.nola.gov/article-11#11-2>)

FUTURE LAND USE

Future Land Use

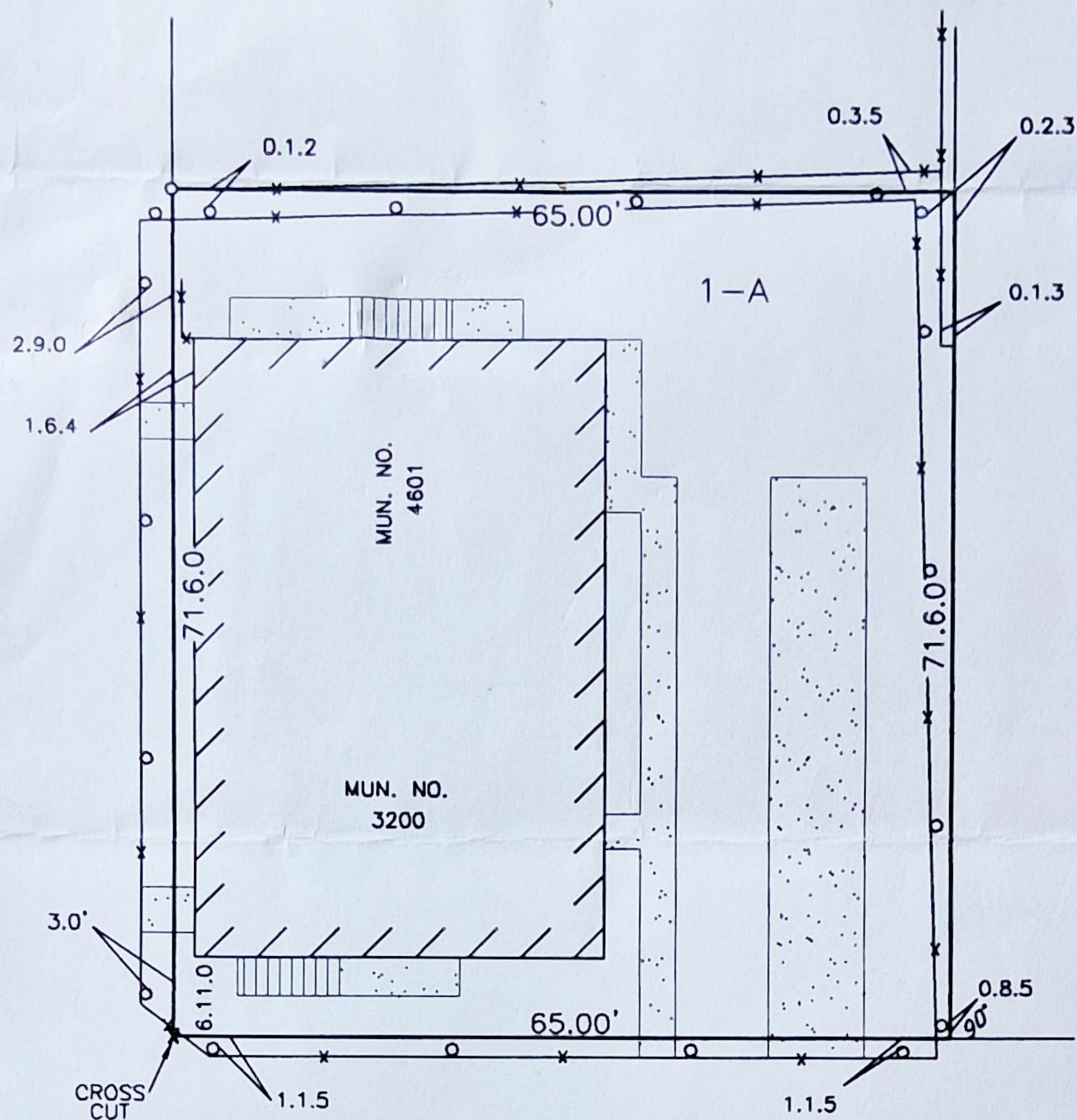
RLD-PRE

Future Land Use Description

Residential Low Density Pre-War (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

SOUTH ROMAN STREET

UPPERLINE STREET (SIDE)



SOUTH PRIEUR STREET (SIDE)

CADIZ STREET

THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (ZONE A8, BASE FLOOD ELEVATION = +1.50 N.G.V.D. [M.S.L.]).

SURVEY OF LOT 1-A
SQUARE 717
BOULIGNY SUBDIVISION
SIXTH DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LA

**DADING, MARQUES &
ASSOCIATES, INC.**



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

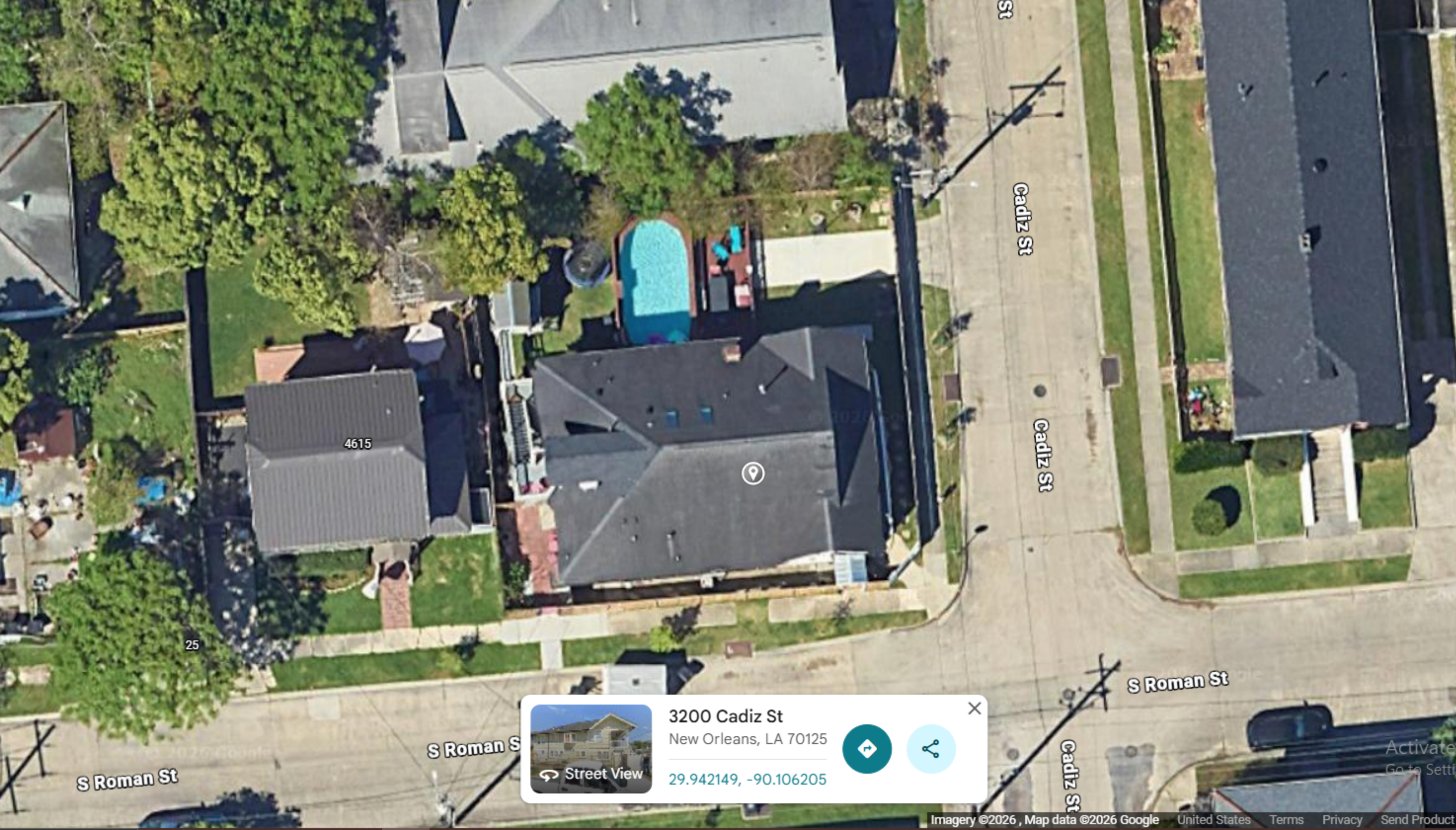
Joseph M. Dading
SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:
MAGNOLIA TITLE AGENCY, INC.
MORTGAGE CO-OP, INC.,
COMMONWEALTH LAND TITLE INS. CO.
ALEXIS MAYORAL WIFE OF AND
GREGORY J. WAGUESPACK

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE 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.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "___" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
01-19-99	1"=20'		M.L.T.	J.M.M.	99-03479	D-203-784



4615

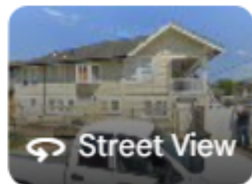


Cadiz St

Cadiz St

S Roman St

S Roman St



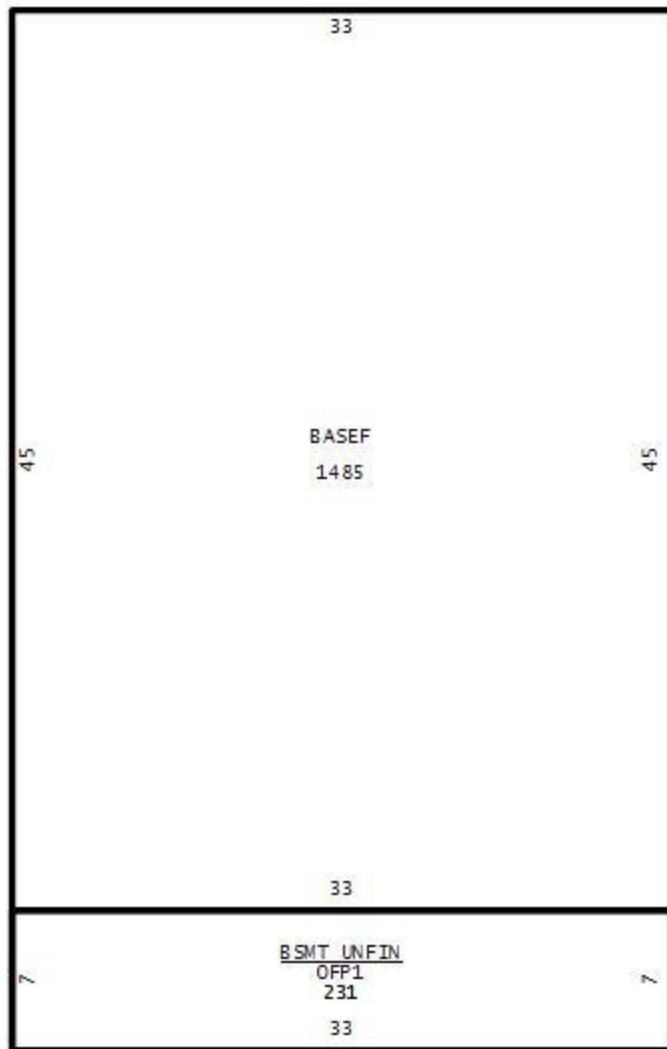
Street View

3200 Cadiz St

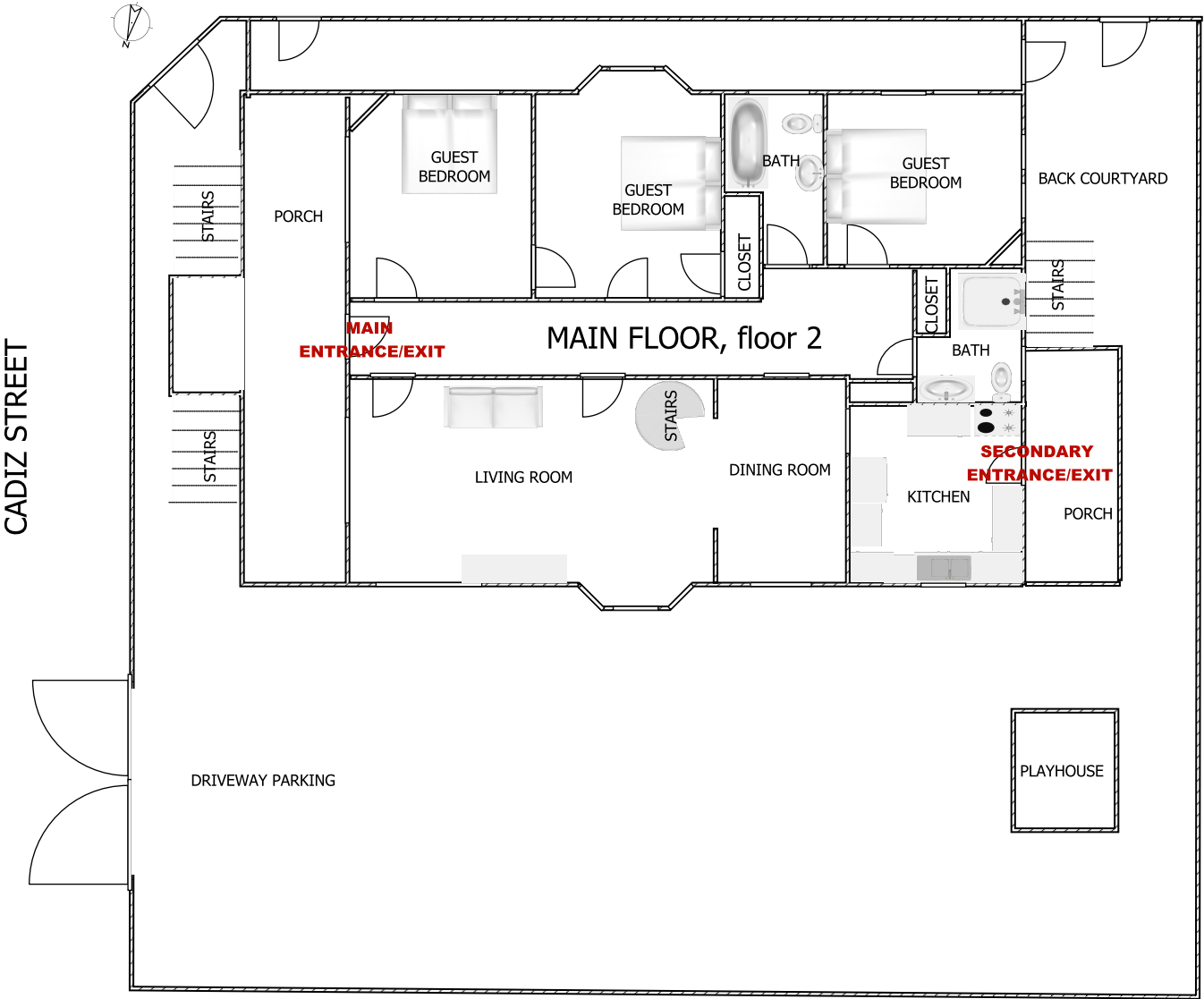
New Orleans, LA 70125

29.942149, -90.106205



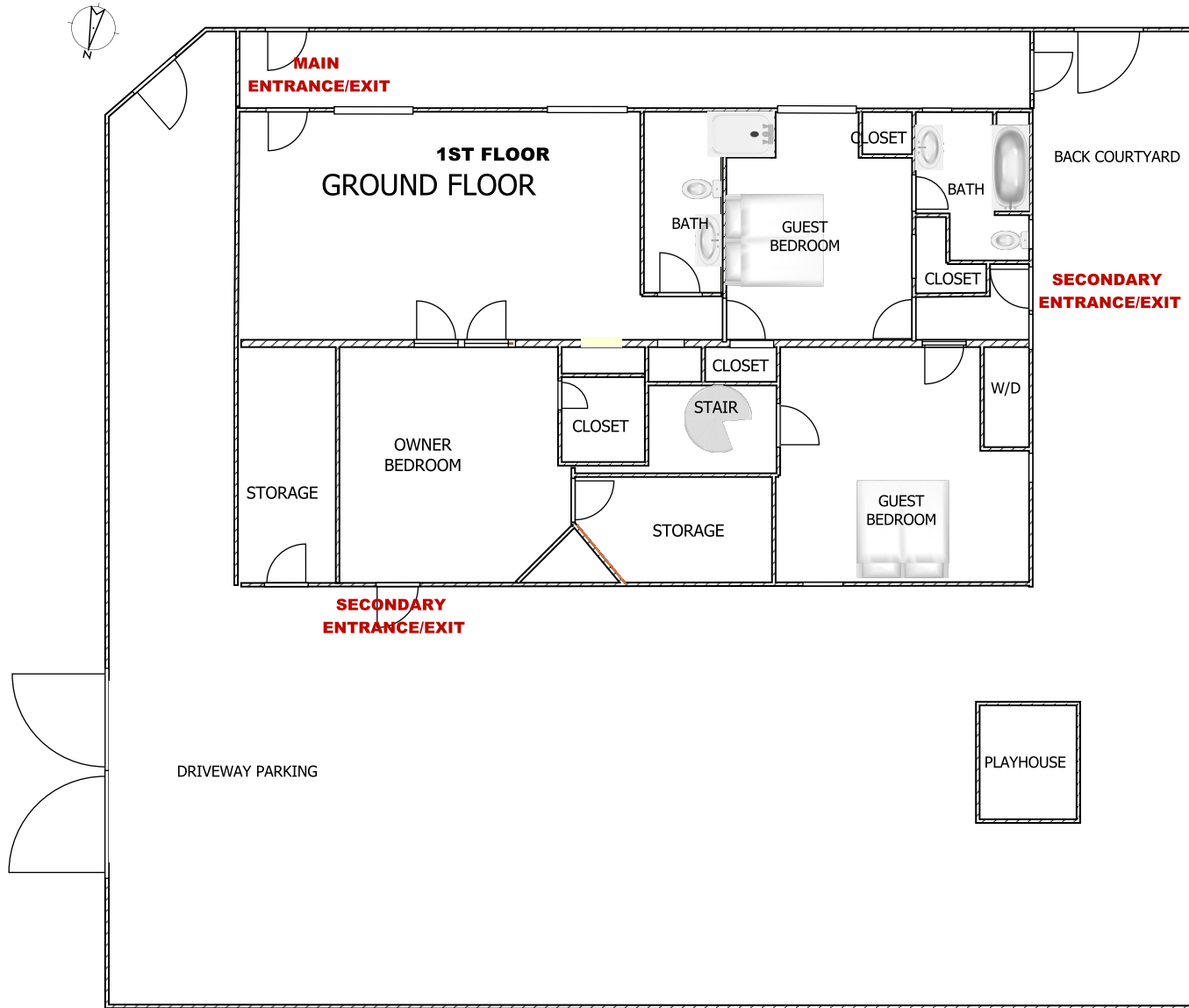


SOUTH ROMAN STREET



SOUTH ROMAN STREET

CADIZ STREET











NPP MEETING NOTICE (CONDITIONAL USE)

delivered by hand and US mail on April 4-5, 2026

Dear Neighbor,

Please join Kerri McCaffety for a Neighborhood Participation Program (NPP) meeting regarding the property at 3200 Cadiz Street.

Date: Sunday, April 19, 2026

Time: 2:30 – 3:30 PM

Location: 3200 Cadiz Street, New Orleans

Kerri McCaffety is seeking a conditional use to permit an accessory bed and breakfast in an HU-RD2 Two-Family Residential District and a Transient Lodging Interim Zoning District in accordance with Article 11, Section 11.2 (Table 11-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530.

Kerri would like to operate a five room bed and breakfast in her property at the corner of Cadiz and South Roman Streets, currently her home and a licensed vacation rental. On and off-street parking will accommodate five cars and be limited to the property boundaries of 138 linear feet.

Kerri is well known for documenting the history, architecture, and culture of New Orleans. She has written and photographed many books on the city. Kerri's books have won multiple national publishing awards and New Orleans Gulf South Booksellers Association's Book of the Year. Her book *New Orleans New Elegance* (Monacelli Press/Random House 2010) explores the uniquely beautiful spirit of New Orleans as reflected in its interior design.

Kerri graduated from Tulane and has lived in Broadmoor for 16 years, at the Cadiz property for 15 years. She first obtained a Short Term Rental license for the property in 2017. Kerri's vacation rental has a 10 out of 10 rating, and 242 reviews on VRBO. She has letters of support from her two nearest neighbors.

The bed and breakfast would occupy the same footprint as the existing property and maintain the same layout including five sleeping rooms, the owner's unit, and a shared kitchen and dining room.

An NPP meeting is required before submitting an application to the City Planning Commission for review. 3200 Cadiz is on the southern end of Broadmoor C less than two blocks from commercial and business zoning along S Claiborne and Napoleon Avenues.

Because you are a nearby neighbor or otherwise interested in the neighborhood, Kerri is inviting you to an NPP meeting where you can learn more about the proposed Bed and Breakfast, and present questions or concerns. This letter is being delivered through U.S. Mail and through hand delivery. At the meeting, there will be a sign-in sheet to obtain email addresses, so Kerri can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact Kerri.

Thank you!

kmccaffety@gmail.com 504-957-7675 www.kerrimccaffety.com

NPP Meeting Notice, 3200 Cadiz St., April 19, 2:30

2 messages

Kerri McCaffety <kmccaffety@gmail.com>

Sun, Apr 5, 2026 at 10:33 AM

To: cpcinfo@nola.gov, communications@broadmoorimprovement.com, Lesli.Harris@nola.gov

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Thank you!

kmccaffety@gmail.com 504-957-7675 www.kerrimccaffety.com

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Kerri McCaffety
www.kerrimccaffety.com
(504) 957-7675 cell

CPCINFO <CPCINFO@nola.gov>

Mon, Apr 6, 2026 at 9:17 AM

To: Kerri McCaffety <kmccaffety@gmail.com>

Thank you for your email. Received.

From: Kerri McCaffety <kmccaffety@gmail.com>**Sent:** Sunday, April 5, 2026 10:33 AM**To:** CPCINFO <CPCINFO@nola.gov>; communications@broadmoorimprovement.com <communications@broadmoorimprovement.com>; Lesli Harris <Lesli.Harris@nola.gov>**Subject:** NPP Meeting Notice, 3200 Cadiz St., April 19, 2:30

[Quoted text hidden]

NPP MEETING SUMMARY REPORT

Date of Report: April 29, 2026

Project Name: McCaffety, Bed and Breakfast, 3200 Cadiz Street, New Orleans, LA 70125

Contact: Kerri McCaffety, kmccaffety@gmail.com 504-957-7675

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 3200 Cadiz Street on the southeast corner of Cadiz and South Roman Streets. The applicant intends to file an application for a conditional use to permit an accessory bed and breakfast in an HU-RD2 Two-Family Residential District and a Transient Lodging Interim Zoning District in accordance with Article 11, Section 11.2 (Table 11-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530.

Kerri would like to operate a five room bed and breakfast in her property at the corner of Cadiz and South Roman Streets, currently her home and a licensed vacation rental, without changes to the interior or exterior structure. This report provides a summary of contacts with neighbors and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, letters, and other materials are attached.

Neighborhood Meeting

The following date and location of meeting where citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].

- April 19, 2:30, 3200 Cadiz Street, New Orleans

Correspondence and Telephone Calls

- April 4 – meeting notices handed out/mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.

Results

144 persons/addresses were invited to the NPP meeting. 4 neighbors attended.

All are in support of the conditional use request and the proposed Bed and Breakfast.

NPP MEETING AGENDA

Date: Sunday, April 19, 2026

Time: 2:30 – 3:30 PM

Location: 3200 Cadiz Street, New Orleans

Introduce Kerri and family.

Please make sure everyone signs in on the sheet. put your email addresses, so I can keep you updated if there are any changes to the plans. Also take a resources guide from the city.

I graduated from Tulane and have lived in New Orleans for 40 years, in Broadmoor for 16 years, at the Cadiz property for 15 years.

I am seeking a conditional use to permit for an accessory bed and breakfast in an HU-RD2 Two-Family Residential District and a Transient Lodging Interim Zoning District in accordance with Article 11, Section 11.2 (Table 11-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530.

I would like to apply for a bed and breakfast license here, currently my home and a licensed vacation rental. The bed and breakfast would occupy the same footprint as the existing property and maintain the same layout including five sleeping rooms, the owner's unit, and a shared kitchen and dining room.

The cost of keeping the property has gone up and long term rentals do not cover the mortgage. I tried selling the house about a year and a half ago with absolutely no interest. The rental market in the whole area was gutted by Tulane's recent change to mandatory, on-campus housing for 3 years.

This house is my only asset and only source of income to support my family.

Right now, the mortgage is in deferment. If I can not increase the income, I will lose the house to the bank. So my only hope is changing the type of permit. With a bnb permit, I will be able to host 10 people in 5 bedrooms, I will have more control with multiple small groups and I can require guests park in the right place. On and off-street parking will accommodate five cars and be limited to the property boundaries of 138 linear feet.

There is a bnb on Napoleon just 2 blocks away, Marceline's, 3 bedroom/2 bath for 10 people. It has been there since 2014 and I have never heard anything negative about it.

I have letters of support from two nearest neighbors. We have had many neighbor's friends and family members stay including several sets of grandparents visiting when three couples who have lived behind us all had new babies.

The city's original reason for restricting Vacation rentals was noise and trash and absent landlords. Airbnb has learned over the years to avoid rowdy parties. I have NoiseAware monitors and get a notification is the noise gets above a certain level. Also, I will always be on site.

The demand is here. There are few places to stay in Broadmoor. My clients are often Tulane parents. The new event venue, the Josephine is bring events to the neighborhood. I would love to work with other str owners, since I get many requests for stays that I can not accommodate.

I hope the city will see that this is a great place for a historic bnb. We are less than two blocks from commercial and business zoning along S Claiborne and Napoleon Avenues.

I have a passion for the city and its unique beauty and history. This business developed from a way to support my family into something much more fulfilling.

To show you how excited I am about providing a great experience for visitors and how much I love this city and its history, I'd love to show you the rooms.

questions or comments?

Thank you!

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Sunday, April 19, 2:30

Meeting Location: 3200 Cadiz Street, New Orleans

Project Name/Address: Conditional Use Request, Bed & Breakfast Licence, McCafferty

[illegible]

NPP MEETING COMMENT CARD

DATE: 4/19/2026

NAME/ADDRESS OF PROJECT: McCaffety B&B 3200 Cadiz St

COMMENT/QUESTION:

I agree

CONTACT (OPTIONAL)

NAME: Lee Kirzner

EMAIL: LKirzner@yahoo.com

ADDRESS: 3122 Cadiz St. NOLA 70125

NPP MEETING COMMENT CARD

DATE: 4/19/2026

NAME/ADDRESS OF PROJECT: McCaffety B&B 3200 Cadiz St

COMMENT/QUESTION: In support of the
Conditional Use

CONTACT (OPTIONAL)

NAME: Bear Cheezem

EMAIL: Bearcheezem@gmail.com

ADDRESS: 3126 Cadiz St. NOLA 70125

NPP MEETING COMMENT CARD

DATE: 4/19/2026

NAME/ADDRESS OF PROJECT: McCaffety B&B 3200 Cadiz St

COMMENT/QUESTION:

Wonderful space, I agree

CONTACT (OPTIONAL)

NAME: Zayani Bancroft

EMAIL: zayanibancroft@gmail.com

ADDRESS: 4518 S Roman St

NPP MEETING COMMENT CARD

DATE: 4/19/2026

NAME/ADDRESS OF PROJECT: McCaffety B&B 3200 Cadiz St

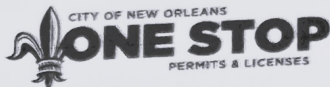
COMMENT/QUESTION: LOVE MY HOME! AGREE W/
THE PROPOSED USE OF THE HOME

CONTACT (OPTIONAL)

NAME: KYLE BANCROFT

EMAIL: KBC515@gmail.com

ADDRESS: 4518 S ROMAN ST



Building/Construction
Related Permit



Received by	_____
Sign Provided ☐ 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. 3200 Cadiz Street

APPLICANT INFORMATION

Applicant Identity: ☒ Property Owner ☐ Agent

Applicant Name Kerri McCaffety

Applicant Address 3200 Cadiz Street

City New Orleans State LA Zip 70125

Applicant Contact Number 504-957-7675 Email kmccaffety@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☒

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Kerri McCaffety is seeking a conditional use to permit an accessory bed and breakfast in an HU-RD2 Two-Family Residential District and a Transient Lodging Interim Zoning District in accordance with Article 11, Section 11.2 (Table 11-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530.

PROPERTY LOCATION

Square Number(s) 717 Lot Number(s) 1 A

Bounding Streets Cadiz South Roman

Zoning HU - RD2 Municipal District 6

Tax Bill Number 614344101 Planning District Broadmoor

DESCRIPTION OF PROJECT (Attachments are acceptable)

I would like to operate a five room bed and breakfast at 3200 Cadiz Street, currently my home and a licensed vacation rental. On and off-street parking will accommodate five cars and be carefully limited to the property boundaries. The bed and breakfast would occupy the same footprint as the existing property and maintain the same layout including five sleeping rooms, the owner's unit, and a shared kitchen and dining room. I have letters of support from my two nearest neighbors.



Received by _____
Sign Provided ☐ 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 _____

Kerri W. McCafferty

Date _____

5/5/26

Agent Signature _____

N/A.

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 _____

5th

day of _____

May, 2026

My Commission expires _____

At death

[Signature]
#189813

Jordyn Kratzberg



City Planning Commission Speaker Card

Date : 6/23/26

I would like to speak regarding CPC Docket : 005/26

IN SUPPORT

Name: Kerri McCaffety

Address: 3200 Cadiz St

☒ 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: _____

Kerri McCaffety