

City Planning Commission
Staff Report
Tuesday, May 26, 2026

Zoning Docket 053-26

Prepared by: Alyssa R. White

Date: May 27, 2026

Deadline for CPC action: 7/14/26

CC Deadline: 60 Days from Receipt

City Council District: B - Harris

Applicant: Bearchild Company, LLC

Request: Conditional use to permit a commercial short term rental in a C-2 Auto-Oriented Commercial District and the Transient Lodging Interim Zoning District

Property description: Square 359, Lot C, in the First Municipal District, bounded by Reverend John Raphael Jr. Way, Clio Street, Earhart Boulevard, and Freret Street

Municipal address(es): 1131-1133 Reverend John Raphael Jr. Way

Description

Figure 1: Subject Site



The subject site is approximately 2,025 square feet with 1,174 square feet of living space and 724 square feet of nonliving space. The applicant is requesting to utilize this single-family home as a commercial short-term rental.

The subject property, located on Reverend John Raphael Jr. Way in a C-2 Auto-Oriented Commercial District and the Transient Lodging Interim Zoning District, is currently developed as a three-bedroom 2 bath single family residence.

Figure 2: Subject Site



The site previously operated as a commercial short-term rental, however the rental license expired, and the license renewal period lapsed thus requiring conditional use approval.

Reason for Commission Review

Per **Article 15, Section 15.2.A (Table 15-1: Permitted and Conditional Uses)**, a commercial short-term rental is a permitted use in the C-2 Auto-Oriented Commercial 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.

Figure 3: Floor Plan



(Source: Submitted by Applicant)

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 Mixed-Use Medium Density, where the goal is to create medium-density neighborhood centers to enhance walkability and serve as a neighborhood focal point, providing for a range of residential, commercial, and light industrial uses. A commercial short-term rental fall into the range of uses intended for this area.
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The proposed use is consistent with the general purpose and intent of the applicable zoning district

regulations.	
Met	The subject site is located within a C-2 Auto- Oriented Commercial District where the proposed commercial short-term rental use would otherwise be permitted by-right. The C-2 District is intended to accommodate a wide variety of commercial activities, generally serving a wide area and located along major arterials ¹ . It is fair to indicate that a commercial short-term rental is an appropriate use given the district’s purpose.
<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>	
Met	All use standards outlined in Article 20, Section 20.3.LLL.2 and all environmental standards are required to be met at the time of license issuance.
<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>	
Met	The proposed commercial short-term rental was previously licensed and operated for several years. There are not any proposed changes to the property and will be utilized as-is.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F².</i>	
Met	There are not any variances being requested at this time.
<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>	
Met	The proposed commercial short-term rental does not pose a unique or detrimental use within the C-2 District.

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.

<i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i>	
The proposed transient lodging use is not expected to reduce the amount of long-term housing. As previously mentioned, the surrounding area is predominantly commercial and light industrial in character. The subject property does not currently contain residential units, as such, the proposed use would not result in the loss or conversion of existing long-term housing.	
<i>Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?</i>	
No. The petitioned site is bounded by Rev. John Raphael, Jr Way, Clio st, Freret St., and Earhart Blvd.	

¹ Article 15, Section 15.1.B: “Purpose of the C-2 Auto Oriented Commercial District: The C-2 Auto-Oriented Commercial District is intended for a wide variety of commercial activities, generally serving a wide area and located along major arterials. The C-2 District is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking. The C-2 District is also intended to accommodate marine-oriented commercial and recreational uses along major bodies of water.”

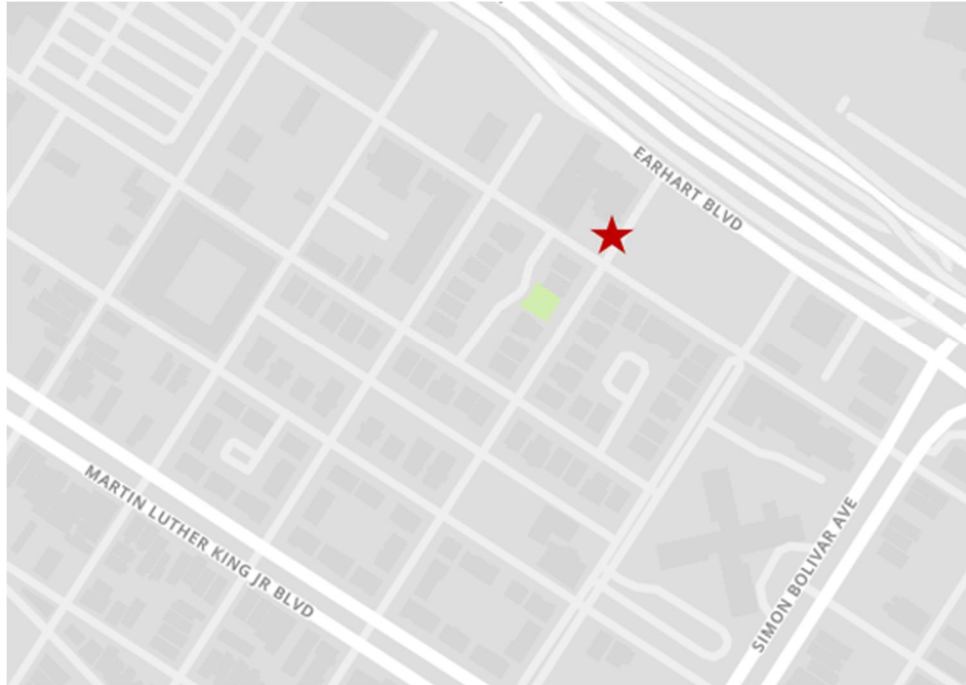
² [Article 4, Section 4.6.F Approval Standards](#)

The nearest bus stop is located at the intersection of Simon Bolivar + Clio St., which is approximately .2 miles from the subject site.

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 Rentals³, there are no legal transient lodging uses within 1,000 feet of the subject property. See Figures 4 and 5 below.

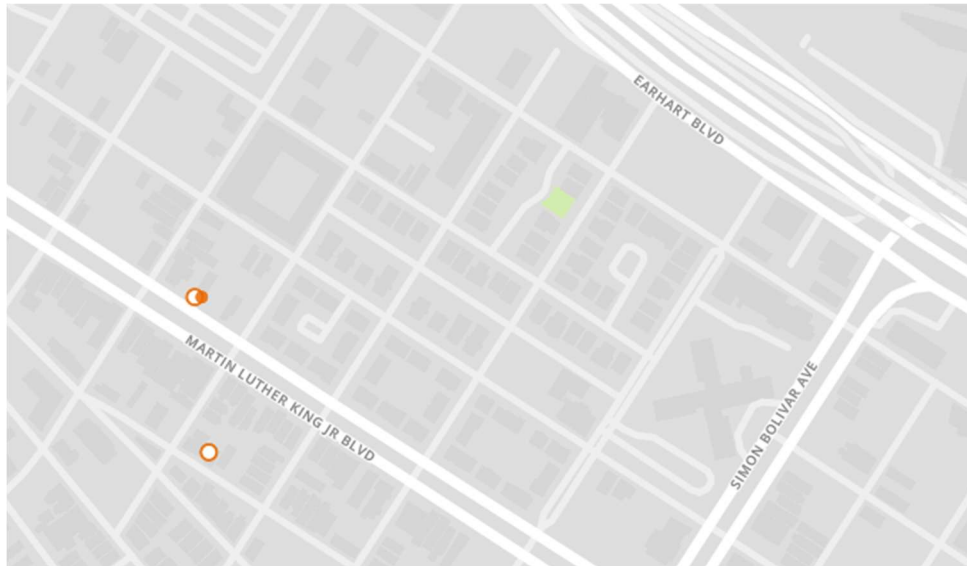
Figure 4: Hotels Motels BBs within 1000 feet



(Source: Short Term Rental Administration)

³ [Short Term Rental Administration's Registry of Short-Term Rentals](#)

Figure 5: Active STR Licenses



(Source: Short Term Rental Administration)

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 053/26 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 (May 26, 2026)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicant's representative speaking in support of the request.

There was general discussion among the Commission over the Transient Lodging Interim Zoning District and the merit of this particular application given the context of the property, which is surrounded by heavy commercial uses and heavy traffic corridors. Commissioner Jordan made a motion to approve the application as recommended by the staff. Commission Poche seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 053/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

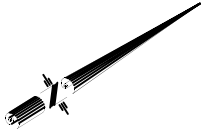
1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements of the zoning ordinance.
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YEAS: Hebert, Jackson, Jordan, Poche', Steeg, Witry

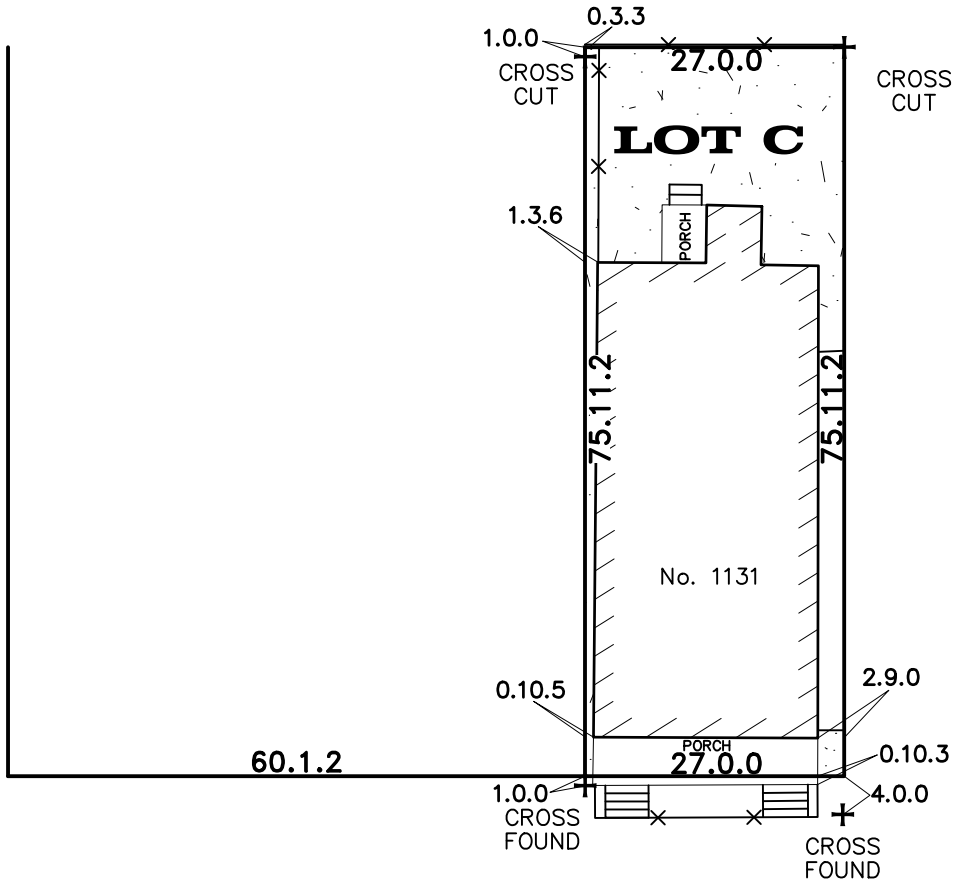
NAYS: None

ABSENT: Flick, Kepper, Joshi-Gupta

FRERET STREET (SIDE)



CLIO STREET



EARHART BOULEVARD (SIDE)
(LATE CALLIOPE)

REVEREND JOHN RAPHAEL JR. WAY

(LATE HOWARD)
(LATE LASALLE)

BOUNDARY SURVEY OF:

LOT: C
SQUARE: 359
SUB: N/A
DISTRICT: 1ST
PARISH, LA: ORLEANS

ELEVATION NOTE:

PER FEMA MAPS, THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE. YOU MUST VERIFY ELEVATION WITH THE RESPECTIVE PARISH.
FIRM MAP DATED: 9/30/2016
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
FIRM PANEL: 22071C 0229F

GENERAL NOTES

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY GILBERT & KELLY DATED AUGUST 22, 1958.

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED TO THE SURVEYOR BY OTHERS.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF MARK BEARCHILD

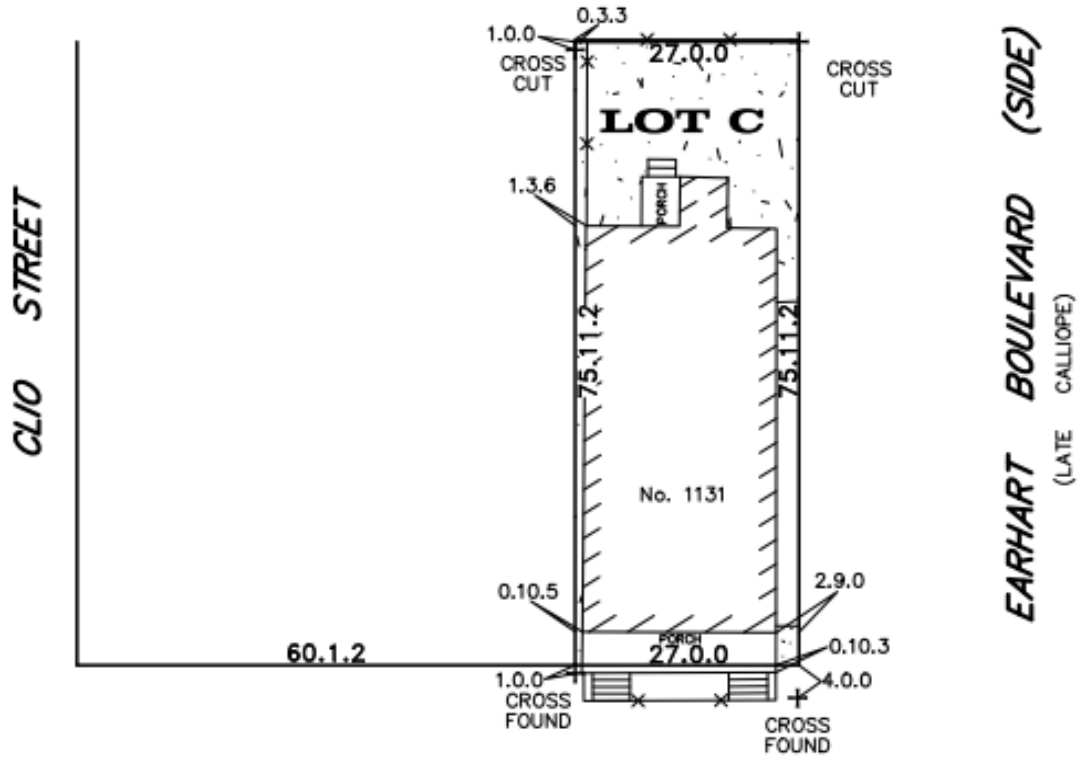


KLS Group Inc.

SURVEYING - CONSTRUCTION LAYOUT
3D SCANNING & MODELING - ELEVATION CERTIFICATES
4717 PAGE DR., METAIRIE, LA, 70003
P: 504-302-0991 INFO@KLSGROUPINC.COM
Certified WBE

DATE OF FIELD WORK: 2/13/2026	DRAWN BY: MPB
SCALE: 1" = 20'	CHECKED BY: WBH
JOB #: 15461-26	SHEET #1 OF 1

FRERET STREET (SIDE)



REVEREND JOHN RAPHAEL JR. WAY

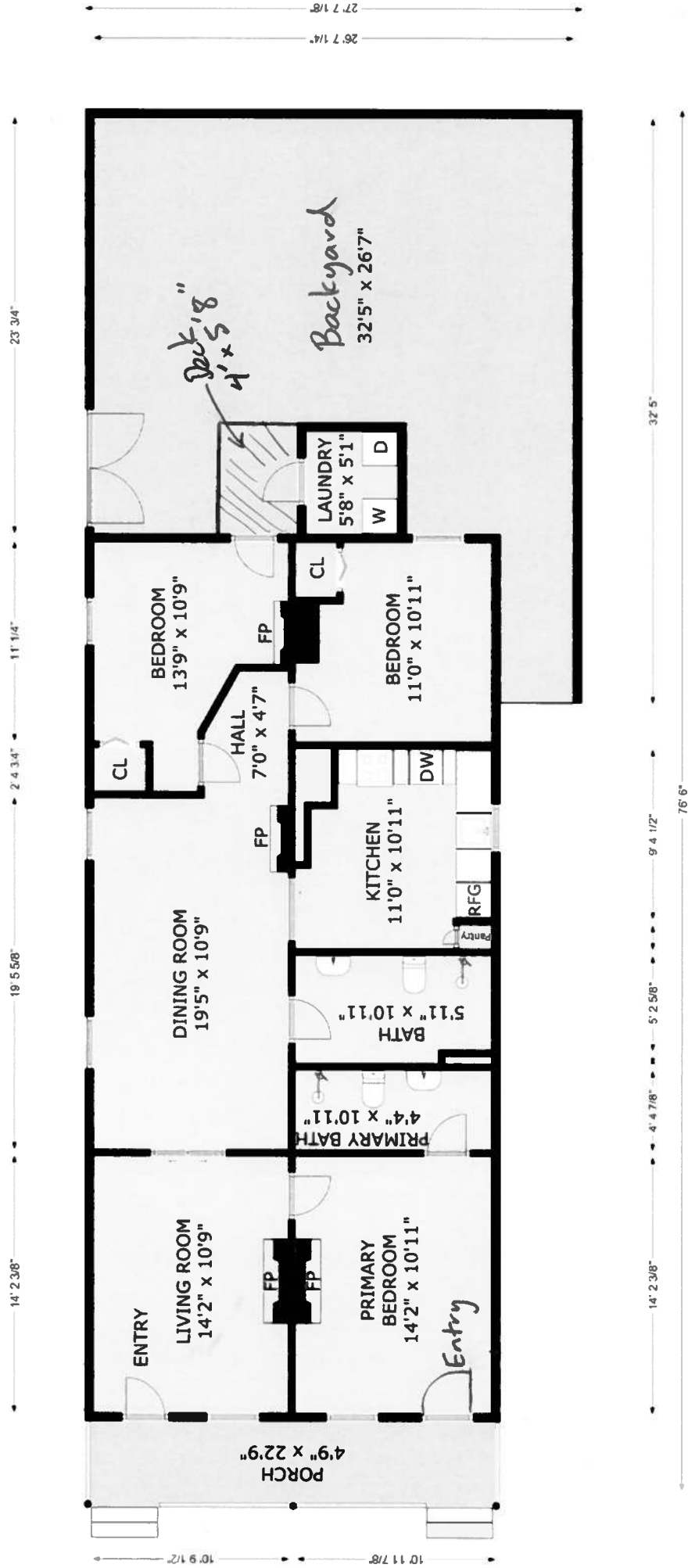
(LATE HOWARD)
(LATE LASALLE)

Site Plan

1131-33 Rev. John Raphael Jr. Way

New Orleans, La 70113

**TOTAL LIVING: 1,174 SQ.FT.,
NON-LIVING AREAS: 724 SQ.FT.**



**MEASUREMENTS ARE APPROXIMATE AND ARE NOT GUARANTEED.
MUST BE VERIFIED FOR VALUATION PURPOSES.**

Subject Photo Page

Borrower	LLC TBD - Bearchild						
Property Address	1131 REV JOHN RAPHAEL JR WAY						
City	NEW ORLEANS	County	Orleans	State	LA	Zip Code	70113
Lender/Client	Gulf Coast Bank & Trust						

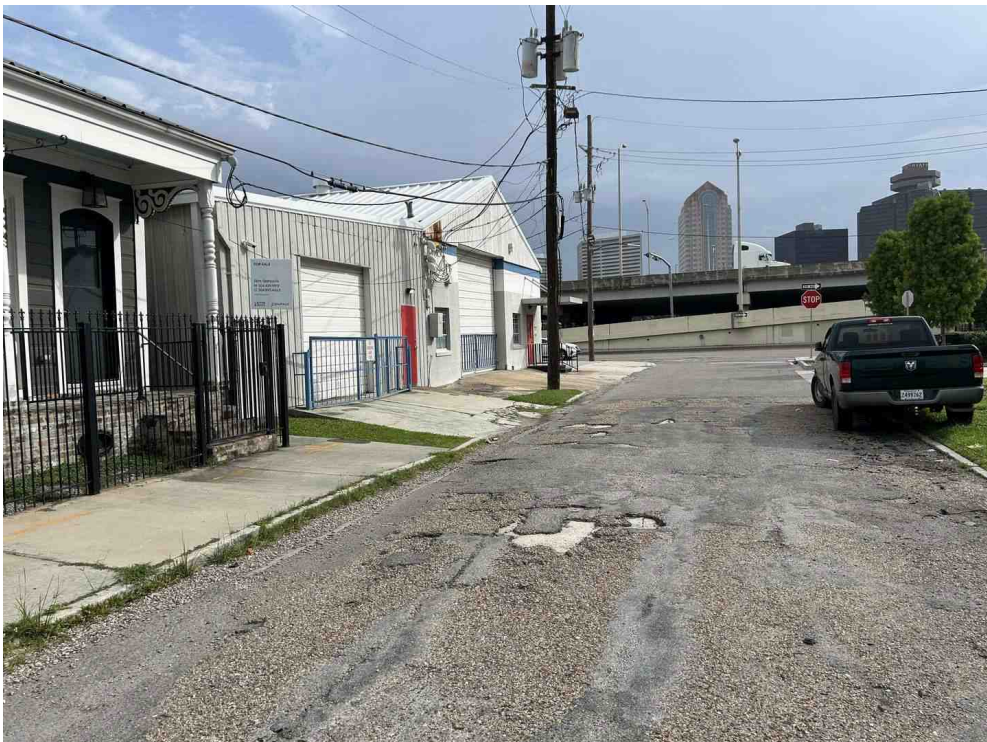


Subject Front

1131 REV JOHN RAPHAEL JR WAY
Sales Price 220,000
G.L.A. 1,152
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 2050 sf
Quality Q4
Age 95



Subject Rear



Subject Street

Subject Photos

Borrower	LLC TBD - Bearchild						
Property Address	1131 REV JOHN RAPHAEL JR WAY						
City	NEW ORLEANS	County	Orleans	State	LA	Zip Code	70113
Lender/Client	Gulf Coast Bank & Trust						



Den



Living



Kitchen



Bedroom



Bedroom



Bedroom



Full Bath



Full Bath



NPP Community Meeting Invitation (Conditional Use)

January 19, 2026

Dear Neighbor:

My company, Bearchild Company, LLC, owns a building at 1131-33 Rev John Raphael Jr Way. It's currently rented out as a long-term rental and we would like to have the capacity to rent it out as a short-term rental. This would allow the use and enjoyment of the unit by guests for a period of less than thirty consecutive days.

The site is located in a C-2 Auto-Oriented Commercial District where normally, short-term rentals are a permitted use according to Article 20, Section 20.3.LLL of the Comprehensive Zoning Ordinance. However, City Council Motion M-25-530 recently made commercial short term rental a conditional use in every commercial district in which they were permitted. This means that we are required to apply for approval to allow the property to be rented as a short-term rental. The site is a one-story commercial structure with a combined square footage of 1,152 square feet. On-street parking will be provided and no variance or waivers are required.

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

The meeting will take place:

Thursday, February 5, 2026 at 4:00 pm
1131 Rev John Raphael Jr Way

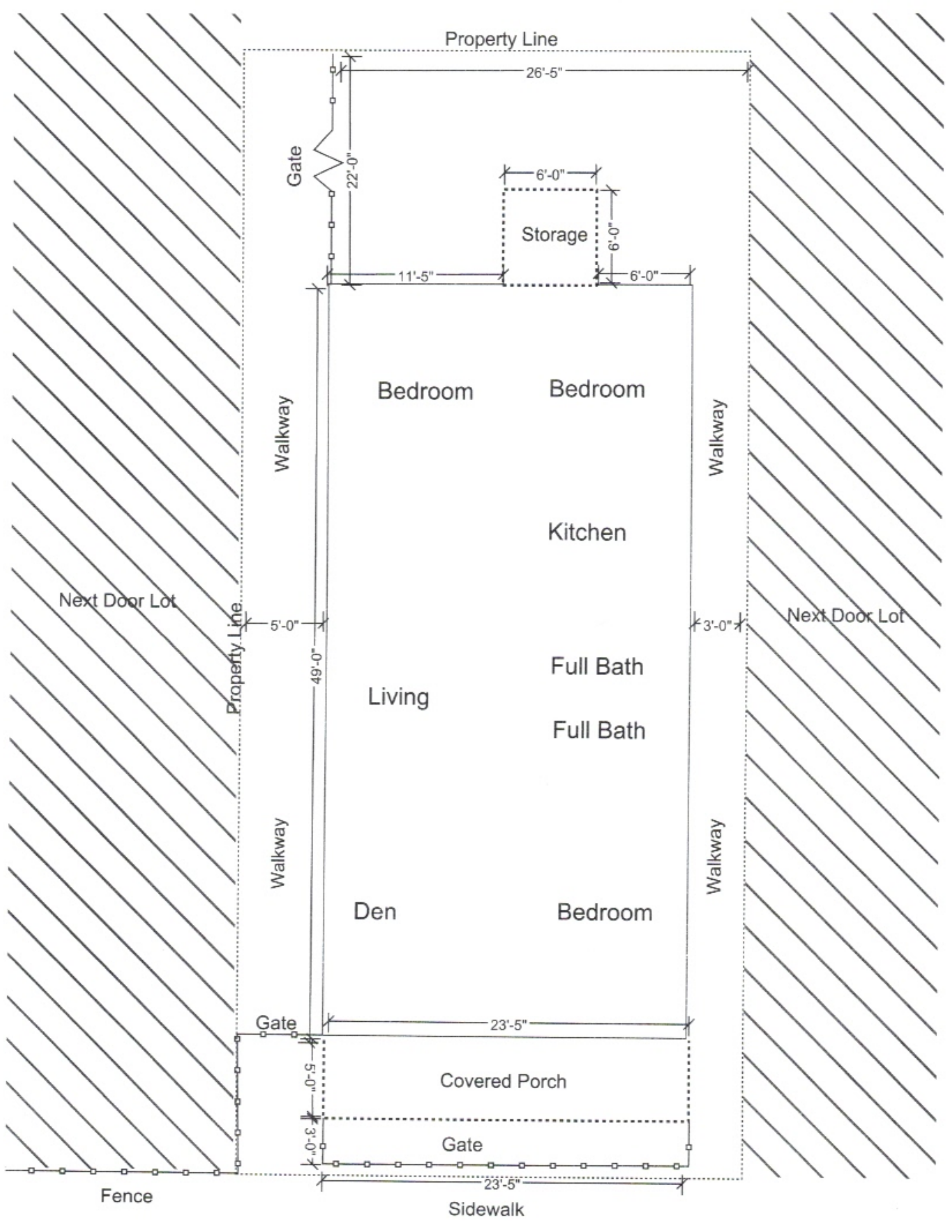
This letter is being delivered through U.S. Mail.

At the meeting, I'll provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the plans. I've enclosed my site plans to give you a better idea of what we'd like to do. The short-term rental would occupy approximately 1,152 square feet on which it is located, with the front pedestrian entrance on Rev John Raphael Jr Way. The site is now a long-term residential rental that we'd offer as a commercial short-term rental. If we receive approval, we plan to start operating the property as a short-term rental beginning July 1, 2026.

If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, I can be reached by email at mbearchild@yahoo.com. I hope to see you at the meeting on February 5th.

Sincerely,

Mark Bearchild
mbearchild@yahoo.com



Alyssa R White

From: mark bearchild <mbearchild@yahoo.com>
Sent: Friday, March 27, 2026 7:31 PM
To: Alyssa R White; Sabine E. Lebailleux
Subject: Fw: Conditional Use CSTR 1131-33 Rev John Rahael Jr. Way
Attachments: Application for CSTR.pdf; Articlesllc.pdf; Cash Sale.pdf; Community Invitation and Survey.pdf; picture of rev.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Below is the email sent to proper parties regarding the NPP meeting.

[Yahoo Mail: Search, Organize, Conquer](#)

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

From: "mark bearchild" <mbearchild@yahoo.com>
To: "cpinfo@nola.gov" <cpinfo@nola.gov>, "lesli.harris@nola.gov" <lesli.harris@nola.gov>
Cc: "Sabine E. Lebailleux" <selebailleux@nola.gov>
Sent: Thu, Jan 22, 2026 at 3:44 AM
Subject: RE: Conditional Use CSTR 1131-33 Rev John Rahael Jr. Way

Good morning,

Attached is the application for Conditional Use for the property at 1131-33 Rev. John Raphael Jr. Way as a CSTR. Attached are the following,

Completed Application
Auth of Property Ownership- Articles of Organization, and Cash Sale
Accurate Survey or Legal Description- (Cash Sale Documents)
Photographs of property
NPP Meeting Invitation
Site Plan

I will send over the NPP summary report, comment cards, and meeting sign in sheet once meeting has been completed. It is scheduled for Feb 5, 2026 at 4pm. All mailers have been sent to addresses provided. If any questions arise, please do not hesitate to reach me at 504-231-4964 or mbearchild@yahoo.com

Regards,
Mark A. Bearchild

Project NPP Report

Date of Report: February 26, 2026

Project Name: Bearchild Company – Short-Term Rental Conditional Use

Overview:

This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 1331-33 Rev John Raphael Jr Way. The applicant intends to file an application for approval for Conditional Use to allow the C-2 Auto-Oriented Commercial District property to be rented as a short-term rental. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Mark Bearchild

4417 Jasper Street

Metairie, LA 70006

504-231-4964

Email: mbearchild@yahoo.com

Neighborhood Meeting:

February 5, 2026 – 1331 Rev John Raphael Jr Way, 4:00pm, 0 people in attendance

Correspondence and Telephone Calls:

Received 0 correspondence and telephone calls.

Results:

Summary of concerns, issues and problems:

- No concerns, issues, or problems expressed or conveyed.

How concerns, issues and problems will be addressed:

- Not applicable as no concerns, issues, or problems were raised.

Concerns not addressed:

- Not applicable as no concerns, issues, or problems were raised.

Address of Project:

Comment/Question: _____

Date: _____

Contact Information (optional): _____
Name _____
Address _____
email _____

NPP Meeting Comment Card

Name/Address of Project: _____
Comment/Question: _____

Date: _____

Contact Information (optional): _____
Name _____
Address _____
email _____

NPP Meeting Comment Card

Date: _____

2/5/2026

Name/Address of Project: 1131-33 Rev. John Kephner/Dicksey

Comment/Question: _____

Contact Information (optional): _____
Name _____
Address _____
email _____

NPP Meeting Comment Card

Name/Address of Project: _____
Comment/Question: _____

Date: _____

Contact Information (optional): _____
Name _____
Address _____
email _____

1331-33 Rev John Raphael Jr Way - Neighborhood Participation Meeting

Agenda

Date: February 5, 2026

Location: 1331-33 Rev John Raphael JR Way

- I. Welcome
 - Introduction
 - Purpose of this meeting
 - Site plan walkthrough
 - Use and area regulations chart handout
- II. Project Details
 - Project proposal
 - Comprehensive Zoning Ordinance for Short-term Rentals
 - Site zoning district
 - Site square footage, floor area, number of units, and floors
 - Neighborhood impact
- III. Public Comment
 - Questions, comments, and/or concerns?
- IV. Next Steps
 - Timeline
 - Updates will be provided via email
 - NoticeMe signup instructions

Contact List

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET				
Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
2431 Clio LLC	1380 Port of New Orleans Pl	New Orleans	LA	70130
Current Resident	1115 Freret St	New Orleans	LA	70113
Current Resident	1115 Freret St A	New Orleans	LA	70113
Investmentsllc Barr	Pobox 50398	New Orleans	LA	70150
Current Resident	1117 Rev John Raphael, Jr Way	New Orleans	LA	70113
Uncommon Constr	PO Box 791438	New Orleans	LA	70119
Current Resident	1120 Freret St	New Orleans	LA	70113
Current Resident	1123 Rev John Raphael, Jr Way	New Orleans	LA	70113
Lynnco Inc	6501 Colbert St	New Orleans	LA	70124
Current Resident	1126 Rev John Raphael, Jr Way	New Orleans	LA	70113
Investmentsllc Barr	1117 Rev John Raphael Jr Way	New Orleans	LA	70113
Current Resident	1127 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1129 Rev John Raphael, Jr Way	New Orleans	LA	70113
Bearchild Company	4417 Jasper St	Metairie	LA	70006
Current Resident	1131 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1133 Rev John Raphael, Jr Way	New Orleans	LA	70113
Watts Investments	4814 McKeever Ln	Missouri City	TX	77459
Current Resident	1139 Rev John Raphael, Jr Way	New Orleans	LA	70113
Housing Authority c	524 Camp St	New Orleans	LA	70130
Current Resident	1200 Freret St A	New Orleans	LA	70113
Current Resident	1200 Freret St	New Orleans	LA	70113
Current Resident	1200 Rev John Raphael, Jr Way A	New Orleans	LA	70113
Current Resident	1200 Rev John Raphael, Jr Way	New Orleans	LA	70113
McCaleb Supportive	1626 Oretha Castle Haley Blvd Suite A	New Orleans	LA	70113
Current Resident	1201 Freret St	New Orleans	LA	70113
Current Resident	1201 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1201 S Liberty St	New Orleans	LA	70113
Current Resident	1202 Freret St	New Orleans	LA	70113
Current Resident	1202 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1203 Freret St	New Orleans	LA	70113
Current Resident	1203 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1203 S Liberty St	New Orleans	LA	70113
Current Resident	1204 Freret St	New Orleans	LA	70113
Current Resident	1204 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1205 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1205 S Liberty St	New Orleans	LA	70113
Current Resident	1206 Freret St	New Orleans	LA	70113
Current Resident	1206 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1207 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1207 S Liberty St	New Orleans	LA	70113
Current Resident	1208 Freret St	New Orleans	LA	70113
Current Resident	1208 Rev John Raphael, Jr Way A	New Orleans	LA	70113
Current Resident	1208 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1209 S Liberty St	New Orleans	LA	70113

Current Resident	1210 Freret St	New Orleans	LA	70113
Current Resident	1210 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1211 S Liberty St	New Orleans	LA	70113
Current Resident	1212 Freret St	New Orleans	LA	70113
Current Resident	1212 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1213 Rev John Raphael, Jr Way HM	New Orleans	LA	70113
Current Resident	1213 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1213 S Liberty St HM-A	New Orleans	LA	70113
Current Resident	1213 S Liberty St	New Orleans	LA	70113
Current Resident	1214 Freret St	New Orleans	LA	70113
Current Resident	1214 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1215 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1215 S Liberty St	New Orleans	LA	70113
Current Resident	1216 Freret St	New Orleans	LA	70113
Current Resident	1216 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1217 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1217 S Liberty St	New Orleans	LA	70113
Current Resident	1218 Freret St	New Orleans	LA	70113
Current Resident	1218 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1218 S Robertson St	New Orleans	LA	70113
Current Resident	1219 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1219 S Liberty St	New Orleans	LA	70113
Current Resident	1220 Freret St	New Orleans	LA	70113
Current Resident	1220 Rev John Raphael, Jr Way A	New Orleans	LA	70113
Current Resident	1220 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1221 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1221 S Liberty St	New Orleans	LA	70113
Current Resident	1222 Freret St	New Orleans	LA	70113
Current Resident	1222 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1223 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1223 S Liberty St	New Orleans	LA	70113
Current Resident	1224 Freret St	New Orleans	LA	70113
Current Resident	1224 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1225 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1225 S Liberty St	New Orleans	LA	70113
Current Resident	1226 Freret St	New Orleans	LA	70113
Current Resident	1226 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1227 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1227 S Liberty St	New Orleans	LA	70113
Current Resident	1228 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	1230 Rev John Raphael, Jr Way	New Orleans	LA	70113
Current Resident	2200 Clio St HM	New Orleans	LA	70113
Current Resident	2200 Clio St	New Orleans	LA	70113
NN Nola Storage LL	1447 Peachtree St Suite 470	Atlanta	GA	30309
Current Resident	2201 Clio St	New Orleans	LA	70113
Current Resident	2202 Clio St	New Orleans	LA	70113
Current Resident	2204 Clio St	New Orleans	LA	70113

Current Resident	2206 Clio St	New Orleans	LA	70113
Current Resident	2208 Clio St	New Orleans	LA	70113
Current Resident	2210 Clio St	New Orleans	LA	70113
Current Resident	2212 Clio St	New Orleans	LA	70113
Current Resident	2214 Clio St	New Orleans	LA	70113
Current Resident	2219 Clio St	New Orleans	LA	70113
Current Resident	2227 Clio St	New Orleans	LA	70113
Current Resident	2233 Clio St	New Orleans	LA	70113
Current Resident	2235 Clio St	New Orleans	LA	70113
Current Resident	2250 Earhart Blvd	New Orleans	LA	70113
Current Resident	2300 Earhart Blvd	New Orleans	LA	70113
Current Resident	2315 Erato St	New Orleans	LA	70113
Current Resident	2317 Erato St	New Orleans	LA	70113
Current Resident	2319 Erato St	New Orleans	LA	70113
Current Resident	2321 Erato St	New Orleans	LA	70113
Barr Investments L	2300 Earhart Blvd	New Orleans	LA	70113
Current Resident	2333 Clio St	New Orleans	LA	70113
Current Resident	2412 Clio St	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 11	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 201	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 202	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 203	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 204	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 205	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 206	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 207	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 208	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 209	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 210	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 211	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 212	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 213	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 214	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 215	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 216	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 217	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 218	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 219	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 220	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 221	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 222	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 301	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 302	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 303	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 304	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 305	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 306	New Orleans	LA	70113

Current Resident	2412 Clio St Apt 307	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 308	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 309	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 310	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 312	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 313	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 314	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 315	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 316	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 317	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 318	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 319	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 320	New Orleans	LA	70113
Current Resident	2412 Clio St Apt 321	New Orleans	LA	70113
Current Resident	2412 Clio St HM	New Orleans	LA	70113
Current Resident	2413 Erato St	New Orleans	LA	70113
Current Resident	2419 Erato St	New Orleans	LA	70113
Current Resident	2423 Erato St	New Orleans	LA	70113
Current Resident	2425 Clio St	New Orleans	LA	70113
Current Resident	2427 Erato St	New Orleans	LA	70113
2431 CLIO LLC	Attn: Fitz Kern 1380 Port of New Orlear	New Orleans	LA	70130
Current Resident	2431 Clio St	New Orleans	LA	70113
Incorporated Eagle	PO Box 51568	New Orleans	LA	70151

CITY PLANNING COMMISSION STAFF

cpcinfo@nola.gov

COUNCIL MEMBER

District B

Lesli Harris

Lesli.Harris@nola.gov

Phone: (504) 658-1020

Fax: (504) 658-1025

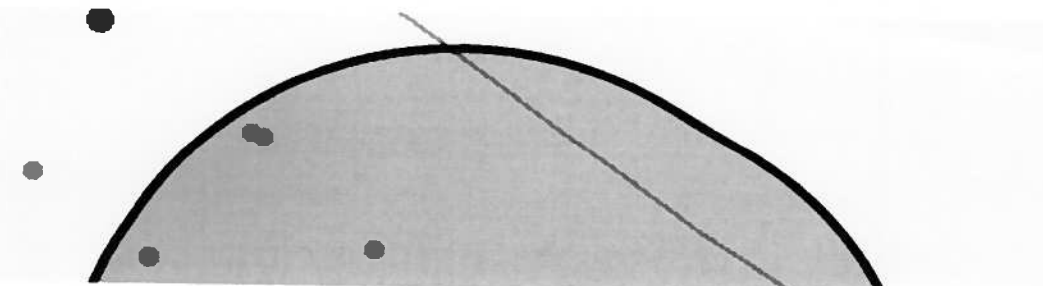
City Hall, Room 2W10

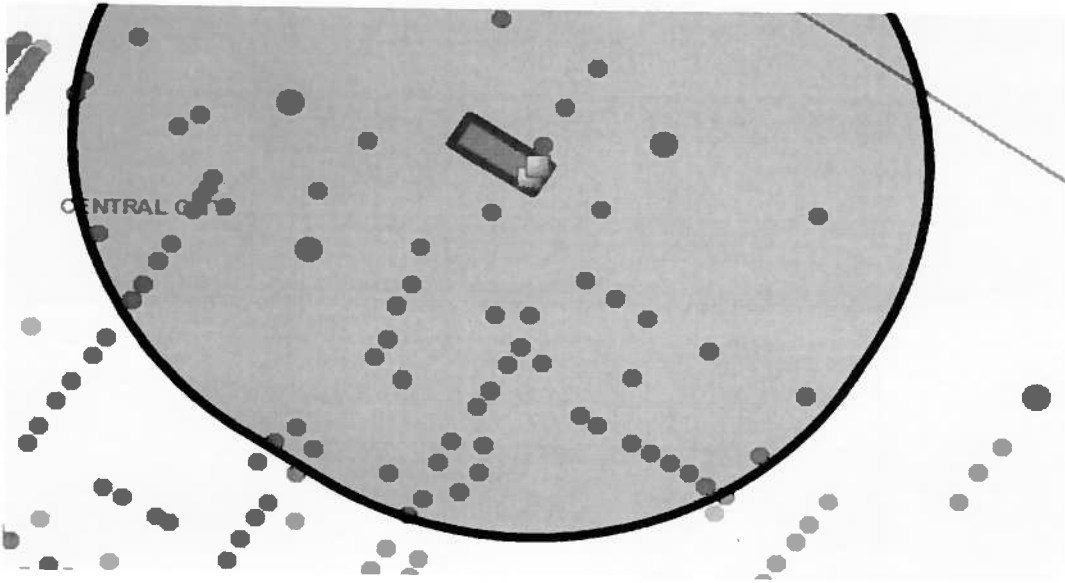
1300 Perdido Street

New Orleans, LA 70112

NEIGHBORHOOD ORGANIZATIONS

None





NPP Community Meeting Invitation (Conditional Use)

January 19, 2026

Dear Neighbor:

My company, Bearchild Company, LLC, owns a building at 1131-33 Rev John Raphael Jr Way. It's currently rented out as a long-term rental and we would like to have the capacity to rent it out as a short-term rental. This would allow the use and enjoyment of the unit by guests for a period of less than thirty consecutive days.

The site is located in a C-2 Auto-Oriented Commercial District where normally, short-term rentals are a permitted use according to Article 20, Section 20.3.LLL of the Comprehensive Zoning Ordinance. However, City Council Motion M-25-530 recently made commercial short term rental a conditional use in every commercial district in which they were permitted. This means that we are required to apply for approval to allow the property to be rented as a short-term rental. The site is a one-story commercial structure with a combined square footage of 1,152 square feet. On-street parking will be provided and no variance or waivers are required.

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

The meeting will take place:

Thursday, February 5, 2026 at 4:00 pm
1131 Rev John Raphael Jr Way

This letter is being delivered through U.S. Mail.

At the meeting, I'll provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the plans. I've enclosed my site plans to give you a better idea of what we'd like to do. The short-term rental would occupy approximately 1,152 square feet on which it is located, with the front pedestrian entrance on Rev John Raphael Jr Way. The site is now a long-term residential rental that we'd offer as a commercial short-term rental. If we receive approval, we plan to start operating the property as a short-term rental beginning July 1, 2026.

If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, I can be reached by email at mbearchild@yahoo.com. I hope to see you at the meeting on February 5th.

Sincerely,

Mark Bearchild
mbearchild@yanco.com



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. 1131-33 Rev John Raphael Jr. Way, New Orleans, La 70113

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Mark A. Bearchild

Applicant Address 4417 Jasper St.

City Metairie State La Zip 70006

Applicant Contact Number 504-231-4964 Email mbearchild@yahoo.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Bearchild Company LLC.

Property Owner Address 1131-1133 Rev John Raphael Jr. Way, New Orleans, La 70113

City New Orleans State La Zip 70113

Property Owner Contact Number 504-231-4964 Email mbearchild@yahoo.com

SPECIFIC ZONING REQUEST

Conditional use to allow a commercial short-term rental in a C-2 district, per motion M-25-530.

PROPERTY LOCATION

Square Number(s) 359 Lot Number(s) C

Bounding Streets Freret Street Clio Street Calliope Street

Zoning C-2 Municipal District First District

Tax Bill Number 102200302 Planning District Central City/Garden District

DESCRIPTION OF PROJECT (Attachments are acceptable)



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 _____

Date _____

Agent Signature

Mark A. Bear Child

Date

3.15.26

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

15

day of

March

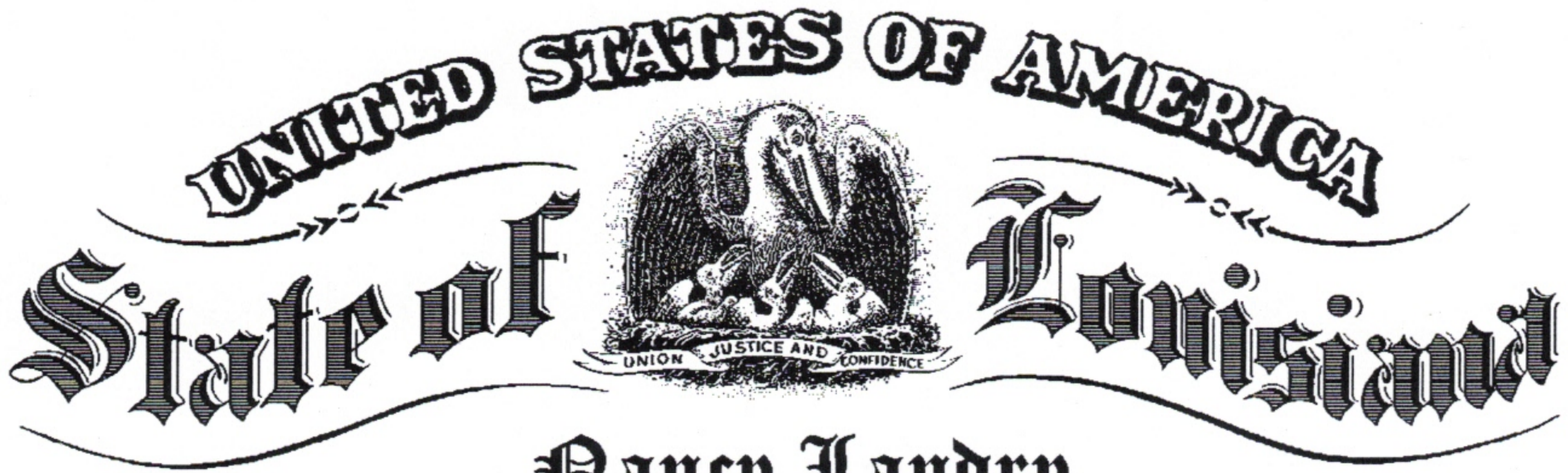
2026

My Commission expires

gt Death

Renee
Renee Beech Smith, Notary
128959





Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana I do hereby Certify that

the Articles of Organization of

BEARCHILD COMPANY LLC

have been reinstated and the revocation of February 15, 2013 is set aside and said Articles of Organization are reinstated as of June 12, 2025.

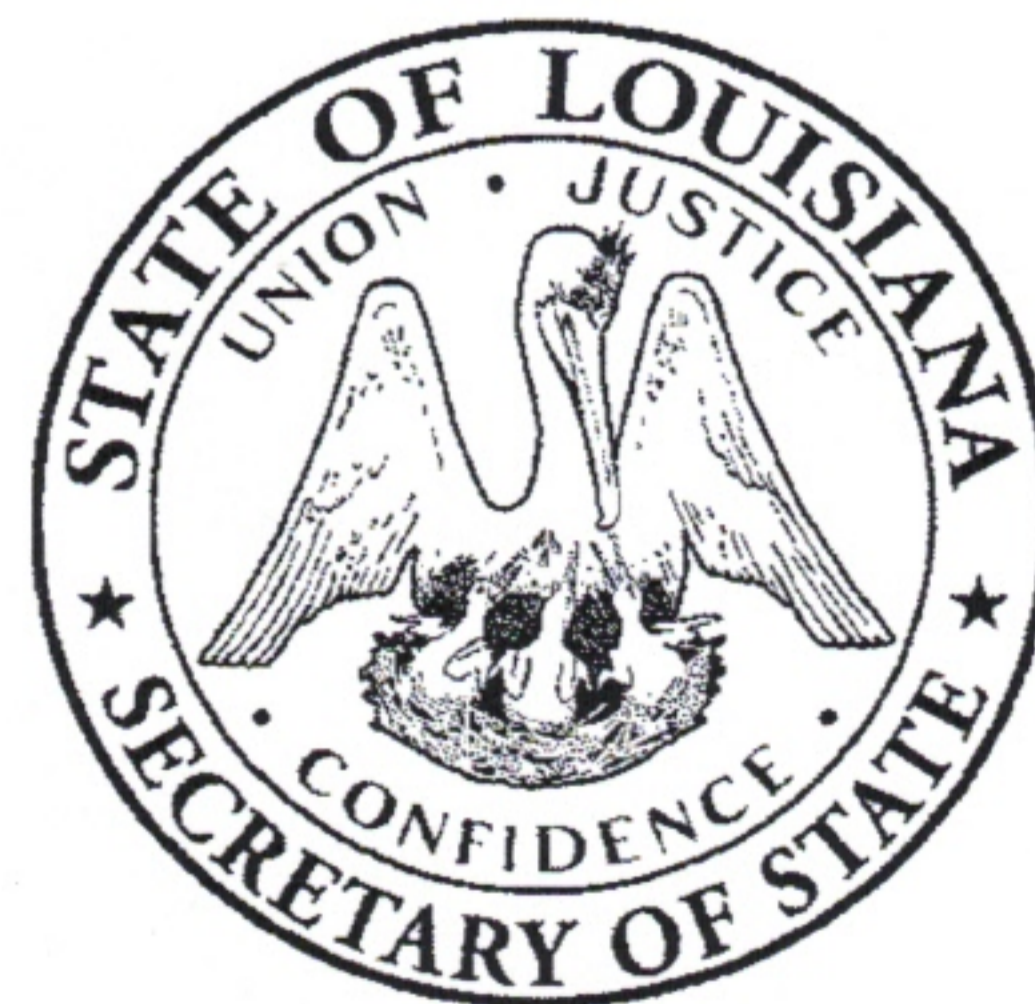
In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

June 12, 2025

Nancy Landry

Secretary of State

MG 40032222K



Certificate ID: 12047911#7DF52

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

Prepared by:
Title Management Group, Inc.
3421 North Causeway Blvd., Ste 300
Metairie, LA 70002
Ph 504-834-2977 Fax 504-834-2978
File#: 25-5-129 Notarial: Marcia Heine

CASH SALE

STATE OF LOUISIANA PARISH OF JEFFERSON

On the below stated date, before the below stated Notaries Public, and in the presence of the subscribing witnesses personally appeared:

GD Construction Services LLC (Tax ID # XX-XXXX5055), a Limited Liability Company formed under the laws of the State of Louisiana, authorized to do business in said State, appearing herein through its Sole Member/Manager, Giuseppe Dipasquale, duly authorized, whose mailing address is 605 Ridgeway Drive, Metairie, LA 70001, hereinafter referred to as **SELLER**;

Bearchild Company LLC (Tax ID # XX-XXXX0249), a Limited Liability Company formed under the laws of the State of Louisiana, authorized to do business in said State, appearing herein through its Sole Member/Manager, Mark A. Bearchild, duly authorized, whose mailing address is 4417 Jasper Street, Metairie, LA 70006, hereinafter referred to as **BUYER**

SELLER declared that this sale is made and accepted for and in consideration of the price and sum of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00) Dollars, Cash**, which the said **BUYER** has well and truly paid, in ready and current money to the said **SELLER**, who hereby acknowledges the receipt and sufficiency thereof, and grants full acquittance and discharge therefore, and **SELLER** does hereby sell and deliver, with full warranty of title and subrogation to all rights and actions of warranty **SELLER** may have, unto **BUYER**, the following described property, the possession and delivery of which **BUYER** acknowledges:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the FIRST DISTRICT of the PARISH OF ORLEANS, STATE OF LOUISIANA, in SQUARE NO. 359, bounded by Rev. John Raphael Jr. Way (formerly LaSalle Street and Howard Avenue), Freret, Clio and Calliope Streets. Said portion of ground is designated by the Letter "C". Said Lot "C" measures 27' front on Rev. John Raphael Jr. Way, by a depth between parallel lines of 75'11"2"

The improvements thereon bear the Municipal No, 1131-33 Rev. John Raphael Jr. Way, New Orleans, LA 70113.

Being the same property acquired by GD Construction Services LLC by Dation en Paiement from Watts Investments Group, LLC dated 01/02/2025 and registered as Instrument #750302. Being previously acquired by Watts Investments Group, LLC by act dated 2/1/2022 and registered as CIN 705733. with Orleans Parish Clerk of Court.

Made and Accepted Subject to:

Subject to all building restrictions, overlaps, overhangs, building set back lines, servitudes and/or easements, right of ways; and oil, gas and mineral reservations.

WAIVER OF WARRANTY and REDHIBITION RIGHTS AGREEMENT

IT IS EXPRESSLY AGREED THAT THE IMMOVABLE PROPERTY HEREIN CONVEYED AND ALL IMPROVEMENTS AND COMPONENT PARTS, PLUMBING, ELECTRICAL SYSTEMS, MECHANICAL EQUIPMENT, HEATING AND AIR CONDITIONING SYSTEMS, BUILT-IN APPLIANCES, AND ALL OTHER ITEMS LOCATED HEREON ARE CONVEYED BY SELLER AND ACCEPTED BY BUYER "AS IS, WHERE IS," WITHOUT ANY WARRANTIES OF ANY KIND WHATSOEVER, EVEN AS TO THE METES AND BOUNDS, ZONING, OPERATION, OR SUITABILITY OF THE PROPERTY FOR THE USE INTENDED BY THE BUYER, WITHOUT REGARD TO THE PRESENCE OF APPARENT OR HIDDEN DEFECTS AND WITH THE BUYER'S FULL AND COMPLETE WAIVER OF ANY AND ALL RIGHTS FOR THE RETURN OF ALL OR ANY PART OF THE PURCHASE PRICE BY REASON OF ANY SUCH DEFECTS.

BUYER ACKNOWLEDGES AND DECLARES THAT NEITHER THE SELLER NOR ANY PARTY, WHOMSOEVER, ACTING OR PURPORTING TO ACT TO ANY CAPACITY WHATSOEVER ON BEHALF OF THE SELLER HAS MADE ANY DIRECT, INDIRECT, EXPLICIT OR IMPLICIT STATEMENT, REPRESENTATION OR DECLARATION, WHETHER BY WRITTEN OR ORAL STATEMENT OR OTHERWISE, AND UPON WHICH THE BUYER HAS RELIED, CONCERNING THE EXISTENCE OR NON-EXISTENCE OF ANY QUALITY, CHARACTERISTIC OR CONDITION OF THE PROPERTY HEREIN CONVEYED. BUYER HAS HAD FULL, COMPLETE AND UNLIMITED ACCESS TO THE PROPERTY HEREIN CONVEYED FOR ALL TEST AND INSPECTIONS WHICH BUYER, IN BUYER'S SOLE DISCRETION, DEEMS SUFFICIENTLY DILIGENT FOR THE PROTECTION OF BUYER'S INTERESTS.

BUYER EXPRESSLY WAIVES THE WARRANTY OF FITNESS AND THE WARRANTY AGAINST REDHIBITORY VICES AND DEFECTS, WHETHER APPARENT OR LATENT, IMPOSED BY LOUISIANA CIVIL CODE ARTICLES 2520 THROUGH 2548, INCLUSIVE, AND ANY OTHER APPLICABLE STATE OR FEDERAL LAW AND THE JURISPRUDENCE THEREUNDER.

BUYER ALSO WAIVES ANY RIGHTS BUYER MAY HAVE IN REDHIBITION TO A RETURN OF THE PURCHASE PRICE OR TO A REDUCTION OF THE PURCHASE PRICE PAID PURSUANT TO LOUISIANA CIVIL CODE ARTICLES 2520 THROUGH 2548, INCLUSIVE, IN CONNECTION WITH THE PROPERTY HEREBY CONVEYED TO BUYER BY SELLER. BY BUYER'S SIGNATURE, BUYER EXPRESSLY ACKNOWLEDGES ALL SUCH WAIVERS AND BUYER'S EXERCISE OF BUYER'S RIGHT TO WAIVE WARRANTY PURSUANT TO LOUISIANA CIVIL CODE ARTICLE 2520 AND 2548, INCLUSIVE.

All parties signing the within instrument have declared themselves to be of full legal capacity. The certificate of mortgages required by Article 3361 of the revised Civil Code of Louisiana is dispensed with by the parties. Taxes for the current year are prorated between the parties. All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the BUYER, their heirs and assigns shall have and hold the described property in full ownership forever.

of 10/15, 2025, in the presence of the undersigned competent witnesses and me, Notary.

Liamna Obial

WITNESS

Print name: Liamna Obial

Jamie Gil

WITNESS

Print name: Jamie Gil

GD Construction Services LLC

By: [Signature]

**Giuseppe DiPasquale, Sole Member,
Manager**

[Signature]

THUS DONE, READ AND PASSED at my office in Metairie, Louisiana, on this the 24th day of June, 2025, in the presence of the undersigned competent witnesses and me, Notary.

Hanna Obid

WITNESS

Print name:

Hanna Obid

Stephen Antoine

WITNESS

Print name:

Stephen Antoine

Bearchild Company LLC

By: Mark A. Bearchild

**Mark A. Bearchild, Sole Member,
Manager**

Adriana Audler
NOTARY PUBLIC



ADRIANA AUDLER
NOTARY PUBLIC
NOTARY NO. 92080
MY COMMISSION IS FOR LIFE.

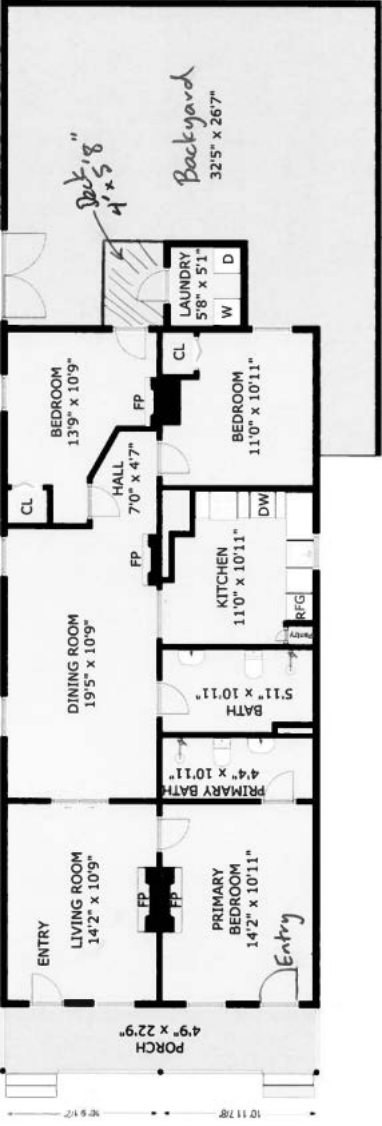
Information Requirements only as applies per La RS 22:513.1

Title Insurance Producer: Michael D. Troendle, License # 626788

3421 N. Causeway Blvd., Suite 300, Metairie, LA 70002

Title Insurance Underwriter: First American Title Insurance Company of Louisiana

Title Opinion by Michael David Troendle, Attorney at Law, Bar # 34794



Deck 4' x 5'8"

Backyard
32'5" x 26'7"

LAUNDRY
5'8" x 5'1"
W D

BEDROOM
13'9" x 10'9"

BEDROOM
11'0" x 10'11"

HALL
7'0" x 4'7"

KITCHEN
11'0" x 10'11"

DINING ROOM
19'5" x 10'9"

BATH
5'11" x 10'11"

LIVING ROOM
14'2" x 10'9"

PRIMARY
BEDROOM
14'2" x 10'11"

PRIMARY BATH
4'4" x 10'11"

PORCH
4'9" x 22'9"

Entry

CL

CL

FP

FP

FP

FP

RFG

DW

10' 11 7/8"

4' 5 1/2"