

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 196/23**
(23-SPEX-21529)

Submittal Date: 07/30/2024
Date Application Deemed Complete: 05/28/2025
CPC Staff Recommendation Deadline: 07/27/2025
Council Deadline: 60 days from receipt

The attached report is for 600 Upperline Street 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 Lesli Harris – District B
Councilmember Helena Moreno – At-Large
Councilmember Jean Paul “JP” Morrell – At-Large
Aisha Collier, Assistant Council Clerk
Jennifer A. Hyde, Applicant

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

APPLICANT:

Jennifer A. Hyde
602 Upperline St
New Orleans, LA 70115

Special Exception Docket 196/23 (23-SPEX-21529, 23-NSTR-21529)

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 600 Upperline Street in Square 139. This application is being sought due to an existing licensed non-commercial short-term rental on the square.

RECOMMENDATION: DENIAL**LOCATION**

Property Address:	600 Upperline St
Square Number:	139
Zoning	HU-RD2
Council District:	B

SHORT TERM RENTAL INFORMATION

Lottery Date:	N/A
Lottery Rank:	N/A
Unit Information	
Type of Building:	Single Family Home
Total Number of Bedrooms in Home:	4
Number of Bedrooms to be Rented:	1
Partial or Whole Unit:	Partial Unit
Noise Abatement Plan:	Parties are not permitted at anytime. No noise after 10 PM allowed.
Security and Operation Plan:	See Exhibit 1.
Sanitation Plan:	property is monitored daily for garbage. Garbage cans are easily located on the side of the house. I take garbage out on garbage days.
Off-Street Parking Spaces:	0

DESCRIPTION

The site in question is located in the West Riverside Neighborhood with frontage on Upperline Street bounded by Annunciation Street, Robert Street, and Laurel Street. Lot G is a corner lot that is rectangular in shape and measures approximately 32 feet in width, 120 feet in depth, and 3,840 square feet in area. The subject site is currently developed as a single-story, single-family dwelling, and the surrounding neighborhood is residential in nature with a park, 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 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 (600 Upperline Street)



(Source: Property Viewer)

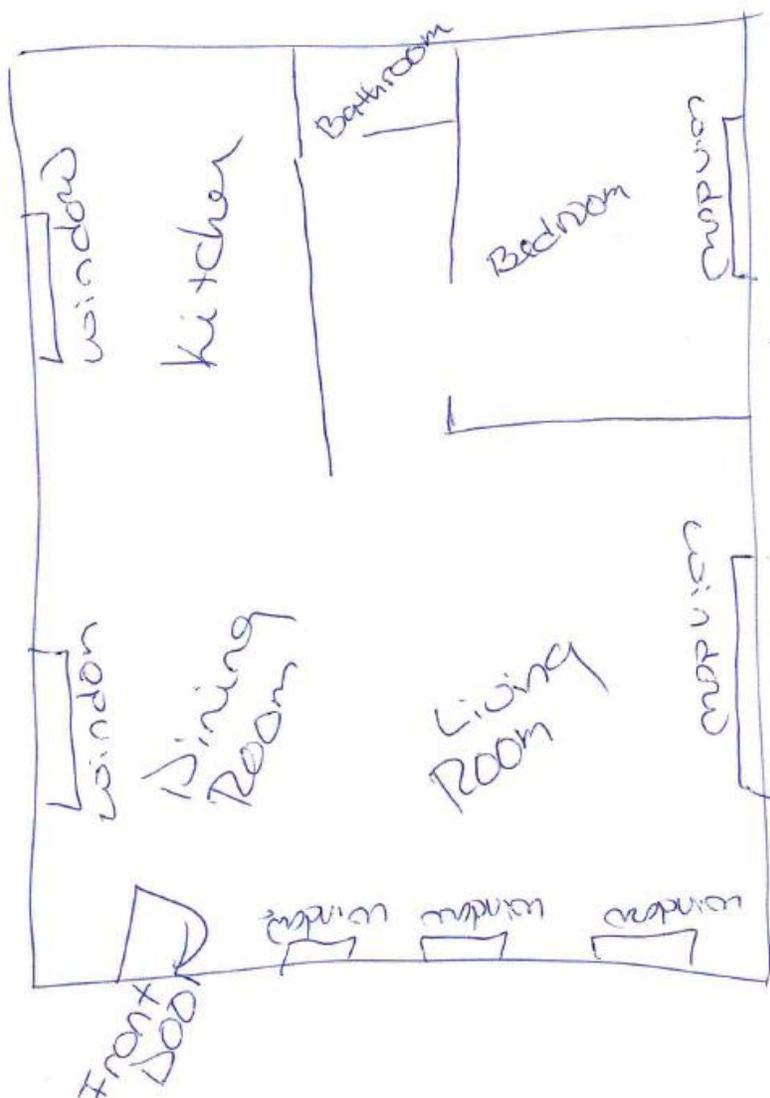
HISTORICAL CONTEXT

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

PROPOSED NSTR INFORMATION

The proposed NSTR is located within a single-story, single-family dwelling. The floor plan provided by the applicant indicates the proposed NSTR has one (1) bedroom, one (1) bathroom, a kitchen, a living room, a dining room, and one (1) egress point that leads to the front yard of the home. The applicant has indicated that they will not be providing any off-street parking spaces. The proposed NSTR would be limited to one (1) guest. The applicant is the owner and operator, and they live onsite within the home.

Figure 2. Floor Plan

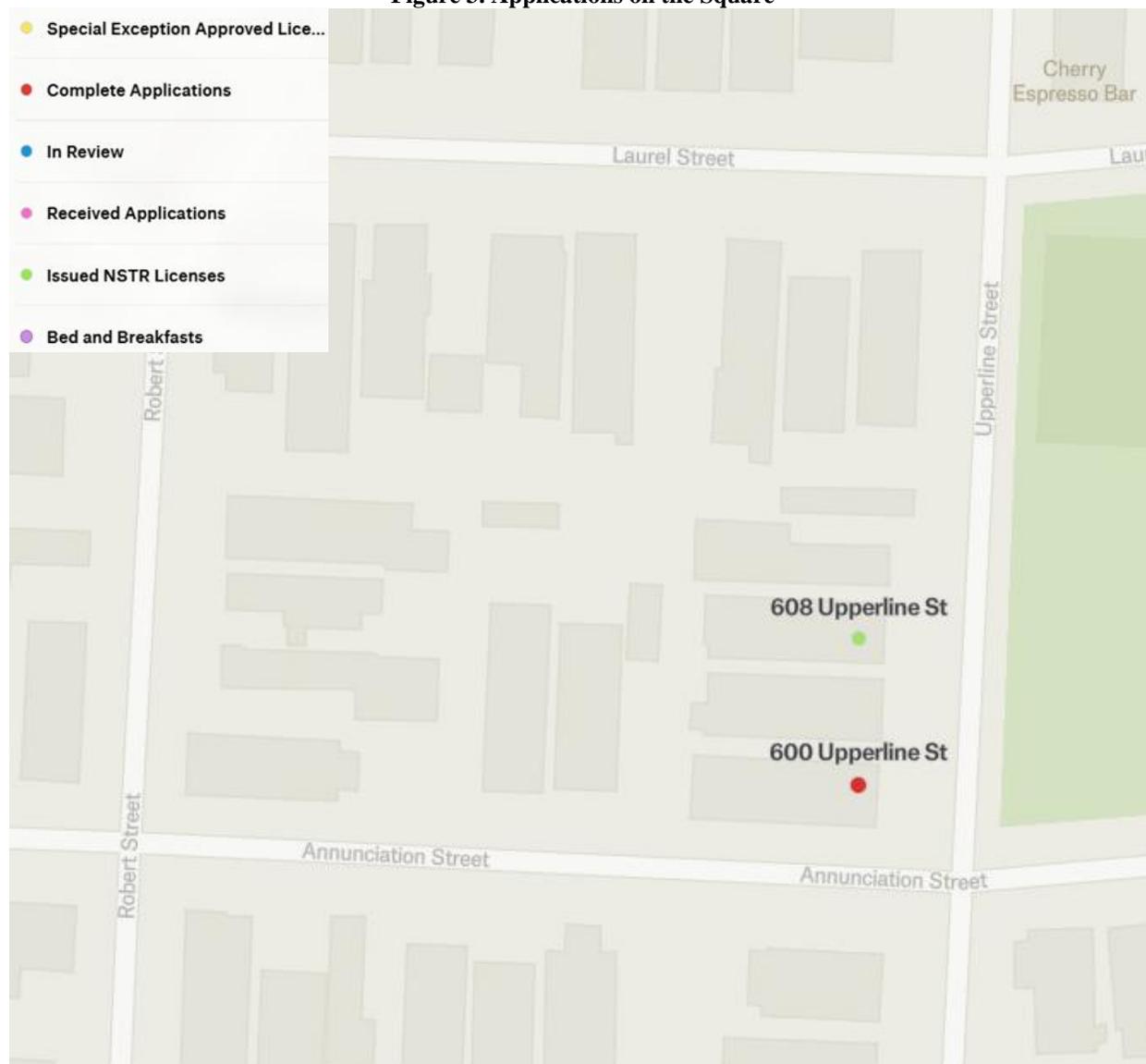


(Source: Applicant Provided)

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 608 Upperline 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 not received any additional special exception requests for this square. The affirmative request was first submitted to the City Planning Commission on July 30, 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 single-story, single-family dwelling. On the 600 block of Upperline Street there are six (6) properties: one (1) park, three (3) two-family and two (2) single-family dwellings. In this regard, the subject property is considered compatible with the surrounding properties.

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?

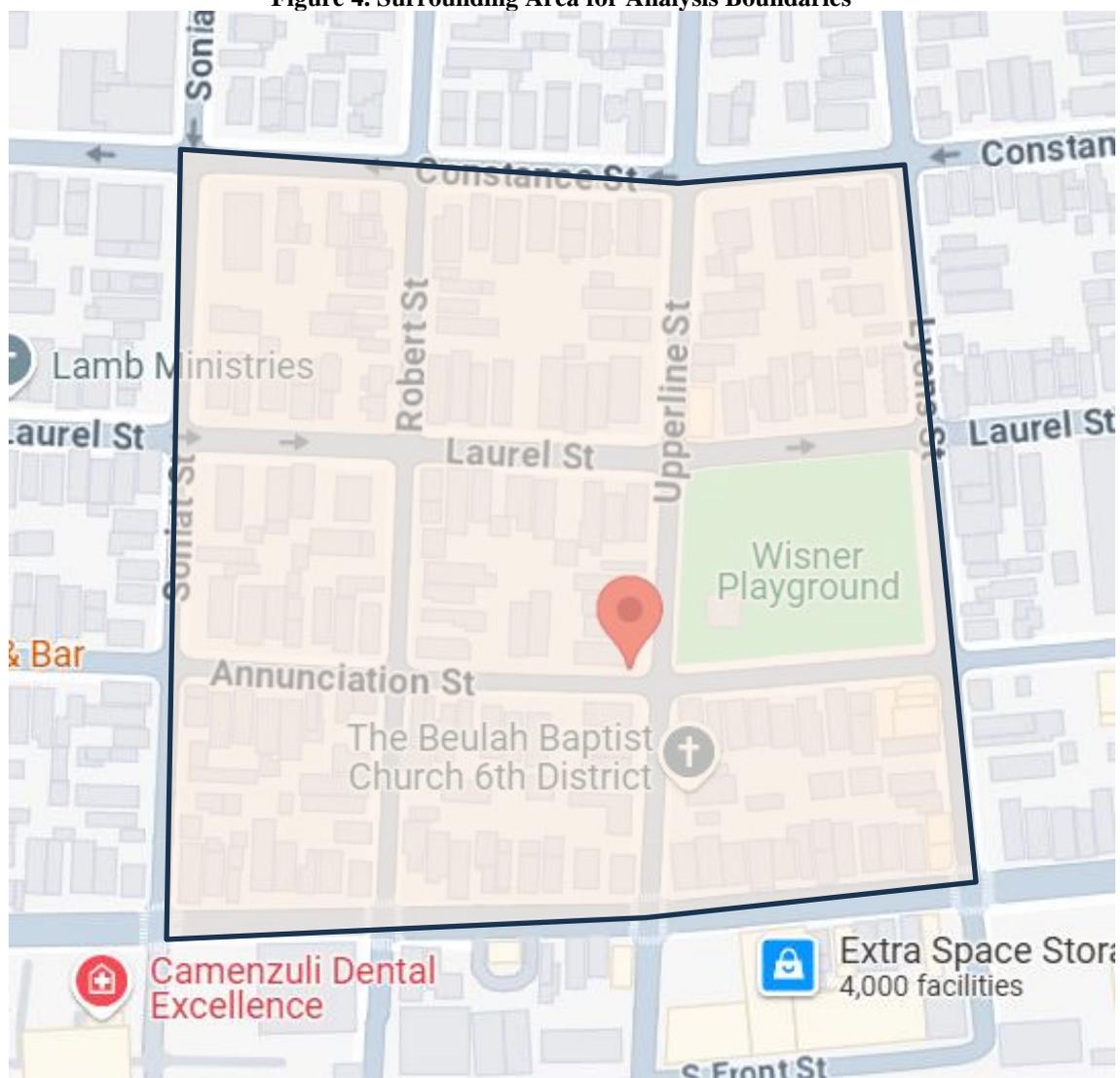
This criterion is **met** There must be physical geographic features within the subject square of the subject property, including (but not limited to) the number of adjacent vacant lots, proximity to natural, topographical elements, and built-environment infrastructure that would reduce the potential 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.

The subject property is across the street from Wisner Playground Park which spans the entire length of the block. The proximity to a park could serve as a buffer between the proposed NSTR and the other residential uses in the surrounding area. This could be considered a unique geographic consideration which could mitigate the impact of an additional non-commercial short term rental use within the block.

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 **met**. This standard includes reviewing the surrounding area in proximity, which is defined as one city block in each direction (see **Figure 4**). Surveying the eight (8) surrounding blocks, there are multiple non-residential uses in the area, including a park, bars, and a cafe. The surrounding neighborhood contains both residential and commercial uses. Non-residential impacts are expected and considered less obtrusive to residential uses, compared to the potential impact if the square is purely residential. Therefore, this application offers unique use conditions which could mitigate the impacts of an additional non-commercial short-term rental.

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, there is no access to public transportation or bicycle routes that may alleviate traffic. Based on the review criteria and the characteristics of the surrounding area, it cannot be concluded that an additional NSTR use will not increase traffic and safety hazards.

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

This criterion is **not met**. The subject site does not appear to provide off-street parking for the home (operator and NSTR). An evaluation of the 600 block of Upperline Street shows that one (1) out of the six (6) lots, or about 17% of the residential dwellings provide off-street parking, as noted by the presence of curb cuts, driveways, or parking structures. This suggests that 83% of the surrounding residences utilize on-street parking. The site is not within the Residential Parking Permit (RPP) program and there does not appear to be any reserved accessible parking spaces. While these limitations may discourage the use of private vehicles, in a neighborhood where residents rely on on-street parking, introducing an additional NSTR unit without off-street parking may exacerbate parking issues. Consequently, the subject site cannot be considered as having met this criterion.

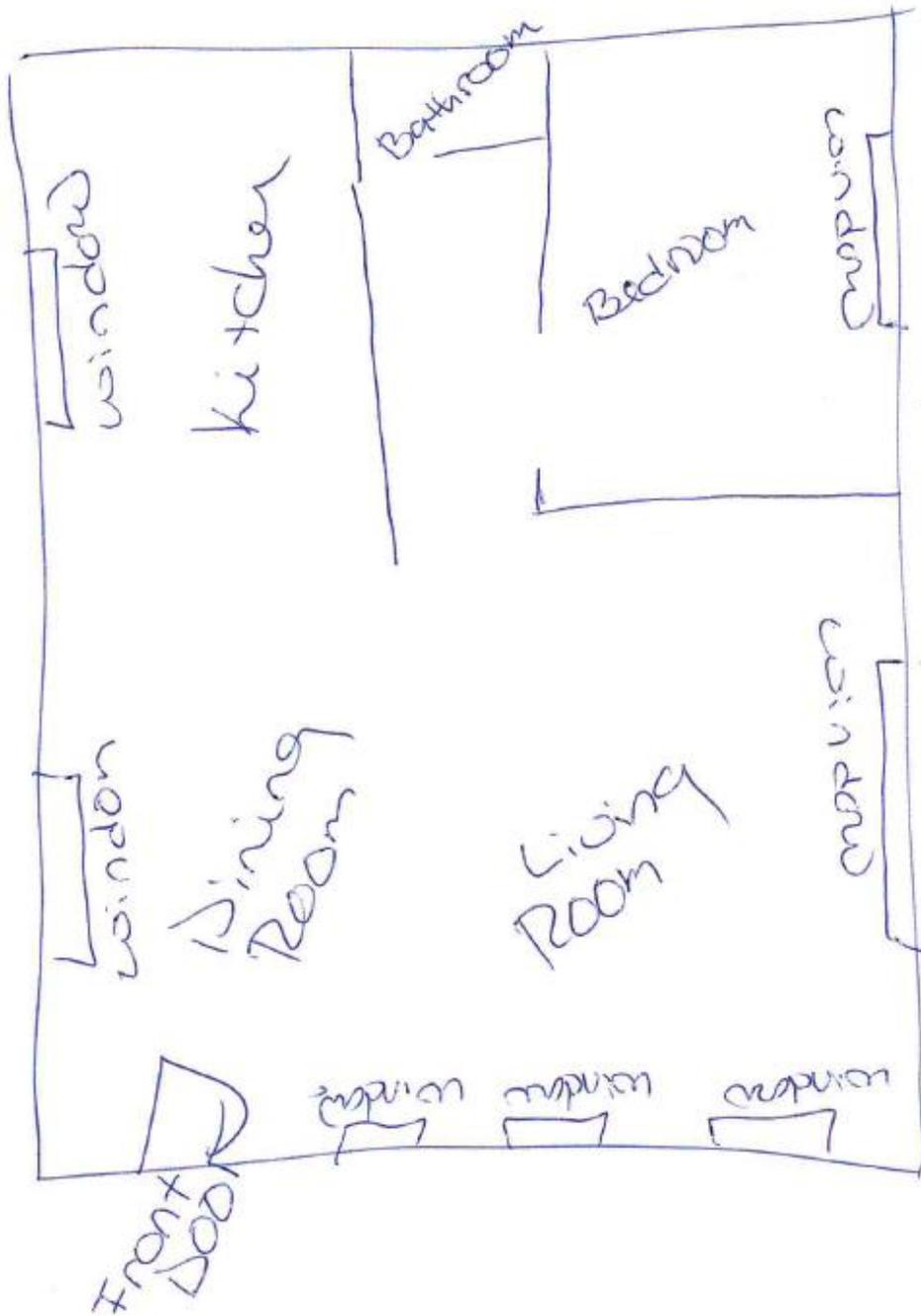
6. *Will the additional non-commercial short term rental use impair the health, safety, and welfare of the neighboring properties?*

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. The Neighborhood Participation Program (NPP) public meeting was held on May 9, 2025, which did not have any attendees.

STAFF RECOMMENDATION

The staff finds that the request does not meet criteria 1, 4, and 5 of the review standards; therefore, the City Planning Commission staff recommends **DENIAL** of **Non-Commercial STR Special Exception Docket 196/23** (23-SPEX-21529, 23-NSTR-21529).

Exhibit 1





NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION APPLICATION

Email this application to str.specialexception@nola.gov

Property Address: 600 Upperline St

Square ID: 50008195 Square Name: 139 Zoning: HU-RD2 Council District: B

Type of Building: Single Family Home

Total Number of Bedrooms in Home: 4 Total Number of Bedrooms Being Rented: 2

Maximum Number of Guests: 1 Partial or Whole Unit: Partial Unit

APPLICANT INFORMATION

Name: Jennifer A. Hyde

Mailing Address: 600 Upperline St

Mailing City: New Orleans Mailing State: LA Mailing Zip: 70115

Email: Phone:

OPERATOR INFORMATION

Operator Identity: Owner

Name (Legal): Jennifer A Hyde

Preferred Name (if different from legal name):

Tax Address: 602 UPPERLINE ST

Email: jennifer.hyde@nm.com Primary Phone: 5042327452 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)
VRBO	https://www.vrbo.com/3204826

REQUIRED PLANS

Noise Abatement Plan: Parties are not permitted at anytime. No noise after 10 PM allowed.

Sanitation Plan: property is monitored daily for garbage. Garbage cans are easily located on the side of the house. I take garbage out on garbage days.

ATTESTATIONS

Operator will perform daily visual inspections of the property: JAH

Operator will ensure regular litter and trash collection: JAH



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: JAH

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:: NEW ORLEANS

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: JAH

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: JAH

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: JAH

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

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): JAH

TRAINING

Owner Training Date/Code: June 9 2023

Operator Training Date/Code: June 9 2023

LOTTERY

Lottery eligible: June 9 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 JAH

Date 7/22/2024

Operator Name/Signature JAH

Date 7/22/2024

From: jennifer.hyde@nm.com
To: Mercedes Rivas
Subject: FW: 600 Upperline ST - STR_ FW: Subject: Attachments for May 9th Meeting
Date: Thursday, May 15, 2025 12:48:54 PM
Attachments: [Land-Use 600 Upperline St.PDF](#)
[600 Upperline AgendaPDF.docx](#)
[STR Meeting Notice.docx](#)

Mercedes,

Here is the email thread to city council, CPC, and neighborhood association.

Thanks again!

From: Hyde, Jennifer A. /095899 /GA105
Sent: Monday, April 28, 2025 4:16 PM
To: fau.avart.na@gmail.com; lesli.harris@nola.gov; cpcinfo@nola.gov
Subject: 600 Upperline ST - STR_ FW: Subject: Attachments for May 9th Meeting

Dear Leslie Harris, CPC, and the FANA,

I hope this message finds you well. It has come to my attention that I neglected to include the attachments required for our upcoming meeting on May 9th in my previous email. Please find the necessary documents attached to this email.

Below is the email I sent last Friday for your reference. I apologize for any inconvenience my oversight may have caused.

Thank you for your understanding.

Jennifer Hyde

From: Hyde, Jennifer A. /095899 /GA105
Sent: Friday, April 25, 2025 4:17:52 PM
To: Hyde, Jennifer A. /095899 /GA105 <jennifer.hyde@nm.com>
Subject:

Subject: Neighborhood Participation Program Meeting – May 9th at Milton H. Library

Dear Councilwoman Harris, Faubourg-Avart Neighborhood Association, and the New Orleans City Planning Commission,

I am writing to inform you of my upcoming Neighborhood Participation Program (NPP)

meeting, which has been scheduled as part of the city's planning and engagement process.

Meeting Details:

Date: Thursday, May 9th, 2025

Time: [Insert Time]

Location: Milton H. Latter Memorial Library – Pink Parlor Room

5120 St. Charles Avenue, New Orleans, LA 70115

This meeting is being held in accordance with the City's Neighborhood Participation Program to ensure transparency and gather community input regarding [briefly describe the purpose of the meeting or proposed project, if desired].

Your presence and input—or that of a representative from your office or organization—would be greatly appreciated. Please feel free to contact me if you have any questions or need further information.

Thank you for your time and service to our community.

Sincerely,

[Your Full Name]

[Your Address or Contact Information]

[Phone Number]

[Email Address]

Would you like to include details about the specific project or proposal the meeting is about?

Warm regards,

Jennifer A. Hyde, CLU, ChFC, ChSNC, RICP

Financial Adviser

Northwestern Mutual

111 Veterans Blvd.

Ste 940

Metairie, LA 70005

Direct Dial: 504.620.4756

jenniferhyde.nm.com

Who do you know that will benefit from meeting me to talk about financial security planning?

image

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Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4797.

May 9, 2025

600 Upperline St – STR- License

Jennifer Hyde, jenniferhyde54@gmail.com, 504-232-7451, 602 Upperline St, New Orleans, LA 70115

Overview

This report provides results of the implementation of the Project Neighborhood Participation Program for the property located at 60 Upperline St on the northwest corner of Upperline and Annunciation. The applicant intends to file a special exception application for a non-commercial 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.

Neighborhood Participation Meetings

The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal:

- May 5, 2025 10.30 AM Milton H Latter Library – Pink parlor Room (5120 St Charles)

Correspondence and Telephone Calls

- April 9 – notice letters hand delivered and mailed NPP contact list.
- April 25th - emailed to neighborhood associations, CPC and the district councilmember
- * April 28th – recent email with required attachments to neighborhood associations, CPC and the district councilmember, after emailing with Valerie McMillan. She informed me I had not attached the requirement documents to the email sent in the 25th.
- * April 28th – Received an email from the Faubourg-Avart Neighborhood Association thanking me for my email

Results

43 persons/addresses were invited to the NPP meeting.

Zero people attended.

April 9, 2025

Dear Neighbor,

I own the property at 600-602 Upperline St. I would like to operate a non-commercial short-term rental at that location.

The site is located in an HU-MU Neighborhood Mixed-Use District. As per Ordinance No. 29382, we are required to apply for approval through the special exception process. The site is a two-story commercial structure with a combined square footage of 25,000 square feet. On-street parking will be provided, and a site plan and floor plan have been provided.

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 Council, and we are required to do this before we submit our application to the City Planning Commission.

The meeting will take place: **Date: Friday, May 9, 2025 Time: 10:30 am**

Location: New Orleans Public Library 5120 St Charles Ave, New Orleans, LA 70115

This letter is being delivered through hand delivery. 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. If we receive approval, we will operate a non-commercial short-term rental at this location.

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 me. I hope to see you at the meeting on May 7th.

Sincerely,

Jennifer A. Hyde

Jenniferhyde54@gmail.com

Approval Criteria Letter

Property: 600 Upperline Street, New Orleans, Louisiana 70115

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

600 Upperline Street is in a residential neighborhood zoned HMR-1, which allows for owner-occupied short-term rentals. The surrounding area includes a mix of residential and neighborhood-serving commercial properties. Within a block of the property are several mixed-use buildings along Magazine Street, including cafes, retail shops, and restaurants that contribute to a vibrant, walkable community. The proximity to commercial corridors such as Magazine Street and Napoleon Avenue makes this location suitable for accommodating short-term visitors with minimal disruption to the residential character of the neighborhood.

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

600 Upperline Street is located less than half a block from Magazine Street, a well-traveled corridor that offers direct access to public transit and a variety of amenities. The property is within walking distance to key local attractions such as Audubon Park and the St. Charles Avenue streetcar line, reducing the need for car usage among guests. Furthermore, the neighborhood is designed for pedestrian activity, with ample sidewalks and nearby bike lanes. The accessibility of public transportation and walkable amenities means that guests are less likely to require on-street parking, thereby minimizing potential traffic or parking impacts on the immediate residential block.

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?

The surrounding area includes a variety of businesses, services, and institutions that benefit from short-term visitors. Within a one-block radius of 600 Upperline Street, there are multiple cafes, restaurants, boutiques, and service providers that rely on foot traffic and tourism. The nearby Children's Hospital and Touro Infirmary also bring in families and medical professionals seeking temporary lodging. The residential character of the block is complemented by the surrounding commercial vitality, making the integration of a non-commercial short-term rental both practical and beneficial to the neighborhood. The neighborhood's infrastructure and active land use patterns support a low-impact, owner-occupied short-term rental that aligns with the community's economic and cultural environment.

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

600 Upperline Street is situated near major thoroughfares such as Magazine Street, Napoleon Avenue, and St. Charles Avenue—all of which are already accustomed to moderate vehicle, bicycle, and pedestrian traffic. As such, the additional traffic impact from a single short-term rental unit is expected to be negligible. The owner/operator encourages guests to utilize ride-sharing services, public transportation, and rental bikes in lieu of personal vehicles. The property is within walking

distance of multiple bus stops and is just a few blocks from the St. Charles streetcar line, both of which offer convenient access to various parts of the city. Furthermore, bike lanes and pedestrian-friendly sidewalks make walking or biking a practical option for guests. Due to the area's accessibility and infrastructure, the additional short-term rental use at this property is unlikely to create traffic congestion or safety concerns.

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

While 600 Upperline Street does not have dedicated off-street parking, there is ample on-street parking available along Upperline and Annunciation Streets. Wisner Park is bordered by Constance Street, Annunciation Street, Lyons Street and Upperline Street. Though the park attracts visitors, parking is readily available. Because of the location of the park, limited homes in this area require parking. The block is predominantly residential, but not densely packed, and typical demand for street parking is light. The owner/operator is the sole full-time occupant and has an off-street parking space, so doesn't use street parking. Guests will be advised in advance that parking is on-street only. Due to the walkability of the neighborhood and the abundance of nearby attractions and services, the likelihood of guests requiring personal vehicles is low. Additionally, there have been no known incidents of parking disputes or overflow issues in the area. The owner is committed to maintaining open communication with neighbors and promptly addressing any concerns.

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

The owner/operator resides full-time at 600 Upperline Street and is committed to maintaining a peaceful, safe, and well-managed property. Guests are provided with clear house rules, including posted quiet hours from 10pm to 9am and a strict no-party policy. Secure, entry locks with unique codes for each guest stay further enhance security. A sanitation plan is in place to ensure garbage is properly contained and disposed of in accordance with city collection schedules. Emergency evacuation plans are clearly posted throughout the property. There is no record of past complaints or code violations. Through responsible hosting practices, strong safety protocols, and direct oversight, the owner is confident that this short-term rental will not impair the health, safety, or welfare of neighbors or the broader community.

102

Residents and Current Owners within 100 Ft Radius - Delivery Method Hand Delivery or U

Name	Mailing Address	Mailing City
Amy L Springer	254 Highland Trace Dr	Baton Rouge
Antoine M III Saacks	4910 Laurel St	New Orleans
Barry B Bisbee	4920 Laurel St	New Orleans
Bourgeois Laurie L	524 Upperline St	New Orleans
Brennan C Rabb	617 Robert St	New Orleans
Current Resident	4850 Laurel St	New Orleans
Current Resident	4874 Laurel St	New Orleans
Current Resident	4880 Annunciation St	New Orleans
Current Resident	4916 Annunciation St	New Orleans
Current Resident	4918 Annunciation St	New Orleans
Current Resident	4918 Laurel St	New Orleans
Current Resident	4919 Annunciation St	New Orleans
Current Resident	4920 Annunciation St	New Orleans
Current Resident	4924 Annunciation St	New Orleans
Current Resident	4926 Annunciation St	New Orleans
Current Resident	526 Upperline St	New Orleans
Current Resident	530 Upperline St	New Orleans
Current Resident	532 Upperline St	New Orleans
Current Resident	600 Upperline St	New Orleans
Current Resident	601 Robert St	New Orleans
Current Resident	603 Robert St	New Orleans
Current Resident	604 Upperline St	New Orleans
Current Resident	606 Upperline St	New Orleans
Current Resident	608 Upperline St	New Orleans
Current Resident	610 Upperline St	New Orleans
Current Resident	611 Robert St	New Orleans
Current Resident	616 Upperline St	New Orleans
Current Resident	619 Robert St	New Orleans
Current Resident	619 Upperline St	New Orleans
David E Mitchell	ET Al 608 Upperline St	New Orleans
Edward T Jennings	ET Al 604 Upperline St	New Orleans
Jennifer A Hyde	602 Upperline St	New Orleans
Karen E Eberle	614 Upperline St	New Orleans
Linda B Burke	607 Robert St	New Orleans
Martha J Beveridge	4916 Laurel St	New Orleans
Morc LLC	6034 Hurst St	New Orleans
Patricia E Morris	4931 Annunciation St	New Orleans
Prince A Jr Williams	6071 Winchester Park Dr	New Orleans
Ramon S Sr Myles	4921 Annunciation St	New Orleans
Rhodessa C Price	ET Al 611 Robert St	New Orleans
Samuel H Winston	4917 Annunciation St	New Orleans
Tanga C Winstead	4882 Annunciation St	New Orleans
The City Of New Orleans	1300 Perdido St Room 5W17	New Orleans
Trellis G Thomas	Etal 4920 Annunciation St	New Orleans

Neighborhood Associations (Delivery Method Email Only)

Organization Name Faubourg Avart Neighborhood Association (FANA)
Point of Contact Gwyneth Vance Austin
Phone Number 504-441-8050
Email fau.avart.na@gmail.com
Street Address 625 Valmont Street
City New Orleans
Zip 70115

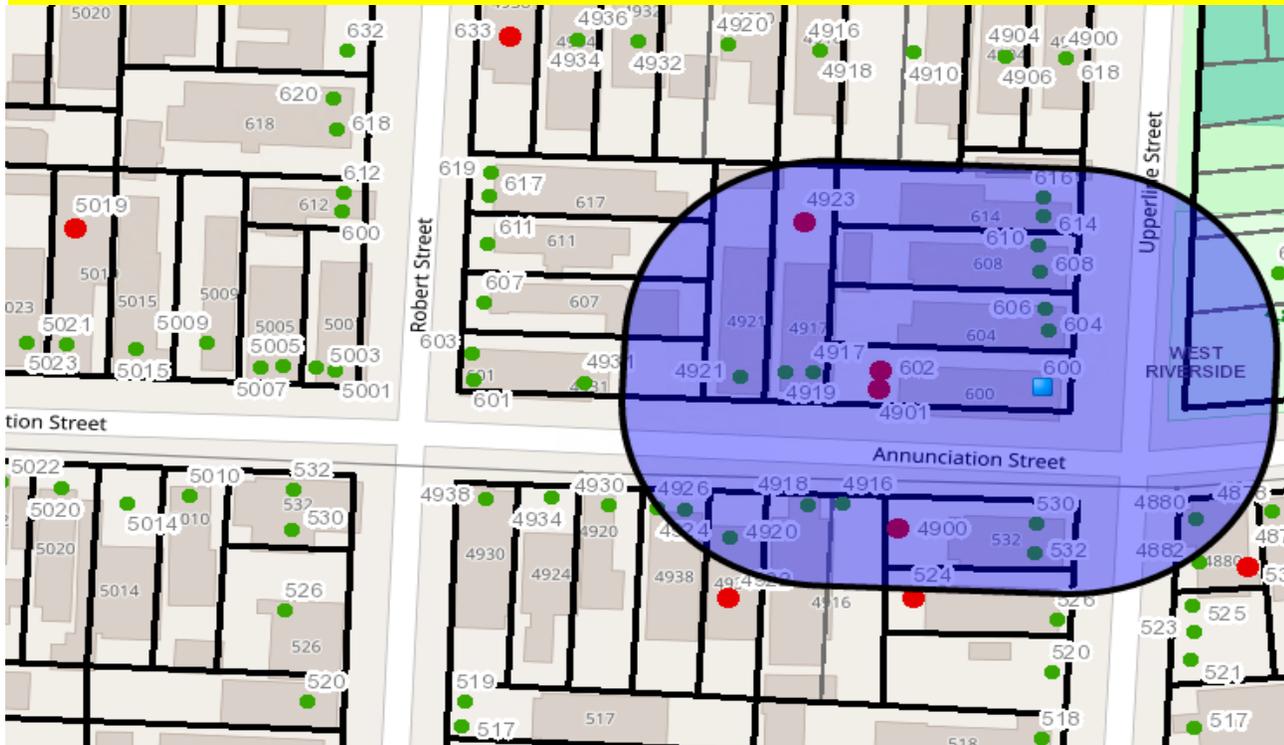
[DISTRICT B] City Council Representative - Delivery Method Email Preferred

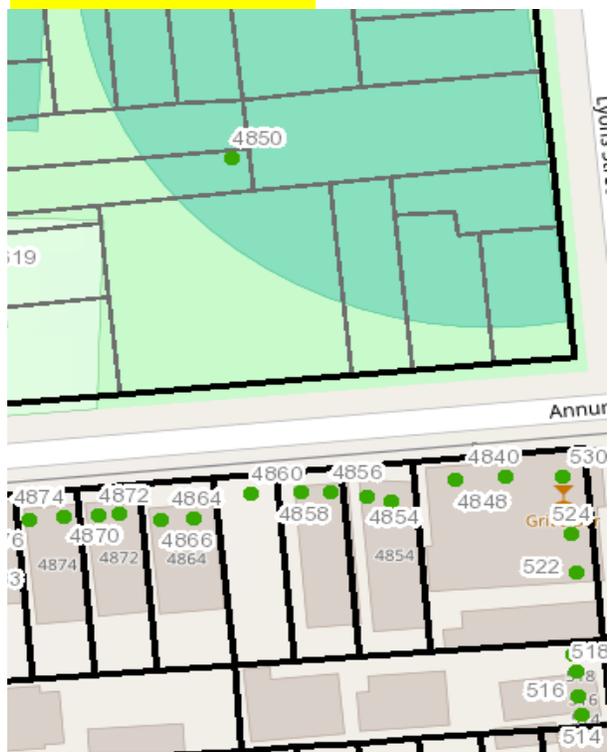
Council Member Lesli Harris
Council Member Address City Hall, Room 2W10
Council Member Email Lesli.Harris@nola.gov
Council Member Phone (504) 658-1020

City Planning Commission - Delivery Method Email Preferred

Email Address CPCinfo@nola.gov

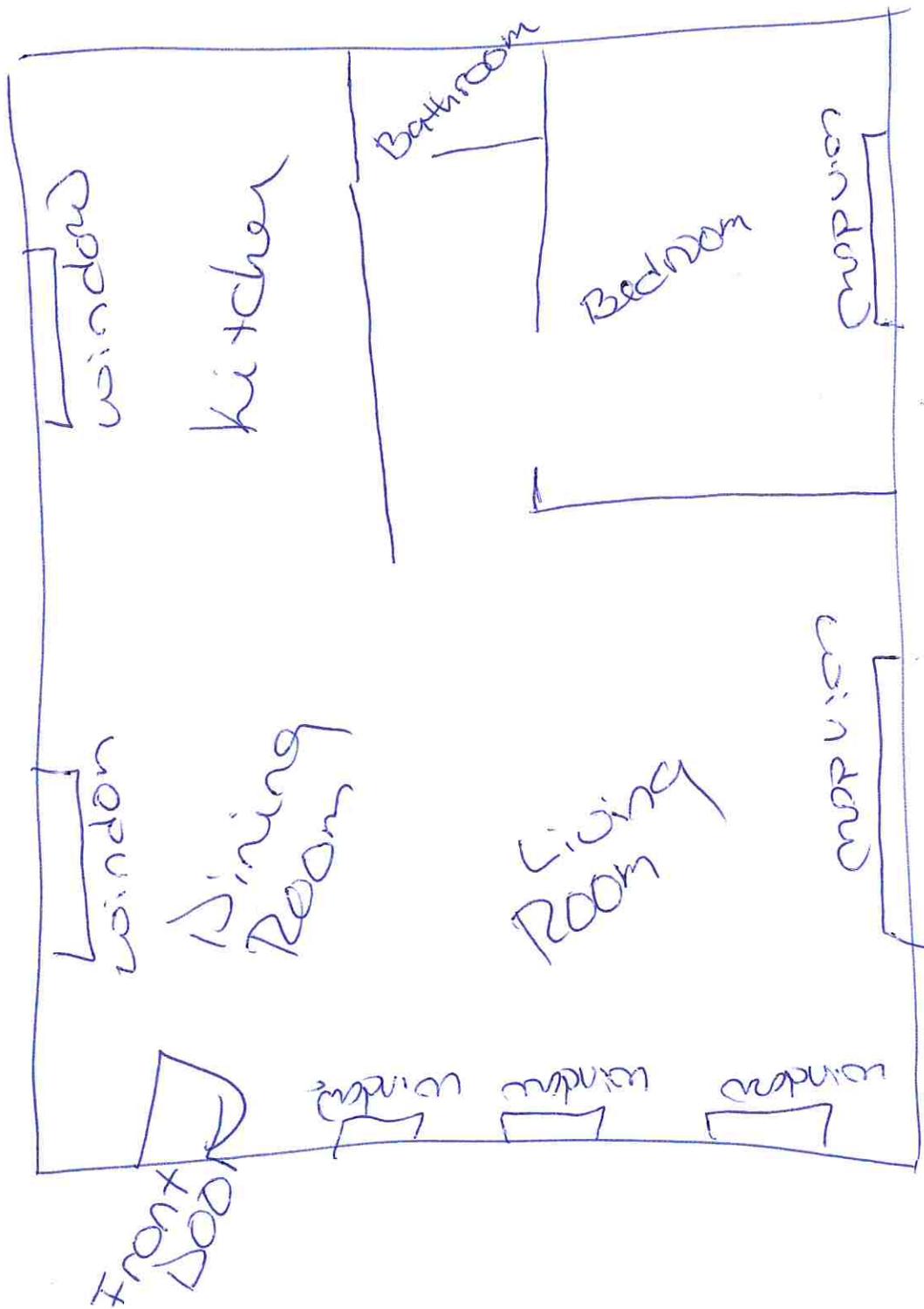
Buffer Area





600 Upperline St SE196-23

FLOOR PLAN



600 Upperline St Evacuation Plan

All rooms have windows that can be used to evacuate, as well as the front door. The unit is on the ground floor so no ladders are needed.

Parking- 600 Upperline St

Street parking is available on Upperline and Annunciation.

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

**PERSONAL
DRIVER'S LICENSE**
NOT FOR FEDERAL IDENTIFICATION
SE 196-23



LICENSE/ID NO.	CLASS	EXPIRATION DATE
008771562	E	09-26-2027

DOB 09-26-1980 ISSUE DATE 07-16-2021

HYDE
JENNIFER A
602 UPPERLINE ST
NEW ORLEANS, LA 70115-0000

ENDORSEMENTS	RESTRICTIONS
NONE	01

SEX: F HGT: 5'08" WGT: 130 EYES: GRN AUDIT OFFICE: 2831 150

PARISH 36
DONOR