

**Planning Commission  
Public Hearing  
May 26, 2020**

The meeting was called to order by Zoning Chairman Nixon Adams and the secretary called the roll.

Present: Nixon Adams, Rebecca Bush, Ren Clark, Simmie Fairley, Brian Rhinehart, Jeff Lahasky, and Bill Sones

Absent: None

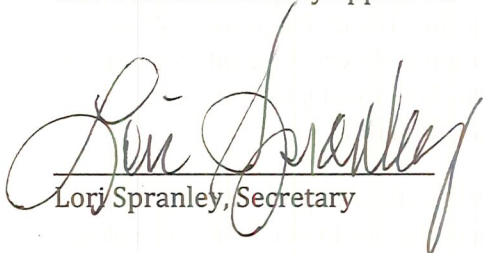
Also Present: Louissette Scott, Director, Planning Department; Cara Bartholomew, Planner; Mayor Donald Villere; and Council Member Mike Pulaski

Ms. Bush announced pursuant to Executive Proclamations by Governor John Bell Edwards this shall serve as certification that in light of the spread of COVID19 the Mandeville Planning and Zoning Commission was unable to operate due to quorum requirements in compliance with R.S. 42:19 and will be meeting via videoconference on Tuesday, May 26, 2020 at 5:00 p.m.

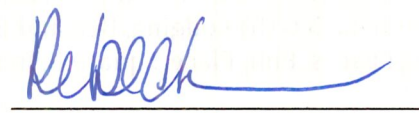
Ms. Bush moved to adopt the minutes of May 1, June 5, July 9, August 27 and September 24, 2019 and January 14, 2020, seconded by Mr. Fairley and was unanimously approved.

The first case discussed had a corresponding zoning case and both cases were discussed in conjunction. The planning case was R20-03-02 David Rathe requests a resubdivision of a portion of square 100 into lots A and B, zoned PM-1. The zoning case was V20-03-13 David Rathe requests an exception to Section 7.6.1.3(4), Areas Within the Drainage Overlay District, Section 13.2.3.1(4) and (5), Stormwater, General Requirements, and Section 12.1.7.2, Guidelines for Approving Resubdivision, a portion of square 100, zoned PM-1

Mr. Lahasky moved to table the case at the request of the applicant, seconded by Mr. Sones and was unanimously approved.



Lori Spranley, Secretary



Rebecca Bush, Chairwoman  
Planning Commission



**Zoning Commission  
Public Hearing  
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The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Brian Rhinehart, Jeff Lahasky and Bill Sones

Absent: None

Also Present: Louissette Scott, Director, Planning Department; Cara Bartholomew, Planner; Mayor Donald Villere; and Council Member Mike Pulaski

Mr. Adams announced that written notice of decisions regarding zoning variances will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

Ms. Bush moved to adopt the minutes of May 1, June 5, July 9, August 27 and September 24, 2019 and January 14, 2020, seconded by Mr. Fairley and was unanimously approved.

The first case discussed had a corresponding zoning case and both cases were discussed in conjunction. The planning case was R20-03-02 David Rathe requests a resubdivision of a portion of square 100 into lots A and B, zoned PM-1. The zoning case was V20-03-13 David Rathe requests an exception to Section 7.6.1.3(4), Areas Within the Drainage Overlay District, Section 13.2.3.1(4) and (5), Stormwater, General Requirements, and Section 12.1.7.2, Guidelines for Approving Resubdivision, a portion of square 100, zoned PM-1

Mr. Lahasky moved to table the case at the request of the applicant, seconded by Mr. Sones and was unanimously approved.

The next cases discussed were SUP20-03-02 Kimberly Villere requests a Special Use permit to Section 6.4.4.2, Lodging (Transient) Bed and Breakfast Residence, lots 8 and 9, square B, Pine Place Subdivision, 611 Park Avenue, zoned R-1 and V20-03-11 Kimberly Villere requests a variance to Section 8.2.3.6 (5) Lodging, Bed and Breakfast Residential Criteria, specifically location of parking spaces, Pine Place, square B, lots 8 and 9, 611 Park Avenue, zoned R-1

Ms. Scott presented the request was for a Special Use Permit to allow the use of a Bed and Breakfast Residence and a variance for a clarification since parking could not be located in the front yard setback. Following that discussion at the work session, case V20-03-11 can be removed from the agenda.

Ms. Bush moved to remove the variance case from the agenda, seconded by Mr. Lahasky and was unanimously approved.

Ms. Scott further presented that the property measured 100' on Park Avenue by 250' deep, being 25,000 square feet and was located in the Historic District. The property was improved with a single family residence and an attached garage. A bed and breakfast residence was allowed within the R-1, Single Family Residence zoning district located within the Historic Preservation District with the approval of a Special Use Permit. The request was for the use of two guest rooms.

The existing house was set back approximately 120' from the front property line and was 3' from the north side property line. There was an existing gravel driveway with no side yard access. The parking requirements were to provide required side or rear yards and not be located in the front yard. The required parking spaces were accessible in the front yard with grass pavers. The parking spaces being located in the front yard were outside of the front yard setback.

The plan was compliant for parking and the use. When the applicant submitted her information, the City was in the process of changing the Short Term Rental which had now been adopted. The applicant would submit any additional information for the administrative permit.

George and Barbara Muller, 530 Park Avenue, had submitted a letter that was attached to the minutes opposing the Special Use Permit request.

Jay Seastrunk, lakefront resident, asked if the neighbor letter was accurate. Ms. Scott stated bed and breakfast residences were allowed in the Historic District with a Special Use Permit. It would be an owner occupied residence with the owner present. It was a classification within the



Short Term Rental.

Mr. Rhinehart moved to approve the Special Use Permit for the use of bed and breakfast residence, seconded by Ms. Bush and was unanimously approved.

The next case discussed was V20-03-12 EREP Northlake I,LLC requests a variance to Article 10, Sign Codes, particularly Section 10.5.3.6(3), rules for attached signage in combined use and non-residential zoning district (3) sign area is limited to 1.25 square feet per front facade, not to exceed 120 square feet, and Section 10.5.3.5(6), Multi-Occupant Premises and Large Site Development and Non-Residential Districts (6) on storage frontages located at the corner of a building that face two different street frontages, or if a business occupies an entire separate structure within a center, additional wall signs shall be permitted on each wall having a customer entrance, provided that a minimum of 30', measured along the store front, is maintained between the extremities of any two signs and each sign is mounted on a separate wall facing a separate direction for Fresh Market signage, a parcel of land designated as Northlake Shopping Center containing 15.406 acres, 50' servitude of Passage and Servitude Estate, zoned B-2, Highway Business District.

Ms. Scott presented that Fresh Market was updating their front store facade as well as updating the company logo with a request for continued signage on the store frontage and along Highway 22. The original signage permit was issued in 2005. The CLURO provided for signage on a building corner to have two signs which provided each building facade contain a building entrance. When issued in 2005, the signage was in compliance.

The facade facing the parking lot contained 150 linear feet allowing for a 187 square foot sign with existing signage of 137 square feet. The store front facing Highway 22 contained 167 linear feet allowing 211 square feet with 73 square feet of existing signage. The exception request was to allow the continuance of the Highway 22 signage proposing 84 square feet. This was significantly less than allowed with a customer entrance. The sign facing the parking lot was also a lesser size than allowed with 150 square feet proposed.

Dennis Thomas, 306 East Street, asked what was the difficulty to design a sign to be compliant. Ms. Scott stated both signs were smaller than what would be allowed. The request was to allow the sign replacement without a customer entrance which was not a requirement when the original signage was approved in 2005.

Ms. Bush moved to remove Section 10.5.3.6(3) from the agenda because this shopping center was a large frontage shopping center with different requirements, seconded by Mr. Sones and was unanimously approved.

Mr. Lahasky moved to approve the variance to Section 10.5.3.5(6), seconded by Ms. Bush and was unanimously approved.

The next case discussed was V20-03-14 Lynne and Jay Feece request an exception to Section 5.2.3.2, Drainage Overlay District, Fill Sub-Area a, lots 1, 2 and 30, West Beach Parkway Subdivision, zoned R-1.

Ms. Scott presented that the lots were located on the corner of West Street and West Beach Parkway and want to construct a single family residence with a parking pad under the house.

*The applicant stated:*

*The lot is underwater with a hard rain. The drains were located higher than the lot so the lot will not drain. The existing houses are higher. While we know the lot will have water in severe conditions, we are trying to avoid water under the house in a rain event.*

The amount of fill was restricted to 6" which included the 2" for the slab under the roof line. The ground height ranged from 2.1' to 2.6'. The highest point with fill would be 3.4'. A report was submitted from Cypress Engineering dated February 1, 2020.



In summary, the report provides the following information:

- *The boundary survey indicates the existing ground elevations at the building footprint vary from elevation 2.1' to 2.6' msl and the existing elevation of West Beach Parkway and South Street adjacent to the property vary with the highest elevation being 3.4'.*
- *Water Stage Data Source - the relevant water stage elevations have been obtained (NAVD88 datum). The data indicates the lake water elevation reaches 3.0' or above 4 days in 2016, 7 days in 2017, 2 days in 2018 and 1 day in 2019.*
- *Weather conditions, including rising lake water combined with rainfall also causes the property to become inundated – expected to occur at least several times per year and more so with climate and other variables.*

Summary of Recommendation of Cypress Engineering:

- *With numerous inundations expected per year, standing water above the top of concrete slab foundation is considered to be a nuisance and a hardship of the property owner. Considering this and also that the property drains to catch basins connected to the city's storm drainage systems, Cypress recommends that the top of concrete slab elevation be set at 4.5' msl, which also matches the top of slab at the neighboring property (variance granted in 2017).*
- *This proposed elevation would be an increase of about two feet and calculates to a volume of approximately 7450 cubic feet, which divided by the area encompassed by Fill Sub-Ara A (conservative estimate) equates to a negligible rise in elevation (less than 1/200th of an inch).*
- *Engineer's conclusion: the proposed top of concrete elevation at 4.5' msl would not have an adverse effect on the neighborhood.*

Ms. Scott further presented that the house to the rear (north) had been granted a fill variance in 2015 to be 4.5' msl. There were comments from the Public Works Department and City Engineer stating there was no objection.

Ms. Spranley read Karen Gautreaux's question of "were the property owners unaware that the property was subject to tidal flooding"? Lynne Feece, applicant, stated she moved to Mandeville several years ago and purchased the property in July and realized it after the purchase. They have been mowing the property and proposed a nice house and maintenance. It would be hard to have a slab underwater every time it rained.

Susan Meyer, contractor for the applicant, said she was working with the Feece's since last July. There were eight City drains in the area but they were not aware with rain that the water would come up through the drains. The neighbors had been approved for the same request and Cypress Engineering had supplied a report.

Karen Gautreaux asked to confirm that the request was for 2' of fill. Ms. Scott said the request was for a slab height of 4.5' which was 2' of fill.

Jay Seastrunk, commented as an owner of an old house on the lakefront, that in his square there were six houses completely new or elevated. His concern was as it related to Louisiana servitude law for the water to be accommodated. The drainage surveys indicated flow to the street and his lot would get 3' of water and flooding from the lake which was also an inconvenience. He thought there was a need to establish flow across the lot.

Dennis Thomas, said he was on the board when the adjacent variance was granted. The neighbors had been in opposition but the request was granted. The other neighbors had to deal with the water. There were three lots on West Street and a lot on Claiborne Street that had similar requests that were denied. He requested the board be consistent with their actions. Ms. Scott said the differences were to the north was 4.5', in 2017 on Claiborne Street it was denied with an average grade was 4.9' and were asking to raise to 6.4' msl. There was a request in 2017 on Madison Street elevation 4.7' in front to 1.1' in the rear in the wetland. The proposed fill plan to 5.4' msl from property line to property line had been denied. There was a request in 2019 on Lakeshore Drive with a ground elevation of 2.8' and the applicant was granted a variance of a range of 4.2' to 4.7'.



Justin Sullivan, Conbeth Construction, said he was sensitive to the fact of variances being approved. The lot was close to being unbuildable when discussing drainage. The clients were not aware of the water situation in this area.

Jay Seastrunk asked if the fill would be under the slab or the entire lot. These lots were always going to flood being less than the 5.2' of the seawall. Ms. Scott said the request was for fill under the slab.

Dennis Thomas said the house across the street closer to the lot was built at grade with no fill. He did not see the hardship.

Michael Ordner asked if the fill next door would make this flooding worse. Susan Meyer, contractor, said she did not think the other variances provided the same detailed engineering report. Lynne Feece said the fill would not interfere with anyone else's property. She was asking for what other residents had been allowed. Justin Sullivan said this pertained to water after heavy rainstorms and not hurricanes.

Carolyn Montieth said it was important for the property owner to understand the streets would still flood and the applicant being available to help with the triplet grandchildren would not happen. Lynne Feece said she appreciated the comments and knew about the street flooding

Dr. Skelly Kreller asked for the reason for the request. Ms. Scott said the applicant stated there was an existing elevation of 2.2' to 2.5' and the area flooded with any minor rainfall and the streets were higher.

Karen Gautreaux asked if this did anyone a favor by granting the variance. She was concerned about setting a precedent and was concerned that we were knowingly allowing the increase in fill.

Dennis Thomas said he lived a block away from the lot. Everyone knew in the first two blocks to move their cars to the 300 block. There was no hardship to set precedence.

Mr. Lahasky moved to approve the exception with the findings that the individuals requesting excess fill over 5' were denied and requests for 4.5' or less were not denied, had an engineer's report from a credible individual, lower than the surrounding lots, granted to adjacent neighbor only under the slab, maintenance of the property, seconded by Mr. Adams and was approved 5-2 with Mr. Clark and Mr. Rhinehart voting against.

The next case discussed was V20-03-15 301 Girod LLC, Paul Rees Manager requests an exception to Section 7.5.10.3, B-3 Site Development Regulations and Article 9, Parking and Landscaping, lot 1, square 12, 301 Girod Street, zoned B-3

Ms. Scott presented the property was previously developed with a bank building that was demolished after being damaged by Hurricane Katrina. The property had remained vacant measuring 63.95' x 202'. The applicant proposed to construct a building with offices, retail and two rental units in accordance with plans prepared by Piazza Architecture dated February 12, 2020. The CLURO stated that attached residences should not be established on a corner lot in the B-3 district and must be part of a mixed use development.

The exception request was for the interior side yard setback to allow for a handicap ramp of 4' by 60' on the north side of the building, an exception to the street side yard setback for a wraparound front porch on Girod to Jefferson Streets encroaching 5' into the 15' side yard setback, and a side porch on the rear with a 5' encroachment. There was on-site parking located to the rear with two spaces encroaching partially into the greenbelt. The applicant was requesting an exception to allow for a reduction of one parking space for 18, spaces where 19 were required.

The applicant submitted the following with the application:

*Request for 4' exception to interior side yard setback for handicapped ramp*



*An exception is requested to allow a handicapped accessible ramp to be built in the interior side yard setback, along the north side of the building.*

*Due to narrow lots along Girod Street it is difficult to accommodate handicapped ramps in the front of buildings. They are not desirable from a building appearance standpoint unless they are substantially hidden from view. Due to current FEMA and Mandeville Base Flood Elevation requirements, the ramp must be some 60' long or raise the user approximately 15' to the first floor level.*

*If the ramp were to be built in the front of the building it would cross back and forth two or three times across the front elevation view.*

*The attached diagram shows the planned location of the ramp highlighted in blue. It encroaches 4' into the required 23' interior side setback. The interior yard side of the new building is already shielded from the neighboring property by a fence for much of the property line, and the area in front of the fence will be shielded by additional fencing and plantings.*

*Request for 5' Exception to Side Street Setback for Front Porch*

*An exception is requested to allow a wraparound front porch to extend 5' into the 15' side street setback along the Jefferson street side of the proposed building*

*The purpose of the exception is to accommodate a corner entrance to the building at the intersection of Girod and Jefferson Streets, and a 10' deep wrap around porch from Girod Street to continue along the Jefferson Street side. This will allow the building to have a more residential appearance. A corner entrance would be awkward without an equally sized porch on each side. The yellow highlighted on the below diagram reflects the 5' exception area of the front and side entry porches.*

*The 5' exception is matched on the interior by the owner absorbing half of the 10' porch into the interior space of the building. The design as proposed on this prominent corner lot would result in the building appearing like a "shotgun" row house with a two story shear wall along Jefferson Street. The 10' setback is also consistent with most other commercial properties along Jefferson Street on the opposite side of Girod such as Nuvolari's (exterior wall on Jefferson at 10' setback), the barbershop building (no setback-zero lot line on Girod) and other buildings.*

Mr. Adams asked if there would be delineated parking spaces and he asked if the Design Review and Historic Preservation District Commissions had reviewed the plans. Ms. Bartholomew said they were reviewed and approved.

Mr. Rhinehart said this was an empty lot and could be designed to comply with the regulations and not request any exceptions.

Mr. Fairley said most of the exceptions were for the handicap ramp. Mr. Adams said the design was to keep it off of Girod Street and not in the front facade. Mr. Rhinehart suggested the wraparound porch could be modified. Ms. Scott said the other commissions only review the architectural elevations and not site plan issues.

Mr. Clark agreed with Mr. Rhinehart's comment that this was a vacant lot to be developed in compliance. He said more parking was not needed in Mandeville.

Ms. Spranley read a letter into the file from Mike and Christine Foster who live at 1940 Jefferson Street that were attached to the minutes.

Paul Rees, applicant, said the current parking pattern placed the tires on the sidewalk hanging 3-4' on the grass. He could only design how the parking should be followed. Everyone parked straight in and that would be a City issue. This provided an overflow for adjoining businesses. That was one of the reasons to provide more parking to the rear of the property. The alternative would be to design the building being 12' with parking below the building which he did



not want that appearance. The setbacks for the wraparound porch were to give the building a unique appearance of a corner entrance and the handicap ramp would provide access from the parking lot. The prospect of shrinking the building on a 63.95' width being located on a corner was trying to match the porch. The previous building was located on the property line as are many buildings in Old Mandeville. He intended to provide as much landscaping as possible.

Mr. Adams agreed with Mr. Clark not to have two parking spaces encroach into the greenbelt. Mr. Lahasky asked to discuss shrinking the space to comply. Mr. Rees said the building would be 9' smaller. Mr. Rhinehart said wouldn't it be a combination of shrinking or eliminating the porch and then making the building smaller? Mr. Rees said it would leave 37' for the width of the building which would be narrow and with a 10' porch width to be uniform would be taking away another 5' and the handicap ramp would further shrink the building down to 25' out of a 64' width. Then, it would look like a shotgun building. The wraparound porch diminished that appearance. Mr. Fairley was more in agreement to comply with the regulations. Mr. Adams said it came down to whether this was the building you would like to see constructed on that corner. He liked the porches for the character to the City. Mr. Sones liked how it complemented the area. Mr. Rhinehart said there could still be a nice building and be in compliance. Mr. Lahasky said he felt more comfortable with the encroachment being open than the building being over the setback line. It was agreed that a 10' porch was large, but the Historic District required an 8' porch.

Mr. Rees said as far as parking, the two encroaching parking spaces were dependent upon the exception for one space. This was based on the top floor being half residential and half office. It could be possible that the entire top floor could be residential and the parking requirement decreased by five spaces. That was why you designed the maximum parking for the mixed use building. If there was a three parking space exception, he could eliminate the spaces in the greenbelt. It would be the City's decision on how to enforce the parking angle. The sidewalk from the live oak tree to the right was consumed by the asphalt.

Christine Foster, 1940 Jefferson Street, commented that she appreciated the beauty of the wraparound porch. She suggested referring to the older buildings. There had been a previous discussion about the lot on West Beach Parkway to design to comply. To decrease the setback by 1/3 was too much of a request. There was an existing parking issue and then there would be fewer spaces with parallel parking for this building.

Karen Gautreaux said not complying with the regulations should be reconsidered. The Americans Disability Act was long established and should not be a surprise. She appreciated the spirit of nice construction, but should be redesigned for compliance.

Leonard Rohrbough said he was concerned about the live oak tree that it would die with the lack of roots from cars parking over it. He suggested a long term commitment of tree replacement if it died or reduce the two parking spaces planting a tall live oak tree for survival. He was concerned about the distance from the car to the building entrance for the handicapped.

Mr. Rees said the live oak tree belonged to the City and he would work with the City to preserve it. He was also surprised that it was still alive. The ADA requirement does not elevators because they were electrical and it must be a ramp. It was 60' to meet FEMA requirements. The only other alternative was a ramp along the front of the building.

Mr. Adams said he would not like the aesthetics of a raised building with parking below. Everyone should protect the live oak tree. He thought it was a good project. Mr. Lahasky said he would not like a project without a porch so the concern was it realistic to build with less width and have a nice property. Mr. Rhinehart did not want to set a precedent and could still have a nice building in compliance. Mr. Rees said he was not opposed to tabling the case and consider amending the plan. Mr. Clark said if it was residential there could be a five parking space reduction. He suggested making a long building with less parking spaces if not needed. Mr. Rees said now there were 12 spaces on site out of a total requirement of 19 spaces. He was allowed to count adjacent parking which created a one space deficit. Then 100% of the parking would be behind the building. Mr. Clark said there was always a discussion of parking in historic Mandeville which did not have any cars. The design was with the assumption that exceptions would be approved. Mr. Rees said there were many businesses and residences in Old Mandeville with no setback. Mr. Clark had no objection to the parking space exception. Ms. Scott clarified that the dripline of the live oak



tree was on this property.

Dr. Kreller asked about considering on the south side decreasing the porch to 8' eliminating a 2' of the exception request. Mr. Rees said it was a more common width in residential uses. The purpose of a porch was to enhance the usability of it. Mr. Adams said it would be functional with a commercial use.

Ms. Spranley said Ms. Foster asked if the adjacent parking that was counted for this building and also counted for other businesses, it appeared you were robbing Peter to pay Paul. Mr. Rees said these spaces were not adjacent to any other buildings so it was not counted for any other business.

Mr. Rhinehart moved to table the case until the next meeting or until Mr. Rees needed additional time, seconded by Mr. Lahasky and was unanimously approved

The next case discussed was V20-05-17 Barry and Katie Bird Brupbacher requests an exception to Section 8.1.1.4, Allowed Setback Encroachment, lot 38, square 48, 1925 Livingston Street, zoned R-1

Ms. Scott presented the request to install a whole house generator in the required side yard setback. The plan was prepared by Randall Brown & Associates and the generator would be located on the east side of the house adjacent mechanical equipment. The existing setback was 10.4' on the east and 47.1' on the west side. The current required setback was 15' on each side, but the house was constructed prior to the new setback requirements. The 30% setback shift allowed a reduction to make it 10.6' feet to be on that setback line. The generator specifications required a 5' distance from the house on a 3' platform meeting the FEMA height requirement. There would be room to provide landscape screening. A rear location was considered; but, the gas line would need to be routed from the front of the house and trench through the roots of an existing tree which could potentially fall on the generator.

The applicant stated:

*They would like to install a whole house generator and have submitted the following statement with their application:*

*My residence is 1925 Livingston Street. We reside upstairs and operate a single unit bed and breakfast in a downstairs suite. Considering the inconvenience of hurricane evacuations, Katie and I have spoken for a while about procuring a whole house generator. The Coronavirus has added an entire new risk considering evacuation. Where do you evacuate to during a pandemic? Thus, our decision to procure a generator.*

Mr. Lahasky asked if the opposite side of the house was considered. Barry Brupbacher, applicant, said the electric and gas would be required to go around the house back to the location of the existing service which would restructure the entire system. Mr. Sones said there have been similar requests that had been granted. He suggested amending the regulation for existing conditions.

Mr. Clark moved to approve the location of the generator in the setback, seconded by Mr. Fairley and was unanimously approved.

The last case discussed was Z20-03-01 Recommendation to the City Council regarding Ordinance 20-03 to rezone lot 232, the Sanctuary Subdivision, Phase 3B, City of Mandeville, St. Tammany Parish, State of Louisiana, from R-1, Single Family Residential, to O, Open Space/Recreation and providing for further matters in connection therewith

Ms. Scott presented the rezoning request for a lot in the Preserve that was often inundated and would become open space. It met the goals of the Comprehensive Plan. She requested an amendment with language referencing the whereas into the be it ordained portion of the ordinance.



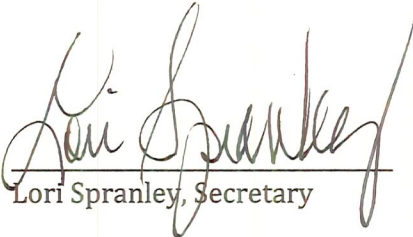
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The petition letter stated:

*On behalf of The Preserve LLC, I am writing to request initiation of proceedings to rezone the above referenced lot from R-1 to Open Space/Recreation District. This particular lot contains a wetland configuration and experiences periodic inundation, which would make it difficult for someone to build on without excessive amount of fill and destruction of wetlands. By rezoning this lot, the Preserve will decrease overall density of our development, increase green space, and provide an additional area for natural habitat and wildlife.*

Ms. Bush moved to recommend Ordinance 20-03 as amended, seconded by Mr. Fairley and was unanimously approved.

Ms. Bush moved to adjourn the meeting, seconded by Mr. Fairley and was unanimously approved.

  
Lori Spranley, Secretary

  
Nixon Adams, Chairman  
Zoning Commission



## Lori Spranley

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**From:** christinefoster63@gmail.com  
**Sent:** Tuesday, May 26, 2020 4:12 PM  
**To:** Lori Spranley  
**Subject:** RE: V20-03-15 301 Girod LLC

Lori, Here is my submission for this evening.

Good evening. Our names are Mike and Christine Foster. We own the house at 1940 Jefferson Street in addition to other personal and commercial property in the area. The 1940 Jefferson Street house was revitalized two years ago and is a small cottage on the historic registry site, dating back to the early 1900's. These are our key concerns for the Girod/Jefferson Street project and respectfully request they be addressed before any vote is taken.

This city has worked over the years to create a certain "look" of the area by creating the New Directions 2025 plan and updating setbacks and zoning regulations. With that came changes in setbacks and zoning that each of us have had to adhere to including the new house we built in old Mandeville near the lakefront on 10 feet high pillars. And when house plans in our neighborhood were submitted after January 1, 2017, there were NO exceptions to the new rules associated with flood and set back zoning.

We have no objection to someone building on a lot they own. We do object to the requests to reduce the setbacks by 1/3<sup>rd</sup> on both long sides of the building in addition to the front steps area that appears to extend beyond the setbacks at its corners. So upon cursory review, it appears there are setback changes being requested along 3 sides of the building.

Additionally, the proposed structure and parking absorb the entire site of the property, leaving absolutely zero greenspace. And with the setback changes requested, this reduces the space for landscaping and greenery. This is a neighborhood of older houses. Not only does this impact the beautification of the space and its impact on the neighborhood, it increases the potential for flooding which already exist on that street with these older homes.

This project is also requesting a change in the parking pattern along the north side of Jefferson Street to 45 degree parking as opposed to the current 90 degree straight in parking. The plans indicate that 16 cars can park on Jefferson with straight in parking but in all my time there, I have never seen that many vehicles parking there with today's vehicle sizes. And as someone who is frequently on that street, I believe a change to 45 degree parking will create safety issues and be a nuisance for the owners for the following reasons. Too many people come down Jefferson Street to park for Nuvolari's or other businesses. They would be driving the opposite direction of the angled parking and then end up doing 3 to 5 point turns to get into a spot. Or they will start using driveways of the houses along there to turn around. And Ford F-150's and big SUV's stick out further into the street at a 45 angle than a 90 angle. Furthermore, the project will still be a parking spot short even after co-opting all the street parking along there for their own use.

As a resident and business owner in the area, we believe the current design is out of scale for new projects in old Mandeville. We would like to see a design that fits within the setbacks and green space requirements. Something that is in keeping with those buildings surrounding it, not overwhelming them.

Greenspace is incredibly important in Mandeville. Why would the City reduce so significantly as opposed to maintain established setbacks to maintain the proper look? Why would the City allow these changes when they would set a precedent for future projects? And don't land owners need to prove hardship to get a variance? There's no justification for reducing the setbacks, landscaping, and greenery other than they want a building that size.

We appreciate your time and hope you consider and address our key concerns before any vote is taken.



Thank you, Christine and Mike Foster

*Christine Foster*  
H: 985.674.2135 | C: 985.264.1737  
Founding Board Member, The Harvey L. Foster Foundation for Science Education

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**From:** Lori Spranley <lspranley@cityofmandeville.com>  
**Sent:** Tuesday, May 26, 2020 2:43 PM  
**To:** christinefoster63@gmail.com  
**Subject:** RE: V20-03-15 301 Girod LLC

Dear Christine,

Attached is the agenda for tonight's meeting. Also attached is the proposed layout. Let me know if you have any other questions. If you decide to submit comments, please let me know so I will be looking for an email.

If you decide to attend tonight's meeting, on the Planning and Development page there is a tab for commissions and under Planning and Zoning there is a zoom link for registration.

Lori

*Lori H. Spranley*

**Lori H. Spranley, CMA, CFM**  
**Administrative Assistant**  
**Department of Planning & Development**  
**City of Mandeville**  
**3101 E. Causeway Approach**  
**Mandeville, LA 70448**  
**(985) 624-3103**

*Due to the Covid-19 virus, Mandeville City Hall is closed to the public until further notice. The Planning Department continues to be staffed and can be reached by email [Permits@cityofmandeville.com](mailto:Permits@cityofmandeville.com) or phone 985 624-3103. Please stay updated on the latest policy and procedures at [www.cityofmandeville.com](http://www.cityofmandeville.com). Applications are available on the website under the Department of Planning & Development page.*

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**From:** [christinefoster63@gmail.com](mailto:christinefoster63@gmail.com) [<mailto:christinefoster63@gmail.com>]  
**Sent:** Tuesday, May 26, 2020 2:18 PM  
**To:** Lori Spranley  
**Subject:** V20-03-15 301 Girod LLC

Good morning,  
I am back in town and received a letter regarding the above item number and the request to subdivide the lot. The Agenda indicates that there's "a request to table until further notice". Does this mean this item will not be discussed this evening and I can still email in my concerns?  
Thank you.

*Christine Foster*



- City of Mandeville -

**NOTE - Please be aware that receipt and/or response to this email may be considered a PUBLIC RECORD.**



SUP 20-03-01

Lori Spranley, Secretary  
Mandeville Planning and Zoning Commission  
3101 East Causeway Approach  
Mandeville, La. 70448

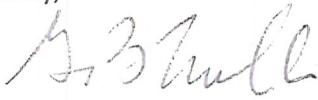
Lori Spranley,

We are writing concerning a request for a Special Use Permit to Section 6.4.4.2, Lodging ( Transient ) Bed and Breakfast Residence, lots 8 and 9, square B, Pine Place Subdivision, 611 Park Avenue, zoned R-1. Kimberly Villere is requesting this exception.

We live at 530 Park Ave, which is three doors down and across the street from Miss Villere. We are adamantly opposed to granting this Special Use Permit. The zoning regulations allow for such use but only in certain areas. Areas zoned R-1 are not one of these areas and should remain free from Bed and Breakfasts. We are in a quiet area free from commercial enterprises and should remain as such. Our street is zoned to allow single family residences only and that is why we moved here. There should be no exceptions.

If Miss Villere wants a bed and breakfast she should relocate to an area where they are allowed in the zoning ordinance and leave us to enjoy our single family residence neighborhood.

Sincerely,

  
Barbara N Muller

George and Barbara Muller  
530 Park Ave.  
Mandeville, La. 70448  
985-264-2803

c.c. John Keller

Clay Madden

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