

CASE SUMMARY SHEET**CASE NUMBER: V23-04-13****DATE RECEIVED: March 10, 2023****DATE OF MEETING: April 11, 2023 and April 25, 2023****Address: 1617 Lakeshore****Subdivision: Old Town of Mandeville, Square 5 Lot 6****Zoning District: R-1 Single Family Residential****Property Owner: Allison and Brian Froeba****REQUEST: V23-04-13 – Allison and Brian Froeba request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Square 5 Lot 6, R-1 Single Family Residential District, 1617 Lakeshore Drive****PREVIOUS CASES: V23-04-12 – Live Oak Dripline Encroachment****CASE SUMMARY:**

The applicant owns the property at 1617 Lakeshore Drive located east of Foy St., and west of Jackson Ave. The lot measures 65' x 506.25' containing 32,906 square feet per the survey prepared by Kelly McHugh & Associates and dated 11.01.22. The property is currently unimproved with plans for a single-family residence.

Due to the proximity of the property to Lake Pontchartrain the property is subject to inundation from tidal flooding. To prevent runoff entering the wetlands at the rear (north) of the property, the applicants are requesting to elevate the slab to a height of 3.5ft from the existing 2.33ft shown at the center of the building site. The drainage plan and letter have been submitted by the applicant, who are both licensed engineers. The plan indicates the property would achieve a 0.15% positive drainage slope away from the building and allow the property to drain to the front (south) side. Additionally, new drainage swales will be built along the sides to allow runoff to the existing city drainage system.

A letter written by Specialized Engineering, LLC states that there will be no adverse effect on the neighboring properties.

The applicants submitted their plans to St. Tammany Parish Planning Department for Coastal Use Review, the plans were determined to be exempt as "The proposed project is a residence or camp with no fill to be placed outside the footprint of the structure".

The applicant is requesting a variance to CLURO section 5.2.3.2 to add an additional six inches of fill to bring the height of the slab to an elevation of 3.5ft msl and have the property drain to the south to prevent runoff into the wetlands in the rear of the property.

CLURO SECTIONS:**5.2.3.2. Drainage Overlay District and Fill Sub-Area A**

The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. Grading and Fill. No change in elevation from natural grades shall be allowed except follows:
 - a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
 - b. Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City's requirement to convey water to the City's stormwater management system.
 - c. Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.
 - d. Fill shall not be allowed within the dripline of existing trees required to remain or any vegetative protection area.
3. Driveways.
 - a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.





Specialized Engineering, LLC

March 9, 2023

Civil Site Drainage Plan – 1617 Lakeshore Dr.

Property Address:
1617 Lakeshore Dr.
Mandeville, LA 70448

Property Description:

The property located at 1617 lakeshore drive is approximately 65 ft wide by 505 ft deep with more than 50% of rear of the property defined as wetlands. Also, the property shows signs of a small depression due to an existing structure that was removed near the front of the property at the end of the existing sidewalk. This can be verified by the property survey by Kelly McHugh dated 11/02/22 showing the West and East elevations of 3.66ft and 2.67ft compared to the 2.33ft elevation shown at the center of the building site.

Drainage Plan:

The property will frequently be inundated with water from tidal flooding and precipitation. Therefore, to prevent runoff to the existing wetlands in the rear of the property, we are proposing the building site be drained to the front (to South) of the property. The existing elevations near the front of the property are 3.15ft and 3.08ft from the Kelly McHugh boundary survey dated 11/02/22. Therefore, to obtain a 0.15% drainage slope achieving positive drainage away from the building site the top of slab elevation of the ground floor shall be set an elevation 3.50ft. The site can be sheet flowed with the use of swales from the northern limits of the building site to the south eventually draining to the existing municipal culvert system on Lakeshore drive. The above stated drainage plan will have the least impact to the existing wetlands to the rear of the property.

Also, the above proposed drainage plan will not have adverse effect on the neighboring properties. The drainage swales located at the side property lines will direct site runoff to the front of the property.

Conclusion:

In order to achieve positive sheet-flow from the rear to front and eliminate standing water on slab, the proposed top of slab elevation 3.5ft and drainage plan will prevent runoff to the existing wetlands to the rear of the property and limit the hardship to the property owner of frequent standing water.

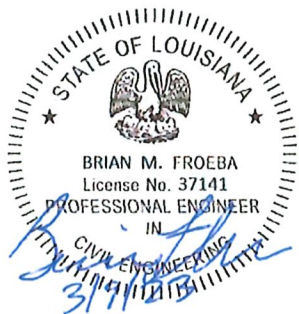
Please see the attached site drainage plan, flood elevation certificate and boundary survey for reference.

If you have any questions, please email me at [REDACTED] or phone at [REDACTED]

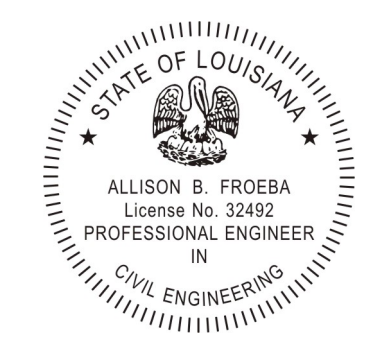
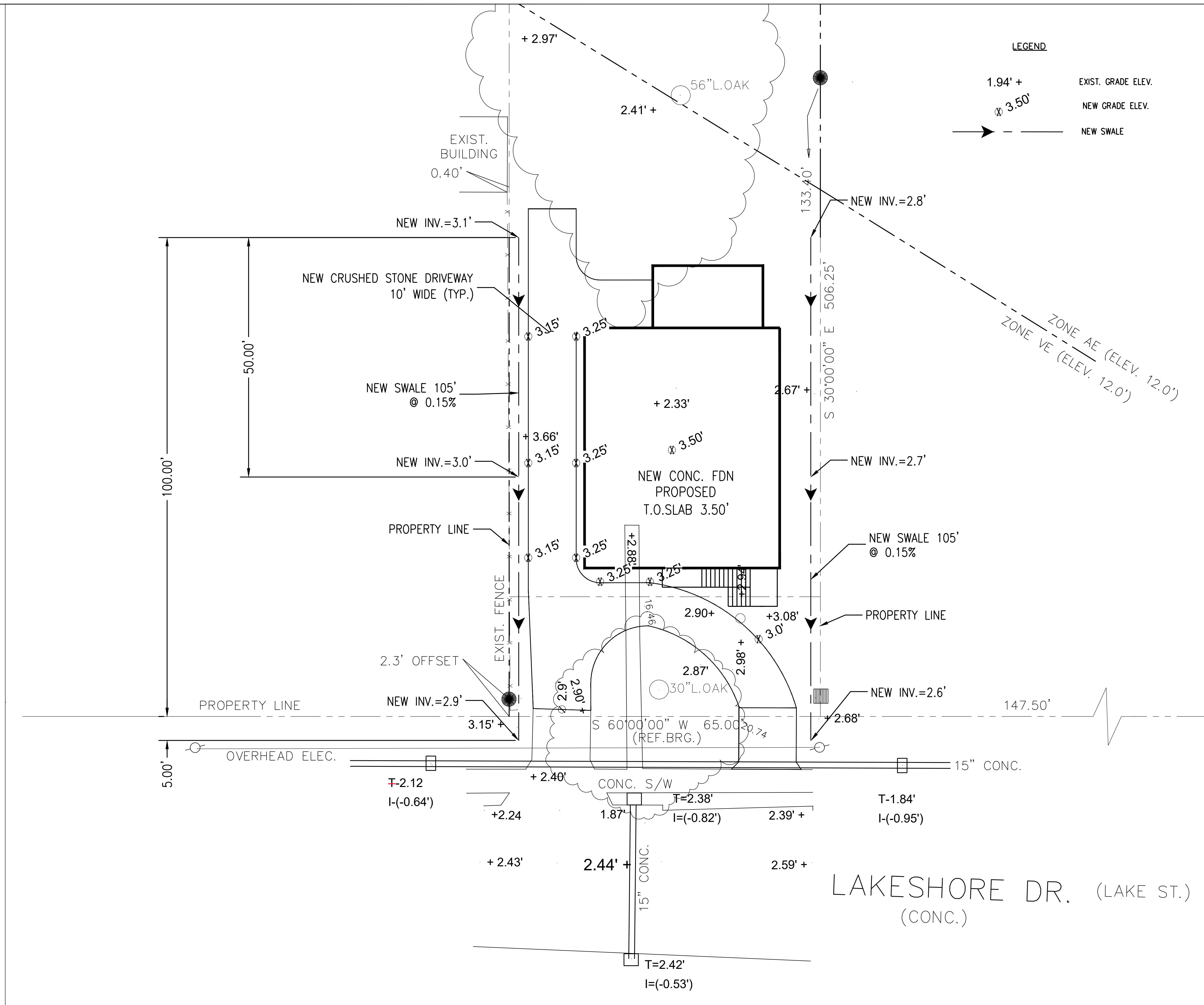
Sincerely,

Specialized Engineering, LLC

Brian Froeba



Address: 401 St Joseph Street Suite 2A -- New Orleans, LA 70130
www.specializedengineeringllc.com



ENGINEER OF RECORD
 NAME: ALLISON B. FROEBA
 NUMBER: 32492

REV. NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/10/23
2		
3		

ST. TAMMANY PARISH
 FROEBA RESIDENCE
 1617 LAKESHORE DRIVE

DRAINAGE PLAN

ISSUE NO.	DESCRIPTION
C	ISSUED FOR PERMIT
C	

CADD NO.	FDN. DWG.
C	04

DRAWN BY	DATE
ABF	03/10/2023

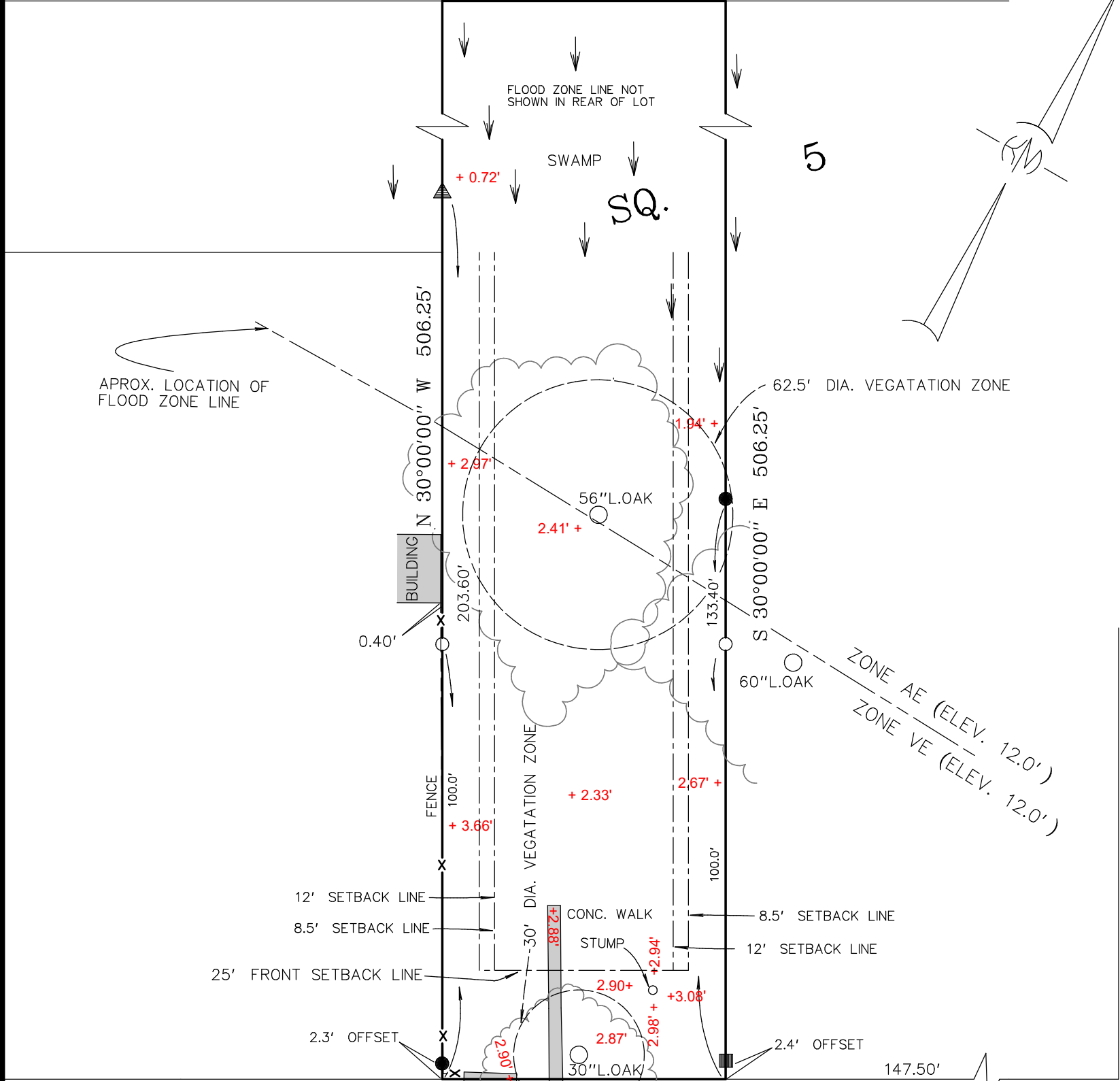


LA COA: 5809

DRAINAGE PLAN
 1"=10'-0"

CLAIBORNE ST. (NOT CONST.)

N 60°00'00" E 65.00'



APROX. LOCATION OF FLOOD ZONE LINE

5

FLOOD ZONE LINE NOT SHOWN IN REAR OF LOT

SWAMP

SQ.

62.5' DIA. VEGETATION ZONE

N 30°00'00" W 506.25'

S 30°00'00" E 506.25'

BUILDING

203.60'

0.40'

FENCE

100.0'

12' SETBACK LINE

8.5' SETBACK LINE

25' FRONT SETBACK LINE

2.3' OFFSET

3.15' +

3.66' +

2.90' +

2.87' +

2.90' +

2.90' +

2.90' +

2.90' +

2.90' +

2.90' +

2.90' +

2.90' +

2.90' +

2.90' +

ZONE AE (ELEV. 12.0')

ZONE VE (ELEV. 12.0')

CLAUSEL ST (NOT CONST.)

30' DIA. VEGETATION ZONE

CONC. WALK

STUMP

8.5' SETBACK LINE

12' SETBACK LINE

2.4' OFFSET

147.50'

OVERHEAD ELEC.

S 60°00'00" W 65.00' (REF. BRG.)

15" CONC.

LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1/2" IRON PIPE FOUND
- ▲ = "T" POST FOUND

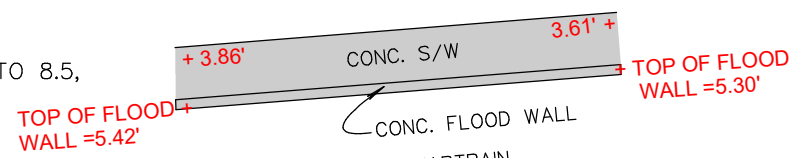
3.15' + = SPOT ELEV.

SETBACKS

FRONT 25'

SIDE 12' MAY BE REDUCED TO 8.5,

REAR 30'



NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE FOR VERIFYING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.

(NO SETBACKS OR SERVIDUTES SHOWN HEREON.)

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE & VE
BASE FLOOD ELEV. 12.0' & 12.0'
F.I.R.M. PANEL NO. 2202020427D & 2202020431D
REV. 05-16-2012

ELEVATIONS ARE REFERENCED TO NAVD 88, GEOID 18.

REFERENCE: A SURVEY BY JOSEPH PUGH, DATED 05-08-1946

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVIDUTES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



[Signature]
KELLY J. McHUGH, REG. NO. 4443
11-02-22

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

PREPARED FOR:

BRIAN FROEBA

BOUNDARY SURVEY OF:

PORTION OF SQ. 5
TOWN OF MANDEVILLE
(INCORPORATED)
ST. TAMMANY PARISH, LA.

KELLY McHUGH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
MANDEVILLE, LOUISIANA
626-5611

SCALE: 1" = 30'

DATE: 11-01-22

DRAWN: MDM

JOB NO.: 12-189

REVISED:

DWG. NO.: 12-189 (2022)

Alex Weiner

From: Clifton Siverd
Sent: Tuesday, May 16, 2023 3:08 PM
To: Alex Weiner
Cc: Cara Bartholomew
Subject: RE: P&Z May Fill Variance Cases

Alex,
Public works has no exceptions on elevating the bottom slab height for 1617 Lakeshore Drive. Future development must follow the drainage plan.

816 Carondelet chain wall:

The only exception would be the applicant can not fill the yard to the top of the chain wall if it is approved. The existing drainage pattern must remain.

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Monday, May 1, 2023 10:33 AM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>
Subject: P&Z May Fill Variance Cases

Clif,
There are two cases on the May agenda for fill variances: 1617 Lakeshore and 816 Carondelet. 1617 Lakeshore is asking for additional fill for their new construction and 816 Carondelet is asking to build a 6' fence on top of a 1' concrete retaining wall. I have attached the documents for each case, let me know if you have any comments or need anything else.

Thanks,

Alex Weiner, CFM
Planning Secretary
Department of Planning & Development
City of Mandeville
3101 E. Causeway Approach
Mandeville, LA 70448
(985) 624-3103



CASE SUMMARY SHEET**CASE NUMBER: V23-05-18****DATE RECEIVED: April 18, 2023****DATE OF MEETING: May 9, 2023 and May 23, 2023****Address: 816 Carondelet Street****Subdivision: Pine Place, Square A Lot 29****Zoning District: B-2 Highway Business District****Property Owner: Roger Williamson**

REQUEST: V23-05-18 – Roger Williamson requests a variance to CLURO Section 5.2.3.3. Fill Sub-Area B and Section 8.1.3. Supplemental Fence and Wall Regulations, Square A Lot 29, B-2 Highway Business District, 816 Carondelet Street

CASE SUMMARY:

The applicant owns the property located at 816 Carondelet Street, being Sq A Lot 29. The property is located on the west side of Carondelet St., south of Florida St., north of Villere St., and east of Park Ave. The property measures 80' x 200' containing 16,000 sqft according to a survey prepared by Kelly J McHugh & Assoc. Inc. and dated 1.31.1996. The property is improved with a single-family residence.

The applicant is requesting to build a 7' fence around the property. The fence will run for a length of 180' along the north property line, 80' along the entire rear property line, and then for 30' along the south property line. The fence will be a 6' fence on top of a concrete retaining wall measuring 1' for a total of 7'. The concrete portion will be a total of 2' in height, with 1' being buried in the ground. The fence will be constructed of cedar.

Public Works met with the applicant on site to discuss the plans for the fence and recommended the retaining wall to alleviate the drainage issues.

CLURO Section 8.1.3(a) states that no fence or wall shall exceed four (4) feet in height if located between the front of a structure and the front property line. The applicant currently has a fence that extends past the front of the house. Because the existing fence is being removed and replaced a variance is needed for the location. The applicant is proposing a 6' fence for 19 feet past the front of the house, and then sloping down to 4' for 40'. The remaining proposed fence is compliant with height and location regulations.

CLURO SECTIONS:**5.2.3.3. Fill Sub-Area B**

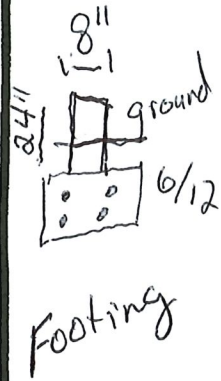
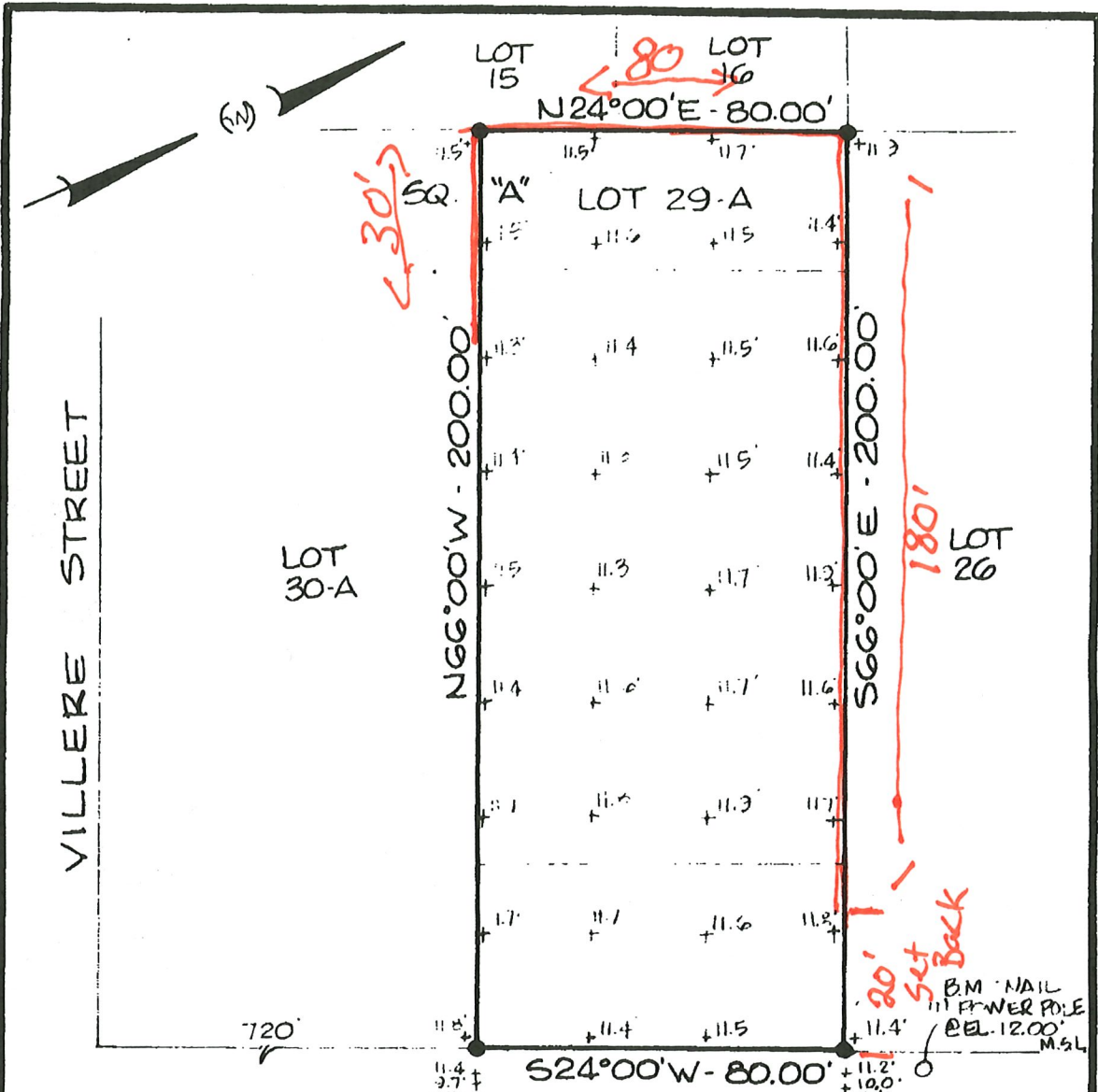
The following standards shall apply to all development falling within Fill Sub-Area B, which includes the area between Monroe Street, Galvez Street, Florida Street and Bayou Castain. Where the DO district overlaps with this area, the provisions of the DO district shall apply.

1. Grading and Fill. In Fill Sub-Area B, no fill shall be placed on a lot except as follows:
 - a. Up to two (2) feet of fill is allowed under the roofline or soffit area. If more than two (2) feet of fill is required to comply with finished floor elevation requirements then pier or pile construction shall be used. The provisions of this paragraph shall not apply to principal structures within the Town Center (TC) zoning district.
 - b. Finished floors of attached garages may be no more than one (1) foot above existing grade.
 - c. Fill must taper at a no greater than a 3:1 slope and extend no more than six (6) feet from the improvement
 - d. No fill shall be allowed outside the buildable area.
 - e. No fill shall be allowed around existing trees required to remain or any vegetative protection area.
 - f. Fill for driveways shall not exceed six (6) inches except within sixteen (16) feet of an attached garage entry as needed to provide access.

8.1.3. Supplemental Fence and Wall Regulations

1. Fences in required setbacks.
 - a. Except as provided in paragraph 1.b of this section, no fence or wall shall exceed four (4) feet in height if located between the front of a structure and the front property line.
 - b. Decorative wrought iron fences may be allowed within required front setbacks and within required side and rear setbacks facing streets if they do not exceed five and one-half (5 ½) feet in height, supporting structure (columns) cannot exceed 6.5' in height and are no more than fifteen (15) percent opaque when measuring all fence components higher than two (20 feet above grade excluding support columns. Fence height shall be measured from average grade to the tallest component of the fence, excluding gates and lighting on the top of support columns that do not exceed seven and one-half (7 ½) feet in height. The Planning Director may approve the use of other materials that have a substantially similar appearance to wrought iron and are at least as durable.
 - c. Fences or walls located in the rear or side yards shall not exceed seven feet (7') in height.
 - d. No fence wall exceeding four feet (4') in height shall be erected or constructed within a required side or rear yard fronting a street, except as provided in paragraph 1.b of this section.
 - e. Any fence or wall located on a street intersection shall conform to sight triangle requirements.





BLDG. SETBACKS:
 FRONT - 40'
 SIDE - COMBINED TOTAL 15'
 REAR - 30'

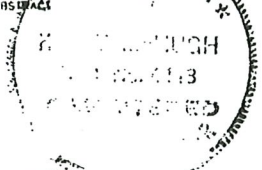
LEGEND:
 ● 1/2" IRON ROD FOUND

CARONDELET STREET

REFERENCE:
 SURVEY MAP BY: NILEY K. WILSON,
 DATED: 6-26-94, FROM WHICH
 SETBACKS WERE TAKEN. NO
 SERVITUDES SHOWN.

THIS PROPERTY IS LOCATED IN
 FLOOD ZONE A10; BASE FLOOD ELEV. 12'.
 F.I.R.M. PANEL NO. 220202026; REV. 4.4.83.

NOTE: SERVITUDES SHOWN ARE NOT NECESSARILY
 EXCLUSIVE OF RIGHTS OF RECORD OR RIGHTS OF
 OTHERS. A REQUEST AS SLAVE FOR HAS NOT BEEN MADE.
 SEARCH OF ABSTRACT.



Kelly J. McHugh
 KELLY J. McHUGH REG. NO. 133

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PROFESSIONAL
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
 CURRENT APPLICABLE STANDARDS OF PRACTICE. RED STAMP
 SIGNIFIES CORRECT PLAT.

ADJACENT SURVEY OF
LOT 29A, SQ. 'A'
PINE PLACE
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA.

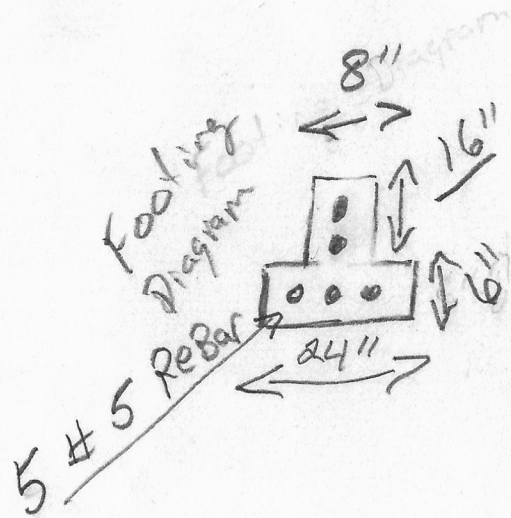
PREPARED FOR
ICF HOMES, INC.

KELLY J. McHUGH & ASSOC., INC.
 SURVEYORS & LAND SURVEYORS
 865 N. W. 77 ST. MANDEVILLE, LA 70801

SCALE: 1" = 30'
 DRAWN: MM
 REVISIONS:
 DATE: JAN. 31, 1996
 JOB NO.: 96-010

6' Cedar
fence

4" Schedule 80 post
galvanized



Fence
to be
2" off
concrete

#5 to be drilled
through post

Concrete Retaining Wall

12"
12"

grade of ground

Concrete 12"

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Alex Weiner, CFM
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