

**CASE SUMMARY SHEET****CASE NUMBER: V23-07-21****DATE RECEIVED: May 3, 2023****DATE OF MEETING: July 11, 2023 and July 25, 2023****Address: 149 Coffee Street****Subdivision: Old Town of Mandeville, Square 26 Lot Z****Zoning District: R-1 Single Family Residential District****Property Owner: Luci and Josh Brandner**

**REQUEST: V23-07-21 – Luci and Josh Brandner request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 26 Lot Z, R-1 Single Family Residential District, 149 Coffee Street**

**PREVIOUS CASES: V22-04-12 – Live Oak Dripline Encroachment****CASE SUMMARY:**

The property at 149 Coffee St. is located on the east side of Coffee St., north of Lakeshore Dr., south of Jefferson St., and west of Carroll St. The property measures 180' x 280' containing 50,400 sq. ft. according to a drainage plan prepared by Randall W. Brown & Assoc. Inc. and dated 11.16.22. The property is improved with a single-family residence.

There are 5 Live Oak trees located on the property. In May of 2022, the applicant received approval to encroach into the 82% dripline of two of the Live Oaks in order to construct an addition to the structure. The rear deck currently encroaches into the rear 72" Live oak by 579 sq ft. The addition and new stairs will encroach 458 sq ft into the Coffee St. side Live Oak. The rear deck will be removed and replaced with 521 sq ft deck per plans drawn by Dalton Architects and dated 3.21.22.

The existing ground elevation for the addition is 3.1' – 3.5' MSL according to the drainage plan by Randall W. Brown and Associates. The applicant is requesting a variance to the maximum amount of fill allowable within Fill Sub Area A, which is 6" above existing grade. The applicant is requesting the foundation to be at 5.2' MSL. The slab height being requested is to match the existing slab height and to help prevent wash out of the slab. The applicant is requesting to elevate the foundations by an additional 1 – 1.5 ft.

The applicant included the following on the application: *"We cannot do a chain wall due to the location of the live oak root system"*.

Public Works had the following comments: The bottom slab heights were originally designed and compliant with our regulations using a stepped design. The slab was to be formed using 4 levels because of the existing grades ranging from 3.1 – 5.2 ft. The USACE as determined the footprint of the addition not to be in wetlands and STP Local Coastal Program Manager has reviewed stating the proposed is Exempt from a Coastal Use Permit. The one exception noted by the STP CPM is that no fill is to be placed outside of the footprint of the structure.

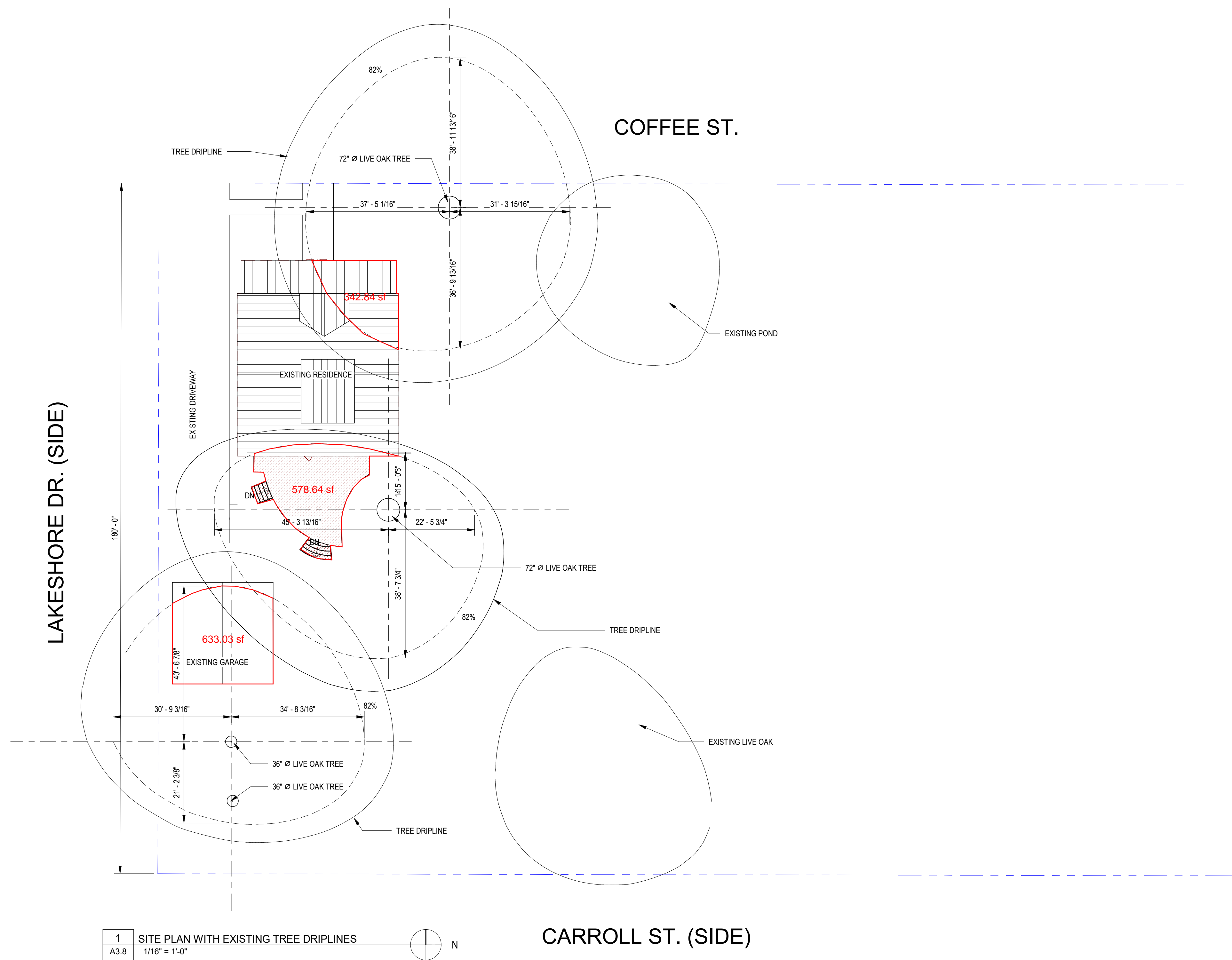
The lot is within the City's Drainage overlay district and the proposed structure is in an area of periodic inundation (CLURO 7.6.1.3). These requirements would apply except for the foundation height standard of Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A.

**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.
  - e. For lots and development sites in the D- O district that are greater than 20,000 square feet in area and located outside Fill Sub-areas A and B, fill and chain wall construction may be used under a slab foundation and the area under the principal structure is not subject to the above fill limitations. Attached garages and driveways may be established pursuant to section 5.2.3.4.1.g.
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.





1 SITE PLAN WITH EXISTING TREE DRIPLINES  
 A3.8 1/16" = 1'-0"

LAKESHORE DR. (SIDE)

COFFEE ST.

JEFFERSON ST. (SIDE)

CARROLL ST. (SIDE)

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

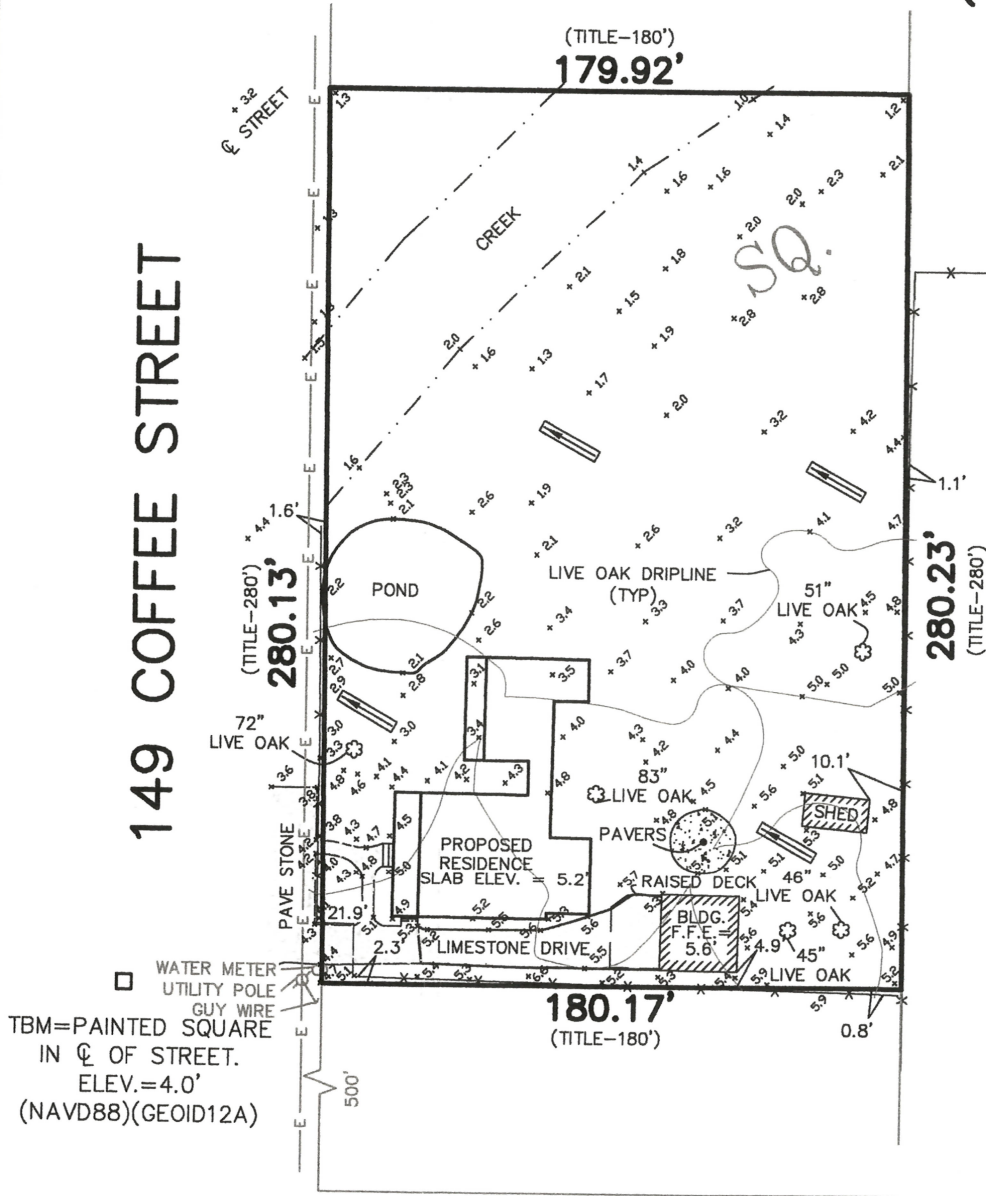
Project no.	21029
Drawn by:	JMD
Checked by:	JFD
Date:	3/21/22
Issued for:	PRELIMINARY

NO.	DESCRIPTION	DATE

Existing Site Plan with Tree  
 Driplines  
 Sheet contains  
**A3.8**  
 Sheet Name



# RESIDENTIAL LOT DRAINAGE PLAN JEFFERSON STREET (SIDE)



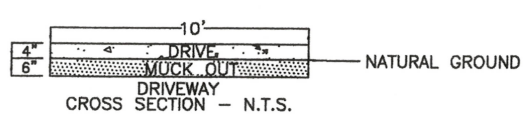
WATER METER  
 UTILITY POLE  
 GUY WIRE  
 TBM=PAINTED SQUARE  
 IN  $\phi$  OF STREET.  
 ELEV.=4.0'  
 (NAVD88)(GEOID12A)

LOWEST LEVEL SLAB ELEVATION = 5.2'  
 FIRST FLOOR ELEVATION = 14.0'

ELEVATION NOTE: ELEVATIONS  
 SHOWN HEREON ARE REFERENCED  
 TO NAVD88(GEOID12A)

NOTE:  
 ALL PROPOSED DATA SHOWN  
 HEREON WAS PROVIDED BY OWNER,  
 BUILDER OR THEIR ENGINEER. THIS  
 SURVEYOR DOES NOT AND HAS NOT  
 PROVIDED DESIGN ELEVATIONS.

- DENOTES PROPOSED FLOW
- $\times$  4.7 DENOTES EXISTING ELEVATION
- DENOTES PROPOSED ELEVATION



**NOT A BOUNDARY SURVEY**

A RESIDENTIAL LOT DRAINAGE PLAN OF  
 A PARCEL OF GROUND SITUATED IN  
 SQUARE 26 \* TOWN OF MANDEVILLE \* CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 CONBETH DEVELOPMENT, LLC

**NOT A BOUNDARY SURVEY**

**Randall W. Brown**  
 REG. NO. 04586  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
**Randall W. Brown, P.L.S.**  
 Professional Land Surveyor  
 LA Registration No. 04586

**Randall W. Brown**  
**& Associates, Inc.**  
 Professional Land Surveyors  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 info@brownsurveys.com

Date: NOVEMBER 16, 2022  
 Job No. 22695  
 Project No. (CR5) D22695.TXT  
 Scale: 1" = 60'  $\pm$   
 Drawn By: J.E.D.  
 Revised: 7-9-23/SLAB ELEV. ONLY

## Alex Weiner

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**From:** Clifton Siverd  
**Sent:** Tuesday, July 11, 2023 9:15 AM  
**To:** Alex Weiner  
**Cc:** Cara Bartholomew  
**Subject:** RE: P&Z July Fill Variances

Alex,  
149 Coffee

The bottom slab heights were originally designed and compliant with our regulations using a stepped design. The slab was to be formed using 4 levels because of the existing grades ranging from 3.1 – 5.2 ft. The USACE as determined the footprint of the addition not to be in wetlands and STP Local Coastal Program Manager has reviewed stating the proposed is Exempt from a Coastal Use Permit. The one exception noted by the STP CPM is that no fill is to be placed outside of the footprint of the structure.

The lot is within the City's Drainage overlay district and the proposed structure is in an area of periodic inundation (CLURO 7.6.1.3). These requirements would apply except for the foundation height standard of Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A.

2423 Lakeshore

I do not have sufficient information to comment on this case.

A drainage plan prepared by a La licensed engineer would be helpful showing size and scope of the proposed project. The plan should demonstrate that no impacts to neighboring properties would result from culverting the ditch.

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**From:** Alex Weiner <aweiner@cityofmandeville.com>  
**Sent:** Monday, July 3, 2023 9:00 AM  
**To:** Clifton Siverd <csiverd@cityofmandeville.com>  
**Cc:** Cara Bartholomew <cbartholomew@cityofmandeville.com>  
**Subject:** P&Z July Fill Variances

Clif,  
149 Coffee and 2423 Lakeshore are applying for fill variances and are on the July P&Z agenda. I still have not received the engineering documents for 2423 Lakeshore, but the documents for 149 Coffee are attached. They are wanting to add additional fill in order to bring the height of the slab under the addition from 3.1-3.5 to match the existing height of 5.2 under the main structure. Let me know if you have any comments. As soon as I receive the documents for 2423 Lakeshore I will send them to you.

Thanks,

Alex Weiner, CFM  
Planning Secretary  
Department of Planning & Development  
City of Mandeville  
3101 E. Causeway Approach  
Mandeville, LA 70448  
(985) 624-3132



**MANDEVILLE**  
A Historic Lakefront Community

**CASE SUMMARY SHEET****CASE NUMBER: V23-07-23****DATE RECEIVED: June 8, 2023****DATE OF MEETING: July 11, 2023 and July 25, 2023****Address: 322 Girod****Subdivision: Old Town of Mandeville, Square 11 Lot 7A****Zoning District: B-3 Old Mandeville Business District****Property Owner: William and Mildred Beacham**

**REQUEST: V23-07-23 – William and Mildred Beacham request a variance to CLURO Section 8.1.5 Supplemental Regulation of Accessory Buildings and Structures, Old Town of Mandeville, Square 11 Lot 7A, B-3 Old Mandeville Business District, 322 Girod Street**

**CASE SUMMARY:**

The property at 322 Girod St. is located on the west side of Girod St., north of Jefferson St., and south of Madison St. The property measures 58' x 203' containing 11,774 sq. ft. according to a site plan prepared by Krista Bonin and dated 10.18.2021 and revised on 6.01.2023. The property is improved with a single-family residence, pool and accessory structure.

The applicant is requesting a variance to CLURO section 8.1.5, specifically section 4. The applicant wants to construct a pool bathroom and storage shed in the backyard measuring 135 sq. ft. There is an existing carport in the southwest corner of the lot that has a portion in the rear yard measuring 328 sq. ft. The additional square footage of the shed would exceed 30% of the required rear yard area. The rear yard measures 1,177 sq. ft, and the maximum allowable coverage is 353 sq.ft. The total coverage of the shed and the portion of the carport would be 463 sq.ft requiring a variance of 110 sq.ft (39%).

The rear impervious coverage is currently 6,765 sq ft. The shed would bring an additional 135 sq ft of impervious coverage, bringing the total impervious coverage to 6,900 sq ft or 59% impervious coverage. The total maximum impervious site coverage is 75% for the B-3 District.

The shed is to be placed 3' from the rear and side yard property lines and will be 14' in height which complies with the regulations for accessory structures. The structure is also required to be elevated due to the proposed bathroom.

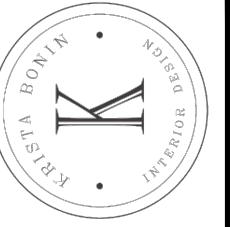
**CLURO SECTIONS:****8.1.5. Supplemental Regulation of Accessory Buildings and Structures**

For purposes of these regulations accessory buildings include but are not necessarily limited to accessory storage buildings, pool cabanas, detached covered porches or decks, playhouses, private studios or craft buildings, and greenhouses and shall be regulated as follows:

1. Except on corner lots, any accessory building that is not a part of the main building may be built in a required side yard, provided such accessory building is not less than sixty (60) feet from the front lot line nor less than three (3) feet from the nearest interior side lot line and provided not more than one (1) accessory building covers any part of the required side yard.
2. On corner lots, accessory buildings are not permitted in required side yards on the side Street side or within any portion of the rear yard area which lies between the side Street and the prolongation of the required side yard line into the rear yard area.
3. Detached accessory buildings not exceeding one (1) story nor fourteen (14) feet in height may be built in required rear yards; provided, however, such accessory buildings shall not be located less than three (3) feet from either side or rear lot lines.
4. The combined gross area of all accessory buildings or portions thereof located in required side and rear yards shall not exceed thirty percent of the required rear yard area.
5. None of the provisions of this sub-section shall apply to the use, construction or location of antennas, aerials or satellite receiving stations.
6. Accessory recreational structures such as pools and tennis courts shall be subject to the locational requirements of this sub-section.
7. No accessory building or structure shall be constructed within a utility servitude without prior written approval of the affected utilities. Approval may be withheld by any utility upon its determination that the proper size or location of the accessory building or structure would adversely affect the operation, maintenance or function of the servitude. Approval of the construction by a utility shall create no obligation to repair or replace an accessory building or structure damaged or removed by the utility in the course of its lawful use of the servitude.







BEACHAM RESIDENCE  
 322 Girod Street  
 Mandeville, Louisiana  
 St. Tammany Parish

Project No. 0823

Date 10.18.2021

Revised: 01.10.2023  
 03.31.2023  
 05.01.2023  
 06.01.2023

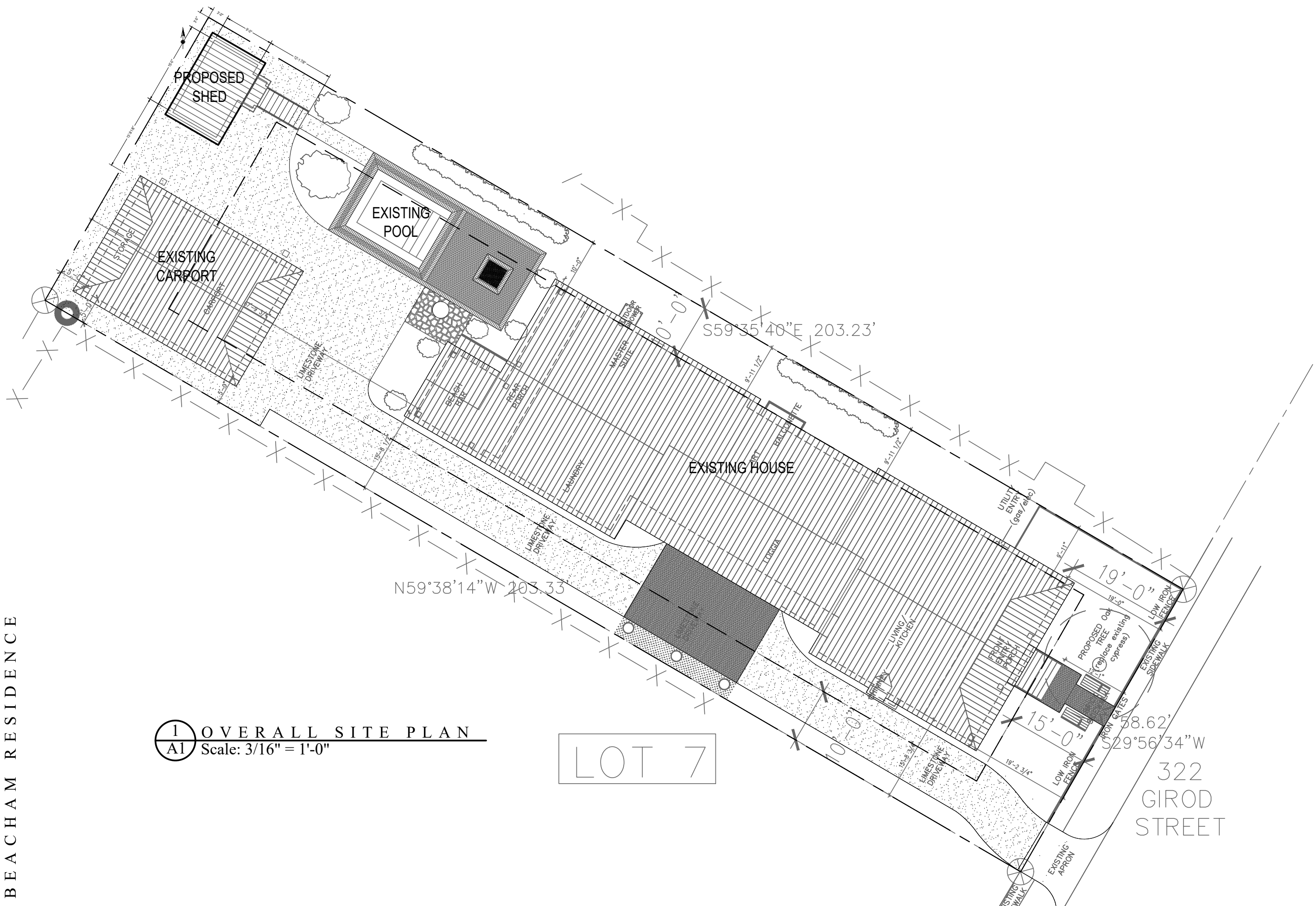
Status  
**FOR PERMIT**

Sheet Title  
**SITE PLAN**

Sheet No.

**A1**

BEACHAM RESIDENCE



1 OVERALL SITE PLAN  
 A1 Scale: 3/16" = 1'-0"

LOT 7

322  
 GIROD  
 STREET

**1 PARTIAL SITE PLAN**  
**A2** Scale: 1/4" = 1'-0"

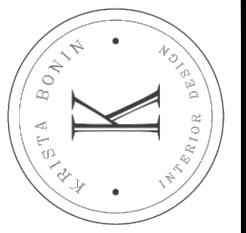
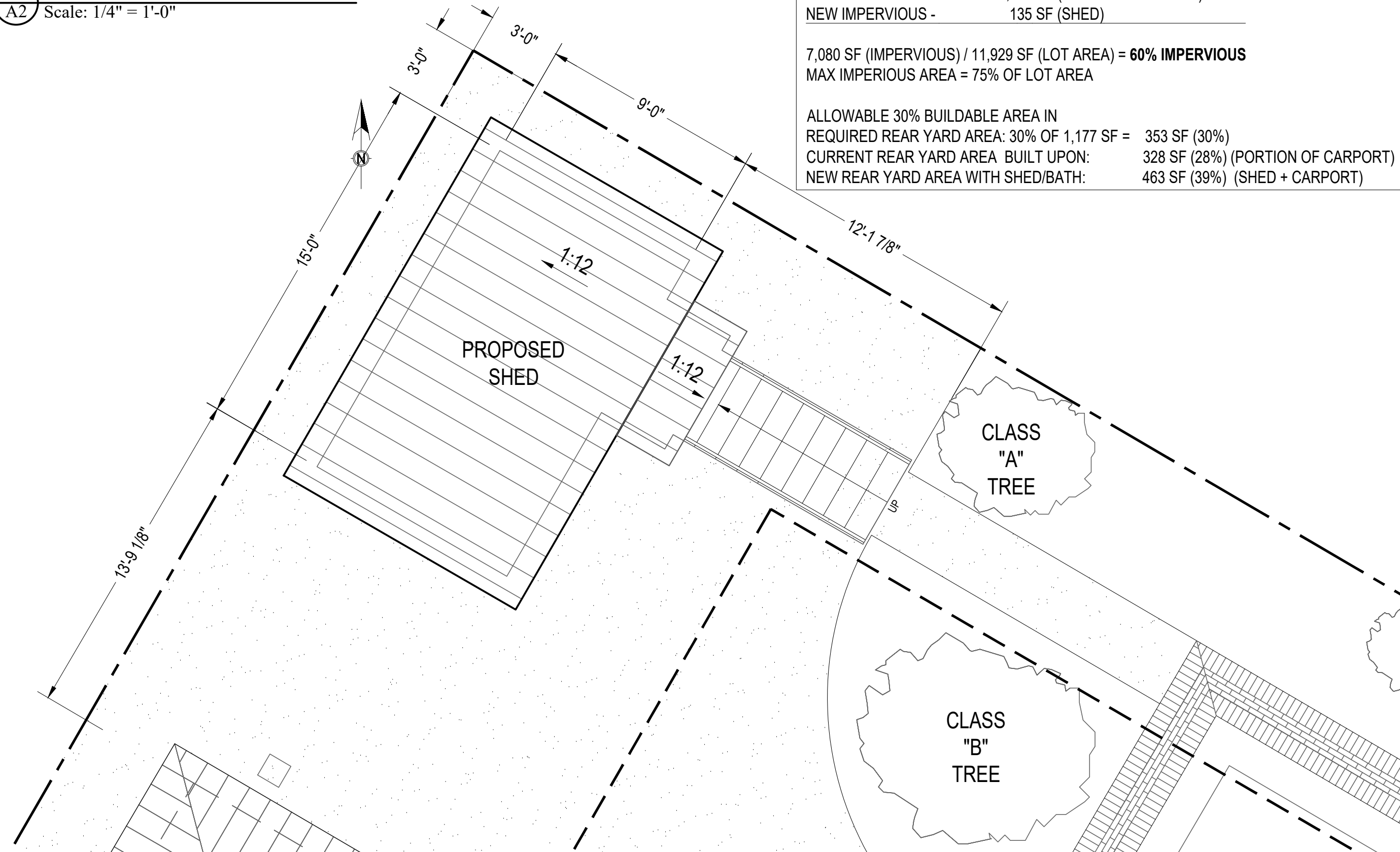
**SITE CALCULATIONS**

LOT -	11,929 SF
CURRENT IMPERVIOUS -	3,267 SF (HOUSE) 682 SF (CARPORT) 1,049 SF (HARD SURFACE) 180 SF (POOL) 1,767 SF (DRIVABLE SURFACE)
NEW IMPERVIOUS -	135 SF (SHED)

7,080 SF (IMPERVIOUS) / 11,929 SF (LOT AREA) = **60% IMPERVIOUS**  
 MAX IMPERIOUS AREA = 75% OF LOT AREA

ALLOWABLE 30% BUILDABLE AREA IN  
 REQUIRED REAR YARD AREA: 30% OF 1,177 SF = 353 SF (30%)  
 CURRENT REAR YARD AREA BUILT UPON: 328 SF (28%) (PORTION OF CARPORT)  
 NEW REAR YARD AREA WITH SHED/BATH: 463 SF (39%) (SHED + CARPORT)

BEACHAM RESIDENCE



BEACHAM RESIDENCE  
 322 Girod Street  
 Mandeville, Louisiana  
 St. Tammany Parish

Project No. 0823

Date 10.18.2021

Revised: 01.10.2023  
 03.31.2023  
 05.01.2023  
 06.01.2023

Status  
**FOR PERMIT**

Sheet Title  
**PARTIAL  
 SITE PLAN**

Sheet No.  
**A2**



BEACHAM RESIDENCE  
 322 Girod Street  
 Mandeville, Louisiana  
 St. Tammany Parish

Project No. 0823

Date 10.18.2021

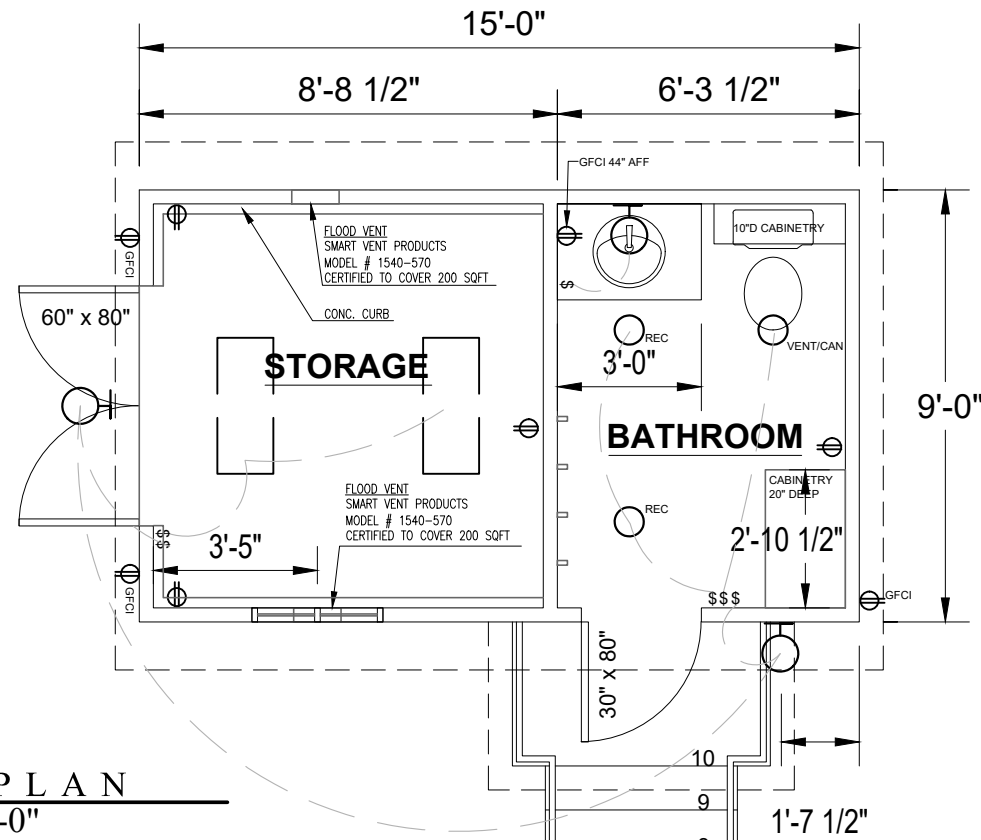
Revised: 01.10.2023  
 03.31.2023  
 05.01.2023  
 06.01.2023

Status  
 FOR PERMIT

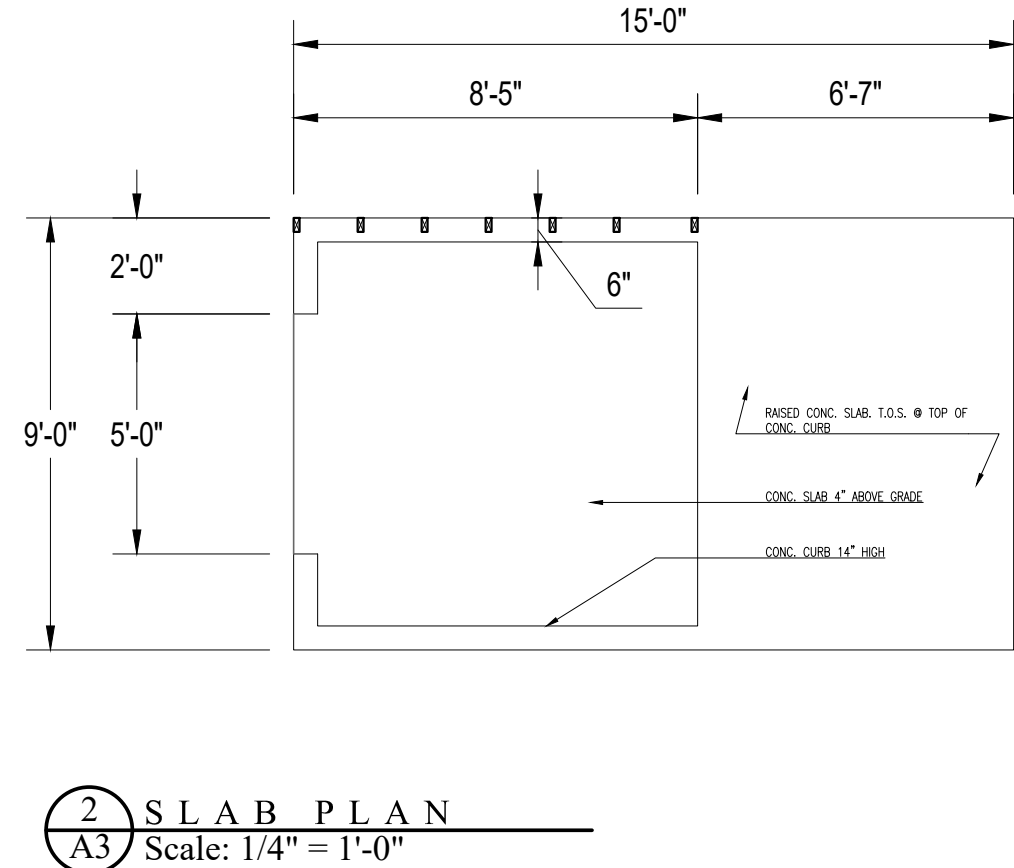
Sheet Title  
 FLOOR  
 PLAN &  
 ELEVATIONS

Sheet No.

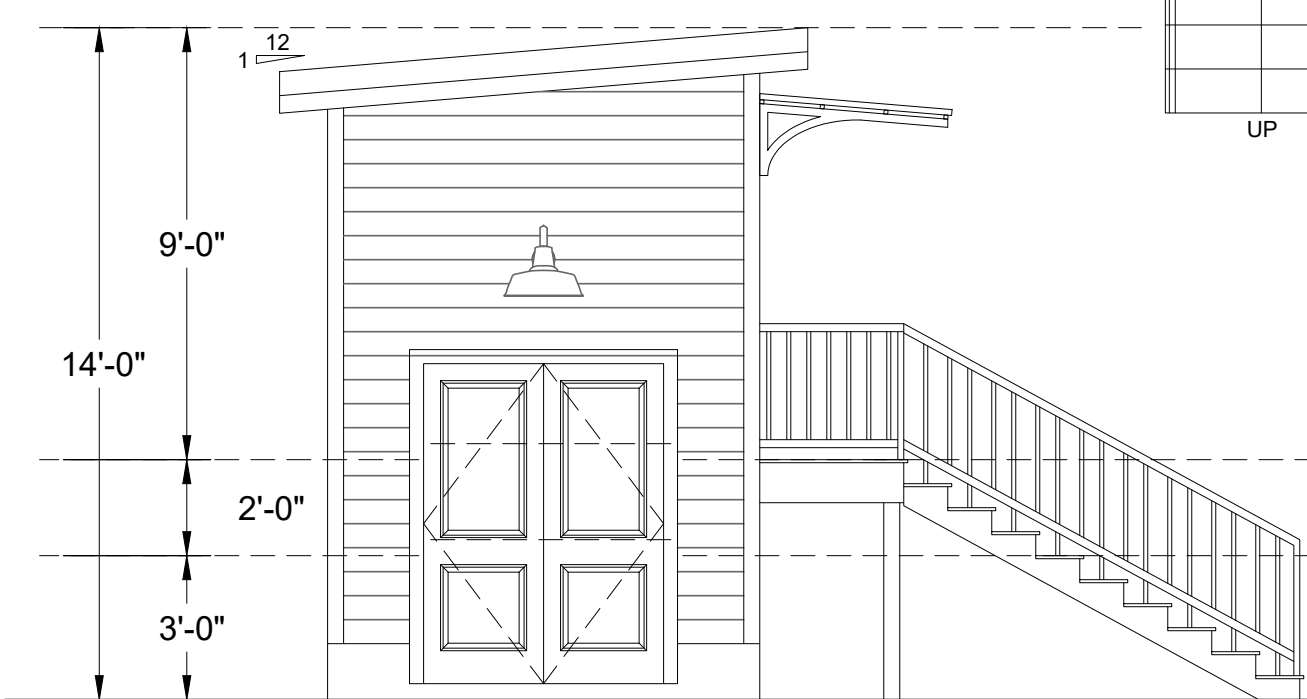
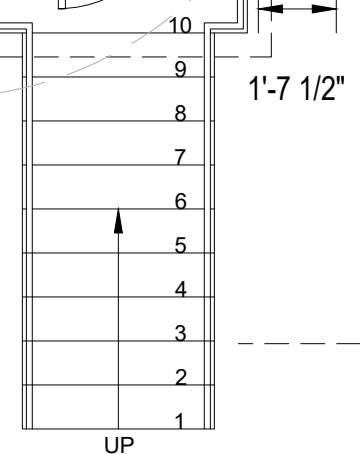
A3



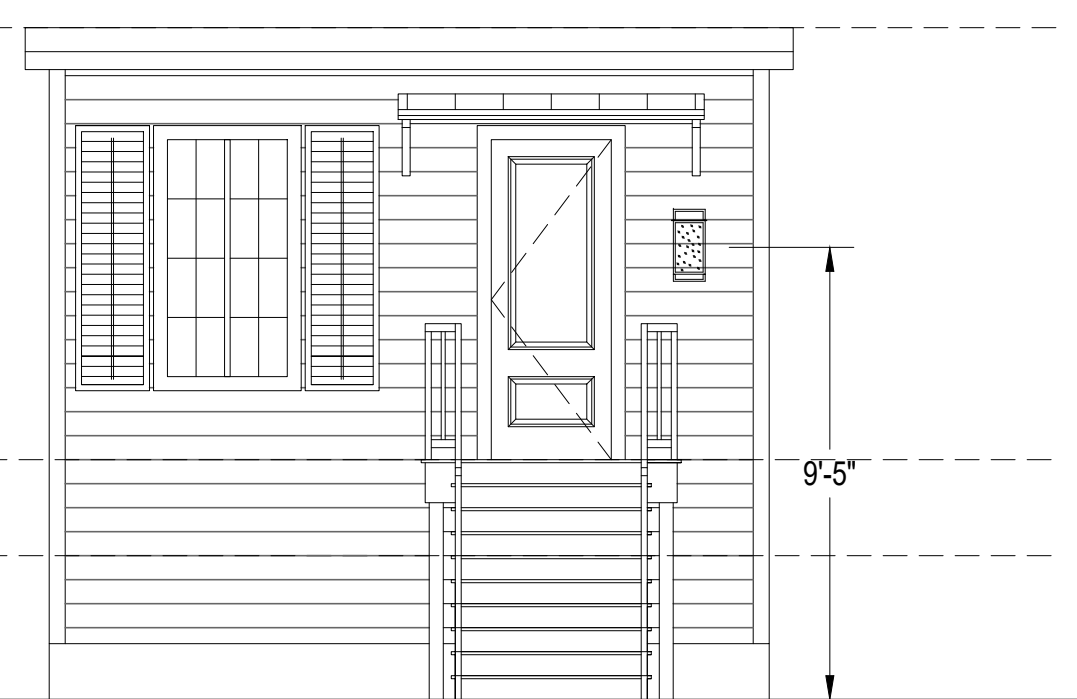
1 FLOOR PLAN  
 A3 Scale: 1/4" = 1'-0"



2 SLAB PLAN  
 A3 Scale: 1/4" = 1'-0"



3 EXTERIOR ELEVATION  
 A3 Scale: 1/4" = 1'-0"



4 EXTERIOR ELEVATION  
 A3 Scale: 1/4" = 1'-0"

BEACHAM RESIDENCE

**CASE SUMMARY SHEET**

**CASE NUMBER: V23-07-24**

**DATE RECEIVED: June 9, 2023**

**DATE OF MEETING: July 11, 2023 and July 25, 2023**

**Address: 722 Adair**

**Subdivision: Old Town of Mandeville, Square 41 Lot N**

**Zoning District: R-1 Single Family Residential**

**Property Owner: Lindsay Davidson**

**REQUEST: V23-07-24 – Lindsay Davidson requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 41 Lot N, R-1 Single Family Residential District, 722 Adair Street**

**CASE SUMMARY:**

The property at 722 Adair St. is located on the west side of Adair St., north of Villere St., and south of Florida St. The property measures 60’x190’ per a site plan prepared by KVS architecture and has a square footage of 11,400. A permit for new residential construction has been issued and the residence is currently under construction (Permit #23-8380).

The applicant is requesting an exception to encroach into the north side yard setback to place the condenser unit. The lot has a frontage of 60’ requiring side yard setbacks of 10’. The north side setback is currently 7’ and the south side setback measures 16’ due to the allowed 30% flex. The proposed location of the condenser would encroach 2’ into the north side setback, leaving a remaining setback of 5’.

	Existing	Proposed	Change	Deficiency
<b>North Side Setback</b>	7’	5’	2’	-2’
<b>South Side Setback</b>	16’	16’	0’	Compliant

The applicant stated on the application that: *“Pad will not be visible from street after construction. Privacy fence will be between it and street.”*

**CLURO SECTIONS:**

**8.1.1.4. Allowed Setbacks Encroachments**

Every part of a required setback shall be open to the sky and unobstructed by accessory structures except:

- 4. **Mechanical Equipment.** Except as authorized for the elevation of existing structures, or where there is existing mechanical equipment located within the side setback, heating, ventilation, air conditioning, generator, or pool equipment shall not encroach into any required front or side setback.

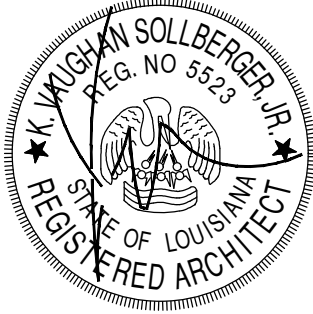
**7.5.1.3. R-1 Site Development Regulations**

Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5

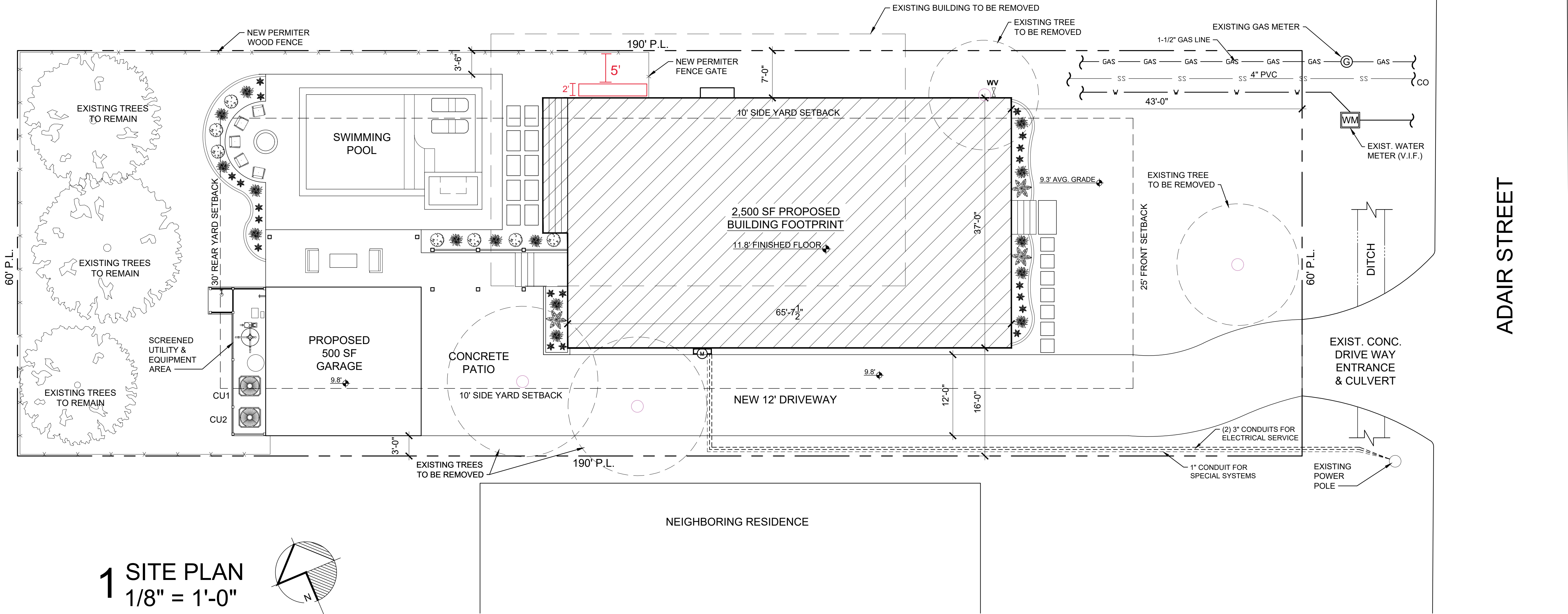
1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90’
4. Minimum lot depth	120’
5. Minimum Yard Setback Requirements	
a. Front yard	25’
b. Interior side yard*	
i. Frontage up to 50’	8’ each side
ii. Frontage between 51’ – 60’	10’ each side
iii. Frontage between 61’ – 75’	12’ each side
iv. Frontage between 76’ – 80’	13’ each side
v. Frontage between 81’ – 90’	15’ each side
vi. Frontage between 91’ – 100’	16’ each side
vii. Frontage between 101’ – 110’	18’ each side
viii. Frontage between 111’ +’	20’ each side
c. Street side yard	15’
d. Rear yard	30’
6. Maximum Height of Structures	35’
7. Maximum Impervious Site Coverage	45%

\*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.

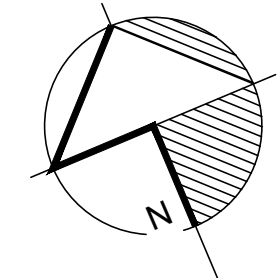




**DAVIDSON RESIDENCE**  
 MANDEVILLE, LA 70448



**1 SITE PLAN**  
 1/8" = 1'-0"



**WATER NOTES:**

1. REFERENCE ALL PLANS FOR BUILDING SERVICE CONNECTION LOCATIONS AND TIE-INS.
2. ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH RETAINER GLANDS. ANY JOINTS 30' OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH A RETAINER GLAND. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
3. THE MINIMUM COVER ON WATER MAINS SHALL BE 3'-0".
4. PIPE SIZES 1 1/2" TO 3" SHALL BE PVC WITH BRASS FITTINGS. PIPE SIZES SMALLER THAN 1 1/2" MAY BE PEX TUBING, WITH BRASS FITTINGS.
5. PIPE SIZES 4" AND LARGER SHALL BE PVC C-900 WATER PIPE WITH CAST IRON FITTINGS.
6. GATE VALVES 1/2" AND LARGER SHALL BE BRONZE WEDGE TYPE GATE VALVE WITH NON-RISING STEM AND SOLID TEE HEAD OPERATING NUT.

**SEWER NOTES:**

1. REFERENCE ALL PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
2. ALL STUB-OUTS & WYE LATERALS SHALL BE PLUGGED WITH A STANDARD TYPE PLUG.
3. SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SDR35, SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.
4. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH & PREVENT CONFLICT OF ANY UTILITIES.
5. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER & SEWER LINE IS 10', OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS 18".
6. ALL SEWER PIPING AND P-TRAPS UNDERNEATH ELEVATED DECKS SHALL BE RUN BETWEEN JOISTS AND BEAMS IN ORDER TO BE CONCEALED. INSTALL VERTICAL PIPING ALONGSIDE COLUMNS OR OTHER STRUCTURES. VERTICAL PIPING SHALL NOT BE LOCATED WITHIN BREAKAWAY WALLS.
7. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH LOCAL JURISDICTION PRIOR TO COVERING UTILITY TRENCHES.

**SITE UTILITY NOTES:**

1. PRIOR TO SITE WORK, CONTRACTOR TO MARK LOCATIONS OF ALL UTILITIES AND RELOCATE UTILITIES IN THE CONSTRUCTION AREA.
2. CONTRACTOR TO COORDINATE LOCATION OF ALL NEW SITE UTILITIES WITH UTILITY COMPANIES.
3. CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF STORM SEWER STRUCTURES AND PIPING PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY DAMAGED IMPROVEMENTS OR SITE UTILITIES DURING THE COURSE OF CONSTRUCTION AND REPAIRS SHALL BE EQUAL TO THE ORIGINAL CONDITIONS.
5. BACKFILLING AND COMPACTION OF UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH UTILITY COMPANY OR LOCAL JURISDICTION REQUIREMENTS.

REVISIONS:

DATE: 10.17.22

PROJECT No: 22015

DRAWING:

**A1.0**

**CASE SUMMARY SHEET****CASE NUMBER: V23-07-25****DATE RECEIVED: June 15, 2023****DATE OF MEETING: July 11, 2023 and July 25, 2023****Address: 1619 N Causeway****Subdivision: Chinchuba Oaks, Parcel Q****Zoning District: B-2 Highway Business District****Property Owner: Greg Whitman**

**REQUEST: V23-07-25 – Greg Whitman requests a variance to CLURO Section 9.2.5.5 Landscape Requirements in Districts Other than Low-Density Residential, Chinchuba Oaks, Parcel Q, B-2 Highway Business District, 1619 N Causeway Blvd**

**CASE SUMMARY:**

The property is located at 1619 N Causeway Blvd on the corner of St. Ann Dr. and the N Causeway Blvd service road. The property is slightly irregular in shape, measuring 261.30' along the south property line, 242.96' along the rear property line, 297.71' along the north property line, and 244.96' along the N Causeway service road per a survey prepared by R. W. Krebs Professional Land Surveying, LLC and has a square footage of 67,891.67. A permit for new commercial construction was issued, and recently completed. (Permit #22-7779).

The applicant is requesting to underbrush the greenbelts along the N Causeway Blvd service road and St. Ann Dr. to allow better visibility of the building and landscaping. Per the plan prepared by Meliora Landscape Group and dated 6.30.2023 all existing trees in the greenbelt will remain.

32 trees will remain in the greenbelt located on the N Causeway service road, and 47 trees will remain in the greenbelt along St. Ann Dr. The underbrushing is being requested to remove privet, yaupon, poison ivy, and other invasive/pioneer species of underbrush.

The landscape architect on the project sent an email which includes the following statement: *"We are requesting to remove the underbrush within the preserved tree areas along the East and South greenbelt buffer areas to allow better visibility of the building and landscaping. We have flagged all the trees of 3" caliber and larger trees to be preserved within the whole site"*.

**CLURO SECTIONS:****9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential**

The requirements of this Article shall apply to all zoning districts other than R-1, R-1X and R-2 residential districts, with the exception of the Live Oak Protection requirements in section 9.2.5.7, which apply in all zoning districts. In all zoning districts other than R-1, R-1X and R-2, development sites shall be required to meet the minimum requirements as specified by this Article for Landscaping within the periphery landscape areas, interior planting areas and buffer areas. All required plant materials shall be installed or preserved in accordance with this Article and the landscape inspector shall inspect the required landscaping to verify adherence to code and the landscape plan approved in conjunction with the permit prior to the issuance of a Certificate of Occupancy.

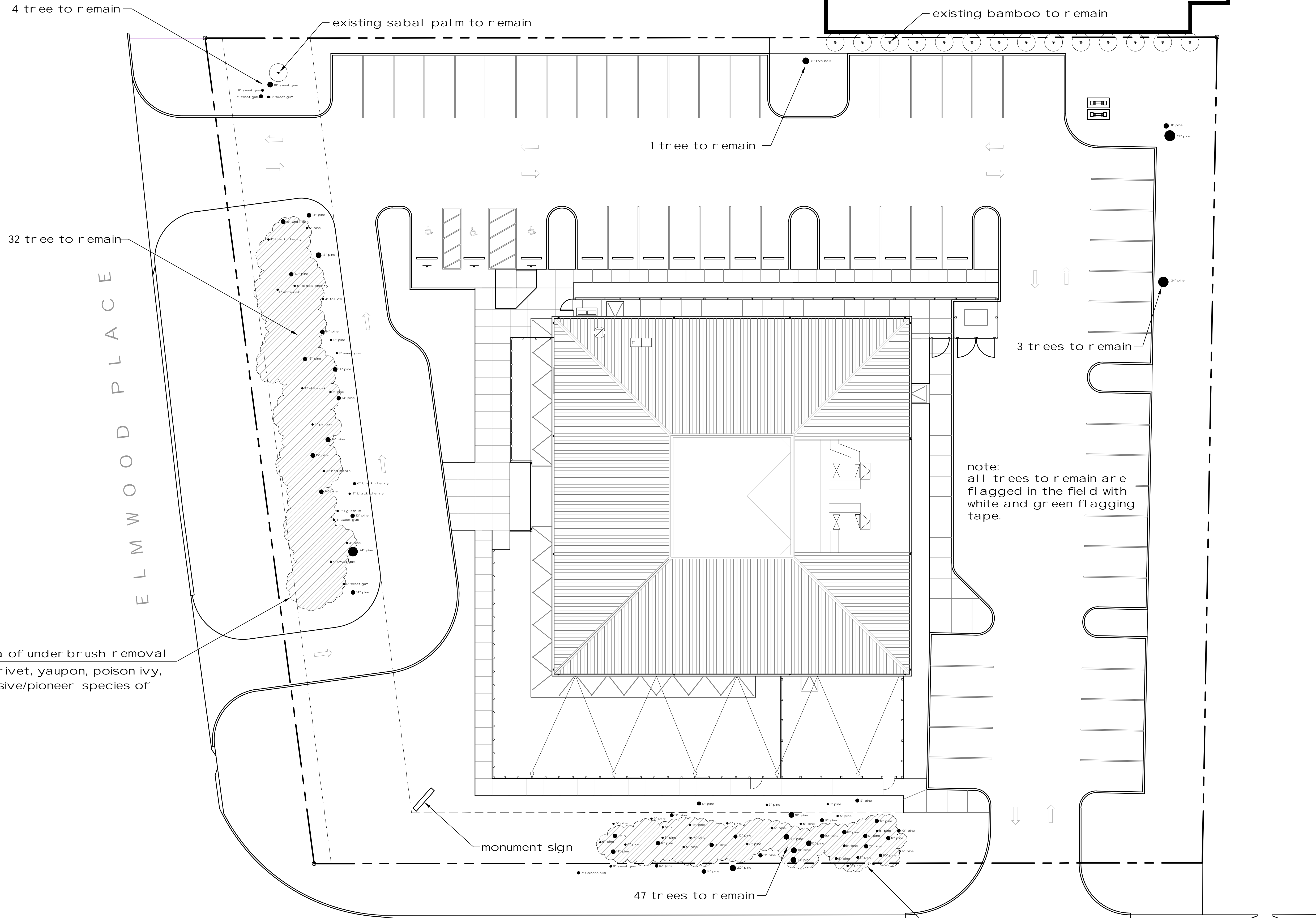
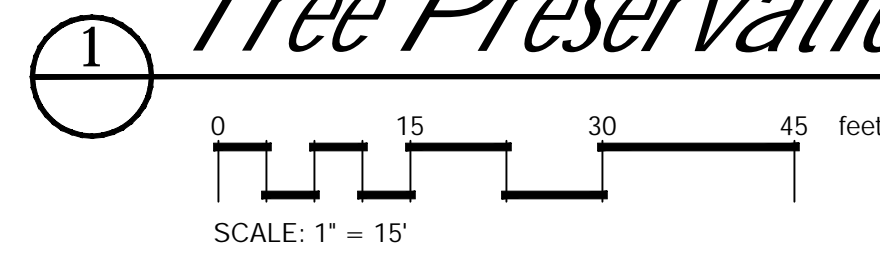
e. Preservation of Trees in Greenbelts - Except in accessways as described above, all trees and shrubs shall be preserved or replaced if diseased or dead. In addition, if the number of trees six (6) inches or more dbh which are in the front periphery do not equal the required number of Class A and Class B trees (one (1) per twenty-five (25) linear feet), then Class A and Class B trees must be planted to the extent necessary to comply with the requirements of this Article. In addition to the above, the following requirements will apply:

- (1) Dead trees and shrubs may be removed and shall be replaced from the list of native plants that has been approved by the Zoning Commission and is available from the City of Mandeville Department of Planning and Development.
- (2) Invasive species may be removed subject to the approval from the Landscape Inspector.





# 1 Tree Preservation and Clearing Plan



proposed area of under brush removal consisting of privet, yaupon, poison ivy, and other invasive/pioneer species of under brush.

note: all trees to remain are flagged in the field with white and green flagging tape.

proposed area of under brush removal consisting of privet, yaupon, poison ivy, and other invasive/pioneer species of under brush.

## GENERAL NOTES

1. The Contractor is responsible for locating and protecting all public and private utilities which lie in or adjacent to the construction site at least 48 hours prior to any work is performed. Call LA ONE CALL at - 1.800.272.30
2. Notify Landscape Architect of any conflict and/or discrepancies in the Construction Documents, prior to the start of construction.
3. The Contractor shall immediately report to the Owner and Landscape Architect any unforeseen or adverse conditions discovered during construction operations.
4. The Contractor is responsible for verifying and/or obtaining all required permits and approvals prior to commencing construction.
5. Any discrepancies found between or within the drawings and existing site conditions shall be reported to the Landscape Architect.
6. The Contractor shall be responsible for repairing any damage resulting from construction activity to existing elements that are to remain at no cost to the owner.

Loft 18  
Mandeville, LA

Tree  
Preservation &  
Clearing Plan  
Date: 06/30/2023

Drawn By:  
Stephen M. Smith PLA

Revisions: 2

Stamp:



06.30.2023

PERMIT SET /  
CONSTRUCTION  
DRAWING SET



DESIGN | BUILD | MAINTAIN

985.467.0976  
www.melioralandscape.com



CASE SUMMARY SHEET

CASE NUMBER: V23-07-27

DATE RECEIVED: June 23, 2023

DATE OF MEETING: July 11, 2023 and July 25, 2023

Address: 2445 Florida

Subdivision: Old Town of Mandeville, Lot 1-A & 2-A Square 109

Zoning District: B-2 Highway Business District

Property Owner: Zach Zillner

REQUEST: V23-07-27 – Zach Zillner requests a variance to CLURO Section 7.5.9.3. B-2 Site Development Regulations, 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential & 9.1.4. Minimum Off-Street Parking Requirements by Use, Old Town of Mandeville, Square 109 Lots 1-A & 2-A, B-2 Highway Business District, 2445 Florida Street

CASE SUMMARY:

The property is located on the corner of Florida St. (Hwy 190) and Lafayette St. The property measures 230' x 250' per the survey prepared by Kelly McHugh & Associates, Inc. and dated 12.20.2011. The property has a square footage of 57,500 and is currently improved with a commercial structure, Mandeville Ace Hardware.

The property owner is wanting to construct an addition to the existing store. The 7,845 sq. ft addition will consist of 5,700 sq. ft of retail space, with the remaining 2,145 sq ft being covered outdoor storage. The applicant stated that the reasoning behind the addition is due to an effort for ACE Hardware Corporate to provide the owner with additional incentives and to expand his business. These incentives require creating space for additional items and an increased selection. The additional square footage will allow him to carry more products that currently can only be carried by similar, larger stores located outside the city Limits of Mandeville.

The site is a non-conforming development, as such there are three variances being requested for the expansion.

Pervious/Impervious Area

The site currently has a 80% impervious area and 20% pervious area. The B-2 site development criteria requires a maximum of 75% impervious coverage. This would require a variance of 5% impervious coverage. The applicants are proposing an additional 6% of pervious parking with the understanding that vehicular use area do not count towards the pervious/impervious calculation.

Greenbelt Encroachment

There are three existing drives currently located in the 25' greenbelt along Florida St. One entire drive is proposed to be demolished, along with some of the existing concrete. Additionally, the existing monument sign currently located in the greenbelt will be demolished. However, to keep the existing parking along the front of the building and the required 26' access drive a portion of existing drives will remain encroached in the greenbelt.

The required greenbelt along Lafayette St. is 15' and the applicant is proposing to demolish existing concrete located within, including reducing one of the existing driveways to the maximum allowed of 35'. An existing shed will also be demolished, and a dumpster relocated to be outside of the greenbelt.

Setback Requirements

A portion of the existing building is currently located in the 5' rear setback up to the property line. The applicants are requesting a variance to the existing condition.

Parking Requirements

General Retail Sales (Bulk) requires 1 parking space per 400 sq. ft of gross floor area. The existing building is 13,311 sq. ft with the addition being 7,845 sq. ft bringing the total square footage to 21,156. This would require 53 parking spaces. The Gateway Overlay district allows for a parking reduction by right using the following formula: 10 x frontage of property / 162. The property has a frontage of 250', utilizing the formula this would allow for a reduction of 15 parking spaces bringing the amount of parking spaces needed to 38, which are being provided.

CLURO SECTIONS:

7.5.9.3. B-2 Site Development Regulations

Each development site in the B-2 Highway Business District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum lot area	15,000 Square feet
2. Unit Size	
a. Minimum	800 Square feet (1)
b. Maximum	65,000 Square feet

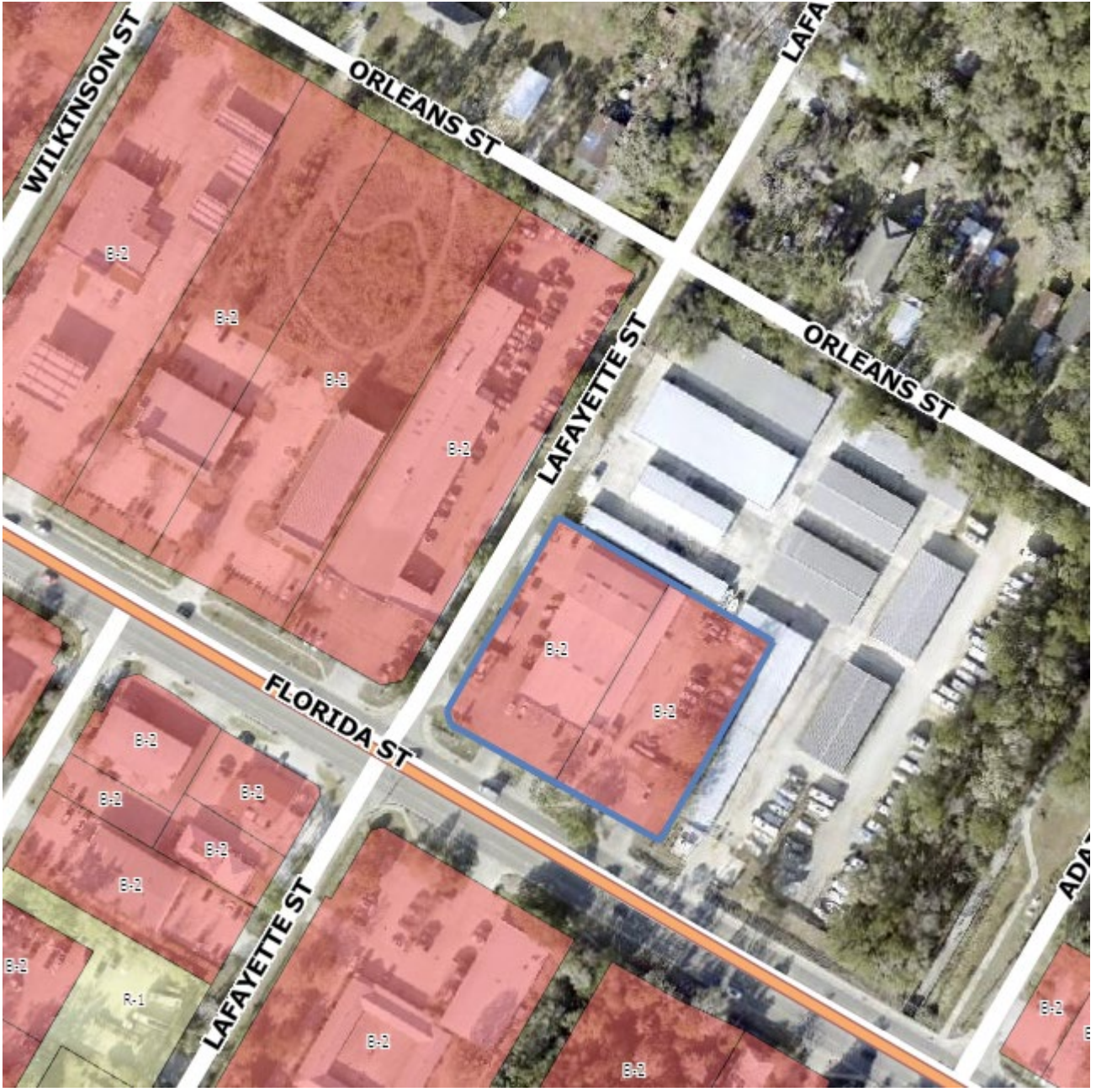
3. Maximum Building Size	100,000 Square feet (2)
4. Minimum lot width	150' (3)
5. Minimum lot depth	100' (3)
6. Minimum Yard Setback Requirements	
a. Front Yard	25' or Required depth of greenbelt, whichever is greater
b. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever is greater
c. Interior Side or Rear Yard	
(1) Adjacent to Residential Districts	20'
(2) Adjacent to Other Districts	5' or
(3) With firewall at property line 0'	
7. Maximum Height of Structures	35'
8. Maximum Impervious Site Coverage	75%
9. Minimum District Size	40,000 Square feet
<p><i>(1) Minimum building size may be reduced subject to issuance of a Special Use Permit.</i></p> <p><i>(2) Multiple buildings may be linked by covered breezeways or a single continuous shopping center up to 100,000 square feet of floor area may be developed, provided that each commercial unit has an independent outdoor access and that no commercial unit exceeds 65,000 square feet.</i></p> <p><i>(3) (3) Minimum lot depth and width may be reduced by the Planning Commission through the subdivision process provided that the applicant demonstrates that the minimum lot area and setbacks can be met.</i></p>	

**9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential**

The requirements of this Article shall apply to all zoning districts other than R-1, R-1X and R-2 residential districts, with the exception of the Live Oak Protection requirements in section 9.2.5.7, which apply in all zoning districts. In all zoning districts other than R-1, R-1X and R-2, development sites shall be required to meet the minimum requirements as specified by this Article for Landscaping within the periphery landscape areas, interior planting areas and buffer areas. All required plant materials shall be installed or preserved in accordance with this Article and the landscape inspector shall inspect the required landscaping to verify adherence to code and the landscape plan approved in conjunction with the permit prior to the issuance of a Certificate of Occupancy.

**6.4.40. General Retail Sales (Bulk)**

A general retail establishment engaging primarily in the sale or rental of large and/or bulky items such as household appliances or home furnishings which require a greater square footage of retail area for display of merchandise than general retail establishment.



*Justin M. Greenleaf*  
Owner | Principal Architect

*Louisiana*  
*Mississippi*  
*Alabama*  
*Texas*  
*Florida*

**LSU 100 Honoree**  
*2020, 2022*

**Best Places to Work**  
*New Orleans CityBusiness*  
*2017, 2019, 2022*

**Best Architectural Firm**  
**Reader Rankings**  
**Top Winner**  
*New Orleans CityBusiness*  
*2020, 2021, 2022*

**Best Architect**  
*Northshore's Best*  
*Sophisticated Woman*  
*Magazine*  
*2017, 2018, 2019, 2020,*  
*2021, 2022*

**Best Interior Designer**  
*Northshore's Best*  
*Sophisticated Woman*  
*Magazine*  
*2018, 2021*

**Best Architect**  
*The Edge Magazine*  
*2018, 2019, 2020, 2021,*  
*2023*

**Readers' Favorite**  
**Architect**  
*Inside New Orleans*  
*Magazine*  
*2022, 2023*

**IIDA IDEA Awards**  
*Recognition for Corporate,*  
*Large*  
*Ampirical*  
*Delta Regional Chapter*  
*2021*

June 23rd, 2023

Alex Weiner  
**City of Mandeville Department of Planning and Zoning**  
Planning Secretary  
*aweiner@cityofmandeville.com*

*RE: Exhibit A - Variance & Exception Application Letter*  
***Renovation and Addition to Mandeville Ace Hardware***  
*23-23 – Mandeville Ace Hardware (MAH)*

To whom it may concern,

We are submitting a variance request for the project referenced above on behalf of the owner of the property. The project will consist of an approximate 7,845 SF addition to an existing hardware store. The addition will consist of 5,700 SF of conditioned retail space and the remaining 2,145 SF of covered outdoor storage. The owner is pursuing this addition in an effort for ACE Hardware Corporate to provide him with additional incentives and expand his business. These incentives require creating space for additional items and an increased selection to serve his customers as well as keep and grow business and revenue in Mandeville. The additional SF will allow him to carry more products that currently can only be carried by similar, larger stores residing outside the City of Mandeville limits. We hope you see throughout this letter and the attached proposed site plans that we have clearly demonstrated our best effort to provide our client with what best suits his needs as well as meets the CLURO to the best of our ability.

The variance requests are as follows:

**Pervious/Impervious Area:** We are asking for a reduction in the required pervious area. Per the City of Mandeville CLURO, we are required a min of 25% pervious site area with the remaining 75% permitted to be impervious. We currently provide a pervious area of approx. 20% of the site and impervious area of 80%. With that being said, we are proposing to provide an additional 6% of the site area with

pervious parking. We understand vehicular use areas, even with a permeable material, does not count towards our Pervious/Impervious calculation, however, we hope this is received as a gesture in good faith to meet the code requirements.

**Greenbelt Non-Conforming Conditions:** A portion of the existing drives reside in the 25' required greenbelt along Florida St. We are proposing the demolition of a significant portion of these drives in the greenbelt which includes demolition of one of the currently (5) existing access drives. Additionally, we are proposing to eliminate the existing monument sign which also resides in the greenbelt. Please note, however, to keep the existing parking along the front of the building and a 26' access drive as required by CLURO, we will remain encroached on the greenbelt with a portion of existing drives.

Furthermore, along Lafayette St. where we are required a 15' greenbelt, we are proposing to demolish existing concrete including reducing an existing access drive to a code maximum 35'. There is also an existing shed in this greenbelt that we plan to demolish. The dumpster will be relocated out of this greenbelt to a new screen location outside the northwest corner of the site.

**Setback Reduction:** An existing portion of the building currently resides within the required 5' setback. We are asking for a reduction in this setback to 0' to bring this into a conforming condition for this site.

If there are any questions or additional information required, please do not hesitate to contact me at (985)-778-2080 or via email at [kschroeder@greenleafarch.com](mailto:kschroeder@greenleafarch.com). Thank you for reviewing our application, your time is greatly appreciated.

Thank you,

A handwritten signature in black ink, appearing to read 'Kyle Schroeder'.

Kyle Schroeder, AIA, NCARB

**Greenleaf Architects**  
Architect | Director of Design





A BUILDING EXPANSION FOR  
**MANDEVILLE ACE HARDWARE**

2445 FLORIDA STREET,  
MANDEVILLE, LA 70448

GAPROJECT NO. 23-16

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
THESE DRAWINGS ARE SUBJECT TO  
REVISION, ALTERATION & DELETION.

REVISION NO.	DATE	REMARKS

**PRELIMINARY**  
DATE: **06.23.2023**  
DRAWN BY: LJD  
CHECKED BY: KLS

SITE PLAN

**A1.1**

- ### GENERAL SITE PLAN NOTES
- CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
  - CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
  - CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
  - CONCRETE AND ASPHALT FLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNINGS ARE REQUIRED AT BUT NOT LIMITED TO, CURB RAMPS AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE, PEDESTRIAN AT-GRADE RAIL CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDINGS AND ALIGHTING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECT BY SCREENS OR GUARDS ON THE SIDE FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.

- ### GENERAL SITE PLAN NOTES
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
  - CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
  - VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
  - CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
  - ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
  - CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
  - CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OR WAY AND ANY UTILITY EASEMENTS.
  - ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.

### ZONING REGULATIONS

PER CITY OF MANDEVILLE CLURO (7.5.9.3)  
B-2 SITE DEVELOPMENT REGULATIONS

SITE PROPERTY IS ZONED B-2 HIGHWAY BUSINESS DISTRICT AND FALLS UNDER THE GATEWAY OVERLAY. ADJACENT PROPERTY ARE ZONED B-2 HIGHWAY BUSINESS DISTRICT.)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	58,311 SF
UNIT SIZE (MINIMUM - MAXIMUM)	800 - 65,000 SF	21,156 SF
MINIMUM LOT WIDTH	150'	234'-6"
MINIMUM LOT DEPTH	100'	250'
MINIMUM YARD SETBACK REQUIREMENTS		
FRONT YARD	25'	25'
STREET SIDE OR REAR YARD	15'	15'
INTERIOR SIDE OR REAR YARD	5'	5' OR GREATER
MAXIMUM HEIGHT OF STRUCTURES	35'	35' OR LESS
MAXIMUM IMPERVIOUS SITE COVERAGE	75%	79.8%

### PARKING CALCULATIONS

- PARKING CALCULATIONS ARE BASED ON CITY OF MANDEVILLE CLURO, ADOPTED 12-16-21, 7.5.9 B-2 HIGHWAY BUSINESS DISTRICT
- REDUCTIONS ALLOWED BASED ON G-O GATEWAY-OVERLAY DISTRICT REGULATIONS, 7.6.2

TOTAL EXISTING PARKING SPACES PROVIDED	41	12 PARKING SPACES
GENERAL RETAIL SALES (BLUJ) (1 SPACE PER 400 SF)		
EXISTING BUILDING (13,311 SF)		
PROPOSED RETAIL ADDITION (5,700 SF)		
PROPOSED COVERED AREA (2,145 SF)		
PARKING SPACES REQ'D (21,156 SF / 400 SF GROSS)		53 PARKING SPACES
PARKING REDUCTION (10 x LINEAR FEET FRONTAGE / 162)		
10 x (254.87) / 162		
PARKING REDUCTION		15 PARKING SPACES
HANDICAP SPACES (1/25 SPACES)		2 PARKING SPACES
TOTAL PARKING SPACES REQ'D		38 PARKING SPACES
TOTAL PARKING SPACES PROVIDED		38 PARKING SPACES

### SITE CALCULATIONS

INTERIOR LANDSCAPE AREA	CRUSHED LIMESTONE PARKING AREA
IMPERVIOUS AREA	

**Site Data (1.34Ac. Parcel)**

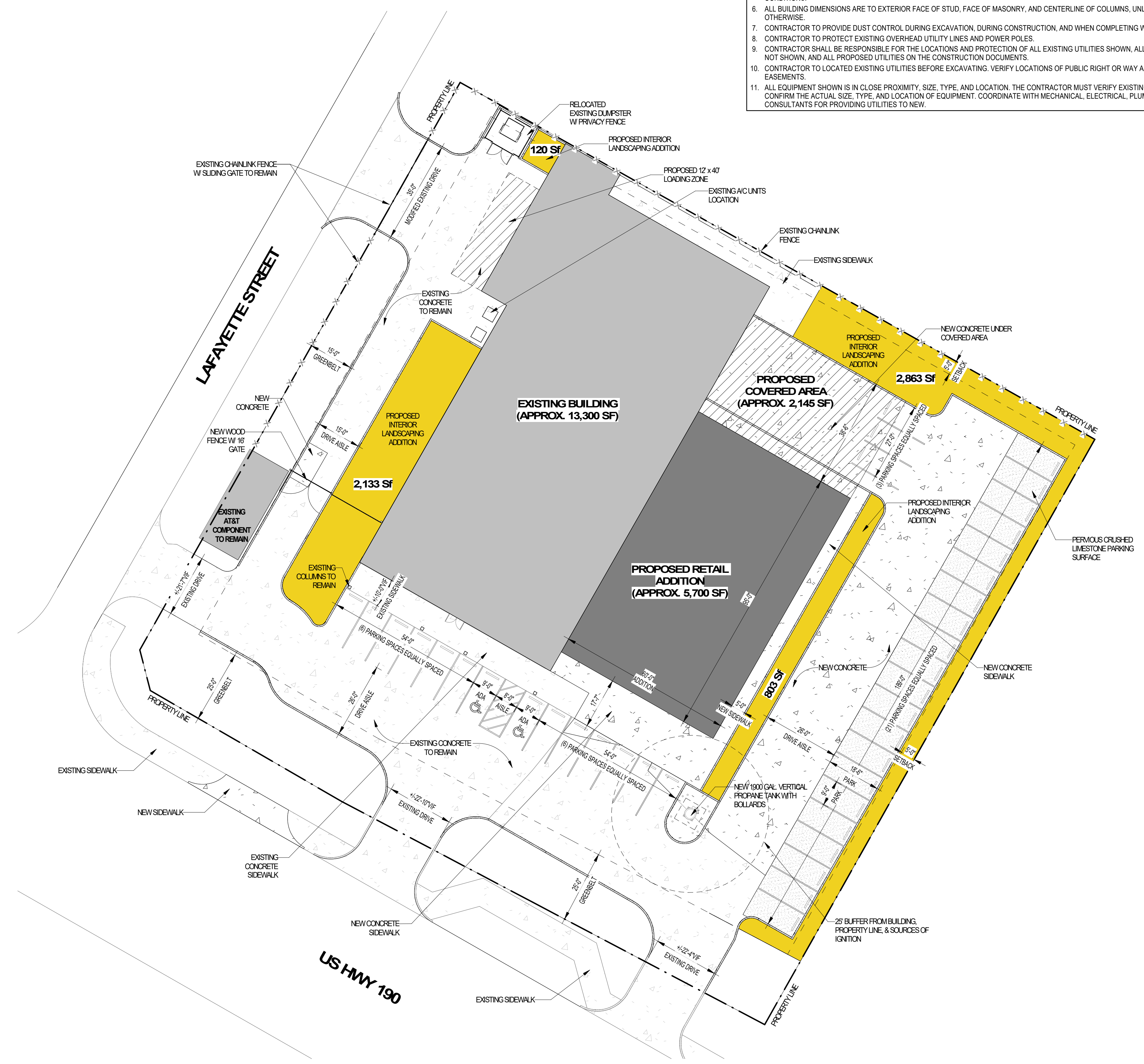
SITE AREA = 58,311 SF (1.34 AC.)

INTERIOR LANDSCAPE REQUIRED = 4,665 SF - 8%  
 INTERIOR LANDSCAPE PROVIDED = 5,919 SF - 10.2%

75% MAXIMUM IMPERVIOUS AREA ALLOWED = 43,733 SF  
 79.8% IMPERVIOUS AREA PROVIDED = 46,537 SF

25% MINIMUM PERVIOUS AREA REQUIRED = 14,578 SF  
 20.2% PERVIOUS AREA PROVIDED = 11,774 SF

6% PERVIOUS PARKING AREA PROVIDED = 3,501 SF  
 (NOT INCLUDED IN PERVIOUS CALCULATION)



**1 SITE PLAN**  
SCALE: 1" = 20'-0"