

THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER ZUCKERMAN; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____

ORDINANCE NO. 23-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING ORDINANCE NO. 16-09, ARTICLE 5.2.3, BUILDING CODES AND PERMITTING REQUIREMENTS OF THE COMPREHENSIVE LAND USE REGULATIONS ORDINANCE (CLURO) PERTAINING TO GRADING SUPPLEMENT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Ordinance 16-09, established Article 5.2.3 of the Comprehensive Land Use Regulation Ordinance ("CLURO") pertaining to Grading Supplement; and

WHEREAS, it is necessary that building codes and permitting requirements be reviewed time to time to adequately reflect current practices and improvements in building within the community; and

WHEREAS, as a part of that review process, it is evident that the replacement of native soils with imported soils having a high clay content has a negative impact on permeability and contributes to a host of problems, including, but not limited to, increased surface runoff to impacts on local vegetation.

WHEREAS, as a result of the negative impacts created by high clay content in structural fill, Council deemed that Article 5.2.3 should be revised; and

NOW, THEREFORE BE IT ORDAINED that the following sections of 5.2.3 of the CLURO to be amended to read as follows:

Section 5.2.3.1 Generally

This section establishes the standards for fill, construction of buildings, foundations, driveways, parking lots and accessory structures within the Drainage Overlay District, within fill sub-areas A and B as defined below, and in the remainder of the City of Mandeville. Where there is a conflict between any requirements set forth herein and the Southern Building Code Congress International Incorporated Standard Excavation and Grading Code, as amended, the most restrictive shall govern.

1. *Allowable Fill Materials.* Only select granular material, such as locally available sand, shall be used as backfill and/or fill required to reach design grade may be used in all areas. Sand fill shall be non-plastic and free of roots, clay lumps, and other deleterious materials with no more than 10% by weight of material passing a U.S. Standard No. 200 mesh sieve. The Owner shall verify conformance to these requirements prior to transporting any fill to site, and such verification shall be provided to the City upon request."

4. 2. *Applicability.* The standards shall apply to all development and redevelopment projects requiring a permit from the City of Mandeville. For purposes of fill and grading regulated by this section, the importation, excavation, removal or movement of more than four (4 cubic) yards of soil shall require a permit.

~~2. 3. *Lot Grading.* Minimum top soil may be provided for landscaping and surface drainage as detailed on the Drainage Plan to be approved by the Public Works Director or City Engineer. Soil with a clay content above 30% is prohibited for this purpose. Upon determining that a development site cannot be drained by surface or subsurface drainage in accordance with the provisions of this section, the City Engineer may authorize the use of the minimum amount of non-structural fill necessary to ensure positive drainage in accordance with State law.~~

Up to 6" top soil may be provided for landscaping and surface drainage as detailed on the Drainage Plan to be approved by the Public Works Director or City Engineer. Soil with a clay content above 15% is prohibited for this purpose. Upon determining that a development site cannot be drained by surface or subsurface drainage in accordance with the provisions of this section, the City Engineer may authorize the use of the minimum amount of non-structural fill necessary meeting the requirements of 5.2.3.1.2 to ensure positive drainage in accordance with State law.

4. *Drainage Plan.* The Drainage Plan shall be prepared and stamped by a Louisiana Licensed Civil Engineer or a Louisiana Licensed Surveyor to be approved by the Public Works Director or City Engineer and include the following:

a. Building and structure(s) finished floor elevations.

b. Driveway elevations.

c. Existing and proposed site elevations which shall be shown for predevelopment and post-development conditions in sufficient detail to demonstrate that the site will drain in accordance with site and City drainage requirements during and after construction. For purposes of making this determination the Director of Public Works or the City Engineer may require additional elevation data on and adjacent to the property being developed. Temporary drainage shall be installed and evaluated following placement of form boards, but prior to the installation of underground utilities.

d. Natural drainage patterns, existing drainage outfalls, and proposed drainage features.

e. Pictures of the site at each property line shall also be submitted with the Drainage Plan. Proposed drainage patterns shall result in adequate slopes draining to the outfall(s) as approved by the Public Works Director or City Engineer. If a structure is less than two hundred square feet and is a distance of ten feet or greater from the property line, a Drainage Plan is not required. Director of Public Works or City Engineer may require additional information prior to approval.

f. Fill in Drainage Overlay District and Fill Sub-Area A shall comply with Allowable Fill Materials as defined herein.

g. Fill in Fill Sub-Area B shall comply with Allowable Fill Materials as defined herein.

5. *Hydrologic Report.* Refer to section 13.3.3.1 for hydrologic report requirements.

6. *Erosion and Sediment Controls for Construction Activities.* Refer to CLURO section 13.1.9 for Control of Erosion and Sedimentation.

7. *Final Certificate.* At completion, a final certificate from a Louisiana Licensed Civil Engineer or Louisiana Licensed Surveyor shall be furnished by the owner stating that the improvements were performed in accordance with the Drainage Plan and the CLURO, before occupancy is granted.

8. *Compliance with Civil Code.* It is the intent of these provisions to be in harmony with Civil Code Articles 646, 655 and 656, which provide that landowners may not change the natural flow of drainage such that it adversely affects neighboring properties without a comprehensive drainage plan otherwise approved by the City of Mandeville.

NOW THEREFORE, BE IT FURTHER ORDAINED that the City Council of the City of Mandeville hereby adopts and amends the provisions of this ordinance to be effective on June ____, 2023.

BE IT FURTHER ORDAINED that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES: 0

NAY: 0

ABSTENTIONS:0

ABSENT: 0

and the ordinance was declared adopted this ___th_ day of _____, 2023.

Kristine Scherer
Clerk of Council

Rick Danielson
Council Chairman

CASE SUMMARY SHEET

CASE NUMBER: V23-08-28

DATE RECEIVED: June 28, 2023

DATE OF MEETING: August 8, 2023 and August 22, 2023

Address: 2529 Lakeshore

Subdivision: Old Town of Mandeville, Lot 91A Square 29A

Zoning District: R-1 Single Family Residential District

Property Owner: Owen and Diana Farris

REQUEST: V23-08-28 – Owen and Diana Farris request a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 29A Lot 91A, R-1 Single Family Residential District, 2529 Lakeshore Drive

CASE SUMMARY:

The property is located on the north side of Lakeshore Dr., east of Wilkinson St., west of Lafayette St., and south of Claiborne St. The property measures 91' x 306' per a survey prepared by Randall W. Brown & Associates, Inc. and dated 06.13.2023. The property is 27,846 sq. ft. The property is currently improved with a single-family residence.

The applicant is requesting a variance to the minimum side yard setback requirements in order to construct a porch onto the front of an existing addition to the main structure.

Per a site plan drawn by KVS Architecture, dated 6.27.23, the existing residence currently sits on the property line and encroaches into the west side setback by 16', for a distance of 40' – 2 ½". The proposed porch will be 8' in depth and constructed to remain in-line with the existing structure. The addition of the porch will bring the length of the setback encroachment to 48' – 2 ½". Eight-foot porches are a requirement of the Historic District Commission. The structure will be elevated to meet BFE +2.

	Existing	Proposed	Change	Deficiency
West Side Setback	0'	0	0'	-16'
East Side Setback	16'	16'	0'	Compliant
Front Setback	25'	25'	0'	Compliant
Rear Setback	30'	30'	0'	Compliant

CLURO SECTIONS:

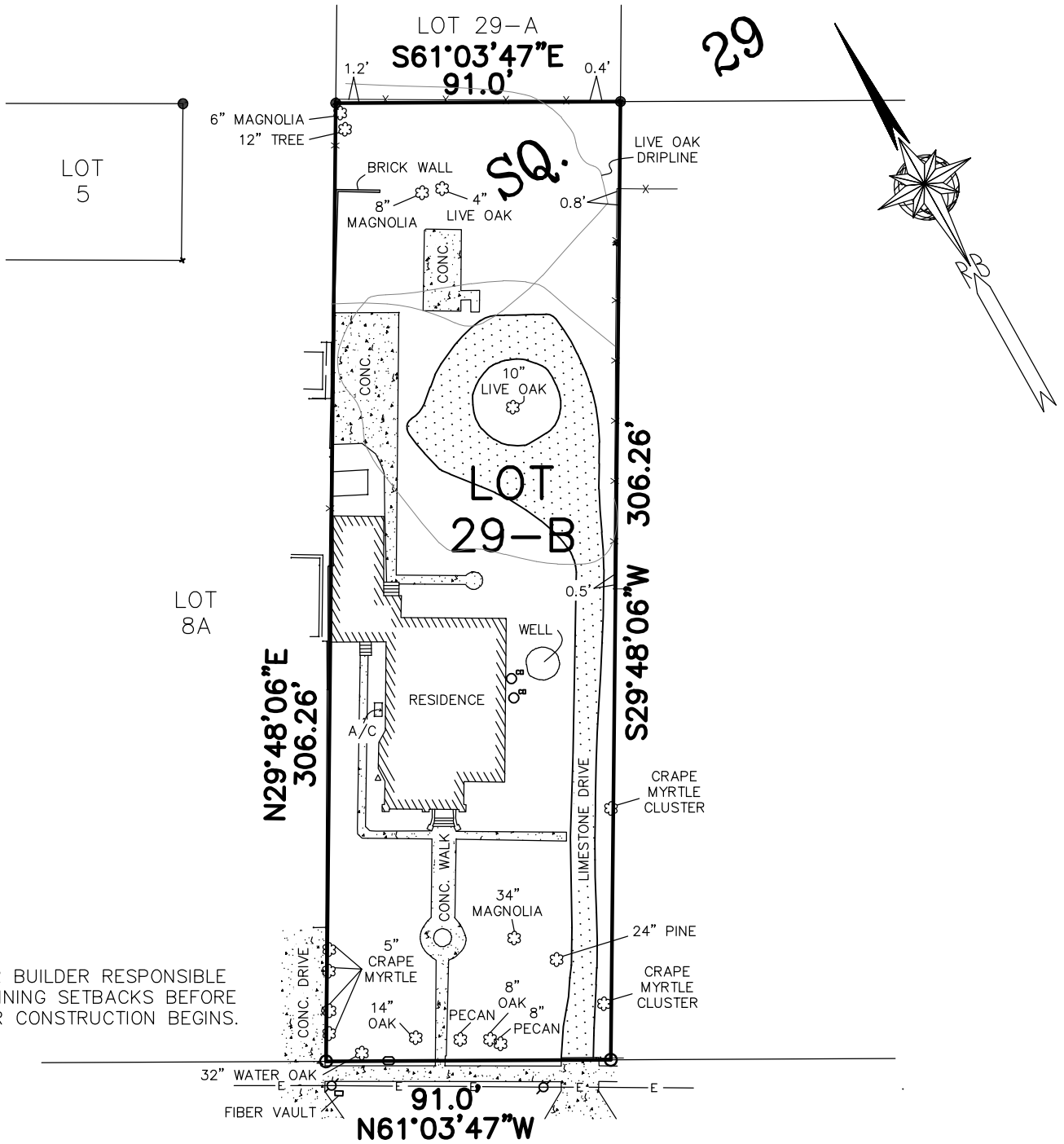
7.5.1.3. R-1 Site Development Regulations

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.





NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

REFERENCE:
Resub. By Bruce W. Pope, PLS
Map File No.: 2339B
Date Filed: 5-28-2002

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS located in a special flood hazard area,
it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 1-13-2017

- UTILITY POLE
- △ GAS METER
- WATER METER
- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

NOTE:
BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.

2529 LAKESHORE DRIVE

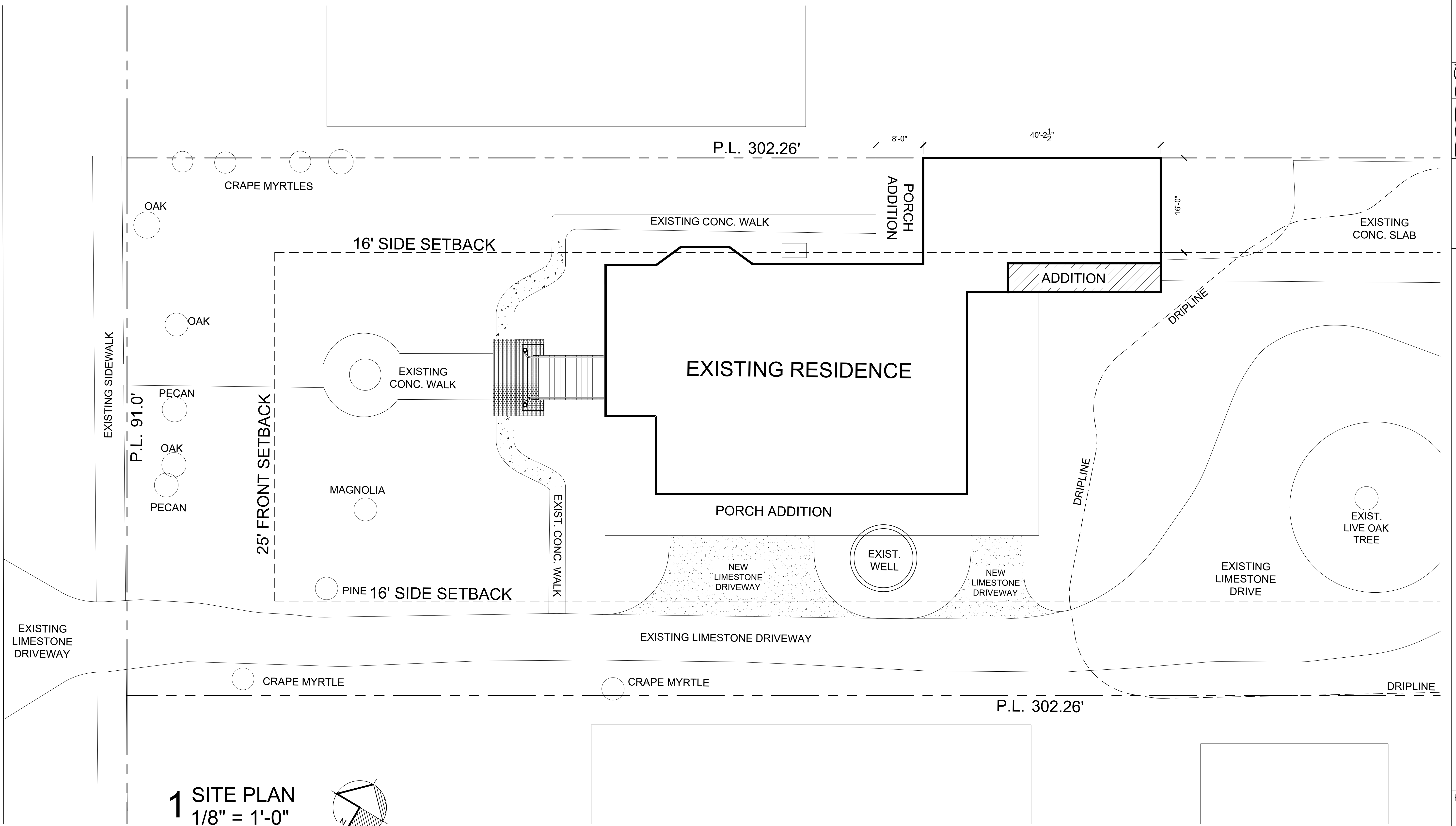
Survey of LOT 29-B * SQUARE 29 TOWN OF MANDEVILLE * CITY OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA FOR OWEN FARRIS

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

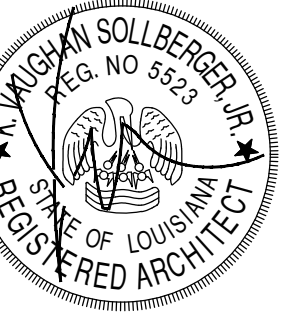
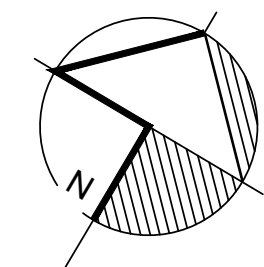
SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

<h1 style="margin: 0;">ADVANCED</h1>	<h2 style="margin: 0;">Randall W. Brown & Associates, Inc.</h2> <p style="margin: 0;">Professional Land Surveyors</p> <p style="margin: 0;">228 W. Causeway Approach, Mandeville, LA 70448</p> <p style="margin: 0;">(985) 624-5368 FAX (985) 624-5309</p> <p style="margin: 0;">info@brownsurveys.com</p>	<p style="margin: 0;">Date: JUNE 13, 2023</p> <p style="margin: 0;">Survey No. 23195</p> <p style="margin: 0;">Project No. (CR5) A23195.TXT</p> <p style="margin: 0;">Scale: 1" = 50' ±</p> <p style="margin: 0;">Drawn By: J.E.D.</p> <p style="margin: 0;">Revised:</p>
<p style="margin: 0;">Randall W. Brown, P.L.S.</p> <p style="margin: 0;">Professional Land Surveyor</p> <p style="margin: 0;">LA Registration No. 04586</p>		

LAKESHORE DRIVE



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



FARRIS RESIDENCE
 LAKESHORE DR. MANDEVILLE, LA 70448

REVISIONS:

DATE:
6.27.23

PROJECT No:
23013

DRAWING:

A1.0

CASE SUMMARY SHEET

CASE NUMBER: V23-08-29

DATE RECEIVED: July 19, 2023

DATE OF MEETING: August 8, 2023 and August 22, 2023

Address: 1099 Villere

Subdivision: Old Town of Mandeville, Square 102

Zoning District: R-3 Multi-Family Residential District

Property Owner: Carolyn Schultz

REQUEST: V23-08-29/R23-08-01 – Carolyn Schultz requests a variance to CLURO Section 7.5.4.3. R-3 Site Development Regulations and to resubdivide a portion of Square 102 into lots 1,2,3, and 4, Old Town of Mandeville, Square 102, R-3 Multi-Family Residential District, 1099 Villere Street

CASE SUMMARY:

The property is located on the north side of Villere St., in between Louvois St., and Soult St. The property is irregular in shape and measures 51.65' along the west side, 532.84' along the south side, 104.42' along the east side, and 535.47' along the north side per a survey prepared by Randall W. Brown & Associates, Inc. and dated 04.13.2023. The property contains 41,582 sq ft. and is improved with an existing residence.

The applicant is requesting a variance to the minimum lot area and setbacks in order to resubdivide a portion of Square 102 into four different lots. The lots will be divided as follows.

Lot 1	Proposed	Required	Deficiency
West Side Setback	20'	20'	Compliant
Street Side Setback	15'	15'	Compliant
Front Setback	15'	20'	-5'
Rear Setback	15'	20'	Admin Allowance
Lot Area	10,858 sqft	9,000 sqft	+1,858 sqft

Lot 2	Proposed	Required	Deficiency
West Side Setback	26'	20'	Admin Allowance
East Side Setback	14'	20'	Admin Allowance
Front Setback	15'	20'	-5'
Rear Setback	15'	20'	Admin Allowance
Lot Area	10,418 sqft	9,000 sqft	+1,418 sqft

Lot 3	Proposed	Required	Deficiency
West Side Setback	20'	20'	Compliant
East Side Setback	20'	20'	Compliant
Front Setback	15'	20'	-5'
Rear Setback	15'	20'	Admin Allowance
Lot Area	12,431 sqft	9,000 sqft	+3,431 sqft

Lot 4	Proposed	Required	Deficiency
West Setback	20'	20'	Compliant
East Side Setback	20'	20'	Compliant
South Setback	0'	15'	-15'
North Setback	20'	20'	Compliant
Lot Area	7,875 sqft	9,000 sqft	-1,125 sqft

The existing structure is located on the proposed Lot 4 and is a non-conforming development site. The structure is located on the Villere St. side setback and requires a variance to the street side setback.

Public Works reviewed the survey and had the following comments: Sewer and Water service is available on Lot 4. Lots 1-3 will need both services installed before the plat is recorded. I will need to investigate the site and provide the cost to service these three Lots. The 25' Drainage Servitude has an existing culvert installed. Future development may require the length and size to change. The developer will be responsible for the cost to modify the existing pipe at that time. I do have concerns with drive access for Lot 2 and 3. The elevation difference is 5'-6' in elevation change in 25' or less. Public works has concerns about access to the lots due to the steep elevation.

CLURO SECTIONS:**7.5.4.3. R-3 Site Development Regulations**

Each development site in the R-3 Multi-Family Residential 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	9,000 Square feet
2. Minimum lot area per unit	3,000 Square feet
3. Minimum building area	700 Square feet per unit unless otherwise provided for in Article 8
4. Minimum lot width	75'
5. Minimum Yard Setback Requirements	
a. Front yard	20' or required depth of greenbelt, whichever is greater
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	20'
e. Between Structures	20'
6. Maximum Height of Structures	35'
7. Maximum Impervious Site Coverage	60%

*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.

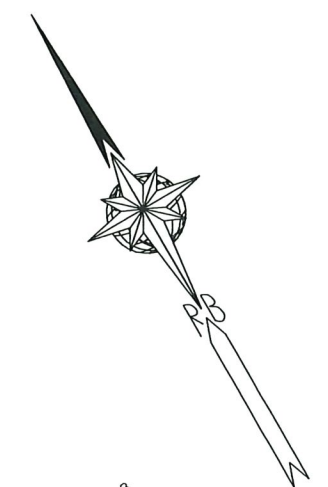


Variance Request by CSS Mandeville, LLC and Carolyn Schultz

For 1099 Villere Street

1. Area of Lot 4 to be 7,875 square feet instead of 9,000 square feet. This variance is requested due to an existing CLECO right of way, power pole and low hung power line crossing the rear area of the property. Applicant desires that the property line and future fence be along the CLECO right of way as a safety measure. This is not a supply line to this property but a CLECO main line. If this line were to cross the middle of the rear yard it would pose a severe and unnecessary safety risk for the occupants of both properties (Lot 4 and Lot 3 shown on the plat).
2. Villere Street setback of building on Lot 4 to be one-half foot (.5 foot). This is an existing house constructed many decades ago on this site and placed essentially on the property line. The variance is requested simply because this is an existing condition and the property is being subdivided into 4 lots at this time, thus the new Lot, Lot 4 is nonconforming as to the setback of the existing building.
3. Front setback of Lot 1, 2 and 3 requested to be at 15 feet. Per CLURO the required setback is 20 feet. The parcels back up to the Tammany Trace and a large drainage ditch on the south side of the Trace. The reason and hardship for this variance is the existence of a 25 foot drainage servitude in the rear of the property that prevents the owner from installing flatwork for driveways or parking in the rear of Lots 1, 2 or 3. There is adequate room to shift the building front setback 5 feet closer to Villere Street without encroaching on the Live Oak tree canopy. The lots are so extremely narrow due to the drainage servitude that the usable building areas are challenged by honoring the 25 foot drainage servitude, which the owner desires to do.

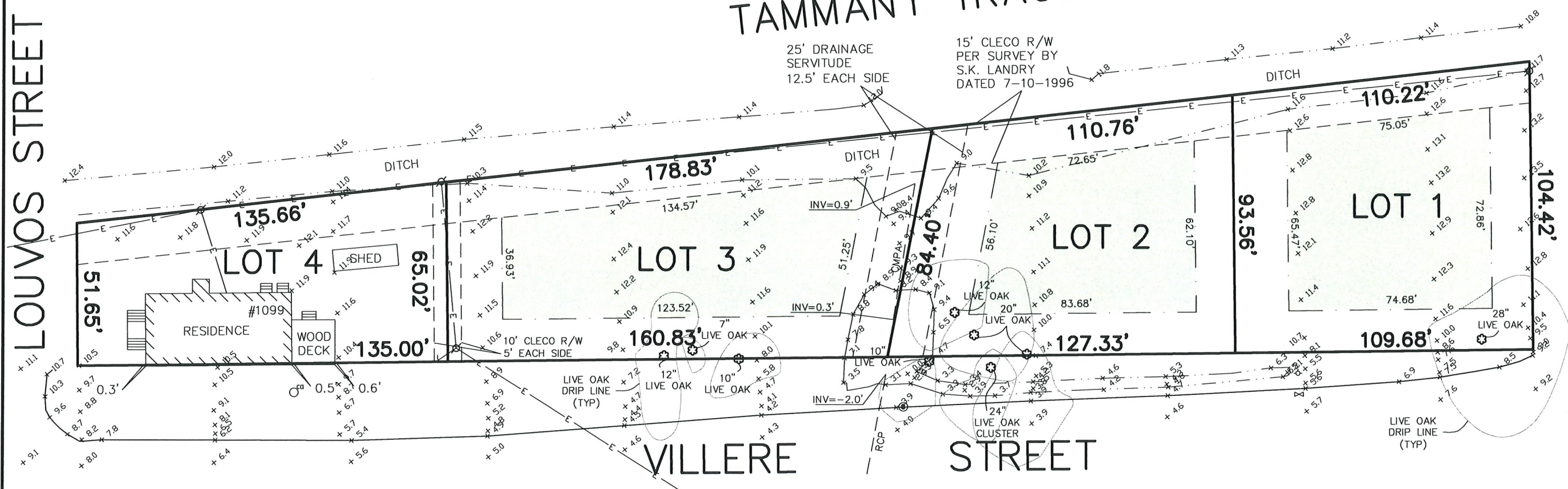
Sketch OF
 A PORTION OF SQUARE 102, TOWN OF MANDEVILLE
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 CAROLYN SCHULTZ
 CSS MANDEVILLE, LLC



LOUVOS STREET

SOULT ST. R/W
NOT CONSTRUCTED

TAMMANY TRACE



NOTE:
 THE SHADED AREAS REPRESENT
 THE AREA INSIDE THE PROPOSED
 BUILDING SETBACK LINES.

LOT AREAS
 LOT 1 - 10,858 SQ. FT.
 LOT 2 - 10,418 SQ. FT.
 LOT 3 - 12,431 SQ. FT.
 LOT 4 - 7,875 SQ. FT. (VARIANCE)

BUILDABLE AREA
 LOT 1 - 5,165 SQ. FT.
 LOT 2 - 4,543 SQ. FT.
 LOT 3 - 5,572 SQ. FT.

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

REFERENCE:
 SKETCH of a Portion of Square 102
 Sketch No.: 03831
 Dated: 11-4-2022

PROPOSED BLDG. SETBACKS
 FOR LOTS 1 & 3
 FRONT - 15'(VARIANCE)
 SIDE - 20'
 REAR - 15'
 SIDE ST. - 15'

- ⁶⁰ SEWER CLEANOUT
- ⊠ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊗ SEWER MANHOLE



PROPOSED BLDG. SETBACKS
 LOT 4
 VILLERE ST. FRONT - 0.5'
 (VARIANCE FOR EXISTING BUILDING)
 SIDE - 20'
 REAR - 15'
 SIDE ST. - 15'

PROPOSED BLDG. SETBACKS
 LOT 2
 FRONT - 15'(VARIANCE)
 WEST SIDE - 26'(ADMIN VARIANCE)
 EAST SIDE - 14'(ADMIN VARIANCE)
 REAR - 15'

NOTE:
 OWNER OR BUILDER RESPONSIBLE
 FOR OBTAINING SETBACKS BEFORE
 CONSTRUCTION BEGINS.

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
 ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY,
 DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON
 THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

NOT A BOUNDARY SURVEY

<h2>SKETCH</h2>	<h3>Randall W. Brown & Associates, Inc.</h3> <p>Professional Land Surveyors</p> <p>228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com</p>	Date: APRIL 13, 2023 Survey No. 23046-SKETCH Project No. . Scale: 1" = 40' ± Drawn By: RJB Revised:
Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586		

Alex Weiner

From: Clifton Siverd
Sent: Tuesday, July 25, 2023 2:12 PM
To: Alex Weiner
Cc: Cara Bartholomew
Subject: RE: Planning and Zoning Cases

Alex.
322 Girod- The proposed shed is recommend to maintain 5' from the side and rear property lines instead of the allowed 3'. Doing so will ensure storm water from the structure will not encroach into neighboring properties from roof run off. The 5' clearance will also maintain the swales along the property line matching what is existing around the side and rear of the car port.

1099 Villere,

Sewer and Water service is available on Lot 4. Lots 1-3 will need both services installed for each lot before the plat is recorded. I will need to investigate the site and provide the cost to service these three Lots. The 25' Drainage Servitude has an existing culvert installed. Future development may require the length and size to change. The developer will be responsible for the cost to modify the existing pipe at that time. I do have concerned with drive access for Lot 2 and 3. The elevation difference is 5'-6' in elevation change in 25' or less. How would an owner access these two lots?

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Monday, July 24, 2023 1:29 PM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>
Subject: Planning and Zoning Cases

Clif,
At the July 11th meeting the commission requested that the drainage be looked at to see if there would be any issue. The applicant did not submit a drainage plan for this project (as it is only a 135 sqft building), so I have pulled what was submitted for the new construction and attached it, along with the case packet. Let me know if you have any comments.

Additionally, there is a variance case on the August agenda to resubdivide 1099 Villere into four lots. I have attached the proposed survey. If you have any comments please let me know. 2423 Lakeshore is still working on getting their documentation submitted. I spoke with the contractor today, and he said the field study was being conducted today so hopefully the plans will be submitted soon. I will send it over as soon as I receive it.

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: V23-08-30**DATE RECEIVED: July 20, 2023****DATE OF MEETING: August 8, 2023 and August 22, 2023****Address: 214 Girod****Subdivision: Old Town of Mandeville, Lot 2A Square 10****Zoning District: B-3 Old Mandeville Business District****Property Owner: Joshua Brandner**

REQUEST: V23-08-30 – Joshua Brandner requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations and Section 9.1.4. Minimum Off-Street Parking Requirements by Use, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod Street

CASE SUMMARY:

The property is located on the west side of Girod St., north of Claiborne St., and south of Jefferson St. The property is irregular in shape and measures 129.93' along Girod St, 150.79' along the north side, 61.93' along the rear, then east for 83.21', south for 66.15' and then east for 108.36' per a survey prepared by John G. Cummings and Associates and dated 9.09.2013. The property contains 19,215 sqft. and is improved with an existing structure which is currently vacant.

The owner is planning to renovate the existing structure to operate a Medical Service business. Per a site plan drawn by KVS Architecture, dated 3.16.23, the existing structure currently encroaches into the north side setback by 9'-2½", leaving a setback of 10'-10". The addition will be 38'-8" in length and will remain in-line with the existing structure. The new addition will bring the length of the setback encroachment to 99'-8½". The existing structure will be elevated to 9.5' from grade. The survey stated the structure is 9.1' from the property line however the distance was measured the chimney which is no longer there. The existing structure without the chimney sits 10'10" from the property line.

There will also be an addition on the south side of the structure which contains 245 sq ft. The driveway will run under the addition.

Parking

Medical Services require 1 space per 150 sq. ft. The structure with the addition is 3,240 sq. ft requiring 22 parking spaces.

The applicant submitted a site plan with a split parking calculation for the Medical Services & Admin. Business. Medical Service requires 1 space per 150 sq ft. $1255/150 = 8$ spaces. Administrative and Business requires 1 space per 250 sqft. 1,985 sqft would require 8 spaces, for a total of 17 parking spaces.

The site plan submitted shows 10 parking spaces provided on the property, with 3 on-street parking spaces along the west side of Girod St. that abut the property, for a total of 13 spaces provided, requiring a variance of 9 parking spaces.

The following statement was included on the application *"The business to occupy the building is an oral surgery center with 4 procedure rooms, they will not be operating in the evenings or on weekends."*

CLURO SECTIONS:**7.5.10.3. B-3 Site Development Regulations**

Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section 8.1 establishes additional rules for application of lot and area requirements. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	

Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
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	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setback encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	

9.1.4. Minimum Off-Street Parking Requirements by Use

The use classifications of Article 6 are referenced to the parking requirements set forth in this Article. The uses listed are illustrative only; the provisions of the use classification system shall prevail for any use not specifically referenced.

Medical Services: 1 per 150 s.f. of gross building area
 Administrative & Business: 1 per 250 s.f. of gross floor area Offices

6.4.57. Medical Services

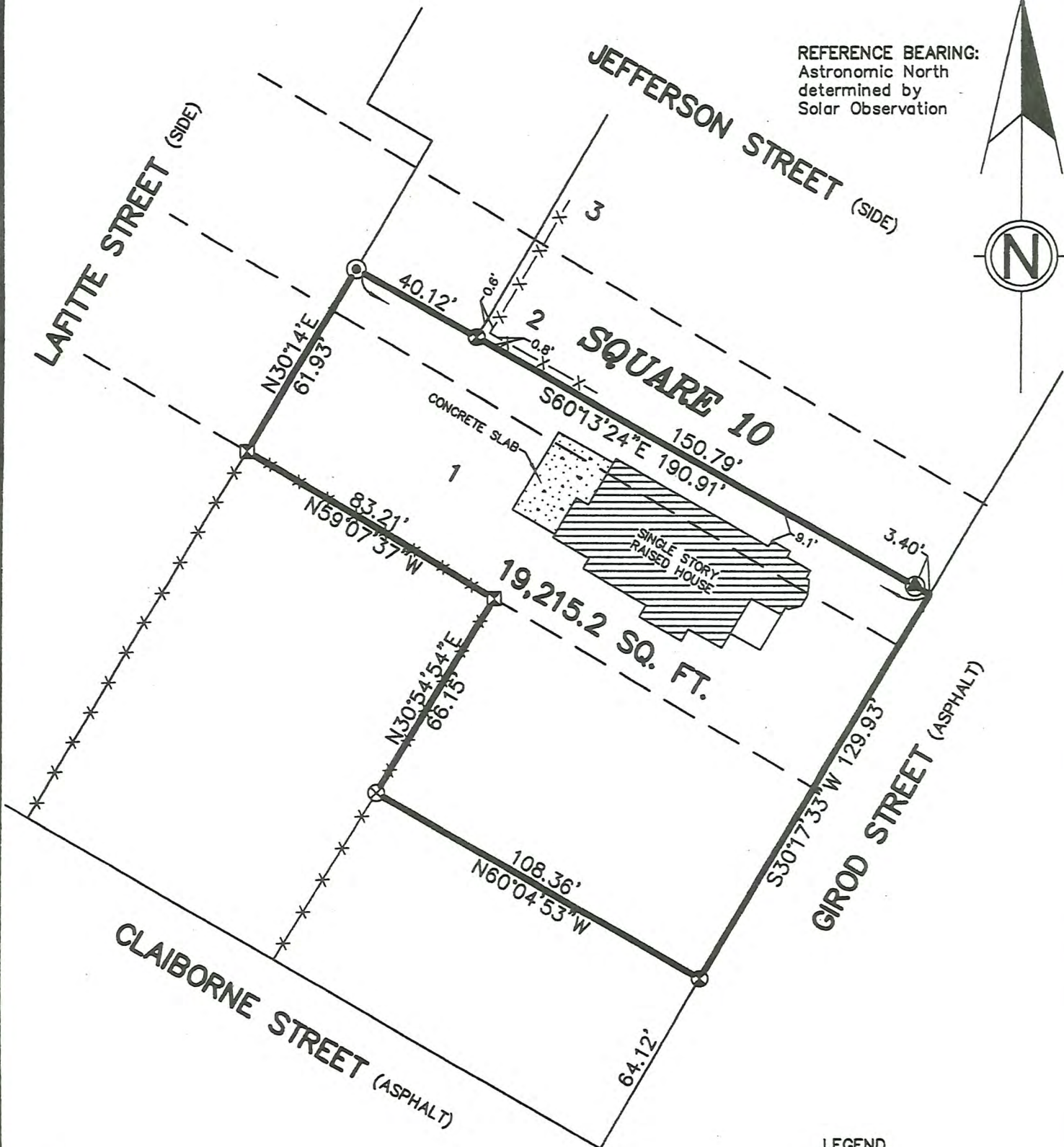
Establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing and analysis services, but excluding those medical services classified as any civic or residential use. Typical uses include medical offices, dental laboratories, or health maintenance organizations.

6.4.1. Administrative and Business Offices

Offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.



REFERENCE BEARING:
Astronomic North
determined by
Solar Observation



NOTES:

1. This property is located in Flood Zone AE, per F.E.M.A. Map No. 2202020427D, dated May 16, 2012.
2. Building Setback Lines must be verified by City of Mandeville Planning Department.

LEGEND

- ⊠ = FENCE CORNER POST FOUND
- ⊙ = CRIMPED PIPE FOUND
- ⊗ = 1-1/4" IRON PIPE FOUND
- ⊘ = 1/2" IRON PIPE FOUND
- ⊚ = 1/2" IRON ROD SET

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey for Prieto/Jackson by John G. Cummings, Surveyor, dated September 5, 2007, Job No. 07115A.

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COVINGTON, LA 70433

PLAT PREPARED FOR: *Don Prieto*

SHOWING A SURVEY OF: A PARCEL OF LAND AND A PORTION OF LOTS 1 & 2, SQUARE 10, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

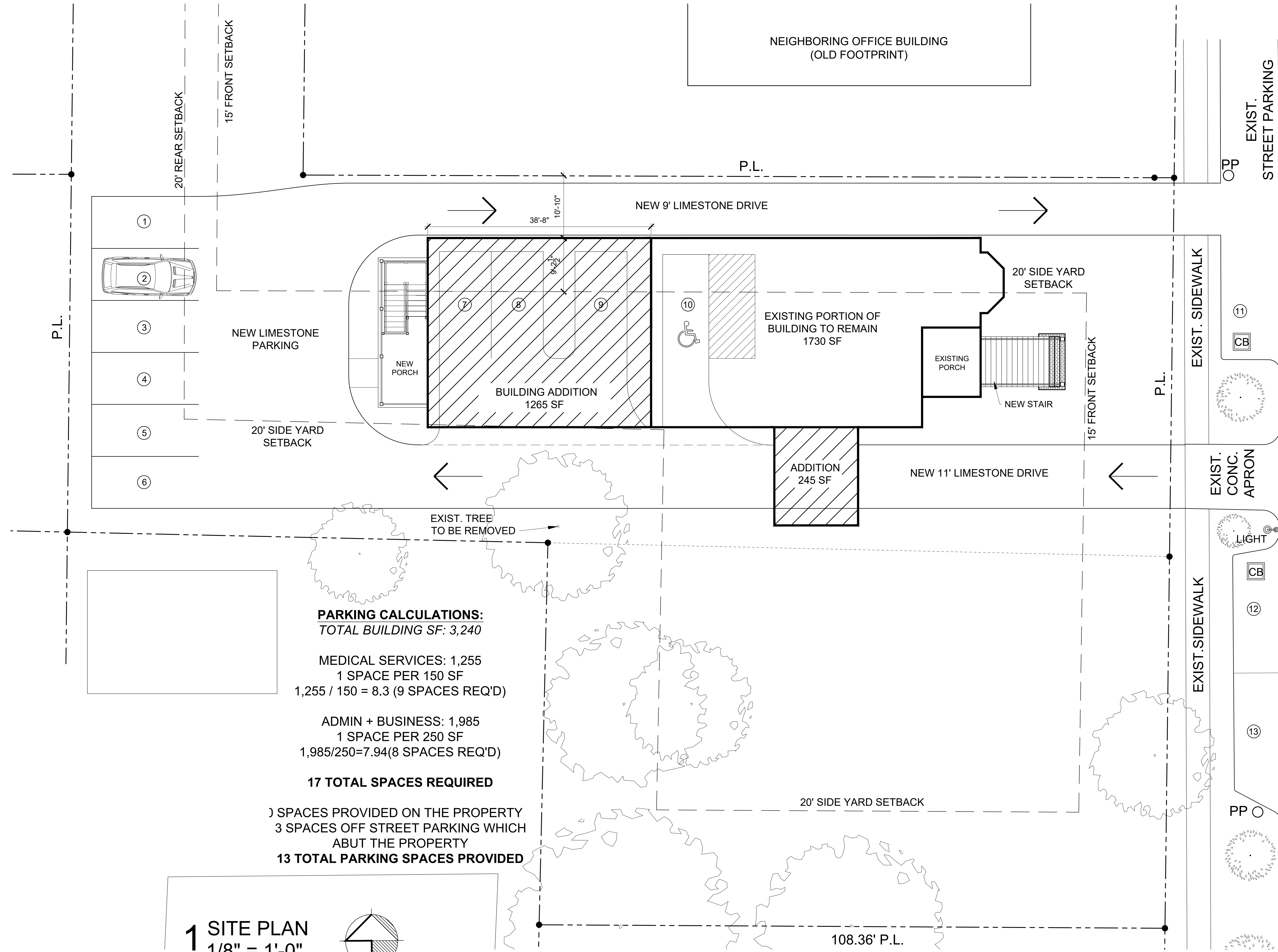
John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'

JOB NO. 07115-B

DATE: 9-9-2013

REVISED:



PARKING CALCULATIONS:
 TOTAL BUILDING SF: 3,240

MEDICAL SERVICES: 1,255
 1 SPACE PER 150 SF
 $1,255 / 150 = 8.3$ (9 SPACES REQ'D)

ADMIN + BUSINESS: 1,985
 1 SPACE PER 250 SF
 $1,985 / 250 = 7.94$ (8 SPACES REQ'D)

17 TOTAL SPACES REQUIRED

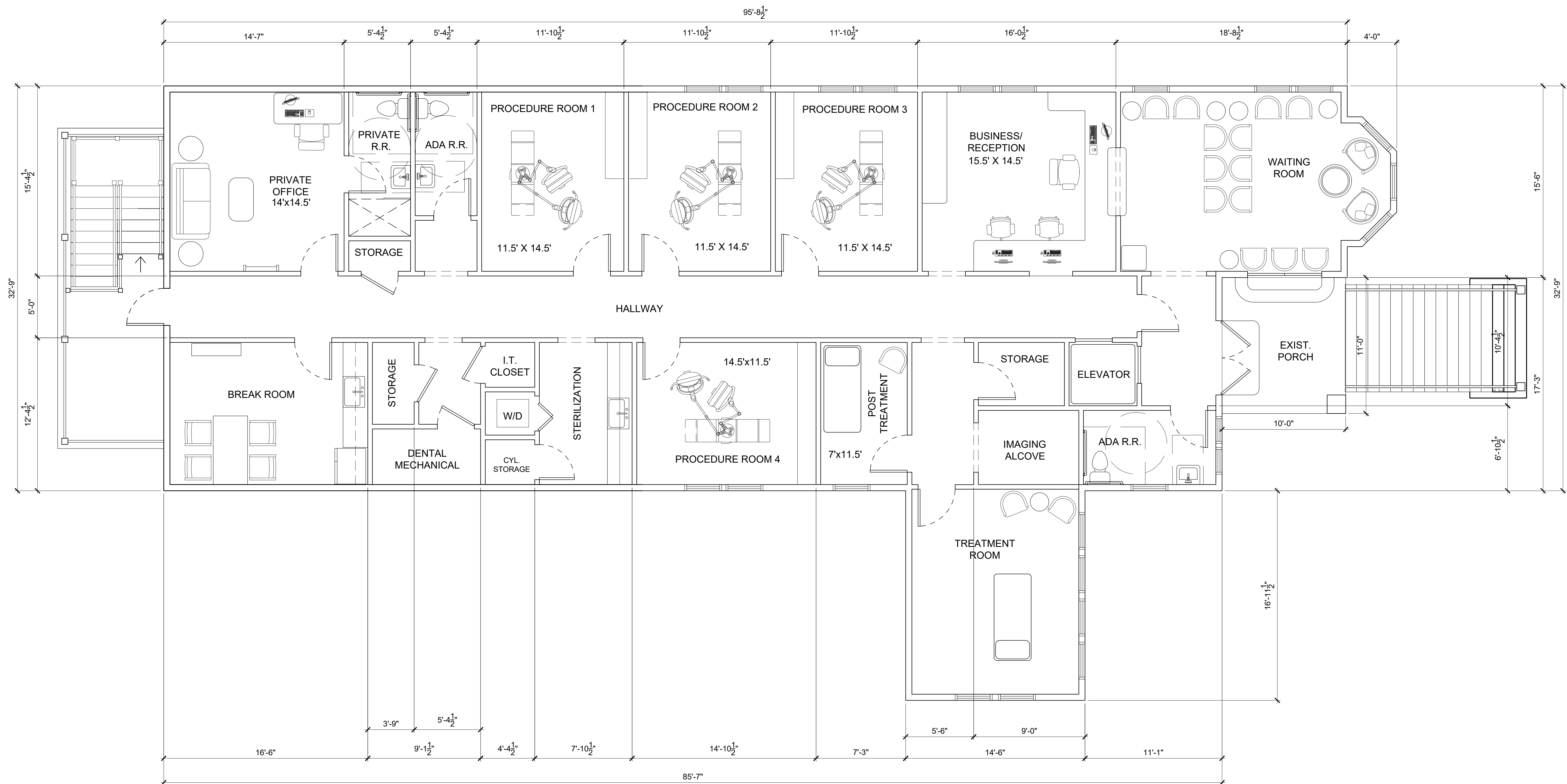
9 SPACES PROVIDED ON THE PROPERTY
 3 SPACES OFF STREET PARKING WHICH
 ADJUT THE PROPERTY
13 TOTAL PARKING SPACES PROVIDED

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

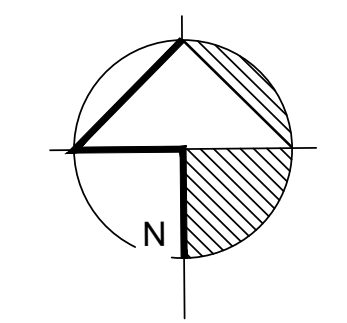


214 GIROD RENOVATION
 214 GIROD ST. MANDEVILLE, LA 70448

REVISIONS:
DATE: 3.16.23
PROJECT No: 23
DRAWING:



1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"



214 GIROD RENOVATION
 214 GIROD ST. MANDEVILLE, LA 70448

REVISIONS:
DATE: 3.16.23
PROJECT No: 23
DRAWING: