

CASE SUMMARY SHEET

CASE NUMBER: SUP23-09-04

DATE RECEIVED: August 16, 2023

DATE OF MEETING: September 12, 2023 and September 26, 2023

Address: 821 Girod

Subdivision: Old Town of Mandeville, Square 50 Lot 38

Zoning District: B-3 Old Mandeville Business District

Property Owner: Rachael Vrettos

REQUEST: SUP23-09-04 – Ozgur Duman requests a Special Use Permit to allow an exception to the B-3 Sign Design Standards per CLURO Section 10.8.2.4, Old Town of Mandeville, Square 50 Lot 38, B-3 Old Mandeville Business District, 821 Girod Street

CASE SUMMARY:

The property is located on the east side of Girod Street, north of Montgomery Street, and south of Florida Street. The property is slightly irregular in shape measuring approximately 114 feet along the southern property line, 110 feet along the north property line, and 133 feet along the east and west property lines and is an approximate 15,000 square feet. A commercial business is currently located on the site, Duman Artisan Kitchen.

On July 7th, 2023, a permit for a wall sign measuring 24 square feet was applied for. There is an existing 18 square foot hanging sign located on the northwest corner of the structure, the permit was issued with the hanging sign was to be removed prior to the installation and final inspection. The applicant agreed to this condition prior to the issuing of the permit.

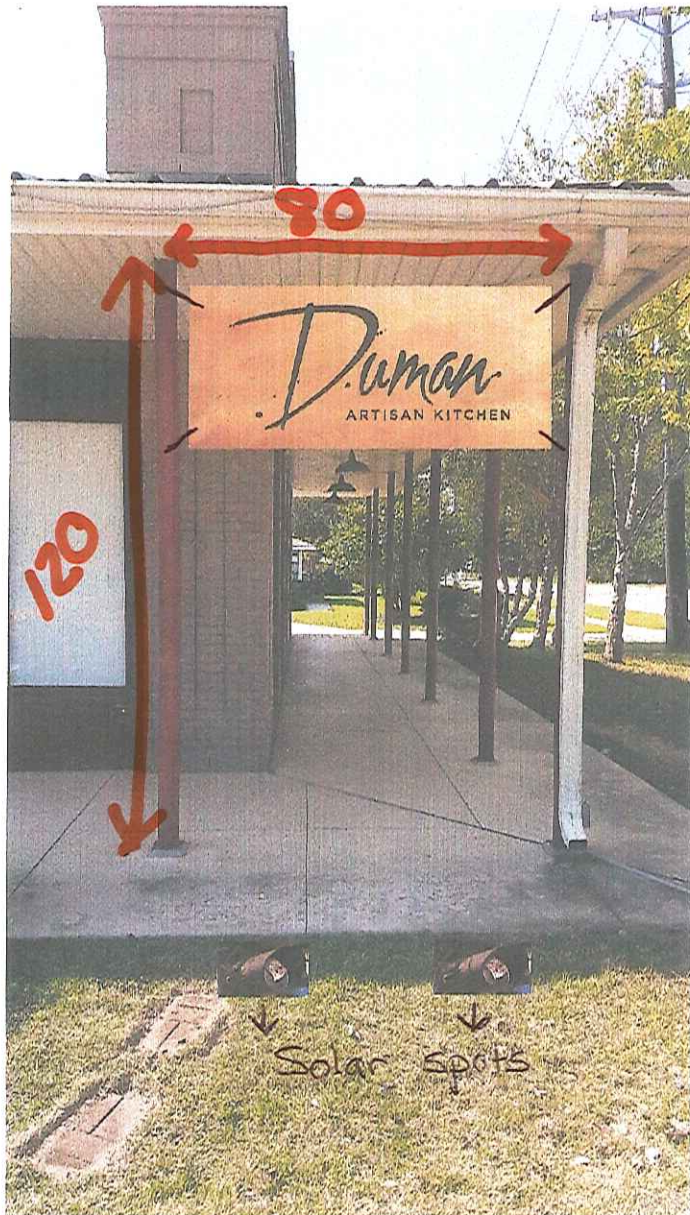
The applicant is now requesting an exception to the B-3 Sign Design Standards to allow for two signs per street façade, one hanging sign measuring 18 square feet and one wall sign measuring 24 square feet.

CLURO SECTIONS:

10.8.2.4. All Land Uses located in B-3 and TC Districts

Permitted Signs Allowed by District: All Land Uses located in B-3 and TC districts.	
Attached (wall) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
<p>One (1) wall, canopy, or hanging sign per street façade is permitted, subject to the following:</p> <ul style="list-style-type: none"> • Wall sign maximum sign area is twenty-five (25) square feet or twenty-five (25) percent of the area of the wall it is located on, whichever is smaller. • Wall signs may not project more than six (6) inches from the wall on which they are attached. • Wall signs must be located on flat unadorned wall sections and must not obscure windows, entries, or other architectural features. • Wall sign attachments shall be made through the joints in masonry rather than into brick or architectural features. • Canopy sign maximum sign area is twelve (12) square feet. • Canopy signs must be made of a durable canvas material and designed to complement the building architecture. Text may be located on the canopy but may not cover more than twenty (20) percent of the canopy area. • Hanging sign maximum sign area is six (6) square feet. • Hanging sign minimum height clearance from grade is eight (8) feet. • If illuminated, signs may only use fully-shielded external illumination or haloed letters. 	<p>One (1) monument or free-standing sign per lot is permitted, subject to the following:</p> <ul style="list-style-type: none"> • The maximum sign area allowed is thirty-two(32) square feet. • The maximum height is seven (7) feet from grade. • For monument signs, the maximum height for the base of the sign is two (2) feet. • The Zoning Commission may approve an exception allowing height to be increased if natural grade is four (4) or more feet below the crown of the abutting street. • The minimum setback is five (5) feet from the closest abutting right-of-way. • If illuminated, may only use fully-shielded external illumination or haloed letters and may not cause any uplight or glare. • If a free-standing sign is used, two-posts measuring four inches by four inches or larger must be used. Posts must be composed of wood and must be incorporated as a visual design element of the sign.
<p>The Zoning Commission may grant exceptions to the standards in this section for properties located in the B-3 district through the Special Use Permit process.</p>	
<p>Residential uses in the B-3 and TC districts must follow the regulations in 10.8.2.1. Permitted Signs Allowed in Residential Zoning Districts R-1, R-1X, R-2 Residential Planned, and for Residential Uses.</p>	





Sign material: Vinyl coated Alluminite

Total wight : 25 lbs

Dimention : 3x6 (18sqf)

Sign will be fastened to iron poles on both sides from total of 4 points (2 top - 2 bottom) by black colored iron chains.

Sign will be illuminated from floor with 2 x 70 lm solar spots.

96 in

36 in

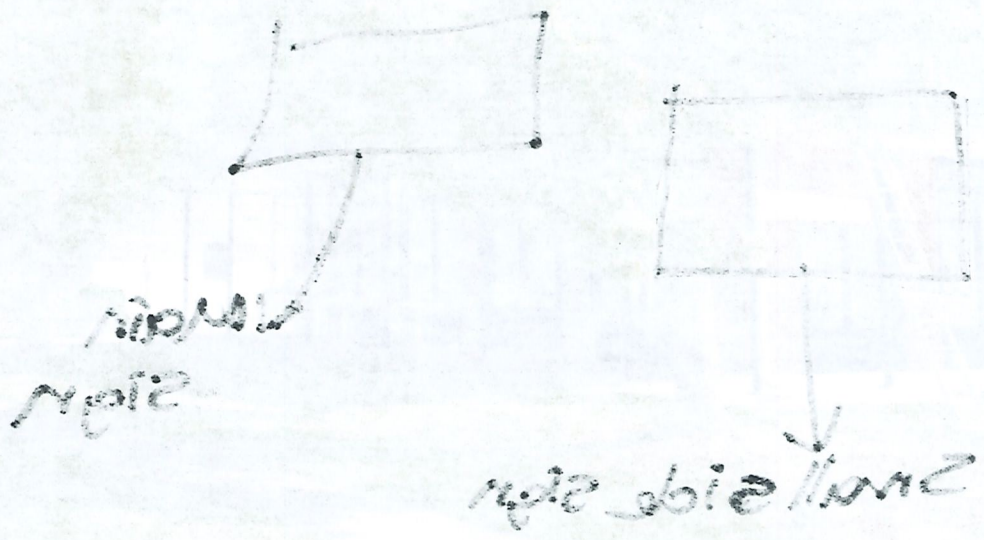
Duman Pizza



Small side sign

Main sign

Driving from Florida str. towards lakefront. Smaller side sign that we are requesting permit to keep is visible. Main sign in front of building is not visible.





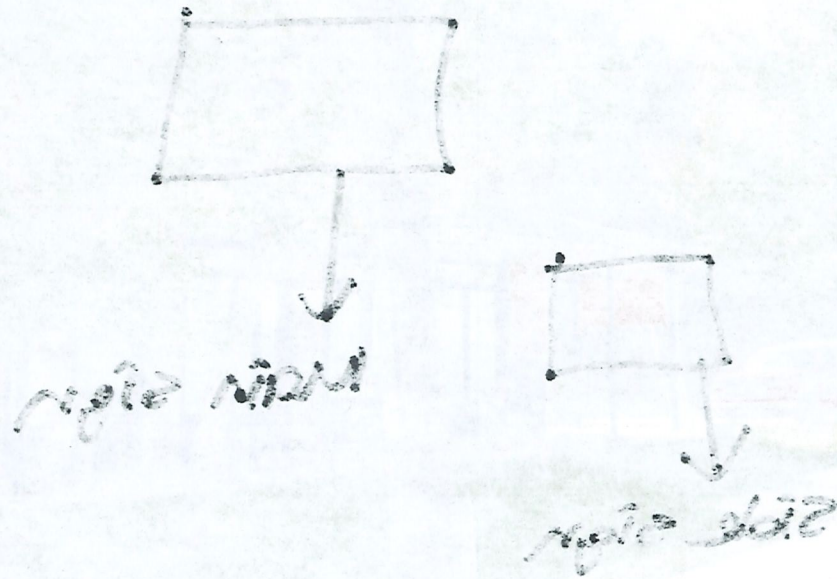
Copyright © 2014 by [unreadable]

side sign

main sign

NO PARKING
ANYTIME
IN THIS ZONE

Driving from lakefront towards Florida st.
Smaller side sign that we are requesting permit to
keep is visible.
Main sign in front of the building is not visible



CASE SUMMARY SHEET

CASE NUMBER: V23-09-31

DATE RECEIVED: July 27, 2023

DATE OF MEETING: September 12, 2023 and September 26, 2023

Address: 619 Albert

Subdivision: Old Town of Mandeville, Square 84 Lot 4G

Zoning District: R-1 Single Family Residential

Property Owner: Bradley Gaspard

REQUEST: V23-09-31 – Bradley Gaspard requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 84 Lot 4G, R-1 Single Family Residential District, 619 Albert Street

PREVIOUS CASES: V21-08-22 – Setback Encroachment

CASE SUMMARY:

The applicant owns the property at 619 Albert Street, located on the east side of Albert Street, north of Livingston Street, and south of Villere Steet. The property measures 90 by 120 feet, per a survey prepared by Lowe Engineers and has a square footage of 10,800. A permit for new residential construction has been issued and the residence is currently under construction (Permit #22-8332).

The applicant is requesting an exception to encroach into the south side yard setback to place the A/C unit. The lot has a frontage of 90 feet requiring side yard setbacks of 15 feet. The north side setback is currently 25.4 feet and the south side setback measures 10.9 feet due to the allowed 30% flex. The proposed location of the condenser would encroach 2 feet into the south side setback, leaving a remaining setback of 6 feet.

	Existing	Proposed	Change	Deficiency
North Side Setback	25.4'	25.4'	0'	Compliant
South Side Setback	10.9'	6'	4.9'	-4.5'

The following statement was included on the application: "Location of A/C equipment is on right side of house. No other location is available due to tree in rear yard (oak tree) and left side of home is driveway. Right side will be fenced and will eliminate visual from 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.

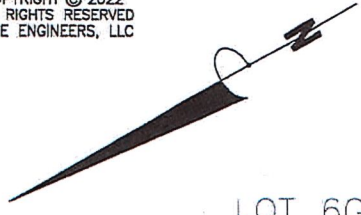
7.5.1.3. R-1 Site Development Regulations

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.





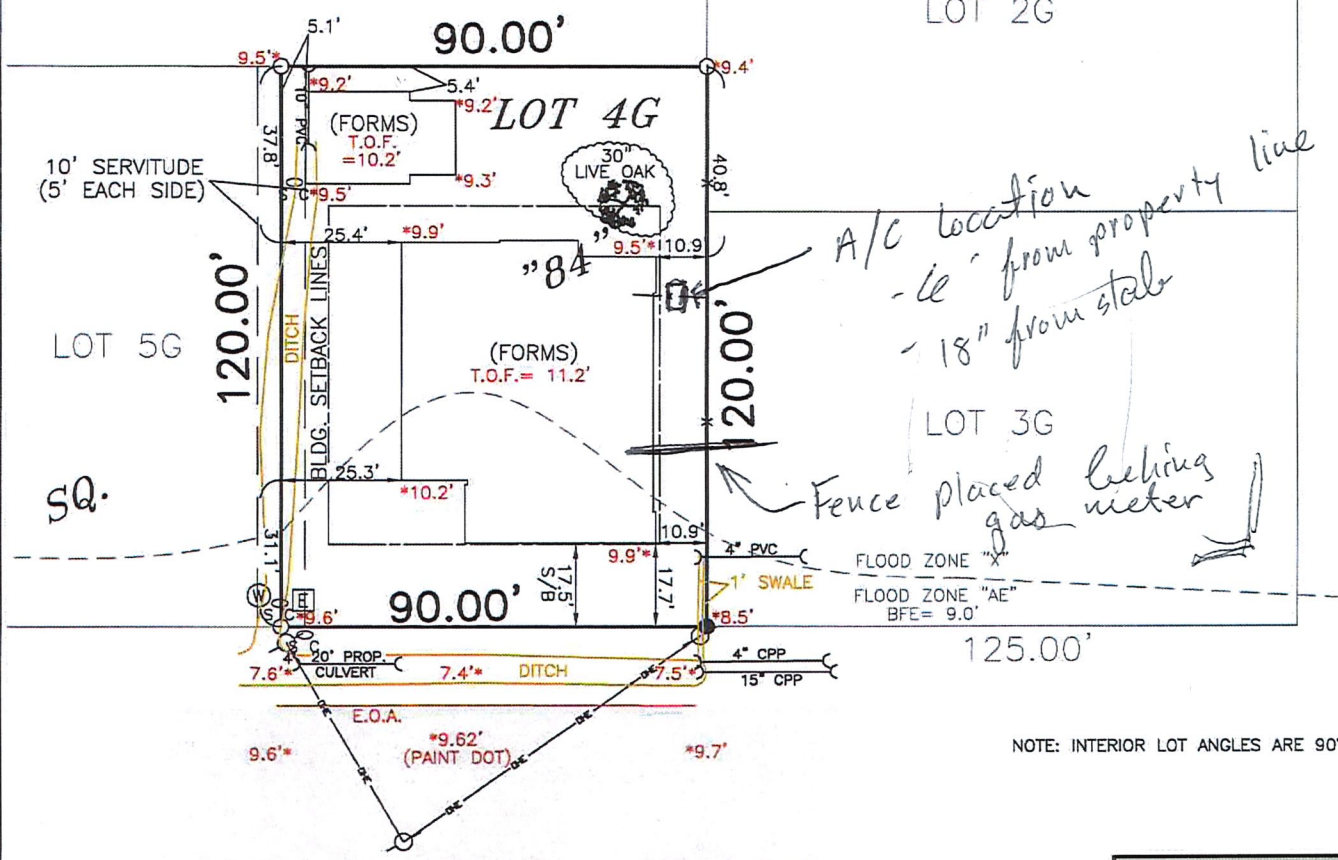
LOT 1G

LOT 6G

NOTE: CITY OF MANDEVILLE HAS 2.0' FREE BOARD ADDED TO THE BFE.

LOT 2G

LIVINGSTON STREET



#619 ALBERT STREET

NOTE: INTERIOR LOT ANGLES ARE 90'.

LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- SC = SEWER CLEANOUT
- E = ELECTRICAL BOX
- W = WATER METER
- ⊙ = POWER POLE

NOTE: CITY OF MANDEVILLE REVISIED THE FRONT SETBACK TO BE 17.5' INSTEAD OF 25'.

Revised: 02/16/23 (FORMS)
Revised: 12/19/22 (OFFICE)
Revised: 12/12/22 (OFFICE REVISED PER EMAIL)

BUILDING SETBACKS:
FRONT: 17.5'
SIDE: 10'
SIDE STREET: N/A
REAR: 30'

REFERENCE SURVEY:
The Recorded Subdivision Map

BASIS FOR BEARINGS:
The Recorded Subdivision Map

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" & "X" with a Base Flood Elevation of 9' in accordance with Community Panel No. 220202 0431 D; Revised: MAY 16, 2012

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF
LOT 4G, SQUARE 84, TOWN OF MANDEVILLE
in
City of Mandeville, St. Tammany Parish, Louisiana
for
BRADLEY GASPARD

Survey No. 22-140384 Drawn by: MAB Scale: 1" = 40'
Date: AUGUST 10, 2022 Revised: 08/22/22(ADD SHED)

LOWE ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

City of Mandeville
Planning and Zoning Commission
3101 East Causeway Approach
Mandeville, La. 70448

September 14, 2023

Commission members,

My name is Ken Bowers. I live at 1225 Livingston St. in Old Mandeville. My neighbor, Bradley Gaspard, has built and will reside at 619 Albert St. which is directly next to my home. Before construction, and consistently during the process, Mr. Gaspard has communicated with me and has made sure that he and his family would make a positive contribution to our neighborhood in particular, and to the City of Mandeville in general.

I was aware of where Mr. Gaspard would locate his air conditioner compressor, and I have NO PROBLEM with its location. Please feel to contact me if you have any further questions.

Regards,



Ken Bowers

[Redacted]

[Redacted]

CASE SUMMARY SHEET

CASE NUMBER: V23-09-33

DATE RECEIVED: August 22, 2023

DATE OF MEETING: September 12, 2023 and September 26, 2023

Address: 604 Marigny

Subdivision: Old Town of Mandeville, Square 48 Lot 12-A-1

Zoning District: R-1 Single Family Residential

Property Owner: Brian and Robyn Jackson

REQUEST: V23-09-33 – Brian and Robyn Jackson request a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 48 Lot 12-A-1, R-1 Single Family Residential District, 604 Marigny Avenue

PREVIOUS CASES: V22-09-29/R22-09-05 – Variance for resubdivision

CASE SUMMARY:

The property is located on the corner of Marigny Avenue and Livingston Street. The property measures 95.02 by 151.87 feet, per a survey prepared by Kelly McHugh & Associates and has a square footage of 14,430.63. The property is improved with a single-family residence.

The applicant is requesting an exception to encroach into the front yard setback to construct a new front porch. The existing structure currently encroaches into the setback by 3 feet and 11 inches. The porch would be 8 feet in depth bringing the encroachment to 11 feet and 11 inches and leaving a setback of 13 feet and 1 inch. Front entry porches are required in the Historic District and must measure 8 feet in depth.

Additionally, the applicant is requesting to encroach into the rear yard setback by 5 feet 3 inches to construct a new addition to the existing building. The existing garage currently encroaches 8 feet into the rear yard setback, the addition will encroach 2 feet 9 inches less than the existing garage.

	Existing	Proposed	Change	Deficiency
Front Setback	21'-1"	13'-1"	8'	-11'-11"
Rear Setback	22'	22'	0'	-8'
Street Side Setback	29'-2"	29'-2"	0'	+14'-2"
Interior Side Setback	20'	14'-3"	5'-9"	Allowed with Flex

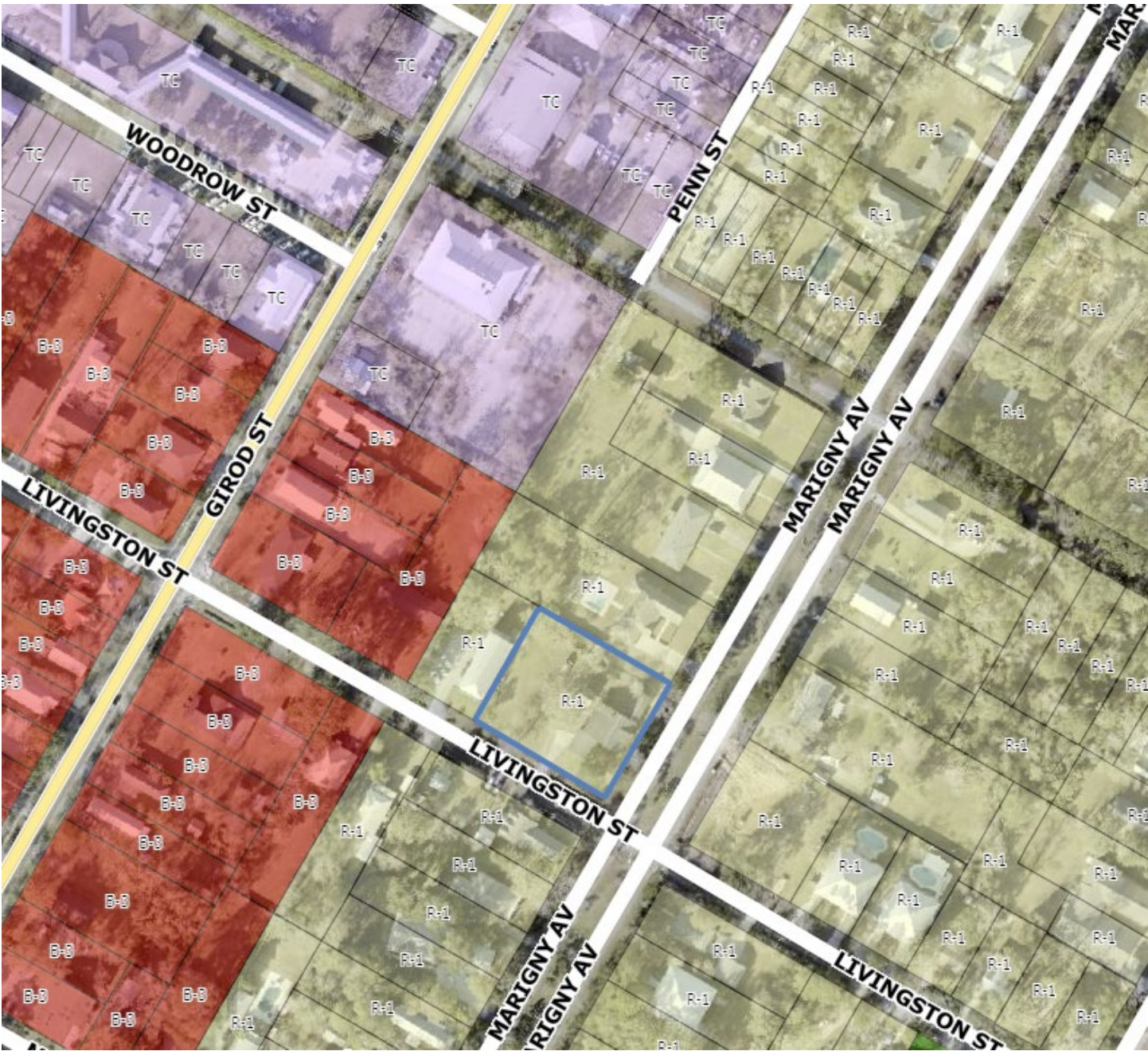
CLURO SECTIONS:

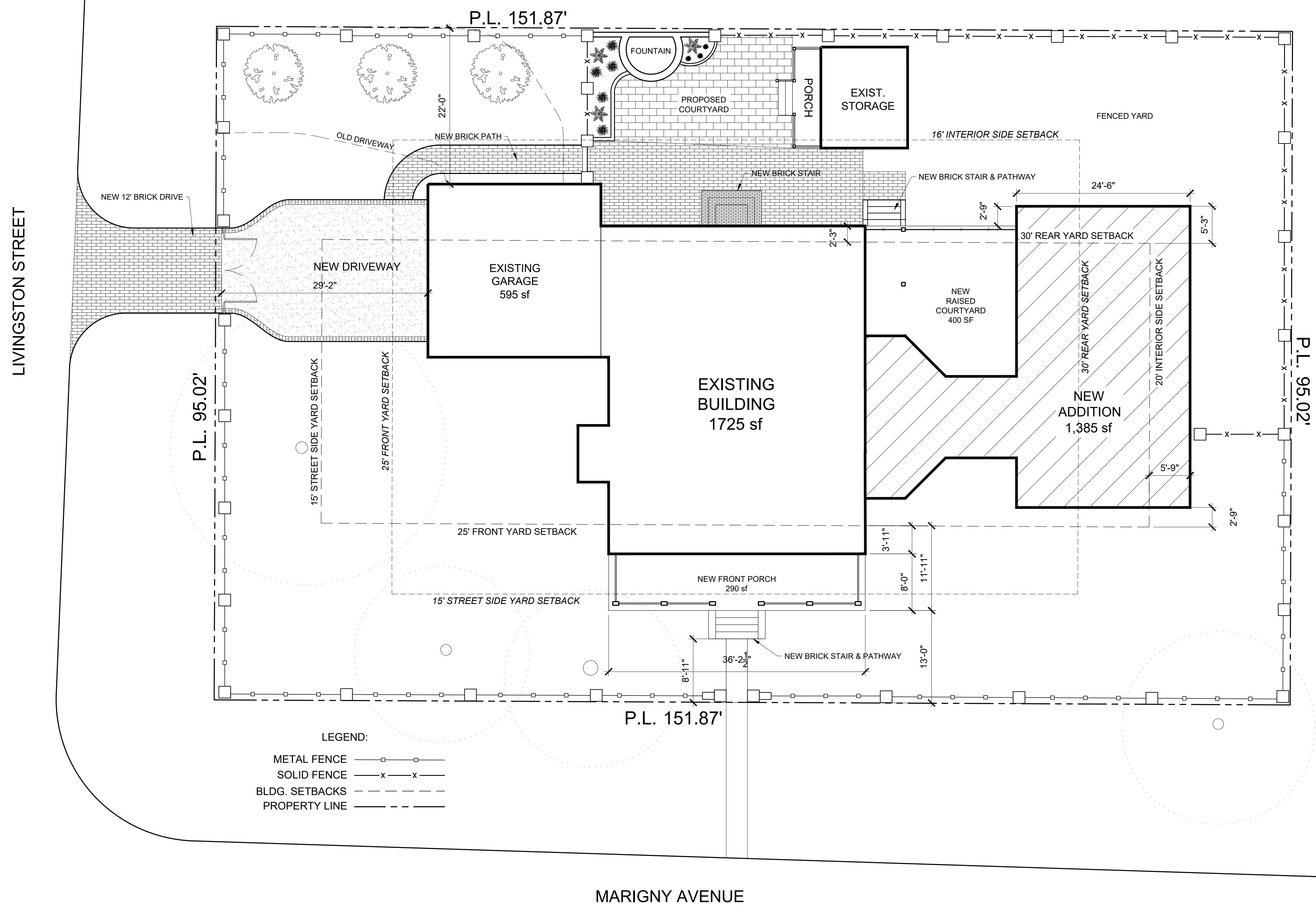
7.5.1.3. R-1 Site Development Regulations

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

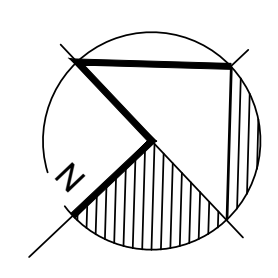
1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90'
4. Minimum lot depth	120'
5. Minimum Yard Setback Requirements	
a. Front yard	25'
b. Interior side yard*	
i. Frontage up 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.





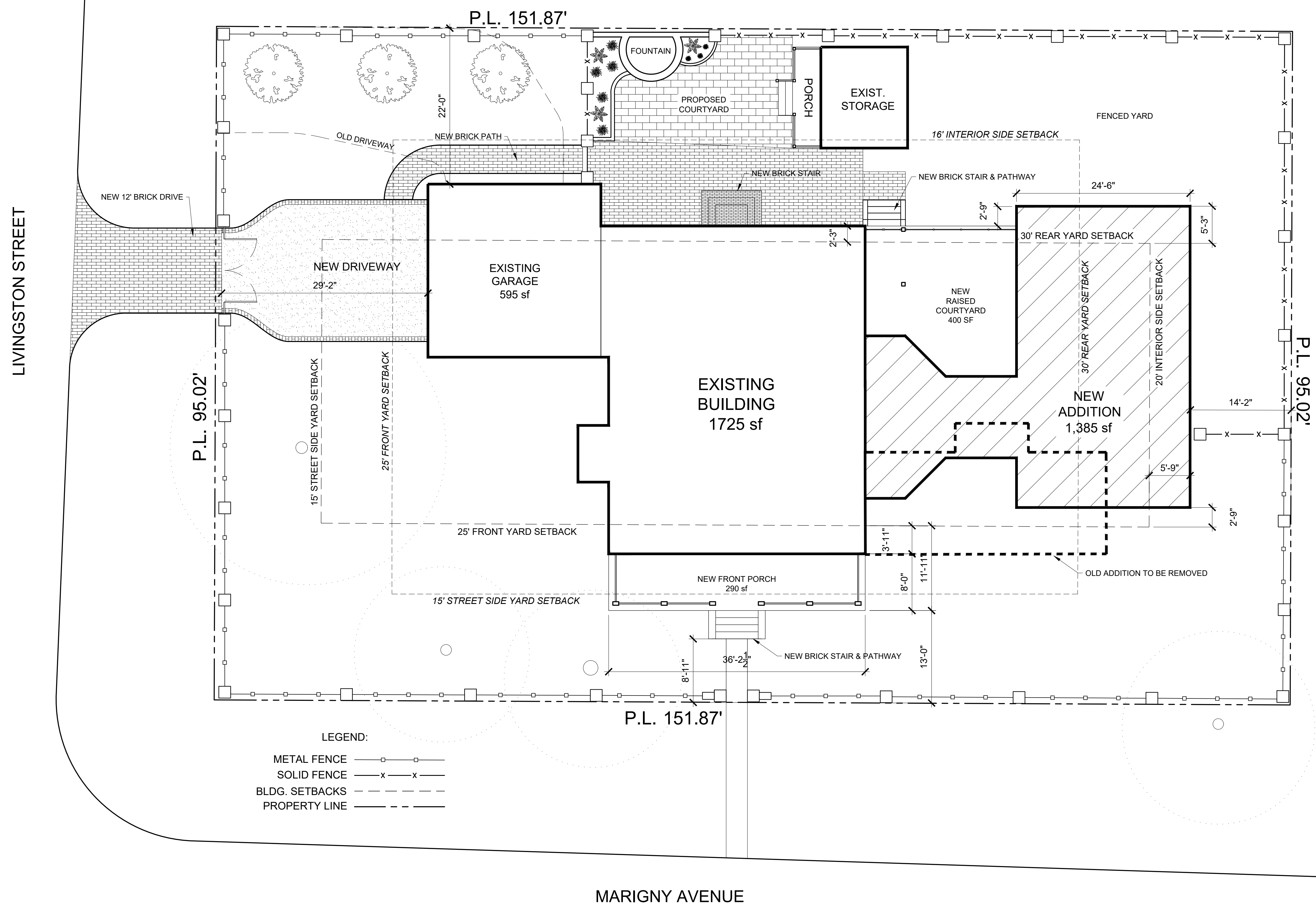
1 SITE PLAN
1/8" = 1'-0"



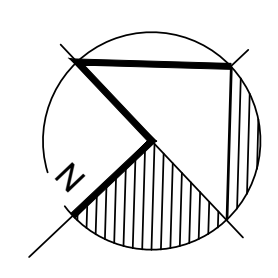
JACKSON RESIDENCE
RENOVATIONS & ADDITION
604 MARIGNY AVE. MANDEVILLE, LA 70448

REVISIONS:	
DATE:	5.30.23
PROJECT No:	23####
DRAWING:	

A1.0



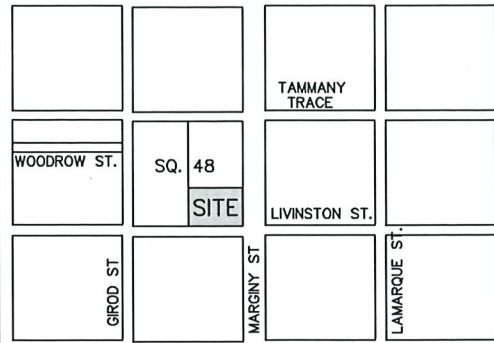
1 SITE PLAN
1/8" = 1'-0"



JACKSON RESIDENCE
RENOVATIONS & ADDITION
604 MARIIGNY AVE. MANDEVILLE, LA 70448

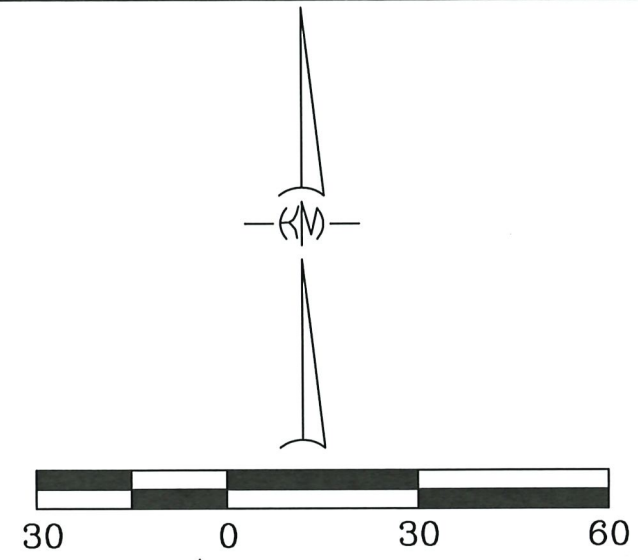
REVISIONS:	
DATE:	5.30.23
PROJECT No:	23####
DRAWING:	

A1.0



VICINITY MAP
N.T.S.
LOT 3-A

SQ. 48 LOT 45-A



APPROVAL:

[Signature]
CITY ENGINEER OR PUBLIC WORKS DIRECTOR

[Signature]
PLANNING DIRECTOR

[Signature]
CHAIRMAN OF THE PLANNING COMMISSION

[Signature]
MAYOR OF THE CITY OF MANDEVILLE

[Signature]
CLERK OF COURT
Monique T Bringol, Deputy Clerk
6185B **01-03-2023**
MAP FILE NO. DATE FILED

THIS PROPERTY IS LOCATED IN
FLOOD ZONE AE
BASE FLOOD ELEV. 9.0'
F.I.R.M. PANEL NO. 2202020427D & 2202020431D
REV. 05-16-12

REFERENCE: A RESUBDIVISION PLAT BY S.K. LANDRY
FILED FOR RECORD 07-06-93, MAP FILE NO. 1138

PREPARED FOR: ERIC & MELISSA McNEIL	
RESUBDIVISION OF: LOT 12-A, SQUARE 48 INTO LOTS 12-A-1 & 12-A-2, SQUARE 48 MANDEVILLE, CITY OF MANDEVILLE ST. TAMMANY PARISH. LA.	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA 626-5611	
SCALE: 1" = 30'	DATE: 08-03-22
DRAWN: MDM	JOB NO.: 22-191
REVISED:	DWG. NO.:

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

SETBACKS FOR LOT 12-A-2

FRONT	25'
REAR	30'
WEST LINE	19'
EAST LINE	12'

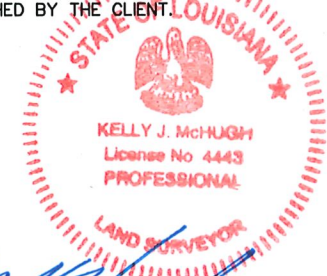
SETBACKS WERE APPROVED BY DEPT.
OF PLANNING & DEVELOPMENT,
CITY ON MANDEVILLE CASE NO.
V22-09-29/R22-09-05

Driveway is to be located either within
the east side setback or outside the
west side setback per V22-09-29/R22-09-05.

- LEGEND
- = 1/2" IRON PIPE FOUND
 - ▲ = 5/8" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - x- = FENCE

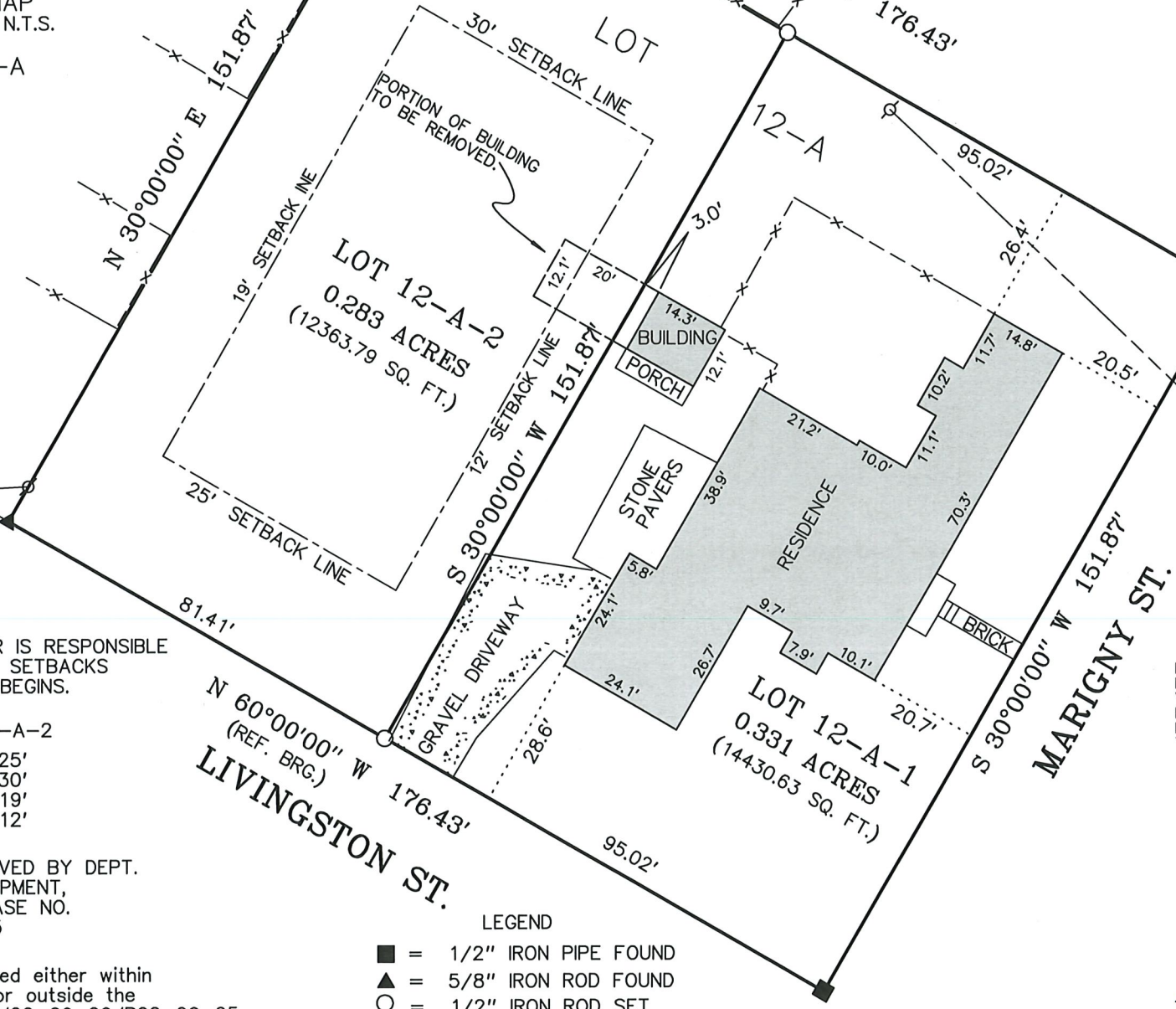
NO SERVITUDES SHOWN HEREON.

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



[Signature] 12-19-22
Kelly J. McHugh, REG. NO. 4443

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.



CASE SUMMARY SHEET

CASE NUMBER: V23-09-34

DATE RECEIVED: August 24, 2023

DATE OF MEETING: September 12, 2023 and September 26, 2023

Address: 3940 Florida

Subdivision: Poitevent Tract G, Lots 13-C & 13-D

Zoning District: B-2 Highway Business District

Property Owner: Elisa and Jason Bragg

REQUEST: V23-09-34 – Elisa and Jason Bragg request a variance to CLURO Section 7.5.9.3 B-2 Site Development Regulations & Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Poitevent Tract, Lots 13-C & 13-D, B-2 Highway Business District, 3940 Florida Street

CASE SUMMARY:

Florida B Imports owns Lots 13-C, 13-D within Plot G Poitevent Tract. The property, zoned B-2 Highway Business District, is located on the southside of West Florida Street Extension and approximately 310 feet west of the intersection of West Florida Street Extension and Aynne Drive. According to the site plan by Kelly J. McHugh & Associates dated 08.25.2023, the property is made up of two lots, 13-C and 13-D, and measures 255 feet in depth and 200 feet along Florida St. Extension. The property has a square footage of 51,000. The site is improved with four (4) buildings of unknown size. There is one live oak tree shown located in the northwest corner of the lot, approximately 20 feet from the North and West property lines.

Site Development Criteria:

The parking Criteria for A & E Services-Auto and Equipment Repair (Enclosed) is 1 parking space per 400 square feet of gross office/retail area plus 4 per service bay. The applicant has not provided the City with a site plan or survey that shows total building square footage or number of bays.

The Applicant is requesting a variance to CLURO Section 7.5.9.3 B-2 Site Development Regulations. Lots 13-C and 13-D contain 51,000 square feet and require a maximum impervious square footage of 38,250 (75%). The site has a total of 36,410 (71%) square feet of impervious site coverage and is proposing to expand that to 41,691 (82%) square feet. The proposed employee parking lot is 5,281 square feet and contains six (6) parking stalls per the site plan. The parking lot is shown to be just outside of the drip line of the nearby live oak.

Greenbelt Encroachment

The Applicant is requesting a variance to the CLURO Section 9.2.5.5. Landscape Requirements in districts other than Low-Density Residential for the addition of a parking lot. The front of the business currently has one large, paved area with no marked parking spaces. There is an existing 50’ CLECO utility servitude and a 15’ city utility servitude located within the 50’ CLECO servitude. The CLURO provides for a reduction in area of greenbelt when utility servitudes exceed 10’ in depth. The Applicant is requesting no greenbelt where there is a required greenbelt of 7 feet in depth. The applicant is proposing to construct a two-way interior drive from Florida Steet Extension to Lot 13-C. The drive and parking lot will be constructed within the CLECO Servitude and will require their approval. The application does not show any landscaping to be added or removed from the site.

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

- (1) Minimum building size may be reduced subject to issuance of a Special Use Permit.
- (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.
- (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.

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

1. Periphery Landscape (Greenbelt) Requirements

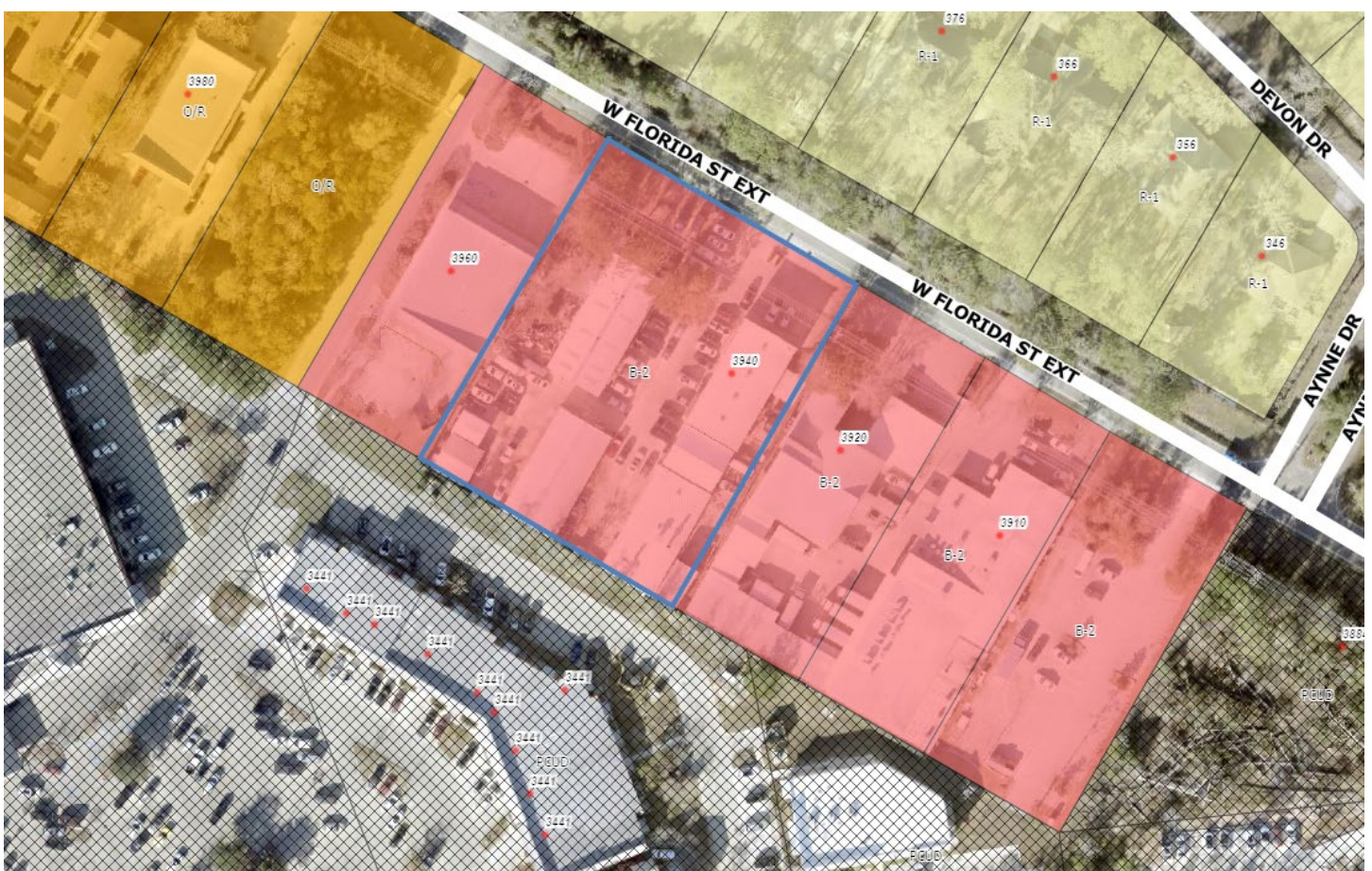
- a. Required Area of Greenbelt - In all zoning districts other than the R-1, R-1X and R-2 districts, a periphery landscape area, also known as the greenbelt area, shall be required to be located adjacent to the property line of the right-of-way of any public street, road, lane, or other public accessway (excluding an alley) upon which the site fronts. In calculating the required greenbelt area the area of any utility servitude, either existing or proposed as part of the development permit, shall not be included as a part of the greenbelt. The required area of the greenbelt shall be calculated as an area fifteen (15) feet in depth measured at right angles from the property line edge of the street right-of-way or from the interior edge of any utility servitude which is adjacent to and parallel with the street right-of-way less the maximum allowable accessways through the greenbelt. Except in accessways and as prohibited by the utility provider's use of the utility servitude, the servitude shall also be landscaped minimally with a vegetative or decorative ground cover. On corner or through lots with more than one street frontage, the greenbelt shall be required adjacent to each street frontage. The periphery area shall contain trees and vegetative or decorative ground covering material, as specified herein.
- b. Reduction in Greenbelt Area - When a utility servitude which occurs between the street right-of-way and the required greenbelt exceeds ten (10) feet in depth measured from the street right-of-way, the required depth of the adjacent greenbelt may be reduced by one (1) foot for every additional five (5) feet of servitude in excess of ten (10) feet.

9.2.4.7. Planting in Utility Servitudes

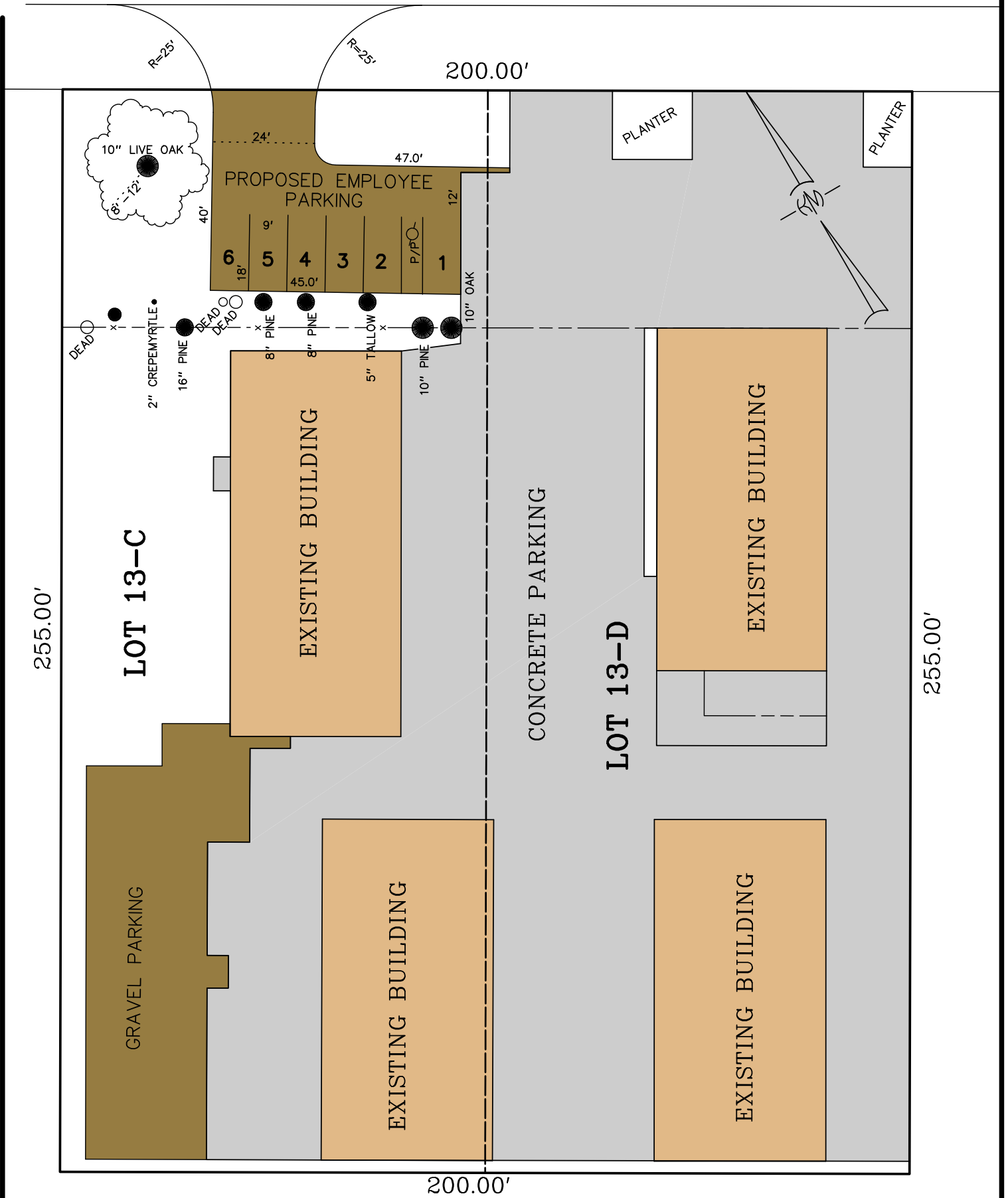
No planting shall be installed within a utility servitude without prior written approval of the affected utility. Approval may be withheld by any utility upon its determination that the proposed type or location of vegetation would adversely affect the operation, maintenance or function of the utility. Approval of the installation of plant materials by a utility shall create no obligation to replace vegetation removed or damaged by the utility in the course of its lawful use of the servitude.

6.4.17. A & E Services

Auto and Equipment Repair (Enclosed) Repair of automobiles, trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts in an enclosed area screened from view of any adjacent streets or property. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, **body and fender shops**, and similar repair and service activities, but excluding dismantling or salvage.



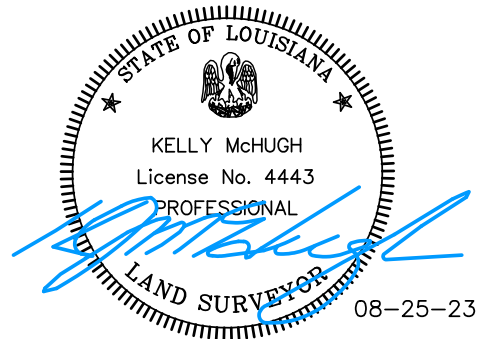
FLORIDA STREET EXTENSION



TOTAL SITE (200' x 255') = 51000 sq. ft.

- = EXISTING IMPERVIOUS = 36410 sq. ft.
- = PROPOSED PARKING = 5281 sq. ft. (IMPERVIOUS)

TOTAL IMPERVIOUS = 41691 sq. ft. (81.7%)

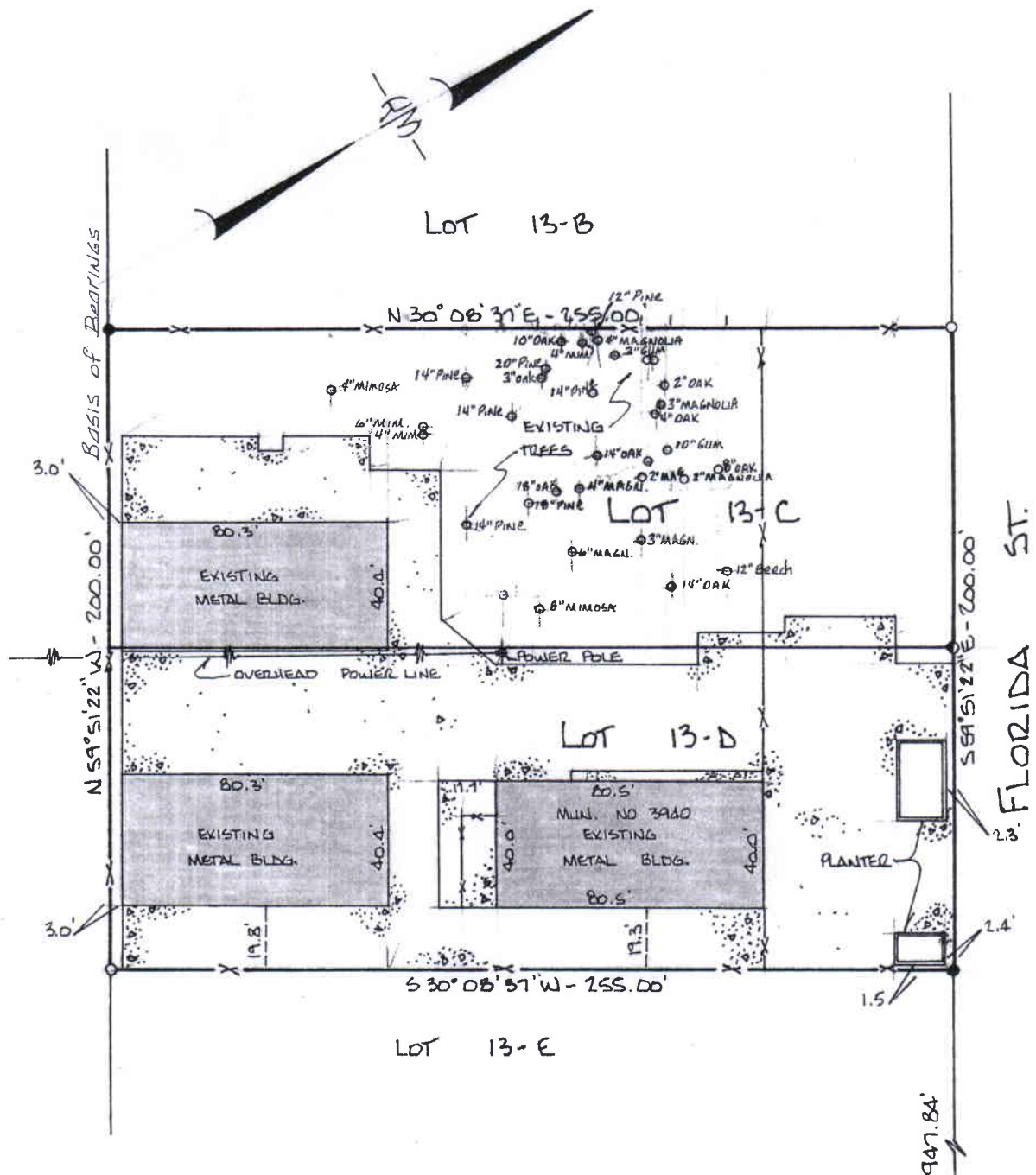


SITE PLAN FOR PROPOSED PARKING

LOTS 13-C & 13-D, PLOT "G"
 POITEVENT TRACT, CITY OF MANDEVILLE,
 ST. TAMMANY PARISH, LOUISIANA.

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 30'	DATE: 08-25-23	
DRAWN: DRJ	JOB NO.: 20-033-4	
REVISED:		



LEGEND

- - 3/8" IRON ROD FOUND
- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD SET

Note: No setbacks are shown.

EAST CAUSEWAY APPROACH

REFERENCE: PLAT OF A SURVEY BY GERALD B. DUNN DATED 11-20-72. NO SETBACKS OR SERVITUDES ARE SHOWN

THIS PROPERTY IS LOCATED IN FLOOD ZONE: "C"; BASE FLOOD ELEV. N.A. FIRM PANEL NO.: 220202 0001 C; REV. 4-4-85

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.



KELLY J. McHUGH REG. NO. 4443

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

BOUNDARY SURVEY OF:

LOTS 13-C & 13-D, PLOT "G", POITEVENT TRACT, CITY OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA

CERTIFIED CORRECT TO:

KAREN S. RIECKE

KELLY J McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 50'

DATED: 11-11-89

DRAWN: DJW

DWG. NO.: 89-410

REVISED: