

CASE SUMMARY SHEET**CASE NUMBER: V23-12-41****DATE RECEIVED: November 17, 2023****DATE OF MEETING: December 12, 2023 and January 9, 2024****Address: W Causeway Approach****Subdivision: Hwy 22 Gateway, Section 54 Lot C****Zoning District: B-2 Highway Business District****Property Owner: Scott Ballard**

REQUEST: V23-12-41 – Mike Saucier requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements and Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Hwy 22 Gateway, Section 54 Lot C, B-2 Highway Business District, W Causeway Approach

CASE SUMMARY:

The property at W Causeway is located on the north side of W Causeway Approach, west of Moores Road, and south of Hwy 22. The property is irregular in shape, measuring 158' along the northern property line, 127' along the western property line, 237' along the east property line, and 193' along W. Causeway Approach; containing a square footage of 25,300. The property is currently unimproved.

The applicant is requesting to remove two live oaks from the property for the construction of a new Citizens National Bank. One live oak measures 18" in diameter and the other measures 24" in diameter. There are a total of five live oaks on the property, two measuring 24", one measuring 18", one measuring 16", and one measuring 12" in diameter. The remaining three live oaks will be preserved on site.

A report of the live oaks was prepared by Bill Reich, ASLA, and submitted by the applicant. The report states that the 18" Live Oak observed is not a specimen tree but is an understory tree that has been shaded out and full shape and growth habit have been stunted due to its location as such. Removal of adjacent trees during construction would limit its survivability. 24" Live Oak has also been growing in an understory environment and has growth mostly on one side towards the road.

The applicant is requesting to underbrush in the W Causeway greenbelt area. There are 23 trees identified in the W Causeway greenbelt, including three live oaks. No trees are being removed. The applicant is permitted to remove dead and non-native underbrush by right.

The applicant submitted a landscape plan by Reich Landscape Architecture (11.00) dated January 4, 2024. The plan is compliant with the Landscape minimum requirements.

CLURO SECTIONS:**9.2.5.7. Live Oak Protection Requirements**

In all zoning districts, including the R-1, R-1X and R-2 districts, all live oak trees 6" dbh shall be protected as follows:

1. A tree removal permit shall be obtained from the Building Inspector prior to cutting, clearing or removing any live oak tree.
2. The applicant wishing to remove a live oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Building Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
3. It shall be unlawful for any person to place soil in such a way that would cause live oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a live oak from the impact of such activity. Should all efforts fail and a tree removal permit be issued for the removal of the live oak the provisions of these regulations regarding replacement of trees shall be required to be met.
4. A tree removal permit will be required to prune the primary and secondary branches of any live oak tree 12" dbh or greater. Such pruning shall be required to be recommended in writing and supervised by a licensed arborist or a state forester.

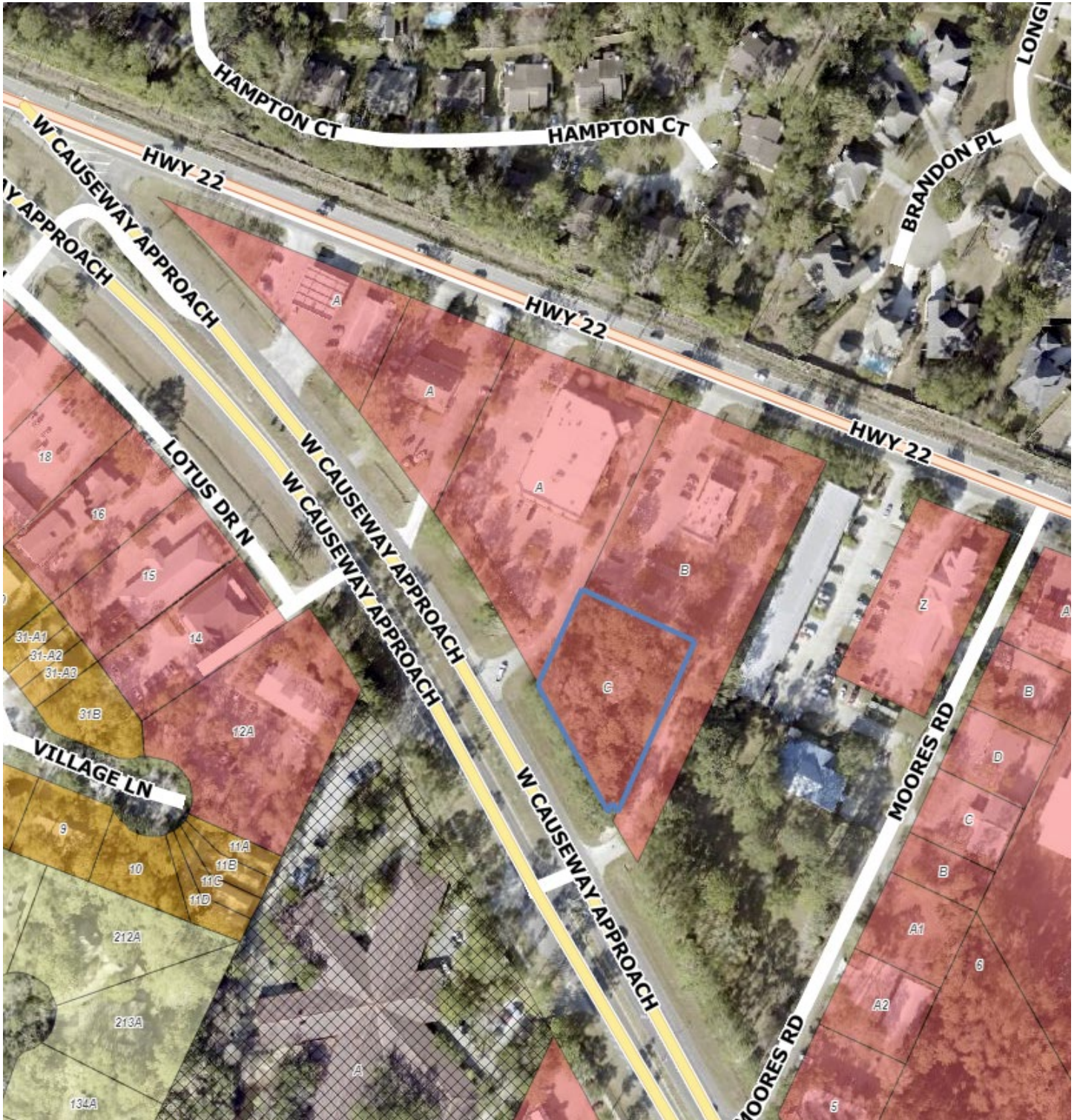
9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential

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.



Field Report – Live Oaks- Evaluation

Date Issued	12/05/2023
Project Name	Citizens Bank- Mandeville
Project Number	NA
Attendees	Bill Reich (Reich) and Matt Saucier
Subject	Existing Live Oak Observation
Site Visit Date	11/28/2023

OBSERVATIONS / COMMENTS

- 1- 18" Live Oak observed is not a specimen tree but is an understory tree that has been shaded out and full shape and growth habit have been stunted due to its location as such. Removal of adjacent trees during construction would limit its survivability.
- 2- 24" Live Oak has also been growing in an understory environment and has growth mostly on one side towards the road. Possible pervious pavers may help soften the impact of development on that side.



1-18" Live Oak



2-24" Live Oak



PREPARED BY: Bill Reich, ASLA, CLARB

END OF REPORT



RCL ARCHITECTURE, L.L.C.
 900 W. Causeway Approach
 Mandeville, LA 70471
 855-727-4440
 Fax: 985-727-4467
 829 Soenne St.
 New Orleans, LA 70113
 504-837-7346

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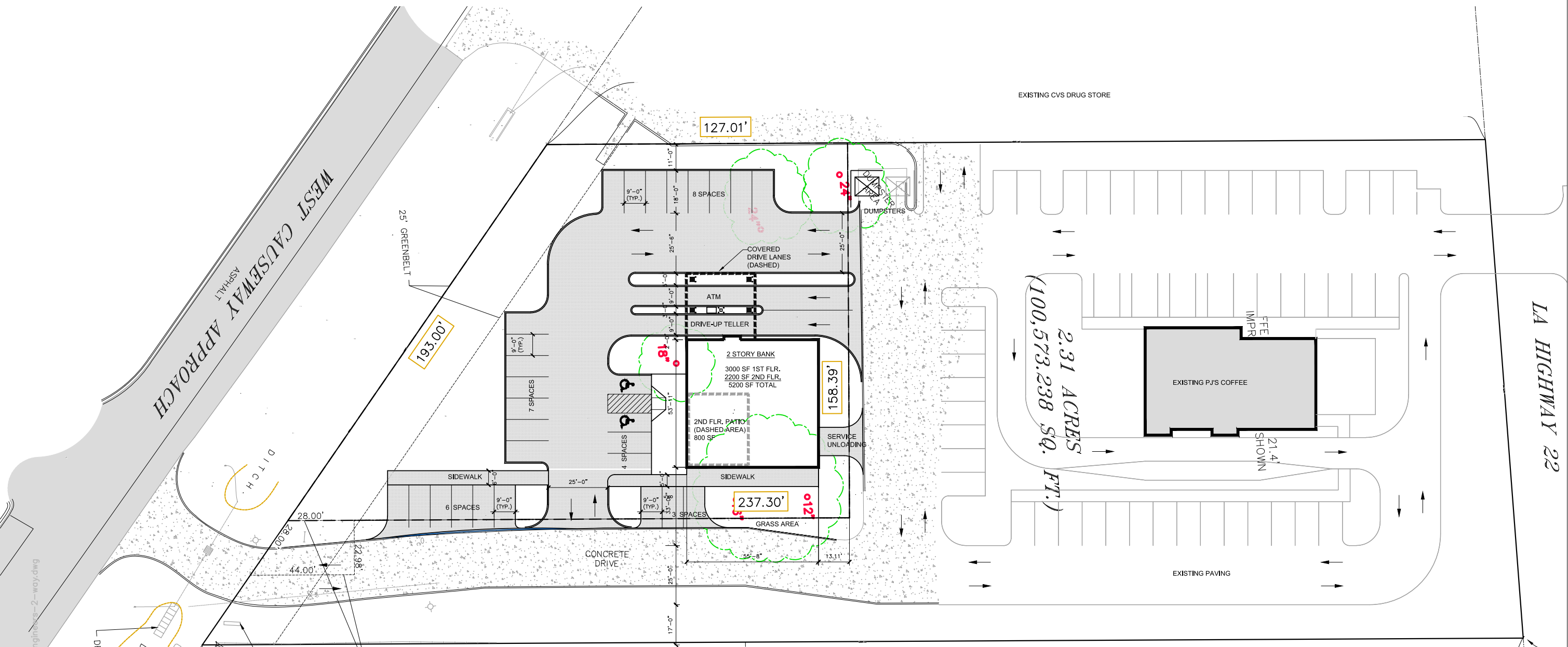
RCLA
 Project Number: 22317
 Date Issued: 11/16/2023
 Drawn By: LBW
 Checked By: XX
 Revisions:
 XX

**CONCEPT LAYOUT
 PROPOSED BANK**
 4520 HIGHWAY 22
 MANDEVILLE, LA 70458

Preliminary Design

Sheet Number:
PD-2

Copyright 2023



1 Preliminary Design - Site Plan
 PD-1 SCALE: 1"=20'-0"

PARKING	
REQUIRED (1/200 SF)	26 SPACES
PROVIDED	28 SPACES

LEGEND	
	EXISTING PAVEMENT & IMPROVEMENTS (UNSHADED)
	PROPOSED DEVELOPMENT GROUND LEASE (SHADED) APPROXIMATELY 0.78 ACRES

OWNER: USA RHODES B1
 MUN. #4510 HIGHWAY

**CONCEPTUAL PLAN
 NOT FOR CONSTRUCTION**
 12/04/2023
 RCL CONSULTANTS, LLC
 FRANZ J. ZEMMER
 La. LICENSE No. 28232
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

I:\CAD\22317 Hwy 22 Bank\Preliminary Design\22317 - preliminary design Engineers-2-way.dwg

NOTE:
 FILL AREA- REMAINDER OF THE CITY
 2' ALLOWED UNDER ROOFLINE
 6" FOR DRIVEWAYS ETC.

THE P.O.B. IS REPORTED TO BE S25°15'W, 1077.12'; N69°15'W, 1043.79' FROM THE SECTION CORNER COMMON TO SECTIONS 33, 37, & 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

LA HIGHWAY 22



1.5 ACRES
 MUN. #4540 HIGHWAY 22

2.31 ACRES
 (100,573.238 SQ. FT.)

OWNER: LISA RHODES BLANCHARD
 MUN. #4510 HIGHWAY 22

OWNER: CAPONE LIVING TRUST
 MUN. #155 MOORES ROAD

OWNER: MARLA REDMANN GARVEY
 MUN. #115 MOORES ROAD

ZONING: B-2 HIGHWAY BUSINESS DISTRICT &
 GO-GATEWAY OVERLAY

BUILDING SETBACKS
 FRONT - 25'
 SIDE (STREET) - 15'
 SIDE (INTERIOR) - 5'
 REAR - 5'

MAX HEIGHT - 35'
 MAX IMPERVIOUS - 75%

LEGEND

- SEWER CLEANOUT
- LIGHT POLE
- WATER VALVE
- ELECTRIC PANEL
- ELECTRIC BOX
- ELECTRIC CONDUIT
- DRAIN LINE
- WATER LINE

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTIE" BEFORE DIGGING. (1-800-272-3020)
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONES "X" WITH A BASE OF N/A ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 2200000100 REVISED MAY 16, 2012.
- SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE ORIGIN OR TITLE POLICY WILL BE ADDED HERE TO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- REFERENCE SURVEYS:
 a) A SURVEY OF A 3.81 ACRE PLOT OF LAND, BY LAND SURVEYING INC., DATED JUNE 25, 1980, JOB #2059
 b) A SURVEY OF A 1.5 ACRE PLOT OF LAND, BY LAND SURVEYING INC., JOB #5766.
- BASIS OF BEARINGS/ANGLES: THE REFERENCE SURVEYS.

SURVEYOR'S CERTIFICATION

I do hereby certify that the data set forth above that I or others under my direct supervision, have made a careful survey of the property and the boundaries relating to a portion of ground in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

JOHN E. BORNEAU
 LICENSE NO. 4423
 PROFESSIONAL LAND SURVEYOR

11/13/2023
 DATE

NO.	DATE
1	XX.XX.XXXX
2	
3	
4	
5	
6	
7	
8	

A SURVEY MAP OF
A PORTION OF A 2.31 ACRES PARCEL
 situated in
 Section 54, Township 7 South, Range 11 East
 in the City of Mandeville, St. Tammany Parish, Louisiana
 for
GULF STATES CONSTRUCTION SERVICES

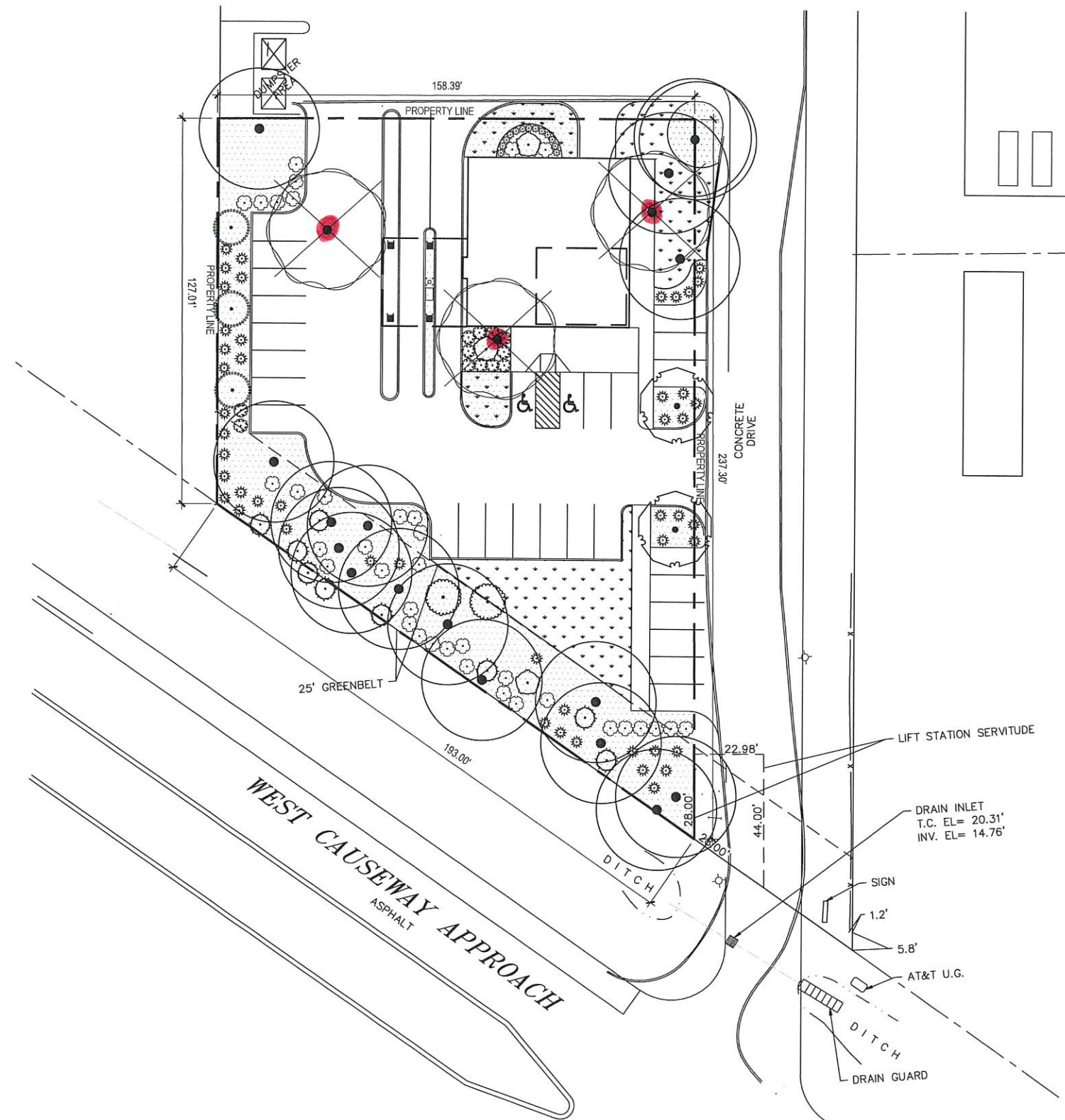
DATE: 11-13-2023

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PROJECT NO.: 23-140499
 DRAWN BY: SAC
 CHECKED BY: JEB
 SCALE: 1" = 40'

SURVEYOR INFORMATION

Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE: (985) 945-1772
 FAX: (985) 945-1772
 www.loweengineers.com
 e-mail: MandevilleTom@loweengineers.com



01 PLANTING PLAN
SCALE: 1"=20'-0"

PRELIMINARY LANDSCAPE PLAN

02 PLAN SCHEDULE
SCALE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AD	2	Acer rubrum 'Drummondii' / Drummond Red Maple	B&B	2"	10-12' H x 2-3' W
	ET	2	Existing Tree / Ex Tr	existing		
	MG	3	Magnolia grandiflora / Southern Magnolia	Cont/B&B	2"	10-12' H x 2-3' W
	ELO2	1	Pin Oak / Quercus palustris	existing		
	AG	9	Slash Pine / Pinus elliottii	EXISTING		
	ELO	15	Southern Live Oak / Quercus virginiana	existing		
	DEMLO	3	Southern Live Oak / Quercus virginiana	Removed		
	TA	3	Taxodium ascendens / Pond Cypress	30 gal.	2"	10-12' H x 2-3' W
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
SHRUBS						
	AO	36	Azalea x 'Roblex' / Autumn Lily® Encore® Azalea	3 gal.	15-18" H x 15-18" W	
	DC	12	Distylium x 'PIIDIST-III'™ / Coppertone Distylium	3 gal.	15-18" H x 15-18" W	
	RM	13	Rosa x 'Meisweddom'™ / Sweet Drift Rose	3 gal.	12-15" H x 12-15" W	
	SM	48	Sabal minor / Dwarf Palmetto	3 gal.	15-18" H x 15-18" W	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME			
GROUND COVERS						
	B3	8,940 sf	Pine Mulch / Pine Mulch			
	SU	3,345 sf	Sod / To Match Existing			

03 ORDINANCE REQUIREMENTS
SCALE

PRESERVATION OF TREES IN GREENBELT + PLANTING IN GREENBELT

Planting in Greenbelts. Each required greenbelt shall contain a minimum of one (1) Class A tree (see definitions) and one (1) understory Class B tree for every twenty-five (25) linear feet of lot frontage or fraction thereof. In addition a ground covering material shall be established in the required greenbelt area. Vegetative ground covering material may include turf or other material that forms a consistent vegetative cover. Ground covering material may include pine straw or other mulches, including those of mineral composition.

PROPERTY LINE	LENGTH (FT)	EXISTING TREES IN GREENBELT TO REMAIN	TREES REQUIRED IN GREENBELT	
			REQUIRED	PROPOSED
SOUTHWEST	193	21	8	0

SCREENING OF VEHICULAR USE AREAS + SITE INTERIOR LANDSCAPE AREAS

When a vehicular use area is visible from a public street right-of-way, the vehicular use area shall be screened from view from the adjacent street with an opaque vegetative screen as part of the interior planting requirements. The screen shall be of living material that is opaque from ground height to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least twenty (20) feet. This screen shall be planted in a prepared planting area no less than twenty-four inches wide immediately adjacent to the vehicular use area or may be located within the required greenbelt area. This requirement applies to all street frontages of lots if the vehicular use area is visible from the adjacent street. Site interior landscaped area shall be provided in the interior of vehicular use areas larger than eight (8) parking spaces or 3,000 square feet. The total of all interior landscaped areas shall occupy a minimum of eight (8) percent of the vehicular use areas, including associated service drives and loading areas. For each two (2) percent of parking spaces provided in excess of the minimum off-street parking spaces required by use in accordance with section 9.1.4, the site interior landscaped area shall be increased by one (1) percent. A minimum of one tree per 2,000 square feet (approximately 5.5 parking spaces) of vehicular use area shall be required to be preserved or planted within a site interior landscaped area provided the distance and shading requirements specified below are complied with by the selection of tree species. (2) The required trees shall be evenly distributed throughout the vehicular use area to maximize infiltration of stormwater and the beneficial effects of the shade provided. No parking space shall be located more than forty (40) feet from any tree within the periphery greenbelt or the interior landscape areas. (3) A minimum of 50 percent of the trees provided within the interior planting areas shall be "Class A" trees. (4) A minimum of thirty (30) percent of the vehicular use area must be shaded by tree canopies of trees located within the required interior landscape areas.

VEHICULAR USE AREA	INTERIOR LANDSCAPE AREA REQUIRED	INTERIOR LANDSCAPE AREA PROPOSED	TREES	
			REQUIRED	PROPOSED
14,371	1,150	2,205	7	7

REVISION	DATE

NORTH BOUND
JUST SOUTH
OF SITE



NORTH
BOUND JUST
SOUTH of SIDE



LAKE SHORE
VETERINARY HOSPITAL
985-626-5615
→

CVS

Nice
Clean





CVS

CVS - Important
CROSS DRIVE





CNB
FRONT
BUFFER
- Dead
- Natural
- Vines
- DEBRIS

All
Choke
LAYER
TREES



MORE
DEBRIS
IN FRONT
BURR
FROM
PAST
STORMS



Vines
Choking
Tree
In Front
Buffal



Nice
PINOAK
to BE
SAVED



LARGE
OAK
ON SOUTH
SIDE of
SHARED
DRIVE

CASE SUMMARY SHEET**CASE NUMBER: SUP24-01-01****DATE RECEIVED: December 15, 2023****DATE OF MEETING: January 9, 2024 and January 23, 2024****Address: 823 Lamarque****Subdivision: Old Town of Mandeville, Square 56 Lot S****Zoning District: R-1 Single Family Residential District****Property Owner: Roberta Pierre**

REQUEST: SUP24-01-01 – Roberta Pierre requests Special Use Approval to allow Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 56 Lot S, R-1 Single Family Residential District, 823 Lamarque

CASE SUMMARY:

The applicant owns the property at 823 Lamarque Street. The property is located on the east side of Lamarque St., west of Magnolia St., north of Montgomery St., and south of Florida St. The property measures 96.72' x 202.04' containing 19,576.5 sqft per a survey prepared by John G. Cummings and Associates and dated 3.31.2016. The property is currently improved with a single-family residence.

The applicant is requesting to operate a Bed and Breakfast Residence out of the current structure on the lot. In January 2020, the City Council adopted Ordinance 19-34, which amended the CLURO to include provisions for Short Term Rentals and to establish a Historic Preservation Overlay District. Short Term Rentals are not permitted in the R-1 or R-1X Districts unless the property is located in the Historic Preservation Overlay District, in which case a Bed and Breakfast Residence is permitted by Special Use Approval.

Short Term Rental – Bed and Breakfast requires that the property owner provide homestead exemption, be on site for the guests stay, and only continental breakfast service shall be provided. There are two guest rooms located on the first floor, with separate outdoor entrances. The second floor is where the master bedroom is located.

Parking:

Lodging (Transient)— Short-Term Rental: Bed and Breakfast Residence requires one parking space per guest room plus two spaces for resident occupants. A Bed and Breakfast Residence is limited to no more than two guestrooms, the applicant has provided the required four parking spaces on a site plan submitted by the applicant.

CLURO SECTIONS:**4.3.2.7. Review and Evaluation**

1. Site plans for uses subject to the Special Use Criteria as provided in Article 8 shall be reviewed and evaluated for consistency with such standards.
2. Site plans shall be reviewed and evaluated for consistency with all applicable regulations of this Comprehensive Land Use Regulations Ordinance.
3. In the event that a proposed site plan does not satisfy the applicable criteria established for review by this Section, modifications to the site plan by the applicant that would result in increased compatibility or would mitigate unfavorable impacts or would cause the site plan to conform to applicable requirements may be considered.
4. The Zoning Commission may require modification of a site plan as a condition for approval when required by the Special Use Criteria of Article 8 or Special District Criteria for the district in which the use is proposed, or other provisions of these regulations or other City, state or federal regulations; or, when the site plan is reviewed in connection with a special use permit application, they may recommend such modifications as may be reasonably necessary to achieve the purposes of these regulations. Such modifications may include, but shall not be limited to:
 - a. Provision for special yards, open spaces, buffers, fences, walls, and screening; for installation and maintenance of landscaping and drainage control measures; improvements of access and circulations; rearrangements of structures, site improvements or activities within the site; location and character of signs; and such other site plan features as necessary to ensure compatibility with surrounding uses and to support the findings required by this Section.
 - b. Required modifications may exceed the minimum standards established in these regulations to achieve these regulations' purposes.

4.3.2.8. Findings for Special Use Permit Approvals

The Zoning Commission shall make the following findings before approving a Special Use Permit:

1. The proposed plan is consistent with the Comprehensive Plan and the purposes of the applicable zoning district.
2. That the Special Use Permit application and site plan comply with the standards of these Comprehensive Land Use Regulations.
3. That any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable impacts and protect the public health, safety and welfare as follows:
 - a. That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing conforming or permitted uses on adjacent sites or sites across from the proposed

development site in terms of building height, bulk, scale, setbacks, open spaces, lighting, signage, landscaping, parking, access and circulation.

- b. The site development provides for the safe and convenient circulation of pedestrians, motorists and bicyclists and adequately addresses the volume and traffic and other transportation impacts of the proposed development.
- c. Proposed parking is designed to minimize negative impacts on surrounding property and provide safe and convenient access to the site.
- d. The proposed design and use of the development adequately protects people and property from the negative impacts of erosion, flood or water damage, fire, odors, noise and glare anticipated to be generated by the proposed development.

6.4.42. 1 Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence

An owner-occupied dwelling unit having no more than two guestrooms where short-term lodging is provided for compensation by the owner/operator of the residence who shall be present during the guest’s stay.

7.6.5.1. Purpose of the H-P Historic Preservation Overlay District

The purpose of the H-P Historic Preservation Overlay District shall be to preserve and protect the historic character and promote the educational, cultural, and economic welfare of the area.



HOUSE FOR:
MITCHELL PIERRE
823 LAMAQUE STREET,
MANDEVILLE, LA.

DRAWING MODIFICATION
DATE: 10-9-2017

- A1 COVER SHEET / FLOOR PLAN
- A2 BUILDING ELEVATIONS
- A3 CONNECTOR DETAILS
- E1 ELECTRICAL PLAN / SITE PLAN
- F1 FOUNDATION PLAN

1. SCHED. OF DWGS.
N.T.S.

AREA

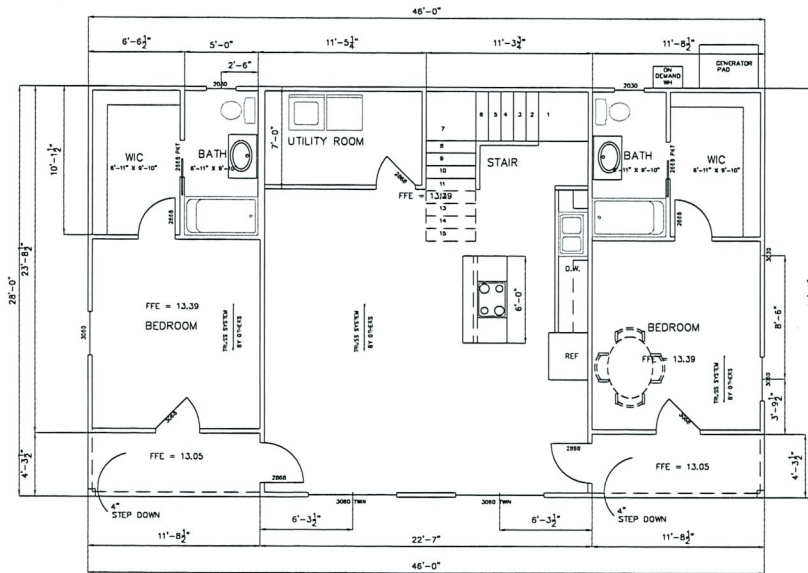
1187 SQ. FT. DN
404 SQ. FT. UP
PORCHES 100 SQ. FT.
TOTAL 1691

IMPORTANT NOTICE

EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY AND COMPLETENESS OF THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RE-CHECK THIS PLAN FOR ACCURACY OR ERROR. ANY DISCREPANCY SHOULD BE REPORTED FOR CORRECTION PRIOR TO ONSET OF CONSTRUCTION.

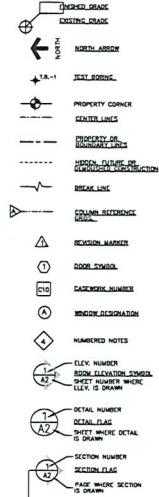
NOTES

1. AS AUTHORIZED FOR THE ELEVATION OF EXISTING STRUCTURES, HEATING, VENTILATION, AIR CONDITIONING EQUIPMENT OR ANY OTHER MECHANICAL EQUIPMENT SHALL NOT ENCROUGH INTO ANY REQUIRED FRONT OR SIDE SETBACK.
2. ADJACENT ROOMS TO SLEEPING AREAS SHALL HAVE CARBON MONOXIDE DETECTORS IF GAS UTILITIES ARE PROVIDED OR AN ATTACHED GARAGE.
3. WITHIN ALL SLEEPING AREAS, ADJACENT ROOMS, AND EACH HABITABLE DETECTORS IF GAS UTILITIES ARE PROVIDED OR AN ATTACHED GARAGE.
4. DOORS BETWEEN GARAGE AND HOME TO BE SOLID WOOD 1/3/8". SOLID OR HONEY COMB STEEL DOORS AN 20 MIN. RATED FIRE.



4. 1ST. LEVEL FLOOR PLAN
1/4" = 1'-0"

2. PROJECT DATA
N.T.S.



3. GRAPHIC SYMBOLS
N.T.S.



joseph
a
day
and
associates
designers and
planners

22247 7TH. STREET
ABITA SPRINGS LA
70420
(985) 893-2074

DRAWING
RELEASED
FOR:

PRELIMINARY - NOT FOR CONSTRUCTION

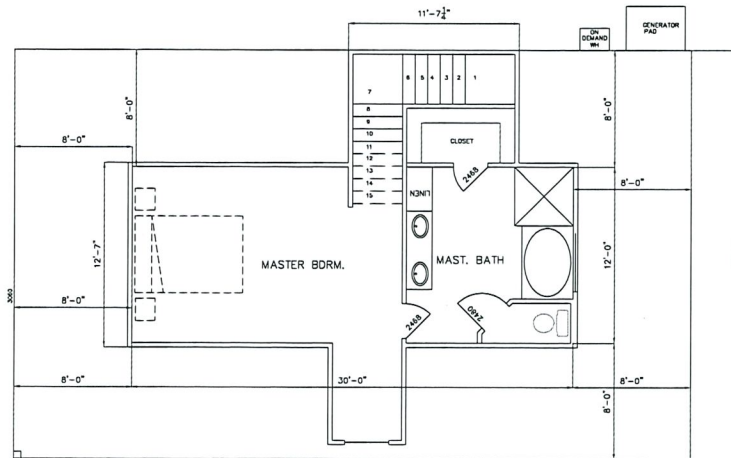
PRICING: NOT FOR CONSTRUCTION

FOR CONSTRUCTION

NO.	DATE	PURPOSE
1	12/02/2016	
2	2/22/2016	
3	4/22/2016	
4	5/26/2016	
5	8/25/2016	
6	4/18/2017	
7	10/9/2017	

HOUSE FOR:
MITCHELL PIERRE
823 LAMAQUE STREET,
MANDEVILLE, LA.

SHEET NO.
A1



5. 2ND. LEVEL FLOOR PLAN
1/4" = 1'-0"

Alex Weiner

From: Roberta Pierre <[REDACTED]>
Sent: Thursday, December 28, 2023 8:37 AM
To: Alex Weiner
Subject: Re:
Attachments: image_50427905.JPG

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Alex,

I hope you had a nice holiday. I'm sorry for my delay in getting this information to you. Hopefully this makes sense. The entire footprint for all 4 parking spaces measures: 46' wide x 20' long with each parking space measuring: 11 1/2' wide x 20' long.

Thank you,

Roberta

Unit #1

main house

unit #2

parking for
unit #1

main house parking

main house parking

parking for
unit #2

11 1/2' W x 20' L

11 1/2' W x 20' L

11 1/2' W x 20' L

11 1/2' W x 20' L

- e. No investment that was incurred after the effective date of this ordinance shall be considered.
- f. If the Zoning Commission finds that the owner is eligible for an extension of time, the Commission shall grant an extended termination date to the applicant that shall not be longer than is required to recoup the investment.

8.2.3.5. *Lodging (Transient) – Short Term Rentals*

A. All of the required approvals shall be obtained prior to establishment of the use including a Special Use Permit and Conditional Use approval depending upon the district in which the use is proposed to be located. In addition, an occupational license and a certificate of occupancy for the proposed use shall be obtained from the City. Any additional requirements of the state shall also be required to be satisfied.

B. STANDARDS

Short-term rentals, as defined in Article 6, shall be subject to the following general requirements in addition to the parking requirements as provided in Article 9 and the district regulations for the district in which the facility is located:

1. Short-term rentals shall meet all applicable building, health, fire, and related safety codes at all times as well as:
 - a. That the property has current, valid liability insurance of \$500,000.00 or more that covers use as a short-term rental property;
 - b. That each short-term rental has working smoke alarms in every bedroom, outside each sleeping area, and on all habitable floors. If the rental unit has either natural gas service, or a propane system for cooking or heating, the unit must also have working carbon monoxide alarms in each bedroom, outside each sleeping area, and on every habitable floor. Combination smoke/carbon monoxide alarms are acceptable; and
 - c. That each short-term rental has a properly maintained 2A10BC rated ABC type fire extinguisher in each short-term rental unit.
2. Common bathroom facilities may be provided rather than private baths for each guestroom.
3. Residence kitchens shall not be refitted to meet health department requirements for food preparation. Only continental breakfast food service, with foods purchased from a licensed food seller and served “as is” or only warmed at the bed and breakfast residence and/or inn may be allowed. No cooking facilities shall be permitted in the individual guestrooms.
4. A common dining area may be provided but cannot be leased for social events.
5. No exterior signage shall be permitted except in accordance with the regulations of Article 10 for the district in which the facility is located.
6. Short-term rentals shall not be operated outdoors or in a recreational vehicle.
7. Parking shall be provided in accordance with Article 9, and shall be provided in side or rear yards and shall not be located in front yards.
8. Only one party of guests shall be permitted per Whole House Rental. A “party” shall mean one or more persons who as a single group rent a Whole House Rental pursuant to a single reservation and payment.

9. The owner/operator of the Short Term Rental: Bed & Breakfast Residence shall be present during the guest's stay.
10. The operator of the Short Term Rental: Bed & Breakfast Inn shall be present during the guest's stay.

C. OPERATION

1. Use of the short-term rentals for commercial or social events shall be prohibited.
2. The permit holder shall keep on file with the city the name, telephone number, cell phone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental. This information shall be posted in a conspicuous location within the short-term rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within a reasonable time period, not to exceed three (3) hours when the short-term rental is rented and occupied.
3. All advertising for any short-term rental, including electronic advertising on short-term rental websites, shall include the number of the short-term rental permit granted to the permit holder.

D. TAXES

1. The permit holder shall timely remit all applicable local, state, and federal taxes and City fees owed in connection with the short-term rental.
2. The permit holder shall maintain records of all short-term rental activity, including number of guests, booking dates, rental income, and taxes remitted, for three years and shall be provided to the City upon request.

E. CITYWIDE CAP FOR WHOLE HOUSE RENTALS

1. The total number of short term rental permits for Whole House Rentals shall not exceed ten (10) at any time.
2. If no Whole House Rental permits are available pursuant to the limitation on Whole House Rentals, the interested property owner shall submit an application to the Planning Department, which will be placed on a waiting list in the order in which they were received. If a permit becomes available, applications shall be processed and reviewed in the order that they are listed on the waiting list.

F. SHORT TERM RENTAL PERMIT APPLICATION

1. If the property is subject to Special Use or Conditional Use approval pursuant to Article 4, approval shall be obtained prior to the submission of an application for short term rental permit.
2. An applicant for a short-term rental permit shall submit to the following requirements and documentation:
 - a. The name, address, phone number and email contact information of the applicant.
 - b. Attest to the following and furnish the necessary documentation upon request of the Planning Director:

- i. That the property has current, valid liability insurance of \$500,000.00 or more with proof that such coverage includes use as a short-term rental property;
 - ii. That each short-term rental has working smoke alarms in every bedroom, outside each sleeping area, and on all habitable floors. If the rental unit has either natural gas service, or a propane system for cooking or heating, the unit must also have working carbon monoxide alarms in each bedroom, outside each sleeping area, and on every habitable floor. Combination smoke/carbon monoxide alarms are acceptable. St. Tammany Parish Fire District 4 shall perform an inspection to confirm compliance.
 - iii. That each short-term rental has a properly maintained 2A10BC rated ABC type fire extinguisher in each short-term rental unit.
 - iv. That in each short-term rental there is a posting that provides the name, telephone number, cell phone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental, as well as a floor plan indicating fire exits and escape routes. Posting shall be displayed in a prominent location within the unit;
 - v. That the property has no outstanding taxes or municipal code violation liens.
 - vi. That the property is not subject to any contractual restrictions precluding its use as a short-term rental, including but not limited to homeowner association agreements, condominium bylaws, or restrictive covenants;
 - vii. For Bed & Breakfast Residence: proof of residency via valid homestead exemption;
 - viii. For Bed & Breakfast Inn: proof of occupancy via title or deed or operator’s valid current lease;
 - ix. For Whole House Rental: proof of ownership via title or deed.
- c. A valid occupational license for the proposed use.
3. Any fraud, material misrepresentations, or false statements contained in the attestations, required documentation, or correlating application materials shall be grounds for immediate revocation of a short-term rental permit. Furthermore, all requirements herein shall be continuously maintained throughout the duration of the permit.

G. SHORT TERM RENTAL PERMIT ISSUANCE

- 1. Upon satisfactory submission of the required attestations and requested documentation herein, the Planning Director may issue a short-term rental permit. Said permit shall contain:
 - a. The address of the short-term rental;
 - b. The short term rental permit holder’s name;
 - c. The type of short term rental permit, permit number, and rental limitations, including bedroom limit and guest occupancy limit;
 - d. Contact information (name, cell phone and e-mail) for complaints by guests or neighbors, of a local contact person who shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within a

reasonable time period, not to exceed three (3) hours when the short-term rental is rented and occupied;

- e. Dates the short term rental permit is valid.
2. Any short term rental permit issued pursuant to this article is non-transferable.
 3. All short term rental permits issued pursuant to this article shall be valid for one year from the date of issuance, and shall be reapplied for and renewed annually between January 1st and March 31st of each year.
 4. Short term rental permit renewals shall be obtained in a substantially similar form and manner as the initial short term rental permit, and shall also require:
 - a. A new attestation of all information as outlined in F.1.b.
 - b. An attestation that the applicant has not had a short-term rental permit revoked in the last twelve (12) months.

H. SHORT TERM RENTAL PERMIT FEES

Short-term rental permit fees shall be set forth in Division 19 of Appendix C of the City of Mandeville Code of Ordinances

I. VIOLATIONS

Any violation of this article and the correlating provisions in the Comprehensive Land Use Regulations Ordinance may subject a violator to any remedy, legal or equitable, available to the City. Violations include but are not limited to: advertisement or rental of a short-term rental without proper short term rental permitting, operation outside the scope of any of the applicable short-term rental regulations provided by law, failure to include the short term rental permit number or property address of a short-term rental unit in any advertisement and advertising a short-term rental outside the permitted scope of a short-term rental permit. The Planning Director may suspend, revoke or not renew any short term rental permit issued pursuant to this Article if the Planning Director determines that the permit holder has violated any provision of this Article, two (2) or more times. Remedies include but are not limited to: revocation of a short-term rental permit, daily fines, and property liens, as more fully provided in Section 1.9 of this code. Each day of violation shall be considered a separate offense. Nothing contained herein shall be construed to limit the legal remedies available to any other person for the correction of violations of this article and the correlating provisions in the Comprehensive Land Use Regulations Ordinance.

8.2.3.6. *Applicability*

No person shall use or maintain, nor shall any person advertise the use of any residential dwelling unit on any parcel in this city for short-term rental without a short-term rental permit.

Short-term rentals may only be allowed in accordance with the Table of Permitted Uses. Outside of the Table of Permitted Uses, all Short-term rentals are prohibited in this city. However, any legally established Bed and Breakfast Residence or Bed and Breakfast Inn prior to the adoption of this Ordinance, shall be allowed to continue operation subject to the provisions of the Comprehensive Land Use Regulations Ordinance Section 4.2., Nonconforming Provisions.











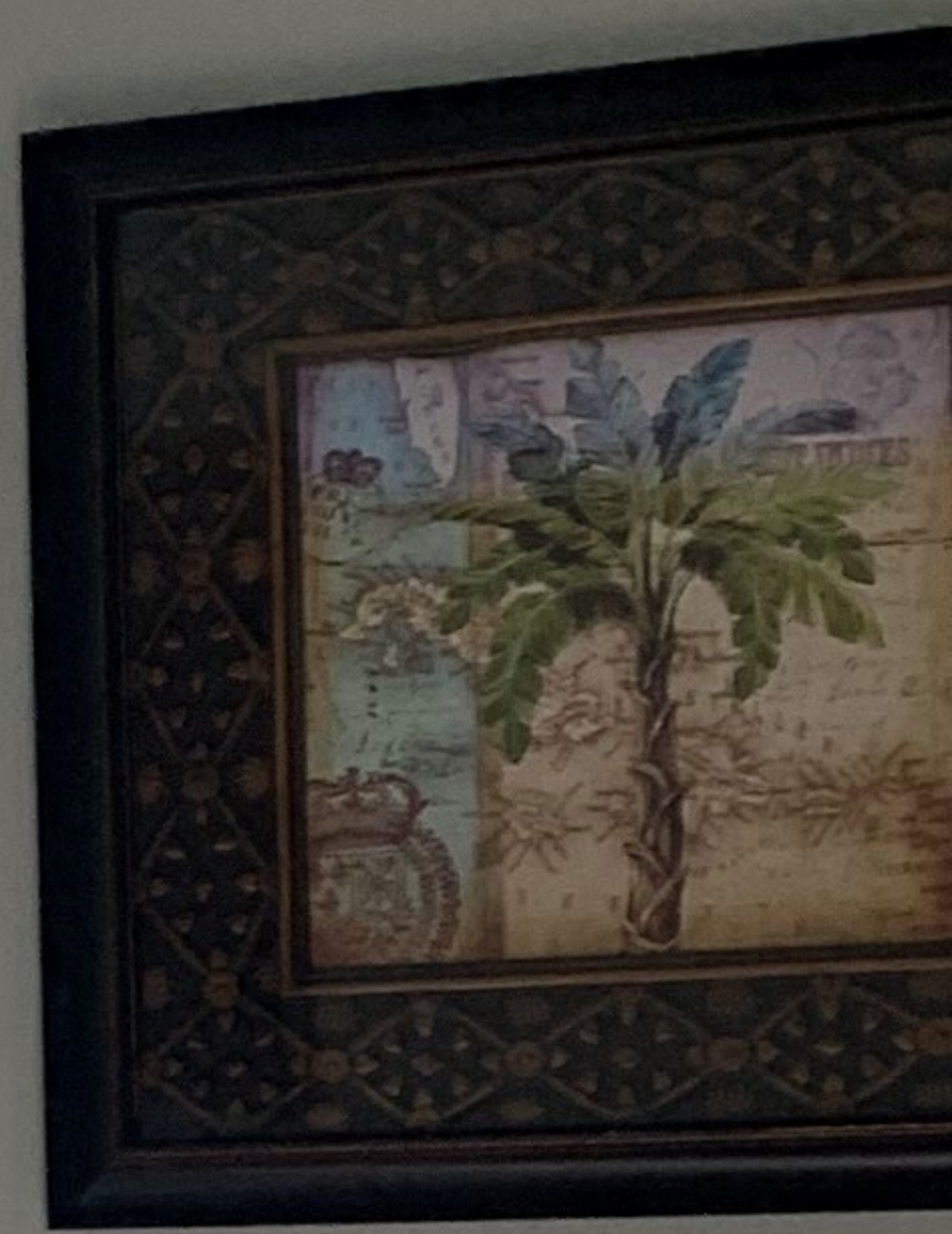
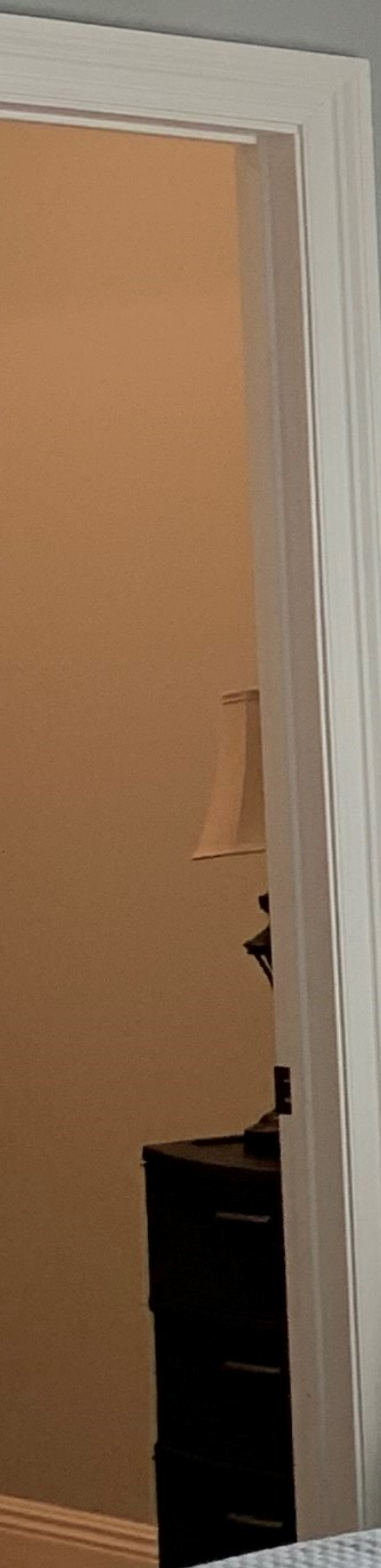
















CASE SUMMARY SHEET

CASE NUMBER: V24-01-01

DATE RECEIVED: December 1, 2023

DATE OF MEETING: January 9, 2024 and January 23, 2024

Address: 1886 N Causeway

Subdivision: Northlake Shopping Center, Section 38 Lot 1A

Zoning District: B-2 Highway Business District

Property Owner: EREP Northlake I LLC

REQUEST: V24-01-01 – Billy Smith requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Northlake Shopping Center, Section 38 Lot 1A, B-2 Highway Business District, 1886 N Causeway Blvd

CASE SUMMARY:

The property at 1886 N Causeway Blvd is located within the Northlake Shopping Center. The shopping center is located along Lovers Lane/U.S. 190 Frontage Road. The applicant runs Third Coast, which is located within the southern building of the shopping center.

In June 2023, the City Council adopted Ordinance 23-19, which amended Article 10 of the CLURO. As part of this amendment the regulations governing window signs were changed to the following:

- Signs are temporary; and
- Signs are located inside the building; and
- Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and
- Signs cannot be illuminated.

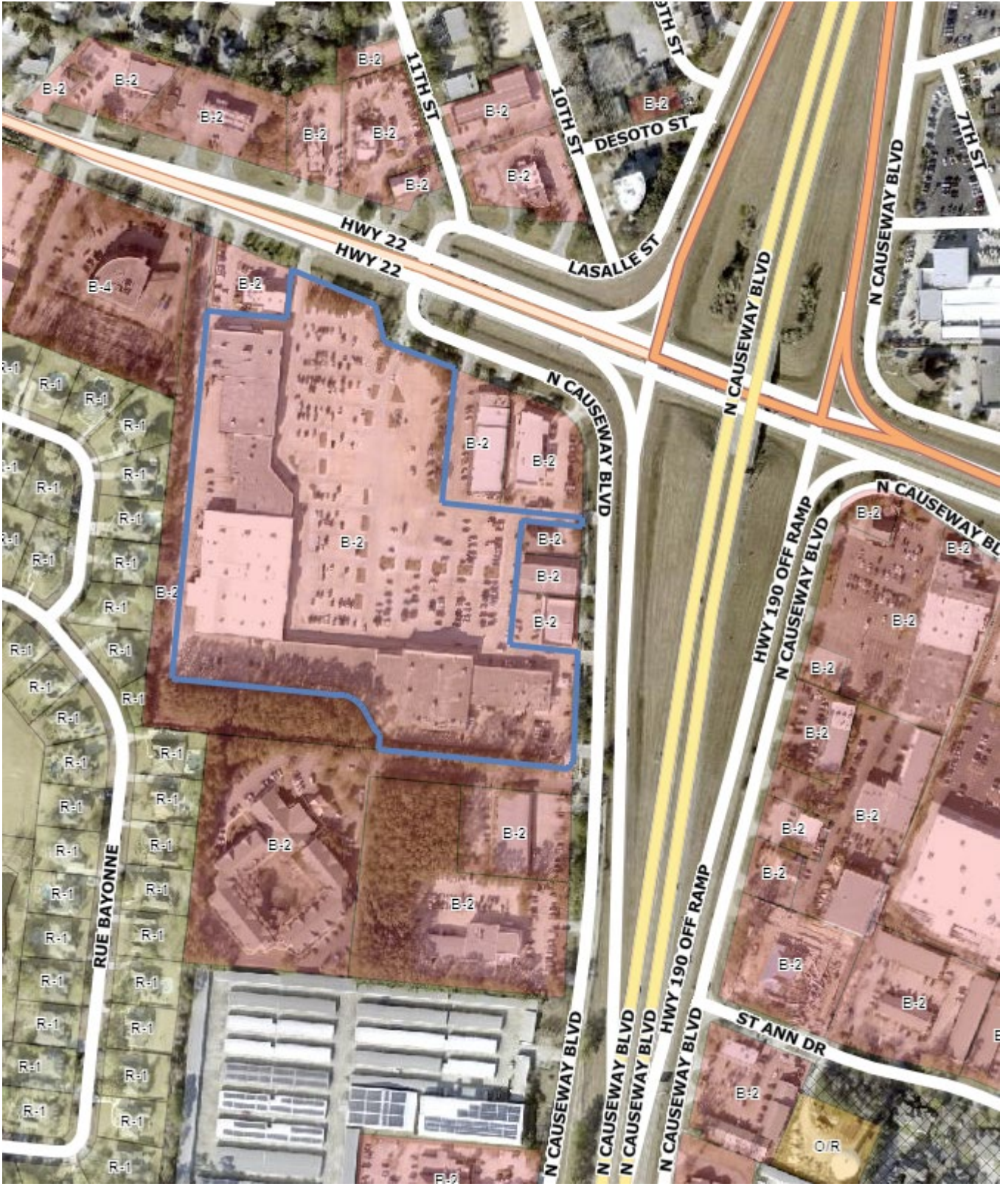
There is a total of 297 sq ft of window area. The application submitted stated multiple windows are covered at a time. The applicant is requesting to be allowed the flexibility to cover all the windows. The store front is comprised entirely of windows of varying sizes. Regulations allow for a maximum coverage of 29.7 sq. ft due to the signage being on all windows.

CLURO SECTIONS:

10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts.

Permitted Signs Allowed by District: All Uses in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts			
Drive-Through Signs	Murals	Window Signs	Detached Circulation Signs
Two (2) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • The maximum size is forty-eight (48) square feet per sign. • May be externally or internally illuminated provided the light source is not visible from any public street and the lighting does not cause any uplight or glare. 	One (1) per lot is permitted, subject to all the following: <ul style="list-style-type: none"> • May not exceed the size of the subject wall on which it is applied. • May use paint, mosaic, tile, or other applied material provided materials are durable and weather-resistant. • May not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light source provided the light source is not visible from any public street and does not cause any uplight or glare. 	No maximum number, subject to all the following: <ul style="list-style-type: none"> • Signs are temporary; and • Signs are located inside the building; and • Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and • Signs cannot be illuminated. 	Six (6) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • Maximum sign area is five (5) square feet per sign. • Maximum sign height is six (6) feet from grade. • Signs may be externally or internally illuminated but may not cause any uplight or glare. • All signs must be located within fifty (50) feet of an internal circulation lane or a pedestrian walkway.

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 in Section 4.3.2. Procedures and Fees for Special Use Permit Approvals.



Alex Weiner

From: Billy Smith <[REDACTED]>
Sent: Friday, December 1, 2023 10:18 AM
To: Alex Weiner
Subject: Re: Variance Request
Attachments: Document_2023-12-01_094507.pdf; Document_2023-12-01_093936.pdf; thumbnail_IMG_3536.jpg; thumbnail_IMG_3535.jpg

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Sorry, try now.

We basically can apply these to every window, so the coverage could be anywhere from 1' to 297'. Each window is a different measurement, and we fill a bunch of them up (as you can see by the pics). We have a few windows bare at all times, but the final look/artwork rotates depending on the advertising materials we get - some just fit in some windows better than others.

Let me know if you have any questions, thank you!

Thanks,
Billy Smith
Third Coast Soccer
1886 N. Causeway Blvd.
Mandeville, LA 70471
985-237-6100
www.thirdcoastsoccer.net

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Friday, December 1, 2023 10:05 AM
To: Billy Smith <[REDACTED]>
Subject: RE: Variance Request

Billy,
You can bring the check to City Hall. I do not see anything attached on the previous email. We will also need the square footage of all the signs.

Thanks,

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



From: Billy Smith <[REDACTED]>
Sent: Friday, December 1, 2023 9:45 AM
To: Alex Weiner <aweiner@cityofmandeville.com>
Subject: Re: Variance Request

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Thank you for your quick response, I'll run a check by in around lunch today.

Attached is the requested form, our lease agreement, and pictures of the store front.

The length of the windows is 33' and the height is 9', so 297 sq. ft. I measured from the end of one wall to the other and floor to top of windows, so deduct any window framing 😊

I will run that check by city hall later today unless it needs to go to a different location. If you need anything else, please let me know, thank you!

Thanks,
Billy Smith
Third Coast Soccer
1886 N. Causeway Blvd.
Mandeville, LA 70471
985-237-6100
www.thirdcoastsoccer.net

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Thursday, November 30, 2023 3:58 PM
To: Billy Smith <[REDACTED]>
Subject: RE: Variance Request

Billy,
Attached is the variance application. In addition to the completed application we will need the following information:

- Ownership documentation or signed lease agreement
- The total square footage of the windows on the building along with the square footage for all the signs
- Pictures of the façade of the building showing all window signs in place
- \$100 application fee must be paid. This can be done with cash or check

If you have any questions or need anything else, please let me know.

Thanks,

Alex Weiner, CFM

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



From: Billy Smith <[REDACTED]>
Sent: Thursday, November 30, 2023 3:54 PM
To: Alex Weiner <aweiner@cityofmandeville.com>
Subject: Variance Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Alex -

My name is Billy Smith and I have a company in town, Third Coast Soccer, that was recently found to be in violation of Section 10.8.2.5 and I was hoping to obtain a variance for our signage. I'm not sure how to go about applying for the variance, so any advice would be greatly appreciated. I'll do what it takes, but need to know the process.

Thank you in advance!

Thanks,
Billy Smith
Third Coast Soccer
1886 N. Causeway Blvd.
Mandeville, LA 70471
985-237-6100
www.thirdcoastsoccer.net

ER

THIRD COAST SOCCER

1886



MONDAY - FRIDAY | 10AM - 7PM
SATURDAY | 10AM - 4PM
CLOSED ON SUNDAY
WWW.THIRDCOASTSOCCER.NET



PUMA

Joma

adidas





CASE SUMMARY SHEET

CASE NUMBER: V24-01-02/R24-01-01

DATE RECEIVED: December 1, 2023

DATE OF MEETING: January 9, 2024 and January 23, 2024

Address: Squares 87 & 88 Lots 28, 29, and Part of 27
Subdivision: Old Mandeville, Squares 87 & 88 Lots 28, 29 Part of 27
Zoning District: R-1 Single Family Residential District
Property Owner: Estate for Gerardo Perez

REQUEST: V24-01-02/R24-01-01 – Miles Landry requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and to resubdivide Lots 28, 29, and Part of 27 into Lots 29A & 29B, Old Mandeville, Squares 87 & 88 Lots 28, 29, and Part of 27, R-1 Single Family Residential District, Squares 87 & 88 Lots 28, 29, and Part of 27

CASE SUMMARY:

The applicant owns the property being a portion of Lot 27, and all of Lots 28 and 29 in Squares 87 and 88, located on the east side of Carondelet St, west of Wilkinson St, north of Jefferson St., and south of Monroe St. The property measures 135.5' x 200' and has a square footage of 27,100 per a survey prepared by Kelly McHugh & Associates and dated 11.08.23. The property is currently unimproved.

The applicant is requesting an exception to the minimum lot width to resubdivide the property into Lots 29-A & 29-B. The minimum lot width requirement is 90'. The proposed lots would be compliant in both depth and area.

The original lots sizes in the area vary from 50'-63'.

Lot 29-A	Proposed	Required	Difference
Width	67.75'	90'	-22.25'
Depth	200'	120'	+80'
Area	13,550 sqft	10,800 sqft	+2,750 sqft

Lot 29-B	Proposed	Required	Difference
Width	67.75'	90'	-22.25'
Depth	200'	120'	+80'
Area	13,550 sqft	10,800 sqft	+2,750 sqft

Public Works has reviewed the proposed survey and calculated sewer and water connection prices. The estimated cost must be paid before Public Works will sign off on the plat.

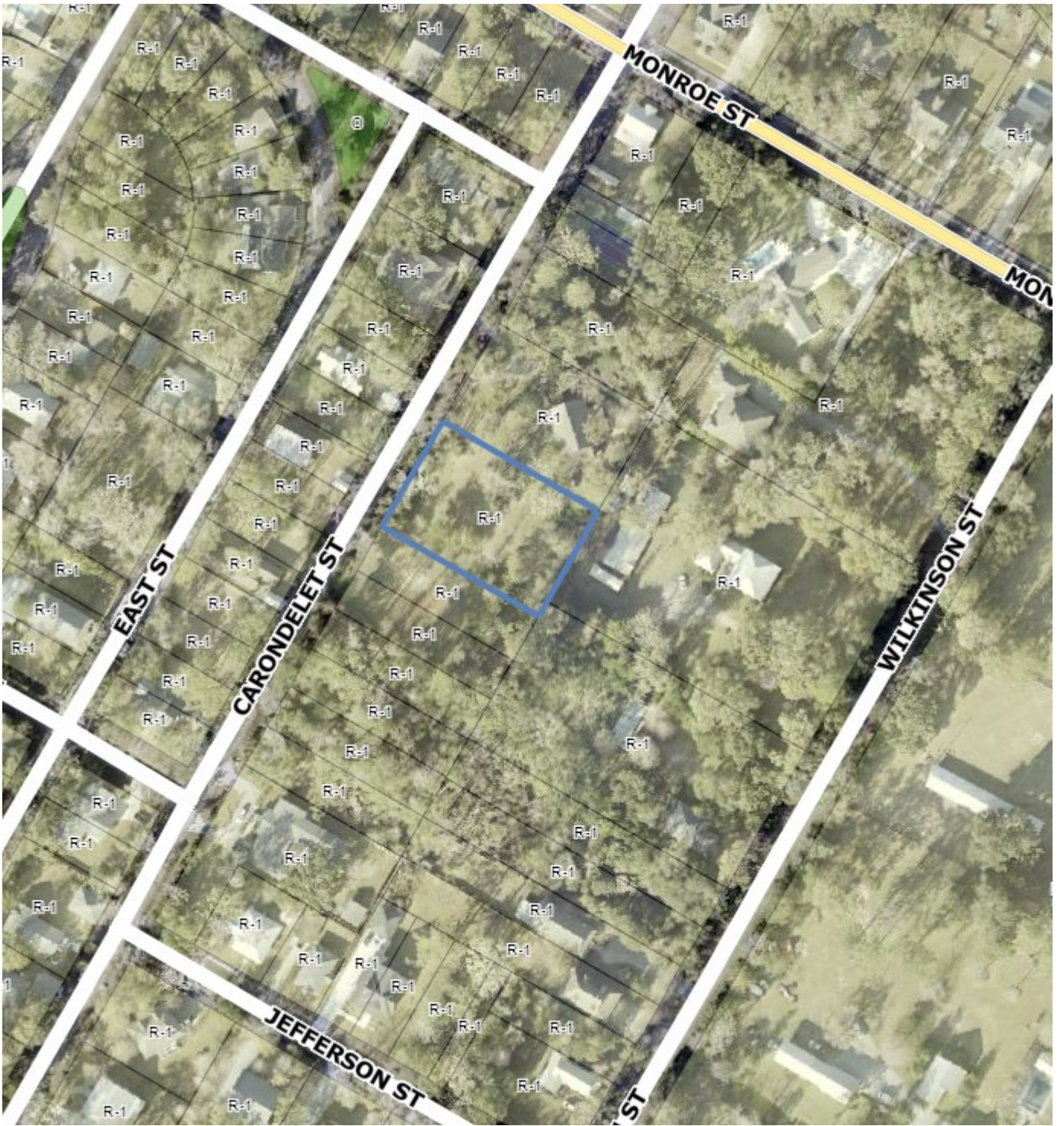
CLURO SECTIONS:

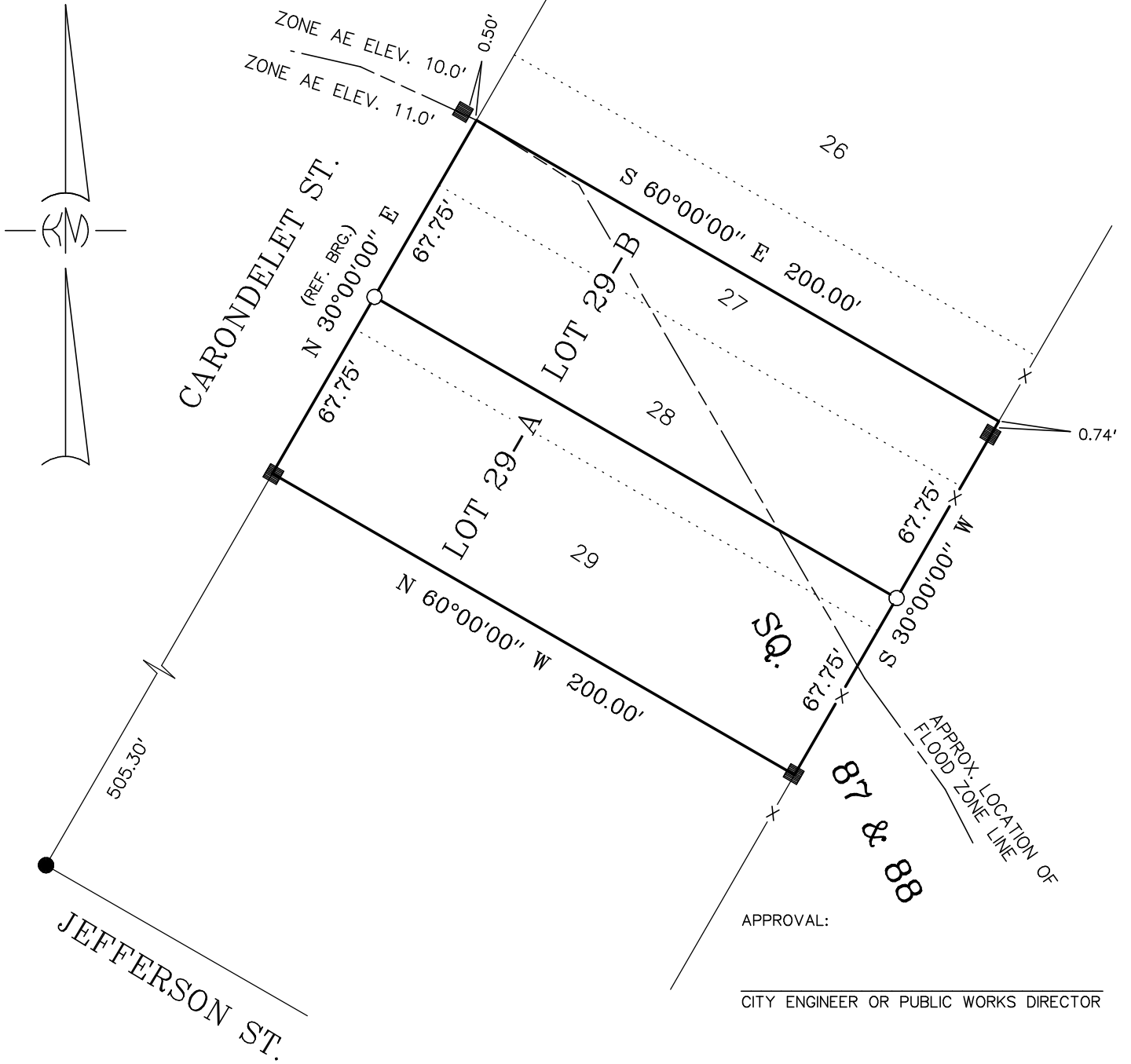
7.5.1.3. R-1 Site Development Regulations

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.





APPROVAL:

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

CHAIRMAN OF THE PLANNING COMMISSION

MAYOR OF THE CITY OF MANDEVILLE

CLERK OF COURT

MAP FILE NO.

DATE FILED

REFERENCE: A SUREY BY THIS FIRM, DATED
02-15-89, JOB NO. 89-053

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

NO BUILDING SETBACKS OR SERVITUDES SHOWN HEREON.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
ZONE AE ; BASE FLOOD ELEV. 10.0' & 11.0' ;
F.I.R.M. PANEL NO. 2202020427D ;
REV. 05-16-2012

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.

REVIEW COPY

BOUNDARY SURVEY OF:
**LOTS 28, 29, & PORT. OF LOT 27 SQ. 87 & 88
 INTO LOTS 29-A & 29-B SQ. 87 & 88
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LA.**

PREPARED FOR:
TERRIE HUGHES

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

SCALE:	1" = 50'	DATE:	11-08-23
DRAWN:	MDM	JOB NO.:	23-190
REVISED:			

 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 CORRECT PLAT.

CASE SUMMARY SHEET**CASE NUMBER: V24-01-03****DATE RECEIVED: December 5, 2023****DATE OF MEETING: January 9, 2024 and January 23, 2024****Address: 48 Woodstone****Subdivision: Woodstone, Section 33 Lot 129****Zoning District: R-1 Single Family Residential District****Property Owner: John Cook****REQUEST: V24-01-03 – John Cook requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Woodstone, Section 33 Lot 129, R-1 Single Family Residential District, 48 Woodstone Drive****CASE SUMMARY:**

The applicant owns the property at 48 Woodstone, located on the east side of Woodstone Dr., west of Chestnut St., and southwest of W Causeway Approach. The property measures 100' x 137.88' containing a square footage of 13,788 per the Woodstone Subdivision Phase 1 plat prepared by Kelly McHugh & Associates and dated 8.20.1996. The property is currently improved with a single-family residence.

The applicant is requesting to remove a 12" dbh live oak from the property. The tree is located on the north side of the property, in between the structure and the neighbors driveway.

An email was sent by Evan's Tree Service which states the following: *The live oak at this location has a very hard lean towards neighboring house because it is too close to the owners house and has nowhere to go. It is sandwiched between the homeowners house and the neighbors driveway and is either going to cause damage to the driveway or cause foundation problems under the house if it has not already done so. The tree is pretty young but in the location it is in it will never be able to thrive.*

The property would be compliant with the required number of trees after the removal.

CLURO SECTIONS:**9.2.5.7. Live Oak Protection Requirements**

In all zoning districts, including the R-1, R-1X and R-2 districts, all live oak trees 6" dbh shall be protected as follows:

1. A tree removal permit shall be obtained from the Building Inspector prior to cutting, clearing or removing any live oak tree.
2. The applicant wishing to remove a live oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Building Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
3. It shall be unlawful for any person to place soil in such a way that would cause live oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a live oak from the impact of such activity. Should all efforts fail and a tree removal permit be issued for the removal of the live oak the provisions of these regulations regarding replacement of trees shall be required to be met.
4. A tree removal permit will be required to prune the primary and secondary branches of any live oak tree 12" dbh or greater. Such pruning shall be required to be recommended in writing and supervised by a licensed arborist or a state forester.



Alex Weiner

From: Evan Wiener [REDACTED]
Sent: Monday, December 11, 2023 11:20 AM
To: Alex Weiner
Subject: 48 Woodstone dr Mandeville permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

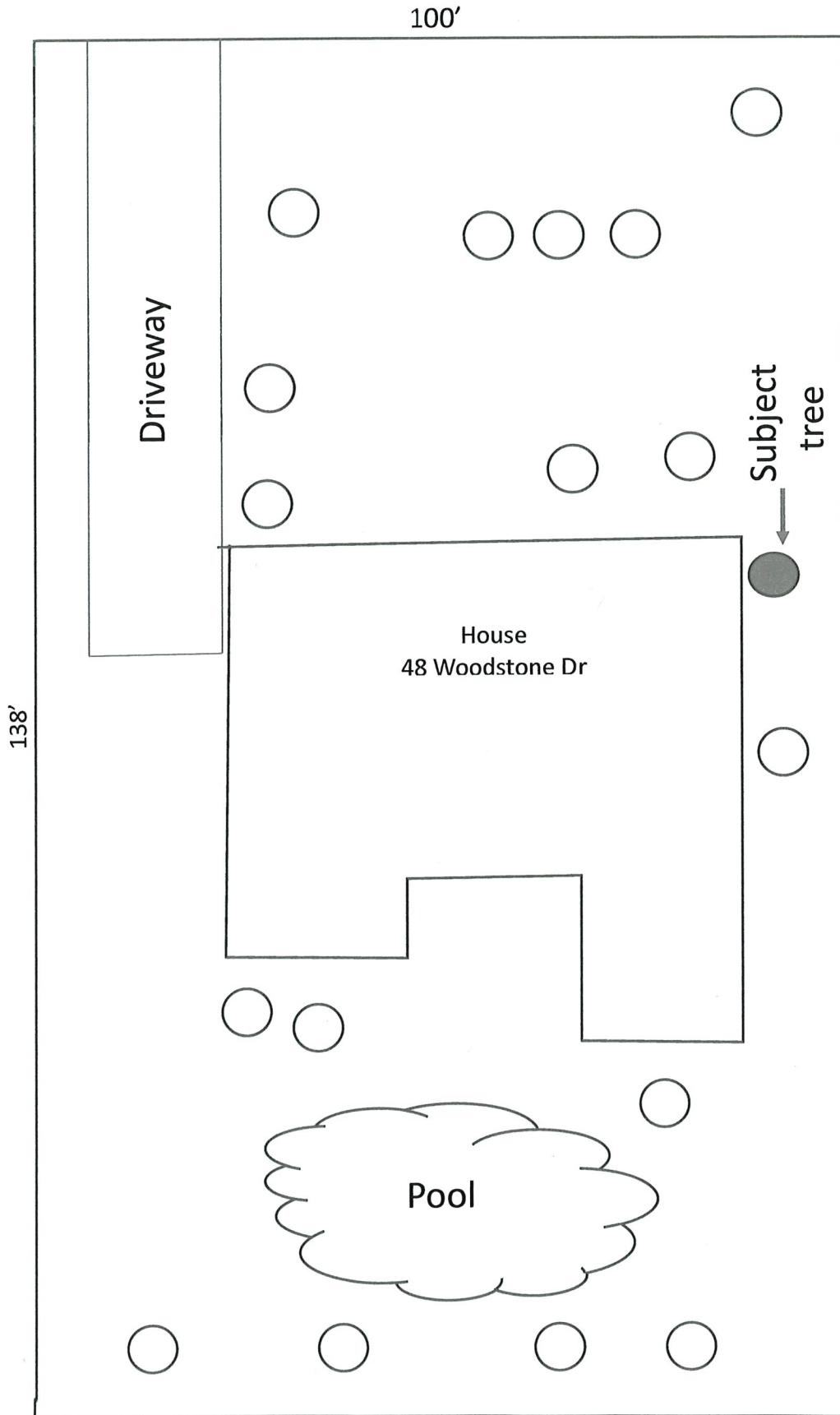
Good morning, the live oak at this location has a very hard lean towards neighboring house because it is too close to the owners house and has nowhere to go. It is sandwiched between the homeowners house and the neighbors driveway and is either going to cause damage to the driveway or cause foundation problems under the house if it has not already done so. The tree is pretty young but in the location it is in it will never be able to thrive. Thank you!!

Evan Wiener
Sent from my iPhone





Tree Survey/Site Plan



CASE SUMMARY SHEET

CASE NUMBER: V24-01-04

DATE RECEIVED: December 12, 2023

DATE OF MEETING: January 9, 2024 and January 23, 2024

Address: 1801 N Causeway

Subdivision: Virginia Heights, Section 38 Lot C

Zoning District: B-2 Highway Business District

Property Owner: JW Properties

REQUEST: V24-01-04 – Roy Vigor requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Virginia Heights, Section 38 Lot C, B-2 Highway Business District, 1801 N Causeway Blvd

CASE SUMMARY:

The property at 1801 N Causeway Blvd is located within the Pontchartrain Plaza Shopping Center. The shopping center is located along Elmwood Place. The applicant runs CrossFit Franco’s, which is located within the eastern building of the shopping center.

In June 2023, the City Council adopted Ordinance 23-19, which amended Article 10 of the CLURO. As part of this amendment the regulations governing window signs were changed to the following:

- Signs are temporary; and
- Signs are located inside the building; and
- Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and
- Signs cannot be illuminated.

The applicant is requesting to be allowed to permanently cover 387 sqft of window area with window signs. There is 1173 sqft of total window area, regulations allow for a maximum coverage of 117.3 sqft. The current coverage is 33% of the total window area, 23% over the maximum allowed coverage.

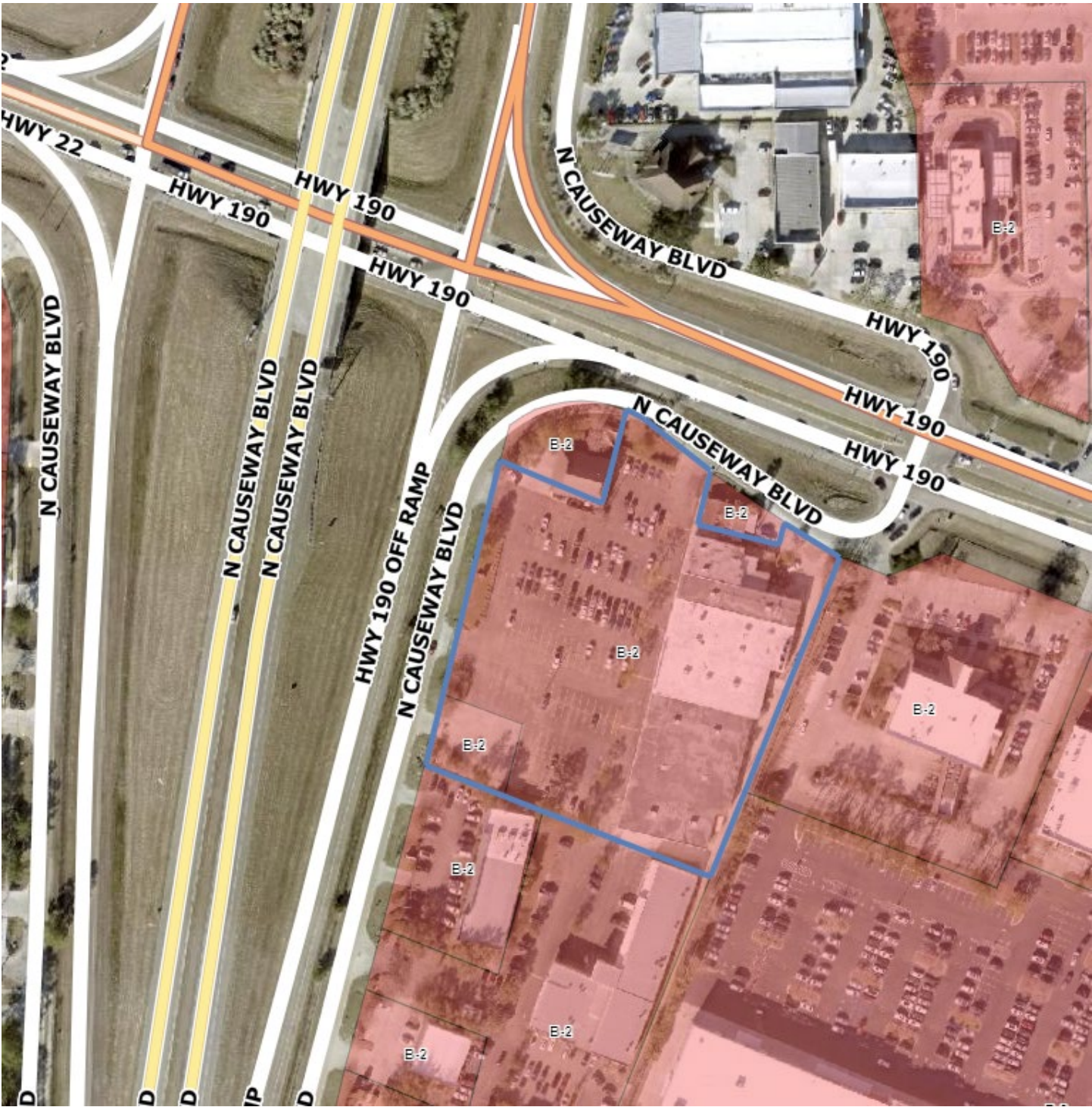
The applicant stated on the application the window sign provides for a significant amount of shading.

CLURO SECTIONS:

10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts.

Permitted Signs Allowed by District: All Uses in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts			
Drive-Through Signs	Murals	Window Signs	Detached Circulation Signs
Two (2) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • The maximum size is forty-eight (48) square feet per sign. • May be externally or internally illuminated provided the light source is not visible from any public street and the lighting does not cause any uplight or glare. 	One (1) per lot is permitted, subject to all the following: <ul style="list-style-type: none"> • May not exceed the size of the subject wall on which it is applied. • May use paint, mosaic, tile, or other applied material provided materials are durable and weather-resistant. • May not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light source provided the light source is not visible from any public street and does not cause any uplight or glare. 	No maximum number, subject to all the following: <ul style="list-style-type: none"> • Signs are temporary; and • Signs are located inside the building; and • Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and • Signs cannot be illuminated. 	Six (6) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • Maximum sign area is five (5) square feet per sign. • Maximum sign height is six (6) feet from grade. • Signs may be externally or internally illuminated but may not cause any uplight or glare. • All signs must be located within fifty (50) feet of an internal circulation lane or a pedestrian walkway.

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 in Section 4.3.2. Procedures and Fees for Special Use Permit Approvals.



Alex Weiner

From: Casey Taylor <[REDACTED]>
Sent: Tuesday, December 12, 2023 11:36 AM
To: Alex Weiner
Subject: Variance Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Our mural is 387 sq ft
Our total window only is 1173 sq ft

Thank you for your help, Casey

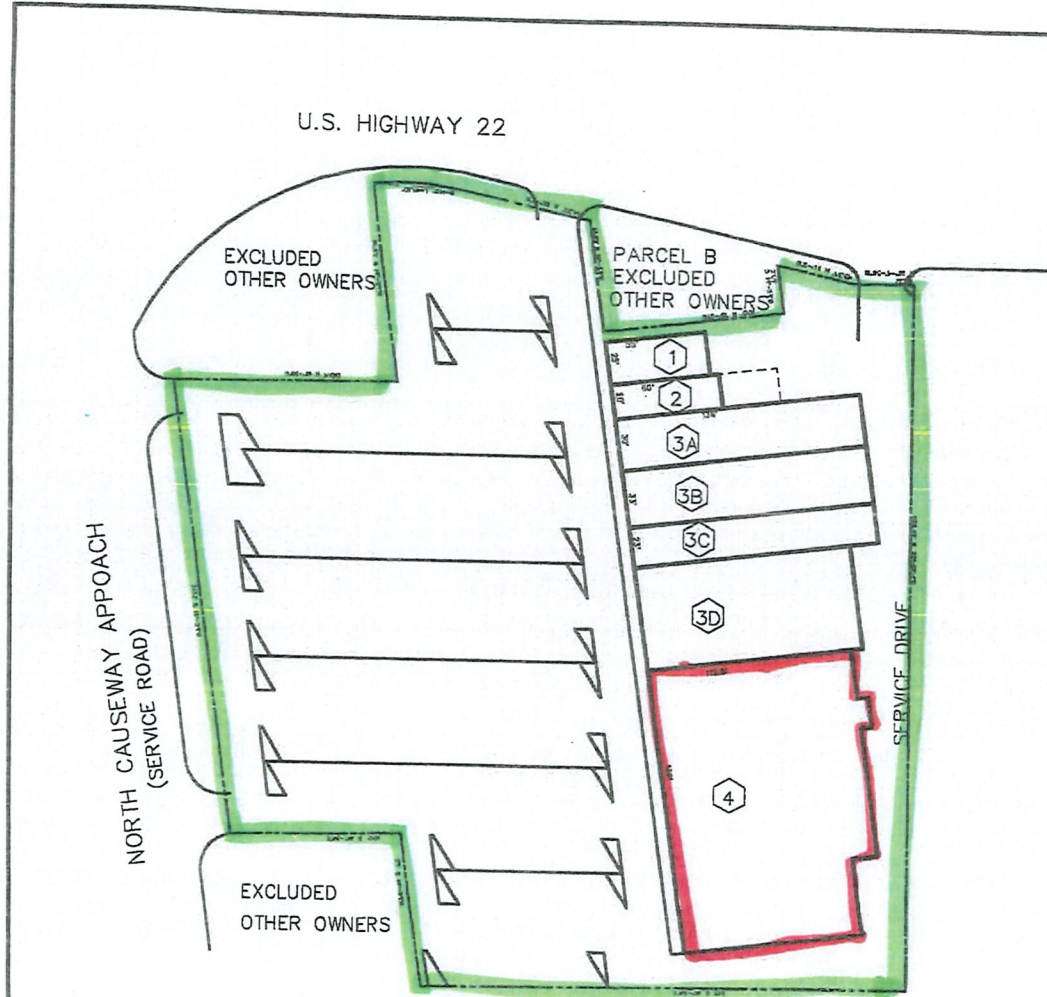
Get [Outlook for iOS](#)

NCOS


Reebok 

MUSCLE UP
NUTRITION





- NO. TENANT
- 1 POBOY COMPANY
 - 2 COSCINO'S PIZZARIA
 - 3A
 - 3B ZITA'S
 - 3C FLOWERS 'N FANCIES
 - 3D WEST MARINE
 - 4 FRANCO'S ATHLETIC CLUB
- total

SITE PLAN 

SCALE 1" = 80'-0"

LAND AREA 148,936 s.f.
 BUILDING AREA 39,051 s.f.
 RATIO 1:30
 PARKING 188 spaces
 PARKING RATIO 4.8

LEASE PLAN - NOT FOR CONSTRUCTION
 ALL DIMENSIONS ARE APPROXIMATE

REVISIONS	
1/28/85	2/15/77
6/14/85	
12/12/80	
2/19/87	
10/28/02	
4/17/03	

inw

robert n. weber architect
31000 arbert hwy. ste 200 mobile, al 36616

PONTCHARTRAIN PLAZA S.C.
MANDEVILLE, LA

JW PROPERTIES, INC.
P.O. BOX 16146 MOBILE, AL 36616
 (251) 341-1850

JOB # 450
 DRAWN BY
 CHECKED BY
 DATE 11/15/88
 SHEET
 LP-1
 of 1

CASE SUMMARY SHEET**CASE NUMBER: V24-01-05****DATE RECEIVED: December 14, 2023****DATE OF MEETING: January 9, 2024 and January 23, 2024****Address: 54 Cardinal****Subdivision: The Sanctuary, Section 37 Lot 129****Zoning District: R-1 Single Family Residential District****Property Owner: Darius Shad****REQUEST: V24-01-05 – Darius Shad requests a variance to CLURO Section 5.2.3.4. Remainder of the City, The Sanctuary, Section 37 Lot 129, R-1 Single Family Residential District, 54 Cardinal Lane****CASE SUMMARY:**

The property at 54 Cardinal is located on the corner of Cardinal Ln and Sanctuary Dr. The property is irregular in shape, measuring 178.31' along Cardinal Ln, 160' along the west property line, 114.08' along the south property line, 159.24' along Sanctuary Dr., and 30' along the curve on the corner of Sanctuary and Cardinal; containing a square footage of 13,788 per the improvement survey prepared by Earles and Associates, LLC and dated 11.20.2023. The property is currently improved with a single-family residence.

The applicant is requesting to construct an accessory structure in the rear yard of the property. The proposed height of the cabana is 12' MSL. The ground elevation is approximately 10 feet 10 inches. The applicant is requesting an additional 8" of fill, for a total of 14", to bring the elevation to 12'.

Public Works has reviewed the submitted documents and had the following comments: The variance proposed is requesting 14" of fill to achieve an elevation of the cabana to elevation 12.00. The existing elevation is 10' 10", by ordinance they are allowed up to be at 11' 4". The additional height required would only be 0.70 tenths of a foot or approximately 8". Fourteen inches is the total height but does not include the 6" allowed for an accessory structure Outside of the buildable area.

The property is within a flood zone and the finish floor elevation is required to be at 12' MSL.

CLURO SECTIONS:**5.2.3.4. Remainder of the City.**

The following standards shall apply to all development located outside the DO district and outside the Fill Sub-Areas A and B.

5. Detached Garages, other Accessory Structures Outside of the Buildable Area.
 - a. A maximum of one (1) foot of fill material is allowed under the roof line and or soffit area of a detached garage.
 - b. The finished floor elevation of such structure shall not exceed eighteen (18) inches above existing grade.
 - c. When fill is proposed under any other accessory structure, fill under the structure area shall not exceed six (6) inches above existing grade.
 - d. Fill for all structures (foundations, slabs, parking, drives, accessory structures, playground equipment and all other improvements that require fill material) shall taper from the edge of the improvement at a slope of three (3) horizontal feet for every one vertical foot (3:1). In any case, this fill shall not extend out from any improvement or foundation more than six (6) feet.
 - e. No fill shall be placed within five (5) feet of the property line.



IMPROVEMENT SURVEY

MAP SHOWING SURVEY OF

LOT 129

54 CARDINAL LANE

MANDEVILLE, LA. 70471

BEING A PART OF THE SANCTUARY - PHASE 1B

LOCATED IN SECTION 37, T8S - R11E,

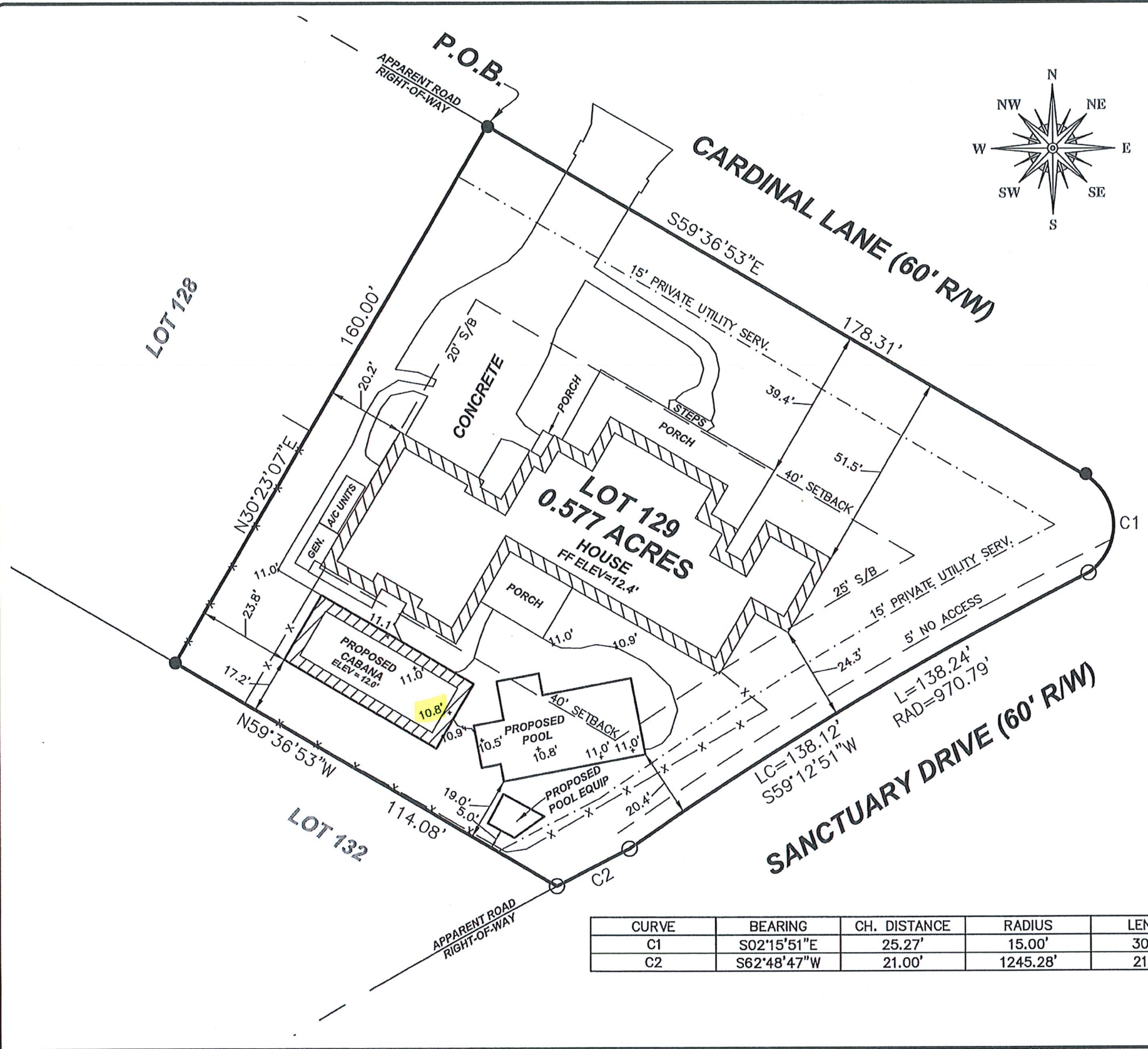
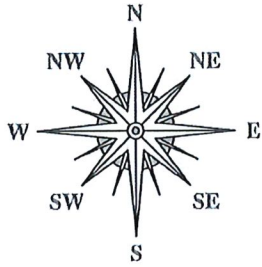
GREENSBURG LAND DISTRICT,

OF THE ST. HELENA MERIDIAN,

ST. TAMMANY PARISH, LA.

FOR

MANCHAC HOMES, LLC



REFERENCE MAP:

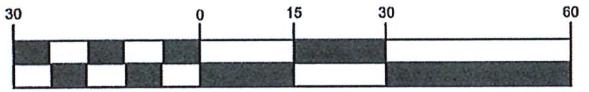
1) MAP SHOWING FINAL PLAT OF THE SANCTUARY - PHASE 1B. DATED NOVEMBER 12, 1996.

* BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 220202 0313 D FOR ST TAMMANY PARISH, MAP DATED MAY 16, 2012, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE, BASE FLOOD ELEVATION = 10.0'.

THIS PROPERTY IS ZONED = (R-1)



(IN FEET)
1 inch = 30 ft.

* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN NOVEMBER 2023, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



[Signature]
JAMES W. FALGOUT
PROFESSIONAL LAND SURVEYOR
LOUISIANA REGISTRATION NO. 5017

11/20/2023
DATE

CURVE	BEARING	CH. DISTANCE	RADIUS	LENGTH
C1	S02°15'51"E	25.27'	15.00'	30.04'
C2	S62°48'47"W	21.00'	1245.28'	21.00'

LEGEND:

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- x — FENCELINE

DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

DATE: 11/20/2023
DRAWN BY: ST
CHECKED BY: JWF

DRAWING No. 23934
JOB No. 23-934
REF. No.

EA EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
2102 S. SOUTHLAND AVE.
GONZALES, LOUISIANA 70737
Tel: 225-647-9798
EARLES@ASCENSIONLANDSURVEYING.COM

TOWNSHIP 85
SECTION 37
RANGE 11E

23934.DWG

Alex Weiner

From: Clifton Siverd
Sent: Friday, January 5, 2024 7:40 AM
To: Alex Weiner
Cc: Cara Bartholomew
Subject: RE: January P&Z Cases

Alex,
The variance proposed is requesting 14" of fill to achieve an elevation of the cabana to elevation 12.00. The existing elevations is 10.8 and by ordinance they are allowed to build up to 11.3. The additional height required would only be 0.70 tenths of a foot or approximately 8".
Fourteen inches is the total height but does not include the 6" allowed for an accessory structure Outside of the buildable area.

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Wednesday, December 27, 2023 1:08 PM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>
Subject: January P&Z Cases

Cliff,
There is a fill variance for the cabana at 54 Cardinal Lane on the January P&Z agenda. They are requesting 14" of fill. Attached are the submitted documents. Let me know if you have any questions or comments.

Thanks,

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



CASE SUMMARY SHEET

CASE NUMBER: V24-01-06

DATE RECEIVED: December 15, 2023

DATE OF MEETING: January 9, 2024 and January 23, 2024

Address: 4244 Hwy 22

Subdivision: Hwy 22 Gateway, Lot H

Zoning District: B-2 Highway Business District

Property Owner: Kelly Norman

REQUEST: V24-01-06 – Kelly Norman requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Hwy 22 Gateway, Lot H, B-2 Highway Business District, 4244 Hwy 22

CASE SUMMARY:

The property at 4244 Hwy 22 is located within the Azalea Square Shopping Center. The shopping center is located along Highway 22. The applicant runs Regan Cherie Salon & Spa, which is located within the southwestern building of the shopping center.

In June 2023, the City Council adopted Ordinance 23-19, which amended Article 10 of the CLURO. As part of this amendment the regulations governing window signs were changed to the following:

- Signs are temporary; and
- Signs are located inside the building; and
- Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and
- Signs cannot be illuminated.

The applicant is requesting to be allowed to permanently cover 114 sqft of window area with signage. There is 303 sqft of total window area, regulations allow for a maximum coverage of 30.3 sqft. The current coverage is 38% of the total window area, 28% over the maximum allowed coverage.

CLURO SECTIONS:

10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts.

Permitted Signs Allowed by District: All Uses in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts			
Drive-Through Signs	Murals	Window Signs	Detached Circulation Signs
Two (2) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • The maximum size is forty-eight (48) square feet per sign. • May be externally or internally illuminated provided the light source is not visible from any public street and the lighting does not cause any uplight or glare. 	One (1) per lot is permitted, subject to all the following: <ul style="list-style-type: none"> • May not exceed the size of the subject wall on which it is applied. • May use paint, mosaic, tile, or other applied material provided materials are durable and weather-resistant. • May not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light source provided the light source is not visible from any public street and does not cause any uplight or glare. 	No maximum number, subject to all the following: <ul style="list-style-type: none"> • Signs are temporary; and • Signs are located inside the building; and • Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and • Signs cannot be illuminated. 	Six (6) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • Maximum sign area is five (5) square feet per sign. • Maximum sign height is six (6) feet from grade. • Signs may be externally or internally illuminated but may not cause any uplight or glare. • All signs must be located within fifty (50) feet of an internal circulation lane or a pedestrian walkway.

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 in Section 4.3.2. Procedures and Fees for Special Use Permit Approvals.



Alex Weiner

From: Kelly Norman <[REDACTED]>
Sent: Thursday, December 14, 2023 7:52 PM
To: Alex Weiner
Subject: Re: Window Sign Variance Request.
Attachments: IMG_1047.jpg; IMG_1046.jpg; IMG_1045.jpg; IMG_1044.jpg; IMG_1043.jpg; Commercial Lease.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alex,

Please see attached photo's of the window signage.

- 1.) Ownership documentation or signed lease agreement. **Please see attached Commercial Lease.**
-
- 2.) If there are multiple window signs in place we will need the total square footage of the windows on the building **(303 total square feet of windows)** along with the square footage for all the signs **(114 total square feet of signs)**
-
- 3.) If one window sign is in place we will need the square footage of the window the sign is on, along with the square footage of the sign. **Multiple windows with multiple signs.**
-
- 4.) Pictures of all window signs in place. **See attached photos.**
-
- 5.) \$100 application fee must be paid. This can be done with cash or check. **Will hand deliver the check tomorrow 12/15/2023.**

Thank You,

Kelly Norman
[REDACTED]

On Thursday, November 30, 2023 at 01:47:15 PM CST, Alex Weiner <aweiner@cityofmandeville.com> wrote:

Kelly,

We will need some additional information before we can process the application. We will need the name of the business along with the following documents:

- Ownership documentation or signed lease agreement
- If there are multiple window signs in place we will need the total square footage of the windows on the building along with the square footage for all the signs
- If one window sign is in place we will need the square footage of the window the sign is on, along with the square footage of the sign
- Pictures of all window signs in place
- \$100 application fee must be paid. This can be done with cash or check

If you have any questions or need anything else, please let me know.

Thanks,

Alex Weiner, CFM

Planning Secretary

Department of Planning & Development

City of Mandeville

3101 E. Causeway Approach

Mandeville, LA 70448

(985) 624-3132



From: Kelly Norman [REDACTED]
Sent: Thursday, November 30, 2023 1:17 PM
To: Alex Weiner <aweiner@cityofmandeville.com>
Subject: Window Sign Variance Request.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alex,

Please see the attachment Variance Request for my business to keep the window signs in our window for advertisement.

Please let me know if you need anything else.

Thanks

Kelly Norman

Regan Cherie Salon & Spa

Regan Cherie
Salon & Spa

- Permanent Makeup
- Eyebrows - Microblading
- Micropigmentation
- Facials - Manicures - Pedicures
- Eyelash Extensions - Lash Lifting

Regan Cherie
Salon & Spa



Regan Ceramic
Salon & Spa

Permanent Makeup
Eyebrows · Microblading
Micropigmentation
Facials · Manicures · Pedicures
Eyelash Extensions · Lash Lifting





Regan Ceramic
Salon & Spa

VISA

ULTECH



Regan Cherie
Salon & Spa

Permanent Makeup
Eyebrows - Microblading
Microdermabrasion
Facials - Manicures - Pedicures
Eyelash Extensions - Lash Lifting



Regan Cherie
Salon & Spa

