

CASE SUMMARY SHEET

CASE NUMBER: V24-04-14

DATE RECEIVED: February 23, 2023

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

Address: 339 Marigny

Subdivision: City of Mandeville, Square 13 Lot 15

Zoning District: R-1 Single Family Residential

Property Owner: Phyllis Marchand

REQUEST: V24-04-14 – Phyllis Marchand requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, City of Mandeville, Square 13 Lot 15, R-1 Single Family Residential District, 339 Marigny Avenue

CASE SUMMARY:

The property at 339 Marigny is located on the east side of Marigny Ave., north of Jefferson St., and south of Madison St. The property measures 63.95' x 202.5' and has a square footage of 12,949 per a survey prepared by Lowe Engineers and dated 2.12.2024. The property is currently improved with a single-family residence.

The residence currently encroaches into the front setback by 15'-3½" and north side setback by 7'. The residence is located within a flood zone and is being elevated to meet the BFE + 2' requirement. New stairs are being constructed to access the house after elevation which will encroach an additional 5'-5½" into the front setback. The lot is zoned R-1 with a frontage of 63.95' requiring a front setback of 25' and side setbacks of 12'.

	Existing	Proposed	Change	Encroachment
Front Setback	9'- 8½"	4'-3"	5'-5½"	20'-9"
North Side Setback	5'	5'	0'	7'

CLURO SECTIONS:**7.5.1.3. R-1 Site Development Regulations**

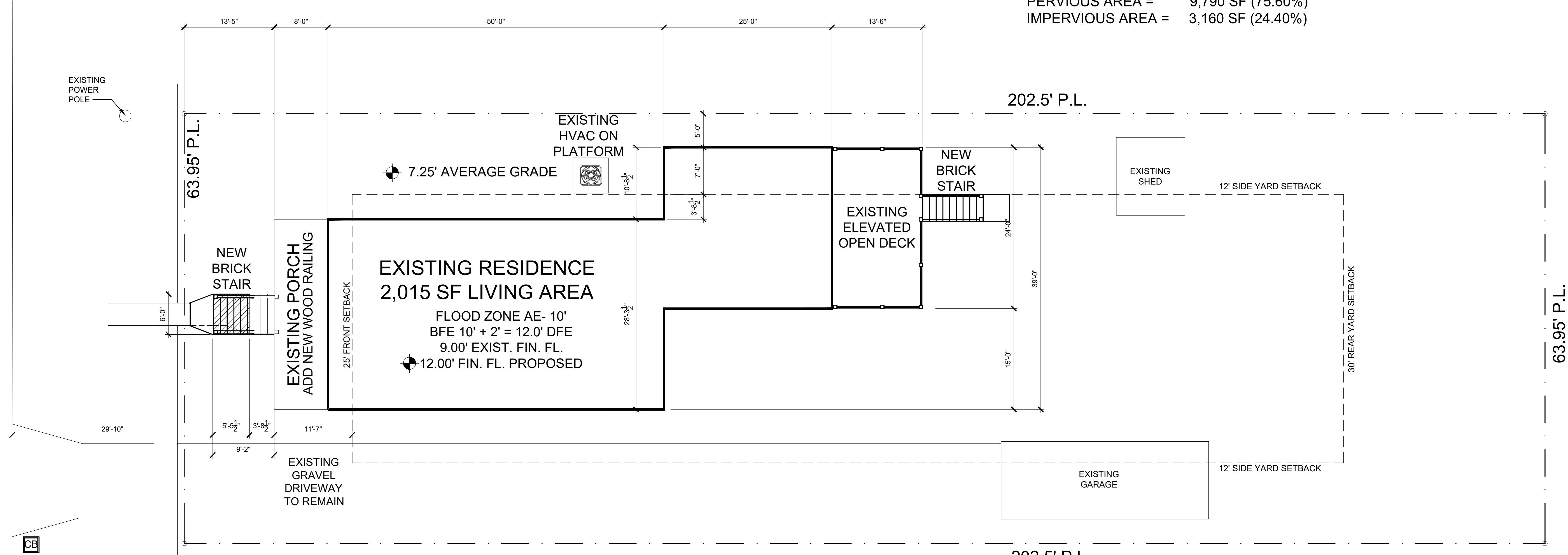
Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section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



MARIGNY AVENUE



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

SINGLE FAMILY RESIDENCE

IRC 2021 BUILDING AREA
R-1 - RESIDENTIAL
2,015 SF, SINGLE STORY LIVING AREA

PROJECT
ELEVATE EXISTING RESIDENCE TO THE MINIMUM COMPLIANT HEIGHT OF BFE + 2.0' (RAISE 3.0' HT.)
EXISTING BUILDING AND FRONT STAIR ENCROACH REQUIRED SETBACKS

SETBACKS
25' SETBACK AT FRONT (5'-5 1/2" + 15'-3 1/2" DEFICIENT)
12' SETBACK ON SOUTH SIDE (COMPLIANT)
12' SETBACK ON NORTH SIDE (7'-0" DEFICIENT)
30' SETBACK AT REAR (COMPLIANT)

SITE AREA CALCULATIONS:
SITE AREA = 12,950 SF
PERVIOUS AREA = 9,790 SF (75.60%)
IMPERVIOUS AREA = 3,160 SF (24.40%)

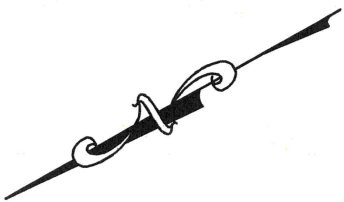
KVS architecture
235 Girod Street, Mandeville, Louisiana
985.674.3077 www.kvsarchitecture.com



**MARCHAND RESIDENCE
ELEVATION and RENOVATIONS**
339 MARIGNY AVENUE, MANDEVILLE, LA 70448

REVISIONS:
DATE: 3.05.24
PROJECT No: 24002
DRAWING:

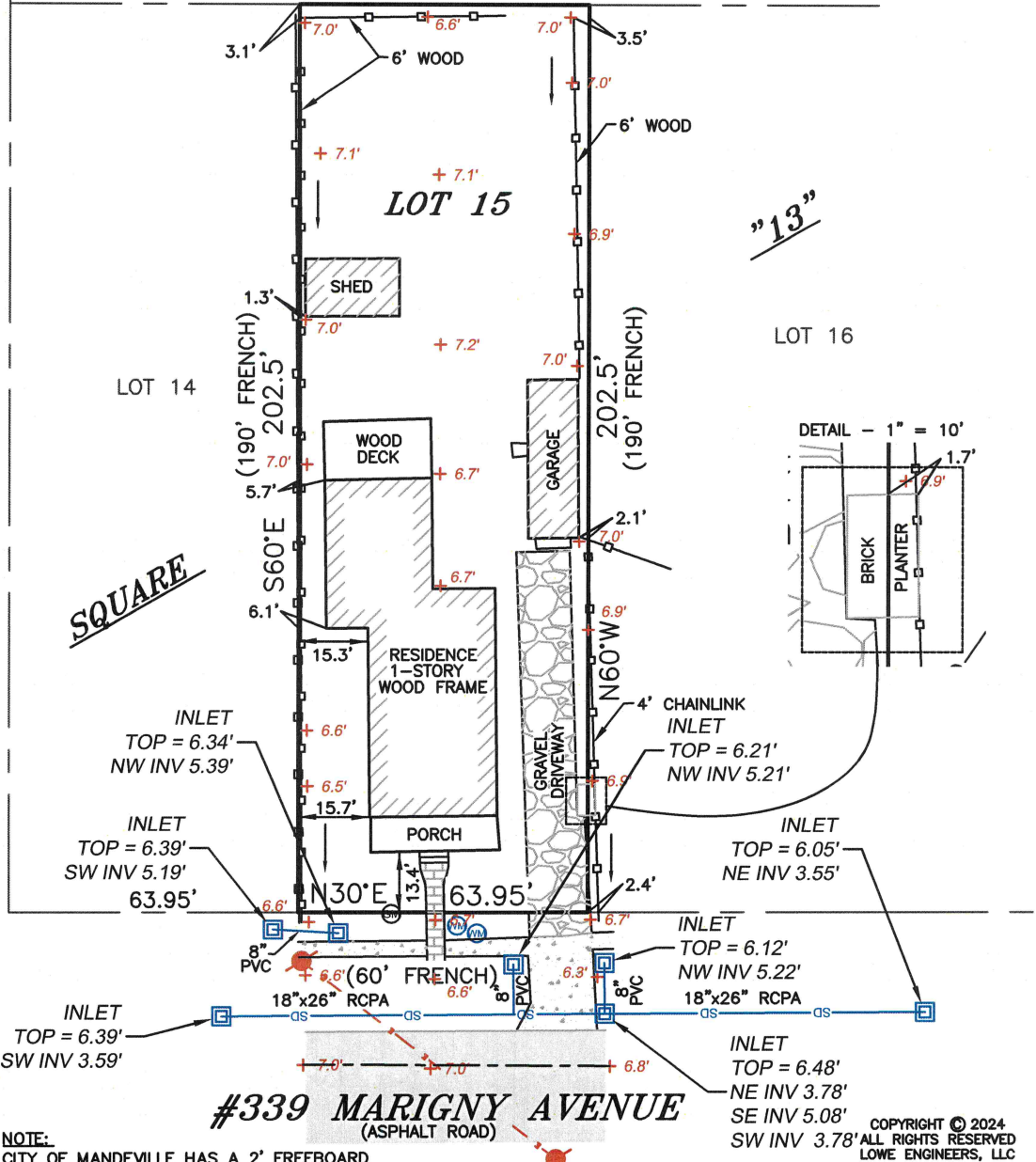
A1.0



MADISON STREET

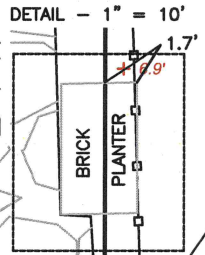
LOT 13

(60' FRENCH)
S30°W 63.95'



"13"

LOT 16



NOTE: ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.

LEGEND

- = GAS METER
- = WATER METER
- = POWER POLE
- = DROP INLET
- = FENCE
- = OVERHEAD ELEC

NOTE: CITY OF MANDEVILLE HAS A 2' FREEBOARD ADDED TO BASE FLOOD ELEVATION.

BUILDING SETBACKS:	REFERENCE SURVEY:
FRONT: N/A	A survey by John E. Bonneau & Associates with
SIDE: N/A	survey no. 2001 311 dated 5/8/01
SIDE STREET: N/A	<u>BASIS FOR BEARINGS:</u>
REAR: N/A	The Reference Survey.

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" with a Base Flood Elevation of 10' in accordance with Community Panel No. 220202 0427 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.

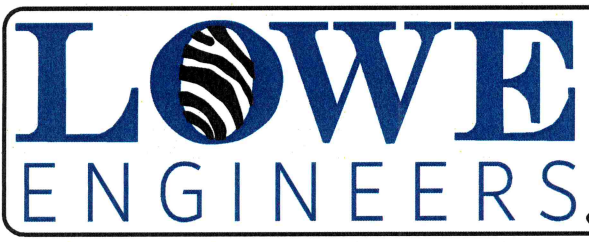
NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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.

A SURVEY MAP OF
 LOT 15, SQUARE 13, TOWN OF MANDEVILLE
 in
 The City of Mandeville
 St. Tammany Parish, Louisiana
 for
 PHYLLIS MARCHAND

Survey No. 24-140063 Drawn by: SPH Scale: 1" = 40'
 Date: FEBRUARY 12, 2024 Revised: 3/18/24(CLURO)



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
 Professional Land Surveyor
 Registration No. 4423

CASE SUMMARY SHEET

CASE NUMBER: V24-04-15

DATE RECEIVED: March 19, 2023

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

Address: 173 Dalwill

Subdivision: Dalwill Drive, Section 33 Lot OP1-2-A

Zoning District: B-2 Highway Business District

Property Owner: Jim Parrie

REQUEST: V24-04-15 – Jim Parrie requests a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, Dalwill Drive, Section 33 Lot OPA-2-A, B-2 Highway Business District, 173 Dalwill Drive

CASE SUMMARY:

The property at 173 Dalwill is located along Dalwill Dr., north of W Causeway and south of Hwy 22. The property is irregularly shaped, measuring 243.04’ along the rear property line, 413.84’ along the southern property line, 543.12’ along the northern property line, and 337.53’ along Dalwill, with a square footage of 137,080.96 per a survey prepared by Randall Brown & Associates and dated 7.31.2023. A new commercial building, Tru Wealth, is currently under construction.

The applicant is requesting an additional wall sign to be located on the building façade along Dalwill Drive. Regulations allow for one wall per street façade. A permit was issued for a sign measuring 16.16 sqft to be located on the front of the building. The additional sign along Dalwill measures 35.94 sqft. The regulation allows for a total of 59 sq ft of signage. Both the street side attached sign and the entrance side sign are under the allowed 59 sq ft.

The applicant stated that they would like to put a sign on the Dalwill side of the building as if you are leaving Rouses and driving down Dalwill you cannot see where the location is until you pass it.

CLURO SECTIONS:

10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.

Permitted Signs Allowed by District and Use: Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.		
Land Use	Attached (wall or blade) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
All land uses not occupying complex sites	<p>One (1) wall, canopy, hanging, or blade sign is permitted per street façade, subject to all the following:</p> <ul style="list-style-type: none"> • Maximum area for a wall or blade sign is one (1) square foot per linear foot of building façade. • If a building façade has a linear footage of thirty-five (35) feet or less, the wall or blade sign may have a maximum area of 35 feet. • The blade sign must have a minimum clearance height of eight (8) feet above the ground. • If a building façade has a linear footage exceeding one-hundred-twenty (120) feet, the maximum area of the wall or blade sign is one-hundred-twenty (120) square feet. • Maximum sign area for a canopy sign is twelve (12) square feet. • Maximum sign area for a hanging sign is six (6) square feet. The hanging sign must have a minimum clearance height of eight (8) feet above the ground. 	<p>One (1) monument or free-standing sign is allowed per lot, subject to all the following:</p> <ul style="list-style-type: none"> • The maximum sign area allowed is one hundred (100) square feet. • The maximum height is seven (7) feet from grade with a maximum height of two (2) feet for the base of the sign. • The Zoning Commission may approve an exception allowing a height increase if natural grade is four (4) or more feet below the crown of the abutting street. • The minimum setback is fifteen (15) feet from the closest abutting right-of-way and 100 feet from the nearest residential property line. • Sign may be externally or internally illuminated but 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.

- Sign may be externally or internally illuminated but may not cause any uplight or glare.





TruWealth Advisors®

future home of

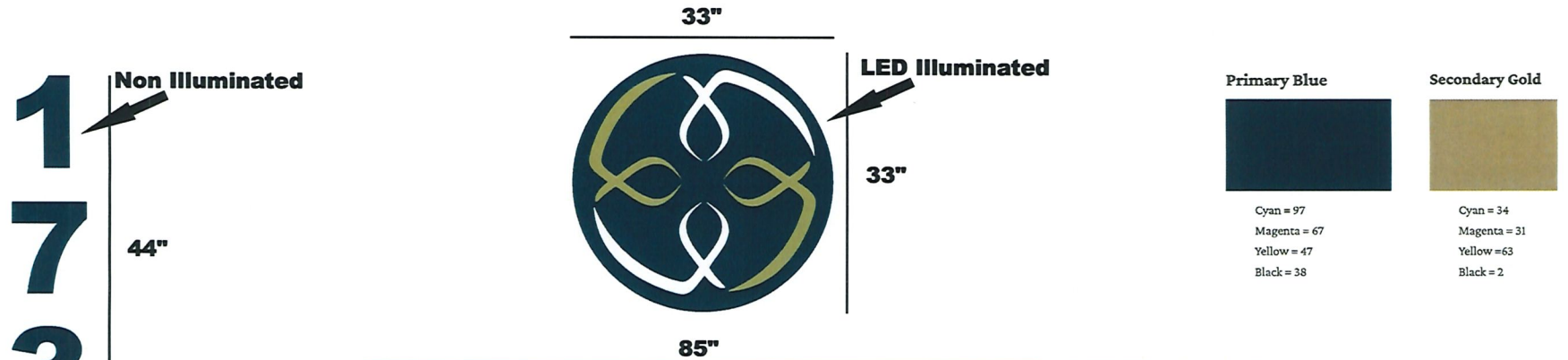


TruWealth
ADVISORS

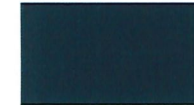
www.twadvisor.com | 985-807-1925

ALL FASTERS TO BE 4"-#4 SELD DRILLING SCREWS WITH WASHERS

207"



Primary Blue



Cyan = 97
 Magenta = 67
 Yellow = 47
 Black = 38

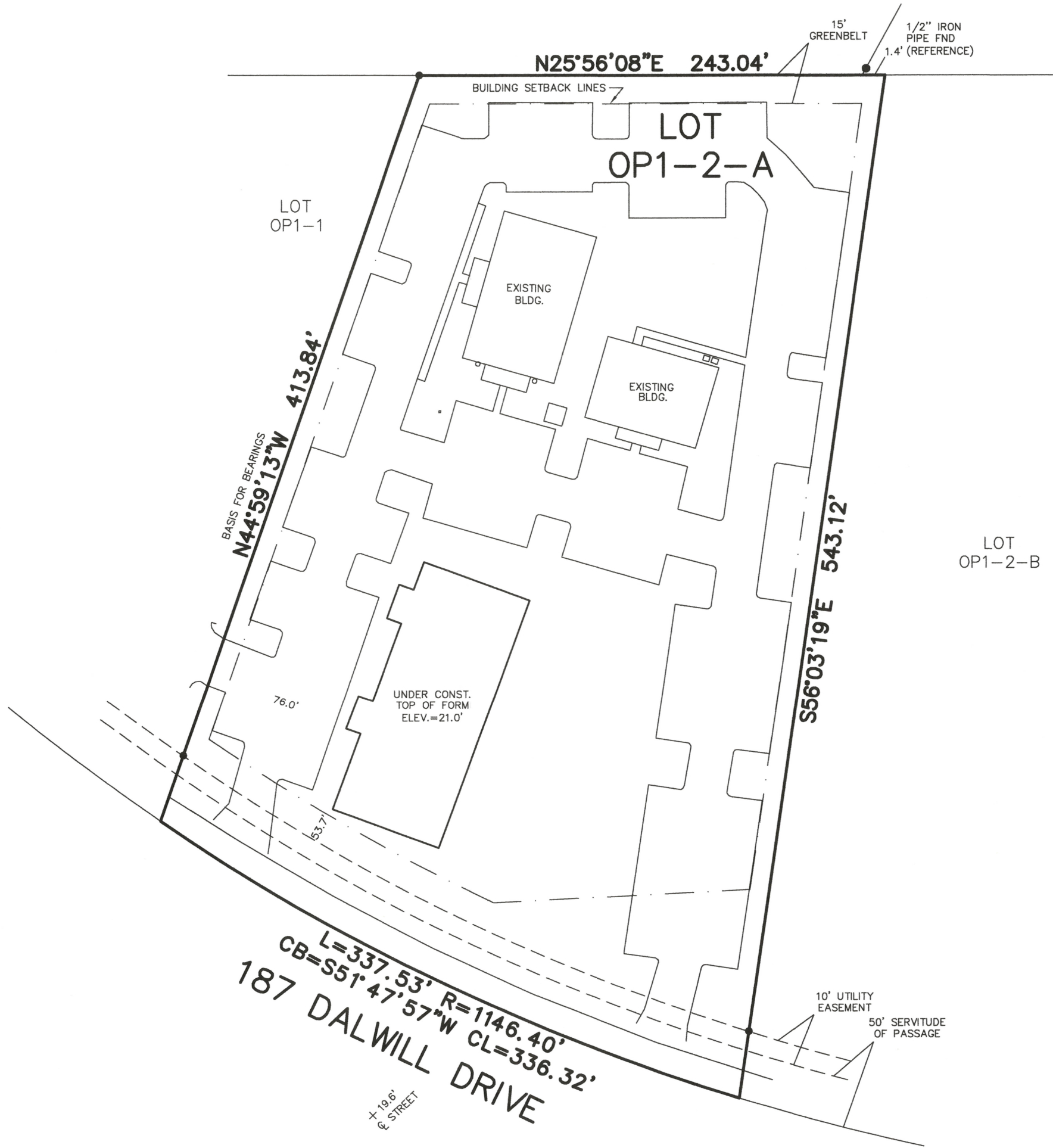
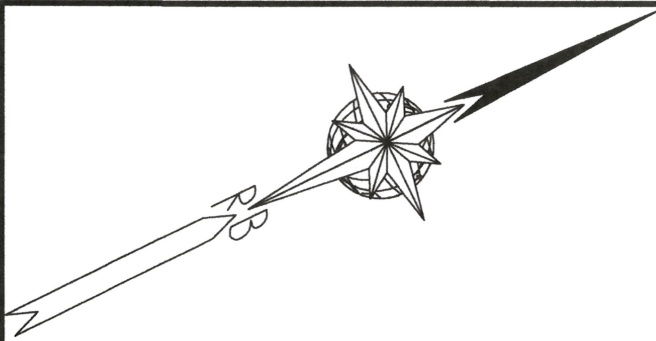
Secondary Gold



Cyan = 34
 Magenta = 31
 Yellow = 63
 Black = 2



LOCATION OF FORMS
 LOT OP1-2-A * CITY OF MANDEVILLE
 SECTION 33, T-7-S, R-11-E
 ST. TAMMANY PARISH, LOUISIANA



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

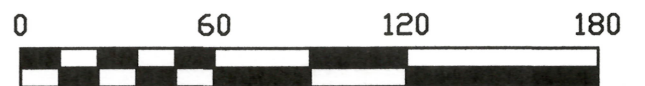
BLDG. SETBACKS PER RECORDED
 SUBDIVISION PLAT
 FRONT - 25' & VARIES
 SIDE - 10'
 REAR - 15'

○ DENOTES 1/2" IRON ROD TO BE SET
 UNLESS OTHERWISE NOTED
 ● DENOTES 1/2" IRON ROD FND
 UNLESS OTHERWISE NOTED

REFERENCE 1:
 RESUB. By Kelly J. McHugh, PLS
 Map File No.: 3795
 Date Filed: 3-10-2005

REFERENCE 2:
 Survey By J.V. Burkes, PLS
 Survey No.: 972433
 Dated: 10-27-1997

Note: This is to certify that I have consulted the Federal
 Insurance Administration Flood Hazard Boundary Maps
 and found the property described IS NOT located
 in a special flood hazard area. it is located in Flood Zone C
 FIRM Panel# 2252050240E Rev. 8-16-1995



NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & 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. SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
 STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
 FOR A CLASS C SURVEY.

 REGISTERED PROFESSIONAL SURVEYOR RANDALL W. BROWN REG. NO. 04586	Randall W. Brown & Associates, Inc. Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com		Date: JULY 31, 2023 Survey No. 23219 Scale: 1"=60'± Drawn By: RJB Revised:
	RANDALL W. BROWN, P.L.S. Professional Land Surveyor LA Registration No. 04586		