

CASE SUMMARY SHEET

CASE NUMBER: V25-01-01
DATE RECEIVED: December 9, 2024
DATE OF MEETING: January 14, 2025 and January 28, 2025

Address: 101 Juniper Ct
Subdivision: The Sanctuary, Lot 441
Zoning District: R-1 Single Family Residential District
Property Owner: Crosby Development

REQUEST: V25-01-01 – John Crosby requests a variance to CLURO Section 9.2.5.14. Tree and Shrub Pruning or Removal Permit Required, The Sanctuary, Lot 441, R-1 Single Family Residential District, 101 Juniper

CASE SUMMARY:

The applicant owns the property at 101 Juniper Ct, located on the corner of Juniper Ct. and Purple Martin Ln. The property is irregular in shape and measures 99’ along Juniper Ct., 169’ along Purple Martin Ln, 179’ along the rear property line, and 150’ along the interior property line and contains approximately 20,639 sqft per survey prepared by Lowe Engineers and dated 05.09.2023. The property is currently unimproved.

The applicant is requesting to remove 5 pine trees along the property line that borders the neighboring residence at 105 Juniper Ct with the reasoning that they are located within “striking distance of a home”. A picture was submitted by the applicant showing a tree on the property that had previously fallen during a storm and landed on a car parked in the neighboring driveway.

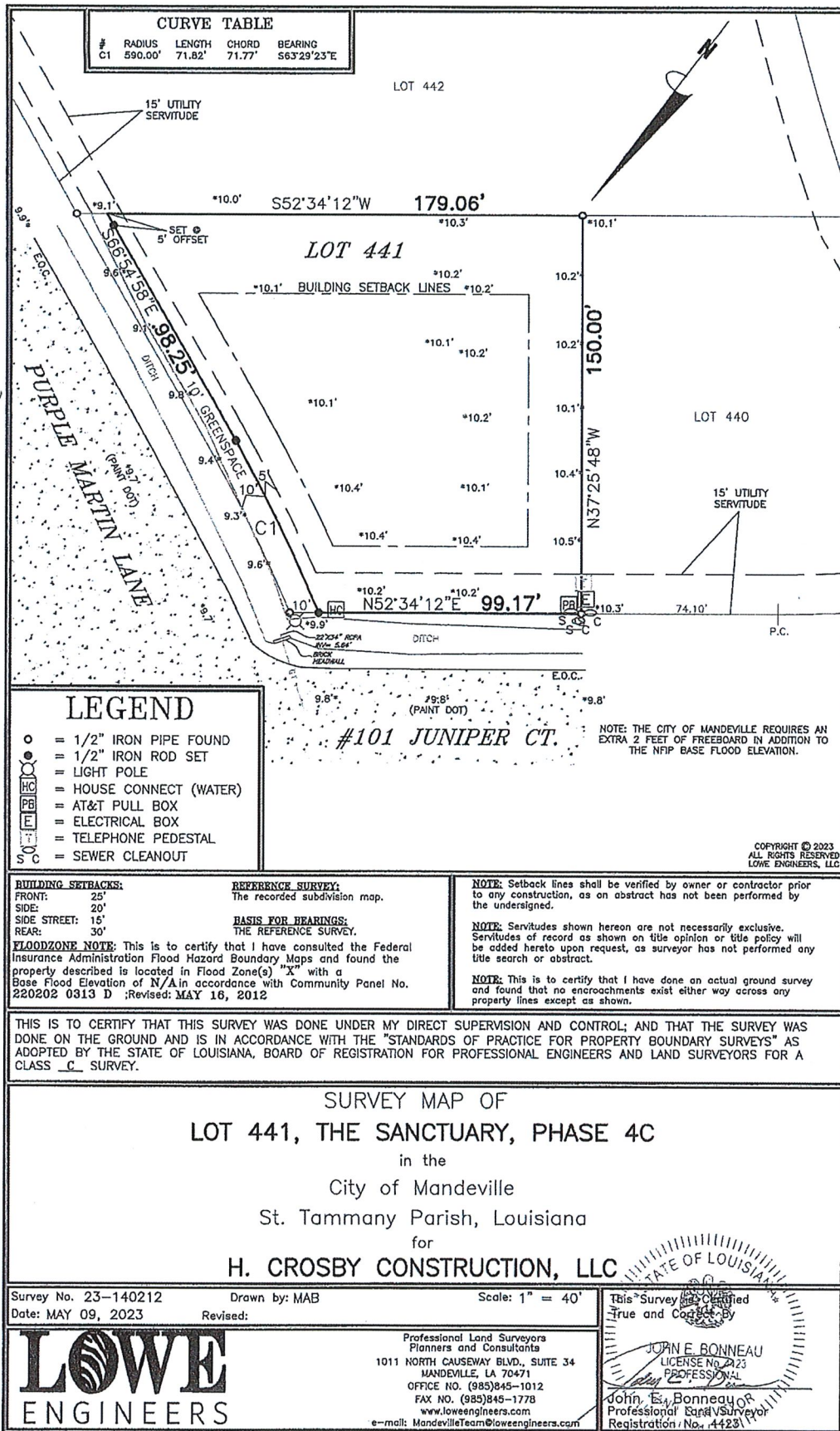
The property is currently undeveloped. As such, a tree removal permit will be issued for dead or diseased trees, or as part of a new construction permit. As part of the requirements for a new construction permit a minimum of 50% of all existing trees located in the setbacks must be preserved.

CLURO SECTIONS:

9.2.5.14. Tree and Shrub Pruning or Removal Permit Required

- 1. General. A tree and shrub pruning or removal permit shall be obtained from the building inspector when cutting, clearing, or removing any required Class A or Class B tree, or for pruning live oak trees as provided herein. A tree and shrub removal permit shall only be granted on
 - a. previously developed sites or for surveying, testing or removal of diseased or dead trees on undeveloped sites as provided in Article 7
 - b. in conjunction with the issuance of a new building permit
 - c. or if the tree or shrub proposed to be removed would be required if a new building permit were being applied for on the site.





24-9811

CITY OF MANDEVILLE TREE REMOVAL APPLICATION

All applications can be submitted digitally to permits@cityofmandeville.com



APPLICANT'S INFORMATION

Name: Harry Crosby Jr.

E-mail: [REDACTED]

Phone: [REDACTED]

OWNER INFORMATION

Owner's name: Crosby Development Company

Phone: [REDACTED]

Address: 1 Sanctuary Blvd Mandeville, LA 70471

E-mail: [REDACTED]

PROPERTY INFORMATION

Current use of property: ☐ Mixed use ☐ Commercial ☐ Residential ☐ Multi-family ☒ Undeveloped lot

Address of Tree (if different from above): 101 Juniper Ct Mandeville, LA 70471

Number of Trees to be removed: 5

Number of Trees to be pruned:

Are any of them Live Oaks? ☐ Yes ☒ No

If Yes has an arborist evaluated the trees? ☒ Yes ☐ No If yes, please provide report.

CONTRACTOR INFORMATION

Contractor: Tammany Tree Service

Arborist License #: LA AR 1631

Address: 728 Hwy 1085 Madisonville, LA 70447

Phone: 318-623-5710

Registered with City? ☒ Yes ☐ No

Estimated cost: [REDACTED]

Proposed Start Date: 11/08/24

I agree to comply with City of Mandeville's Tree Ordinance as outlined in Article 9 of the CLURO.

Signature of Property Owner [Signature]

Signature of Applicant (if different) [Signature]

Checklist:

- ☐ Completed application with signatures
- ☐ Tree survey/site plan
- ☐ Trees to be removed are clearly marked with ribbon or string (Do not use paint)
- ☐ At least one color photo of each tree being applied for. Attach additional photos as needed.
- ☐ Replanting plan/statement if replacement trees are needed
- ☐ A letter of approved action from homeowner's association (if applicable)
- ☐ Pay fees

The property owner/owner's representative certifies that the information provided and all attached, drawings, photos and/or tree plans are true to the best of their knowledge and any false/ incorrect information can result in the revocation and/or denial of the permit.

Trees to be removed: (use additional paper if more than 6 trees)

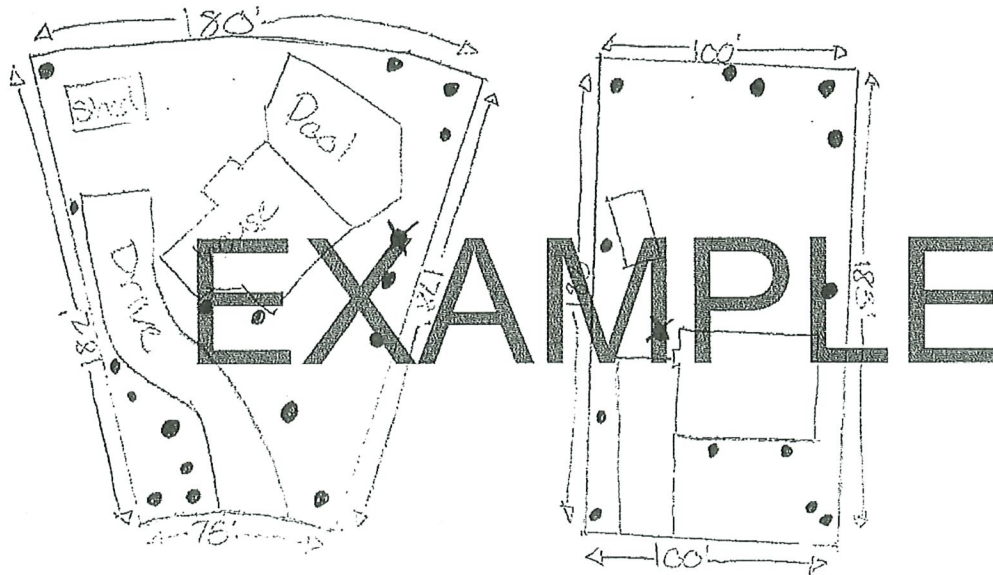
Tree #1 Species	Pine	Dbh	28	Reason	Striking distance of a home
Tree #2 Species	Pine	Dbh	32	Reason	Striking distance of a home
Tree #3 Species	Pine	Dbh	31	Reason	Striking distance of a home
Tree #4 Species	Pine	Dbh	34	Reason	Striking distance of a home
Tree #5 Species	Pine	Dbh	33	Reason	Striking distance of a home
Tree #6 Species		Dbh		Reason	

Tree Survey

– Sketch a dimensioned site plan or use a survey to show:

1. Location of all existing trees and the tree(s) to be removed; and
2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

EXAMPLE:



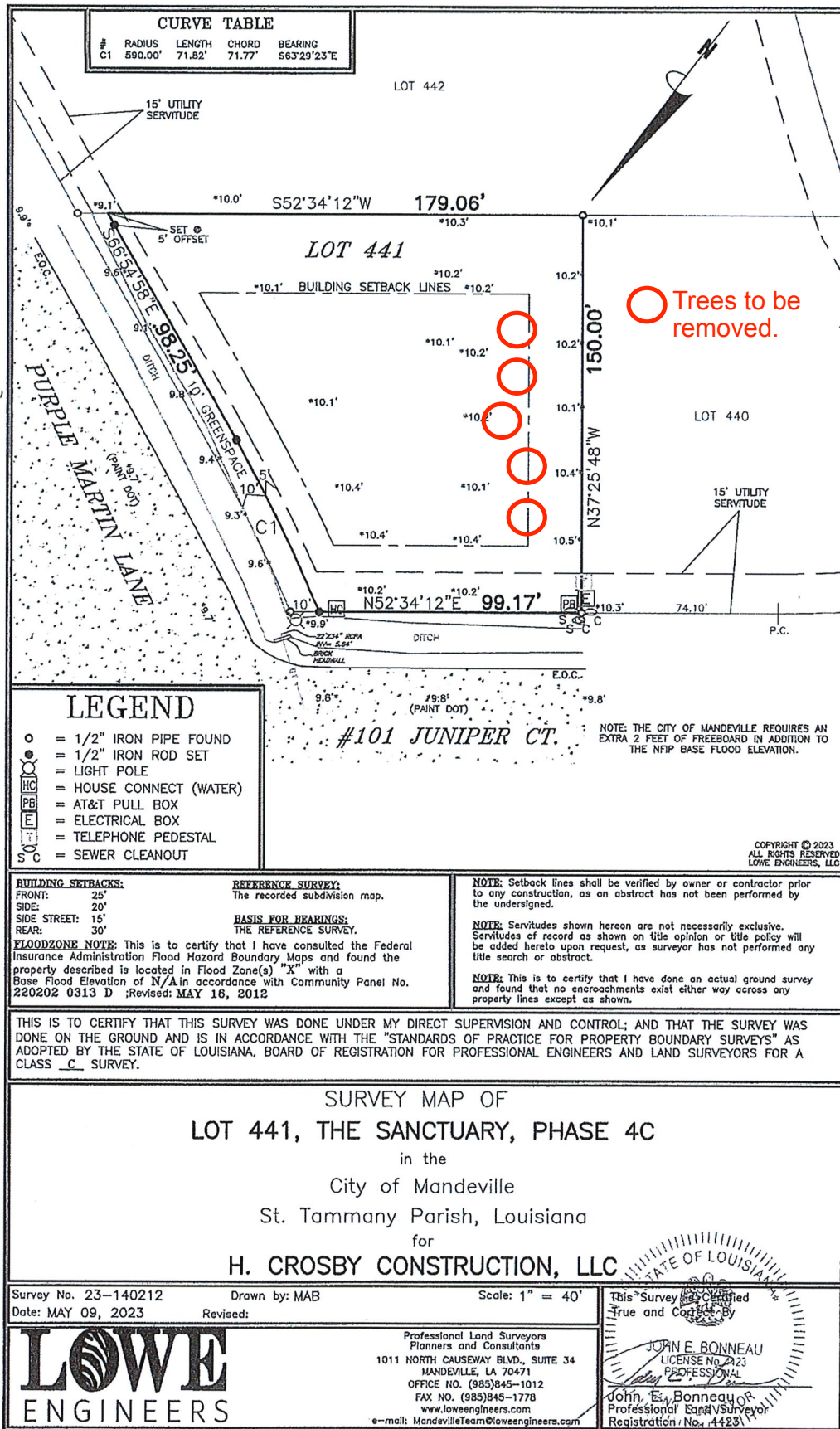
Please use a separate
sheet of paper for tree
survey











From: [Cara Bartholomew](#)
To: [Tina Myers](#)
Subject: Fw: 101 Juniper Court
Date: Tuesday, January 14, 2025 10:44:58 AM
Attachments: [Outlook-aalosxui.png](#)

Cara Bartholomew, AICP
Director, Dept. of Planning & Development
City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448
985.624.3103



From: Jack C. Jensen Jr. [REDACTED]
Sent: Tuesday, January 14, 2025 6:43 AM
To: Cara Bartholomew <cbartholomew@cityofmandeville.com>
Cc: John Crosby Jr [REDACTED] Sanctuary Board
[REDACTED]
Subject: 101 Juniper Court

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January 14, 2025

To: Cara Bartholomew, Planning Director
Via email to: cbartholomew@cityofmandeville.com

Re: Planning & Zoning Commission Case Number: V25-01-01

Ms. Bartholomew,

The Sanctuary Homeowners Association Board has reviewed the referenced case summary and has no objection to the City of Mandeville granting a variance to remove five 80' to 100' pine trees on Lot 441, 101 Juniper Court. The trees in question will be removed whenever a house is constructed on that lot anyway and currently pose a threat to a nearby home. The Commission's approval is requested.

Sincerely,

Jack Jensen

Sanctuary HOA
Board President

