

CASE SUMMARY SHEET

CASE NUMBER: V25-03-05
DATE RECEIVED: February 18, 2025
DATE OF MEETING: March 11, 2025 and March 25, 2025

Address: 435 Atalin
Subdivision: City of Mandeville, Square 77 Lots 5 & 6
Zoning District: R-1 Single Family Residential District
Property Owner: Alex and Tracy Gonzalez

REQUEST: V25-03-05 – Alex and Tracy Gonzalez request a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones and Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures, City of Mandeville, Square 77 Lots 5 & 6, R-1 Single Family Residential District, 435 Atalin

PREVIOUS CASE: V17-12-32 – Site Development Criteria & Live Oak Encroachment

CASE SUMMARY: Encroach past the live oak vegetation protection zone to construct a shed

The applicant owns the property at 435 Atalin St, located on the corner of Atalin St. and Monroe St. The property measures 160’ x 212’ and contains 33,920 sqft per a survey prepared by Foncuberta Surveys and dated 10.13.1998. The property is currently improved with a single-family residence.

There are 4 live oak trees on the property measuring 30”, 36”, 36”, and 48”. The applicant is requesting to encroach past the 82% line of the 48” live oak to construct a utility shed on the property. The proposed location of the shed will have an encroachment of 446 sqft past the live oak vegetation protection zone.

The applicant is also requesting to place the shed closer than the required 60’ back from the front property line due to the wetland delineation line that runs through the property. The shed will be located 22’-9” from the front property line and will still be located 7’-9” behind the front façade of the main structure.

CLURO SECTIONS:

9.2.5.2. Vegetation Protection Zones

An area extending at least fifteen (15) feet in all directions from the trunk of any tree required or proposed to be preserved to meet the requirements of this or encompassing a minimum of two-thirds (2/3) of the entire canopy area of the tree, whichever is greater, shall be required to be maintained undisturbed under the provisions of this Article. This area is defined as the **Vegetation Protection Zone**. Exception: The Vegetation Protection Zone for live oaks will be a circle with a radius which is eighty-two (82) percent of the canopy of the tree, measured from the trunk to the drip line. A barrier shall be erected and maintained around this area at all times during construction. No soil deposits, construction materials, equipment, or other materials shall be temporarily or permanently stored in locations within or immediately adjacent to the Vegetation Protection Zone which would cause suffocation of root systems of trees required or proposed to be preserved. No paving with concrete, asphalt, or other impervious material shall be allowed within the Vegetation Protection Zone. No structure shall be placed or constructed at any time within the Vegetation Protection Zone.

8.1.5. Supplemental Regulation of Accessory Buildings and Structures

For purposes of these regulations accessory buildings include but are not necessarily limited to accessory storage buildings, pool cabanas, detached covered porches or decks, playhouses, private studios or craft buildings, and greenhouses and shall be regulated as follows:

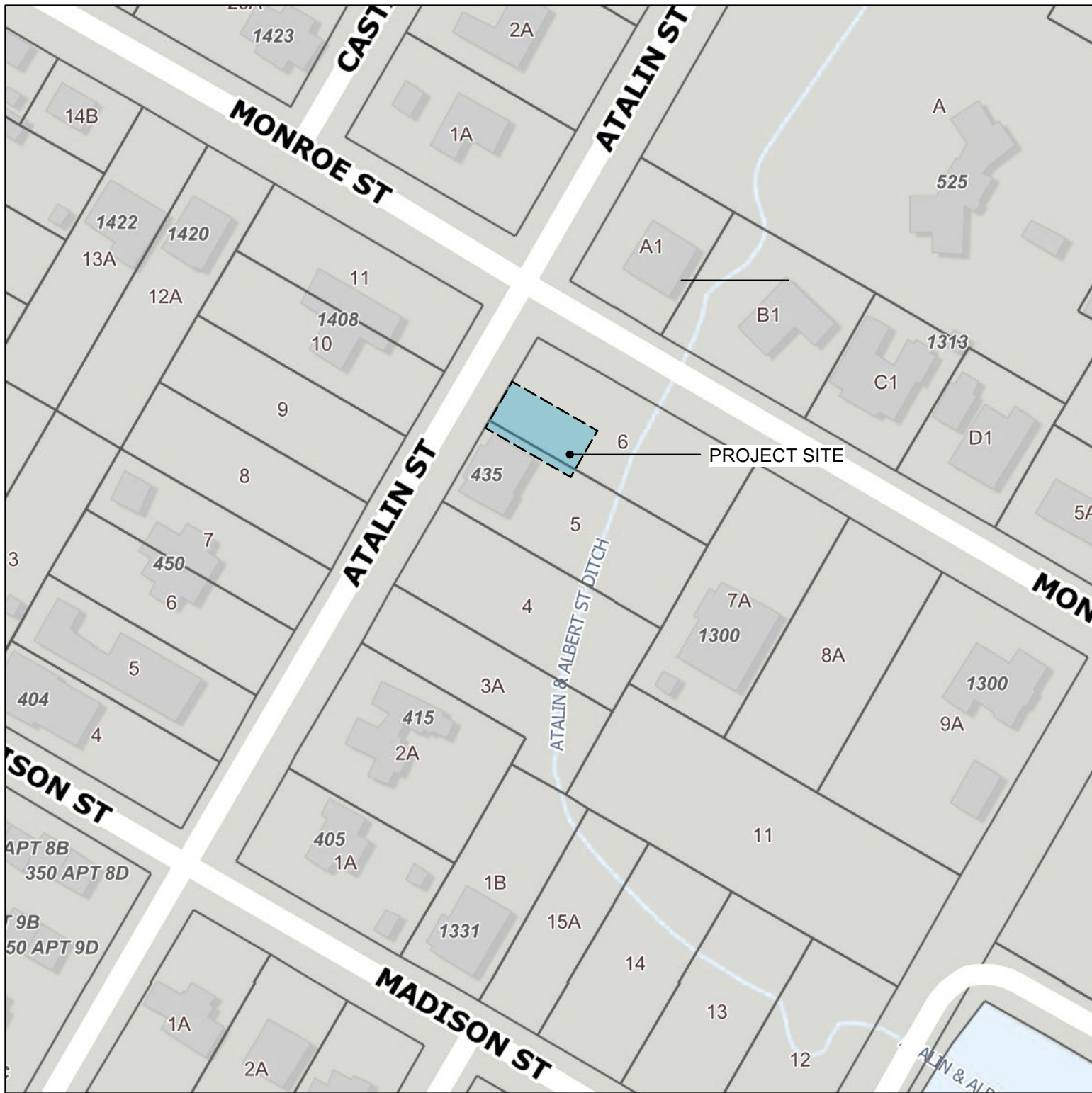
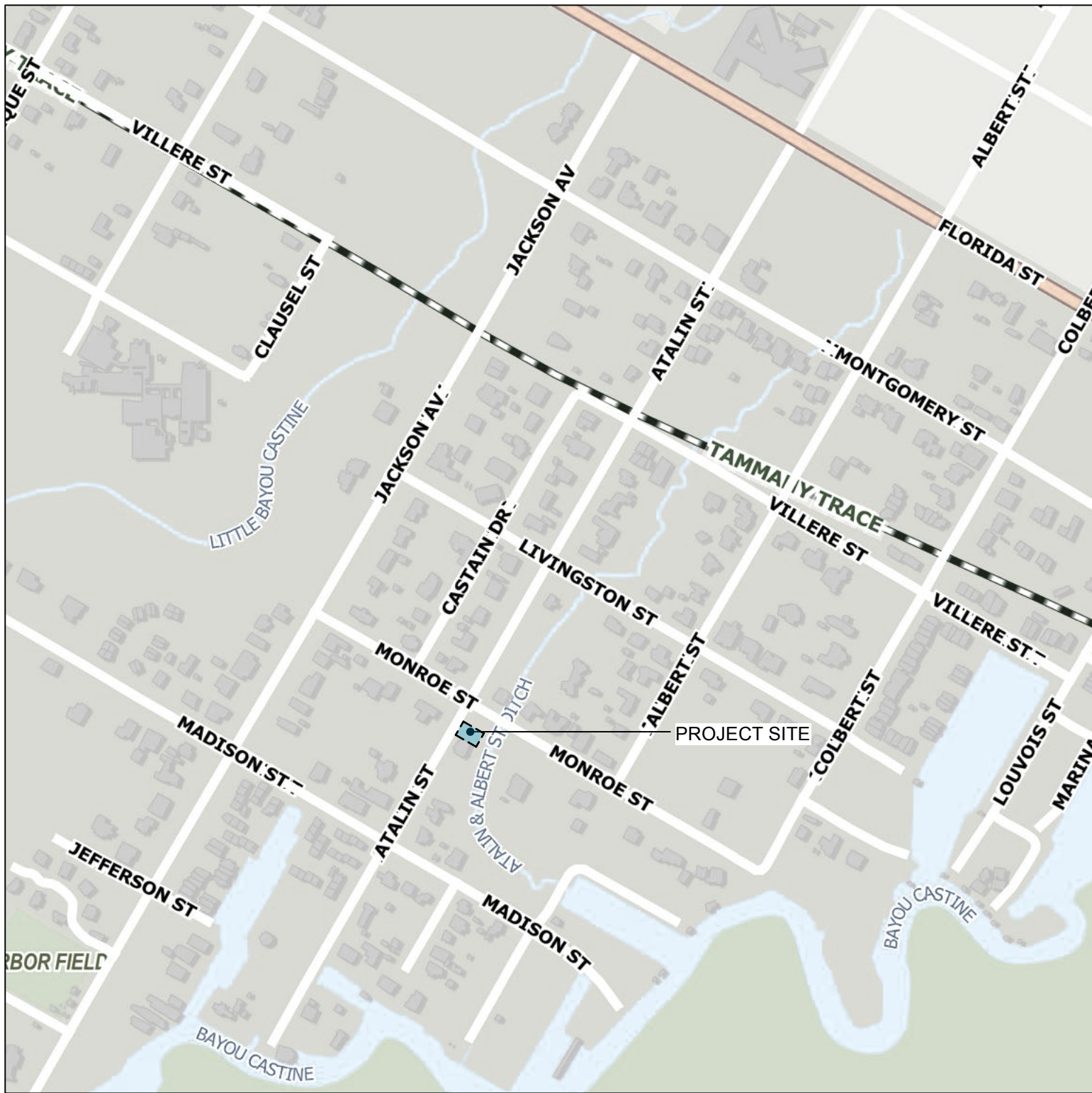
1. Except on corner lots, any accessory building that is not a part of the main building may be built in a required side yard, provided such accessory building is not less than sixty (60) feet from the front lot line nor less than three (3) feet from the nearest interior side lot line and provided not more than one (1) accessory building covers any part of the required side yard.



435 ATALIN ST. ADDITION TO EXISTING RESIDENCE



PROJECT LOCATION



SHEET INDEX

- A0.00 GENERAL
- A0.10 STREET VIEWS
- A1.00 SITE PLAN
- A2.00 SHED PLAN
- A2.10 SHED ROOF PLAN
- A3.00 ELEVATIONS
- A4.00 SECTIONS
- S2.00 FOUNDATION
- S2.10 FOUNDATION DETAILS

PROJECT INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW UTILITY SHED ADJACENT TO EXISTING SINGLE FAMILY RESIDENCE ON ATALIN STREET, APPROXIMATE SIZE 20' X 24' (480 S.F.)

PROJECT ADDRESS

435 ATALIN ST.
MANDEVILLE, LA 70448

REGULATORY AGENCIES

CITY OF MANDEVILLE
3101 EAST CAUSEWAY APPROACH
MANDEVILLE, LA 70448

ZONING

CURRENT: R-1 RESIDENTIAL

ACTUAL LOT AREA: 33,290 SF

REQUIRED FRONT YARD SETBACK: 25'
REQUIRED SIDE YARD SETBACKS: 20'
REQUIRED REAR YARD SETBACK: 15'

MAXIMUM BUILDING HEIGHT 35'

MAXIMUM IMPERVIOUS SITE COVERAGE: 75%
PROPOSED IMPERVIOUS SITE COVERAGE: EXISTING TO BE MAINTAINED
STRUCTURES:
2070 SF - EXISTING RESIDENCE
480 SF - PROPOSED SHED

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE - 2021 EDITION
INTERNATIONAL MECHANICAL CODE - 2021 EDITION
NATIONAL ELECTRICAL CODE - 2020 EDITION

BUILDING AREA

480 SF

PROJECT DIRECTORY

OWNERS

ALEX AND TRACY GONZALEZ
taxman49@gmail.com

ARCHITECT

JASON I ZUCKERMAN, AIA, NCARB
1354 VILLERE STREET
MANDEVILLE, LA 70448
504.881.6920
jason.zuckerman@hotmail.com

STRUCTURAL

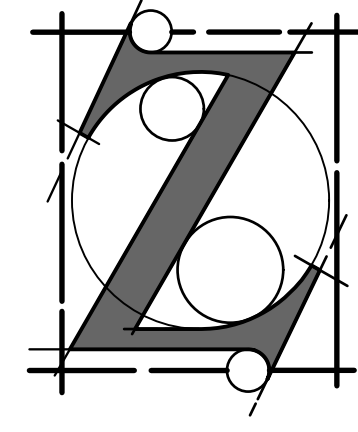
TO BE DETERMINED

MECHANICAL/PLUMBING

N/A

ELECTRICAL

DESIGN/BUILD BY CONTRACTOR



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Jason I Zuckerman, Architect, LLC
1354 Villere St., Mandeville, LA 70448
504.881.6920

THE DESIGN CONCEPTS, PLANS, SPECIFICATIONS, AND INFORMATION INCLUDED IN THESE DOCUMENTS WERE PREPARED FOR THIS SPECIFIC PROJECT, ARE INSTRUMENTS OF SERVICE FOR THE PURPOSE OF CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF JASON I. ZUCKERMAN, ARCHITECT. THE INFORMATION CONTAINED HEREIN MAY NOT BE USED, REUSED, TRANSFERRED, REPRODUCED, OR CONVEYED TO ANY OTHER PARTIES IN ANY FORM WHATSOEVER FOR USE ON ANY OTHER PROJECT WITHOUT WRITTEN APPROVAL BY JASON I. ZUCKERMAN, ARCHITECT. THE REMOVAL OF AN ARCHITECT'S SEAL OR STAMP AND/OR USE OF AN ARCHITECT'S PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT IS A VIOLATION OF STATE LAW (R.S. 37:152) AND FEDERAL LAW INCLUDING THE ARCHITECTURAL WORKS COPYRIGHT ACT.

435 ATALIN ST.
MANDEVILLE, LOUISIANA

Date	Drawn By	Checked By	Reviewed By	COI File Name	Consent Date	Per Date	Revision No.	Date	Revision Notes
4/1/25	JZ		JZ						

GENERAL

A0.00

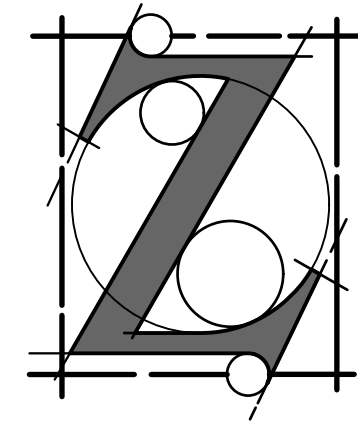
FOR PLANNING & ZONING COMMISSION APPROVAL - NOT FOR CONSTRUCTION



1	VIEW FROM ATALIN/MONROE
A0.10	Scale: NONE



2	VIEW FROM ATALIN
A0.10	Scale: NONE



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435 ATALIN ST.
MANDEVILLE, LOUISIANA

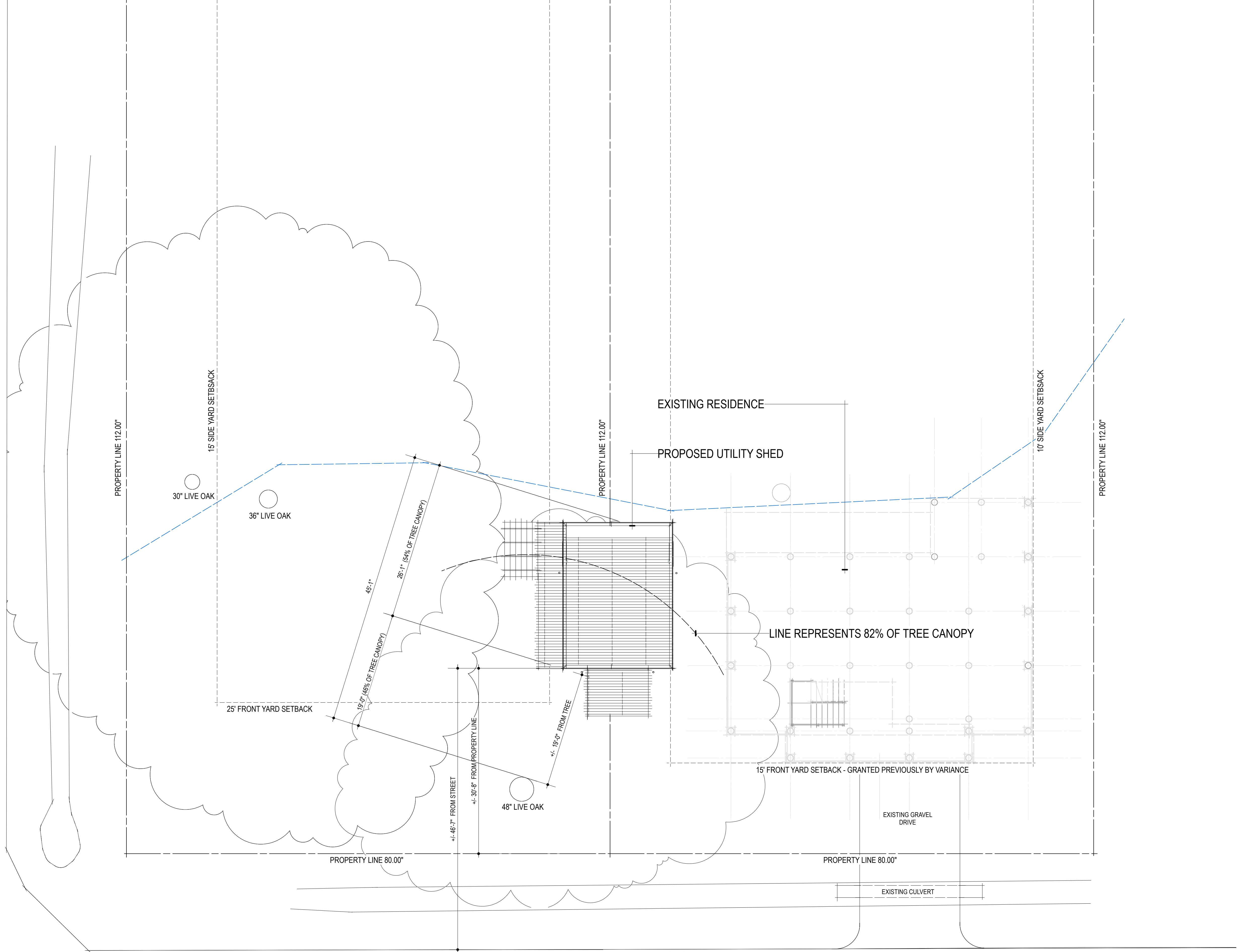
Revision No.					Date	Revision Notes
Date	4/1/25	Drawn By	JZ	Checked By		
Reviewed By	JZ	2x07 File Name	Consists 02.mxd	Plot Date	4/1/25	

STREET VIEWS

A0.10

FOR PLANNING & ZONING COMMISSION APPROVAL - NOT FOR CONSTRUCTION

MONROE ST.



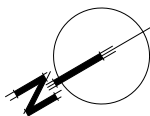
ATALIN ST.

1

A1.00

SITE PLAN

Scale: 1/8" = 1'-0"



FOR PLANNING & ZONING COMMISSION APPROVAL - NOT FOR CONSTRUCTION

435 ATALIN ST.
MANDEVILLE, LOUISIANA

Date	4/1/25	Revision No.	2/18/25	82% OF CANOPY LINE ADDED
Drawn By	JZ			
Checked By				
Reviewed By	JZ			
CAO File Name	Consulate 02.mxd			
Plot Date	4/1/25			

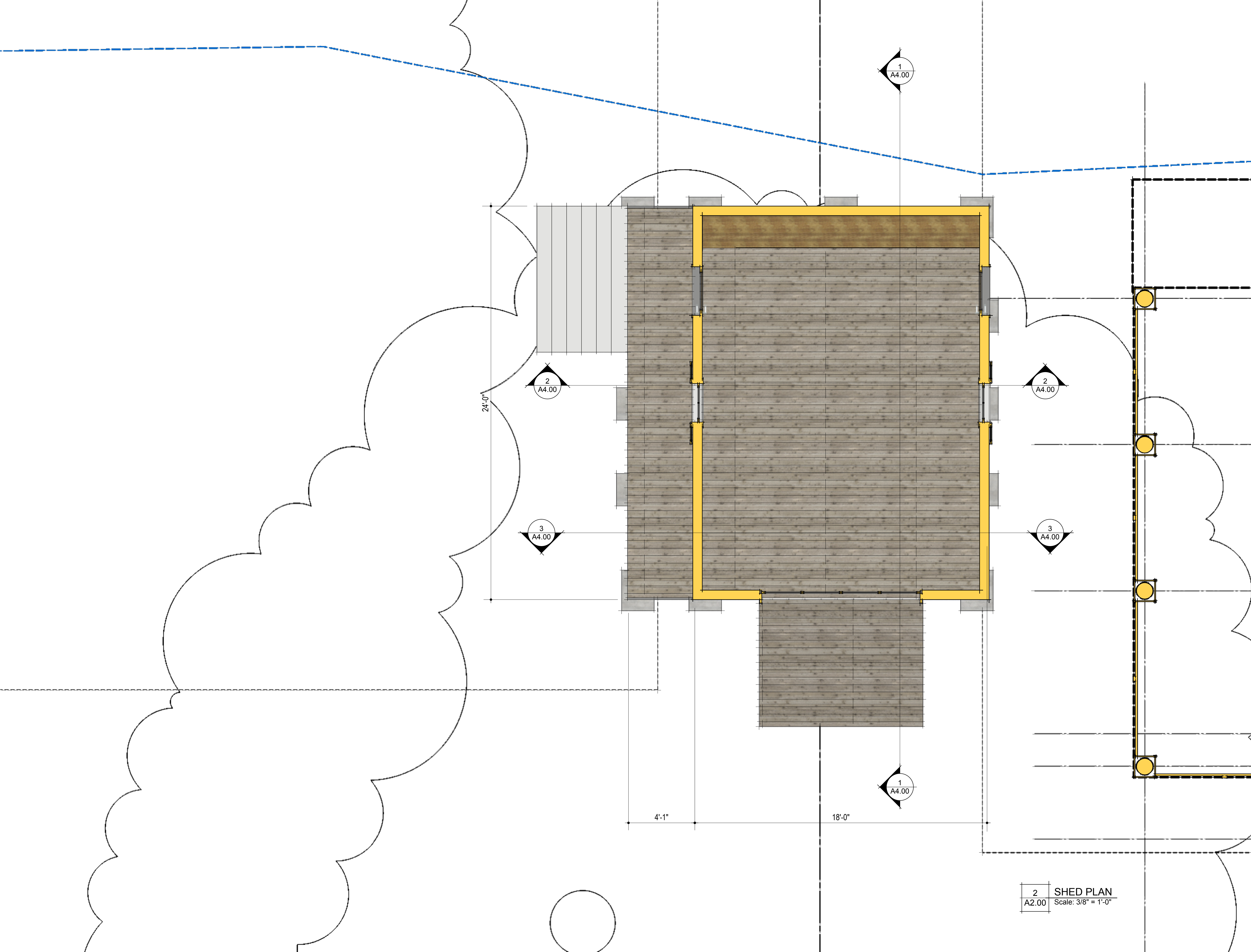
SITE PLAN

A1.00

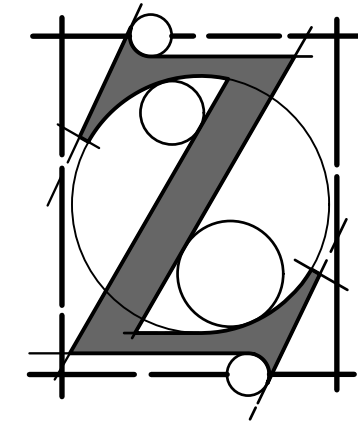
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2 SHED PLAN
A2.00 Scale: 3/8" = 1'-0"



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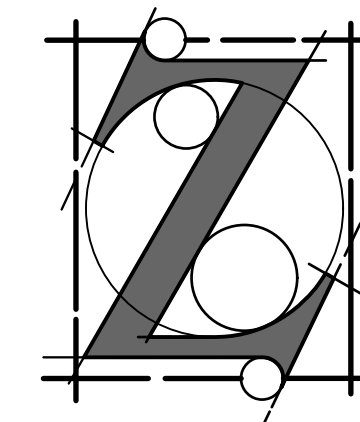
435 ATALIN ST.
MANDEVILLE, LOUISIANA

Date	Revision No.	Date	Revision Notes
4/1/25	1		
Drawn By	JZ		
Checked By			
Reviewed By	JZ		
COO File Name	Concrete 02.mxd		
Plot Date	4/1/25		

SHED PLAN

A2.00

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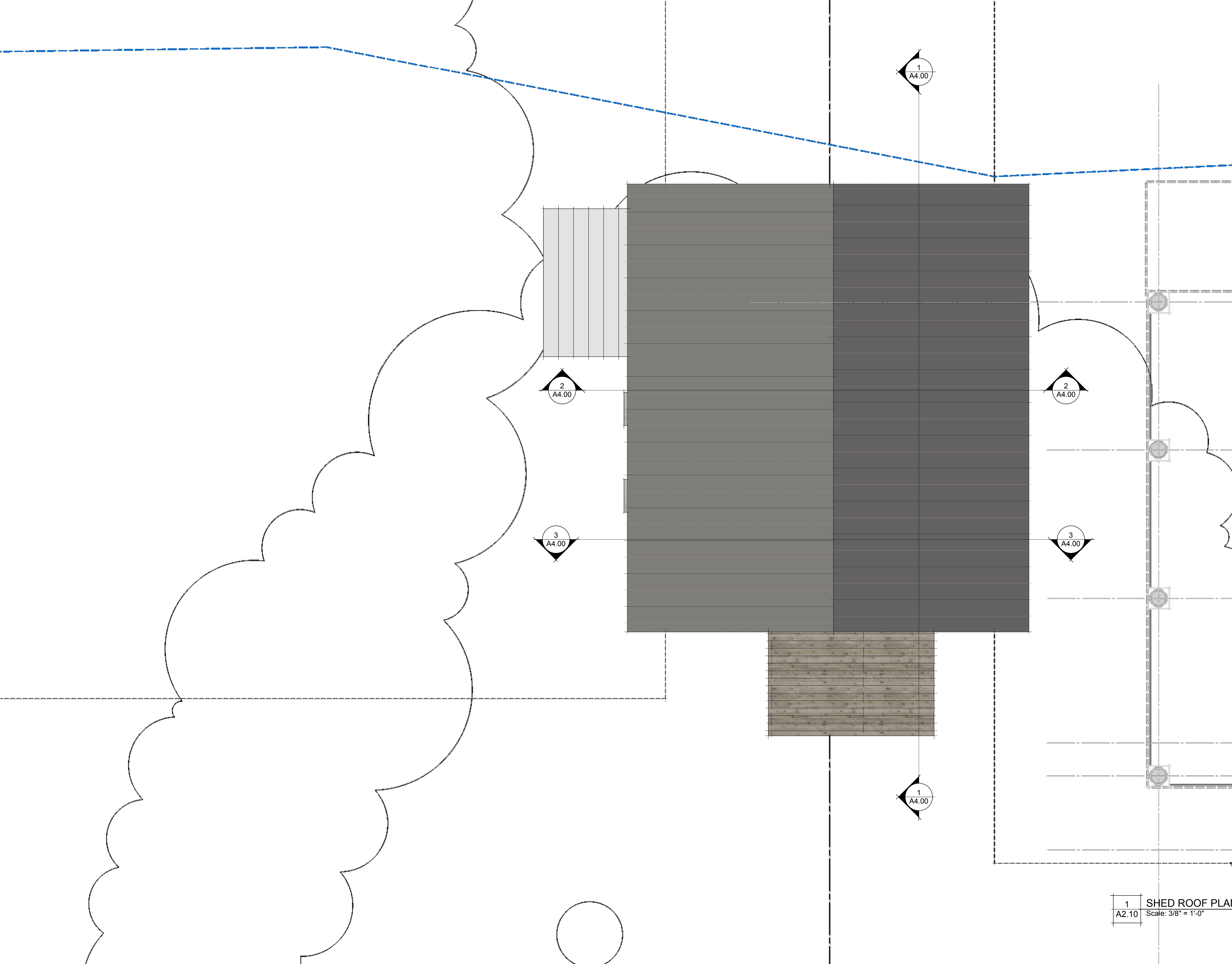
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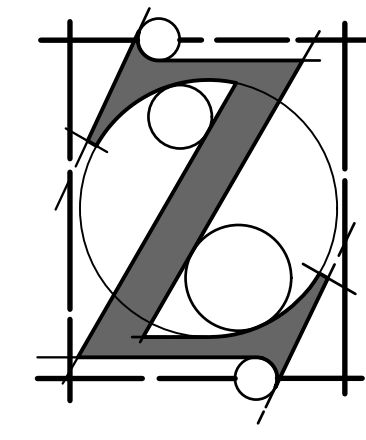
Date	4/1/25
Drawn By	JZ
Checked By	
Reviewed By	JZ
CAD File Name	Gonzales 02.vwx
Plot Date	4/1/25

SHED ROOF PLAN

A2.10



1	SHED ROOF PLAN
A2.10	Scale: 3/8" = 1'-0"



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MANDEVILLE, LOUISIANA

Date	Drawn By	4/1/25	Checked By	JZ	Reviewed By	JZ	CAD File Name	Consists Of	Per Date	4/1/25	Revision No.	Revision Notes

ELEVATIONS

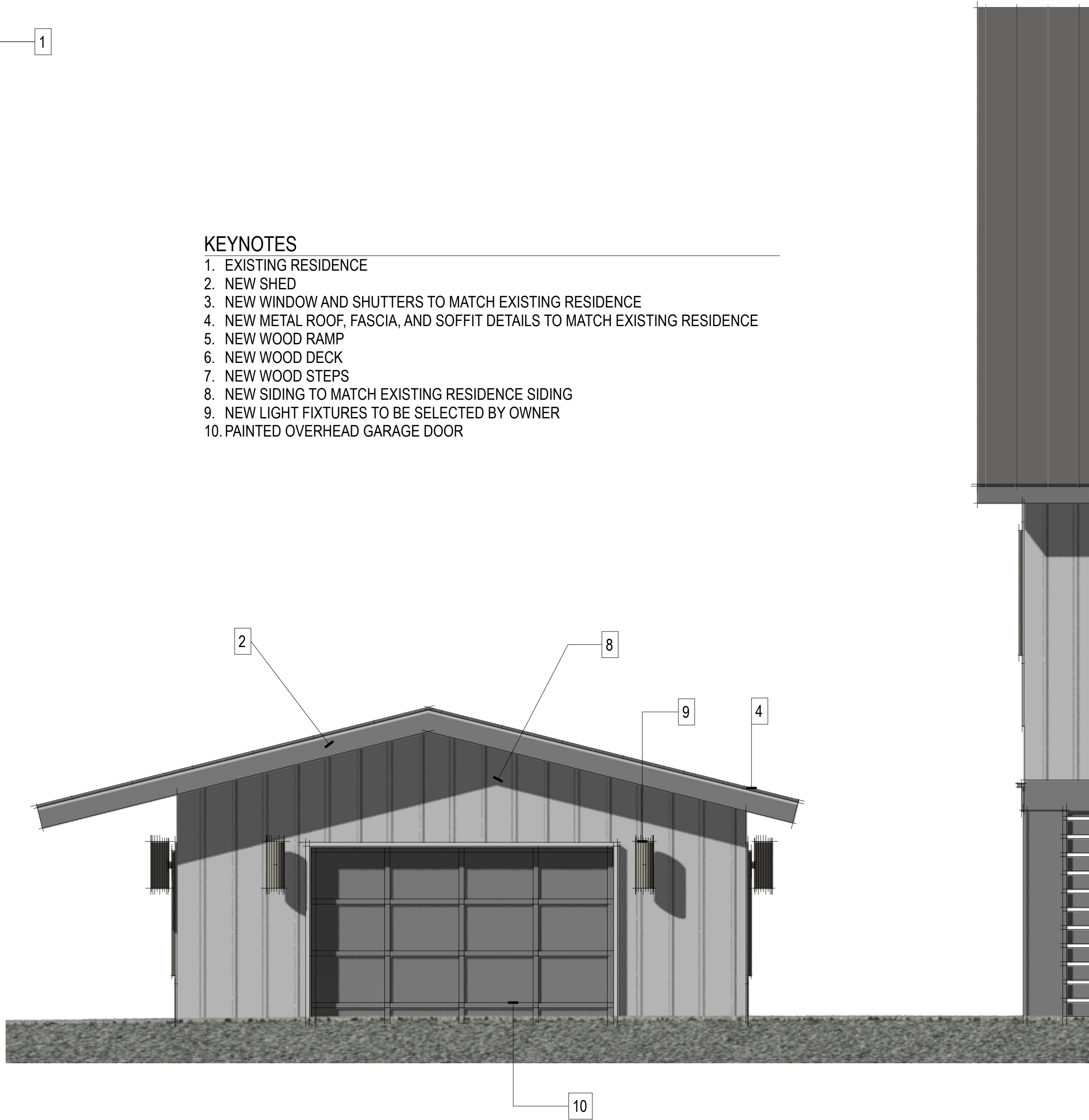
A3.00



2 ATALIN ST. ELEVATION
A3.00 Scale: 3/8" = 1'-0"

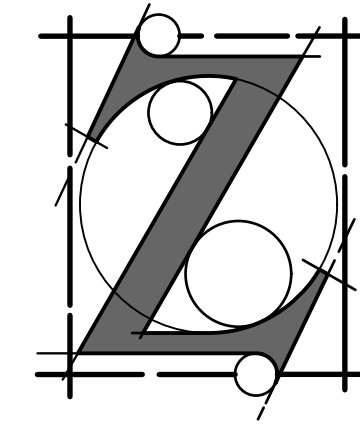
KEYNOTES

1. EXISTING RESIDENCE
2. NEW SHED
3. NEW WINDOW AND SHUTTERS TO MATCH EXISTING RESIDENCE
4. NEW METAL ROOF, FASCIA, AND SOFFIT DETAILS TO MATCH EXISTING RESIDENCE
5. NEW WOOD RAMP
6. NEW WOOD DECK
7. NEW WOOD STEPS
8. NEW SIDING TO MATCH EXISTING RESIDENCE SIDING
9. NEW LIGHT FIXTURES TO BE SELECTED BY OWNER
10. PAINTED OVERHEAD GARAGE DOOR



1 ATALIN ST. ELEVATION
A3.00 Scale: 3/8" = 1'-0"

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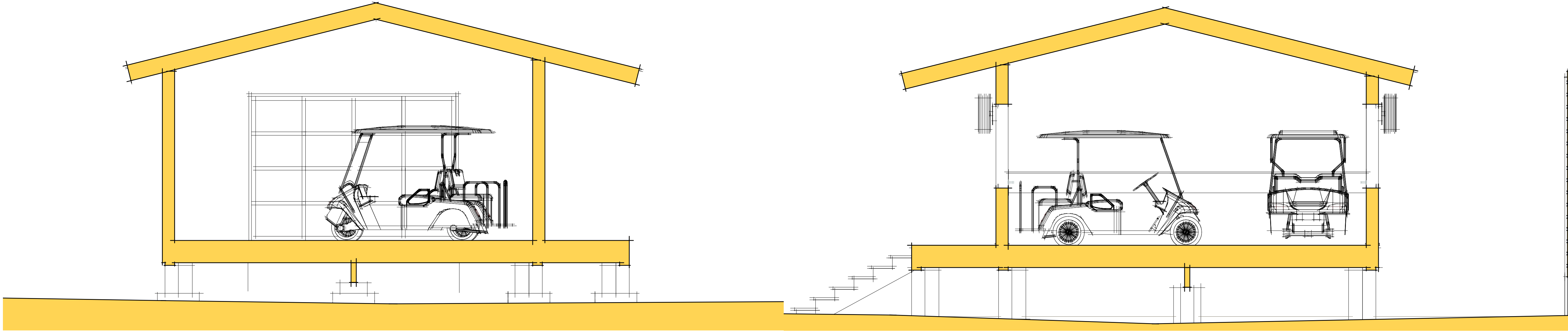
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MANDEVILLE, LOUISIANA

Date	4/1/25	Revision No.	Date	Revision Notes
Drawn By	JZ			
Checked By				
Reviewed By	JZ			
COF File Name	Concepts 02.mxd			
Plot Date	4/1/25			

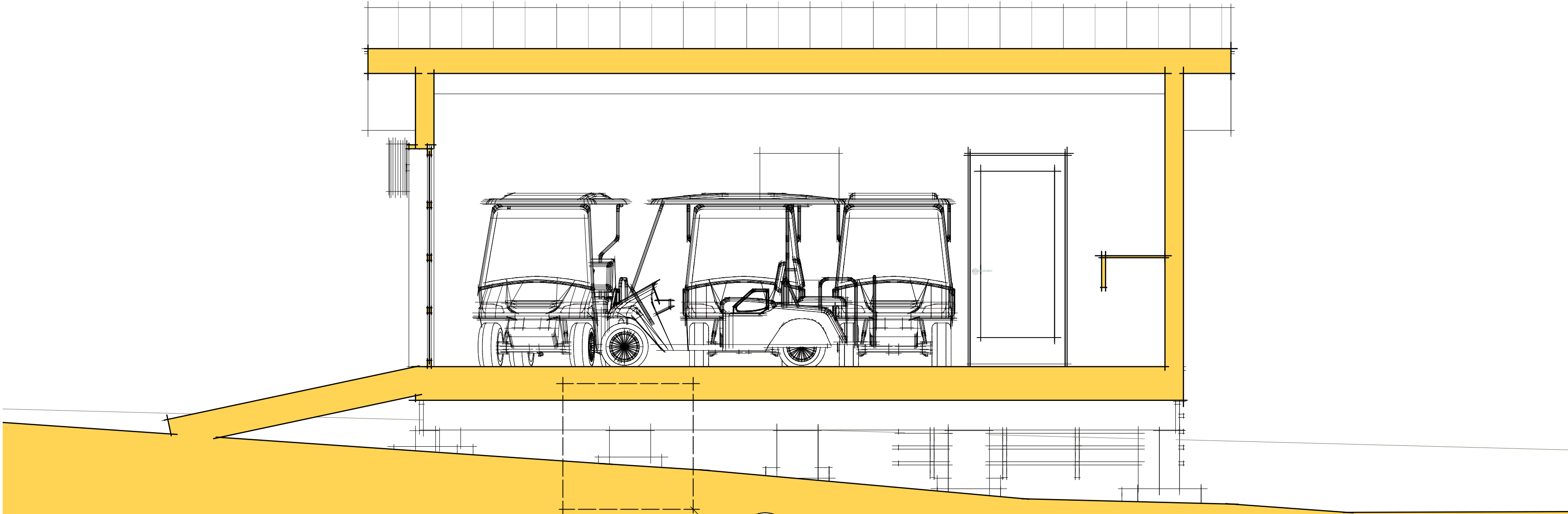
SECTIONS

A4.00



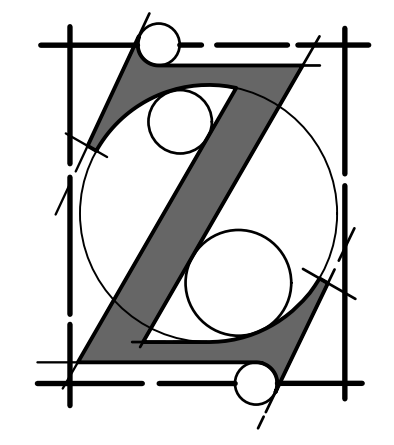
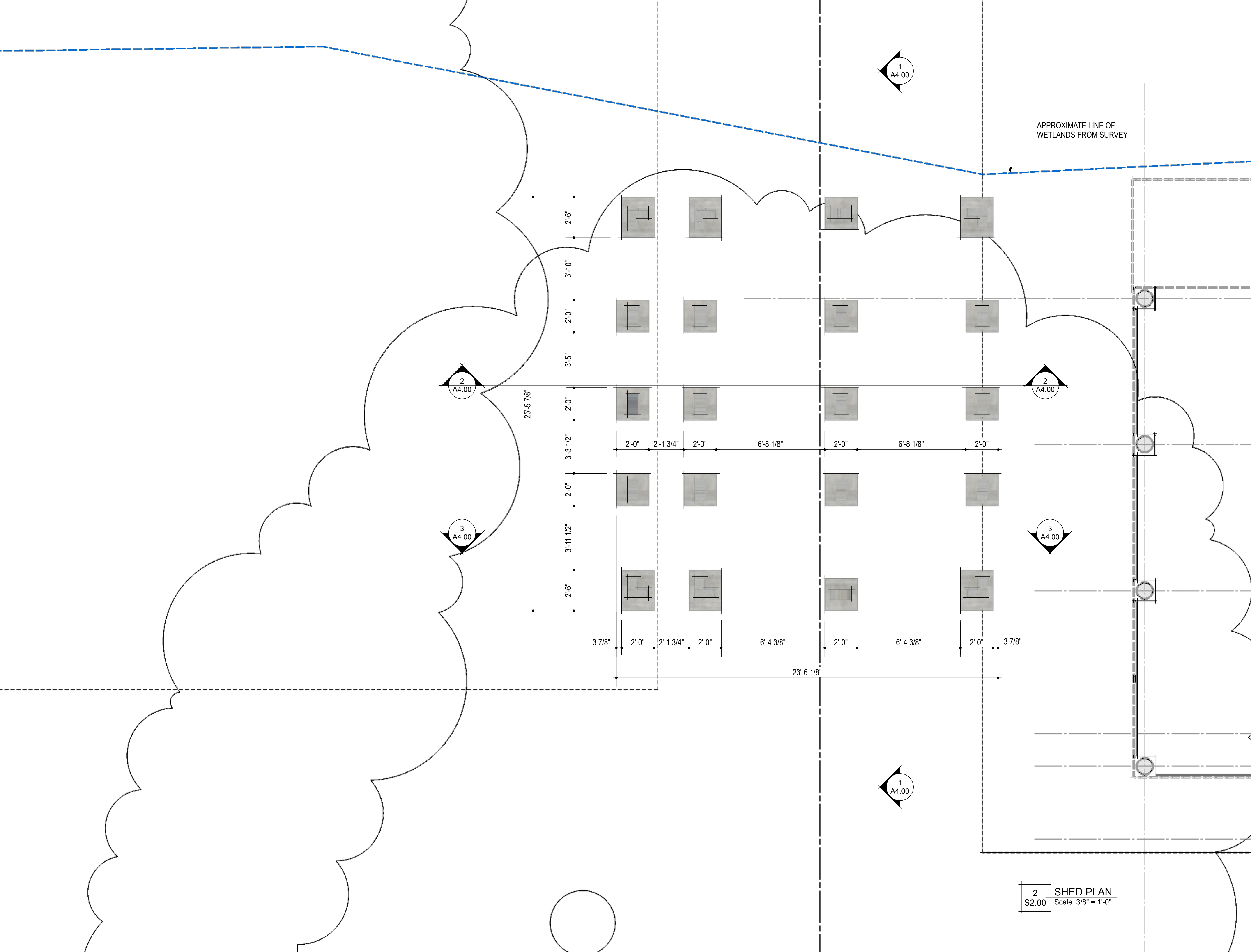
3 SECTION
A4.00 Scale: 3/8" = 1'-0"

2 SECTION
A4.00 Scale: 3/8" = 1'-0"



1 SECTION
A4.00 Scale: 3/8" = 1'-0"

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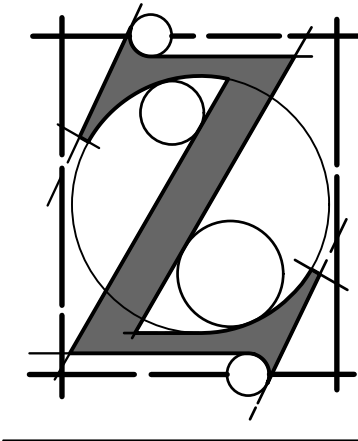
Date	4/1/25
Drawn By	JZ
Checked By	
Reviewed By	JZ
COO File Name	Concrete 02.mxd
Plot Date	4/1/25

Revision No.	Date	Revision Notes

FOUNDATION

S2.00

2 SHED PLAN
S2.00 Scale: 3/8" = 1'-0"



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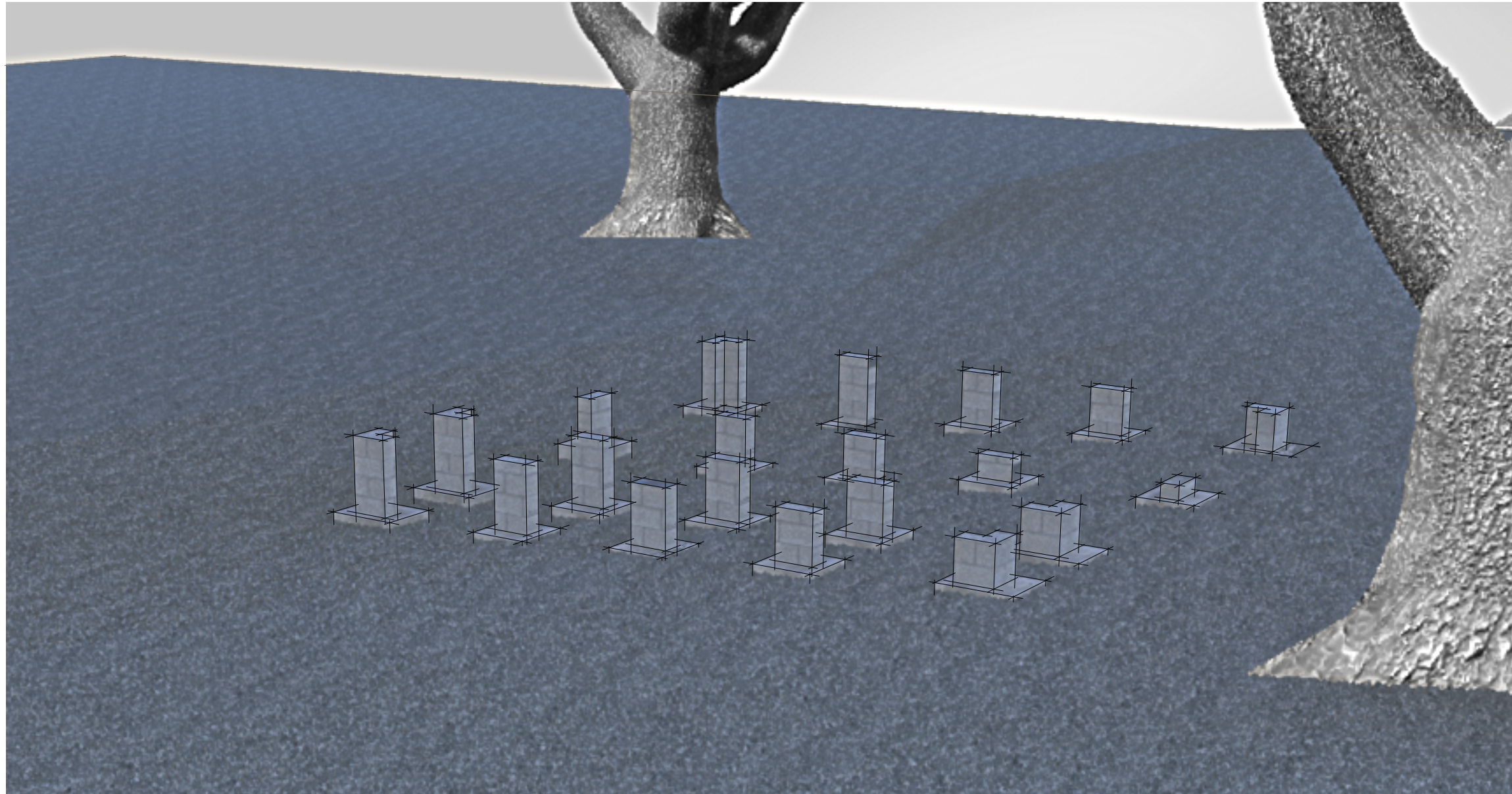
435 ATALIN ST.
MANDEVILLE, LOUISIANA

Date	Revision No.	Date	Revision Notes
4/1/25			
Drawn By	JZ		
Checked By			
Reviewed By	JZ		
CAO File Name	Concrete 02.rvt		
Plot Date	4/1/25		

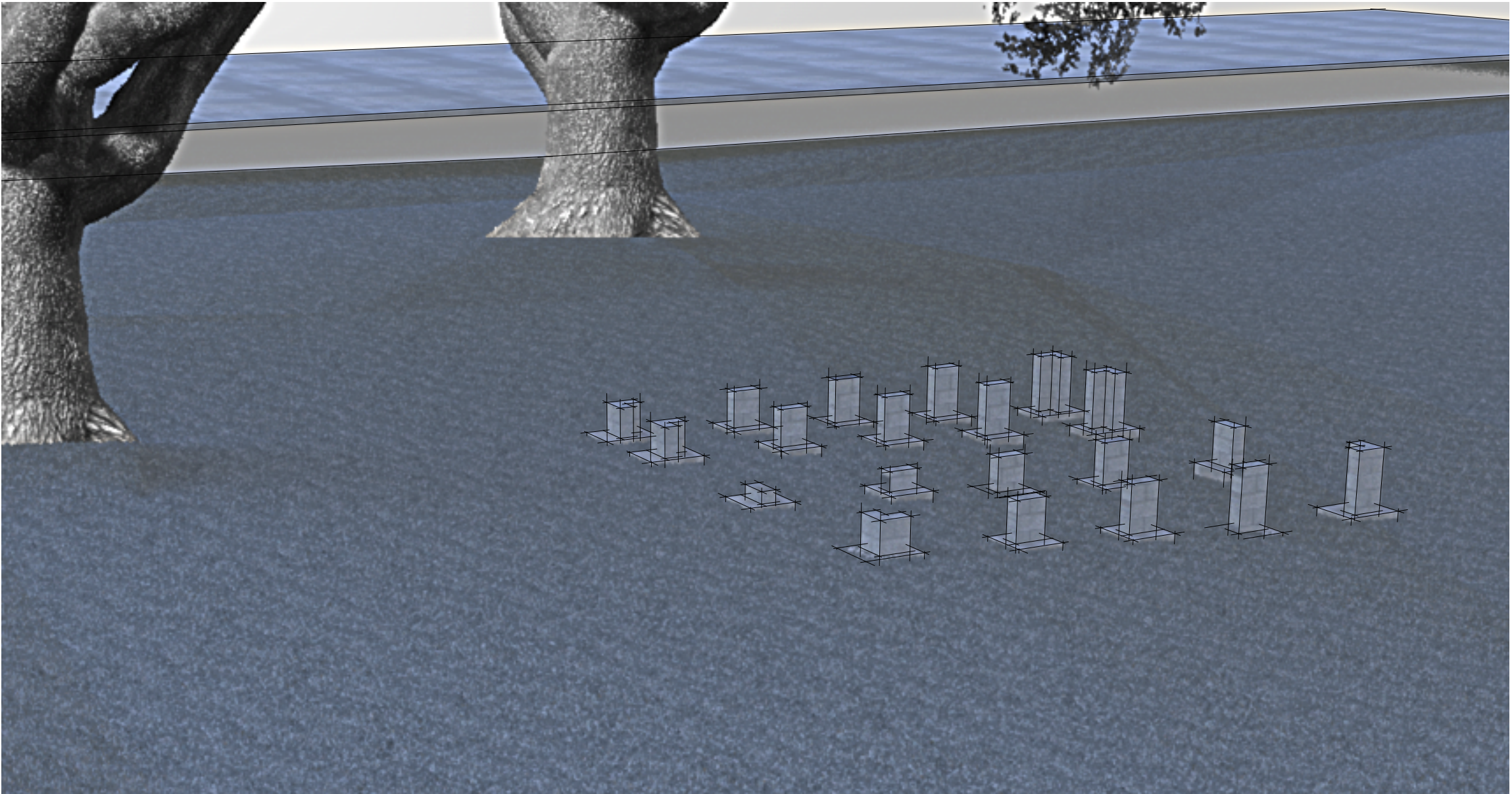
FOUNDATION DETAILS

S2.10

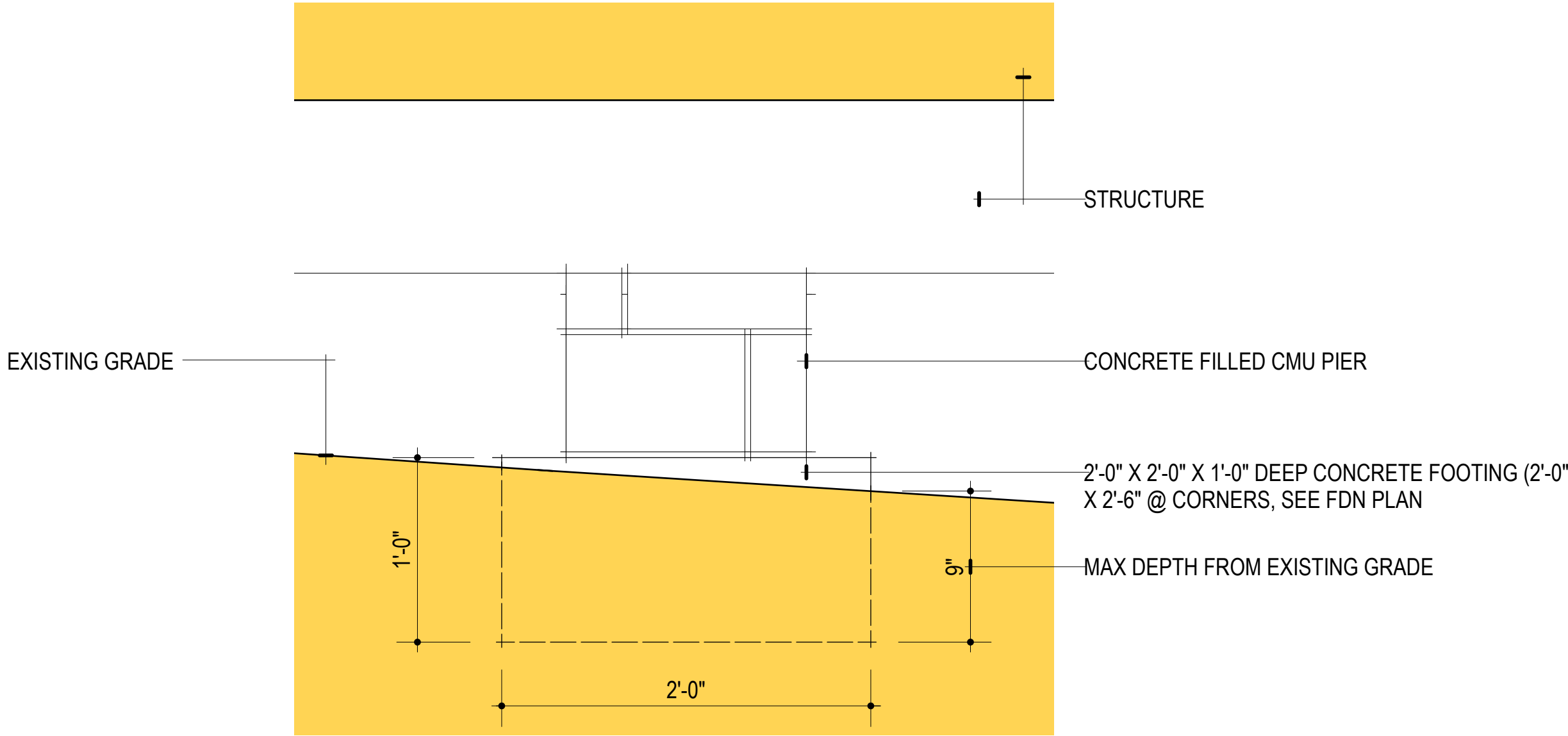
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2 FOUNDATION
S2.10 Scale: 1/2" = 1'-0"



1 FOUNDATION
S2.10 Scale: 1/2" = 1'-0"



3 TYPICAL FOOTING & PIER
S2.10 Scale: 1 1/2" = 1'-0"



To Whom It May Concern,

Property

Alex Gonzalez
435 Atalin St
Mandeville, LA 70448

In March of 2025, Mr. Alex Gonzalez of 435 Atalin St. Mandeville, LA 70448 contacted ArborWorks needing an assessment of 2 live oak trees on his property. The purpose of the assessment was to determine whether or not construction of a new shed would pose any significant threat to the 2 mentioned live oaks. I visited the property, met with Mr. Alex, and performed a Level 1 basic assessment of the trees near the building site. I also spoke with the architect in charge of the project, Mr. Jason Zuckerman.

Both live oak trees are mature and seem to be in generally good condition. Both tree's root zones are in close proximity to the build site. The build site will be located just outside of the drip line of each tree's canopy and there didn't appear to be any large surface roots or buttress roots within the proposed build site. The surrounding soil was not overly compacted.

During my phone conversation with Mr. Zuckerman, he explained the build process and general construction plan that the contractor would follow. That plan included hand digging and hand pouring of the foundation and footings. No heavy machinery was to be used in this process. He also stated his desire to protect the live oak trees as well as his previous experience in working with and around trees of this size and maturity. He mentioned that should any larger roots be encountered during the construction of the foundation, footings would be adjusted as to not negatively impact or unnecessarily damage these roots.

After my conversation with Mr. Zuckerman, I feel confident that the risk and/or potential damage to these trees would be minimal - as long as the discussed plan/process is followed.

I recommend that:

- NO heavy machinery be used on or near the root zones in order to prevent soil compaction
- Foundation/footings be hand dug and if any roots above 1 inch in diameter are encountered, footings should be adjusted as to not damage those roots
- TPZ's (tree protection zones) should be installed that encompass the tree's trunks and main buttress roots
- No tools or materials should be stored within these TPZ's

ArborWorks • 985.951.0128 • info@arbor-works.com

www.arbor-works.com

- I recommend that a planned site visit be scheduled between myself and the contractor during the construction of the foundation

If any involved parties have any questions or concerns, I invite them to contact me using the information below.

(pictures attached)

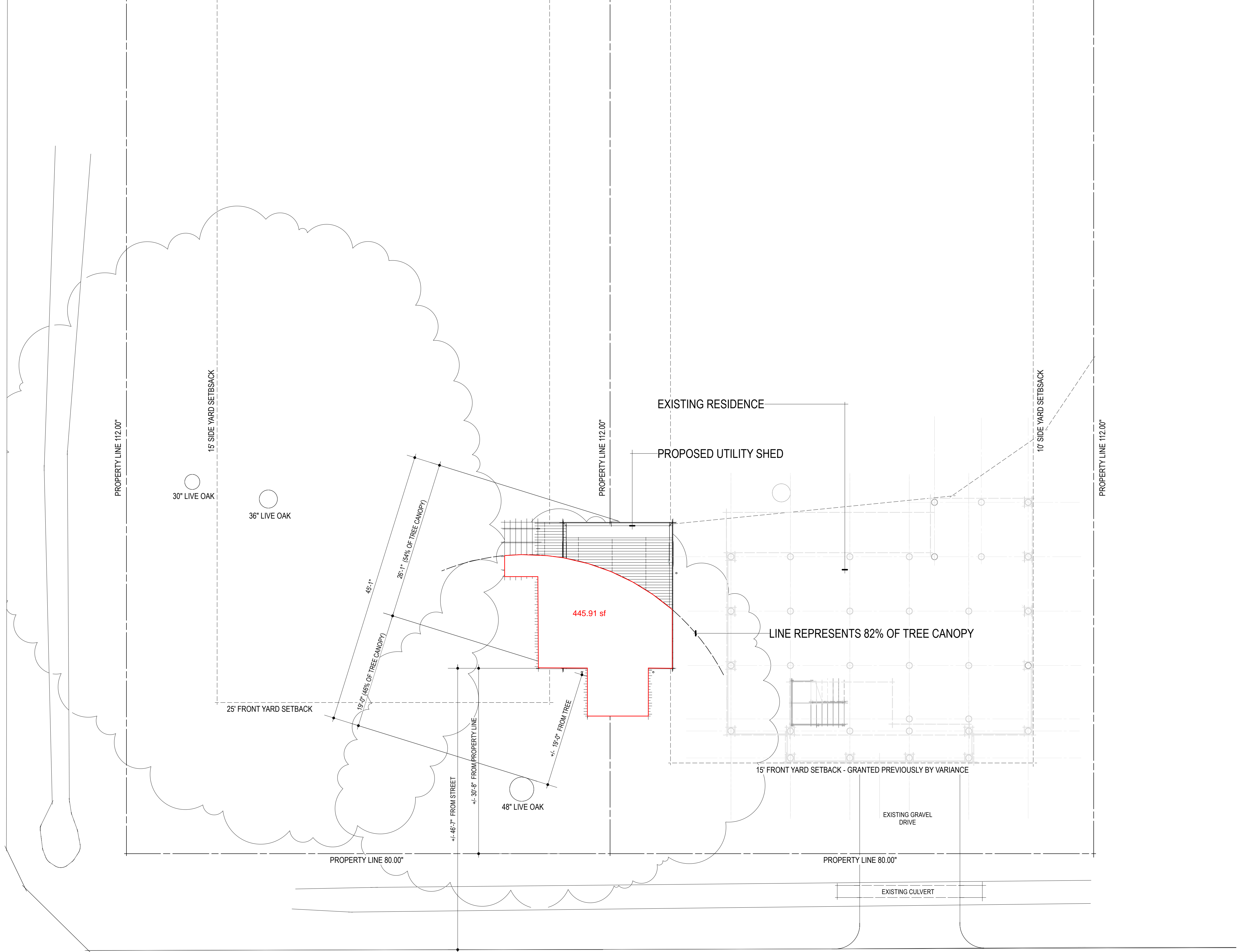
Best Regards,

Ladson Poole
ArborWorks LLC
ISA Certified Arborist - SO-11097A
LA Licensed Arborist - 2469
Lpoole@arbor-works.com



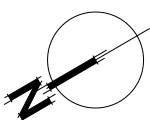


MONROE ST.



ATALIN ST.

1	SITE PLAN
A1.00	Scale: 1/8" = 1'-0"



PRELIMINARY - NOT FOR PERMIT OR CONSTRUCTION

Date	2/15/25
Drawn By	JZ
Checked By	
Reviewed By	JZ
CAO File Name	Consult 02.mxd
Plot Date	2/18/25

SITE PLAN

A1.00

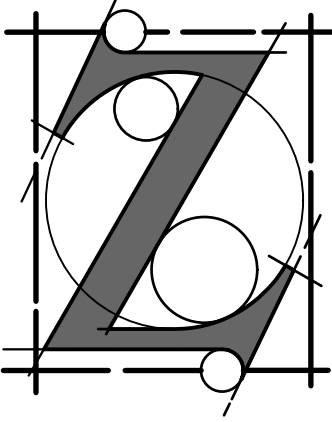
435 ATALIN ST.
MANDEVILLE, LOUISIANA

Revision No.	A	Date	2/18/25	Revision Notes
				82% OF CANOPY LINE ADDED

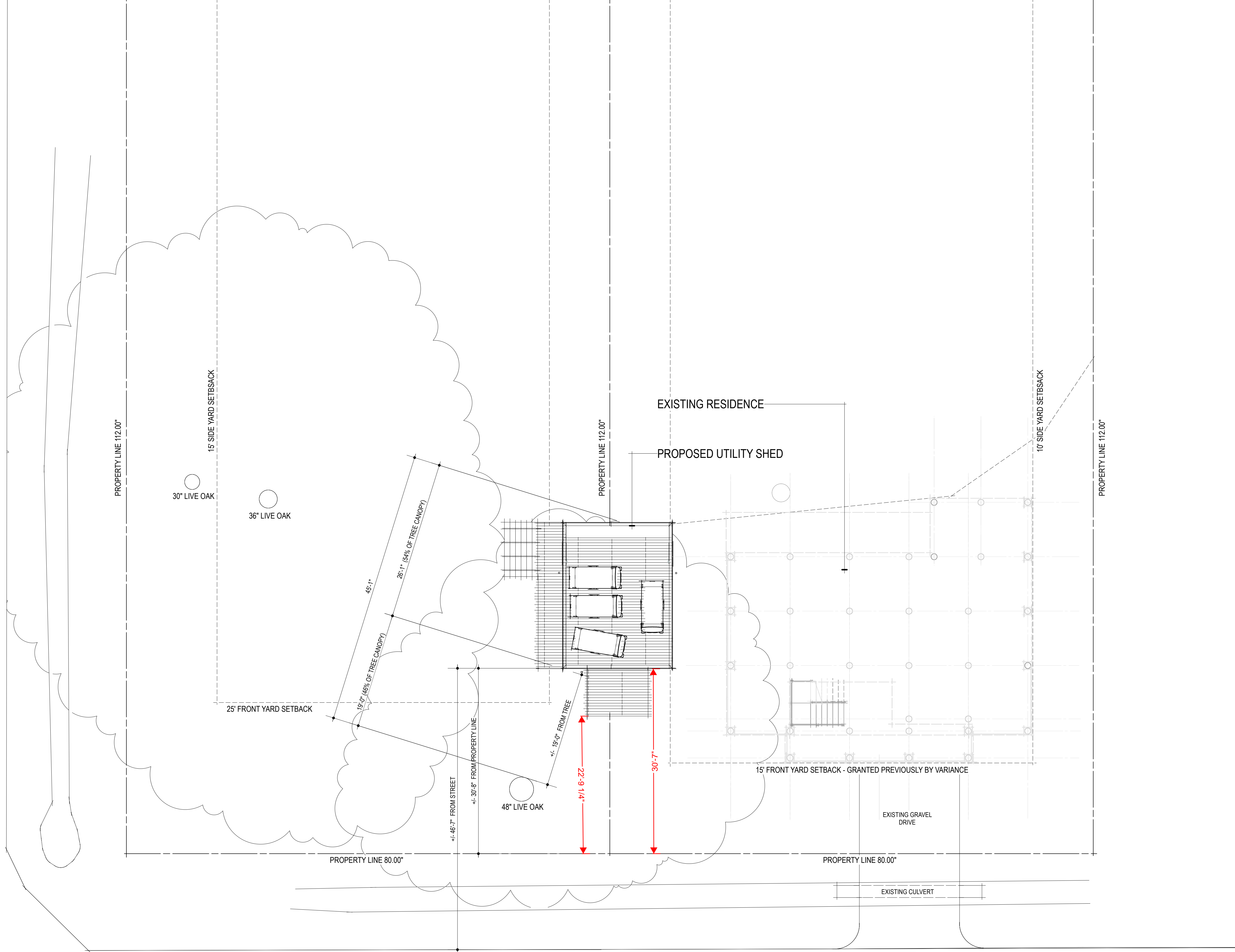
Jason I Zuckerman, Architect, LLC
1354 Villere St, Mandeville, LA 70448
504.881.6920

THE DESIGN CONCEPTS, PLANS, SPECIFICATIONS, AND INFORMATION INCLUDED IN THESE DOCUMENTS WERE PREPARED FOR THIS SPECIFIC PROJECT. ARE INSTRUMENTS OF SERVICE FOR THE PURPOSE OF CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF JASON I. ZUCKERMAN, ARCHITECT. THE INFORMATION CONTAINED HEREIN MAY NOT BE USED, REUSED, TRANSFERRED, REPRODUCED, OR CONVEYED TO ANY OTHER PARTIES IN ANY FORM WHATSOEVER FOR USE ON ANY OTHER PROJECT WITHOUT WRITTEN APPROVAL BY JASON I ZUCKERMAN, ARCHITECT. THE REMOVAL OF AN ARCHITECT'S SEAL OR STAMP AND/OR USE OF AN ARCHITECT'S PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT IS A VIOLATION OF STATE LAW (R.S. 37:152) AND FEDERAL LAW INCLUDING THE ARCHITECTURAL WORKS COPYRIGHT ACT.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH, AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING CONSTRUCTION.



MONROE ST.



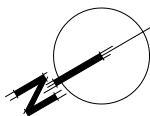
ATALIN ST.

1

A1.00

SITE PLAN

Scale: 1/8" = 1'-0"



PRELIMINARY - NOT FOR PERMIT OR CONSTRUCTION

SITE PLAN

Date	2/15/25
Drawn By	JZ
Checked By	
Reviewed By	JZ
CAO File Name	Consults 02.mxd
Plot Date	2/16/25

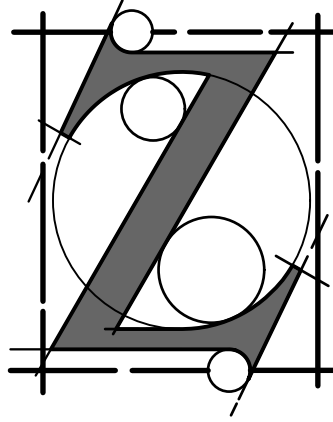
Revision No. Date Revision Notes

435 ATALIN ST.
MANDEVILLE, LOUISIANA

Jason I Zuckerman, Architect, LLC
1354 Villere St, Mandeville, LA 70448
504.881.6920

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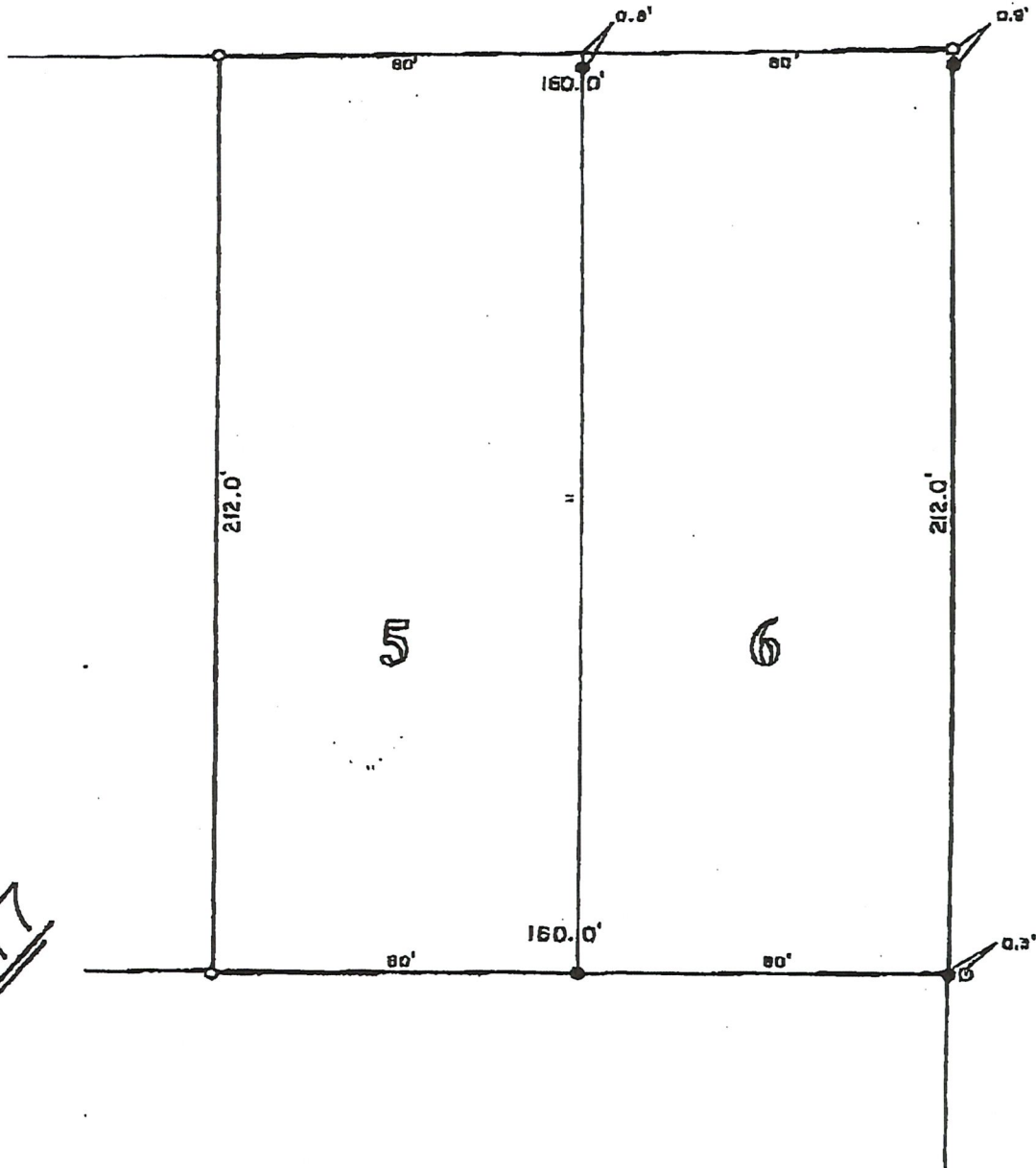
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH, AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING CONSTRUCTION.



AF 21800

ATALIN STREET

MONROE STREET



SQ. 77

REFERENCE SURVEY:

PLAT B SURVEY BY E.J. CHAMPAGNE, R.L.S.
DATED 12-07-51.

REVISED 9-21-99. *19.7.*

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Map and find that the subject property is located in FLOOD ZONE "A10" per panel number 220202 0002 C, rev. 4-04-83.

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY.

SURVEY OF LOTS 5 & 6
SQUARE 77
(TOWN OF MANDEVILLE)
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:

VAUGHAN CONSTRUCTION, INC., &
MIKE and MARIS TYSON



Fontcuberta
Surveys
INCORPORATED



CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	Legend	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
10-13-98	1" = 40'	○ = Iron Rod Set ⊙ = Iron Pipe Fd. ● = Iron Rod Fd.	RLF	TJF	987001	126-516

CASE SUMMARY SHEET

CASE NUMBER: V25-04-06
DATE RECEIVED: March 6, 2025
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 2445 Florida
Subdivision: Old Town of Mandeville, Lot 1-A & 2-A Square 109
Zoning District: B-2 Highway Business District
Property Owner: Dylan Realty Development, LLC

REQUEST: V25-04-06 – Dylan Realty Development, LLC, represented by Kent Design Build, requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 109 Lots 1-A & 2-A, B-2 Highway Business District, 2445 Florida Street

PREVIOUS CASE: V23-07-27 – Site Development Criteria, Greenbelt Requirements, and Parking Requirements

CASE SUMMARY: Remove a 30” live oak to construct an entrance drive and replace with six 200-gallon live oaks.

The property is located on the corner of Florida St. (Hwy 190) and Lafayette St. The property measures 230’ x 250’ per the survey prepared by Kelly McHugh & Associates, Inc. and dated 12.20.2011. The property has a square footage of 57,500 and is currently improved with a commercial structure, Mandeville Ace Hardware.

There are two live oaks located along Hwy 190, one measuring 24” dbh and the other measuring 30” dbh. The applicant is requesting to remove the 30” dbh live oak and replace it with six 200-gallon live oaks to be located along Hwy 190 and Lafayette St. The reason for the removal is due to the tree being located within the construction area of a LADOTD required driveway on Hwy 190.

The Ace Hardware store is currently being renovated. As part of that renovation an addition is being constructed, and the site is being improved through additional parking and hardscape. Originally the intent of both the store ownership and design team was to keep two of the three existing drives, as shown on the plan approved in July 2023, which would have enabled them to preserve the existing oak trees. However, as discussions with DOTD were held through the permitting process it was their desire to have the site brought to only one driveway.

After much discussion and back and forth with DOTD the current single driveway proposal was reached. This would allow for functional site circulation, while also meeting the requirements laid out by DOTD. The applicant stated that the change was solely driven by DOTD and strove to maintain the oak tree even with the new driveway requirements but through the demolition process it became clear that preserving the tree would not be feasible.

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.



From: [Kyle Schroeder](#)
To: [Alex Weiner](#)
Cc: [Tyler Pence](#); [Patrick Mathes](#); [Matt Boyter](#); [Brad Brunet](#); [Zach Zillner](#)
Subject: Re: Mandeville Ace Hardware Live Oak Variance
Date: Friday, March 7, 2025 5:31:06 AM
Attachments: [image001.png](#)

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

Alex,

Thanks for reaching out.

I wanted to provide some background and ensure there is a clear understanding regarding the changes to the site's driveway layout.

The original intent of the design team and ownership was to maintain both existing drives, as shown in the architectural site plan approved in July 2023. This approach was intended to preserve the existing oak trees and allow for sufficient and efficient ingress and egress for deliveries and RVs. However, during the permitting process with DOTD, we were required to reduce the site to a single driveway. It appears that DOTD is making a concerted effort to eliminate driveways wherever possible.

Initially, they proposed a single right-in, right-out configuration with a 'porkchop' median. After multiple meetings and extensive discussions, we emphasized the operational challenges this would create—specifically for delivery trucks, RVs, and travel trailers accessing propane, which is a significant aspect of Mandeville Ace's business. Through considerable effort, we were able to reach a compromise with DOTD: a single driveway with the maximum allowable width to facilitate proper ingress and egress while minimizing unnecessary congestion. This solution was the only viable way to ensure functional site circulation while still adhering to DOTD's requirements. Given that DOTD is a state entity, achieving any deviation from their standard approach required significant time and effort.

It is important that the City of Mandeville Planning and Zoning understands that this change was not initiated by the design team or ownership but was solely driven by DOTD's requirements. Our intent was always to maintain the oak tree, even with the widened driveway. However, during the ongoing demolition process, it became clear that preserving the tree would not be feasible. As a result, the variance request for its removal is now the necessary path forward.

I've included Patrick Mathes from High Tide, our civil engineer, on this email chain. He was instrumental in the discussions with DOTD and can provide additional insights or

answer any further questions.

Please let us know if you need any additional information.

Thanks!

Kyle Schroeder
Architect | Director of Design
404 E. Gibson Street, Suite 1 | Covington, Louisiana 70433
o: 985.778.2080 | c: 419.490.8089
e: kschroeder@greenleafarch.com | www.greenleafarchitects.com
GREENLEAF | ARCHITECTS

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Thursday, March 6, 2025 11:19 AM
To: Kyle Schroeder <KSchroeder@greenleafarch.com>
Subject: Mandeville Ace Hardware Live Oak Variance

Good Morning Kyle,

We received a variance request to remove a live oak for the Mandeville Ace Hardware renovation currently ongoing. The reason for the removal given is that the tree is located within the construction area of a LADOTD required driveway. Looking at the previously approved site plan back in July of 2023 when this was heard originally the site plan has two of the existing entrance drives on Hwy 190 remaining rather than the single drive shown on the civil site plan. I wanted to see what the reasoning was behind the change so that we could include it in the presentation to the commission at the April meeting.

Thanks,



Alex Weiner, CFM

Planner I

Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

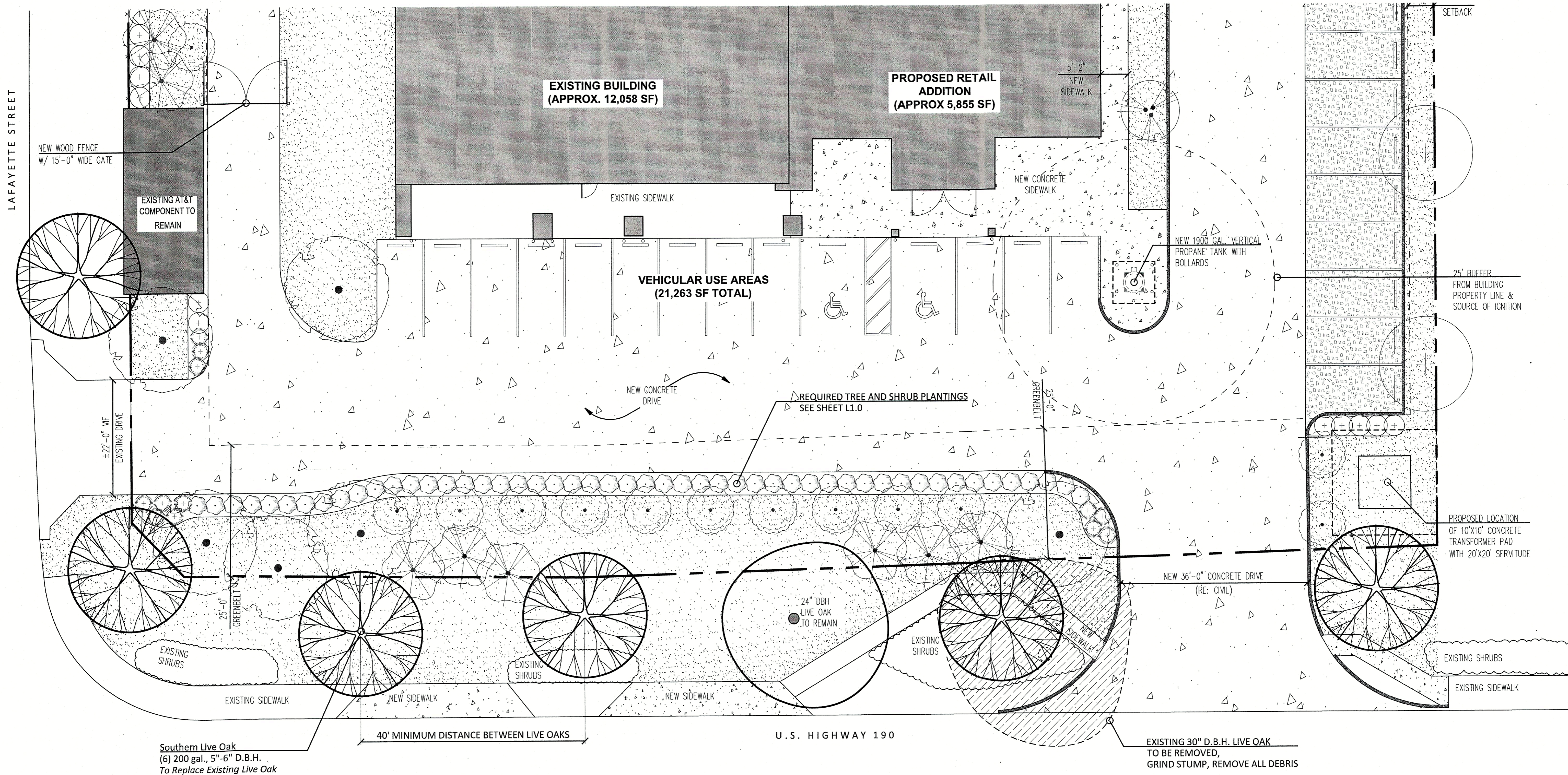
Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

LIVE OAK REMOVAL & REPLACEMENT PLAN

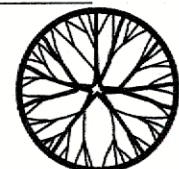
SCALE: 1"=10'-0"



LANDSCAPE REQUIREMENTS:

Tree to Be Removed	Reason for Removal	Remediation	Replacement	Notes
30" D.B.H. Live Oak	The Live Oak has been determined to be "a hazard to traffic, public utilities, buildings or structures," in accordance with Section 9.2.4.2 of the City of Mandeville Comprehensive Land Use Regulations Ordinance (CLURO). Specifically, the tree is negatively impacting the construction of a new concrete drive onto the property. The new drive was mandated by LaDOT.	The Owner will replace the Live Oak in accordance with Section 9.2.5.16 Calculation of Replacement Trees: The total of the diameters of the replacement trees shall, at a minimum, equal the total of the diameters of the trees cut inch for inch. The diameter shall be measured on the trunk of a tree in inches five feet (5') above the ground.	Six (6) Live Oaks @ 5"-6" D.B.H. = 30"-36" Equivalent D.B.H.	The replacement trees in accordance with Section 9.2.4.2.1 are: (1) Donated to the public, and (2) Planted by the applicant on public property in conformance with the provisions of section 9.2.4.6 ; and (3) Guaranteed by the applicant for one (1) year after planting.

LIVE OAK REPLACEMENT SCHEDULE:

SYMBOL	QTY	SIZE	COMMON NAME	BOTANICAL NAME
TREES				
	6	5"-6" DBH 200 gal.	Southern Live Oak	Quercus virginiana

NOTES
PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT CUT LEADER.

WHITE FLAGGING TAPE (ONE PER WIRE)

BLACK REINFORCED PROTECTIVE HOSE
PLACE ABOVE 1ST TIER OF BRANCHES

IF TREE CAL IS 2 1/2" OR LESS, NO. 12 GAUGE GALVANIZED GUY WIRE, DOUBLED AND TWISTED TIGHT.

2" x 2" WOOD STAKE-6" MINIMUM (18" BELOW GRADE) PAINT W/ FLAT BLACK EXTERIOR PAINT

3" MULCH LAYER

4" SAUCER RIM SLOPED GRADUALLY TO FINISH GRADE.

BACKFILL & PLANTING MIX PER SPECS.

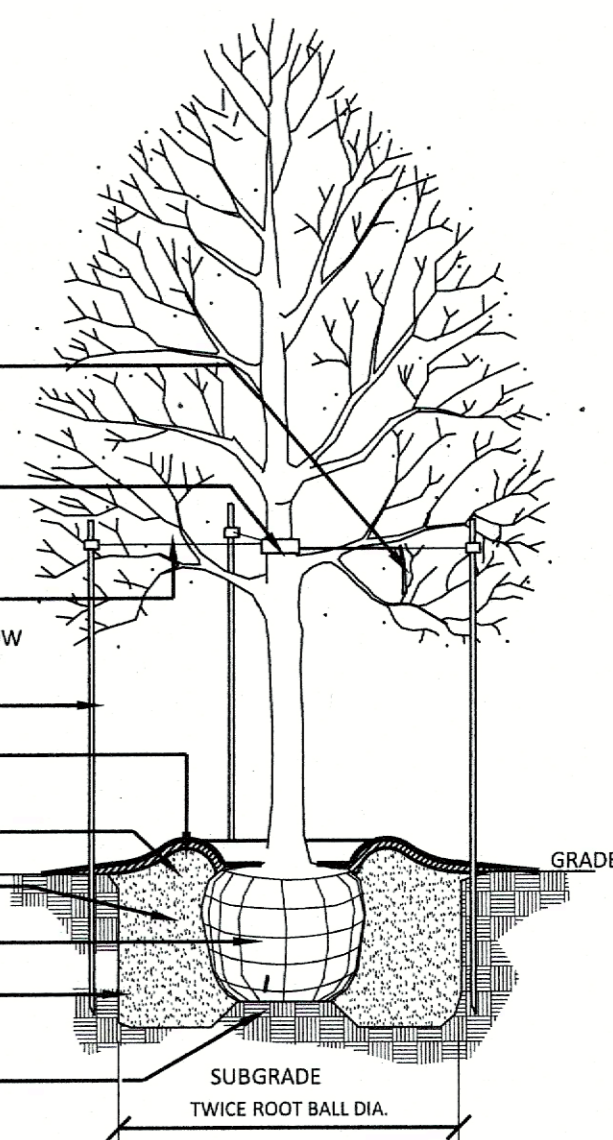
SET BALL 2" HIGHER THAN GRADE

SCARIFY SIDES OF PIT

LOOSEN SUBSOIL AT BOTTOM OF PIT 6" MINIMUM.

LIVE OAK PLANTING DETAIL

NO SCALE



CUSTOM LANDSCAPE DESIGN, INSTALLATION & MAINTENANCE

68360 COMMERCIAL WAY S
MANDEVILLE, LOUISIANA 70471

P 985.1792.10678
F 985.1792.10677

email: smoketree@att.net
www.smoketreelandscape.com

ACE HARDWARE

MANDEVILLE

2445 FLORIDA STREET,
MANDEVILLE, LOUISIANA 70448

Title:

LIVE OAK REMOVAL & REPLACEMENT PLAN



NORTH

DATE: 02/5/24

REV. DATE:

DRAWN BY: TWS

CHECKED BY: GM

SCALE: AS SHOWN

SHEET:

L1.1

1 OF 1



SMOKETREE • LANDSCAPE •



**409 W 21ST AVENUE – SUITE B
COVINGTON, LA 70433
www.hightidela.com**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MANDEVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO BE STABILIZED AS SPECIFIED ON LANDSCAPE PLANS.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SCOPES AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY RANDALL W. BROWN & ASSOCIATES INC. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE REPORTED TO CONTRACTOR.
8. REFER TO MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
9. SITE ZONING IS "B-2".
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
11. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION.
12. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
13. ALL DIMENSIONS TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
14. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION BY CONTRACTOR.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED OR ELIMINATED DURING CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
17. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH ITS WORKS. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
18. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
19. ANY WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT'S STANDARD DRAWINGS AND SPECIFICATIONS.
20. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT STANDARD SPECIFICATIONS (LSSRB) AND PROJECT PERMIT REQUIREMENTS

GENERAL RETAIL SALES (BULK) (1 SPACE PER 400 SF)	
EXISTING BUILDING	+12,028 SF
PROPOSED RETAIL ADDITION	+5,855 SF
PROPOSED COVERED AREA	+2,306 SF
PARKING SPACES REQ'D (20,218 SF/ 400 SF GROSS)	20,218 SF
	51 PARKING SPACES
PARKING REDUCTION (10 x LINEAR FEET FRONTAGE/ 162)	
10 x (254.87') / 162	
PARKING REDUCTION	15 PARKING SPACES
HANDICAP SPACES (1/25 SPACES)	2 PARKING SPACES
TOTAL PARKING SPACES REQ'D	36 PARKING SPACES
TOTAL PARKING SPACES PROVIDED	37 PARKING SPACES

EXISTING LOTS 1.34 ACRES

	PROPERTY LINE		STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING		HEAVY DUTY CONCRETE PAVEMENT
	6" BARRIER CURB		HEAVY DUTY REINFORCED CONCRETE AT DUMPS
	PARKING COUNT		GRAVEL PARKING
	LIGHT POLE		CONCRETE SIDEWALK
	2 FLUME		

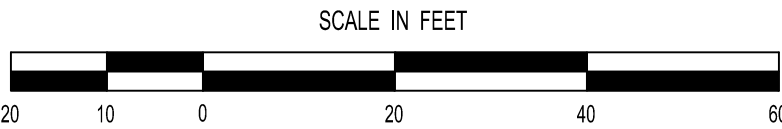
N.T.S

Diagram illustrating the dimensions and requirements for ADA accessible parking stalls:

- ADA ACCESSIBLE SIGN (SEE DETAIL (TYP))
- 4" TRAFFIC BLUE INTERIOR STRIPING @ 45° AND 2' O.C. (TYP)
- ACCESSIBLE PARKING SYMBOL (TYP)
- SLOPE IN ADA PARKING AREA NOT TO EXCEED 2.00%
- 4" TRAFFIC BLUE STRIPE IN ACCESSIBLE STALL (TYP)
- Dimensions: 12.50' (stall width), 5.00' (aisle width), 12.50' (stall width), 19.50' (total width)

N.T.S

SITE PLAN



ARCHITECTS

404 E GIBSON ST STE 1 COVINGTON LA

GREENLEAF

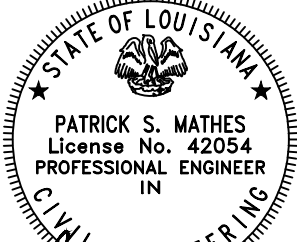
GREENLEAFARCH.COM | 985 778 2080

A BUILDING EXPANSION FOR

**MANDEVILLE ACE
HARDWARE
PHASE 1**

2445 FLORIDA STREET
MANDEVILLE, LA 70448

GA PROJECT NO. 23-16



OCTOBER 17, 2024

REVISION NO.	DATE	REMARKS
1	9/18/2024	CITY COMMENTS
2	10/17/2024	CITY COMMENTS

FOR PERMITTING

DATE	09.18.2024
DRAWN BY	KRG
CHECKED BY	PSM

C-1

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE CONDITIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY AND PROTECT UNDERGROUND UTILITIES.
3. CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
4. CONTRACTOR TO PROTECT EXISTING UTILITY METERS, AND MECH. ELEC. AND PLUMBING COMPONENTS AND EQUIPMENT ON BUILDING FAÇADE AND ON SITE UNLESS INDICATED OTHERWISE.
5. CONTRACTOR TO COORDINATE WITH OWNER FOR SALVAGE ITEMS PRIOR TO START OF DEMOLITION.
6. ALL OPENINGS RESULTING FROM BUILDING CONSTRUCTION SHALL BE SEALED FROM THE ELEMENTS DURING RAIN EVENTS AND AT THE CONCLUSION OF EACH WORK DAY.
7. ALL ITEMS SHOWN TO BE REMOVED OR THAT MUST BE REMOVED TO PERFORM NEW CONSTRUCTION WORK SHOWN SHALL BE COMPLETELY REMOVED FROM THE BUILDING LEAVING NO DEBRIS AND PROPERLY DISPOSED OR AT AN ACCREDITED LANDFILL.
8. DURING AND UPON COMPLETION OF DEMOLITION OPERATIONS, ALL SURFACES, FIXTURES, AND EQUIPMENT SHALL BE KEPT FREE OF EXCESS MATERIALS, STAINS, OR DUST.

9. CONTRACTOR, OWNER AND ARCHITECT TO COORDINATE PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF THE DISPOSAL AND STAGING AREA TO AVOID POTENTIAL CONFLICTS WITH EXISTING BUILDING AND ADJACENT BUILDING OPERATIONS.
10. CONTRACTOR TO PROVIDE DUST PROTECTION DURING CONSTRUCTION TO PROTECT ADJACENT PORTION OF THE EXISTING BUILDING DURING THE DURATION OF THE PROJECT.
11. PRIOR TO THE REMOVAL OF ALL STUD WALLS AND BEAMS IN AREAS TO BE RENOVATED, THE CONTRACTOR IS TO DETERMINE ANY SUCH ADDITIONAL WALLS, BEAMS, AND POSTS THAT ARE REQUIRED FOR STRUCTURAL LOAD BEARING. THE CONTRACTOR SHALL REVISE THE FRAMING OF THE EXISTING METAL STRUCTURE SO TO ENSURE STRUCTURAL SOUNDNESS OF THE BUILDING.
12. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION AND COORDINATE ANY DISCREPANCIES WITH THE PLANS IMMEDIATELY WITH ARCHITECT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY OF EXISTING WALL AND ROOF SYSTEM THROUGHOUT ENTIRETY OF PROJECT. CONTRACTOR SHALL PROVIDE WALL AND ROOF BRACING SUPPORT TO ENSURE STRUCTURAL SOUNDNESS DURING DEMOLITION PROCESS AND THROUGHOUT CONSTRUCTION.

 EXISTING TO REMAIN
 CONTRACTOR TO PROTECT DURING CONSTRUCTION
 EXISTING AREA TO BE DEMOLISHED
 EXISTING COMPONENT TO BE DEMOLISHED



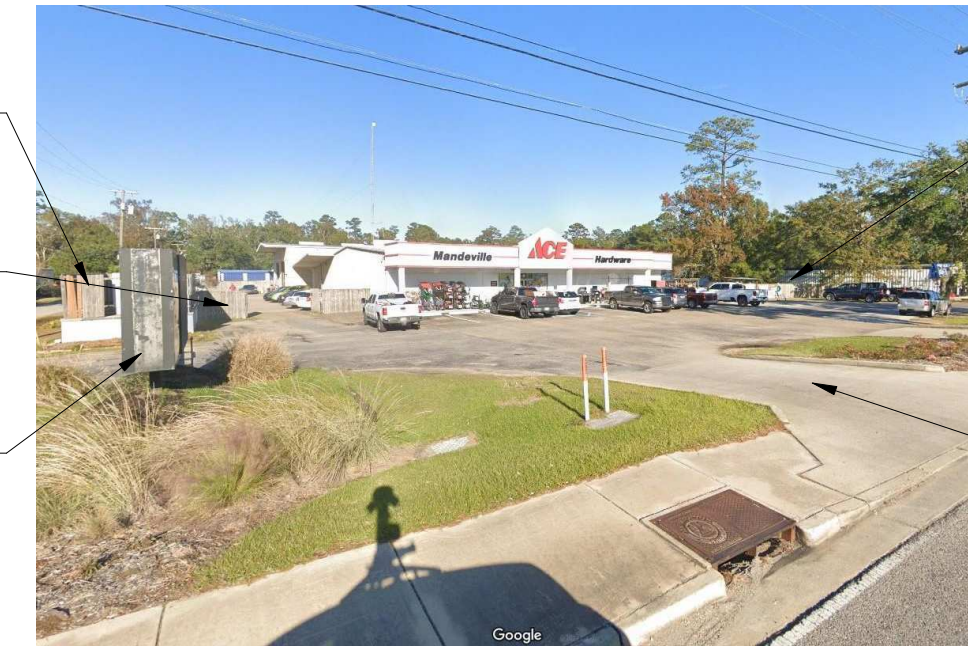
EXISTING STORAGE
YARD

1 SOUTH CORNER ENTRANCE, PARALLEL TO FLORIDA ST. (U.S. HWY. 190)



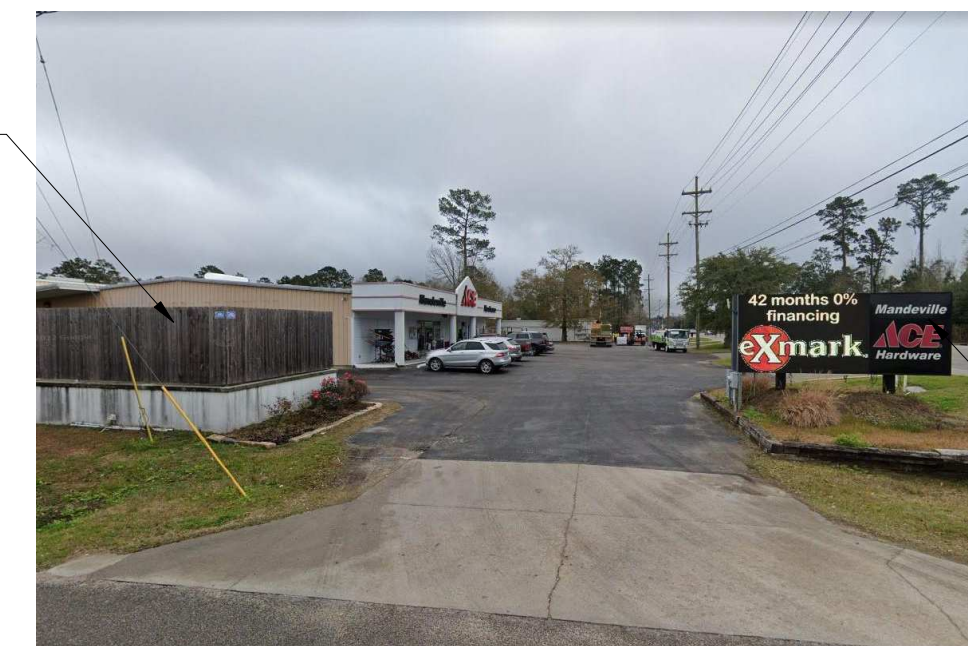
EXISTING STORAGE
YARD

2 SOUTHEAST FRONT ENTRANCE PARALLEL TO FLORIDA ST. (U.S. HWY. 190)



EXISTING STORAGE
YARD

3 SOUTHWEST CORNER ENTRANCE, PARALLEL TO FLORIDA ST. (U.S. HWY. 190)



—EXISTING DRIVE TO BE
DEMOLISHED

4 WEST CORNER FROM INTERSECTION OF FLORIDA ST. (U.S. HWY. 190) AND LAFAYETTE ST.



-A/C UNIT LOCATION TO
REMAIN

DUMPSTER TO BE
RELOCATED

5 NORTHWEST CORNER ENTRANCE (WAREHOUSE ENTRANCE), PARALLEL TO
FLORIDA ST. (U.S. HWY. 190)

404 E GIBSON ST STE 1 | COVINGTON LA

GREENLEAFARCH.COM | 985 778 2080

GA PROJECT NO. 23-16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISION, ALTERATION & DELETION.

[illegible]

CHECKED BY KLS

AD1.1

A BUILDING EXPANSION FOR

MANDEVILLE ACE
HARDWARE2445 FLORIDA STREET,
MANDEVILLE, LA 70448

GA PROJECT NO. 23-16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISION, ALTERATION & DELETION.

REVISION NO.	DATE	REMARKS

PRELIMINARY

DATE 06.23.2023

DRAWN BY LMD

CHECKED BY KLS

SITE PLAN

A1.1

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GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
- CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
- VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
- CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
- ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
- CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OF WAY AND ANY UTILITY EASEMENTS.
- ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.

GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
- CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
- CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS RELATING TO FINAL GRADING SUGGESTED ON THESE DRAWINGS AND THROUGHOUT THE CONTRACT DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY AND DO NOT REFLECT REQUIREMENTS OF FINAL GRADING AS ESTABLISHED IN THE FIELD BY CONTRACTOR.
- SLOPE ALL TOPOGRAPHY AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- ALL WOOD CONSTRUCTION MATERIALS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADING. COORDINATE TOP OF WALL ELEVATIONS AS REQUIRED.
- CONCRETE AND ASPHALT FLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDOUS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNINGS ARE REQUIRED AT BUT NOT LIMITED TO, CURB RAMPS AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE), PEDESTRIAN AT-GRADE RAIL CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECTED BY SCREENS OR GUARDS ON THE SIDE FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.

ZONING REGULATIONS

PER CITY OF MANDEVILLE CLURO (7.5.9.3)
B-2 SITE DEVELOPMENT REGULATIONSSITE PROPERTY IS ZONED B-2 HIGHWAY BUSINESS DISTRICT AND FALLS UNDER THE GATEWAY OVERLAY.
ADJACENT PROPERTY ARE ZONED B-2 HIGHWAY BUSINESS DISTRICT.)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	58,311 SF
UNIT SIZE (MINIMUM - MAXIMUM)	800 - 65,000 SF	21,156 SF
MINIMUM LOT WIDTH	150'	234'-6"
MINIMUM LOT DEPTH	100'	250'
MINIMUM YARD SETBACK REQUIREMENTS		
FRONT YARD	25'	25'
STREET SIDE OR REAR YARD	15'	15'
INTERIOR SIDE OR REAR YARD	5'	5' OR GREATER
MAXIMUM HEIGHT OF STRUCTURES	35'	35' OR LESS
MAXIMUM IMPERVIOUS SITE COVERAGE	75%	79.8%

PARKING CALCULATIONS

- PARKING CALCULATIONS ARE BASED ON CITY OF MANDEVILLE CLURO, ADOPTED 12-16-21, 7.5.9 B-2 HIGHWAY BUSINESS DISTRICT
- REDUCTIONS ALLOWED BASED ON G-O GATEWAY-OVERLAY DISTRICT REGULATIONS, 7.6.2

TOTAL EXISTING PARKING SPACES PROVIDED +/- 12 PARKING SPACES

GENERAL RETAIL SALES (BULK) (1 SPACE PER 400 SF)
EXISTING BUILDING (13,311 SF)
PROPOSED RETAIL ADDITION (5,700 SF)
PROPOSED COVERED AREA (2,145 SF)
PARKING SPACES REQ'D (21,156 SF / 400 SF GROSS) 53 PARKING SPACESPARKING REDUCTION (10 x LINEAR FEET FRONTAGE / 162)
10 x (254.87') / 162
PARKING REDUCTION 15 PARKING SPACES

HANDICAP SPACES (1/25 SPACES) 2 PARKING SPACES

TOTAL PARKING SPACES REQ'D 38 PARKING SPACES

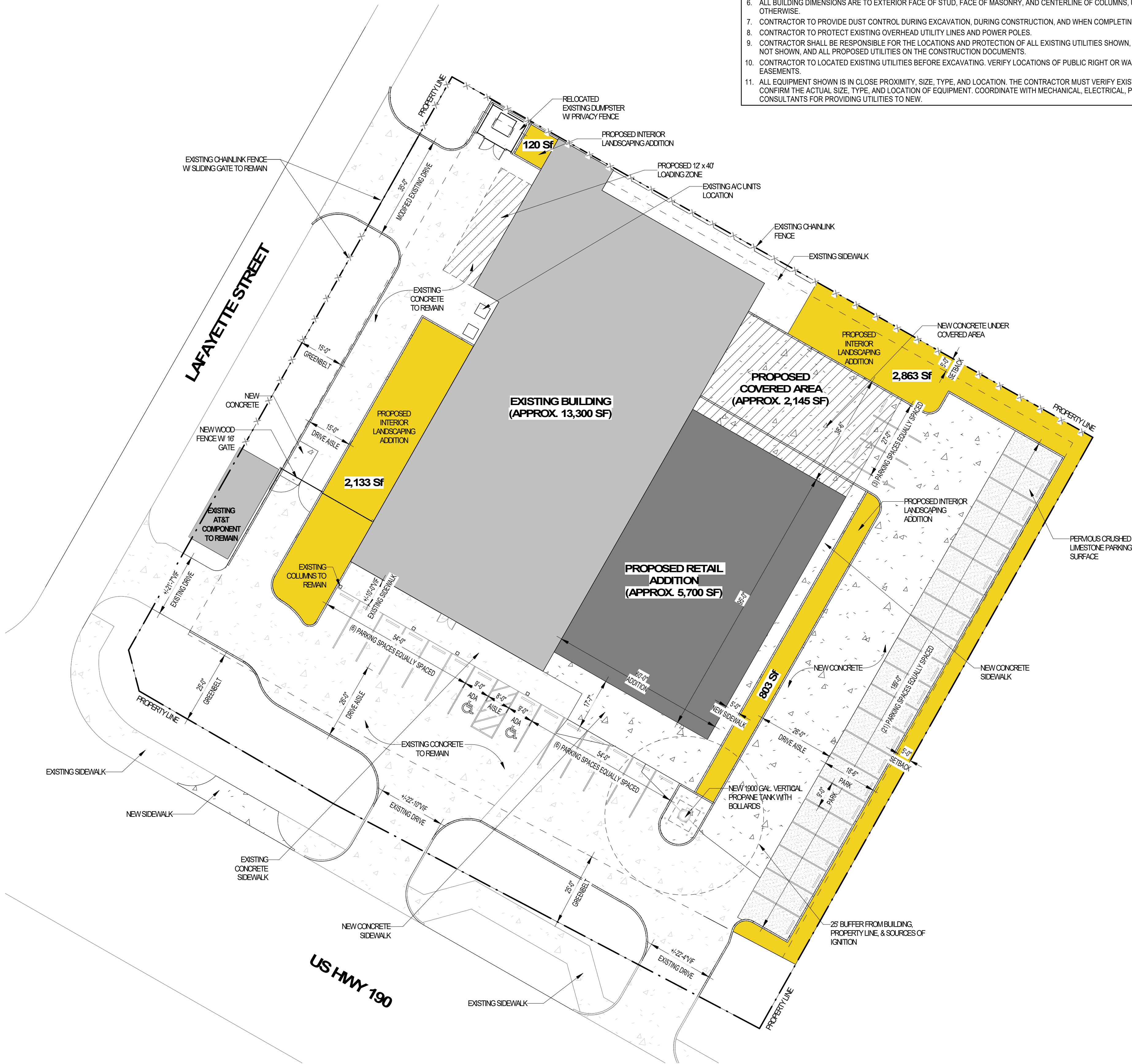
TOTAL PARKING SPACES PROVIDED 38 PARKING SPACES

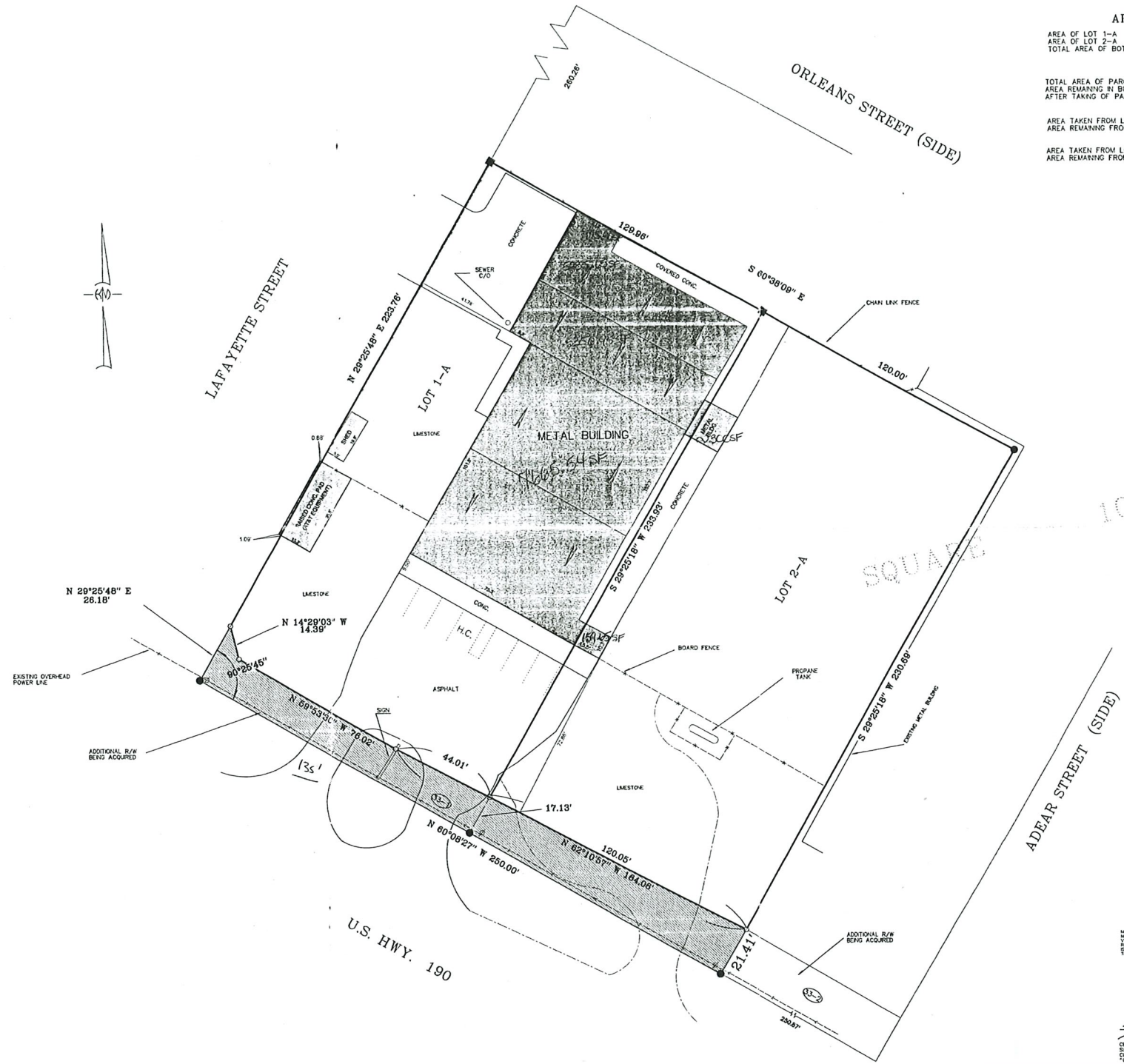
SITE CALCULATIONS

INTERIOR LANDSCAPE AREA	CRUSHED LIMESTONE PARKING AREA
IMPERVIOUS AREA	

Site Data (1.34Ac. Parcel)

SITE AREA = 58,311 SF (1.34 AC.)

INTERIOR LANDSCAPE REQUIRED = 4,665 SF - 8%
INTERIOR LANDSCAPE PROVIDED = 5,919 SF - 10.2%75% MAXIMUM IMPERVIOUS AREA ALLOWED = 43,733 SF
79.8% IMPERVIOUS AREA PROVIDED = 46,537 SF25% MINIMUM PERVIOUS AREA REQUIRED = 14,578 SF
20.2% PERVIOUS AREA PROVIDED = 11,774 SF6% PERVIOUS PARKING AREA PROVIDED = 3,501 SF
(NOT INCLUDED IN PERVIOUS CALCULATION)1
A1.1SITE PLAN
SCALE: 1" = 20'-0"



AREAS	
AREA OF LOT 1-A	= 32560 sq ft
AREA OF LOT 2-A	= 30189 sq ft
TOTAL AREA OF BOTH LOTS	= 62749 sq ft
TOTAL AREA OF PARCEL 33-1	= 4437 sq ft
AREA REMAINING IN BOTH LOTS AFTER TAKING OF PARCEL 33-1	= 58313 sq ft
AREA TAKEN FROM LOT 1-A	= 2125 sq ft
AREA REMAINING FROM LOT 1-A	= 30435 sq ft
AREA TAKEN FROM LOT 2-A	= 2312 sq ft
AREA REMAINING FROM LOT 2-A	= 27877 sq ft

THIS PROPERTY IS LOCATED IN FLOOD ZONE A-10, BASE FLOOD ELEV. 110'; FIRM PANEL NO. 220205-0355 C; REV. 4-2-91.

- LEGEND --
- = 3/4" IRON PPE FOUND
 - = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET

REFERENCE 1:
A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 49, T-8-S, R-11-E, ST. TAMMANY PARISH, LA. DATED 8-13-84 BY ROBERT T. DADDS P.L.S.

REFERENCE 2:
RIGHT OF WAY MAP STATE PROJECT NO. 013-12-0044, FEDERAL AID PROJECT NO. STP-362-1(020), SHEET 33 BY STANLEY K. TURNER DATED 5/2/01, FROM WHICH BASIS OF BEARING WAS TAKEN.

NO SETBACKS OR SERVICES SHOWN

BOUNDARY SURVEY:

LOTS 1-A & 2-A OF SQUARE 109
TOWN OF MANDEVILLE
SECTIONS 48 & 49, T-8-S, R-11-E,
ST. TAMMANY PARISH, LA.

PREPARED FOR:
DYLAN REALTY & DEVELOPMENT, LLC;
FIRST COMMUNITY BANK; HOME BANK;
FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA;
LAKEHORE TITLE, LLC; & SILVIA G. MULLER

REVISIONS	DATE	BY
1	12/20/2011	KELLY J. McHUGH

SCALE: 1" = 30'	DATE: 11-7-02
DRAWN: B.W.M.	JOB NO: 11-234
DATE: 11-7-02	FILE: 0142002/20109-MANO-QUATROYS

NOTES:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC. P.C. TO LOCATE THE EXISTING IRON RODS, SERVICE LINES, ETC., SHOWN ON THE PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE EXISTING IRON RODS, SERVICE LINES, ETC., SHOWN ON THE PLAT ARE NOT IN PLACE. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE EXISTING IRON RODS, SERVICE LINES, ETC., SHOWN ON THE PLAT ARE NOT IN PLACE.

KELLY J. McHUGH
LICENSED PROFESSIONAL SURVEYOR
STATE OF LOUISIANA
LICENSE NO. 4443
REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SHOWS CORRECT PLAT.



Smoketree Landscape Services
68360 Commercial Way S.
Mandeville, LA 70471
United States

Kent Design Build
16675 E. Brewster Rd.
Suite 200
Covington LA 70433
United States

Change Order # S03403 - C02 - Additional Trees - (6) Live Oak Trees

Short Description:	Date Requested:	Total Bid Amount:
Additional Trees - (6) Live Oak Trees	02/10/2025	15,066.0

Quantity	Description	Specs
6.0	Quercus virginiana: Live oak	200 GAL
6.0	Duck Bill Tree Anchors	Unit
6.0	Watering Bags for Trees	Unit

CASE SUMMARY SHEET

CASE NUMBER: V25-04-07
DATE RECEIVED: March 7, 2025
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 334 Lamarque
Subdivision: City of Mandeville, Lot 9 Square 13
Zoning District: R-1 Single Family Residential District
Property Owner: Karen Sarradet

REQUEST: V25-04-07 – Karen Sarradet requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, City of Mandeville, Square 13 Lot 9, R-1 Single Family Residential District, 334 Lamarque Street

CASE SUMMARY: Encroach into the front setback to construct stairs for elevation

The applicant owns the property at 334 Lamarque St., located on the west side of Lamarque St., south of Madison St., and north of Jefferson St. The property measures 63’ x 201’ and contains 12,663 square feet per the plans prepared by Neyrey Design, LLC. and dated 1.26.2024. The property is currently improved with a residential structure.

The structure is being elevated to meet BFE + 2’. As part of the elevation new front stairs are being constructed. The building currently encroaches 6’-6” into the front setback. The stairs will encroach an additional 7’-7” leaving 10’-11 ¼” to the front property line. In R-1 Zoning the front setback requirement is 25’.

The structure is located within the Historic District so all exterior changes will have to be reviewed and approved by the Historic Preservation District Commission.

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.



4) FLOOR ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPANS EXCEED EIGHT (8) FEET. LOCATED (3) 2"x12" BEAMS BELOW BEARING WALLS OF FLOOR ABOVE AND/OR AS INDICATED ON FRAMING PLANS. BEAMS SHALL BEAR ON ENTIRE WIDTH OF BEARING TOP PLATES. LOCATE THREE (3) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE OR AS SHOWN ON PLANS (SEE FRAMING NOTE #14). PROVIDE WOOD COLLAR BRACES AT 48" O.C. ROOF RAFTER 24" BELOW CROWN OF ROOF.

7) WIND BRACING- PROVIDE APA RATED 1/2" PLYWOOD ON ALL EXTERIOR WALLS FROM SLAB TO UNDERSIDE OF RAFTERS. NAIL PLYWOOD EDGES WITH 8d NAIL AT 4'0". AT PANEL EDGES AND 12"0". AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

8) COORDINATE FRAMING WITH HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS.

9) CEILING HEIGHTS:
FIRST FLOOR- SEE ARCH. DWGS.
A SECOND FLOOR- SEE ARCH. DWGS.

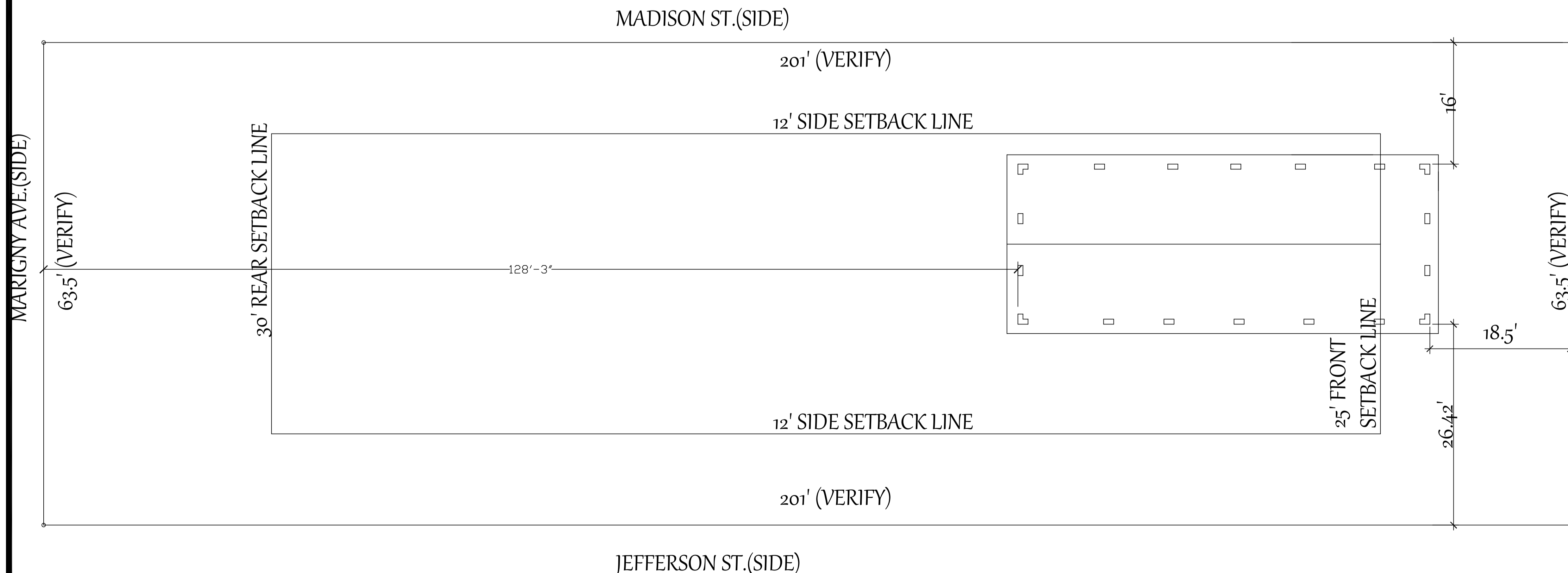
10) JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRING TIES CO. INSTALL JOIST HANGERS IN STRICK ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. USE JOIST HANGERS FOR BEAMS AND JOIST WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE THE SAME SIZE AS MEMBER SUPPORTED.

- 11) OPENING HEADER SCHEDULE:
FIRST FLOOR- 2-2"x12" 'S
SECOND FLOOR- (2) 2"x10" 'S AT 3'0" TO 6'0" OPENINGS
(2) 2"x6" 'S AT OPENINGS LESS THAN 3'0"
- 12) BORE HOLES-2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1 1/4" IN DIAMETER AND NOT IN MIDDLE OF SPAN.
- 13) STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE NO. 24 GUAGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL- SPIKED TO PLATES.
- 14) PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAMS AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN POST WITH 16d NAILS AT 12" O.C. (ON STUD CENTER LINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP TO BOTTOM.
- 15) BRICK LINTELS ABOVE OPENINGS SHALL BE 5"x3 1/2"x14" GALVANIZED STEEL ANGLES WITH 8" MINIMUM BEARING EACH SIDE UNLESS NOTED OR DETAILED OTHERWISE IN THE DRAWINGS.

19) PROVIDE SUBTERERIAN TERMITE PROTECTION AS PER CODE.

SCOPE OF WORK:
RAISE EXISTING COTTAGE TO NEW
REQUIRED FLOOD GRADE,
RENOVATE REPAIR EXISTING
EXTERIOR SIDING
ADD NEW STAIRS AND PORCH RAIL
ELECTRICAL PLUMBING AND HVAC
BRING UP TO CODE AS REQUIRED

MECHANICAL SYSTEMS PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105°F OR LESS THAN 55°F SHALL HAVE INSULATION OF AN R-VALUE OF NOT LESS THAN R-3K(1103.4)(R403.4)). INSULATION FOR SERVICE HOT WATER PIPING WITH THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-8 TO FOLLOW TO THE FOLLOWING: SEE 1103.5.2



EXISTING SITE PLAN - VERIFY ALL DIMENSIONS
SCALE: 1/8" = 1'-0"

MICHAEL M.
HATTAWAY, P.E.
637 MARILYN DR.
MANDEVILLE, LA.
email:
m.hattaway@
att.net
PHONE
985.626.9253

[illegible]

Neyrey
Design, l.l.c.

4208 Lucerne St.
Metairie, LA 70006

ph 504 583.4522
E-MAIL:
gregory@neyreydesign.nocoxmail.com

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. Shop details are to be submitted to this office for approval before proceeding with fabrication.

Project Name and Address

RAISE AND REPAIR
"SARRADET GUEST
COTTAGE"
334 LAMARQUE ST.
MANDEVILLE,
LA.

Project number 2024-01	Sheet A1
Date 1-25-2024	
Scale As Shown	

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1565-0028
Expiration Date: 06/30/2028

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name: KAREN SARRADET
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 334 LAMARQUE STREET
City: MANDEVILLE State: LA ZIP Code: 70448
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: LOT 9, SQUARE 13, TOWN OF MANDEVILLE, CITY OF MANDEVILLE
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL
A5. Latitude/Longitude: Lat. 30.354865 Long. -90.063173 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).
A7. Building Diagram Number: 5
A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s): sq. ft.
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings:
d) Total net open area of non-engineered flood openings in A8.c: sq. in.
e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): sq. ft.
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): sq. ft.
A9. For a building with an attached garage:
a) Square footage of attached garage: sq. ft.
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings:
d) Total net open area of non-engineered flood openings in A9.c: sq. in.
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): sq. ft.
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): sq. ft.

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: CITY OF MANDEVILLE B1.b. NFIP Community Identification Number: 220202
B2. County Name: ST. TAMMANY PARISH B3. State: LA B4. Map/Panel No.: 220202 0427 B5. Suffix: D
B6. FIRM Index Date: 05/16/2012 B7. FIRM Panel Effective/Revised Date: 05/16/2012
B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AE, use Base Flood Depth): 10'
B10. Indicate the source of the BFE data or Base Flood Depth entered in item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:
B11. Indicate elevation datum used for BFE in item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA
B13. Is the building located seaward of the Limit of Moderate Wave Action (LMWA)? ☐ Yes ☒ No
FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 2 of 19

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

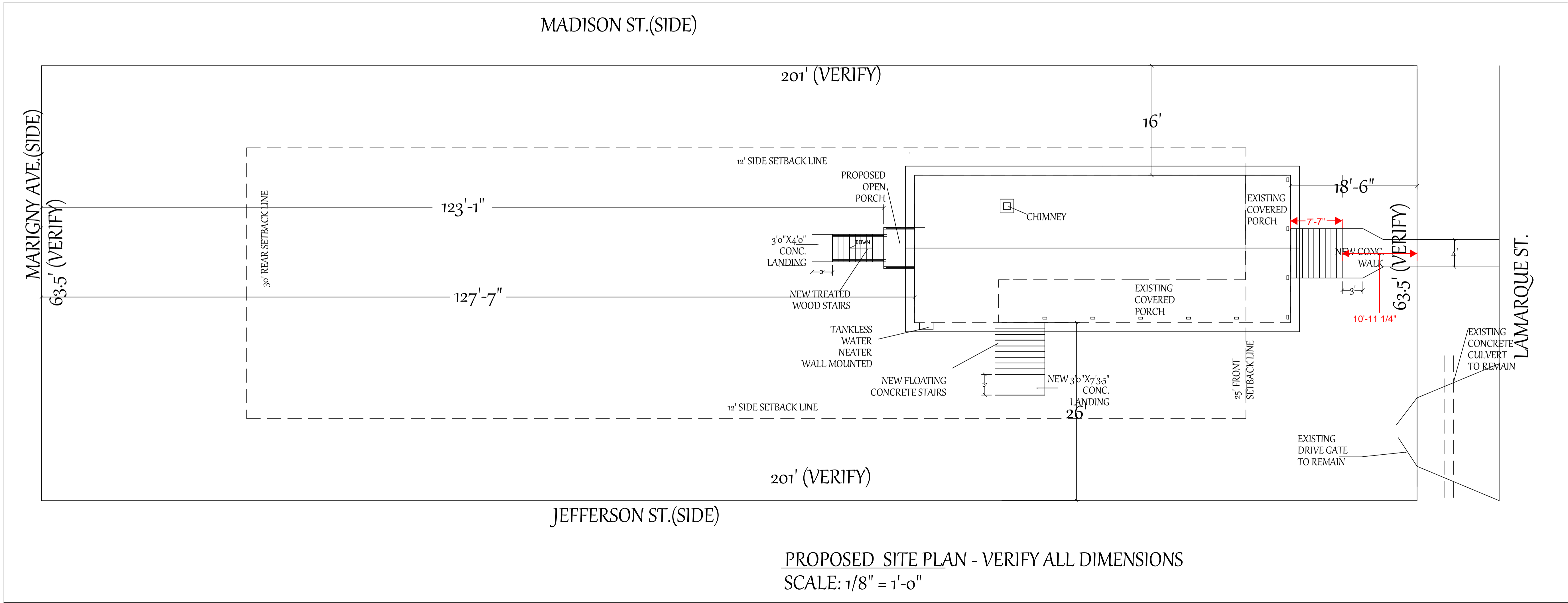
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 334 LAMARQUE STREET
City: MANDEVILLE State: LA ZIP Code: 70448
FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings ☐ Building Under Construction ☒ Finished Construction
A new Elevation Certificate will be required when construction of the building is complete.
C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete items C2.a-h below according to the Building Diagram specified in item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: LEICA SMARTNET Vertical Datum: NAVD1988
Indicate elevation datum used for the elevations in items a) through h) below:
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:
Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 9.30 ☒ feet ☐ meters
b) Top of the next higher floor (see Instructions): ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions): ☒ feet ☐ meters
d) Attached garage (top of slab): ☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): ☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 6.70 ☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 7.00 ☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 7.10 ☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☐ Check here if attachments and describe in the Comments area.
Certifier's Name: RANDALL W. BROWN License Number: 04586
Title: P.L.S.
Company Name: RANDALL W. BROWN & ASSOCIATES, INC.
Address: 228 WEST CAUSEWAY APPROACH
City: MANDEVILLE State: LA ZIP Code: 70448
Signature: [Signature] Date: 12/06/2024
Telephone: (985) 624-5328 Ext.: Email: INFO@BROWNSURVEYS.COM
Place Seal Here
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.
Comments (including source of conversion factor in C2, type of equipment and location per C2.e, and description of any attachments):
Note: Elevations shown hereon were determined by actual field surveying and are correct as of the date issued. All of these elevations are subject to change over a period of time.
FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 3 of 19



General Notes

STATE OF LOUISIANA
MICHAEL M. HATTAWAY
License No. 18672
PROFESSIONAL ENGINEER
2/19/25

MICHAEL M. HATTAWAY, P.E.
637 MARILYN DR.
MANDEVILLE, LA.
email: m.hattaway@att.net
PHONE 985.626.9253

Revision / Issue Date

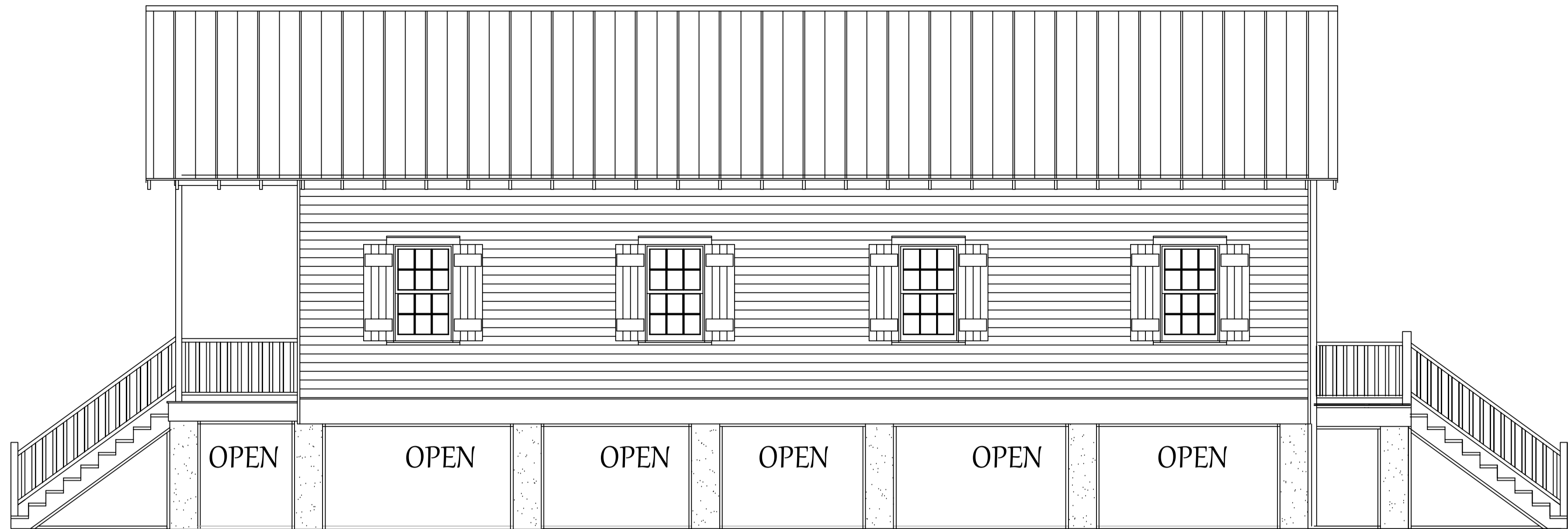
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Neyrey Design, L.L.C.
4208 Lucerne St.
Metairie, LA 70006
ph 504.593.4522
gregory@neyreydesign.com
E-MAIL: gregory@neyreydesign.com

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. Shop details are to be submitted to this office for approval before proceeding with fabrication.

Project Name and Address
RAISE AND REPAIR "SARRADET GUEST COTTAGE"
334 LAMARQUE ST.
MANDEVILLE, LA.

Project Number: 2024-01
Date: 1-25-2024
Scale: As Shown
Sheet: A2



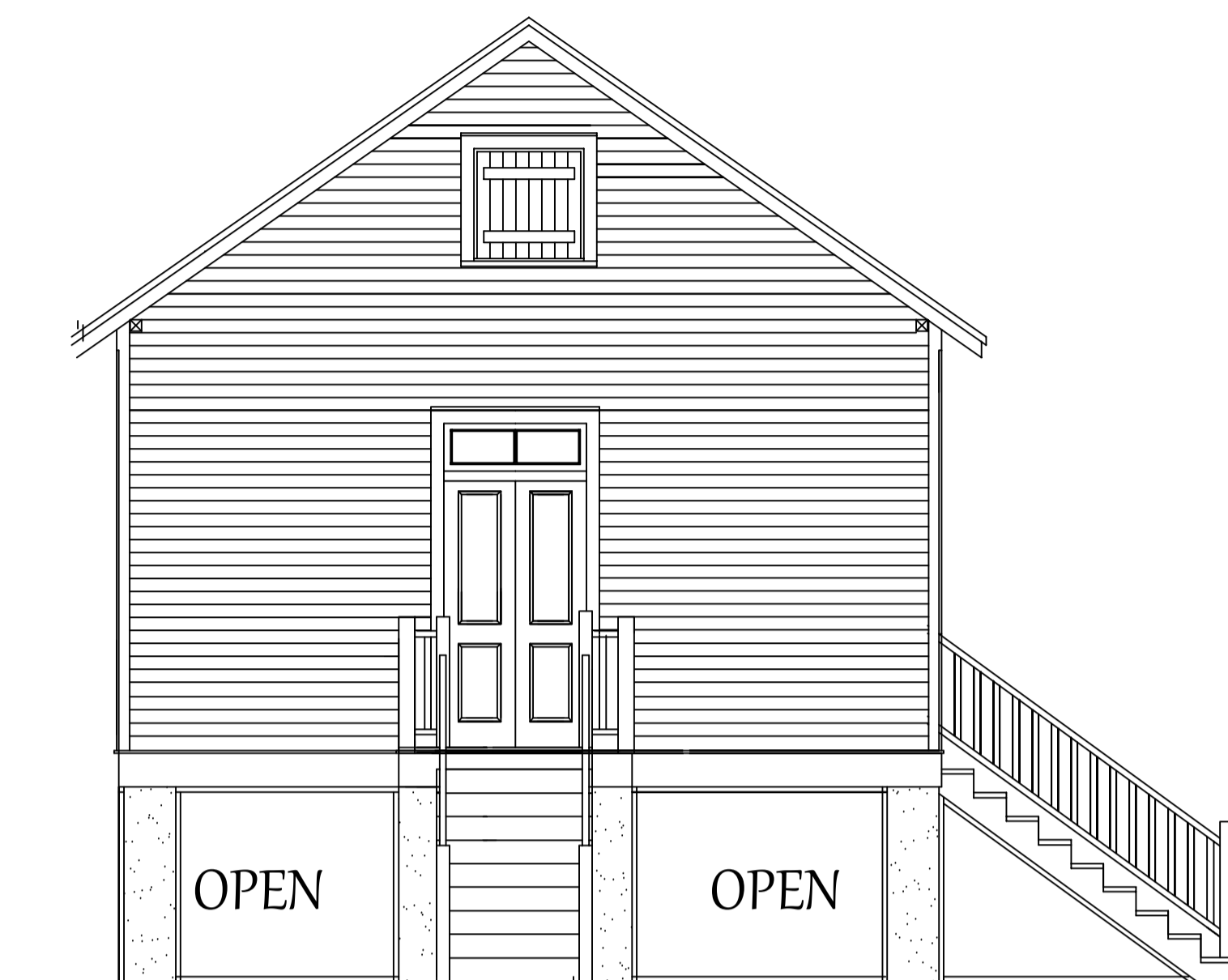
PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PRPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

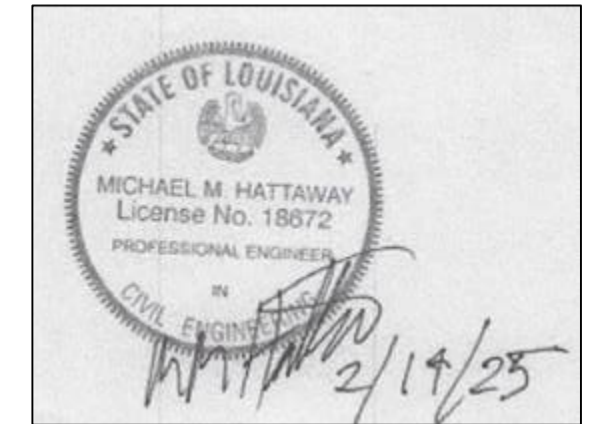
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

General Notes



MICHAEL M.
HATTAWAY, P.E.
637 MARILYN DR.
MANDEVILLE, LA.
email:
m.hattaway@
att.net
PHONE
985.626.9253

Revision / Issue Date

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gregory@neyreydesign.com

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Project Name and Address
RAISE AND REPAIR
"SARRADET GUEST
COTTAGE"
334 LAMARQUE ST.
MANDEVILLE,
LA.

Project Number
2024-23
Date
11-15-2024
Scale
As Shown
Sheet
A4

1) REMOVE ALL VEGETATION,
ROOTS,AND HUMUS FROM UNDER
NEW FOUNDATION
ANY FILL TO BE THOROUGHLY
COMPACTER CLAY,SAND STRUCTURAL FILL

2) CONCRETE SHALL BE 3000
PSI AT 28 DAYS WITH 5"
MAXIMUM SLUMP
3) REINFORCING STEEL
SHALL CONFORM TO A.S.T.M.
A615 GRADE 60 SPECIFI-
CATIONS. WELDED WIRE
FABRIC (W.W.F.) SHALL CONFORM
TO A.S.T.M. A185 REQUIREMENTS

4) GRADE BEAMS ARE 1'6" WIDE
X 1'6" DEEP WITH 6 #5BARS CONTINUOUS
THREE TOP AND THREE BOTTOM
AND #3 TIES @ 24" O.C.

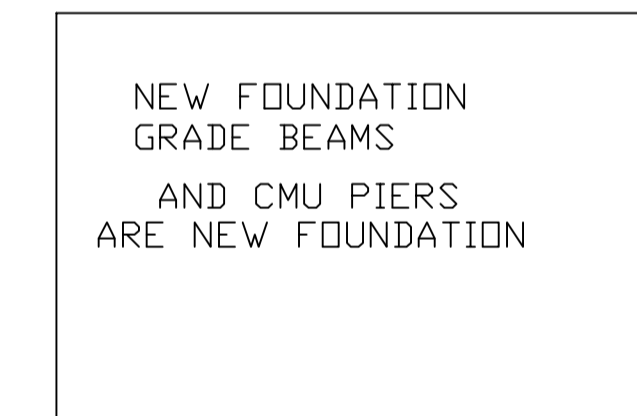
WHERE NECESSARY LAPSLICE
BARS WITH 28" LAPS.
PROVIDE FOUR CORNER BARS
AT ALL CORNERS.
BARS SHALL HAVE 2" COVER
ON GRADE BEAM SIDES AND
3" COVER AT GRADE BEAM BOTTOMS

5) PROVIDE 6 MIL. POLY-ETHYLENE MEMBRANE UNDER ALL SLABS AND ALONG GRADE BEAM SIDES
6) PROVIDE RUBBED FINISH ON ALL EXPOSED GRADE BEAM

7) CHECK FLOOR PLAN AND SECTIONS FOR DIMENSIONS AND DETAILS.

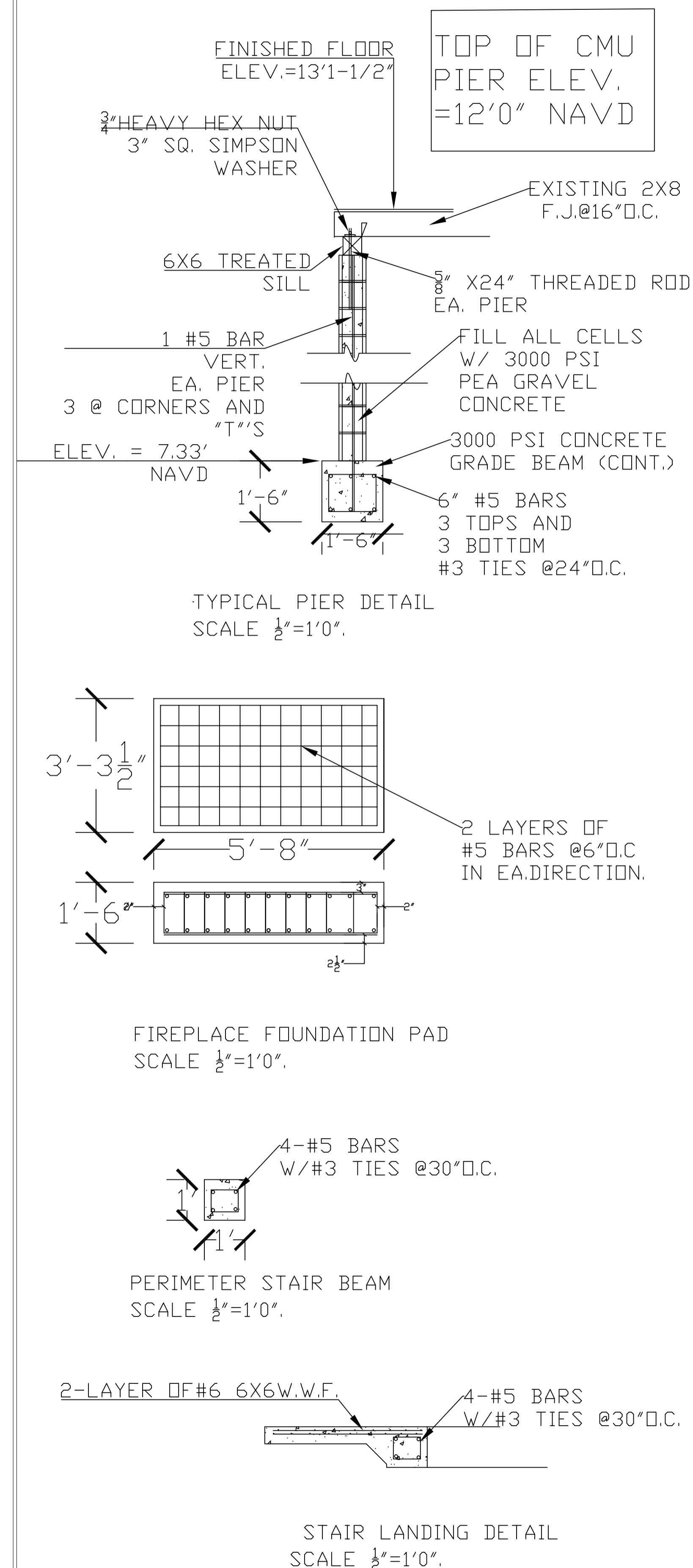
8) PROVIDE TERMITE TREATMENT
AS PER CODE

MAXIMUM SOIL BEARING
PRESSURE = 600 PSF

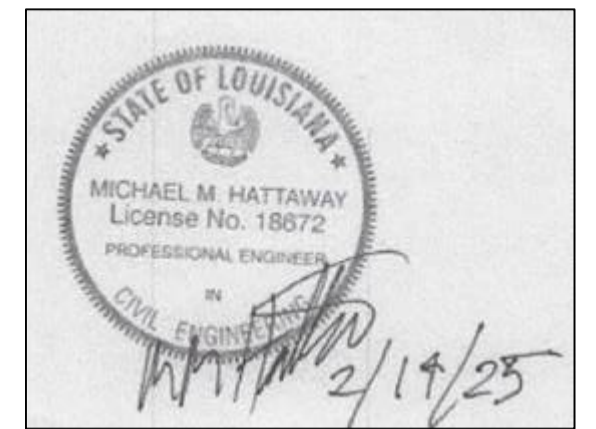


TOP OF PIERS TO
BE ELEVATION 12'0" N.A.V.D.

NEW FOUNDATION PLAN
SCALE 1/4"=1'0"



General Notes



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[illegible]

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Neyrey
Design, LLC

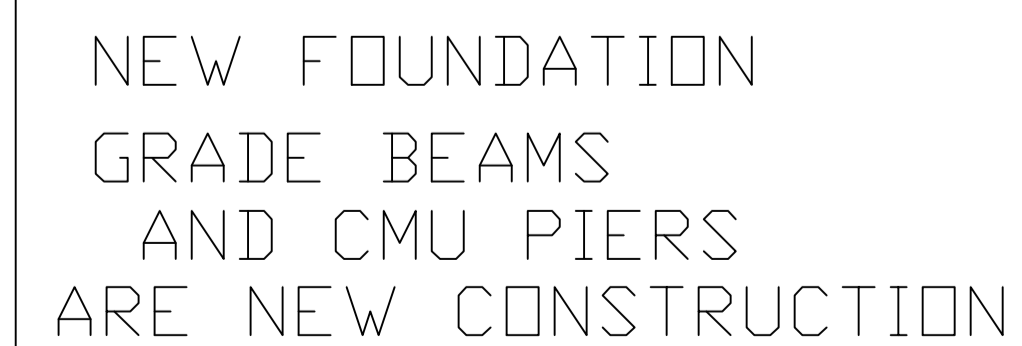
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ph 504 583 4522
E-MAIL:
gregory@neyreydesign.nocoxmail.com

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Project Name and Address

RAISE AND REPAIR
"SARRADET GUEST
COTTAGE"
334 LAMARQUE ST.
MANDEVILLE,
LA.

Project number 2024-23	Sheet A5
Date 11-15-2024	
Scale As Shown	



A7

CASE SUMMARY SHEET

CASE NUMBER: V25-04-08
DATE RECEIVED: March 11, 2025
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 235 Laura Dr S
Subdivision: Lakewood Heights, Lot 74 Section 47
Zoning District: R-1 Single Family Residential District
Property Owner: Michael Smith

REQUEST: V25-04-08 – Michael Smith requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Lakewood Heights, Section 47 Lot 74, R-1 Single Family Residential District, 235 Laura Drive South

CASE SUMMARY: Place mechanical equipment in the side setback

The applicant owns the property at 235 Laura Dr. South located on the north side of Laura D. S, and west of Leah Dr. The property is irregular in shape, measuring 66’ along the rear property line, 229’ along the east property line, 193’ along the west property line, and 119’ along Laura Dr. South. The property contains 18,044 sqft per a survey prepared by John Cummings and Associated and dated 9.22.2010. The property is currently improved with a single-family residence.

The applicant is requesting to encroach into the west side setback to place a generator. The generator will be located 7’-6” from the property line and 18” from the house. The applicant stated that the generator could not be placed in the rear of the house by the existing A/C equipment as there is a deck located there.

CLURO SECTIONS:
8.1.1.4. Allowed Setbacks Encroachments

Every part of a required setback shall be open to the sky and unobstructed by accessory structures except:

- 4. Mechanical Equipment. Except as authorized for the elevation of existing structures, or where there is existing mechanical equipment located within the side setback, heating, ventilation, air conditioning, generator, or pool equipment shall not encroach into any required front or side setback.

7.5.1.3. R-1 Site Development Regulations

Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90'
4. Minimum lot depth	120'
5. Minimum Yard Setback Requirements	
a. Front yard	25'
b. Interior side yard*	
i. Frontage up to 50’	8’ each side
ii. Frontage between 51’ – 60’	10’ each side
iii. Frontage between 61’ – 75’	12’ each side
iv. Frontage between 76’ – 80’	13’ each side
v. Frontage between 81’ – 90’	15’ each side
vi. Frontage between 91’ – 100’	16’ each side
vii. Frontage between 101’ – 110’	18’ each side
viii. Frontage between 111’ +’	20’ each side
c. Street side yard	15'
d. Rear yard	30'
6. Maximum Height of Structures	35'
7. Maximum Impervious Site Coverage	45%

*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.



← Property Line

A/C

Michael Smith
235 Laura Dr. South
Mandeville La 70448-3412
504-915-8620

↑
Fence

Exhaust ←

GEN.

7 1/2'

18"

← TRANSFER SWITCH

← GAS METER

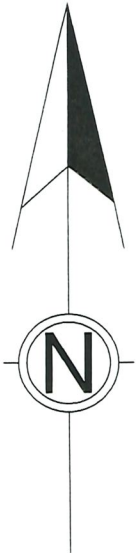
← BRICK WALL

← LOAD CENTER

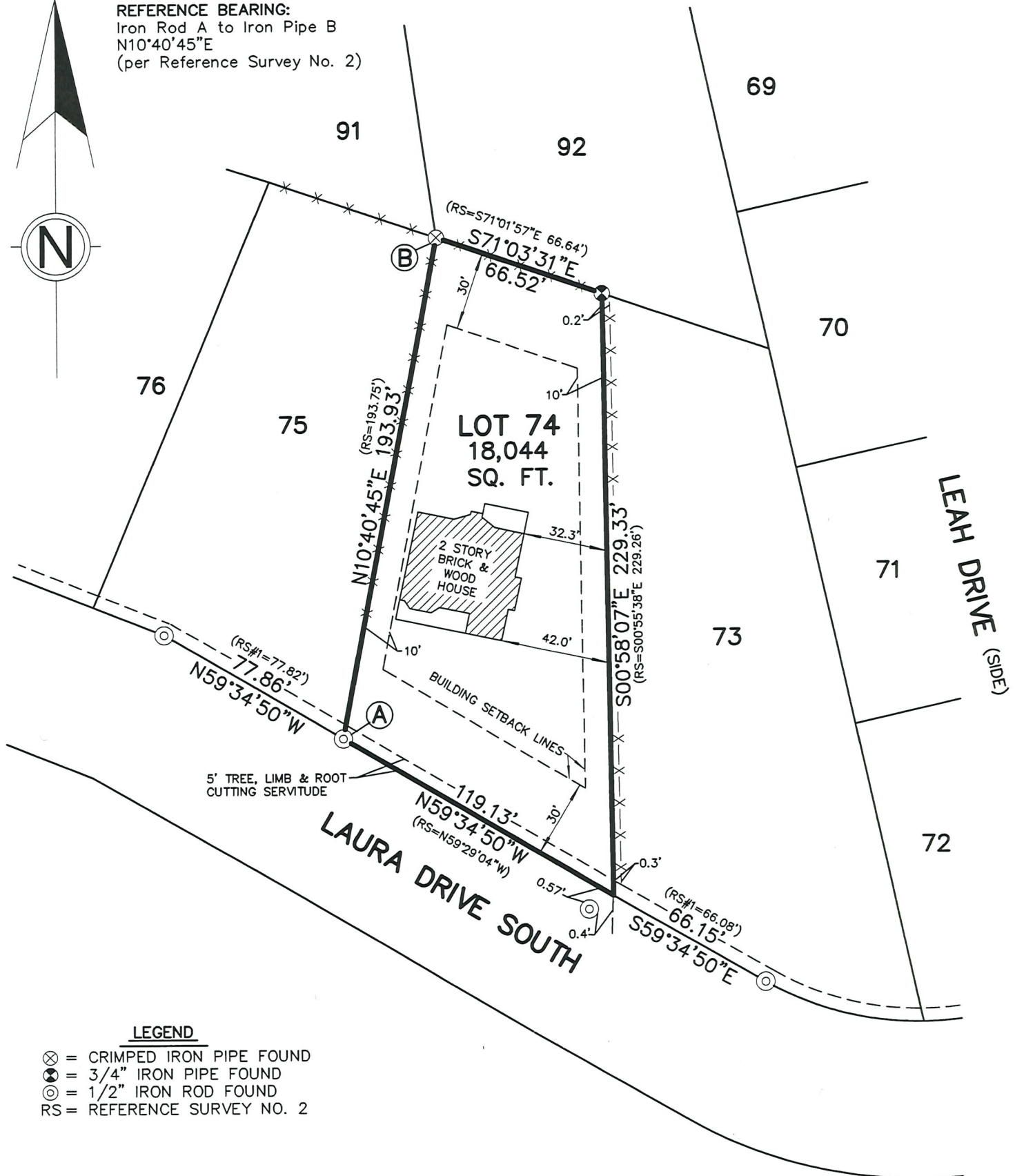
← ELECTRIC METER

- 1...Residence has Carbon Monoxide Detectors.
- 2...Enclosure of Generator has a 1 Hour Fire Rating.
- 3...Generator will not be exhausting in direction of house.
- 4...There are no Operable Doors or Windows within 5ft of Generator.
- 5...No Open Soffit vents are present within 5ft of Generator.

LAURA DR. South



REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N10°40'45"E
(per Reference Survey No. 2)



LEGEND

- ⊗ = CRIMPED IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- RS = REFERENCE SURVEY NO. 2

NOTE: Not all improvements were located.
FENCE TIES ARE TO CENTER OF POST.

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

REFERENCE SURVEYS:

1. Plat of Lakewood Heights Subdivision by Ned R. Wilson, Surveyor, dated November 4, 1981, revised November 8, 1982.
2. Survey for Jack A. Jones by Ned R. Wilson, Surveyor, dated December 9, 1982, latest revision July 5, 1984.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

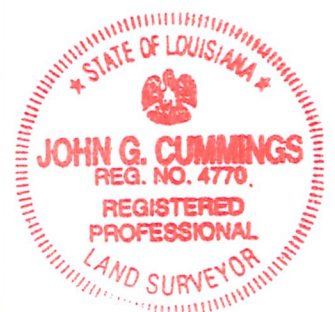
COVINGTON, LA 70433

PLAT PREPARED FOR: **Mike Smith**

SHOWING A SURVEY OF: LOT 74, LAKEWOOD HEIGHTS SUBDIVISION, LOCATED IN SECTION 47, TOWNSHIP 8 SOUTH, RANGE 11 EAST, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 10200

DATE: 9-22-2010

REVISED:

CASE SUMMARY SHEET

CASE NUMBER: V25-04-09
DATE RECEIVED: March 21, 2025
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 212 Lafitte St.
Subdivision: City of Mandeville, Square 25B, Lot 1B
Zoning District: B-3 Old Mandeville Business District
Property Owner: Fiat Laffitte, LLC, represented by Doug Cresap

REQUEST: V25-04-09 – Fiat Laffitte, LLC, represented by Doug Cresap, requests a variance to CLURO Section 7.5.10.3 B-3 Site Development Regulations, City of Mandeville, Square 25B Lot 1B, B-3 Old Mandeville Business District, 212 Lafitte Street

CASE SUMMARY: Shift the building into the south side setback and construct an addition in line with the structure

The property at 212 Lafitte Street is located on the west side of Lafitte St., north of Claiborne St., south of Jefferson St., and east of Carroll St. The property measures 54’ x 177’ and contains 9,558 sqft per a site plan prepared by KVS architecture and dated 3.21.25. The property is currently improved with a single-family residence.

The existing structure currently encroaches 1’-½” into the north side setback and 2’-6” into the south side setback. The property has a width of 54’ requiring 10’ side setbacks.

The structure is being raised to meet BFE + 2’. As part of the elevation the applicant is requesting to shift the building 2’-6” to the south to allow for vehicle access on the north side of the property. There is an existing limestone driveway 8’-11” in width that they are proposing to increase to 11’-4”. This shift would make the building compliant with the north side setback.

	Existing	Proposed	Change	Encroachment
North Side Setback	8’-11”	11’-4”	+2’-5”	0’
South Side Setback	7’-6”	5’	-2’-6”	5’

An existing deck and stair located in the south side setback are being removed, and a utility platform will be relocated.

Additionally, the applicant is requesting to construct a future addition in line with the existing structure after the relocation has taken place. The addition would be a maximum of 30’ in length. The structure is located within the Historic District so all exterior changes will have to be reviewed and approved by the Historic Preservation District Commission.

CLURO SECTIONS:
7.5.10.3. B-3 Site Development Regulations

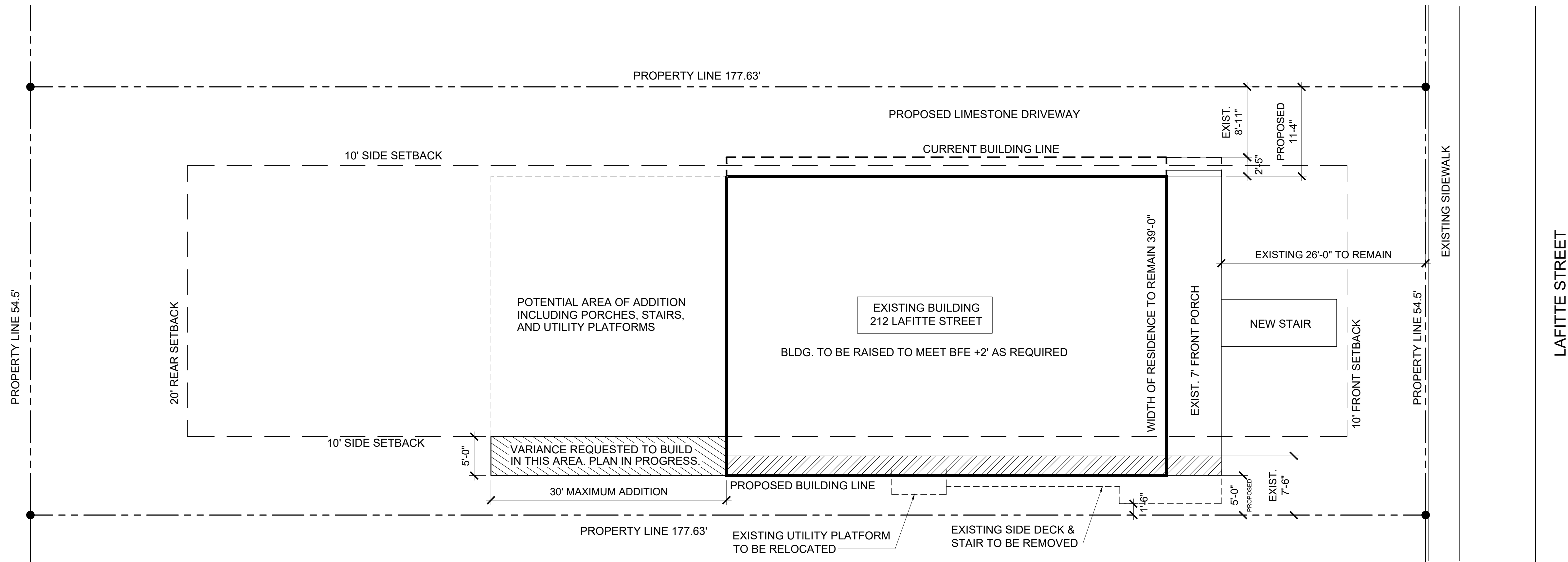
Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section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

Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	
Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a

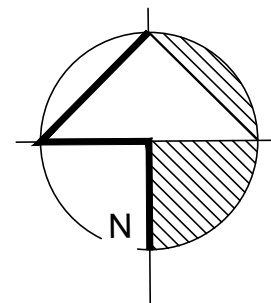
		firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
i. Frontage up to 50'	8' each side	
ii. Frontage between 51' – 60'	10' each side	
iii. Frontage between 61' – 75'	12' each side	
iv. Frontage between 76' – 80'	13' each side	
v. Frontage between 81' – 90'	15' each side	
vi. Frontage between 91' – 100'	16' each side	
vii. Frontage between 101' -110'	18' each side	
viii. Frontage between 111' - +'	20' each side	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setbacks encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	

*The side yard setbacks of the site may be shifted into the opposite side yard by up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.





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



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

212 LAFITTE STREET
MANDEVILLE, LA 70448

REVISIONS:
DATE: 3.21.25
PROJECT No: #####
DRAWING:

A1.0