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: Encroach past the vegetation protection zone of a live oak by approximately 51 sqft.

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.

Original Request

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

Revised Request

At the April 8th meeting the applicant stated that they had an arborist perform an evaluation of the tree earlier that day to see if it could be saved. A report prepared by Ladson Poole of ArborWorks was submitted by the applicant. The report stated that, while the situation is not ideal, any risk and/or potential damage to the tree could be minor. The report went on to state that the tree has been in this location for many years and has become acclimated to the restricted environment, and there are many examples of live oak trees in similar situations not in decline.

Rather than remove the tree, the applicant is now requesting a variance to encroach past the vegetation protection zone of the live oak to construct the required DOTD driveway and to construct a new sidewalk. The driveway will encroach 38.79 sqft and the new sidewalk will encroach 12.38 sqft.

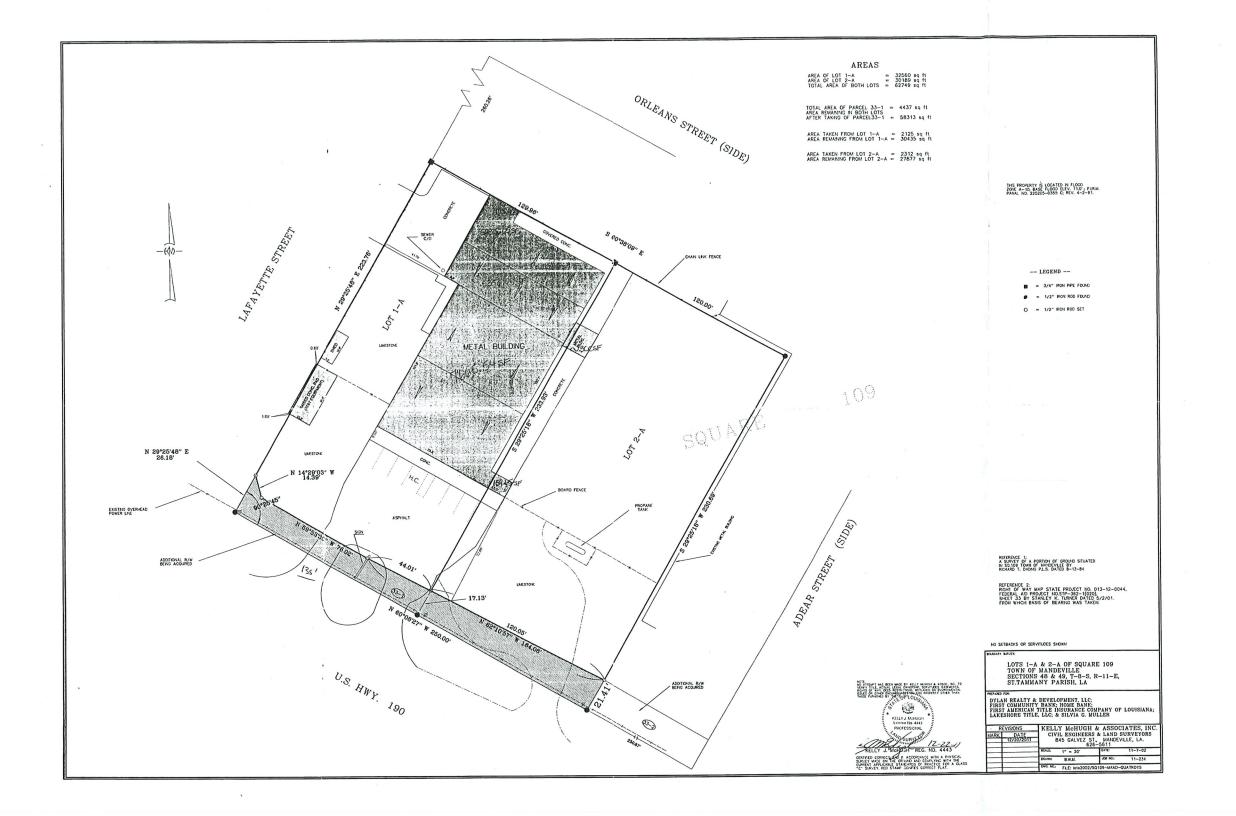
CLURO SECTIONS:

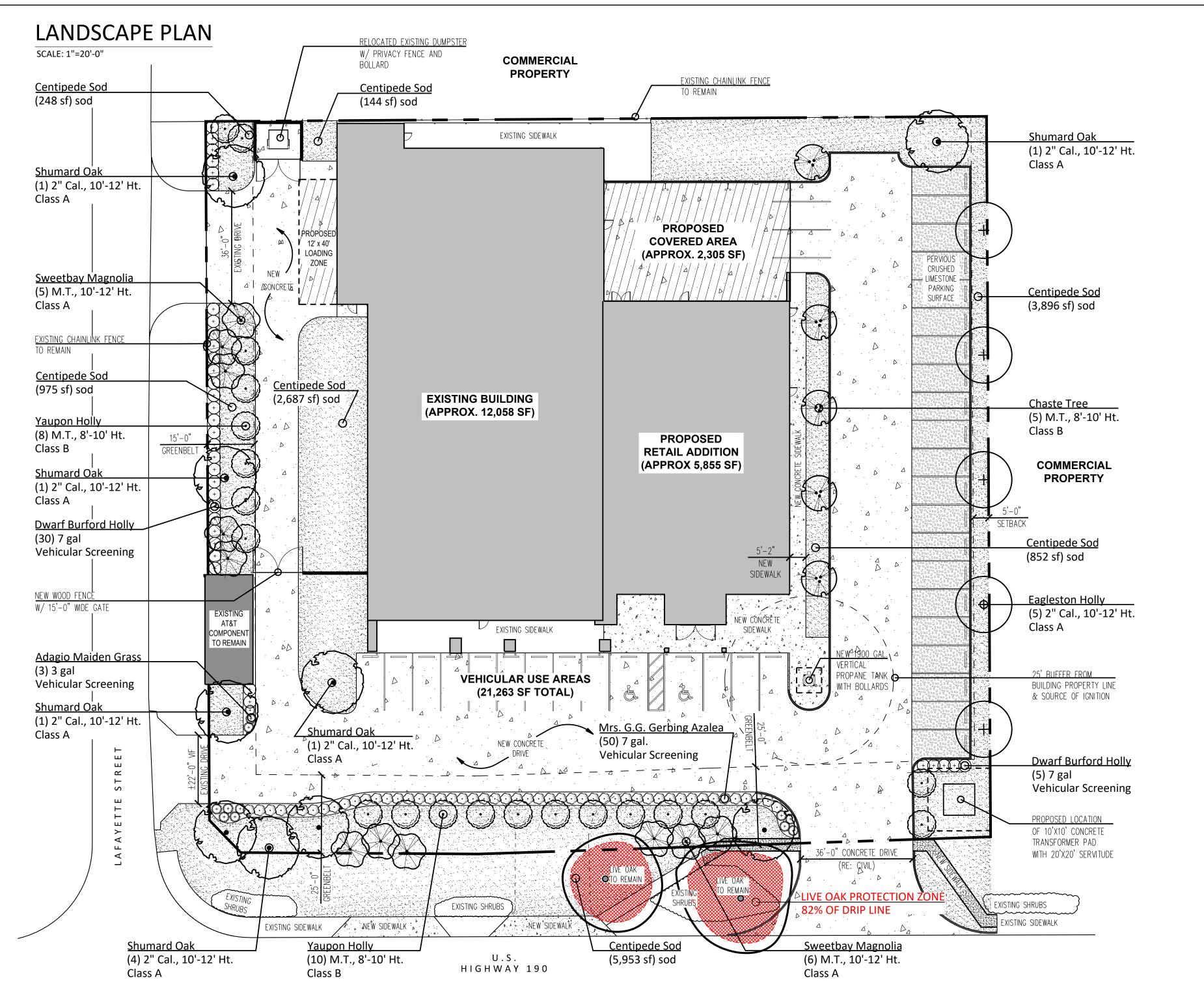
9.2.5.7. Live Oak Protection Requirements

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:

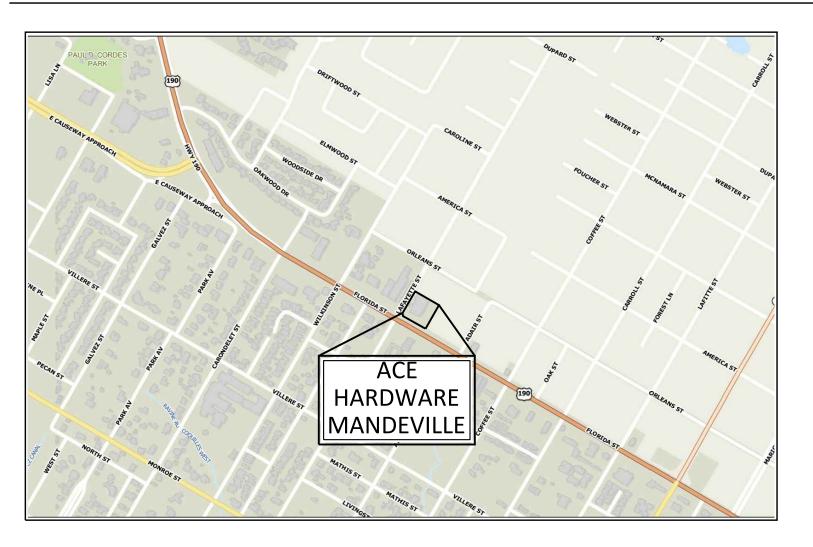
- 1. A tree removal permit shall be obtained from the Building Inspector prior to cutting, clearing or removing any live oak tree.
- 2. The applicant wishing to remove a live oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit 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.







LOCATION MAP:



PLANT SCHEDULE

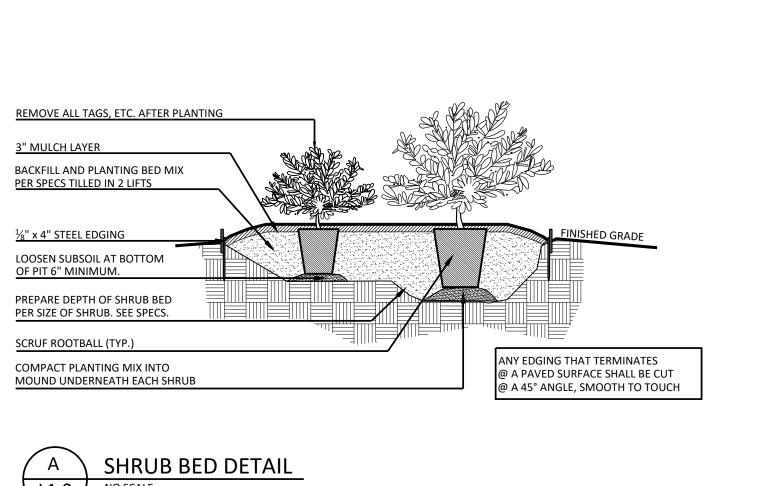
SYMBOL	QTY	COMMON NAME	SIZE	CLASSIFICATION
TREES	5	Chaste Tree	M.T., 8'-10' Ht.	Class B
X	5	Eagleston Holly	2" Cal., 10'-12' Ht.	Class A
E.	9	Shumard Oak	2" Cal., 10'-12' Ht.	Class A
	11	Sweetbay Magnolia	M.T., 10'-12' Ht.	Class A
	18	Yaupon Holly	M.T., 8'-10' Ht.	Class B
SHRUBS				
	12	Adagio Maiden Grass	3 gal	Vehicular Screening
$\left(+\right)$	35	Dwarf Burford Holly	7 gal	Vehicular Screening
	50	Mrs. G.G. Gerbing Azalea	7 gal.	Vehicular Screening
GROUND CO	VERS			
	13,970 sf	Centipede Sod	sod	Vegetative Groundcover

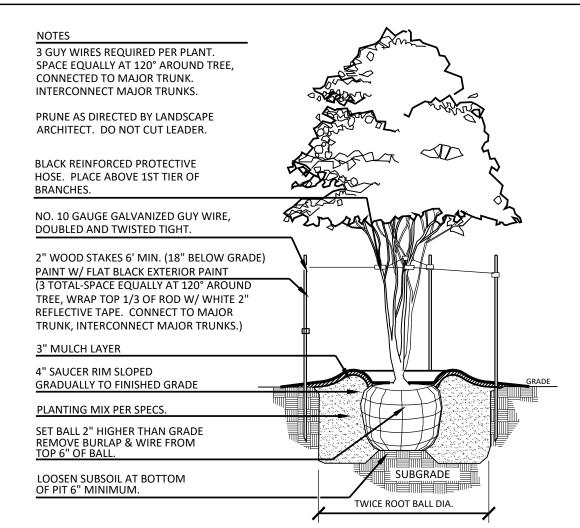
LANDSCAPE REQUIREMENTS:

PROVIDED PLANTING AREA DEPTH LENGTH **REQUIRED** U.S. HIGHWAY 190 1 Class A + 1 Class B Tree/25 ft. = 10 Class A Trees 25 ft. 250 ft. Green Belt 10 Class A Trees + 10 Class B Trees 10 Class B Trees LAFAYETTE STREET 10 Class A Trees 1 Class A + 1 Class B Tree/25 ft. = 15 ft. 235 ft. Green Belt 10 Class A Trees + 10 Class B Trees 10 Class B Trees **EAST** Not Required - Property is Adjacent to Not Required N/A N/A **Buffer** Commercial Lot (See Article 9.2.5.5) **NORTH** Not Required - Property is Adjacent to N/A N/A Not Required **Buffer** Commercial Lot (See Article 9.2.5.5) VEHICULAR USE PLANTING AREA **AREA REQUIRED PROVIDED** 1 Tree/2000 s.f.of Vehicular Use 7 Class A Tree Interior Landscape 21,263 s.f. (50% to be Class A) 5 Class B Trees Area 6 Class A Trees + 5 Class B Trees Interior Landscape 21,263 s.f. 6,503 s.f. 8% of vehicular use areas = 1,701 s.f. Area 12 Maidengrass Vehicular Use 24" Wide Minimum 331 l.f. 35 Holly Screening

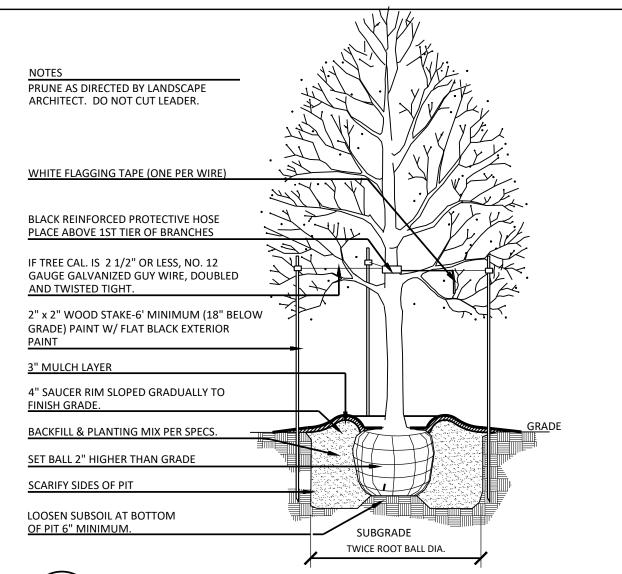
50 Azalea

PLANTING DETAILS:









SINGLE TRUNK TREE DETAIL

ш

3360 COMMERCIAL WAY S
ANDEVILLE, LOUISIANA 70471
985179210678
985179210677
nail: smoketree@att.net

6836 MAN P 98 F 98 emai

REV. DATE: 10/18/24

04/14/25

OF LOUIS

Travis W. Swenson

Travis W. Swenson

SCAPE ARCHIVE

E HARDWARE
NDEVILLE
ORIDA STREET,
EVILLE, LOUISIANA 70448

Title: LANDSCAPE PERMIT PLAN



DATE: 8/5/24

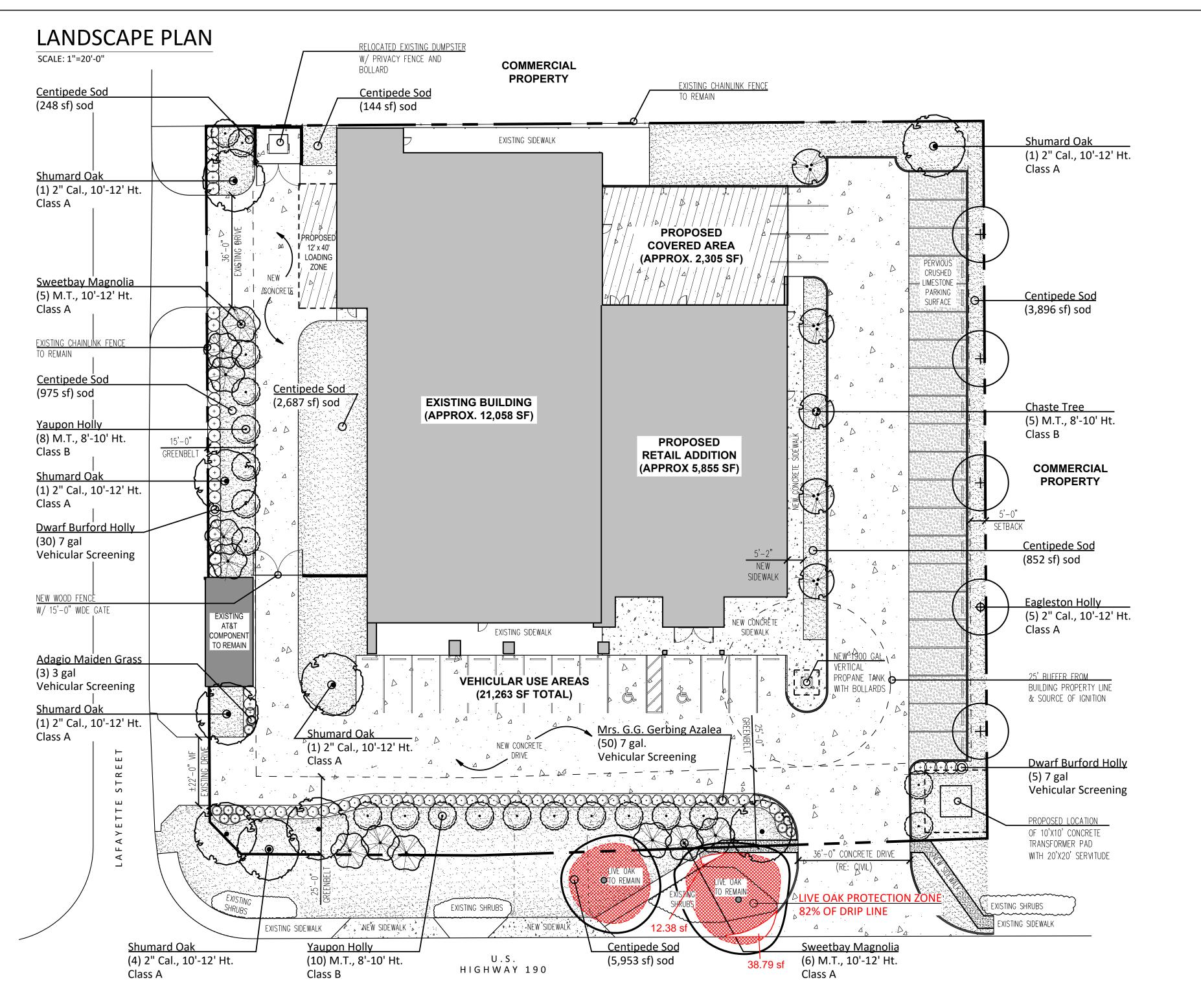
DRAWN BY: TWS

CHECKED BY: GM

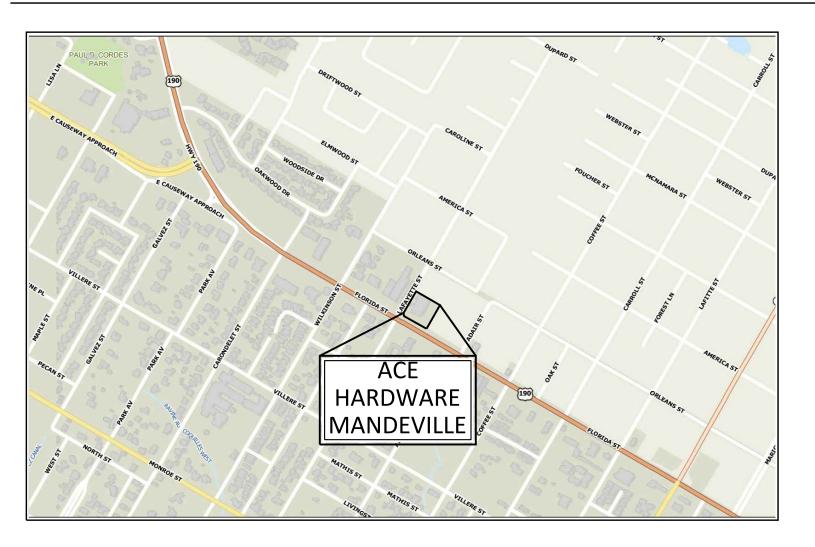
SCALE: AS SHOWN

SHEET: L1.0

1 of 1



LOCATION MAP:



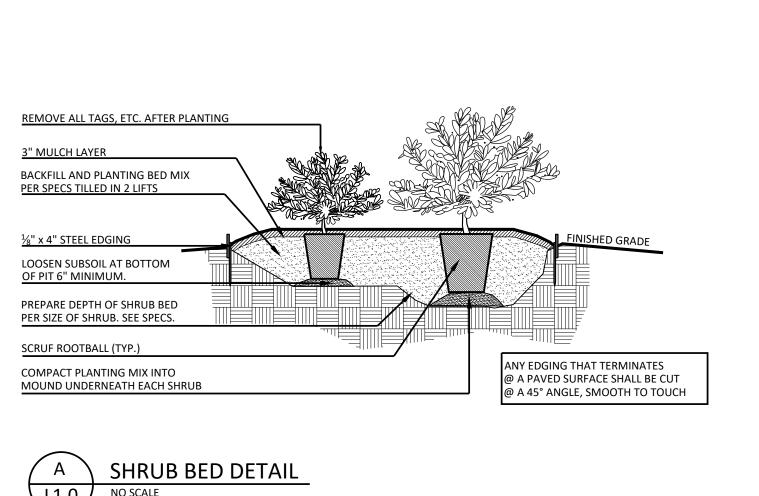
PLANT SCHEDULE

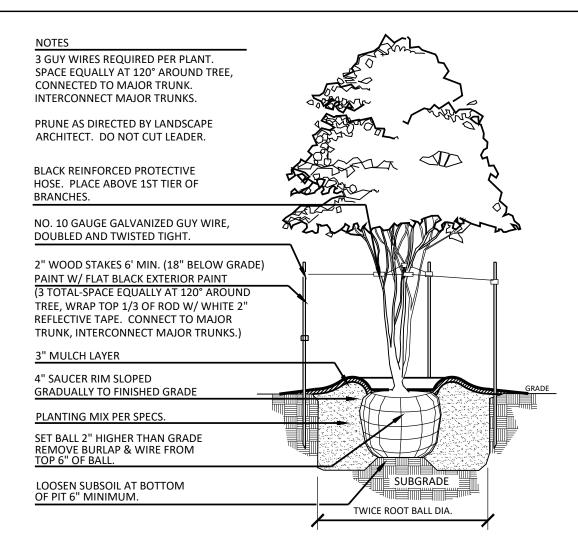
SYMBOL	OL QTY COMMON NAME		SIZE	CLASSIFICATION			
TREES	5	Chaste Tree	M.T., 8'-10' Ht.	Class B			
×	5	Eagleston Holly	2" Cal., 10'-12' Ht.	Class A			
	9	Shumard Oak	2" Cal., 10'-12' Ht.	Class A			
	11	Sweetbay Magnolia	M.T., 10'-12' Ht.	Class A			
	18	Yaupon Holly	M.T., 8'-10' Ht.	Class B			
SHRUBS							
	12	Adagio Maiden Grass	3 gal	Vehicular Screening			
$\left(+\right)$	35	Dwarf Burford Holly	7 gal	Vehicular Screening			
	50	Mrs. G.G. Gerbing Azalea	7 gal.	Vehicular Screening			
GROUND COVERS							
	13,970 sf	Centipede Sod	sod	Vegetative Groundcover			

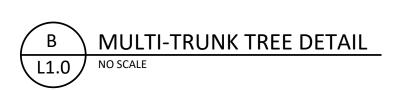
LANDSCAPE REQUIREMENTS:

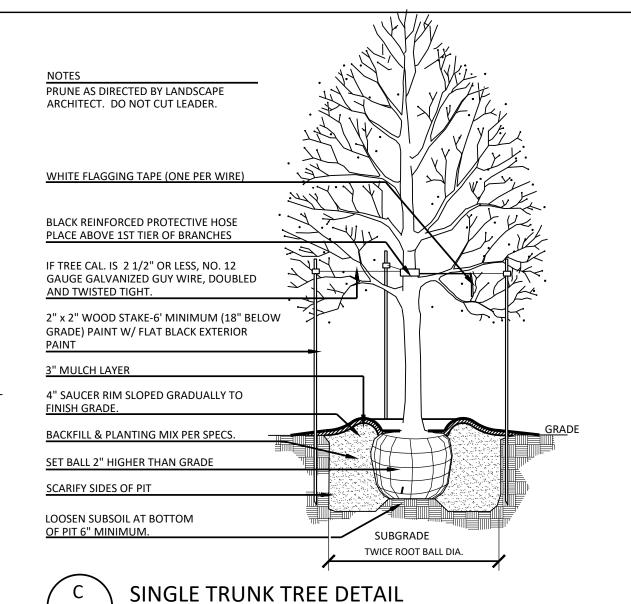
PLANTING AREA	DEPTH	LENGTH	REQUIRED	PROVIDED
U.S. HIGHWAY 190 Green Belt	25 ft.	250 ft.	1 Class A + 1 Class B Tree/25 ft. = 10 Class A Trees + 10 Class B Trees	10 Class A Trees 10 Class B Trees
LAFAYETTE STREET Green Belt	15 ft.	235 ft.	235 ft. 1 Class A + 1 Class B Tree/25 ft. = 10 Class A Trees + 10 Class B Trees	
EAST Buffer	Not Required	N/A	Not Required - Property is Adjacent to Commercial Lot (See Article 9.2.5.5)	N/A
NORTH Buffer	Not Required	ot Required N/A Not Required - Property is Adjacent to Commercial Lot (See Article 9.2.5.5)		N/A
PLANTING AREA	VEHICULAR USE AREA	REQUIRED		PROVIDED
Interior Landscape Area	21,263 s.f.	1 Tree/2000 s.f.of Vehicular Use (50% to be Class A) 6 Class A Trees + 5 Class B Trees		7 Class A Tree 5 Class B Trees
Interior Landscape Area	21,263 s.f.	8% of vehicular use areas = 1,701 s.f.		6,503 s.f.
Vehicular Use Screening	331 l.f.	24" Wide Minimum		12 Maidengrass 35 Holly 50 Azalea

PLANTING DETAILS:









ш

NDEVILLE, LOUISIANA 70471 85179210678 85179210677 ail: smoketree@att.net w.smoketreelandscape.com

REV. DATE: 10/18/24 04/14/25



Ш

ANDEVILLE FLORIDA STREET, DEVILLE, LOUISIANA 70448

Title:
LANDSCAPE PERMIT
PLAN



DATE: 8/5/24

DRAWN BY: TWS

CHECKED BY: GM

SCALE: AS SHOWN

SHEET: L1.0

1 of 1





To Whom It May Concern,

Project Location

Ace Hardware Mandeville, LA

In April of 2025, Mr. Matt Boyter (project manager) with Kent Design Build Company contacted ArborWorks needing an assessment of a live oak tree located on the build site of the Ace Hardware project. The purpose of the assessment was to determine whether or not construction/expansion of a driveway and sidewalk would pose any significant threat to the live oak. I visited the property, met with the site supervisor, and performed a Level 1 basic assessment of the tree in question. Mr. Matt and the site supervisor explained the scope of the project and their intended build process.

The live oak (Quercus virginiana) tree looked to be in generally good condition considering its environment and proximity to the parking lot and highway. The tree's root zone is in close proximity to the build site. The build site will be located just inside of the drip line of the 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 is somewhat compacted and the tree would benefit from vertical mulching post construction to help alleviate this. The tree is located in a relatively small "island", surrounded by the main highway, the existing driveway and sidewalk, as well as the existing parking lot.

During my conversation with Mr. Matt and the site supervisor, they explained the build process and general construction plan that the contractor would follow. That plan included hand digging and hand pouring of the driveway, sidewalk, and curb. No heavy machinery was to be used on or near the tree's root zone. He also stated his desire to protect the live oak tree as well as his previous experience in working with and around trees of this size and maturity. I mentioned that should any roots larger than 1 inch in diameter be encountered during the digging and preparation part of the project, they should be moved if possible, or cleanly cut if not possible.

Although this situation is not ideal, I feel that the risk and/or potential damage to the tree could be minor - as long as the discussed plan/process is followed. The tree has been in this location for many years and has become acclimated to the restricted environment. There are many examples of live oak trees in similar situations not in decline.

I recommend that:

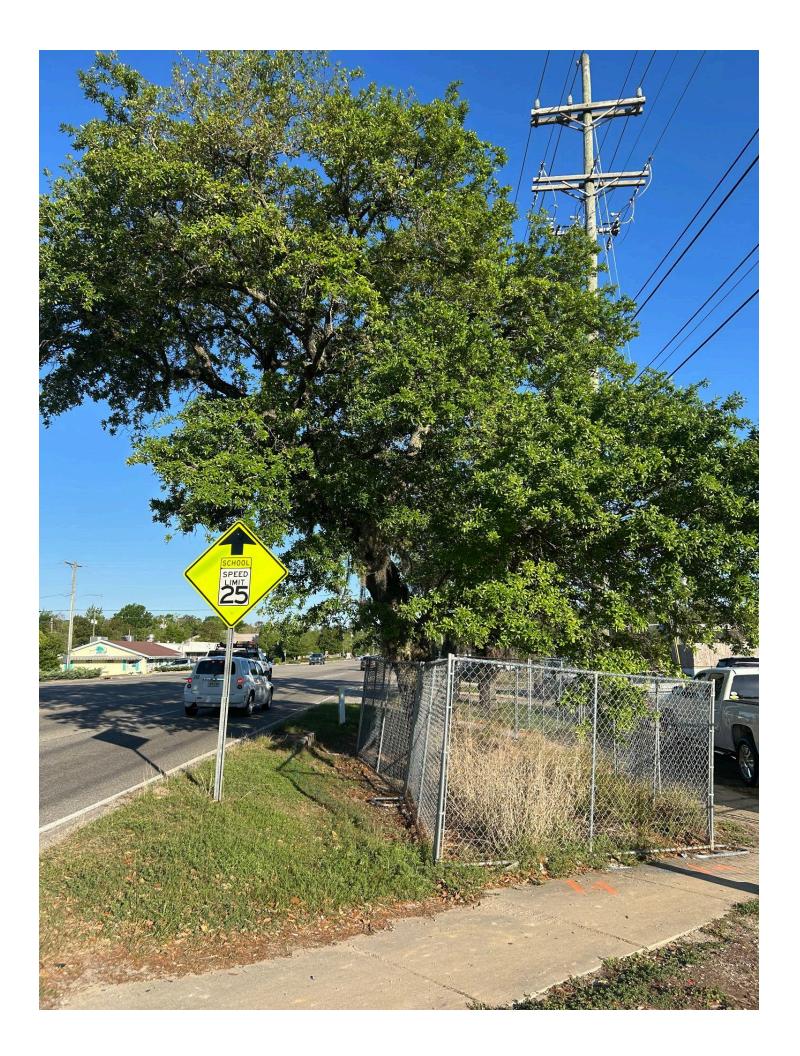
- NO heavy machinery be used on or near the root zones in order to prevent further soil compaction
- Site preparation should be hand dug and if any roots above 1 inch in diameter are encountered, they should be moved if possible. If not possible, they should be cleanly cut at a 90 degree angle and should be done so with proper tools free from contamination.
- TPZ's (tree protection zones) should be installed that encompass the tree's trunks and main root crown and they should remain in place for the duration of the project.
- No tools or materials should be stored within these TPZ's
- Post construction, vertical mulching should be conducted to alleviate soil compaction.
- Post construction, surface mulch should be installed at a depth no greater than 2-3 inches and should not be in direct contact with the main trunk
- I recommend that a planned site visit be scheduled between myself and the contractor during the excavation portion of the project to ensure that any encountered roots are dealt with properly.

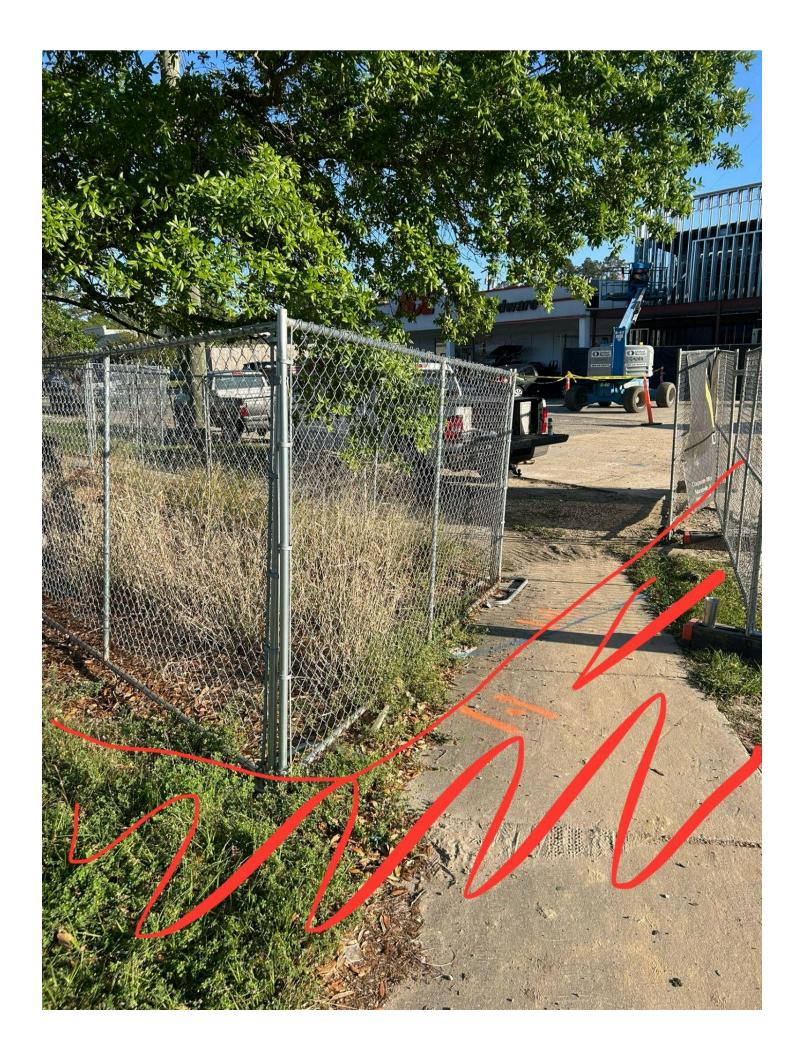
If any involved parties have any questions or concerns, I invite them to contact me using the information below.

(pictures attached ROUGHLY show planned driveway/sidewalk footprint)

Best Regards,

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







To: City of Mandeville Planning and Zoning Commission

From: City of Mandeville Planning Department

Date: 5/8/2025

Re: Ordinance No. 25-11

Ordinance No. 25-11 has been proposed as an effort to increase the same protections afforded to the Live Oaks unto both the Bald Cypress and Southern Magnolia species while also strengthening existing vegetation protection zone requirements for protected trees. This would impact development under the driplines of the aforementioned species.

Protected tree vegetation protection zone barrier requirements during construction would be made clearer. The CLURO change would require the use of 12-gauge hard four (4) foot high metal fencing around drip line of the tree.

The current regulations do not have a process to deal with dead protected trees, and the addition of the following language seeks to establish a process. If a protected tree is determined to be dead by both a licensed arborist and the city arborist, the protected tree can be removed administratively through the permit process outlined in Section 9.2.5.14, otherwise a variance will need to be applied for as outlined in Section 4.3.4.

Currently the prohibited act of removal of ANY tree without or in violation of a permit is \$500.00 per tree. The ordinance would adjust the fees and fines in the following way:

- Removal of an unprotected tree without or in violation of a permit \$500.00 per tree on residentially zoned property and \$2,500.00 per tree on commercially zoned property.
- Removal of protected trees without or in violation of a permit \$2,000.00 per tree if the tree is 5-8" dbh. \$4,000.00 per tree if the tree is over 8" dbh, but under 15" dbh. \$10,000.00 per tree if the tree is more than 15" dbh but under 25" dbh. \$20,000.00 per tree if the tree is over 25" dbh.

Please reach out to the Planning Department with any questions.

Best regards, Department Staff

THE FOLI	LOWING ORDINANCE	WAS SPONS	ORED BY C	OUNCIL M	EMBER
DISCON ANI	COUNCILMEMBER I	LANE; MOVE	D FOR ADO	PTION BY	COUNCIL
MEMBER		; SECONDED	FOR ADOP	TION BY C	OUNCIL
	MEMBER				

ORDINANCE NO. 25-11

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE REPEALING AND REPLACING ARTICLE 9, SECTION 9.2.5.7, LIVE OAK PROTECTION REQUIREMENTS, AND AMENDING SECTIONS 9.2.3 AND 9.2.5.14 OF THE COMPREHENSIVE LAND USE REGULATIONS ORDINANCE, AND AMENDING DIVISION 19 OF APENDIX C SECTION 9.2.5.16 OF THE CODE OF ORDINANCES OF THE CITY OF MANDEVILLE, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Mandeville's Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 2, 2015 to effect the vision of the Comprehensive Land Use Plan adopted by the City's Planning Commission and supported by resolution of the Council in 2007; and

WHEREAS, the City Council desires to amend the Comprehensive Land Use Regulations Ordinance to amend Article 9, Section 9.2.3 Definitions of Landscape Regulation Terminology; and

WHEREAS, the City Council further desires to amend the CLURO to repeal and replace Article 9, Section 9.2.5.7 Live Oak Protection; and

WHEREAS, the City Council recognizes that more than the Live Oak should be protected and wishes to amend Article 9, Section 9.2.5.14 to indicate that; and

WHEREAS, the City Council desires to amend Division 19 of Appendix C, Section 9.2.5.16 of the Code of Ordinances as to impose fines for any violations of this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that Article 9, Section 9.2.3 Definitions of Landscape Regulation Terminology be amended to read as follows:

- 6. **Landowner.** The owner of that real property upon which a protected tree is located.
- 12. **Protected Tree.** Bald Cypress (Taxodium distichum), Southern Magnolia (Magnolia grandiflora), and all species of live oaks possessing a diameter at breast height (dbh) of 5" or more.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that Section 9.2.5.7 of the Comprehensive Land Use Regulations Ordinance be named Tree Preservation Requirements and read as follows: The City of Mandeville recognizes that in aesthetic benefits of a full tree canopy to the community, the proliferation of trees performs a valuable water management resource to the entire community by significantly augmenting the handling of water in low lying areas such as Mandeville. The removal of trees

denigrates Mandeville's ability to manage water resulting in aggravation of a sensitive water handling issue.

- 1. The landowner shall use reasonable care in maintaining protected trees. If a protected tree dies during construction of any improvements the landowner shall replace the protected tree with two (2) trees of the same species.
- 2. The landowner shall protect all plant materials required by this Ordinance to maintain a protected tree in a healthy condition:
 - a. For each protected tree, there is a mandatory requirement to use 12-gauge hard four (4) foot high metal fencing around drip line of the tree.
 - b. Fencing shall be maintained throughout the entire construction process.
 - c. 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
- 3. If a protected tree is determined to be dead by both a licensed arborist and the City arborist, the protected tree can be removed administratively through the permit process outlined in Section 9.2.5.14, otherwise a variance will need to be applied for as outlined in Section 4.3.4.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that Section 9.2.5.14 be amended to read "protected tree" anywhere "live oak tree" is used currently; and

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that Division 19 of Appendix C, Section 9.2.5.16 of the code of Ordinances for the City of Mandeville be amended to read as follows:

Prohibited Act	Penalty
±	\$500.00 per tree on residentially zoned property \$2,500.00 per tree on commercially zoned property
of a permit.	\$2,500.00 per tree on commerciany zoned property
permit.	\$2,000.00 per tree if the tree is 5-8" dbh \$4,000.00 per tree if the tree is over 8" dbh, but under 15" dbh \$10,000.00 per tree if the tree is more than 15" dbh but under 25" dbh \$20,000.00 per tree if the tree is over 25" dbh

The ordinance being submitted to a vote, the vot	te thereon was as follow	vs:
AYES: NAY: ABSTENTIONS: ABSENT:		
And the ordinance was declared adopted this	_ day of	, 2025.
Alicia Watts Clerk of Council	Scott Discon Council Chairman	

hereby and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

9.2.5.7. Live Oak Protection Requirements

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

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

9.2.5.14. 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.
- 2. This regulation applies to any lot or parcel on which there is a building that was constructed prior to the effective date of these regulations, and any lot for which a building permit was issued prior to the effective date of these regulations. The applicant for the permit must state in writing or submit a planting plan for the replacement of vegetation as required by the provisions of this article.
- 3. Submittal requirements.
 - a. Permit: An application for the tree and shrub pruning or removal must be submitted and approved prior to the removal or pruning.
 - b. Required documents: All documents as required in the permit application.

9.2.3. Definitions of Landscape Regulation Terminology

- 1. **Accessways**. For purposes of landscape regulations, an accessway is an all weather surface for vehicular access to parking and loading spaces traversing a greenbelt area on a development site.
- 2. **Buffer Zone**. A landscaped area between any building or vehicular use area and providing a visual screen of vegetation only or vegetation in conjunction with a non-living screening material for the purpose of providing a buffer between non-compatible land uses.
- 3. **Drip Line**. The outer edge of the foliage of a tree extending in all directions parallel to the ground.
- 4. **Ground Cover, Decorative**. Any mulch material (vegetative or mineral) that is used to cover the surface of the ground to prevent erosion or retain moisture.
- 5. **Ground Cover, Vegetative**. Plant material which reaches a maximum height of not more than twelve (12) inches at maturity, including turf.
- 6. **Interior Landscape Area**. Any landscaped area within the interior of a development site and beyond the required periphery landscape area that is planted with trees, shrubs and ground covering material to provide for infiltration of runoff, shade of parking areas or aesthetic enhancement of the site.

- 7. **Landscaping Material**. Material such as, but not limited to, living trees, shrubs, vines, turf, ground cover, landscape water features, and non-living, durable materials commonly used in landscaping including, but not limited to, rocks, pebbles, sands, decorative walls and fences, brick pavers, and earthen mounds, but excluding paving for vehicular use. Any chain link fence and opaque screening fences greater than four (4) feet in height shall not be considered as decorative walls and fences.
- 8. **Mulch**. Any material that is used to cover the ground surface to prevent erosion, retain moisture and protect plant material.
- 9. **Periphery Landscape Area**. An area of land between the property line adjacent to any street right-of-way and any vehicular use areas or building that is intended for the placement or preservation of landscape materials, which may also be referred to as the "greenbelt area".
- 10. **Plant Material**. Any plant including trees, vines, shrubs, ground covers and annuals or vegetation of any size, species or description.
- 11. **Planting Area**. An area suitable for the installation and maintenance of plant materials. Although small planting areas may be provided, any required planting areas shall be a minimum of one hundred (100) square feet with no side less than five (5) feet. Planting areas surrounding existing trees proposed or required to be preserved shall be a minimum of two-thirds (2/3) of the tree canopy.
- 12. **Tree Canopy**. The area within the circumference of the drip line of a tree. For purposes of these regulations, the average canopy of a mature Class A tree, except for live oaks and pines, shall be 700 square feet and the average canopy of a mature Class B tree shall be 125 square feet, the average canopy of a live oak shall be calculated as 1,500 square feet and the average canopy of a pine shall be 200 square feet. 341
- 13. Tree Class A. Any self-supporting woody plant of a species which normally grows to an overall height of approximately fifty (50) feet, usually with one main stem or trunk although some species may have multiple trunks, and with many branches. A list of species considered to be Class A trees may be obtained in the office of the Department of Planning and Development.
- 14. **Tree Class B**. Any self-supporting woody plant of a species which normally grows to an overall height of approximately twenty-five (25) feet, with one or more main stem(s) or trunk(s) and many branches. A list of species considered to be Class B trees may be obtained in the office of the Department of Planning and Development.
- 15. **Under Story Plants**. All shrubs and trees twenty-five (25) feet or less in height suitable for growth under the canopy of Class A trees.
- 16. **Vegetation Protection Zone**. The area within the drip line of a tree required by this to be preserved.
- 17. **Visual Screen**. An opaque barrier of living or non-living landscape material put in place for the purpose of separating and obscuring from view those areas so screened.

CASE SUMMARY SHEET

CASE NUMBER: CU25-05-01 DATE RECEIVED: April 10, 2025

DATE OF MEETING: May 13, 2025 and May 27, 2025

Address: 1109 Villere St

Subdivision: Old Mandeville, Square 90B, Lot 4B Zoning District: R-3 Multi-family Residential District Property Owner: Randall and Teresa Hamilton

REQUEST: CU25-05-01 - Randall and Teresa Hamilton request Conditional Use Approval to allow Lodging

(Transient) — Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old

Mandeville, Square 90B, Lot 4B, R-3 Multi-family Residential District, 1109 Villere

CASE SUMMARY: Request to operate a Whole House Short Term Rental

The applicant owns the property at 1109 Villere Street. The property is located on the north side of Villere St., west of Louvois St., east of Colbert St., and the Tammany Trace is located to the rear of the property. The property is slightly irregular in shape and measures 73' along Villere, 133' along the east property line, 73' along the rear property line, and 125' along the west property line and contains 9,579 sqft per a survey prepared by Kelly McHugh and Associates and dated 4.29.1993. The property is currently improved with a townhouse residence.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant lives at 1111 Villere and is requesting to operate a Whole House Short-term Rental out of the attached unit at 1109 Villere. The applicant stated that the current use of 1109 Villere is as a rental property with a standard annual lease.

1109 Villere is 1,600 sqft and contains 3 bedrooms and 2½ bathrooms. It will be listed as a 3 bedroom unit with a maximum of 6 guests. In a statement provided by the applicant they stated that "Our goal is to attract families who want to bike since the Trace is behind the house. This should encourage outside revenue for the city as listed amenities will include restaurants, local shops, and bike rental shops".

Parking:

Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The unit will be listed as a three-bedroom requiring three parking spaces on site. A site plan submitted by the applicant provides parking in the driveway and a carport.

CLURO SECTIONS:

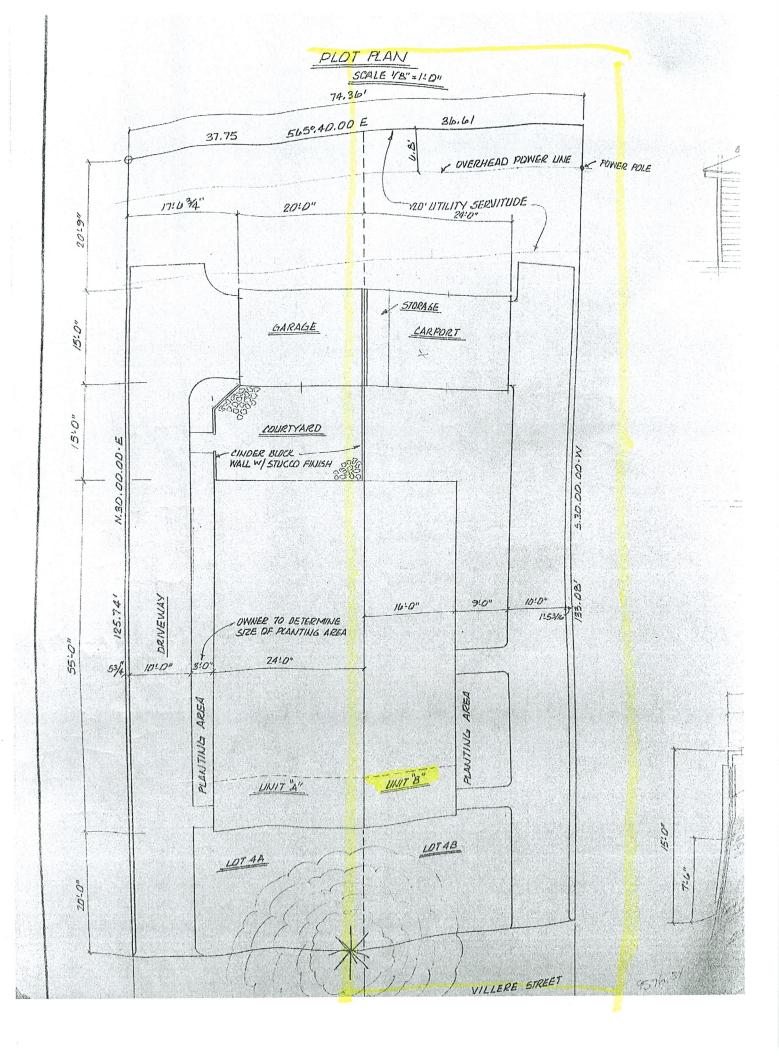
4.3.3.8. Review and Evaluation Criteria

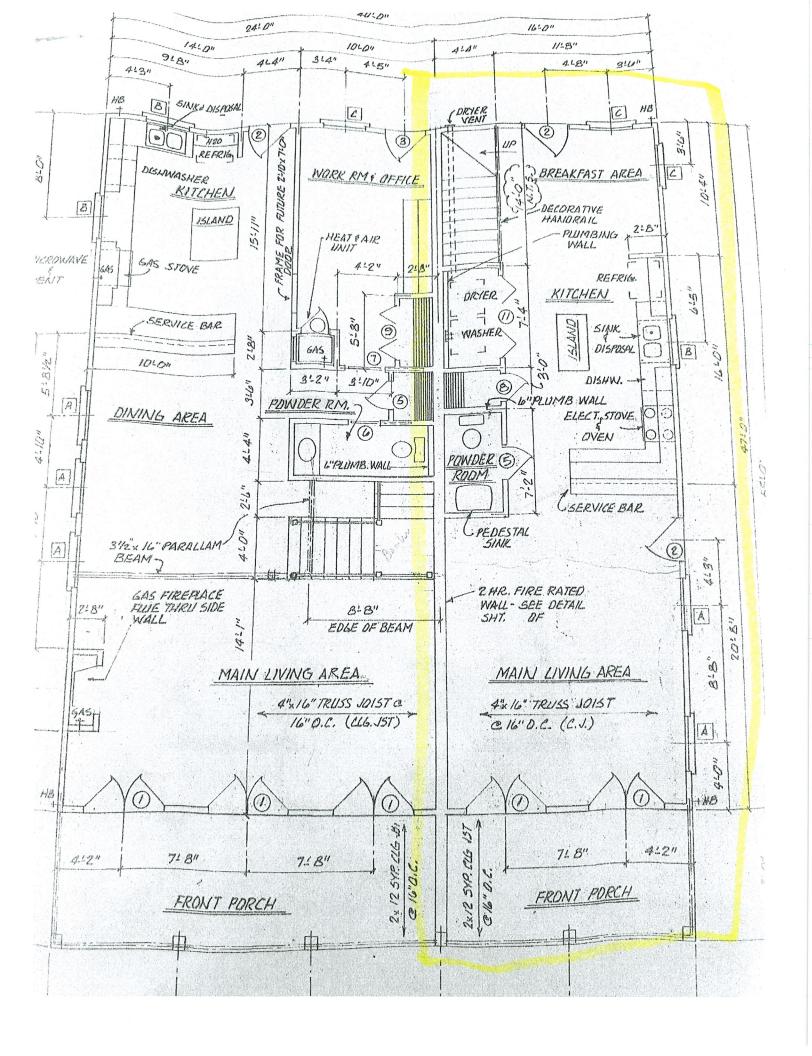
The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

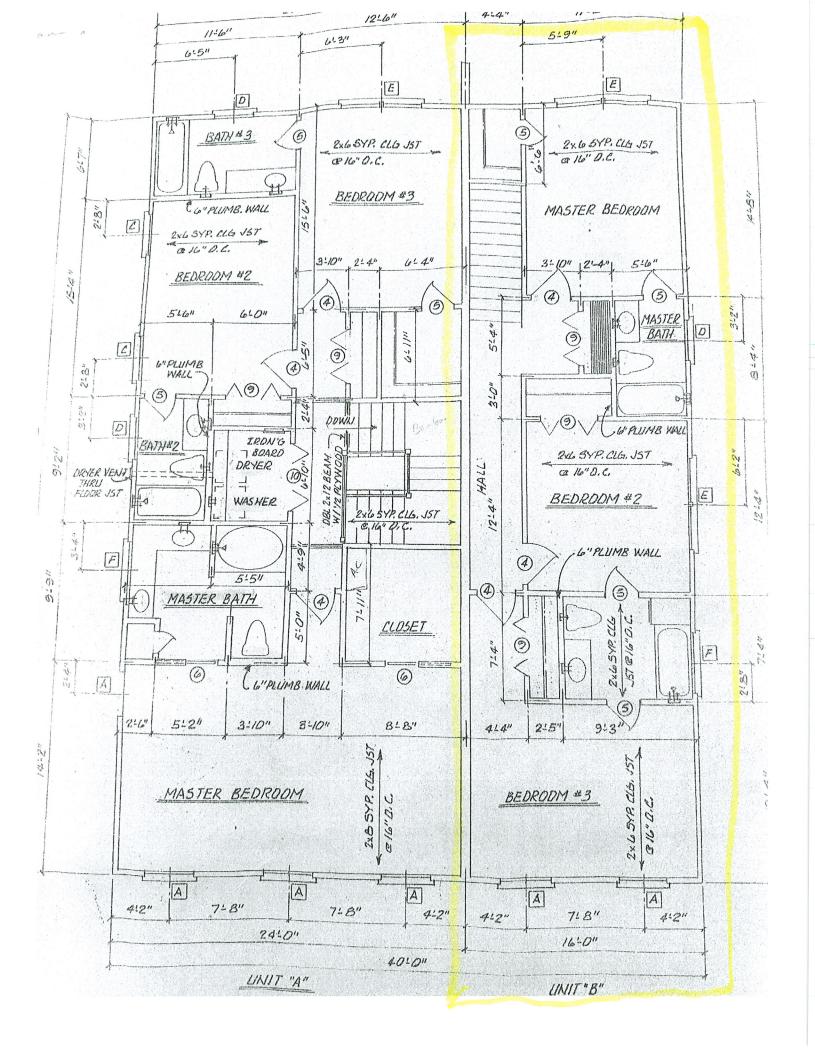
- 1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.
- 2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
- 3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed these which reasonably may result from use of the site by a permitted use.
- 4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
- 5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.
- 6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
- 8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
- 10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
- 11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- 12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.

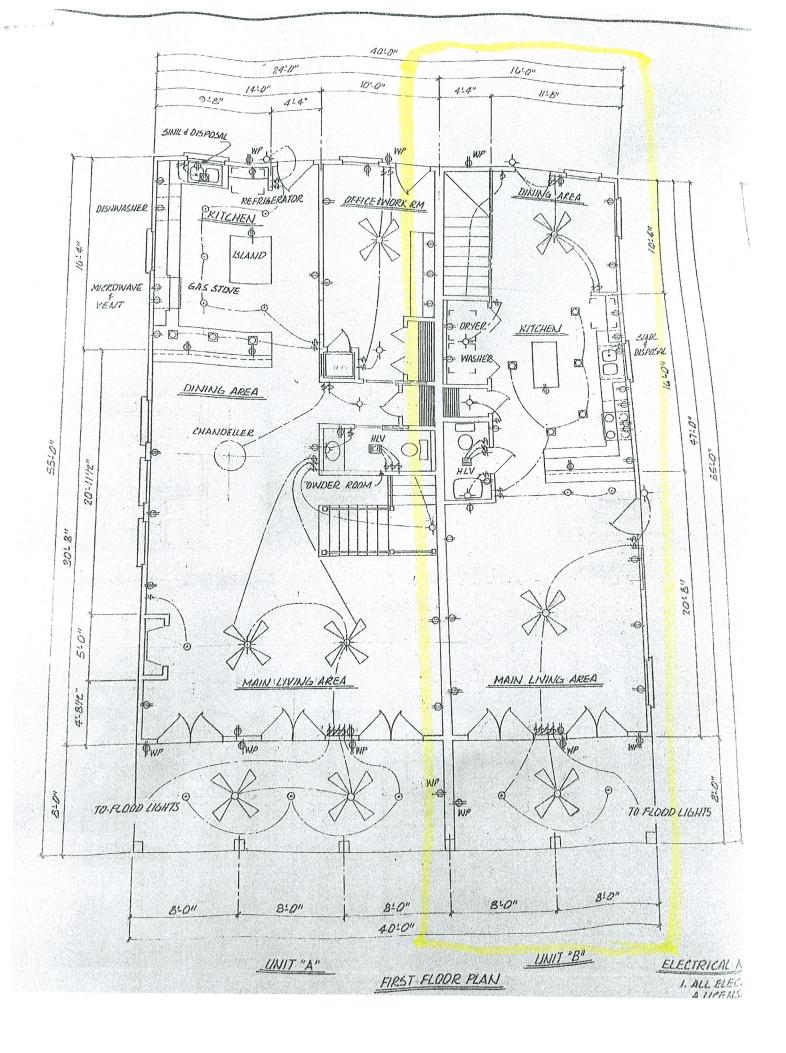
6.4.42.3 Lodging (Transient)— **Short-term Rental: Whole House Rental**A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner's presence on the premises is not required during the guest's stay.

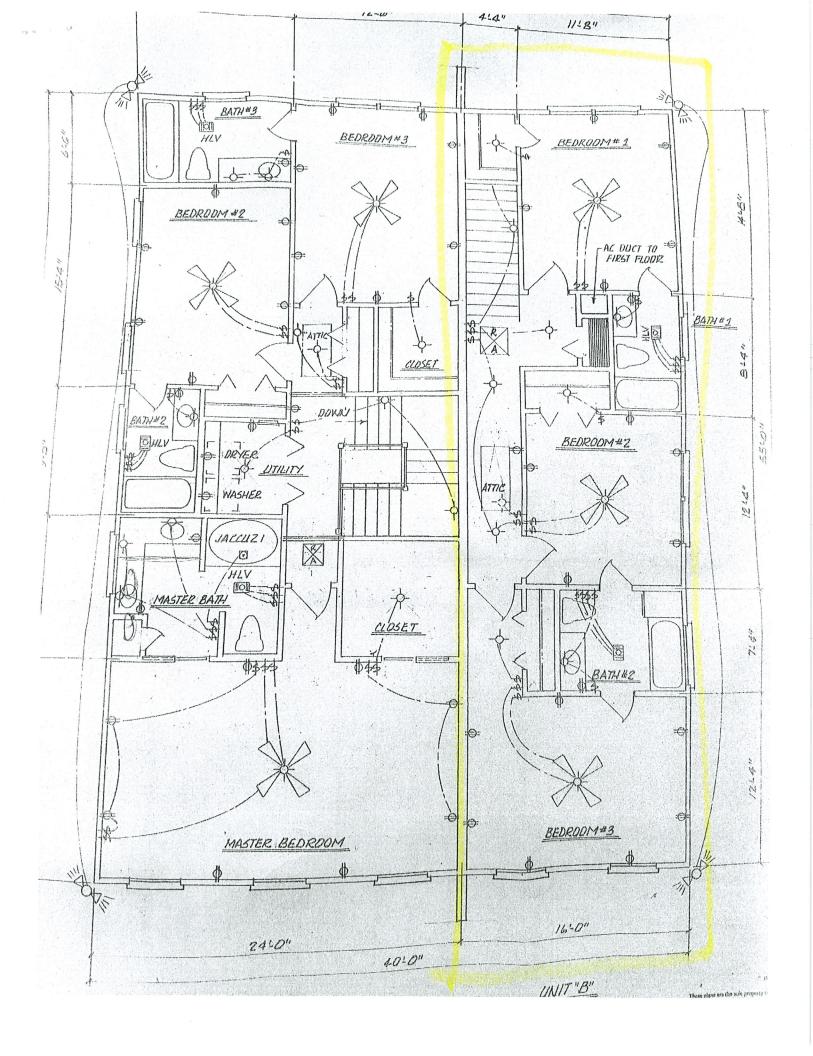


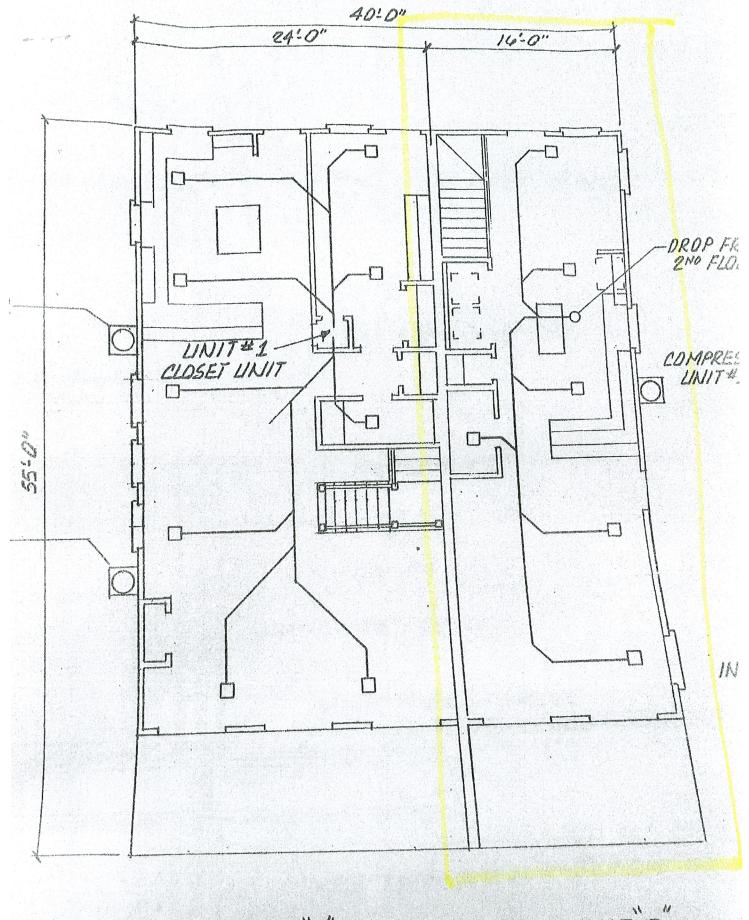






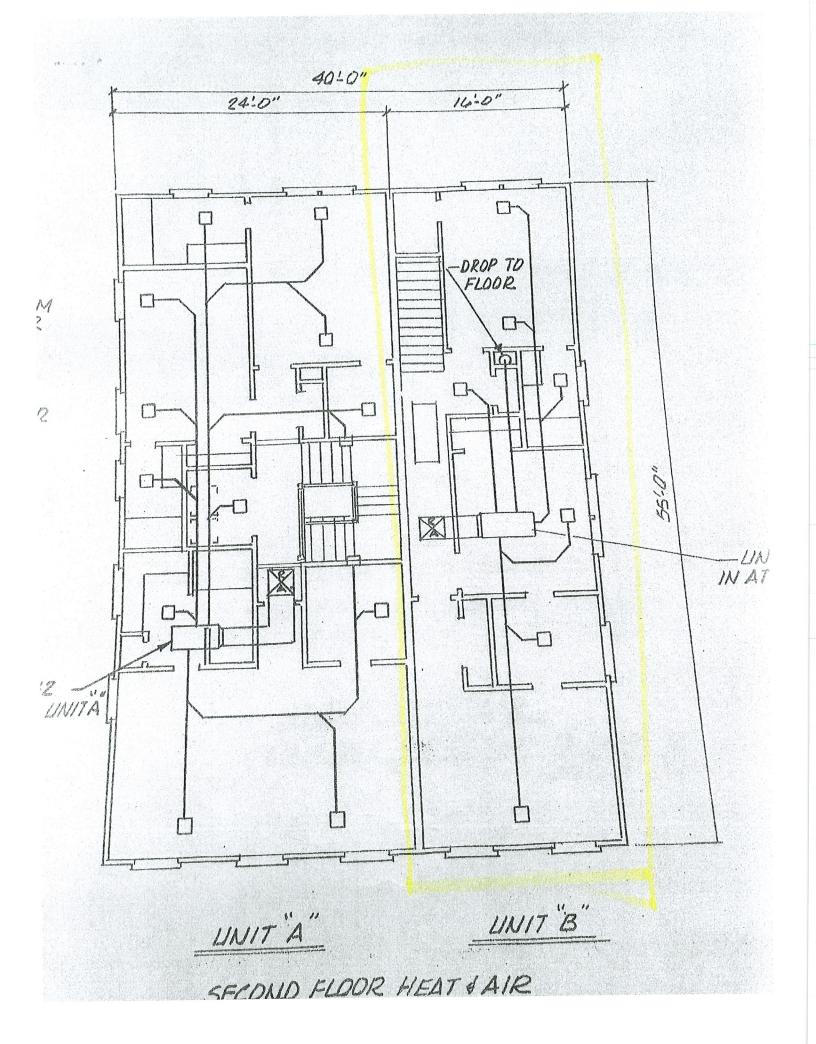


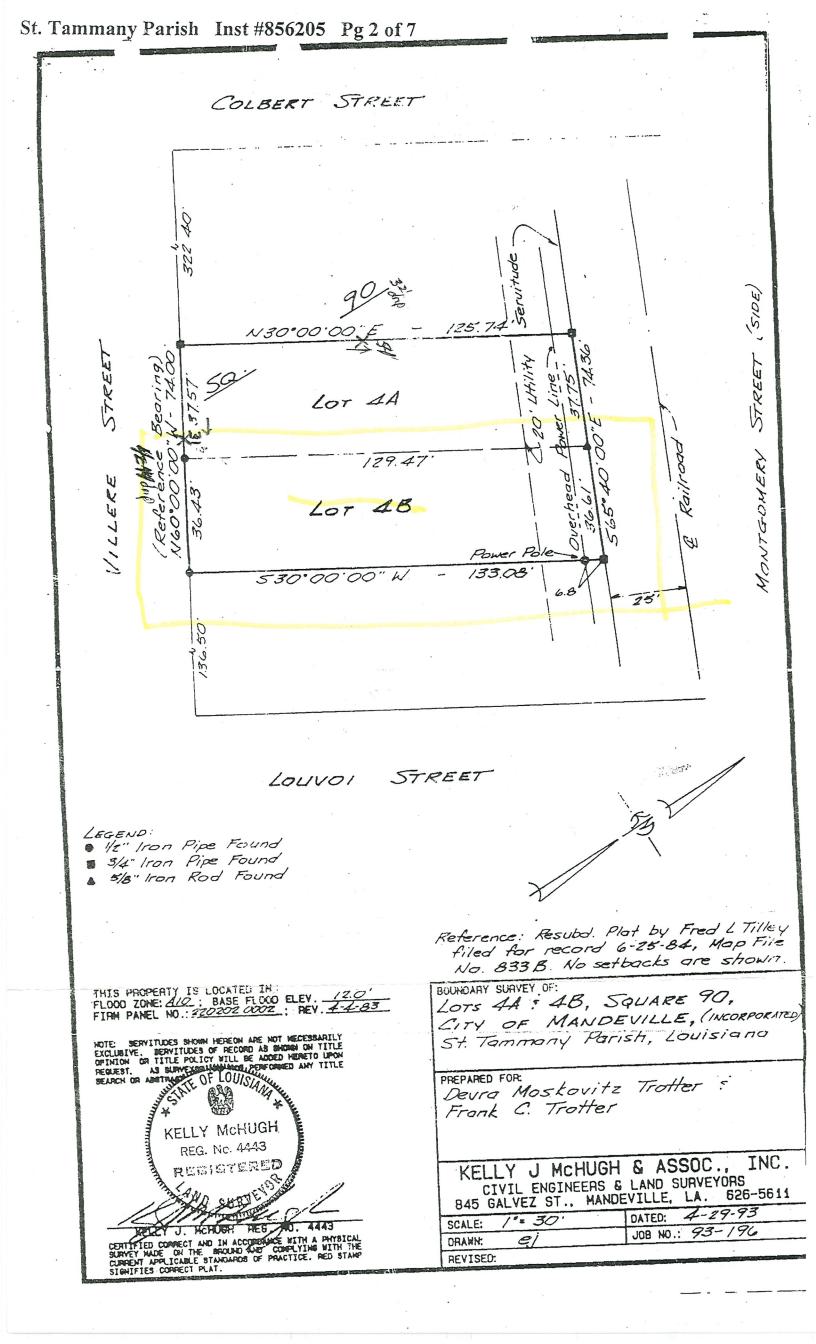




LINIT A"

UNIT'B"





We are applying for an Air BnB license with the City of Mandeville.

The address of the property is 1109 Villere St. It is a townhouse configuration and we live in the attached unit (1111 Villere St).

The proposed rental unit is 1600SF. It is 3 bedroom and 2 ½ baths. The zoning is R3 and it is outside of the historic district. Currently, and for the past 20 years, 1109 Villere has been a rental property with standard annual leases.

As we are residents next door, we will have constant monitoring of the unit and guests. As you know Air BnB has a pre-screeening process for all prospective guests which will help to avoid unwanted visitors at our property.

It has ample parking on the driveway at the unit.

We will list it as a 3 bedroom with a maximum of 6 guests. Our goal is to attract families who want to bike since the Trace is behind the house. This should encourage outside revenue for the city as listed amenities will include restaurants, local shops and bike rental shops.

Thank you for your consideration,

Hew and Terri Hamilton

CASE SUMMARY SHEET

CASE NUMBER: CU25-05-02 DATE RECEIVED: April 24, 2025

DATE OF MEETING: May 13, 2025 and May 27, 2025

Address: 119 Girod St

Subdivision: Old Mandeville, Square 2

Zoning District: B-3 Old Mandeville Business District Property Owner: Kingsmill Tchefunte Harbour, LLC

REQUEST: CU25-05-02 - Kingsmill Tchefunte Harbour, LLC represented by Beau Bryant request Conditional Use

Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old Mandeville, Square 2, B-3 Old Mandeville Business District, 119 Girod

PREVIOUS CASE: CU21-01-04 - Whole House Rental

CASE SUMMARY: Request to operate a Whole House Short Term Rental

The property at 119 Girod is located on the east side of Girod St., north of Lakeshore Dr., and south of Claiborne St. The property is slightly irregular in shape and measures 55' along Girod, 132' along the north property line, 64' along the rear property line, then west for 64', north for 6', and finally west another 67' and contains 8,018 sqft per a survey prepared by Landry Engineering and dated 11.7.1989. The property is currently improved with a duplex residence.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The property owner owns both 117 and 119 Girod and is requesting to operate a Whole House Short-term Rental out of the 119 Girod. 117 Girod is currently in use as a Whole House Short-term rental.

119 Girod is 840 sqft and contains 1 bedroom and 1 bathroom. In a statement provided by the applicant they stated that "This location is in an optimal location in the City of Mandeville for this type of use. It is within walking distance of multiple restaurants, bars, coffee shops and situated just a half block off of the lake front. This gives short term renters the ability to experience Old Mandeville and all of its charm. This unit is capable of holding no more than 4 people at a time for the extent of their stay".

Parking:

Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The unit will be listed as a one bedroom requiring two parking spaces on site. A site plan submitted by the applicant provides one parking space in the driveway. There is one on-street parking spot located in front of the building, but regulations require all residential uses to provide parking on site.

CLURO SECTIONS:

4.3.3.8. Review and Evaluation Criteria

The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

- 1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.
- 2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
- 3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed these which reasonably may result from use of the site by a permitted use.
- 4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
- 5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.
- 6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
- 8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
- 10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
- 11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.

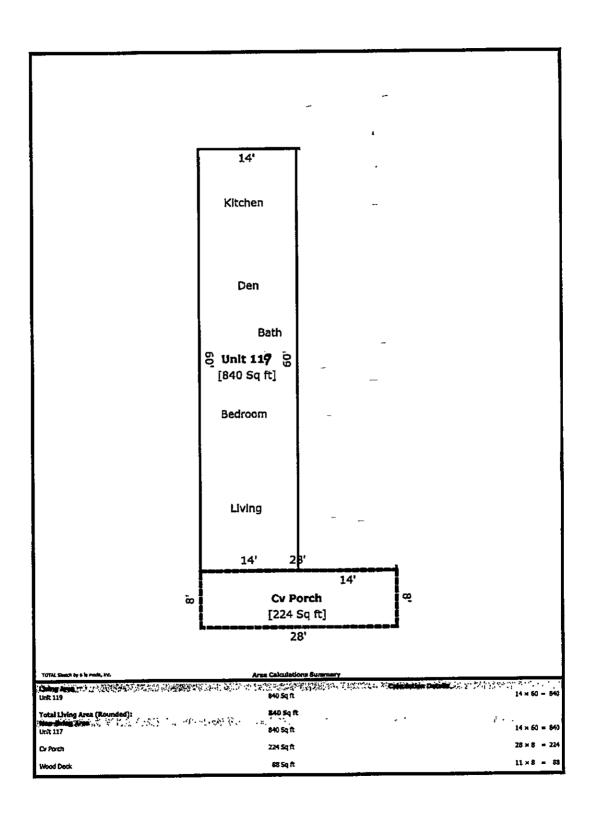
6.4.42.3 Lodging (Transient) — Short-term Rental: Whole House Rental

A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner's presence on the premises is not required during the guest's stay.



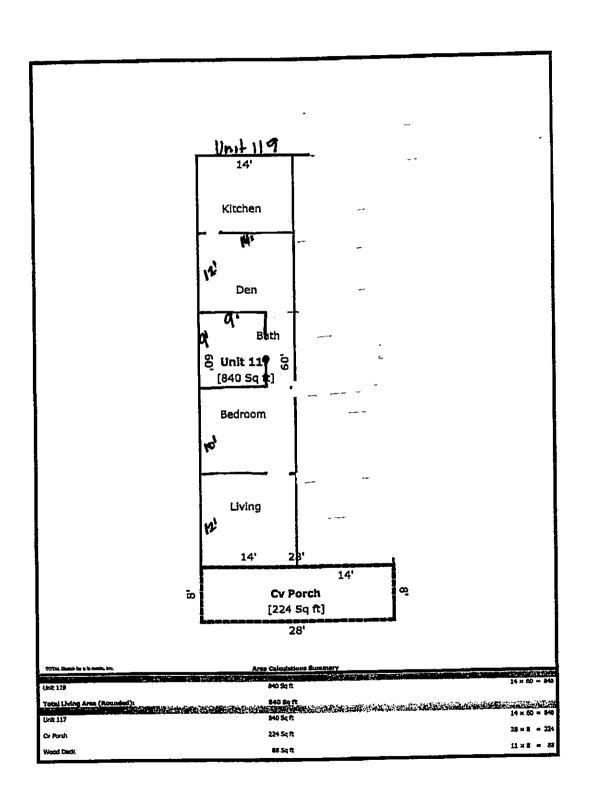
Building Sketch

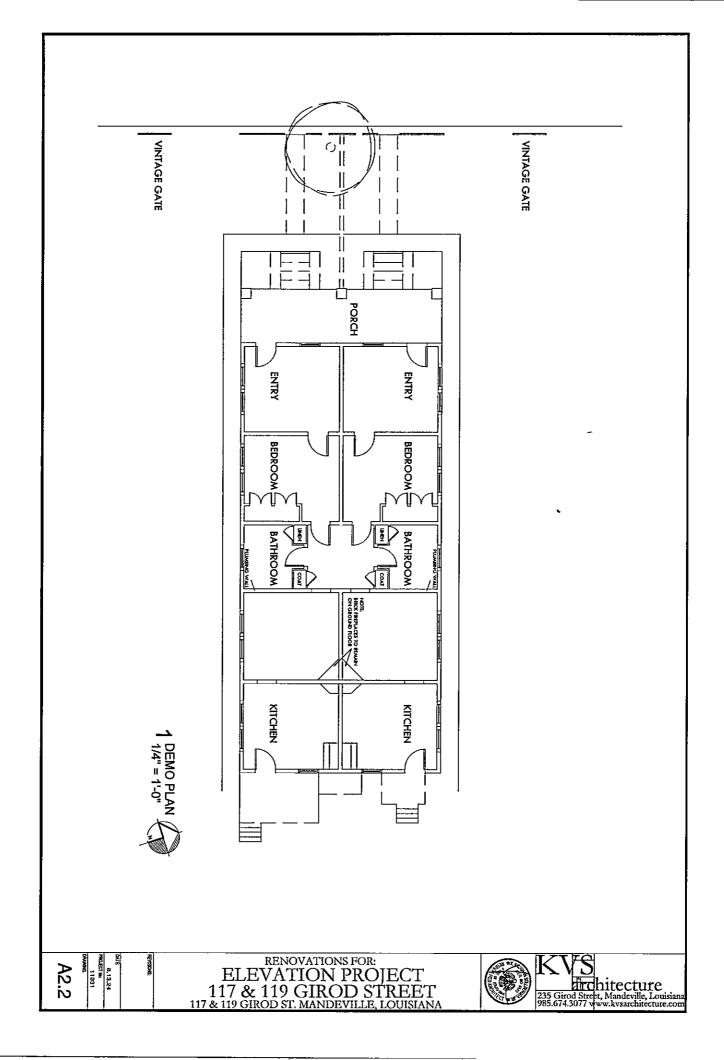
BOTTOWER KINGSMILL TCHEFUNCTE HARBOUR LLC						
Property Address	117-119 Glrod St					
City	Mandeville	County	St Tammany	State LA_	Zip Code	70448
Lender/Client	American Bank and Trust					

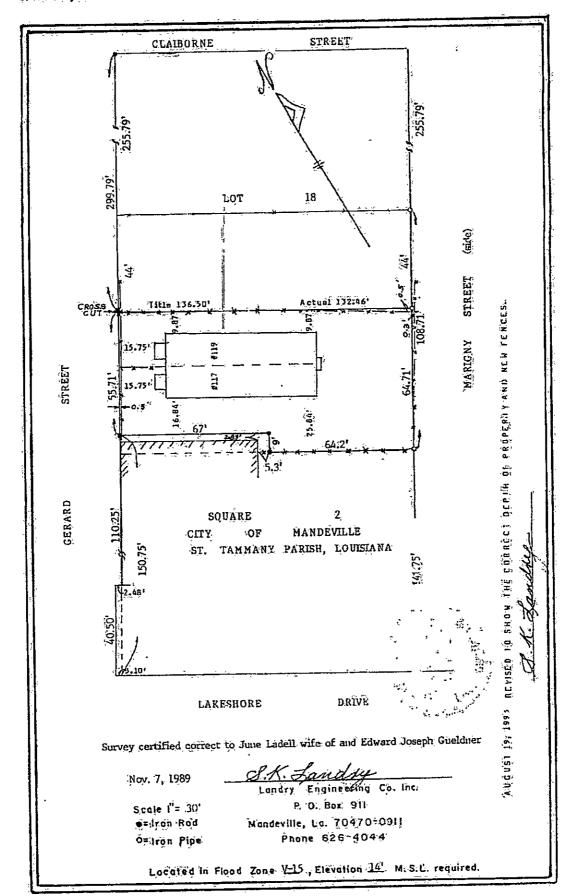


Building Sketch

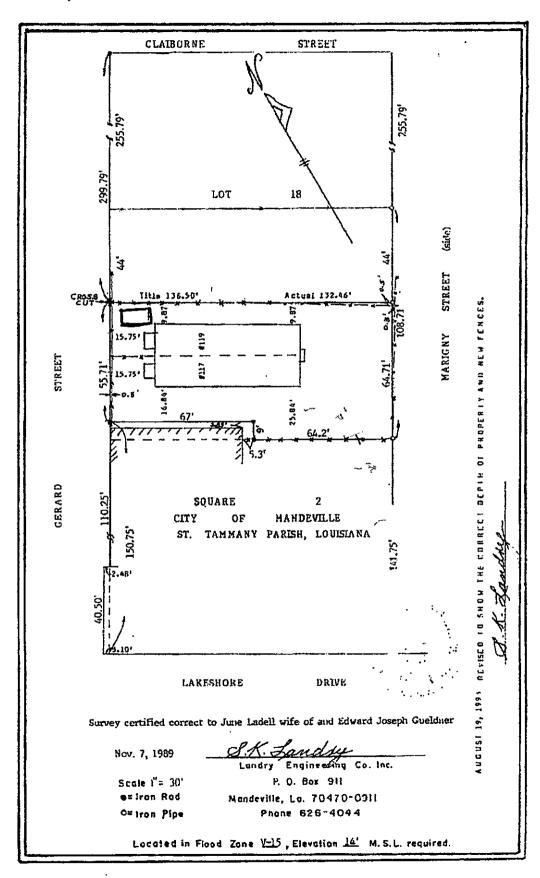
Borrower	KINGSMILL TCHEFUNCTE HARBOU	RLLC
Property Address	117-119 Girod St	COUNTY St Tamanay State LA Zip Code 70448
City	Mandaville	County St Tarramany State Co.
Lender/Class	American Bank and Trust	

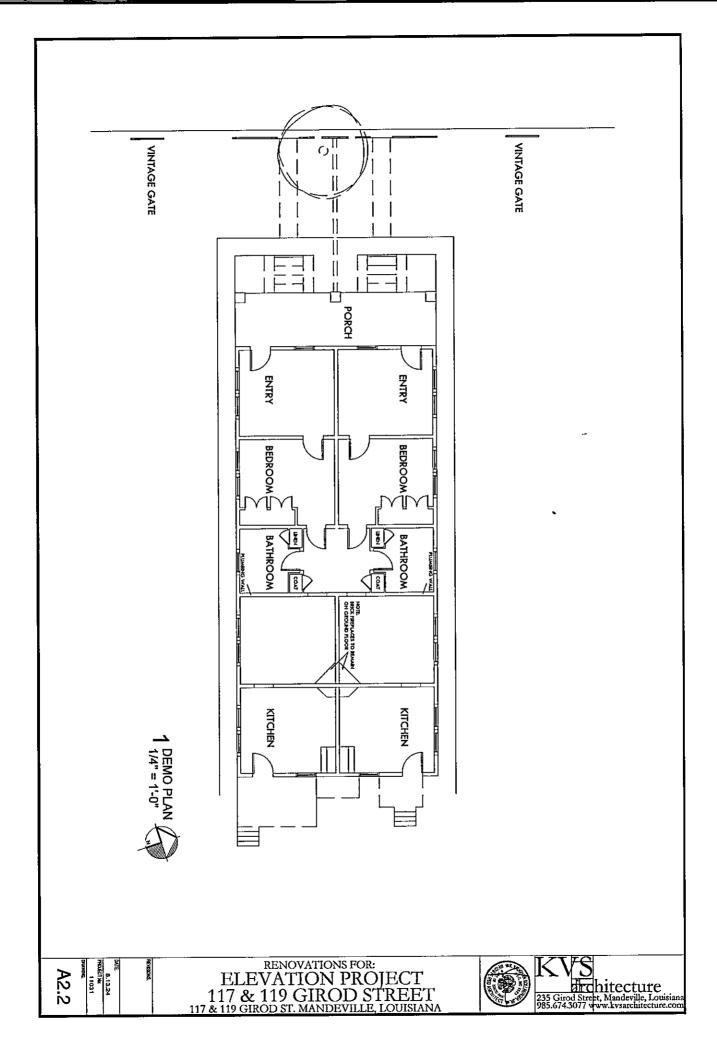






A STATE





To whom it may concern

We would like to propose 119 Girod St as a short term rental. This location is in an optimal location in the city of Mandeville for this type of use. It is within walking distance of multiple restaurants, bars, coffee shops and situated just a half block off of the lake front. This give short term renters the ability to experience old Mandeville and all of its charm. This unit is capable of holding no more than 4 people at a time for the extent of their stay. Thank you for your consideration.

CASE SUMMARY SHEET

CASE NUMBER: CU25-05-03 DATE RECEIVED: April 25, 2025

DATE OF MEETING: May 13, 2025 and May 27, 2025

Address: 252 Jackson Ave

Subdivision: Old Mandeville, Square 74
Zoning District: Planned Residential District

Property Owner: Susan Cazaux

REQUEST: CU25-05-03 – Susan Cazaux request Conditional Use Approval to allow Lodging (Transient) — Short-term

Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old Mandeville, Square 74,

Planned Residential District, 252 Jackson

CASE SUMMARY: Request to operate a Whole House Short Term Rental

The applicant owns the property at 252 Jackson Avenue. The property is located down Harbor Drive off of Jackson Avenue south of Jefferson St., and north of Claiborne St. The property is slightly irregular in shape and measures 90' along the rear property line, 110' along the west property line, 60' along the front property line, then southeast for 71', and south for 45' and contains 8,907 sqft per a survey prepared by Kelly McHugh & Associates and dated 3.22.2000. The property is currently improved with a single-family residence.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out of the property. The structure is 944 sqft and contains 1 bedroom and 1 bathroom. The application lists the maximum number of guests will be four.

Parking:

Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The unit will be listed as a one bedroom requiring two parking spaces on site. A site plan submitted by the applicant shows that there is available parking for two cars underneath the building.

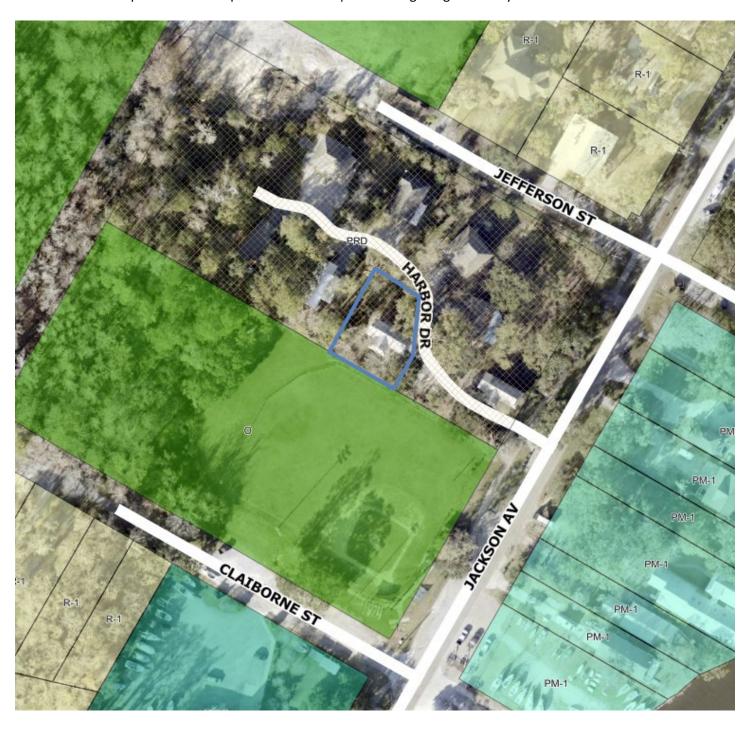
CLURO SECTIONS:

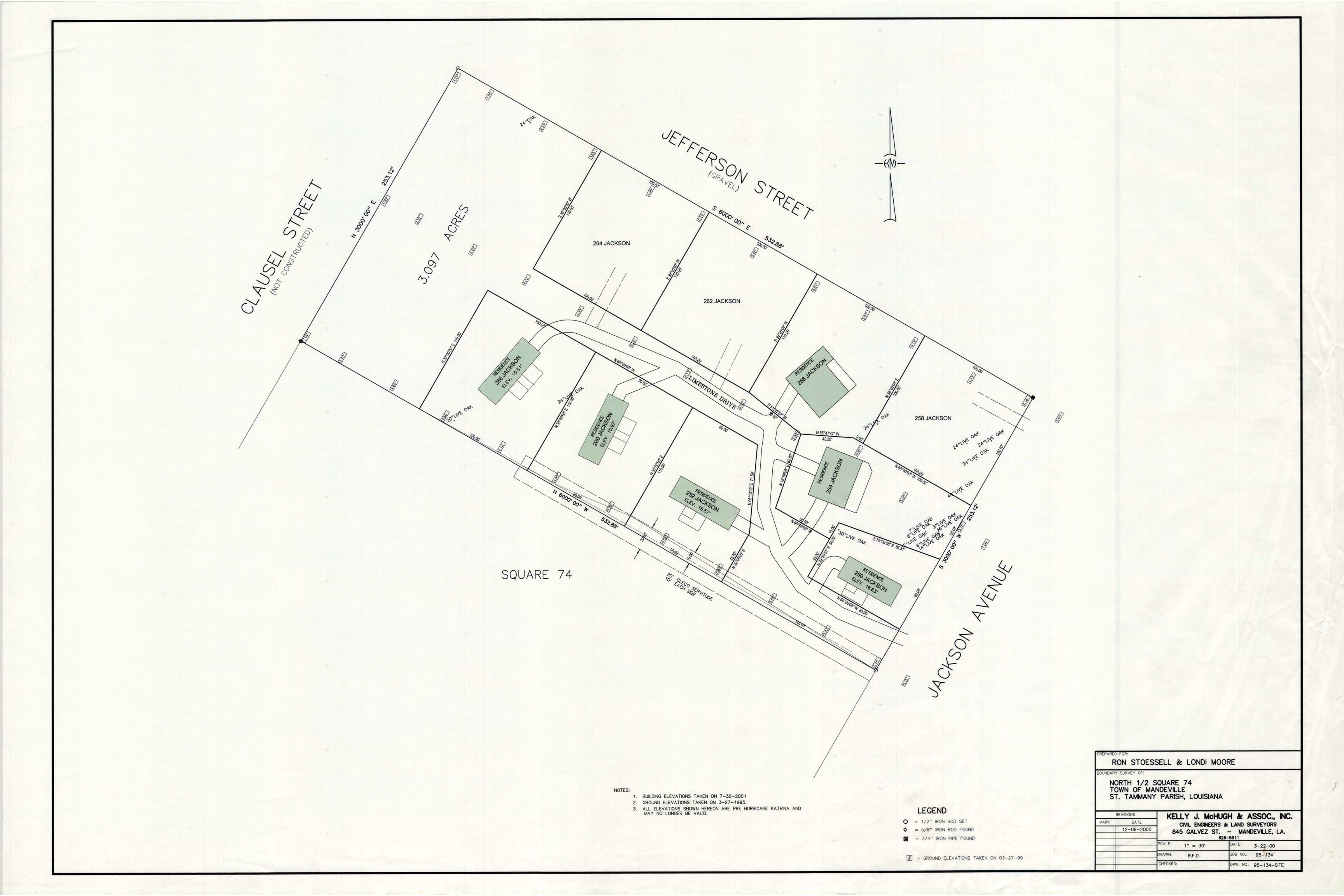
4.3.3.8. Review and Evaluation Criteria

The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

- 1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.
- 2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
- 3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed these which reasonably may result from use of the site by a permitted use.
- 4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
- 5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.
- 6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
- 8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
- 10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
- 11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- 12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.

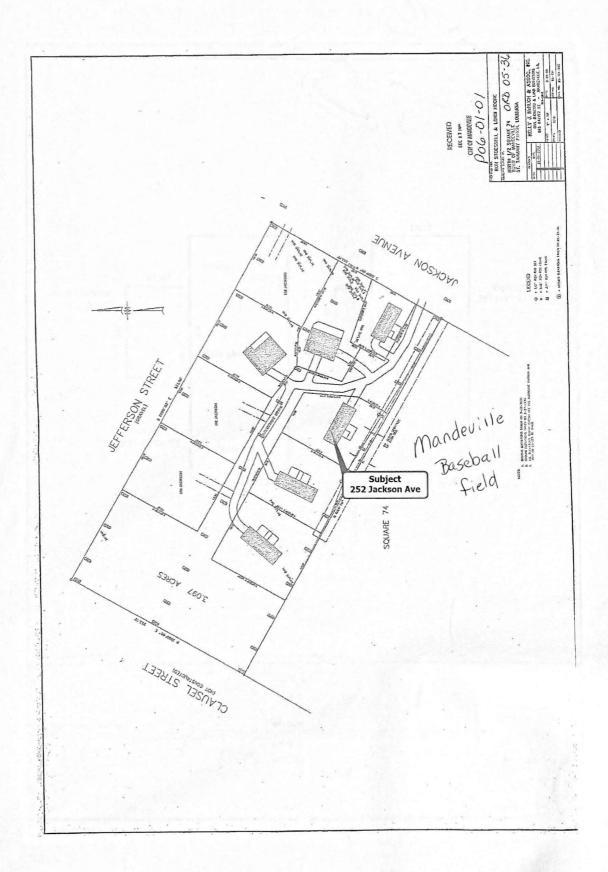
A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner's presence on the premises is not required during the guest's stay.





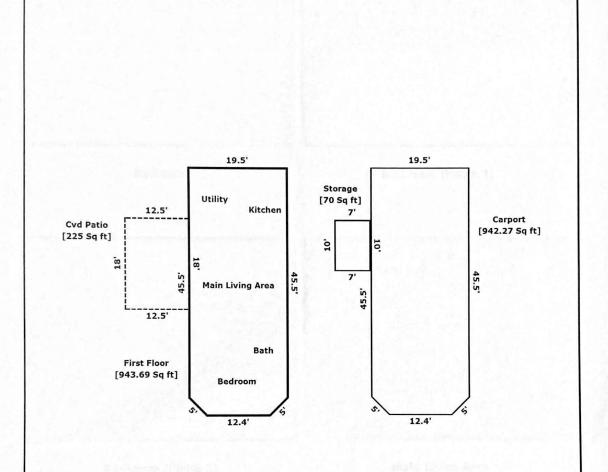
Survey Map

Borrower/Client	Lancelot Cazaux & SUSAN CAZAUX						
Property Address	252 Jackson Ave						
City	Mandeville	County	Saint Tammany	State	LA	Zip Code	70448-6017
Lender	Wells Fargo Bank, N.A 0035254						



Building Sketch

				and the same of the			the state of the s
Borrower/Client	Lancelot Cazaux & SUSAN CAZAUX						
Property Address	252 Jackson Ave			A A STATE			
City	Mandeville	County	Saint Tammany	State	LA	Zip Code	70448-6017
Lender	Wells Fargo Bank, N.A 0035254						101100021



TOTAL Sketch by a la mode, inc.	Area Calculations Summary	
Living Area	Calcula	tion Details
First Floor	943.7 Sq ft	19.5 × 45.5 = 887.2
		12.4 × 3.5 = 43.9
		$0.5 \times 3.5 \times 3.5 = 6.2$
		$0.5 \times 3.5 \times 3.5 = 6.2$
Total Living Area (Rounded):	944 Sq ft	
Non-living Area		
Cvd Patio	225 Sq ft	18 × 12.5 = 225
Carport	942.3 Sq ft	19.5 × 45.5 = 885.9
		$12.4 \times 3.5 = 43.8$
		$0.5 \times 3.5 \times 3.5 = 6.2$
		$0.5 \times 3.5 \times 3.5 = 6.2$
Storage	70 Sq ft	7 × 10 = 70

CASE SUMMARY SHEET

CASE NUMBER: V25-05-10 DATE RECEIVED: April 21, 2025

DATE OF MEETING: May 13, 2025 and May 27, 2025

Address: 311 Lafayette Subdivision: Old Mandeville

Zoning District: R-1 Single Family Residential District

Property Owner: Blaire Stroemple

REQUEST: V25-05-10 - Blaire Stroemple, requests a request a variance to CLURO Section 9.2.5.2. Vegetation

Protection Zones, Old Mandeville, Square 31, Lot 31-X, R-1 Single Family Residential District, 311

Lafayette

CASE SUMMARY: Elevate a building located within the vegetation protection zone of a live oak

The applicant owns the property at 311 Lafayette Street, located on the corner of Lafayette St. and Jefferson St. The property measures 120' x 155' and contains 18,600 sqft per a survey prepared by Lowe Engineers and dated 4.08.2025. The property is currently improved with a single-family residence.

There is a 38" live oak located on the property that the existing structure currently encroaches 268 sqft past the vegetation protection zone. The structure is located within a flood zone and is being elevated to meet base flood elevation (BFE) + 2'. The applicant is requesting to elevate the building in place and construct a new pier foundation within the vegetation protection zone.

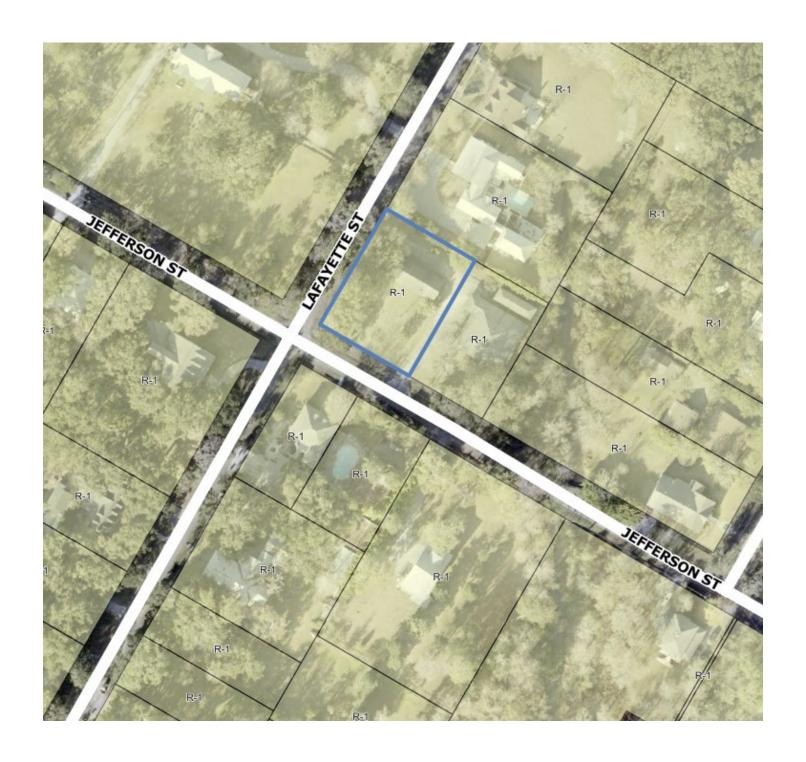
A foundation plan stamped by a licensed engineer was submitted by the applicant. Specific tree protection notes were included on the foundation plan and are as follows:

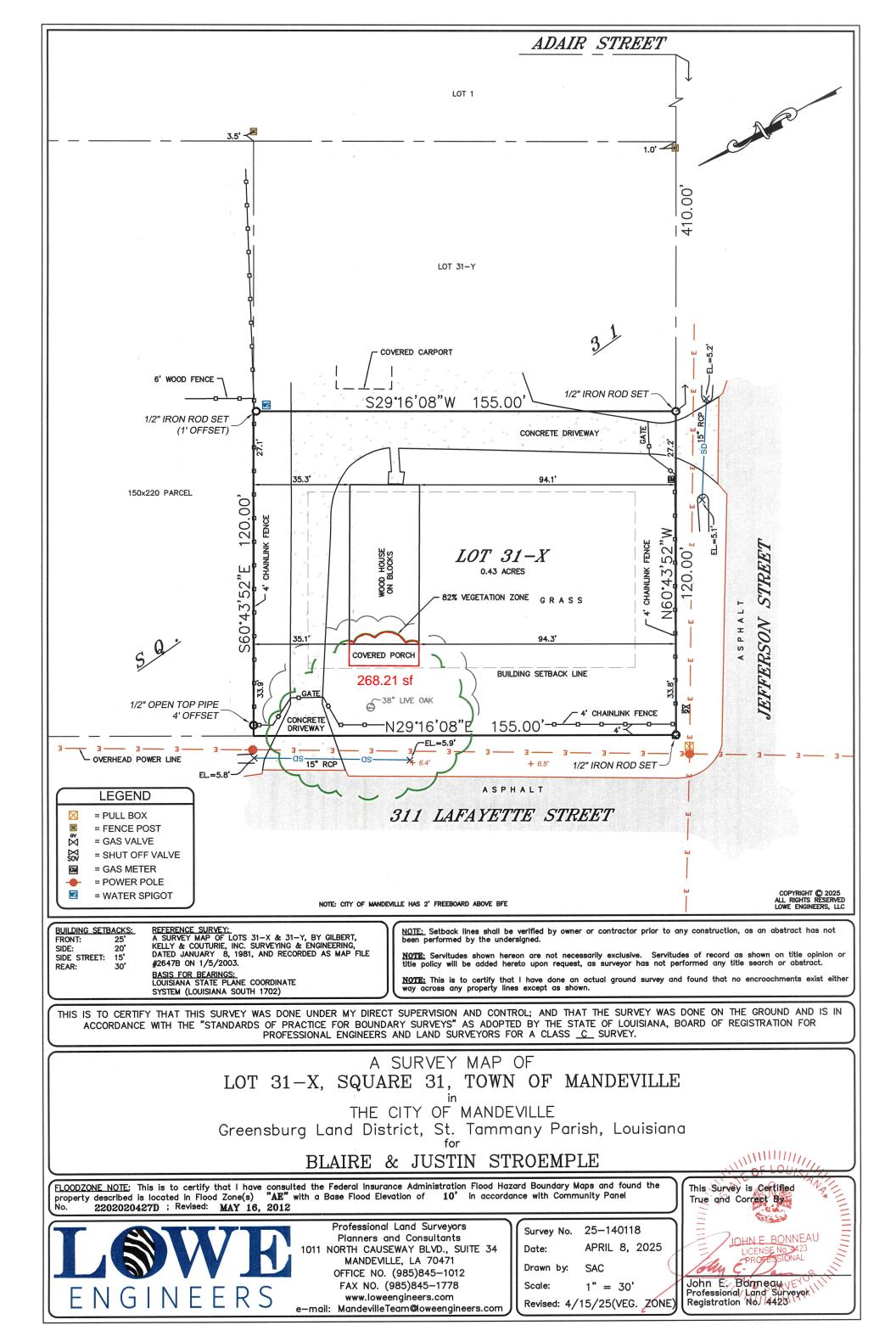
- No heavy machinery shall be used on or near the root zones in order to prevent soil compaction.
- Foundation/footings shall be hand dug and, if any roots above 1 inch in diameter are encountered, footings should be adjusted as to not damage those roots.
- TPZs (tree protection zones) will be installed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

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.





GENERAL NOTES

- All pages contained herein are scaled for print on 24x36 paper (Arch D).
- 2. Contractor shall verify all dimensions and conditions shown on drawings at the job site and notify designer of any
- discrepancies, omissions, and/or conflicts before proceeding with the job. Contractor shall be fully liable for any work executed which deviates from the design detailed herein.
- 3. Contractor shall comply with the rules and regulations of all agencies having jurisdiction and shall conform to all applicable
- city, county, state and federal laws, codes, statutes and ordinances.
- 4. All work shall be erected and installed plumb, level, square, true and in proper alignment.
- 5. All materials shall be new, unused and of the highest quality in every respect unless otherwise noted. Manufactured materials
- and equipment shall be installed per manufacturer's recommendations and instructions. 6. There shall be no substitution of materials where a manufacturer is specified. Where the terms "equal to" or "approved equal"
- are used, the designer shall determine equivalence based on information submitted by the contractor
- 7. Contractors shall be responsible for distribution of all drawings for scope of work under his authority and control.
- 8. All work and materials shall be guaranteed against defects for a period of at least one (1) year from final purchase payment.
- 9. Contractor shall be responsible for any cutting and patching required for his work.
- 10. Upon completion of work, the contractor shall submit to walk through inspections with property owner and/or construction manager to compile a list of corrections and unsatisfactory and/or incomplete work. Final payment will be contingent on completion of these items.
- 11. Owner shall be responsible for retaining the services of an arborist to determine potential impacts/damage to existing trees. Owner shall protect trees in accordance with arborist's recommendations.
- 12. Acquisition of any required approvals for the location of air conditioning condensing units shall be the responsibility of the
- 13. All windows must be rated for wind speed of 140 mph.
- 14. Installation of smoke detectors shall be in accordance with IRC Section 313.
- 15. Installation of carbon monoxide detectors shall be in accordance with IRC Section 315.
- 16. Exterior grade wood panels of 5/8" minimum thickness and maximum span of 8' shall be provided by the contractor for opening protection. Panels shall be pre-cut to cover glazed openings with attachment hardware provided.

DESIGN CRITERIA (one- and two-family dwellings)

- 1. PROTECTION OF OPENINGS (R301.2.1.2): Exterior glazing in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E1996 and ASTM E1886 as modified in Section 301.2.1.2.1. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANSI/DASMA 115. Exception: Wood structural panels with a thickness of not less than 7/16 inch and a span of not more than 8 feet shall be permitted for opening protection. Panels shall be precut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware
- 2. BATHROOM VENTILATION (R303.3): Bathrooms and water closet compartments shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable. Exception: In lieu of glazing, artificial lighting in conjunction with a bathroom exhaust system with a capacity of 50 CFM venting to outdoor air may be used.
- 3. MINIMUM CEILING HEIGHT (R305.1): Habitable spaces shall have ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet δ inches. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet and not less than 50% of the required floor area shall have a ceiling height of not less than 7 feet.
- 4. WINDOW GLAZING (R308.4.3): Windows with an individual fixed or operable panel that meet all of the following conditions shall be tempered: 1) the exposed area of an individual pane is larger than 9 square feet; 2) the bottom edge of the glazing is less than 18 inches above the floor; 3) the top edge of the glazing is more than 36 inches above the floor, and; 4) one or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.
- 5. GLAZING AND WET SURFACES (R308.4.5): Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom of the exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered a hazardous location.
- 6. GLAZING ADJACENT TO STAIRS AND RAMPS (R308.4.6): Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surfaces of stairways, landings between flights of stairs and ramps shall be considered a hazardous location.
- 7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING (R308.4.7): Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60-inch horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.
- 8. EMERGENCY ESCAPE (R310): Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening height shall be not less than 24 inches and the net clear width shall be not less than 20 inches. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44
- 9. FLOORS AND LANDINGS AT EXTERIOR DOORS (R311.3): There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches measured in the direction of travel. The slope of landings shall not exceed 1:48.
- 10. HALLMAYS (R311.6): The width of a hallway shall not be less than 3 feet.
- 11. STAIRNAYS (R311.7): Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. The headroom in stairways shall be not less than 6 feet 8 inches. A flight of stairs shall not have a vertical rise larger than 151 inches between floor levels or landings. Riser height shall be not more than 7.75 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Treads shall be not less than 10 inches deep. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Handrail height shall not be less than 34 inches and not more than 38 inches. Spiral stairways shall provide a clear width at and below the handrail of not less than 26 inches and a walkline radius of not greater than 24.5 inches; each tread shall have a depth of not less than 6.75 inches at the walkline; all treads shall be identical, and the rise shall not exceed 9.5 inches; headroom shall be not less than 6 feet 6 inches.
- 12. GUARDING OPENINGS (R312.1): Guards shall be located along open-sided walking surfaces that are located more than 30 inches above the floor or grade below at any point within 36 inches of the edge of the open side. Guards shall not be less than 36 inches in height, except for stairs which shall have guards of height 34-38 inches. Guards shall not have openings that allow passage of a sphere 4 inches in diameter, except for stair handrails which shall not allow passage of a sphere 4.375 inches in diameter nor a sphere of 6 inches in diameter at junction of riser, tread and bottom rail.
- 13. SMOKE ALARMS (R314.3): Smoke alarms shall be installed in each sleeping room, outside each separate sleeping area in
- the immediate vicinity of the bedrooms, and on each story of the dwelling including basements and habitable attics. 14. CARBON MONOXIDE ALARMS (R315.3): Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- 15. FOUNDATION ANCHORAGE (R403.1.6): Wood sole plates at all walls to be anchored with minimum 1/2 inch diameter anchor bolts spaced a maximum of 6 feet on center. Bolts shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units. Wall plates shall have anchors located not more than 12 inches from each end.
- 16. FOUNDATION ELEVATION (R403.1.7.3): On graded sites, the top of the foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

DIRT WORK / SITE PREPARATION

- 1. All secondary and ground-level vegetation shall be removed along with loose, unconsolidated, and organic-rich topsoils.
- Engineer shall be consulted if such soils are found at a depth of more than 20 inches below grade elevation.
- 2. Removed soil shall be backfilled with select structural fill with a maximum liquid limit of 40 and a plasticity index between 10 and 20. Foundation backfill shall be free of trash, lumps, humus, wood debris and any other deleterious material. Fill shall be placed in uniform layers not exceeding 8-inch loose thickness and dry compacted with bulldozer, specialized tamping implements or equivalent to 95% of maximum dry density per ASTM D698
- 3. All excavated areas shall be kept free of standing water during foundation work. Fill placement and site grading shall be sufficient to ensure water shed away from the foundation and to prevent ponding.





CONCRETE WORK

- 1. Concrete cast in place shall have a minimum 28-day compressive strength of 4000 psi, maximum W/C ratio of 0.40, maximum slump of 5 inches, and normal weight of 145 pcf.
- 2. Welded wire fabric shall be electrically-welded wire fabric of cold drawn wire conforming to ASTM A185.
- 3. Anchor bolt material shall conform to ASTM A307 or ASTM A36, with a minimum embedment of 8 inches and a maximum embedment of 12 inches. Alternatively, epoxy anchor bolts may be installed using HAS-R anchor rods and HIS-RN internally threaded inserts set with Hilti HVU Capsule Adhesive.
- 4. Concrete cast against and permanently exposed to earth shall cover reinforcing bars a minimum of 3 inches at exposed
- 5. Concrete reinforcing bars shall be deformed bars of Grade 60 steel conforming to ASTM A615, with deformations conforming to ASTM A305. Lap splices and embedment lengths for reinforcing steel shall be in accordance with ACI "Manual of Standard" Practice, Details and Detailing of Concrete Reinforcement", ACI 318, 315, and in accordance with CRSI standards. Subject to the approval

of the engineer, bars may be shifted slightly or bent in the field			Bar Size	
where necessary to accommodate openings, pipes, embedded items and other obstructions. Minimum lengths (inches) for contact lap splices applicable to construction detailed herein:	Location Top Other	#4 25 19	#5 31 24	#6 37 29

FRAMING LUMBER

- 1. All wood framing, fabrication, connections and erection shall conform to the National Design Specification for Mood Construction by the American Forest and Paper Association, the Plywood Design Specification by American Plywood Association, Wood Frame Construction Manual for One and Two Family Dwellings by the American Forest and Paper Association, and the latest edition of the International Building Code.
- 2. Joists which frame into supporting beams at the same elevation shall be connected with LUS joist hangers manufactured by Simpson Strong-Tie Co., Inc. or an approved equal. Hangers and connectors shall be sized for the member supported, with fastening per manufacturer's recommendations.
- 3. Unless otherwise noted, all lumber permanently exposed to weather shall be pressure treated with copper zole-type B (CA-B) in accordance with current American Mood Protection Association (AMPA) Standard P5 and Section U1 for retention of preservatives and Section T1, Table 12 - Sawn Products for penetration of preservative. All hardware in contact with treated lumber shall be hot-dip galvanized conforming to ASTM A653, Class G185 with a minimum of 1.85 oz of zinc coating per square foot. All fasteners shall be hot-dip galvanized conforming to ASTM A153.
- 4. Framing lumber shall be Southern Yellow Pine, S4S, No.2 kiln dried with a maximum moisture content of 19%.
- 5. Floor framing to include bridging of all floor joists at 8' O/C or as recommended by manufacturer. Double joists shall be placed under walls running parallel to joist direction
- 6. Plywood and OSB flooring to be APA rated 24/16, 3/4" nominal thickness, fastened to joists with 8D nails spaced 6" O/C at panel edges and 12" O/C at intermediate supports 7. Plywood and OSB roofing to be APA rated 32/16, 7/16" nominal thickness, fastened to rafters with 8D nails spaced 6" O/C at
- panel edges and 12" O/C at intermediate supports. 8. Wall sheathing to be WindBrace OSB or approved equal, 7/16" nominal thickness, full-height panels providing a continuous connection from top plates to bottom plate and fastened to wall studs with 8D nails at 6-inch edge spacing and 12-inch field spacing. Provide solid blocking at all panel edges.

DESIGN REFERENCES

- 1. Louisiana State Uniform Construction Code (1/1/2023)
- 2. International Residential Code (2021)
- 3. National Electrical Code (2020)
- 4. New construction designed for 142 mph wind speed (3 sec. qust), Exposure B in accordance with the provisions of ASCE 7-16 (STP).

LOADING BASIS OF DESIGN [psf]

pace	Live	Dead
loors (incl. balconies & decks)	40	10
attic w/o storage	10	10
ttic w/ limited storage	20	10
uardrails and Handrails	200	-
uard in-fill components	50	-
tairs	40	10
Roof	20	15

DRAWING INDEX

- P-1 Project Cover / Notes / Index
- P-2 Project Overview
- P-3 Elevations, Existing
- P-5 Plot Plan
- P-6 Foundation / Subfloor Framing Plan

- P-4 Elevations, Proposed

siden te St. 704

Prepared for:

Blaire Brown by Homepaje LLC

(985) 789-0928

joe@homepaje.com

All rights reserved.

₩ O - U W 4



DATE:

4/29/2025

SCALE:

SHEET:

JOSEPH E. VIDAL, III

REG. No. 24258

PROFESSIONAL ENGINEER

P-1



NOTES

- 1. The property boundaries as shown were digitally excerpted from the St. Tammany Parish Assessor's Office geographic information system (GIS) at https://stpao.org/gis/.

 2. Property boundary setbacks were verbally communicated by Mandeville Planning and Development, (985) 898-2529.

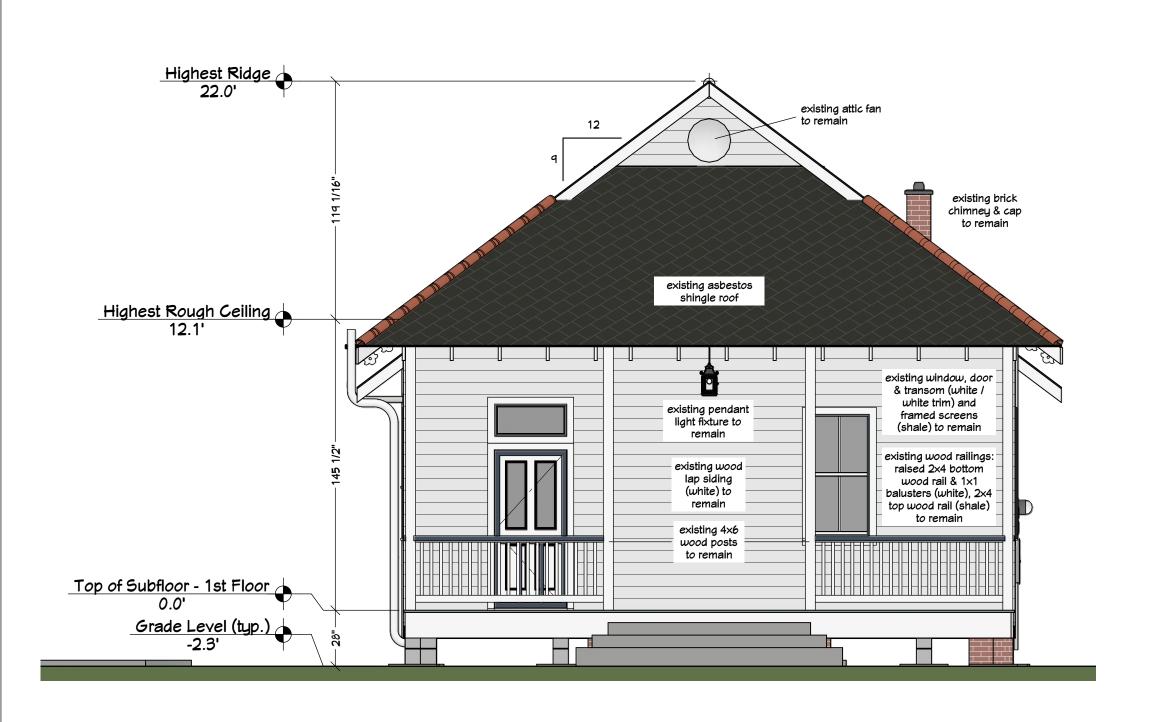
 3. Prior to construction, contractor shall utilize a Louisiana licensed land surveyor to physically delineate the boundaries of the new construction on owner's property and to ensure compliance with all
- owner's property and to ensure compliance with all applicable construction setbacks from property lines.

Prepared for:
Blaire Brown
by Homepaje LLC
(985) 789-0928
joe@homepaje.com
All rights reserved.

4/29/2025

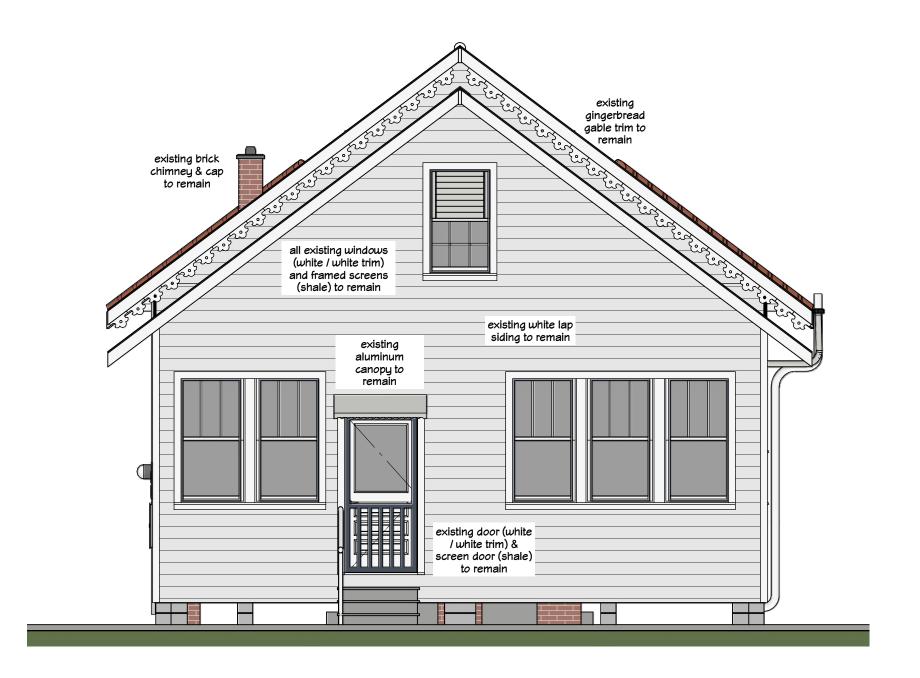
SCALE:

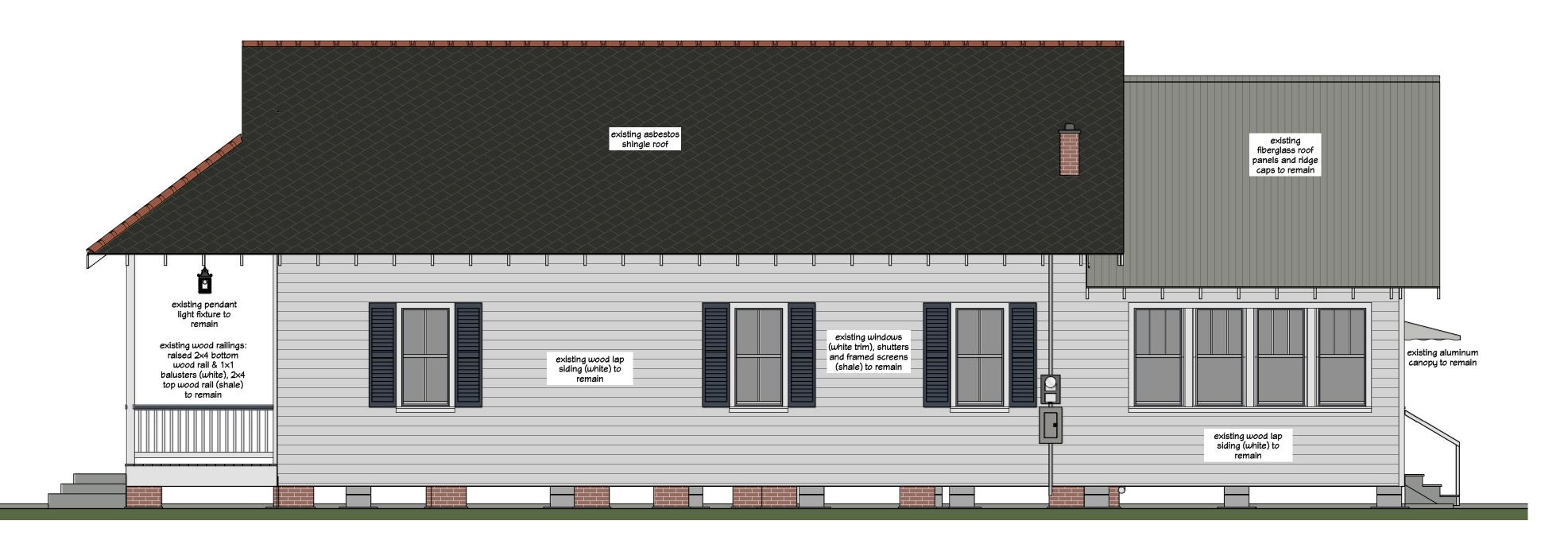
1 in = 20 ft



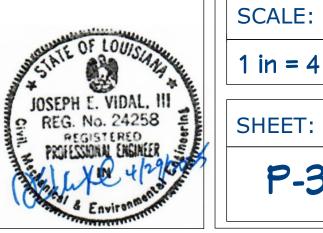


Left Side Front





Right Side Rear



DATE:

4/29/2025

1 in = 4 ft

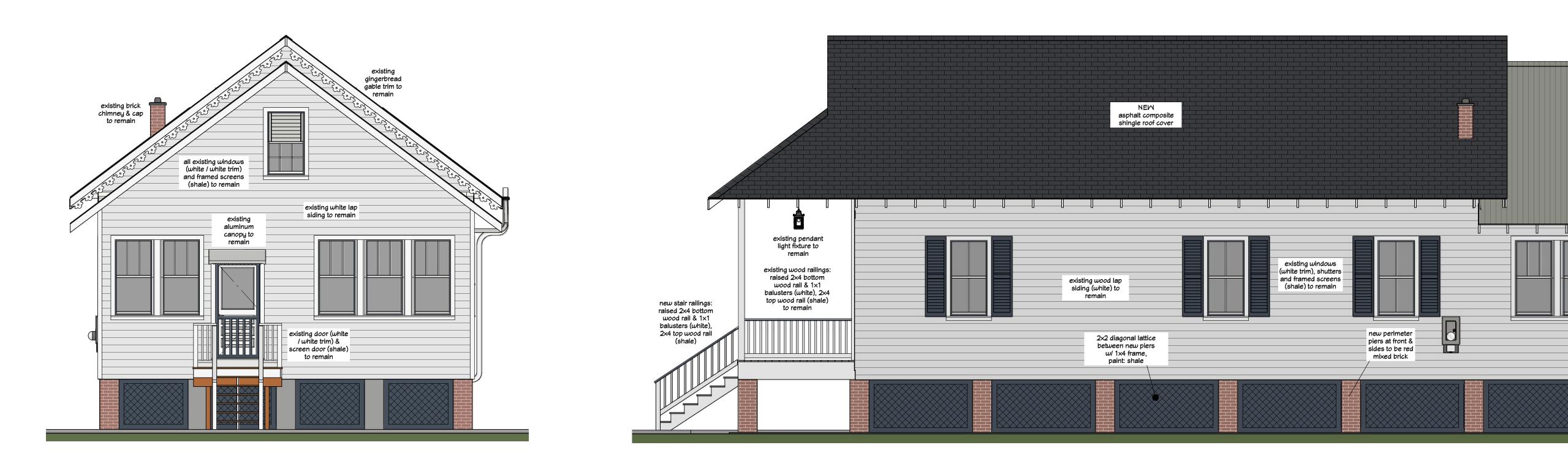
P-3

Prepared for: Blaire Brown

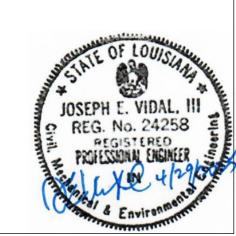
by Homepaje LLC (985) 789-0928 joe@homepaje.com All rights reserved.



Left Side Front



Rear Right Side



canopy to remain

existing fiberglass roof panels and ridge caps to remain

existing wood lap siding (white) to remain

DATE:

SCALE:

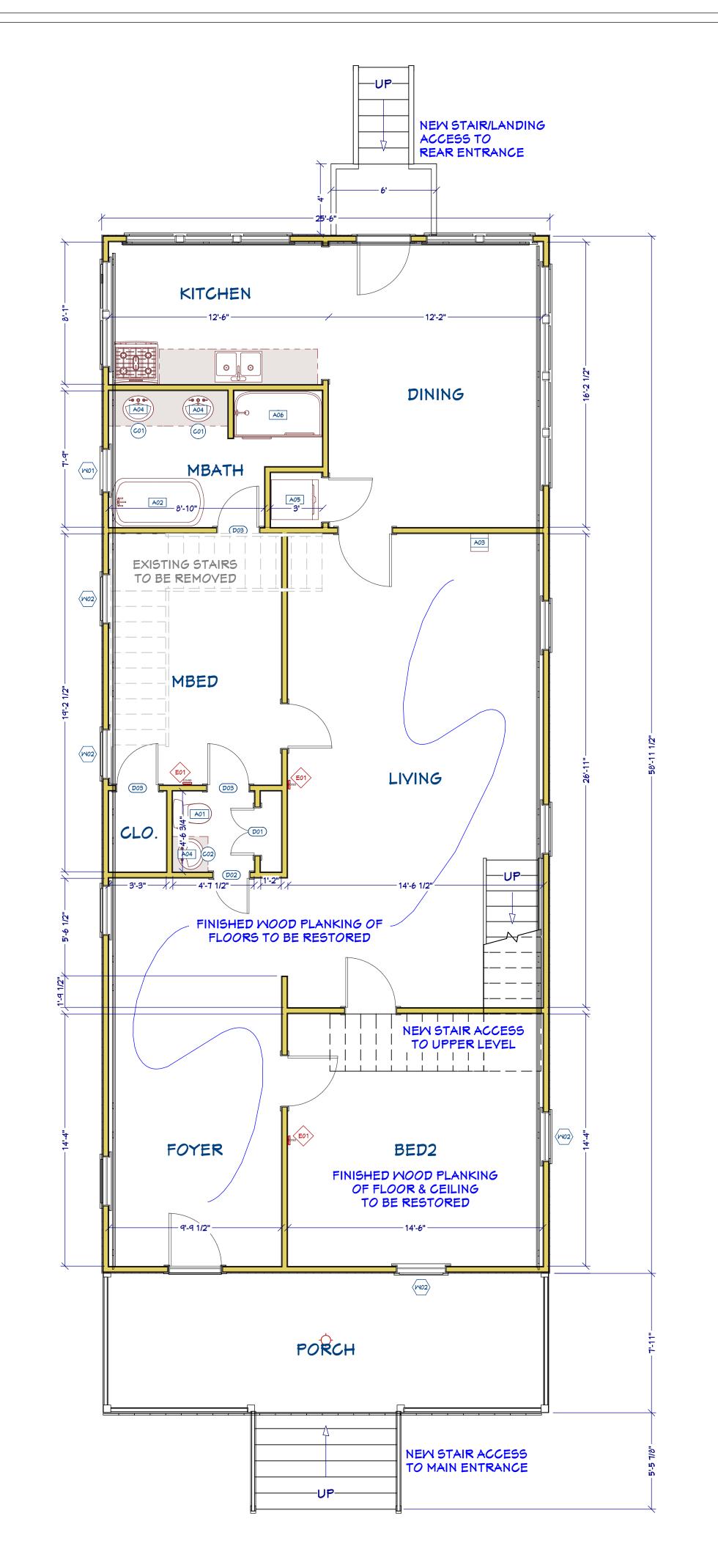
SHEET:

4/29/2025

1 in = 4 ft

P-4

Prepared for: Blaire Brown



	FIXTURES															
	#	QTY	DES	CRIPT	TION .	MID	TH :	DEPTH	HEIGH	T M/	KE/MO	DEL	COMME	NTS		
	A01	1	STA	NDAR	D TOIL	ET 30 "		36 "	28 9/16	, "			EXISTING	9 - RE	LOCATE	D
	A02	1	CLA	MFOC	T TUB	64 9	/16 "	32 7/8 "	35 1/16	, "			EXISTING	9 - RE	LOCATE	D
	A03	1	BRIC	CK CH	IMNEY	12 "		12 "	208 "				EXISTING	5 - TO	REMAIN	
	A04	3	OVA	L SIN	K	20 1	3/16 "	17 9/16 "	10 1/4 '	'						
	A05	1	LAU	NDRY	CENT	ER 28"		32 "	71 3/4	"						
	A06	1	SHO	MER,	ALCO	/E 60 "		32 7/8 "	79 9/16	, "						
								MINDO	MS							
	#	QT)	r DE	SCRI	PTION	MIDTH	HEIGH'	T R/O	BOT	TOM	EGRES	55 T	EMPERE	D CO	MMENTS	5
	M01	1	DC	UBLE	HUNG	30 "	38 "	31"X3	9" 62"			Y	ES			
	M02	2 4	DC	UBLE	HUNG	34 "	64 "	35"X6	5" 36"		YES					
								CABINI	ETS							
			#	QTY	DESC	RIPTION	MIDTI			HT N	1AKE/M	ODEL	COMMI	ENTS		
			C01	2		CABINE1		24 "	36 "							
			C02	1		CABINE1	_	24 "	36 "							
				•			•									
								DOOF	? 5							
QTY	DESC	RIPT	ION			MIDTH	HEIGH'			HEAI	DER	THIC	KNESS	MAKE	MODEL	COMME
				D-D00	OR P04		80 "	34"X8			(37" (2)	1 3/8				
1		ED-D				24 "	80 "	26"X8			(29" (2)	1 3/8				
3		ED-D				28 "	80 "	30"X8		2×6×		1 3/8				

QTY DESCRIPTION | WIDTH DEPTH HEIGHT ATTACHED TO | MAKE/MODEL | COMMENTS |

E01 3 | CO/SMOKE DETECTOR, WALL MOUNTED | 5 " | 1 1/8 " | 5 " | WALL | |

JOSEPH E. VIDAL, III
REG. No. 24258
PEGISTERED
PROFESSIONAL ENGINEER

SCALE:

Prepared for: Blaire Brown by Homepaje LLC (985) 789-0928

joe@homepaje.com All rights reserved.

M 0 − 0 0 4

sidence te St. 70448

Elevation of Res 311 Lafayette Mandeville, LA

Ш

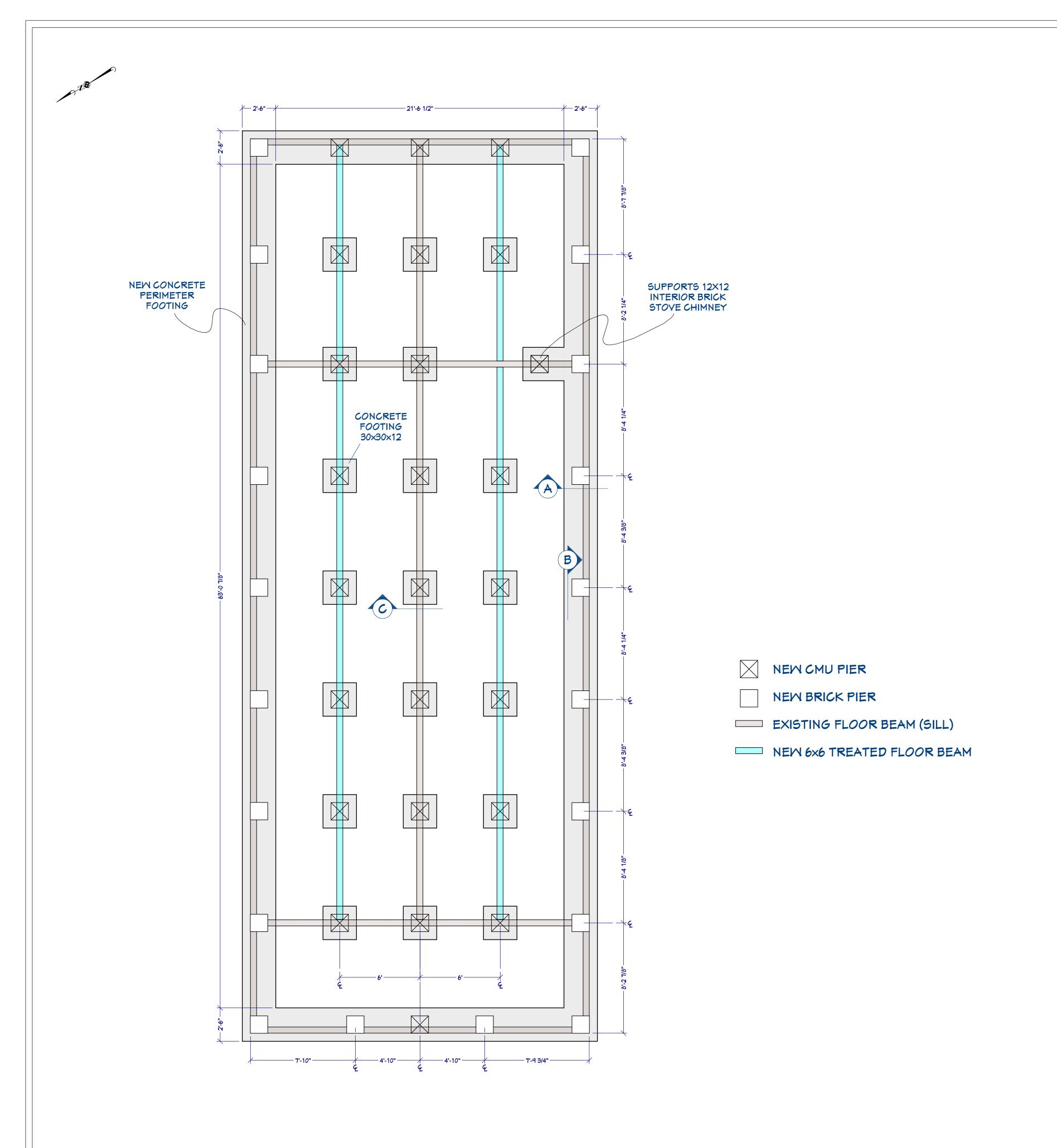
DATE:

4/29/2025

1 in = 4 ft

P-5

SHEET:



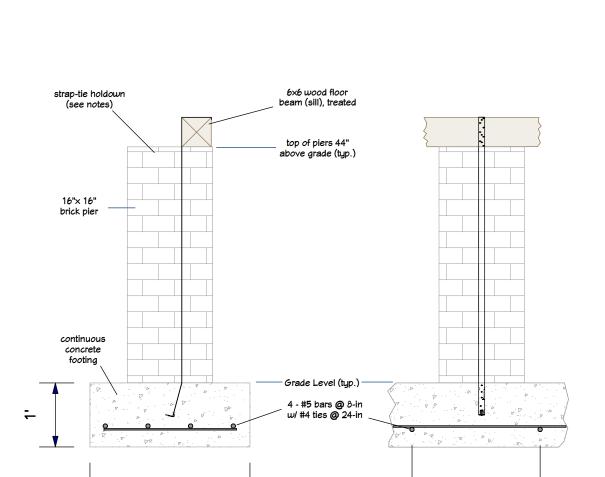
- 1. Reinforcing bars of perimeter footings to be #5 deformed bars spaced as shown and held in place 4" above earth form with pedestals. Reinforcing steel for interior square footings to be 6x12x0/1 welded wire fabric held in place 4" above earth form with pedestals.
- 2. Simpson PA68 strap-tie holdown or approved equal to be installed in accordance
- with manufacturer guidelines to connect floor beams (sills) to perimeter footings.

 3. See specifications for Dirt Work / Site Preparation and Concrete Work on P-1.

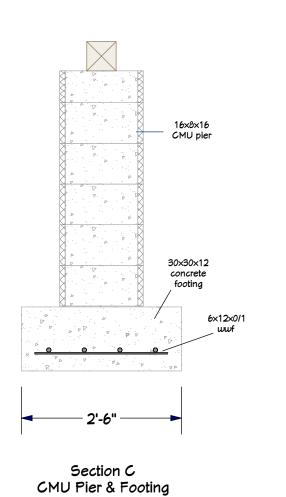
Tree Protection

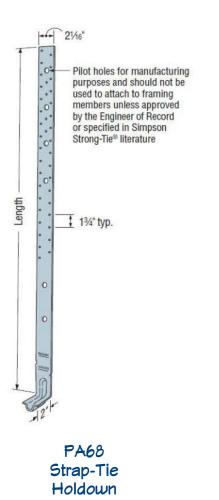
- 4. No heavy machinery shall be used on or near the root zones in order to prevent soil compaction.
- 5. Foundation/footings shall be hand dug and, if any roots above 1 inch in diameter are encountered, footings should be adjusted as to not damage those roots.
- 6. TPZs (tree protection zones) will be installed that encompass the tree's trunks
- and main buttress roots.

7. No tools or materials will be stored within these TPZs.

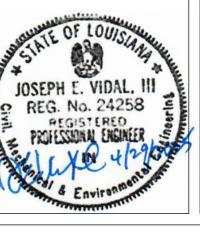


Section A Brick Pier & Footing





Section B Brick Pier & Footing



Prepared for: Blaire Brown by Homepaje LLC (985) 789-0928

joe@homepaje.com All rights reserved.

DESCRIPTION

IFC

oorplan pickups fr 12/5 telecor

arch pickups fr 2/17 email

arch pickups fr 3/13 email

ion guidance to FP (P-6) for tr

M 0 - 0 w 4

sidence te St. 70448

DATE: 4/29/2025

SCALE:

1 in = 4 ft

SHEET: P-6

CASE SUMMARY SHEET

CASE NUMBER: V25-05-11 DATE RECEIVED: April 23, 2025

DATE OF MEETING: May 13, 2025 and May 27, 2025

Address: 51 Tara Ln Subdivision: Woodstone

Zoning District: R-1 Single Family Residential District
Property Owner: James E. Powell, Jr. & Andree M. Powell

REQUEST: V25-05-11 - James & Andree Powell requests a variance to CLURO 7.5.1.3. R-1 Site Development

Regulations, Woodstone, Phase 2B Lot 89, R-1 Single Family Residential District, 51 Tara Ln

CASE SUMMARY: Encroach into the rear setback to construct an addition

The applicant owns the property at 51 Tara Lane, located on the corner of Mark Smith Dr. and Tara Ln. The property is slightly irregular in shape and measures 108' along Tara Ln., 136' along Mark Smith Dr., 112' along the rear property line, and 137' along the interior property line and contains 15,062 sqft per a survey prepared by John Bonneau & Associates and dated 10.19.2015. The property is currently improved with a single-family residence.

The existing structure is located 26' from the rear property line. The applicant is requesting to encroach an additional 20' to construct a mother-in-law suite. This would leave 6' to the property line. In the R-1 district the rear yard setback is required to be 30'. The application states that "there is no other portion of the lot that the addition can be constructed and provide access under roof into the main portion of the home".

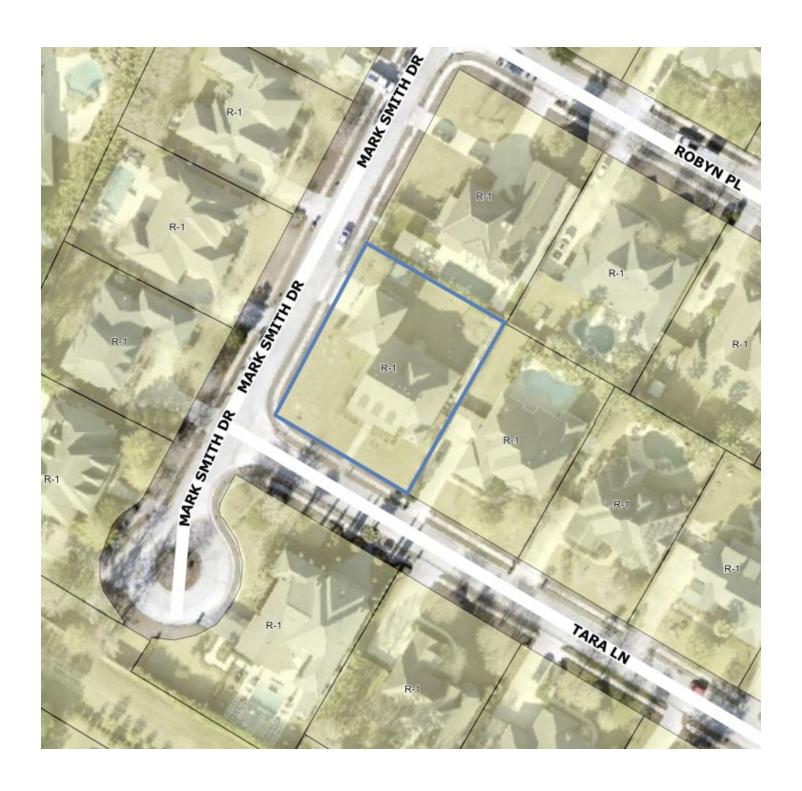
CLURO SECTIONS:

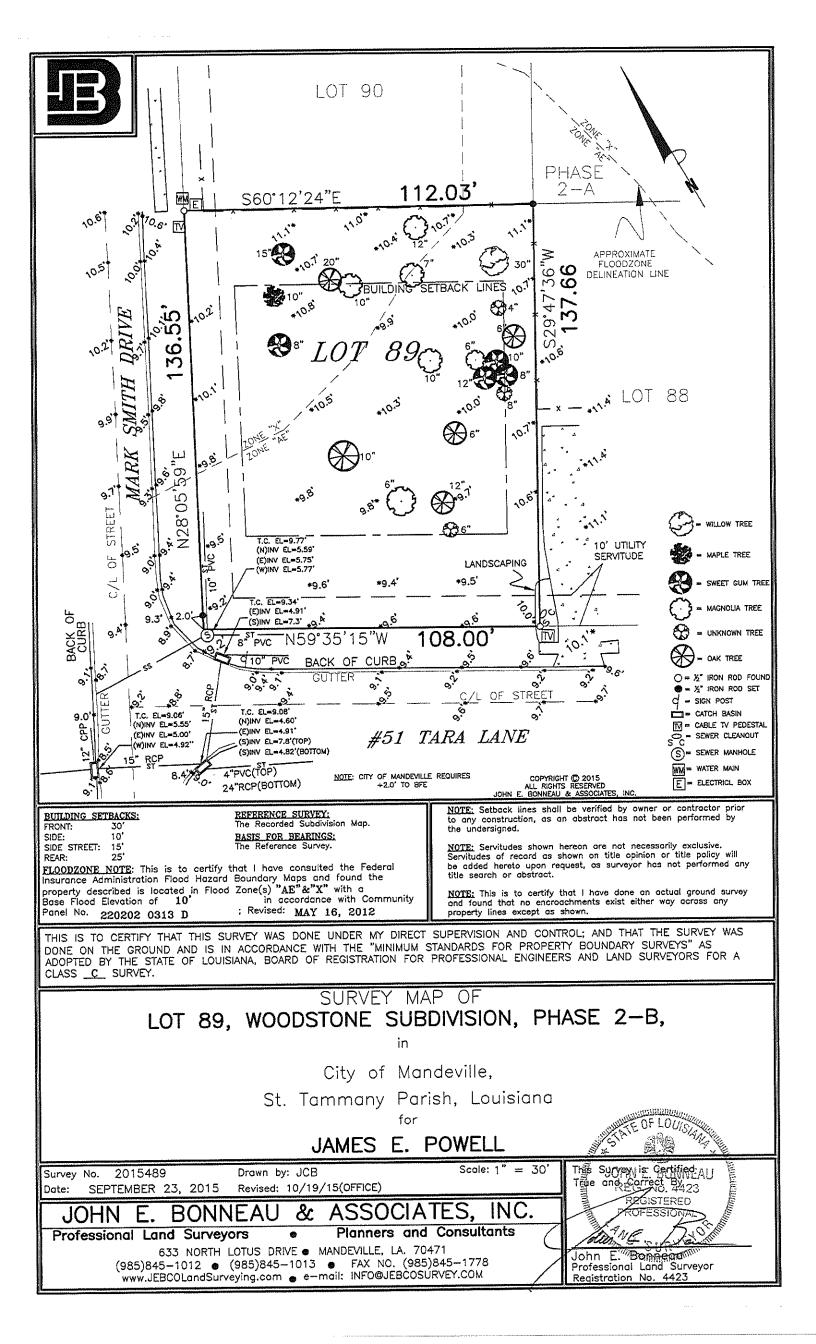
7.5.1.3. R-1 Site Development Regulations

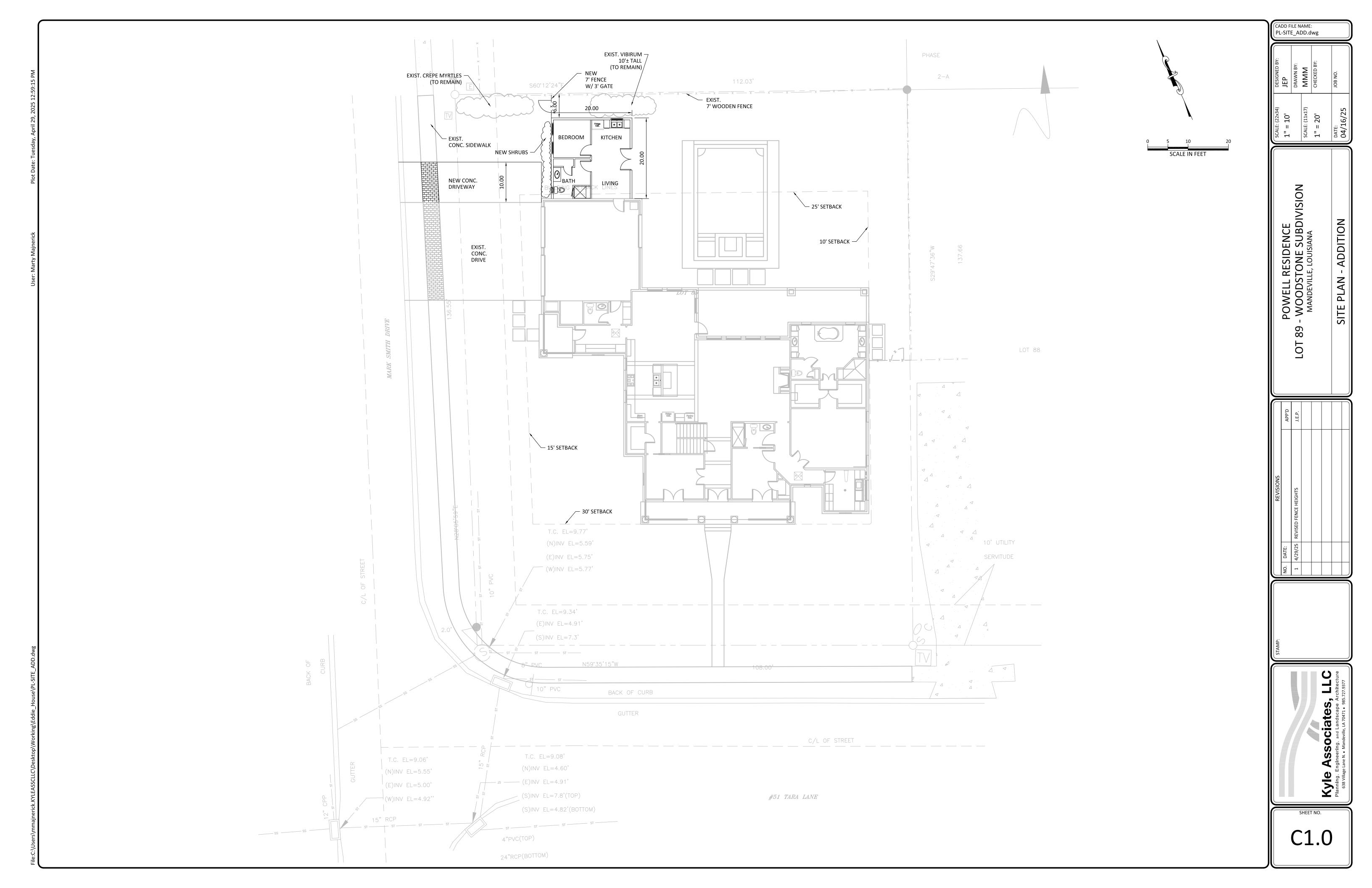
Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section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

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.











SCALE: (22x34) 1/4" = 1' SCALE: (11x17) 1/8" = 1'

ELEVATION VIEW - ADDITION

POWELL RESIDENCE LOT 89 - WOODSTONE SUBDIVISION MANDEVILLE, LOUISIANA

Kyle Associates, LLC Planning. Engineering, and Landscape Activitieture 638 Willigg Lane M. Americul, LAND27. 955.777.9377

C1.0