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CASE SUMMARY SHEET

CASE NUMBER: V25-06-12
DATE RECEIVED: May 8, 2025
DATE OF MEETING: June 10, 2025 and June 24, 2025

Address: 3847 Hwy 22
Subdivision: Commercial Hwy 22 Mandeville
Zoning District: B-2 Highway Business District
Property Owner: Turbo Properties, LLC

REQUEST: V25-06-12 – Tristan Moreau requests a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, Commercial Hwy 22 Mandeville, B-2 Highway Business District, 3847 Hwy 22

CASE SUMMARY: Request to keep the building painted the brand colors of the business

The property is located on the north side of Hwy 22, west of North Causeway Blvd. The property is irregular in shape and measures 66’ along Hwy 22, 127’ along the west property line, 67’ along the rear property line, then southwest for 97’, and finally south for 32’ per the St. Tammany Parish Assessor. The property has a square footage of approximately 7,132 sqft and is currently improved with a commercial structure. The building was recently acquired to be a Mandeville location for Bub’s NOLA, a burger restaurant.

The applicant was unaware of the sign regulations when the location was chosen, and the building was painted to match other Bub’s locations. The applicant is requesting to keep the building painted as it currently looks, with the base color being Sherwin Williams Raisin with a Verve Violet trim. The application states that *“This combination matched other locations and is important to brand recognition”*.

The structure is located within the Gateway Overlay District so all exterior changes will have to be reviewed and approved by the Design Review Committee.

CLURO SECTIONS:

Sign. "Sign" is defined as a medium of communication, including its structure and component parts, which is used or intended to be used to attract attention to its subject matter or location, including paint on the surface of a building.

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

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

	<p>height of eight (8) feet above the ground.</p> <ul style="list-style-type: none">• Sign may be externally or internally illuminated but may not cause any uplight or glare.	<p>be incorporated as a visual design element of the sign.</p>
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CASE SUMMARY SHEET

CASE NUMBER: SUP25-06-02
DATE RECEIVED: May 16, 2025
DATE OF MEETING: June 10, 2025 and June 24, 2025

Address: 201 Carroll
Subdivision: Old Mandeville, Square 25B, Lot 10A
Zoning District: B-3 - Old Mandeville Business District
Property Owner: Lisa Keiffer, LLC

REQUEST: SUP25-06-02 – Lisa Keiffer, LLC represented by Thomas and Lisa Keiffer requests a revision to Special Use Approval SUP23-03-01 per CLURO Section 10.5.3.8.1. Amendments to Special Use Permit Approvals, Old Mandeville, Square 25B, Lot 10A, B-3 Old Mandeville Business District, 201 Carroll

PREVIOUS CASES: P16-01-01 Conditional Use (Ord. 15-35) – Outdoor dining in the Right of Way.
Z12-12-07 – Zoning Approval – Sit Down Restaurant
Z12-08-05 – Zoning Approval – Sit Down Restaurant
Z12-02-03 – Zoning Approval – Food Sales
V00-07-16 - Variance – Parking, Landscape Requirements
V00-01-02 – Variance – Parking, Landscape
V00-02-05 Variance – Non-Conforming Development Site
Z00-02-06 – Combined Uses
SUP22-12-04 – Special Use approval to allow Transient Lodging - Hotel/Motel
SUP23-03-01 – Exception to the B-3 Sign Standards

CASE SUMMARY: Relocate a previously approved sign

The property at 201 Carroll is located on the corner of Carroll St. and Claiborne St. The property measures 93.5’ on Carroll St. and 90.7’ on Claiborne St., having a square footage of 8,480. The applicant is requesting a revision to a previous Special Use Approval to relocate an approved sign.

In January 2023, the Commission approved the Special Use Permit request to allow a hotel/motel on the premises. A permit has been issued, and the applicant is currently in the process of developing the existing building into a 10-room boutique hotel which will be known as “The Marigny”.

The previous location of the sign was on the east side of the building, adjacent to the new courtyard area. The applicant is requesting to relocate the sign to the Carroll Street side of the building. The applicant stated that since the previous approval they have started the process of qualifying the hotel for membership in *Select Registry*, which is an exclusive group of country inns, B&Bs, and boutique hotels throughout the country.

As part of their review, *Select Registry* inspects the physical condition of the property, provided amenities, and requires ample signage which is the reason for the relocation of the sign. The specifications of the sign are changing slightly from the previous submittal. The sign will still be 18’ in height, 31 sqft in sign area, and be externally illuminated by down lighting which will be set on a timer to ensure restricted hours of use. The only changes are the location, be one-sided instead of double sided, and will now read “The Marigny” instead of “Old Town”.

CLURO SECTIONS:
4.3.2.11. Amendments to Special Use Permit Approvals

The procedural requirements for Special Use Permit Approval as specified in this Section 4.3 et seq. shall apply to an application for modification, expansion, or other change in an approved Site Plan, provided that minor revisions or modifications may be approved by the Planning Director if he determines that the circumstances or conditions applicable at the time of original approval remain valid, and that changes would not affect the findings prescribed in this Section. The Planning Director shall report to the Zoning Commission on a quarterly basis the number and kinds of modifications being approved.





THOMAS KEIFFER, SR.
ATTORNEY AT LAW

May 16, 2025

By Hand Delivery & Email: aweiner@cityofmandeville.com

City of Mandeville
Alex Weiner, Planning Dept. Secretary
3101 E. Causeway Approach
Mandeville, LA 70448

***Re: Amendment to Special Use Permit for Sign
SUP23-03-01***

Dear Alex,

On behalf of Lisa Keiffer, LLC ("Applicant"), I am requesting an amendment to the above referenced Special Use Permit. The amendment concerns the location of a previously approved sign. I would appreciate this application being placed on the agenda for the **June 10, 2025**, meeting.

Applicant is in the process of developing the historic building located at 201 Carroll Street into a 10-room boutique hotel. The Candy Bank, a nationally recognized vintage candy shop, shall remain at the site as a community favorite. The hotel will be known as "The Marigny."

On March 28, 2023, the Planning & Zoning Commission approved a request for a Special Use Permit to allow an exception to the B-3 Sign Design Standards to allow an 18' sign on the rear of the building. Since that time Applicant has started the process of qualifying The Marigny for membership in *Select Registry* – an exclusive group of country inns, B&Bs, and boutique hotels throughout the country that meet the highest standards for hospitality and quality lodgings. (See <https://selectregistry.com/>). In addition to inspecting the physical condition of the property along

with the amenities, *Select Registry* requires ample signage, which brings us to the reason for the amendment.

It would make more sense to locate the previously approved sign in front of the building on Carroll Street, rather than in the rear of the building facing the future parking area. To his credit, this is something that former P&Z member Nixon Adams recognized at the initial March 14, 2023, work session when he wondered, “why not put the sign out front so people can see it?” Hindsight is 20/20 and Nixon was right.

I am enclosing a completed Application for Special Use Approval and the \$250 filing fee, along with a revised site plan (Exhibit 1), a photograph of the proposed sign location (Exhibit 2), and a rendering of the sign in place (Exhibit 3). The specifications for the sign would remain as previously approved, except that the sign would be located in front of the building, be only one-sided, and say “The Marigny.”

Pursuant to CLURO section 4.3.2.4.5, the abutting or opposite lot ownership information is as follows: ¹

1. Terry & Mary Broussard, 211 Carroll St., Mandeville, La. 70448
2. Alicia Wood, 210 Carroll St., Mandeville, La. 70448
3. Sam & Molly Brunner, 200 Carroll St., Mandeville, La. 70448
4. Ellen Pierce, 150 Carroll St., Mandeville, La. 70448
5. Philip & Crystal Younger, 141 Carroll St., Mandeville, La. 70448
6. Joe May 2125, Claiborne St., Mandeville, La. 70448

¹ For the remaining required submissions please refer to SUP22-12-04 Exhibit 1 (site plan), Exhibit 2 (historic survey listing the building), Exhibit 3 (legal descriptions), Exhibit 4 (surveys), Exhibit 5 (sworn statement of owner), and Exhibit 6 (ownership documentation).

If you require any additional information or documentation, please do not hesitate to contact me. Thank you for your assistance in this matter.

With best regards, I remain,

Sincerely,

Thomas Keiffer, Sr. PLC



Thomas Keiffer, Sr.

cc (via email):

Cara Bartholomew, Planning & Development Director (cbartholomew@cityofmandeville.com)
Lauren Brinkman, Floodplain Administrator (lbrinkman@cityofmandeville.com)
Kathy Reeves, Permits Coordinator (permits@cityofmandeville.com)
Vaughan Sollberger (kvs@kvsarchitecture.com)

PARKING CALCULATIONS:

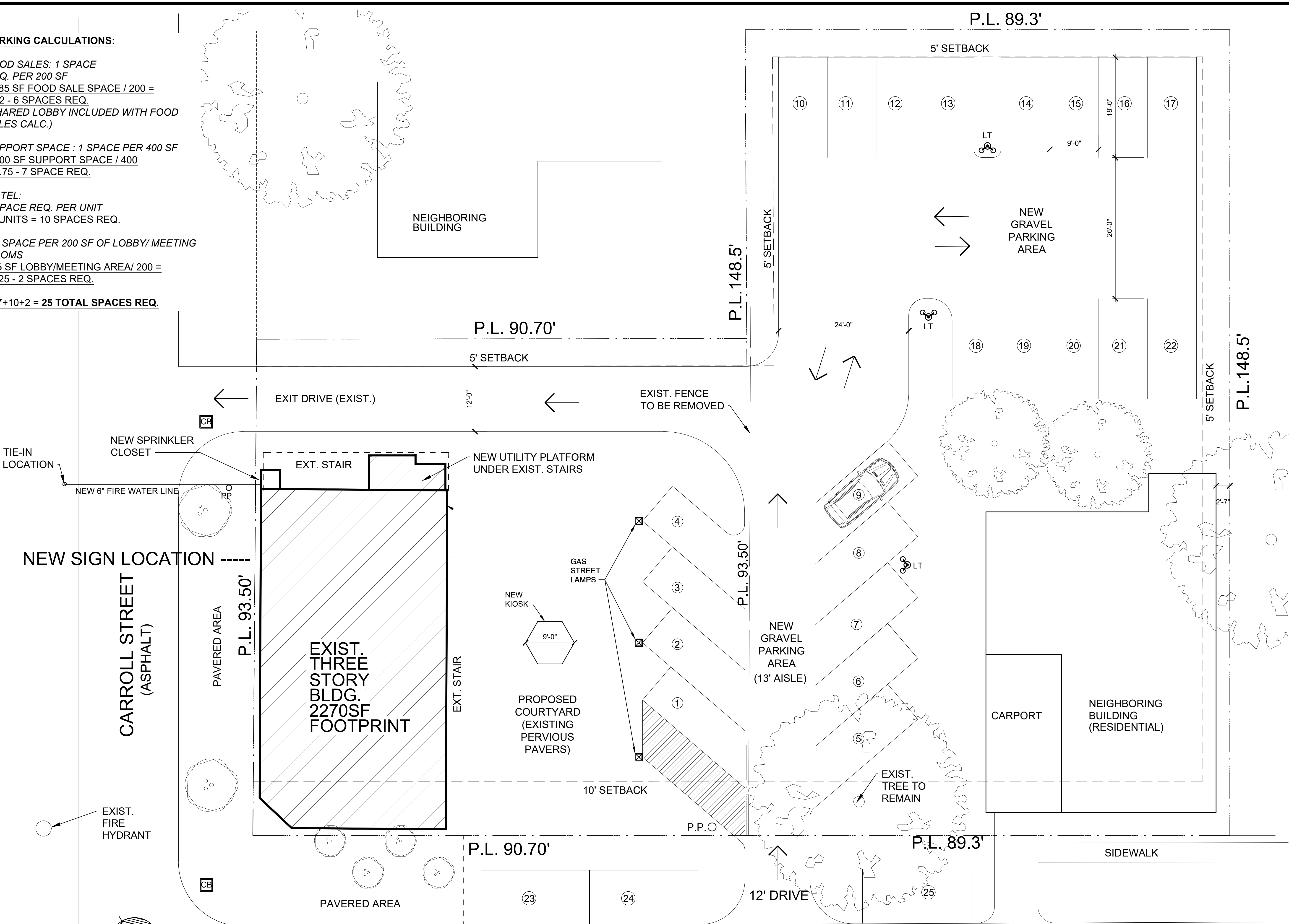
FOOD SALES: 1 SPACE
REQ. PER 200 SF
1,085 SF FOOD SALE SPACE / 200 =
5.42 - 6 SPACES REQ.
(SHARED LOBBY INCLUDED WITH FOOD
SALES CALC.)

SUPPORT SPACE : 1 SPACE PER 400 SF
2,700 SF SUPPORT SPACE / 400
= 6.75 - 7 SPACE REQ.

HOTEL:
1 SPACE REQ. PER UNIT
10 UNITS = 10 SPACES REQ.

+ 1 SPACE PER 200 SF OF LOBBY/ MEETING
ROOMS
385 SF LOBBY/MEETING AREA/ 200 =
1.925 - 2 SPACES REQ.

6+7+10+2 = **25 TOTAL SPACES REQ.**



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

PARKING CALCULATIONS:

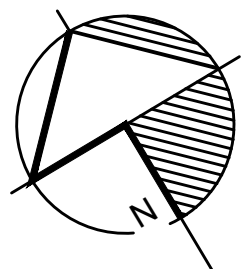
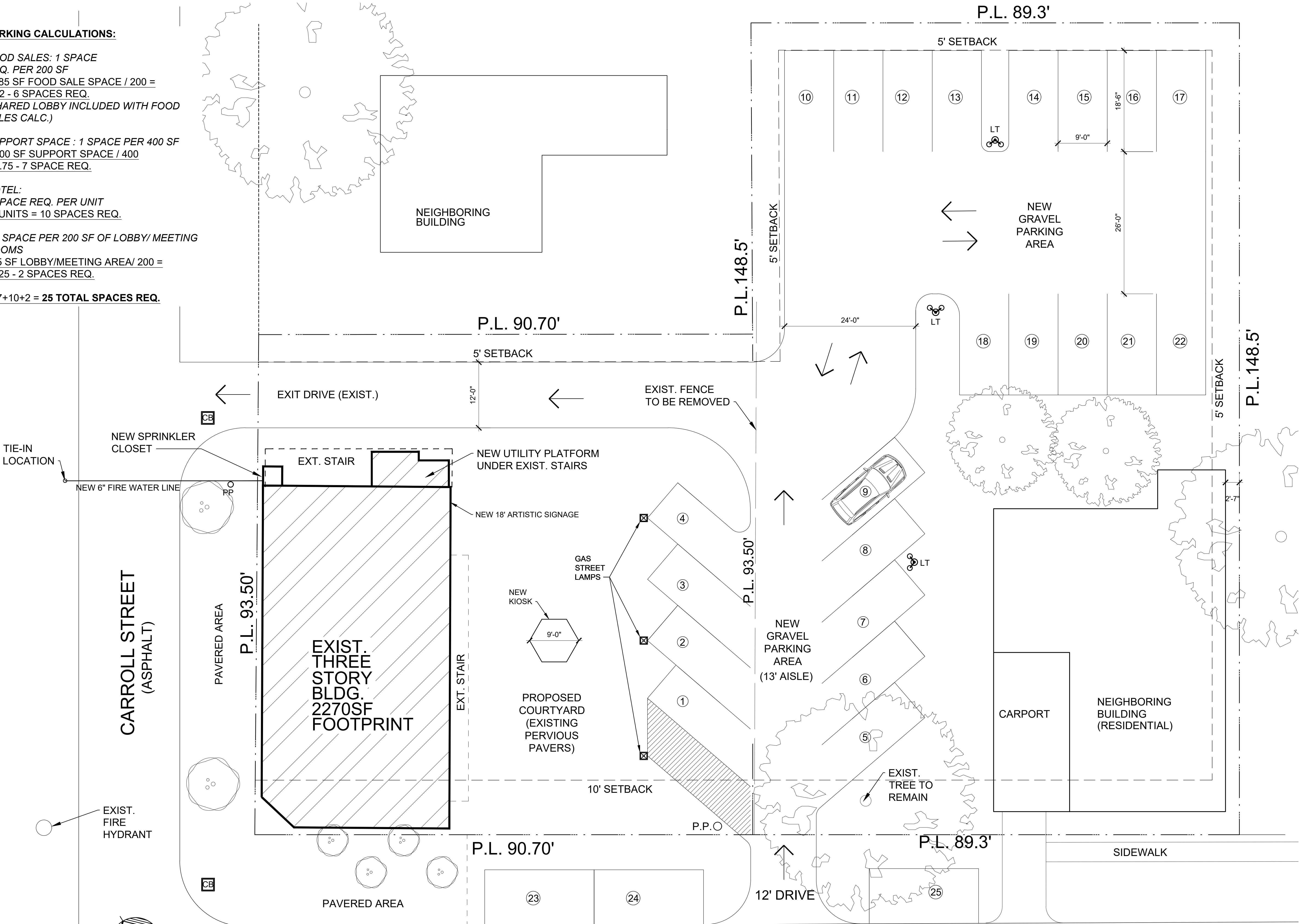
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ROOMS
385 SF LOBBY/MEETING AREA/ 200 =
1.925 - 2 SPACES REQ.

6+7+10+2 = **25 TOTAL SPACES REQ.**



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

CLAIBORNE STREET (ASPHALT)

REVISIONS:

DATE:
12.22.22

PROJECT No:
20035

DRAWING:

A1.0



Exhibit 2



Exhibit 3