

## Table of Contents

CU25-07-04.....	418 Lafitte
CU25-07-05.....	510 Girod
V25-07-13.....	2306 Jefferson
V25-07-14.....	195 Lamarque
V25-07-15.....	310 Lamarque

**CASE SUMMARY SHEET****CASE NUMBER: CU25-07-04****DATE RECEIVED: June 18, 2025****DATE OF MEETING: July 8, 2025 and July 22, 2025****Address: 418 Laffitte****Subdivision: Square 34 Lot D1-A****Zoning District: B-3 Old Mandeville Business District****Property Owner: Lynn Brayton**

**REQUEST:** CU25-07-04 – Lynn Brayton requests Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 34 Lot D1-A, B-3 Old Mandeville Business District, 418 Laffitte

**PREVIOUS CASES:** V21-05-15 – Mechanical equipment in the side setback  
 V22-05-16 – Live oak dripline encroachment  
 V23-04-15 – Setback encroachment

**CASE SUMMARY: Operate a short-term rental on the property**

The applicant owns the property at 418 Laffitte located on the west side of Laffitte St., north of Madison St., and south of Monroe St. The property measures 98.5' x 120' and contains 11,820 sqft per a survey prepared by Land Surveying LLC and dated 9.21.2020. The property is currently improved with a single-family residence with an accessory dwelling unit under construction.

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 is requesting to operate a Whole House Short-term Rental out of both the single-family residence and the accessory dwelling unit.

The primary residence is 1,587 sqft and contains 3 bedrooms and 2 bathrooms. The accessory dwelling unit is 985 sqft and contains 2 bedrooms and 3 bathrooms. In a statement provided by the applicant they stated that *"The interior of the accessory dwelling will not be complete until the end of the year. I plan on renting primarily to friends, family members and people in the community with family visiting. I do not plan to list on Airbnb or VRBO as I would like to maintain control of the type of visitors. I live right across the street and want only visitor who are respectful of my home and the neighborhood"*.

**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. Both buildings combined have a total of 5 bedrooms requiring five parking spaces on site. The plans for the accessory dwelling unit show parking for two cars underneath the structure while a site plan submitted by the applicant provides for the remaining three parking spaces in the driveway.

**Accessory Dwelling Units**

One of the regulations required for an accessory dwelling unit is that owner occupancy is required. Either the primary residence or the accessory unit must be occupied by an owner of the property. In this case the owner of the property would be living across the street from the primary residence and the accessory dwelling unit.

**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.



**From:** [Lynn Brayton](#)  
**To:** [Tina Myers](#)  
**Subject:** Whole House Short Term Rental 418 Lafitte St  
**Date:** Thursday, June 19, 2025 7:33:29 AM

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

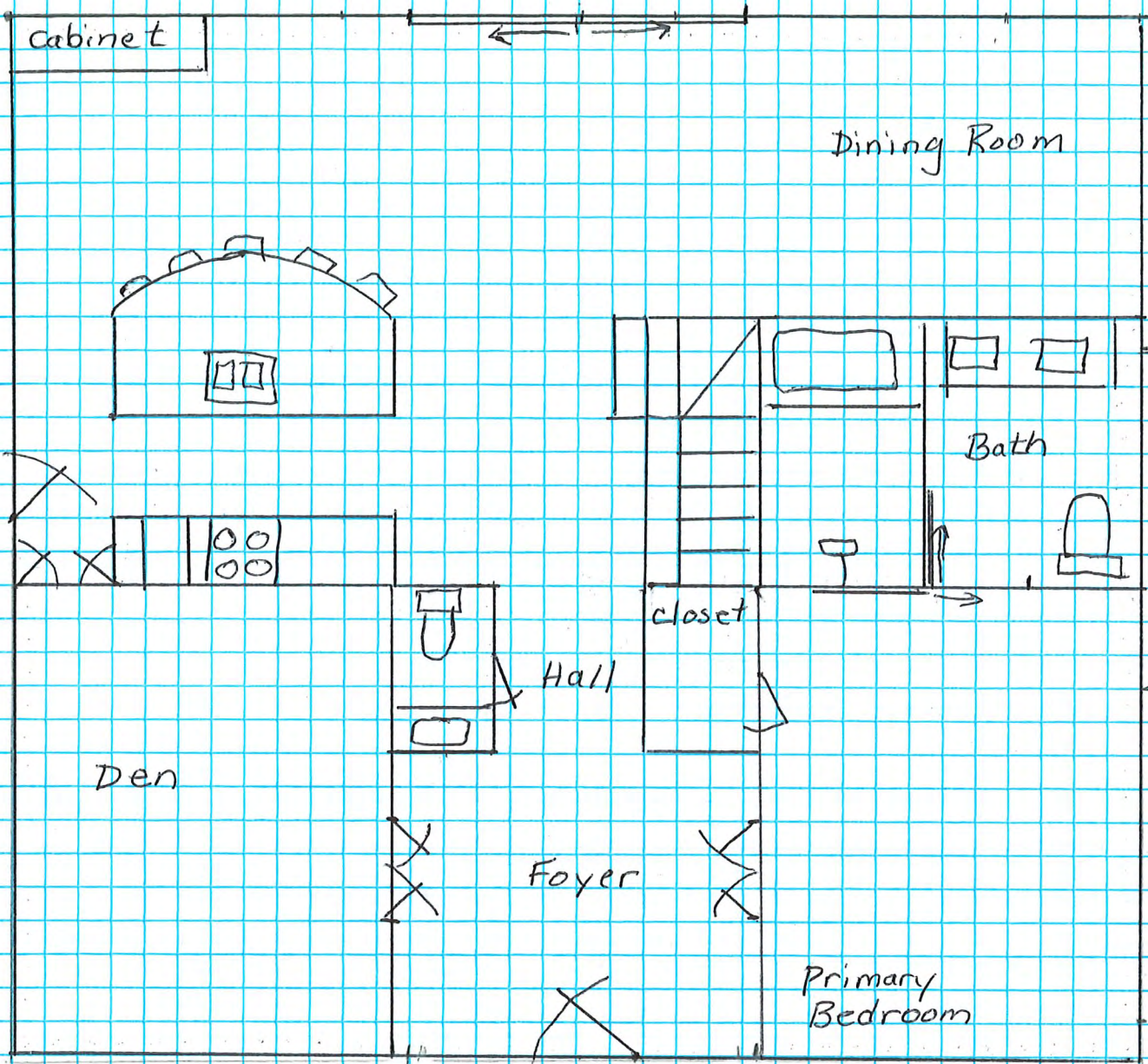
Hello Tina,

The home is approximately 1800 sq ft and the accessory dwelling is approximately 950 sq ft. The garage hold 2 cars and there is space in the driveway for more than 3 cars. The interior of the accessory dwelling will not be complete until the end of the year. I plan on renting primarily to friends, family members and people in the community with family visiting. I do not plan to list on Airbnb or VRBO as I would like to maintain control of the type of visitors. I live right across the street and want only visitor who are respectful of my home and the neighborhood.

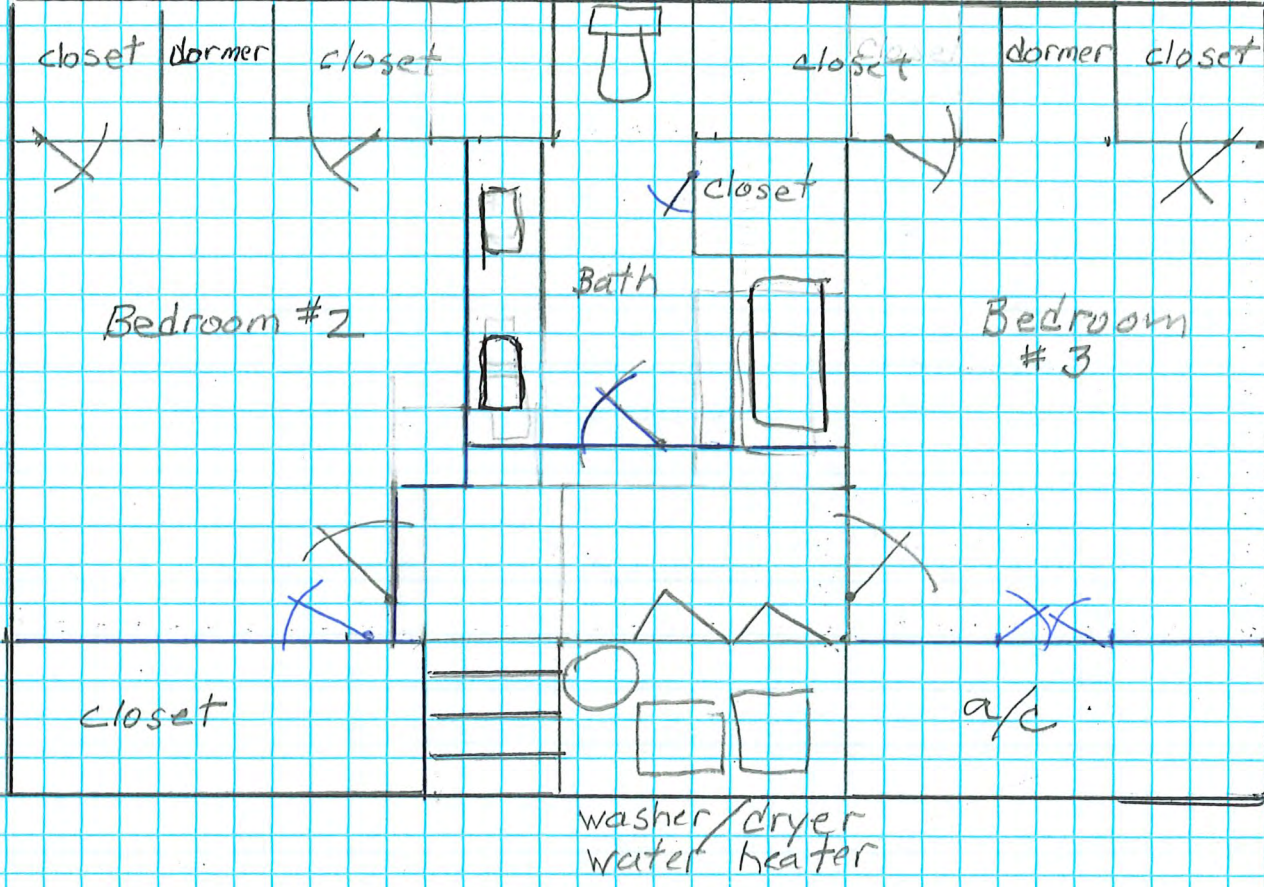
Thank you for your help.

Sincerely,

Lynn Brayton Sent from my iPad



1st floor



2nd floor

PROJECT# 23009


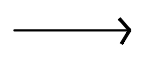
# BRAYTON-BRUNO GARAGE & GUEST SUITE

418 LAFITTE STREET. MANDEVILLE, LA 70448

**PROJECT DATA:**

BUILDING AREA: 985 SF BLDG. FOOTPRINT  
 985 SF GARAGE  
 860 SF GUEST SUITE  
 115 SF BALCONY

**GENERAL NOTES:**

1. WORK SHALL BE IN COMPLIANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE - 130 MPH BASIC WIND SPEED.
2. GENERAL CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL WORK BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION.
3. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IMC 2015, IEC 2015 & IRC 2015.
4. PLUMBING WORK SHALL BE IN ACCORDANCE WITH LA. STATE PLUMBING CODE 2015.
5. CONTRACTOR TO VERIFY SITE LOCATIONS FOR UTILITY TIE-INS AND COORDINATE WORK IN THESE AREAS WITH UTILITY COMPANIES. CONTRACTOR TO OBTAIN AND PAY FOR ASSOCIATED PERMITS AND IMPACT FEES.
6. CONTRACTOR TO DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND LA DEQ.
7. ALL PLYWOOD MATERIAL MUST BE IN ACCORDANCE WITH APA STANDARDS. SUBROOFING AND WALL SHEATHING MATERIAL TO BE 5/8" CDX WITH PANEL SUPPORTED EDGES. PROVIDE 6 SHEETS OF 3/4" CD PLYWOOD FOR ATTIC DECKING.
8. GYP. BD. WALLS AND CLGS. TO BE LIGHT ORANGE PEEL FINISH. ALL INTERIOR PAINTED SURFACES SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS IN ACCORDANCE WITH PAINT MFR. RECOMMENDATIONS.
9. ALL EXPOSED PIPING IN ATTIC SHALL BE WRAPPED WITH 3/4" POLYSTYRENE INSULATION.
10. OPEN CELL POLYURETHANE FOAM INSULATION IN ALL EXTERIOR WALLS (R-19), AND BETWEEN RAFTERS OF CEILING STRUCTURE (R-19), AND CLOSED CELL POLYURETHANE FOAM BENEATH FLOOR STRUCTURE (R-11).
11. INSULATE ALL INTERIOR WALLS, FLOORS & CLGS. WITH 3 1/2" UNFACED SOUND BATT INSULATION FROM FLOOR TO CEILING AND ABOVE CEILING IN ATTIC.
12.  ARROW INDICATES SURFACE DRAINAGE AND SWALES.
13.  ARROW INDICATES PAVED AREA DRAINAGE DIRECTION.
13. PROVIDE FENCING AROUND TREES TO REMAIN ALONG THEIR DRIP LINES AND MAINTAIN THAT PROTECTION THROUGHOUT CONSTRUCTION.

**STRUCTURAL LOADING-**

2015 IBC, FIGURE 1609  
 ULTIMATE DESIGN WIND SPEED, 130 MPH  
 NOMINAL DESIGN WIND SPEED, 96 MPH

(IBC 1609.2) - WIND BORNE DEBRIS REGION. PORTIONS FOR HURRICANE-PRONE REGIONS THAT ARE WITHIN 1 MILE (1.61 KM) OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH (48 M/S) OR GREATER +/- OR HAWAII. (IBC 1609.3) - THE BASIC WIND SPEED, IN MPH, FOR THE DETERMINATION OF THE WIND LOADS SHALL BE DETERMINED BY FIGURE 1609. BASIC WIND SPEED FOR THE SPECIAL WIND REGIONS INDICATED, NEAR MOUNTAINOUS TERRAIN AND NEAR GORGES SHALL BE IN ACCORDANCE WITH SECTION 6.5.4 OR ASCE7.

PROJECT IS NOT IN A WIND BORNE DEBRIS REGION.

IN NON-HURRICANE-PRONE REGIONS, WHEN THE BASIC WIND SPEED IS ESTIMATED FROM REGIONAL CLIMATIC DATA, THE BASIC WIND SPEED SHALL BE NOT LESS THAN THE WIND SPEED ASSOCIATED WITH AN ANNUAL PROBABILITY OF 0.02 (50-YEAR MEAN RECURRENCE INTERVAL), AND THE ESTIMATE SHALL BE ADJUSTED FOR EQUIVALENCE TO A 3-SECOND GUST WIND SPEED AT 33 FEET (10 M) ABOVE GROUND IN EXPOSURE CATEGORY 'C'. THE DATA ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 6.5.4.2 OF ASCE7.

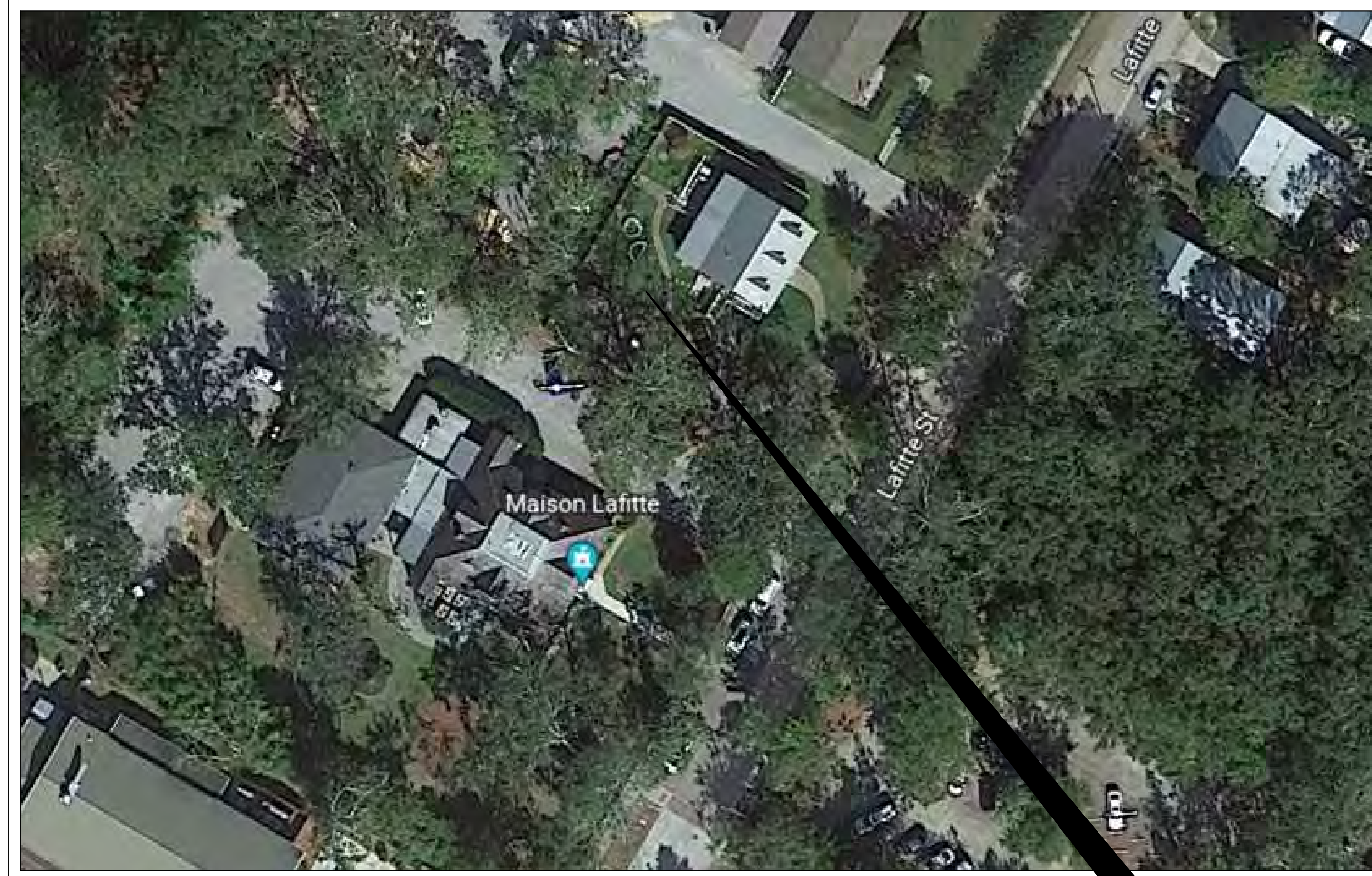
BUILDING FRAME AND COMPONENTS DESIGNED BASED ON LOADS FROM ASCE7-05.

ENCLOSED BUILDING  
 RISK CATEGORY 'II' (IBC 1604.5)  
 SNOW LOAD = 0 (IBC 1608.2)  
 WIND EXPOSURE 'B' (IBC 1609.4)  
 WIND IMPORTANCE FACTOR = 1.0  
 INTERNAL PRESSURE COEFFICIENT = 1.18  
 COMPONENT, CLADDING WIND PRESSURE=35.2 PSF  
 MAIN WIND RESISTING SYSTEM = DIAPHRAGM  
 FLOOR LIVE LOADS - 40 PSF  
 FLOOR DEAD LOADS - 20 PSF  
 ROOF LIVE LOAD - 40 PSF  
 LIMITED STORAGE ATTIC LIVE LOAD - 20 PSF

FLOOD ZONE REQUIREMENTS:  
 PROJECT IS IN FLOOD ZONE 'AE', EL 10'

**DRAWING INDEX:**

COVER	INDEX, STRUCTURAL DATA, PROJECT DATA
A1.0	SITE PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	ROOF PLAN
A3.0	FINISH AND OPENING SCHEDULES
A4.0	BUILDING ELEVATIONS
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2.0	FIRST FLOOR FRAMING PLAN
S2.1	ROOF FRAMING PLAN
M1.0	MECHANICAL SECOND FLOOR PLAN
E1.0	FIRST FLOOR POWER PLAN
E1.1	SECOND FLOOR POWER PLAN
E2.0	FIRST FLOOR LIGHTING PLAN
E2.1	SECOND FLOOR LIGHTING PLAN
P1.0	GROUND FLOOR PLUMBING PLAN
P1.1	FIRST FLOOR PLUMBING PLAN
SD-1	CEILING PLAN



1 **VICINITY MAP**  
 NO SCALE

**SITE**

**KVS**  
 architecture

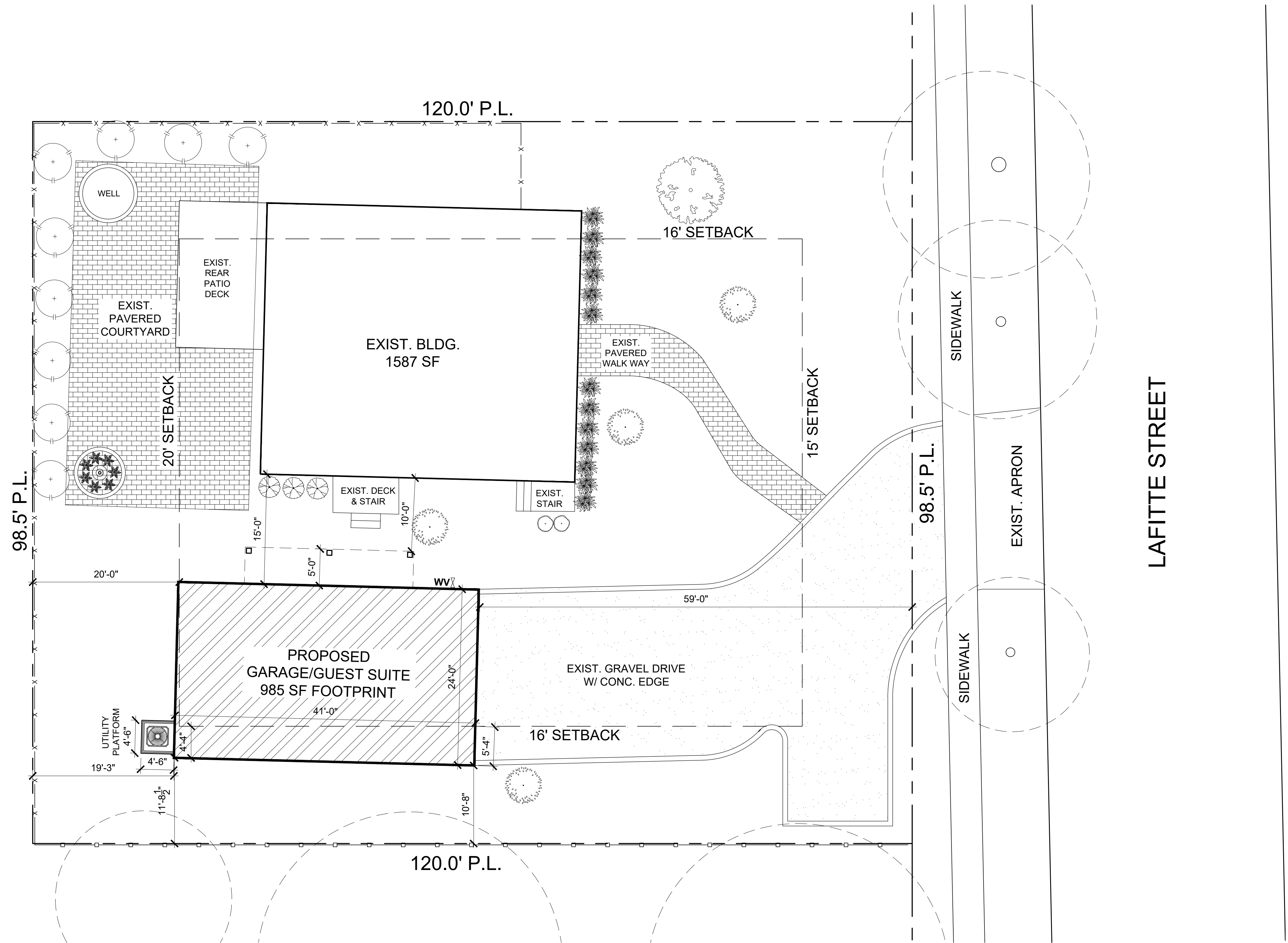
235 Girod Street, Mandeville, Louisiana  
 985.674.3077 www.kvsarchitecture.com



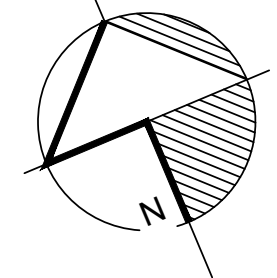
THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO MY KNOWLEDGE, COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. K. VAUGHAN SOLBERGER, JR., AIA, NCARB, LA# 5523

New Construction for:  
**BRAYTON-BRUNO GARAGE & GUEST SUITE**  
 418 Lafitte Street, Mandeville, LA 70448

9.6.23

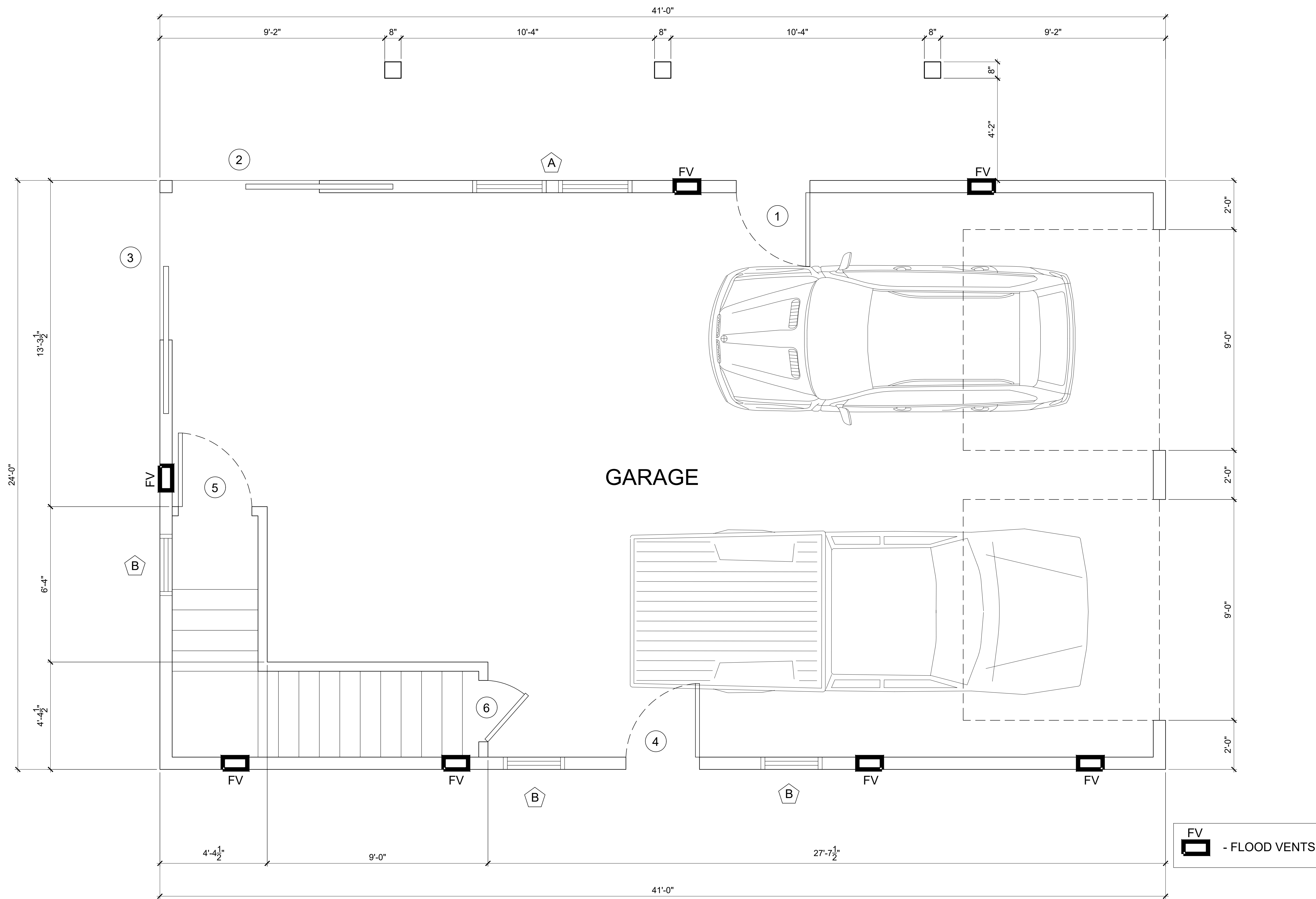


1 SITE PLAN  
1/8" = 1'-0"

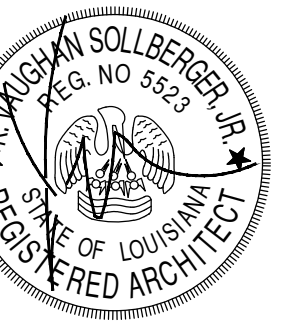
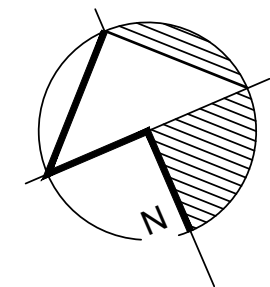


REVISIONS:	
DATE:	9.6.23
PROJECT No:	23009
DRAWING:	





**1** GROUND FLOOR PLAN  
1/2" = 1'-0"



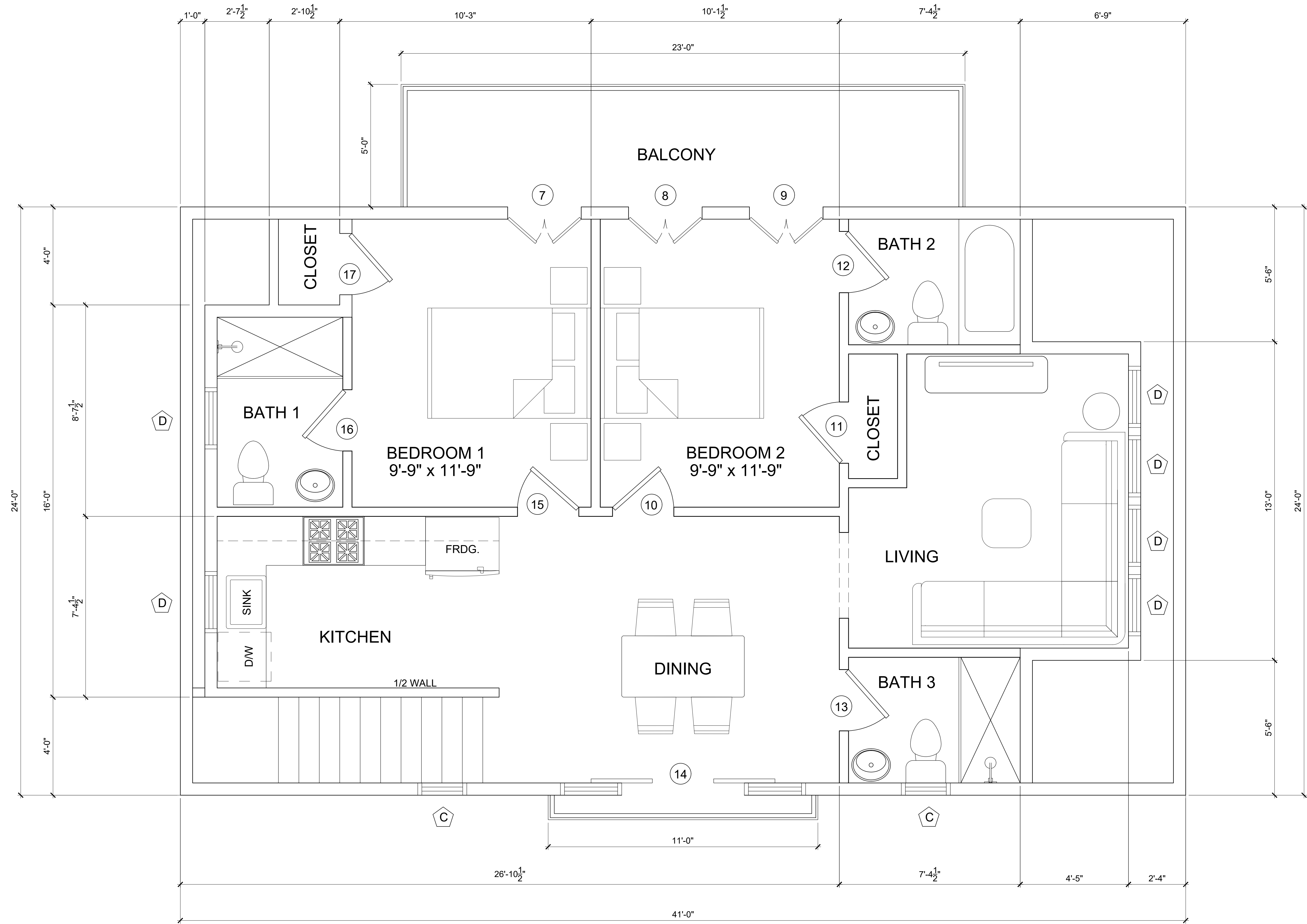
REVISIONS:

DATE: 9.6.23

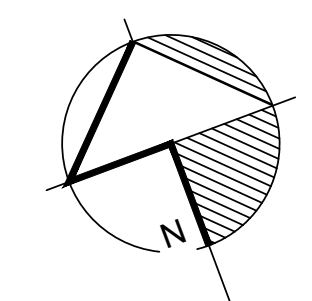
PROJECT No: 23009

DRAWING:

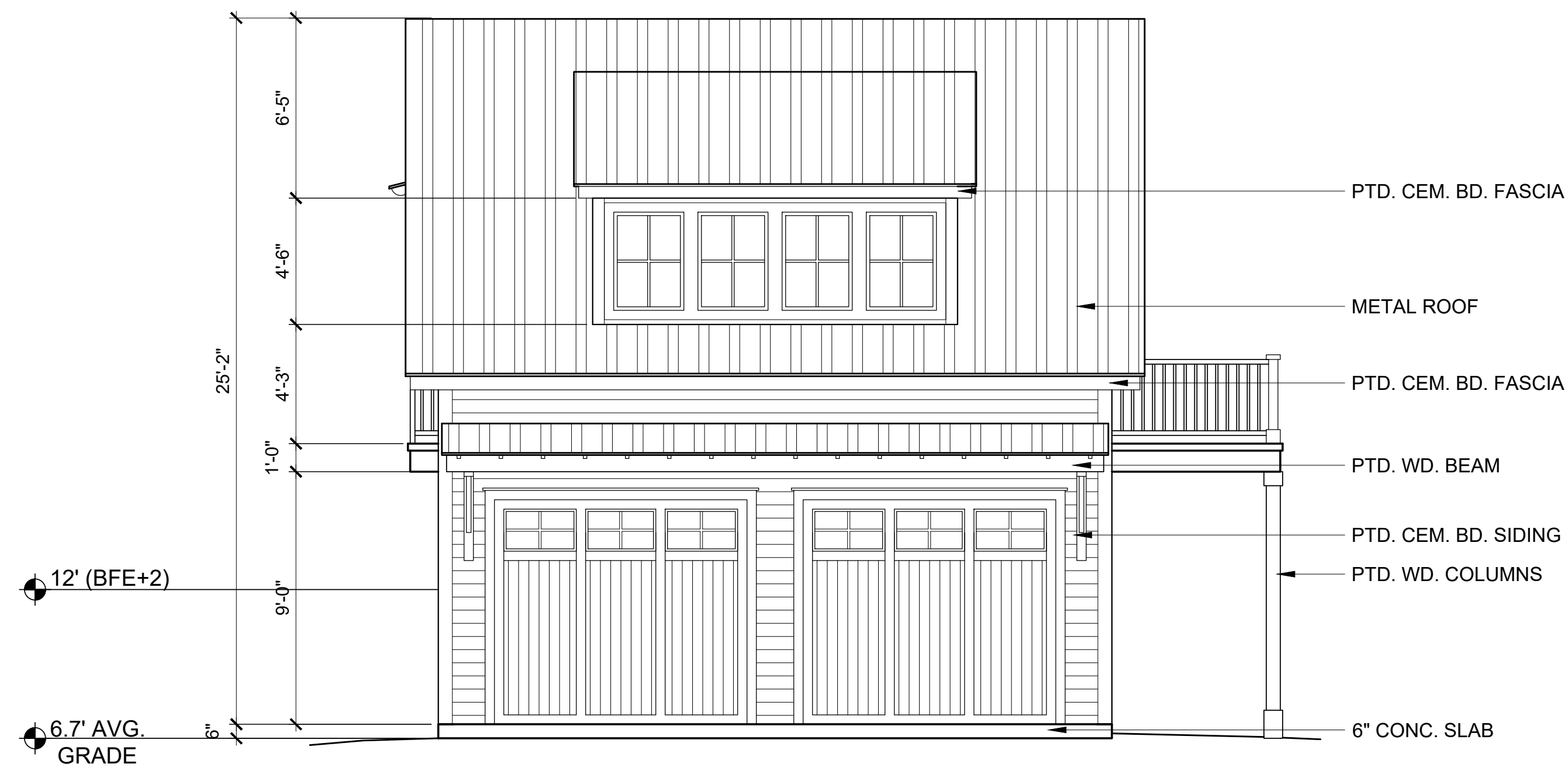
**A2.0**



**1** FIRST FLOOR PLAN  
 1/2" = 1'-0"



REVISIONS:
DATE: 9.6.23
PROJECT No: 23009
DRAWING:



**1 FRONT ELEVATION**  
1/4" = 1'-0"



**2 NORTH SIDE ELEVATION**  
1/4" = 1'-0"



**3 REAR ELEVATION**  
1/4" = 1'-0"



**2 SOUTH SIDE ELEVATION**  
1/4" = 1'-0"



REVISIONS:

DATE:  
9.6.23

PROJECT No:  
23009

DRAWING:

**A4.0**

Legal Description:

Lot D1-A Square 34:  
From the intersection formed by the Westerly Right-of-way of Lafitte Street and the Southerly Right-of-way of Monroe Street run along the Westerly Right-of-way of Lafitte Street S31°20'38"W, 274.20 feet to the Point of Beginning. From the Point of Beginning continue S31°20'38"W, 98.50 feet; thence N59°54'01"W, 120.00 feet; thence N31°20'38"E, 98.50 feet; thence S59°54'01"E, 120.00 feet back to the Point of Beginning. This tract contains 11,097.4 Sq. Ft.

Lot D1-B Square 34:  
From the intersection formed by the Westerly Right-of-way of Lafitte Street and the Southerly Right-of-way of Monroe Street run along the Westerly Right-of-way of Lafitte Street S31°20'38"W, 274.20 feet to the Point of Beginning. From the Point of Beginning run N59°54'01"W, 120.00 feet; thence S31°20'38"W, 98.50 feet; thence N59°54'01"W, 146.83 feet; thence N31°26'06"E, 223.95 feet; thence S59°37'59"E, 266.45 feet; thence S31°20'38"W, 124.20 feet back to the Point of Beginning. This tract contains 47,717.7 Sq. Ft.

A Resubdivision of Lot C-1 & D-1, into Lots D1-A & D1-B, Square 34, City of Mandeville, St. Tammany Parish, Louisiana

FINAL APPROVAL

*[Signature]*  
CITY ENGINEER OR PUBLIC WORKS DIR.

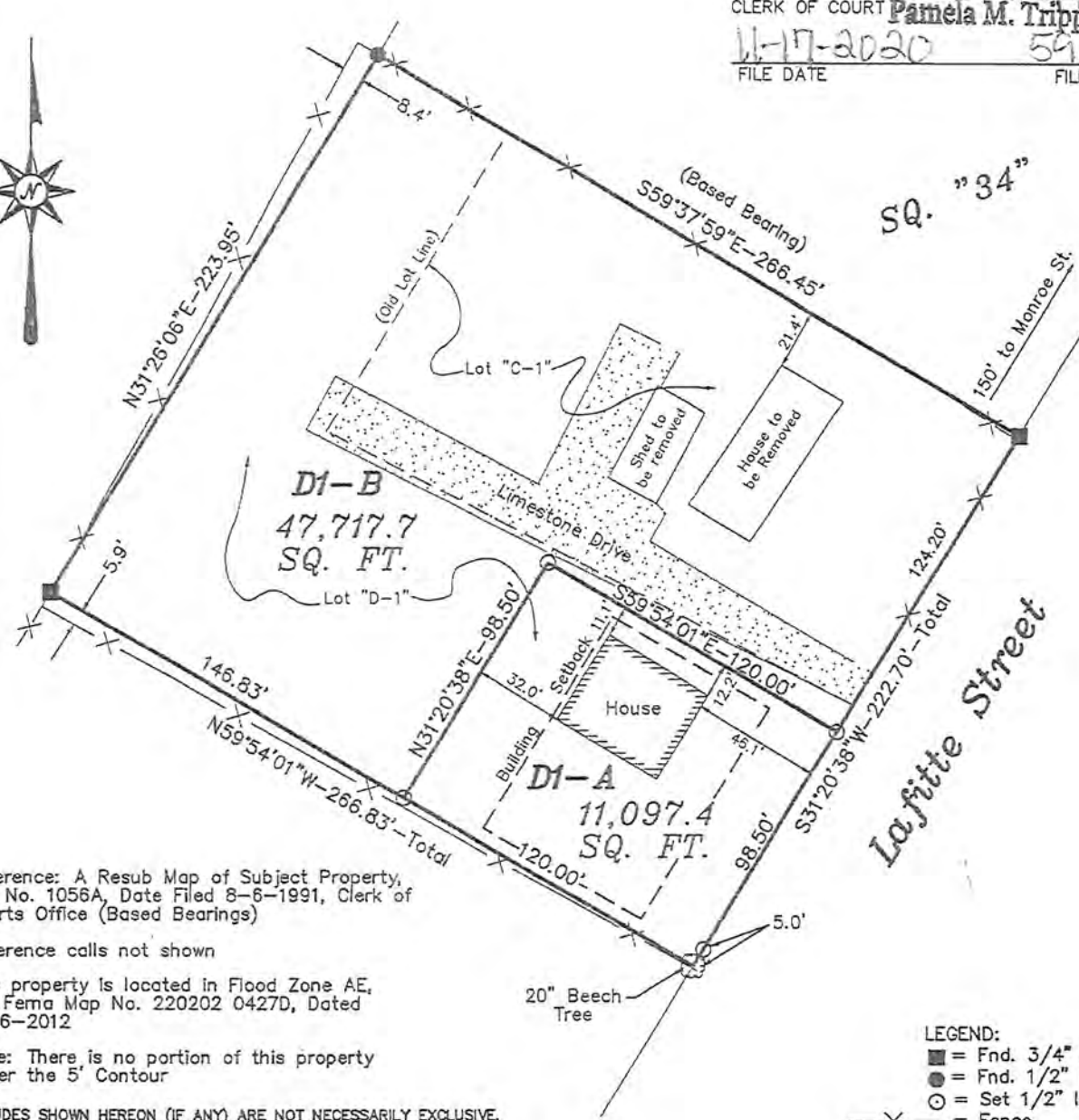
*[Signature]* 11/10/2020  
PLANNING DIRECTOR

*[Signature]*  
CHAIRMAN OF PLANNING COMMISSION

*[Signature]*  
MAYOR OF THE CITY OF MANDEVILLE

*[Signature]*  
CLERK OF COURT *Pamela M. Tripp, Deputy Clerk*

11-17-2020 596AE  
FILE DATE FILE NO.



Reference: A Resub Map of Subject Property, File No. 1056A, Date Filed 8-6-1991, Clerk of Courts Office (Based Bearings)

Reference calls not shown

This property is located in Flood Zone AE, per Fema Map No. 220202 0427D, Dated 5-16-2012

Note: There is no portion of this property under the 5' Contour

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.

LEGEND:

- = Fnd. 3/4" Iron Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence

(Must verify prior to Construction)  
Building Setbacks  
Front: 25'  
Side: Combined 15', Minimum each 5'  
Rear: 30'  
Side Street: \*\*

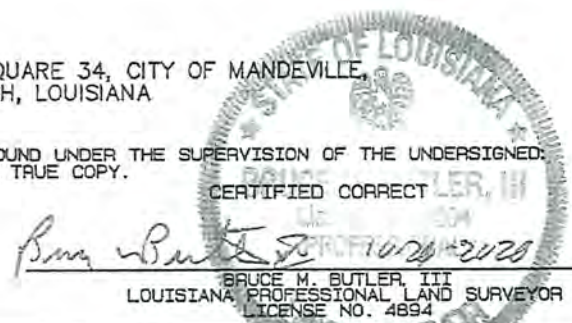
MAP PREPARED FOR **JASON COLLIER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT C-1 & D-1, SQUARE 34, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsurveyingllc@gmail.com



SCALE: 1" = 60'      DATE: 9-21-2020      NUMBER: 20028

Terr3/Jason Collier Resub2  
*ADM 20-11-04*

**CASE SUMMARY SHEET****CASE NUMBER: CU25-07-05****DATE RECEIVED: June 20, 2025****DATE OF MEETING: July 8, 2025 and July 22, 2025****Address: 510 Girod St.****Subdivision: Old Town of Mandeville, Square 19 Lot 5A****Zoning District: B-3 Old Mandeville Business District****Property Owner: Steven and Sarah Federer**

**REQUEST: CU25-07-05 – Steven and Sarah Federer request Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 19 Lot 5A, B-3 Old Mandeville Business District, 510 Girod**

**CASE SUMMARY: Operate a short-term rental on the property**

The applicant owns the property at 510 Girod located on the west side of Girod St., north of Monroe St., and south of Livingston St. The property measures approximately 150' x 150' and contains approximately 22,500 sqft per the St. Tammany Parish Assessor. The property is currently utilized as a Bed and Breakfast Inn.

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 is requesting to operate a Whole House Short-term Rental on the property.

The property is currently in use as a Short-term Rental: Bed and Breakfast Inn, with the downstairs being utilized as the Inn space and upstairs as the living space for the owners who serve as the innkeepers. There are three bedrooms, three bathrooms downstairs and two bedrooms, two bathrooms upstairs. The owners are wanting to expand the rentable space on the property by including the upstairs space and allowing for the flexibility to rent out the entire home.

The following statement was provided by the applicant: *“We have operated Blue Heron Bed and Breakfast since 2016. Located at 510 Girod Street, our business currently consists of two private-entrance guest suites. We are surrounded by other commercial use properties, all of which we have a great relationship with and our B&B guests thoroughly enjoy. Our family currently lives on site, but we had our third child in 2024, and we simply need more space for our family. We see a demand for more family lodging options in Old Mandeville, and would like to increase the rentable space on our property to meet that need when it arises. With the increased revenue from expanding our rentable space, we plan to purchase an additional property that is better suited for our growing family. We would like the flexibility to be able to rent out the entire home when it's needed, but also the ability to continue to rent out our two existing guest suites when the whole home rental demand is low (especially weekdays, when we see a lot of business travelers)”.*

**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 application lists that there will be 5 bedrooms requiring five parking spaces on site. A site plan submitted by the applicant shows three parking spaces on site, along with parking available in a carport and in the driveway.

**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.



**From:** [Blue Heron Bed and Breakfast](#)  
**To:** [Tina Myers](#)  
**Cc:** [Alex Weiner](#)  
**Subject:** Re: Whole House Short Term Rental Waiting List  
**Date:** Friday, June 20, 2025 4:51:59 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Whole House Application.pdf](#)  
[Blue Heron Property site plan.pdf](#)  
[Downstairs floorplan.pdf](#)  
[510 cash deed.pdf](#)  
[Upstairs Floorplan.pdf](#)

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

Tina & Alex,

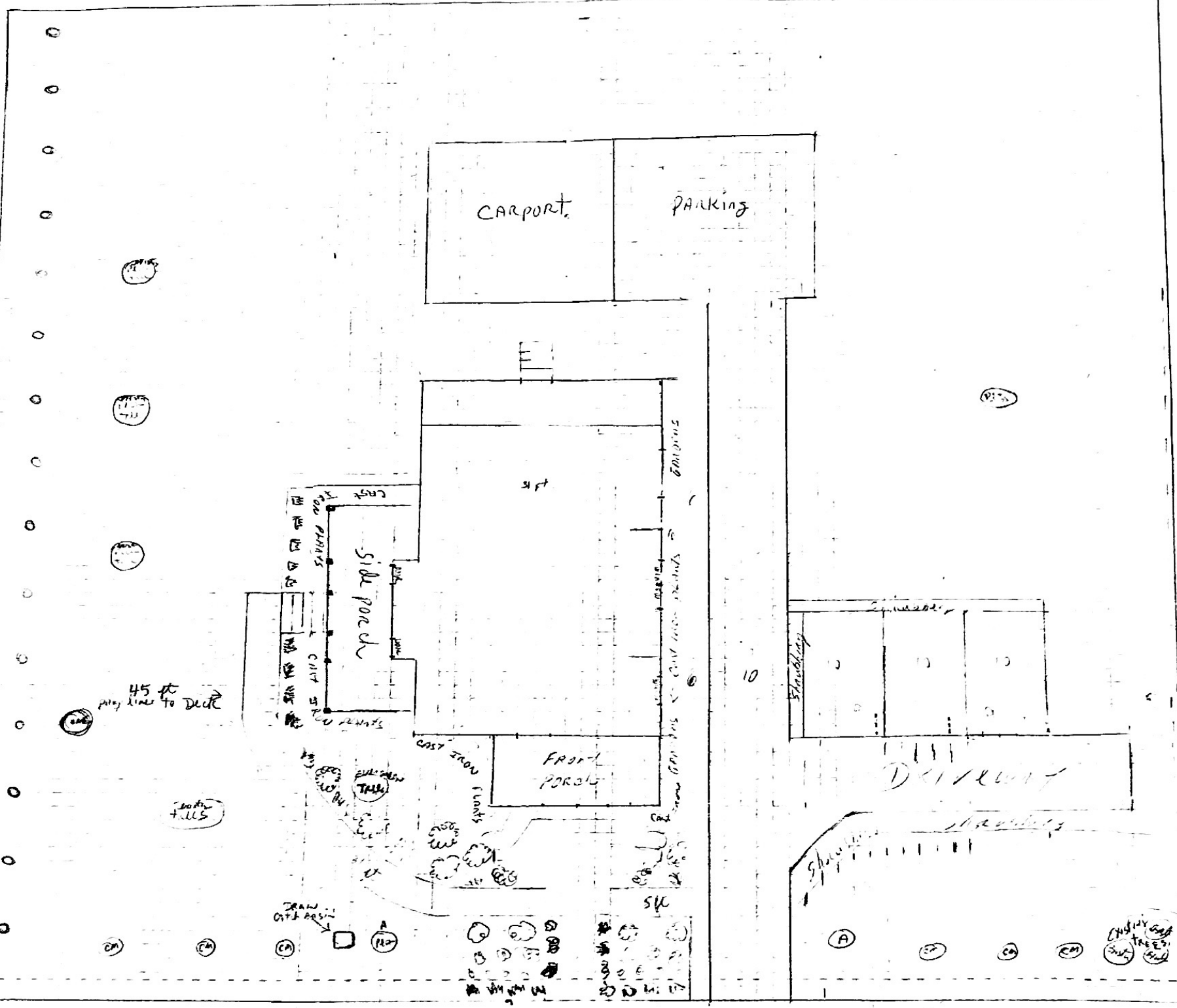
Here are the digital documents and photos for the Whole Home Permit, along with our statement of intentions. Thank you so much for your help, and please let me know if anything else is needed.

*We have operated Blue Heron Bed and Breakfast since 2016. Located at 510 Girod Street, our business currently consists of two private-entrance guest suites. We are surrounded by other commercial use properties, all of which we have a great relationship with and our B&B guests thoroughly enjoy. Our family currently lives on site, but we had our third child in 2024, and we simply need more space for our family. We see a demand for more family lodging options in Old Mandeville, and would like to increase the rentable space on our property to meet that need when it arises. With the increased revenue from expanding our rentable space, we plan to purchase an additional property that is better suited for our growing family. We would like the flexibility to be able to rent out the entire home when it's needed, but also the ability to continue to rent out our two existing guest suites when the whole home rental demand is low (especially weekdays, when we see a lot of business travelers).*

*-Steven & Sarah Federer  
Owners, Blue Heron Bed and Breakfast  
510 Girod Street, Mandeville, LA*

Planning  
52.0  
150.0

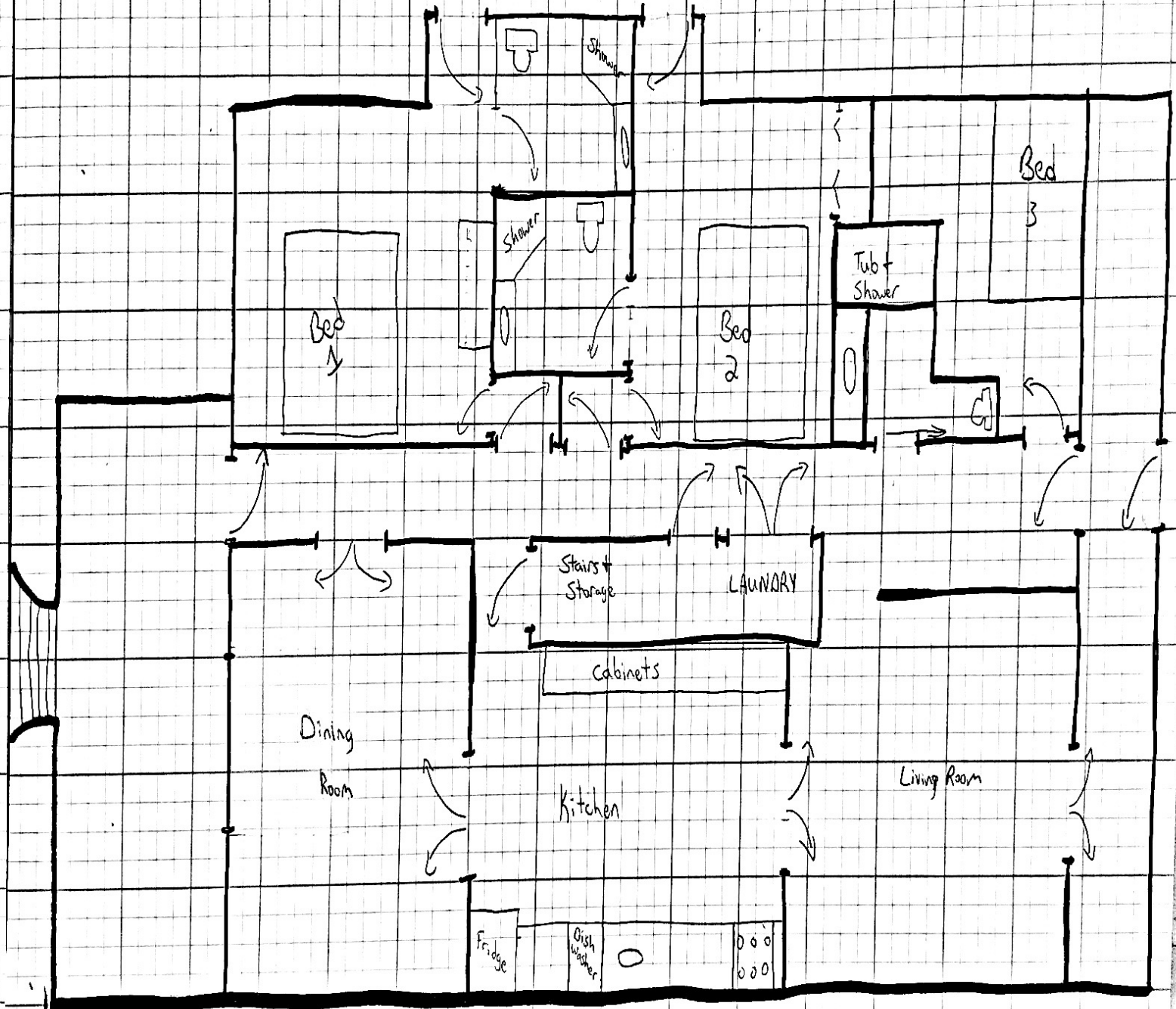
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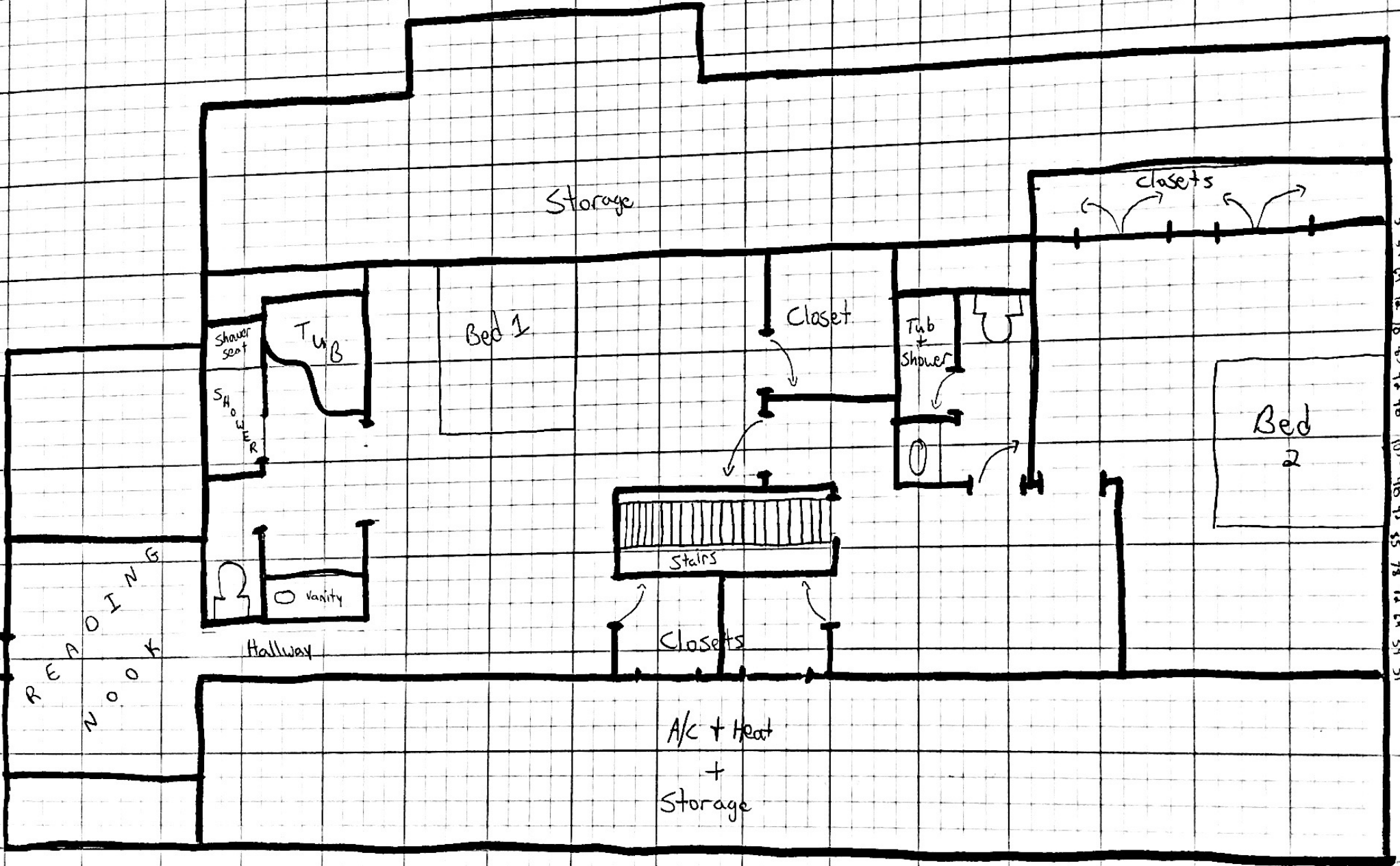
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# Downstairs Floorplan



# UPSTAIRS Floorplan



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**CASE SUMMARY SHEET****CASE NUMBER: V25-07-13****DATE RECEIVED: June 9, 2025****DATE OF MEETING: July 8, 2025 and July 22, 2025****Address: 2306 Jefferson St****Subdivision: Old Mandeville, Square 27, Lot C2****Zoning District: R-1 Single Family Residential District****Property Owner: James Norman Thompson**

**REQUEST: V25-07-13 – James Thompson requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 27 Lot C2, R-1 Single Family Residential District, 2306 Jefferson**

**CASE SUMMARY: Build a pool elevated 19" from grade**

The applicant owns the property at 2306 Jefferson St., located on the corner of Coffee St. and Jefferson St. The property measures 100' x 130' per a drainage study prepared by John Bonneau & Associates and dated 3.28.2016 and revised on 5.05.2016. The property is currently improved with a single-family residence.

The applicant is requesting to construct a pool raised 19" above grade to help reduce impacts from flooding. The ground elevation where the pool will be constructed is 5'-5", bringing the finished grade of the pool to 7'. There is an existing patio area made of limestone that the pool will be located in, with the limestone being located at the existing ground elevation.

A letter prepared by Daniel Harper of Kyle Associates, LLC concerning the proposed pool construction has been submitted on behalf of the applicant. The letter states that they have reviewed the submitted site plan and cross section for the pool, and based on their understanding of the existing surface flow patterns of the property, there is no expectation of any negative drainage or stormwater impacts to the surrounding properties.

After speaking with Public Works there was some additional information requested pertaining to the volume of the variance being requested. Based on the natural grade around the pool, along with the proposed finished height, the volume of the variance being requested is 379.5 cubic feet.

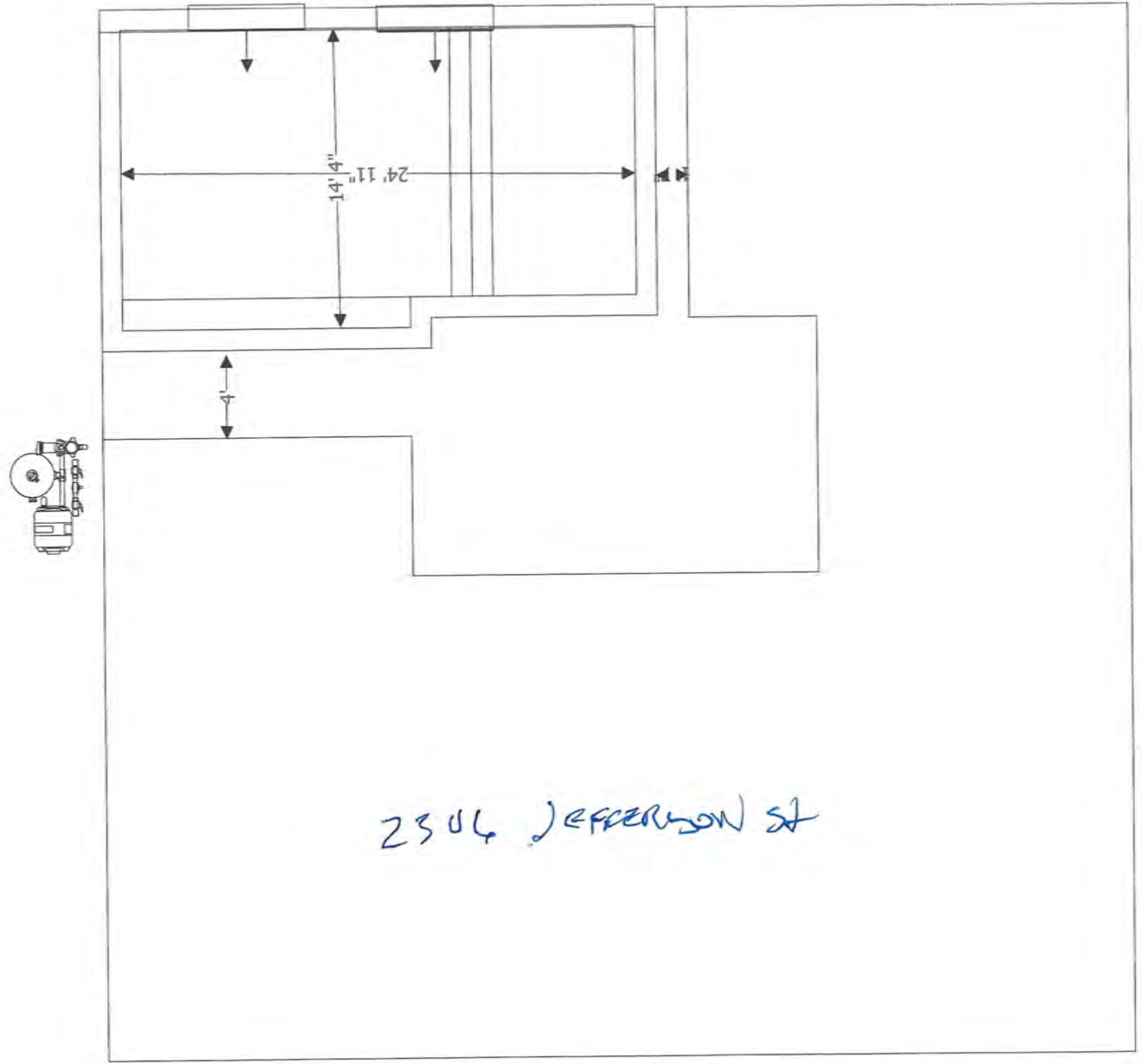
**CLURO SECTIONS:****5.2.3.2. Drainage Overlay District and Fill Sub-Area A**

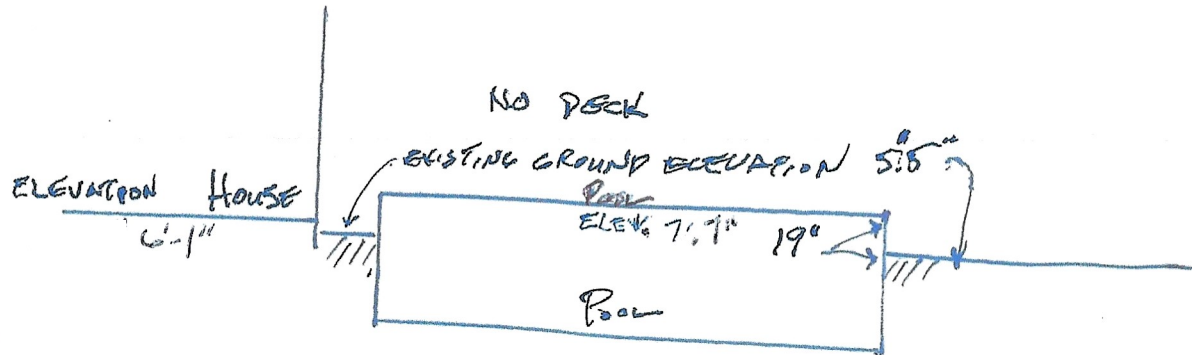
The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. **Grading and Fill.** No change in elevation from natural grades shall be allowed except follows:
  - a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
  - b. Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City's requirement to convey water to the City's stormwater management system.
  - c. Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.
  - d. Fill shall not be allowed within the dripline of existing trees required to remain or any vegetative protection area.
  - e. For lots and development sites in the D- O district that are greater than 20,000 square feet in area and located outside Fill Sub-areas A and B, fill and chain wall construction may be used under a slab foundation and the area under the principal structure is not subject to the above fill limitations. Attached garages and driveways may be established pursuant to section 5.2.3.4.1.g.



Scale: 1/8" = 1 ft.





CROSS SECTION  
 NO SCALE

NO FILL

2306 JEFFERSON ST.  
 MANDEVILLE



July 09, 2025

Alex Weiner, CFM  
Department of Planning & Development  
City of Mandeville  
3101 E. Causeway Approach  
Mandeville, LA 70448

**Re: Proposed Pool at 2306 Jefferson Street  
Permit Number 25-10442  
Mandeville, LA**

Dear Alex:

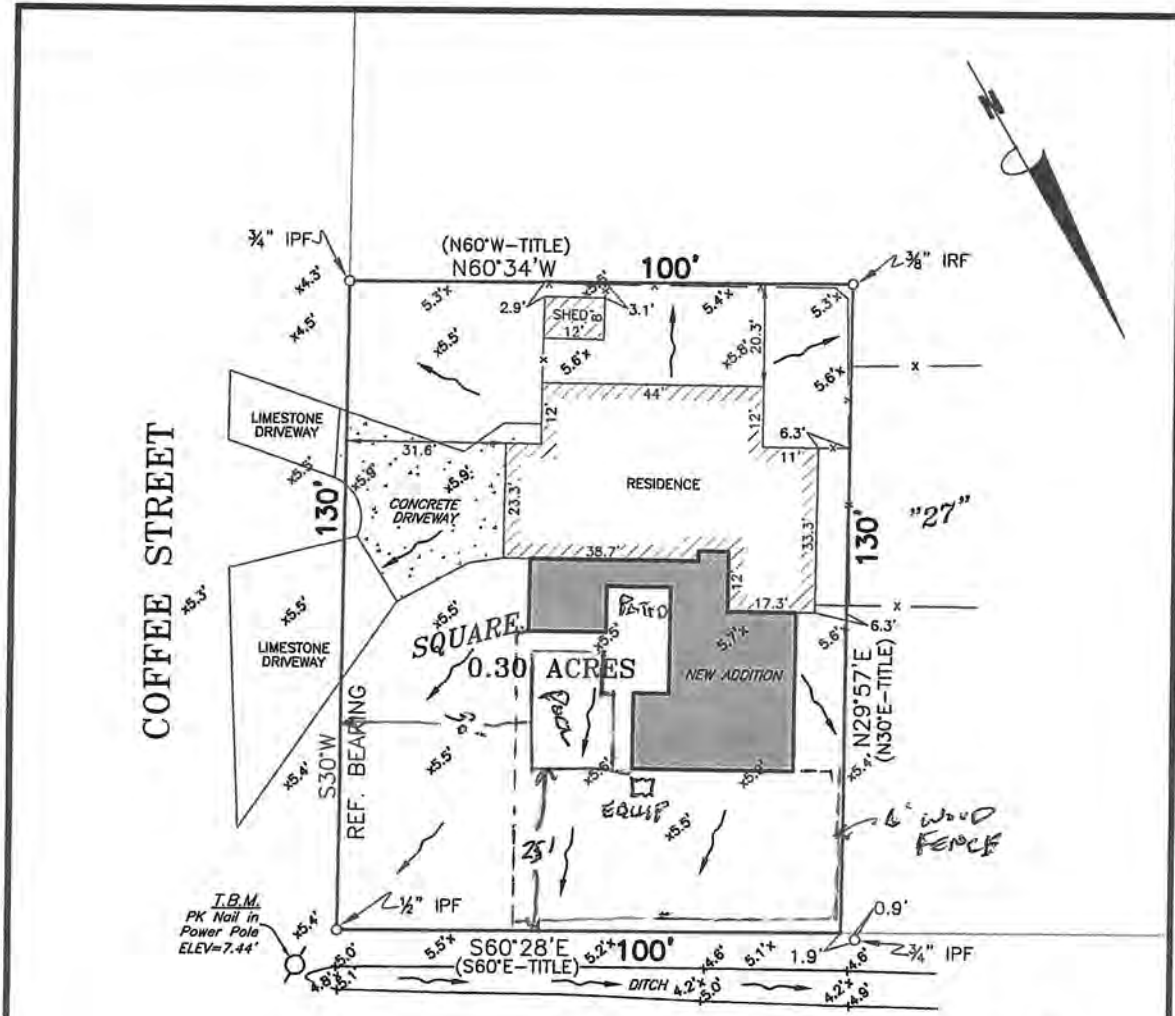
We have reviewed the site plan and pool section for the proposed project. We understand that there are no impervious surfaces planned for the perimeter of the pool and that no additional fill will be placed above existing grade. We also understand that the existing surface flow patterns on the property will remain unchanged. Based on our review and the above assumptions, we do not expect any negative effects on drainage or any stormwater impacts to the surrounding properties.

It has been requested that we provide the volume of the pool that the applicant is requesting a variance for. Natural ground around the pool perimeter is 5.5'. The top elevation of the pool is planned to be 7.1'. The variance volume is calculated from 6" above natural ground to the top of the pool. The pool surface area is planned to be 345 square feet. The resulting volume is calculated at 379.5 cubic feet.

Sincerely,

A handwritten signature in blue ink, appearing to be "DH" followed by a horizontal line.

Daniel Harper, P.E.  
Kyle Associates, LLC  
Project Engineer



#2306 JEFFERSON STREET

**LEGEND**  
 EXISTING ELEVATION 13.0'  
 DIRECTION OF SURFACE FLOW

**NOTE:** THE ADVISORY FLOOD ZONE IS "AE" AND THE ADVISORY BASE FLOOD ELEVATION IS 14'+1"=15'(PER CITY OF MANDEVILLE) PER PANEL NO. LA-PP31, 1/18/06.

**NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A10" with a Base Flood Elevation of 13'+1"=14'(Per City of Mandeville) in accordance with Community Panel No. 220202 0002 C ; Revised: APRIL 4, 1983

**NOTE:** Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

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

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

DRAINAGE STUDY OF  
 A 0.30 ACRE PARCEL OF LAND BEING A PORTION OF  
 SQUARE 27, TOWN OF MANDEVILLE

in the  
 City of Mandeville  
 St. Tammany Parish, Louisiana  
 for  
**BRIAN OATSVALL**

Survey No. 2016 090      Drawn by: DRD      Scale: 1" = 30'  
 Date: MARCH 28, 2016      Revised: 05/05/16(ADDITION)

This Survey is Certified True and Correct By

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447  
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778  
 www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

STATE OF LOUISIANA  
**JOHN E. BONNEAU**  
 License No. 23  
 PROFESSIONAL  
 John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 423



**CASE SUMMARY SHEET**

**CASE NUMBER: V25-07-14**

**DATE RECEIVED: June 20, 2025**

**DATE OF MEETING: July 8 and July 22, 2025**

**Address: 195 Lamarque**

**Subdivision: Old Town of Mandeville, Square 4 Lot F**

**Zoning District: R-1 Single Family Residential District**

**Property Owner: Kevin and Susan Mumphrey**

**REQUEST: V25-07-14 – Kevin and Susan Mumphrey request a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, Old Town of Mandeville, Square 4 Lot F, R-1 Single Family Residential District, 195 Lamarque**

**PREVIOUS CASE: V12-09-13 – Setback reduction**

**CASE SUMMARY: Encroach into the rear setback to construct a deck extension**

The applicant owns the property at 195 Lamarque located on the corner of Lamarque St. and Clairborne St. The property measures 48’ x 107’ and contains 5,136 sqft according to a survey prepared by Riverlands Surveying Company and dated 10.2.2019 and revised on 10.13.2020. The property is currently improved with a single-family residence.

The existing rear setback is 25’. The applicant is requesting to encroach an additional 10’ to construct an extension to the existing rear porch. This would leave 15’ to the property line. In 2012 a variance was granted for a reduction to the front yard, rear yard, and street yard setbacks. All remaining setbacks would be compliant.

	<b>Required</b>	<b>Proposed</b>	<b>Change</b>
<b>Front Setback</b>	15’	15’	0’
<b>Rear Setback</b>	25’	15’	10’
<b>Street Side Setback</b>	10’	10’	0’
<b>Interior Side Setback</b>	10’	10’	0’

The application states that *“The practical difficulty arises from the limited size of my lot, which restricts the ability to utilize outdoor space effectively within the standard setback requirements. Due to the compact nature of the lot, the proposed extension is the only feasible way to enhance outdoor livability and functionality without impacting neighboring properties.”*

**CLURO SECTIONS:**

**7.5.1.3. R-1 Site Development Regulations**

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

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



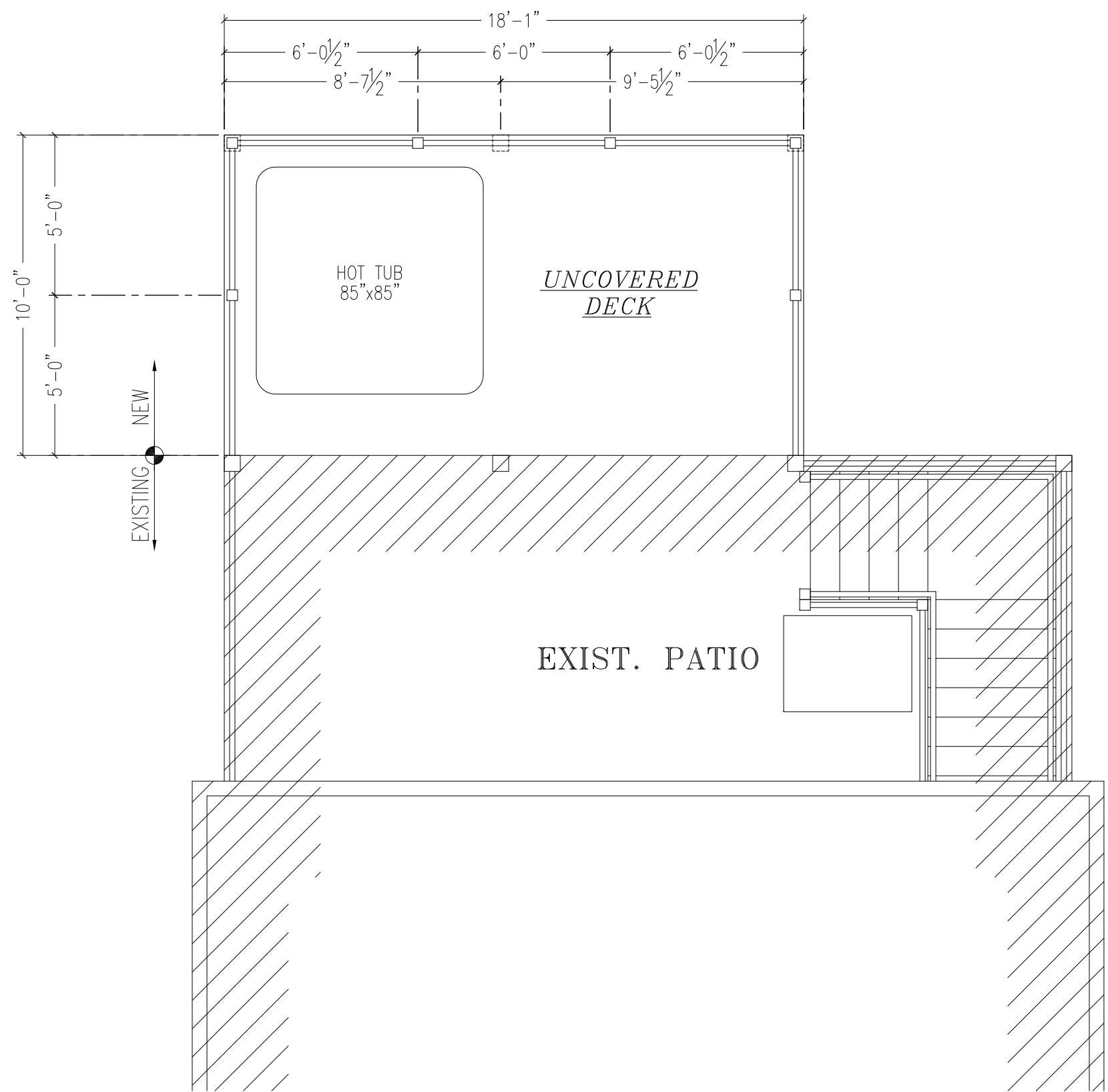
**From:** [REDACTED]  
**To:** [Alex Weiner](#)  
**Cc:** [Tina Myers](#)  
**Subject:** Mumphrey Variance Request Documents for Backyard Deck Extension  
**Date:** Tuesday, July 1, 2025 11:24:11 AM  
**Attachments:** [Mumphrey - 195 Lamarque St Building Plans.pdf](#)

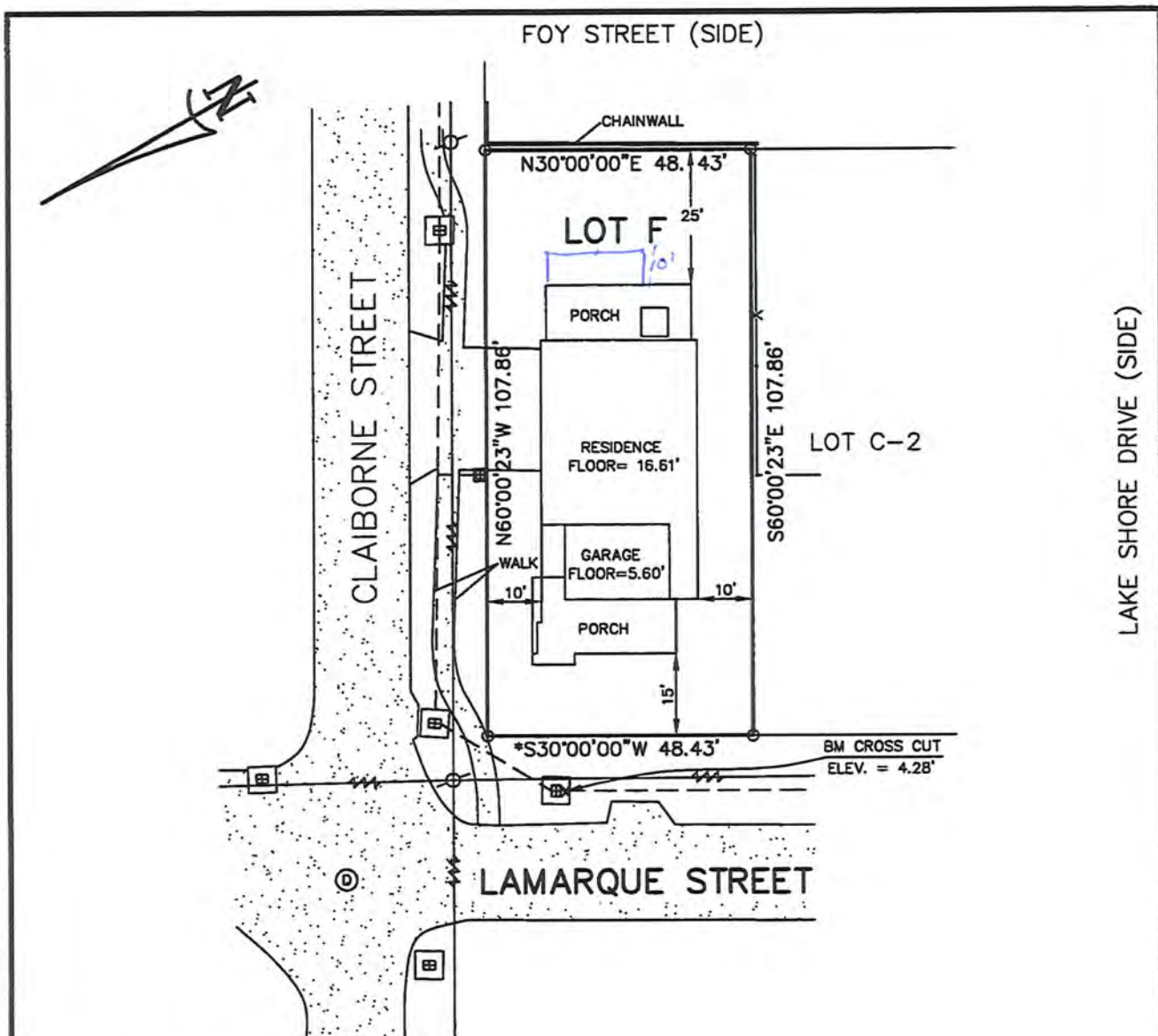
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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Alex and Tina. Please find attached the architectural drawings related to the variance request for the deck extension project at 195 Lamarque Street. Expanding our backyard upper deck by 10 feet will allow for safe and usable outdoor living space, including a small hot tub, that we cannot reasonably place at ground level. The extension will not impact neighbors and will improve our quality of life without altering the character of the neighborhood. Please pass this along to the appropriate Planning Commission members as you deem necessary and let me know if you have any questions or need further documentation. Thank you!

Kevin Mumphrey  
195 Lamarque St.  
Mandeville, LA 70448  
[REDACTED]





SCALE: 1" = 30'

**LEGEND:**

- 1/2" IRON ROD FOUND
- ⊙ DRAIN MANHOLE
- X— FENCE
- ⊙ SC SEWER CLEANOUT
- ⊕ POWER POLE
- POWER LINE

**TITLE:** SURVEY PLAT OF LOT F, SQUARE NO. 4, TOWN OF MANDEVILLE  
CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.

**SURVEY REFERENCE:** TOWN OF MANDEVILLE BY EDDIE J. CHAMPAGNE, SURVEYOR DATED MARCH 27, 1972.

**BASIS OF BEARING:** \*EAST RIGHT OF WAY OF LAMARQUE STREET TAKEN FROM REFERENCED SURVEY PLAT.

**SURVEYOR'S NOTES:**

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
- D. ELEVATIONS HEREON DERIVED BY GPS LIECA SMARTNET SOLUTION DATED 10/2/2019 DATUM NAVD88 (GEOID 12A)

**FLOOD NOTE:** THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220202-0427D DATED 5/16/2012.

**CERTIFIED TO:** KEVIN C. MUMPHREY & SUSAN BULMER MUMPHREY

**MUNICIPAL ADDRESS:** 195 LAMARQUE STREET

**DATE:** OCTOBER 2, 2019

REVISED TO SHOW FORMS 12/3/2019

REVISED TO SHOW SLAB 2/26/2020

REVISED TO SHOW IMPROVEMENTS 10/13/2020

DRAWN BY: KPB

DRAWING NO. MM2133

**RIVERLANDS SURVEYING COMPANY**



505 HEMLOCK STREET  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-6356

*Stephen P. Flynn*

STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

STATE OF LOUISIANA

STEPHEN P. FLYNN  
REG. No. 4668  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**CASE SUMMARY SHEET**

**CASE NUMBER: V25-07-15**

**DATE RECEIVED: June 20, 2025**

**DATE OF MEETING: July 8, 2025 and July 22, 2025**

**Address: 310 Lamarque**

**Subdivision: Old Town of Mandeville, Square 13 Lot 5**

**Zoning District: R-1 Single Family Residential District**

**Property Owner: Matt and Julie McClendon**

**REQUEST: V25-07-15 – Matt and Julie McClendon request a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 13 Lot 5, R-1 Single Family Residential District, 310 Lamarque**

**CASE SUMMARY: Place a generator in the south side setback**

The applicant owns the property at 310 Lamarque St., located on the west side of Lamarque St., south of Madison St., and north of Jefferson St. The property measures approximately 63’ x 132’ and contains approximately 8,316 sqft per the St. Tammany Parish Assessor. The property is currently improved with a single-family residence.

The applicant is requesting to place a generator in the south side setback. The generator will be located 9’ from the property line and 5’ from the house. The application states that the generator cannot be placed in the rear yard due to the existing deck and patio areas. The proposed location would be screened from view along Lamarque St. by two privacy fences and two trees.

The closest structure on the adjacent property to the proposed generator location is the back of a garage. The applicant has spoken with the neighbor about the proposed location and there is no objection from them.

**CLURO SECTIONS:**

**8.1.1.4. Allowed Setbacks Encroachments**

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

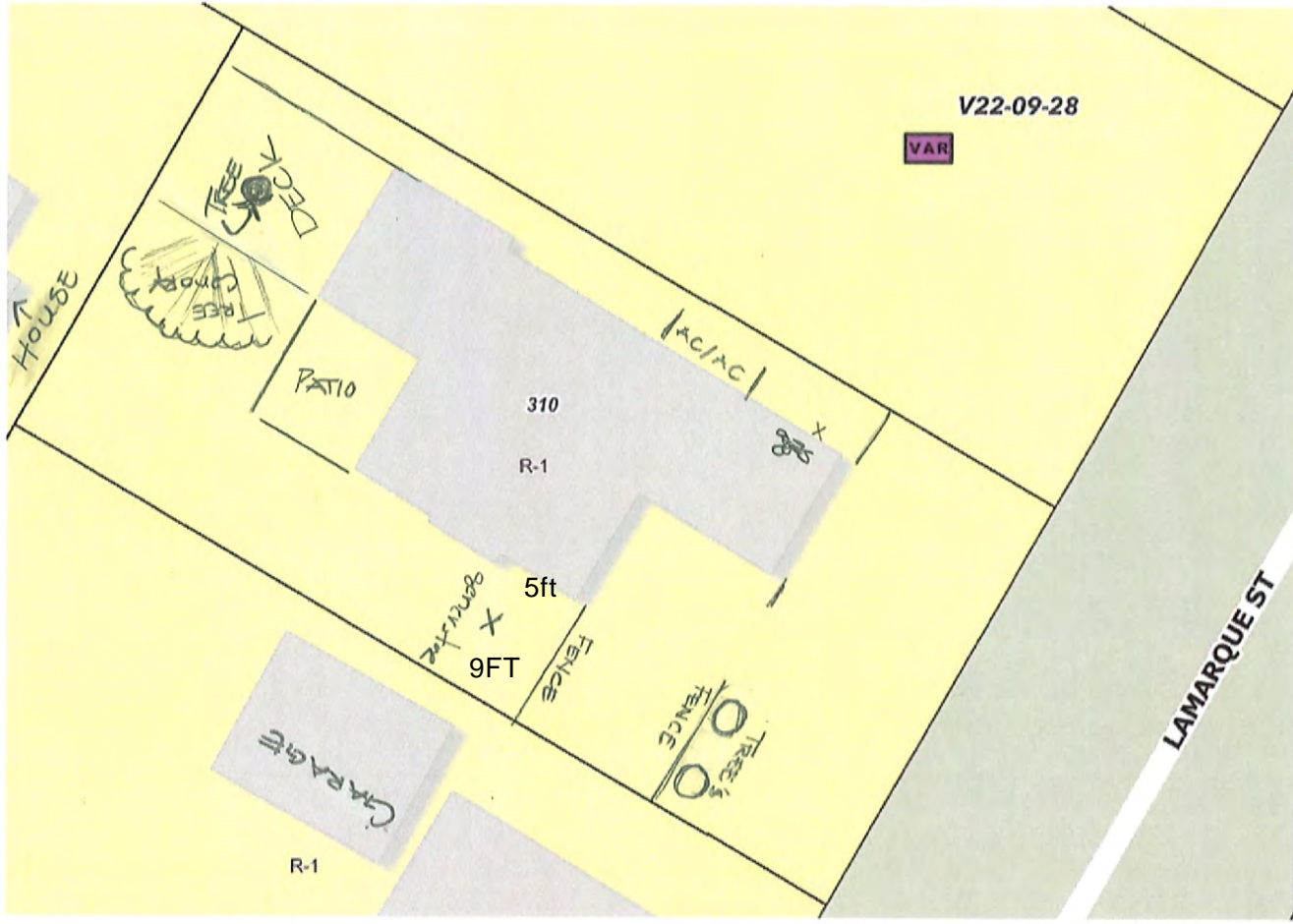
- 4. **Mechanical Equipment.** Except as authorized for the elevation of existing structures, or where there is existing mechanical equipment located within the side setback, heating, ventilation, air conditioning, generator, or pool equipment shall not encroach into any required front or side setback.

**7.5.1.3. R-1 Site Development Regulations**

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

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







6/20/2025

To Planning and Zoning Commission:

My neighbors, Matt and Julie McClendon have discussed placing a generator on the side of their home, directly behind my garage on Lamarque St. I support their generator and see no issue with this location whatsoever. Please feel free to reach out to me if you have any questions or concerns. I hope the city approves this request.

Thank you,

Steven Montz

3102 Lamarque St, Mandeville LA 70448

[REDACTED]

[REDACTED]



