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CASE SUMMARY SHEET

CASE NUMBER: SUP25-06-01
DATE RECEIVED: May 8, 2025
DATE OF MEETING: June 24, 2025 and July 8, 2025

Address: 2129 Lakeshore
Subdivision: Old Mandeville, Square 25A, Lots 4,5,6,7,17,18,19 and 20
Zoning District: B-3 Old Mandeville Business District
Property Owner: McGuire Real Estate Group

REQUEST: SUP25-06-01 – Barrett McGuire requests a revision to Special Use Approval Z15-01-02 per CLURO Section 4.3.2.11. Amendments to Special Use Permit Approvals, Old Mandeville, Square 25A, Lots 4,5,6,7,17,18,19 and 20, B-3 Old Mandeville Business District, 2129 Lakeshore

PREVIOUS CASES: Z15-01-02 – Zoning Approval for Frapart Hotel structure
Z15-01-03 – Zoning Approval for Sophie Wright Cottage and Hadden Cottage
SUP16-12-08 – Special Use Amendment to change Hadden Cottage designation
SUP17-01-02 – Special Use Amendment to change Hadden Cottage designation

CASE SUMMARY: A revision to a previous Special Use Approval to allow patrons below the structures

The applicant owns the property at 2129 Lakeshore located on the north side of Lakeshore Dr., west of Lafitte St., and east of Carroll St. The property measures approximately 176’ x 507’ and contains 90,905 sqft according to the St. Tammany Parish Assessor. The property is currently improved with the commercial business, Pat’s Rest Awhile.

In March of 2015 special use approval was granted to allow a Restaurant – Sit-Down with Lounge in the former “Rest Awhile” main structure and to allow a Tavern – Bar or Lounge in both the Sophie Wright Cottage and Hadden Cottage. As part of the approval the following conditions were implemented:

- 1. There is no patron area allowed at grade (below any of the structures).
- 2. No outdoor activity after 10:00pm year-round. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District, Section d. Hours of Operation and Noise.
- 3. No outdoor speakers or outdoor amplified sound. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District, Section d. Hours of Operation and Noise.

The applicant is requesting a revision to the previous special use approval to allow patrons underneath the structures. The application states that no new seating will be added for the patrons beneath the structures and at the June 24th meeting the applicant clarified that this request is to be able to relocate the existing seating underneath the structure to have a respite from weather conditions like rain or direct sun.

At the June 24th meeting the applicant revised their request to remove the outdoor amplified sound portion of the request, leaving just the patrons underneath the structures.

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.

6.4.67. Restaurants - Sit-Down with Lounge

A sit-down restaurant establishment utilizing up to 25% of area accessible to patrons as a lounge for the serving and consumption of alcoholic beverages.

6.4.73. Tavern - Bar or Lounge

Any premises where the principle business is the sale of alcoholic beverages at retail for consumption on the premises, where minors are excluded therefrom by law, and where incidental service of food may or may not occur, provided an excess of 25% of the patron area is used for the consumption of alcoholic beverages. Typical uses include cocktail lounges and piano bars.

7.5.10.5. Special B-3 - Old Mandeville Business District Criteria

- d. Hours of Operation and Noise. If night activities are conducted by the on-site use, such activities shall not interfere with the peace of any adjacent residential district or on-site residential use and shall conform to the requirements regarding noise and sound as set forth in the City’s Code of Ordinances.
 - (1) Outdoor operations for commercial activity located anywhere within the B-3 zoning district shall not be permitted after 10:00 p.m., except on Fridays and Saturdays, and the following holidays; New Years Eve, the Sunday and Monday preceding Mardi Gras Day, Mardi Gras Day, evening of 3rd of July, 4th of July,

Sunday proceeding Labor Day Monday, Halloween Night, Wednesday preceding Thanksgiving Day, and Christmas Eve, when outdoor operations shall be permitted until midnight.

- (2) Outdoor speakers and amplified sound shall comply with applicable noise ordinance requirements and are prohibited from 10:00 p.m. until 7:00 a.m. unless otherwise authorized through a Special Event permit.
- (3) Indoor music intended for principal entertainment purposes shall comply with applicable noise ordinance requirements and is prohibited from 10:00 p.m. until 7:00 a.m. weekdays (Sunday through Thursday) and midnight until 7:00 a.m. on weekends (Friday and Saturday) except as authorized in conjunction with a Special Events Permit. Music intended as background music shall be played at or below the sound level of normal human conversation.

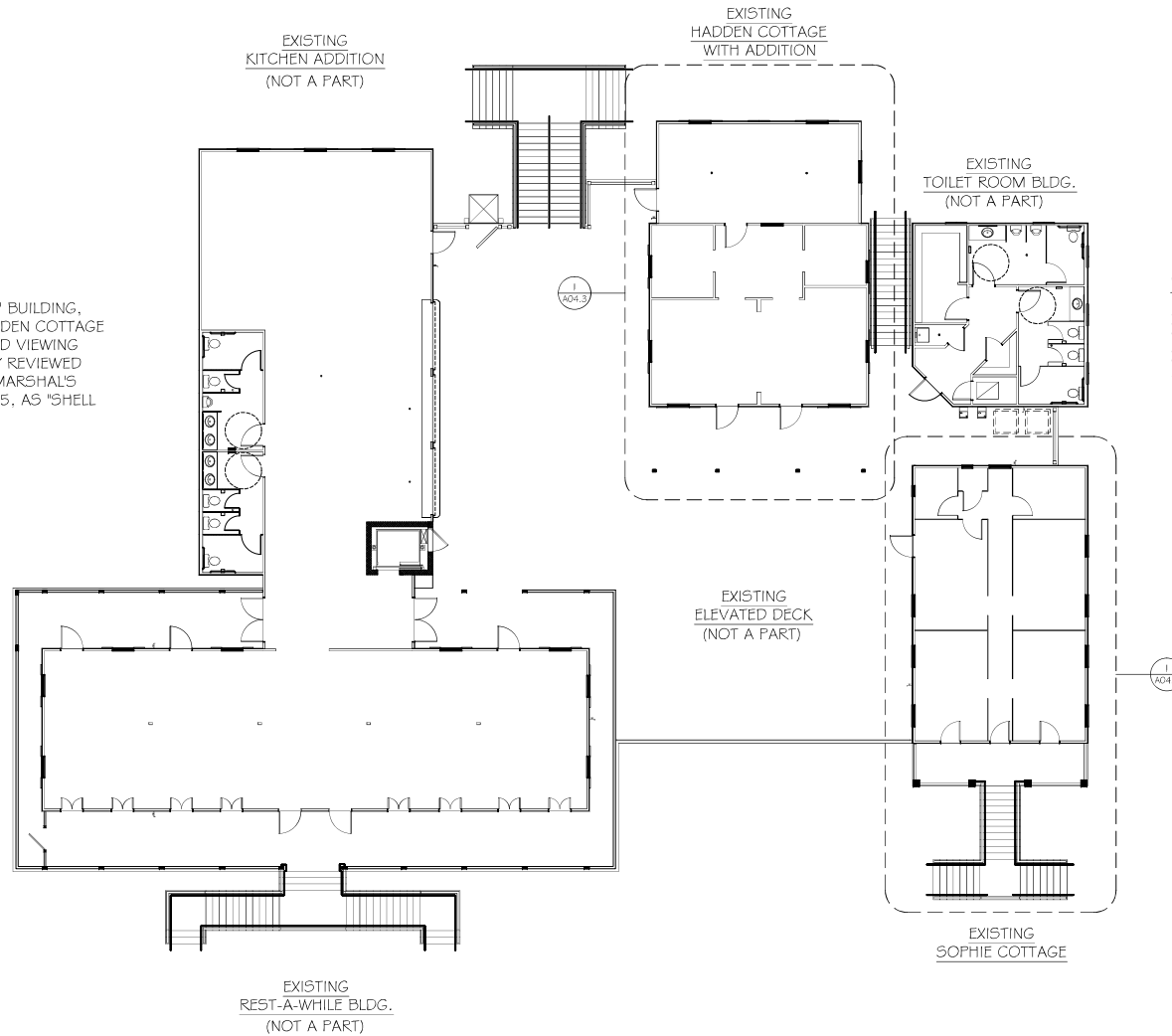


NOTE:

EXISTING "REST-A-WHILE" BUILDING,
KITCHEN ADDITION, HADDEN COTTAGE
ADDITION, AND ELEVATED VIEWING
DECK WERE PREVIOUSLY REVIEWED
BY THE LA. STATE FIRE MARSHAL'S
OFFICE, #AR-17-006705, AS "SHELL
ONLY".

NOTE:

EXISTING TOILET ROOM BUILDING
WAS PREVIOUSLY REVIEWED BY THE
LA. STATE FIRE MARSHAL'S OFFICE,
#AR-16-014477



1. EXISTING FIRST FLOOR DEVELOPMENT PLAN - OVERALL

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

project 1217
date 3.23.20
revisions



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(Renovations to the Sophie and Hadden Cottages)

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**City of Mandeville
Planning and Zoning Commission**

DENNIS THOMAS, CHAIRMAN
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN
ZONING COMMISSION

LOUISETTE L. KIDD, AICP, CFM
DIRECTOR, DEPT. OF PLANNING &
DEVELOPMENT



MEMBERS

MICHAEL BLACHE
REN CLARK
SCOTT QUILLIN
SIMMIE FAIRLEY
REBECCA BUSH

March 4, 2015

McGuire Real Estate Group, LLC
1551 Lakeshore Drive
Mandeville, LA 70488

RE: Z15-01-02 and Z15-01-03 McGuire Real Estate Group, LLC requests a Zoning Permit Z15-01-02 to CLURO Section 6.4.67 Sit Down Restaurant with Lounge in former Rest A While main structure(Frapart Hotel) and a Zoning Permit (Z15-01-03) to CLURO Section 6.4.73 Tavern- Bar or Lounge in Sophie Wright Cottage and the Hadden Cottage

Dear Mr. McGuire:

At the special meeting of the Planning and Zoning Commission held on Monday, February 23, 2015, the Zoning Commission approved two Zoning Permits. The first, to allow a Sit Down Restaurant with Lounge in the former "Rest A While" main structure, (Frapart Hotel), as defined under CLURO Section 6.4.67 Restaurants - Sit-Down with Lounge defined as follows:

A sit-down restaurant establishment utilizing up to 25% of area accessible to patrons as a lounge for the serving and consumption of alcoholic beverages.

The second Zoning Permit was approved to allow a Tavern – Bar or Lounge in both the Sophie Wright Cottage and the Hadden Cottage as defined under CLURO Section 6.4.73 Tavern - Bar or Lounge – defined as follows:

Any premises where the principle business is the sale of alcoholic beverages at retail for consumption on the premises, where minors are excluded there from by law, and where incidental service of food may or may not occur, provided an excess of 25% of the patron area is used for the consumption of alcoholic beverages. Typical uses include cocktail lounges and piano bars.

Both Zoning Permits were approved in accordance with plans prepared by Piazza Architecture Planning dated 12/23/2014 revised through 2/18/2015 listed as follows:

- Sheet A02.1 Overall Site Plan – Existing
- Sheet A02.2, Site Plan - basic dimensions

3101 EAST CAUSEWAY APPROACH x MANDEVILLE, LOUISIANA 70448 x (985) 624-3103 x Fax (985) 626-7929

- Sheet A02.3, Site Plan – basic dimensions
- Sheet A02.4, Site Plan, patron level
- Sheet A02.5 Overall Site Plan – Proposed
- Sheet A02.6 Neighbor Parking Plan
- Sheet A04.1 Overall Floor Plan - Patron Level
- Sheet A10.1, Elevations (existing buildings)
- Sheet D01.1 Existing Drainage Plan
- Sheet D02.1, Conceptual Drainage Plan
- Sheet L01.1 Existing Landscape
- Sheet L02.1 Code Compliance Landscape Plan
- Architectural 3d Rendering

The Zoning Commission found that the proposed uses of a Sit Down Restaurant with Lounge in the Frapart Hotel and Tavern – Bar or Lounge in the Sophie Wright and Hadden Cottages as depicted on the site plan and architectural 3d rendering, is compatible with existing, conforming and permitted uses on adjacent properties.

The Zoning Commission approved the Zoning Permits and the above referenced plans with specific conditions to mitigate potential adverse impacts to the adjacent property and neighborhood as follows:

1. There is no patron area allowed at grade (below any of the structures).
2. No outdoor activity after 10:00 p.m. year round. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District Criteria, Section d. Hours of Operation and Noise.
3. No outdoor speakers or outdoor amplified sound. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District Criteria, Section d. Hours of Operation and Noise.

Additionally, the items listed below were offered in your amended application dated January 16, 2015 and the Zoning Commission included them as conditions of the approval. Some of these items were also reflected on amended site plans.

1. All space between addition and property line will be green
2. Install internal and external fire sprinklers
3. Install fire proofing interior walls on West side of Frapart Hotel and addition
4. Restrict/Block access to West side porch facing neighbor
5. Screen West side front porch so that the Frapart Hotel front porch is not viewable from the neighbor front porch
6. Shutter all West side windows
7. Build privacy fence on West side. Boards will alternate so there is no "bad" side of the fence
8. Plant landscaping on the West Side
9. Locate interior bar of the Frapart Hotel to the far East side of the building
10. Do not install speakers/music on the West side of the Frapart Hotel front porch

11. Install sound proofing on West side walls of Frapart Hotel and addition
12. Install Molitron Odor and Smoke Abatement System (MOAS), or like product, on kitchen exhaust system. Reduce odor particles by approximately 95% and reduces pproximately 50% of smoke particles.
13. Face kitchen exhaust to the East

Should you have any questions, please do not hesitate to contact me at 624-3103.

Sincerely,



Louissette L. Kidd, AICP, CFM

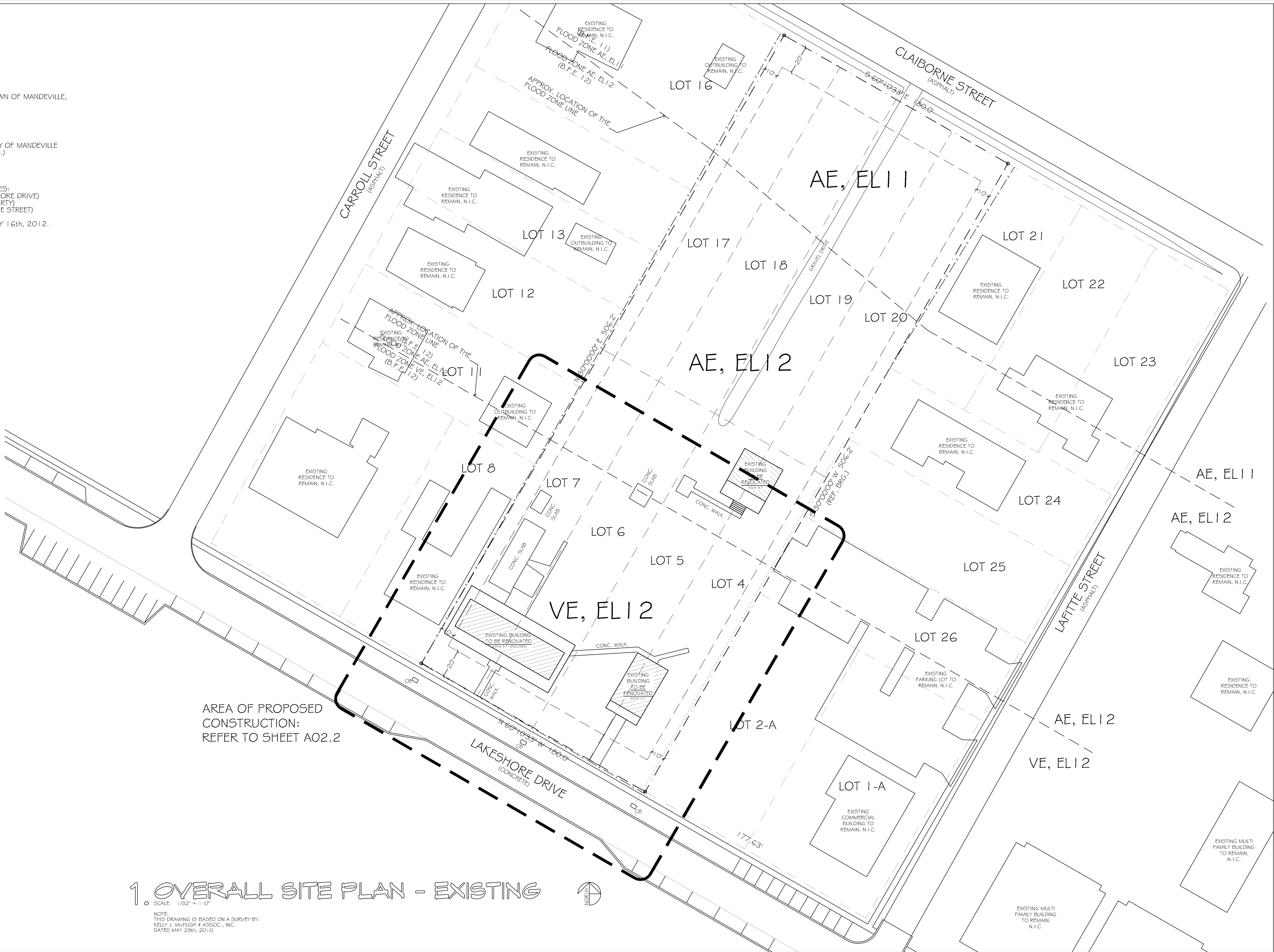
Director, Dept. of Planning & Development

SITE INFORMATION:

PARCEL IS LOCATED IN THE CITY OF MANDEVILLE, LOUISIANA.
PARCEL IS LOTS 4, 5, 6, 7, 17, 18, 19 & 20, SQUARE 25-A, TOWN OF MANDEVILLE,
SECTION 49, T85-R11 E, ST. TAMMANY PARISH, LA.
PARCEL IS 91,115.6 SQ. FT., OR 2.092 ACRES.
PARCEL IS ZONED B-3, "OLD MANDEVILLE BUSINESS DISTRICT".
PARCEL SHALL COMPLY WITH THE GUIDELINES AS SET BY THE CITY OF MANDEVILLE
COMPREHENSIVE LAND USE REGULATIONS ORDINANCE (C.L.U.R.O.)

FLOOD ZONE INFORMATION:

PER LSU AGCENTER WEBSITE, PARCEL IS LOCATED IN FLOOD ZONES:
VE, EL 12 B.F.E. 12.00' NAVD88 (FRONTING LAKESHORE DRIVE)
AE, EL 12 B.F.E. 12.00' NAVD88 (CENTER OF PROPERTY)
AE, EL 11 B.F.E. 11.00' NAVD88 (FACING CLAIBORNE STREET)
F.I.R.M., COMMUNITY NO. 220202, PANEL 0427 D, REVISED MAY 16th, 2012.
CITY OF MANDEVILLE REQUIRES A 2'-0" FREEBOARD ABOVE B.F.E.



AREA OF PROPOSED
CONSTRUCTION:
REFER TO SHEET A02.2

1. OVERALL SITE PLAN - EXISTING

SCALE: 1/32" = 1'-0"
NOTE:
THIS DRAWING IS BASED ON A SURVEY BY:
KELLY J. McFUGH & ASSOC., INC.
DATED MAY 28th, 2010

project 0614
date 12.23.14
revisions 1.30.15
2.13.15
2.18.15



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BUILDING INFORMATION:

MAXIMUM HEIGHT: 35'-0", OR...
40'-0" WITH A MINIMUM 7:12 ROOF PITCH IF RECOMMENDED BY DESIGN REVIEW COMMITTEE FOR STRUCTURES WHERE THE GROUND FLOOR IS REQUIRED TO BE ELEVATED MORE THAN 6'-0" ABOVE GRADE.

ACTUAL HEIGHTS

REST-A-WHILE BUILDING:	34'-7"	(CURRENTLY ELEVATED 11'-2")
HADDEN COTTAGE:	30'-11"	(ELEVATED 11'-2")
SOPHIE COTTAGE:	28'-8"	(ELEVATED 11'-2")

C.L.U.R.O. INFORMATION:

6.4.64 RESTAURANT - SIT DOWN WITH LOUNGE
PARKING RATIO: 1 PER 150 S.F. GROSS FLOOR AREA

6.4.70 TAVERN - BAR OR LOUNGE
PARKING RATIO: 1 PER 150 S.F. GROSS FLOOR AREA

DEVELOPMENT INFORMATION: COMMERCIAL

REST A WHILE BUILDING: (WITH KITCHEN ADDITION)

RESTAURANT/LOUNGE/	3,104 SQ. FT. (INTERIOR)
KITCHEN ADDITION:	

SLAB AT GRADE:	3,054 SQ. FT. (EXTERIOR)
PORCH AREA:	1,460 SQ. FT. (EXTERIOR)

SOPHIE COTTAGE:

TAVERN:	920 SQ. FT. (INTERIOR)
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PORCH AREA:	144 SQ. FT. (EXTERIOR)
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HADDEN COTTAGE:

TAVERN:	764 SQ. FT. (INTERIOR)
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PORCH AREA:	302 SQ. FT. (EXTERIOR)
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RESTROOM ADDITION:

RESTROOMS/STORAGE:	700 SQ. FT. (INTERIOR)
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NEW DECK and WALKWAYS:

DECK AREA:	1,631 SQ. FT. (EXTERIOR)
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PARKING: B3 ALLOWS FOR EITHER INTERIOR OR EXTERIOR CALCULATION, THEN PARKING IS DETERMINED BY THE HIGHER OF THE TWO.

OVERALL INTERIOR SQ. FT. = 5,488 / 150 = 37 PARKING SPACES

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SINCE PARKING BASED ON EXTERIOR SQUARE FOOTAGE IS GREATER, THEN PARKING AS REQUIRED: 44 PARKING SPACES

PARKING AS PROVIDED: (OFF STREET) 26 PARKING SPACES

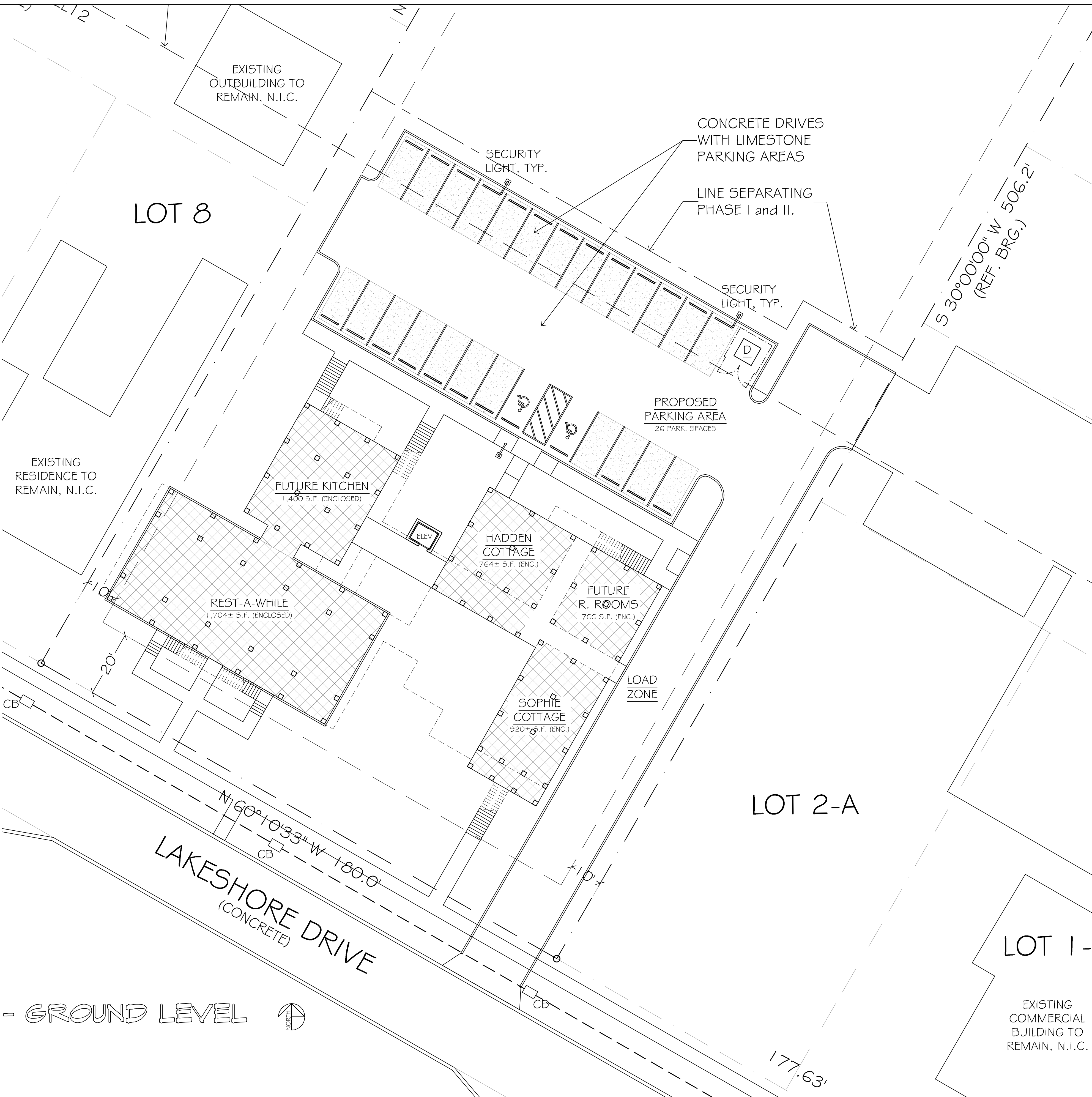
PARKING REDUCTION ALLOWED PER C.L.U.R.O. 7.5.10.5.3a (REFER TO SHEET A02.5) 19 PARKING SPACES

OVERALL ON/OFF STREET PARKING AVAILABLE: 45 PARKING SPACES

IMPERVIOUS AREA:

DEVELOPMENT AREA, THIS PHASE:	36,353 SQ. FT.
IMPERVIOUS AREA, THIS PHASE:	25,529 SQ. FT.

70.23% IMPERVIOUS



1. SITE PLAN - GROUND LEVEL

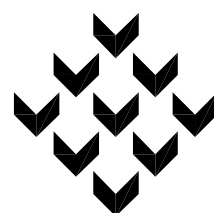
SCALE: 1/16" = 1'-0"

NOTE:
THIS DRAWING IS BASED ON A SURVEY BY:
KELLY J. KIRKHOFF & ASSOC., INC.
DATED MAY 28th, 2010

project 0614

date 12.23.14

revisions 1.30.15
2.13.15
2.18.15



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TAVERN: 764 SQ. FT. (INTERIOR)

PORCH AREA: 302 SQ. FT. (EXTERIOR)

RESTROOM ADDITION:
RESTROOMS/STORAGE: 700 SQ. FT. (INTERIOR)

NEW DECK and WALKWAYS:
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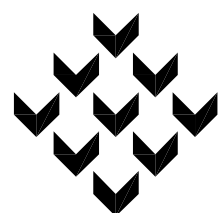
1. SITE PLAN - PATRON LEVEL

NOTE:
THIS DRAWING IS BASED ON A SURVEY BY:
KELLY J. McFUGH & ASSOC., INC.
DATED MAY 28th, 2019

project 0614

date 12.23.14

revisions 1.30.15
2.13.15
2.18.15



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CASE SUMMARY SHEET

CASE NUMBER: CU25-08-06
DATE RECEIVED: July 22, 2025
DATE OF MEETING: August 12, 2025 and August 26, 2025

Address: 256 Jackson
Subdivision: Old Town of Mandeville, Square 74 Lot 260A
Zoning District: Planned Residential District
Property Owner: Gene and Marcelle Groce

REQUEST: CU25-08-06 – Gene and Marcelle Groce request a 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 74 Lot 260A, PRD- Planned Residential District, 256 Jackson

CASE SUMMARY: Operate a Whole House Short Term Rental

The applicant owns the property at 256 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 100’ along the rear property line, 110’ along the west property line, 53’ along the front property line, then northeast for 42’, east for 9’, and then north for 100’ and contains 11,281 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 contains 3 bedrooms and 2 bathrooms. The application lists the maximum number of guests will be six.

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 states that there will be three bedrooms rented out requiring three parking spaces on site. A site plan of the area beneath the structure submitted by the applicant shows the required three parking spaces.

CLURO SECTIONS:

4.3.3.8. Review and Evaluation Criteria

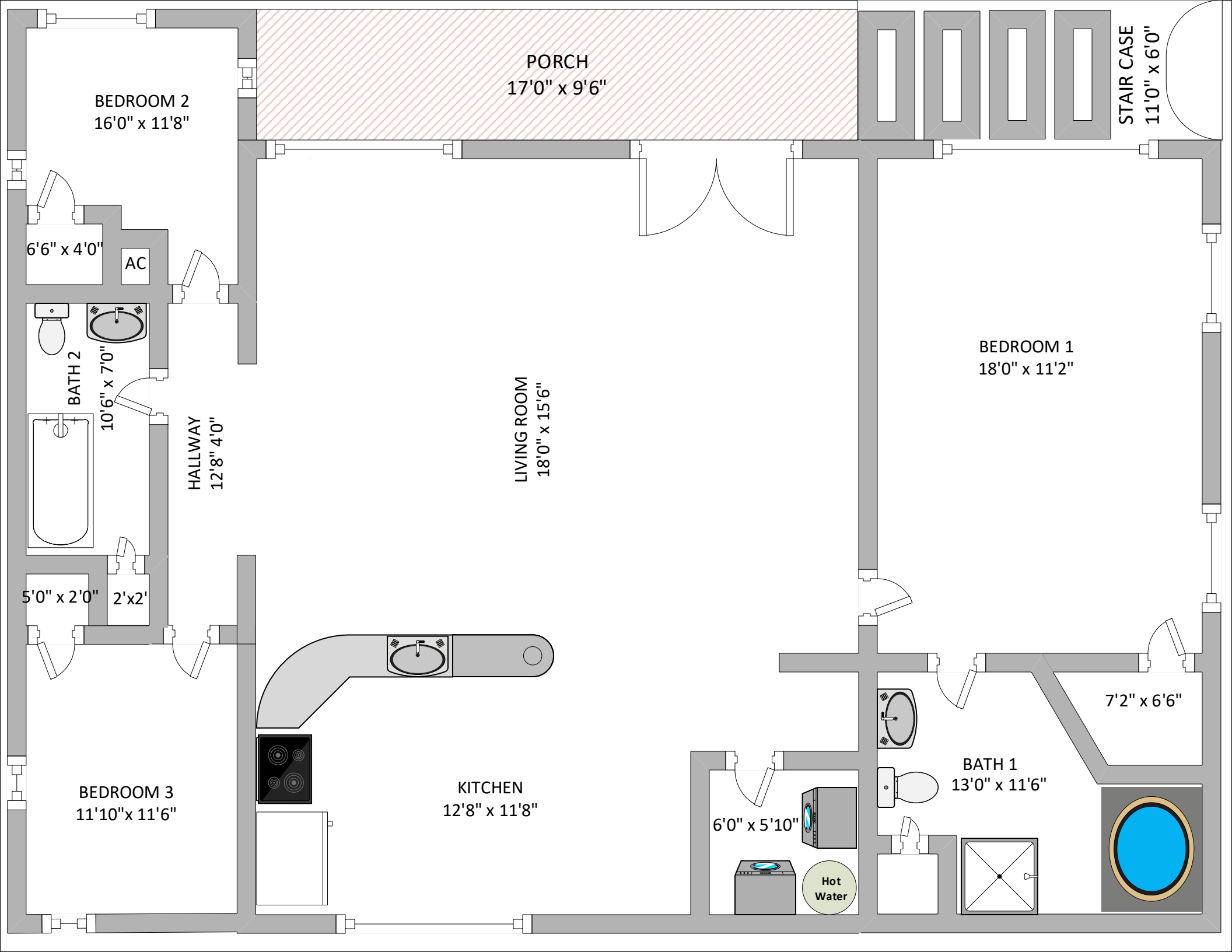
The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

- 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.

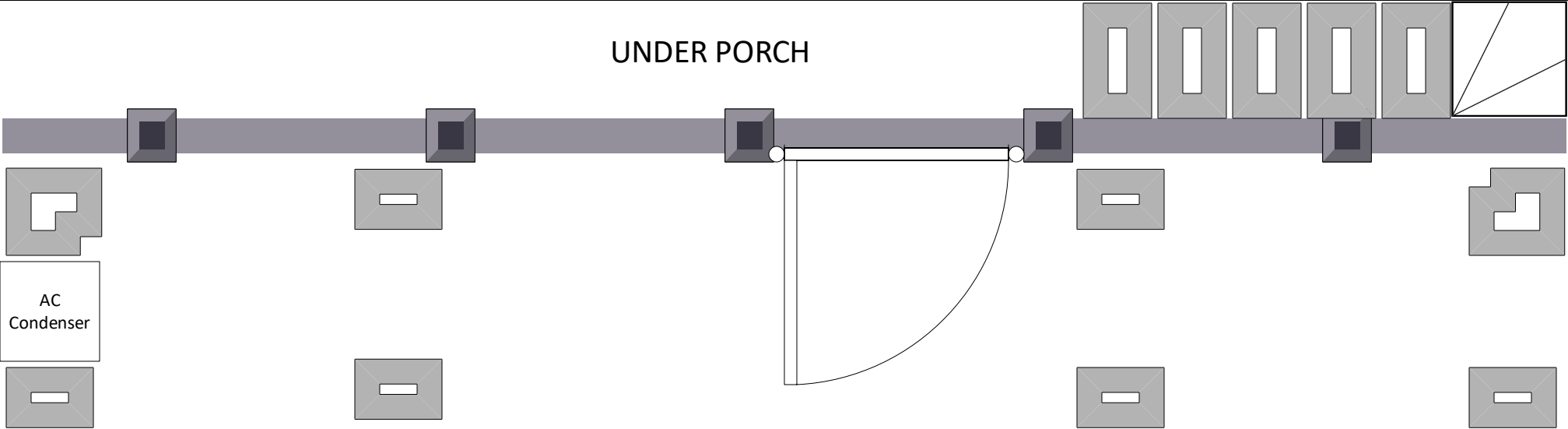
6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental

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.

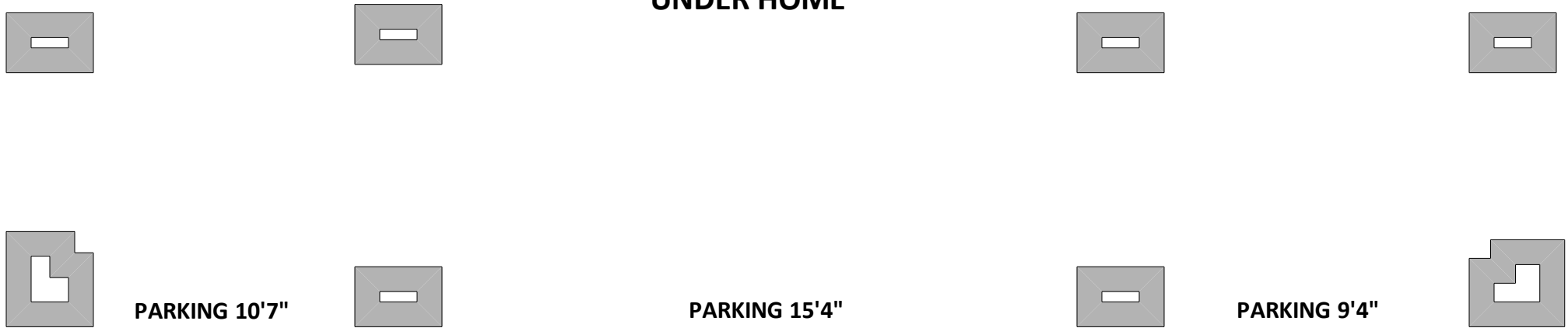




UNDER PORCH



UNDER HOME



PARKING 10'7"

PARKING 15'4"

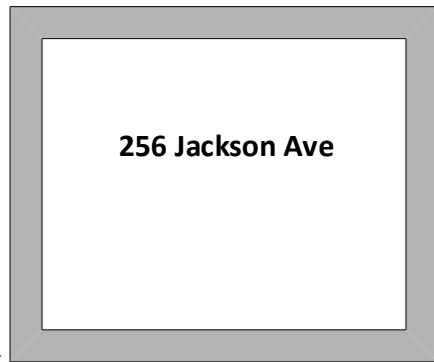
PARKING 9'4"

ADDITIONAL PARKING
35' x 12'

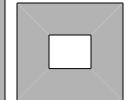




Approx 60 ft



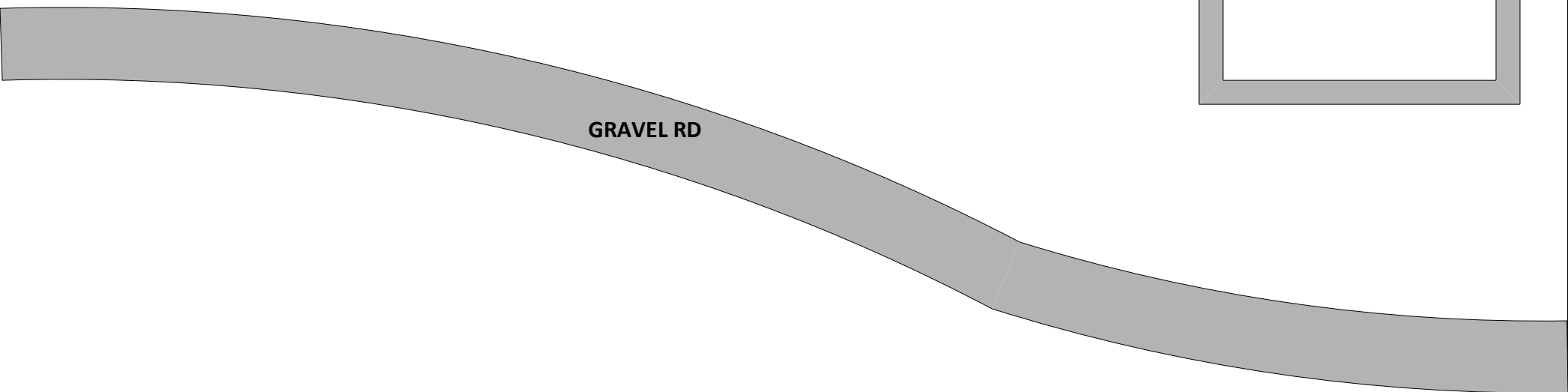
Storage
Shed

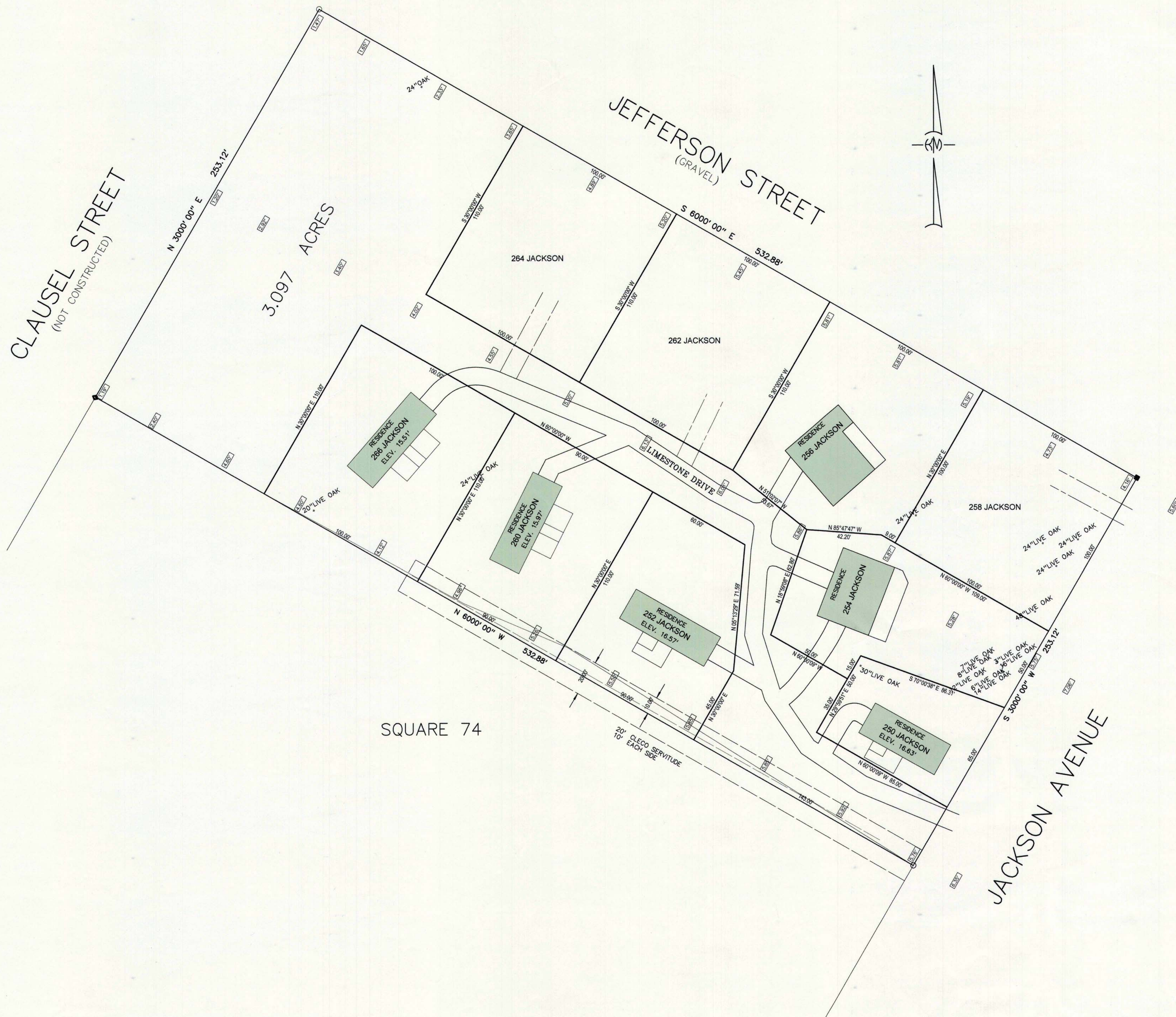


Approx 40ft



GRAVEL RD





- NOTES:
1. BUILDING ELEVATIONS TAKEN ON 7-30-2001
 2. GROUND ELEVATIONS TAKEN ON 3-27-1995.
 3. ALL ELEVATIONS SHOWN HEREON ARE PRE HURRICANE KATRINA AND MAY NO LONGER BE VALID.

LEGEND

- = 1/2" IRON ROD SET
 ◇ = 5/8" IRON ROD FOUND
 ■ = 3/4" IRON PIPE FOUND
 ■ = GROUND ELEVATIONS TAKEN ON 03-27-95

PREPARED FOR:		RON STOESELL & LONDI MOORE	
BOUNDARY SURVEY OF:		NORTH 1/2 SQUARE 74 TOWN OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA	
REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 628-5611	
MARK	DATE	SCALE:	DATE:
	12-06-2005	1" = 30'	3-22-00
		DRAWN:	JOB NO.: 95-134
		CHECKED:	DWG. NO.: 95-134-SITE

CASE SUMMARY SHEET

CASE NUMBER: SUP25-08-03
DATE RECEIVED: July 14, 2025
DATE OF MEETING: August 12, 2025 and August 26, 2025

Address: 2839 North Street
Subdivision: West Beach Parkway, Block 12 Lots 1, 2, 3 & 4
Zoning District: R-1 Single Family Residential District
Property Owner: Gary Lacoste

REQUEST: SUP25-08-03 – Gary Lacoste requests Special Use Approval to allow Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence per the Table of Permitted Uses, CLURO Section 7.8, West Beach Parkway, Block 12 Lots 1, 2, 3 & 4, R-1 Single Family Residential District, 2839 North Street

PREVIOUS CASE: V25-02-02/R25-02-01 – Resubdivide into two parcels

CASE SUMMARY: Operate a Short-Term Rental: Bed and Breakfast Residence

The applicant owns the property at 2839 North St, located on the corner of North St. and Galvez St. The property measures 200’ x 125’ and contains 25,000 sqft per a survey prepared by Lowe Engineers and dated 11.06.2024. The property is currently improved with a single-family residence and an accessory structure.

In January 2020, the City Council adopted Ordinance 19-34, which amended the CLURO to include provisions for Short Term Rentals and to establish a Historic Preservation Overlay District. Short Term Rentals are not permitted in the R-1 or R-1X Districts unless the property is located in the Historic Preservation Overlay District, in which case a Bed and Breakfast Residence is permitted by Special Use Approval.

The applicant is requesting to operate a Bed and Breakfast Residence out of the accessory structure in the rear of the lot. The regulations for a Short-Term Rental – Bed and Breakfast require that the property owner be on site for the guests stay, only continental breakfast service shall be provided, and the property owner must provide homestead exemption.

Parking:

Lodging (Transient)— Short-Term Rental: Bed and Breakfast Residence requires one parking space per guest room plus two spaces for resident occupants. A Bed and Breakfast Residence is limited to no more than two guestrooms, and a site plan provided by the applicant shows a parking area measuring 20’ x 27’ by the proposed short-term rental structure providing for two parking spaces, with the remaining two spaces available by the primary residence.

CLURO SECTIONS:

4.3.2.7. Review and Evaluation

1. Site plans for uses subject to the Special Use Criteria as provided in Article 8 shall be reviewed and evaluated for consistency with such standards.
2. Site plans shall be reviewed and evaluated for consistency with all applicable regulations of this Comprehensive Land Use Regulations Ordinance.
3. In the event that a proposed site plan does not satisfy the applicable criteria established for review by this Section, modifications to the site plan by the applicant that would result in increased compatibility or would mitigate unfavorable impacts or would cause the site plan to conform to applicable requirements may be considered.
4. The Zoning Commission may require modification of a site plan as a condition for approval when required by the Special Use Criteria of Article 8 or Special District Criteria for the district in which the use is proposed, or other provisions of these regulations or other City, state or federal regulations; or, when the site plan is reviewed in connection with a special use permit application, they may recommend such modifications as may be reasonably necessary to achieve the purposes of these regulations. Such modifications may include, but shall not be limited to:
 - a. Provision for special yards, open spaces, buffers, fences, walls, and screening; for installation and maintenance of landscaping and drainage control measures; improvements of access and circulations; rearrangements of structures, site improvements or activities within the site; location and character of signs; and such other site plan features as necessary to ensure compatibility with surrounding uses and to support the findings required by this Section.
 - b. Required modifications may exceed the minimum standards established in these regulations to achieve these regulations’ purposes.

4.3.2.8. Findings for Special Use Permit Approvals

The Zoning Commission shall make the following findings before approving a Special Use Permit:

1. The proposed plan is consistent with the Comprehensive Plan and the purposes of the applicable zoning district.
2. That the Special Use Permit application and site plan comply with the standards of these Comprehensive Land Use Regulations.
3. That any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable impacts and protect the public health, safety and welfare as follows:

- a. That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing conforming or permitted uses on adjacent sites or sites across from the proposed development site in terms of building height, bulk, scale, setbacks, open spaces, lighting, signage, landscaping, parking, access and circulation.
- b. The site development provides for the safe and convenient circulation of pedestrians, motorists and bicyclists and adequately addresses the volume and traffic and other transportation impacts of the proposed development.
- c. Proposed parking is designed to minimize negative impacts on surrounding property and provide safe and convenient access to the site.
- d. The proposed design and use of the development adequately protects people and property from the negative impacts of erosion, flood or water damage, fire, odors, noise and glare anticipated to be generated by the proposed development.

6.4.42. 1 Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence

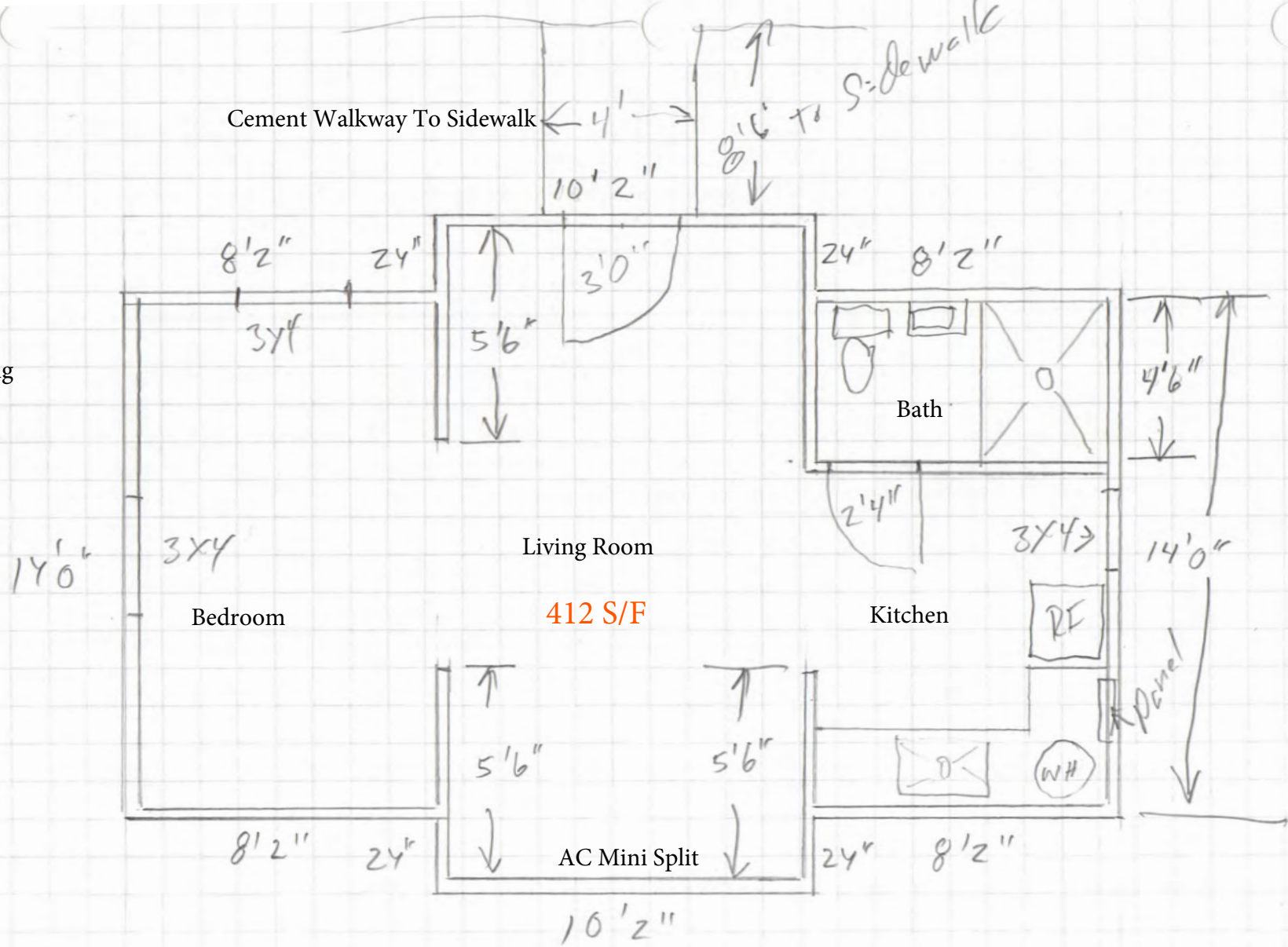
An owner-occupied dwelling unit having no more than two guestrooms where short-term lodging is provided for compensation by the owner/operator of the residence who shall be present during the guest's stay.

7.6.5.1. Purpose of the H-P Historic Preservation Overlay District

The purpose of the H-P Historic Preservation Overlay District shall be to preserve and protect the historic character and promote the educational, cultural, and economic welfare of the area.



Cement Parking
20'0" X 27'0"



Airbnb for Gary Lacoste 2842 MONROE ST, Mandeville, LA 70448 ggman4422@gmail.com 504-236-9324



APPROVALS:

MAYOR OF THE CITY OF MANDEVILLE

CHAIRMAN OF PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

CLERK OF COURT

DATE FILED

MAP FILE NO.

LEGEND

- = WATER VALVE
- = FIRE HYDRANT
- = GAS METER
- = DRAIN INLET
- = TELEPHONE PEDESTAL

LEGAL DESCRIPTION LOT 1A:
A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN BLOCK 12, WEST BEACH PARKWAY AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 12, RUN NORTH 29 DEGREES 53 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 110.00 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 53 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 43 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 110.00 FEET BACK TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOT 3A:
A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN BLOCK 12, WEST BEACH PARKWAY AND IS MORE FULLY DESCRIBED AS FOLLOWS:

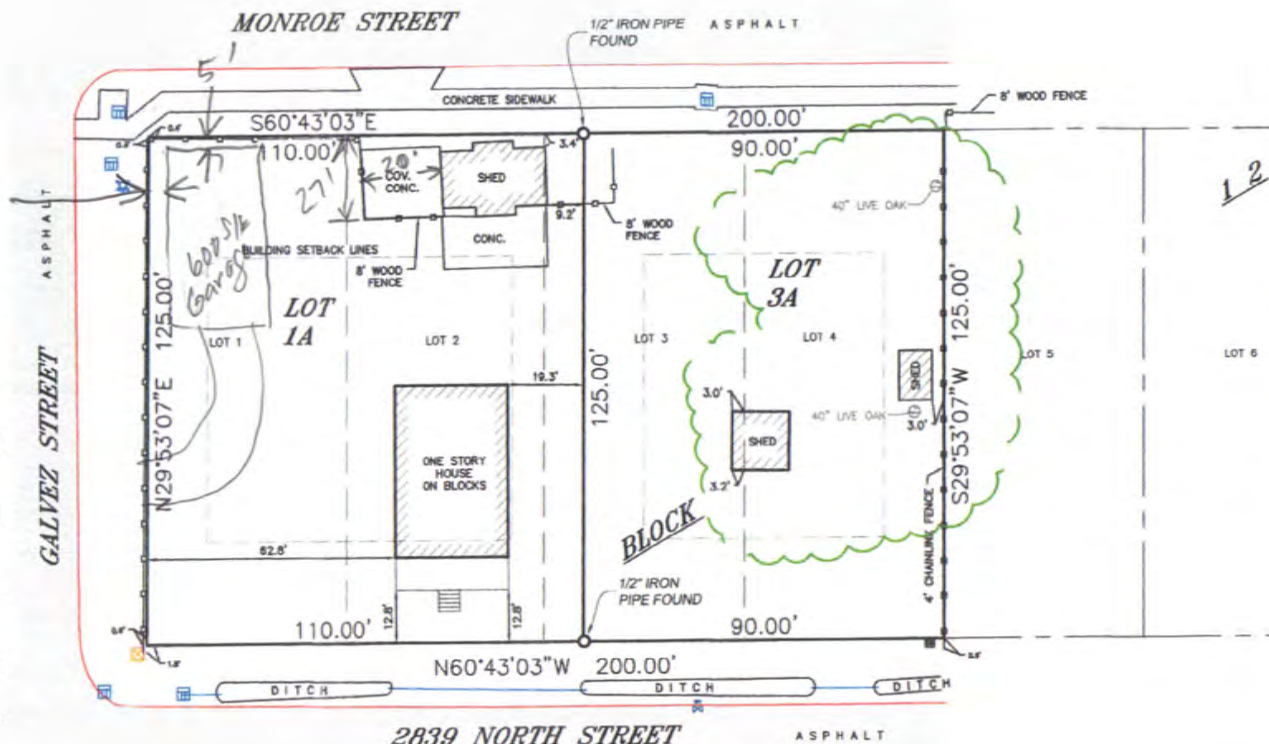
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 12, RUN SOUTH 60 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

THENCE RUN NORTH 29 DEGREES 53 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 53 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 43 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 90.00 FEET BACK TO THE POINT OF BEGINNING.

BUILDING SETBACKS:
FRONT: 25'
SIDE: 15' & 15'
SIDE STREET: 15'
REAR: 30'

REFERENCE SURVEY:
1. SURVEY MAP OF LOTS 1, 2, & THE WEST 10' OF LOT 3, BY JOHN E. BONNEAU & ASSOCIATES, DATED MAY 26, 1997, SURVEY No. 97442.001.
2. SURVEY MAP OF THE EAST 40' OF LOT 3 AND LOT 4, BY JOHN E. BONNEAU & ASSOCIATES, DATED MAY 28, 1997, SURVEY No. 97442.002.
BASIS FOR BEARINGS: REFER TO LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702)

A RESUBDIVISION MAP OF
LOTS 1, 2, 3, & 4, BLOCK 12,
WEST BEACH PARKWAY into
LOTS 1A & 3A, BLOCK 12 WEST BEACH PARKWAY
situated in The City of Mandeville
Greensburg Land District, St. Tammany Parish, Louisiana
for
GARY LACOSTE



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ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

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.

NOTE: 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.

FLOODZONE 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) "AE" with a Base Flood Elevation of 10'±2'±12' in accordance with Community Panel No. 2202020427D : Revised: MAY 16, 2012 (LOMR 16-06-1792P EFF. 1/13/2017)

Survey No. 24-140594
Date: NOV. 6, 2024
Drawn by: SAC/SPH
Scale: 1" = 30'
Revised:

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified
True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

CASE SUMMARY SHEET

CASE NUMBER: V25-08-16
DATE RECEIVED: July 9, 2025
DATE OF MEETING: August 12, 2025 and August 26, 2025

Address: 2819 Lakeshore
Subdivision: West Beach Parkway, Square 1 Lot 2-A
Zoning District: R-1 Single Family Residential District
Property Owner: Susan Wharton

REQUEST: V25-08-16 – Susan Wharton requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and Section 9.2.5.2. Vegetation Protection Zones, West Beach Parkway, Square 1 Lot 2-A, R-1 Single Family Residential District, 2819 Lakeshore

PREVIOUS CASE: V08-07-14/R08-07-04 – Resubdivision into two lots

CASE SUMMARY: Encroach into the rear setback and past the live oak vegetation protection zone to construct a house

The property at 2819 Lakeshore Drive is located on the north side of Lakeshore Dr., west of West Beach Pkwy., and south of South St. The property measures 83’ x 140’ and contains 11,620 sqft per a survey prepared by Kelly McHugh and Associates and dated 12.17.2008. The property is currently unimproved.

The owner of the property is planning to construct a new single-family residence on the property. There are 10 live oak trees on the property ranging from 11” dbh to 31” dbh, and the front half of the property is covered by eight of the live oaks. The applicant is requesting to encroach into the rear setback by 20’ in order to avoid the live oak driplines and vegetation protection zones. This would leave a 10’ rear setback rather than the required 30’. All other setbacks would be compliant.

	Required	Proposed	Encroachment
Front Setback	25’	25’	0’
Rear Setback	30’	10’	20’
West Side Setback	15’	15’	0’
East Side Setback	15’	15’	0’

To provide access to the structure, the applicant is requesting to encroach past the vegetation protection zone for a 19” live oak. This encroachment would be for a gravel driveway and would be a total of 67.57 sqft. A letter prepared by Ladson Poole of ArborWorks was submitted on behalf of the applicant. The letter states that the driveway would be installed by hand, and that construction access would be at the rear of the lot via the neighboring property to avoid machinery encroaching on any root zones of the trees.

The letter concludes by saying that due to the size of the lot and location of the trees this would be the best option to cause the least amount of impact on the root zones. Mr. Poole does recommend that vertical mulching be used on the four trees closest to the driveway either during the final stages of construction or once construction has been completed to mitigate any soil compaction.

An addendum to the report was submitted on August 11th addressing potential construction access from the front of the property. The letter states that the best course of action would be the construction of a temporary access road made of 1.5’ of wood chip mulch and hardwood mats. This type of access road meets the International Society of Arboriculture (ISA) Standards and Best Management Practices (BMP) and is used when rootzone encroachment is unavoidable.

At the August 12th meeting the Commission asked if it was possible to rework the front staircase to reduce the amount of rear setback encroachment. The architect submitted a revised site plan with the front stair rework, which allows for an additional 8’ in the rear setback, bringing the encroachment down from 20’ to 12’ and allowing for an 18’ rear setback as opposed to 10’.

	Required	Proposed	Encroachment
Front Setback	25’	25’	0’
Rear Setback	30’	18’	12’
West Side Setback	15’	15’	0’
East Side Setback	15’	15’	0’

CLURO SECTIONS:

7.5.1.3. R-1 Site Development Regulations

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

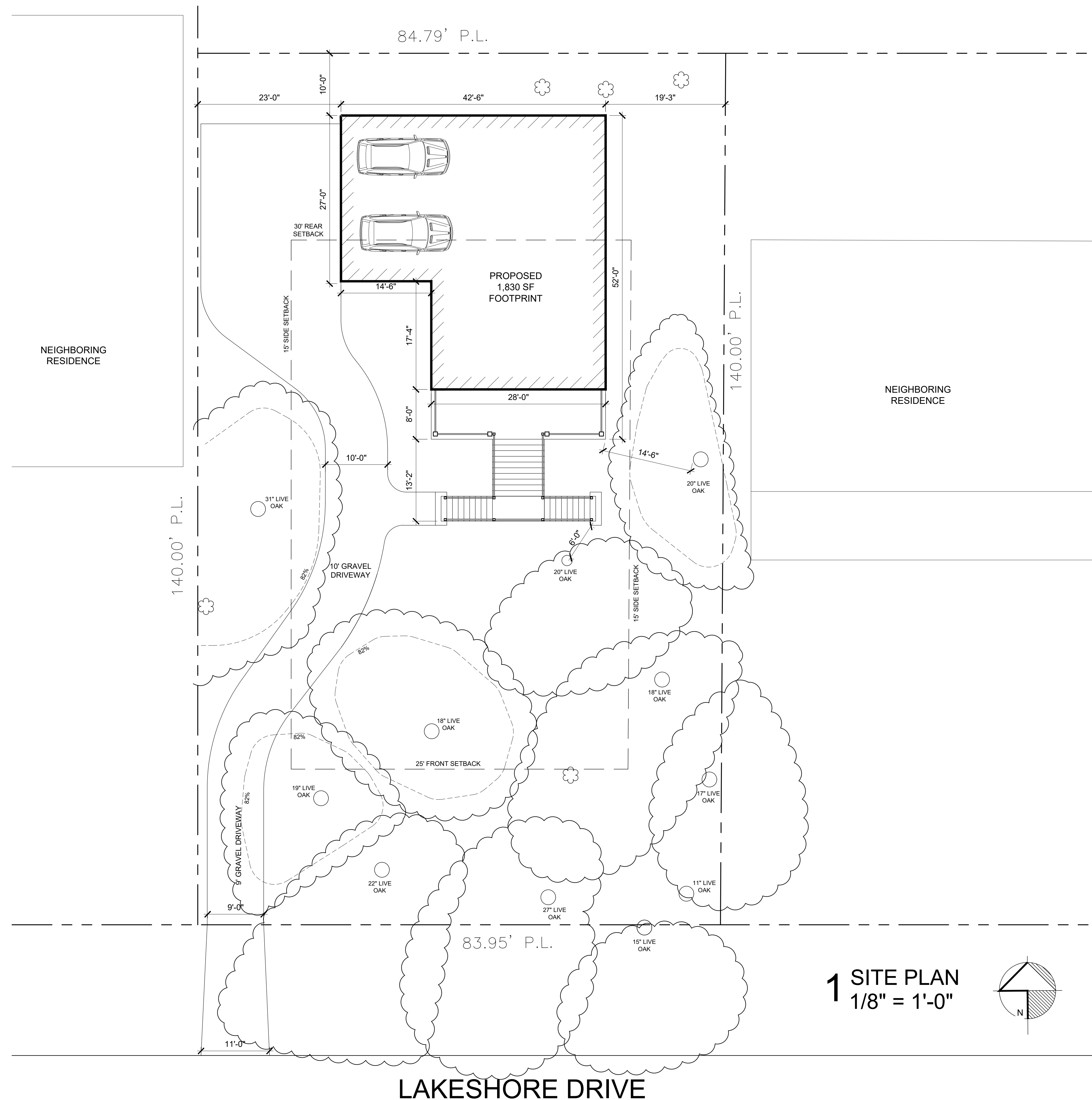
1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90'
4. Minimum lot depth	120'
5. Minimum Yard Setback Requirements	
a. Front yard	25'
b. Interior side yard*	
i. Frontage up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

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

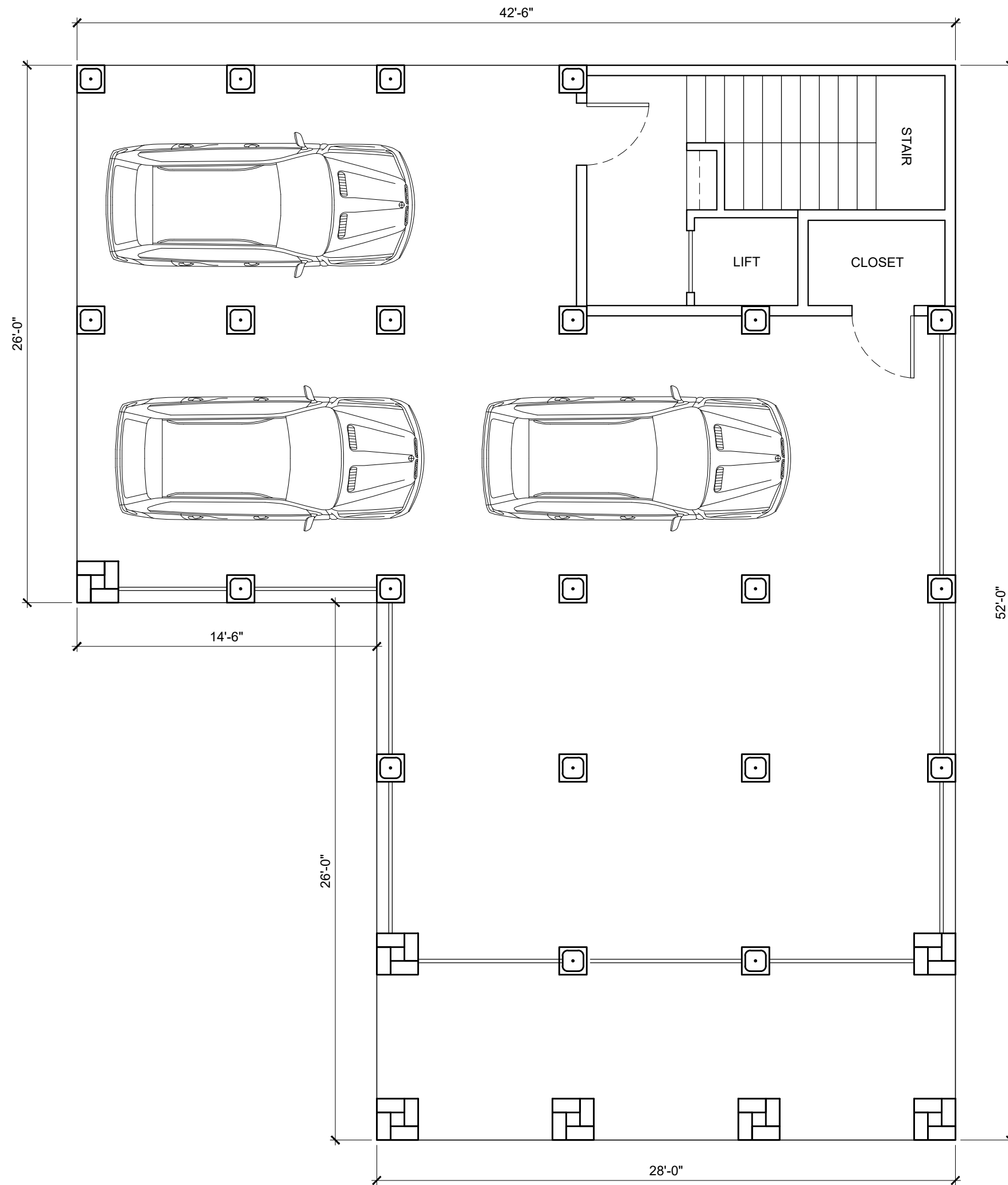
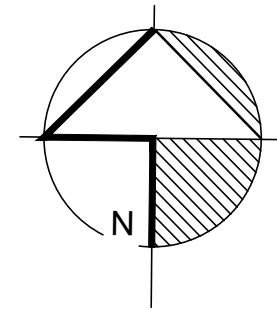
9.2.5.2. Vegetation Protection Zones

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 ProtectionZone 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.

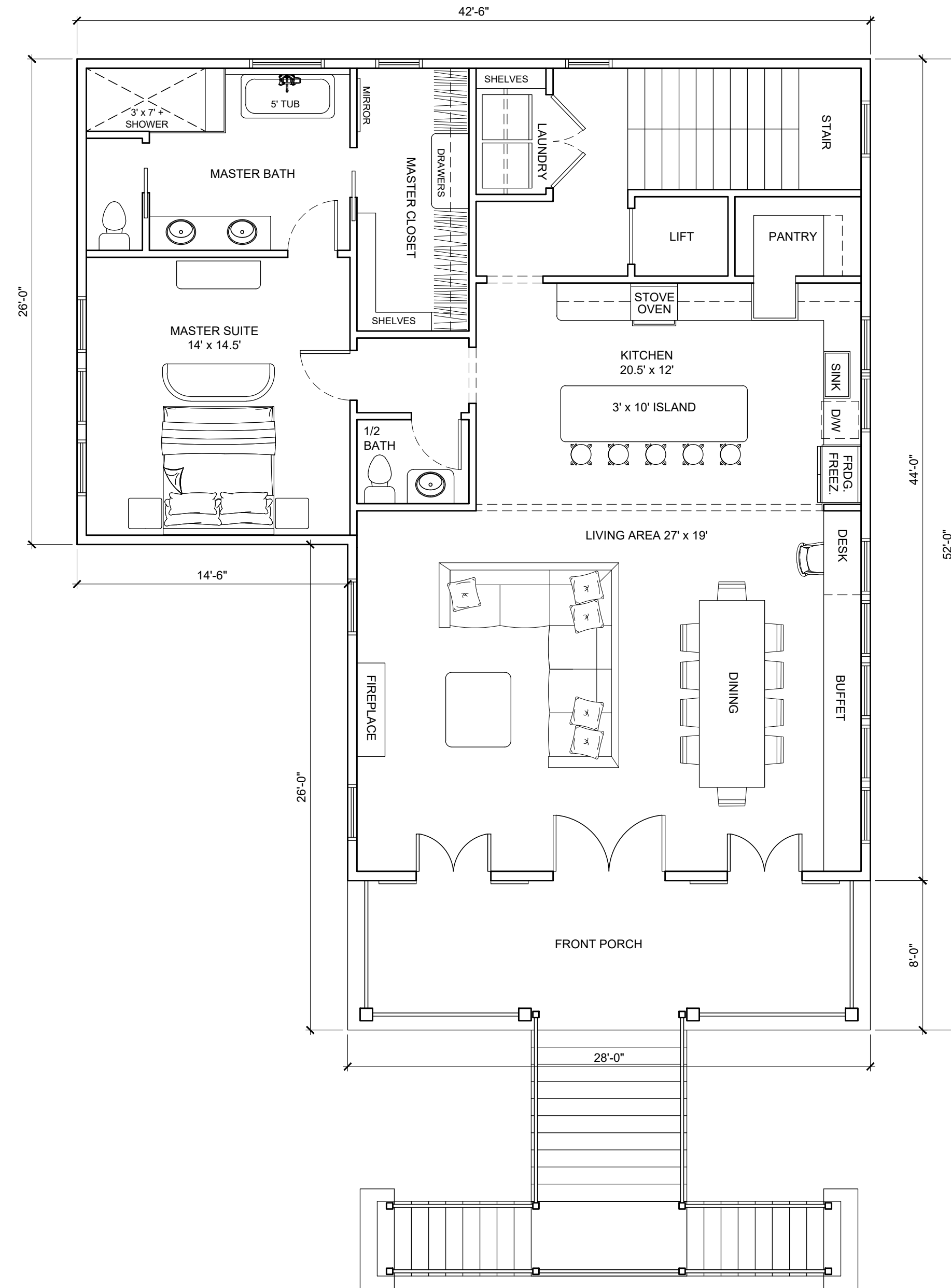
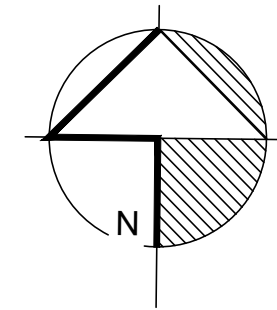




1 GROUND FLOOR PLAN
3/16"=1'-0"

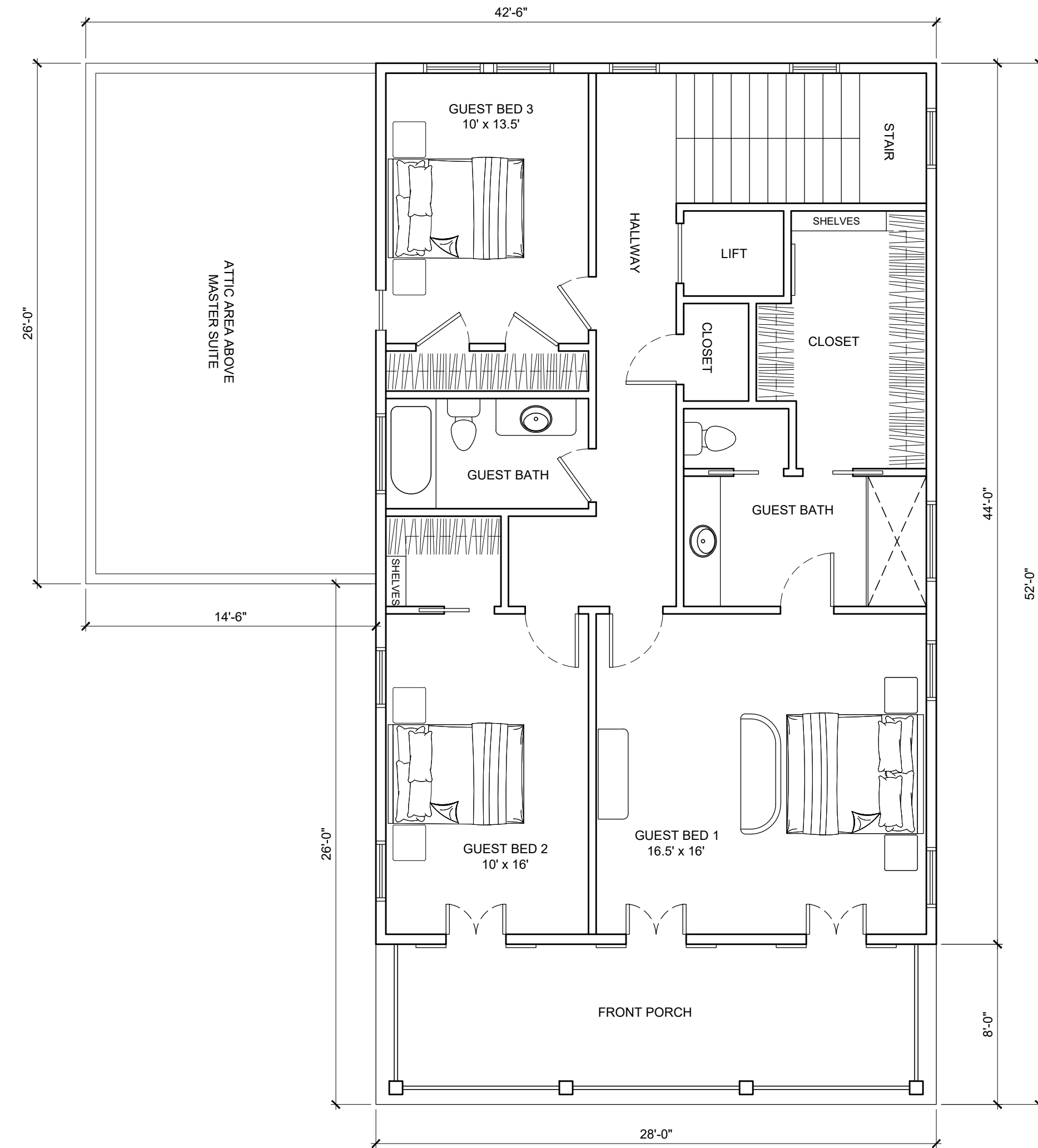
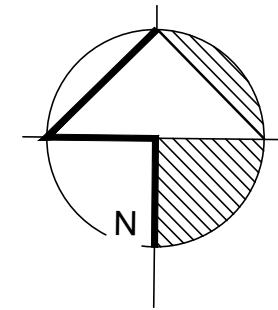


2 FIRST FLOOR PLAN
3/16"=1'-0"



1,410 SF LIVING AREA

3 SECOND FLOOR PLAN
3/16"=1'-0"



1,045 SF LIVING AREA

WHARTON RESIDENCE
LAKESHORE DR. MANDEVILLE, LA 70448

REVISIONS:

DATE:
5.28.25

PROJECT No:
250##

DRAWING:

A2.0



1 SITE PLAN
1/16" = 1'-0"

WHARTON RESIDENCE
2819 LAKESHORE DR. MANDEVILLE, LA 70448

REVISIONS:
8.11.25
DATE:
5.28.25
PROJECT No:
25023
DRAWING:
A1.0



1 SITE PLAN
1/16" = 1'-0"

WHARTON RESIDENCE

2819 LAKESHORE DR. MANDEVILLE, LA 70448

REVISIONS:
8.11.25
DATE:
5.28.25
PROJECT No:
25023
DRAWING:

A1.0



To Whom It May Concern,

Property

Wharton Residence - Lakeshore Dr

Purpose

Addendum #1

Assumptions were made regarding machinery/equipment access that are no longer viable, or are potentially no longer viable. Due to this, the best course of action that will mitigate as much damage as possible to the live oak trees on site is to construct a temporary access road consisting of 1.5 feet of wood chip mulch and hardwood mats. This option meets International Society of Arboriculture Standards and Best Management Practices and is used when rootzone encroachment is unavoidable.

A few important things to note:

1. This access road should be used ONLY for access to the rear of the site and SHOULD NOT be used to store/stage machinery, equipment, or supplies.
2. It is advisable to use the smallest/lightest machinery possible throughout construction, while still being reasonable and practical to complete the project.
3. Great care must be taken when removing the mulch and mats post-construction. There should be no "scraping" of the top layer of soil when removing the mulch.
4. Vertical mulching is recommended post-construction. I would also add that surface mulch be installed within the TPZ's pre-construction
5. A post-construction soil test should be performed and a fertilization plan developed based on the results of that test.

Best Regards,

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

Disclaimer

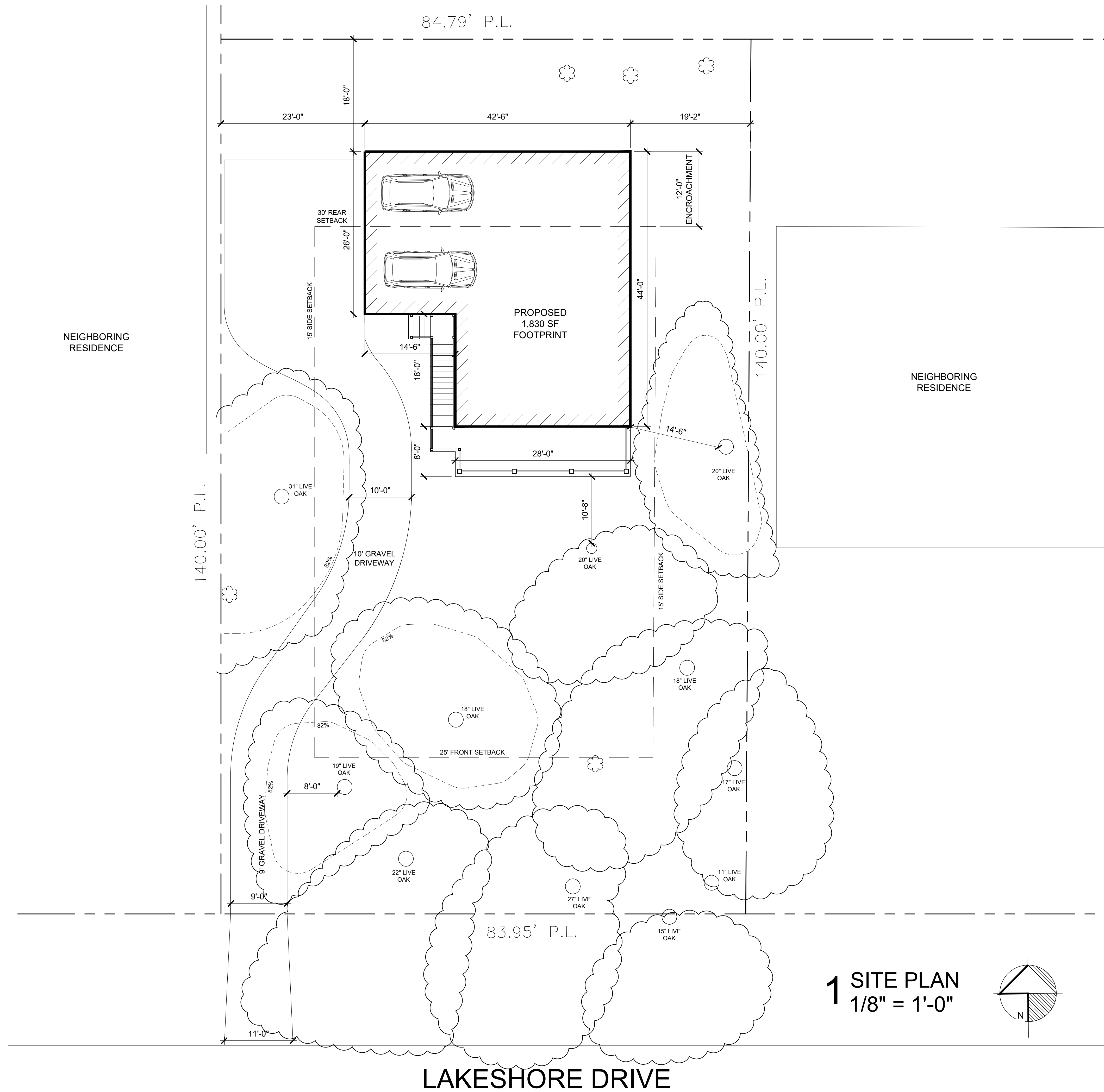
Arborists are tree specialists who use their education, knowledge, training, experience, and research to examine trees and woodlands. Arborists recommend measures to enhance the beauty and health of trees and forests, while attempting to reduce the risk of living near them. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi and other forces of nature. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength, which can cause even a healthy tree to fail. Any entity that develops land and builds structures with a tree in the vicinity should be aware and inform future residents of the risks of living with trees and this arborist's disclaimer.

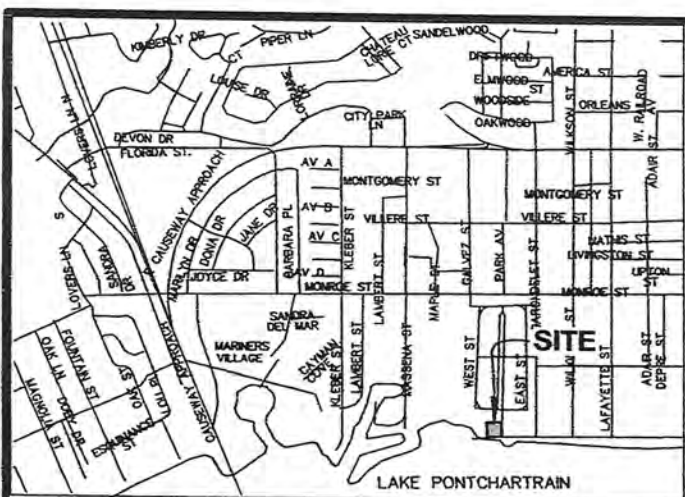
Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medical care, cannot be guaranteed. In addition, construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or topple either in the short term or over many years or decades.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, disputes between neighbors, and other issues. Consulting arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist by the client. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

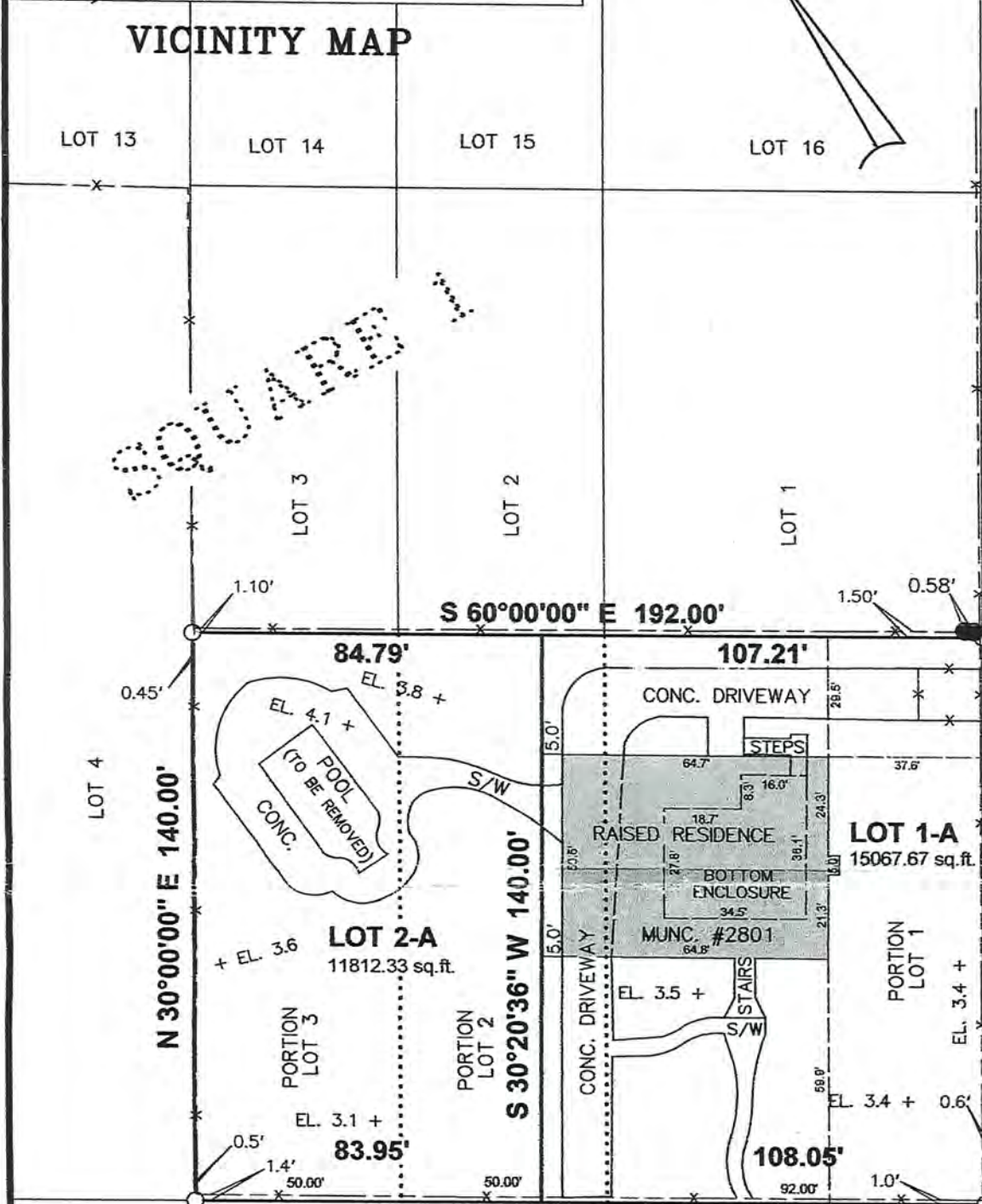
Neither the author nor ArborWorks LLC has assumed any responsibility for liability associated with the tree(s) on or adjacent to this project site, their future demise and/or any damage, which may result from them. To live near trees is to accept some degree of risk.



REVISIONS:	8.11.25
DATE:	5.28.25
PROJECT No:	25023
DRAWING:	



VICINITY MAP



N 60°00'00" W 192.00'
(REFERENCE BEARING ASSUMED)

LAKE SHORE DRIVE

LEGEND

- EL. 3.4 + = ELEVATION OF NATURAL GROUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 3/4" IRON PIPE FOUND

THIS PROPERTY IS LOCATED IN FLOOD ZONE V15; BASE FLOOD ELEV. 14.0'; F.I.R.M. PANEL NO. 220202 0002 C;REV. 4-4-83.

REFERENCE:
PLAT OF WEST BEACH PARKWAY. FILED FOR RECORD 1-12-1912, MAP FILE NO. 185-B. NO SERVITUDES, OR SETBACKS WERE SHOWN.

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.



Kelly J. McHugh, REG. NO. 4443

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

BUILDING SETBACKS
AS PER CITY ZONING

CENTRAL SEWER AND WATER SERVICES AVAILABLE TO LOTS.

NOTE: NO SETBACKS OR SERVITUDES ARE SHOWN.

LOT 1-A

A certain parcel of land situated in and being a portion of Square 1, West Beach Parkway, City of Mandeville, St. Tammany Parish, Louisiana and more fully described as follow.
Commence at the intersection of the Northern right of way of Lakeshore Drive and the Western right of way of West Beach Parkway, said point being the POINT OF BEGINNING, and run North 60 degrees 00 minutes 00 seconds West a distance of 108.05 feet; thence North 30 degrees 20 minutes 36 seconds East a distance of 140.00 feet; thence South 60 degrees 00 minutes 00 seconds East a distance of 107.21 feet; thence South 30 degrees 00 minutes 00 seconds West a distance of 140.00 feet to the POINT OF BEGINNING, and containing 15,067.67 square feet or 0.3459 acres of land, more or less.

LOT 2-A

A certain parcel of land situated in and being a portion of Square 1, West Beach Parkway, City of Mandeville, St. Tammany Parish, Louisiana and more fully described as follow.
Commence at the intersection of the Northern right of way of Lakeshore Drive and the Western right of way of West Beach Parkway and measure North 60 degrees 00 minutes 00 seconds West a distance of 108.05 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING measure North 60 degrees 00 minutes 00 seconds West a distance of 83.95 feet; thence North 30 degrees 00 minutes 00 seconds East a distance of 140.00 feet; thence South 60 degrees 00 minutes 00 seconds East a distance of 84.79 feet; thence South 30 degrees 20 minutes 36 seconds West a distance of 140.00 feet to the POINT OF BEGINNING, and containing 11,812.33 square feet or 0.2712 acres of land, more or less.

APPROVALS:

[Signature]
CITY ENGINEER OR PUBLIC WORKS DIRECTOR
[Signature] 12/23/08
PLANNING DIRECTOR
[Signature]
CHAIRMAN OF THE PLANNING COMMISSION
[Signature]
MAYOR OF THE CITY OF MANDEVILLE

[Signature] 01-07-2009 4760
CLERK OF COURT DATE FILE NO.

ORDINANCE NO. DATE

BOUNDARY SURVEY OF:

RESUBDIVISION OF A PORTION
OF LOTS 1, 2, & 3 SQ. 1
INTO LOTS 1-A & 2-A
WEST BEACH PARKWAY
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA.

PREPARED FOR:

BRENDA KRAFT

KELLY McHUGH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
MANDEVILLE, LOUISIANA
626-5611

SCALE: 1" = 40' DATE: 06-11-2008

DRAWN: R.F.D. JOB NO.: 07-074-RE

REVISED: 07-30-08

R08-07-04

CASE SUMMARY SHEET

CASE NUMBER: V25-08-17
DATE RECEIVED: July 21, 2025
DATE OF MEETING: August 12, 2025 and August 26, 2025

Address: 738 Foy
Subdivision: Old Town of Mandeville, Square 55 Lot B-1
Zoning District: R-1 Single Family Residential District
Property Owner: Steve Marse

REQUEST: V25-08-17 – Steve Marse requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures, Section 7.5.1.3. R-1 Site Development Regulations, and Section 9.2.5.2. Vegetation Protection Zones, Old Town of Mandeville, Square 55 Lot B-1, R-1 Single Family Residential District, 738 Foy

PREVIOUS CASE: V25-06-19/R24-06-04 – Resubdivision into two lots

CASE SUMMARY: Encroach past the live oak vegetation protection zone, place mechanical equipment in the side setback, encroach into the rear and side setbacks, place an accessory structure closer than 60’ from the property line, count a driveway as pervious area

The property at 738 Foy Street is located on the west side of Foy St., north of Villere St., and south of Montgomery St. The property is slightly irregular in shape, measuring 65’ along the front property line, 131’ along the south property line, 65’ along the rear property line, and 136’ along the north property line and contains 8,765 sqft per a survey prepared by Randall Brown and Associates and dated 3.14.2024. The property is currently improved with a single-family residence.

The existing structure on the property has received demolition approval from the Historic District Commission. The new owner of the property is planning to construct a new single-family residence on the property. There are two live oak trees located on the front of the property each measuring 48” dbh. The front half of the property is covered by the dripline of the two live oak trees. In order to work around the live oak driplines, the applicant is requesting the following variances.

Setback Encroachment

The applicant is requesting to encroach in both the rear and side setbacks to place the structure. The rear setback encroachment is 13’, leaving a 17’ rear setback. The property has a frontage of 65’ requiring 12’ side setbacks. The proposed structure would encroach 5’ into the south side setback and 6’-6” into the north side setback, leaving a setback of 7’ in the south and 5’-6” in the north.

	Required	Proposed	Encroachment
Front Setback	25’	25’	0’
Rear Setback	30’	17’	13’
North Side Setback	12’	5’-6”	6’-6”
South Side Setback	12’	7’	5’

Pervious/Impervious Area

In the R-1 District the maximum allowed impervious percentage is 45%. The lot is 8,765 sqft allowing for a maximum impervious area of 3,944 sqft. The actual amount of impervious area on the site is 4,600 sqft or 53%. However, 1,900 sqft of this impervious area is the pervious True Grid gravel driveway. The applicant is requesting that the driveway count as pervious for the pervious/impervious calculation. Current CLURO regulations define impervious surfaces as “Any material that substantially reduces or prevents the infiltration of storm water into previously undeveloped land. Impervious surfaces shall include graveled driveways and parking areas”.

Live Oak Encroachment

To provide access to the structure, the applicant is requesting to encroach past the vegetation protection zone of both live oak trees and construct a gravel driveway. The square footage of the driveway under the vegetation protection zone is 757.47 sqft and will be constructed of True Grid material.

Accessory Building Location

Due to the size of the lot, parking is being proposed in an accessory structure located between the front of the primary structure and the front property line. Regulations require that an accessory structure be located at least 60’ from the front lot line. This structure will be located 29’-3¾” from the front lot line, being deficient by 30’-8¼”.

Mechanical Equipment Location

The mechanical equipment for the structure is being proposed to be placed in the south side setback at the rear corner of the lot. Regulations do not allow for the placement of mechanical equipment in the side setback unless there is existing mechanical equipment located in the same setback.

This structure is located within the Historic District and will require approval from the Historic Preservation District Commission for the exterior look of the buildings before a permit will be issued.

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	
1. Front yard	25'
2. 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
3. Street side yard	15'
4. 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.

9.2.5.2. Vegetation Protection Zones

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

8.1.5. Supplemental Regulation of Accessory Buildings and Structures

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

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

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:

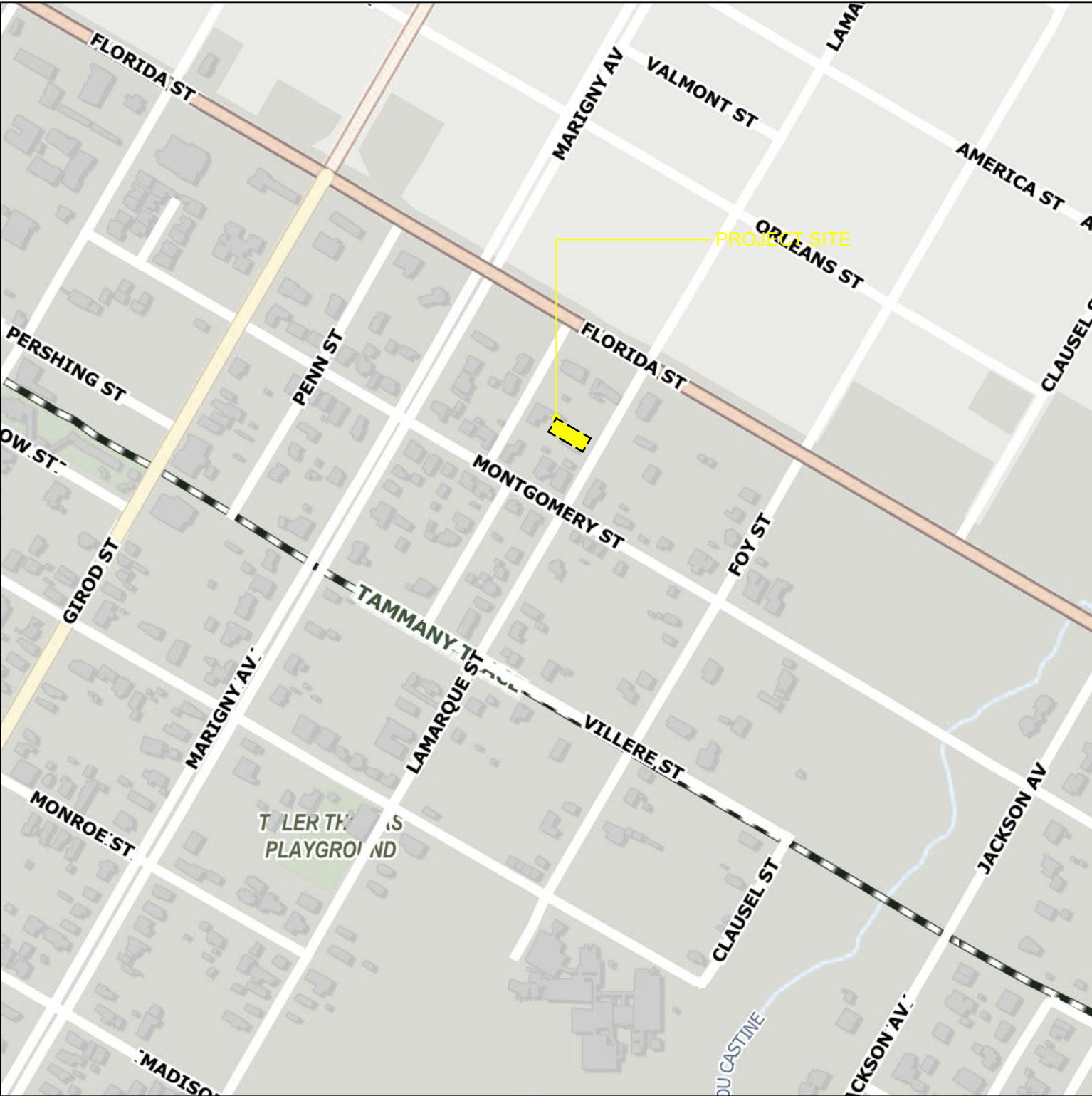
- 4. **Mechanical Equipment.** Except as authorized for the elevation of existing structures, or where there is existing mechanical equipment located within the side setback, heating, ventilation, air conditioning, generator, or pool equipment shall not encroach into any required front or side setback.



738 FOY ST.



PROJECT LOCATION



SHEET INDEX

- 00.00 GENERAL
- 00.10 GENERAL
- 01.00 SITE PLAN
- 02.00 FLOOR PLAN
- 02.20 ROOF PLAN
- 03.00 ELEVATIONS
- 03.10 ELEVATIONS
- 04.00 SECTIONS

PROJECT INFORMATION

PROJECT ADDRESS

738 FOY STREET
MANDEVILLE, LA 70448

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE CONTAINING 3 BEDROOMS, 3 BATH,
AND AN OPEN CARPORT ALL CONSTRUCTED ON AN ELEVATED SLAB
ON GRADE.

REGULATORY AGENCIES

CITY OF MANDEVILLE
3101 E CAUSEWAY APPROACH
MANDEVILLE, LA 70448
985.626.3144
<http://www.cityofmandeville.com>

ZONING

R-1, RESIDENTIAL SINGLE FAMILY
LOCATED IN HISTORIC DISTRICT OVERLAY
PROPERTY IS FLOOD ZONE A/E
B.F.E. +XX'

MINIMUM LOT AREA: 10,800 SF
ACTUAL LOT AREA: 8,765 SF, EXISTING NON-CONFORMING

MINUMUM LOT WIDTH: 90'
ACTUAL LOT WIDTH: +/-66', EXISTING NON-CONFORMING

MINIMUM LOT DEPTH: 120'
ACTUAL LOT DEPTH: VARIES, 131'-136'

REQUIRED FRONT YARD: 25'
REQUIRED SIDE YARDS: 12'
REQUIRED REAR YARD: 30'

MAXIMUM BUIDLING HEIGHT: 35'

ACCESORY BUILDING
MAX AREA: 30% OF REQUIRED REAR YARD = 592 SF
REQUIRED SIDE AND REAR YARD SETBACKS: 3'

MAXIMUM IMPERVIOUS AREA: 45% OF LOT AREA, OR 3944 SF
ACTUAL IMPERVIOUS AREA: 4,600 SF (53%)
PERVIOUS GRAVEL DRIVE: 1,900 SF (22%)

APPLICABLE CODES

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

BUILDING AREA

2450 SF MAIN LEVEL CONDITIONED SPACE
215 SF MAIN LEVEL REAR PORCH
90 SF MAIN LEVEL FRONT PORCH
725 SF CARPORT
64 SF STORAGE BUILDING
3544 SF TOTAL UNDER ROOF

PROJECT DIRECTORY

OWNER

STEVE MARSE
1901 HWY 190, APT 1010
MANDEVILLE, LA 70448
(985) 264-0809
Back9tiger@spectrum.net

ARCHITECT

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

STRUCTURAL

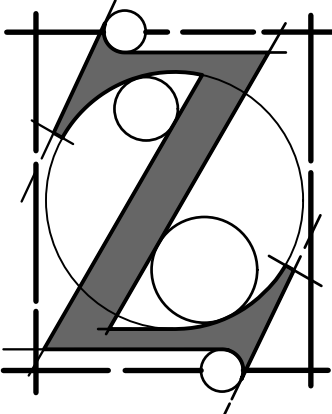
THOMAS DYER
TITAN ENGINEERING CONSULTANTS, LLC
124 CORNERSTONE DR.
MANDEVILLE, LA 70448
tdyer@titanengineering.com

CIVIL

RICHARD C. GALLOWAY, P.E.
HIGH TIDE CONSULTANTS, LLC
409 W 21ST AVE, SUITE B
COVINGTON, LA 70433
(985) 227-5462

MECHANICAL/PLUMBING/ELECTRICAL

DESIGN - BUILD BY CONTRACTOR



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

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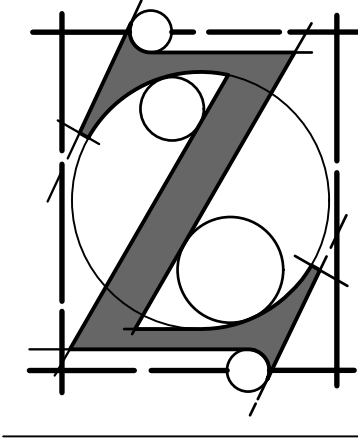
738 FOY ST.
MANDEVILLE, LOUISIANA

Date	7/19/25	Drawn By	JZ	Checked By		Reviewed By	JZ	CAD File Name	Notes & Revs	Per Date	7/19/25	Revision No.	Date	Revision Notes

GENERAL

00.00

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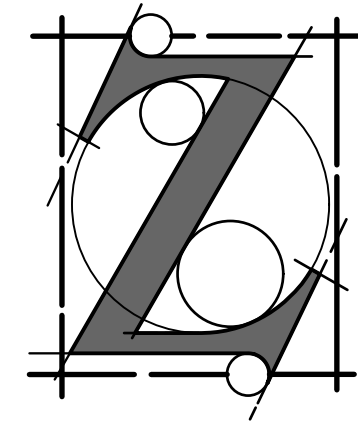
Jason I Zuckerman, Architect, LLC
1354 Villere St., Mandeville, LA 70448
504.881.6920

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738 FOY ST.
MANDEVILLE, LOUISIANA

Date	Revision No.	Date	Revision Notes
7/19/25			
Drawn By	JZ		
Checked By			
Reviewed By	JZ		
COI File Name			
Notes & Rev			
Plot Date	7/19/25		

GENERAL



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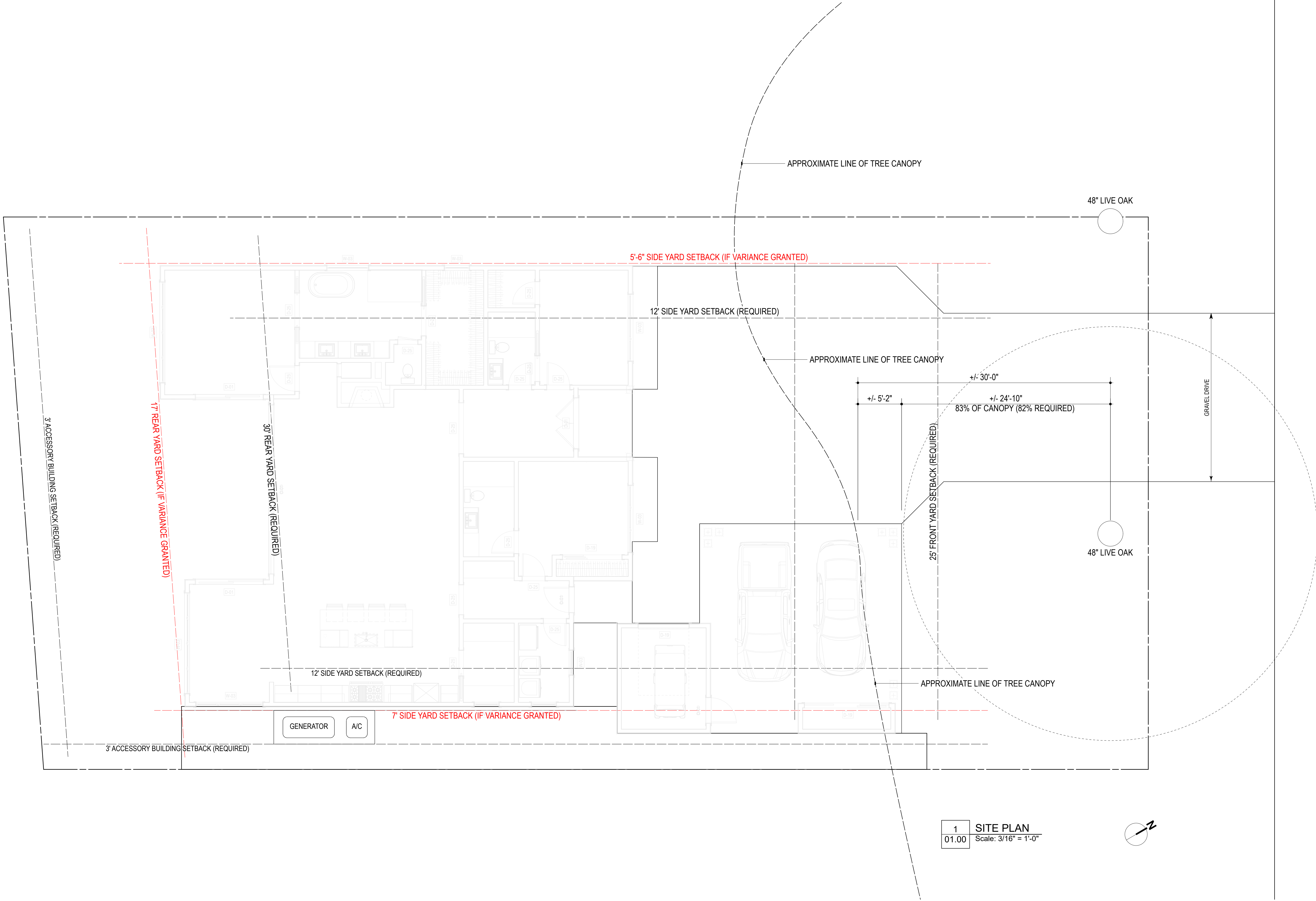
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738 FOY ST.
MANDEVILLE, LOUISIANA

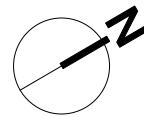
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7/19/25	JZ		JZ	Notes 01.00	7/19/25			

SITE PLAN

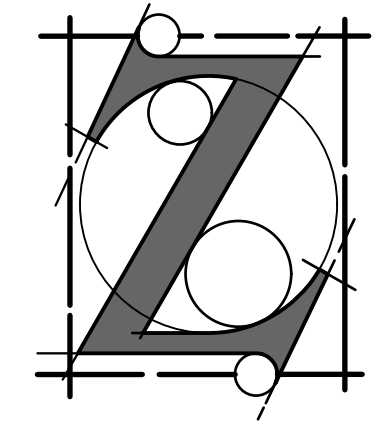
01.00



1 SITE PLAN
01.00 Scale: 3/16" = 1'-0"



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738 FOY ST.
MANDEVILLE, LOUISIANA

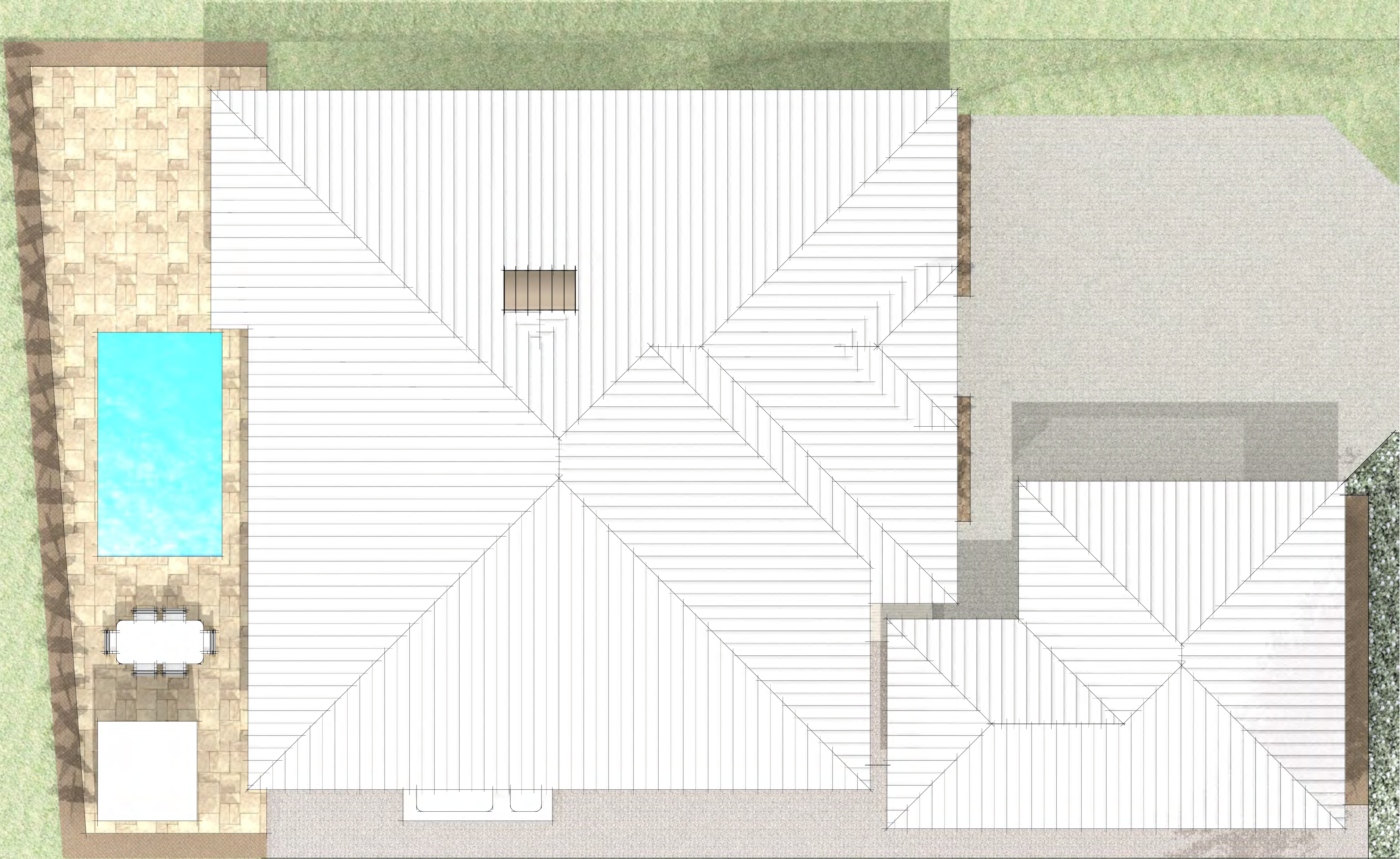
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7/19/25	JZ		JZ	Mano 06.wvt	7/19/25			

FLOOR PLAN

02.00



2 FLOOR PLAN
02.00 Scale: 1/4" = 1'-0"



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738 FOY ST.
MANDEVILLE, LOUISIANA

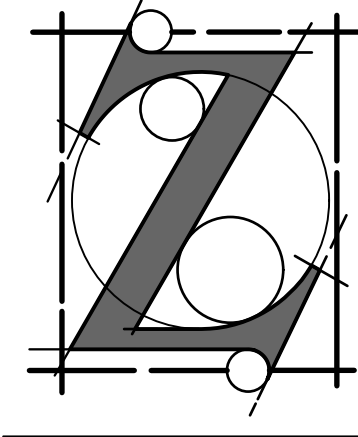
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Drawn By	JZ			
Checked By				
Reviewed By	JZ			
CAD File Name	Mano 06.wa			
Plot Date	7/19/25			

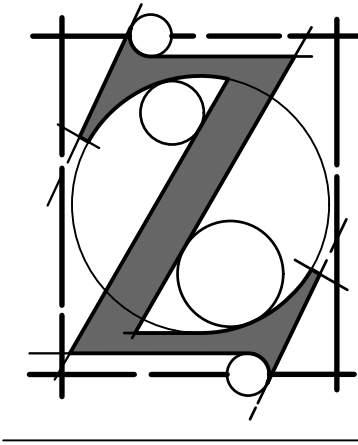
ROOF PLAN

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

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MANDEVILLE, LOUISIANA

Revision Notes				
Revision No.	Date			
1	7/19/25	Drawn By	JZ	
2		Checked By		
3		Reviewed By	JZ	
4		CAO File Name	Name of user	
5	7/19/25	Plot Date		

ELEVATIONS

03.00



2	REAR ELEVATION
03.00	Scale: 1/4" = 1'-0"

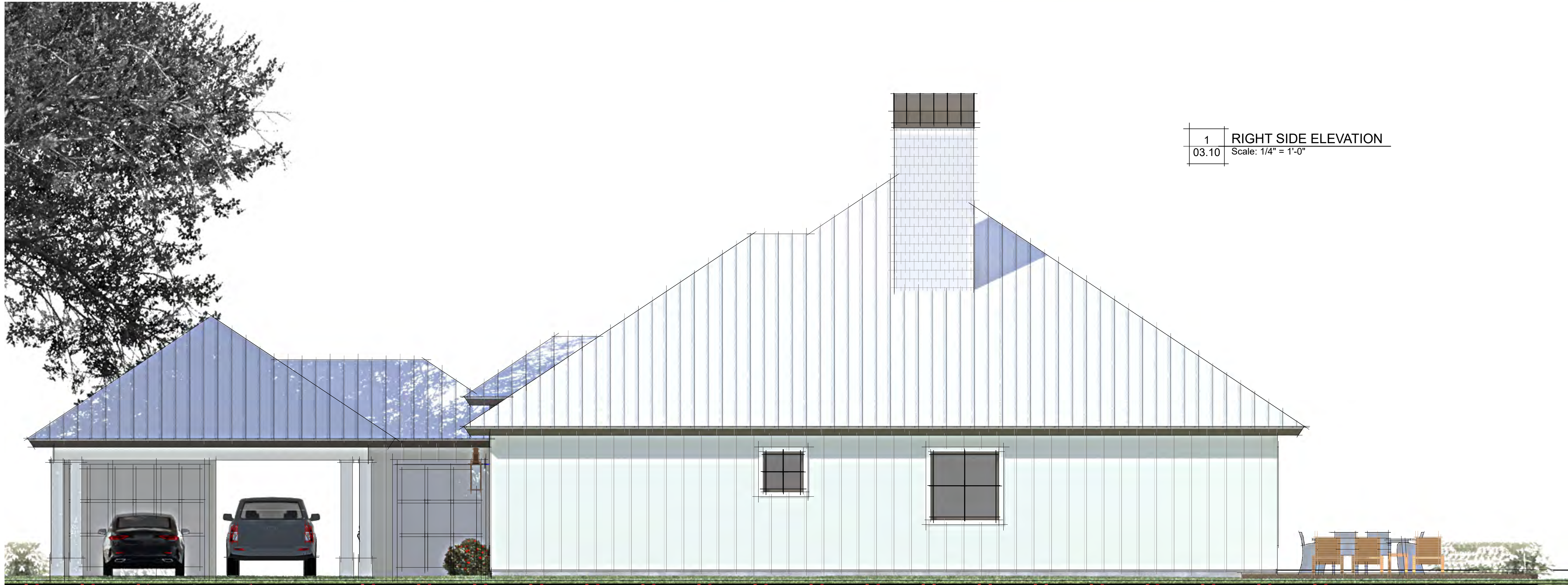


1	FRONT ELEVATION
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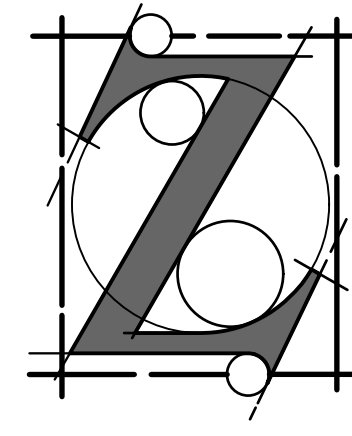
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2	LEFT SIDE ELEVATION
03.10	Scale: 1/4" = 1'-0"



1	RIGHT SIDE ELEVATION
03.10	Scale: 1/4" = 1'-0"



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738 FOY ST.
MANDEVILLE, LOUISIANA

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Date	Drawn By	Checked By	Reviewed By	Proj Date	Revision No.	Date	Revision Notes
7/19/25	JZ		JZ	7/19/25			
			2x07 File Name				
			Notes & etc				

ELEVATIONS

03.10



jason i zuckerman, architect

1354 Villere St., Mandeville, LA 70448
504.881.6920
jason.zuckerman@hotmail.com

738 FOY ST.
MANDEVILLE, LA 70448

DESCRIPTION OF PROPERTY/HARDSHIP:

THE PROPERTY IS AN EXISTING NON-CONFORMING LOT ON FOY STREET JUST SOUTH OF MONTGOMERY MEASURING 66' IN WIDTH, SIGNIFICANTLY LESS THAN THE REQUIRED 90' WIDTH.

ADDITIONALLY, THERE ARE TWO LARGE LIVE OAK TREES APPROXIMATELY 48-54" IN DIAMETER IN THE FRONT YARD. THESE LIVE OAKS HAVE SIGNIFICANT CANOPIES REQUIRING ANY PROPOSED STRUCTURE TO BE PUSHED BACK ON THE PROPERTY IN ORDER TO MAINTAIN THE CITY'S LIVE OAK PROTECTION REQUIREMENTS.

BECAUSE OF THE NON-CONFORMING LOT WIDTH AND THE LARGE LIVE OAK CANOPIES, THE RESULTING BUILDABLE FOOTPRINT WOULD REQUIRE A 2 STORY SOLUTION TO FIT EVEN A SMALL 2,400 SF RESIDENCE ON THIS PROPERTY WHILE MAINTAINING SIDE AND REAR YARD SETBACKS.

HOWEVER, FROM A HISTORIC DISTRICT/STREETSCAPE DESIGN PERSPECTIVE, A SINGLE STORY SOLUTION WITH A RELATIVELY SHALLOW ROOF PITCH AND DEEP OVERHANGS WOULD BE A MUCH BETTER FIT FOR THE STREETSCAPE AS WELL AS THE HISTORIC DISTRICT. THEREFORE, WE ARE REQUESTING BOTH SIDE AND REAR YARD SETBACK VARIANCES TO ALLOW FOR SUCH A SINGLE STORY SOLUTION.

VARIANCES REQUESTED:

1. SIDE YARD SETBACKS: REDUCE REQUIRED NORTH SIDE YARD SETBACK FROM 12' TO 5' AND REDUCED REQUIRED SOUTH SIDE YARD SETBACK FROM 12' TO 7'.
2. REAR YARD SETBACK: REDUCE REQUIRED REAR YARD SETBACK FROM 30' TO 17'
3. PLACEMENT OF A/C EQUIPMENT AND GENERATOR IN SIDE YARD SETBACK AT THE REAR CORNER OF THE STRUCTURE.
4. INCREASE IN ALLOWABLE IMPERVIOUS AREA TO FROM 45% TO 53% (AN ADDITIONAL 700SF), AND ALLOW 1,900 SF OF PERVIOUS GRAVEL DRIVEWAY (TRUE GRID OR EQUAL) TO COUNT AS PERVIOUS IN THE PERVIOUS/IMPERVIOUS CALCULATION.



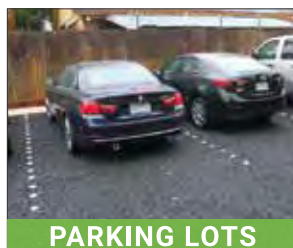
PRO PLUS™

The Commercial Paver

TRUEGRID® Pro Plus™ is 100% permeable. Drive on the surface, detain storm water below.

Save land and money. Utilize 100% of your land by eliminating detention ponds. Our products are also strong enough for heavy traffic or 18 wheelers, and they're less expensive than concrete.

TRUEGRID® has been used by Google, AutoNation, NASCAR, the US military, and more.



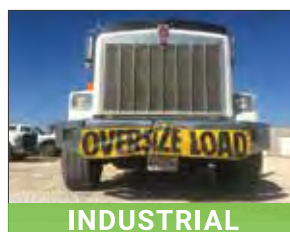
PARKING LOTS



FIRE LANES



STORAGE AREAS



INDUSTRIAL

Contact us today for a custom quote.

TRUEGRIDPAVER.COM

1-855-355-GRID

THE TRUEGRID® ADVANTAGE

No need for a detention pond!

100% pervious cover.

100% land use.

100% post-consumer recycled plastic.

Stores storm water underground to prevent flooding.

Requires little to no maintenance.

Grass or gravel fill options.

Less expensive than concrete!

Stays cool in the summer.

Natural aesthetic.



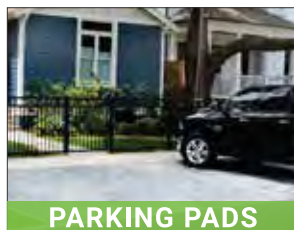
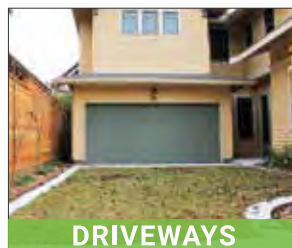
WANT YOUR HOME TO WITHSTAND THE NEXT BIG FLOOD?

Turn your driveway into an eco-friendly sponge!

PRO LITE™ The Residential Paver

Our 100% permeable system drains instantly no matter the rain. TRUEGRID® is easy to install by local contractors or do it yourself for a driveway, walkway, patio, or parking pad with a natural aesthetic that doesn't crack, pool, or flood. Fill with gravel or grass and enjoy stabilized parking.

For builders: TRUEGRID® counts as 100% pervious cover!



Contact us today for a custom quote.

TRUEGRIDPAVER.COM

1-855-355-GRID

THE TRUEGRID® ADVANTAGE

100% pervious.

Store storm water under surface. **No pooling or flooding.**

Gravel or Grass fill.

Stays cool in the summer.

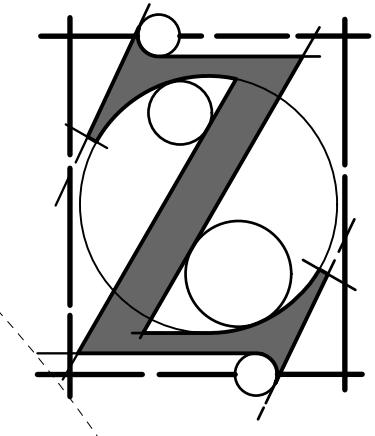
Natural aesthetic.

Made in the USA with
100% recycled plastic

Pet friendly

Can be cut to fit around landscaping, trees or poles

Strong enough for trucks.



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

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

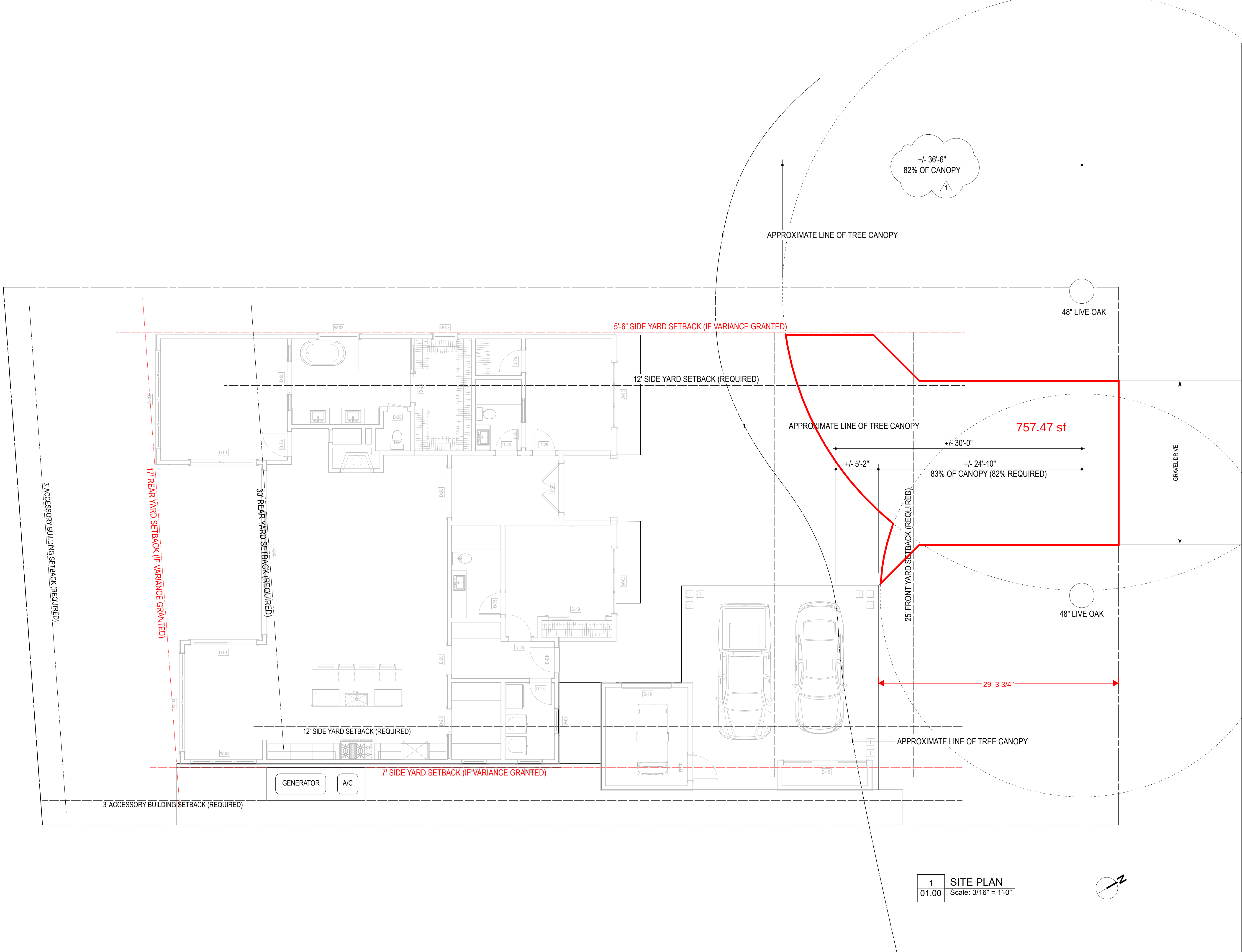
THE DESIGN CONCEPTS, PLANS, SPECIFICATIONS, AND INFORMATION INCLUDED IN THESE DOCUMENTS WERE PREPARED FOR THIS SPECIFIC PROJECT. ARE INSTRUMENTS OF SERVICE FOR THE PURPOSE OF CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF JASON I. ZUCKERMAN, ARCHITECT. THE INFORMATION CONTAINED HEREIN MAY NOT BE USED,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

738 FOY ST.
MANDEVILLE, LOUISIANA

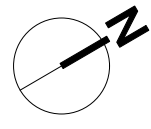
Date	Drawn By	Checked By	Reviewed By	CAO File Name	Plot Date	Revision No.	Date	TREE CANOPY/DIMS	Revision Notes
7/19/25	JZ		JZ	Mano 08.wn	8/2/25	1	8/2/25		

SITE PLAN

01.00

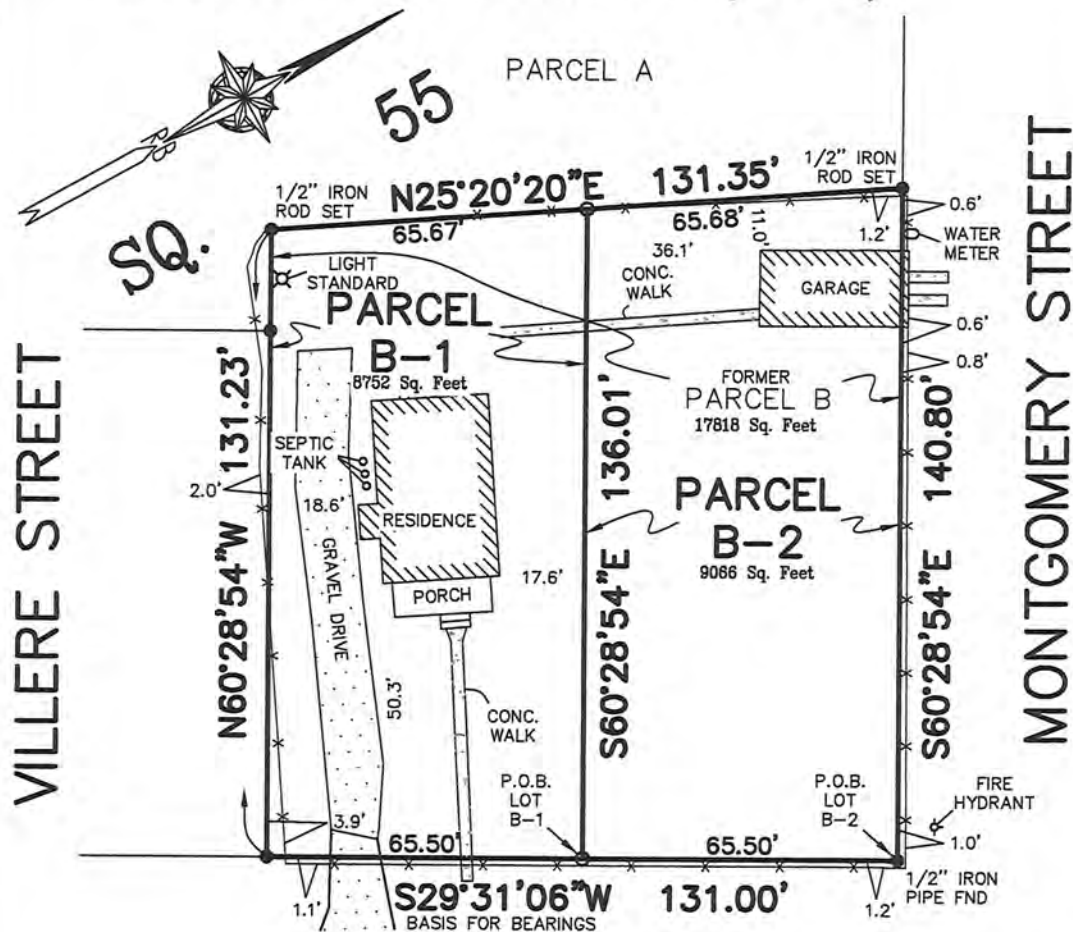


1 SITE PLAN
01.00 Scale: 3/16" = 1'-0"



PRELIMINARY - FOR REVIEW ONLY, NOT FOR PERMIT OR CONSTRUCTION

LAMARQUE STREET (SIDE)



LEGAL DESCRIPTION LOT B-1:
COMMENCING FROM THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF MONTGOMERY STREET AND THE NORTHERN RIGHT OF WAY LINE OF FOY STREET, THENCE GO S29°31'06"W A DISTANCE OF 65.50' TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO S29°31'06"W A DISTANCE OF 65.50'; THENCE N60°28'54"W A DISTANCE OF 131.23 FEET; THENCE N25°20'20"E A DISTANCE OF 65.67 FEET; THENCE S60°28'54"E A DISTANCE OF 136.01 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.201 ACRES OF GROUND MORE OR LESS.

LEGAL DESCRIPTION LOT B-2:
COMMENCING FROM THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF MONTGOMERY STREET AND THE NORTHERN RIGHT OF WAY LINE OF FOY STREET, ALSO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO S29°31'06"W A DISTANCE OF 65.50'; THENCE N60°28'54"W A DISTANCE OF 136.01 FEET; THENCE N25°20'20"E A DISTANCE OF 65.68 FEET; THENCE S60°28'54"E A DISTANCE OF 140.80 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.208 ACRES OF GROUND MORE OR LESS.

FOY STREET

NOTE:

OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:

SURVEY BY THIS FIRM
Map File No.: 6304F
Date Filed: 5-2-2024

REFERENCE:

LOT LINE ADJUSTMENT By John E. Bonneau, PLS
Survey No.: 2020 1144
Dated: 4-1-2020

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone SHADED X.

FIRM Panel#: 2202020431D Rev. 5-16-2012

APPROVED:

L. Clemons
MAYOR OF THE CITY OF MANDEVILLE

M. O. Davis
CHAIRMAN OF PLANNING COMMISSION

K. D. Brown
CITY ENGINEER OR PUBLIC WORKS DIRECTOR

Dawn K. Mendow
PLANNING DIRECTOR

Dawn K. Mendow
CLERK OF COURT
Dawn K. Mendow, Deputy Clerk
08-02-2024 6328C
DATE FILED FILE NO.

Resubdivision of PARCEL B * SQUARE 55 TOWN OF MANDEVILLE * CITY OF MANDEVILLE ST. TAMMANY PARISH, LOUISIANA INTO PARCELS B-1 & B-2

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

REG. NO. 04586

REGISTERED
PROFESSIONAL

**Randall W. Brown
& Associates, Inc.**
Professional Land Surveyors

Date: MARCH 14, 2024
Survey No. 24330
Project No. (CR5) A24115.TXT

Scale: 1" = 40' ±
Drawn By: J.E.D.
Revised:

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

CASE SUMMARY SHEET

CASE NUMBER: V25-08-19
DATE RECEIVED: July 25, 2025
DATE OF MEETING: August 12, 2025 and August 26, 2025

Address: 1733 Montgomery
Subdivision: Old Mandeville, Square 56 Lot R
Zoning District: R-1 Single Family Residential District
Property Owner: Robert Brent

REQUEST: V25-08-19 – Robert Brent requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 56 Lot R, R-1 Single Family Residential District, 1733 Montgomery

CASE SUMMARY: Remove a live oak measuring approximately 38” dbh

The applicant owns the property at 1733 Montgomery, located on the north side of Montgomery St., east of Lamarque St., and west of Foy St. The property measures 65’ x 253’ and contains 16,445 sqft per a survey prepared by AJ Fuselier & Associates and dated 5.16.2025. The property is currently improved with a single-family residence.

There are two live oaks on the property, one in the rear and one next to the existing structure. The applicant is requesting to remove the live oak closest to the structure and measuring approximately 38” dbh. An arborist report written by Maurice Gardner of Gardner Tree Service was submitted by the applicant.

The report states that a site visit was conducted on July 24th to assess the condition of the live oak. It states that the tree is located too close to the house, causing issues with both the root zone and drip edge of the tree. Additionally, the grade underneath the house is lower than the surrounding grade which causes the area to retain water and deprive the roots of oxygen. The report also states that the tree is off balance, with a substantial lean over the home and few limbs on the other side of the tree to act as a counterbalance. Finally, the report finishes by saying that with the previously stated circumstances there is a possibility of the tree uprooting and falling on the house in a storm event with substantial wind and rain

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.





07/30/2025

Arborist Report

1733 Montgomery Street

Mandeville, LA 70448

To whom it may concern,

My name is Maurice Lyle Gardner Jr. owner/operator of Gardner Tree service. I'm a licensed Louisiana arborist. I inspected the live oak tree on the east side of 1733 Montgomery Street, Mandeville on 7/24/2025. The tree is too close to the house. This causes issues with both the drip edge and the root zone. The grade underneath the house which encompasses approximately 50% of the root zone is significantly lower than the surrounded grade. This area retains rain water similar to a bowl effect. Waterlogged soils deprive roots of oxygen and become looser and less able to anchor the tree.

The tree is off balance with a substantial lean to the south west, over the house. See drip line drawing. The tree lacks counter balance as there are few limbs on the North West side of the tree.

Given the above circumstances, in a storm that has substantial rain followed by substantial wind, the tree very possibly can uproot and fall on the house.

Thank you,

Maurice Gardner Jr

Maurice Lyle Gardner Jr.

504-287-6055

Client: Robert J. Brent
3523 Tchoupitoulas Street
New Orleans, LA 70115
rob@hrno.com

Report Date: 08/04/2025
Texture: Fine Sandy Loam
Area: UPLAND
Irrigated: No
Page: Page 1 of 1

Lab Number: AA00384

Logbook ID: S820250087

Customer ID: Line 1 front

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity	
			Very Low	Low	Medium	Optimum	Above Optimum	%sat	meq
SOIL - pH		5.70						7.41 meq/100g	
Phosphorus		12.2 ppm						%Saturation	
Potassium		33.7 ppm						K	1.17 0.09
Calcium		1040 ppm						Ca	70.18 5.20
Magnesium		88.4 ppm						Mg	9.94 0.74
Sulfur		15.2 ppm						H	17.54 1.30
Copper		2.80 ppm						Na	1.11 0.08
Zinc		33.9 ppm						K/Mg Ratio:	0.117
Boron		0.104 ppm						Ca/Mg Ratio:	7.06
Iron		407 ppm							
Manganese		5.49 ppm							
Sodium		19.0 ppm							
Buffer pH		7.30							

SOIL FERTILITY GUIDELINES

Crop:Trees

Recommended Units:oz/Year Age Tree

Recommendation Sheet:H-850

Soil Lime	N	P	K	S	Cu	Zn
2500 lbs/acre	1.50	2	3			

For Homeowners:

To convert rates from lbs/acre to lbs/1,000 sq ft - please divide the recommendation in lbs/acre by 43.56.

To convert rates from lbs/acre to lbs/100 sq ft - please divide the recommendation in lbs/acre by 435.6.

Note: ppm is equivalent to mg/kg for soil and plant samples and is equivalent to mg/L for water samples. For a description of methods used and a list of recommendation sheets, please visit our website at: www.lsuagcenter.com/stpal.

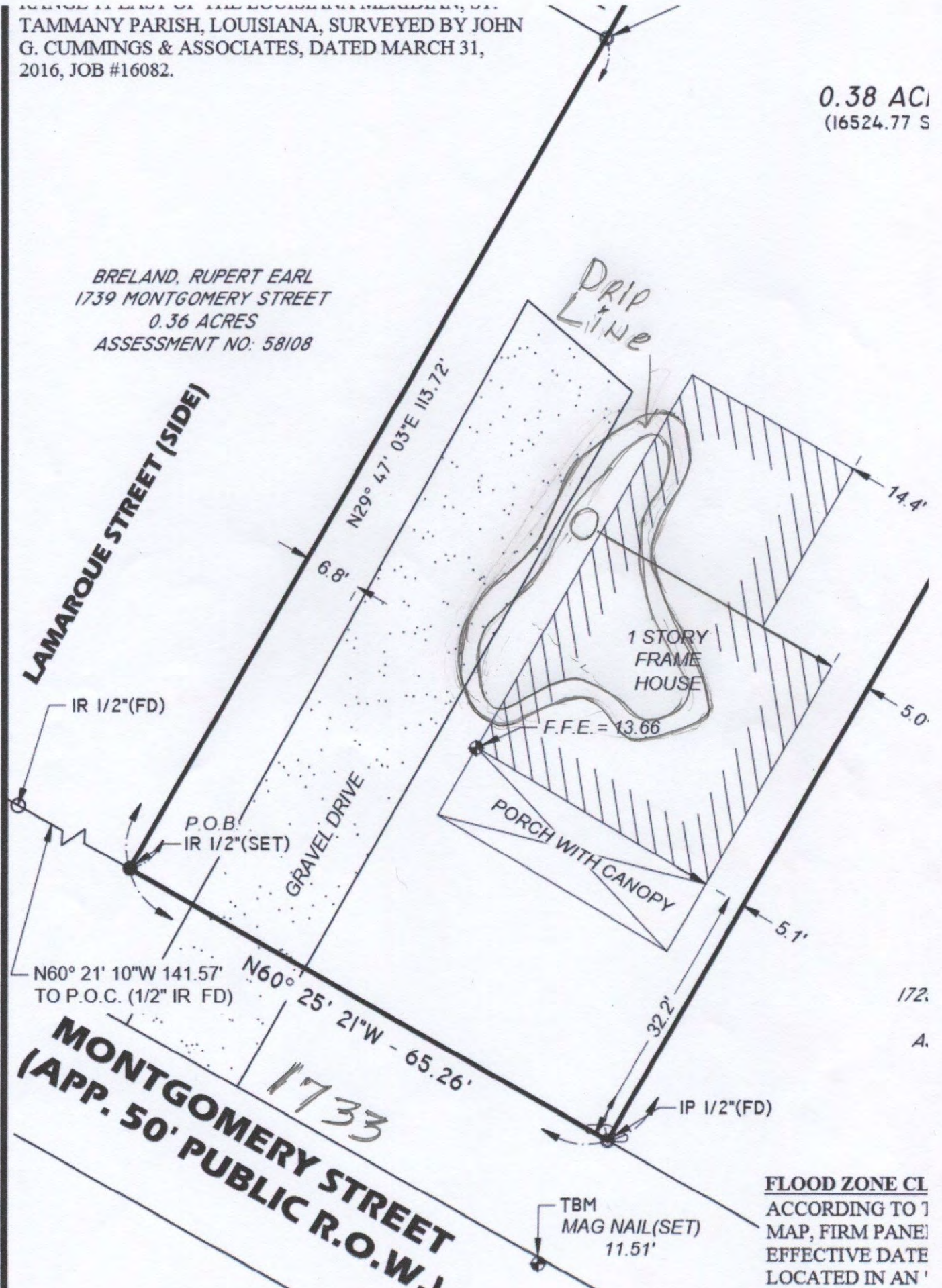
Southern Red Oak



PORTION OF THE EIGHTH QUARTER, SECTION 17, T10N, R10E, TAMMANY PARISH, LOUISIANA, SURVEYED BY JOHN G. CUMMINGS & ASSOCIATES, DATED MARCH 31, 2016, JOB #16082.

0.38 AC
(16524.77 S

BRELAND, RUPERT EARL
1739 MONTGOMERY STREET
0.36 ACRES
ASSESSMENT NO: 58108



FLOOD ZONE CL
ACCORDING TO 1
MAP, FIRM PANEL
EFFECTIVE DATE
LOCATED IN AN