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CASE SUMMARY SHEET

CASE NUMBER: SUP25-09-04
DATE RECEIVED: August 22, 2025
DATE OF MEETING: September 9, 2025 and September 23, 2025

Address: 214 Girod
Subdivision: Old Town of Mandeville, Square 10 Lot 2A
Zoning District: B-3 Old Mandeville Business District
Property Owner: OMS Center Mandeville, LLC

REQUEST: SUP25-09-04 – OMS Center Mandeville, LLC, represented by Demoran Custom Homes, requests Special Use Approval to allow paved parking per CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod

PREVIOUS CASE: V23-08-30 – Setback Encroachment and Parking Reduction

CASE SUMMARY: Change the driveway and parking lot from limestone to concrete

The property at 214 Girod Street is located on the west side of Girod St., north of Claiborne St., and south of Jefferson St. The property is irregular in shape and measures 129’ along Girod St, 150’ along the north side, 61’ along the rear, then east for 83’, south for 66’ and then east for 108’ per a survey prepared by John G. Cummings and Associates and dated 9.09.2013. The property contains 19,215 sqft. and a new oral surgery center is currently under construction.

A permit to renovate the existing structure on the property into a new oral surgery center was issued in February 2024. As part of the approved site plan a limestone driveway and parking area were proposed. The owner is now requesting to change the limestone to concrete in order to meet ADA requirements. The application included the following statement: *“To meet ADA requirements, we are requesting to be heard to change the limestone requirements to concrete in the driveway and parking areas. Patients leaving the office after sedation will not be able to navigate the terrain of limestone”.*

The City Engineer has reviewed the proposed changes and stated that *“If the concrete pavement is granted then a new drainage study and drainage plan will be required to be submitted and reviewed since the surface runoff will increase due to the change of surface condition”.*

The pervious/impervious ratio would remain the same as the two limestone areas were used for vehicular access and use.

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

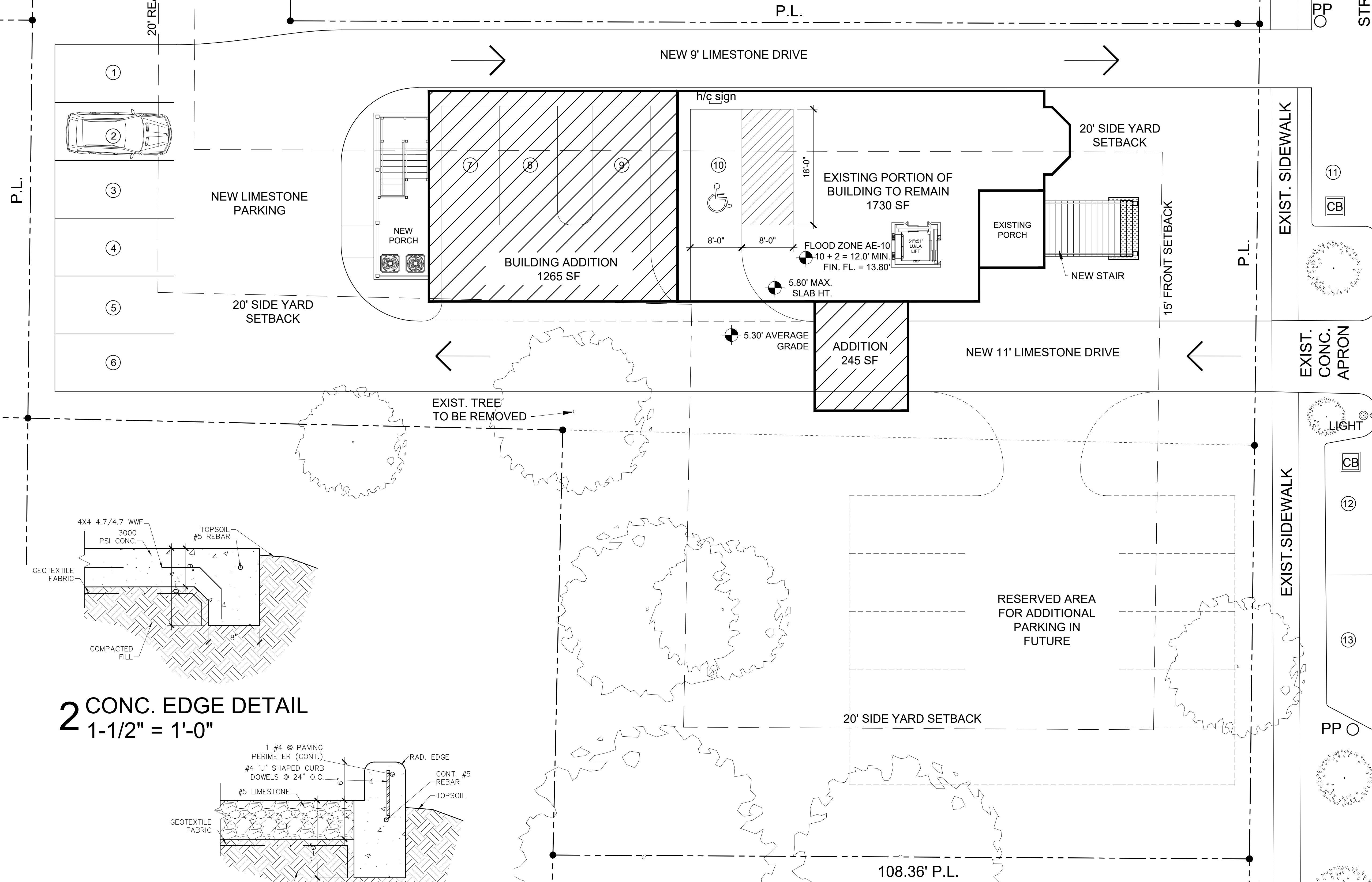
The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where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

- 4. **Parking Lots.** No paved parking lot is allowed within the DO district without approval of a Special Use Permit. No portion of the surface of a parking lot, regardless of whether the surface is aggregate or paved, shall be elevated more than six (6) inches above natural grade.

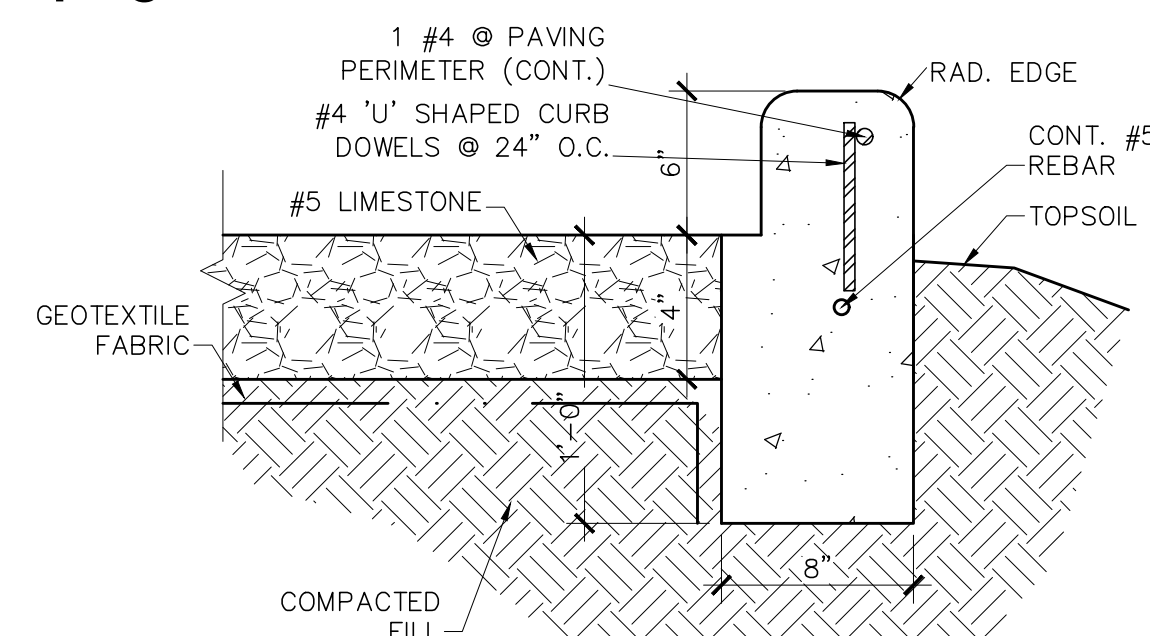


Previous Parking Plan

NEIGHBORING OFFICE BUILDING
(OLD FOOTPRINT)

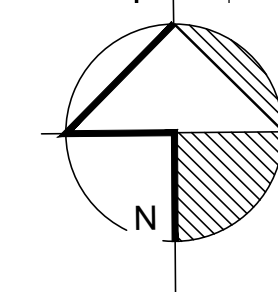


2 CONC. EDGE DETAIL
1-1/2" = 1'-0"



3 CONC. CURB DETAIL
1-1/2" = 1'-0"

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



GIROD STREET

214 GIROD RENOVATION
214 GIROD ST. MANDEVILLE, LA 70448

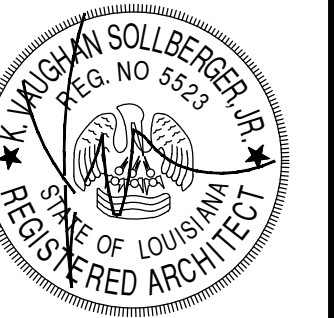
REVISIONS:

DATE: 10.19.23

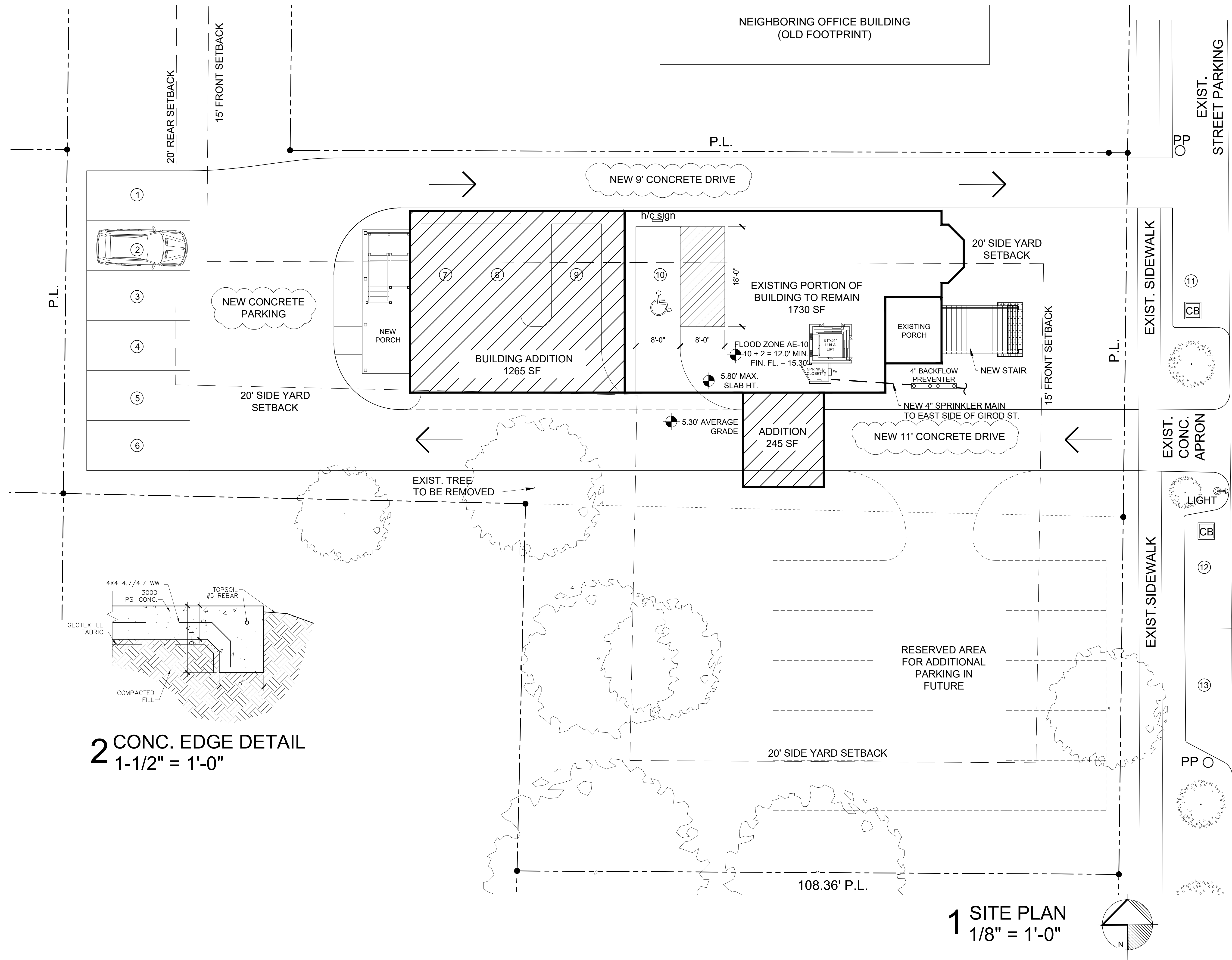
PROJECT No: 23004

DRAWING:

A1.0



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



GIROD STREET

KVS

architecture

235 Girod Street, Mandeville, Louisiana

985.674.3077

www.kvsarchitecture.com

REGISTERED ARCHITECT

STATE OF LOUISIANA

REG. NO. 5523

K. VOGHAN SOLLBERGER JR.

214 GIROD RENOVATION

214 GIROD ST. MANDEVILLE, LA 70448

REVISIONS:

11.27.23

2.1.24

8.20.25

DATE:

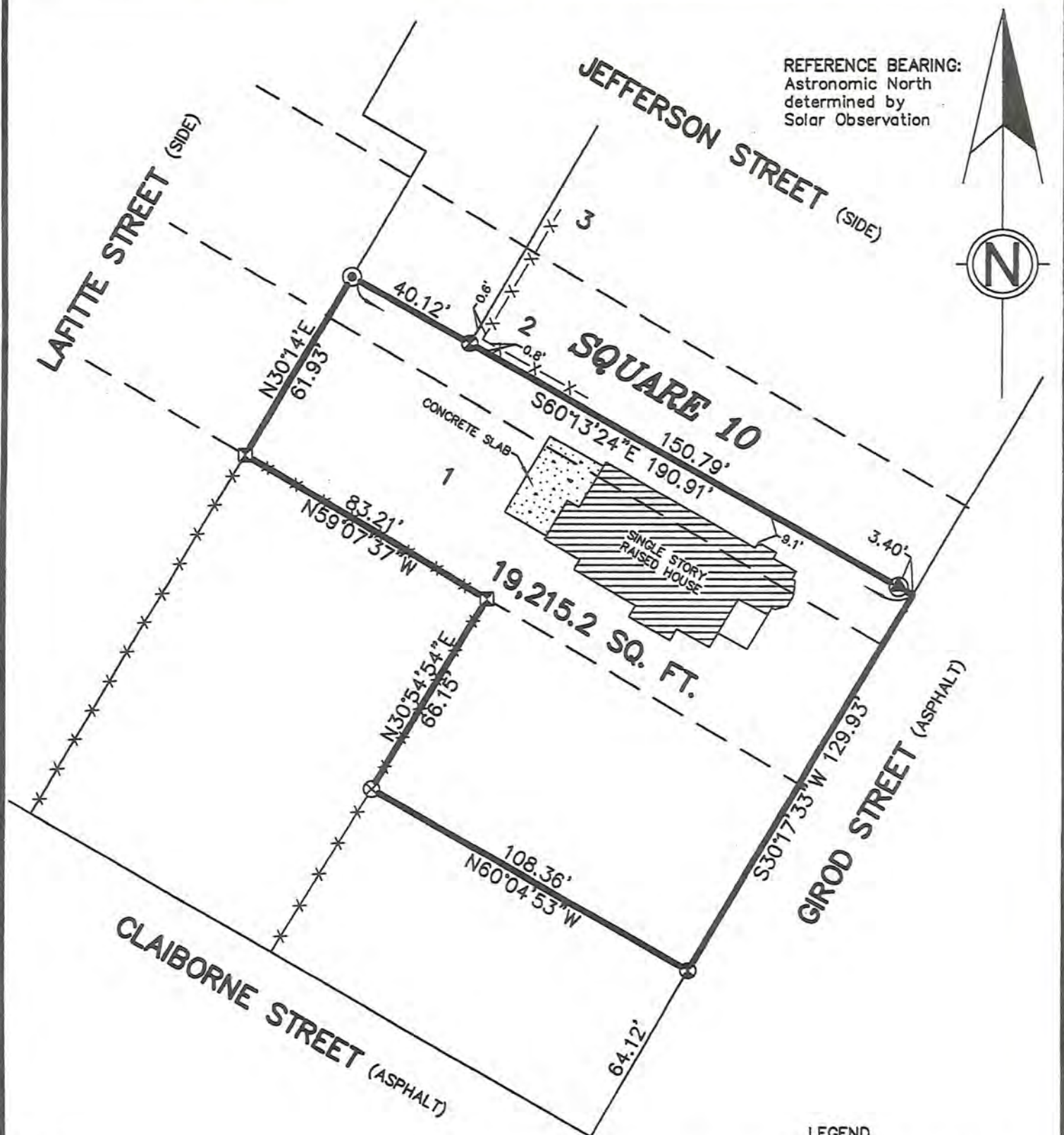
10.19.23

PROJECT No:

23004

DRAWING:

A1.0



NOTES:

1. This property is located in Flood Zone AE, per F.E.M.A. Map No. 2202020427D, dated May 16, 2012.

2. Building Setback Lines must be verified by City of Mandeville Planning Department.

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

REFERENCE SURVEY:

Survey for Prieto/Jackson by John G. Cummings, Surveyor, dated September 5, 2007, Job No. 07115A.

LEGEND

- ☒ = FENCE CORNER POST FOUND
- ⊙ = CRIMPED PIPE FOUND
- ⊗ = 1-1/4" IRON PIPE FOUND
- ⊕ = 1/2" IRON PIPE FOUND
- ⊖ = 1/2" IRON ROD SET

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

COVINGTON, LA 70433

PLAT PREPARED FOR: **Don Prieto**

SHOWING A SURVEY OF: A PARCEL OF LAND AND A PORTION OF LOTS 1 & 2, SQUARE 10, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 07115-B

DATE: 9-9-2013

REVISED:

Becky Rohrbough, 2525 Lakeshore: They had the same situation at their house. When you elevate you are still going to have a door and you need to do something with it, either a long staircase or a porch. They chose the porch when they elevated. It is attractive and able to be seen from the front street. This house was like this when the neighbors on the other side of them bought their house. They also have an accessory building next to it. She does not know of any objection from them.

Mr. Rhinehart asked if the porch was 16' in width. Mr. Sollberger said it was 8' deep.

V23-08-29 – Carolyn Schultz requests a variance to CLURO Section 7.5.4.3. R-3 Site Development Regulations and to resubdivide a portion of Square 102 into lots 1,2,3, and 4, Old Town of Mandeville, Square 102, R-3 Multi-Family Residential District, 1099 Villere Street

This case was heard along with R23-08-01

V23-08-30 – Joshua Brandner requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations and Section 9.1.4. Minimum Off-Street Parking Requirements by Use, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod Street

Mr. Rhinehart asked if 22 spaces were required. Ms. Bartholomew said that was the number with a straight calculation. The applicants submitted a split calculation. Ms. Bartholomew said she showed both, but the CLURO required 22.

Ms. Durio asked if medical services have administrative space included in the calculation. Ms. Bartholomew said the parking calculation is not always perfect, but the intent is to mix uses. Some are better than others.

Mr. Adams asked how many parking spaces were available on site? Ms. Bartholomew said that 10 spaces were offered on site, with 3 on street spaces that were adjacent to the property.

Mr. Adams said they have been flexible in the past, an operation like this would be by appointment only. He would imagine that they calculate how much they need.

Ms. Durio said there would also be staff as well.

Vaughan Sollberger, 235 Girod, Architect: The building got a Demo by Neglect citation last year. The owners hired some architects to do some designs for the building, which was done without any plans for who the tenant would be or the function. The goal was to elevate the building and make it look good. The property then changed hands and the new owners came to him and asked him to mimic the other two clinics that he already owned. Mr. Sollberger said they looked at the other businesses and the spaces that they use. There are 6 employees and 1 doctor. There is not a fast turnover, and the owner will still be operating out of the other locations and will only be here 2-3 times a week. The other locations have 10 and 12 spots.

They initially submitted with the 13 spaces as the number needed for the building. The owner also owns the property next door, the property behind this one, and the property on the other side of the property to the north. They did not want to develop a parking lot if it was not needed. There are currently no plans for the other properties yet. They want to avoid the construction of a parking lot. In the parking analysis all shared space is medical services. 1500 sqft is storage and private offices and support spaces. This is not going to be an Ochsner clinic, but a neighborhood clinic.

Ms. Bartholomew said the parking calculations are uniform for the entire City. They are not

exactly fit for each function.

Mr. Adams asked if the other locations had four operating rooms as well, Mr. Sollberger said they did.

Mr. Sollberger said this was a single doctor working with two patients at a time. Once the patients are finished the other rooms are used while the previous rooms get cleaned.

Mr. Rhinehart asked if it would be raised. Mr. Sollberger said it would be elevated. They will put parking under the building as neat as possible. The driveway is also a one-way loop.

Ms. Durio said it looks great and the idea of not being open on the weekends makes sense. She wanted to know what would happen if this became an Urgent Care clinic. Ms. Bartholomew said that the variance would run with the property.

Ms. Gautreaux put forth the possibility of getting a partner and the dynamic changing.

Ms. Duiro asked if the intent was to keep the area between the building and LaLou as greenspace? Mr. Sollberger said it was. They would look at that space in the future. He suggested it could be a contingency area for overflow parking. Ms. Durio said then they would be paving a space on Girod St.

Mr. Rhinehart suggested that the applicant could contribute to the parking mitigation fund.

Mr. Adams said it is located in the B-3 district and could be converted to a residence or another business. If it changed it would have to come back. Ms. Durio said that the variance would follow the medical service use.

Mr. Pierce asked if the upcoming parking ordinance would affect the on-street parking spaces on Girod St. that they are counting. Ms. Bartholomew said those are established spaces and she does not see the ordinance affecting them.

Mr. Sollberger said he does not foresee any parking problems. Parking is tough on the weekends with all the other businesses. He said it is best to keep greenspace.

Ms. Gautreaux said that 228 Girod also received a Demo by Neglect citation as well and it is still there. Is anything going on with it?

Mr. Sollberger said they are working on it. The same owner who purchased this lot also purchased that property as well.

Ms. Bartholomew added that the previous owner had said they were wanting to do something with the property, so they knew it was moving along.

Ms. Fulton asked if the three on street spaces were dedicated to this business. Ms. Bartholomew said they were not dedicated, but they could count them. Mr. Sollberger added that since they were adjacent to the property they could count them, but other people could use them on the weekends and at night.

Ms. Fulton asked if they could ever become dedicated. Ms. Bartholomew said they could not. Ms. Fulton asked even if the business changed, Ms. Bartholomew said the City would not want to do it.

Skelly Kreller, 280 Dona: He is an expert on oral surgery and wondered if this would be ADA compliant. He does not see a ramp or elevator, and there is no way that a sedated patient will come down the stairs. He has built 6 offices and fired 4 architects. He does not see where the medical gasses will be stored, they will have to be downstairs.

Mr. Sollberger said that there is an elevator, it is located by the handicap parking spot. Ms. Durio added that it is shown on the floorplan.

Mr. Sollberger said they have a covered drop off area, which the addition on the side is serving as. The medical gasses are being stored in a one hour fire separated room. He would have to look at the floorplan but it is on the second floor.

Ms. Bartholomew added that the State Fire Marshal does commercial plan reviews and would catch things like this. Mr. Kreller said he is not sure if the State Fire Marshal would approve this.

With all new business concluded for the zoning agenda, at 7:21pm Mr. Rhinehart moved back to the Planning Commission to hear case P23-08-03.


Alex Weiner, Secretary


Brian Rhinehart, Chairman
Zoning Commission

Brian Rhinehart commenced the Zoning Commission Meeting.

Announcement that written notice of decisions regarding zoning variances will be filed in the Commission's office the following day of this meeting at which time applicable appeal time will begin to run.

New Business

V23-08-28 – Owen and Diana Farris request a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 29A Lot 91A, R-1 Single Family Residential District, 2529 Lakeshore Drive

Mr. Rhinehart said this was discussed at length at the last meeting and said he did not believe there were any complaints from the neighbors on either side. Ms. Bartholomew confirmed there was not.

Ms. Durio moved to approve the request as submitted, Mr. Quillin seconded, and the motion passed unanimously.

V23-08-29 – Carolyn Schultz requests a variance to CLURO Section 7.5.4.3. R-3 Site Development Regulations and to resubdivide a portion of Square 102 into lots 1,2,3, and 4, Old Town of Mandeville, Square 102, R-3 Multi-Family Residential District, 1099 Villere Street

This case was heard along with R23-08-01

V23-08-30 – Joshua Brandner requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations and Section 9.1.4. Minimum Off-Street Parking Requirements by Use, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod Street

Mr. Rhinehart said that the CLURO requires 22 parking spaces, and the applicant is asking for a variance of 9. Ms. Bartholomew said that the CLURO requires 22 spaces, the applicant provided a calculation that would only be 17 spaces, but yes the variance is for 9 spaces.

Mr. Rhinehart said this would also run with the property if he should sell it and this becomes an urgent care instead of an oral surgery center. The concern was that if it was sold down the line.

Ms. Durio said that they indicated that this would not be open nights or weekends, so this variance would run with the use, another use would have to come back. Is there any restrictions on operating hours for another business at this location?

Ms. Bartholomew said that a variance runs with the property. She said this use was permitted by right, so if there was a Special Use or Conditional Use then it would run with that, but since this is permitted by right, it runs with the property.

Ms. Durio said that different uses have different parking requirements. If it was a higher intensive use with a higher parking requirement. Ms. Bartholomew said that if the use was permitted by right, then they would get the variance. Ms. Durio said that only if it was a Special Use or Conditional Use would they have to come back.

Ms. Durio said the concern is not with this particular business, it is that it runs with the land.

Vaughan Sollberger, 235 Girod: As far as he can tell, this is the most intensive requirement for parking, minus an event center, that is listed in the CLURO. It is the same formula used for a restaurant with a bar. Having been located on Girod Street he has seen that there has been an issue with parking on weekends and on nights. He also said they need to be

cognizant of having diverse businesses coming into the B-3 area as not many are coming in. The projects they have worked on are mostly restaurants and bars. This use is permitted by right, more intensive uses are usually reserved for Special or Conditional Uses which come back in front of the Commission. This doctor also has two other practices, so they will be operating only 2-3 days a week at this location. He understands the concern about the variance running with the land.

Mr. Adams asked if there were four rooms, Mr. Sollberger said there was.

Mr. Adams asked if the idea was to have the rooms full, with people waiting as well. Mr. Sollberger said he has worked on projects with quick turnover, and they are usually pain management clinics. The procedures are different for an oral surgery center with prep and recovery times.

Ms. Durio said the parking variance makes sense for the business that was described, but there is no way to know that in two years it will not be a pain management clinic. There is no way to know that the use will continue, and the variance runs with the land. Nine is a big number in that area when it runs with the land.

Mr. Quillin asked if it was possible to add more under the structure? Mr. Sollberger said they could but it would have to be done in such a way that it would mimic what is going on and the problems with the building next door.

Mr. Quillin said that looking by where the handicapped spot is, towards the front is there room for two more spots? Mr. Sollberger said that what is not shown is that there is an elevator located there. They are also trying to avoid having parking going into the architectural features at the front of the building.

Mr. Quillin asked if it was possible to use the flag part of the lot as a bank for parking? Mr. Sollberger said the owner had requested that they not use that piece of property.

Mr. Quillin said he is thinking of it, as nothing else, as a green parking bank.

Mr. Adams asked how many spots that would hold? Mr. Sollberger said it could hold a good bit, but there is no access from the street as there are two parking spaces in front of it.

Mr. Quillin said you could come in on the driveway and go left.

Mr. Sollberger said there are no plans for dealing with that part of the lot at the moment, but that is a possibility.

Mr. Rhinehart said that the staff would be six people, Mr. Sollberger said it would be seven with the surgeon.

Mr. Sollberger said that he owns additional land other than that flag area. There is some to the rear and there was no physical way of getting more parking there as well.

Rebecca Rohrbough, 2525 Lakeshore: She has no connection to the owner but would like to point out that she has a passionate interest in seeing this house progress as planned because she is passionate about the Historic District. She has been involved with the District since the beginning. It was done after losing so many structures after Katrina. This structure has been deteriorating for the past three years. There is an interested owner and an architect has put together a great plan to save the house and essence and appearance and make it viable. That is an overriding issue far exceeding the need for parking. She does recognize that a future occupant might want a business that dictates more parking. By that time, the parking issue will be all over Old Town. That is a broader subject to be addressed by the administration. This place needs to be saved.

Mr. Rhinehart said he would also like to see it progress forward, but there are a couple of alternatives that can help that. There is the lot next to it that could be used, and there is always the mitigation fund.

Leonard Rohrbough, 2525 Lakeshore: Does the parking variance stay with the property should this owner sell and move, Ms. Durio said that is correct. Mr. Rohrbough said it was limited to nine, so if someone wanted 10 then they would need to start over? Ms. Durio said that was correct.

Mr. Quillin clarified that if this variance was approved it would only need 9 regardless of the use, as long as it was a permitted use.

Jeff Lyons, 515 Lamarque: The parking issue and the Old Town is tough. It highlights the fact that we need to come up with some better answers than we have now. He loves the fact that this is a dental office. His opinion is to go with this. It highlights the fact that something needs to be done.

Ms. Bartholomew said that all the restaurant and bar uses are Special Use so it would come back before the commission.

Ms. Durio asked if there was a way to put up the permitted uses. Ms. Bartholomew said she could not do it quickly.

Ms. Durio asked if the Special Use and Conditional Uses could be read, if that was a shorter list.

Ms. Durio asked if there was a more intensive permitted use. Ms. Bartholomew said the more intensive uses would require a Special Use. Ms. Durio asked if a coffee shop was permitted, Ms. Bartholomew said that all restaurants are Special Use.

Mr. Quillin asked if it was a possibility to look at the flag lot portion as a parking bank? It would remain green for now but would have the required parking. He asked Ms. Bartholomew if this was something they could do? Ms. Bartholomew said the Commission could require them to bank those required spaces on the greenspace.

Mr. Adams asked if they come back and want to develop that property?

Ms. Durio said they would have to come back before the Commission to see if there was adequate parking for the business at the time.

Ms. Bartholomew said if they mitigate parking to that area if for any reason they could no longer bank they parking they would have to come before the Commission.

Mr. Rhinehart said if they wanted to clear it up tonight there was the parking mitigation fund.

Mr. Sollberger said if they banked the spaces onto the lot they would be able to get the right number so they would not need a variance for the parking, but would for the addition. Ms. Bartholomew said the Commission still needs to allow the bank.

Ms. Durio said she would rather not see that lot have parking on it but there is already a parking problem that is significant.

Mr. Quillin moved to approve the request with the condition that there are nine parking spaces put into a bank in the greenspace in the flag portion of the lot for future additional parking if needed. Ms. Durio seconded, and the motion passed unanimously.

Before the roll was called Mr. Rhinehart asked if the parking bank would run with the land

if it was sold, Ms. Bartholomew said it would as it was a condition of the variance.

Public Comment

A presentation to commemorate the time Mr. Adams served on the Commission was shown.

Mr. Adams motioned to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor. The meeting was adjourned at 8:31pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission



MANDEVILLE

A Historic Lakefront Community

Planning and Zoning Commission

KAREN GAUTREAUX, CHAIRWOMAN
PLANNING COMMISSION

BRIAN RHINEHART, CHAIRMAN
ZONING COMMISSION

CARA BARTHOLOMEW, AICP
DIRECTOR, DEPT. OF PLANNING & DEVELOPMENT

MEMBERS
SCOTT QUILLIN
ANDREA FULTON
NIXON ADAMS
CLAIRE DURIO
MIKE PIERCE

August 23, 2023

Joshua Brandner
149 Coffee Street
Mandeville, LA 70448

RE: V23-08-30 – Joshua Brandner requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations and Section 9.1.4. Minimum Off-Street Parking Requirements by Use, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod Street

Dear Mr. Brandner:

On Tuesday, August 22nd, 2023, the Planning & Zoning Commission held a public hearing regarding the variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations to encroach into the north side setback by 9'-2½" to construct an addition measuring 38'-8" in length and Section 9.1.4. Minimum Off-Street Parking Requirements by Use to reduce the number of required parking spaced by 9. The Commission unanimously voted to approve your request with the condition that there are nine parking spaces put into a bank in the greenspace in the flag portion of the lot for future additional parking if needed. This approval is per the site plan prepared by KVS architecture and dated 3.16.23. Should you have any questions regarding this matter, please do not hesitate to contact me at 624-3103.

Sincerely,

Cara Bartholomew, AICP
Director - Dept. of Planning & Development

CASE SUMMARY SHEET

CASE NUMBER: V25-10-22
DATE RECEIVED: September 2, 2025
DATE OF MEETING: October 14, 2025 and October 28, 2025

Address: 527 Albert
Subdivision: Old Town of Mandeville, Square 85B Lots 21-24, 26, 28, 30, 32, 34, & 36
Zoning District: R-1 Single Family Residential District
Property Owner: Richard and Linda James

REQUEST: V25-10-22 – Richard and Linda James request a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 85B Lots 21-24, 26, 28, 30, 32, 34, & 36, R-1 Single Family Residential District, 527 Albert

CASE SUMMARY: Encroach up to the south side property line to construct a new house

The applicants own the property at 527 Albert Street, located on the east side of Albert St., north of Monroe St., south of Livingston St., and west of Colbert St. The property is an irregularly shaped flag lot, measuring 119’ along Albert St., 236’ along the south property line, 240’ along the east property line, 60’ along Livingston St., then south for 120’, and west for 175’ and contains 35,696 sqft per a survey prepared by Kelly McHugh & Associates and dated 7.31.2025. The property is currently unimproved.

The applicants are requesting to encroach 20’ into the south side setback, up to the property line, to construct a new single-family residence. The south side of the property borders the right of way for the unimproved Harold Street. The eastern half of the Harold Street right of way was previously revoked back in 2008 while the western half remains owned by the City.

<u>Without Revocation</u>	Required	Proposed	Encroachment
Front Setback	25’	25’	0’
Rear Setback	30’	30’	0’
North Side Setback	20’	20’	0’
South Side Setback	20’	0’	20’

Public Works has reviewed the request and stated that “The only exception to the Variance Request would be the Revocation of Harlod St. be a condition of the approval. At this time we do not have opposition to the street revocation but would encourage the revocation to precede the variance. After the street revocation is approved we would have no issues with the setback on the southern property line at 13’.”.

Since the last meeting the applicants have spoken with Councilwoman Lane who has agreed to sponsor the revocation request. The applicants are currently working on gathering the required documentation for the request. At the October 14th meeting the applicant stated that if the council grants the revocation request, they are planning to use the 13’ as their south side setback. This would make them deficient by 7’ rather than 20’.

<u>With Revocation</u>	Required	Proposed	Encroachment
Front Setback	25’	25’	0’
Rear Setback	30’	30’	0’
North Side Setback	20’	20’	0’
South Side Setback	20’	13’	7’

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.



LIVINGSTON ST.

S 59°45'49" E 60.00'

ALBERT ST.

(T=120.00')

N 30°05'14" E 119.78'

LOT 35

LOT 33

LOT 31

LOT 29

LOT 27

LOT 25

LOT 23

LOT 21

LOT 19

APPROX. LOCATION OF
FLOOD ZONE LINE

S 60°09'53" E 175.55'

(T=176.00')

N 30°03'29" E 120.00'

85 B

S 29°49'46" W 240.04'
(T=240.00')

LOT 36

LOT 34

LOT 32

LOT 30

LOT 28

LOT 26

LOT 24

LOT 22

LOT 20

FLOOD ZONE X
FLOOD ZONE A10
B.F.E.=10.0'

N 60°00'00" W 236.57'
(REF. BRG.) (T=236.00')

HAROLD ST.

(NOT CONSTRUCTED)

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

NO SERVITUDES OR SETBACKS
SHOWN HEREON.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1" IRON PIPE FOUND
- ▲ = 2" IRON PIPE FOUND

THIS PROPERTY IS LOCATED IN FLOOD
ZONE A10 & X; BASE FLOOD ELEV. 10.0';
F.I.R.M. PANEL NO.2202020431D;
REV.05-16-2012

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



08-07-25

Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE 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 CERTIFIED PLAT.

REFERENCE: A SURVEY BY JOHN E. BONNEAU & ASSOC. INC.,
DATED 06-22-2018, JOB NO. 2018 326.
BEARINGS HEREON ARE ASSUMED

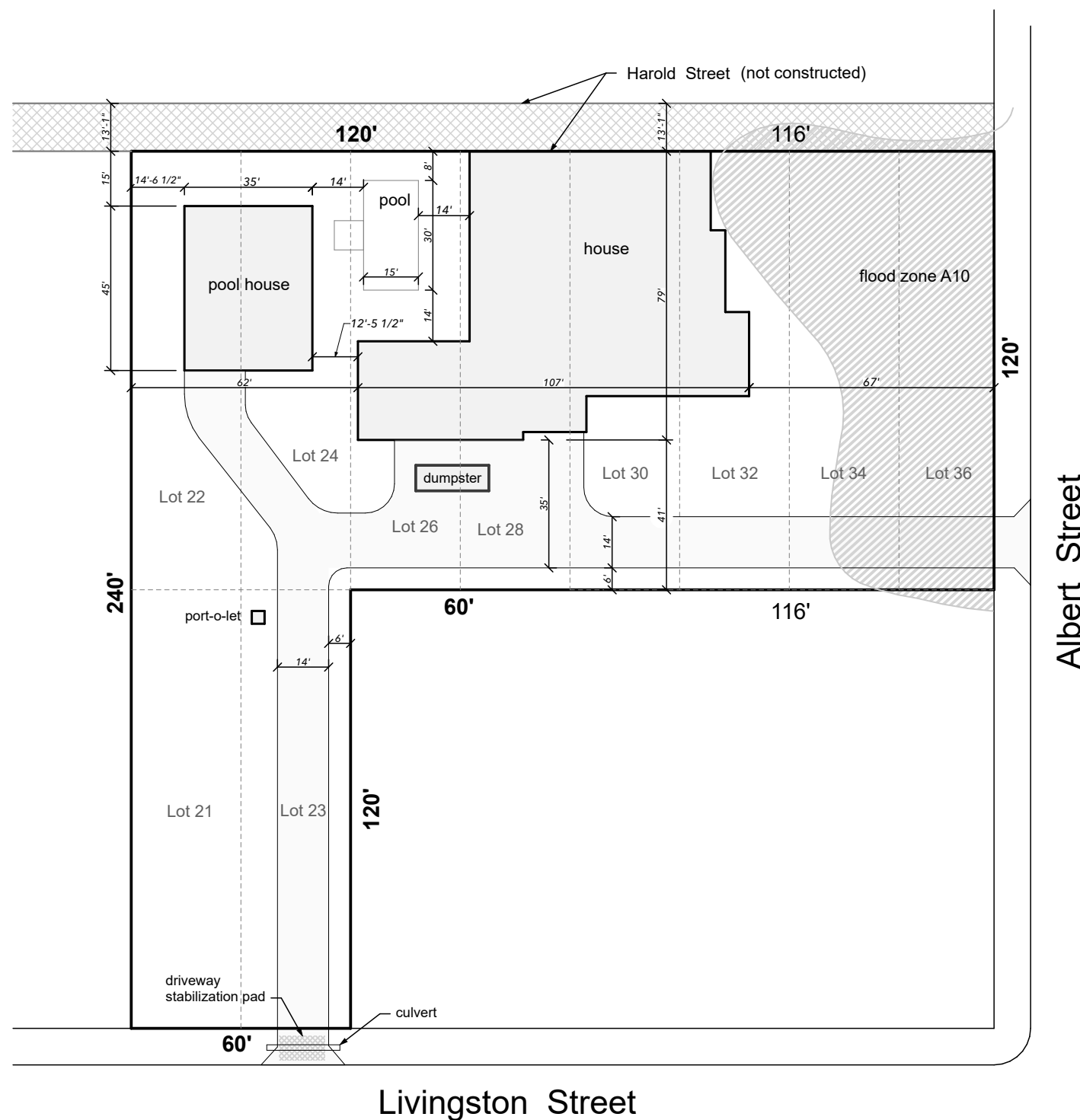
BOUNDARY SURVEY OF:
LOTS 21-24, 26, 28, 30, 32,
34 & 36 SQ. 85B
TOWN OF MANDEVILLE
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA.

PREPARED FOR:

RICHARD JAMES

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 40'	DATE:	07-31-25
DRAWN:	MDM	JOB NO.:	25-124
REVISED:			



Richard and Linda James
Lot cornering Livingston Street and Albert Street
Mandeville, LA.

Plot Plan
Scale: 1" = 40'

Setbacks
Front.....
Right Side.....
Left Side.....
Rear.....

Date
8/27/25
PROJECT NO:
7236

CASE SUMMARY SHEET

CASE NUMBER: V25-10-23
DATE RECEIVED: September 3, 2025
DATE OF MEETING: October 14, 2025 and October 28, 2025

Address: 2025 Lakeshore
Subdivision: Old Town of Mandeville, Square 1 Lot 5A
Zoning District: B-3 Old Mandeville Business District
Property Owner: Margherita Bechac

REQUEST: V25-10-23 – Denis Bechac requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 1 Lot 5A, B-3 Old Mandeville Business District, 2025 Lakeshore

CASE SUMMARY: Remove a 28” dbh live oak

The property at 2025 Lakeshore is owned by the applicant’s mother, and is located on the north side of Lakeshore Dr., west of Girod St., east of Lafitte St., and south of Claiborne St. The property measures 68’ x 247’ and contains 16,796 sqft per a survey prepared by Randall Brown & Associates and dated 11.26.2012. The property is currently improved with a vacant commercial building.

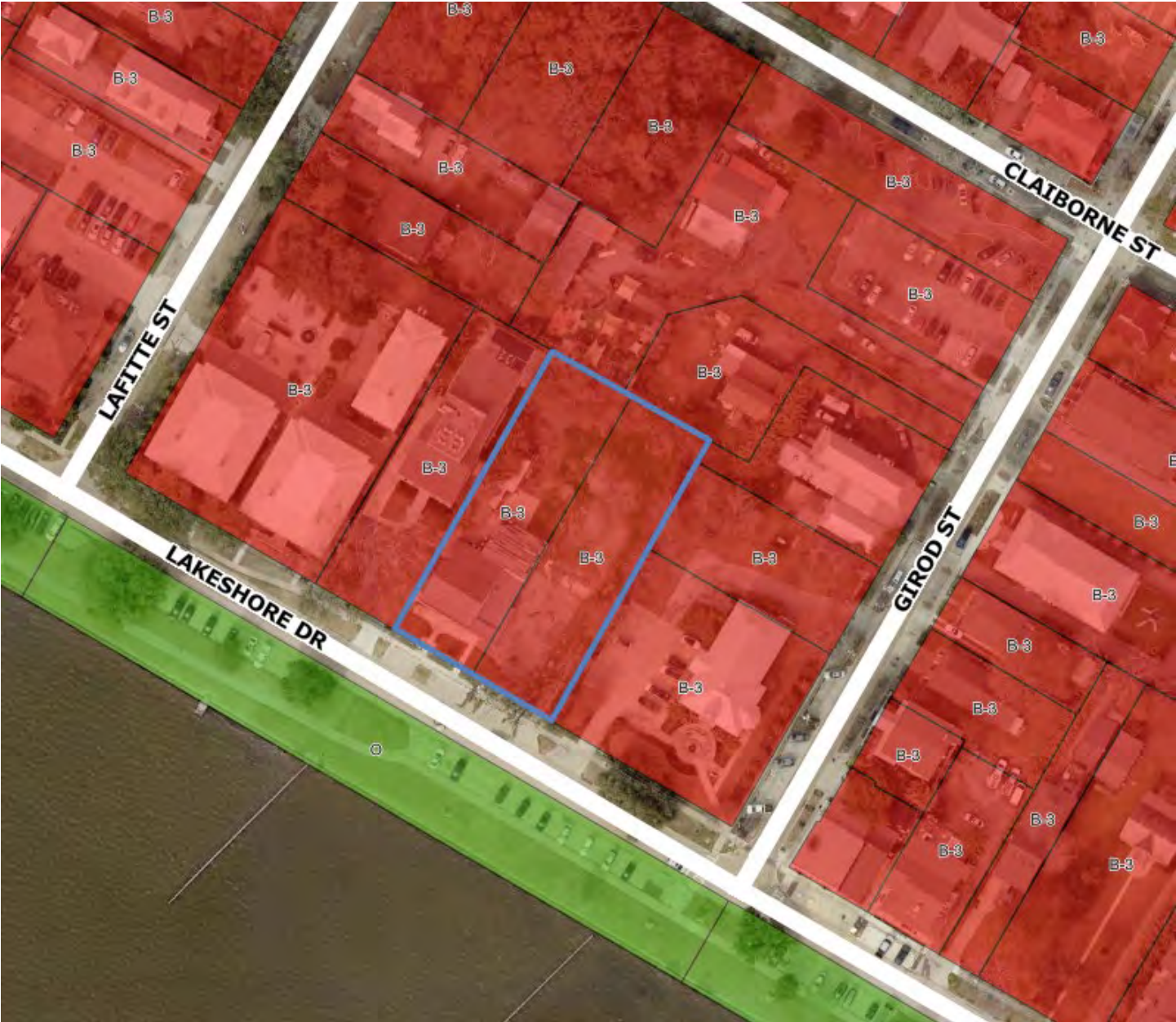
The applicant is requesting to remove a 28” dbh live oak located near the front property line. An arborist report written by Malcolm Guidry was submitted by the applicant.

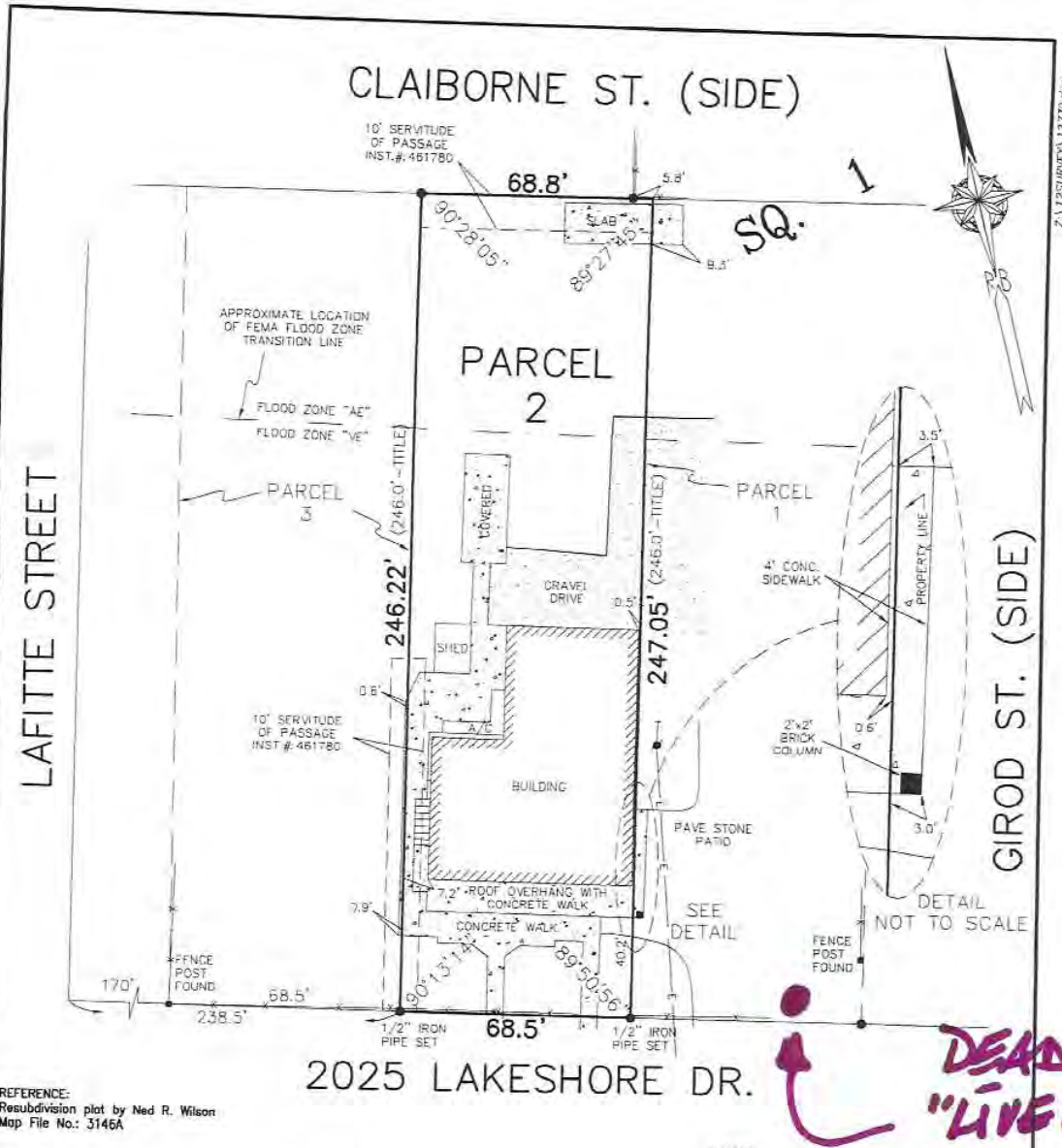
The report states that a site visit was conducted on August 16th, 2025, to assess the condition of the tree and determine if there was any means of saving the tree. The report states that efforts to save this tree have passed, and that currently all that exists is an unsightly tree. The reason for the demise of the tree is attributed to the compacted soil that has existed beneath the canopy for some time, and that any attempt to fix this problem would require a complete replacing of the soil within the root area of the tree, which would be of little to no benefit at this time.

The report provides pictures of the tree, along with a photo of a nearby live oak for comparison. Descriptors of the photos state that the tree exists in a state of decline, and that there are many dead and dying branches present throughout the canopy. It concludes by stating that this tree cannot be helped and that it should be removed.

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.





REFERENCE:
Resubdivision plat by Ned R. Wilson
Map File No.: 3146A

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone VE & AE.
FIRM Panel# 2202G0427D Rev. 5/16/12

NOTE:
OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.
● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
PARCEL 2 * SQUARE 1 * TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
MARGHERITA S. BECHAC

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

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

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

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: NOVEMBER 26, 2012
Survey No. 12739
Project No. (CR5) B12739.TXT
Scale: 1" = 40' ±
Drawn By: BRC
Revised:

Malcolm Guidry
Professional Consulting Arborist
P. O. Box 503
Covington, LA 70434
985-630-6391

August 24, 2025

Mr. Dennis Bechac
661 Magnolia Ridge Drive
Mandeville, L 70448

Re: Current state of health and Structural condition of the live oak tree located at front right corner of the Bechac Restaurant, 2025 Lakeshore drive, Mandeville, Louisiana

Dear Mr. Bechac,

As you requested, I met with you on 8/16/25, at which time we conducted an inspection of the live Oak tree at issue with respect to the matter as referenced above.

Assignment

During the time of our inspection you asked that I assess the condition of the tree and that of the possibility of reversing the health of the tree , and if by chance the tree can be saved provide a listing of recommended therapies as to what, when, and how such practices would be of best benefit to the tree. Additionally, you asked that I provide my findings to you in the form of a written report.

Observations

- Tree at issue.....Southern live Oak (Quercus virginiana)
- Trunk diameter.....28"
- Location of tree.....Right front corner of property at the sidewalk
- Health..... Severe state of decline
- Structural condition.....In decline/dead branches over sidewalk
- Risk of failure.....Branches
- Expected future life.....None
- Age.....<85
- Therapies.....None recommended.
- Recommended action.....Remove the tree

Discussion

There is an old expression, where there is life there is hope, but not for this tree. Efforts to have had benefits to save this tree have long passed many years ago. The tree that was once green and healthy no longer exists. Its beauty and dignity no longer exist. Currently, there exists a very unsightly tree. The current condition of the branched architecture of the tree consists of a few branches which exhibit stress sprouts which is an attempt by the tree to survive. Additionally, there is likely chance of harm to people on the sidewalk beneath the tree where these branches will fall.

Regarding the health and structural condition of the tree, one only needs to see the tree to know the tree is dying. The demise of the tree had everything to do with hard compacted soil which has existed for a very long time beneath its canopy. This problem is not fixable. To do so would require complete replacing of the soil within the root area of the tree. Such an effort at this time would be of little to no benefit to the tree..

(See picture of tree, Photograph A, page 3)

In essence, few leaves which exist on the tree means there exist few roots in the ground.

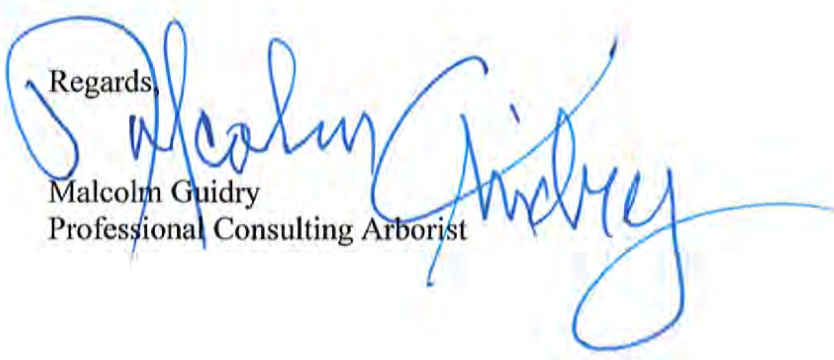
(See dead limbs, photograph B, page 4)

Conclusion

An easily observable difference of the tree at issue as seen in photographs A and B, compared to tree C in Photograph B, page 4 clearly shows the difference between life and death. Based upon my long years of experience as a professional consulting arborist, it is my opinion, the tree cannot be helped, the tree should be removed.

Regards,

Malcolm Guidry
Professional Consulting Arborist



Photograph A



A

The tree exists in a state of decline, note arrows pointing to dead and dying branches.

Few branches exhibit stress sprouts which will continue to decline in time.

Use of the sidewalk, there exists risk of harm to people from dead limbs falling from a dying tree

Photograph B



B

Dead and dying branches exist throughout the canopy of the tree.

This photo, as well as photograph A shows a tree in last stages of life.

Note tree C in this photograph.

Comparing tree at issue to tree noted as C, the trees speaks well as to the fate of the Bechac Oak at issue

CASE SUMMARY SHEET

CASE NUMBER: V25-10-24
DATE RECEIVED: September 12, 2025
DATE OF MEETING: October 14, 2025 and October 28, 2025

Address: 234 Lafitte
Subdivision: Old Town of Mandeville, Square 25B Lot C
Zoning District: B-3 Old Mandeville Business District
Property Owner: Sherry Hubbard

REQUEST: Sherry Hubbard requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations, Old Town of Mandeville, Square 25B Lot C, B-3 Old Mandeville Business District, 234 Lafitte

CASE SUMMARY: Encroach 3’-5” into the south side setback to construct an addition to the structure

The property at 234 Lafitte Street is located on the west side of Lafitte St., south of Jefferson St., east of Carroll St., and north of Claiborne St. The property measures 56’ x 179’ and contains 10,024 sqft per a survey prepared by BFM Corporation, LLC and dated 5.19.2025. The property is currently improved with a single-family residence.

The property owner is wanting to construct an addition to the existing residence. The proposed addition will encroach 3’-5” into the south side setback, leaving a setback of 6’-7”. The property has a frontage of 56’ requiring side setbacks of 10’. The application states that the reason for the encroachment is to allow for a 10’-10” driveway beneath the addition to provide vehicular access to the rear of the property.

	Required	Proposed	Encroachment
Front Setback	15’	15’	0’
Rear Setback	20’	20’	0’
North Side Setback	10’	10’	0’
South Side Setback	10’	6’-7”	3’-5”

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

CLURO SECTIONS:
7.5.10.3. B-3 Site Development Regulations

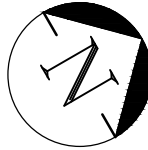
Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section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

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

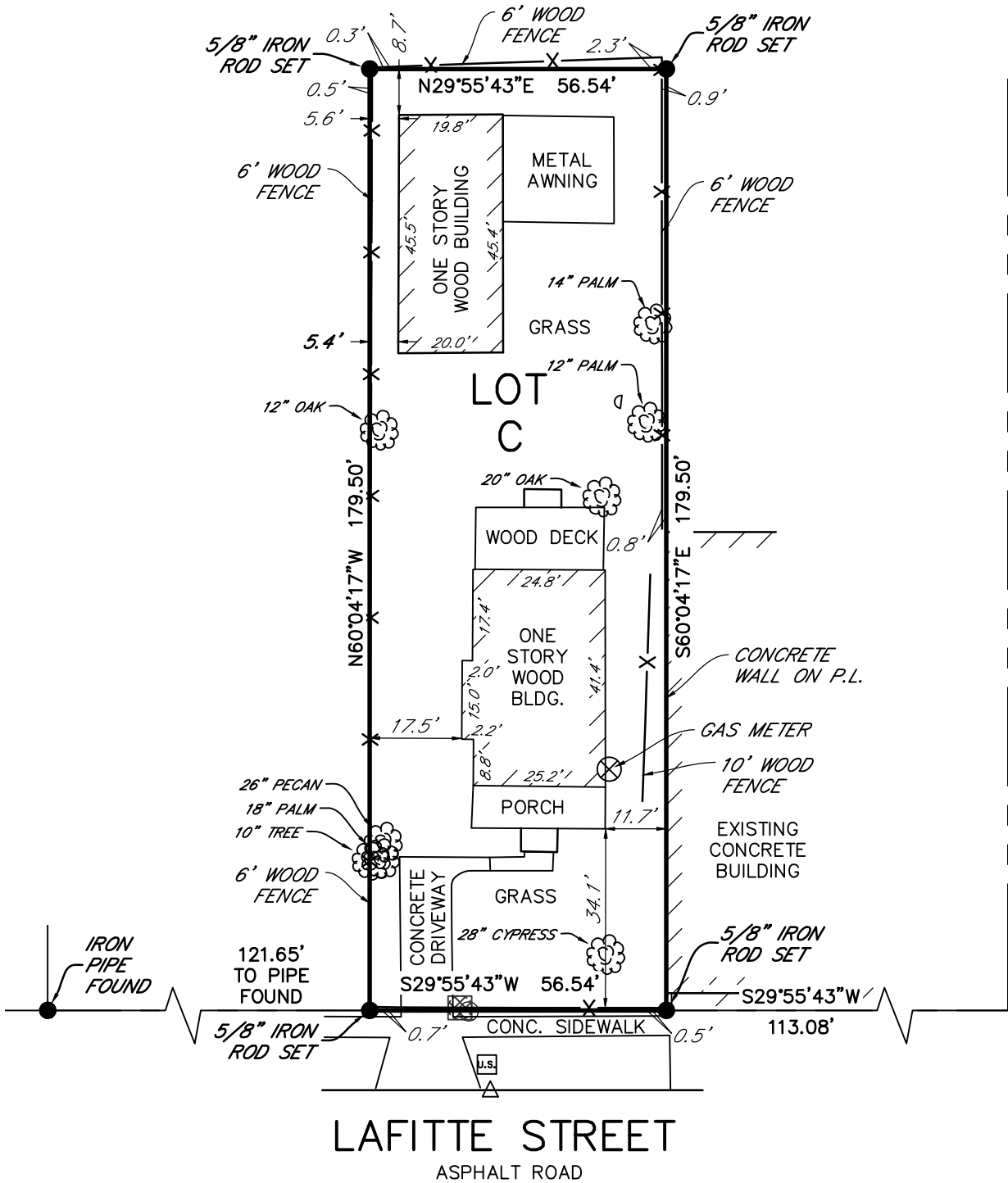
		relocation of the building or mechanical equipment are impractical.
i. Frontage up to 50'	8' each side	
ii. Frontage between 51' – 60'	10' each side	
iii. Frontage between 61' – 75'	12' each side	
iv. Frontage between 76' – 80'	13' each side	
v. Frontage between 81' – 90'	15' each side	
vi. Frontage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

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





GRID NORTH
NORTH REFERENCED TO
LOUISIANA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE, NAD 83



JEFFERSON STREET

REFERENCE MAPS:

SURVEY OF LOT C, SQUARE 25-B, TOWN OF MANDEVILLE, BY GILBERT, KELLY & COUTRUIE', INC., DATED SEPT. 26, 1974.

SURVEY OF A 0.27 ACRE PORTION OF SQUARE 25-B, TOWN OF MANDEVILLE, BY J.V. BURKES & ASSOCIATES, INC., DATED 03/02/2012, DRAWING NO. 20120071.

NOTE:
BEARINGS SHOWN ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

BOUNDARY AND IMPROVEMENT SURVEY
OF LOT C, SQUARE 25-B,
IN THE TOWN OF MANDEVILLE,
ST. TAMMANY PARISH, LOUISIANA

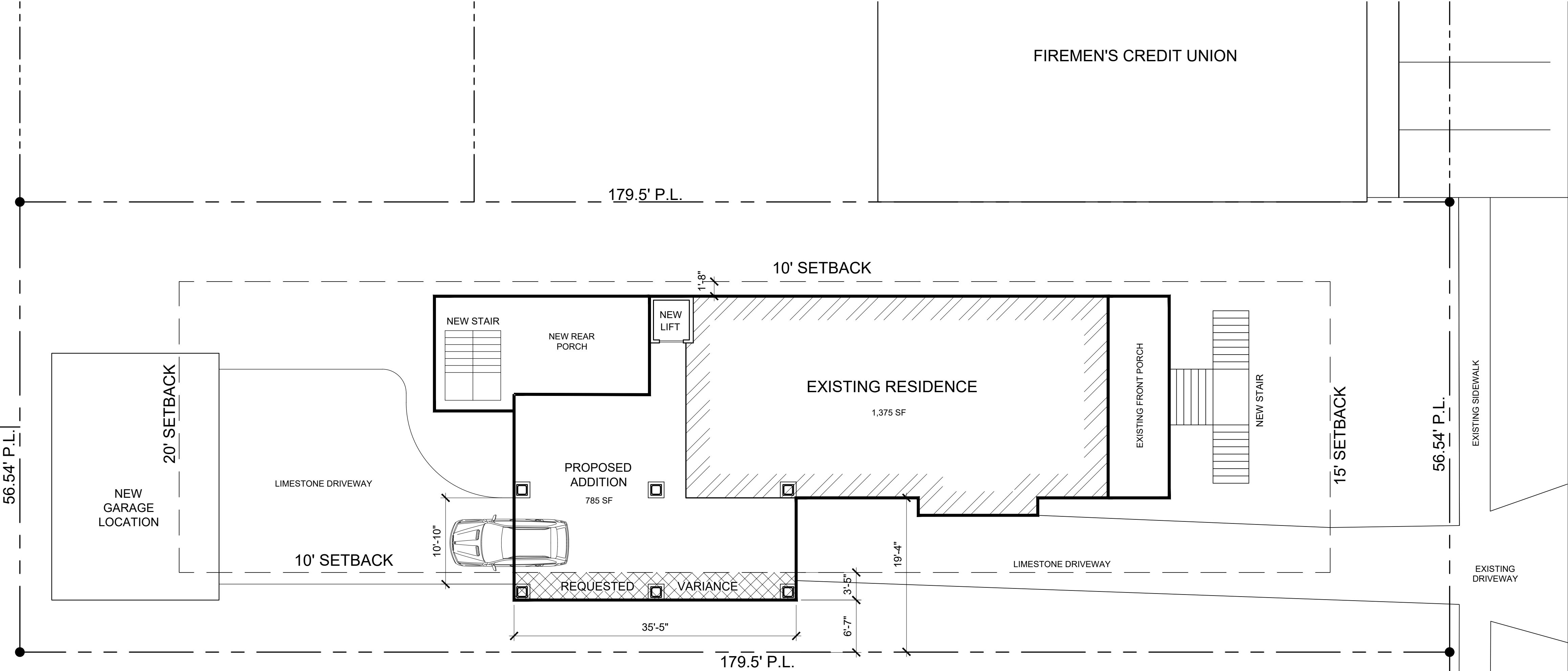
I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46: LXI, Chapter 29 for a Class C survey.

BILL HUBBARD

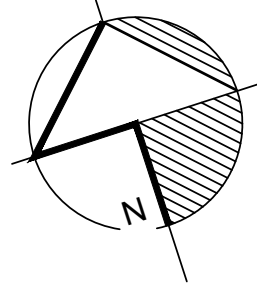
SCALE: 1" = 30'	DRAWN BY: APW CHECKED BY: GJL	DATE 5/19/2025
FILE NAME: 10918 PROJECT No: 10918		

BFM
CORPORATION LLC
A PROFESSIONAL LAND SURVEYING COMPANY

15 Veterans Memorial Boulevard
Kenner, Louisiana 70062
(504) 468-8800 (504) 467-0065
www.bfmcorporation.com info@bfmcorporation.com
GARY J. LAMBERT, JR.
License No. 5259
PROFESSIONAL
AND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR



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



CASE SUMMARY SHEET

CASE NUMBER: V25-10-25
DATE RECEIVED: September 15, 2025
DATE OF MEETING: October 14, 2025 and October 28, 2025

Address: 435 Atalin
Subdivision: Old Town of Mandeville, Square 77 Lots 5 & 6
Zoning District: R-1 Single Family Residential District
Property Owner: Alejandro Gonzalez

REQUEST: V25-10-25 – Alejandro Gonzalez requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 77 Lot 5 & 6, R-1 Single Family Residential District, 435 Atalin

PREVIOUS CASES: V17-12-32 – Site Development Criteria & Live Oak Encroachment
V25-03-05 – Live Oak Encroachment & Accessory Structure Location

CASE SUMMARY: Remove a 40” dbh live oak tree

The applicant owns the property at 435 Atalin St, located on the corner of Atalin St. and Monroe St. The property measures 160’ x 212’ and contains 33,920 sqft per a survey prepared by John Bonneau & Associates and dated 10.20.2017. The property is currently improved with a single-family residence.

There are 4 live oak trees on the property. The applicant is requesting to remove the live oak closest to the front property line and measuring 40” dbh. An arborist report written by Ladson Poole of ArborWorks was submitted by the applicant.

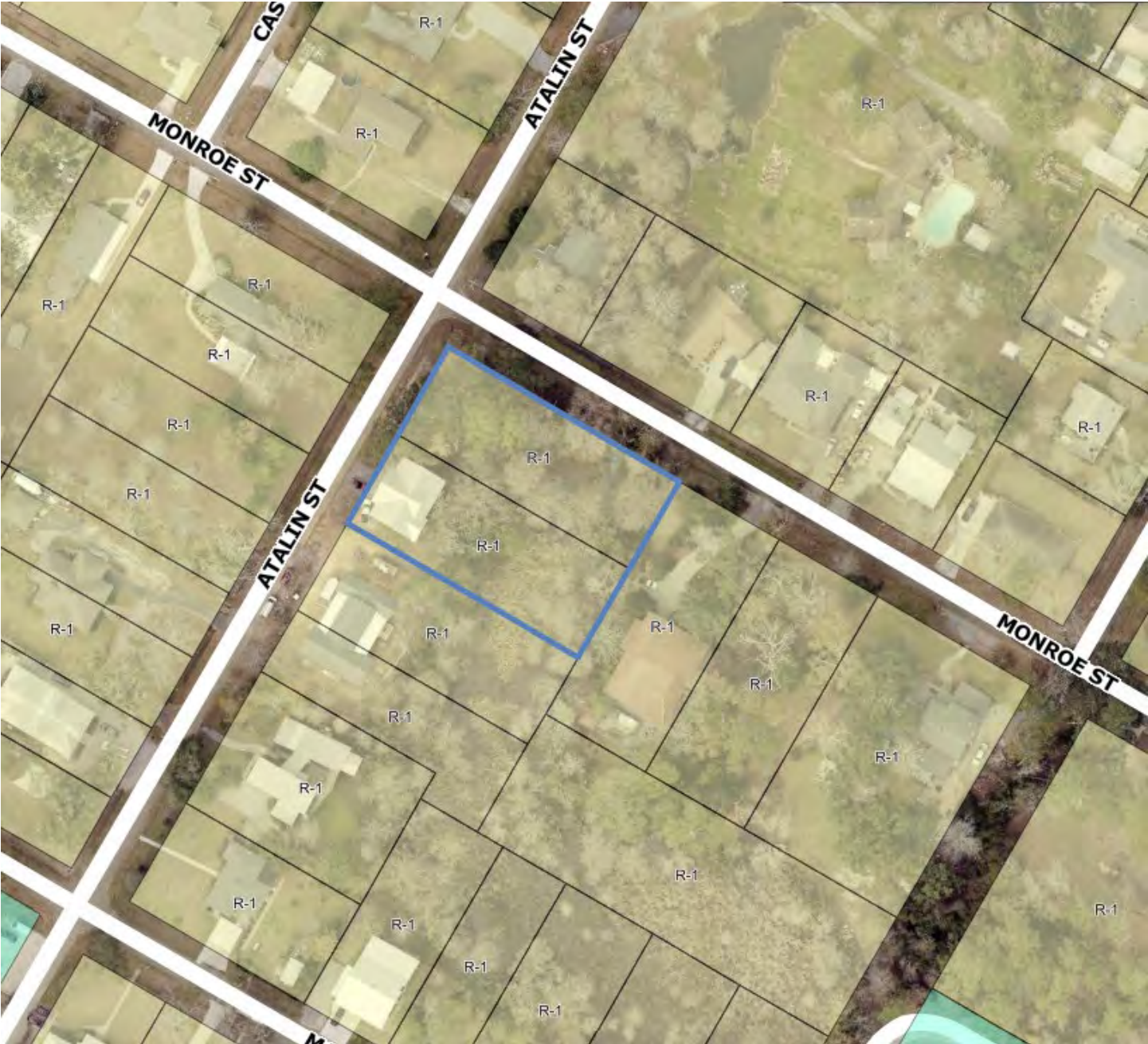
The report states that a site visit was conducted on September 3rd, 2025, and an assessment was performed on the tree in question. The report states that the tree has an approximate 30^o lean towards the house and contains a significant amount of deadwood in the tree canopy. In addition to the deadwood the report also states that there are multiple large pockets of decay and hollows located near the base of the trunk as well as at the root crown. These hollows extend about 80% - 85% of the diameter of the root flare. There are also multiple targets within striking distance of the tree, including the house, parking area, and two other live oak trees.

The report concludes with the recommendation of removal of the tree, citing the amount of decay and wood loss, the proximity of targets within the area, and the signs of decline present in the tree. The report states that industry best management practices call for removal when targets are present and a third or more of the trunk is decayed or rotted out.

CLURO SECTIONS:
9.2.5.7. Live Oak Protection Requirements

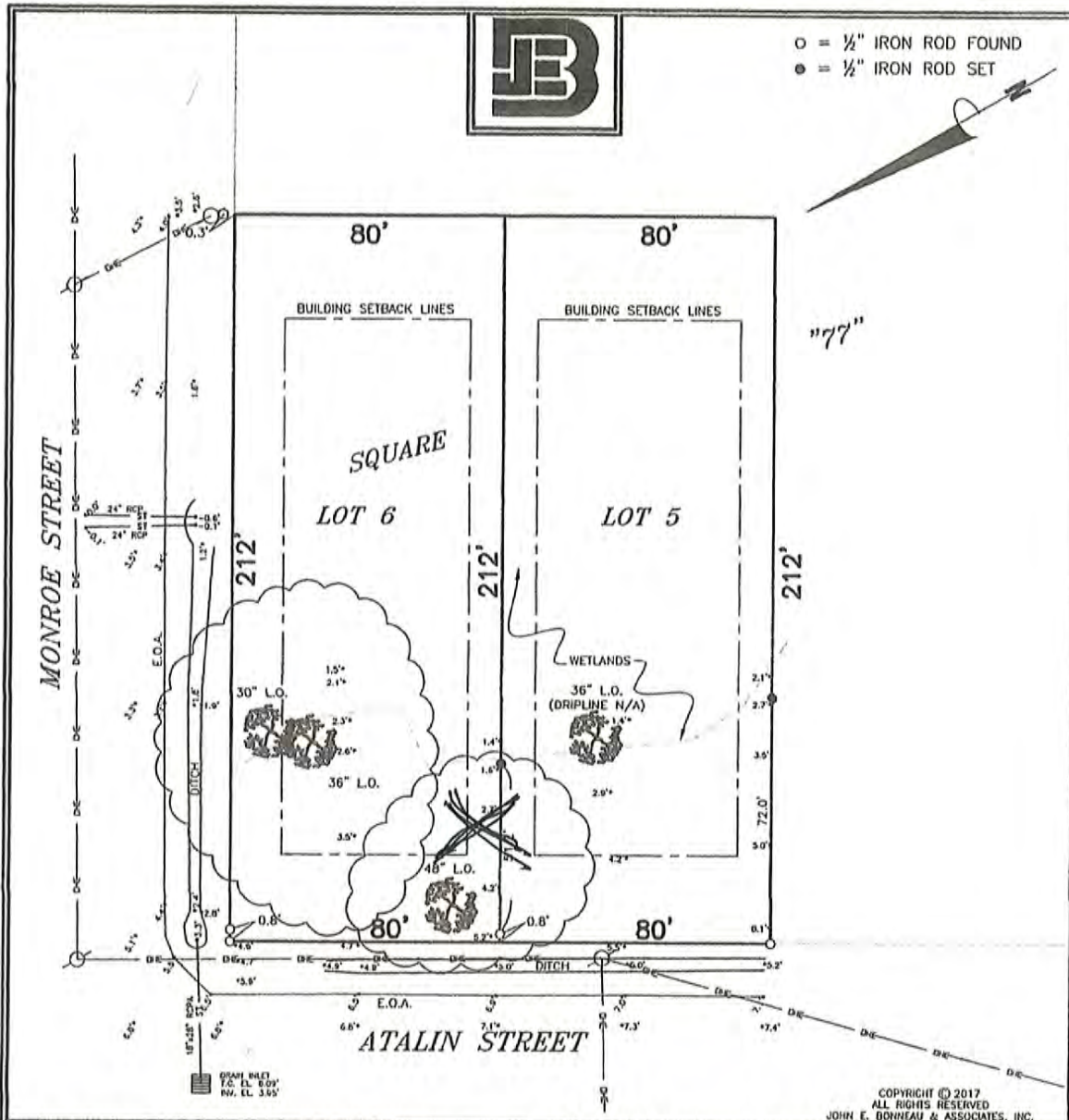
In all zoning districts, including the R-1, R-1X and R-2 districts, all live oak trees 6" dbh shall be protected as follows:

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.





○ = 1/2" IRON ROD FOUND
● = 1/2" IRON ROD SET



BUILDING SETBACKS:

FRONT: 25'
SIDE: 10'
SIDE STREET: 15'
REAR: 30'

NOTE:

The Interior Angles are 90°.

REFERENCE SURVEY:

A survey by Fontcuberta Surveys with
job no. 987001 dated 10-13-98.

BASIS FOR DEARINGS:

The Reference Survey.

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. 220202 0431 D; Revised: MAY 16, 2012

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.

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 D SURVEY.

SURVEY MAP OF

LOTS 5 & 6, SQUARE 77, TOWN OF MANDEVILLE

in the

City of Mandeville

St. Tammany Parish, Louisiana

for

ALEJANDRO GONZALEZ

Survey No. 2017 444

Drawn by: SPH

Scale: 1" = 40'

Date: OCTOBER 20, 2017

Revised:

This Survey is Certified
True and Correct by

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors

Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471

(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778

www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

JOHN E. BONNEAU

License No. 4423

PROFESSIONAL

John E. Bonneau

Professional Land Surveyor

Registration No. 4423



To Whom It May Concern,

Property

435 Atalin St
Mandeville, LA 70448

In September of 2025, Mr Alex Gonzalez contacted ArborWorks LLC to request a professional arborist assessment of a live oak tree on his property. On the phone, Mr Gonzalez indicated that another arborist informed him that the live oak in question showed evidence of "termite infestation" and would need to be removed. Mr Gonzalez, after hearing this news, called ArborWorks in order to get a second opinion from an ISA Certified Arborist.

I visited the property on September 3rd of 2025 and conducted a Level 1 Arborist Assessment. The tree in question is a large live oak (*Quercus virginiana*) located on the western edge of the lot. The tree has a 40 inch DBH and is approximately 45 to 50 feet tall. There is an approximate 30 degree lean towards the house. The entire canopy is growing in the direction of the lean, likely as a result of phototropic growth. The canopy is thinning and contains a significant amount of deadwood, indicating stress and decline. There are multiple, large pockets of decay and hollows located near the base of the trunk as well as at the root crown. Approximately 80% to 90% of the root crown and heartwood is completely gone on the tension side of the lean near the base - this hollow extends through 80% to 85% of the complete diameter of the root flare (this approximate measurement was taken using a probe through multiple hollow openings and from multiple angles). There are multiple targets within striking distance of the tree, including the house, driveway, parking area, and 2 additional large live oak trees that are located on the lot.

I observed zero evidence or signs of termite infestation

Unfortunately, I recommend removal by a licensed, fully insured, and competent arborist as soon as possible. This is due to the significant amount of decay and wood loss, the lean towards valuable targets and life, and the signs of decline. A hollowed out root crown indicates significant decay, posing a potential safety hazard, particularly during storms. Industry Best Management Practices call for removal when targets are present and a third or more of the trunk is decayed/rotted out.

Please see attached pictures and disclaimer. If you have any questions or concerns, or require additional information please contact me.

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.

CASE SUMMARY SHEET

CASE NUMBER: V25-10-26
DATE RECEIVED: September 25, 2025
DATE OF MEETING: October 14, 2025 and October 28, 2025

Address: 639 Lotus Dr. N
Subdivision: Beau Rivage Village, Lot 16
Zoning District: B-2 Highway Business District
Property Owner: Paul Clark

REQUEST: V25-10-26 – Paul Clark represented by Charles Walker Jr., requests a variance to CLURO Sections 7.5.9.3. B-2 Site Development Regulations and 9.2.5.5 Landscape Requirements in Districts Other than Low-Density Residential, Beau Rivage Village, Lot 16, B-2 Highway Business District, 639 Lotus Dr. N

CASE SUMMARY: Landscape and site development criteria variances for the development of a legal nonconforming lot

The applicant is looking to purchase and develop the property at 639 Lotus Dr. N. located along Lotus Dr. N just off of W Causeway Approach. The property is slightly irregular in shape, measuring 104’ along Lotus Dr N, 93’ along the rear property line, and 225’ along the sides containing approximately 22,363 sqft per a survey prepared by Randall Brown & Associates and dated 2.01.2001.

The property is a legal nonconforming development. The applicant is proposing to demolish the existing front building and build a new building with two suites to be used for a hair salon and a hedge fund office. As the existing building is being demolished and a new building is being built, the site is required to come into compliance with the current regulations. Due to the nature of the site, there are practical difficulties with coming into compliance, so the applicant is requesting a variance for the following items.

Greenbelt

Regulations require that when calculating the required greenbelt area any utility servitude is excluded from the calculations. There are two servitudes located at the front of the property, one measuring 10’ and the other measuring 15’. The depth of both servitudes combined will equal the required 25’ greenbelt depth. The applicant is requesting to use the servitudes for the greenbelt calculation, rather than locate the greenbelt behind the servitudes, so that the new building can be in-line with the surrounding properties.

Site Development Criteria

The property is zoned B-2 Highway Business District which allows for a maximum impervious percentage of 75%. The site is approximately 22,363 sqft which would allow for a maximum impervious coverage of 16,772 sqft and leaving 5,591 sqft for pervious area.

The applicant is working to increase the amount of pervious area on site and is eliminating several parking spaces currently located within the proposed greenbelt area and adding a planting area between the two buildings. At the last meeting the applicant was working on submitting a revised site plan which would identify the pervious and impervious areas of the site. A revised site plan was submitted which shows that there will be 5,836 sqft of pervious area which brings the site into compliance.

	Required	Proposed
Pervious Area	5,591 sqft (25%)	5,836 sqft (26%)
Impervious Area	16,772 sqft (75%)	16,526 sqft (74%)

The existing rear structure is compliant with the current setback requirements, and the proposed site will be compliant with parking requirements. The new hair salon would require 12 parking spaces, and the hedge fund would require 3 parking spaces. The existing building would require 10 spaces for a total requirement of 25 parking spaces. The applicant is proposing 23 parking spaces, however the property is located within the Gateway Overlay district which allows for the by right parking reduction of 6 spaces, bringing the required number of parking spaces to 19.

A drainage plan and landscape plan have not yet been submitted but the applicant is aware that compliant plans will be required for a permit.

CLURO SECTIONS:

7.5.9.3. B-2 Site Development Regulations

Each development site in the B-2 Highway Business District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum lot area	15,000 Square feet
2. Unit Size	
a. Minimum	800 Square feet (1)

b. Maximum	65,000 Square feet
3. Maximum Building Size	100,000 Square feet (2)
4. Minimum lot width	150' (3)
5. Minimum lot depth	100' (3)
6. Minimum Yard Setback Requirements	
c. Front Yard	25' or Required depth of greenbelt, whichever is greater
d. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever is greater
e. Interior Side or Rear Yard	
1) Adjacent to Residential Districts	20'
2) Adjacent to Other Districts	5' or
3) With firewall at property line 0'	
7. Maximum Height of Structures	35'
8. Maximum Impervious Site Coverage	75%
9. Minimum District Size	40,000 Square feet
(1) Minimum building size may be reduced subject to issuance of a Special Use Permit. (2) Multiple buildings may be linked by covered breezeways or a single continuous shopping center up to 100,000 square feet of floor area may be developed, provided that each commercial unit has an independent outdoor access and that no commercial unit exceeds 65,000 square feet. (3) Minimum lot depth and width may be reduced by the Planning Commission through the subdivision process provided that the applicant demonstrates that the minimum lot area and setbacks can be met.	

9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential

The requirements of this Article shall apply to all zoning districts other than R-1, R-1X and R-2 residential districts, with the exception of the Live Oak Protection requirements in section 9.2.5.7, which apply in all zoning districts. In all zoning districts other than R-1, R-1X and R-2, development sites shall be required to meet the minimum requirements as specified by this Article for Landscaping within the periphery landscape areas, interior planting areas and buffer areas. All required plant materials shall be installed or preserved in accordance with this Article and the landscape inspector shall inspect the required landscaping to verify adherence to code and the landscape plan approved in conjunction with the permit prior to the issuance of a Certificate of Occupancy.

1. Periphery Landscape (Greenbelt) Requirements

- a. Required Area of Greenbelt - In all zoning districts other than the R-1, R-1X and R-2 districts, a periphery landscape area, also known as the greenbelt area, shall be required to be located adjacent to the property line of the right-of-way of any public street, road, lane, or other public accessway (excluding an alley) upon which the site fronts. In calculating the required greenbelt area the area of any utility servitude, either existing or proposed as part of the development permit, shall not be included as a part of the greenbelt. The required area of the greenbelt shall be calculated as an area fifteen (15) feet in depth measured at right angles from the property line edge of the street right-of-way or from the interior edge of any utility servitude which is adjacent to and parallel with the street right-of-way less the maximum allowable accessways through the greenbelt. Except in accessways and as prohibited by the utility provider's use of the utility servitude, the servitude shall also be landscaped minimally with a vegetative or decorative ground cover. On corner or through lots 347 with more than one street frontage, the greenbelt shall be required adjacent to each street frontage. The periphery area shall contain trees and vegetative or decorative ground covering material, as specified herein.

6.4.1. Administrative and Business Offices

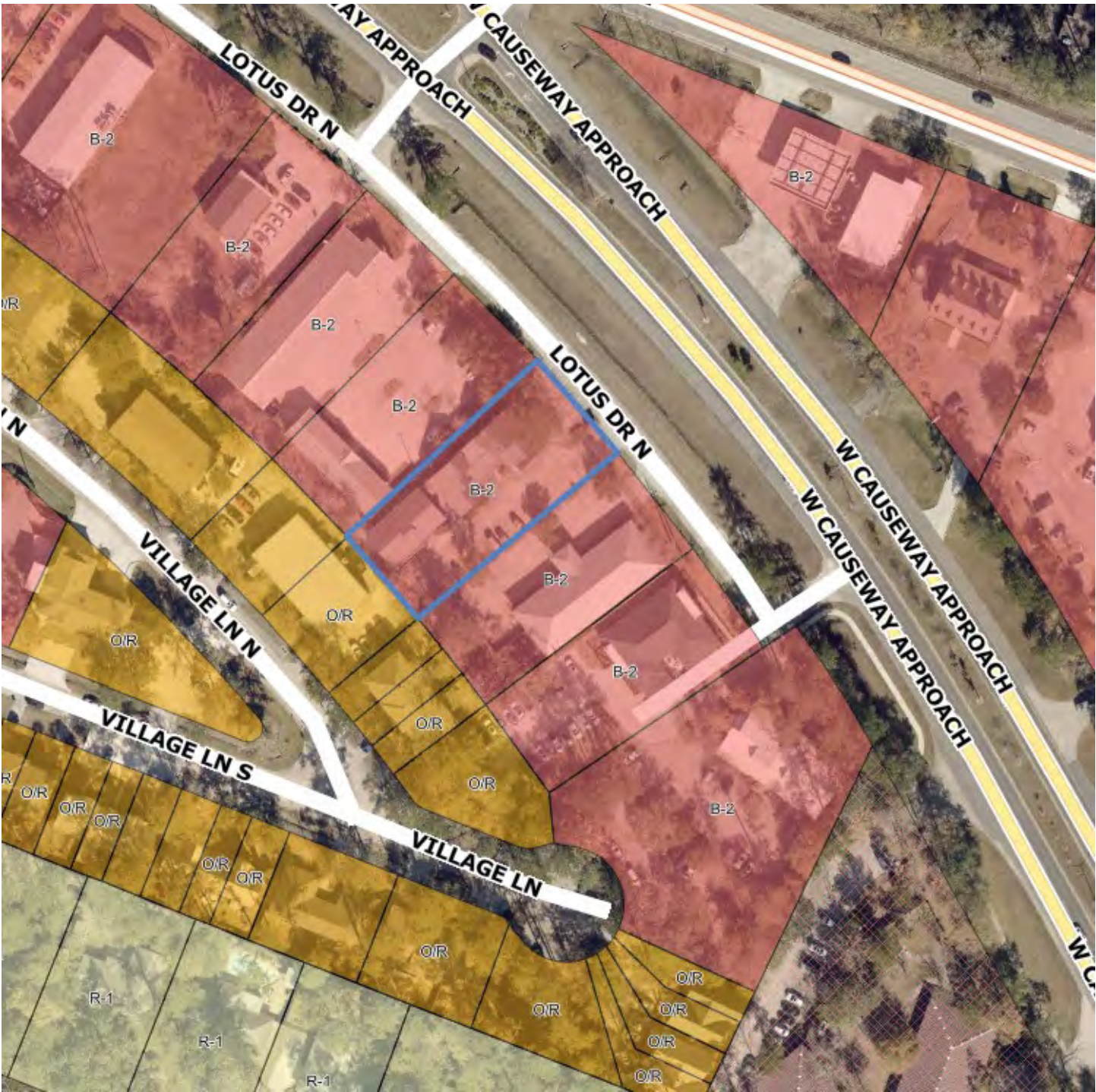
Offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

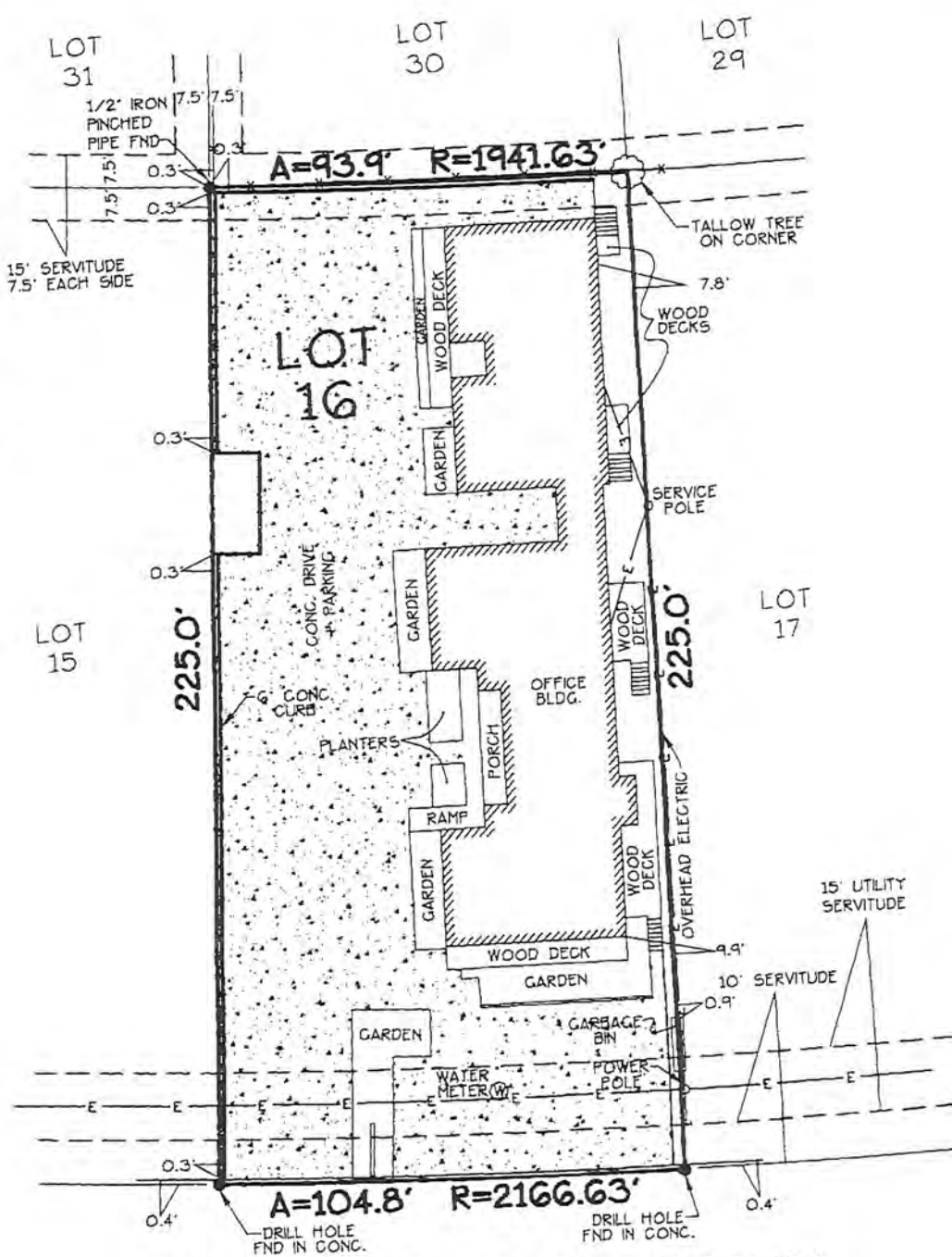
6.4.1 Administrative & Business 1 per 250 s.f. of gross floor area Offices

6.4.61. Personal Services

Establishments or places of business primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, shoe repair shops, or dry cleaning and laundry pick-up stations.

6.4.61 Personal Services 1 per 200 s.f. of gross building area





639 LOTUS DRIVE NORTH

Note: This is to certify that 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 C.

FIRM Panel# 220202 001C Rev. 4-4-83

Survey of
LOT 16 • BEAU RIVAGE VILLAGE
ST. TAMMANY PARISH, LOUISIANA
FOR
ROBERT JOSEPH CLARK, SR.; GUELDA MUNOZ CLARK;
PAUL ALBERT CLARK; CENTRAL PROGRESSIVE BANK;
LANDMARK TITLE CORPORATION &
FIRST AMERICAN TITLE INSURANCE COMPANY

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO FIELD SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

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

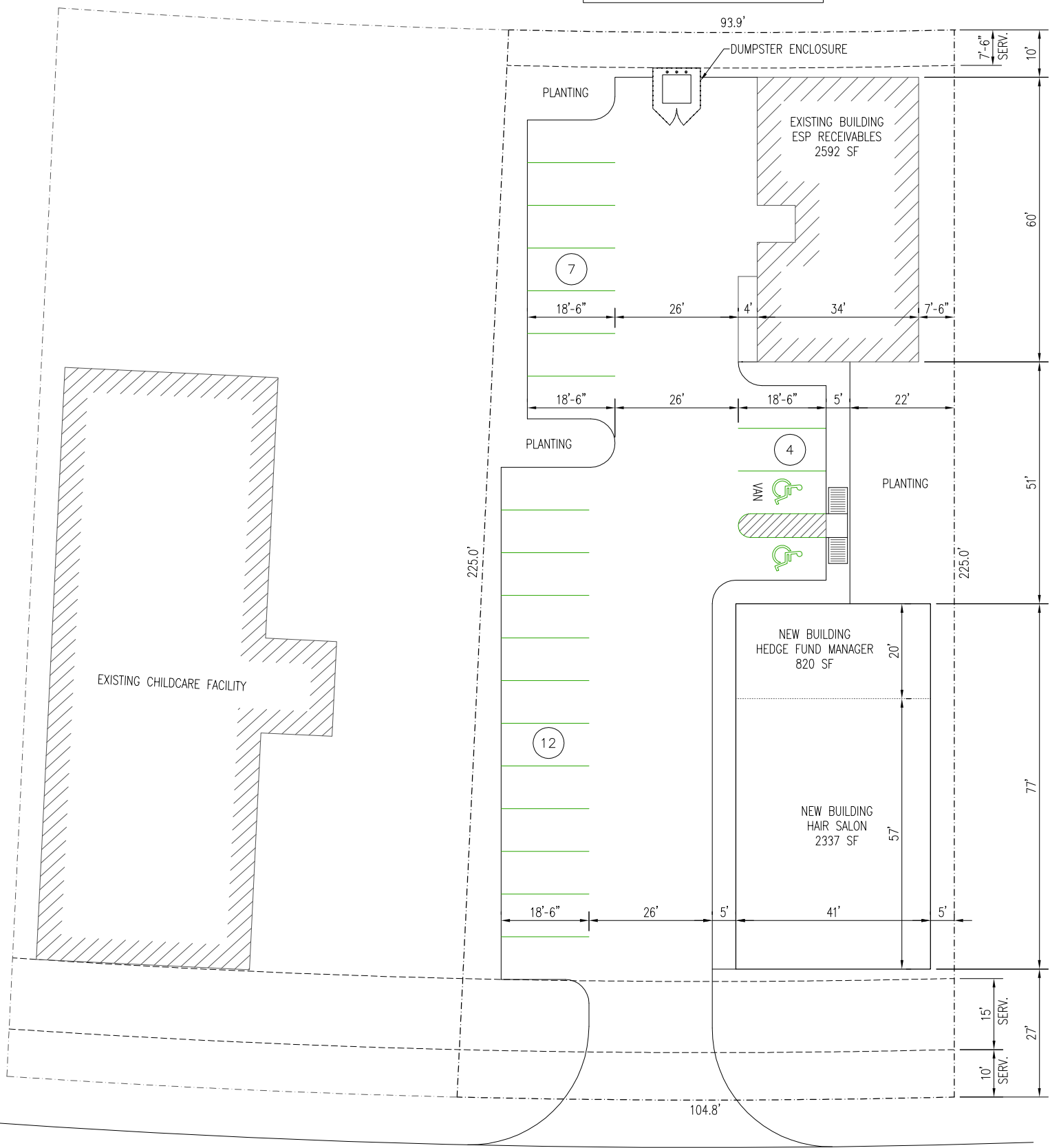
Survey Certified and Correct By
RANDALL W. BROWN
P.L.S. No. 04586
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(504) 624-5368 FAX (504) 624-5309

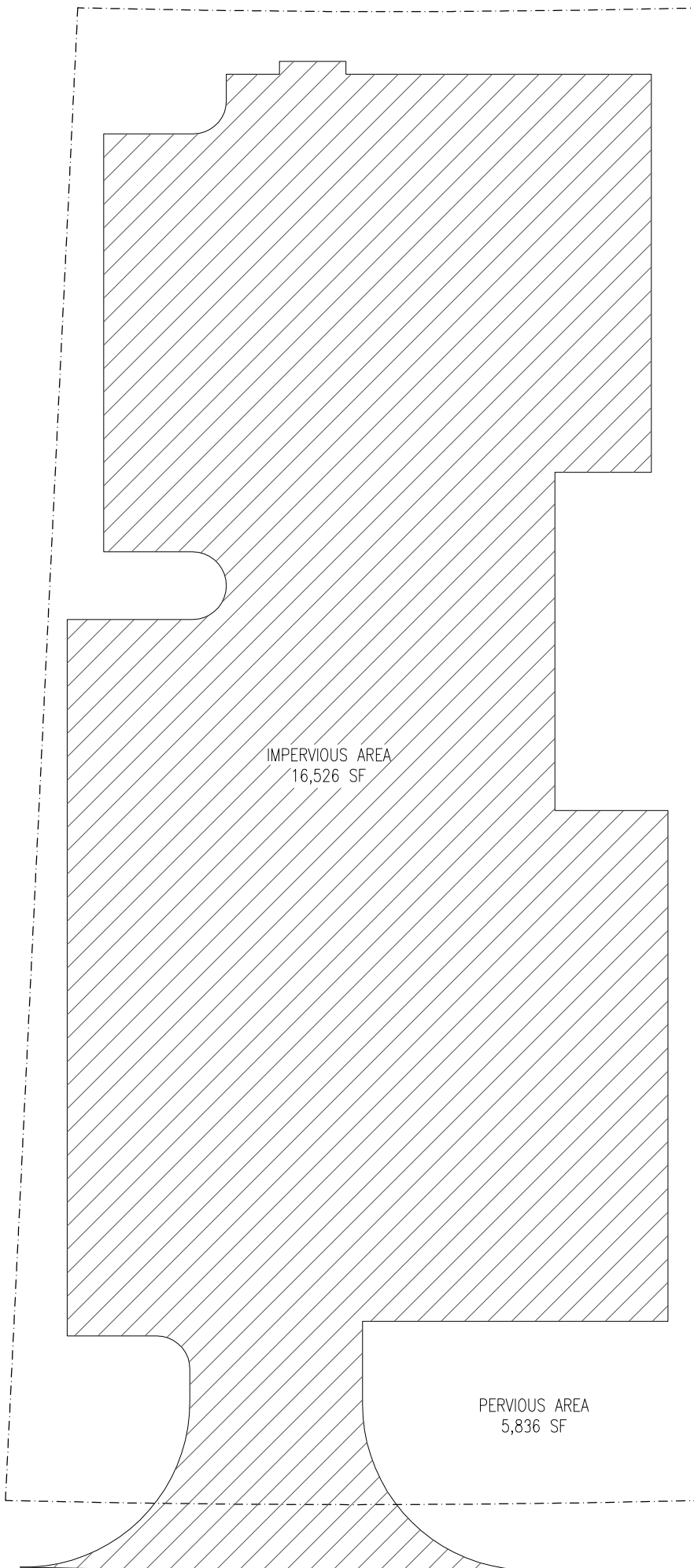
Date: FEBRUARY 1, 2001
Survey No. 01080

Scale: 1"=40'±
Drawn By: AMH
Revised:

MINIMUM PERVIOUS AREA REQ.: 5500 SF
PERVIOUS AREA SHOWN: 5836 SF



LOTUS DRIVE NORTH



TOTAL AREA:	22,363 SF
MAX. IMPERVIOUS AREA:	16,772 SF
IMPERVIOUS AREA SHOWN:	16,526 SF
MINIMUM PERVIOUS AREA REQ.:	5500 SF
PERVIOUS AREA SHOWN:	5836 SF

10/21/25