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**CASE SUMMARY SHEET****CASE NUMBER: SUP26-04-01****DATE RECEIVED: March 26, 2026****DATE OF MEETING: April 14, 2026 and May 12, 2026****Address: 3317 Hwy 190****Subdivision: Chinchuba, Lot Q****Zoning District: B-2 - Highway Business District****Property Owner: Diamond Properties, LLC**

**REQUEST: SUP26-04-01 – Diamond Properties, LLC represented by Michael Powers requests Special Use Approval to allow Outdoor Dining pursuant to CLURO Section 8.2.3.1., Chinchuba, Lot Q, B-2 - Highway Business District, 3317 Hwy 190**

**CASE SUMMARY: Locate outdoor dining in the three parking spaces in front of the business**

The property at 3317 Hwy 190 is located within a shopping center on the north side of Hwy 190 and west of Asbury Dr. The applicant operates ÚR Teas, which is located in the smaller building to the south of the main building.

The applicant is requesting Special Use approval for Outdoor Dining – On-site in the B-2 District. The outdoor dining space is proposed to be located within the parking area in front of the business according to the submitted application. The application states that a metal pergola will be installed in front of the business and will replace three parking spaces. The dimensions of the pergola are 13' x 19' and 9'-8" high. The pergola will be placed where the sidewalk ends and will not obstruct or impede sidewalk traffic.

**Parking:**

Shopping Center - Minor requires 4.5 spaces per 1,000 sqft of gross floor area. The combined square footage of both buildings is 43,302 sqft which requires a total of 195 parking spaces. The existing site provides 200 parking spaces. Three spaces directly in front of the business would be removed for the outdoor dining area, leaving 197 parking spaces.

**CLURO SECTIONS:****6.4.70.2. Shopping Center - Minor**

A Shopping Center consisting of uses permitted within the district in which it is located and between 15,000 and 100,000 square feet of gross leasable area.

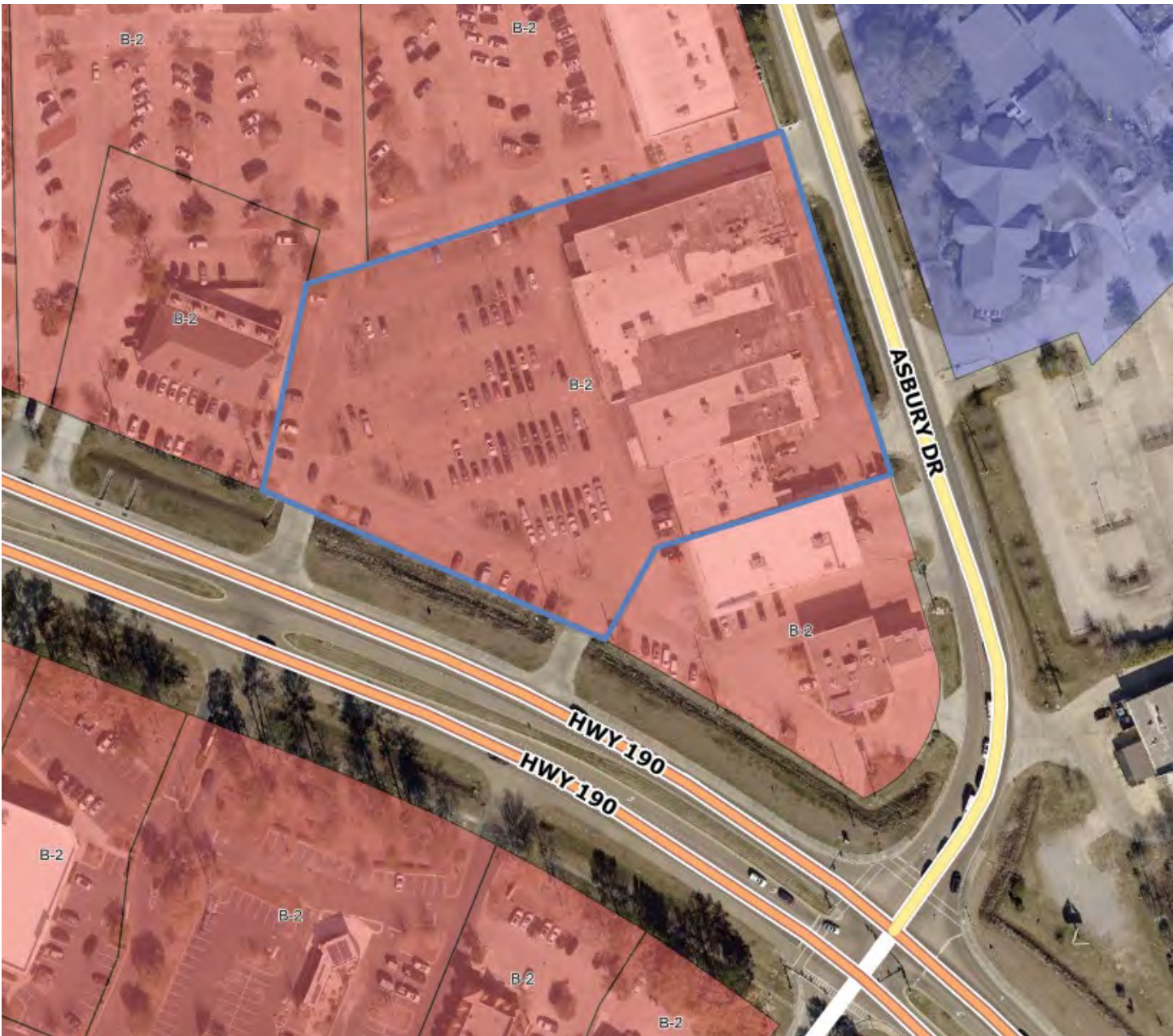
**6.8.6. Accessory Use – Outdoor Dining**

Outdoor seating and tables for a restaurant that is otherwise allowed within the applicable zoning district and complies with applicable district regulations.

**8.2.3.1. Outdoor Dining**

Outdoor dining may be authorized subject to the conditions and procedures established in this section and any additional zoning district standards.

1. Outdoor dining behind the front building setback may be allowed pursuant to approval of a Special Use Permit in the B-1, B-2, B-3 and B-4 zoning districts provided that:
  - a. Outdoor dining seating and operations shall not obstruct sidewalks, building entries or driveways; and
  - b. Outdoor dining shall not be located within the sight triangle designated for intersection and driveway visibility as established in section 8.1.1.8 of this CLURO.
2. Outdoor dining may be allowed in required front setback areas within the B-3 zoning district subject to issuance of a Special Use Permit and compliance with the criteria in paragraph 1 and the B-3 district standards established in section 7.5.10.5 of this CLURO.
3. Outdoor dining may be allowed within the public right-of-way subject to approval of a Conditional Use Permit that satisfies the criteria established in paragraphs 1 and 2 of this section, section 4.3.3.8 and the following criteria:
  - a. Seating areas shall be located to minimize the risks from traffic on abutting streets through the use of on-street parking, plantings, planter boxes or other barriers between traffic lanes and seating areas;
  - b. Operator enters into a cooperative endeavor agreement with the City that recognizes the true value of the right-of-way and adequately addresses indemnification of the City and the City's minimum insurance requirements.





*G. Harris*

UR teas Courtyard Pagoda

3/27/2026

Diamond Properties, LLC

Sam Markovich

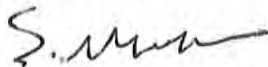
**RE: UR Teas pergola addition - replacing (3) parking spaces  
directly in front of the business address at 3317 HWY 190,  
Mandeville, LA 70471**

To whom it may concern,

I approve the above referenced project from My long-term tenant,  
White Squirrel LLC dba UR Teas.

Respectfully submitted,

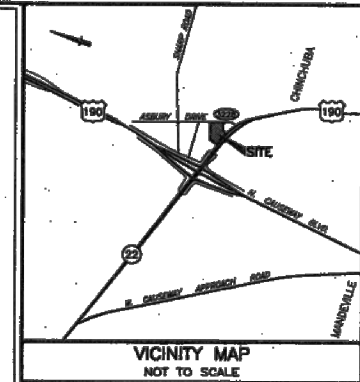
Sam Markovich

A handwritten signature in black ink, appearing to read 'S. Markovich', written in a cursive style.

Cc: Michael Powers

UR Teas

ASBURY DRIVE - (LA. HIGHWAY 3228)  
(Formerly U.S. HWY. 190)

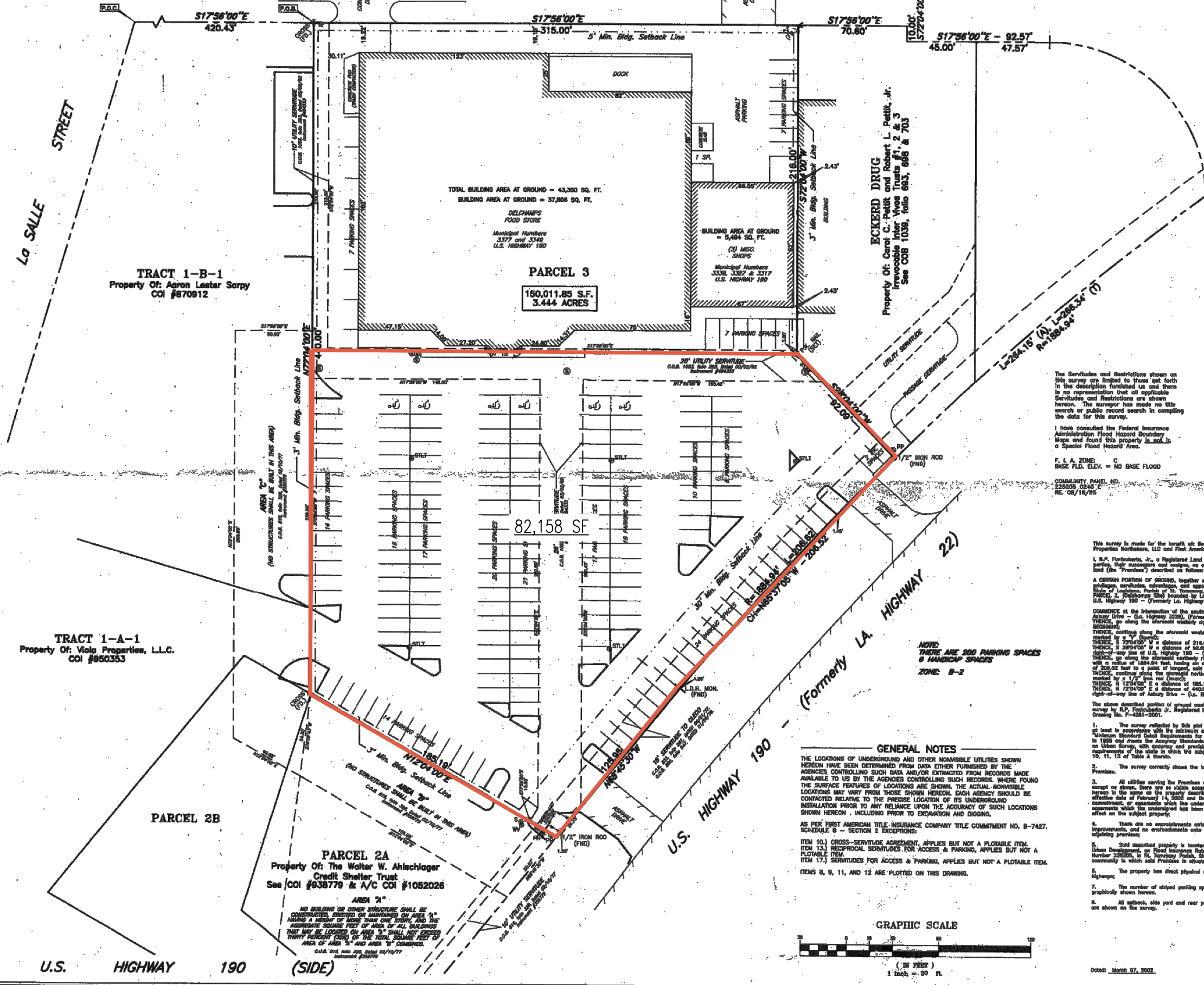


**ALTA/ACSM SURVEY (URBAN)  
OF A PORTION OF GROUND - PARCEL 3  
(DELCHAIPS SITE)  
SECTION 34, 17S-11E, CHINCHUBA  
ST. TAMMANY PARISH, LA.**



**ALTA/ACSM SURVEY (URBAN)  
OF A PORTION OF GROUND - PARCEL 3  
(DELCHAIPS SITE)  
SECTION 34, 17S-11E, CHINCHUBA  
ST. TAMMANY PARISH, LA.**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR RECORD	3/7/02	E.W.P.	



**LEGEND**

	SEWER MANHOLE, SEWER LINE
	WATER MANHOLE, WATER LINE
	DRAIN MANHOLE, DRAIN LINE
	GAS MANHOLE, GAS LINE
	SCB MANHOLE, SCB LINE
	POWER POLE / OVERHEAD LINES
	ELEC TOWER / OVERHEAD LINES
	CATCH BASIN
	GAS METER
	GAS VALVE
	WATER METER
	SEWER CLEANOUT
	DRAIN CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	SIGN
	GUARD POST
	STREET LIGHT
	TRAFFIC LIGHT
	TEL. PEDESTAL
	TREE
	BUSH
	FENCE

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.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.

F. L. A. ZONE: C  
BASE FLD. ELEV. = NO BASE FLOOD

COMMUNITY PANEL NO. 225005 0240  
RE: 03/18/95

**SURVEYOR'S CERTIFICATE**

This survey is made for the benefit of Bear Stearns Commercial Mortgage, Inc. Its successors and assigns, Diamond Properties Northshore, L.L.C. and First American Title Insurance Company.

I, R.P. Fontcuberta, Jr., a Registered Land Surveyor in the State of Louisiana, do hereby certify to the foregoing parties, their successors and assigns, or of the data set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, easements, and appurtenances thereunto in any way appertaining, situated in the Parish of St. Tammany, Parish of Louisiana, in Section 34, Township 17 South - Range 11 East, Commencing at PARCEL 3 (Delchaips Site) bounded by La Salle Street, Asbury Drive - (La. Highway 3228), (Formerly U.S. Highway 190), U.S. Highway 190 - (Formerly La. Highway 22) and U.S. Highway 190 (Side) and is more fully described as follows:

COMMENCE at the intersection of the westerly right-of-way line of La Salle Street and the westerly right-of-way line of ASBURY DRIVE - (La. Highway 3228), (Formerly U.S. Highway 190);

THENCE, along the aforesaid westerly right-of-way line, S 17°56'00" E a distance of 420.43 feet to the POINT OF BEGINNING;

THENCE, continue along the aforesaid westerly right-of-way line, S 17°56'00" E a distance of 315.00 feet to a point, marked by a 1/2" iron rod (found);

THENCE, S 72°04'00" W a distance of 215.00 feet to a point, marked by a P.M. nail (found);

THENCE, S 22°04'00" W a distance of 22.59 feet to a point, marked by a 1/2" iron rod (found), located on the northerly right-of-way line of U.S. Highway 190 - (Formerly La. Highway 22);

THENCE, go along the aforesaid right-of-way line, along a curve to the left, in a westerly direction, with a radius of 189.24 feet, having an arc length of 206.62 feet, along a chord bearing of N 07°37'02" W a distance of 306.55 feet to a point of tangency, said point is near an L.D.H. manhole;

THENCE, continue along the aforesaid northerly right-of-way line, N 62°42'00" W a distance of 125.95 feet to a point, marked by a 1/2" iron rod (found);

THENCE, N 12°04'00" E a distance of 182.19 feet to a point, marked by a Cross (found);

THENCE, N 72°04'00" E a distance of 440.00 feet to a point, marked by a Cross (found), located on the westerly right-of-way line of ASBURY DRIVE - (La. Highway 3228), (Formerly U.S. Highway 190), being the POINT OF BEGINNING.

The above described portion of ground contains 150,011.85 square feet or 3.444 acres. All in accordance with a plan of survey by R.P. Fontcuberta, Jr., Registered Professional Land Surveyor, dated December 11, 2001; recorded March 07, 2002; Drawing No. F-4281-2001.

**GENERAL NOTES**

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

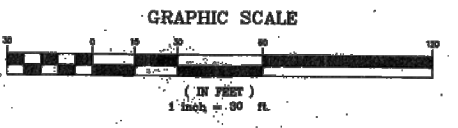
AS PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. B-7427, SCHEDULE B - SECTION 2 EXCEPTIONS:

ITEM 10) CROSS-SERVITUDE AGREEMENT, APPLIES BUT NOT A PLOTTABLE ITEM.

ITEM 13) RECIPROCAL SERVITUDES FOR ACCESS & PARKING, APPLIES BUT NOT A PLOTTABLE ITEM.

ITEM 17) SERVITUDES FOR ACCESS & PARKING, APPLIES BUT NOT A PLOTTABLE ITEM.

ITEMS 8, 9, 11, AND 12 ARE PLOTTED ON THIS DRAWING.



TRACT 1-B-1  
Property Of: Aaron Laslar Sorpy  
COI #870812

TRACT 1-A-1  
Property Of: Viola Properties, L.L.C.  
COI #950353

PARCEL 2A  
Property Of: The Walter W. Ahlchloger  
Credit Shelter Trust  
See COI #938779 & A/C COI #1052026

PARCEL 3  
150,011.85 S.F.  
3.444 ACRES

ECKERD DRUG  
Property Of: Carol C. Pettit and Robert L. Pettit, Jr.  
Irrevocable Inter Vivos Trusts #1, 2 & 3  
See COB 10339, folio 663, 666 & 703

AREA "A"  
NO BUILDING OR OTHER STRUCTURE SHALL BE CONSTRUCTED, ENLARGED OR MAINTAINED ON AREA "A" HAVING A HEIGHT OF MORE THAN ONE STORY AND THE AGGREGATE SQUARE FEET OF AREA OF ALL BUILDINGS THAT MAY BE LOCATED ON AREA "A" SHALL NOT EXCEED THIRTY PERCENT (30%) OF THE TOTAL SQUARE FEET OF AREA OF AREA "A" AND AREA "B" COMBINED.

C.O.B. #18, folio 285, dated 05/16/77  
Revised 03/20/78

NOTE:  
THERE ARE 200 PARKING SPACES & HANDICAP SPACES  
ZONE: B-2

U.S. HIGHWAY 190 (SIDE)

U.S. HIGHWAY 190  
(Formerly LA. HIGHWAY 22)

**CASE SUMMARY SHEET**

**CASE NUMBER: V26-04-08**  
**DATE RECEIVED: March 25, 2026**  
**DATE OF MEETING: April 14, 2026 and May 12, 2026**

**Address: 621 Magnolia Ridge Dr. E**  
**Subdivision: Magnolia Ridge, Square D Lot 88A**  
**Zoning District: R1X8A - Single-Family Existing Small Lots**  
**Property Owner: Christian and Kristen Bartholomew**

**REQUEST: V26-04-08 – Christian and Kristen Bartholomew request a variance to CLURO Section 7.5.2.3. R-1X Site Development Regulations and Section 9.2.5.7. Key Native Tree Species Protection Requirements, Magnolia Ridge, Square D Lot 88A, R1X8A - Single-Family Existing Small Lots, 621 Magnolia Ridge Dr. E**

**CASE SUMMARY: Remove 3 magnolia trees and utilize the originally established side setbacks for construction**

The applicants own the property at 621 Magnolia Ridge Dr. E. The lot is a through lot located between Magnolia Ridge Dr. E and Galvez St. The property measures 79’ x 120’ and contains 9,480 sqft per a survey prepared by Kelly McHugh & Associates and dated 3.04.2026. The property is currently unimproved.

A permit for new residential construction has been applied for. As part of the application two variances are being requested. One for the side setback requirements and one for protected tree removal.

**Side Setbacks**

The property is located in Phase 2 of the Magnolia Ridge subdivision. When the lot was originally platted in 1993 the side setbacks were 7.5’. In 2018 an ordinance was passed changing the side setbacks to a sliding scale based on the lot frontage. The lot has a frontage of 79’ which requires side setbacks of 13’ under current regulations. The applicants are requesting to use the originally platted setbacks for the new construction. This is the last lot to be developed in the subdivision, and all other lots were built with the 7.5’ side setbacks.

	<b>Required</b>	<b>Proposed</b>	<b>Change</b>
<b>Front Setback</b>	25’	30’	+5’
<b>Rear Setback</b>	30’	30’	0’
<b>North Side Setback</b>	13’	7.5’	-5.5’
<b>South Side Setback</b>	13’	7.5’	-5.5’

**Protected Tree Removal**

There are three magnolia trees on the property shown on the submitted tree preservation plan. One tree is located within the footprint of the structure, one borders the rear of the proposed structure, and the last one is located in the north side setback. The applicant is requesting to remove all three trees as part of the permit. The total dbh being removed is 38”. Regulations require that 6 trees be replanted as replacement.

**CLURO SECTIONS:**

**7.5.2.3. R-1X Site Development Regulations**

Each development site in the R-1X Single-Family Existing 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 minimum lot area and width requirement within each specific R-1X district shall be noted on the Official Zoning District map within the specific R-1X district and determined as provided herein but under no circumstances shall the minimum lot width requirement be less than fifty (50) feet or the minimum lot area requirement be less than 5,000 square feet. For purposes of the creation of R-1X districts, the minimum lot area and widths shall be determined by the size of the predominant number of parcels of land under separate ownership from adjacent property within the area defined as the R-1X zoning district. A parcel of land under the same ownership, whether consisting of one or more lots of record, shall be considered a parcel of land in separate ownership from adjacent property owned by another individual or entity. Ownership shall be determined by tax rolls unless more recent information, recorded in the St. Tammany Parish Courthouse, is provided. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum Lot Area	5,000 Square feet or as noted on the Official Zoning Map for the district where the lot is located.
2. Minimum Building Area (Square feet per unit)	1,000 square feet per unit
3. Minimum Lot Width (Variable)	50' or the width of the predominant number of parcels of land under separate ownership from adjacent property within the zoning district (derived from the width of the existing subdivided parcels or a multiple thereof), whichever is the greater.
4. Minimum Yard Setback Requirements	
a. Front Yard	25'
b. Interior Side Yard*	10'
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'
5. Maximum Height of Structures	35'
6. Maximum Impervious Site Coverage	50%

\*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.

**9.2.5.7. Key Native Tree Species Protection Requirements**

The following tree protection requirements shall be in place:

**1. Definition of Protected Tree:**

- a. Protected Live Oak: shall include any Live Oak with a diameter at breast height (dbh) of Six (6) inches or more;
- b. Protected Bald Cypress: shall include any Bald Cypress with a diameter at breast height (dbh) of Six (6) inches or more; and
- c. Protected Southern Magnolia: shall include any Southern Magnolia with a diameter at breast height (dbh) of six (6) inches or more.

**3. Bald Cypress and Southern Magnolia Tree Protection Requirements**

- a. A tree removal permit shall be obtained from the Landscape Inspector prior to cutting, clearing or removing any Bald Cypress or Southern Magnolia tree six (6) inches dbh or greater. Unpermitted removal of a qualifying Bald Cypress or Southern Magnolia tree shall subject the property owner, the responsible contractor, or both, to the violation provisions of Section 9.2.5.16.
- b. Upon submission of a tree removal permit, administrative removal shall only be permitted if the Landscape Inspector determines that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be mitigated by other less impactful means. Additionally, Planning and Zoning approval shall be required where site-specific conditions require a tree to be within the proposed building footprint, without alternative building placement, making its preservation unfeasible.
- c. During any construction, development, or land-disturbing activity, all Protected Bald Cypress and Southern Magnolia trees shall be safeguarded pursuant to the Vegetation Protection Zone Barrier requirements of Section 9.2.5.3.
- d. It shall be unlawful for any person to engage in any activity that may damage a Bald Cypress or Southern Magnolia tree, including but not limited to root disturbance, soil compaction, significant grade changes within the drip line, or the attachment of signs, wires, or other objects that may compromise the tree's health or structural integrity.
- e. If a Protected Bald Cypress or Southern Magnolia tree is removed, or dies due to activities on the property, the property owner shall replace it with one (1) tree per 6 inches dbh of the same species removed or lost. Replacement trees shall be of a minimum size as established by the Landscape Inspector and planted in a location approved by the City.
- f. These regulations shall apply in all zoning districts.





# PLOT PLAN

SCALE 1" = 20'-0"

Plans For:  
Hurley Homes  
Bartholomew Residence  
Lot 88, Block D, Phase 2 Magnolia Ridge  
621 Magnolia Ridge Drive  
St. Tammany Parish, Louisiana

Date: 12-23-25

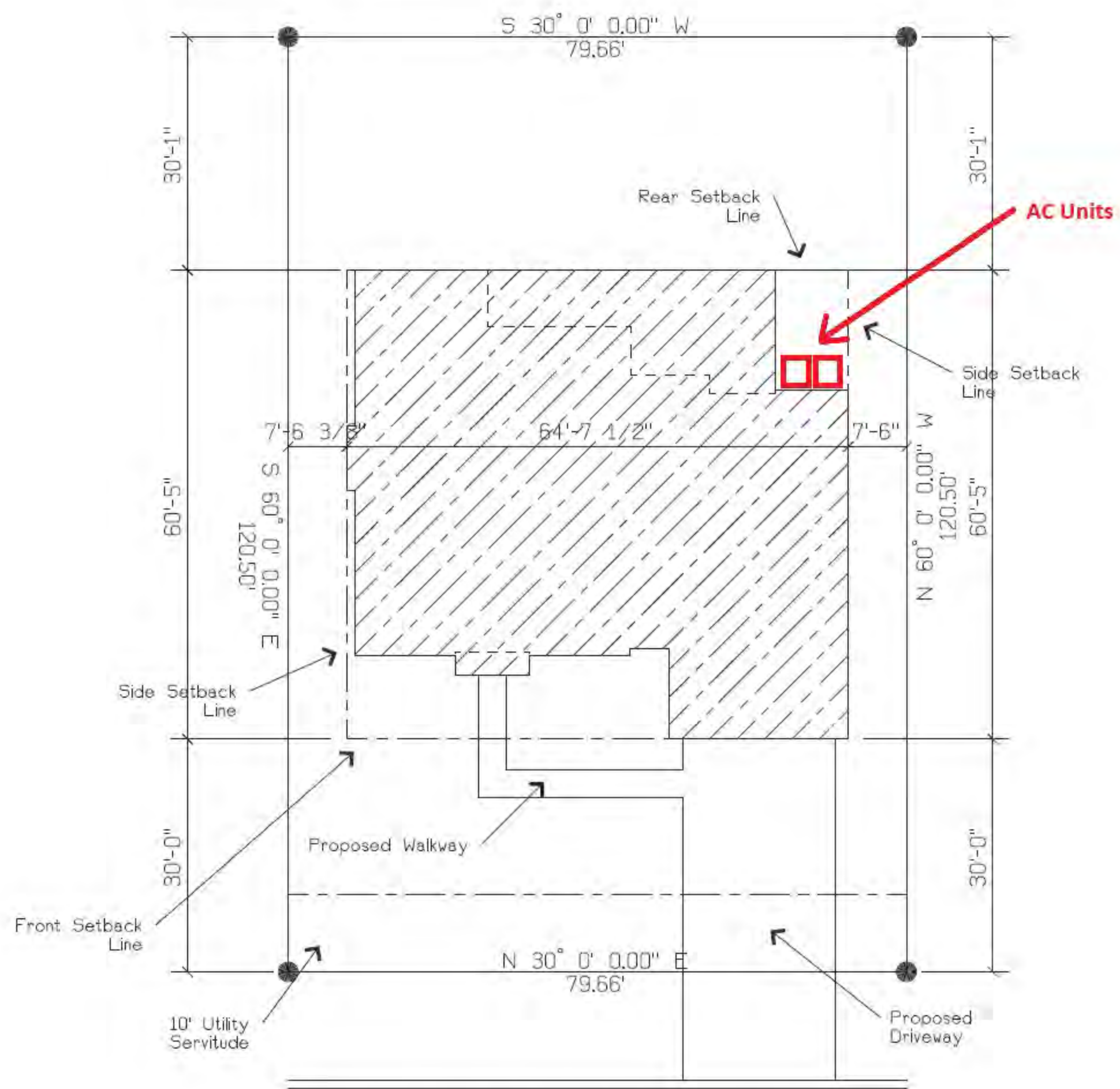
### Setbacks

- Front - 30'
- Side - 7.5'
- Rear - 30'
- Side Street - n/a

The Setbacks And Restrictions Shown On This Plot Plan Are Limited To Those Set Forth In The Description Furnished To Us.

It Is Recommended That Setbacks And Lot Dimensions Be Confirmed By Professional Land Surveyor And, Owner Before Location Of Building Is Established.

Owner or Contractor Is Responsible For Obtaining Building Setbacks Before Construction Begins.



621 Magnolia Drive

1: gum

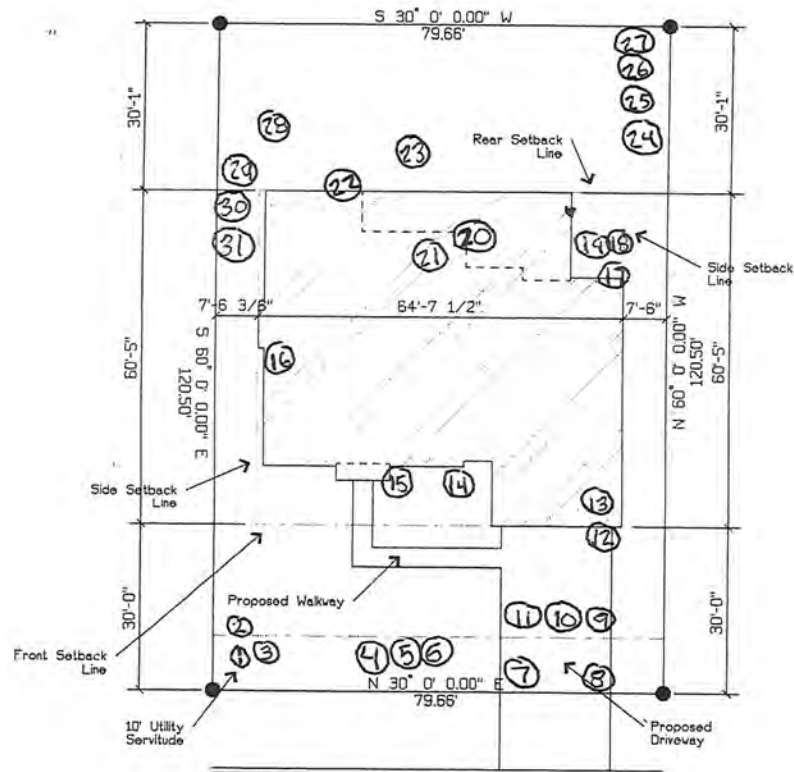
2, 3, 4, 5, 7, 9, 16, 18, 20, 21, 23, 30: Pin oak (TBD)

6, 8, 10, 11, 12, 14, 15, 24, 25, 28: Pine

17, 19, 26, 27, 29: TBD (unknown)

13, 22, 31: Magnolia

# Tree Preservation Plan



## PLOT PLAN

SCALE 1" = 20'-0"

Plans For:  
 Hurley Homes  
 Bartholomew Residence  
 Lot 88, Block D, Phase 2 Magnolia Ridge  
 621 Magnolia Ridge Drive  
 St. Tammany Parish, Louisiana

Date: 12-23-25

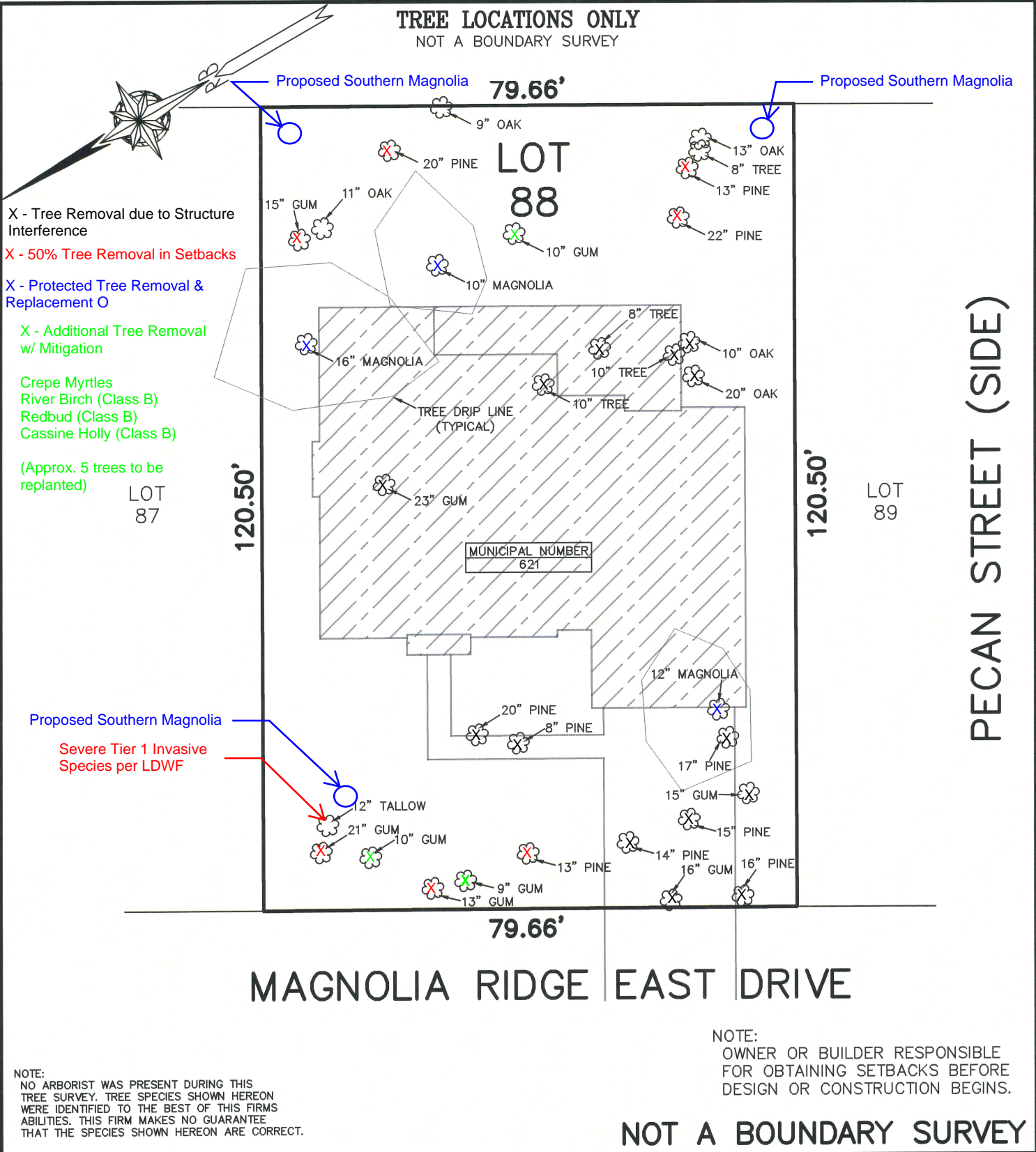
### Setbacks

Front - 30'  
 Side - 7.5'  
 Rear - 30'  
 Side Street - n/a

The Setbacks And Restrictions Shown On This Plot Plan Are Limited To Those Set Forth In The Description Furnished To Us.  
 It Is Recommended That Setbacks And Lot Dimensions Be Confirmed By Professional Land Surveyor And, Owner Before Location Of Building Is Established.  
 Owner or Contractor Is Responsible For Obtaining Building Setbacks Before Construction Begins.

621 Magnolia Drive

**TREE LOCATIONS ONLY**  
NOT A BOUNDARY SURVEY



NOTE:  
NO ARBORIST WAS PRESENT DURING THIS TREE SURVEY. TREE SPECIES SHOWN HEREON WERE IDENTIFIED TO THE BEST OF THIS FIRMS ABILITIES. THIS FIRM MAKES NO GUARANTEE THAT THE SPECIES SHOWN HEREON ARE CORRECT.

**NOT A BOUNDARY SURVEY**

**TREE LOCATIONS**

**LOT 88 \* MAGNOLIA RIDGE \* PHASE 2 \* CITY OF MANDEVILLE**  
**SECTION 47, TOWNSHIP 8 SOUTH, RANGE 11 EAST**  
**GREENSBURG LAND DISTRICT \* ST. TAMMANY PARISH, LOUISIANA**

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.

**PLOT PLAN**

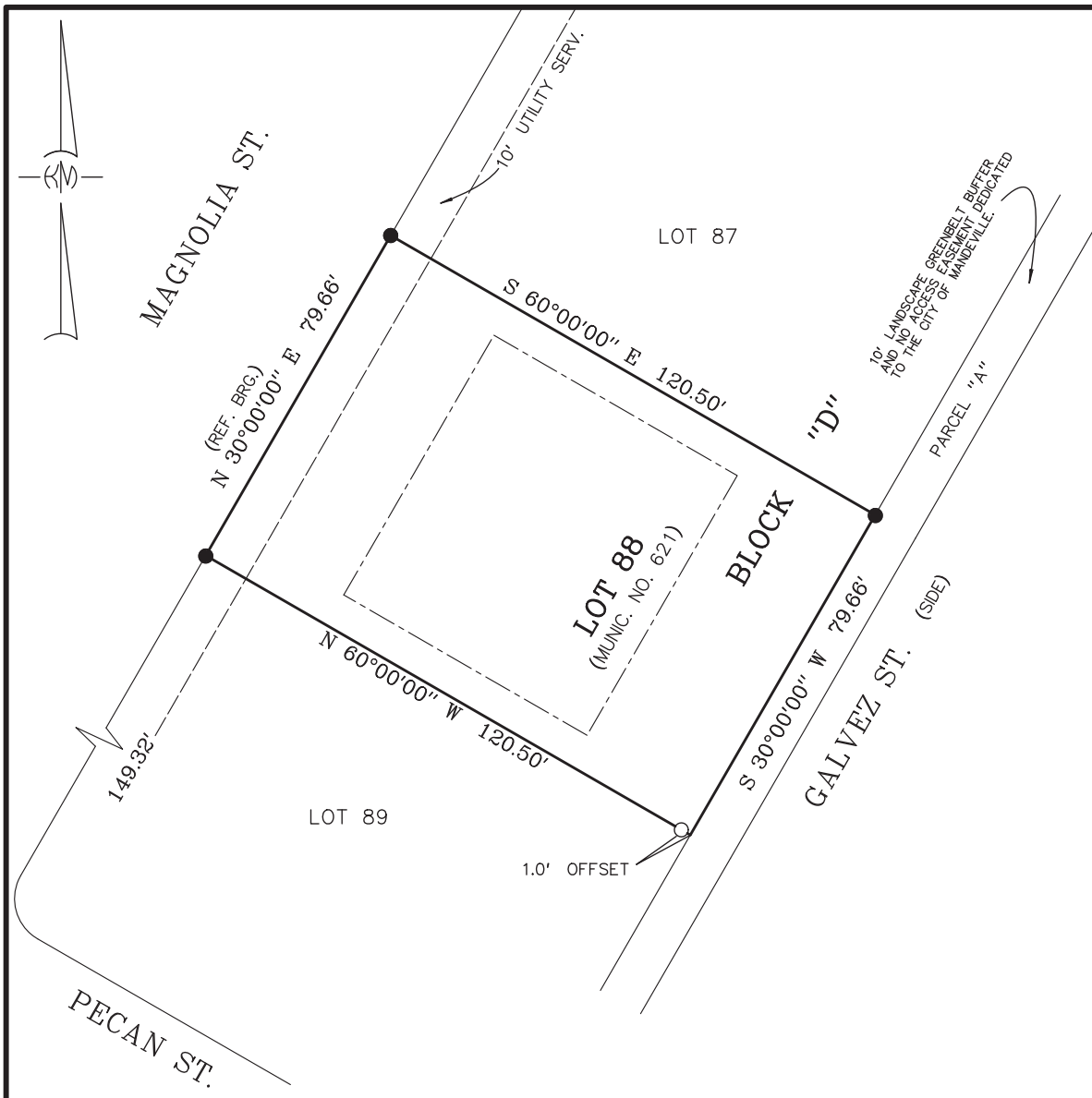
*Sketch*

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 4586

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

Date: APRIL 27, 2026  
Survey No. 26265  
Project No. (CR5) A26265

Scale: 1" = 20' ±  
Drawn By: RJB  
Revised:



BUILDING SETBACKS

FRONT	30'
SIDE	7.5'
REAR	30'

- LEGEND --
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE: SHADED X, BASE FLOOD ELEV. N/A, RE: F.J.R.M. PANEL NO. 2202020427D, REVISED 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.



*[Signature]* 03-04-26  
 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 CORRECT PLAT.

REFERENCE:  
 PLAT OF MAGNOLIA RIDGE PH. 2 BY THIS FIRM, FILED FOR RECORD 08-25-1993, MAP FILE NO. 1156, FROM WHICH SETBACKS, SERVITUDES, AND BASIS OF BEARINGS WERE TAKEN.

BOUNDARY SURVEY OF: <b>LOT 88, BLOCK "D",        MAGNOLIA RIDGE SUBD. PH. 2,        CITY OF MANDEVILLE,        ST. TAMMANY PARISH, LA.</b>	
PREPARED FOR:  <b>KRISTEN &amp; CHRISTIAN BARTHOLOMEW</b>	
<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> <b>CIVIL ENGINEERS &amp; LAND SURVEYORS</b> 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 30'	DATE: 03-04-26
DRAWN: MDM	JOB NO.: 26-011
REVISED:	

**CASE SUMMARY SHEET****CASE NUMBER: V26-04-09****DATE RECEIVED: March 26, 2026****DATE OF MEETING: April 14, 2026 and May 12, 2026****Address: 300 Wilkinson****Subdivision: Old Town of Mandeville, Square 88 Lot 7****Zoning District: R-1 - Single Family Residential District****Property Owner: Brandon and Diana Matherne**

**REQUEST: V26-04-09 – Brandon and Diana Matherne represented by KVS Architecture, requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 88 Lot 7, R-1 - Single Family Residential District, 300 Wilkinson**

**CASE SUMMARY: Remove four bald cypress trees**

The property at 300 Wilkinson is located on the west side of Wilkinson St., east of Carondelet St., north of Jefferson St., and south of Monroe St. The property measures 276' x 335' and contains 92,460 sqft per a site plan prepared by KVS architecture and dates 3.24.2026. The property is improved with a single-family residence and an accessory structure.

There are 10 live oak trees located on the property, with the existing structure located within the dripline of two trees and in close proximity to two more. The owners want to move the residence to the north side of the property where the existing barn is located. This would allow the homeowners to construct an addition to the residence without disturbing the live oak trees currently surrounding the building. As part of this relocation and future addition, four cypress trees will need to be removed.

A report written by Ladson Poole of ArborWorks was submitted on behalf of the property owner. The report discusses the proposed work to be done on the property and identifies four live oaks that will be directly involved during the project. It also discusses recommendations for post project care for two of the live oaks. The two cypress trees that are mentioned in the report measure 9" and 12" dbh and are not considered specimen trees. Regulations would require six trees to be planted as replacements for the four trees removed.

**CLURO SECTIONS:****9.2.5.7. Key Native Tree Species Protection Requirements**

The following tree protection requirements shall be in place:

**1. Definition of Protected Tree:**

- a. Protected Live Oak: shall include any Live Oak with a diameter at breast height (dbh) of Six (6) inches or more;
- b. Protected Bald Cypress: shall include any Bald Cypress with a diameter at breast height (dbh) of Six (6) inches or more; and
- c. Protected Southern Magnolia: shall include any Southern Magnolia with a diameter at breast height (dbh) of six (6) inches or more.

**3. Bald Cypress and Southern Magnolia Tree Protection Requirements**

- a. A tree removal permit shall be obtained from the Landscape Inspector prior to cutting, clearing or removing any Bald Cypress or Southern Magnolia tree six (6) inches dbh or greater. Unpermitted removal of a qualifying Bald Cypress or Southern Magnolia tree shall subject the property owner, the responsible contractor, or both, to the violation provisions of Section 9.2.5.16.
- b. Upon submission of a tree removal permit, administrative removal shall only be permitted if the Landscape Inspector determines that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be mitigated by other less impactful means. Additionally, Planning and Zoning approval shall be required where site-specific conditions require a tree to be within the proposed building footprint, without alternative building placement, making its preservation unfeasible.
- c. During any construction, development, or land-disturbing activity, all Protected Bald Cypress and Southern Magnolia trees shall be safeguarded pursuant to the Vegetation Protection Zone Barrier requirements of Section 9.2.5.3.
- d. It shall be unlawful for any person to engage in any activity that may damage a Bald Cypress or Southern Magnolia tree, including but not limited to root disturbance, soil compaction, significant grade changes within the drip line, or the attachment of signs, wires, or other objects that may compromise the tree's health or structural integrity.
- e. If a Protected Bald Cypress or Southern Magnolia tree is removed, or dies due to activities on the property, the property owner shall replace it with one (1) tree per 6 inches dbh of the same species removed or lost. Replacement trees shall be of a minimum size as established by the Landscape Inspector and planted in a location approved by the City.
- f. These regulations shall apply in all zoning districts.

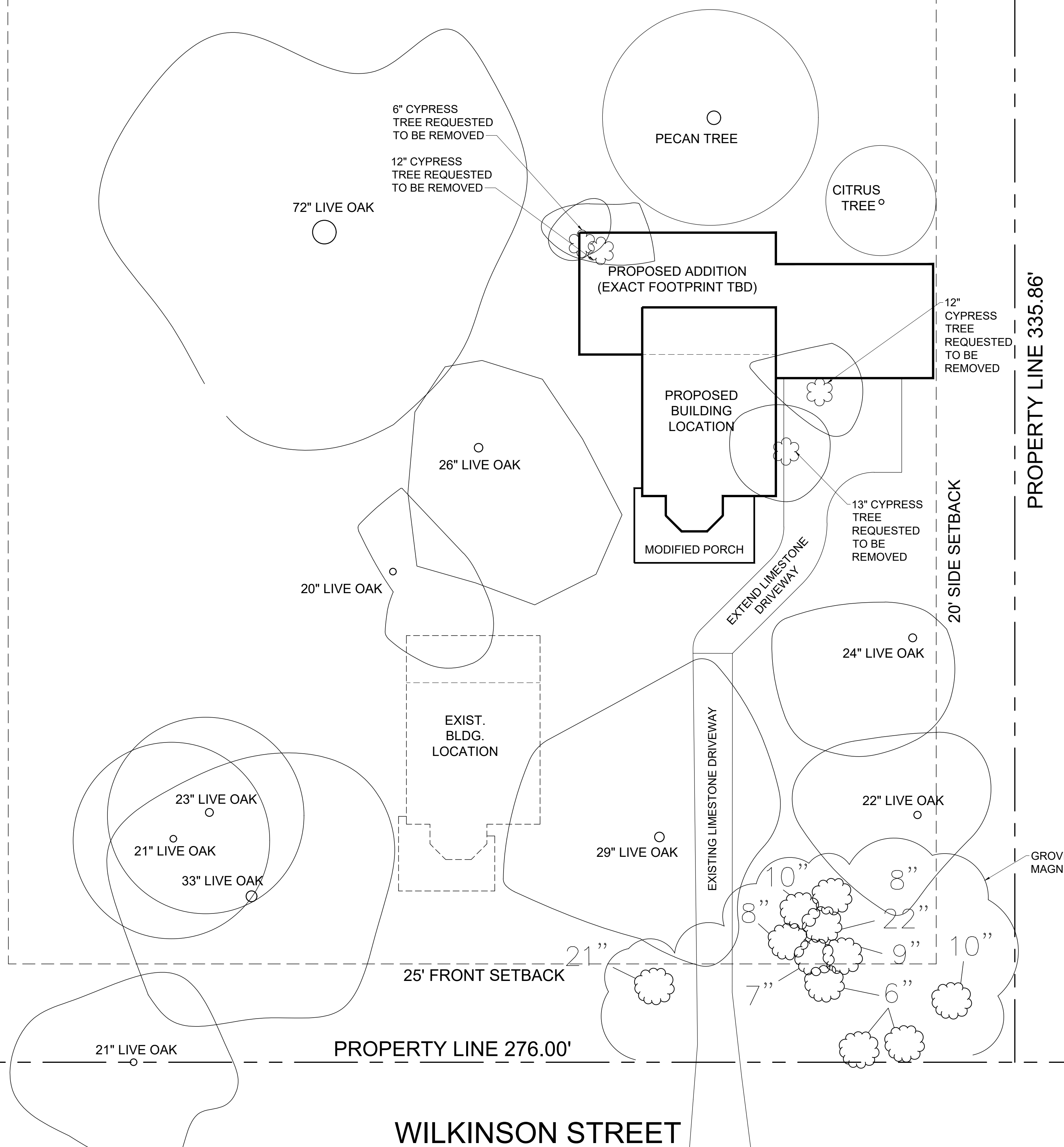


PROPERTY LINE 334.34'

20' SIDE SETBACK

PROPERTY LINE 276.00'

30' REAR SETBACK



PROPOSED ADDITION  
(EXACT FOOTPRINT TBD)

PROPOSED BUILDING  
LOCATION

MODIFIED PORCH

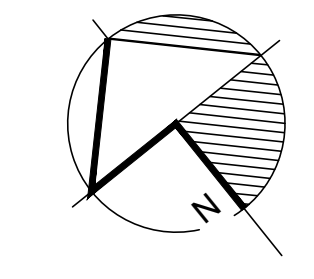
EXIST. BLDG.  
LOCATION

EXISTING LIMESTONE DRIVEWAY

EXTEND LIMESTONE  
DRIVEWAY

GROVE  
MAGNOI

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



RELOCATION, RENOVATION, ELEVATION, & ADDITION FOR:  
**THE MATHERNE RESIDENCE**  
 300 WILKINSON ST. MANDEVILLE, LA 70448

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

REVISIONS:  
 DATE: 3.24.26  
 PROJECT No: 260##  
 DRAWING:

A1.0

PROPERTY LINE 334.34'

15' REAR SETBACK

PROPERTY LINE 276.00'

30' REAR SETBACK

72" LIVE OAK

PECAN TREE

CITRUS TREE

PROPOSED ADDITION  
(EXACT FOOTPRINT TBD)

PROPOSED BUILDING  
LOCATION

MODIFIED PORCH

25' LIVE OAK

(2) CYPRESS TREES  
REQUESTED  
TO BE  
REMOVED

25' LIVE OAK

EXTEND LIMESTONE DRIVEWAY

24' LIVE OAK

EXIST. BLDG.  
LOCATION

28' LIVE OAK

15' REAR SETBACK

PROPERTY LINE 335.86'

23' LIVE OAK

21' LIVE OAK

33' LIVE OAK

22' LIVE OAK

25' REAR SETBACK

21' LIVE OAK

PROPERTY LINE 276.00'

WILKINSON STREET

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



REVISION

DATE

3.24.25

PROJECT No.

2508#

DRAWING

A1.0



## To Whom It May Concern,

### Property

300 Wilkinson St  
Mandeville, LA 70448

On March 23, 2026 I visited the property along with KVS Architecture and the contractor responsible for moving the house to discuss the scope of work and potential impact to the surrounding protected trees. We developed a plan that would cause the least amount of damage to these protected species as possible, as well as recommended follow up care. This letter will outline that plan and the recommendations for post-project care.

It should be noted that one of the main reasons for moving the structure is to preserve the long-term health of the many mature trees on the lot. The structure currently sits within the dripline of 2 large live oak trees, and its footprint is very close to a number of others. This close proximity causes stress that could be avoided by this relocation. Some of the current stressors include: inhibiting root development, the ongoing need for maintenance pruning, soil compaction, & drainage issues. The long-term benefit of moving the structure far outweighs the minimal potential damage that the move itself may cause. The recommended follow up care aims to minimize that potential damage even further, leaving a net result that will allow these mature trees to thrive for many years to come.

I've met and discussed the scope and plan with the contractor regarding the house move. Most work will be done by hand and with minimal heavy equipment (a single skid steer will be required). This will reduce the largest threat - soil compaction.

### **Tree Plan: (see attached drawing)**

Live Oak "A" - Will require TPZ installation. The current plan does not call for any encroachment or mitigation work.

Live Oak "B" - Will require TPZ installation. The current plan does not call for any encroachment or mitigation work.

Live Oak "C" - Will require TPZ installation. May also require variance to push TPZ approximately 10 feet inside the dripline on the house side of the canopy. The current plan does not call for machinery needs on this side of the house, but we will need access for a work zone around the house. Any work on this side of the house will be done by hand. **Post-project** - I recommend that the house side of the canopy be vertically mulched and the tree be placed on a fertilization program for at least 1 year.

Live Oak "D" - Will require TPZ installation. Will require variance to push TPZ approximately 15-20 feet inside the dripline on the house side of the canopy. The current plan does call for the use of a skid steer near the edge of the dripline, but most of the work, including beam installation, can be done by hand. **Post-project** - I recommend that the house side of the canopy be vertically mulched and the tree be placed on a fertilization program for at least 1 year. There are also a handful of tertiary branches that will need to be pruned in order to provide clearance for the peak of the roof. These branches are all under 3 inches in diameter and will pose no threat to the tree's health if removed. A larger secondary branch will need to be moved with ropes/rigging for clearance as well, but does not need to be pruned.

2 Small Cypress Trees "E" - These 2 trees will need to be removed to make room for the new structure location. Both trees are younger/smaller and not what would be considered "specimen" trees. This small sacrifice is necessary so that the larger and older live oak trees can thrive

Overall, I am extremely confident that this project will enhance the lives of the mature protected trees on the lot. The process will cause minimal impact to these trees and the post-project plan that we have in place will further minimize that impact.

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.

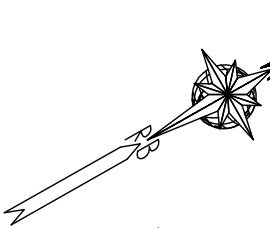
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi and other forces of nature. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even 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.

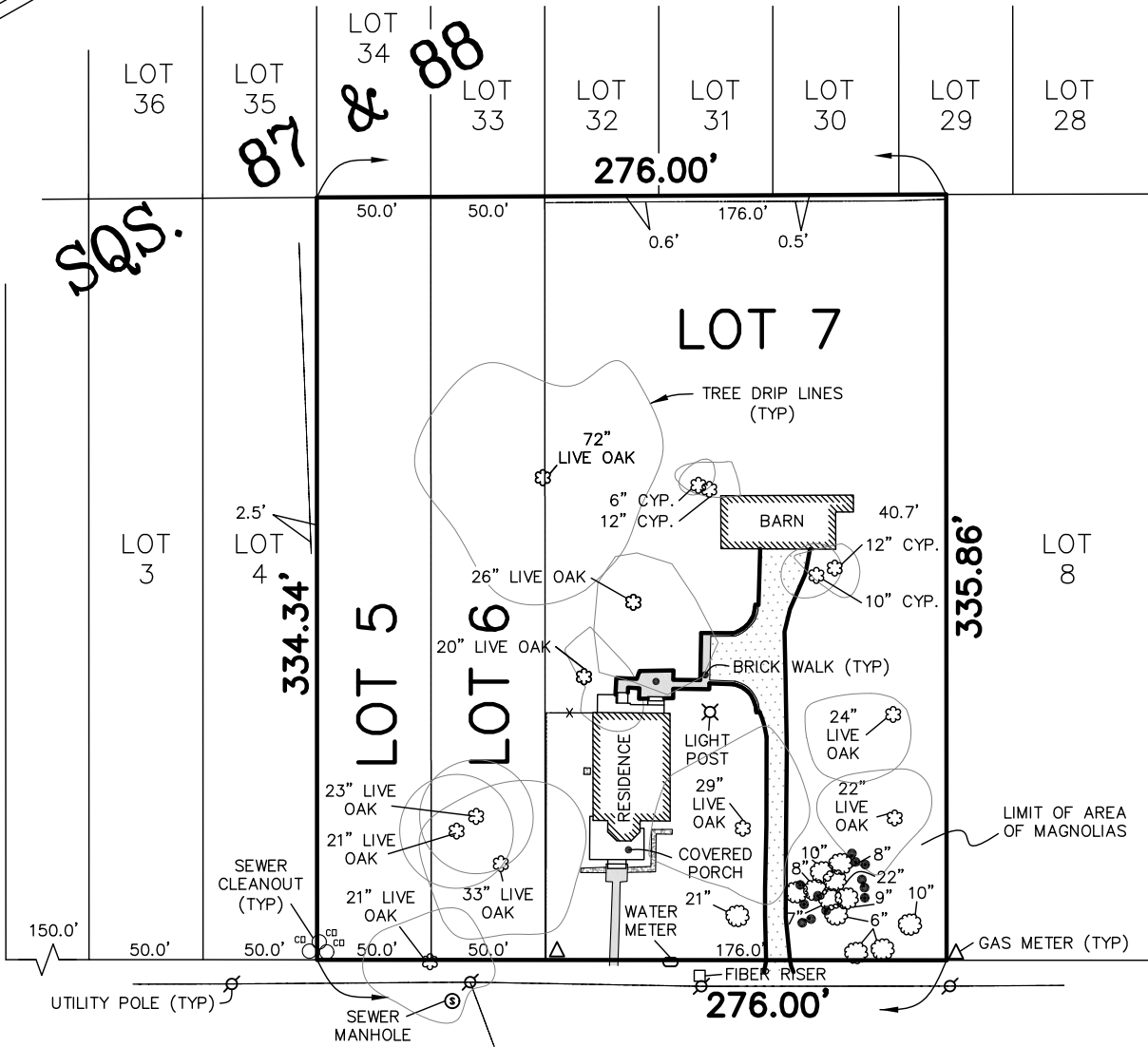
Neither the author nor ArborWorks LLC has assumed any responsibility for liability associated with the tree(s) on or adjacent to this project site, their future demise and/or any damage, which may result from them. To live near trees is to accept some degree of risk.

# CARONDELET STREET (SIDE)



JEFFERSON STREET

MONROE STREET (SIDE)



## 300 WILKINSON STREET

REFERENCE 1:  
 SURVEY By Joseph Pugh, PLS  
 Dated: 1-14-1926

REFERENCE 2:  
 SURVEY By Richmond W. Krebs, PLS  
 Survey No.: 190446  
 Date Filed: 9-30-2019

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 AE.

FIRM Panel# 2202020427D Rev. 1-13-2017

NOTE:  
 BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.

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

○ DENOTES MAGNOLIA TREE  
 ● DENOTES 3" TO 5" MAGNOLIA TREE

Sketch of  
 LOTS 5, 6, & 7 \* SQUARES 87 & 88  
 TOWN OF MANDEVILLE \* CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 BRANDON MATHERNE

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVIDUES, 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.

### NOT A BOUNDARY SURVEY

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

Date: APRIL 13, 2026  
 Survey No. 26177  
 Project No. (CR5) A24446.TXT

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

Scale: 1" = 80'±  
 Drawn By: J.E.D.  
 Revised:

**P26-05-05 TIA**  
**Ordinance 26-13**

**THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER JASON ZUCKERMAN; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER KEVIN VOGELTANZ.**

**ORDINANCE NO. 26-13**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING COMPREHENSIVE LAND USE REGULATION ORDINANCE (“CLURO”) ARTICLE 8.4 TRAFFIC IMPACT ANALYSIS PROVISIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the City Council of Mandeville is vested by Section 2-1 of the Mandeville Charter with the legislative power of the city government and has the authority to enact ordinances which have the force of law;

**WHEREAS**, the City Council of Mandeville is empowered by Section 2-10 (A)(15) of the Mandeville Charter to utilize its policing power to amend or repeal any ordinance previously adopted;

**WHEREAS**, the City of Mandeville’s Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 25, 2015, and subsequently revised since its adoption, and provides for traffic impact analysis provisions outlining conditions for which a traffic impact analysis must be obtained and the procedures that govern the traffic impact analysis preparation cost and production, all as more fully outlined in Article 8.4;

**WHEREAS**, the City of Mandeville desires to provide all interested parties and determining commissioners and officials with a traffic impact analysis of a proposed development when the conditions for same are indicated in order to examine any infrastructure improvements necessary to support the development being proposed by the applicant and its effects on the public and its health, safety, and welfare.

**WHEREAS**, the City of Mandeville desires to provide clarity to the existing provisions which require a traffic impact analysis under certain conditions but do not specifically outline that same is the financial responsibility of the applicant and to provide for situations where the applicant wishes to provide an additional traffic impact analysis for consideration.

**WHEREAS**, the City of Mandeville desires to provide additional opportunity for collaborative production of the traffic impact analysis and to further support the traffic impact analysis provisions which seek to adopt methods to assess and address the traffic related impacts at the time significant land use decisions are deliberated and made.

**NOW, THEREFORE, BE IT FURTHER ORDAINED** by the City Council of the City of Mandeville that CLURO Article 8.4 be amended and added as follows:

#### 8.4.2.1. Threshold Conditions Requiring a Traffic Impact Analysis.

The purpose of this section is to describe the conditions under which a Traffic Impact Analysis (TIA) shall be required. It shall be the responsibility of the applicant to submit the data needed (as determined and/or requested by the City) to determine whether a TIA is required under the provisions of this section.

#### 8.4.2.2. Definitions of Roadway Types.

1. Arterial and Collector Streets. Those roadways shall be classified as major or minor, as defined by the LADOTD Functional System Map. ~~Arterial Streets shall be those roadways designated and classified as major arterials in the Mandeville Master Streets Plan.~~
2. Local Streets. Any roadway not defined by the LADOTD Functional System Map as an arterial or collector street shall be considered a local Street. ~~Local and Collector Streets— Any roadway not defined as an arterial Street shall be considered a local or collector Street. Local and collector streets shall be further differentiated by actual pavement widths and the predominant type of land use served.~~

#### 8.4.2.3. Conditions Requiring a Traffic Impact Analysis Threshold and Operating Standards.

1. *Arterial Streets.*
  - a. *Non-Residential Arterials.* The following requirements shall apply to projects abutting a major arterial Street, along which less than seventy-five (75) percent of the frontage on the arterial Street is used or zoned as R-2 or more restrictive within five hundred (500) feet of the proposed project's property lines. A TIA shall be required if any of the following conditions exists:
    - 1) The existing pavement width of the arterial Street is forty-four (44) feet or wider and the expected number of trips generated by the project exceeds two thousand (2,000) vehicle trips per day;
    - 2) The existing pavement width of the arterial Street is forty (40) to less than forty-four (44) feet and the expected number of trips generated by the project exceed one thousand (1,000) vehicle trips per day; or
    - 3) The existing pavement width of the arterial Street is less than 40 feet and the expected number of trips generated by the project exceeds 650 vehicle trips per day.
  - b. *Minor Arterials.* The following requirements apply to projects abutting a minor arterial Street along which seventy-five (75) percent or more of the frontage of the arterial is used or zoned as R-2 or more restrictive within five hundred (500) feet of the project. A TIA shall be required if the following condition exists. Regardless of pavement width, the expected number of trips generated by the project exceeds three hundred (300) vehicle trips per day.

2. *Local and Collector Streets Serving Predominantly Single-Family Residential Land Uses.* The following applies to projects abutting a local or collector Street along which fifty (50) percent or more of the frontage is used or zoned for R-2 or more restrictive within fifteen hundred (1500) feet of the project (or to the nearest arterial whichever is less). The following does not apply to projects abutting an arterial Street and which would use one or more driveways on the arterial Street for access and egress.
  - a. For streets with a pavement width of less than thirty (30) feet. The desirable operating level is six hundred (600) vehicles per day. Traffic volume in excess of twelve hundred (1,200) vehicles per day is considered undesirable. A TIA is required if either of the following conditions exists:
    - 1) The expected number of vehicle trips generated by the project exceeds 75 vehicle trips per day over the existing use; or
    - 2) With the addition of the traffic generated by the project, the traffic volume on the Street would be expected to exceed nine hundred (900) vehicles per day.
  - b. For streets with a pavement of thirty (30) to less than forty (40) feet: The desirable operating level is nine hundred (900) vehicles per day. Traffic volumes in excess of eighteen hundred (1,800) vehicles per day are considered undesirable. A TIA is required if either of the following conditions exists:
    - 1) The expected number of vehicle trips generated by the project exceeds one hundred ten (110) vehicle trips per day over the existing use; or
    - 2) With the addition of the traffic generated by the project, the traffic volume on the Street would be expected to exceed fourteen hundred (1,400) vehicles per day.
  - c. For streets with a pavement width of forty (40) feet or more: The desirable operating level is two thousand (2,000) vehicles per day. Traffic volume in excess of four thousand (4000) vehicles per day is considered undesirable. A TIA is required if either of the following conditions exists:
    - 1) The expected number of vehicle trips generated by the project exceeds four hundred (400) vehicle trips per day over the existing uses; or
    - 2) With the addition of the traffic generated by the project, the traffic volume on the Street would be expected to exceed three thousand (3,000) vehicles per day.
3. *Family Residential.* The following applies to projects abutting a local or collector Street along which less than fifty (50) percent of the frontage is used or zoned for R-2 or more restrictive within fifteen hundred (1,500) feet of the project (or to the nearest arterial,

whichever is less). The following does not apply to projects abutting an arterial Street and which would use one or more driveways on the arterial Street for access and egress:

- a. For streets with a pavement width of less than forty (40) feet: A TIA is required if the expected number of vehicle trips generated by the project exceeds six hundred fifty (650) vehicle trips per day.
  - b. For streets with a pavement width of forty (40) feet or more: A TIA is required if the expected number of vehicle trips generated by the project exceeds one thousand (1,000) vehicle trips per day.
4. Notwithstanding all the provisions preceding, the Department of Public Works, the Mayor, or the Planning Director may require, or the City Council may request that the Department of Public Works, the Mayor or the Planning Director obtain a TIA, at its sole discretion.

#### 8.4.3. Data Requirements of Applicants.

1. It shall be the responsibility of the applicant to submit at the time of application all data needed to determine whether a TIA will be required under the provisions of this section. This data shall be certified by a Registered Professional Engineer or other qualified individual. ~~The requirement that this data be provided at the time of application may be waived by the Planning Director if the applicant agrees to provide a TIA for the proposed project that complies with the provisions of the section.~~
2. Estimates of the average number of vehicle trips per day expected to be generated by the project shall be based on the appropriate trip generation rate data provided in the latest edition of the *Trip Generation Manual* ~~*Trip Generation Informational Report*~~ published by the Institute of Transportation Engineers (ITE). The data submitted by the applicant shall document the specific trip generation rate (or rates) used and the specific land use assumptions made in applying the trip generation rate (or rates) in developing the estimate of average number of vehicle trips per day expected to be generated by the project. If specific information is not available on the proposed land use, the trip generation estimate shall be based on the maximum allowable density for the most intensive use.

...

#### 8.4.4. Financial Responsibility for Required Traffic Impact Analysis and Selection Guidelines.

If a Traffic Impact Analysis (TIA) is required for a project, the required TIA shall be procured by the City and be the financial responsibility of the applicant to be paid as part of the application process ~~the performance of the required TIA shall be the responsibility of the applicant.~~ The TIA shall **must** be performed under the supervision of a qualified Professional Registered Civil Engineer or other qualified individual such as a transportation planner or traffic engineer **selected**

and procured by the City. The ~~A~~ TIA report must be prepared documenting the study, the data used, the findings and the recommendations of the study consistent with sections 8.4.5 and 8.4.6 which will be provided to the engineer by the City. The TIA Report shall be signed by the Registered Professional Engineer or other qualified individual responsible for the supervision of the study and the preparation of the TIA report. A digital copy of the TIA report shall be submitted by the firm contracted by the City at least two (2) weeks prior to the date on which the project is scheduled for consideration by the Planning Commission and costs associated with the TIA and the overall application shall be paid by the applicant prior to any hearing before the Planning Commission. ~~The applicant shall submit twenty (20) copies of the TIA report at least two (2) weeks prior to the date on which the project is scheduled for consideration by the Planning Commission.~~

#### 8.4.6. Traffic Data Requirements.

...

2. Vehicle trip generation estimates used in the study shall be based on the appropriate trip generation rate data provided in the latest edition of the *Trip Generation Manual* ~~*Trip Generation Information Report*~~ published by the Institute of Transportation Engineers or using other trip generation rate data acceptable to the Urban Transportation Department. The TIA Report shall document the specific trip generation rates used and the specific land use assumptions used therein.

#### 8.4.8. Traffic Level of Service Standards.

The standards for traffic service that shall be used to evaluate the findings of traffic impact studies are:

1. Capacity. A volume to capacity (V/C) ratio of 0.90 shall not be consistently exceeded on any arterial or collector street as designated in the LADOTD Functional System Map ~~on the Master Streets Plan~~. Consistently means that the V/C ratios are exceeded based on average daily peak hour traffic counts, projections or estimates.
2. Level of Service for all intersections. For local streets, a Level of Service C or better should be maintained. On any arterial or collector street, a Level of Service C ~~D~~ or better shall be maintained. Where the existing Level of Service is below these standards, the traffic impact analysis shall identify those improvements needed to maintain the existing level of service, and additional improvements that would be needed to raise the level of service to the standards indicated. The subject development will ~~not~~ be required to bear the costs of improving the existing level of service.
3. Number of Access Points and Sight Distances. The spacing of access points and minimum sight distances shall comply with ASHTO standards.
4. Local Street Impact. ~~Average Daily Traffic (ADT) on local streets shall be within the ranges spelled out in the Master Streets Plan for the class of street involved.~~ No non-

residential development shall increase the traffic on a local street carrying at least 300 average daily trips by more than 25%.

5. Internal Circulation. On-site vehicle circulation and parking patterns shall not interfere with the flow of traffic on any public street and shall accommodate all anticipated types of on-site traffic.

#### **8.4.10 Use of Traffic Impact Analysis**

Any traffic impact analysis provided to the City for evaluation of proposed actions to be recommended by City officials pursuant to Section 8.4.9 shall be published for public view and available in the materials related to the application on file with the City. The City officials and any Commission utilizing and evaluating the traffic impact analysis shall consider the findings thereof in its recommendations of action to be taken on the permit and any actions to be taken pursuant to Section 8.4.9. Further, in the event the applicant chooses to provide any additional traffic impact analysis, the City officials and any Commission utilizing and evaluating the traffic impact analysis shall give more weight to the findings of the traffic impact analysis provided to the City with the application but may consider the findings and recommendations of any additional traffic impact analysis provided it meets the requirements for performance guidelines and production timelines outlined in the whole of Article 8.4.

**NOW, THEREFORE, BE IT FURTHER ORDAINED** that the Clerk of this Council be and is hereby and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this \_\_\_ day of \_\_\_\_\_, 2026.

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Alicia Watts  
Clerk of Council

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Jason Zuckerman  
Council Chairman

**CASE SUMMARY SHEET**

**CASE NUMBER: V26-04-07**

**DATE RECEIVED: March 25, 2026**

**DATE OF MEETING: May 12, 2026 and May 16, 2026**

**Address: 1230 Villere**

**Subdivision: Old Town of Mandeville, Square 84 Lot A2**

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

**Property Owner: Stephanie Liffmann**

**REQUEST: V26-04-07 – Stephanie Liffman requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements and Section 7.5.1.3. R-1 Site Development Regulations, Old Town of Mandeville, Square 84 Lot A2, R-1 - Single Family Residential District, 1230 Villere**

**CASE SUMMARY: Remove 9 magnolia trees and encroach into the east side setback**

The applicant owns the property at 1230 Villere St. located on the south side of Villere St., west of Colbert St., and east of Albert St. The property measures 100’ x 168’ and contains 16,800 sqft per a survey prepared by Randall Brown & Associates and dated 2.16.2026. The property is currently unimproved.

There are 35 Magnolia Trees located on the property, 22 of which are greater than 6” dbh and are considered a protected tree. The applicant is requesting to remove 9 protected trees to construct a new single-family residence and a future pool. Seven of the trees proposed for removal are located within the buildable area of the property, while two are located in the setback area. The total dbh being removed is 98”, regulations require 16 trees to be planted as replacement.

The applicant is also requesting to encroach into the east side setback by 0.5’. The property is zoned R-1 with a frontage of 100’, which requires 16’ side setbacks. The request is for a 15.5’ east side setback.

	<b>Proposed</b>	<b>Required</b>	<b>Difference</b>
Front Setback	25’	25’	0’
Rear Setback	30’	30’	0’
West Side Setback	16’	16’	0’
East Side Setback	15.5’	16’	-0.5’

**CLURO SECTIONS:**

**9.2.5.7. Key Native Tree Species Protection Requirements**

The following tree protection requirements shall be in place:

**1. Definition of Protected Tree:**

- a. Protected Live Oak: shall include any Live Oak with a diameter at breast height (dbh) of Six (6) inches or more;
- b. Protected Bald Cypress: shall include any Bald Cypress with a diameter at breast height (dbh) of Six (6) inches or more; and
- c. Protected Southern Magnolia: shall include any Southern Magnolia with a diameter at breast height (dbh) of six (6) inches or more.

**3. Bald Cypress and Southern Magnolia Tree Protection Requirements**

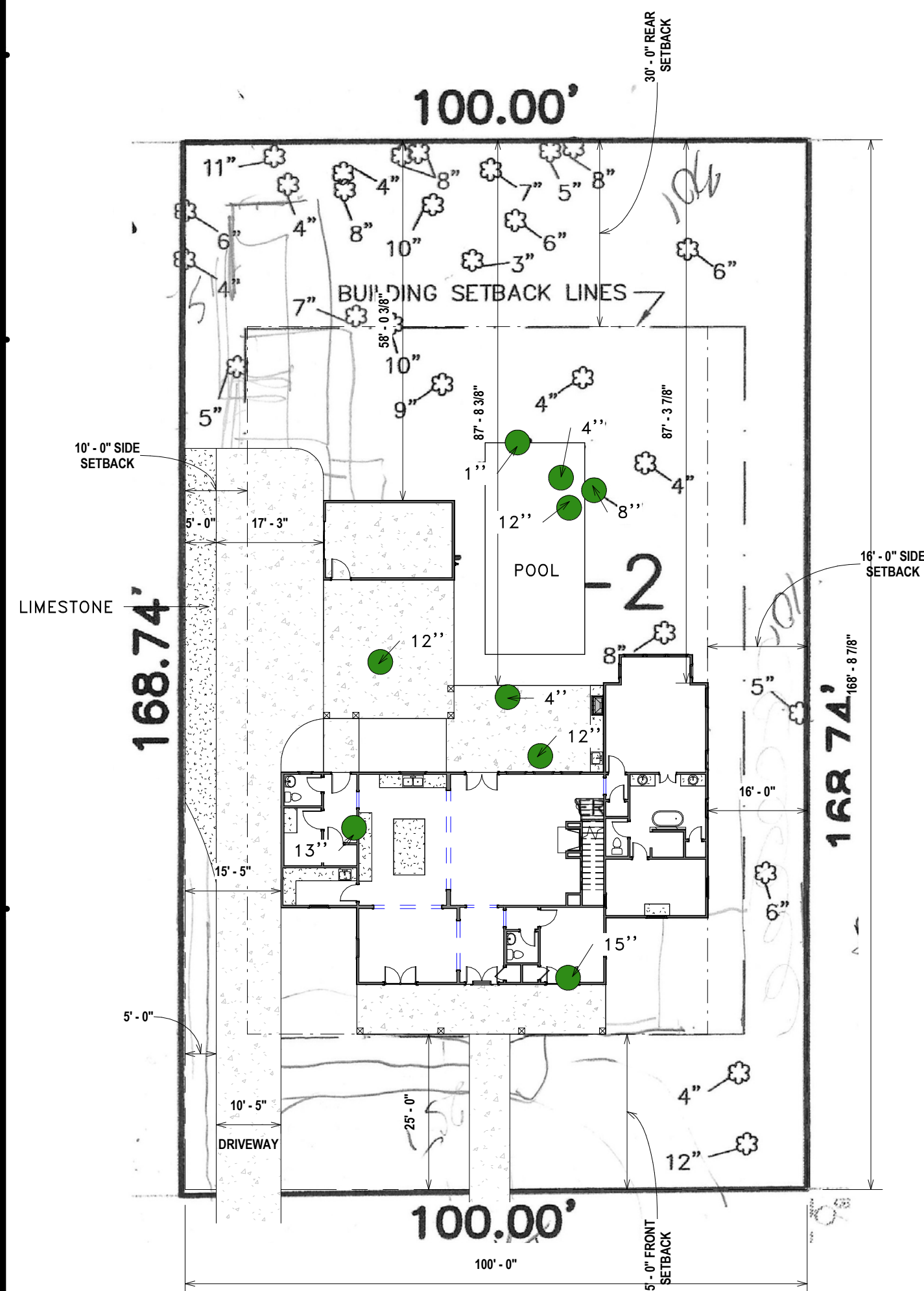
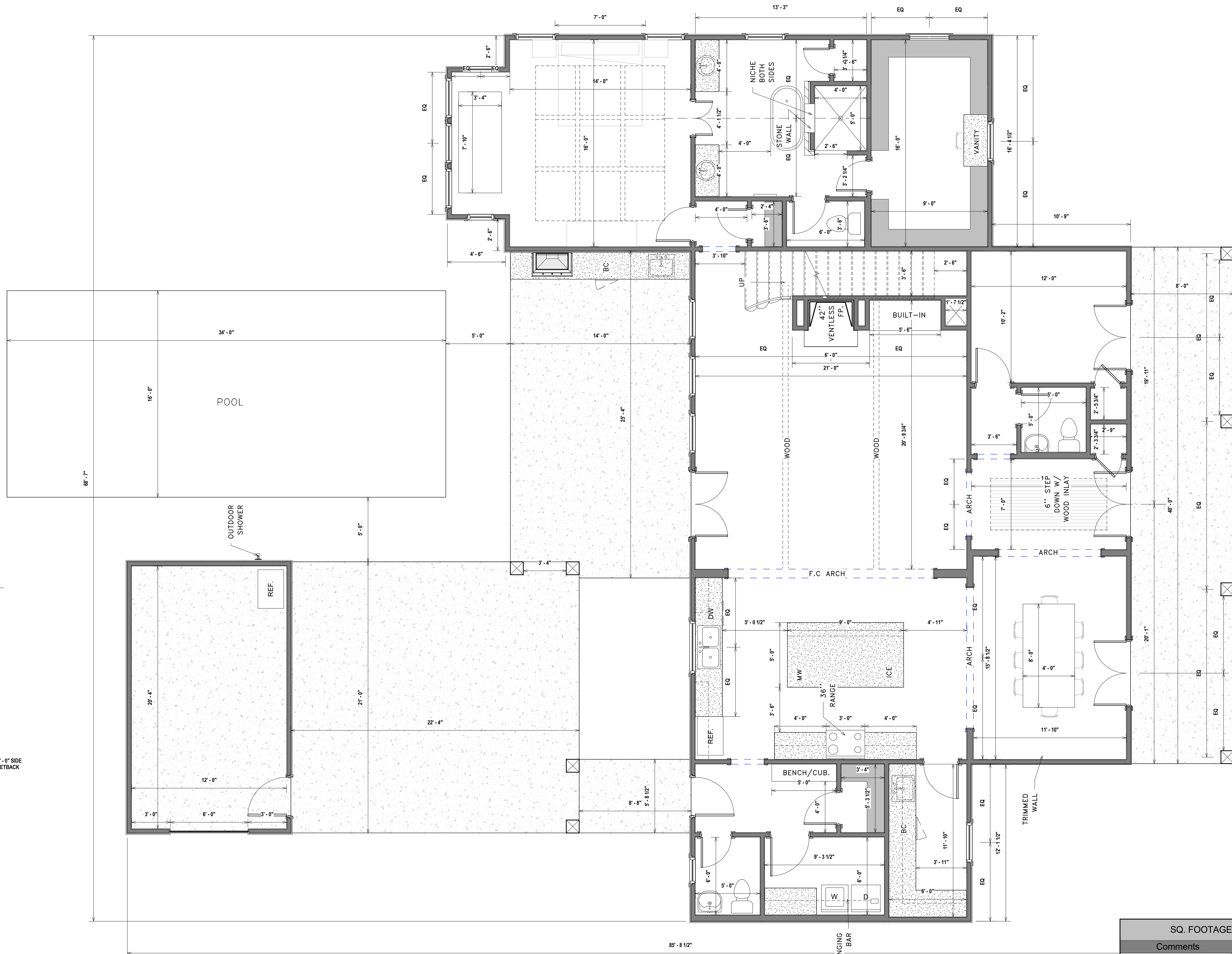
- a. A tree removal permit shall be obtained from the Landscape Inspector prior to cutting, clearing or removing any Bald Cypress or Southern Magnolia tree six (6) inches dbh or greater. Unpermitted removal of a qualifying Bald Cypress or Southern Magnolia tree shall subject the property owner, the responsible contractor, or both, to the violation provisions of Section 9.2.5.16.
- b. Upon submission of a tree removal permit, administrative removal shall only be permitted if the Landscape Inspector determines that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be mitigated by other less impactful means. Additionally, Planning and Zoning approval shall be required where site-specific conditions require a tree to be within the proposed building footprint, without alternative building placement, making its preservation unfeasible.
- c. During any construction, development, or land-disturbing activity, all Protected Bald Cypress and Southern Magnolia trees shall be safeguarded pursuant to the Vegetation Protection Zone Barrier requirements of Section 9.2.5.3.
- d. It shall be unlawful for any person to engage in any activity that may damage a Bald Cypress or Southern Magnolia tree, including but not limited to root disturbance, soil compaction, significant grade changes within the drip line, or the attachment of signs, wires, or other objects that may compromise the tree's health or structural integrity.
- e. If a Protected Bald Cypress or Southern Magnolia tree is removed, or dies due to activities on the property, the property owner shall replace it with one (1) tree per 6 inches dbh of the same species removed or lost. Replacement trees shall be of a minimum size as established by the Landscape Inspector and planted in a location approved by the City.
- f. These regulations shall apply in all zoning districts.



TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVICE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

GENERAL NOTES:  
 -REMAINDER OF SQ. FT MISSING FROM TOTAL IN ROOM SCHEDULE IS IN THE CLOSETS AND WALL THICKNESS NOT LISTED IN SCHEDULE.  
 -ALSO THE SHOWER AREA IS NOT LISTED IN THE SCHEDULE ALSO  
 -DIMENSIONS ARROWS POINT TO THE FOLLOWING LOCATIONS IF EVER IT IS NOT CLEAR.  
 \*ALL EXTERIOR WALL DIMENSIONS POINT TO THE EXTERIOR SIDE OF STUD UNLESS WALL HAS BRICK, THEN IT POINTS TO THE EDGE OF BRICK.  
 \*ALL INTERIOR WALL DIMENSIONS POINT TO THE CENTER OF STUD.  
 \*ALL CABINET DIMENSIONS ARE POINTING TO THE CABINET, NOT THE COUNTER EDGE.  
 -SCHEDULES HAVE BEEN PUT TOGETHER WITH AS MUCH ATTENTION AS POSSIBLE, BUT CONTRACTOR IS RESPONSIBLE TO DO HIS OWN DUE DILIGENCE TO CONFIRM CALCULATIONS ARE CORRECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY ESTIMATIONS OF ANY MATERIAL LISTED IN ANY SCHEDULE PROVIDED.  
 -CABINET ELEVATIONS ARE FOR SIZING PURPOSES ONLY. ACTUAL CABINETS ARE TO BE CHOSEN BY OWNER THROUGH A CABINET SUPPLIER.



A3 1ST FLOOR  
 1/4" = 1'-0"

SQ. FOOTAGE	
Comments	Area
CONDITIONED	
1ST. FLOOR	2300 SF
POTENTIALLY 2ND. FLOOR	767 SF
CONDITIONED	3067 SF
UNCONDITIONED	
BREEZWAY	49 SF
CARPOR / GARAGE	469 SF
F. PORCH	320 SF
GARAGE	263 SF
R. PORCH	355 SF
UNCONDITIONED	1456 SF
Grand total	4523 SF

**DIAMOND DESIGN**  
 Residential Planners  
 Covington, Louisiana  
 985-809-8033

LIFFMAN RESIDENCE  
 1230 VILLRE ST.  
 ST. TAMMANY PARISH, LA

DRAWN  
 RMH  
 CHECKED  
 MKR  
 REVISED  
 RMH

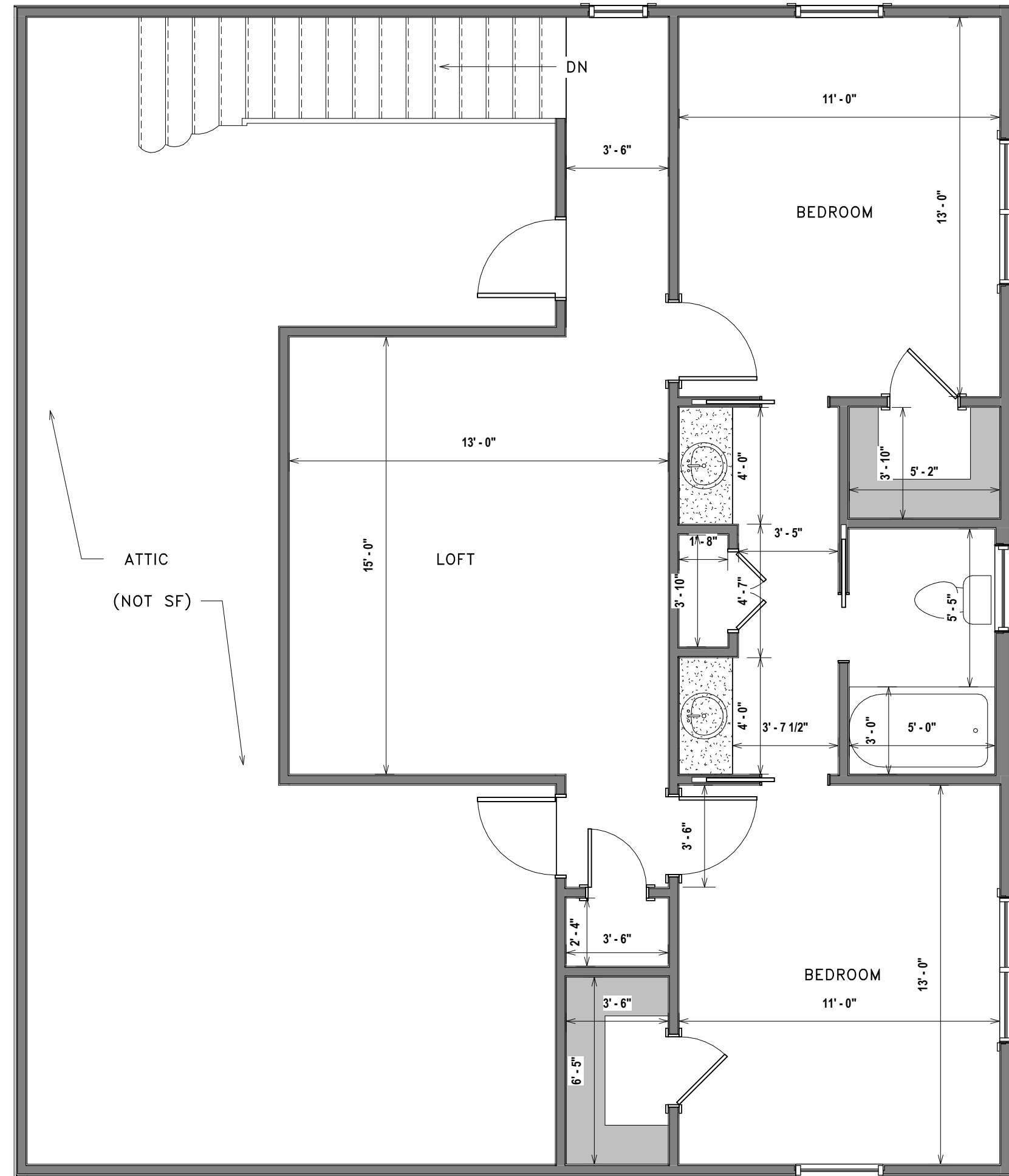
PROJECT  
 DD-2688  
 DATE  
 03/27/2026

SHEET  
**A1.2**  
 OF

A1 PLOT PLAN  
 1" = 20'-0"

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVISE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.



**A1** 2ND. FLOOR  
1/4" = 1'-0"

**DIAMOND DESIGN**  
Residential Planners  
Covington, Louisiana  
985-809-8033

LIFFMAN RESIDENCE  
1230 VILLRE ST.  
ST. TAMMANY PARISH, LA

DRAWN  
RMH  
CHECKED  
MKR  
REVISED  
RMH

PROJECT  
DD-2689  
DATE  
03/27/2026

SHEET  
**A1.4**  
OF





Survey of  
**LOT A-2 \* SQUARE 84 \* TOWN OF MANDEVILLE**  
**CITY OF MANDEVILLE**  
**SECTION 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST**  
**GREENSBURG LAND DISTRICT \* ST. TAMMANY PARISH, LOUISIANA**  
**FOR**  
**STEPHANIE LIFFMANN**

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.

**James E. Dugger V, P.L.S.**  
 Professional Land Surveyor  
 LA Registration No. 05389

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 info@brownsurveys.com

Date: FEBRUARY 16, 2026  
 Survey No. 26081  
 Project No. (CR5) A26081-1X1

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

D:\1\Survey\Shored\26081\26081.dwg Copyright 2026 - Randall W. Brown & Associates, Inc.

**CASE SUMMARY SHEET****CASE NUMBER: V26-05-10****DATE RECEIVED: April 10, 2026****DATE OF MEETING: May 12, 2026 and May 26, 2026****Address: 200 Lafayette****Subdivision: Old Town of Mandeville, Square 29B Lot 4A****Zoning District: R-1 - Single Family Residential District****Property Owner: Richard and Casey Junot****REQUEST: V26-05-10 – Richard and Casey Junot request a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones, Old Town of Mandeville, Square 29B Lot 4A, R-1 - Single Family Residential District, 200 Lafayette****PREVIOUS CASES: V22-11-33 – Live Oak removal****CASE SUMMARY: Renovate an existing deck and perform some foundation work within the vegetation protection zone of a live oak**

The property at 200 Lafayette St. is located on the corner of Claiborne St. and Lafayette St. The property measures 102' x 177' and contains 18,054 sqft per a survey prepared by Randall Brown & Associates, Inc and dated 1.05.2026. The property is currently improved with a single-family residence.

There are seven live oak trees located all around the property and surrounding the existing residence. The applicant is requesting to renovate the existing rear deck and add a screen porch. As part of this renovation the old decking will be removed and new composite decking and steps will be added. The existing foundation will be used for the new decking. For the new screen porch there will be some foundation work done. Seven existing piers will be adjusted and renovated to support the new screened in porch, with five of the piers located along the border of the live oak vegetation protection zone.

An arborist report written by Bayou Tree Service was submitted on behalf of the owner. The report states that *"After removing the trees on site and your renovation plan on the new back deck I do not see any major impact to the live oak trees in question that canopies are over hanging. Per your plans you are removing the old deck wood and replacing it with new wood. The main brick outside footing will remain the same and new footings will be installed to support new screened in porch and roof line that is in the middle portion of the deck. My recommendation would be once the old deck is removed and we can access where the new footings will go we can airspade and root prune any small roots that we may encounter or if we encounter any major roots look to move over the footing to avoid the major root or roots"*.

**CLURO SECTIONS:****9.2.5.2. Vegetation Protection Zones**

1. 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.
2. 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.
3. FEMA elevation exception. Any structure required to be elevated pursuant to application, participation, grant receipt or other involvement in any FEMA elevation program shall be permitted to construct or perform operations within the Vegetation Protection Zone after administrative review and written approval. Structures that are subject to this exception shall not be required to submit for any Vegetation Protection Zone variance and may be permitted for work after review and administrative approval. No work on any structure that asserts an entitlement to elevation within the Vegetation Protection Zone shall commence without written approval of the administration.





4/22/2026  
Mr. Richard Junot  
200 Lafayette st  
Mandeville, 70448

Pruning, Fertilization & Planting  
Large Scale Transplanting  
Arboricultural Consulting  
Preservation  
Lightning Protection  
Insect & Disease Treatment  
Tree & Stump Removal

Accredited Member of the  
Tree Care Industry Association

Member of the International  
Society of Arboriculture

Member of the New Orleans  
Horticulture Society

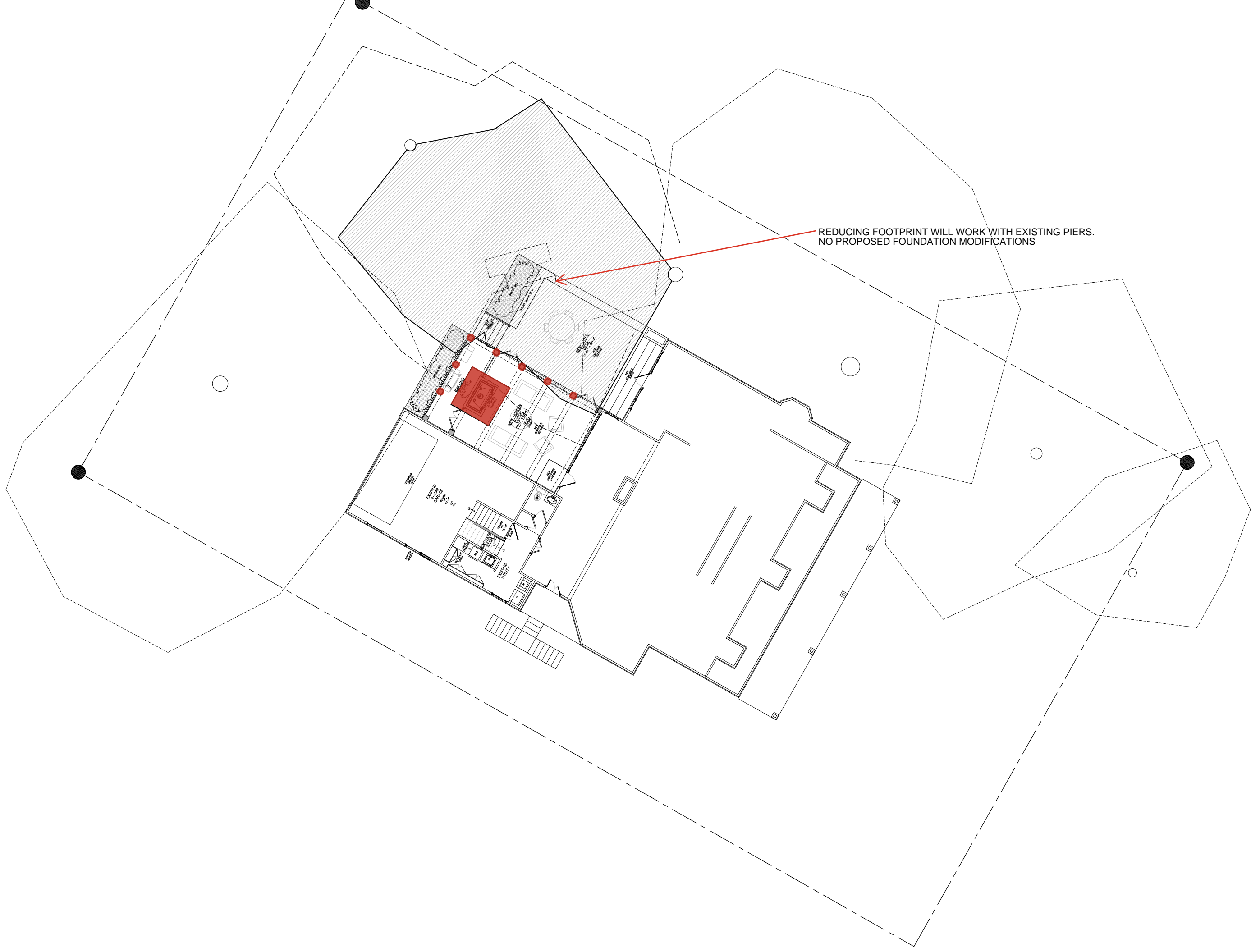
Mr. Junot, **reviewing**

After ~~removing~~ the trees on site and your renovation plan on the new back deck I do not see any major impact to the live oak trees in question that canopies are over hanging. Per your plans you are removing the old deck wood and replacing it with new wood. The main brick outside footing will remain the same and new footings will be installed to support new screened in porch and roof line that is in the middle portion of the deck. My recommendation would be once the old deck is removed and we can access where the new footings will go we can airspade and root prune any small roots that we may encounter or if we encounter any major roots look to move over the footing to avoid the major root or roots.

Joseph Fallas

La Arborist: 2156

ISA Certified Arborist: SO-7318A



REDUCING FOOTPRINT WILL WORK WITH EXISTING PIERS.  
NO PROPOSED FOUNDATION MODIFICATIONS



JUNOT RENOVATION

February 24, 2026

*Date Distributed*

*Owner*

RICHARD & CASEY JUNOT

*Designer*

**studioMV.** design | color | space | form | interiors

Matthew C. Voelkel  
735 East Boston Street  
Covington, Louisiana 70433  
985.867.5601

*Engineer*

**Cypress Engineering Inc.**  
Dale Phillips  
2020 N. Causeway Blvd.  
Mandeville, LA 70471  
985.871.7065

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## PROJECT INFORMATION

CLIENT: RICHARD & CASEY JUNOT  
 PHYSICAL ADDRESS: 200 LAFAYETTE STREET  
 LOT: 4-A  
 CITY: MANDEVILLE, LA 70448  
 PARISH: ST. TAMMANY  
 SUBDIVISION: OLD MANDEVILLE

## VICINITY MAP



MANDEVILLE, LOUISIANA

NOT TO SCALE

## ALLOWANCES

APPLIANCES	N/A
LIGHTING FIXTURES	\$6,500
PLUMBING FIXTURES	\$2,000
TV/STEREO/ALARM/PHONE/CAB.	\$1,000
CABINETS	\$750
COUNTERTOPS	\$600
FIELD TILE	\$10/SF MATERIAL ONLY
PRE-ENGINEERED WOOD FLOOR	\$8/SF MATERIAL ONLY
HARDWARE, CABINET	\$50
HARDWARE, DOOR	\$1,000
MIRRORS	\$300
LANTERNS	N/A
BRICK	MATCH EXISTING

COORDINATE THE FOLLOWING ITEMS WITH LANDSCAPE DESIGNER:  
 IRRIGATION, LANDSCAPE, DRAINAGE, OUTDOOR LIGHTING.

## ABBREVIATIONS

ADA	AMERICAN WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BD	BOARD
BLDG	BUILDING
BLK	BLOCKING
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DS	DOWN SPOUT
DTLS	DETAILS
DWGS	DRAWINGS
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
FD	FLOOR DRAIN
FF	FINISH FLOOR
FLR	FLOOR
FOS	FACE OF STUD
FR	FIRE RATED
GB	GYPSUM BOARD
GYP	GYPSUM
HGT	HEIGHT
HORIZ	HORIZONTAL
HND	HAND
HT	HEIGHT
HVAC	MECHANICAL
LAV	LAVATORY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MTL	METAL
NO.	NUMBER
O.A.	ON CENTER
OD	OUTSIDE DIAMETER/DIM
OPP	OPPOSITE
PLYWD	PLYWOOD
PR	PAIR
REINF	REINFORCED
REQD	REQUIRED
SBC	STANDARD BUILDING CODE
SC	SOLID CORE
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
STL	STEEL
STRUCT	STRUCTURAL
SYS	SYSTEM
TRTD	TREATED
TYP	TYPICAL
TV	TELEVISION
UNO	UNLESS NOTED OTHERWISE
V.I.A.	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WC	WATER CLOSET
WD	WOOD

NOTE: THESE ARE THE MOST COMMON ARCHITECTURAL ABBREVIATIONS, IN ADDITION OTHER GRAMMATICAL ABBREVIATIONS ARE USED IN THESE DRAWINGS. ALSO REFER TO THE STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR ABBREVIATIONS.

## SYMBOL SCHEDULE

	WINDOW REFERENCE, SEE SCHEDULE
	DOOR REFERENCE, SEE SCHEDULE
	NEW GRADE ELEVATION
	EXISTING GRADE ELEVATION
	EXTERIOR ELEVATION MARK (ELEV. #/SHEET #)
	INTERIOR ELEVATION MARK (ELEV. #/SHEET #)
	SECTION MARK (SECT. #/SHEET #)

studioMV



design  
color  
space  
form  
interiors

JUNOT RENOVATION  
 mandeville  
 ST. TAMMANY PARISH, LOUISIANA

Date February 23, 2026

Addendum

Revised

Drawn by CSR

Sheet Title

Project  
Information

Sheet No.

A1

## JUNOT RENOVATION

## GENERAL NOTES

- DIMENSIONS SHALL BE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FOR THE SAFETY OF WORKERS AND OTHER AFFECTED PERSONS AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE TO ALL WORK, MATERIALS, AND EQUIPMENT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS REQUIRED UNTIL PERMANENT SUPPORTS AND STIFFENERS ARE INSTALLED.
- CONTRACTOR SHALL NOTIFY DESIGNER OF PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OF MODIFICATIONS.
- DAMAGED OR DEFECTIVE WORK SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE APPROVAL OF THE DESIGNER AT NO ADDITIONAL COST TO THE OWNER.
- THE INTENT OF THE CONTRACT DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE COMPLETION OF THE WORK INCLUDING WHAT IS REASONABLY INFERABLE TO PRODUCE THE INTENDED RESULTS.
- ALL MATERIALS, FIXTURES, ETC. SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO DESIGNER PRIOR TO INSTALLATION.
- ALL SLEEPING AREAS WILL BE PROVIDED WITH UL-APPROVED SMOKE & CARBON MONOXIDE DETECTORS. THESE SHALL BE WIRED TO THE 110-VOLT HOUSE CURRENT AND WILL MEET DESIGN CRITERIA AS REQUIRED BY UL DESIGN 268.
- EXTERIOR WOOD TRIM MUST BE BACK PRIMED AS WELL AS HAVING ALL CUT EDGES PRIMED.
- VERIFY LOCATIONS OF ALL DECORATIVE BEAMS AND RECESSED LIGHTING ON ELECTRICAL AND REFLECTED CEILING PLANS BEFORE PLACING CEILING JOISTS AND RAFTERS. MAKE ADJUSTMENTS TO ALLOW FOR SUCH BEAMS AND LIGHTING.
- SHEET METAL WORK SHALL FOLLOW THE GUIDELINES OF N.R.C.A. ROOFING AND WATERPROOFING MANUAL AND S.M.A.C.N.A. ARCHITECTURAL SHEET METAL MANUAL.
- WINDOW INSTALLATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS AND INCLUDE ALL REQUIRED FINS AND MOISTURE BARRIER WRAPPED INTO FRAMED OPENING TO PROTECT THE FRAME AND SHEATHING FROM WATER INTRUSION INTO THE STUD WALL. ALL HARDWARE AND SCREENS REQUIRED FOR OPERATION MUST BE INCLUDED. WINDOW MUST BE CAULKED AT PERIMETER PER MANUFACTURER'S RECOMMENDATIONS.
- GYPSON BOARD SHALL BE FASTENED TO WOOD SUPPORTS USING SCREW FASTENERS. SHEET ROCK FINISH TO BE LEVEL 4 AND MUST BE CONFIRMED WITH OWNER AND DESIGNER PRIOR TO APPLICATION.
- PVC STUCCO TRIM ACCESSORIES ARE NOT ALLOWED. ALL ENDS, JOINTS, AND CORNERS OF STUCCO TRIM SHALL BE CAULKED TO PREVENT WATER INTRUSION.
- CONTRACTOR IS REQUIRED TO PROVIDE THE DESIGNER WITH NECESSARY SHOP DRAWINGS FOR APPROVAL. THESE DRAWINGS INCLUDE, BUT ARE NOT LIMITED TO, CUSTOM DOORS AND WINDOWS, CUSTOM MILLWORK AND CUSTOM CABINETS.

## PLUMBING NOTES:

### SCOPE OF WORK

- PROVIDE ALL NEW MATERIALS, LABOR, TOOLS, EQUIPMENT AND SERVICE NECESSARY FOR THE COMPLETE INSTALLATION AND SATISFACTORY OPERATION OF THE PLUMBING SYSTEMS AS SHOWN ON THE DRAWINGS.
- ALL SYSTEMS SHALL BE READY FOR IMMEDIATE USE WHEN TURNED OVER TO THE OWNER.
- CONTRACTOR SHALL VERIFY CONDITIONS AND CHECK ALL MEASUREMENTS AT THE JOB SITE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, LICENSES AND INSPECTIONS REQUIRED BY GOVERNING CODE.

### DRAINAGE PIPING

- BELOW GRADE PIPING SHALL BE PLASTIC PVC PIPING. ABOVE GROUND DRAIN LINES SHALL BE CAST-IRON PIPING AT DRAINS FROM SECOND FLOOR TO FIRST FLOOR. WHERE TRANSITION FROM CAST TO PLASTIC – USE APPROPRIATE TRANSITIONAL FITTING.
- SOIL, WASTE AND VENT PIPING SHALL BE TESTED BEFORE FIXTURES ARE INSTALLED.
- UNLESS OTHERWISE NOTED, ALL PLUMBING FIXTURES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
- THE VENTING SYSTEM SHALL BE TESTED BEFORE FINAL INSPECTION.

### DOMESTIC HOT AND COLD WATER SYSTEMS

- UNDERGROUND PIPE: USE TYPE L COPPER TUBING, SOFT DRAWN, A.S.T.M. B-88 WITH WROUGHT COPPER FITTINGS CONFORMING TO ANSI B16.22, JOINED WITH SILVER SOLDER, A.W.S. B.C.U.P. 5.
- INSULATE ALL ABOVE GROUND PIPING AT EXTERIOR WALLS, VALVES AND FITTINGS WITH "JOHNS-MANVILLE" MICROLOCK FLAME SAFE V.B.C. 1/2" THICK FIBERGLASS INSULATION, OR APPROVED EQUAL.
- ALL POTABLE WATER PIPING SHALL BE FLUSHED AND DISINFECTED PRIOR TO CONNECTION TO THE DOMESTIC WATER SUPPLY IN ACCORDANCE WITH STATE SANITARY CODE AND LOCAL REGULATIONS.
- WATER SERVICE PIPES SHALL BE A MINIMUM OF 12" BELOW GRADE.
- HOT AND COLD WATER PIPING SHALL HAVE A FULL WORKING PRESSURE TEST AS REQUIRED BY CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE WATER PIPING SYSTEM.

## ELECTRICAL NOTES:

- VERIFY ALL ELECTRICAL WITH OWNER.
- VERIFY LOCATIONS AND HEIGHTS FOR EXTERIOR LIGHTS.
- VERIFY LOCATIONS FOR ALL FLOOR RECEPTACLES, RECESSED LIGHTS AND HANGING LIGHTS.
- ALL WALL RECEPTACLES SHALL BE MOUNTED IN THE BASEBOARDS IN ALL ROOMS, EXCEPT AT COUNTERS AND WHERE NOTED OR REQUIRED OTHERWISE.
- ALL RECEPTACLES SHALL BE MOUNTED HORIZONTALLY.
- ALL RECEPTACLES WIRED TO SWITCHES SHALL BE WIRED HALF HOT TO THE RIGHT RECEPTACLE.
- VERIFY LOCATIONS OF ALL RECEPTACLES THAT ARE DEDICATED TO A SPECIFIC PIECE OF EQUIPMENT SUCH AS REFRIGERATOR, WASHER, DYER, ETC.
- MOUNT RECEPTACLES AT KITCHEN COUNTER HORIZONTALLY WITH THE CENTERLINE OF THE RECEPTACLES BOX AT 7" ABOVE THE COUNTER. VERIFY WITH ARCHITECT. IF SPLASH IS 6" HIGH, THE CENTERLINE OF RECEPTACLE BOX WILL BE 9" ABOVE THE COUNTER.
- VERIFY MOUNTING HEIGHT FOR WALL MOUNTED LIGHTS AND FOR RECEPTACLES AT COUNTER HEIGHTS.
- ALL LIGHTS AND FANS NOTED WITH A "D" AT THE SWITCH SHALL BE ON A DIMMER OR RHEOSTAT SWITCH.
- AT THE LOCATION OF THE ATTIC ACCESS DOORS AND/OR PULL DOWN STAIR, PROVIDE A LIGHT SWITCH TO OPERATE ATTIC LIGHTS. ATTIC LIGHTING PROVIDED AS NECESSARY & CONFIRMED WITH OWNER.
- PROVIDE 3 LIGHTS IN GARAGE ATTIC, PROVIDE 3 LIGHTS AT H.V.A.C. AND WATER HEATER LOCATIONS IN HOUSE ATTIC – V.O.J.
- ROUGH IN FOR ELECTRIC SERVICE AT ALL OF THE EXTERIOR LIGHTS.
- VERIFY PROPER ELECTRICAL SERVICE FOR ALL KITCHEN APPLIANCES.
- VERIFY TELEPHONE OUTLET LOCATIONS AND T.V. CABLE LOCATIONS WITH THE OWNER.
- PROVIDE GROUND FAULT INTERRUPT AT ALL LAVATORIES AND AT ALL SINKS SHOWN ON PLAN.
- PHONE LINE UNDERGROUND TO INTERIOR PHONE BACKBOARD. NOT VISIBLE OR ACCESSIBLE FROM EXTERIOR.
- HOUSE EXTERIOR FLOOD LIGHTING SHALL BE AT ALL EXTERIOR CORNERS SO AS TO LIGHT HOUSE AND PERIMETER GROUNDS. SEE PLANS
- ALL EXTERIOR OUTLETS AT 12" A.F.F.

## MECHANICAL NOTES:

- FURNISH AND INSTALL ALL NECESSARY LABOR AND MATERIALS FOR A COMPLETE H.V.A.C. SYSTEM. ANY APPLIANCES OR MATERIALS OBVIOUSLY A PART OF THE SYSTEM AND NECESSARY FOR ITS OPERATION, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL.
- WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, N.F.P.A. STANDARD 90A, LATEST EDITION, AND A.S.H.R.A.E. STANDARD 90, LATEST EDITION.
- OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES.
- DRAWINGS ARE GENERALLY DIAGRAMMATIC AND DO NOT SHOW EVERY FITTING AND DETAIL. INSTALL DUCTS IN A NEAT WORKMANLIKE MANNER AND IN ACCORDANCE WITH GOOD PRACTICE FOR A COMPLETE WORKABLE INSTALLATION. AVOID CONFLICT WITH OTHER WORK; MAKE ADEQUATE PROVISIONS FOR PREVENTING NOISE AND VIBRATION. ARRANGE DUCTWORK INTO THE AVAILABLE SPACE IN MANNER TO MAKE ALL WORKING PARTS ACCESSIBLE FOR MAINTENANCE AND SERVICES.
- MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECT FOR ONE YEAR.
- ALL DUCTWORK SHALL BE HUNG FROM STRUCTURE OR RAFTERS, NOT TO SIT DIRECTLY ON FLOOR JOISTS (PER 2009 CODE).
- PROTECT ALL EQUIPMENT AND MATERIALS FROM DAMAGE. EQUIPMENT AND MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
- EXACT LOCATION OF ALL SUPPLY DIFFUSER AND RETURN AIR GRILLES TO BE COORDINATED WITH LIGHTING LAYOUT AND CEILING PLAN.
- MECHANICAL CONTRACTOR SHALL SIZE NEW H.V.A.C. UNIT, NEW DUCTWORK, GRILLES AND REGISTERS. NEW UNIT SHALL BE SET ON VIBRATION ISOLATION PADS.
- ALL DUCTWORK SHALL BE INSULATED WITH 1" THICK 1.5 P.C.F. DENSITY FIBERBOARD. PROVIDE FLEXIBLE CONNECTIONS TO SUPPLY AND RETURN AIR DUCTWORK AT UNIT.
- DIFFUSERS SHALL BE ALUMINUM OPPOSABLE BLADE DAMPER TYPE. COORDINATE WITH DESIGNER ON EXACT LOCATION OF ALL DIFFUSERS.
- THERMOSTATS SHALL BE LOCATED ON SITE WITH OWNER & DESIGNER AND SHALL BE MOUNTED 60" A.F.F.
- REFRIGERANT PIPING SHALL BE TYPE "K" OR "L" HARD COPPER TUBING SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL SYSTEMS SHALL BE BALANCED AND TESTED TO INSURE PROPER FUNCTION.
- ALL NEW A.H.U.'S SHALL HAVE AN EFFICIENCY OF 16 SEER OR BETTER.

## GENERAL CONSTRUCTION NOTES:

### CHANGE ORDERS

OWNER SHALL BE RESPONSIBLE TO PAY ADDITIONAL COSTS FOR CHANGES IN THE WORK UNLESS SPECIALLY AUTHORIZED BY OWNER OR DESIGNER IN WRITING PRIOR TO COMMENCEMENT OF THE INTENDED WORK.

### CONSTRUCTION PROPOSALS

IN NO CASE SHALL PROPOSAL BY THE GENERAL CONTRACTOR SUPERCEDE THESE DRAWINGS AND SPECS UNLESS SPECIFICALLY IDENTIFIED IN THE CONSTRUCTION CONTRACT OR BY CHANGE ORDER, ADDENDUM OR CORRESPONDENCE FROM THE DESIGNER.

### REQUIRED SHOP DRAWINGS

CONTRACTOR IS REQUIRED TO FURNISH FOR DESIGNER'S APPROVAL ALL SHOP DRAWINGS IDENTIFIED IN THE SPECIFIED DOCUMENT AS PROVIDED IN GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, A.I.A. DOC. 201, SECTIONS 2.2, 1.4, 4.2, AND 4.12 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- DOORS AND WINDOWS
- CABINETS
- MOLDINGS
- MILLWORK
- OTHER

### PRODUCT DATA AND SAMPLES

CONTRACTOR IS REQUIRED TO FURNISH FOR DESIGNER'S APPROVAL PRODUCT DATA AND SAMPLES IDENTIFIED IN THE SPECIFICATION DOCUMENT AS PROVIDED IN GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT. A.I.A. DOCUMENT 201, SECTION 2.2.14.4.2. A.Q.N.D. 4.12 INCLUDING TO THE FOLLOWING:

- PAINT
- LIGHT FIXTURES
- H.V.A.C. SYSTEM
- SECURITY SYSTEM
- HARDWARE
- APPLIANCES
- PLUMBING FIXTURES & TRIM
- CARPET
- TILE
- OTHER

### MANUFACTURED CABINETS

ANY RECOMMENDATIONS FOR MODIFICATIONS TO CABINET LAYOUTS SHALL BE COORDINATED THROUGH THE DESIGNER. CABINET SUPPLIERS MODIFYING THE CONFIGURATION OF CABINET DESIGN LAYOUTS W/OUT NOTIFICATION AND APPROVAL OF THE DESIGNER SHALL BE DISQUALIFIED FROM THE BIDDING.



design  
color  
space  
form  
interiors

JUNOT RENOVATION  
m a n d e v i l l e  
ST. TAMMANY PARISH, LOUISIANA

Date February 24, 2026

Addendum

Revised

Drawn by CSR

Sheet Title

Criteria

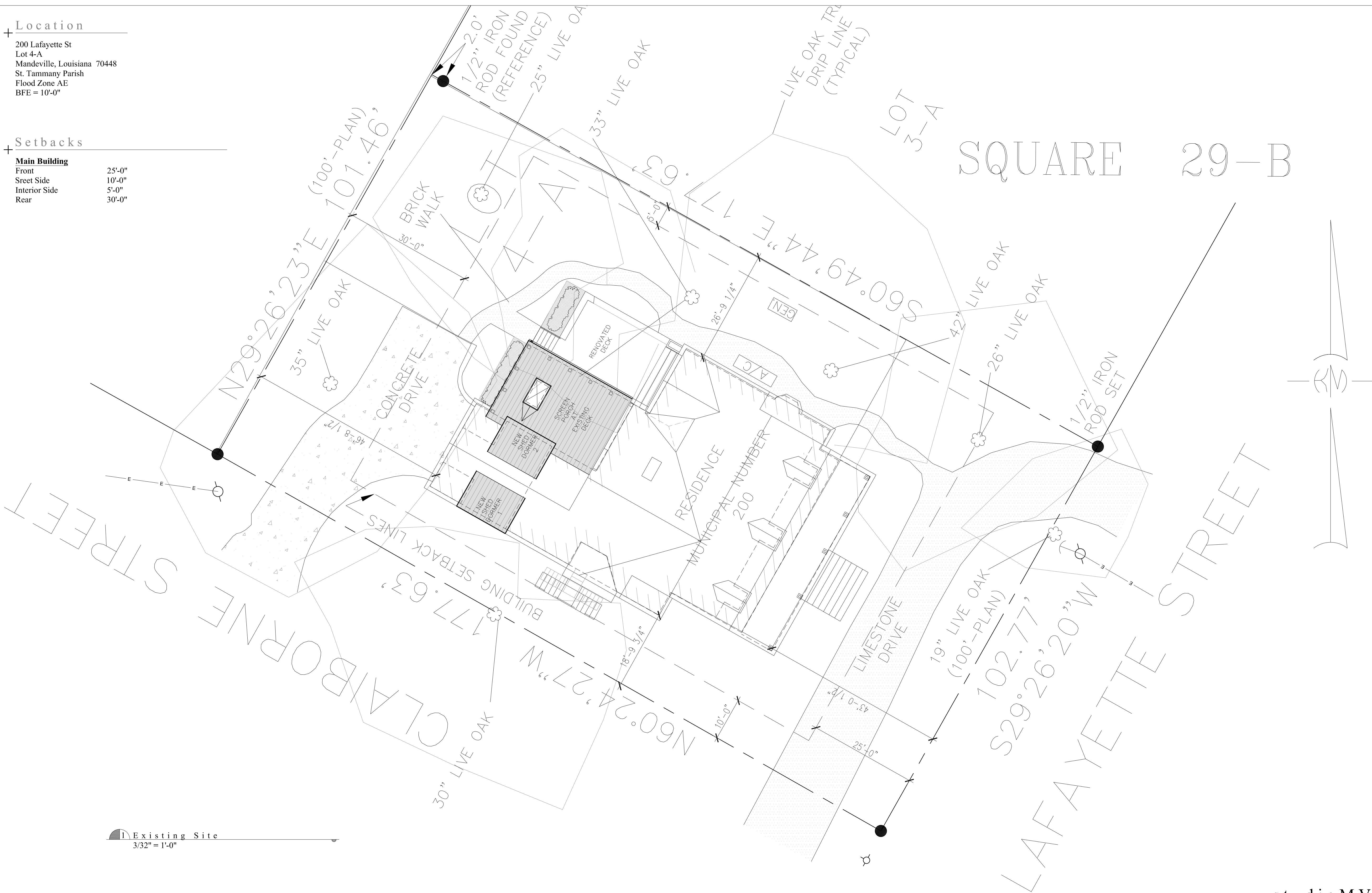
Sheet No.

A2

**Location**  
 200 Lafayette St  
 Lot 4-A  
 Mandeville, Louisiana 70448  
 St. Tammany Parish  
 Flood Zone AE  
 BFE = 10'-0"

**Setbacks**

<b>Main Building</b>	
Front	25'-0"
Street Side	10'-0"
Interior Side	5'-0"
Rear	30'-0"



Existing Site  
 3/32" = 1'-0"



design  
 color  
 space  
 form  
 interiors

**JUNOT RENOVATION**  
 mandeville  
 ST. TAMMANY PARISH, LOUISIANA

Date February 24, 2026

Addendum

Revised

Drawn by CSR

Sheet Title

Site Plan

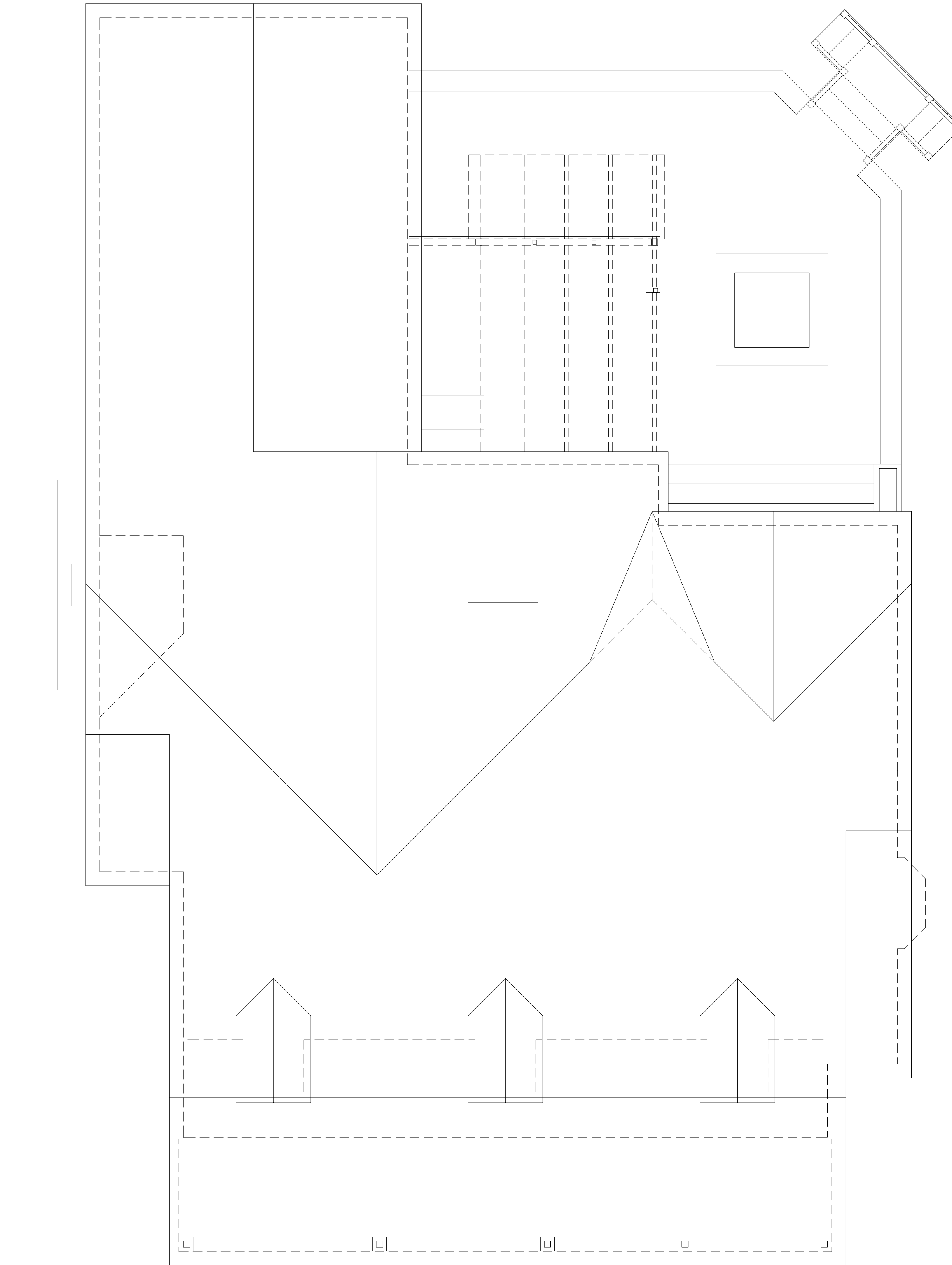
Sheet No.

**A3**

**JUNOT RENOVATION**

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1 Existing Roof Plan  
3/16" = 1'-0"



design  
color  
space  
form  
interiors

**JUNOT RENOVATION**  
mandeville  
ST. TAMMANY PARISH, LOUISIANA

Date February 24, 2026

Addendum

Revised

Drawn by CSR

Sheet Title

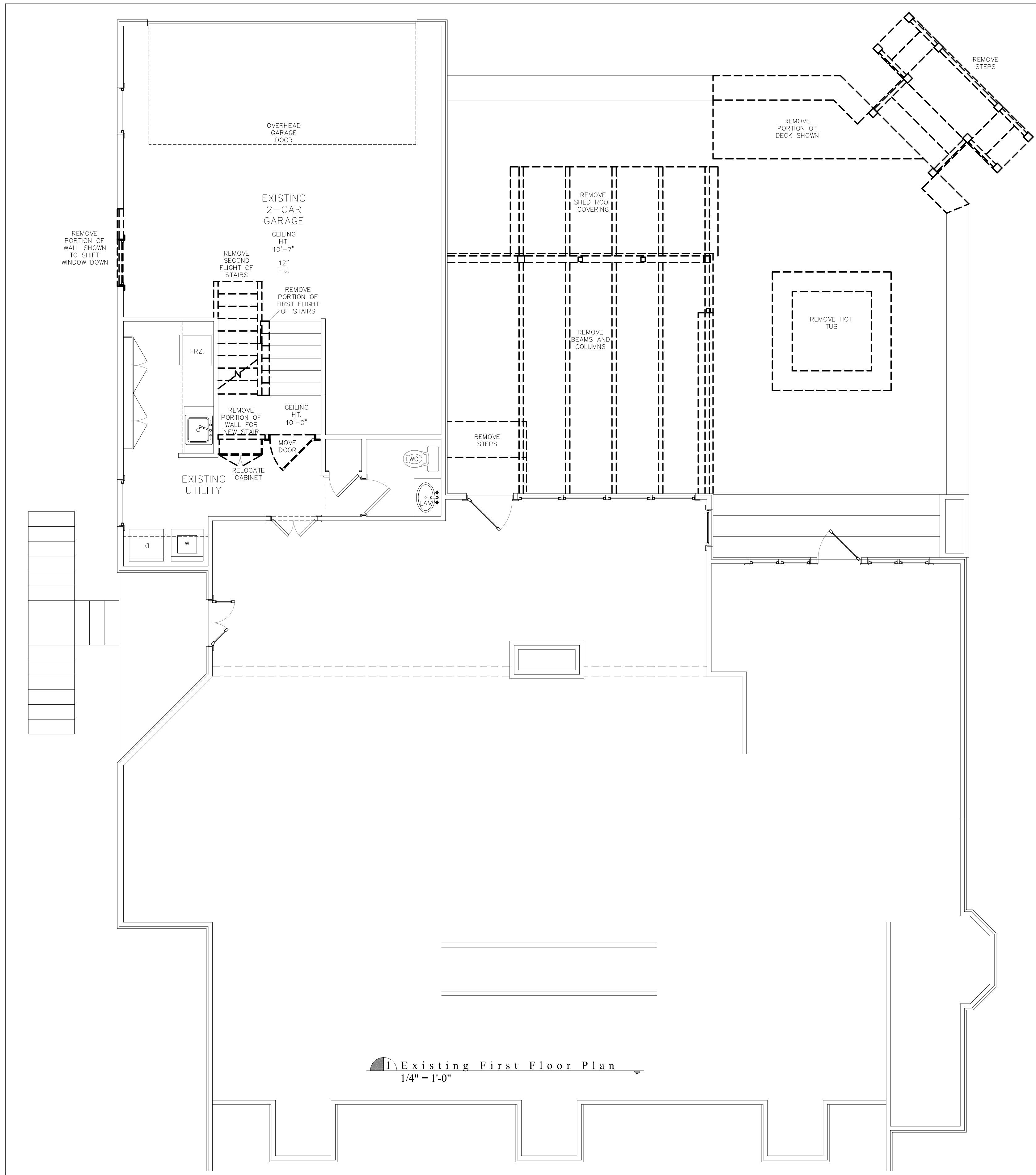
Existing  
Roof

Sheet No.

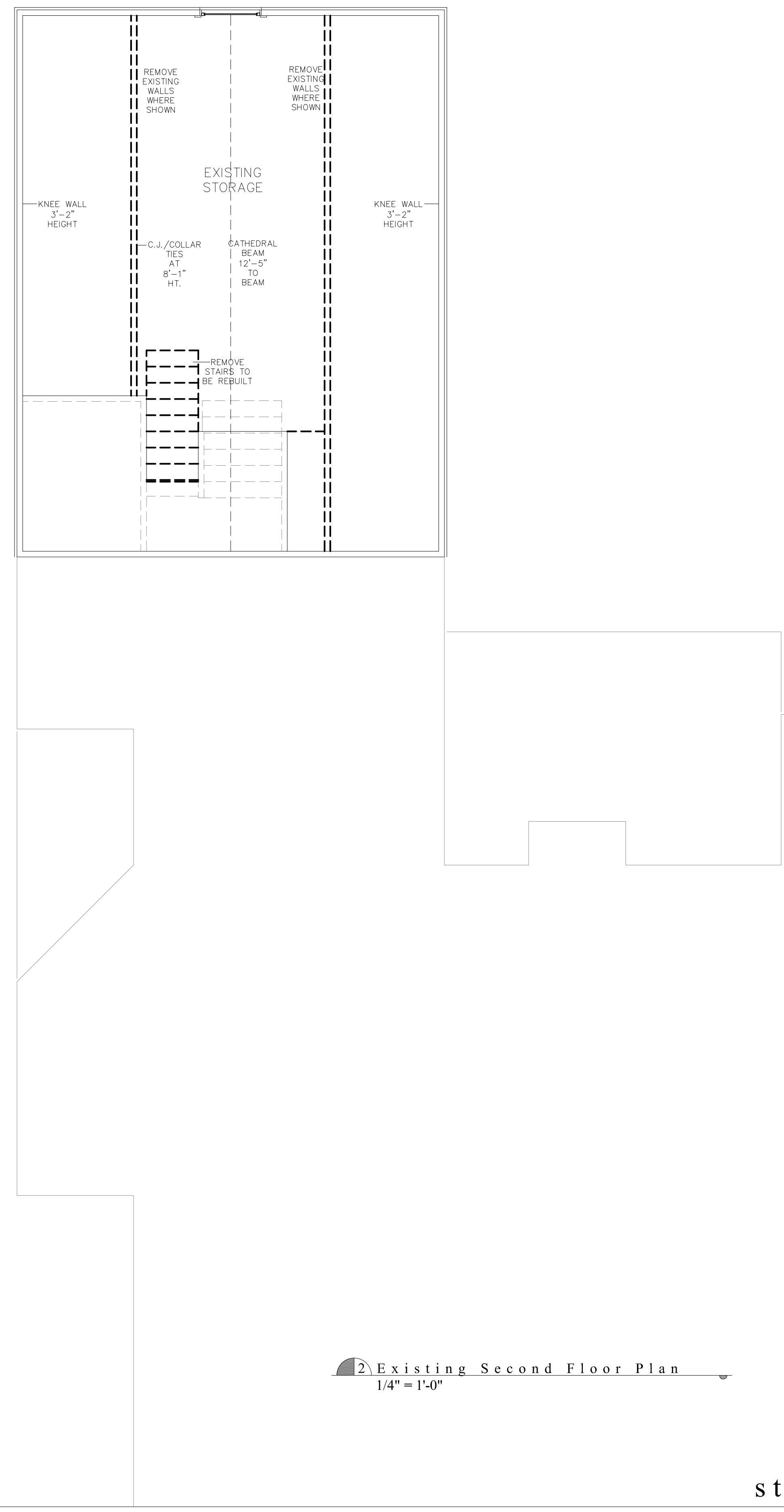
**A4**

studioMV

**JUNOT RENOVATION**



1 Existing First Floor Plan  
1/4" = 1'-0"



2 Existing Second Floor Plan  
1/4" = 1'-0"



design  
color  
space  
form  
interiors

JUNOT RENOVATION  
mandeville  
ST. TAMMANY PARISH, LOUISIANA

Date February 24, 2026

Addendum

Revised

Drawn by CSR

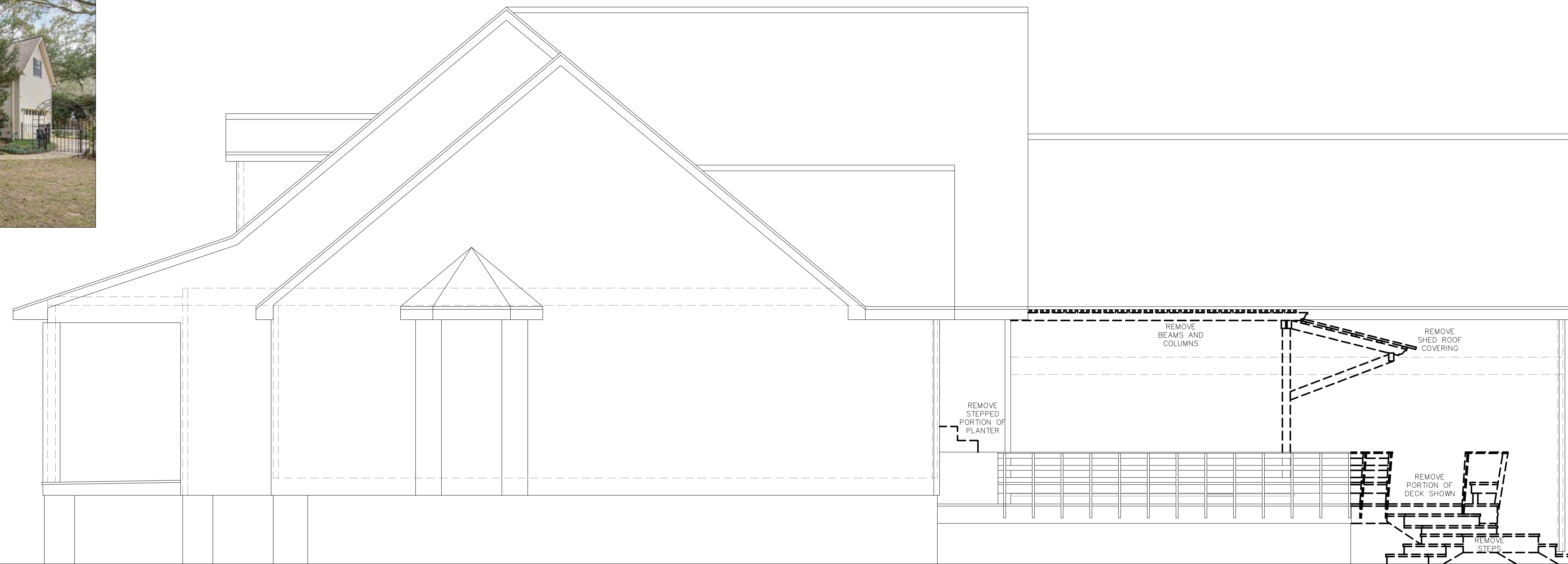
Sheet Title

Existing/Demo  
Floor  
Plans

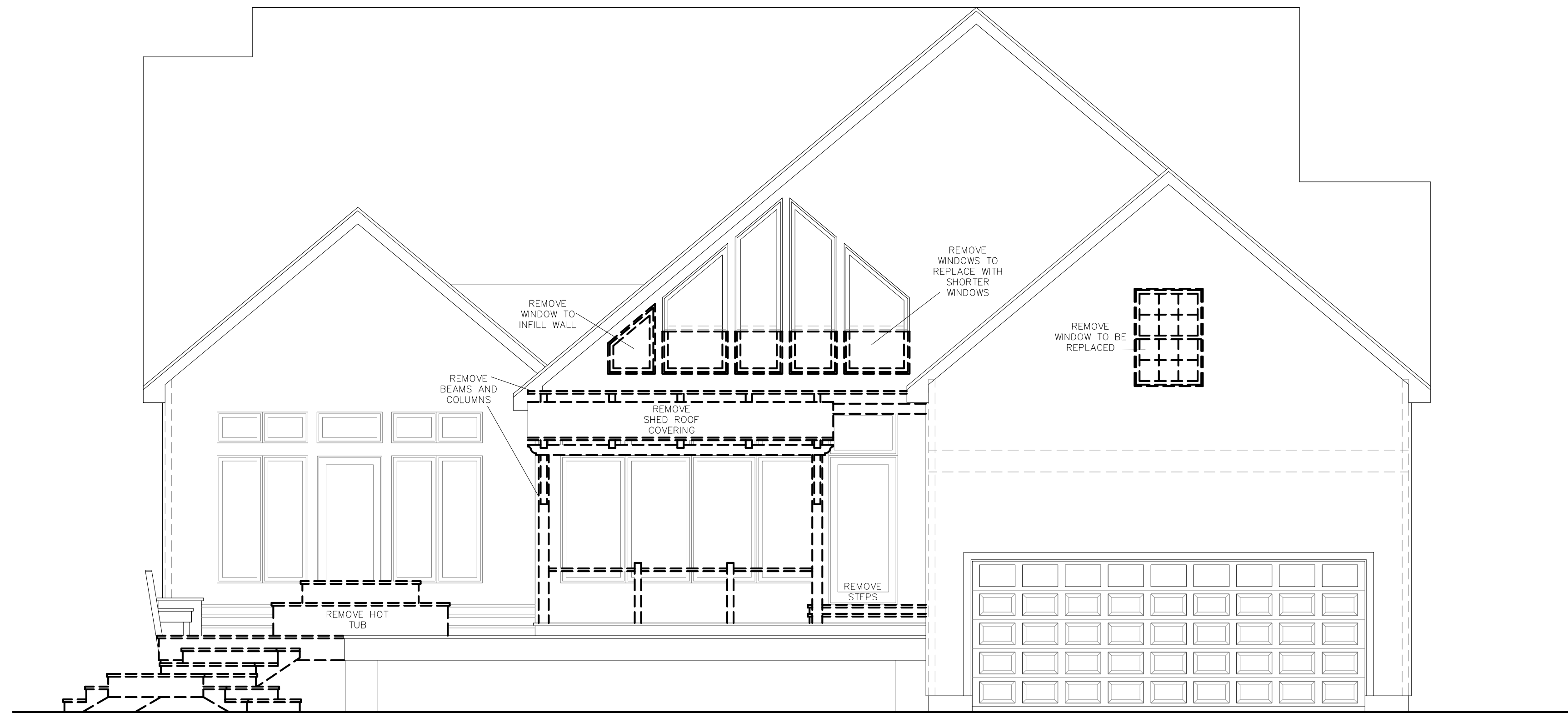
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studioMV

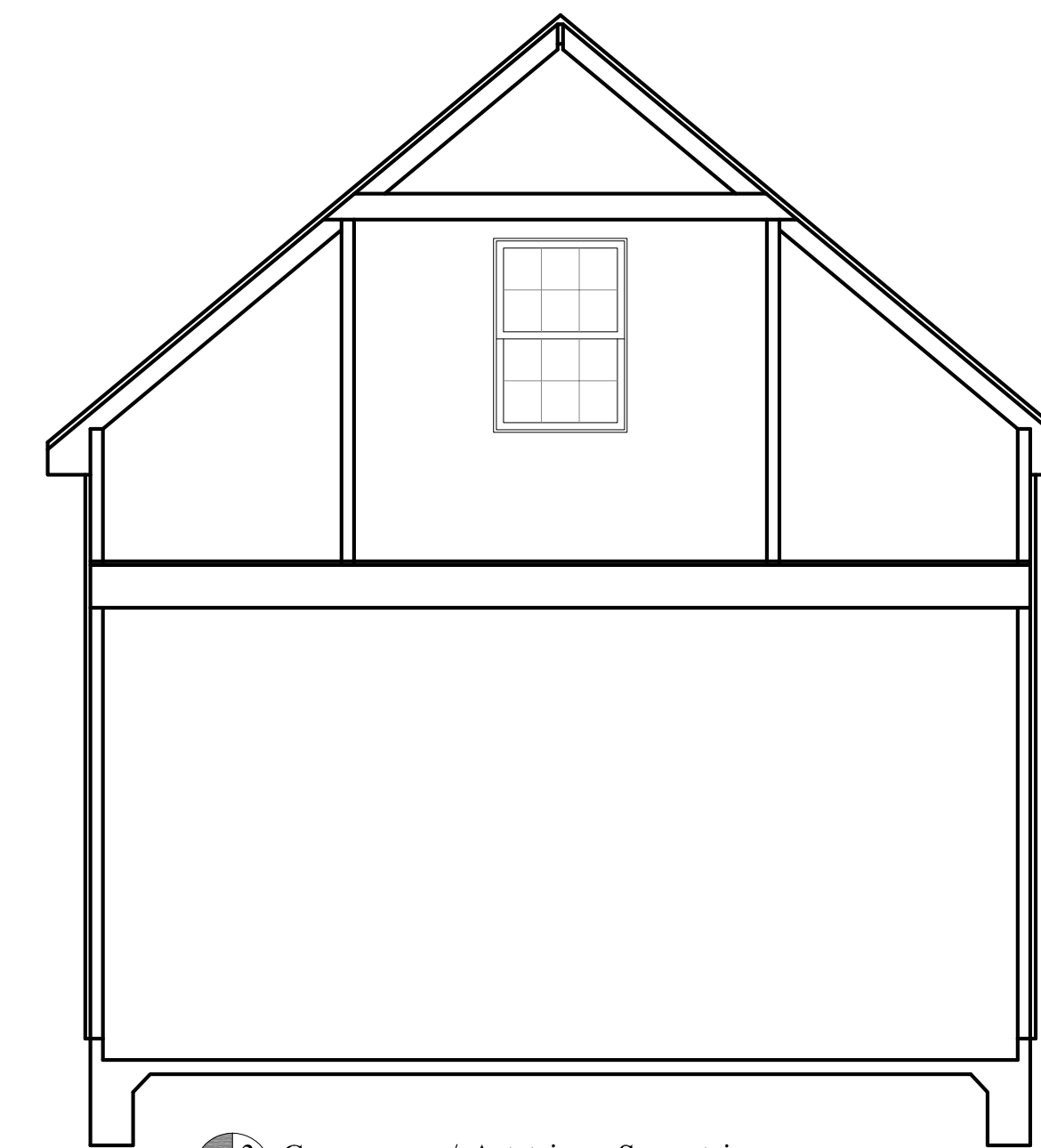
A5



1 Existing North East Facing Elevation (Interior Side)  
1/4" = 1'-0"



2 Existing North West Facing Elevation (Rear)  
1/4" = 1'-0"



3 Garage/Attic Section  
1/4" = 1'-0"

Date August 19, 2025

Addendum

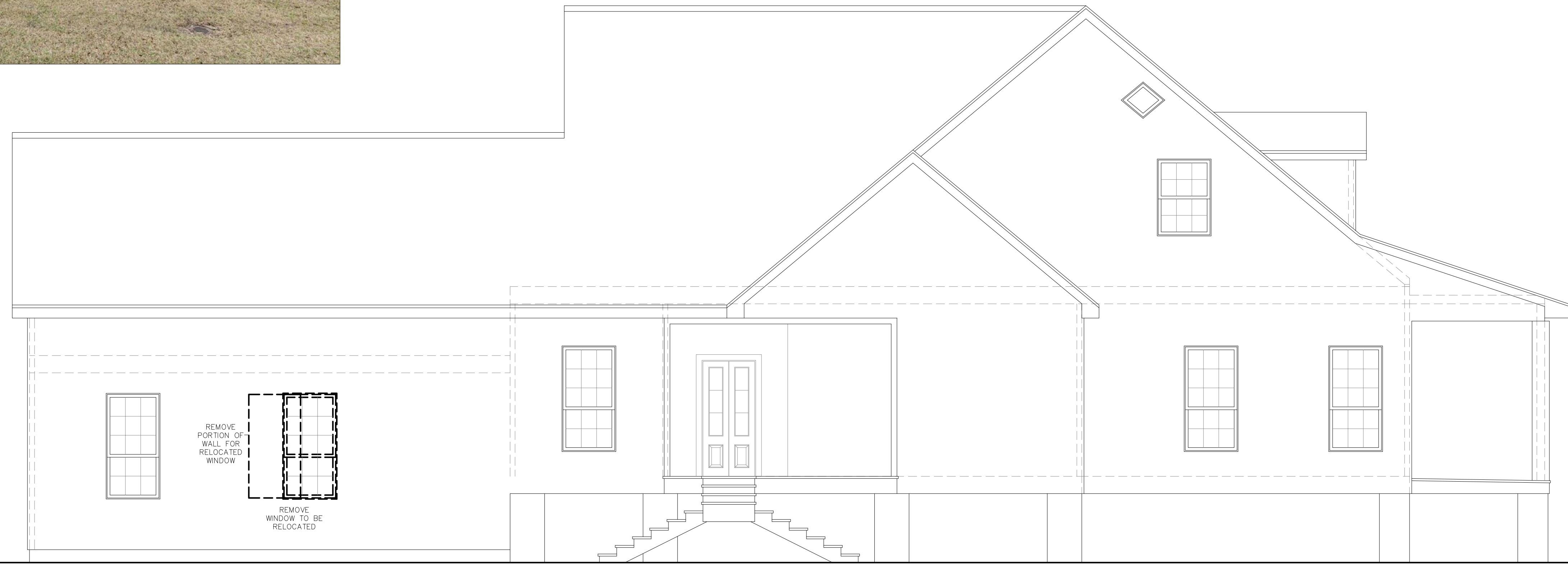
Revised February 24, 2026

Drawn by CSR

Sheet Title

Existing  
Exterior  
Elevations

Sheet No.



1 Existing South West Facing Elevation (Claiborne St Side)  
1/4" = 1'-0"



design  
color  
space  
form  
interiors

JUNOT RENOVATION  
mandeville  
ST. TAMMANY PARISH, LOUISIANA

Date August 19, 2025

Addendum

Revised February 24, 2026

Drawn by CSR

Sheet Title

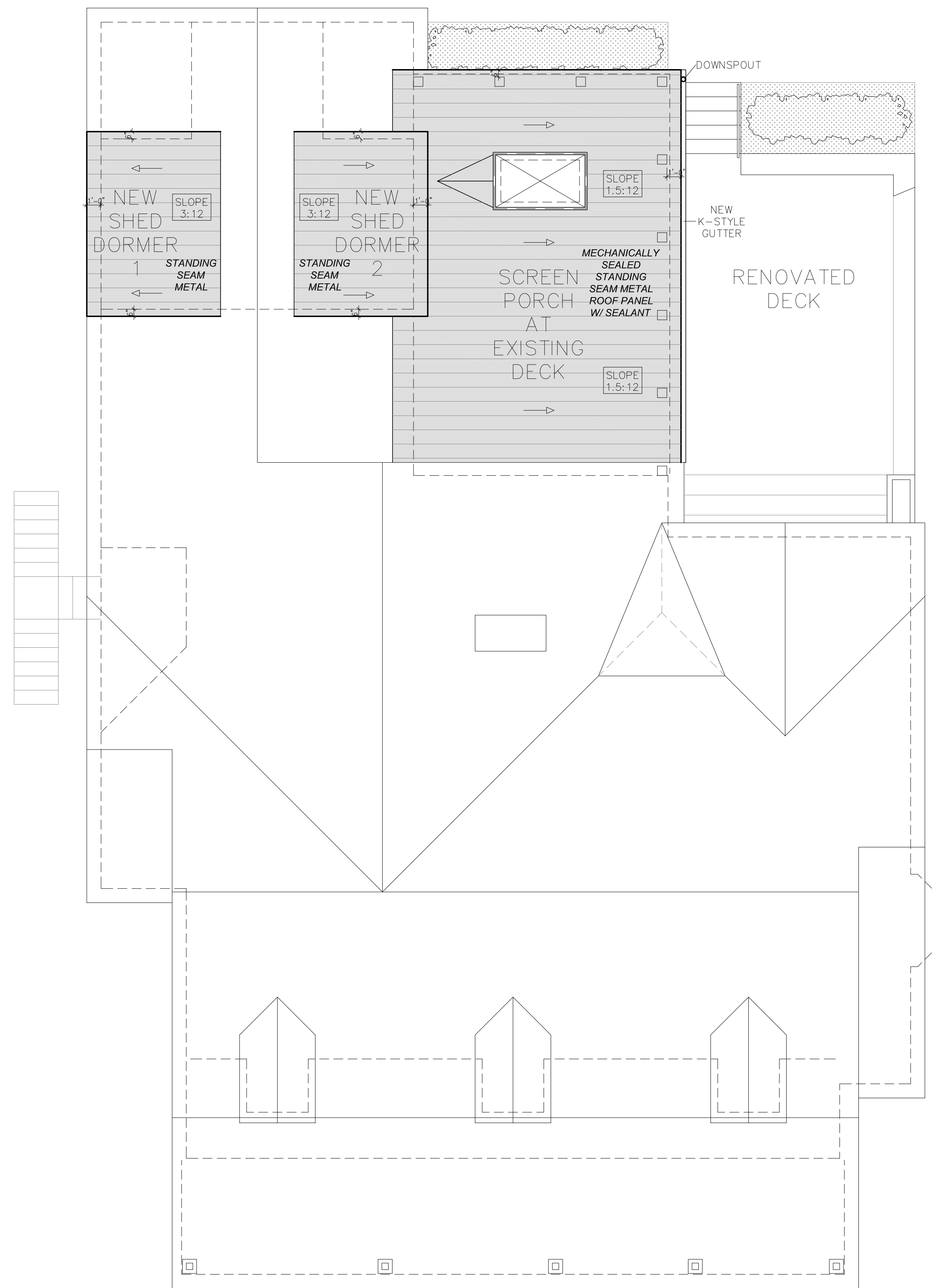
Existing  
Exterior  
Elevations

Sheet No.

A7

studioMV

JUNOT RENOVATION



1 Proposed Roof Plan  
3/16" = 1'-0"

Date August 19, 2025

Addendum

Revised February 24, 2026

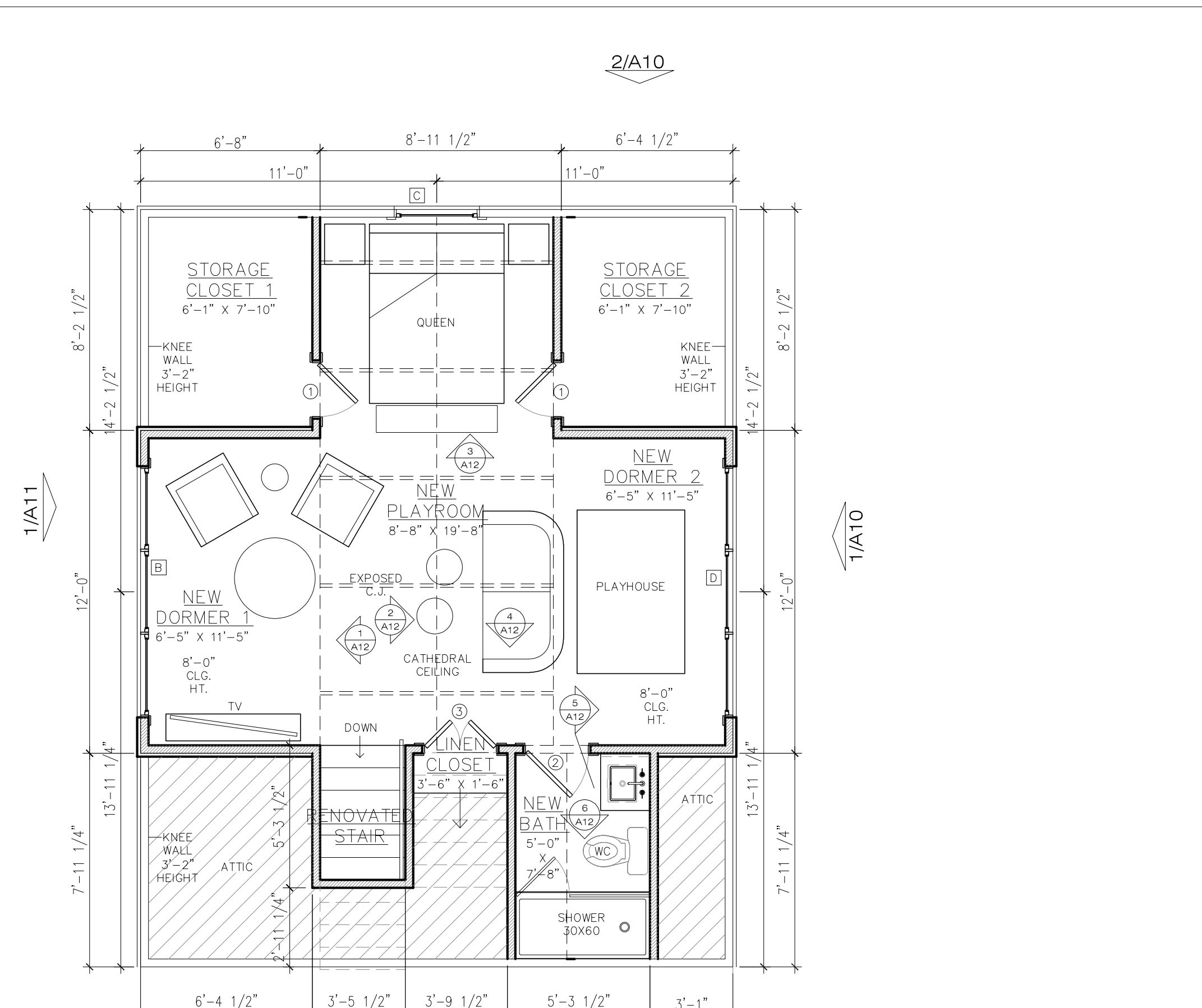
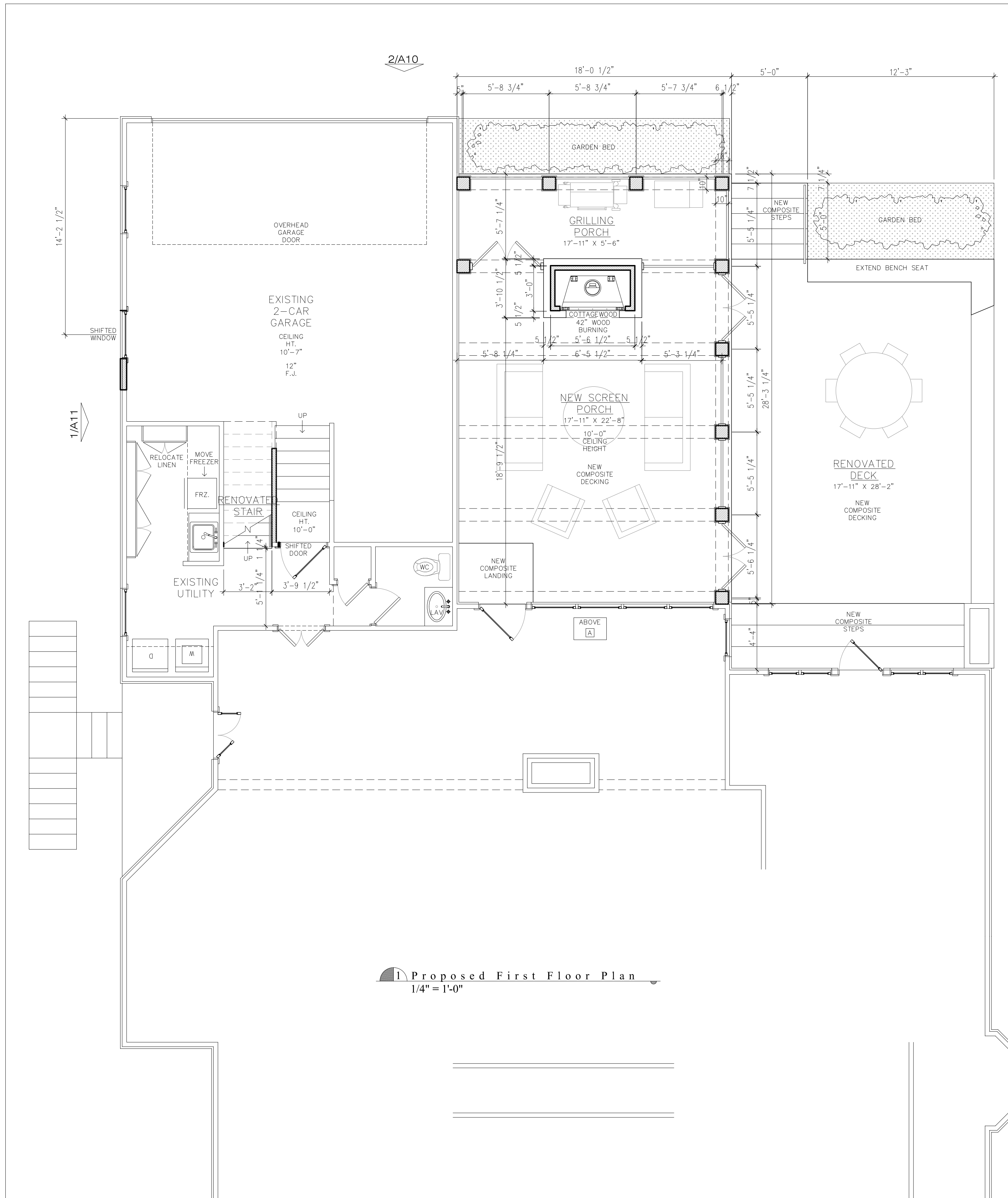
Drawn by CSR

Sheet Title

**Proposed  
Roof**

Sheet No.

**A8**



**+ Square Footages**

New Playroom	506 s.f.
<b>Total Conditioned</b>	<b>506 s.f.</b>
New Screen Porch	500 s.f.
<b>Total Under Beam</b>	<b>1,006 s.f.</b>



design  
color  
space  
form  
interiors

**JUNOT RENOVATION**  
mandeville  
ST. TAMMANY PARISH, LOUISIANA

Date	August 19, 2025
Addendum	
Revised	February 24, 2026

Drawn by CSR  
Sheet Title

**Proposed  
Floor  
Plans**

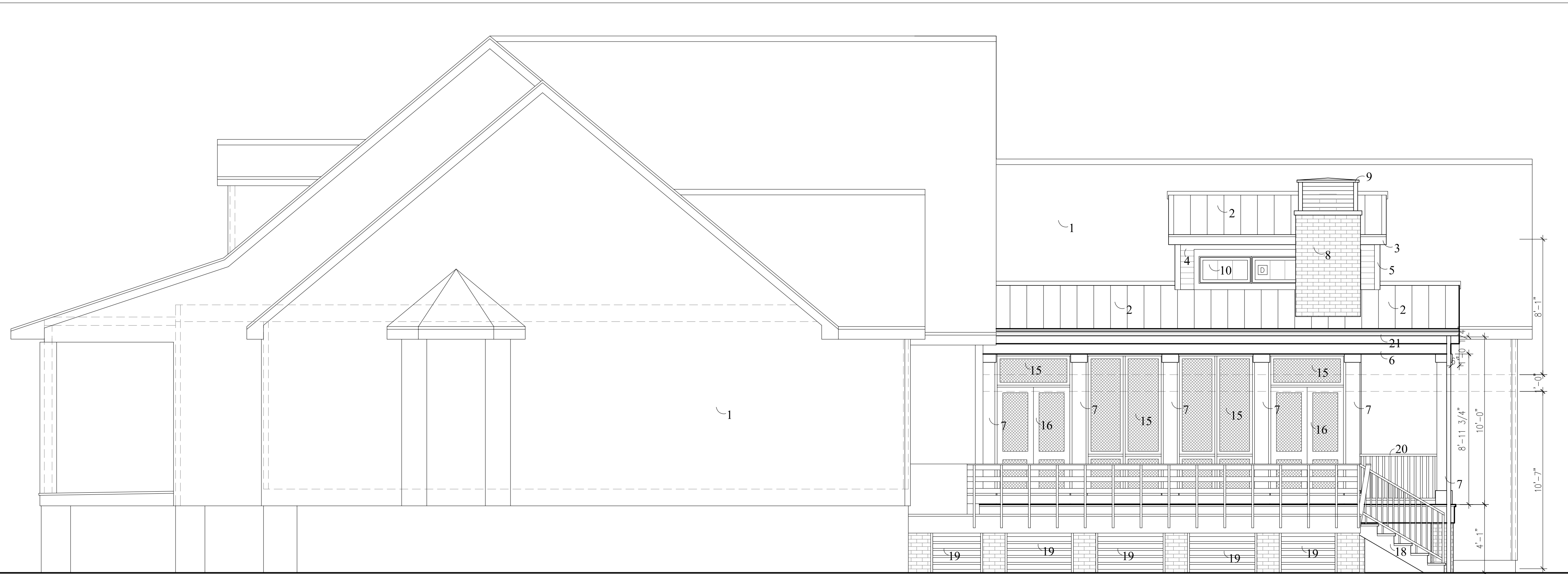
Sheet No.

**A9**

**JUNOT RENOVATION**

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1 Proposed North East Facing Elevation (Interior Side)  
1/4" = 1'-0"

## Materials

1. Existing residence
2. Standing seam metal roof, color T.B.D.
3. Hardie fascia/soffit vented
4. 4" Exposure Hardie lap siding
5. 4" Hardie corner board
6. Hardie boxed beam
7. 10" timber column, painted
8. Natural brick veneer chimney, flush mortar, match existing
9. Metal chimney cap
10. Fixed composite window(s)
11. Double-hung composite window(s)
12. Fixed custom wood or butt-glazed window(s), match existing
13. Operable spanish cedar shutters, painted
14. Natrual brick veneer at grade piers, flush mortar, match existing
15. Painted wood frame w/ aluminum wire mesh screen
16. Wire mesh screen doors
17. Relocated window & shutters
18. Composite Steps
19. Composite slat btw piers
20. Painted Wood Railing
21. K-Style Gutter



design  
color  
space  
form  
interiors

JUNOT RENOVATION  
mandeville  
ST. TAMMANY PARISH, LOUISIANA

Date	August 19, 2025
Addendum	
Revised	February 24, 2026

Drawn by CSR  
Sheet Title

Proposed  
Exterior  
Elevations

Sheet No.

A10

studioMV

JUNOT RENOVATION



2 Proposed North West Facing Elevation (Rear)  
1/4" = 1'-0"

2a Proposed North West Facing Elevation w/o Fireplace  
1/4" = 1'-0"



1 Proposed South West Facing Elevation (Claiborne St. Side)  
1/4" = 1'-0"

## Materials

1. Existing residence
2. Standing seam metal roof, color T.B.D.
3. Hardie fascia/soffit vented
4. 4" Exposure Hardie lap siding
5. 4" Hardie corner board
6. Hardie boxed beam
7. 10" timber column, painted
8. Natural brick veneer chimney, flush mortar, match existing
9. Metal chimney cap
10. Fixed composite window(s)
11. Double-hung composite window(s)
12. Fixed custom wood or butt-glazed window(s), match existing
13. Operable spanish cedar shutters, painted
14. Natural brick veneer at grade piers, flush mortar, match existing
15. Painted wood frame w/ aluminum wire mesh screen
16. Wire mesh screen doors
17. Relocated window & shutters
18. Composite Steps
19. Composite slat btw piers
20. Painted Wood Railing

21. K-Style Gutters



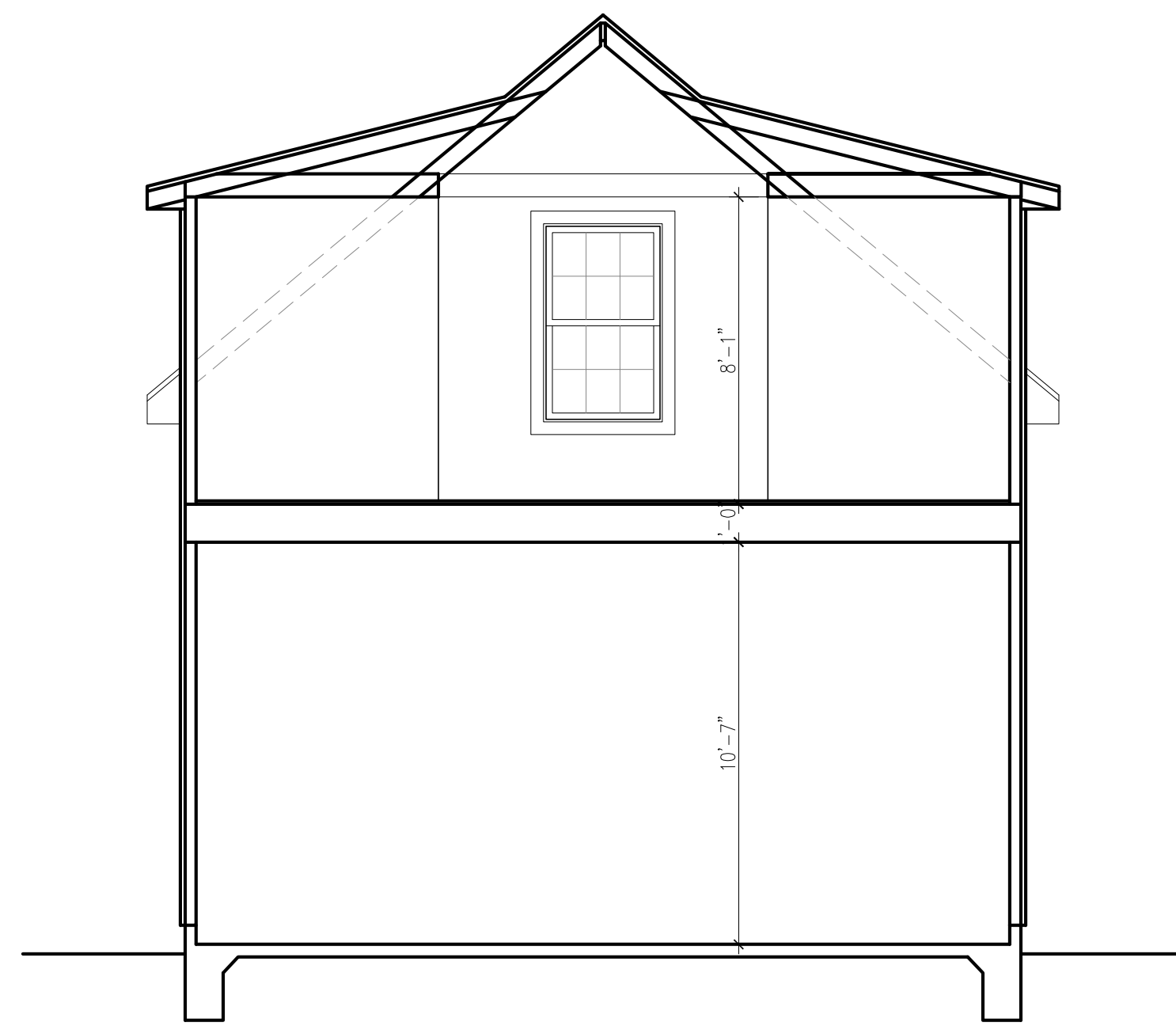
design  
color  
space  
form  
interiors



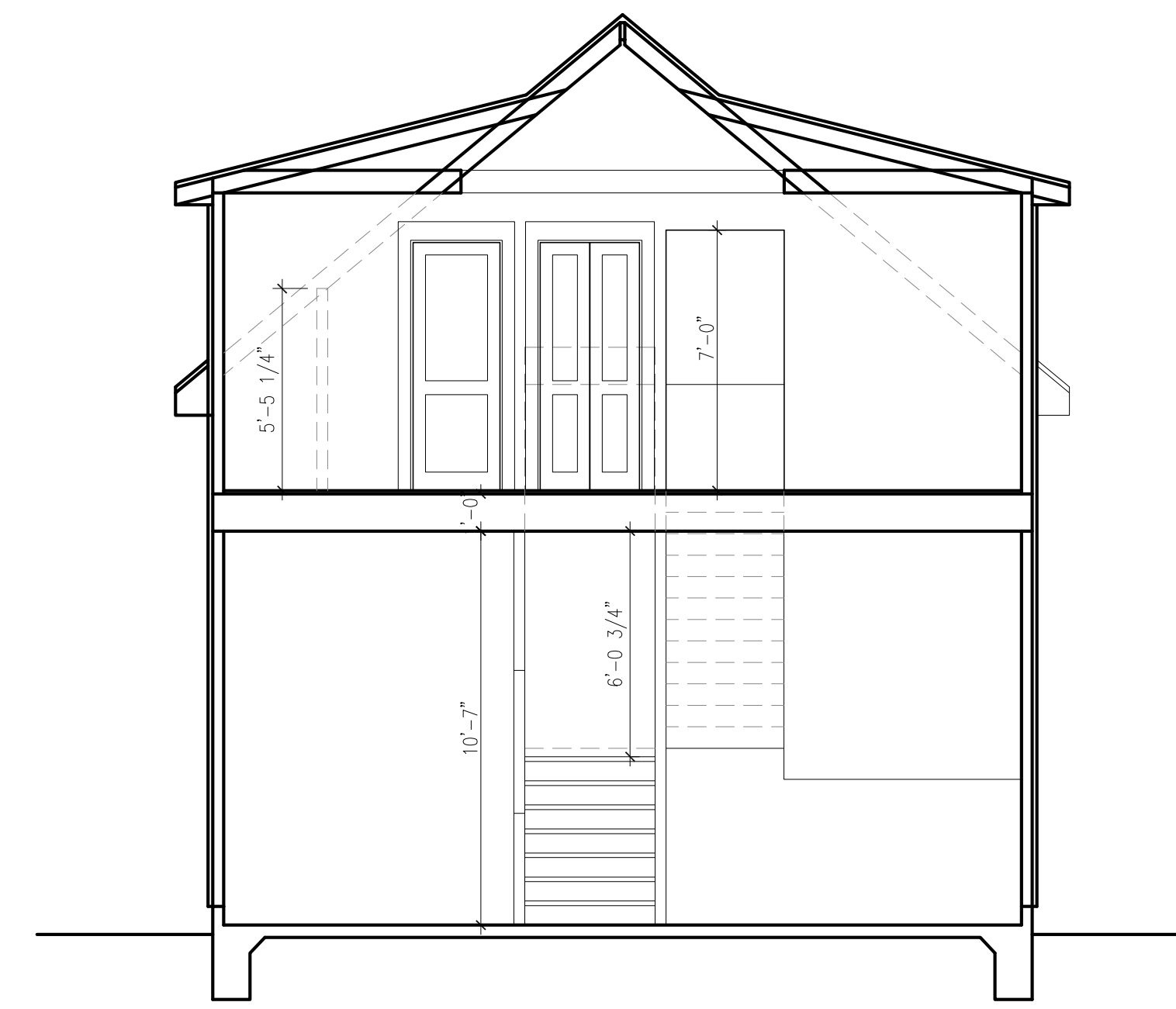
JUNOT RENOVATION  
mandeville  
ST. TAMMANY PARISH, LOUISIANA



2 Proposed North East Facing Elevation w/o Fireplace  
1/4" = 1'-0"



3 Proposed Building Section Facing Backyard  
1/4" = 1'-0"



4 Proposed Building Section Facing House  
1/4" = 1'-0"

Date August 19, 2025

Addendum

Revised February 24, 2026

Drawn by CSR

Sheet Title

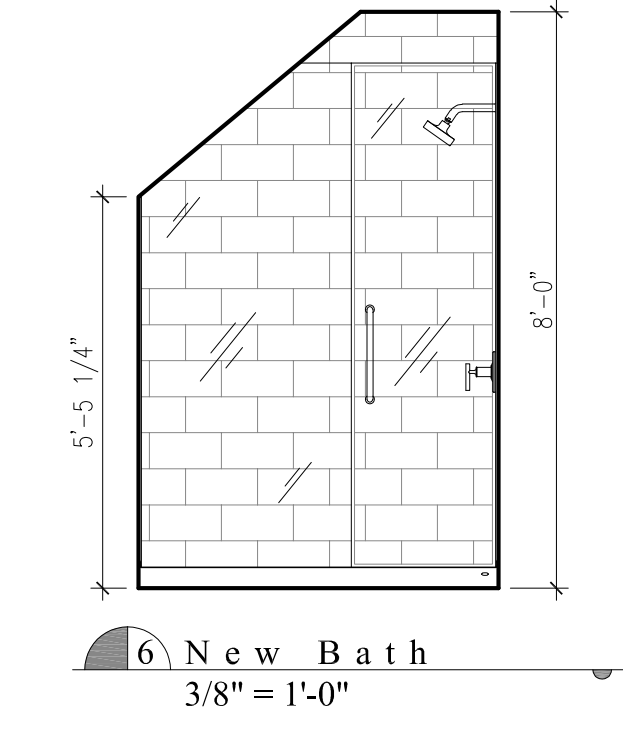
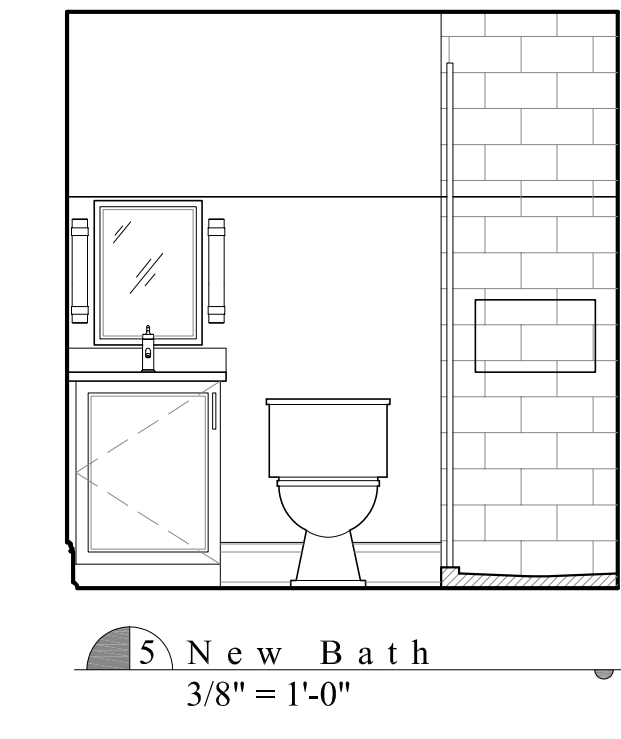
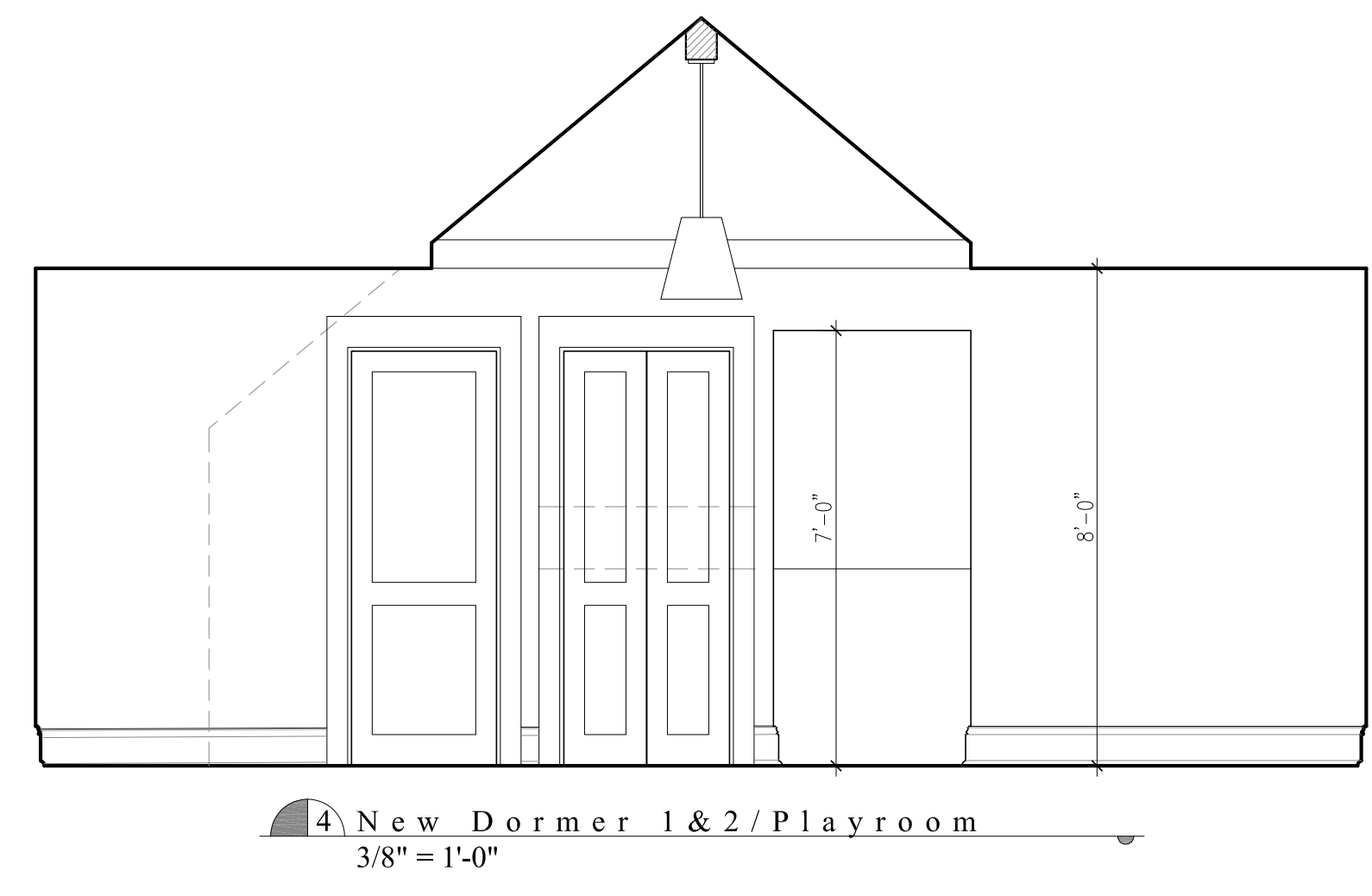
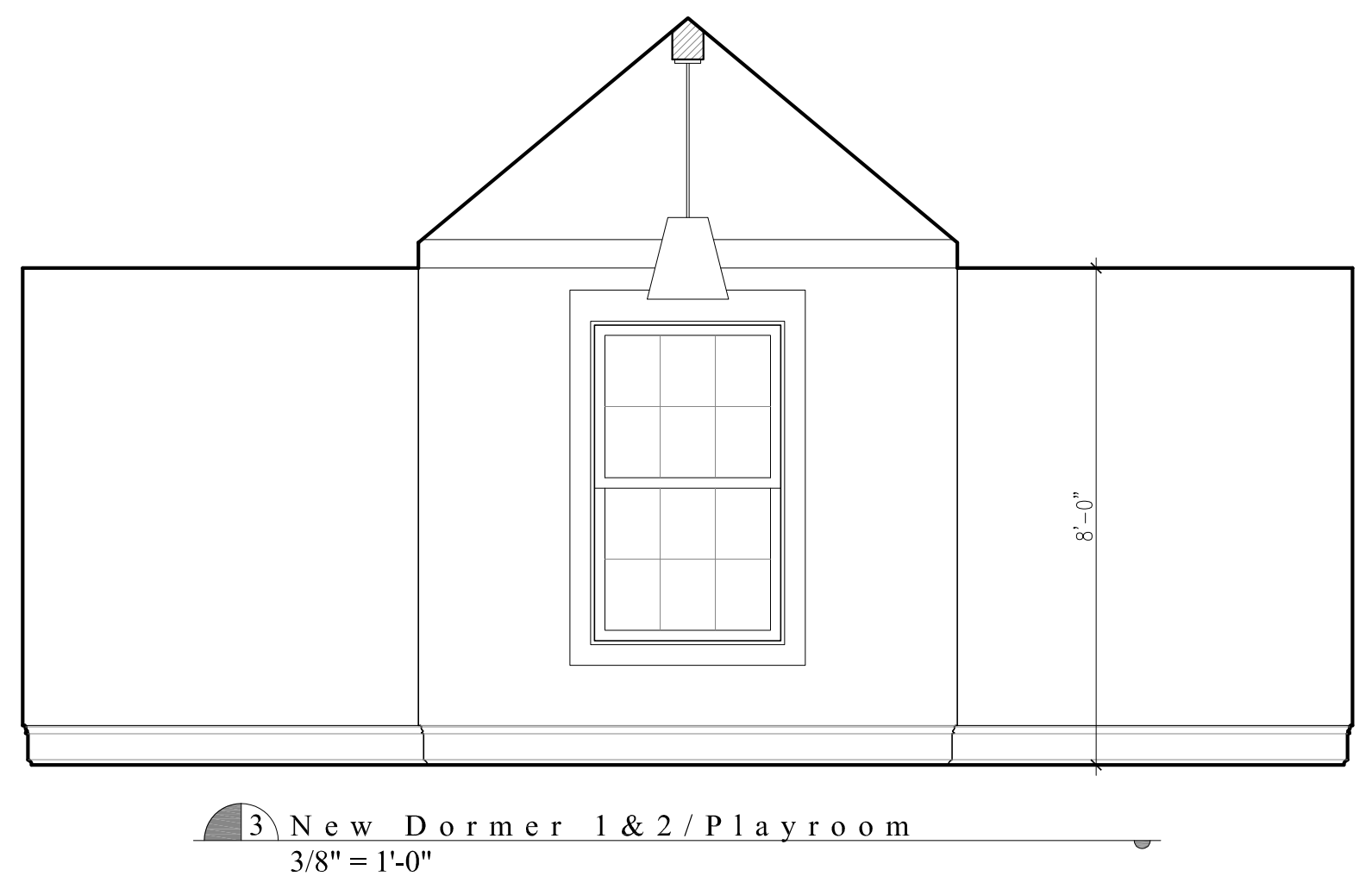
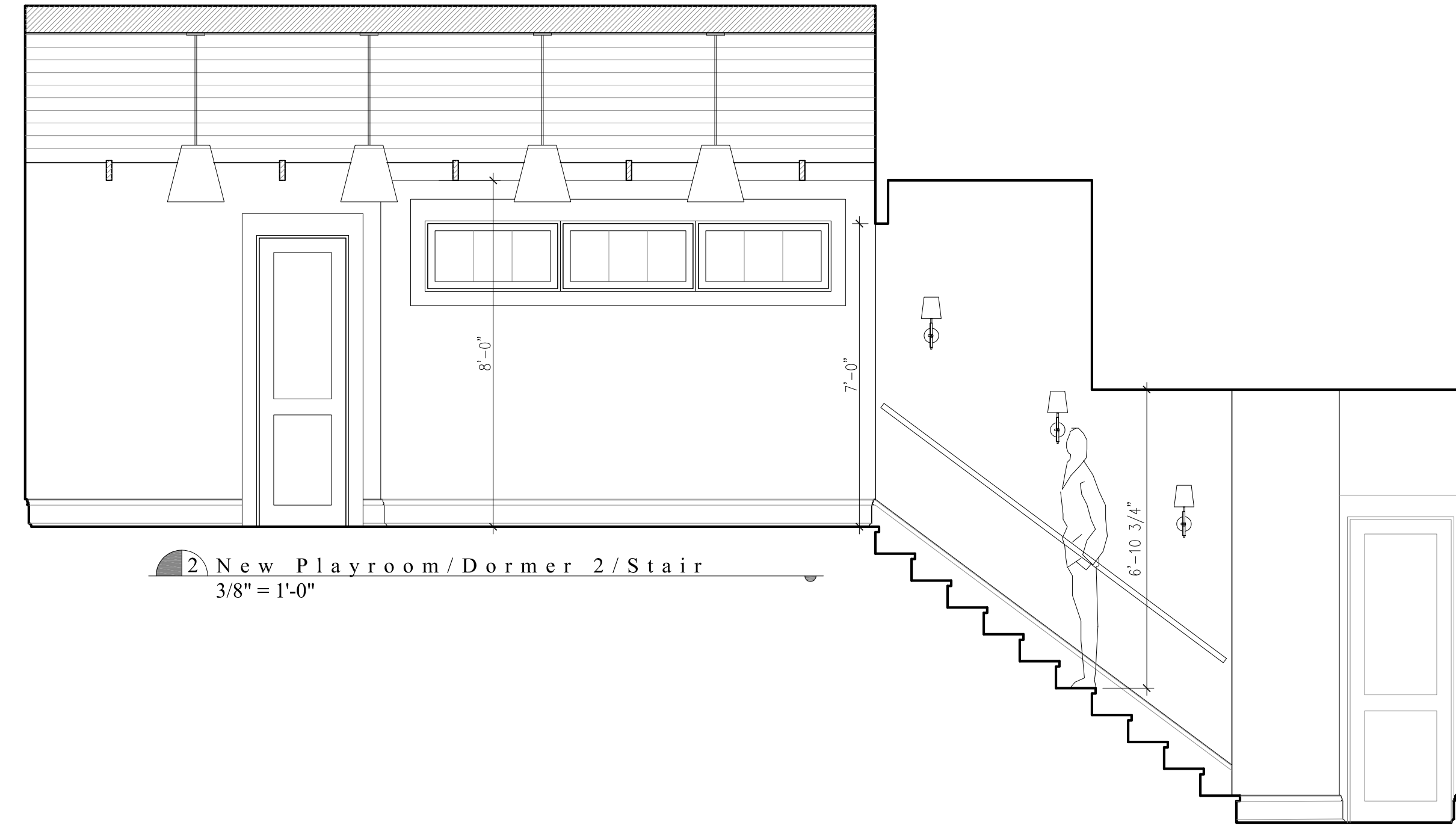
Proposed  
Exterior  
Elevations

Sheet No.

studioMv

A11

JUNOT RENOVATION



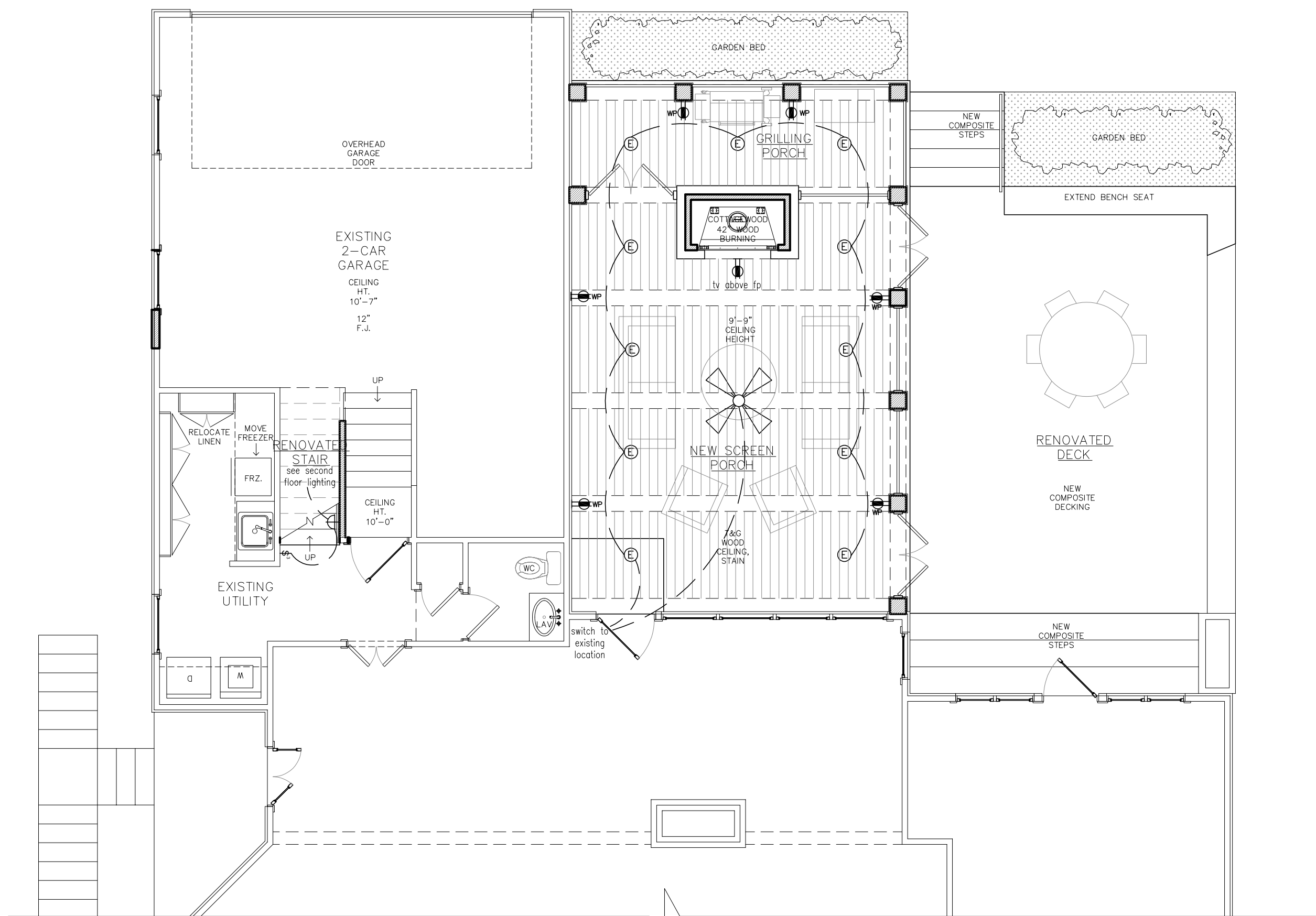
Date	November 10, 2025
Addendum	
Revised	February 24, 2026

Drawn by CSR  
Sheet Title

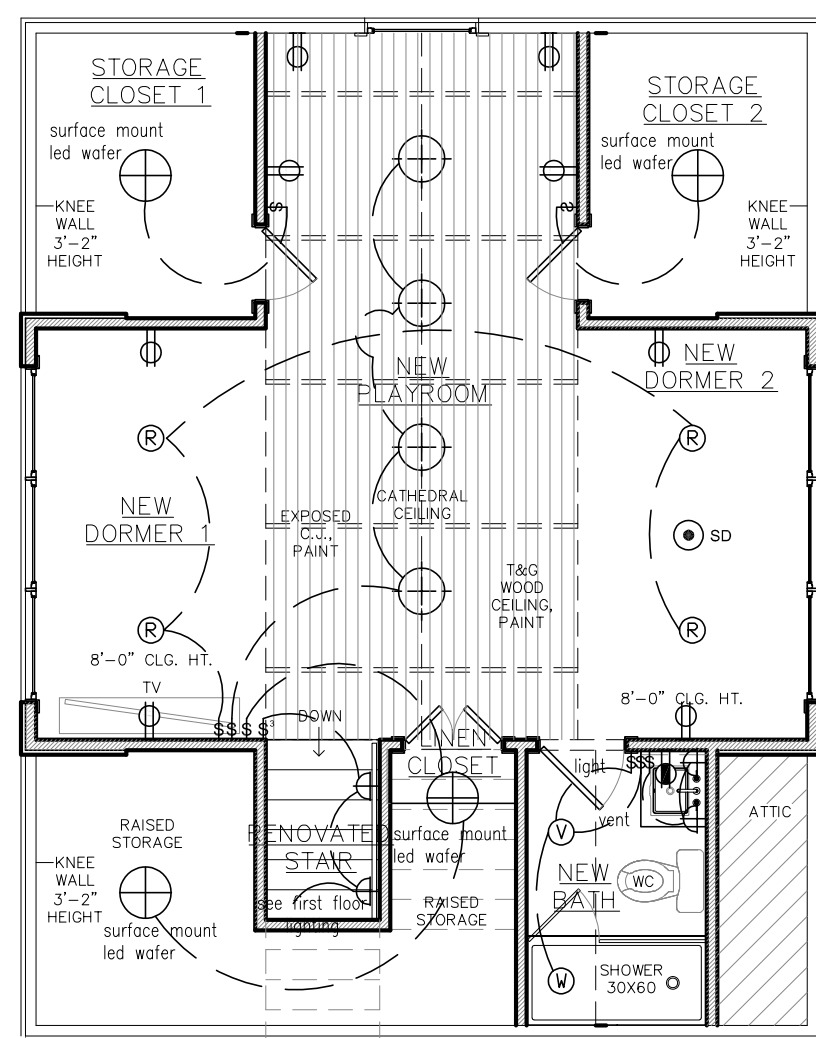
**Interior Elevations**

Sheet No.

**A12**



1 First Floor Lighting Plan  
3/16" = 1'-0"



2 Second Floor Lighting Plan  
3/16" = 1'-0"

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ⓢ	RECESSED FIXTURE*	↔	EXTERIOR GAS WALL SCONCE
Ⓞ	EXTERIOR RECESSED FIXTURE*	□	HEAT, VENT, LIGHT
Ⓟ	PINSPOT RECESSED FIXTURE*	⊠	48" 2-LAMP FLUORESCENT FIXTURE
Ⓠ	WATERPROOF RECESSED FIXTURE*	⊗	CEILING FAN, WITHOUT LIGHT KIT
Ⓡ	VENT/LIGHT RECESSED FIXTURE*	⊕	CEILING MOUNTED FIXTURE
Ⓢ	WALL SCONCE - ELECTRIC	⊖	PENDANT FIXTURE
Ⓣ	CEILING MOUNTED FIXTURE	⊗	CAMERA EQUIPPED FLOODLIGHTS
Ⓤ	PENDANT FIXTURE		
Ⓥ	GAS LOCATION **		

\*ALL RECESSED FIXTURES TO HAVE LED BULBS 2700K  
\*\*GAS TO BE RUN FOR HEATER, HOT WATER HEATERS, AND FUTURE GENERATOR & POOL

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ⓦ	SINGLE SWITCH, 42" A.F.F.	Ⓧ	DUPLEX FLOOR OUTLET
Ⓨ	SWAY SWITCH, 42" A.F.F.	Ⓩ	240 V DRYER OUTLET
Ⓡ	DIMMER SWITCH, 42" A.F.F.	Ⓨ	COAX, 18" A.F.F.
Ⓢ	AUTOMATIC DOOR SWITCH	Ⓩ	CAT6 ETHERNET, 18" A.F.F.
Ⓣ	DUPLEX OUTLET, 18" A.F.F.	Ⓧ	THERMOSTAT
Ⓤ	DUPLEX OUTLET, DIST. A.F.F.	Ⓨ	DUAL SMOKE-CARBON MONOXIDE DETECTOR
Ⓡ	GROUND FAULT CIRCUIT INTERRUPTER OUTLET, DIST. A.F.F.	Ⓩ	HOSE BIB
Ⓢ	GROUND FAULT CIRCUIT INTERRUPTER OUTLET, WEATHER PROOF		
Ⓣ	240 V OUTLET		

NOTE: ALL CABLE LOCATIONS TO BE VERIFIED BY OWNERS ON SITE

DUAL SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT THE FOLLOWING SPACES: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling. Alarm system to be interconnected so that the activation of one alarm will activate all of the alarms. (In accordance with R313.2, R315.1)

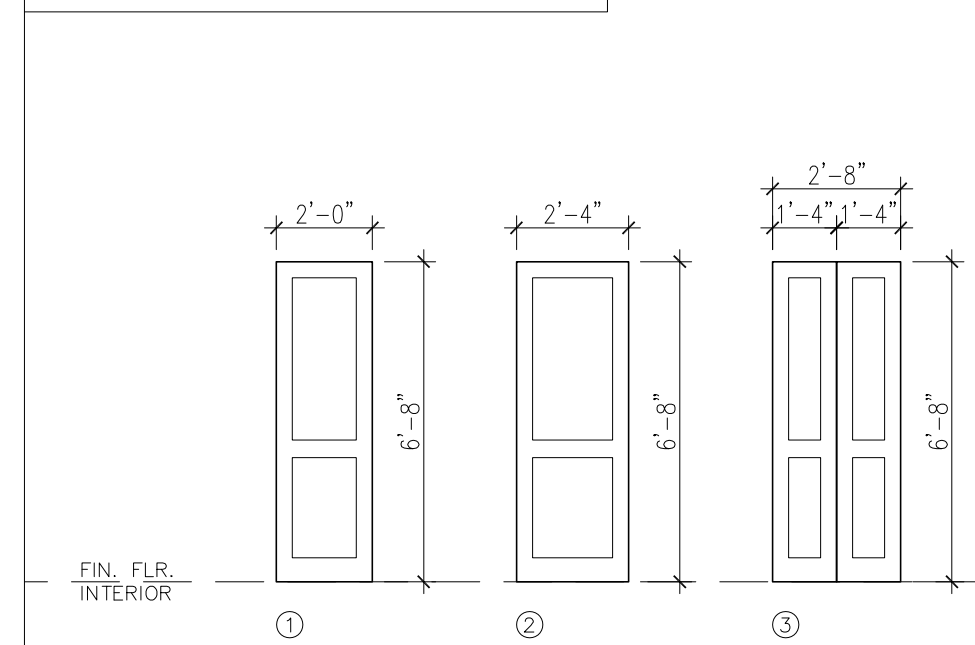
ELECTRICIAN TO ENSURE CONFORMANCE TO 2020 NEC.

SCHEDULES

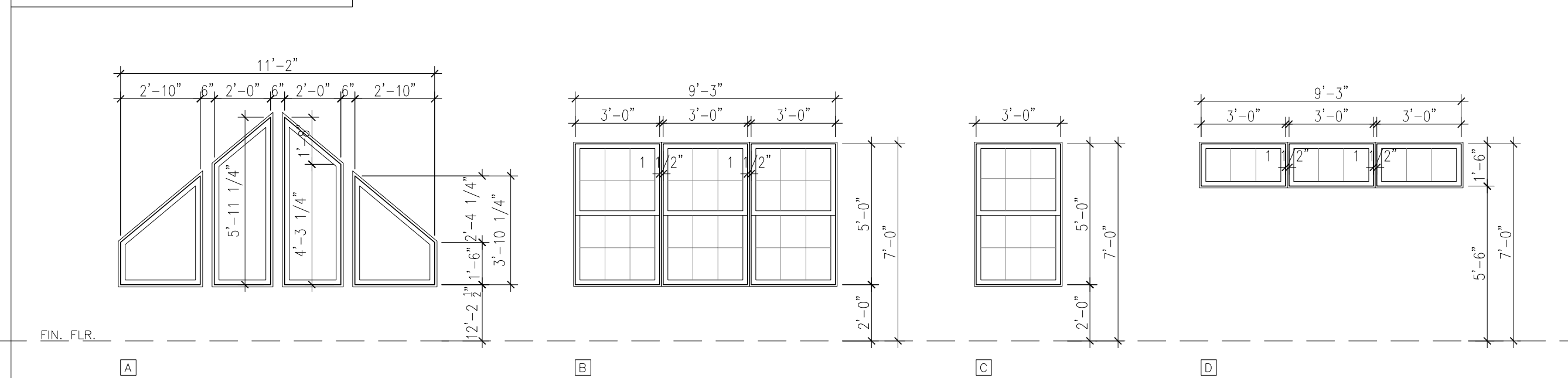
DOOR SCHEDULE				FINISH SCHEDULE							
MARK	SIZE	DESCRIPTION	QNTY	REMARKS	SPACE	FLOOR	WALLS	CEILING	BASE	CROWN	CLG HT
<b>EXTERIOR</b>				<b>EXTERIOR</b>							
1	2'-0" X 6'-8" 1 3/8"	SOLID CORE MASONITE DOOR, LOGAN 2 PANEL	2	2X4 STUD WALL	SCREEN PORCH	NEW COMPOSITE DECKING	PAINTED COLUMNS/SCREEN	T&G WOOD, STAIN	N/A	N/A	9'-9"
2	2'-4" X 6'-8" 1 3/8"	SOLID CORE MASONITE DOOR, LOGAN 2 PANEL	1	2X4 STUD WALL	GRILLING PORCH	NEW COMPOSITE DECKING	PTD COLUMNS/PTD WOOD RAILING	T&G WOOD, STAIN	N/A	N/A	9'-9"
3	2'-8" X 6'-8" 1 3/8"	(2) 1'-4" X 6'-8" SOLID CORE MASONITE DOORS, LOGAN 2 PANEL	1	2X4 STUD WALL							
<b>WINDOW SCHEDULE</b>				<b>INTERIOR</b>							
A	VERIFY ON SITE	FULL-LITE CUSTOM REPLACEMENT WINDOWS. HEADER TO REMAIN, SILL TO ADJUST. VERIFY ON SITE	1	HEADER HEIGHT: VARIES, 2X4 STUD WALL VERIFY	STAIR	WOOD, STAIN TO MATCH	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	6" (MATCH EXISTING)	NONE	DOUBLE-HEIGHT
B	9'-3" X 5'-0"	(3) 3'-0" X 5'-0" 5/8" DOUBLE-HUNG COMPOSITE WINDOWS	1	HEADER HEIGHT: 7'-0", 2X4 STUD WALL VERIFY	PLAYROOM	PRE-ENGINEERED WOOD	GYPSON BOARD, PAINT	EXPOSED C.J., PAINT / T&G WOOD, PAINT	6" (MATCH EXISTING)	NONE	CATHEDRAL
C	3'-0" X 5'-0"	5/8" DOUBLE-HUNG COMPOSITE WINDOW	1	HEADER HEIGHT: 7'-0", 2X4 STUD WALL VERIFY	DORMER 1	PRE-ENGINEERED WOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	6" (MATCH EXISTING)	NONE	8'-0"
D	9'-3" X 1'-6"	(3) 3'-0" X 1'-6" 3-LITE FIXED COMPOSITE WINDOWS	1	HEADER HEIGHT: 7'-0", 2X4 STUD WALL VERIFY	DORMER 2	PRE-ENGINEERED WOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	6" (MATCH EXISTING)	NONE	8'-0"
					STORAGE 1	PRE-ENGINEERED WOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	6" (MATCH EXISTING)	NONE	SLOPED
					STORAGE 2	PRE-ENGINEERED WOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	6" (MATCH EXISTING)	NONE	SLOPED
					LINEN CLOSET	PRE-ENGINEERED WOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	6" (MATCH EXISTING)	NONE	8'-0"
					NEW BATH	PORCELAIN TILE	GYPSON BOARD, PAINT/TILE @ SHOWER	GYPSON BOARD, PAINT	6" (MATCH EXISTING)	NONE	SLOPES 8'-0" TO 5'-5"

NOTE: WINDOWS TO BE OF SOLID FIBERGLASS OR VINYL CONSTRUCTION, SIMULATED-DIVIDED LITE.

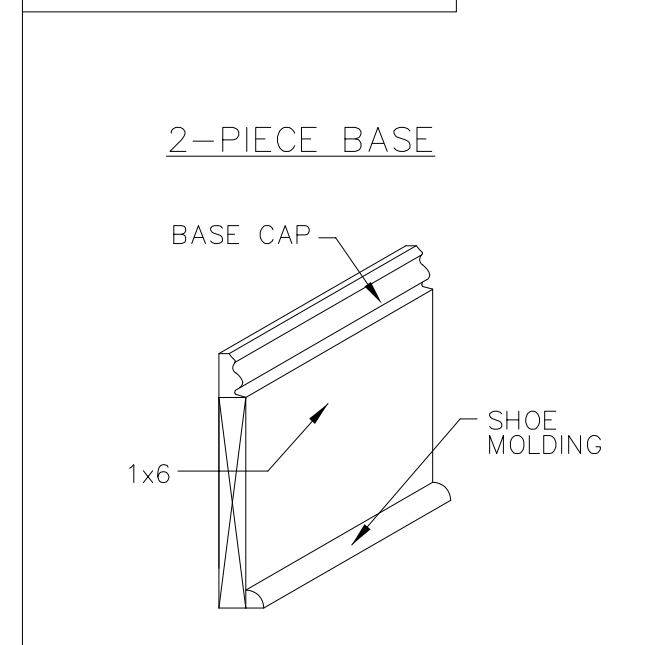
INTERIOR DOOR KEY 1/4"=1'-0"



WINDOW KEY 1/4"=1'-0"



MOLDING SCHEDULE



design  
color  
space  
form  
interiors

JUNOT RENOVATION  
mandeville  
ST. TAMMANY PARISH, LOUISIANA

Date February 24, 2026

Addendum

Revised

Drawn by CSR

Sheet Title

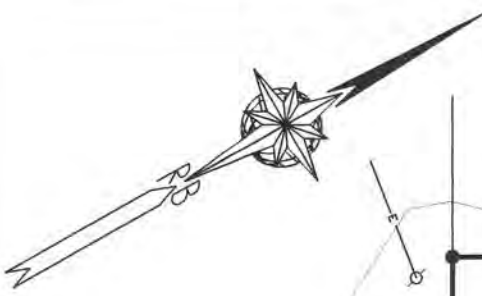
Lighting and Schedules

Sheet No.

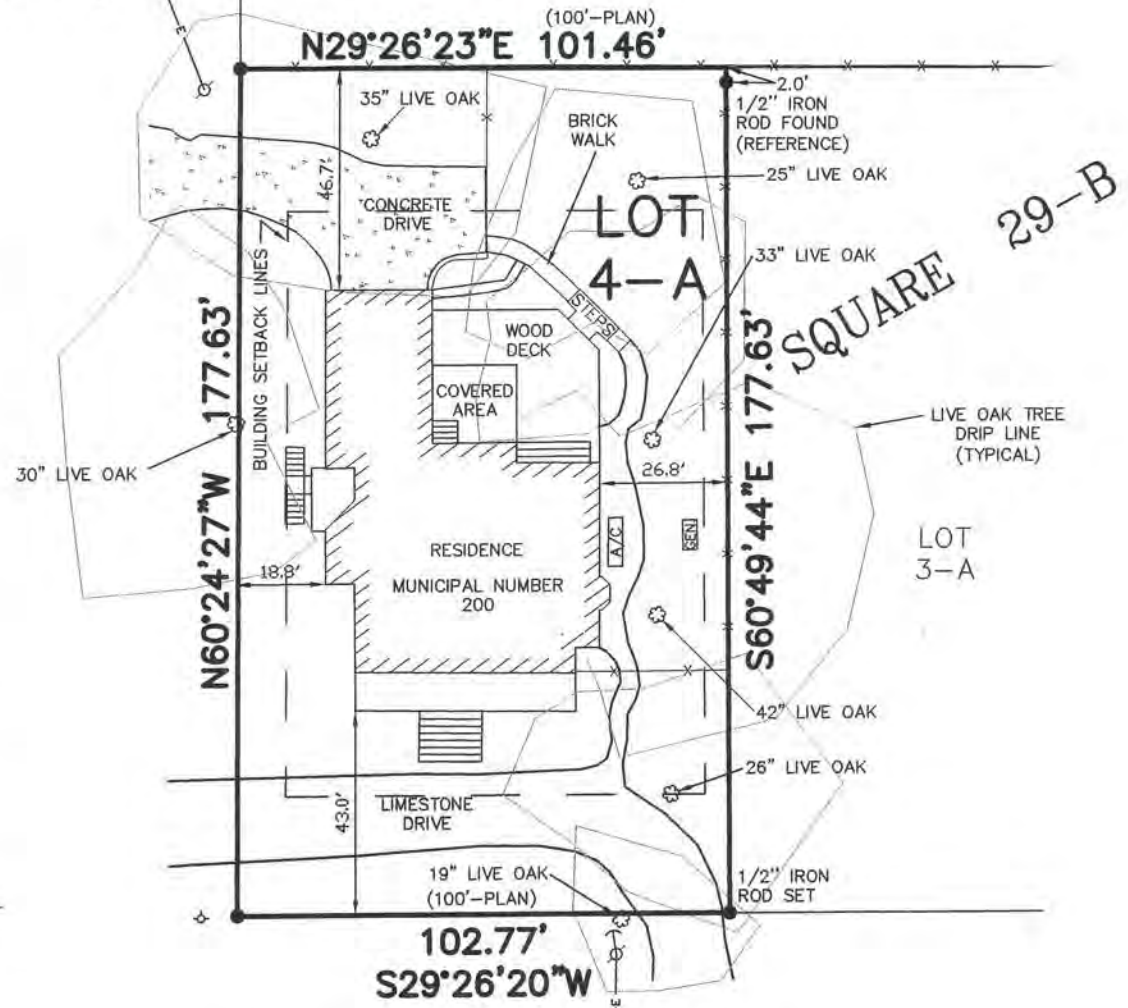
A13

JUNOT RENOVATION

studioMV



CLAIBORNE STREET



LEGEND

- ⊕ FIRE HYDRANT
- ⌋ GUY WIRE
- ⊙ UTILITY POLE

NOTE:  
 -BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.  
 -ALSO BASIS FOR BEARINGS.

REFERENCE:  
 RESUB BY JAMES H. COUTURIE  
 Map File No.: 982-A  
 Date Filed: 5-16-1988

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 AE.

FIRM Panel# 2202020427D Rev. 1-13-2017

NOTE:  
 OWNER OR BUILDER RESPONSIBLE FOR VERIFYING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

BUILDING SETBACKS PER REFERENCE PLAT  
 FRONT - 25'  
 SIDE - 5'  
 REAR - 30'  
 SIDE ST. - 10'

● DENOTES 3/4" IRON PIPE FOUND UNLESS OTHERWISE NOTED

LAFAYETTE STREET

Survey of

LOT 4-A, SQUARE 29-B \* TOWN OF MANDEVILLE  
 CITY OF MANDEVILLE \* SECTION 48, T-8-S, R-11-E  
 GREENSBURG LAND DISTRICT \* ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 CASEY JUNOT

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, 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.

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

Date: JANUARY 5, 2026  
 Survey No. 25771  
 Project No. (CR5) A25771

Scale: 1" = 40' ±  
 Drawn By: RJB  
 Revised:

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 4586

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

## CASE SUMMARY SHEET

CASE NUMBER: V26-05-11\_R26-05-01

DATE RECEIVED: April 17, 2026

DATE OF MEETING: May 12, 2026 and May 26, 2026

Address: 1230 Monroe

Subdivision: Old Town of Mandeville, Square 86B Lot 2

Zoning District: R-1 - Single Family Residential District

Property Owner: Nesbit Clesi, LLC

**REQUEST:** V26-05-11\_R26-05-01 – Nesbit Clesi, LLC represented by Wallace Nesbit requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, and to subdivide lot 2 into Lots 2A & 2B, Old Town of Mandeville, Square 86 Lot 2, R-1 - Single Family Residential District, 1230 Monroe

**CASE SUMMARY: Resubdivide the property into two lots**

The applicant owns the property at 1230 Monroe St., located on the south side of Monroe St. and north of Prieto Marina. The property measures 177' x 246' per a survey prepared by Dading, Marques & Associates, LLC and dated 4.08.2026. The property is currently improved with a single-family residence.

The applicant is requesting to subdivide the parcel into two lots. A survey prepared by Dading, Marques & Associates, LLC was submitted showing the dimensions of the proposed new lots. Proposed Lot 2A would measure 102' x 246' and would exceed the minimum required width, depth, and area for a lot in the R-1 District. Proposed lot 2B would measure 75' x 246' and would exceed the minimum depth and area requirements, but would be deficient in width.

There is an existing shed located on the proposed property line between the two lots. The shed would have to be relocated entirely onto Lot 2A or demolished prior to the resubdivision taking place.

Existing Lot	Current	Required	Difference
<b>Width</b>	177'	90'	+87'
<b>Depth</b>	246'	120'	+126'
<b>Area</b>	43,542 sqft	10,800 sqft	+37,742 sqft

Lot 2A	Proposed	Required	Difference
<b>Width</b>	102'	90'	+12'
<b>Depth</b>	246'	120'	+126'
<b>Area</b>	25,092 sqft	10,800 sqft	+14,292 sqft

Lot 2B	Proposed	Required	Difference
<b>Width</b>	75'	90'	-15'
<b>Depth</b>	246'	120'	+126'
<b>Area</b>	18,450 sqft	10,800 sqft	+7,650 sqft

**CLURO SECTIONS:****7.5.1.3. R-1 Site Development Regulations**

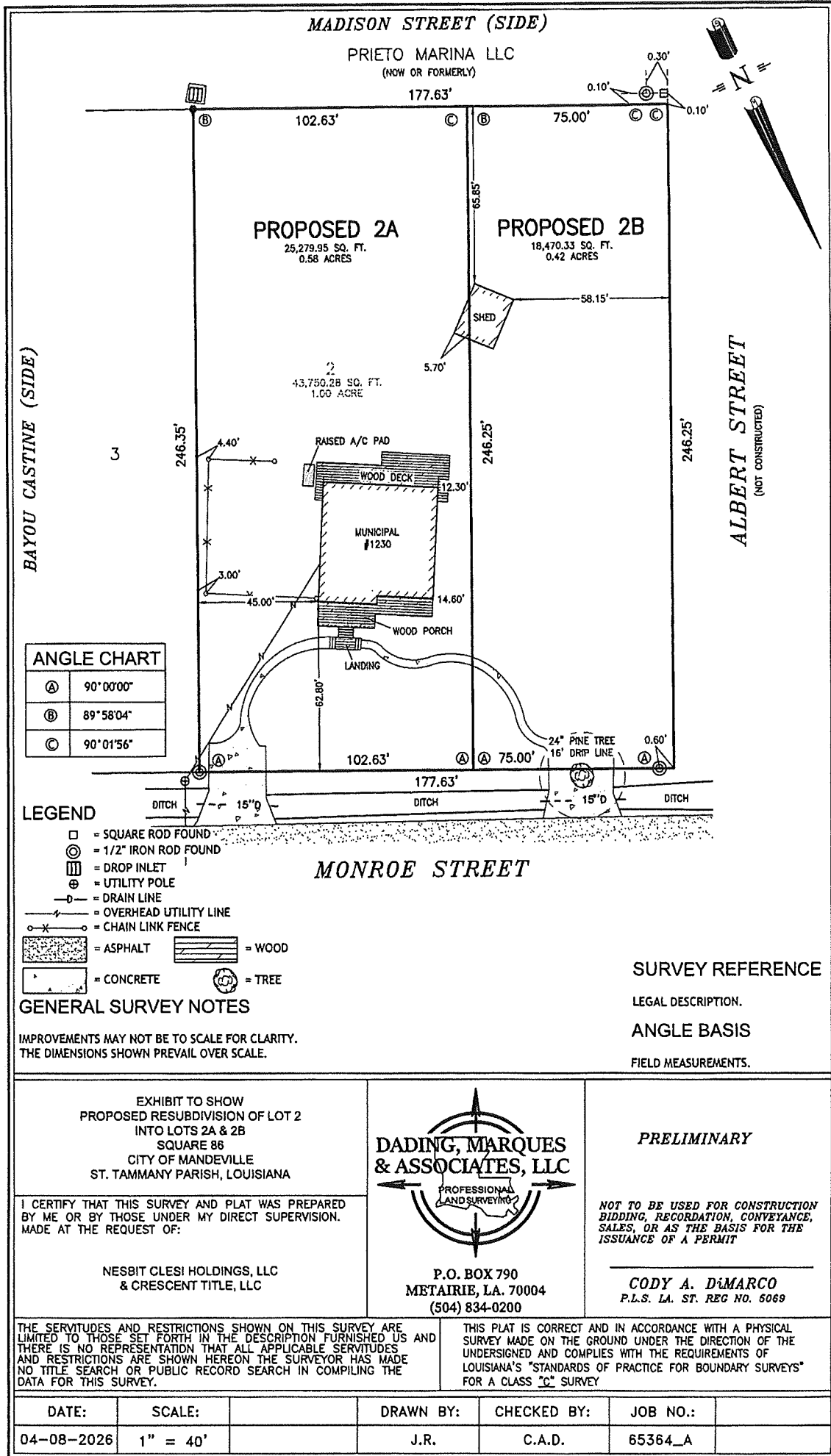
Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section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





ANGLE CHART	
(A)	90°00'00"
(B)	89°58'04"
(C)	90°01'56"

**LEGEND**

- = SQUARE ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊞ = DROP INLET
- ⊕ = UTILITY POLE
- D— = DRAIN LINE
- O— = OVERHEAD UTILITY LINE
- X— = CHAIN LINK FENCE
- [Pattern] = ASPHALT
- [Pattern] = WOOD
- [Pattern] = CONCRETE
- (Symbol) = TREE

**GENERAL SURVEY NOTES**

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

**SURVEY REFERENCE**

LEGAL DESCRIPTION.  
 ANGLE BASIS  
 FIELD MEASUREMENTS.

EXHIBIT TO SHOW  
 PROPOSED RESUBDIVISION OF LOT 2  
 INTO LOTS 2A & 2B  
 SQUARE 86  
 CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA

**DADING, MARQUES & ASSOCIATES, LLC**  
 PROFESSIONAL LAND SURVEYORS

P.O. BOX 790  
 METAIRIE, LA. 70004  
 (504) 834-0200

**PRELIMINARY**

*NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT*

**CODY A. DIMARCO**  
 P.L.S. LA. ST. REG NO. 5069

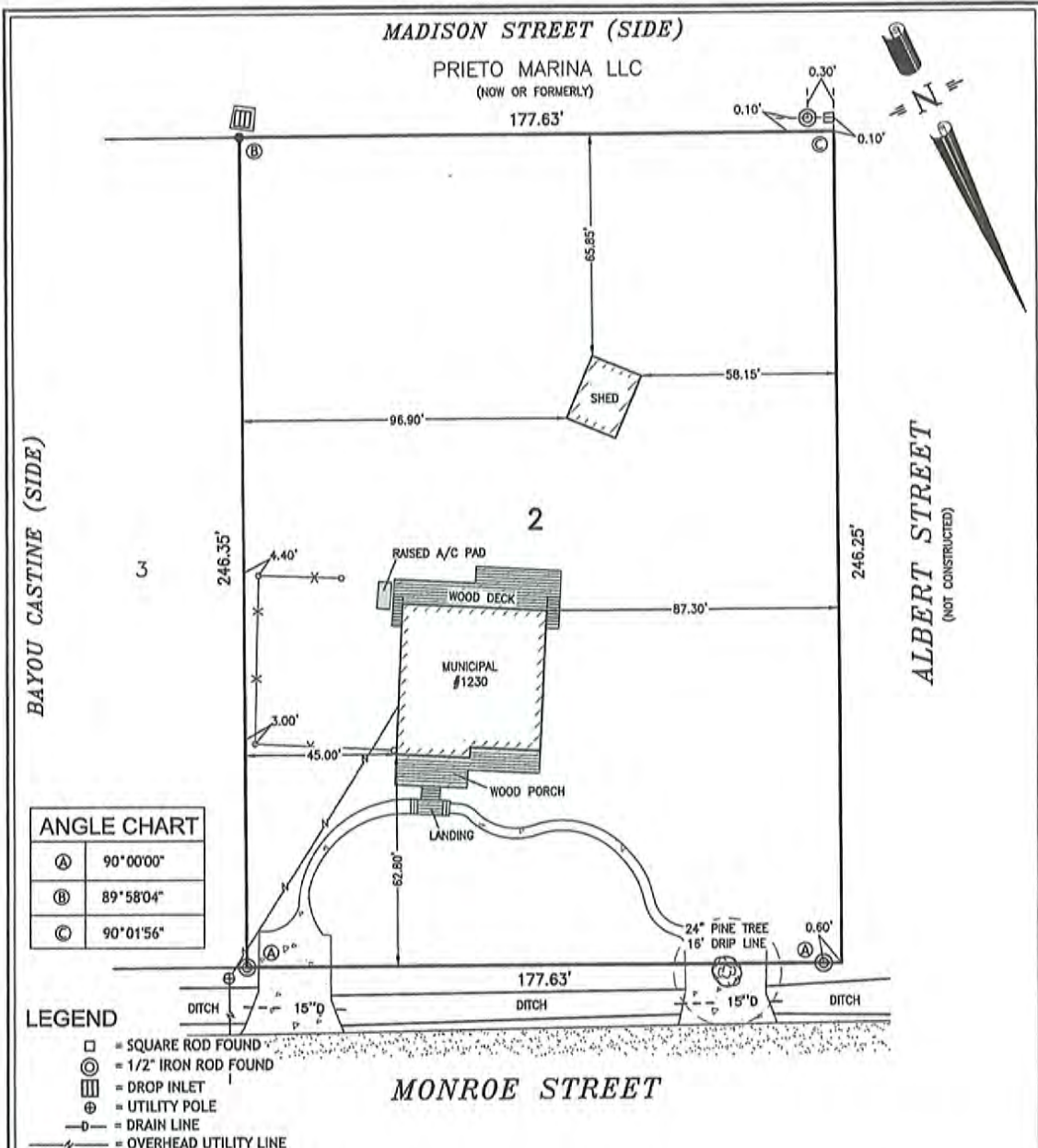
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:

NESBIT CLES! HOLDINGS, LLC  
 & CRESCENT TITLE, LLC

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.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:
04-08-2026	1" = 40'	J.R.	C.A.D.	65364_A



ANGLE CHART	
(A)	90°00'00"
(B)	89°58'04"
(C)	90°01'56"

**LEGEND**

- = SQUARE ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊞ = DROP INLET
- ⊕ = UTILITY POLE
- = DRAIN LINE
- /— = OVERHEAD UTILITY LINE
- x— = CHAIN LINK FENCE
- [Stippled] = ASPHALT
- [Hatched] = WOOD
- [Dotted] = CONCRETE
- (Tree symbol) = TREE

**GENERAL SURVEY NOTES**

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY.  
THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

**SURVEY REFERENCE**

LEGAL DESCRIPTION.  
ANGLE BASIS  
FIELD MEASUREMENTS.

SURVEY OF LOT 2  
SQUARE 86  
CITY OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

NESBIT CLESI HOLDINGS, LLC  
& CRESCENT TITLE, LLC

**DADING, MARQUES & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING

P.O. BOX 790  
METAIRIE, LA. 70004  
(504) 834-0200

STATE OF LOUISIANA  
CODY A. D'MARCO  
PROFESSIONAL LAND SURVEYOR  
P.L.S. LA. ST. REG NO. 5069

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.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:
04-08-2026	1" = 40'	J.R.	C.A.D.	65364

**CASE SUMMARY SHEET**

**CASE NUMBER: V26-05-12**

**DATE RECEIVED: April 21, 2026**

**DATE OF MEETING: May 12, 2026 and May 26, 2026**

**Address: 2744 South St.**

**Subdivision: West Beach Parkway, Square 2 Lot 10 & 11**

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

**Property Owner: Tara M. Vail**

**REQUEST: V26-05-12 – Tara Vail requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, West Beach Parkway, Square 2 Lot 10, 11 and 12, R-1 - Single Family Residential District, 2744 South St.**

**CASE SUMMARY: Encroach into the rear setback to construct a new porch and stair**

The property at 2744 South St. is located on the south side of South St., north of Lakeshore Dr., east of West Beach Pkwy, and West of Carondelet St. The property measures 150’ x 150’ and contains 22,500 sqft per a survey prepared by Randall Brown & Associates, Inc and dated 4.06.2026. The property is currently improved with a single-family residence.

The applicant is requesting to encroach 10’ into the rear yard setback to construct a new screened porch and covered deck and stair. The application states that the 10’ depth of the porch allows for the new stairs to be oriented to provide access to the mudroom of a future addition. The addition will be located within the setbacks for the property.

There are seven live oak trees located at the front of the property, ranging from 13” dbh to 29” dbh. Due to the location of the live oaks the existing structure was built against the rear setback to avoid any construction within the vegetation protection zone of the trees.

	<b>Proposed</b>	<b>Required</b>	<b>Difference</b>
Front Setback	25’	25’	0’
Rear Setback	20’	30’	-10’
West Side Setback	20’	20’	0’
East Side Setback	20’	20’	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%

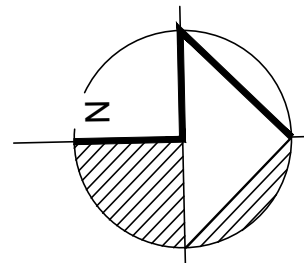
\*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.



VIEW OF LAKE

NEIGHBORING RESIDENCE

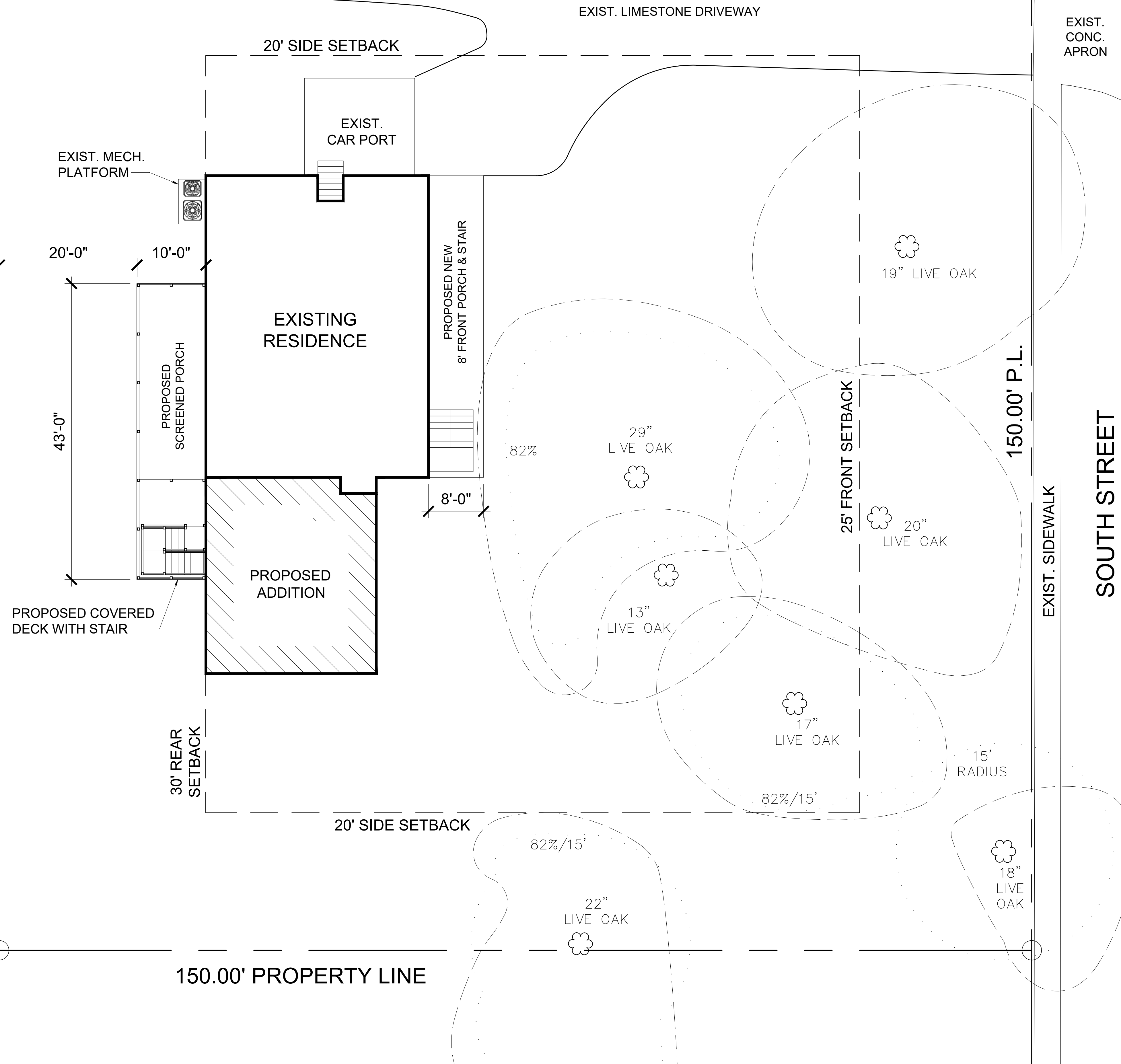
1 SITE PLAN  
1/8" = 1'-0"



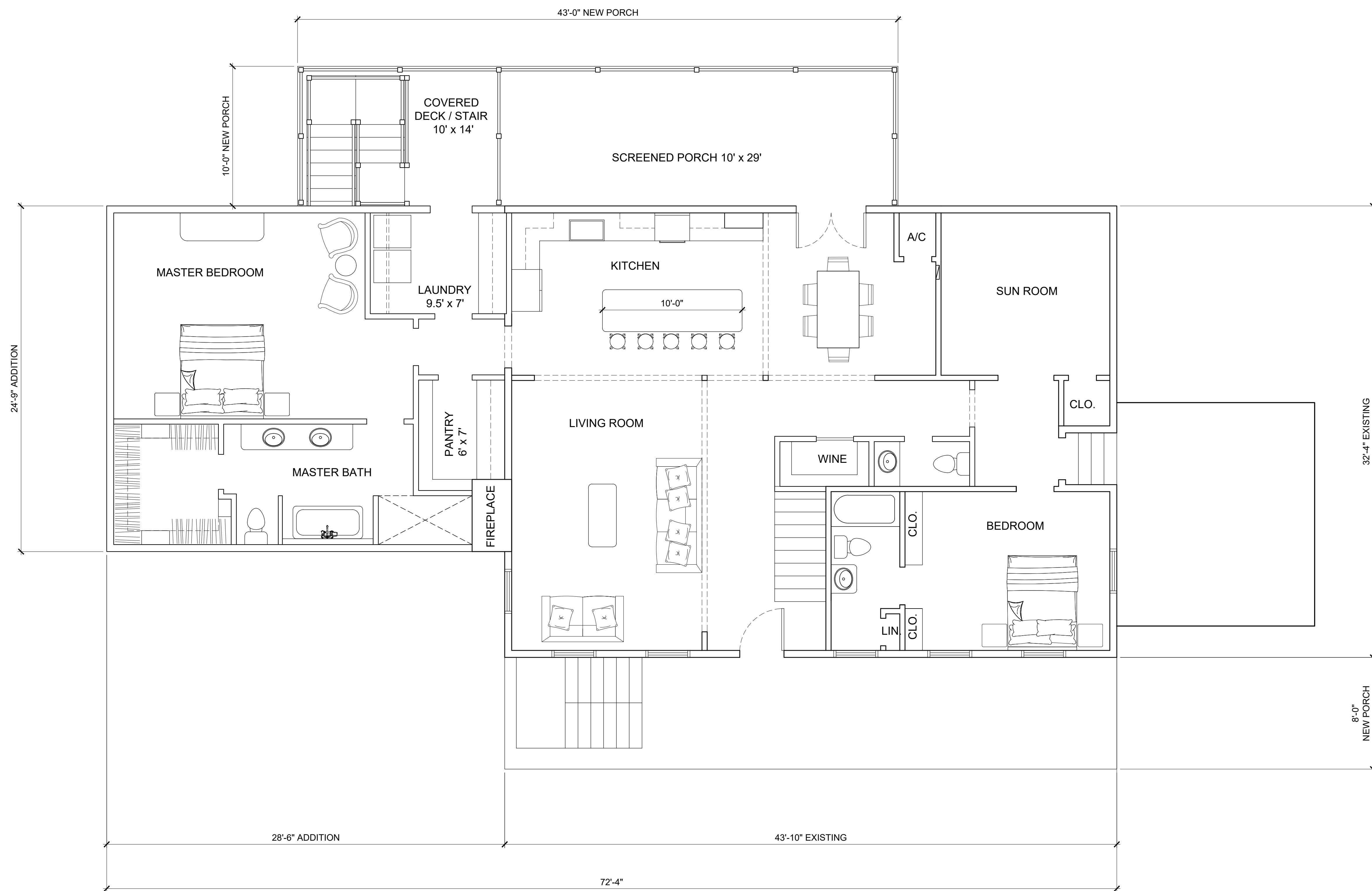
150.00' PROPERTY LINE

150.00' PROPERTY LINE

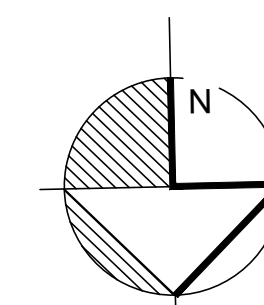
150.00' PROPERTY LINE



REVISIONS:	
DATE:	DATE
PROJECT No:	260##
DRAWING:	



**1** FIRST FLOOR PLAN  
 1/4" = 1'-0"



REVISIONS:

DATE:

DATE

PROJECT No:

260##

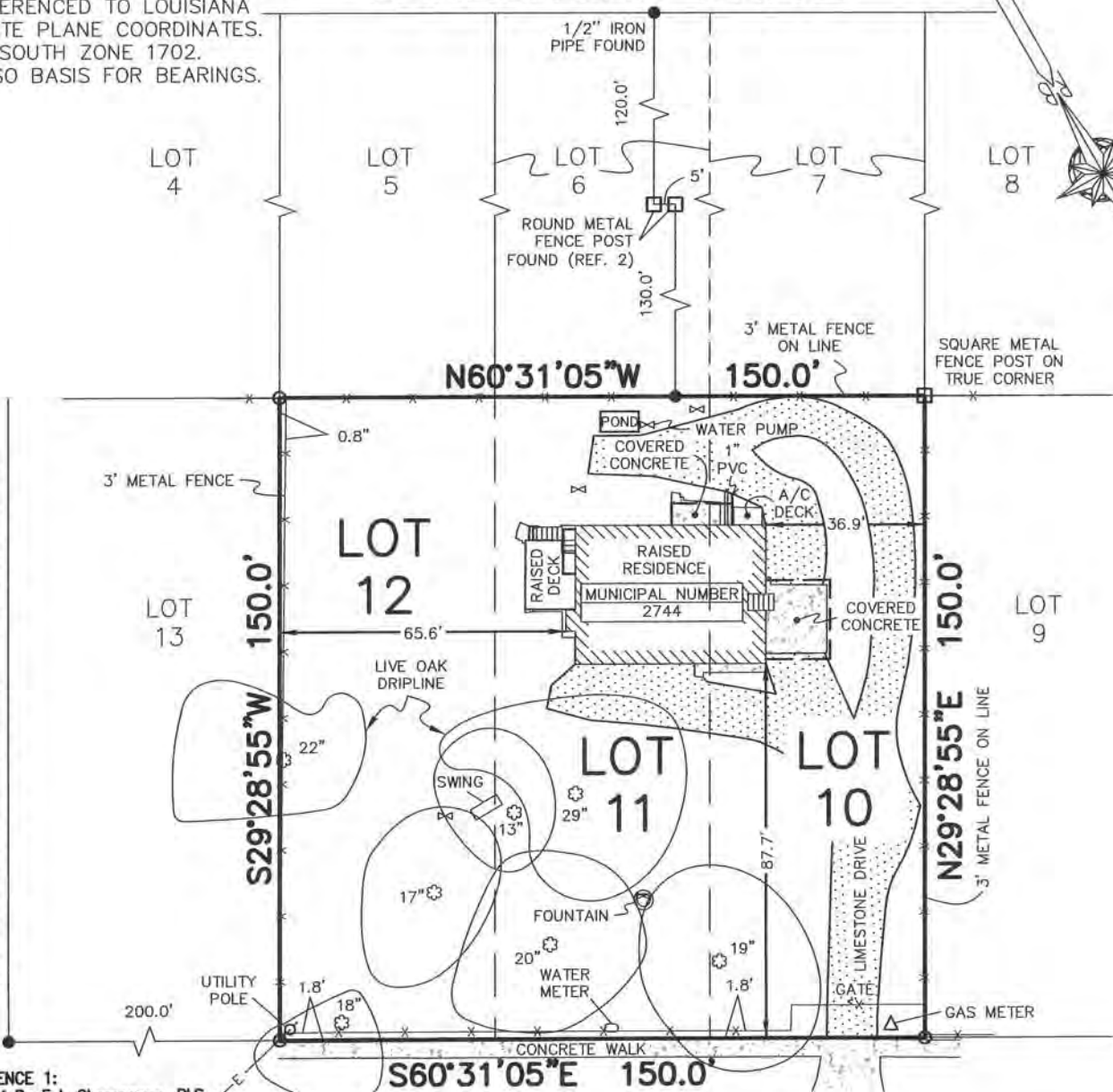
DRAWING:

NOTE:  
 -BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.  
 -ALSO BASIS FOR BEARINGS.

# LAKESHORE DRIVE

CARONDELET STREET

WEST BEACH PARKWAY (SIDE)



REFERENCE 1:  
 SURVEY By E.J. Champagne, PLS  
 DWG No.: 3758  
 Dated: 8-20-1947

REFERENCE 2:  
 SURVEY By Kelly McHugh, PLS  
 Job No.: 98-123  
 Dated: 4-13-1998

REFERENCE 3:  
 WEST BEACH PARKWAY Subd. plat  
 Map File No.: EM766  
 Date Filed: 7-23-1925

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.

FIRM Panel# 2202020427D Rev. 1-13-2017

- ⊗ SPIGOT
- ⊙ DENOTES LIVE OAK TREE
- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED

NOTE:  
 NO ARBORIST WAS PRESENT DURING THIS TREE SURVEY. TREE SPECIES SHOWN HEREON WERE IDENTIFIED TO THE BEST OF THIS FIRMS ABILITIES. THIS FIRM MAKES NO GUARANTEE THAT THE SPECIES SHOWN HEREON ARE CORRECT.

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

## Survey of

LOTS 10, 11 & 12 \* SQUARE 2  
 WEST BEACH PARKWAY \* CITY OF MANDEVILLE  
 SECTION 47, TOWNSHIP 8 SOUTH, RANGE 11 EAST  
 GREENSBURG LAND DISTRICT \* ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 TARA VAIL

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.

*Randall W. Brown*  
 RANDALL W. BROWN  
 License No. 4586

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 info@brownsurveys.com

Date: APRIL 6, 2026  
 Survey No. 26165  
 Project No. (CR5) A26165.TXT

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

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 4586

**CASE SUMMARY SHEET**

**CASE NUMBER: V26-05-13\_R26-05-02**

**DATE RECEIVED: April 24, 2026**

**DATE OF MEETING: May 12, 2026 and May 26, 2026**

**Address: Square 9 Lot 4A**

**Subdivision: West Beach Parkway, Square 9 Lot 4A**

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

**Property Owner: Matthew Frank Costa**

**REQUEST: V26-05-13\_R26-05-02 – Matthew Frank Costa requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, and to subdivide lot 4A into lots 4A1 and 4A2, West Beach Parkway, Square 9 Lot 4A, R-1 - Single Family Residential District, Square 9 Lot 4A**

**CASE SUMMARY: Resubdivide the property into two lots**

The applicant owns the property on East St., located on the west side of East St., north of Center St., and east of West Beach Pkwy. The property measures 150' x 125' per a survey prepared by Randall Brown & Associates, Inc and dated 3.13.2025. The property is currently unimproved.

A survey prepared by Randall Brown & Associates, Inc dated 3.17.2026 was submitted. The applicant is requesting to subdivide the parcel into two lots, each measuring 75' x 125'. The proposed lots would be deficient 15' in width and 1,425 sqft in area. Both lots would exceed the depth requirement.

A letter was submitted on behalf of the property owner that states there are six properties within two blocks of the property that have a frontage of 75' or less. They are 256 East St., 321 West Beach Pkwy, 326 West Beach Pkwy, 331 West Beach Pkwy, 338 West Beach Pkwy, and 2801 North St.

There is an existing accessory structure located on the rear property line of the proposed Lot 4A2. The accessory structure would have to be relocated prior to the resubdivision taking place.

Existing Lot	Current	Required	Difference
<b>Width</b>	150'	90'	+60'
<b>Depth</b>	125'	120'	+5'
<b>Area</b>	18,750 sqft	10,800 sqft	+7,950 sqft

Lot 4A1	Proposed	Required	Difference
<b>Width</b>	75'	90'	-15'
<b>Depth</b>	125'	120'	+5
<b>Area</b>	9,375 sqft	10,800 sqft	-1,425 sqft

Lot 4A2	Proposed	Required	Difference
<b>Width</b>	75'	90'	-15'
<b>Depth</b>	125'	120'	+5
<b>Area</b>	9,375 sqft	10,800 sqft	-1,425 sqft

**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.



# DEANO AND DEANO

A PROFESSIONAL LAW CORPORATION

136 LAFAYETTE ST.

MANDEVILLE, LOUISIANA 70448

EDWARD J. DEANO, JR.  
GUY L. DEANO, JR. 1921-2001  
deanoanddeano@bellsouth.net  
Phone: 985-626-1001

April 23, 2026

To the members of the Mandeville Planning and Zoning Commission:

This is written on behalf of the application of Mr. Matt Costa to re-subdivide the property described as Square 9, lot 4A in the West Beach Parkway subdivision. The lot has a frontage of 150 feet on East Street with a depth of 125 feet. Mr. Costa seeks to re-subdivide this into two 75 feet by 125 feet lots. It is necessary to obtain a variance from the Planning and Zoning Commission to do this.

It has been the practice of the Planning and Zoning Commission to grant a variance as to the front footage requirement of a lot if the square footage requirement is met by the applicant. This lot is situated in the West Beach Parkway subdivision. The subdivision is over 100 years old and one of the oldest, if not the oldest, subdivision in Old Mandeville. The Lot dimensions are unusual in this part of the city. They are only 125 feet deep. This peculiar feature of the lots in this subdivision makes it particularly difficult to re-subdivide lots as compared to the other lots in Old Mandeville. The town was laid out with lots that were 60 French feet by 180 French feet; or approximately 63 American feet by 192 American feet. These lots are 12,096 square feet. Although they only have 60-foot frontage, they would comply with the lot size required in the past by the Planning and Zoning Commission to grant a variance on lot frontage. The lot size in Pine Place subdivision, which is across Monroe Street to the north of West Beach Parkway subdivision, is 50 by 150 feet. A request for a variance allowing a 75-foot front would create a lot that is 11,250 square feet. It would also meet lot size generally required by the Planning and Zoning Commission for a variance. The 125-foot depth of the lots in West Beach Parkway subdivision creates an unusual difficulty in the re-subdivision of its lots.

A lot of the size proposed by my client would not disturb the character of the neighborhood. I have identified 6 within two blocks of the subject property which have 75-foot or less street frontage. They are:

- 256 East Street (50-foot front, the description is included in the ownership documents submitted)
- 321 West Beach Parkway (adjacent to the subject property, shown on the submitted survey)
- 326 West Beach Parkway (visually inspected)
- 331 West Beach Parkway (adjacent to the subject property, shown on the survey submitted)
- 338 West Beach Parkway (visually inspected)
- 2801 North St. (visually inspected)

The applicant's request for this variance is based on unusual and practical difficulties associated with the dimensions of the lot. The size of the lots proposed to be created are in keeping with the character of the neighborhood. His request is reasonable. The granting of it will have the effect of making a house more affordable in Old Mandeville.

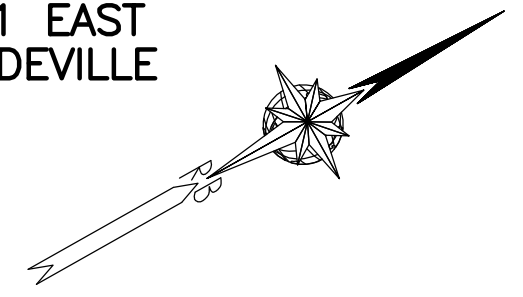
I urge the favorable consideration of this variance application.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. J. Deano, Jr." with a stylized flourish at the end.

Edward J. Deano, Jr.  
Attorney at Law

RESUBDIVISION OF  
**LOT 4A \* SQ. 9 \* WEST BEACH PARKWAY**  
 SECTION 47, TOWNSHIP 8 SOUTH, RANGE 11 EAST  
 GREENSBURG LAND DISTRICT \* CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA  
 INTO  
**LOTS 4A1 & 4A2**

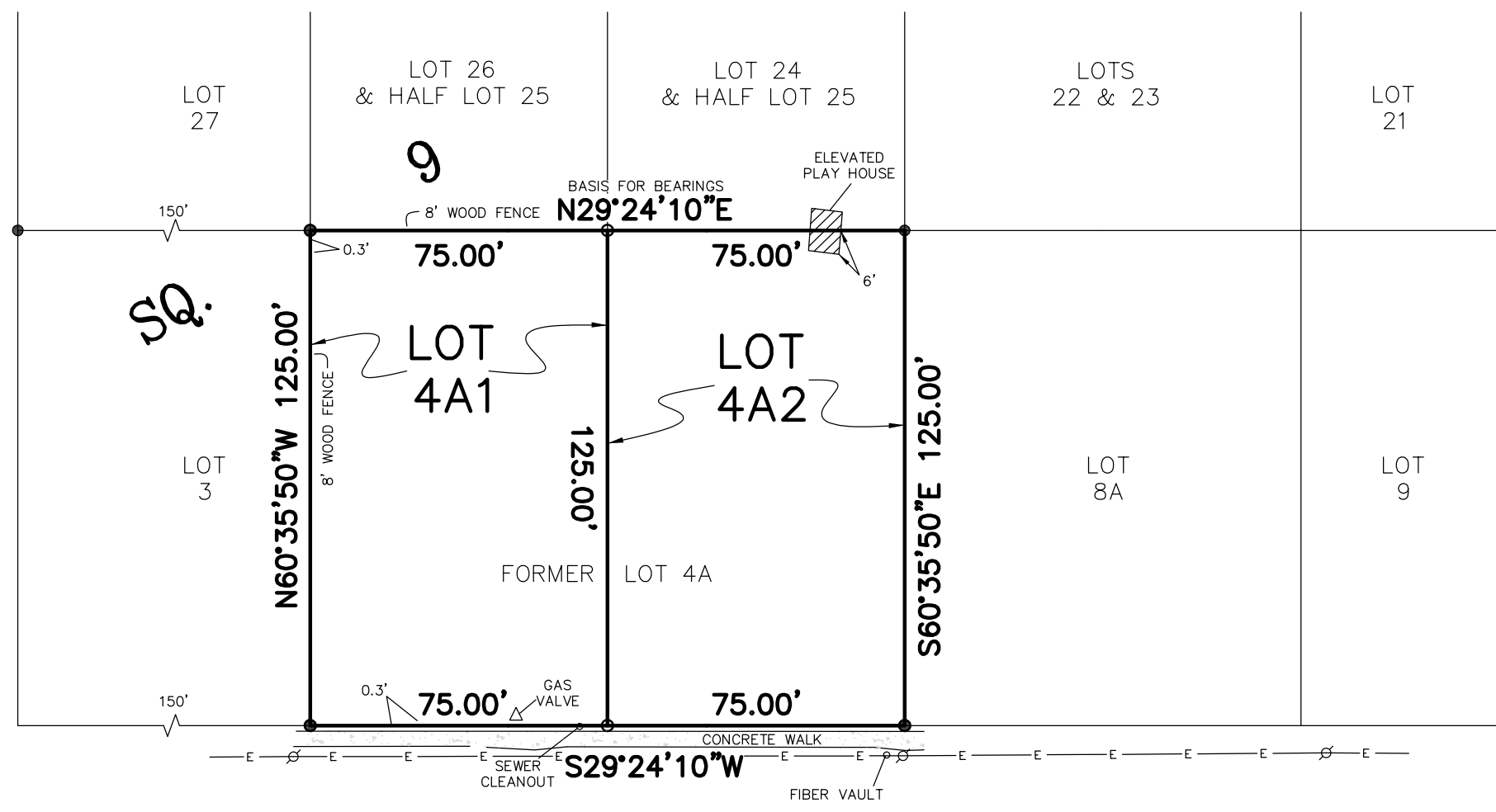


WEST BEACH PARKWAY (SIDE)

NORTH STREET (SIDE)

CENTER STREET

EAST STREET



LOT 4A1:  
 COMMENCING FROM THE SOUTHERNMOST CORNER OF LOT 1, SQUARE 9, WEST BEACH PARKWAY SUBDIVISION AND GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.  
 FROM THE POINT OF BEGINNING GO NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 125.00 FEET; THEN GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 75.00 FEET; GO SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 125.00 FEET; THEN GO SOUTH 29 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 75.00 FEET BACK TO THE POINT OF BEGINNING.

LOT 4A2:  
 COMMENCING FROM THE SOUTHERNMOST CORNER OF LOT 1, SQUARE 9, WEST BEACH PARKWAY SUBDIVISION AND GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.  
 FROM THE POINT OF BEGINNING GO NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 125.00 FEET; THEN GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 75.00 FEET; GO SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 125.00 FEET; THEN GO SOUTH 29 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 75.00 FEET BACK TO THE POINT OF BEGINNING.

LOT AREAS:  
 LOT 4A1 = 9,375 SQ. FEET  
 LOT 4A2 = 9,375 SQ. FEET

NOTES:  
 -BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES, LA SOUTH ZONE 1702.  
 -OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.  
 -FENCING NOT SHOWN HEREON. SEE REFERENCE No. 2 FOR FENCES.

REFERENCE:  
 WEST BEACH PARKWAY SUBD. PLAT  
 Map File No.: EM766  
 Date Filed: 7-23-1925  
 REFERENCE:  
 RESUB BY RANDALL W. BROWN  
 Map File No.: 6404D  
 Date Filed: 6-25-2025

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 AE.  
 FIRM Panel# 2202020427D Rev. 01-13-2017

○ DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED  
 ● DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED

APPROVED:

\_\_\_\_\_  
 MAYOR OF THE CITY OF MANDEVILLE  
 \_\_\_\_\_  
 CHAIRMAN OF PLANNING COMMISSION  
 \_\_\_\_\_  
 CITY ENGINEER OR PUBLIC WORKS DIRECTOR  
 \_\_\_\_\_  
 PLANNING DIRECTOR  
 \_\_\_\_\_  
 CLERK OF COURT

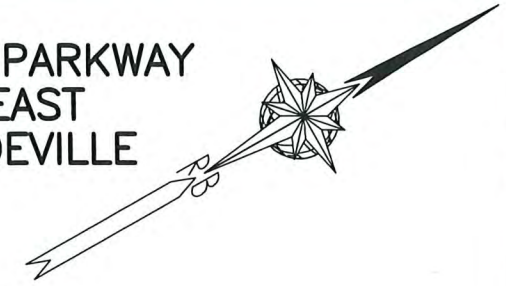
DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_



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.

<b>PRELIMINARY</b> FOR REVIEW ONLY	<b>Randall W. Brown &amp; Associates, Inc.</b> Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com	Date: MARCH 17, 2026 Survey No. 26137 Project No. C25103  Scale: 1" = 40' ± Drawn By: RJB Revised:
	Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586	

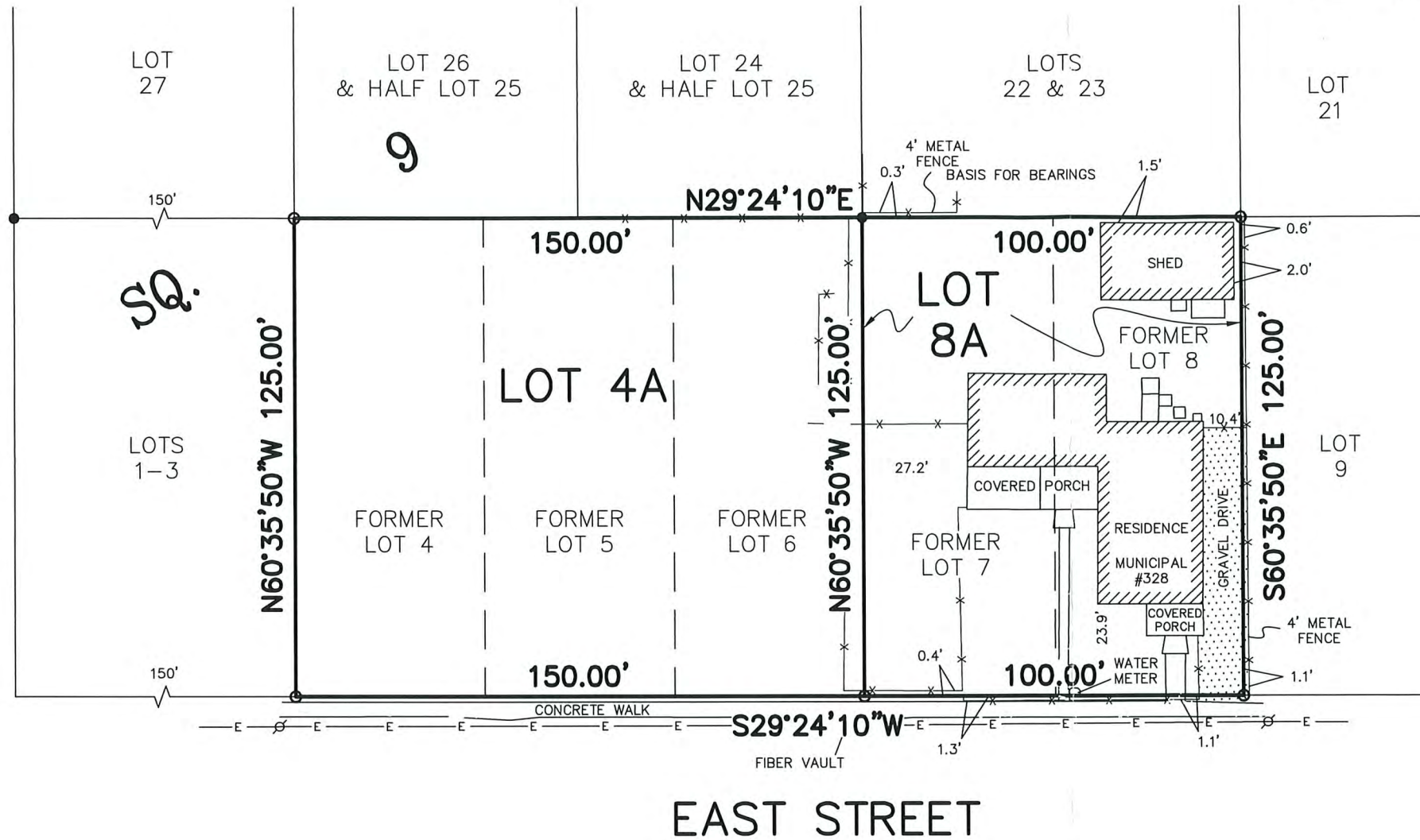
RESUBDIVISION OF  
 LOTS 4, 5, 6, 7 & 8 \* SQ. 9 \* WEST BEACH PARKWAY  
 SEC. 47, TOWNSHIP 8 SOUTH, RANGE 11 EAST  
 GREENSBURG LAND DISTRICT \* CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA  
 INTO  
 LOT 4A & LOT 8A



WEST BEACH PARKWAY (SIDE)

CENTER STREET

NORTH STREET (SIDE)



LOT 4A:  
 COMMENCING FROM THE SOUTHERNMOST CORNER OF LOT 1, SQUARE 9, WEST BEACH PARKWAY SUBDIVISION AND GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING GO NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 125.00 FEET; THENCE GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 150.00 FEET; GO SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 125.00 FEET; THENCE GO SOUTH 29 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 150.00 FEET BACK TO THE POINT OF BEGINNING.

LOT 8A:  
 COMMENCING FROM THE SOUTHERNMOST CORNER OF LOT 1, SQUARE 9, WEST BEACH PARKWAY SUBDIVISION AND GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING GO NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 125.00 FEET; THENCE GO NORTH 29 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 100.00 FEET; GO SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 125.00 FEET; THENCE GO SOUTH 29 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 100.00 FEET BACK TO THE POINT OF BEGINNING.

LOT AREAS:  
 LOT 4A = 18,750 SQ. FEET  
 LOT 8A = 12,500 SQ. FEET

NOTE:  
 BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES, LA SOUTH ZONE 1702.

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

REFERENCE:  
 WEST BEACH PARKWAY SUBD. PLAT  
 Map File No.: EM766  
 Date Filed: 7-23-1925

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 AE.

FIRM Panel# 2202020427D Rev. 01-13-2017

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



APPROVED:  
  
 MAYOR OF THE CITY OF MANDEVILLE

CHAIRMAN OF PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

CLERK OF COURT  
 Monique T Bringol, Deputy Clerk  
 06-25-2025 6404D  
 DATE FILED FILE NO.

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. 04588  
 REGISTERED PROFESSIONAL

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 info@brownsurveys.com

Date: MARCH 13, 2025  
 Survey No. 25103  
 Project No. C25103

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

Copyright 2025 - Randall W. Brown & Associates, Inc.

## CASE SUMMARY SHEET

**CASE NUMBER: V26-05-14**

**DATE RECEIVED: April 24, 2026**

**DATE OF MEETING: May 12, 2026 and May 26, 2026**

**Address: 2801 Lakeshore**

**Subdivision: West Beach Parkway, Square 1 Lot 1-A**

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

**Property Owner: William and Caroline Alquist**

**REQUEST: V26-05-14 – William and Caroline Alquist request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, West Beach Parkway, Square 1 Lot 1-A, R-1 - Single Family Residential District, 2801 Lakeshore**

**Previous Cases: V08-07-14/R08-07-04 – Resubdivide into two lots  
V26-03-05 – Raised pool in the side setback**

**CASE SUMMARY: Construct a raised pool in the rear yard**

The property at 2801 Lakeshore Dr. is located on the corner of Lakeshore Dr. and West Beach Pkwy. The property measures 108' x 140' and contains 15,120 sqft per a survey prepared by Kelly McHugh & Associates and dated 2.20.2026. The property is improved with a single-family residence.

The applicant previously came before the Commission requesting to construct a raised pool within the street side yard setback, which was denied. The pool has been relocated to the rear yard, making the location compliant and requiring a variance for fill only.

The applicant is requesting to construct the pool 2' above grade, with an additional 1'-6" on top of the pool coping on the street side for a waterfall feature. Public Works reviewed the request and had the following comments: *"The proposed height will need to be indicated if the variance is approved so Public Works can verify the as-built condition. According to the Elevation Certificate the bottom slab is at a height of 3.20 ft. The front coping should not exceed 5.2 and the "water wall" should not exceed 6.70 NAVD 88. These specifics should be part of the request. A drainage plan will need to be submitted at the time of permit to ensure proper storm water runoff."*

**CLURO SECTIONS:**

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

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

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



Residence

↑  
Pool Deck

↓  
24"

Pool

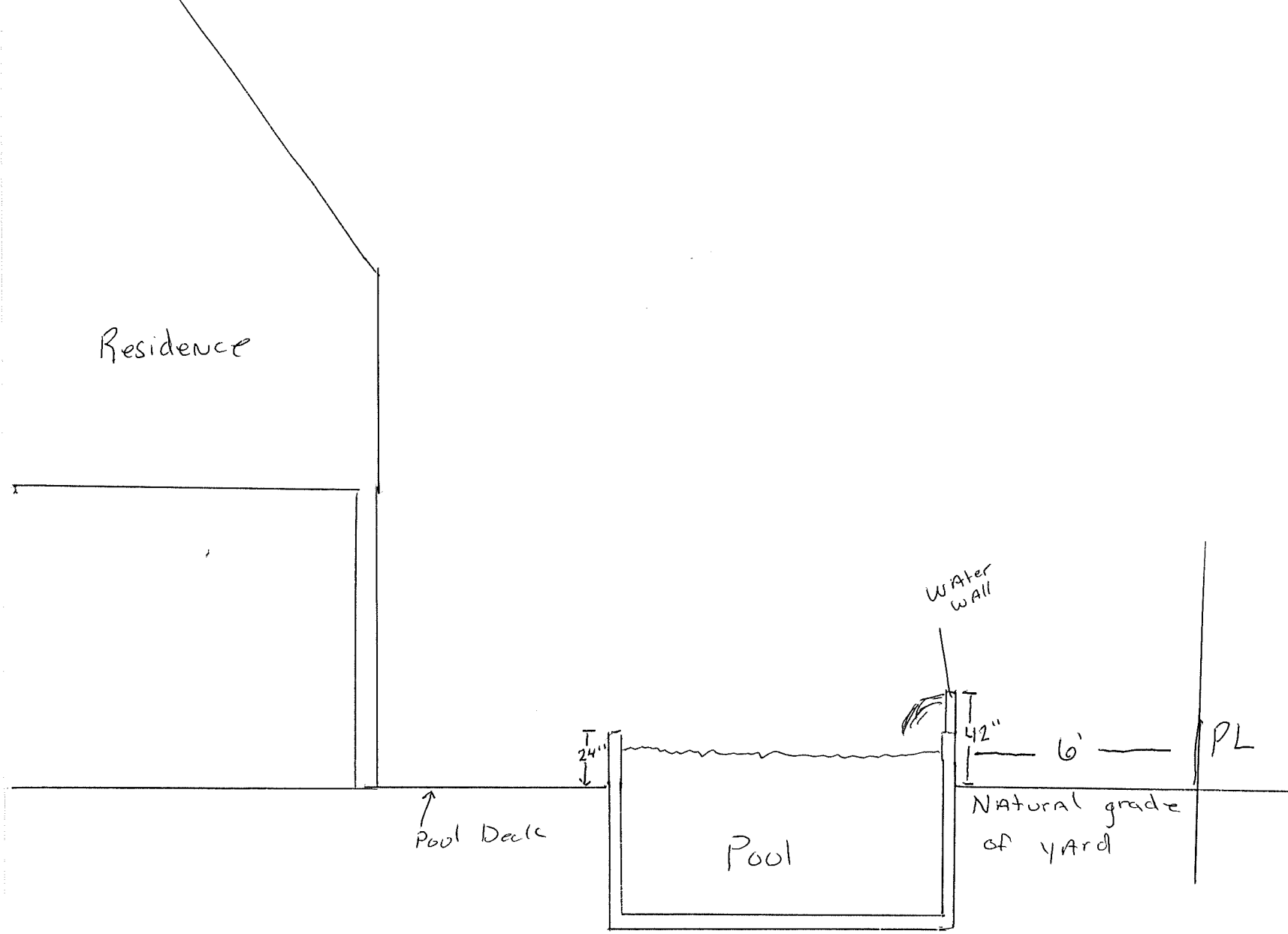
Water wall

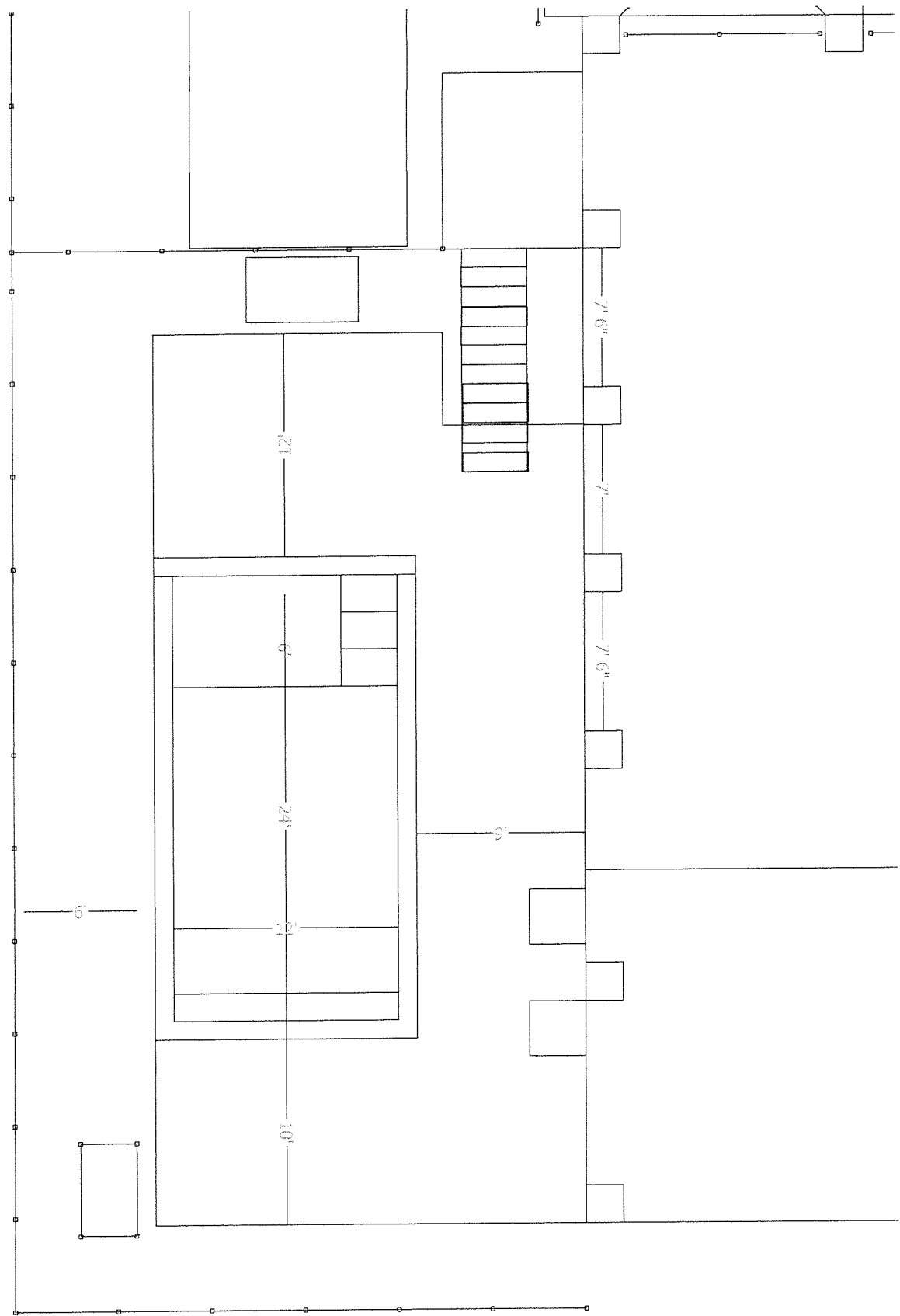
42"

6'

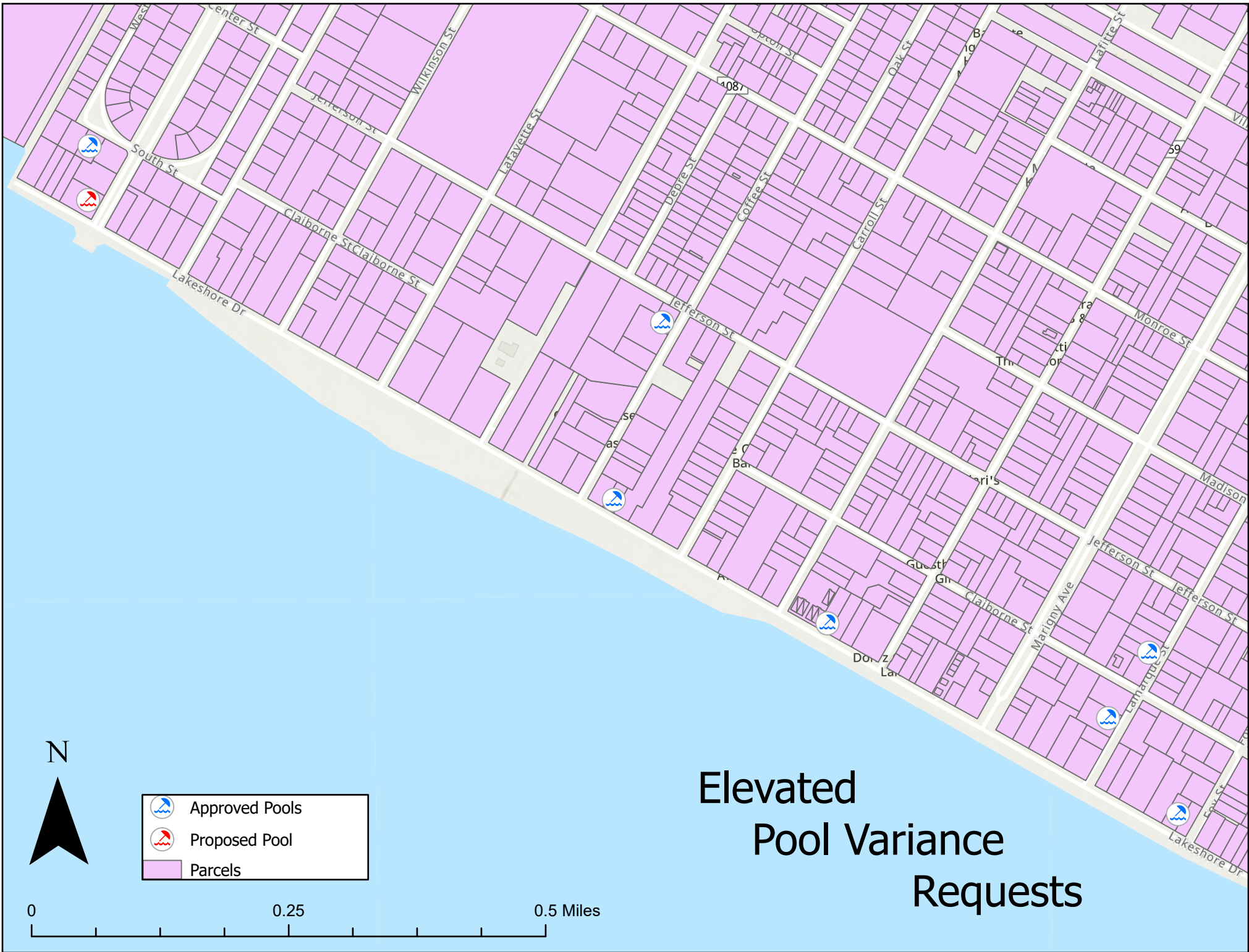
PL

Natural grade  
of yard








Scale: 1/8" = 1 ft.

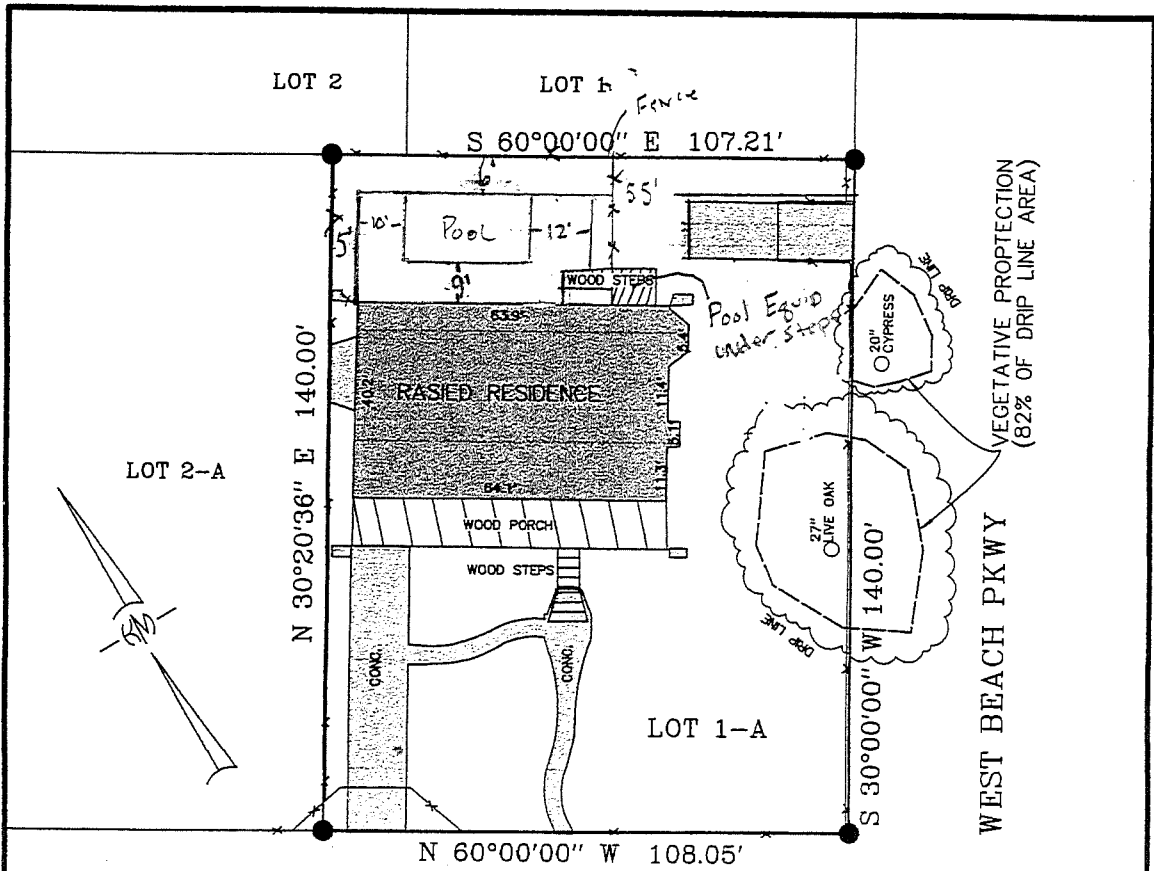


# Elevated Pool Variance Requests

-  Approved Pools
-  Proposed Pool
-  Parcels



0 0.25 0.5 Miles



LAKESHORE DR.

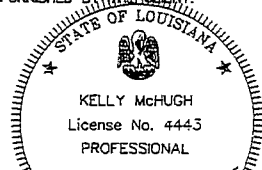
THIS PROPERTY IS LOCATED IN FLOOD ZONE VE; BASE FLOOD ELEV. 13.0'; F.I.R.M. PANEL NO. 220202 0427 D; REV. 05-16-2012

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

- LEGEND ---
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET

REFERENCES:  
PLAT OF RESUBDIVISION BY THIS FIRM DATED 06-11-2008, REVISED 07-30-08, FILED AS MAP FILE NO. 47608

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.



*[Signature]*  
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 CORRECT PLAT.

14-2007 LOT001-A SQUARE 1 WEST BEACH PARKWAY 2026.spl	BOUNDARY SURVEY OF:	
	LOT 1-A, SQUARE 1 WEST BEACH PARKWAY CITY OF MANDEVILLE ST. TAMMANY PARISH, LA.	
PREPARED FOR:		
<h2>MIKE ALLEN</h2>		
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70404		
SCALE: 1" = 30'	DATE: 02-20-26	
DRAWN: CCM	JOB NO.: 07-074-1A	
REVISED: 02-23-26		

**CASE SUMMARY SHEET****CASE NUMBER: V26-05-15****DATE RECEIVED: April 24, 2026****DATE OF MEETING: May 12, 2026 and May 26, 2026****Address: 641 Adair****Subdivision: Old Town of Mandeville, Square 37 Lot 92A****Zoning District: R1X72 - Single-Family Existing Small Lots****Property Owner: Shannon Anderson**

**REQUEST: V26-05-15 – Shannon Anderson requests a variance to CLURO Section 8.1.3. Supplemental Fence and Wall Regulations, Old Town of Mandeville, Square 37 Lot 92A, R1X72 - Single-Family Existing Small Lots, 641 Adair**

**CASE SUMMARY: Construct a 6' high fence in the street side yard**

The applicant owns the property at 641 Adair St., located on the corner of Villere St. and Adair St. The property measures 117' x 140' and contains 16,380 sqft according to a partial survey submitted by the applicant. The property is currently improved with a single-family residence.

The applicant is requesting to replace the existing fence on the property with a 6' vinyl fence. The fence will be located along the Villere St. side property line, the rear yard, and a portion located between the existing house and south property line. Regulations require all fences located within the street side yard to not exceed 4' in height.

For the fence to be allowed by right the 6' fence would have to be located 15' back from the property line, or the fence could be on the property line if the material was changed to wrought iron and the height was reduced to 5 ½ feet.

**CLURO SECTIONS:****8.1.3. Supplemental Fence and Wall Regulations**

1. Fences in required setbacks.
  - a. Except as provided in paragraph 1.b of this section, no fence or wall shall exceed four (4) feet in height if located between the front of a structure and the front property line.
  - b. Decorative wrought iron fences may be allowed within required front setbacks and within required side and rear setbacks facing streets if they do not exceed five and one-half (5 ½) feet in height, supporting structure (columns) cannot exceed 6.5' in height and are no more than fifteen (15) percent opaque when measuring all fence components higher than two (20 feet above grade excluding support columns. Fence height shall be measured from average grade to the tallest component of the fence, excluding gates and lighting on the top of support columns that do not exceed seven and one-half (7 ½) feet in height. The Planning Director may approve the use of other materials that have a substantially similar appearance to wrought iron and are at least as durable.
  - c. Fences or walls located in the rear or side yards shall not exceed seven feet (7') in height.
  - d. No fence wall exceeding four feet (4') in height shall be erected or constructed within a required side or rear yard fronting a street, except as provided in paragraph 1.b of this section.
  - e. Any fence or wall located on a street intersection shall conform to sight triangle requirements.
2. Electrical fences in any form are prohibited.
3. Barb wire for fences shall be prohibited in all districts except B-2, B-4, M-1 or M-2 and when allowed shall only be used on fences in an area higher than six (6) feet above ground.
4. No fence or wall shall be constructed within a utility servitude without prior written approval of the affected utilities. Approval may be withheld by any utility upon its determination that the proper size or location of the fence or wall would adversely affect the operation, maintenance or function of the servitude. Approval of the construction by a utility shall create no obligation to repair or replace a fence or wall damaged or removed by the utility in the course of its lawful use of the servitude.



