

**CASE SUMMARY SHEET****CASE NUMBER: CU26-06-01****DATE RECEIVED: May 20, 2026****DATE OF MEETING: June 9, 2026 and June 23, 2026****Address: 526-528 Girod****Subdivision: Old Town of Mandeville, Square 19 Lot 7A****Zoning District: B-3 - Old Mandeville Business District****Property Owner: Chef C's Properties, LLC**

**REQUEST:** CU26-06-01 – Chef C's Properties, LLC represented by Colin Smith requests Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8 Old Town of Mandeville, Square 19 Lot 7A, B-3 - Old Mandeville Business District, 526-528 Girod

**CASE SUMMARY: Operate a Whole House Short Term Rental**

The applicant owns the property at 526 Girod located on the west side of Girod St., north of Monroe St., and south of Livingston St. The property measures 50' x 150' and contains 7,500 sqft per a survey prepared by Dading, Marques & Associates and dated 4.19.2021. The property is currently improved with a duplex.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out 526 Girod. 528 Girod is currently in use as a retail food market and sandwich shop. 526 Girod contains one bedroom and one bathroom. The application lists the maximum number of guests will be two. There have been six Whole House Rentals approved since the increase was passed.

**Parking:**

Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The application states that there will be one bedroom rented out requiring two parking spaces on site. A survey of the property, along with photos provided by the applicant show that there are three parking spaces in front of 526 Girod.

Food Sales requires one parking space per 200 sqft of gross floor area. A site plan was not submitted for 528 Girod, but there was a floor plan submitted for 526 Girod. Using those measurements, 528 Girod is 585 sqft and requires three parking spaces. Since the last meeting it was confirmed by the applicant that 528 Girod is the same size as 526 Girod.

**CLURO SECTIONS:****4.3.3.8. Review and Evaluation Criteria**

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

1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed these which reasonably may result from use of the site by a permitted use.
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.
6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.

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

A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner's presence on the premises is not required during the guest's stay.



~~East~~

WEST

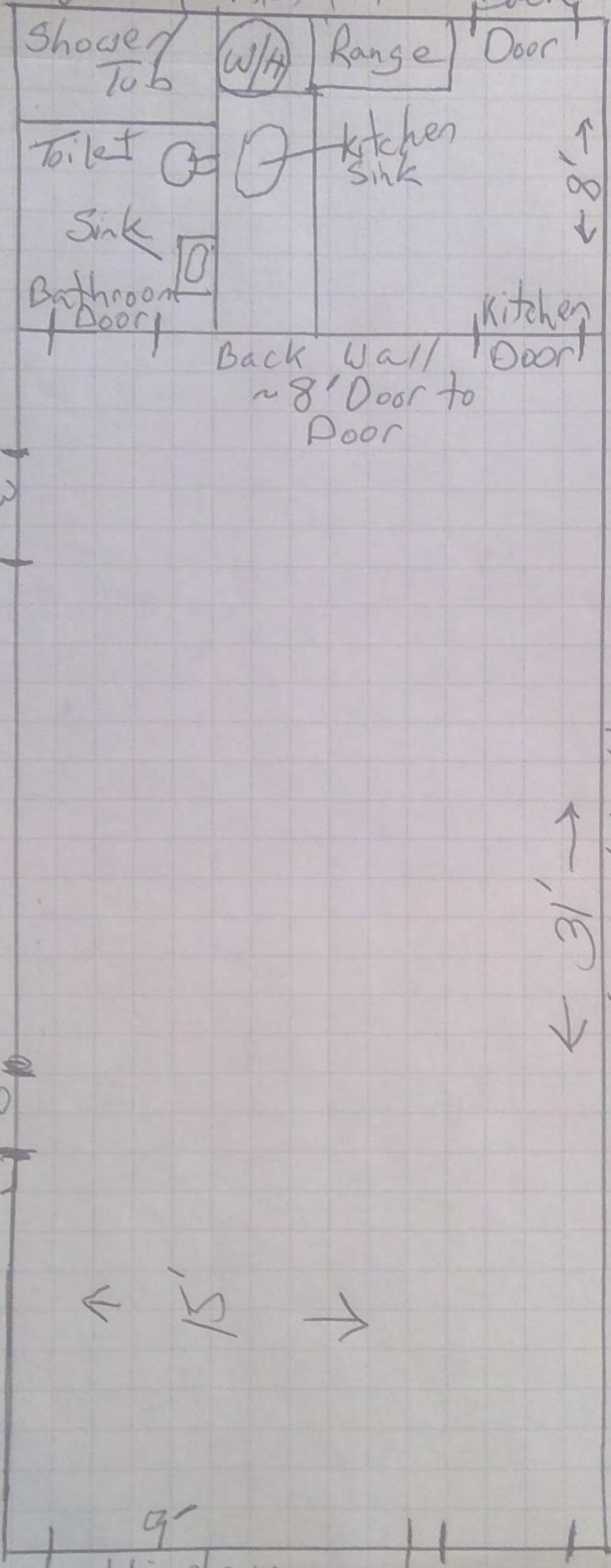
~~North~~

Back

~~West~~  
North

W/H - Water Heater

South



34" Window

34" Window

15'

31' Interior Wall

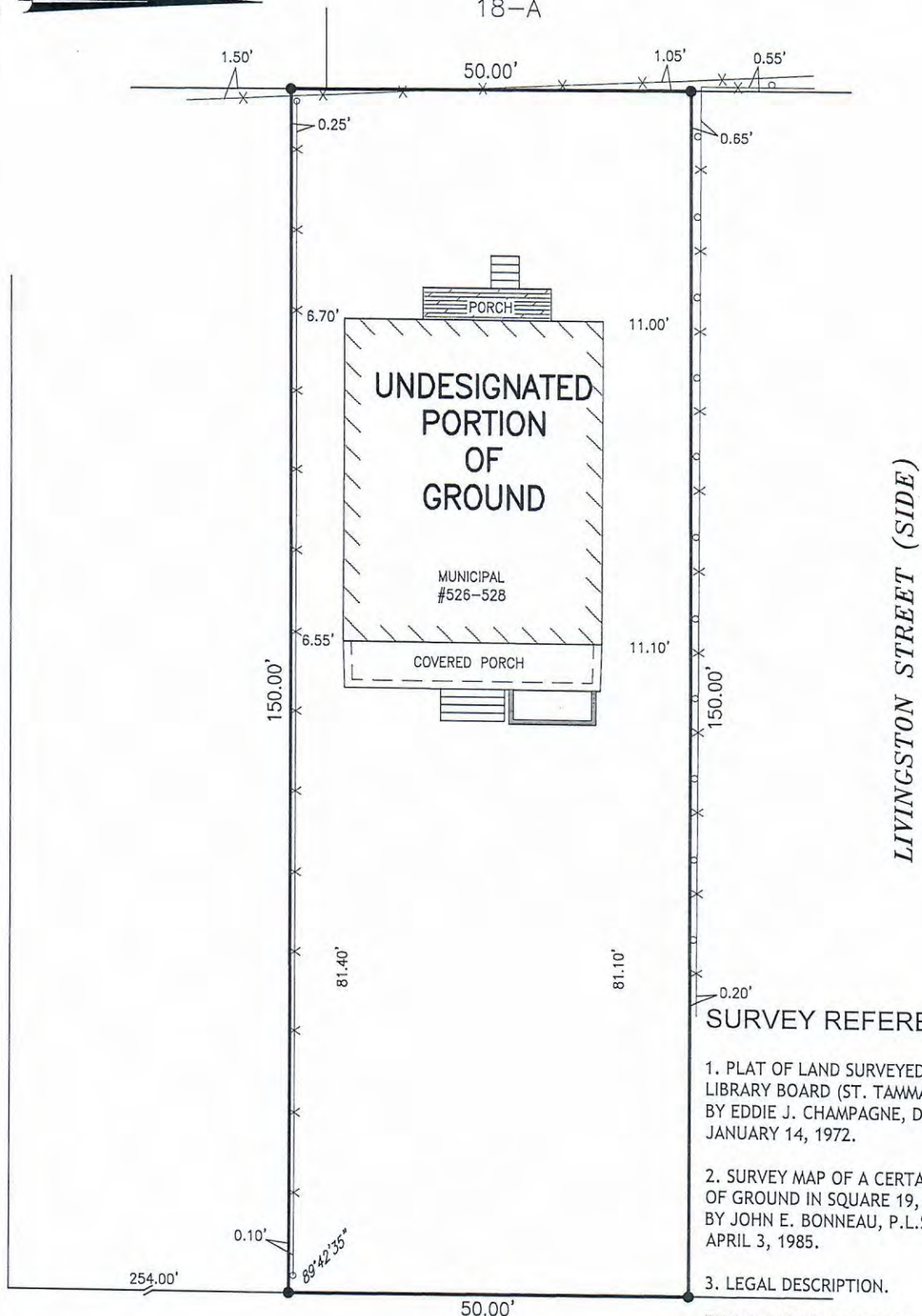
9" Window

EAST

Front Door

LAFITTE STREET (SIDE)

18-A



MONROE STREET

LIVINGSTON STREET (SIDE)

GIROD STREET  
(AKA GERARD STREET)  
(AKA LA HIGHWAY 59)

SURVEY REFERENCE

1. PLAT OF LAND SURVEYED FOR LIBRARY BOARD (ST. TAMMANY PARISH) BY EDDIE J. CHAMPAGNE, DATED JANUARY 14, 1972.
2. SURVEY MAP OF A CERTAIN PARCEL OF GROUND IN SQUARE 19, MANDEVILLE BY JOHN E. BONNEAU, P.L.S. DATED APRIL 3, 1985.
3. LEGAL DESCRIPTION.

BEARING BASIS

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

GENERAL SURVEY NOTES

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

LEGEND

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- x— = FENCE

SURVEY OF  
AN UNDESIGNATED PORTION OF GROUND  
SQUARE 19  
TOWN 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:

LZJZ PROPERTIES, LLC

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

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

**CODY A. DIMARCO**  
License No. 5069  
PROFESSIONAL LAND SURVEYOR

*Cody A. DiMarco*  
**CODY A. DIMARCO**  
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.:	
04-19-2021	1" = 20'		L.M.	C.A.D.	60355	

**CASE SUMMARY SHEET****CASE NUMBER: V26-06-16****DATE RECEIVED: April 20, 2026****DATE OF MEETING: June 9, 2026 and June 23, 2026****Address: 623 Lafitte****Subdivision: Old Town of Mandeville, Square 47 Lot 19****Zoning District: B-3 - Old Mandeville Business District****Property Owner: Top Pick Investments, LLC**

**REQUEST: V26-06-16 – Top Pick Investments, LLC represented by Justin Sullivan requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 47 Lot 19, B-3 - Old Mandeville Business District, 623 Lafitte**

**CASE SUMMARY: Remove a 9" dbh magnolia tree**

The property at 623 Lafitte is located on the east side of Lafitte St., north of Livingston St., and south of Woodrow St. The property measures 63' x 149' and contains 9,387 sqft per a survey prepared by John Cummings & Associates and dated 6.28.2022. The property is currently under construction for a new mixed-use building.

The applicant is requesting to remove a 9" dbh magnolia located at the front of the building, and within the proposed front walkway area. The tree is located within the buildable area of the property and would typically be allowed to be removed by right once construction began, however with the passing of ordinance 25-11 the Southern Magnolia was added to the protected tree list. Regulations require one tree to be replanted for the removal.

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

The following tree protection requirements shall be in place:

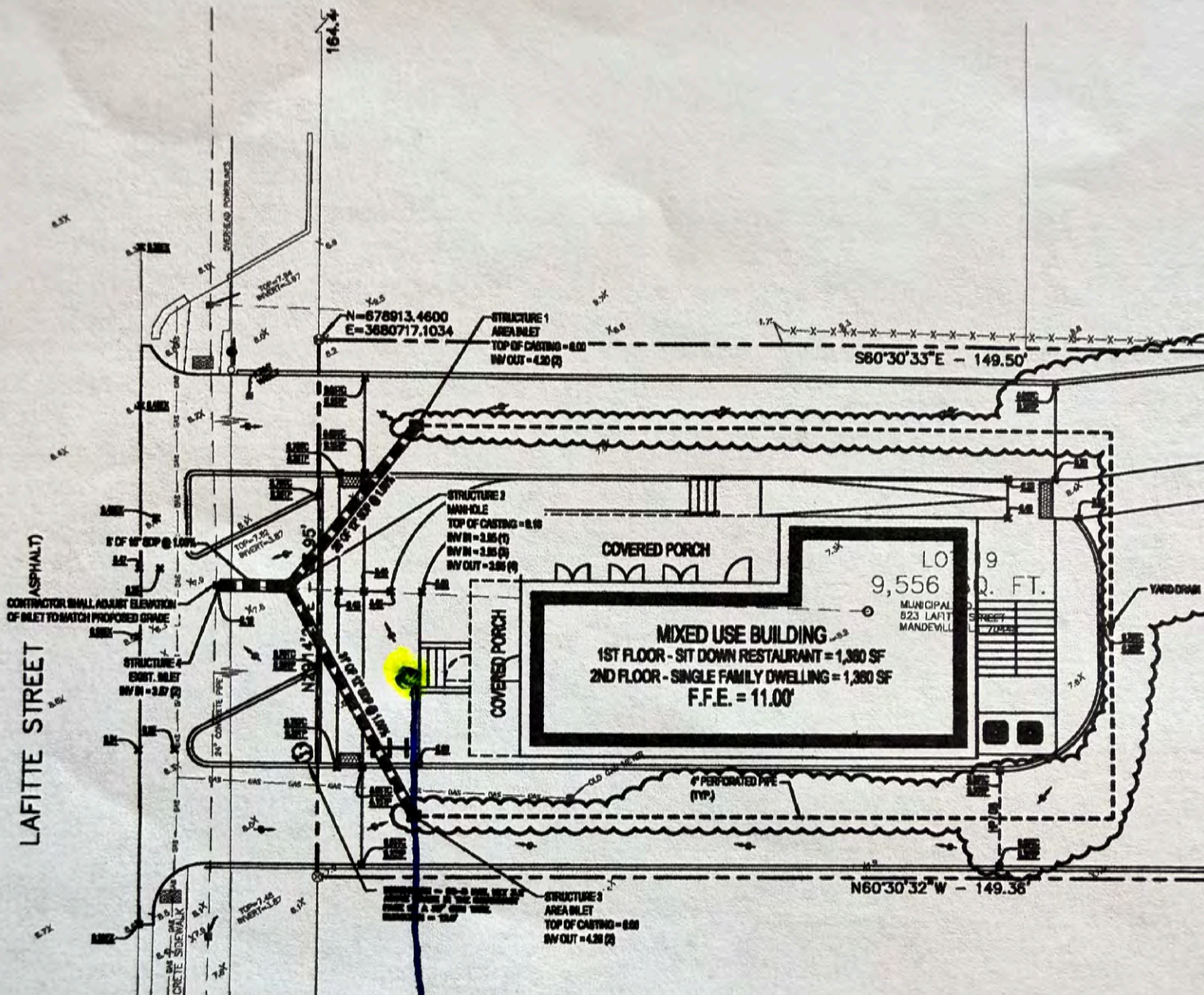
**1. Definition of Protected Tree:**

- 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.

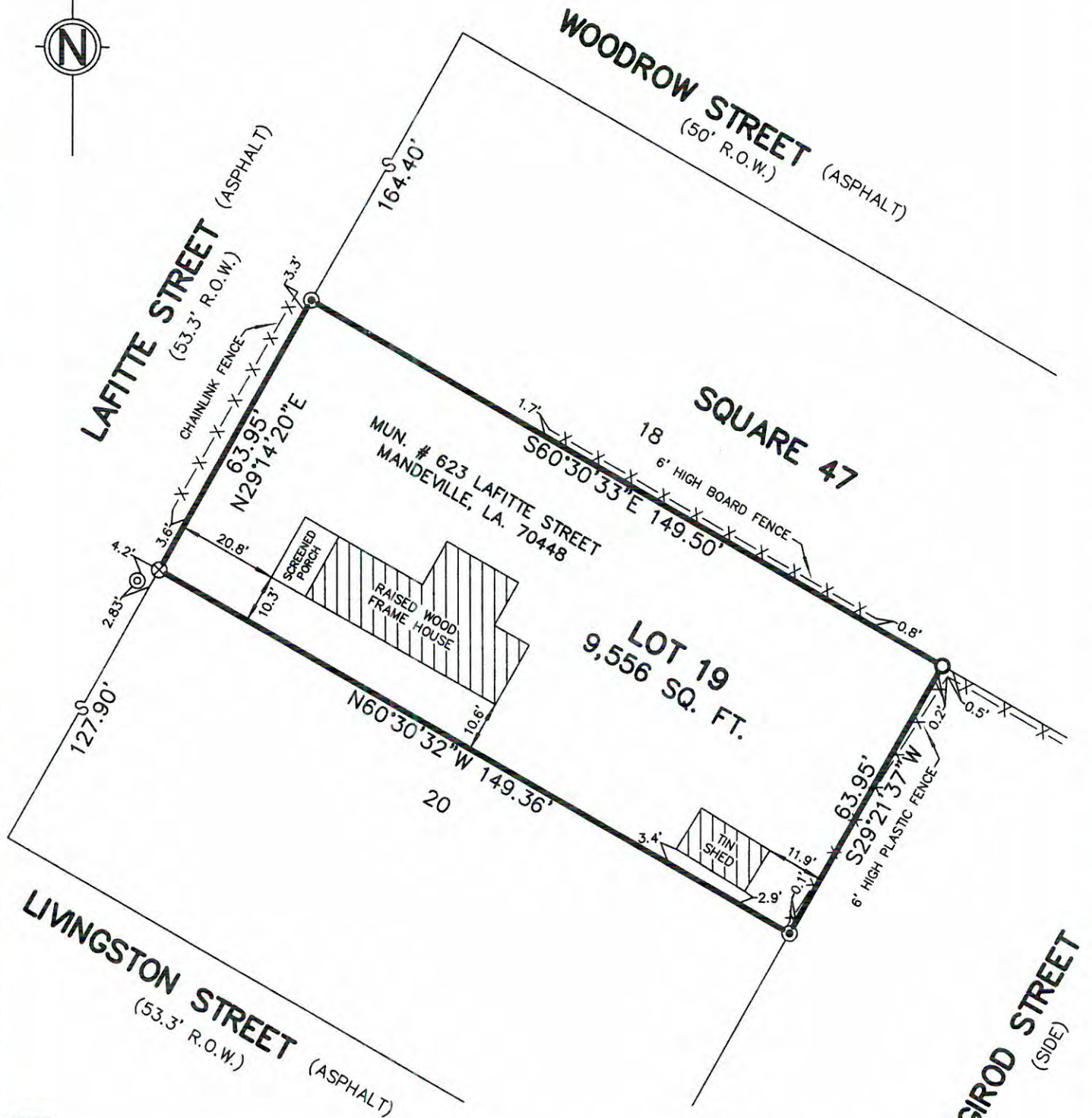




*Magnolia*



**REFERENCE BEARING:**  
 Louisiana State Plane Coordinate  
 System (South Zone) base on  
 R.T.N. Observations utilizing  
 Topcon Topnet-Geoid 18,  
 LA S 1702, NAD 88 (2011).



**NOTES:**

1. This property is located in Flood Zone AE, per F.E.M.A. Map No. 2202020427D, dated May 16, 2012.
2. Building Setback Lines must be determined by the City of Mandeville Planning Department.

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

**LEGEND**

- = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊚ = 1/2" IRON ROD SET
- X- = FENCE

**REFERENCE SURVEY:**

Survey for E.E.W. Steierwald by Joseph Pugh, Surveyor, dated July 15, 1943.

(985) 892-1549

**John G. Cummings and Associates**  
 PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **PETE DESALVO**

SHOWING A SURVEY OF: **LOT 19, SQUARE 47, CITY OF MANDEVILLE,  
 ST. TAMMANY PARISH, LOUISIANA.**

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

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 30'

JOB NO. 22133

DATE: 06/28/2022

REVISED:

**CASE SUMMARY SHEET****CASE NUMBER: V26-06-18****DATE RECEIVED: May 13, 2026****DATE OF MEETING: June 9, 2026 and June 23, 2026****Address: 519 Massena Mandeville Elementary****Subdivision: Old Town of Mandeville, Square A73A Lot A****Zoning District: I - Institutional District****Property Owner: St. Tammany School Board**

**REQUEST: V26-06-18 – St. Tammany School Board requests a variance to CLURO Section 9.1.4. Minimum Off-Street Parking Requirements by Use and Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square A Lot 73-A-2-2, I - Institutional District, 519 Massena Mandeville Elementary**

**CASE SUMMARY: Remove three bald cypress trees and allow for a variance to 33 parking spaces as part of a renovation**

The property at 519 Massena St., is located on the east side of Massena St., north of Monroe St., west of Maple St., and south of Pine Pl. The property measures 429' x 659' and contains 282,711 sqft per a survey prepared by Randall Brown and Associates and dated 7.25.2025. The property is currently improved with the Mandeville Elementary School.

A renovation and addition are planned for the school campus. This includes the demolition and rebuilding of the cafeteria kitchen and development of additional on-site parking spaces. As part of this demolition and site development, variances for protected tree removal and minimum off-street parking requirements are required.

**Protected Tree Removal:**

The existing cafeteria kitchen is planned to be demolished and rebuilt as interior cafeteria space. As part of this rebuilding a 24" dbh bald cypress must be removed. The tree is located on the edge of the existing cafeteria building and will be an obstruction to future pathways leading from the prekindergarten hall to the cafeteria for lunches. Regulations require four trees to be planted as replacement.

After the last meeting a site visit was conducted with the applicant and Planning Department staff. During this meeting the drainage of the surrounding area and the expansion of the classrooms in the next building, Lagniappe Hall, was discussed. The building housing the existing classrooms was built in the 1970s under a different building code. Based on the current code requirements, the classrooms need to be expanded to provide more space for the students. This would require the removal of two additional cypress trees, bringing the total number of cypress trees removed to three.

**Parking Requirements:**

There are currently 109 parking spaces provided, including on-street parking. The planned renovations will increase this to 117 parking spaces. CLURO Regulations require a total of 150 parking spaces. The site is currently deficient by 41 parking spaces. After the renovations, the site will still be deficient by 33 parking spaces.

At the last meeting there was a request to investigate the feasibility of adding additional angled parking along Maple St. Two mockups were prepared by the applicant, with 60° and 90° parking spaces. With the proposed 60° configuration the parking count increases to 130 spaces, being deficient by 20 spaces. With the proposed 90° parking configuration the parking count increases to 138 spaced, being deficient by 12 spaces. Public Works would need to review and approve the newly proposed parking configurations.

**CLURO SECTIONS:****6.3.19 Public and Private Primary and Educational Facilities**

2 per classroom plus 1 per faculty including administrative staff member, or the required kindergarten, elementary, parking spaces for any auditorium or middle & junior high schools gymnasium facility on the site, whichever is greater

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

The following tree protection requirements shall be in place:

**1. Definition of Protected Tree:**

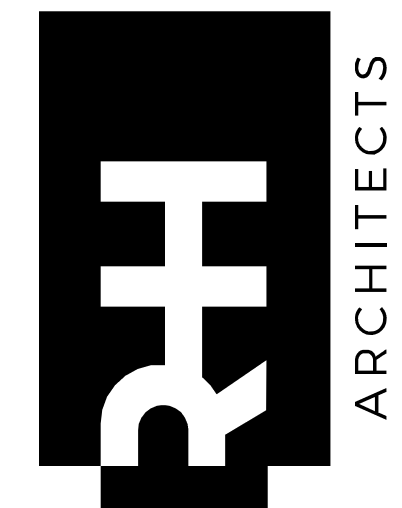
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- b. Upon submission of a tree removal permit, administrative removal shall only be permitted if the Landscape Inspector determines that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be 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.





CONSULTANTS:  
 KYLE ASSOCIATES, LLC  
 STRUCTURAL ENGINEER  
 DDG, PC  
 CIVIL ENGINEER AND LANDSCAPE ARCHITECT  
 FUTCH DESIGN ASSOCIATES, INC.  
 FOOD SERVICE CONSULTANT  
 IMC CONSULTING ENGINEERS, INC.  
 MECH/ELEC ENGINEER

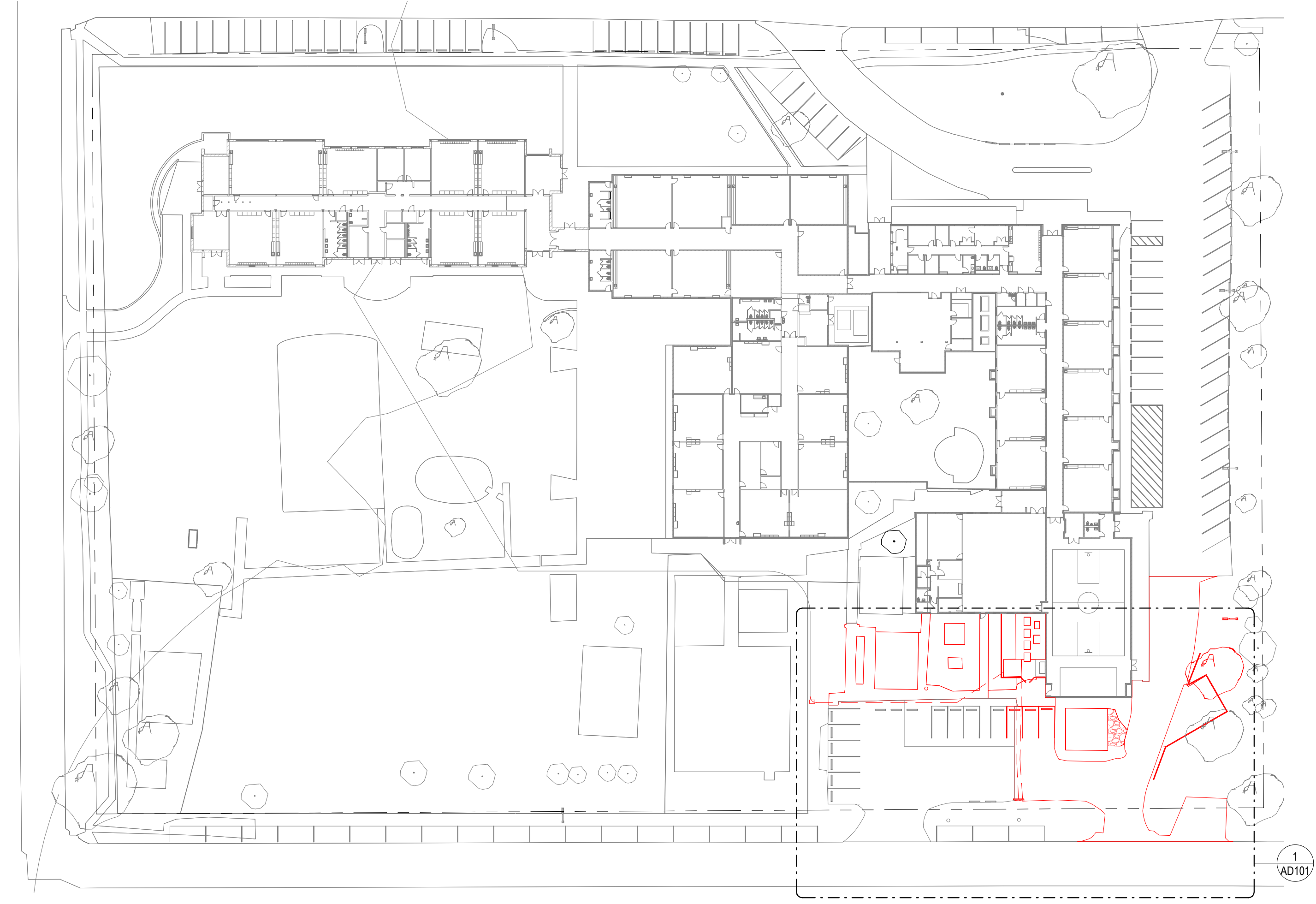


1 | LEVEL 1 FLOOR PLAN - EXISTING  
 1" = 30'-0"

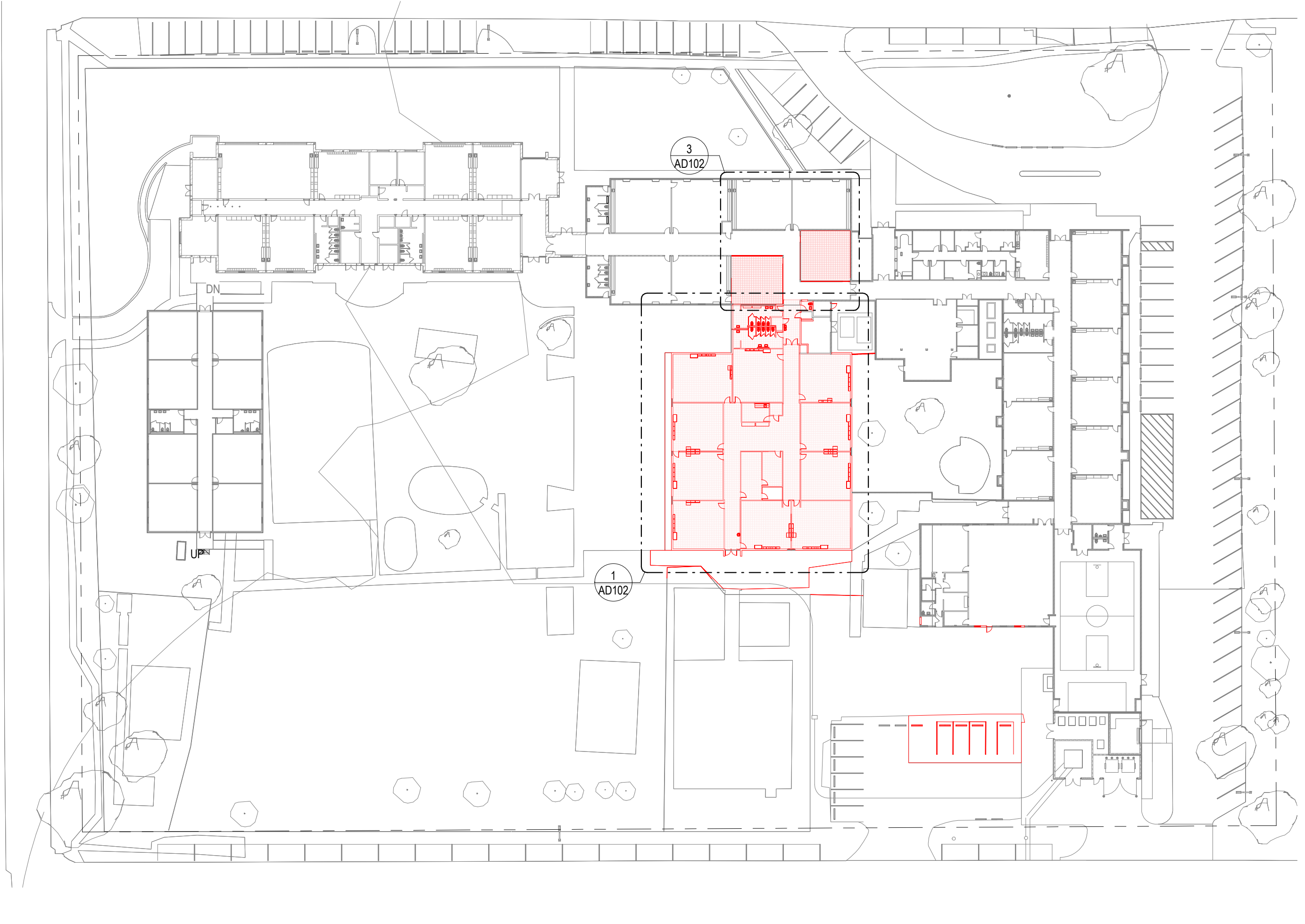
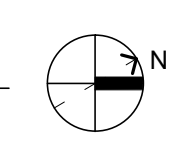
Design Development for  
**Mandeville Elementary  
 Renovations & Additions**  
 STPSB Project Number: #P2545 | 519 Massena Street, Mandeville, LA 70448

PROJECT #:	1325-2002
DATE:	05/15/26
FOR:	REVIEW
© 2026	RHH ARCHITECTS, APAC
REVISION	DATE

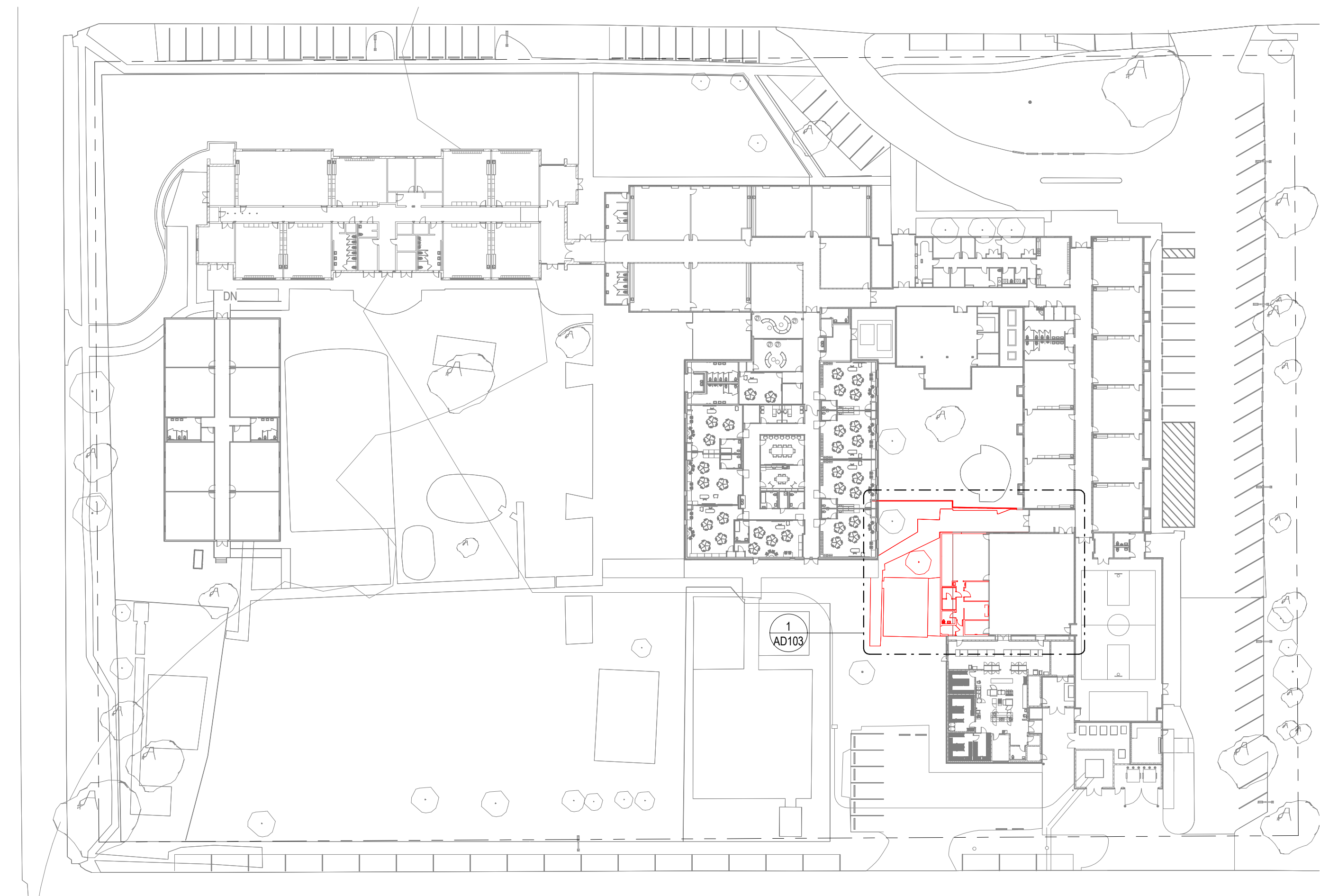
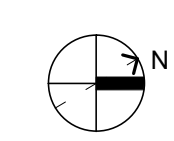
OVERALL  
 FLOOR PLAN -  
 EXISTING  
**AD100-A**



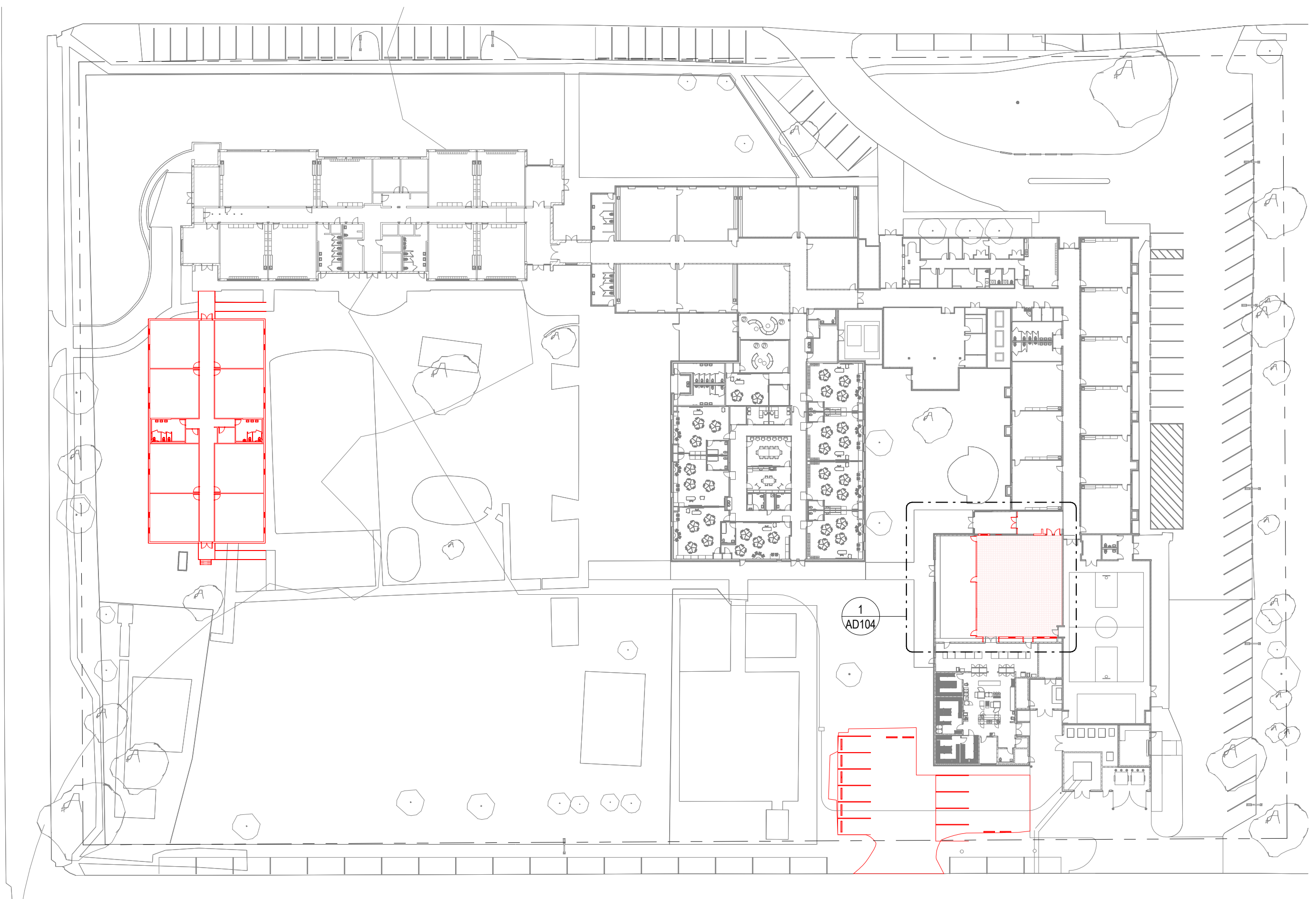
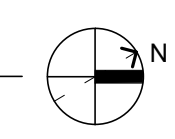
1 | SITE PLAN DEMO - PHASE 1  
1" = 50'-0"



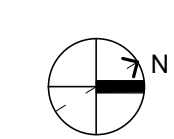
2 | SITE PLAN DEMO - PHASE 2  
1" = 50'-0"



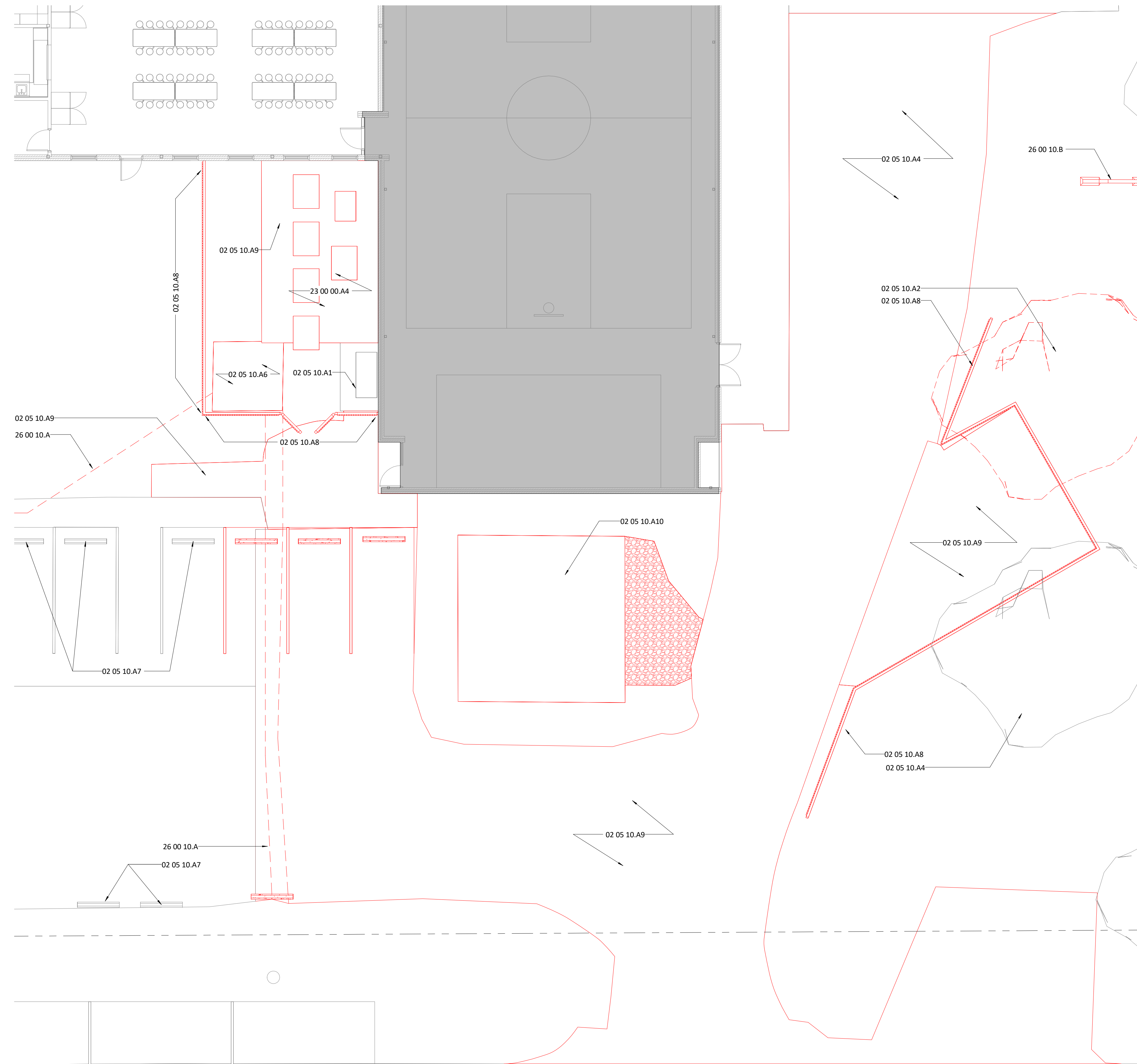
3 | SITE PLAN DEMO - PHASE 3  
1" = 50'-0"



4 | SITE PLAN DEMO - PHASE 4  
1" = 50'-0"



REVISION	DATE

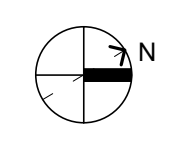


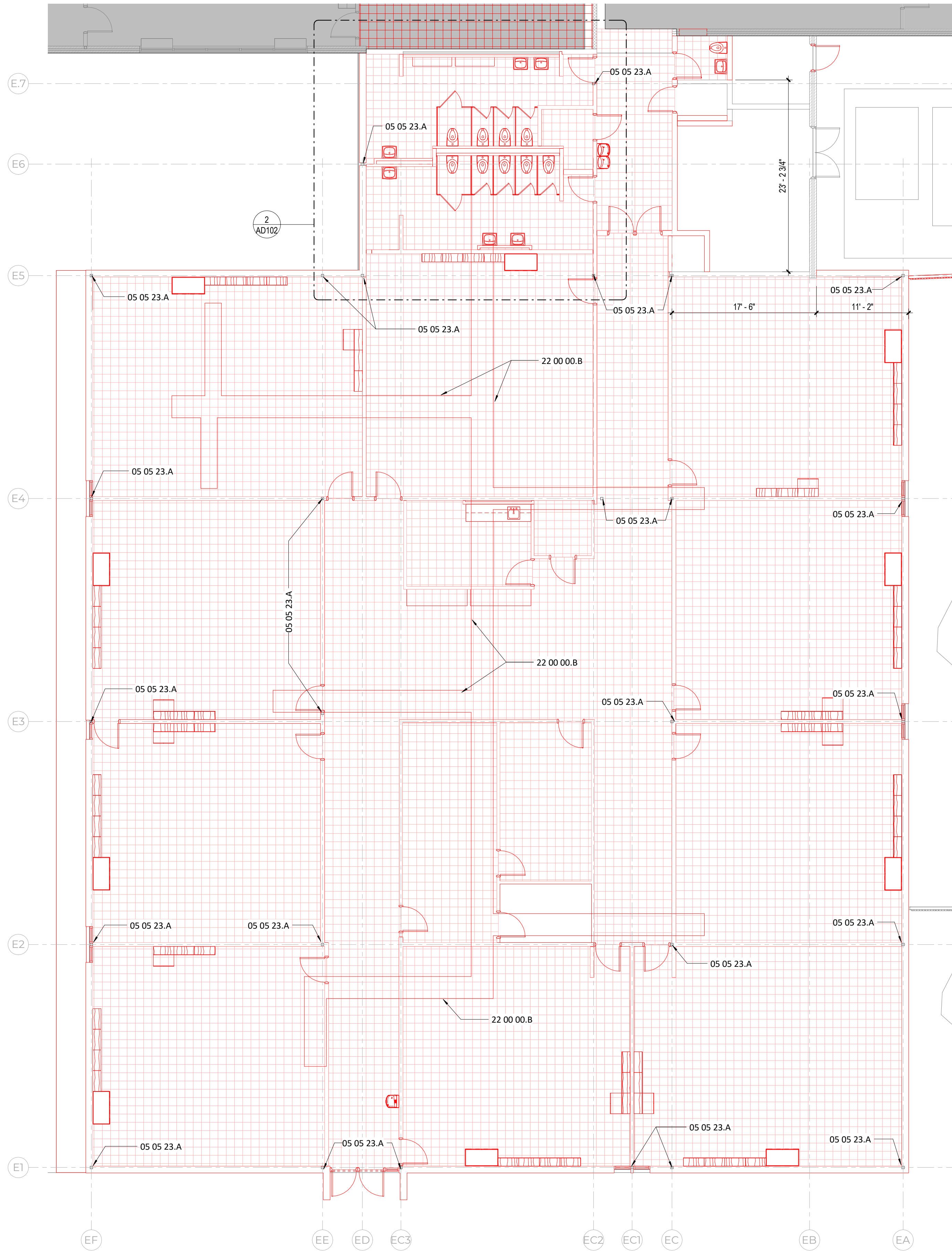
- DEMOLITION KEYNOTES**
- 02 05 10.A1 (020510) EXISTING TRANSFER GEAR AND ASSOCIATED SLAB TO REMAIN
  - 02 05 10.A2 (020510) EXISTING 24" WATER OAK TO BE DEMOLISHED
  - 02 05 10.A4 (020510) EXISTING TREE TO REMAIN. PROVIDE TREE PROTECTION AS INDICATED BY CIVIL.
  - 02 05 10.A6 (020510) EXISTING TRANSFORMER AND ASSOCIATED PAD TO BE REMOVED UPON COORDINATION AND COMPLETION OF NEW TRANSFORMER.
  - 02 05 10.A7 (020510) EXISTING WHEEL STOPS TO BE REMOVED. COORDINATE WITH OWNER FOR DISPOSAL OR REUSE. REMOVE ANY STRIPING ASSOCIATED WITH THE REMOVED WHEEL STOPS.
  - 02 05 10.A8 (020510) EXISTING FENCE AND ASSOCIATED GATES TO BE DEMOLISHED.
  - 02 05 10.A9 (020510) EXISTING PAVING TO BE DEMOLISHED.
  - 02 05 10.A10 (020510) EXISTING SHED STRUCTURE AND ASSOCIATED SLAB TO BE DEMOLISHED.
  - 23 00 00.A4 (230000) EXISTING CONDENSING UNITS TO BE REMOVED AND REINSTALLED IN NEW MECHANICAL YARD. RE-ROUTE CONDENSING LINES PER ENGINEER DRAWINGS.
  - 26 00 10.A (260000) EXISTING UNDERGROUND TRANSFORMER LINES. TO BE DISCONNECTED AS NOTED BY ENGINEER.
  - 26 00 10.B (260000) EXISTING LIGHT POLE TO BE REMOVED AND REPLACED WITH NEW LIGHT POLE.

PROJECT #: 1325-2002  
 DATE: 05/15/26  
 FOR: REVIEW  
 © 2026 RHH ARCHITECTS, APAC

REVISION	DATE

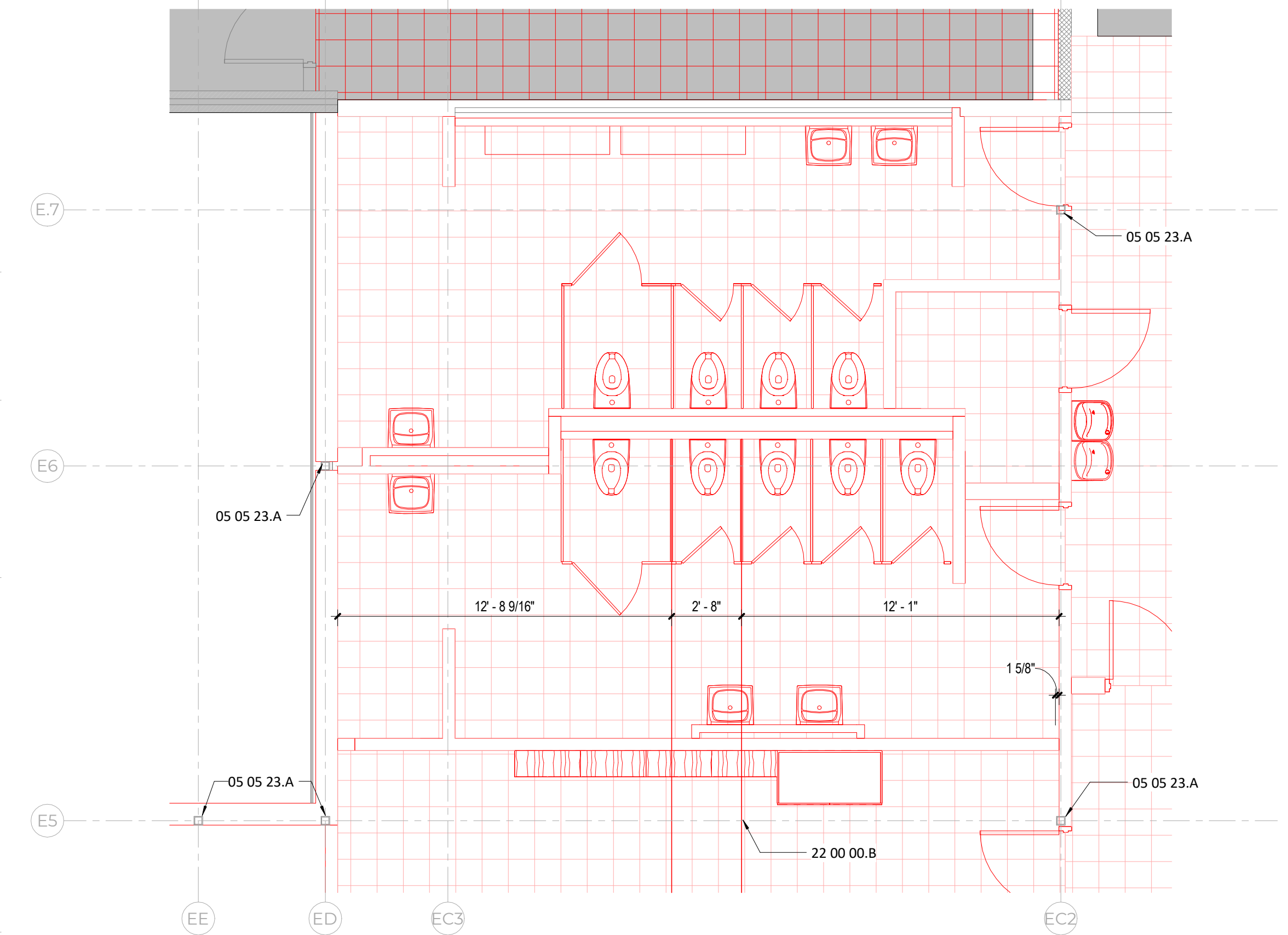
**1** ENLARGED DEMO PLAN - PHASE 1  
 1/8" = 1'-0"





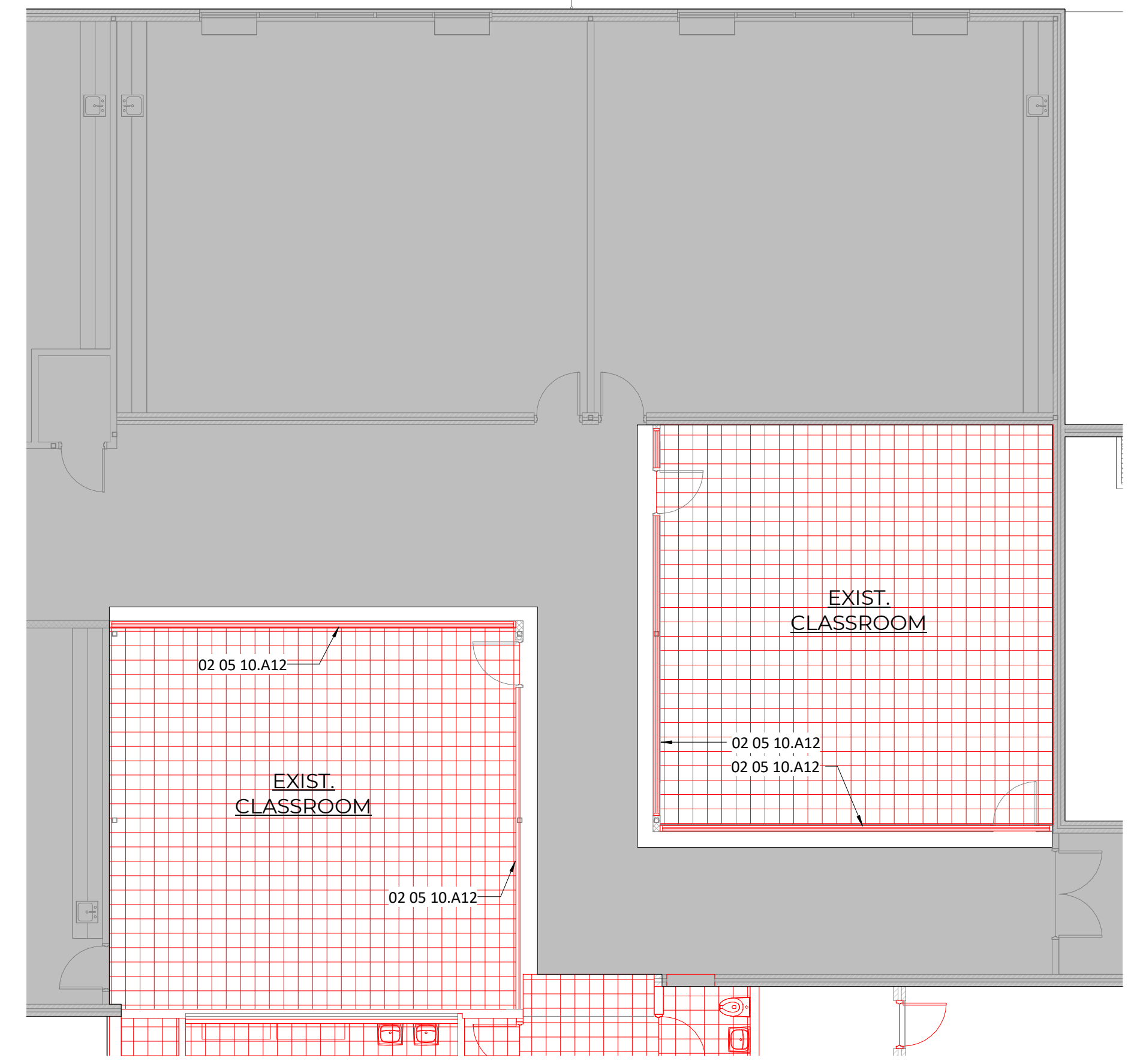
**1 PHASE 2 - CLASSROOM DEMO PLAN**

1/8" = 1'-0"



**2 PHASE 2 - RESTROOM DEMO PLAN**

1/4" = 1'-0"



**3 PHASE 1 - CLASSROOM DEMO PLAN**

1/8" = 1'-0"

- KEYNOTES**
- 02 05 (020510) DEMO EXISTING STOREFRONT
  - 10.A1 SYSTEM TO BE INFILLED WITH GYPSUM
  - 2 BOARD PARTITION
  - 05 05 (050523) EXISTING STRUCTURE TO REMAIN
  - 23.A
  - 22 00 (220000) SLAB CUTS FOR NEW PLUMBING.
  - 00.B



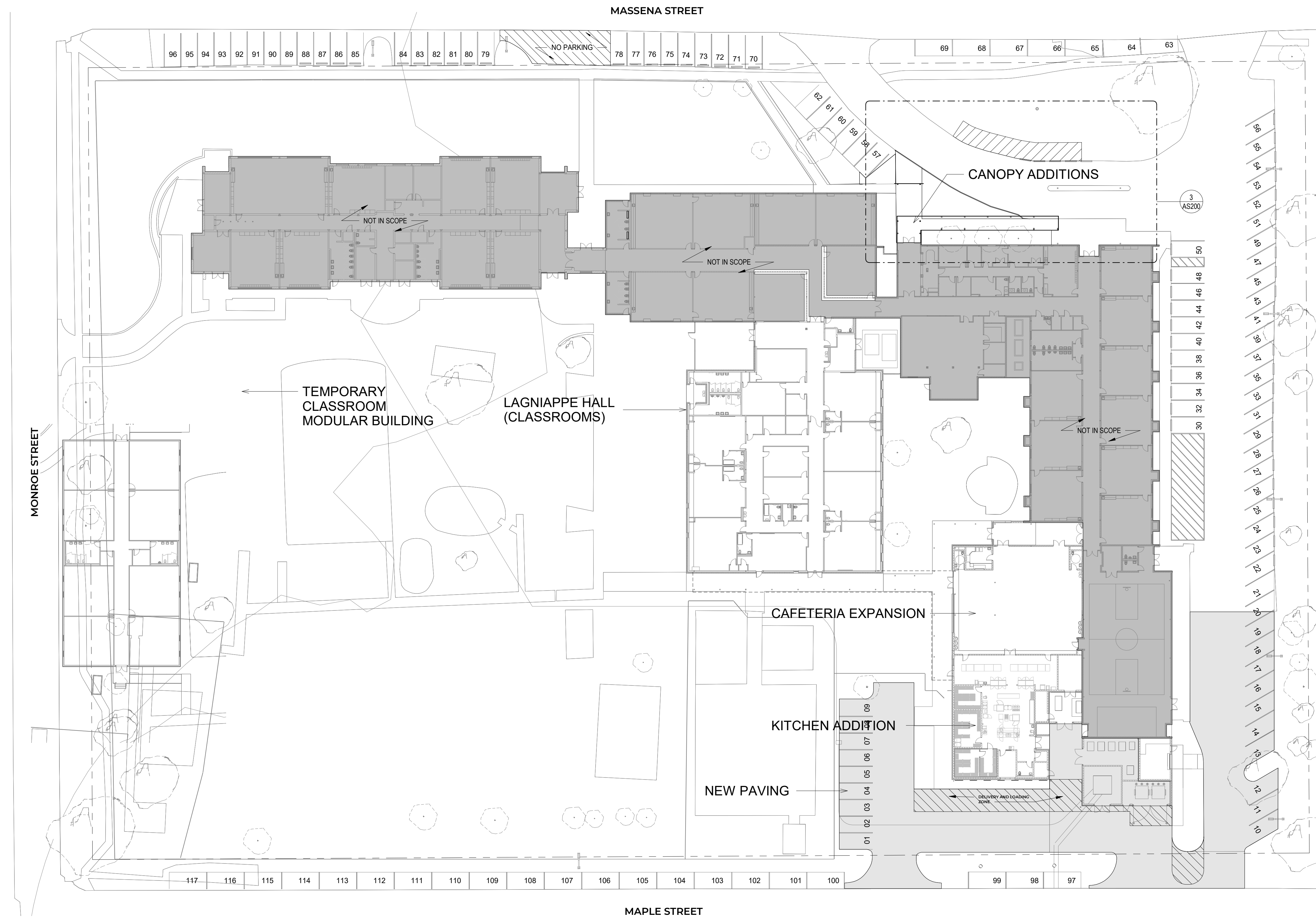
CONSULTANTS:  
 KYLE ASSOCIATES, LLC  
 STRUCTURAL ENGINEER  
 DDG, PC  
 CIVIL ENGINEER AND LANDSCAPE ARCHITECT  
 FUTCH DESIGN ASSOCIATES, INC.  
 FOOD SERVICE CONSULTANT  
 IMC CONSULTING ENGINEERS, INC.  
 MECH/ELEC ENGINEER

Design Development for  
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 STPSE Project Number: #2545 | 519 Massena Street, Mandeville, LA 70448

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DATE:	05/15/26
FOR:	REVIEW
© 2026	RHH ARCHITECTS, APAC
REVISION	DATE

ENLARGED  
 DEMO PLANS -  
 PHASE 2  
**AD102**





**SITE LEGEND:**

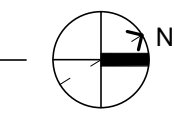
- CONCRETE PAVING
- ASPHALT PAVING
- TEMPORARY LIMESTONE PARKING (TO BE COMPLETED IN PHASE 2)
- PROPERTY LINE
- FLOOD ZONE "X"FAE
- UNDERGROUND ELECTRICAL TRANSMISSION LINES
- SCOPE BOUNDARY
- 2-HR RATED WALL
- 3-HR RATED WALL

**PERVIOUS/IMPERVIOUS PAVEMENT CALCULATIONS:**

**Without including Modular Buildings:**  
 3.09 acres pervious; 3.41 acres impervious  
 (52% impervious)

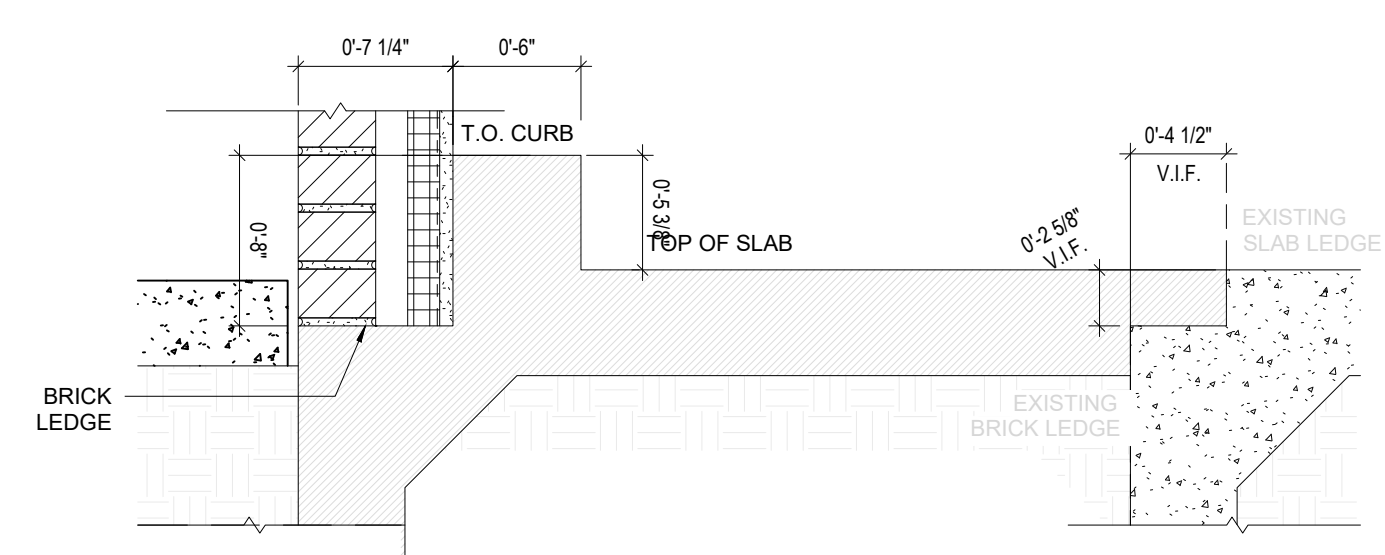
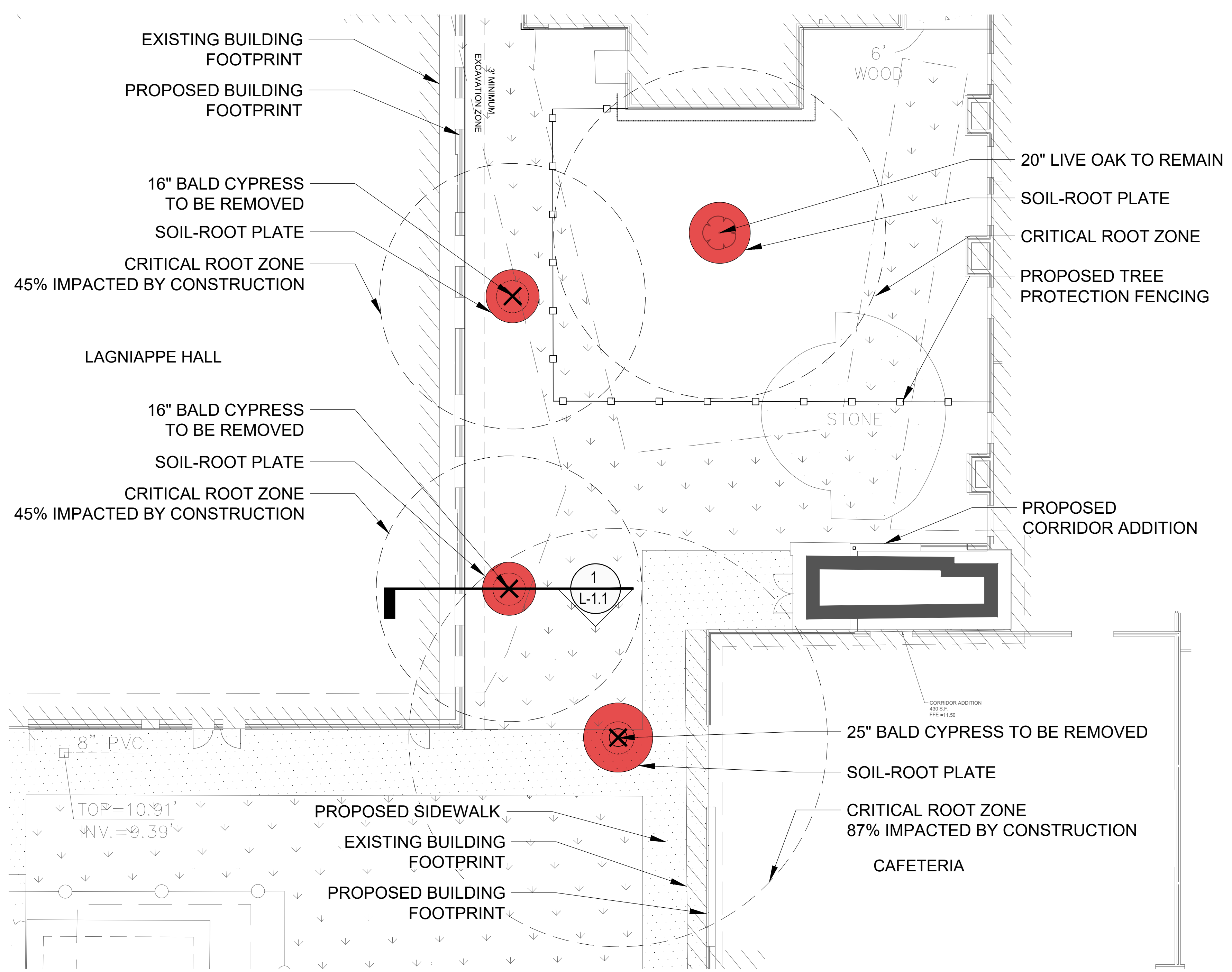
**Including Modular Buildings:**  
 2.76 acres pervious; 3.74 acres impervious  
 (58% impervious)

**1 SITE PLAN - ALL PHASES**  
 1" = 30'-0"

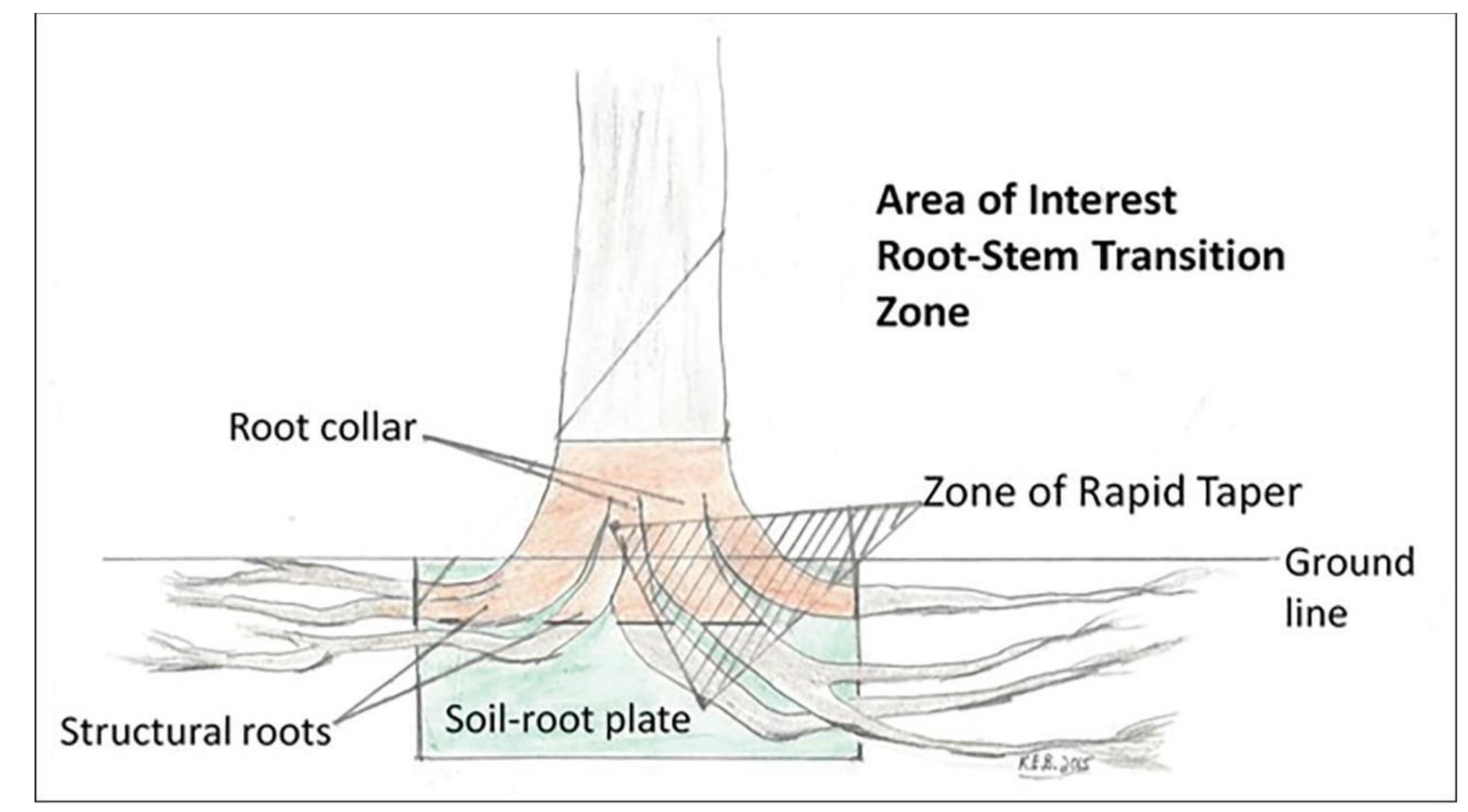


Design Development for  
**Mandeville Elementary Renovations & Additions**  
 STPSE Project Number: PH2545 | 519 Massena Street, Mandeville, LA 70448

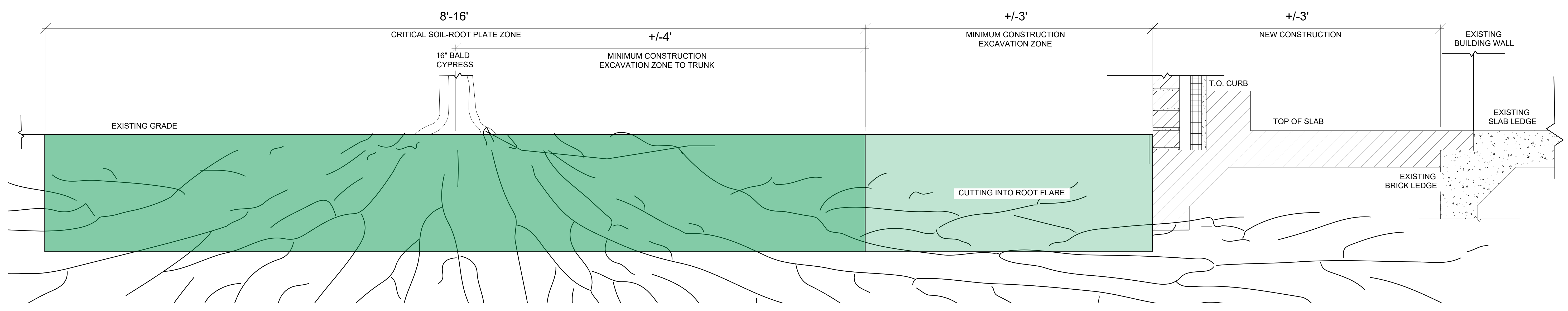
PROJECT #:	1325-2002
DATE:	05/15/26
FOR:	REVIEW
© 2026 RHH ARCHITECTS, APAC	
REVISION	DATE



**2** | **DETAIL**  
N.T.S. | NEW SLAB EDGE - BRICK LEDGE + METAL STUD CURB

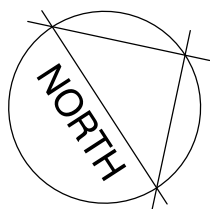
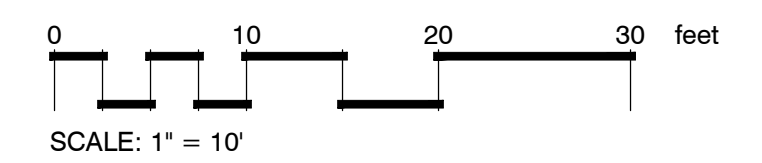


**3** | **SOIL-ROOT PLATE ILLUSTRATION**  
N.T.S.



**1** | **BALD CYPRESS SOIL-ROOT PLATE SECTION**  
N.T.S.

**COURTYARD EXHIBIT**



**MANDEVILLE ELEMENTARY**  
519 MASSENA ST  
MANDEVILLE, LA 70448



**PRELIMINARY NOT FOR CONSTRUCTION**

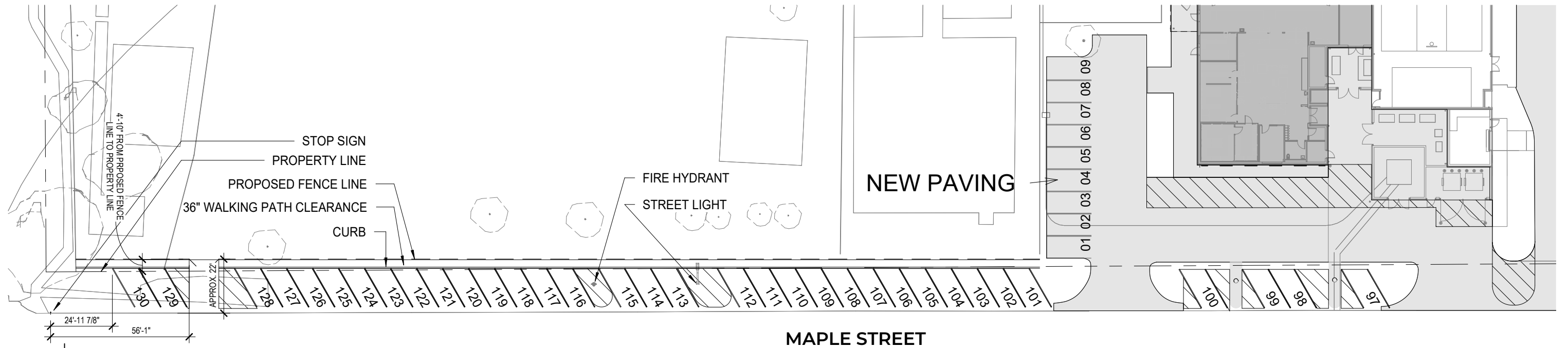
PROJECT NO. 26-1013  
DD SET  
5/15/2026

CHECKED \_\_\_\_\_ CP  
DRAWN BY \_\_\_\_\_ ET

SHEET  
**L-1.1**

Z:\2026\26-1013\LANDSCAPE\DESIGN\26-1013-BOA EXHIBIT.DWG

MONROE STREET



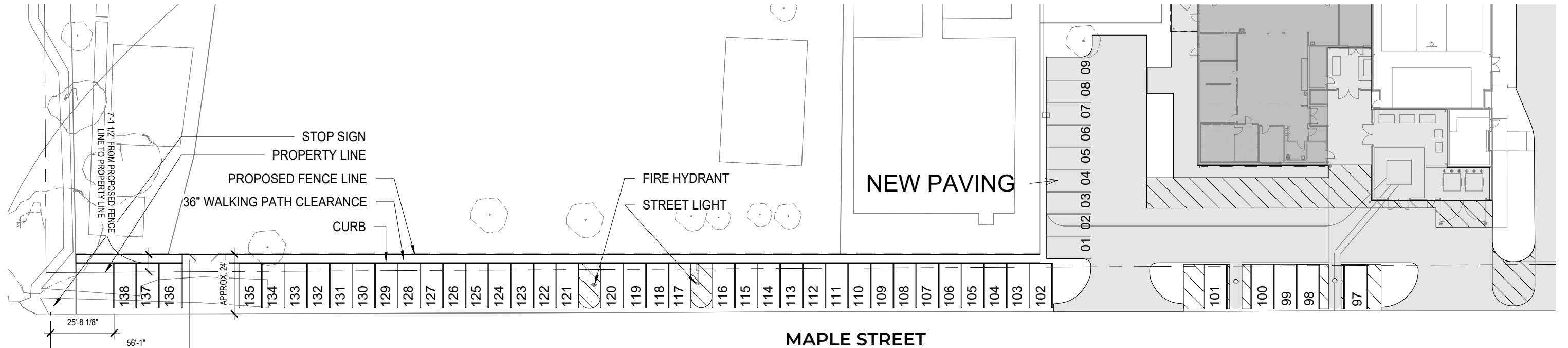
MAPLE STREET

## 2 MAPLE STREET - 60 DEGREE PARKING

PROPOSED IN PARALLEL PARKING LAYOUT: 117 SPACES  
 PROPOSED IN 60 DEGREE PARKING LAYOUT: 130 SPACES

1" = 40'-0"

MONROE STREET



MAPLE STREET

## 1 MAPLE STREET - 90 DEGREE PARKING

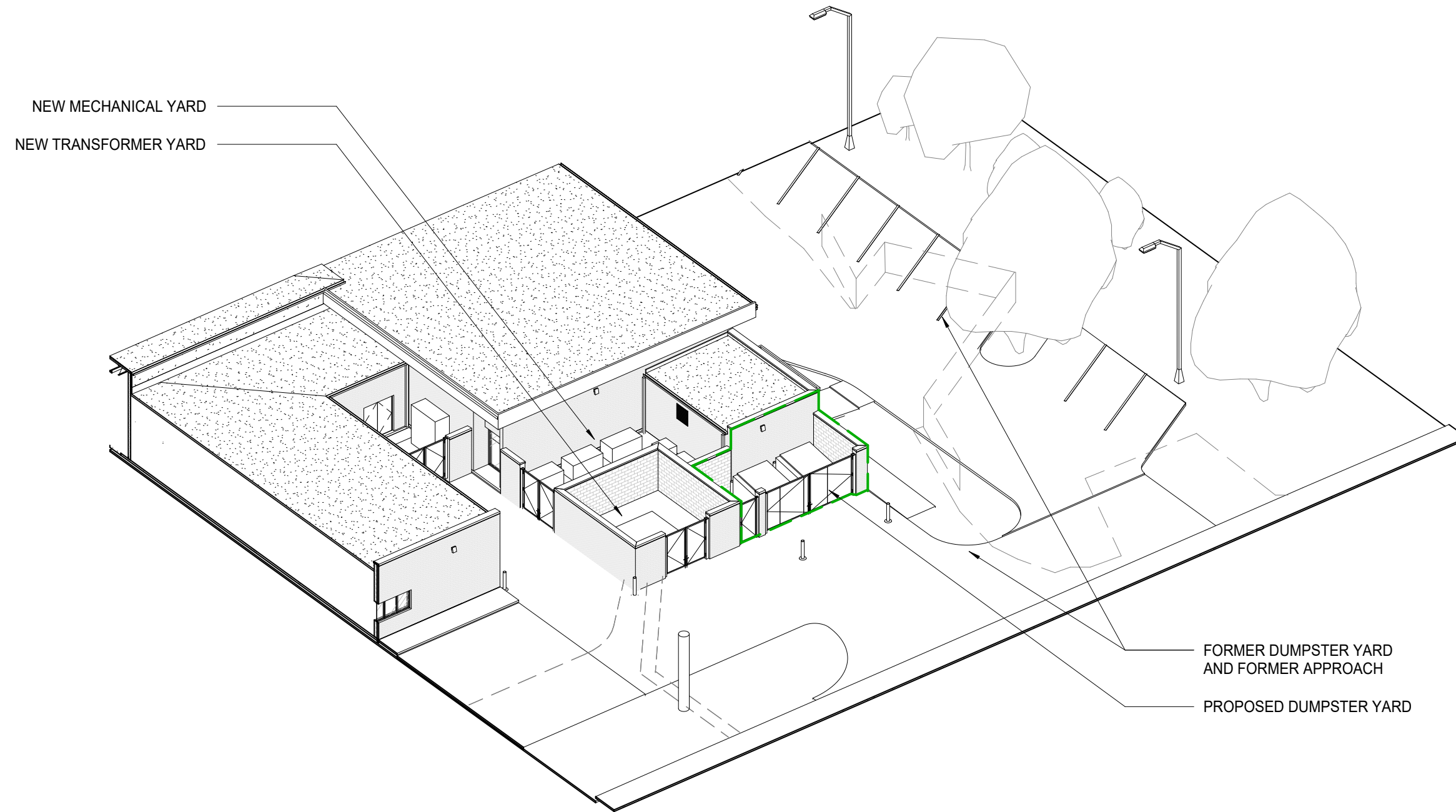
PROPOSED IN PARALLEL PARKING LAYOUT: 117 SPACES  
 PROPOSED IN 90 DEGREE PARKING LAYOUT: 138 SPACES

1" = 40'-0"

1325-2002

DATE - 06/17/26

Mandeville Elementary Renovations & Additions



# 1 | 3D - Dumpsters

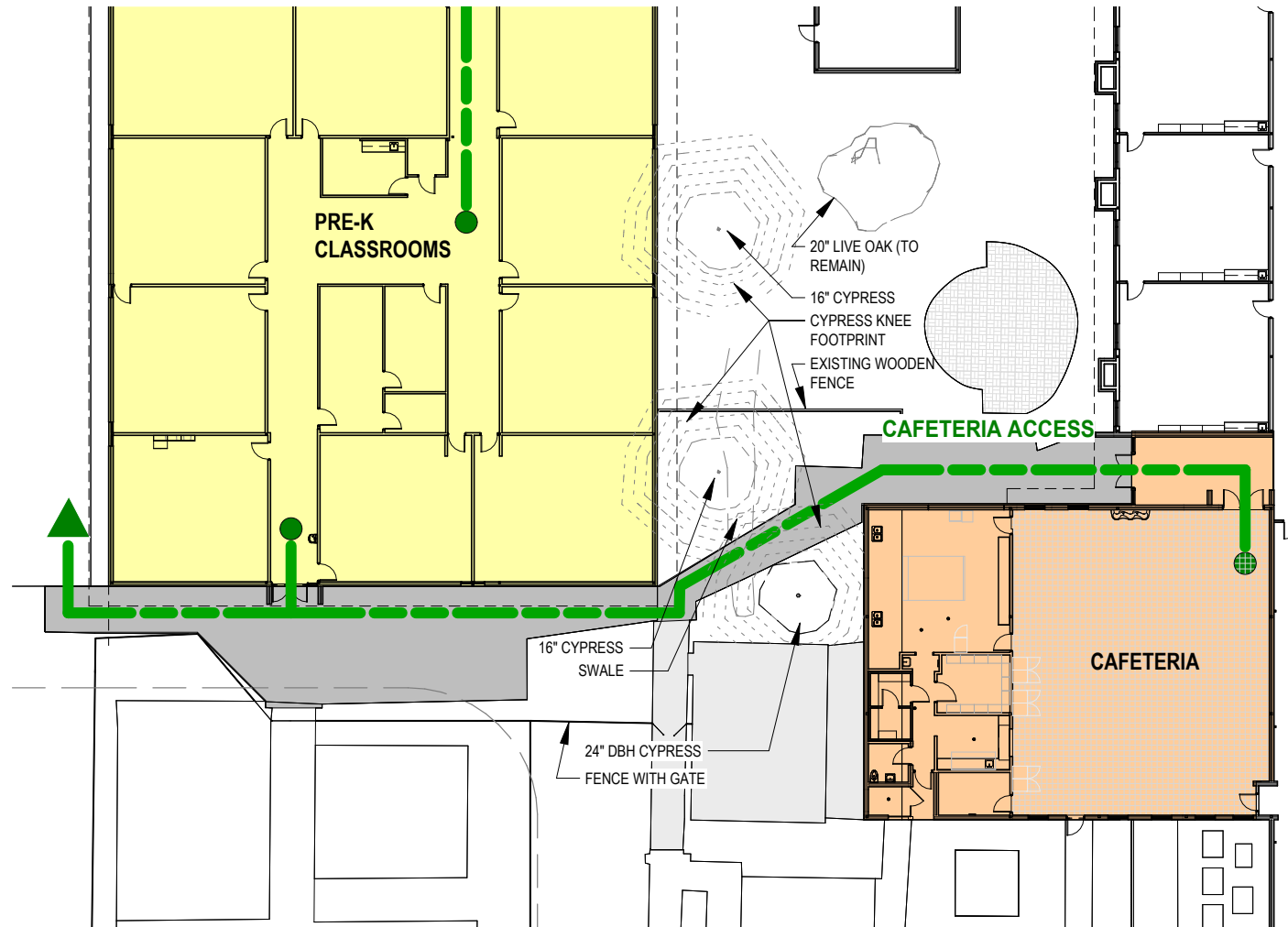
1325-2002

DATE - 06/17/26

Mandeville Elementary Renovations & Additions

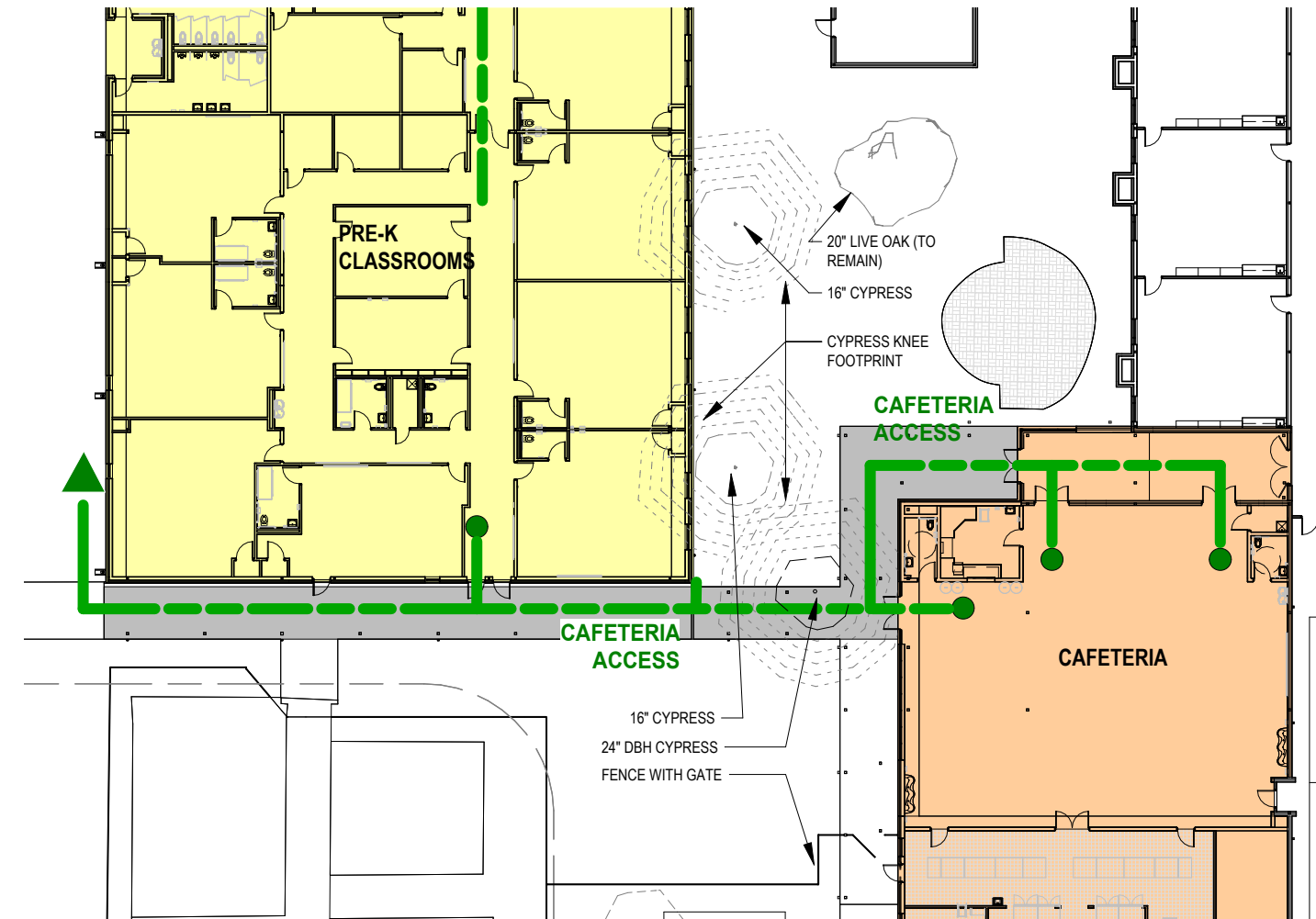
LEGEND

- PRE-K CLASSROOMS  
Includes Students With Exceptionalities (SWE). Ages range from 3-5 years old.
- CAFETERIA  
Used by all students in the school.
- PATH OF TRAVEL
- PAVED PATHWAYS FOR CONSIDERATION



1 | EXISTING)

1/32" = 1'-0"



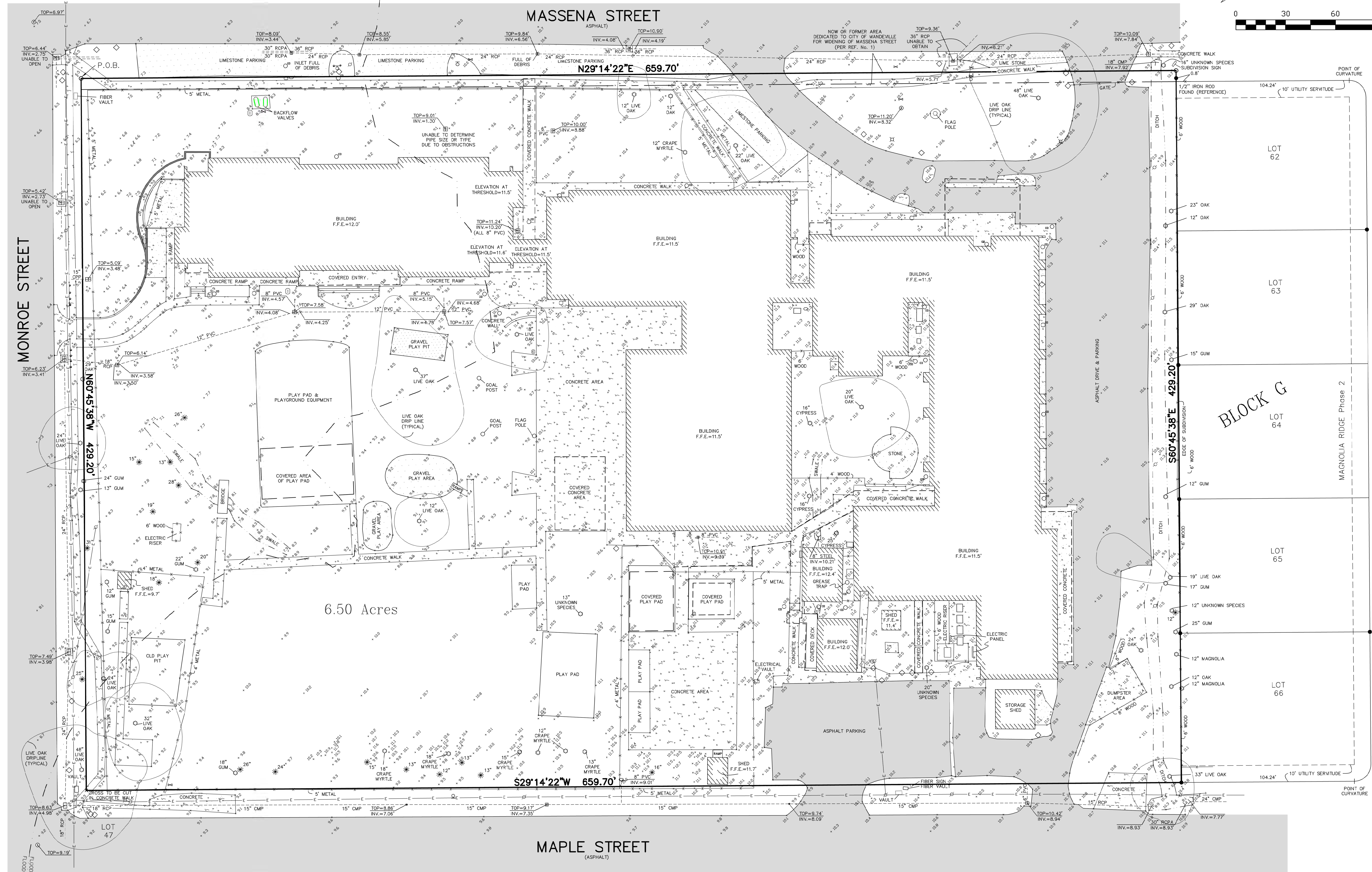
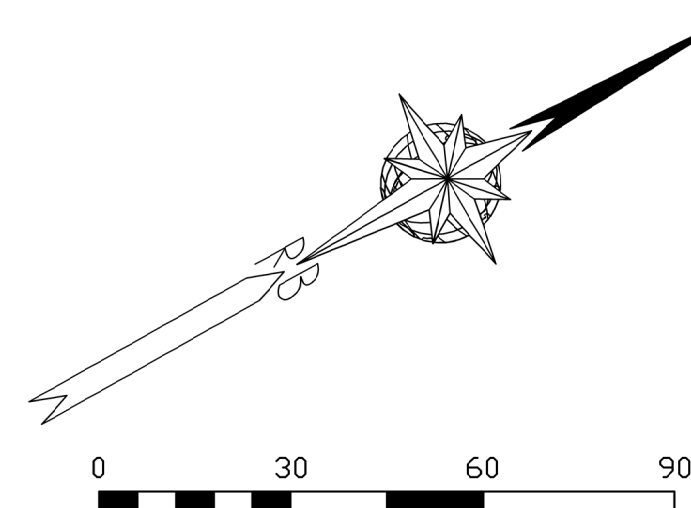
2 | PROPOSED)

1/32" = 1'-0"

1325-2002

DATE - 06/17/26

Survey of  
**MANDEVILLE ELEMENTARY SCHOOL**  
 KNOWN AS A 6.50 ACRE PARCEL OF LAND  
 SITUATED IN BLOCKS 73, 74 & 75 \* TOWN OF MANDEVILLE  
 CITY OF MANDEVILLE \* SEC 47, T-8-S, R-11-E  
 GREENSBURG LAND DISTRICT \* ST. TAMMANY PARISH, LOUISIANA



**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES, LA SOUTH ZONE 1702 -ALSO BASIS FOR BEARINGS
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88(GEOD12A)
- OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS
- NO ARBORIST WAS PRESENT DURING THIS TREE SURVEY. TREE SPECIES SHOWN HEREON WERE IDENTIFIED TO THE BEST OF THIS FIRM'S ABILITIES. THIS FIRM MAKES NO GUARANTEE THAT THE SPECIES SHOWN HEREON ARE CORRECT
- ALL BUILDING FINISHED FLOOR ELEVATIONS (F.F.E.) WERE TAKEN AT THE EXTERIOR THRESHOLD OF THE DOOR
- IF NO INVERT IS SHOWN THIS FIRM WAS UNABLE TO OBTAIN IT.

**LEGEND**

- DROP INLET
- SIGNAGE
- LIGHT STANDARD
- IRRIGATION CONTROL
- TELEPHONE RISER
- MAN HOLE
- SEWER CLEANOUT
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GUY WIRE
- UTILITY POLE
- GAS VALVE
- DRAIN MANHOLE
- PINE TREE
- EXISTING ELEVATION
- OVERHEAD UTILITY LINE
- FENCE LINE
- OVERHANG & COVERED AREA
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD TO BE SET

REFERENCE:  
 MONROE RIDGE Phase 2 plat  
 Map File No. 1156  
 Date Filed: 8-25-1993  
 NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICED, 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.

Note: Per FEMA LOMR-F letter dated 8-30-2016, Case No. 16-05-1792P the property described is located in a special flood hazard area. It is located in Flood Zone X-1.

**ADVANCED**

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04566

CALL "LOUISIANA ONE-CALL"  
 BEFORE DIGGING  
 PH. 1-(800)-272-3020

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND/OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

**RANDALL W. BROWN & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
 (985) 624-5368 • INFO@BROWNSURVEYS.COM

**SURVEY OF  
 MANDEVILLE ELEMENTARY SCHOOL**  
 CITY OF MANDEVILLE \* SEC 47, T-8-S, R-11-E  
 GREENSBURG LAND DISTRICT \* ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:  
 J.E.D.  
 CHECKED BY:  
 RWB  
 DATE:  
 7-25-2025  
 SCALE:  
 1" = 30' ±  
 SURVEY No.  
 25350

SHEET

Copyright 2025 - Randall W. Brown & Associates, Inc. D:\Survey\2025\25350\25350.dwg

## CASE SUMMARY SHEET

CASE NUMBER: V26-06-19

DATE RECEIVED: May 18, 2026

DATE OF MEETING: June 9, 2026 and June 23, 2026

Address: 1498 Rue Beauvais

Subdivision: Fontainebleau, Lot 243

Zoning District: R-1 - Single Family Residential District

Property Owner: Anthony Rabito III

**REQUEST:** V26-06-19 – Anthony Rabito III requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Fontainebleau, Lot 243, R-1 - Single Family Residential District, 1498 Rue Beauvais

**CASE SUMMARY: Encroach into the side setbacks to construct an addition**

The applicant owns the property at 1498 Rue Beauvais located on the north side of Rue Beauvais in the Fontainebleau Subdivision. The property is irregular in shape and measures 98' along the front property line, 152' along the east property line, 122' along the rear property line, and 187' along the west property line, containing 18,167 sqft per a site plan prepared by Diamond Design and dated 5.04.2026. The property is improved with a single-family residence.

A permit was submitted on May 12<sup>th</sup> for an addition and renovation of the main structure. The applicant is requesting to construct an addition on both sides of the existing structure. The addition would be 10' from the west property line and 10'-7" from the east property line. The lot has a frontage of 98' requiring side setbacks of 16'. The west side setback would be deficient by 6' and the east side setback would be deficient by 5'-5". The structure would be compliant with the front and rear setbacks, and the site would be compliant with the maximum allowed impervious percentage.

	Proposed	Required	Difference
Front Setback	25'	25'	0'
Rear Setback	30'	30'	0'
West Side Setback	10'	16'	-6'
East Side Setback	10'-7"	16'	-5'-5"

**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%

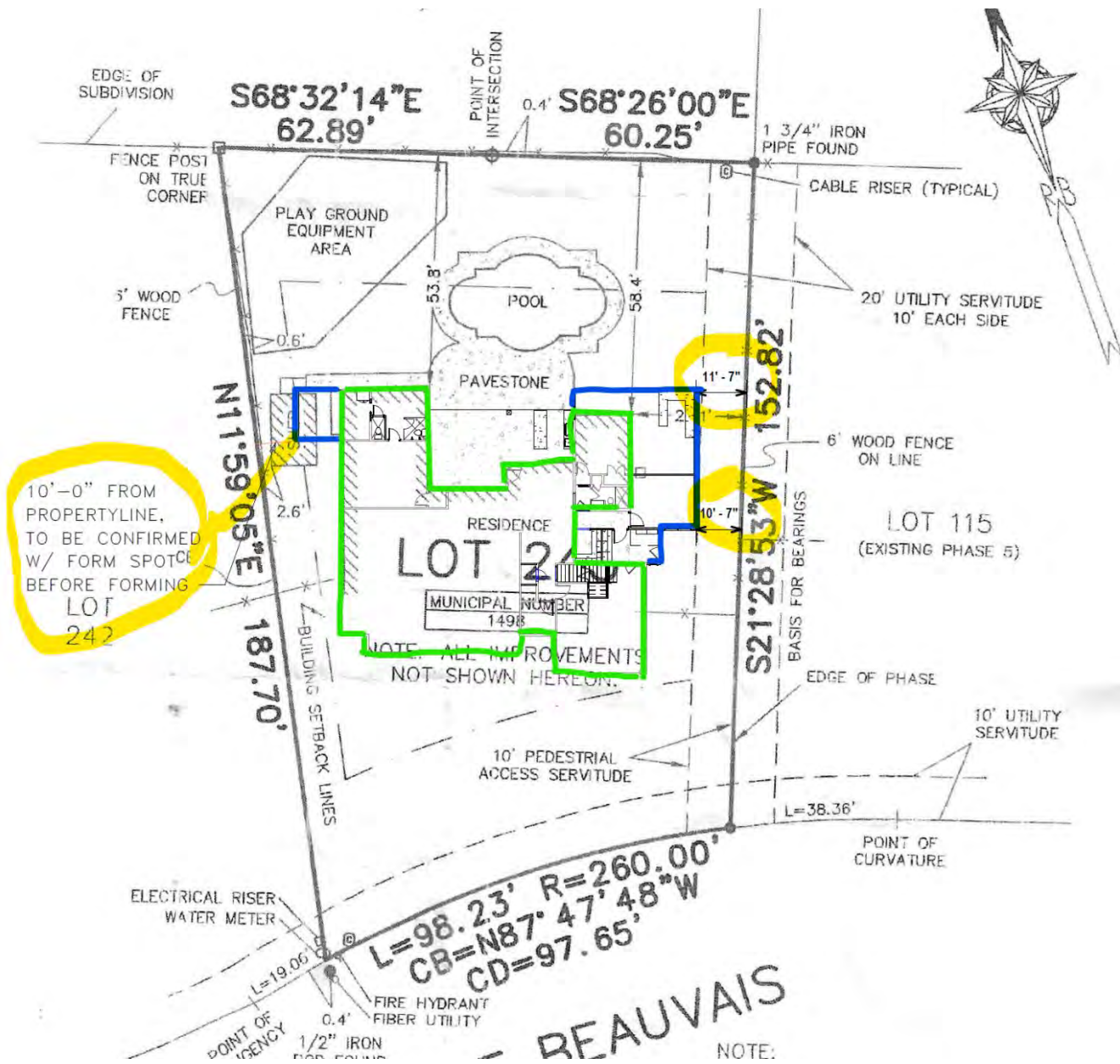
\*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.



# Site Plan - Old Footprint vs New w/ Setbacks

## 1498 Rue Beauvais | Permit 26-11319

Anthony Rabito III  
5/20/2026



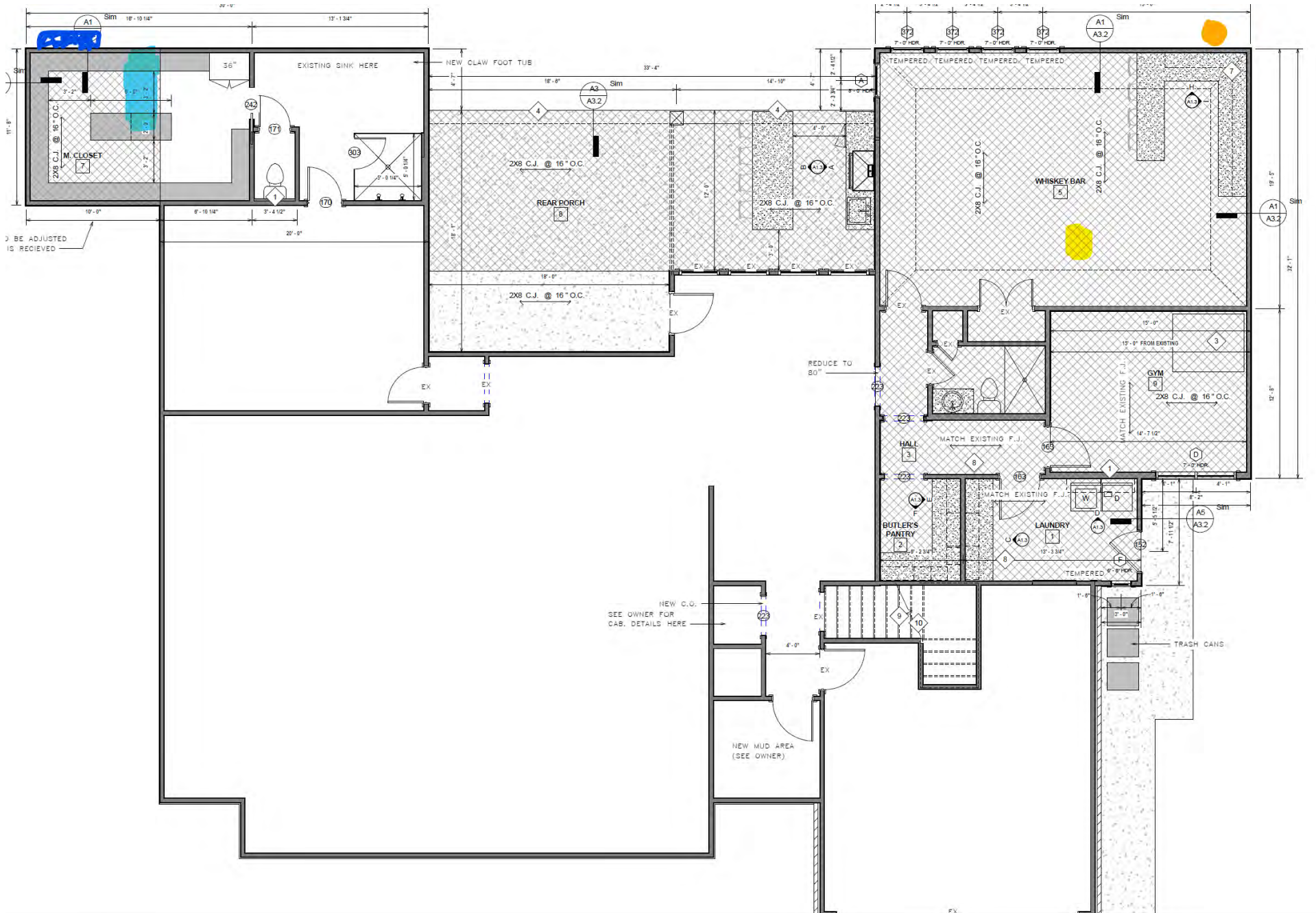
- The existing footprint is outlined in green
- The new addition footprint is outlined in blue
- The new setbacks are circled in yellow
- The entire addition is being added to the rear half of the house, all located behind the gated wooden fence
- Please refer to the separate site plan for mechanical locations



# Site Plan – Mechanical Relocation 1498 Rue Beauvais | Permit 26-11319

Anthony Rabito III

5/20/2026



**Site Plan – Mechanical Relocation**  
**1498 Rue Beauvais | Permit 26-11319**

Anthony Rabito III

5/20/2026

Pool Pump Equipment (top left):

- Light Blue is the existing location of the pool pump equipment
- Dark Blue is the planned and proposed new location of the pool pump equipment

A/C Condenser (top right):

- Light yellow is the existing location of the condenser unit
- Orange dot is the planned and proposed new location of the condenser unit



January 12 2026

Anthony Rabito  
Rebecca Rabito  
1498 Rue Beauvais  
Mandeville, LA 70471

RE: Sheds & Other Additions

Dear Anthony Rabito & Rebecca Rabito:

Thank you for completing the Fontainebleau Property Owners Assoc. Application for Modification and providing the supporting documentation for the following:

**Sheds & Other Additions**

This letter is to inform you that your application has been **approved** by the ACC/ARC Committee as stipulated below:

**House addition is approved as submitted, including a variance for a corner of the master closet addition to extend <1' into the side setback.**

We appreciate your understanding and patience during this process.

If you have any questions or concerns regarding the committee's determination, please contact your property manager. Their contact information is provided below:

DJ Audibert  
[REDACTED]  
[REDACTED]

Sincerely,

LaRae Bowman  
Customer Service Manager  
[REDACTED]

**Easements / Servitudes:** Architectural Control Committee (ACC) and/or Board of Directors (BOD) approval is subject to property owner(s)' responsibility for removal and replacement of any obstacle(s) within an easement/servitude if access for maintenance is required.

**Disclaimer:** Review of plans and specifications by the Architectural Control Committee (ACC) and/or Board of Directors (BOD) is for the purpose of assuring the desired aesthetics for the subdivision and the steady quality of construction on the property affected by the Covenants and Restrictions and is not intended, nor shall it be construed, to be for the benefit of any other party(ies). No party who submits plans and specifications shall have any right or cause of action against the ACC or BOD, or any of its members, for alleged negligent or intentional failure to advise of any deficiencies or defects therein, it being understood that same is not being monitored, and no such duty is owed.

**Variance:** Any variance granted by the ACC and/or BOD is considered on an individual, case by case basis, and shall not be deemed to set any precedent for future decisions. Further, the granting of a variance shall not alter the force or effect of the Covenants and Restrictions with regard to other lots.

**All ACC approvals are subject to obtaining the appropriate Parish permits. Further, if your project(s) have a potential impact on**

**Nick and Patrice LaRocca**

1396 Rue Beauvais  
Mandeville, LA 70471

[REDACTED]

June 8, 2026

**City of Mandeville Planning and Zoning Commission**

3101 E. Causeway Approach  
Mandeville, LA 70448  
permits@cityofmandeville.com

**RE: Letter of Support for Variance Request at 1498 Rue  
Beauvais, Mandeville, LA 70471 / Case Number: V26-06-19**

Dear Members of the Planning and Zoning Commission,

Please accept this letter as formal expression of my support for the variance request submitted by Anthony and Rebecca Rabito for the property located at 1498 Rue Beauvais, Mandeville, LA 70471.

As business leaders and life-long residents of Mandeville, we are familiar with the proposed project, which involves a side-yard setback reduction. The Rabito's are our next-door neighbors and we fully support their project.

I urge the Commission to approve this variance application. Thank you for your time, service, and dedication to the City of Mandeville.

Sincerely, 

Nick and Patrice LaRocca

Next-door neighbor, property owner and resident of  
Fontainebleau Subdivision

**Kim and Andrea Plaisance**  
1494 Rue Beauvais  
Mandeville, LA 70471

June 8, 2026

**City of Mandeville Planning and Zoning Commission**  
3101 E. Causeway Approach  
Mandeville, LA 70448  
permits@cityofmandeville.com

**RE: Letter of Support for Variance Request at 1498 Rue  
Beauvais, Mandeville, LA 70471 / Case Number: V26-06-19**

Dear Members of the Planning and Zoning Commission,

Please accept this letter as formal expression of my support for the variance request submitted by Anthony and Rebecca Rabito for the property located at 1498 Rue Beauvais, Mandeville, LA 70471.

As retirees and life-long residents of Mandeville, living in Fontainebleau for 30+ years, we are familiar with the proposed project, which involves a side-yard setback reduction. The Rabito's are our next-door neighbors and we fully support their project.

I urge the Commission to approve this variance application. Thank you for your time, service, and dedication to the City of Mandeville.

Sincerely,

  
Kim and Andrea Plaisance

Next-door neighbor, property owner and resident of  
Fontainebleau Subdivision

**Tommy and Merribeth Bazzell**  
1497 Rue Beauvais  
Mandeville, LA 70471

June 8, 2026

**City of Mandeville Planning and Zoning Commission**  
3101 E. Causeway Approach  
Mandeville, LA 70448  
permits@cityofmandeville.com

**RE: Letter of Support for Variance Request at 1498 Rue  
Beauvais, Mandeville, LA 70471 / Case Number: V26-06-19**

Dear Members of the Planning and Zoning Commission,

Please accept this letter as formal expression of my support for the variance request submitted by Anthony and Rebecca Rabito for the property located at 1498 Rue Beauvais, Mandeville, LA 70471.

As business leaders and long-time residents of Mandeville, living in Fontainebleau for 20+ years, we are familiar with the proposed project, which involves a side-yard setback reduction. The Rabito's are our neighbors across the street and we fully support their project.

I urge the Commission to approve this variance application. Thank you for your time, service, and dedication to the City of Mandeville.

Sincerely,

  
Tommy and Merribeth Bazzell

Neighbor, property owner and resident of Fontainebleau  
Subdivision

**CASE SUMMARY SHEET****CASE NUMBER: A26-06-01****DATE RECEIVED: May 21, 2026****DATE OF MEETING: June 9, 2026 and June 23, 2026****Address: 339 Marigny****Subdivision: Old Town of Mandeville, Square 13 Lot 15****Zoning District: R-1 - Single Family Residential District****Property Owner: Phyllis Marchand**

**REQUEST: A26-06-01 – Mary Ann Simoneaux requests an appeal to the Zoning Commission regarding the decision of the Planning Director and the grading ordinance interpretation, Old Town of Mandeville, Square 13 Lot 15, 339 Marigny**

**CASE SUMMARY: An appeal of the compliance of a drainage plan for 339 Marigny**

The subject property at 339 Marigny is located on the east side of Marigny Ave., south of Madison St., and north of Jefferson St. The property measures 63' x 202' and contains 12,726 sqft per a drainage plan prepared by Lowe Engineers and dated 2.12.2024. The property is improved with a single-family residence.

A permit was submitted in May of 2024 for the elevation of the structure to meet BFE + 2', and a paving permit was submitted in July of 2025 for a new driveway and sidewalk on the property. A final drainage inspection was conducted on 2.25.2026 for the paving permit and was passed.

The appellant met with Ms. Bartholomew, Mr. Siverd, and Mr. Parnell on May 5<sup>th</sup>, 2026 to discuss her concerns about the flooding of her property next door at 347 Marigny due to the actions taken in conjunction with the elevation and paving permits for 339 Marigny.

Two site visits were conducted, the first on May 7<sup>th</sup> after a significant rain event, and the second on May 12<sup>th</sup> after an inch of rain fell overnight. At the site visit on May 7<sup>th</sup> Mr. Siverd shot elevation grades on the property of 347 Marigny to compare against the submitted drainage plan, and determine if storm water had the ability to enter the City drains or if it was entering the property of 347 Marigny due to the recent improvements made.

The elevations shot demonstrate that there is a fall of over 6" from the rear to the front of the property, allowing for stormwater to enter the catch basins on Marigny. There were also numerous depressions identified at 347 Marigny which are contributing to the nuisance ponding experienced by the appellant. At the visit conducted on May 12<sup>th</sup> there was no standing water observed on the south side of 347 Marigny, but there was standing water observed on the north side of 339 Marigny.

It is the opinion of the Planning Department and Public Works that there is no apparent violation of the drainage plan submitted for 339 Marigny.

**CLURO SECTIONS:****4.3.4.1. Procedures for Filing Appeals**

1. Any person aggrieved by a decision of any of the officers, departments, or City staff that administer the provisions of these land use regulations may appeal to the Zoning Commission within thirty (30) days after the decision has been rendered. If a building or structure is believed by the Building Inspector to be unsafe or dangerous, the Planning Director may limit the time for such appeal to a shorter period with the consent of the Mayor.
2. City officials or employees shall produce all papers, correspondence, and records requested by the Zoning Commission for any hearing or meeting held by the Board.
3. An appeal stays all proceedings and furtherance of the action appealed from, unless the Building Inspector certifies to the Commission, after a notice of appeal shall have been filed with the Planning Director, by reason of facts stated in the certificate, that a stay would, in his opinion, cause imminent peril of life or property. In such cases, proceedings shall not be stayed other than by a restraining order which may be granted to the Zoning Commission by the District Court of the parish, and notice to the City Clerk and on due cause shown.
4. The Zoning Commission shall adopt rules of procedure to fix a reasonable time for hearing appeals, give notice thereof, as well as due notice to the interested parties, and shall decide the appeal within a reasonable time and in accordance with the Adopted Rules and Procedures of the Zoning Commission. At the hearing, any party may appear in person or by an attorney.





# MANDEVILLE

A Historic Lakefront Community

## Department of Planning and Development

CLAY MADDEN  
MAYOR

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

CITY COUNCIL:  
JASON ZUCKERMAN  
SCOTT DISCON  
CYNTHIA STRONG-THOMPSON  
KEVIN VOGELTANZ  
JILL MCGUIRE

May 12, 2026

Mary Ann Simoneaux  
347 Marigny Ave  
Mandeville, LA 70448

RE: Drainage Complaint

Mrs. Simoneaux,

At your request, a drainage inspection was completed by Clif Siverd with the Dept. of Public Works on Thursday May 7, after a significant rain event. Mr. Siverd, with your permission, shot elevation grades on your property. The property owner at 339 Marigny submitted a drainage plan by Lowe Engineers dated February 12, 2024.

Mr. Siverd went to the property to see if the storm water has the ability to enter the City drains at the property line of 339 and 347 Marigny and observe if storm water is entering 347s yard due to recent improvements and elevation of the home at 339.

The elevations demonstrate that storm water can make it to the catch basins on Marigny with a difference of fall over 6" from the rear to the front on your property. There were numerous depressions on your property that are contributing to the nuisance ponding you are experiencing. Looking under and over the fence, into 339's property it appeared the property is slightly lower and is accommodating run off from the property.

An additional site visit was conducted on May 12, 2026, the morning after an inch of rain fell overnight. No standing water was observed on 347 Marigny on the south side. There was standing water on the north side of 339 Marigny.

There is no apparent violation of the drainage plan submitted.

ATTACHED:

Drainage Plan with elevation  
Photos taken 5.07.2026  
Photos taken 5.12.2026

Sincerely,

Cara Bartholomew, AICP

Director, Dept. of Planning & Development









Photos 5.07.26





LOT 13

(60' FRENCH)

S30°W 63.95'

LOT 15

"13"

LOT 16

MADISON STREET  
HOME LINE

Concrete slab

SQUARE

DETAIL - 1" = 10'



NOTE: EXISTING DRAINAGE TO REMAIN UNCHANGED.

[F.F.E.=12.0'] = PROPOSED ELEVATIONS

NOTE: ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.

LEGEND

- = GAS METER
- = WATER METER
- = POWER POLE
- = DROP INLET
- = FENCE
- = OVERHEAD ELEC

NOTE: CITY OF MANDEVILLE HAS A 2' FREEBOARD ADDED TO BASE FLOOD ELEVATION.

<b>BUILDING SETBACKS:</b>	<b>REFERENCE SURVEY:</b>
FRONT: N/A	A survey by John E. Bonneau & Associates with
SIDE: N/A	survey no. 2001 311 dated 5/8/01
SIDE STREET: N/A	<u>BASIS FOR BEARINGS:</u>
REAR: N/A	The Reference Survey.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" with a Base Flood Elevation of 10' in accordance with Community Panel No.220202 0427 D; Revised: MAY 16, 2012

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

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

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

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

A SURVEY MAP OF  
LOT 15, SQUARE 13, TOWN OF MANDEVILLE

in  
The City of Mandeville  
St. Tammany Parish, Louisiana  
for

PHYLLIS MARCHAND

Survey No. 24-140063  
Date: FEBRUARY 12, 2024

Drawn by: SPH  
Revised: 3/18/24(CLURO); 6/3/24(OFFICE-SH)

Scale: 1" = 40'

This Survey is Certified  
True and Correct By



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

STATE OF LOUISIANA  
Professional Land Surveyor  
JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

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LOWE ENGINEERS, LLC

# EXHIBIT M

## RECORD OF PUBLIC WORKS INTERACTIONS

IN RE: 339 MARIGNY AVE. MANDEVILLE, LA. 70448

UNPERMITTED FILL, DRAINAGE/LANDSCAPING ISSUES AND FLOODING OF ADJACENT PROPERTY AT 347 MARIGNY AVE. MANDEVILLE, LA. ALONG THE SHARED FENCE LINE.

### 2/4 PHONE CALL 9:30 A.M. 7 MINUTES TO PUBLIC WORKS

I gave a full explanation to the Public Works employee that answered the phone of the concerns I had about the landscaping that was being installed along the shared fence line between our properties. I explained that the way that the garden bed/aggregate was being installed was going to be a potential flood hazard to my property. That the garden bed/aggregate that was being installed was directly on top of the grading that was done to keep the water on the property and drain the water from the back of the property along the shared fence line. The original grading that was done after the house was lifted was 1 inch fall every 10 feet and approximately 2-3 feet from the edge of the fence line graded into a slightly shallow swale that drained directly from the back of the property into the sub-drain the City Of Mandeville had installed for this express purpose. I also brought up that excessive fill/aggregate had been brought in to install garden beds throughout the lot. I brought up the question of whether a permit had been applied for or issued since I knew that more than 4 cubic yards required a permit. I also expressed my desire that this matter be handled through city channels since Ms. Marchand had cut off communication with me for some time prior to this matter. The Public Works employee said she would pass on the information.

### 2/4 PHONE CALL 11:43 A.M. 10 MINUTES FROM PUBLIC WORKS

Clifton Siverd from Public Works called me back. I reiterated my concerns from the earlier call about the activity that was going on next door to me. I told him that a lot of fill/ aggregate was being brought in next door. I told him that the aggregate was being installed from the edge of the footing to the fence line on the side of the house by the shared fence line. I also expressed my concern about the way the garden bed along the fence line was being constructed. The soil was mounded in the middle of the garden bed and the back side was sloping towards the fence line towards my property. I explained that the garden bed/fill/aggregate was being installed right on top of the original grading/ drainage that had been done to drain the property on this side of the house. I told him that I was certain that this was going to cause a flooding problem onto my property. We discussed that a permit was needed if more than 4 cubic yards of fill was brought in. I told him that I thought a lot more than that was being brought in. I asked him to please handle this matter. He said he would look into it.

### 2/5 PHONE CALL 3:28 P.M. 3 MINUTES TO PUBLIC WORKS

I spoke to the Public Works employee that answered the phone. I told her that the garden bed had been extended further towards the backyard along the fence line that day. Also, that more aggregate had been brought in and installed all along the fence line along the length of the addition. That the aggregate was now from the back of the house all the way up to where the a/c compressor is. She said she would talk to Clif. That he was busy with other matters, he would take a look and call me back.

## **EXHIBIT T-1: STATEMENT OF PURPOSE**

### **City of Mandeville Directive for Field Observation**

**Subject:** Response to Planning Department Requirement for "Fairly Heavy Rain" Observation

**Reference:** Digital Communication from Cara Bartholomew to Jill Lane (Forwarded)

**Date of Directive:** May 7, 2026 (8:54 PM)

#### **Context:**

The attached screenshot (Exhibit T-1a) documents a formal directive from the City of Mandeville Department of Planning and Development. In this communication, sent on the evening of May 7, 2026, at **8:54 PM** (and forwarded by Councilwoman Jill Lane at **8:55 PM**), Planning Director Cara Bartholomew indicates the City's intent to "**observe the area during a fairly heavy rain.**"

#### **Statement of Action:**

In direct response to this requirement, the resident of 347 Marigny Ave conducted a comprehensive 40-hour forensic observation during the rain events of May 8–10, 2026. This documentation was captured to ensure the City was provided with accurate data during peak failure conditions that occurred outside of standard business hours when City staff was unavailable.

#### **Supporting Evidence:**

The data gathered as a result of this directive is detailed in the chronological timeline and photographic record identified as **Exhibit T: Summary of Observations**.



mary ann simoneaux <[REDACTED]>

---

**Screenshot 2026-05-07 at 8.54.30 PM**

1 message

---

**Jill McGuire** <jmcguire@cityofmandeville.com>

Thu, May 7, 2026 at 8:55 PM

To: mary ann simoneaux <[REDACTED]>

Please see message below from Cara.

Thank You,

Jill

8:54

5G



**Re: Drainage violations**  
**339 Marigny Ave.**  
**Subject: Follow-up**  
**Drainage Appeal**  
**Exhibits**

Jill,  
Parnell, Clif and I met with her on Tuesday. I am not aware of a meeting tomorrow. We left the meeting on Tuesday with the plan that Clif was going to go by the property this week/ Monday after we have some fairly heavy rainfall to determine if this is a violation. I told Mary Ann I would send a formal email after our observations and she could appeal any decision after that. I asked that she give us some time to observe the property. I'll keep you posted on what I find out!  
Thanks for sending!

Get [Outlook for iOS](#)



New Message

# SUMMARY OF OBSERVATIONS: EXHIBIT T

**Source Property (Non-Compliant):** 339 Marigny Ave, Mandeville, LA

**Impacted Property:** 347 Marigny Ave, Mandeville, LA

**Subject:** Drainage System Failure and Property Inundation (May 8–10, 2026)

**Reference:** Metadata-Verified Photo Evidence (Sony DSC-H10)

## I. TIMELINE OF RECORDED EVENTS

- **FRIDAY, MAY 8 | ~1:45 PM – 4:30 PM (MODERATE RAIN)**
  - **Baseline Failure (4:46 PM & 6:11 PM):** Initial "bleeding" and pool expansion at the primary fence line during routine rain. Proves failure during moderate, non-extreme precipitation.
- **SATURDAY, MAY 9 | 12:10 AM – 12:40 AM (THUNDERSTORM)**
  - **The Midnight Surge (12:52 AM & 12:53 AM):** Rapid 36-inch encroachment and peak inundation at the primary fence line immediately following the 30-minute event. Documents the "flash flood" velocity caused by the unpermitted fill.
- **SATURDAY, MAY 9 | ~7:00 AM – 4:30 PM (CUMULATIVE HEAVY RAIN)**
  - **12:43 PM: Continuous Discharge at Primary Spot.** Documents sustained water pressure and inflow against the fence line despite hours of moderate rainfall.
  - **1:37 PM: Total Site Inundation (Wide View).** Documents the "back-to-front lake" and the total failure of the 339 lot to shed water toward the street.
  - **1:38 PM: Submerged Aggregate / Failed Drainage Solution (Zoom).** Forensic proof that the unpermitted rocks are under water and the pool is sitting directly against the fence boards.
  - **2:22 PM: Active Breach - Aggregate Failure and Sheeting.** Crystal-clear evidence of water sheeting over the mud and breaching the property line at 347 Marigny Ave.
- **SATURDAY, MAY 9 | 5:29 PM (POST-RAIN STAGNATION)**
  - **Zero Recovery:** Stagnant pools remaining at the primary fence line one hour after the rain event ceased.
- **SUNDAY, MAY 10 | 6:16 AM – 6:20 AM (FINAL FAILURE RECORD)**
  - **6:16 AM & 6:17 AM: 13-Hour Stagnation.** Dual pools and the landmark post remaining submerged nearly 13 hours post-precipitation.

- **6:20 AM: Persistent Subsurface Discharge (Ripples-Bubbles).** Forensic signature of bubble marks and sediment lines confirming ongoing discharge and focused erosion at the 347 fence line.

## **II. SUMMARY OF FINDINGS**

1. **Inadequate Shedding (CLURO 5.2.3):** Documentation proves the site remained inundated at the fence line 13 hours post-precipitation.
2. **Artificial Channeling:** The unpermitted fill at 339 Marigny Ave focused runoff into a destructive stream, causing visible soil erosion at the 347 primary spot.
3. **Failure of 2/27 Final Pass:** This record proves the approved plan is physically incapable of protecting the property line during "fairly heavy rain" events.

## **EXHIBIT T: DETAILED PHOTO DESCRIPTIONS**

**Reference:** Chronological Forensic Evidence (Sony DSC-H10)

### **FRIDAY, MAY 8: BASELINE FAILURE**

- **Photo T-1 [4:46 PM]: Initial Bleeding at Primary Spot.**
  - **Description:** Documents the precise moment the neighbor's non-compliant lot begins to discharge subsurface water under the fence line. This occurred during routine, moderate rain, proving the site lacks the basic absorption capacity required by code.
- **Photo T-2 [6:11 PM]: Sustained Inflow and Pool Expansion.**
  - **Description:** Proves that after less than two hours of moderate rain, the "primary spot" has failed to drain. Note the water encroaching upon the established "dead grass" zone, linking the current event to the historical property damage.

### **SATURDAY, MAY 9: PEAK INUNDATION & SYSTEM COLLAPSE**

- **Photo T-3 [12:52 AM]: Primary Spot Peak Inundation.**
  - **Description:** Forensic close-up taken immediately following a 30-minute thunderstorm. Documents the focused pressure and velocity of water entering from 339 Marigny Ave.
- **Photo T-4 [12:53 AM]: Immediate Post-Storm Encroachment.**
  - **Description:** Wide-angle view documenting a rapid 36-inch encroachment into the yard. This proves the "flash flood" impact of the unpermitted fill.
- **Photo T-5 [1:37 PM]: Total Site Failure (Wide View).**
  - **Description:** Documentation from the public right-of-way showing a "back-to-front lake" condition. Proves the 339 lot is functionally paralyzed and incapable of shedding water toward the street.
- **Photo T-6 [1:38 PM]: Submerged Aggregate (Failed Solution).**
  - **Description:** Forensic zoom confirming the unpermitted aggregate fill is completely under water. A submerged drain is a non-functioning drain; this is proof of an engineering failure.
- **Photo T-7 [2:22 PM]: Active Breach: Aggregate Failure and Sheeting.**
  - **Description:** **KING OF EVIDENCE SHOT.** High-resolution proof of water sheeting over the mud and breaching the property line. Documents artificial channeling where the neighbor's "improvement" acts as a pressurized delivery system for runoff.

- **Photo T-8 [5:29 PM]: Focused Inundation (One Hour Post-Rain).**
  - **Description:** Documents the persistent, stagnant pool at the primary spot. Proves the site reached "Equilibrium Failure" where the volume dumped onto the property is trapped with zero recovery.

## **SUNDAY, MAY 10: 13-HOUR STAGNATION CLOCK**

- **Photo T-9 [6:15 AM]: Twelve-Hour Stagnation (Dual Pools).**
  - **Description:** Stagnant pools remain at the fence line nearly 13 hours after the rain ceased. Confirms a total violation of Mandeville CLURO 5.2.3 regarding the shedding of water.
- **Photo T-10 [6:17 AM]: Forensic Landmark Reference.**
  - **Description:** Fixed physical marker (post) documented in the stagnant basin. Proves the scale and depth of the man-made "Basin of Necessity" created by the neighbor's unpermitted garden bed.
- **Photo T-11 [6:20 AM]: Persistent Subsurface Discharge (Ripples/Bubbles).**
  - **Description:** Proof of ongoing hydraulic pressure. The presence of bubble marks and a sediment delineation line confirms that 339 Marigny continues to discharge water and cause soil erosion 13 hours post-precipitation.

T-1



5/8/2026 4:46 PM Initial Bleeding

T-2



5/8/2026 6:11 PM Sustained Inflow + Pool Expansion

T3 - A



5/9/2026 12:52 AM Primary Spot Peak inundation  
(close up)

T3 - B



5/9/2026 12:53 AM Post storm inundation  
(wide view)

T-4



5/9/2026 12:53 AM Rapid 36 inch Encroachment

T-5



5/9/2026 12:43 PM Continuous Discharge at Primary Spot

T-6



5/9/2026 1:37 PM Total Site Inundation (wide view)

T-7



5/9/2026 1:38 PM

Submerged Aggregate / Failed  
Drainage Solution (zoom)

T-8



5/9/2026 2:22 PM

Active Breach - Aggregate  
Failure and Sheeting

T-9



5/9/2026 5:29 PM

Focused Inundation at Primary Spot (one hour post rain)

T-10



5/10/2026 6:16 AM Twelve Hour Stagnation (dual pools)

T-11



5/10/2026 6:17AM Forensic Landmark Reference

# ATTACHMENT TO EXHIBIT T: SUPPLEMENTAL RECOVERY FAILURE RECORD

**Subject:** 26-Hour and 40-Hour Stagnation Observation

**Reference:** Metadata-Verified Photo Evidence (T-12 through T-15)

## I. CHRONOLOGICAL RECOVERY FAILURE

- **SUNDAY, MAY 10 | 6:35 PM (~26 HOURS POST-RAIN)**
  - **Photo T-12: Primary Spot Saturation & Residual Puddles.** Documents the shared property line 26 hours after rain ceased. Puddles and total soil saturation are evident at the primary breach.
  - **Photo T-13: Post Landmark Wide View – Stagnation Zone.** Wide-angle view documenting puddling at the fence line and complete ground saturation across the entire area.
- **MONDAY, MAY 11 | 6:46 AM – 6:47 AM (~40 HOURS POST-RAIN)**
  - **Photo T-14 [6:46 AM]: Primary Spot – Zero Recovery & Visible Mildew.** Documents the fence line 40 hours post-rain. **Comparison to Photo T-12 shows no change in saturation levels.** Visible mildew has formed along the fence line mud, a biological signature of chronic drainage failure.
  - **Photo T-15 [6:47 AM]: Post Landmark – Saturation and Puddles. Close-up view** documenting the landmark post area. **Comparison to Photo T-13 shows no change;** ground saturation and puddles remain in evidence 40 hours post-precipitation.

## II. CLOSING FORENSIC SUMMARY

The total duration of this failure now exceeds **40 hours**. The fact that there was **no change** in saturation levels or puddling between the 26-hour and 40-hour marks—and the documented **formation of visible mildew**—proves the site is incapable of shedding water as required by Mandeville CLURO 5.2.3. The neighbor's lot at 339 Marigny continues to act as a pressurized reservoir, preventing any recovery at 347 Marigny.

T-12



5/10/2026 6:20AM

Persistent subsurface discharge  
(ripples - bubbles)

T-12



5/10/2026 6:35 PM

Primary Spot Saturation  
and Residual Puddles

T-13



5/10/2026 6:35 PM

Post Landmark Wide View -  
Stagnation Zone

T-14



5/11/2026 6:46 AM

Primary Spot - Zero Recovery  
and Visible Mildew

T-15



5/11/2026 6:47 AM

Post Landmark - Saturation  
and Puddles. (Close Up)

# ATTACHMENT TO EXHIBIT T: SUPPLEMENTAL RECOVERY FAILURE RECORD (CONT.)

**Subject:** 50-Hour, 62-Hour, and 72-Hour Stagnation Observation

**Reference:** Metadata-Verified Photo Evidence (T-16 through T-21)

## I. CHRONOLOGICAL RECOVERY FAILURE

- **MONDAY, MAY 11 | 6:35 PM (~50 HOURS POST-INITIAL RAIN)**
  - **Photo T-16: Stagnant Puddle and Mildew Growth (Close-up).** Forensic documentation of the primary breach area. Visible mildew growth on the stagnant surface confirms the ground has been wet for a sufficient duration to support biological activity.
  - **Photo T-17: Property Line Forensic – Established Mildew.** Documentation of established mildew along the shared boundary. This proves the 50-hour saturation is a chronic, non-compliant nuisance.
- **TUESDAY, MAY 12 | 5:27 AM – 5:28 AM (~62 HOURS / ACTIVE RE-FLOODING)**
  - **Photo T-18 [5:27 AM]: Primary Spot – Active Inundation and Bubble Imprint.** Flash-photo taken during active rainfall. Documents the site re-flooding immediately with visible **bubble imprints** in the standing water, indicating sustained subsurface pressure and gaseous discharge from the hyper-saturated soil.
  - **Photo T-19 [5:28 AM]: Landmark Post & Fence Line – Total Site Paralysis.** Wide view showing puddles at the post and fence line, proving the yard remains in a state of chronic failure despite two days of "recovery" time.
- **TUESDAY, MAY 12 | 4:54 PM – 4:56 PM (~72 HOURS – THE 3-DAY MARK)**
  - **Photo T-20 [4:54 PM]: Primary Fence Line – 72-Hour Failure.** Documentation at the 3-day milestone. Despite a full day of daylight following the Monday night storms, standing water persists along the property line, confirming a total failure of positive drainage.

- **Photo T-21 [4:56 PM]: Landmark Post – 72-Hour Stagnant Basin.** Wide view of the large stagnant puddle remaining at the post. This 72-hour window of inundation is irrefutable proof of a non-functioning drainage design.

## **II. CLOSING FORENSIC SUMMARY**

The total documented duration of site failure now exceeds **72 hours**. The biological evidence (mildew), the subsurface pressure (bubble imprints), and the total lack of recession between May 9 and May 12 confirm a violation of Mandeville CLURO 5.2.3. The site is functionally paralyzed and requires immediate administrative intervention.

T-16



5/11/2026 6:35 PM

Stagnant Puddle and Mildew  
Growth (close up)

T-17



5/11/2026 6:35 PM

Property Line Forensic -  
Established Mildew

T-18



5/12/2026 5:27 AM

Primary Spot - Active Inundation  
and Bubble Imprint

T-19



5/12/2026 5:28 AM

Landmark Post and Fence Line  
Total Site Paralysis

T-20



5/12/2026 4:54 PM

Primary Fence Line - 72 Hour Failure

T-21



5/12/2026 4:56 PM

Landmark Post - 72 Hour  
Stagnant Basin

# **APPENDIX A: PHOTOGRAPHIC LOG OF STRUCTURAL INUNDATION**

**Subject Event:** May 25, 2026 (Memorial Day Storm Inundation)

**Location:** Shared property boundary between 347 Marigny Ave. and 339 Marigny Ave.

## **Photo #1: Roofline Discharge and Non-Compliant Grading**

**Description:** Wide-angle view captured from the public sidewalk looking along the shared boundary line. The image documents heavy storm water actively pouring directly from the subject site's roofline onto the unpermitted aggregate bed.

## **Photo #2: Saturation and Failure of Aggregate Bed**

**Description:** Close-up view of the subject lot's aggregate bed completely overwhelmed and submerged by concentrated stormwater. The image documents the failure of the unpermitted grading modification, forcing surface runoff directly behind the mounded garden bed dam.

## **Photo #3: Initial Encroachment at Shared Boundary**

**Description:** Medium-shot documenting structural runoff actively penetrating the shared fence line. The image establishes pine straw debris being pushed through the lower fence gaps by concentrated storm water and surface water from the back of the garden bed dam migrating directly onto the appellant's property to the right of the debris line.

## **Photo #4: Close-Up of Boundary Penetration and Active Pooling**

**Description:** Detailed forensic close-up of the fence line junction. The image documents storm water passing underneath the boundary planks behind the mounded garden bed, resulting in immediate, active pooling and topsoil displacement on the appellant's side of the line.

## **Photo #5: Aggregate Displacement and Foundation Inundation**

**Description:** Base-level view documenting concentrated water invading the appellant's lawn beneath the fence. The image captures unpermitted, displaced installation aggregate from the neighbor's lot completely submerged under water as the runoff pools heavily, migrating directly toward the appellant's raised foundation blocks.



2026 2 5

PHOTO OF FILL AND AGGREGATE BEING BROUGHT IN



#1



#2



#3



#4



#5

**CASE SUMMARY SHEET****CASE NUMBER: A26-06-02****DATE RECEIVED: May 2, 2026****DATE OF MEETING: June 9, 2026 and June 23, 2026****Address: Hermitage Subdivision****Subdivision: Hermitage on the Lake****Zoning District: R-1 - Single Family Residential District****Property Owner: Hermitage Subdivision HOA**

**REQUEST: A26-06-02 – Jason Matlock representing Hermitage Subdivision HOA requests an appeal to the Zoning Commission regarding the decision of the Planning Director and the interpretation of CLURO Section 5.2.6.1. Installation of Culverts, Hermitage on the Lake, R-1 - Single Family Residential District, Hermitage Subdivision**

**CASE SUMMARY: An appeal of the permit denial to culvert the entire subdivision**

Hermitage on the Lake subdivision is located on the south side of Monroe St., west of the West Beach Parkway subdivision.

On May 18<sup>th</sup> the HOA president of the subdivision submitted a culvert application to install culverts on the remaining 9 lots and completely culvert the subdivision. That same day the Public Works Review was denied with the reasoning "The Department of Public Works has not allowed full covering of roadside drainage ditches for the past 5 years. The maximum allowed is 40 continuous linear feet. Reference CLURO 5.2.6.1 "Installation of Culvert" 8. Culverts shall be limited in subdivisions designed with "open ditches" to ensure proper surface drainage. No more than forty (40) feet of culverting shall be allowed for each lot of record without the express written authorization of the Public Works Director of his designee".

The appellant is requesting an appeal of this denial to complete the culverting of the remaining lots in the subdivision to comply with the precedent set by the architectural review committee for the subdivision.

**CLURO SECTIONS:****4.3.4.1. Procedures for Filing Appeals**

1. Any person aggrieved by a decision of any of the officers, departments, or City staff that administer the provisions of these land use regulations may appeal to the Zoning Commission within thirty (30) days after the decision has been rendered. If a building or structure is believed by the Building Inspector to be unsafe or dangerous, the Planning Director may limit the time for such appeal to a shorter period with the consent of the Mayor.
2. City officials or employees shall produce all papers, correspondence, and records requested by the Zoning Commission for any hearing or meeting held by the Board.
3. An appeal stays all proceedings and furtherance of the action appealed from, unless the Building Inspector certifies to the Commission, after a notice of appeal shall have been filed with the Planning Director, by reason of facts stated in the certificate, that a stay would, in his opinion, cause imminent peril of life or property. In such cases, proceedings shall not be stayed other than by a restraining order which may be granted to the Zoning Commission by the District Court of the parish, and notice to the City Clerk and on due cause shown.
4. The Zoning Commission shall adopt rules of procedure to fix a reasonable time for hearing appeals, give notice thereof, as well as due notice to the interested parties, and shall decide the appeal within a reasonable time and in accordance with the Adopted Rules and Procedures of the Zoning Commission. At the hearing, any party may appear in person or by an attorney.

**5.2.6.1. Installation of Culverts**

1. Any person who desires to install or have installed culverts in any public drainageways or servitudes of drain shall make application to the City of Mandeville for permission to install such culverts.
2. The Public Works Director shall determine the appropriate culvert size which may be installed by the applicant. The culvert shall be installed in accordance with the material specifications, depth and grade requirements established by the Public Works Director.
3. Culvert installation for both residential and commercial construction shall be the responsibility of the owner and performed by his/her representative. At completion of the permitted project, a final certificate from a Louisiana Licensed Civil Engineer is required stating the installation of the culvert(s) was performed not to impede upstream or downstream drainage before occupancy is granted. The certificate shall indicate MSL inverts for the installed culvert(s) and its location on the property.
4. Installation shall be completed within sixty (60) days of City's approval of the culvert installation or the approval shall be null and void.
5. No person shall construct any improvement on, across, over or through a public drainage way or public servitude of drain, or any part or parts thereof, unless and until the proposed construction is approved by the Building Inspector or his designee after review by the Public Works Director or City Engineer.
6. In all instances in which concrete parking or access facilities (such as, by way of illustration only, parking spaces, walkways, or driveways) are constructed over, across, on or through a public drainage way or public servitude of drain, said construction shall include the provision of construction or expansion joints two and one-half (2.5) feet on each side of the center line of any culverts underlying said construction. In all cases in which there are no

culverts either underlying the proposed construction or to be installed in connection therewith, said construction or expansion joints shall be located within one (1) foot of the boundaries of said public drainage way or servitude of drain. The provisions of this subsection (6) shall not apply to constructions comprised entirely of earthen, gravel or shell materials.

7. The owner of the property accessed across culverts installed in public rights-of-way shall be required to maintain said culverts in good working order, clear of obstruction and shall be required to replace culverts damaged or deteriorated to the point of requiring replacement as determined by the Director of Public Works.
8. Culverts shall be limited in subdivisions designed with "open ditches" to ensure proper surface drainage. No more than forty (40) feet of culverting shall be allowed for each lot of record without the express written authorization of the Public Works Director of his designee.





USE OF RIGHT OF WAY PERMIT APPLICATION

1. APPLICANT INFORMATION (Please print or type)

Applicant Name Jason Matlock HOA President  
Applicant Mailing Address 444 W Chase Ct City/State/ZIP Mandeville, LA 70448  
Contact Phone 504-382-6996 Email j-matlock@hotmail.com  
Property Owner \_\_\_\_\_ Phone/Email \_\_\_\_\_  
Owner Mailing Address \_\_\_\_\_ City/State/ZIP \_\_\_\_\_

2. PROPERTY INFORMATION

Subdivision Hermitage on the Lake Square \_\_\_\_\_ Lot #31, 28, 38, 33, 20,  
14, 11, 10, 9  
Street Address \_\_\_\_\_  
VACANT LOT?  EXISTING STRUCTURE ON PROPERTY? \_\_\_\_\_

3. PROPOSED ROW USE

Is the proposed work in the ROW to be:

\_\_\_\_ Landscaping \_\_\_\_ New Driveway \_\_\_\_ Utility \_\_\_\_ Other (Explain) full enclosure for subdivision

4. GROUND DISTURBANCE INFORMATION

Length of ROW area required \_\_\_\_\_ Proposed Width of ROW required \_\_\_\_\_

Type of Materials being installed \_\_\_\_\_

Name of the Nearest Cross Street

Monroe \_\_\_\_\_ Distance from Cross Street

Direction from Cross Street (circle one) East West North South

**ATTACH A SITE PLAN, TO SCALE, SHOWING EXISTING AND PROPOSED CONSTRUCTION  
MORE DETAILED DRAWINGS MAY BE REQUIRED BEFORE A PERMIT MAY BE ISSUED**

All driveway or construction in the ROW must be completed in accordance with the Comprehensive Land Use Regulations Ordinance (CLURO), and any other additional requirements as directed by the City of Mandeville. The permit applicant and/or property owner understand and agree that a representative of the City of Mandeville may make scheduled or unscheduled inspections of the property upon the issuance of the permit.

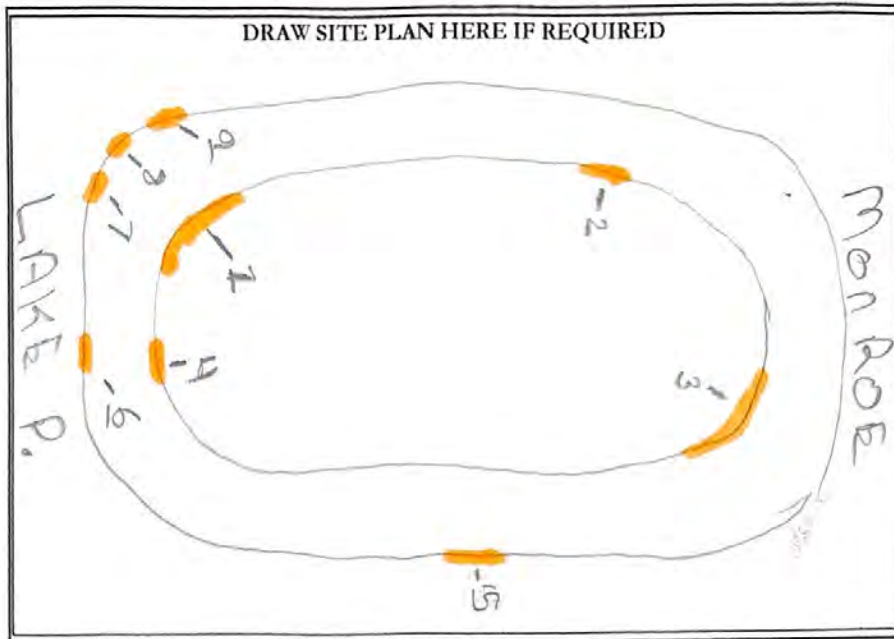
1100 Mandeville High Blvd., Mandeville, LA 70471 - (985) 624-3169

I, Jason Matlock, the undersigned, have carefully reviewed this application and my answers to all  
PRINT NAME OF APPLICANT/AGENT  
questions. To the best of my knowledge, the answers are all true and correct.

SIGNATURE of Applicant/Agent or Attorney \_\_\_\_\_ Date 1-2-26

**CITY OF MANDEVILLE**  
DRIVEWAY/CULVERT PERMIT APPLICATION (CON'T)

DRAW SITE PLAN HERE IF REQUIRED



CITY USE ONLY BELOW LINE

CATCH BASIN REQUIRED? YES NO \_\_\_\_\_

**PIPE DIAMETERS**

UPSTREAM \_\_\_\_\_"

DOWNSTREAM \_\_\_\_\_"

REQUIRED DIAMETER \_\_\_\_\_"

APPROVED LENGTH \_\_\_\_\_

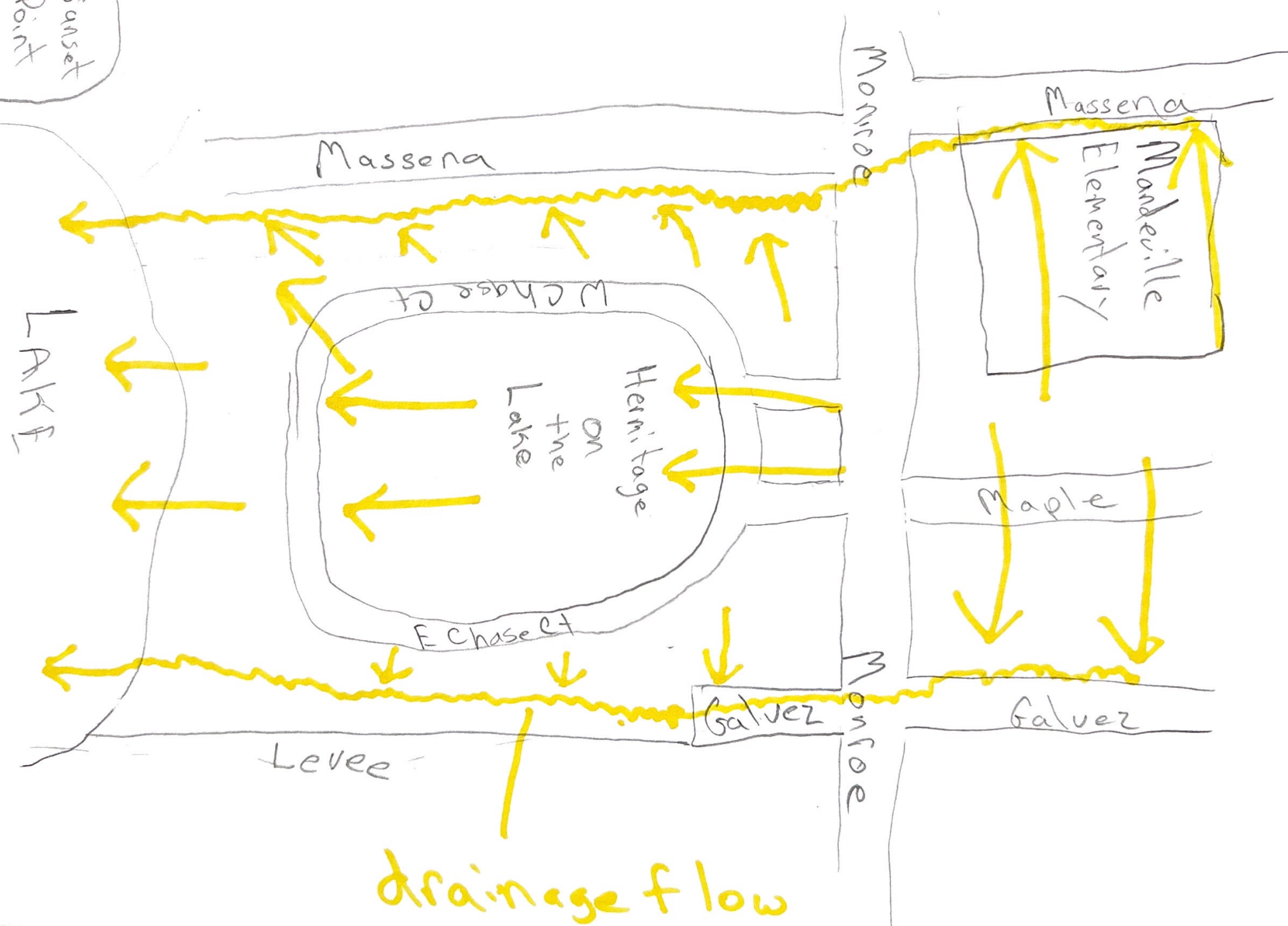
SALTWATER INTRUSION LOCATION? YES NO

1100 Mandeville High Blvd., Mandeville, LA 70471 - (985) 624-3169

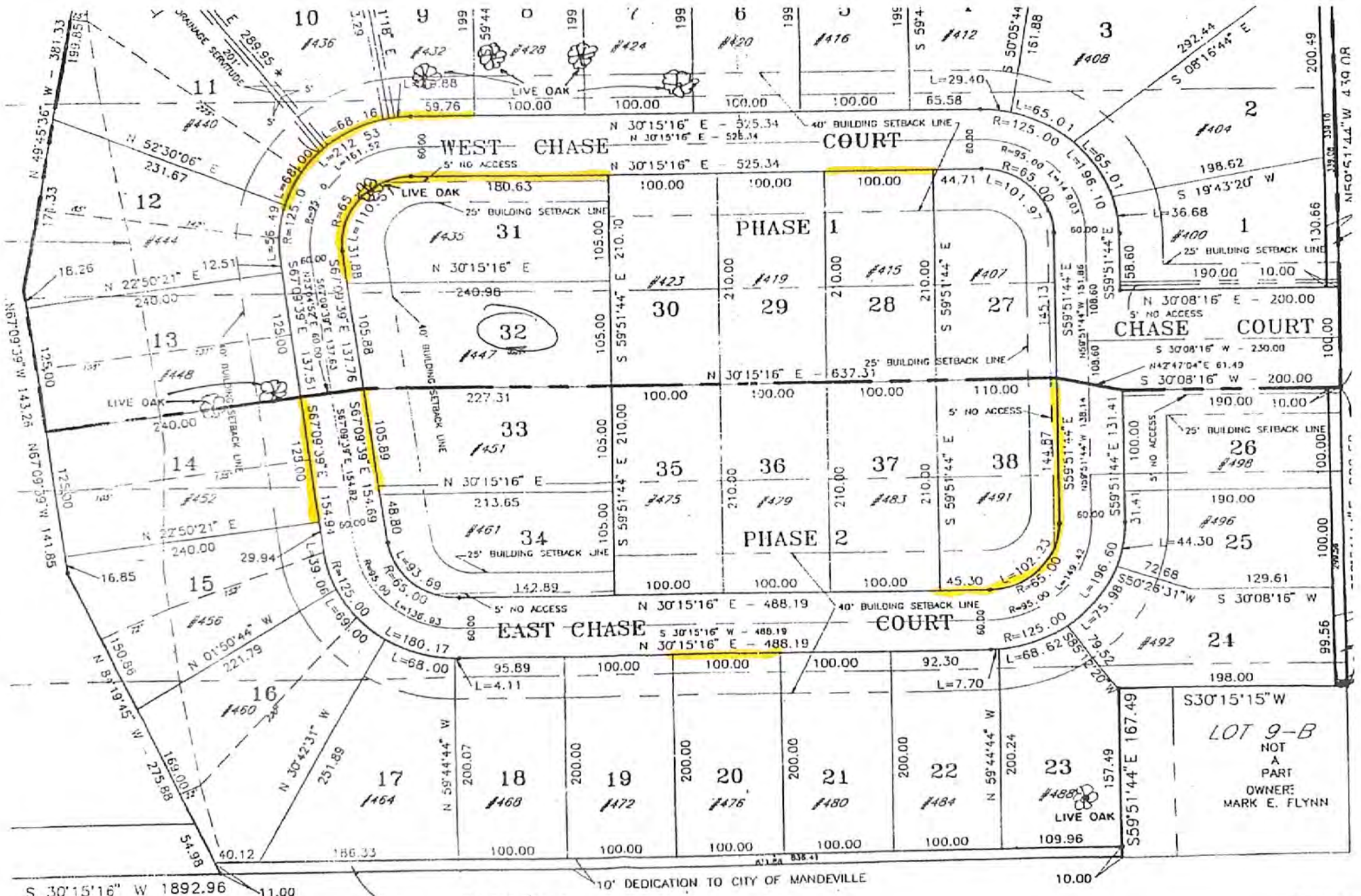
APPLICATION APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

1100 Mandeville High Blvd., Mandeville, LA 70471 - (985) 624-3169

Sanset Point



drainage flow



MANDEVILLE  
ON 7.5.7

(53.30 R.O.W.)  
UNIMPROVED

PARCÉL E

STREET

SURFAC

10' DEDICATION TO CITY OF MANDEVILLE

# Frontage

#31 - 323.08'

#28 - 100'

#38 - 292.40'

#33 - 105.89'

#20 - 100'

#14 - 125'

#11 - 68'

#10 - 68.16'

#9 - 78.64'

## CASE SUMMARY SHEET

CASE NUMBER: V26-06-20

DATE RECEIVED: May 15, 2026

DATE OF MEETING: June 9, 2026 and June 23, 2026

Address: 2315 Jefferson

Subdivision: Old Town of Mandeville, Square 32 Lot 3

Zoning District: R1X50 - Single-Family Existing Small Lots

Property Owner: Ashley Gardner &amp; Michael Dubreuil

**REQUEST:** V26-06-20 – Ashley Gardner & Michael Dubreuil requests a variance to CLURO Section 7.5.2.3. R-1X Site Development Regulations, Old Town of Mandeville, Square 32 Lot 3, R1X50 - Single-Family Existing Small Lots, 2315 Jefferson

**CASE SUMMARY: Encroach into the rear setback to construct an addition**

The property at 2315 Jefferson is located on the north side of Jefferson St., west of Coffee St., and east of Depre St. The property measures 61' x 133' containing 8,113 sqft per a survey prepared by Randall Brown & Associates and dated 4.21.2020. The property is improved with a single-family residence.

The existing structure is located 27' from the rear property line and 8' from the east property line. The property has a frontage of 61' requiring side setbacks of 12'. The applicant is requesting to encroach an additional 4' into the rear setback to construct an addition to the structure. The addition will be in line with the existing structure and measure 15' in length.

	Proposed	Required	Difference
Front Setback	25'	25'	0'
Rear Setback	23'	30'	-7'
West Side Setback	15'-9 $\frac{5}{8}$ "	12'	+3'-9 $\frac{5}{8}$ "
East Side Setback	8'	12'	-4"

**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.



