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CASE SUMMARY SHEET

CASE NUMBER: V26-06-17
DATE RECEIVED: April 30, 2026
DATE OF MEETING: June 9, 2026 and June 23, 2026

Address*:* 724 Carroll
Subdivision: Old Town of Mandeville, Square 43 Lot C
Zoning District: O/R - Office/Residential District
Property Owner: Robert and Karen Bordes

REQUEST: **V26-06-17 – Robert and Karen Bordes request a variance to CLURO Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures and Section 5.2.3.3. Fill Sub-Area B, Old Town of Mandeville, Square 43B Lot C, O/R - Office/Residential District, 724 Carroll**

CASE SUMMARY: Construct a larger than allowed accessory structure, and bring in additional fill

The applicants own the property at 724 Carroll St. located on the west side of Carroll St., north of Villere St., south of Relacher St., and east of Coffee St. The property is irregular in shape, measuring 110' along Carroll St., 356' along the north property line, 74'along the rear property line, and 292' along the southern property line, containing 39,856 sqft per a drainage plan prepared by Kelly McHugh & Associates and dated 9.18.2025 and revised on 10.08.2025. The property is currently unimproved.

The applicant has submitted a permit for new residential construction of a single-family residence and a permit for construction of an accessory structure barn. The current placement of the accessory structure requires variances for the size of the structure and amount of fill required.

Accessory Structure Variance:
Regulations limit the height of accessory structures to no more than 14', and the combined gross area of all accessory structures located in the side or rear yard to not exceed 30% of the rear yard area. The rear yard is 1,137 sqft, requiring the accessory structure to be no more than 341 sqft in size. The barn is located in the rear of the property and is proposed to be 1,656 sqft and 26'-5 ½" tall.

To be allowed by right at the current proposed height and size the accessory structure would have to be located fully within the buildable area. This would be 15' from the rear and 18' from both side property lines. Currently the accessory structure is located 12' from the north side property line. It is compliant with the rear and south side distance.

Fill Variance:
The accessory structure is located within an AE 9 flood zone. Flood regulations require that accessory structures located within a flood zone cannot exceed 600 sqft. The structure would need to be elevated to BFE + 2' or 11' to be larger than 600 sqft. If the structure was fully located within an X zone there would be no size restriction. Public Works reviewed the request and had the following comments:

"We do not have a drainage plan produced for this building, but I can use information provided from the documents submitted for the permit on the primary structure. The applicant is proposing elevating the slab for the garage to Elevation 11.0 to comply with FEMA regulations. However, Section 5.2.3.3 Fill Sub-Area B 3 Slabs for Non-Habitable Areas only allow "6" inches (0.5') of height above grade for any other slab". The average existing elevations within the area of the proposed garage is (8.65') . Fill Sub Area B would only allow the top of slab to be elevated to (9.15'). The variance request is to elevate the slab to elevation (11.0) a difference of (1.85') . Additionally, 5.2.3.3 Fill Sub-Area B 1.f. allows for elevating the driveway 6" except within 16' of the slab to ramp up onto the bottom slab. An additional variance maybe required for the driveway depending on the desired slope to access to building. According to the drainage plan submitted for the primary structure a 1% slope is shown for the driveway approaching the building. If the owner is looking to achieve the same slope the driveway surfacing near the garage would need to be elevated to (10.7') which would result in fill height for the drive (1.1') above the allowable (0.5')".

CLURO SECTIONS:
8.1.5. Supplemental Regulation of Accessory Buildings and Structures
For purposes of these regulations accessory buildings include but are not necessarily limited to accessory storage buildings, pool cabanas, detached covered porches or decks, playhouses, private studios or craft buildings, and greenhouses and shall be regulated as follows:

1. Except on corner lots, any accessory building that is not a part of the main building may be built in a required side yard, provided such accessory building is not less than sixty (60) feet from the front lot line nor less than three (3) feet from the nearest interior side lot line and provided not more than one (1) accessory building covers any part of the required side yard.
2. On corner lots, accessory buildings are not permitted in required side yards on the side Street side or within any portion of the rear yard area which lies between the side Street and the prolongation of the required side yard line into the rear yard area.

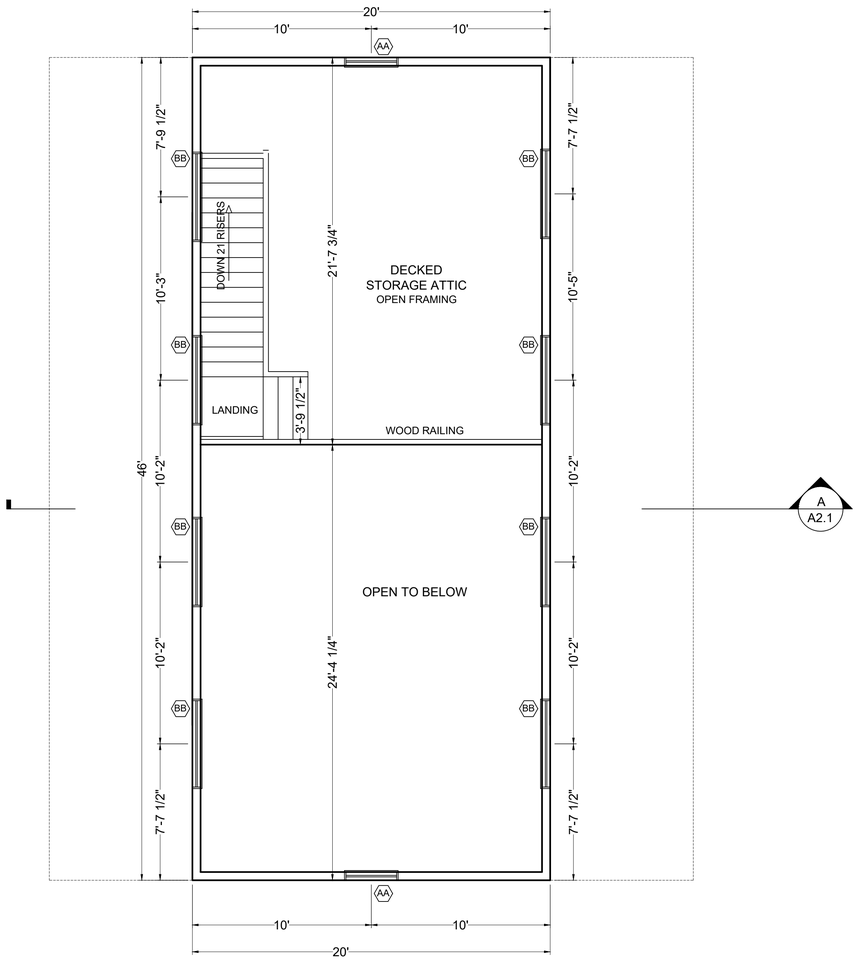
3. Detached accessory buildings not exceeding one (1) story nor fourteen (14) feet in height may be built in required rear yards; provided, however, such accessory buildings shall not be located less than three (3) feet from either side or rear lot lines.
4. The combined gross area of all accessory buildings or portions thereof located in required side and rear yards shall not exceed thirty percent of the required rear yard area.
5. None of the provisions of this sub-section shall apply to the use, construction or location of antennas, aerials or satellite receiving stations.
6. Accessory recreational structures such as pools and tennis courts shall be subject to the locational requirements of this sub-section.
7. No accessory building or structure 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 accessory building or structure 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 an accessory building or structure damaged or removed by the utility in the course of its lawful use of the servitude.

5.2.3.3. Fill Sub-Area B

The following standards shall apply to all development falling within Fill Sub-Area B, which includes the area between Monroe Street, Galvez Street, Florida Street and Bayou Castain. Where the DO district overlaps with this area, the provisions of the DO district shall apply.

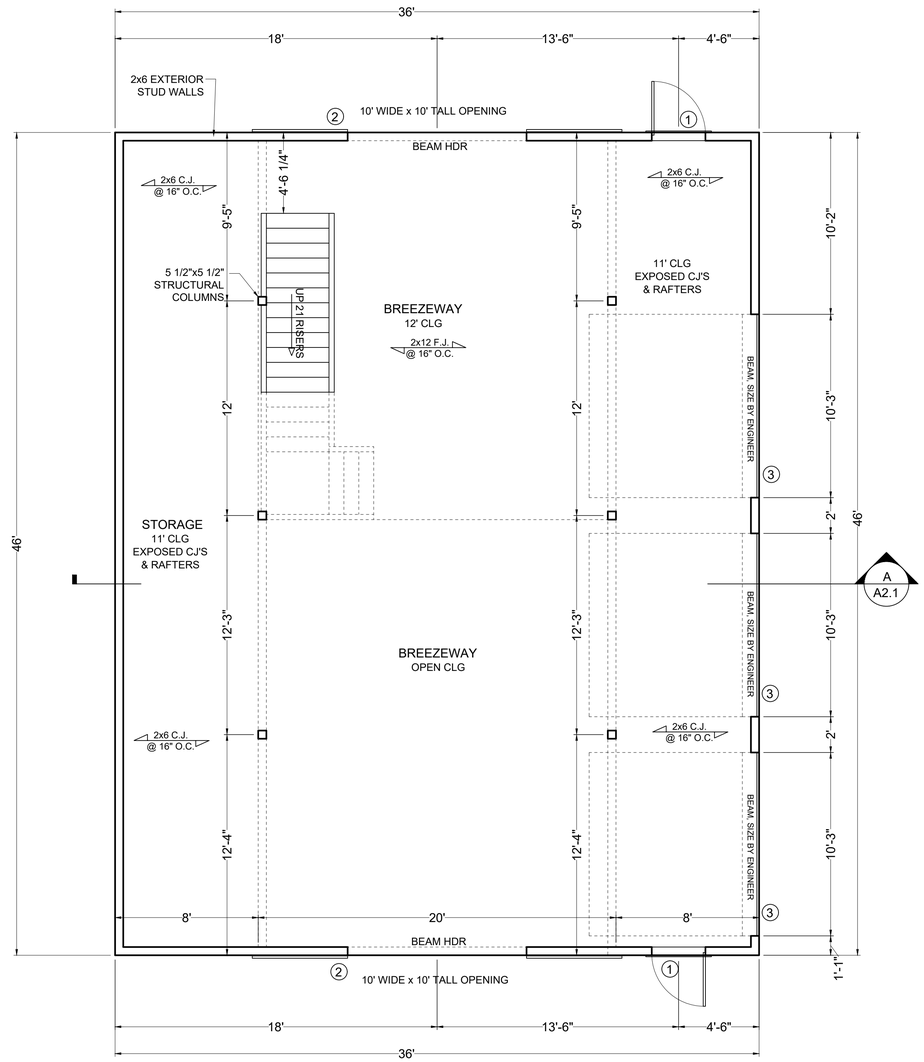
1. Grading and Fill. In Fill Sub-Area B, no fill shall be placed on a lot except as follows:
    a. Up to two (2) feet of fill is allowed under the roofline or soffit area. If more than two (2) feet of fill is required to comply with finished floor elevation requirements then pier or pile construction shall be used. The provisions of this paragraph shall not apply to principal structures within the Town Center (TC) zoning district.
    b. Finished floors of attached garages may be no more than one (1) foot above existing grade.
    c. Fill must taper at a no greater than a 3:1 slope and extend no more than six (6) feet from the improvement
    d. No fill shall be allowed outside the buildable area.
    e. No fill shall be allowed around existing trees required to remain or any vegetative protection area.
    f. Fill for driveways shall not exceed six (6) inches except within sixteen (16) feet of an attached garage entry as needed to provide access.
2. Foundations and Slabs
    a. The lowest finished floor shall be at least twelve (12) inches above the crown of the street or the current FEMA requirements, whichever is greater within Fill Sub-Area B.
    b. Where piers are used the tops of footings or beams shall be at or below grade.
    c. Pier, pile or slab construction is allowed subject to the fill requirements in paragraph 1.
3. Slabs for Non-Habitable Areas. For Fill Sub-Area B, slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than one (1) foot above natural grade for an attached garage or six (6) inches above natural grade at any point for any other slab.
4. Driveways
    a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.
    b. Driveways shall not be located closer to the side or rear property line than five (5) feet, except as needed to provide access to authorized parking spaces behind the front building line. Such driveways shall channel water to the City's drainage system. Driveways shall not be greater than six (6) inches above grade within ten (10) feet of a side or rear property line.
5. Parking Lots. No portion of the surface of the parking lot, whether aggregate or paved shall be elevated more than six (6) inches above natural grade except as needed for ramps to provide ADA access.

RELACHER ST
VILLERE ST
VILLERE ST
COFFEE ST
CARROLL ST
O
O/R
PRD
R1X72
R1X60
R1X80
TC



2ND LEVEL BARN PLAN

SCALE: 1/4" = 1'-0"



BARN PLAN

SCALE: 1/4" = 1'-0"

SEE STRUCTURAL DRAWINGS BY ENGINEER FOR ALL BEAM SIZING, FRAMING & FOUNDATION PLAN

DOOR & WINDOW SCHEDULE		
1	3080	4 LITE 2 PANEL EXTERIOR DOOR
2	5'-4"x10'	PAIR 5'-4"x10' BARN DOORS
3	10'x9'-6"	GARAGE PRESSURE RATED DR
GARAGE DOORS TO MEET 130 MPH WIND RATING		
AA	3'-0" x 5'-0"	SINGLE HG / 20'-2.25" HDR
BB	5'-0" x 2'-0"	FIXED / 16'-8.25" HDR
ALL NEW GLAZING MUST HAVE A SHGC RATING OF .40 OR LOWER AND A U-FACTOR OF .75 OR LOWER TO SATISFY 2021 IECC		

AREA	
BARN	1656

STYLE OF LIFE
megbcooper@yahoo.com

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT THE OWNER/CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DETAILS. DESIGNER IS UNABLE TO PROVIDE ON-SITE SUPERVISION AND HAS NO CONTROL OVER THE CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY PROVIDED FOR THE USE OF THESE PLANS.

THESE PLANS ARE TO COMPLY WITH THE LSUCCC AMENDED IRC 2021 BUILDING CODE, 2020 NEC, OR ALL LOCAL BUILDING CODES.

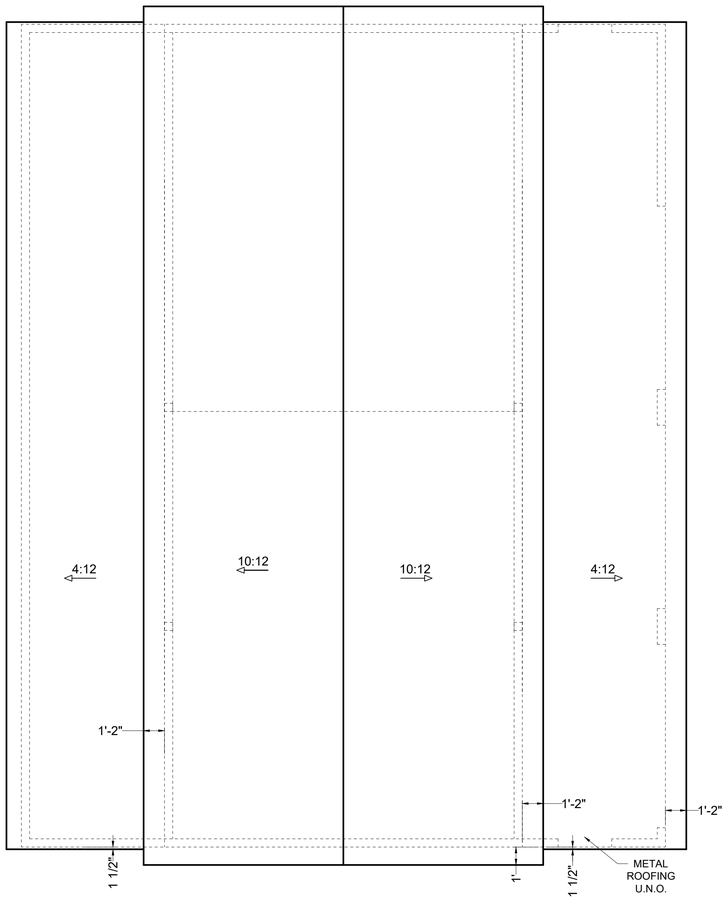
STRUCTURE TO BE BUILT AT 130 MPH WIND SPEEDS

BARN PLANS FOR: BORDES

724 CARROLL STREET
CITY OF MANDEVILLE, LA

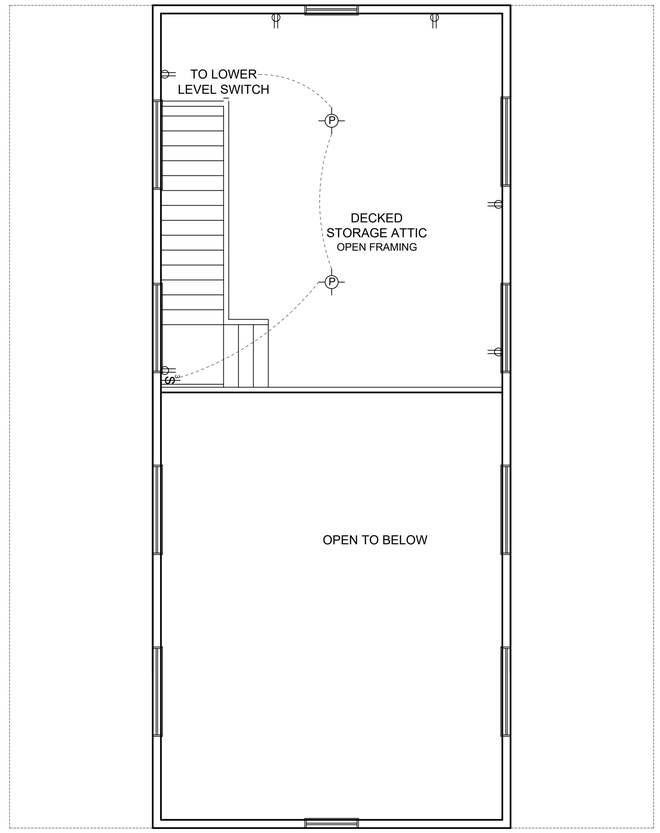
MARCH 19, 2026
PAGE 1 OF 3

A1.1



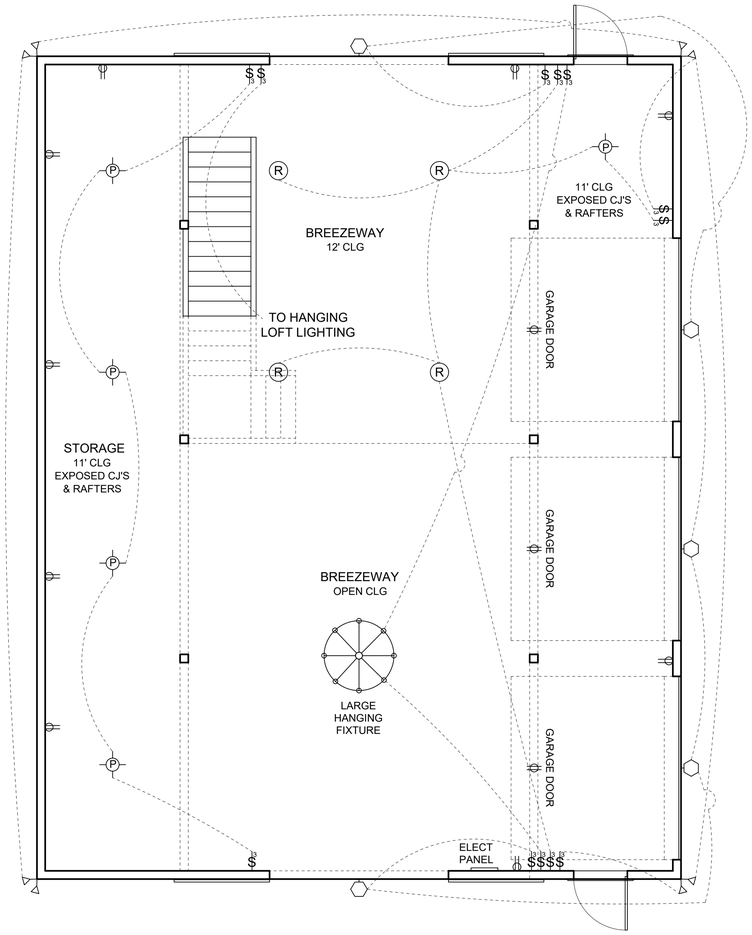
ROOF PLAN

SCALE: 1/4" = 1'-0"



2ND LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
P	HANGING FIXTURE
R	RECESSED LIGHTING
	CEILING FAN W/ OR W/ OUT LIGHT
	GAS / ELECTRIC LANTERN
	OUTDOOR LIGHTING
$	ONE-WAY SWITCH
$3	3-WAY SWITCH
$D	DIMMER SWITCH
	DUPLEX OUTLET
GFI	DUPLEX OUTLET W/ GFI
WP	WATER RESISTANT DUPLEX OUTLET W/ GFI

STYLE OF LIFE
megbcooper@yahoo.com

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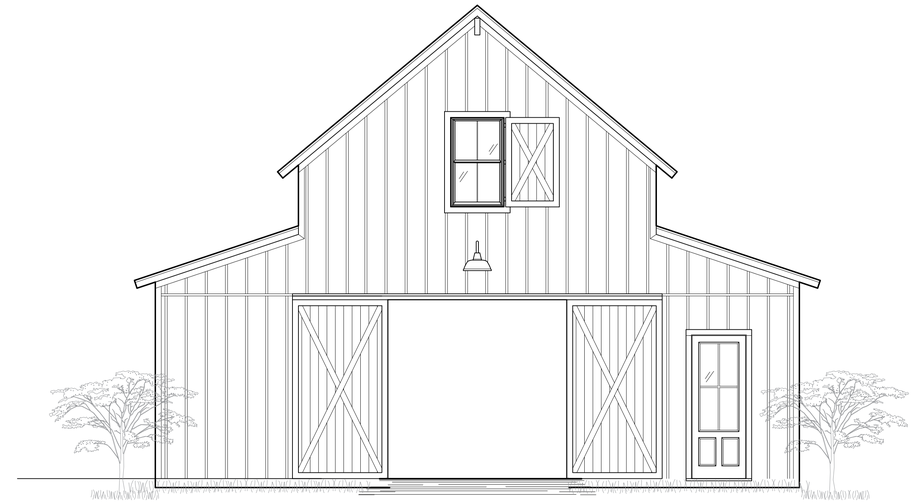
STRUCTURE TO BE BUILT AT 130 MPH WIND SPEEDS

BARN PLANS FOR: BORDES
724 CARROLL STREET
CITY OF MANDEVILLE, LA

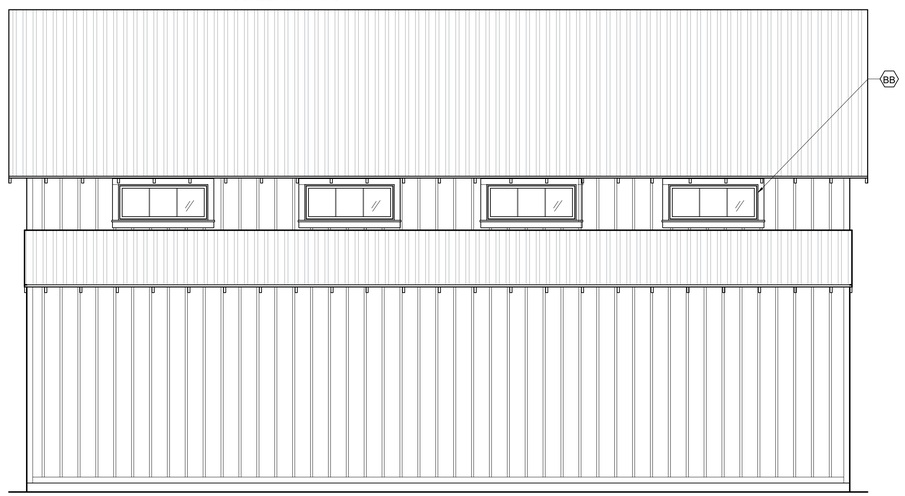
MARCH 19, 2026
PAGE 2 OF 3

A1.2

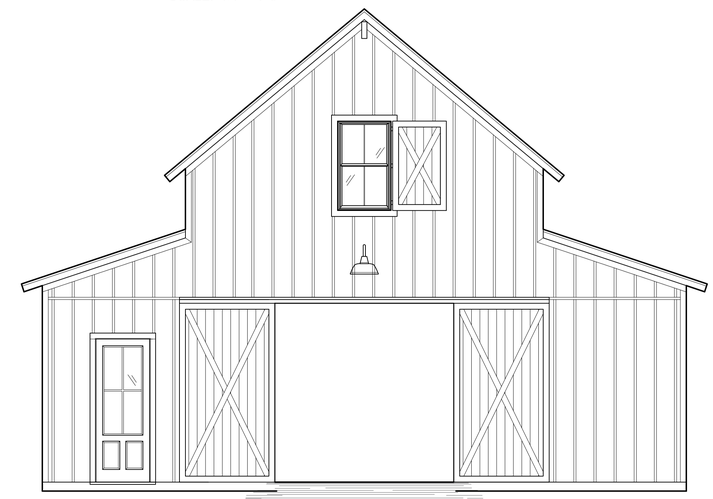
RIGHT ELEVATION
(HOUSE SIDE)
SCALE: 1/4" = 1'-0"



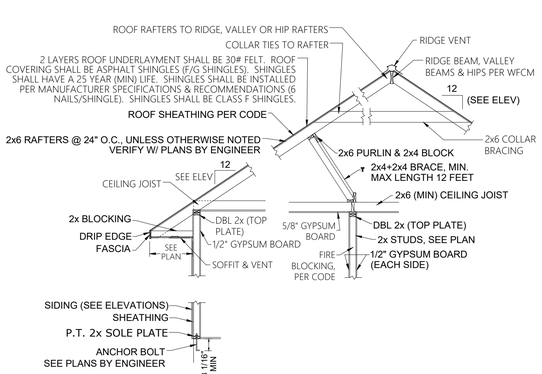
FRONT ELEVATION (TRACE SIDE)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

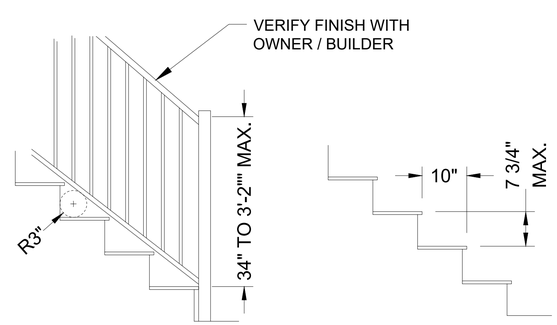


REAR ELEVATION
SCALE: 1/4" = 1'-0"



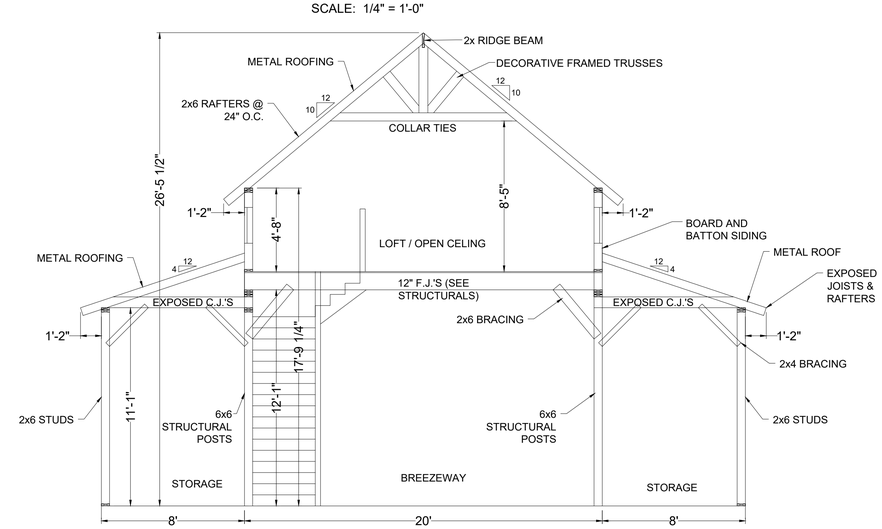
EXTERIOR WALL DETAIL

TYPICAL FRAMING DETAILS



- HANDRAIL SHALL HAVE A CIRCULAR CROSS-SECTION WITH A DIAMETER OF 1 1/4" INCHES TO 2 INCHES.
- GUARDRAIL SHALL MEET OPENING LIMITATION REQUIREMENTS OF R312.2

STAIR DETAIL
SCALE: 3/4" = 1'-0"



SEE FOUNDATION DRAWINGS BY ENGINEER

SECTION A
SCALE: 1/4" = 1'-0"

STYLE OF LIFE
meghcooper@yahoo.com

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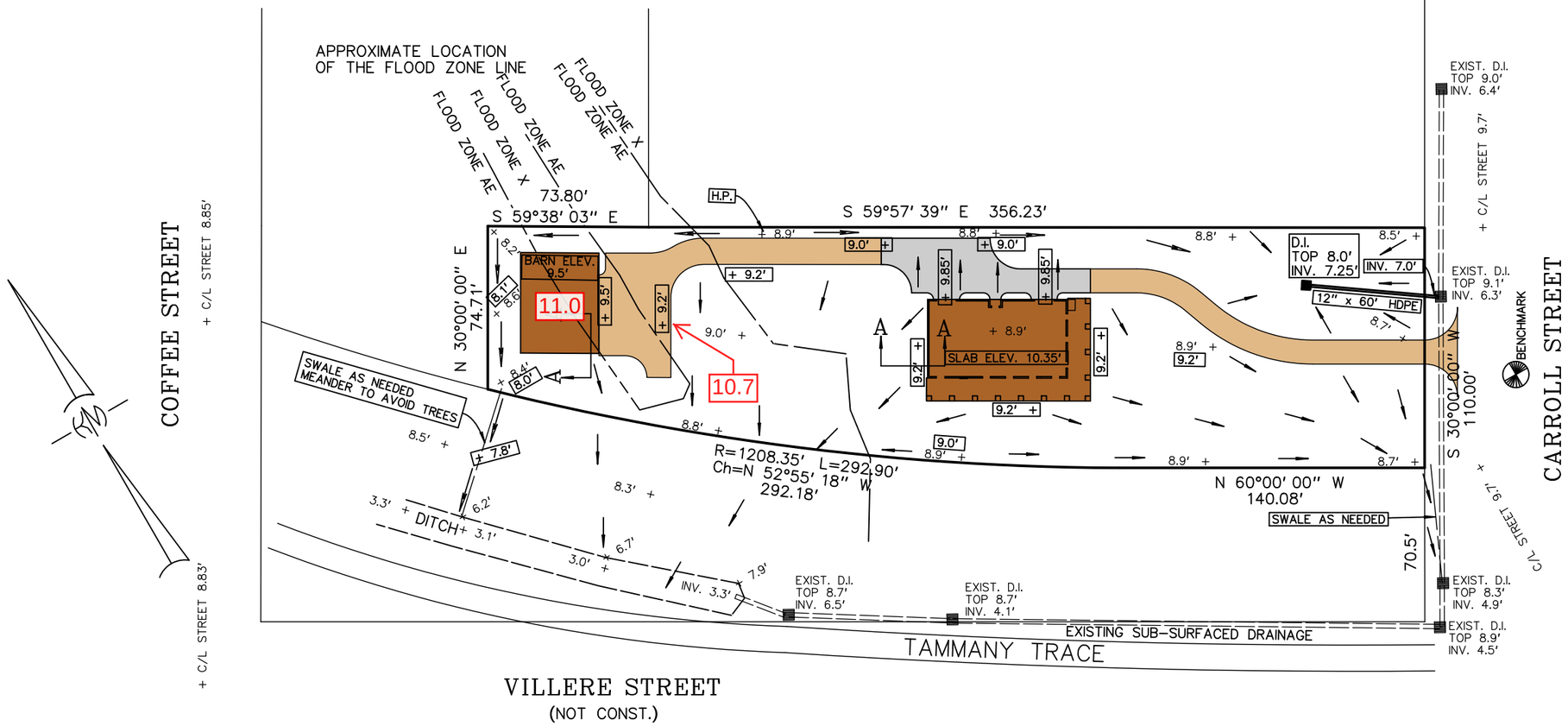
THESE PLANS ARE TO COMPLY WITH THE LSUCCC AMENDED IRC 2021 BUILDING CODE, 2020 NEC, OR ALL LOCAL BUILDING CODES.

STRUCTURE TO BE BUILT AT 130 MPH WIND SPEEDS

BARN PLANS FOR: BORDES
724 CARROLL STREET
CITY OF MANDEVILLE, LA

MARCH 19, 2026
PAGE 3 OF 3

A2.1



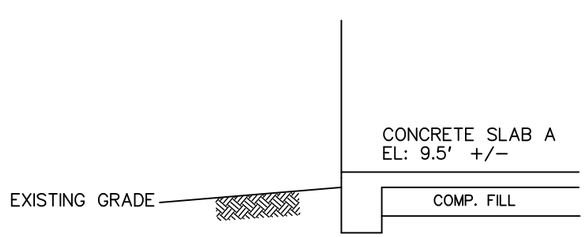
LEGEND:

9.0' + = EXISTING GROUND ELEVATIONS

**** = PROPOSED ELEVATIONS AND DATA

→ = PROPOSED DRAINAGE PATTERN

= BENCHMARK–"MAG" NAIL IN EDGE OF PAVEMENT
ELEV. 9.56' MSL, NAVD 88 (GEOID 18)



SECTION A–A

STATE OF LOUISIANA
KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
10-08-25

DRAINAGE AND GRADING PLAN

A PORTION OF SQUARE 43–B
BEING 43890.32 sq.ft (1.01 acres)
CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

KAREN BORDES

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

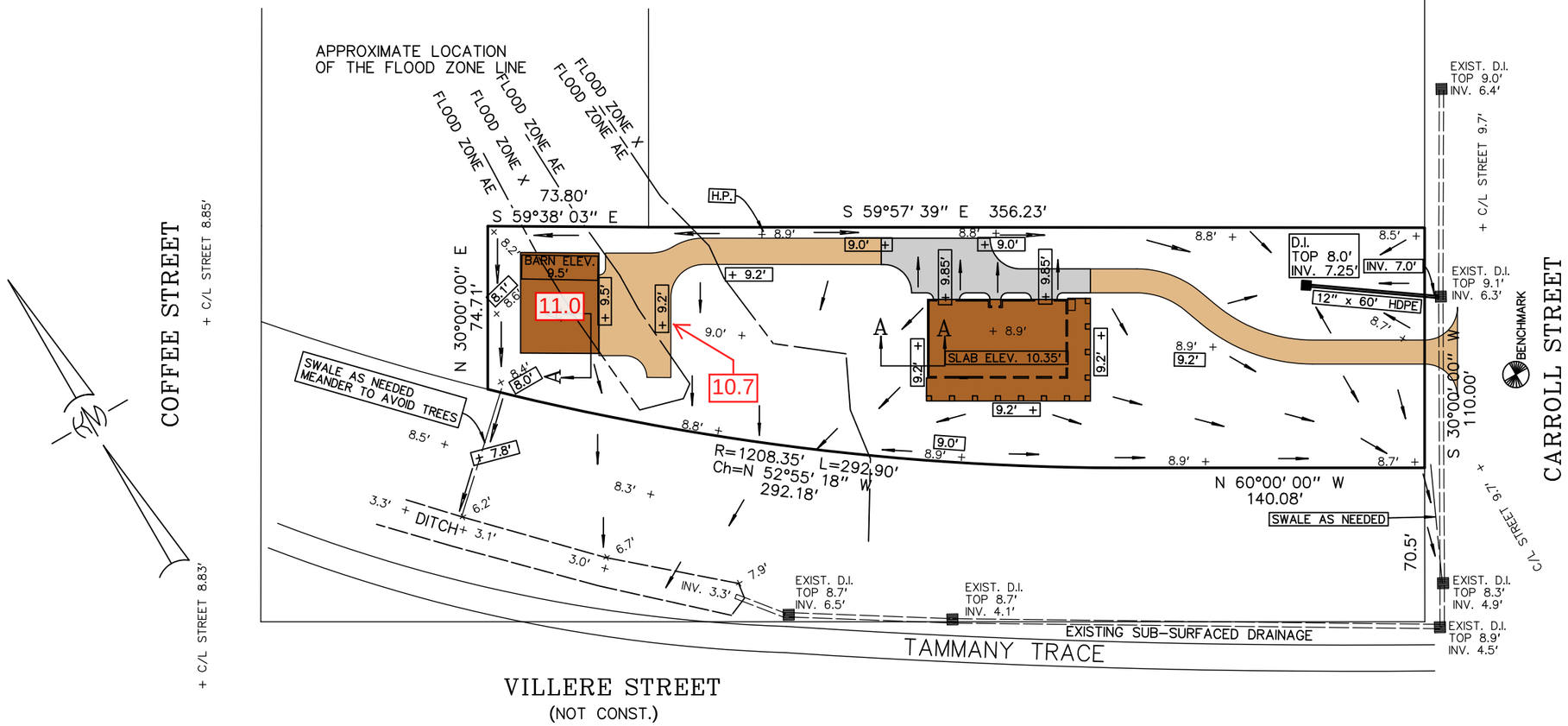
SCALE:	1" = 60'
DATE:	09–18–25
DRAWN:	DRJ
JOB NO.:	24–161
REVISED:	10–08–25

From:	Clifton Siverd
To:	Tina Myers
Subject:	724 Carroll
Date:	Friday, May 29, 2026 7:06:22 AM
Attachments:	25-10839 - Drainage Plan.pdf

Tina,

We do not have a drainage plan produced for this building, but I can use information provided from the documents submitted for the permit on the primary structure. The applicant is proposing elevating the slab for the garage to Elevation 11.0 to comply with FEMA regulations. However, Section 5.2.3.3 Fill Sub-Area B 3 Slabs for Non-Habitable Areas only allow "6" inches (0.5') of height above grade for any other slab". The average existing elevations within the area of the proposed garage is (8.65') . Fill Sub Area B would only allow the top of slab to be elevated to (9.15'). The variance request is to elevate the slab to elevation (11.0) a difference of (1.85') . Additionally, 5.2.3.3 Fill Sub-Area B 1.f. allows for elevating the driveway 6" except within 16' of the slab to ramp up onto the bottom slab. An additional variance maybe required for the driveway depending on the desired slope to access to building. According to the drainage plan submitted for the primary structure a 1% slope is shown for the driveway approaching the building. If the owner is looking to achieve the same slope the driveway surfacing near the garage would need to be elevated to (10.7') which would result in fill height for the drive (1.1') above the allowable (0.5').

Clif Siverd
City of Mandeville
Department of Public Works
1100 Mandeville High Blvd.
Mandeville, La 70448
985-624-3169



LEGEND:

9.0' + = EXISTING GROUND ELEVATIONS

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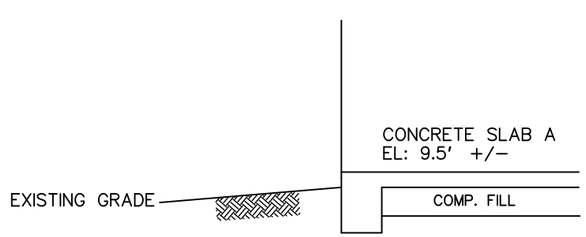
→ = PROPOSED DRAINAGE PATTERN

= BENCHMARK–"MAG" NAIL IN EDGE OF PAVEMENT
ELEV. 9.56' MSL, NAVD 88 (GEOID 18)



SECTION A–A

STATE OF LOUISIANA
KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
10-08-25

DRAINAGE AND GRADING PLAN

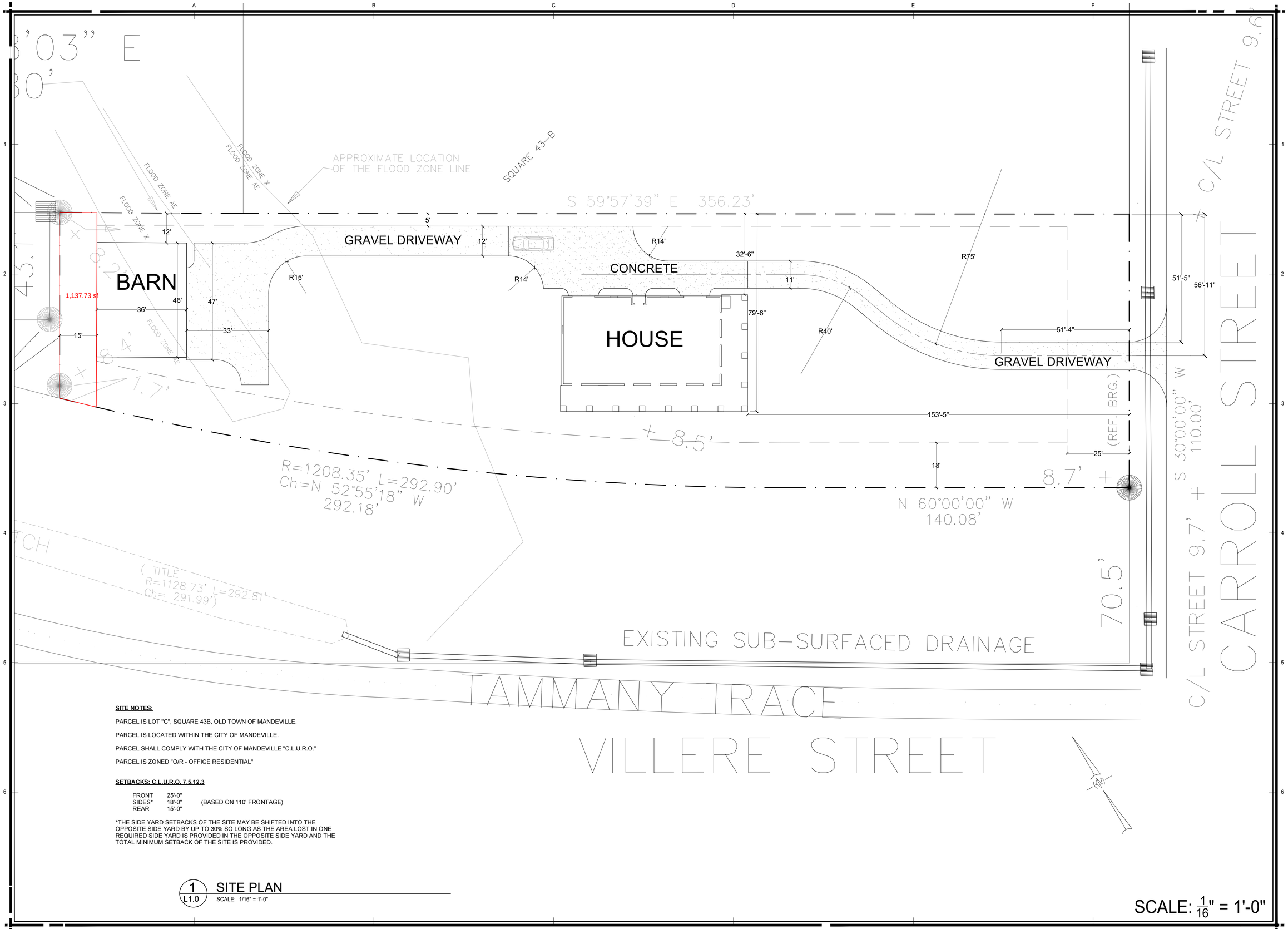
A PORTION OF SQUARE 43–B
BEING 43890.32 sq.ft (1.01 acres)
CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

KAREN BORDES

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

SCALE:	1" = 60'
DATE:	09–18–25
DRAWN:	DRJ
JOB NO.:	24–161
REVISED:	10–08–25



SITE NOTES:

PARCEL IS LOT "C", SQUARE 43B, OLD TOWN OF MANDEVILLE.

PARCEL IS LOCATED WITHIN THE CITY OF MANDEVILLE.

PARCEL SHALL COMPLY WITH THE CITY OF MANDEVILLE "C.L.U.R.O."

PARCEL IS ZONED "O/R - OFFICE RESIDENTIAL"

SETBACKS: C.L.U.R.O. 7.5.12.3

FRONT	25'-0"	
SIDES*	18'-0"	(BASED ON 110' FRONTAGE)
REAR	15'-0"	

*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.

1 / L1.0 SITE PLAN
SCALE: 1/16" = 1'-0"

SCALE: $\frac{1}{16}$" = 1'-0"

Magnolia LANDSCAPE ARCHITECTURE

MAGNOLIA LANDSCAPE ARCHITECTURE
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIALANDSCAPES.COM

STATE OF LOUISIANA
DAVID ABADIE
REG. NO. 0726
LICENSED LANDSCAPE ARCHITECT

BORDES RESIDENCE

724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

Date:	Description:
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

PROJ. NO:	
DESIGN:	DMA
DRAWN:	DMA
CHECKED:	DA
DATE:	5/9/2025
SCALE:	1/2" = 1'-0"

SITE PLAN

L1.0

7/9/2026

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 & 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’-9⅝”	12’	+3’-9⅝”
East Side Setback	8’	12’	-4”

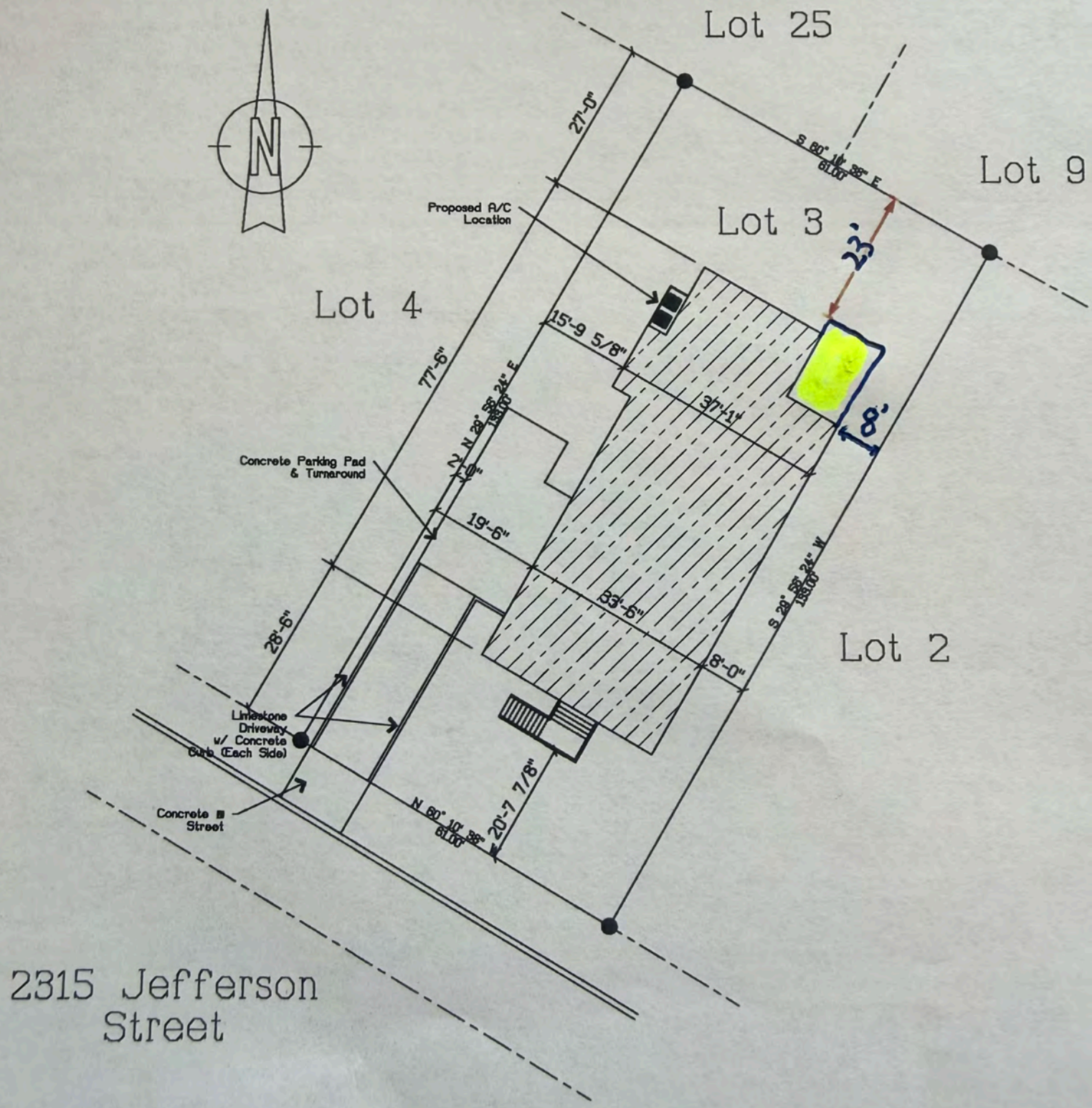
At the last meeting the Commission requested the square footage of the addition. An updated floor plan section was submitted by the applicant showing the addition will be 165 sqft.

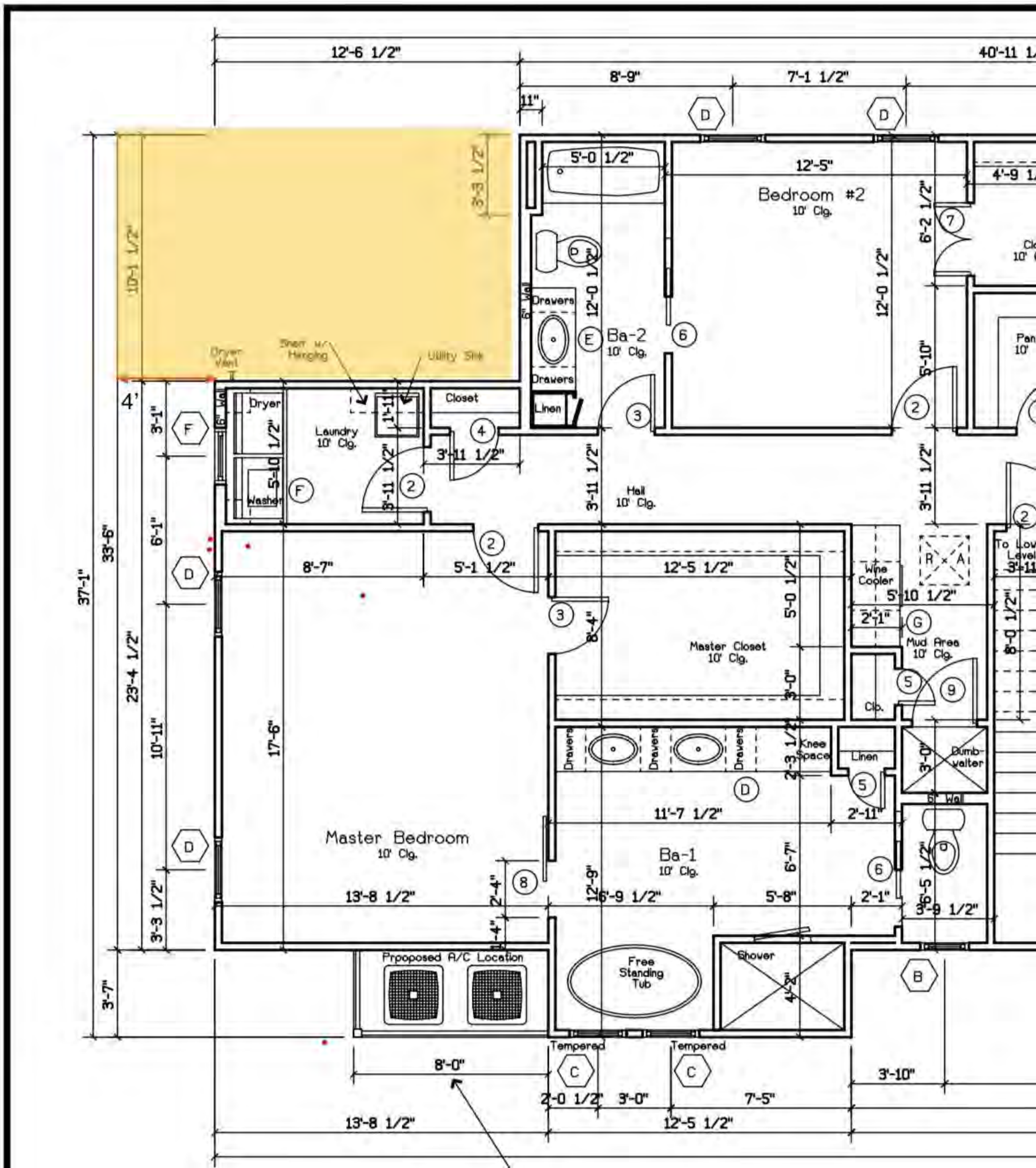
CLURO SECTIONS:
7.5.2.3. R-1X Site Development Regulations
Each development site in the R-1X Single-Family Existing Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The minimum lot area 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.

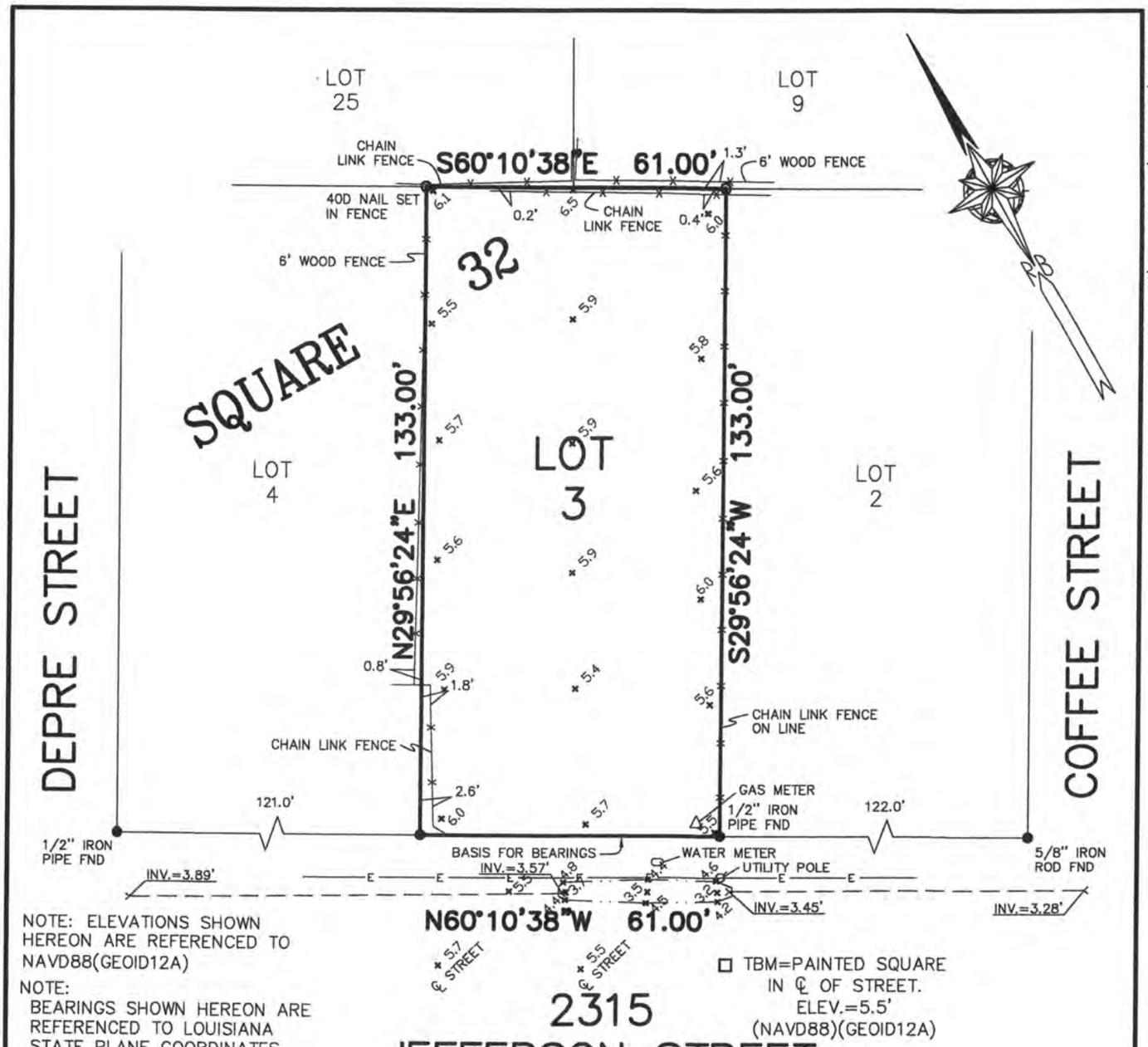
1. Minimum Lot Area	5,000 Square feet or as noted on the Official Zoning Map for the district where the lot is located.
2. Minimum Building Area (Square feet per unit)	1,000 square feet per unit
3. Minimum Lot Width (Variable)	50' or the width of the predominant number of parcels of land under separate 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.


Lot 25
Lot 9
Lot 3
Lot 4
Lot 2
N
27'-0"
S 60° 10' 35" E
61.00'
Proposed A/C Location
23'
8'
15'-9 5/8"
37'-1"
77'-6"
N 29° 55' 24" E
138.00'
Concrete Parking Pad & Turnaround
1'-0"
19'-6"
33'-6"
28'-6"
S 29° 55' 24" W
138.00'
8'-0"
Limestone Driveway w/ Concrete Curb (Each Side)
Concrete Street
N 60° 10' 35" W
61.00'
20'-7 7/8"
2315 Jefferson Street


12'-6 1/2"
40'-11 1/2"
8'-9"
7'-1 1/2"
11"
5'-0 1/2"
12'-5"
Bedroom #2
10' Clg.
4'-9 1/2"
6'-2 1/2"
12'-0 1/2"
Drawers
Ba-2
10' Clg.
Drawers
Linen
5'-10"
Pan
10'
10'-1 1/2"
3'-3 1/2"
Dryer Vent
Shelf w/ Hanging
Utility Sink
4'
3'-1"
Dryer
Washer
5'-10 1/2"
Laundry
10' Clg.
1'-11"
Closet
3'-11 1/2"
5'-11 1/2"
3'-11 1/2"
Hall
10' Clg.
3'-11 1/2"
To Lower Level
33'-6"
6'-1"
37'-1"
8'-7"
5'-1 1/2"
12'-5 1/2"
Wine Cooler
5'-10 1/2"
2'-1"
Mud Area
10' Clg.
5'-0 1/2"
8'-4"
Master Closet
10' Clg.
3'-0"
Clo.
23'-4 1/2"
10'-11"
17'-6"
Drawers
Drawers
Drawers
2'-3 1/2"
Knee Space
Linen
3'-0"
Dumb-waiter
11'-7 1/2"
2'-11"
Master Bedroom
10' Clg.
Ba-1
10' Clg.
6'-7"
13'-8 1/2"
2'-4"
12'-9"
6'-9 1/2"
5'-8"
2'-1"
6'-5 1/2"
3'-9 1/2"
3'-3 1/2"
1'-4"
Prpoposed A/C Location
Free Standing Tub
Shower
4'-2"
3'-7"
Tempered
Tempered
8'-0"
2'-0 1/2"
3'-0"
7'-5"
3'-10"
13'-8 1/2"
12'-5 1/2"



NOTE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88(GEOID12A)

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

□ TBM=PAINTED SQUARE IN ℄ OF STREET. ELEV.=5.5' (NAVD88)(GEOID12A)

REFERENCE:
PLAT SHOWING SUBDIVISION OF SQ. 32
Map File No.: EM173
Date Filed:

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. 5-16-12

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

3.2 × EXISTING ELEVATION
○ DENOTES 1/2" IRON PIPE SET UNLESS OTHERWISE NOTED
● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of

LOT 3 * SQUARE 32 * TOWN OF MANDEVILLE
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
MICHAEL DUBREUIL

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & 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.

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

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

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

Date: APRIL 21, 2020
Survey No. 20236
Project No. (CR5) D20236.TXT

Scale: 1"= 30'±
Drawn By: J.E.D.
Revised: 2-8-21/J.E.D./ADDED ELEVATIONS ONLY

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CASE SUMMARY SHEET

CASE NUMBER: CU26-07-02
DATE RECEIVED: June 22, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address*:* 2036 Monroe
Subdivision: Old Town of Mandeville, Square 18 Lot 14
Zoning District: B-3 - Old Mandeville Business District
Property Owner: Virginia Fortson

REQUEST: CU26-07-02 – Celina and Chuck Voelker request Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8 Old Town of Mandeville, Square 18 Lot 14, B-3 - Old Mandeville Business District, 2036 Monroe

CASE SUMMARY: Operate a Whole House Short Term Rental

The property at 2036 Monroe is located on the south side of Monroe St., east of Lafitte St., and west of Girod St. The property measures 67' x 128' and contains 8,576 sqft per a survey prepared by BFM Corporation and dated 4.22.1986. The property is currently improved with a single-family residence.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out of 2036 Monroe. The property contains two bedrooms and one and a half bathrooms. The application lists the maximum number of guests will be eight.

A letter of intent was submitted by the applicant which states that the property will be a restored 1920 bungalow, which will accommodate only one family or group at a time to provide a more intimate and personalized experience and allow the guests to enjoy the charm of the historic home.

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 floor plan submitted shows that there will be two bedrooms requiring two parking spaces on site. A survey of the property, along with photos of the site, show that there is adequate off street parking.

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.

Sweet Magnolia Bed & Breakfast will be a lovingly restored 1920 bungalow located in the heart of Old Mandeville, Louisiana. Designed to provide a more intimate and personalized experience, the property will accommodate only one family or group at a time, allowing guests to enjoy the charm and comfort of a historic home with complete privacy.

As a family of five with deep Louisiana roots, Sweet Magnolia is much more than a business venture—it is a labor of love. Our family will be personally involved in the restoration process, investing our own time, hard work, and elbow grease into bringing this historic bungalow back to life. We are passionate about preserving a piece of local history while creating a welcoming place for others to experience the beauty and hospitality of the Northshore.

Our goal is to thoughtfully restore the home while maintaining its historic character and architectural charm, blending the craftsmanship of the past with the comforts today's travelers appreciate. Guests will enjoy convenient access to Mandeville's lakefront, local restaurants, shops, festivals, and outdoor recreation while staying in a space that reflects the warmth and authenticity of Louisiana.

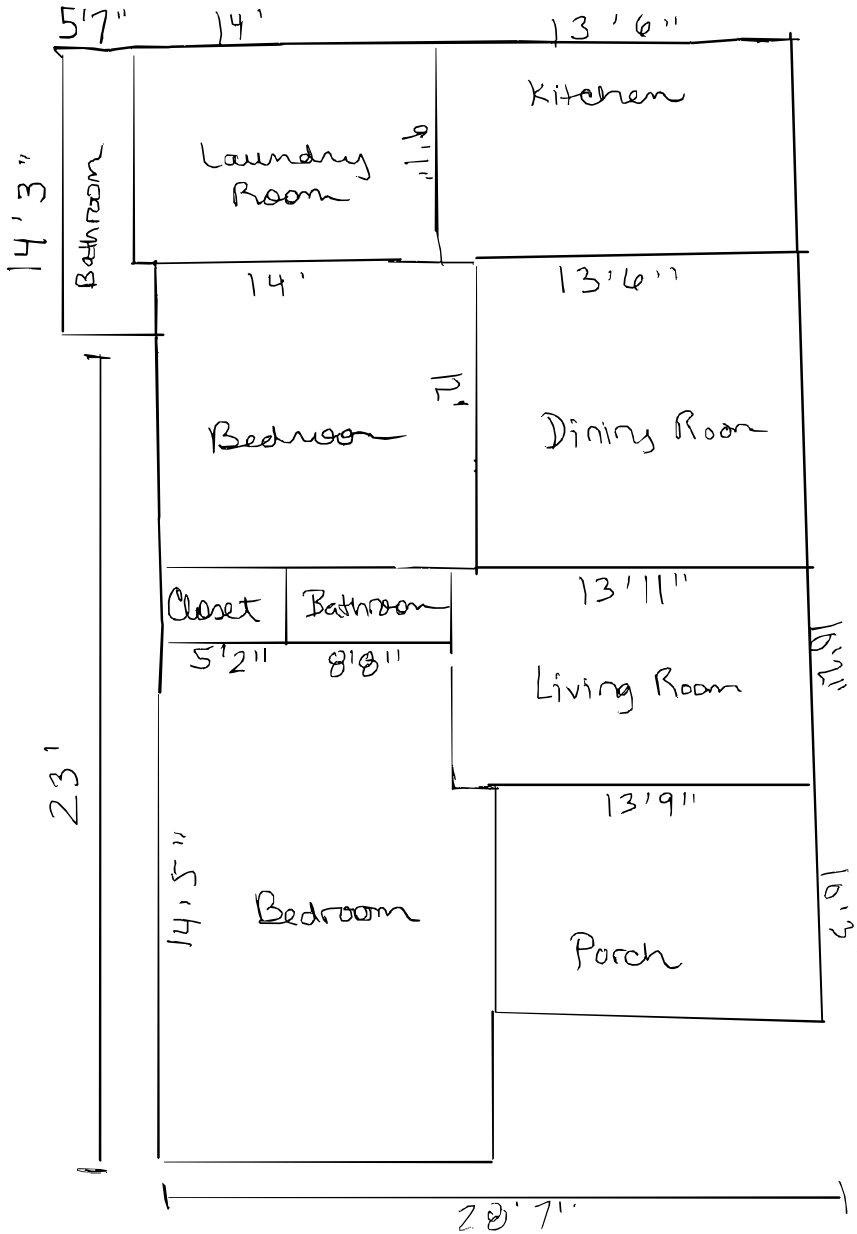
The restoration of Sweet Magnolia will contribute to the continued preservation of Old Mandeville by breathing new life into a historic property, attracting visitors to the area, and supporting local businesses and tourism.

Sweet Magnolia Bed & Breakfast will offer a unique and memorable stay that celebrates Louisiana heritage, Southern hospitality, and the value of preserving historic homes for future generations.

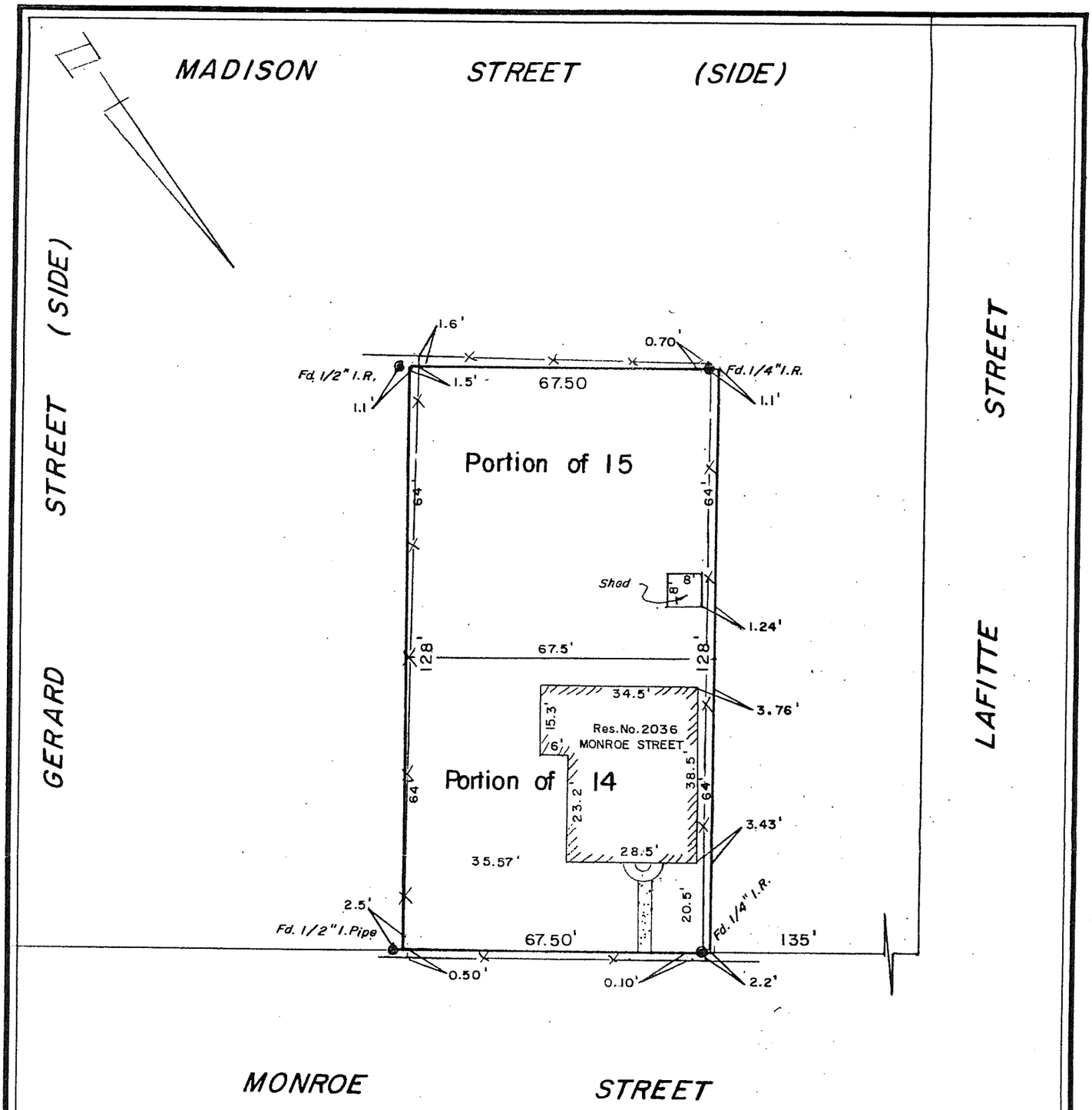
Sincerely,

The Voelker Family

9' Ceiling


5'7"
14'
13'6"
Kitchen
Laundry Room
9'11"
14'3"
Bathroom
14'
13'6"
Bedroom
12'
Dining Room
Closet
Bathroom
5'2"
8'8"
13'11"
Living Room
10'2"
23'
13'9"
14'5"
Bedroom
Porch
10'3"
28'7"

AF 23927



SURVEY OF PORTIONS OF LOTS 14 & 15
SQUARE 18
TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LA

CERTIFIED CORRECT TO:
Ginger Fortson

STATE OF LOUISIANA
R. P. Fontcuberta, Jr.
REG. No. 4329
REGISTERED PROFESSIONAL LAND SURVEYOR

BFM CORPORATION
A Professional Land Surveying Company
CITY OF KENNER
LOUISIANA

CERTIFIED CORRECT

REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30'
DATE: April 22, 1986

PLAT FILE NO.
BFM-8116

CASE SUMMARY SHEET

CASE NUMBER: V26-07- 21
DATE RECEIVED: June 22, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address*:* 1319 Montgomery
Subdivision: Old Town of Mandeville, Square 81 Lot 3-A
Zoning District: R-1 - Single Family Residential District
Property Owner: Mark Fussell

REQUEST: **V26-07-21 – Mark Fussell requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 81 Lot 3-A, R-1 - Single Family Residential District, 1319 Montgomery**

CASE SUMMARY: Remove 6 magnolia trees to construct a new residence and accessory structure

The applicant owns the property at 1319 Montgomery St. located on the north side of Montgomery St., east of Atalin St., west of Albert St., and south of Florida St. The property measures 90’ x 253’ and contains 22,770 sqft per a tree plan prepared by Randall Brown & Associates and dated 9.5.2025. The property is currently unimproved.

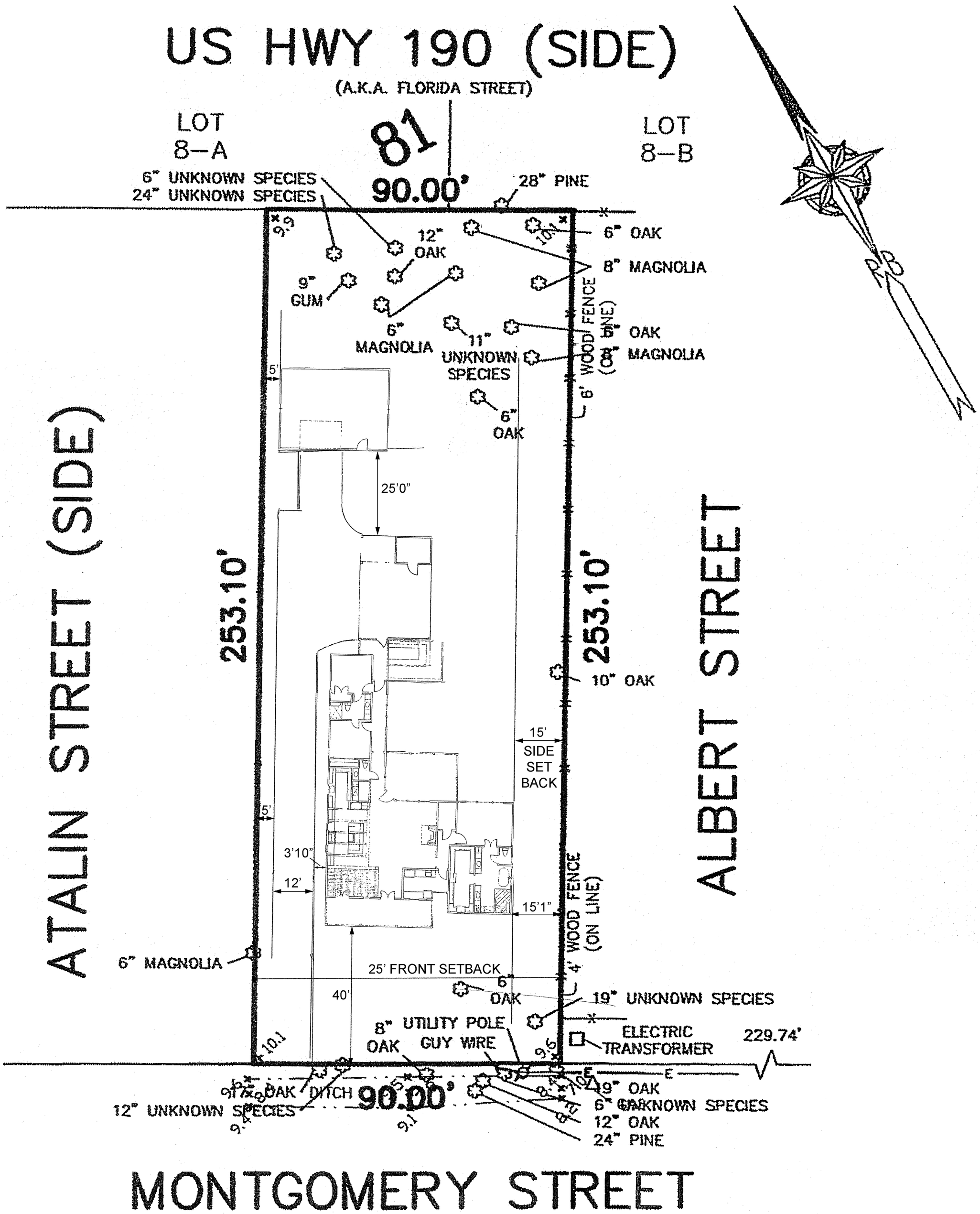
A permit for new residential construction has been submitted by the applicant. There is a total of 12 magnolia trees on the property. As part of this construction the applicant is requesting to remove 6 magnolia trees. Five of these trees are located within the buildable area and would have previously been allowed to be removed by right, while the remaining tree is located in the west side setback.

The total dbh being removed is 52”. Regulations require that 8 trees be planted as replacement.

CLURO SECTIONS:
9.2.5.7. Key Native Tree Species Protection Requirements
The following tree protection requirements shall be in place:

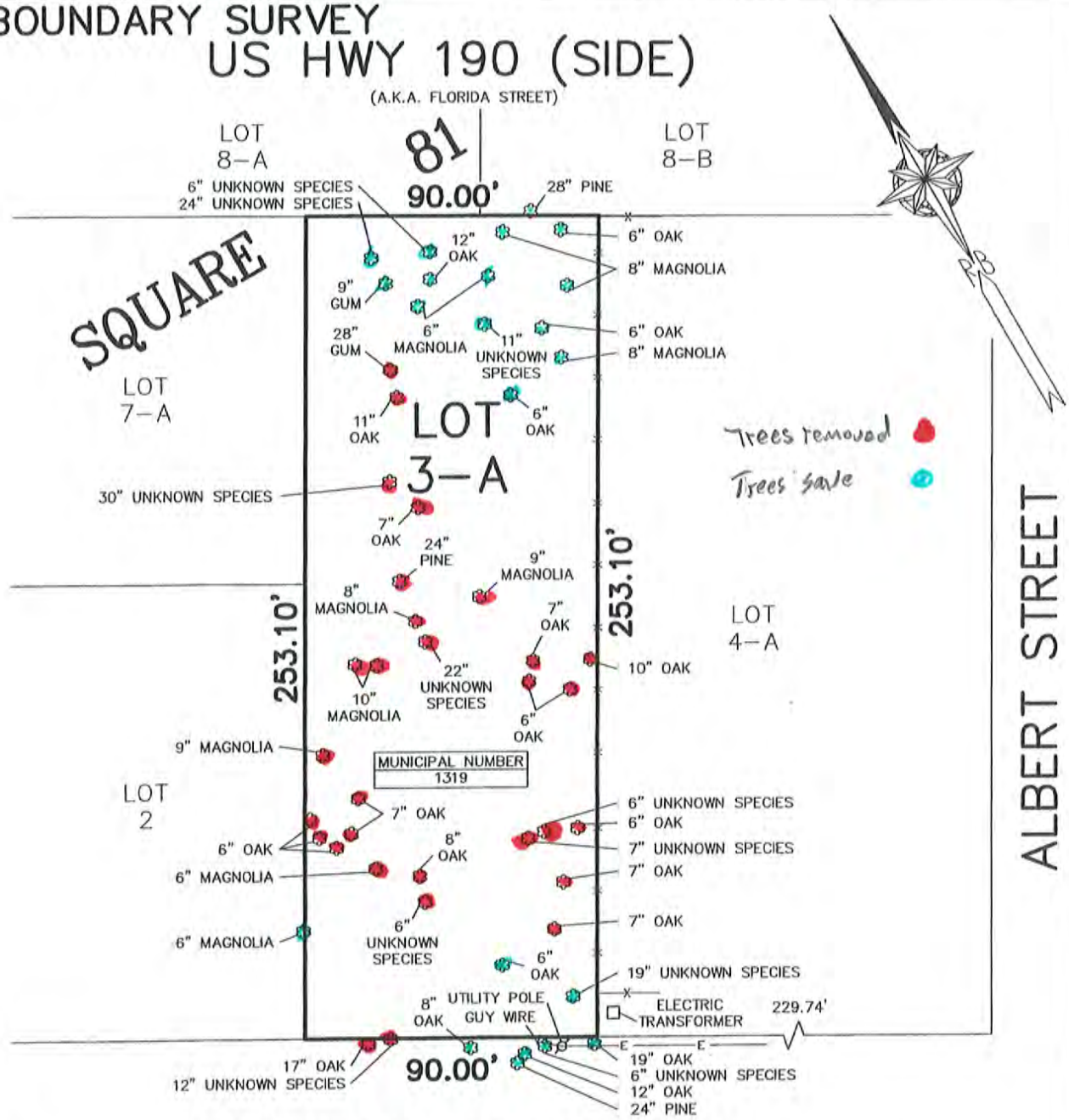
1. **Definition of Protected Tree:**
   a. Protected Live Oak: shall include any Live Oak with a diameter at breast height (dbh) of Six (6) inches or more;
   b. b. Protected Bald Cypress: shall include any Bald Cypress with a diameter at breast height (dbh) of Six (6) inches or more; and
   c. Protected 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 Inspecter and planted in a location approved by the City.
   f. These regulations shall apply in all zoning districts.

FLORIDA ST
ATALIN ST
ATALIN ST
ALBERT ST
MONTGOMERY ST
MONTGOMERY ST
B-1
O/R
R-1



FUSSELL RESIDENCE
1319 MONTGOMERY STREET
MANDEVILLE, LA 70448
2333/4536

NOT A BOUNDARY SURVEY



REFERENCE 1:
RESUB By Kelly J. McHugh, PLS
Map File No.: 5877D
Date Filed: 9-12-2019

REFERENCE 2:
RESUB By Kelly J. McHugh, PLS
Map File No.: 6025C
Date Filed: 6-9-2021

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

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

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

NOTE:
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.

Tree Locations of

LOT 3-A * SQUARE 81
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
SECTION 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST
GREENSBURG LAND DISTRICT * ST. TAMMANY PARISH, LOUISIANA

FOR

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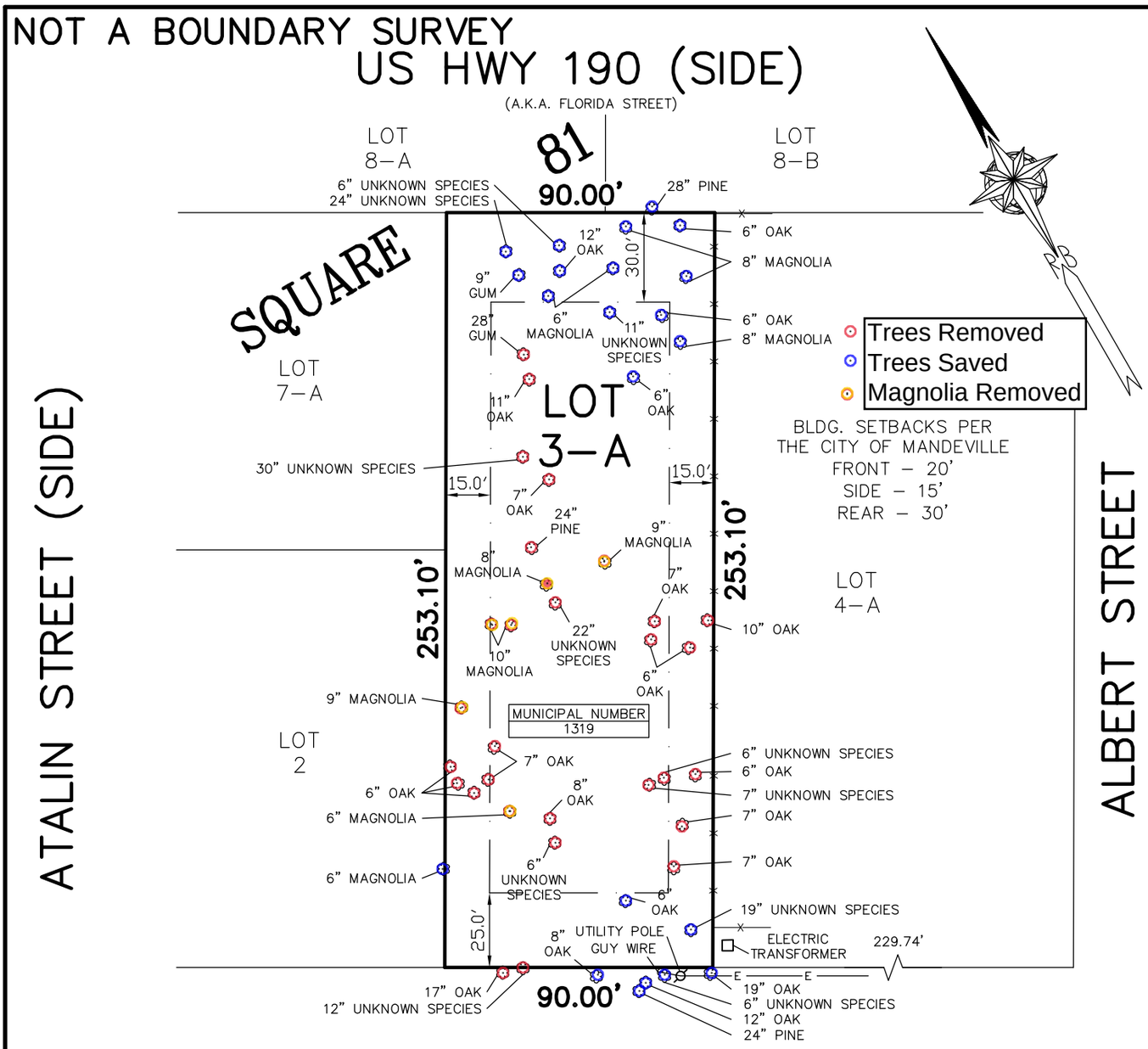
ts, Inc.

NOT A BOUNDARY SURVEY



REFERENCE 1:
RESUB By Kelly J. McHugh, PLS
Map File No.: 5877D
Date Filed: 9-12-2019

REFERENCE 2:
RESUB By Kelly J. McHugh, PLS
Map File No.: 6025C
Date Filed: 6-9-2021

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described __IS NOT__ located in a special flood hazard area, it is located in Flood Zone SHADED X.

FIRM Panel#_____2202020431D_____Rev.__5-16-2012__

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

NOTE:
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.

Tree Locations of

LOT 3-A * SQUARE 81
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
SECTION 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST
GREENSBURG LAND DISTRICT * ST. TAMMANY PARISH, LOUISIANA
FOR
MARK FUSSELL

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & 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.

NOT A BOUNDARY SURVEY

REVISED ADDED SETBACKS

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

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: SEPTEMBER 5, 2025
Survey No. 25497-TREE
Project No. (CR5) A25497.TXT

Scale: 1"= 50'±
Drawn By: J.E.D.
Revised:

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CASE SUMMARY SHEET

CASE NUMBER: V26-07-22
DATE RECEIVED: June 22, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address*:* 530 Markie
Subdivision: Chateau Village, Square G Lot 103
Zoning District: R-1 - Single Family Residential District
Property Owner: Stephanie Clark

REQUEST: **V26-07-22 – Stephanie Clark requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Chateau Village, Square G Lot 103, R-1 - Single Family Residential District, 530 Markie**

CASE SUMMARY: Remove one magnolia tree

The applicant owns the property at 530 Markie Dr, located on the south side of Markie Dr. The property measures approximately 90' x 130' and contains 11,700 sqft per the St. Tammany Parish Assessor. The property is currently improved with a single-family residence.

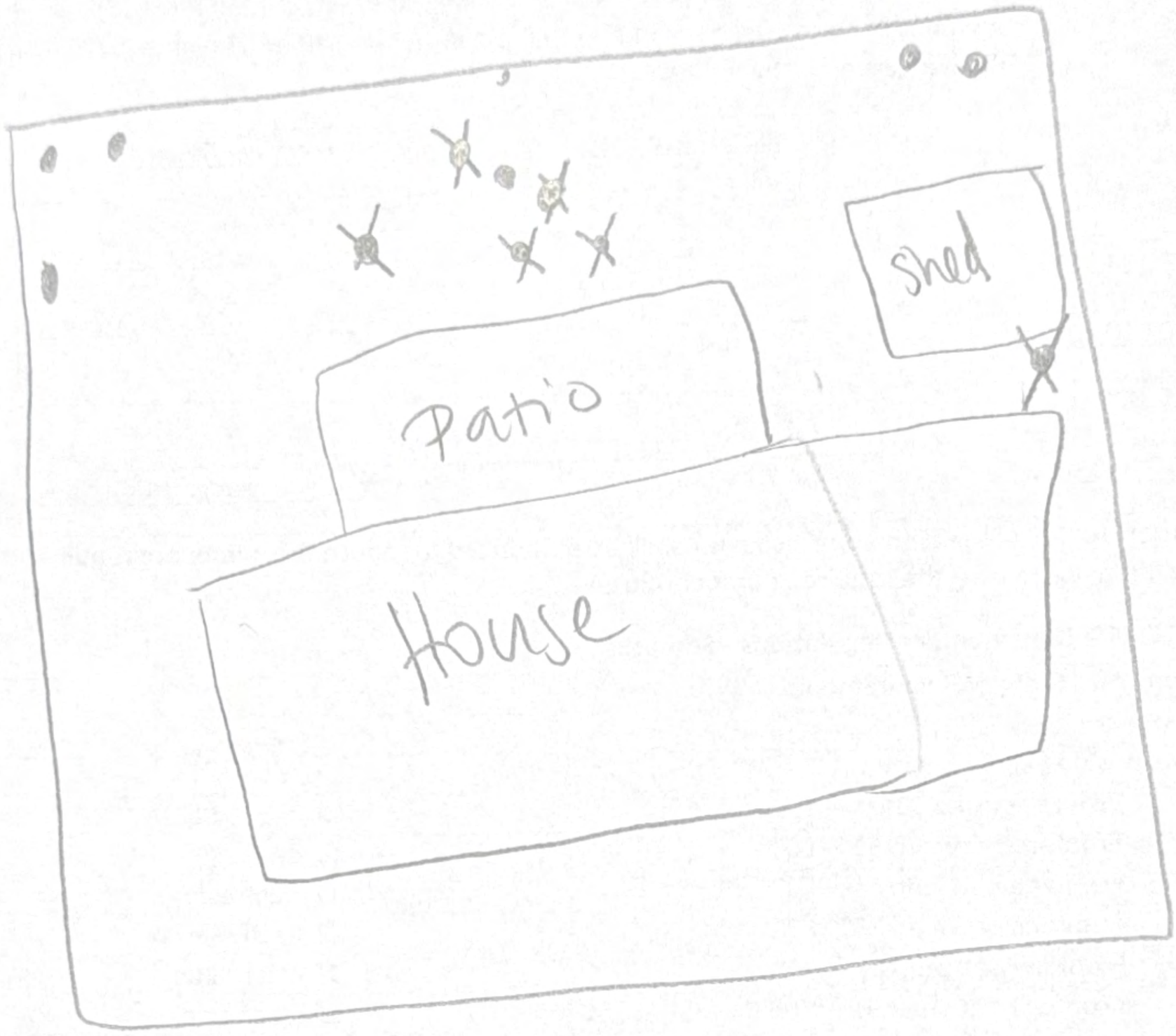
A tree removal permit was submitted requesting to remove six trees from the rear of the property, including a magnolia. The applicant is requesting to remove the trees to install a play area for their son. A statement included on the application reads *"We are looking to get rid of the Magnolia tree for multiple reasons: Size, it is very large. Causes so much shade in the yard that grass does not grow. It is a muddy mess. Location, its in the location where we would like to put a swing set for our son. It, along with all the other pine trees in the middle of the yard, make it hard for us to create a great backyard for our son to play in"*.

The dbh of the tree being removed is 13". Regulations require that two trees be planted as a replacement.

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. 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 Inspecter and planted in a location approved by the City.
   f. These regulations shall apply in all zoning districts.

ELIZABETH DR
ELIZABETH DR
MARKIE DR
MARKIE DR
R-1


Shed
Patio
House

CASE SUMMARY SHEET

CASE NUMBER: V26-07-23
DATE RECEIVED: June 24, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address*:* 214 Girod
Subdivision: Old Town of Mandeville, Square 10 Lot 2A
Zoning District: B-3 Old Mandeville Business District
Property Owner: Joshua S. Brandner

REQUEST: **V26-07-23 – Joshua S. Brandner, requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod**

PREVIOUS CASES: **V23-08-30 – Setback Encroachment and Parking Reduction**
SUP25-09-04 – Allow for a paved driveway [WITHDRAWN]

CASE SUMMARY: Allow additional fill at the rear of the property

The property at 214 Girod Street is located on the west side of Girod St., north of Claiborne St., and south of Jefferson St. The property is irregular in shape and measures 129' along Girod St, 150' along the north side, 61' along the rear, then east for 83', south for 66' and then east for 108' per a survey prepared by John G. Cummings and Associates and dated 9.09.2013. The property contains 19,215 sqft. A permit for elevation and renovation of the existing structure for a new oral surgery center was recently completed and a Temporary Certificate of Occupancy was issued (Permit #23-9061).

The applicant received the final drainage inspection on June 1st which failed as the rear concrete driveway exceeds the fill requirements in the CLURO. The application states that this is due to the parking/base slab under the building being installed higher than originally intended. A variance is being requested to allow the pavement to remain in place as constructed due to the transition to the slab under the building that cannot be corrected and to ensure proper access to the parking under the building as well as ADA compliance. The application states that the site does not drain on any adjacent properties and is currently functioning as indented with no adverse impacts to any adjacent property.

The City Engineer reviewed the submitted documents and had the following comments: *"This project is in both the DO Overlay and Fill area A. It appears they used the grading/drainage plan in the original plan set, that was not approved, was used to set the elevation of the slab under the structure. The first approved drainage/grading plan was prepared by JV Burkes and dated 1/30/2024. See attached. The permittee then requested to change the gravel driveways to be changed to concrete driveways and the gravel parking to permeable pavers, the approved plan was prepared by Kyle & Associates and dated 10/29/2025. Due to not using the plans to set the elevation has resulted in fill up to 18" deep in the rear of the structure"*.

The City Engineer also prepared a figure using the drainage as-built, and noted both the natural grade (NG) of the site prior to construction and the fill above the natural grade in both feet and inches (shown in the parenthesis).

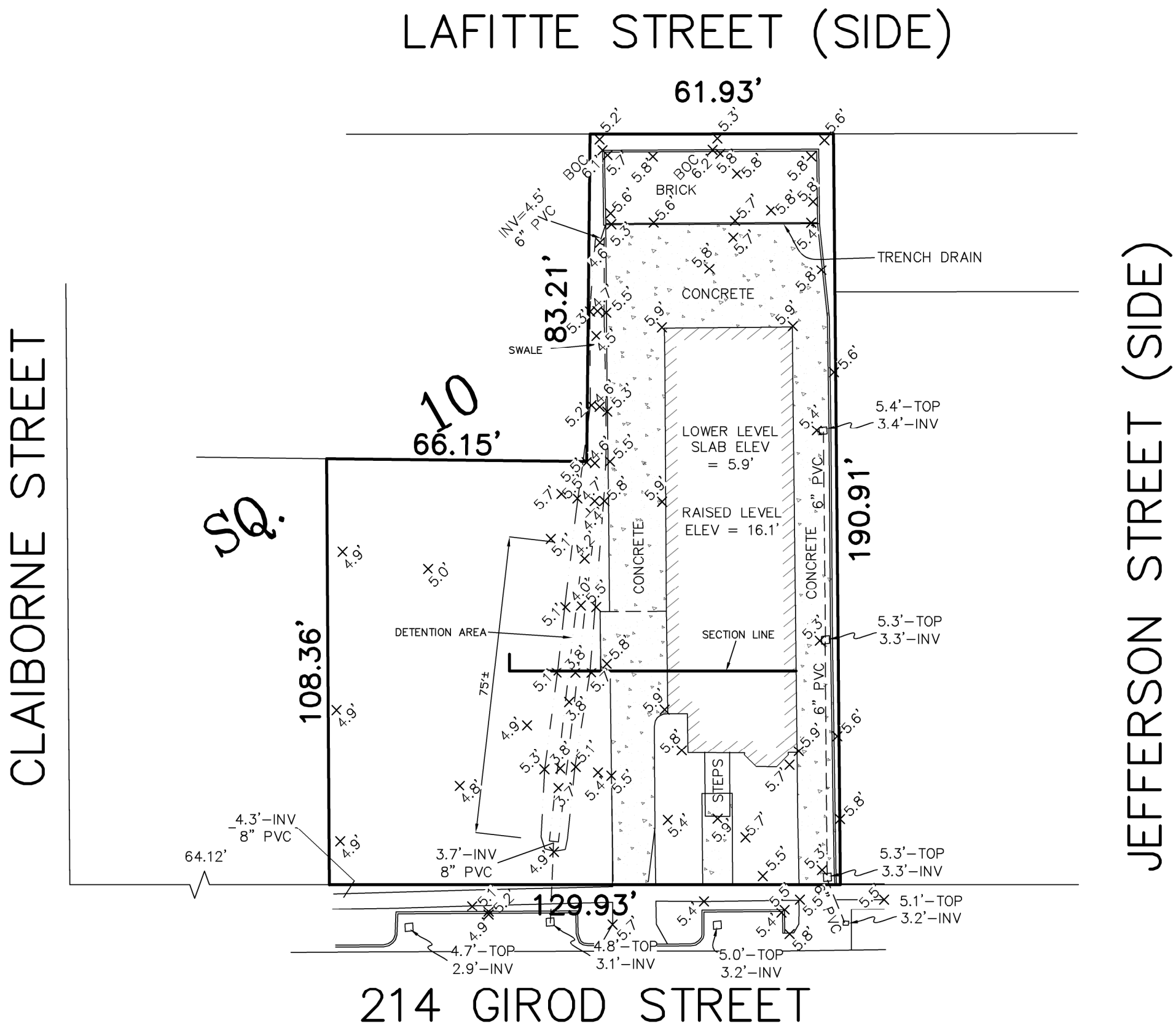
CLURO SECTIONS:
5.2.3.2. Drainage Overlay District and Fill Sub-Area A
The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between 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.

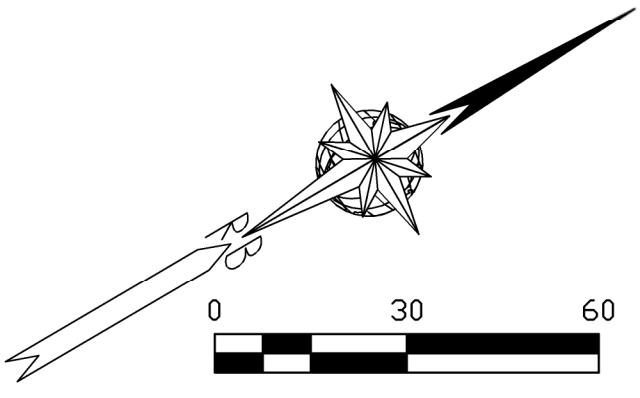
1. **Grading and Fill.** No change in elevation from natural grades shall be allowed except follows:
    a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
    b. Existing sites may be graded, 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.
2. Foundations and Slabs
    a. Pile construction shall be required in V zones.
    b. Pier or pile construction allowed in other locations as long as the tops of the footings or grade beams is located at or below natural grade elevation.
    c. Slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than six (6) inches above natural grade at any point.
    d. Slab construction shall not be allowed for any habitable area.

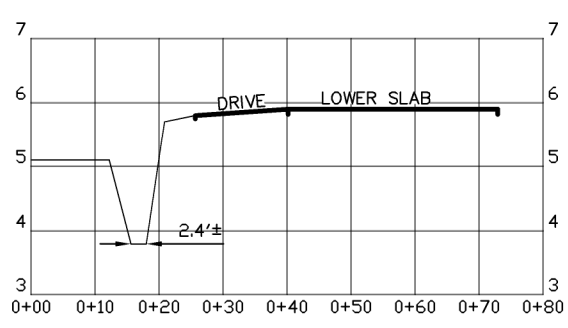
3. Driveways.
   a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.
   b. Driveways shall not be located closer to the side or rear property line than five (5) feet except as needed to provide access to authorized parking spaces behind the front building line. Such driveways shall channel water to the City's drainage system.
4. **Parking Lots.** No paved parking lot is allowed within the DO district without approval of a Special Use Permit. No portion of the surface of a parking lot, regardless of whether the surface is aggregate or paved, shall be elevated more than six (6) inches above natural grade.

AS-BUILT DRAINAGE OF

A PORTION OF GROUND SITUATED IN SQUARE 10
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA







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. 5-16-2012

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

NOTE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO A TOPOGRAPHIC SURVEY PERFORMED BY JOHN G. CUMMINGS, DATED 12-11-2023.

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.

NOT A BOUNDARY SURVEY

REFERENCE:
SURVEY By John G. Cummings, PLS
Job No.: 07115-B
Dated: 9-9-2013

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

RANDALL W. BROWN
REG. NO. 4586
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF LOUISIANA

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: MAY 13, 2026
Survey No. 26307
Project No. (CR5) D23453.TXT

Scale: 1"= 30'±
Drawn By: RJB
Revised: 5-27-2026
6-1-2026

A:\1SurveyShared\26SURVEY\26307.dwg

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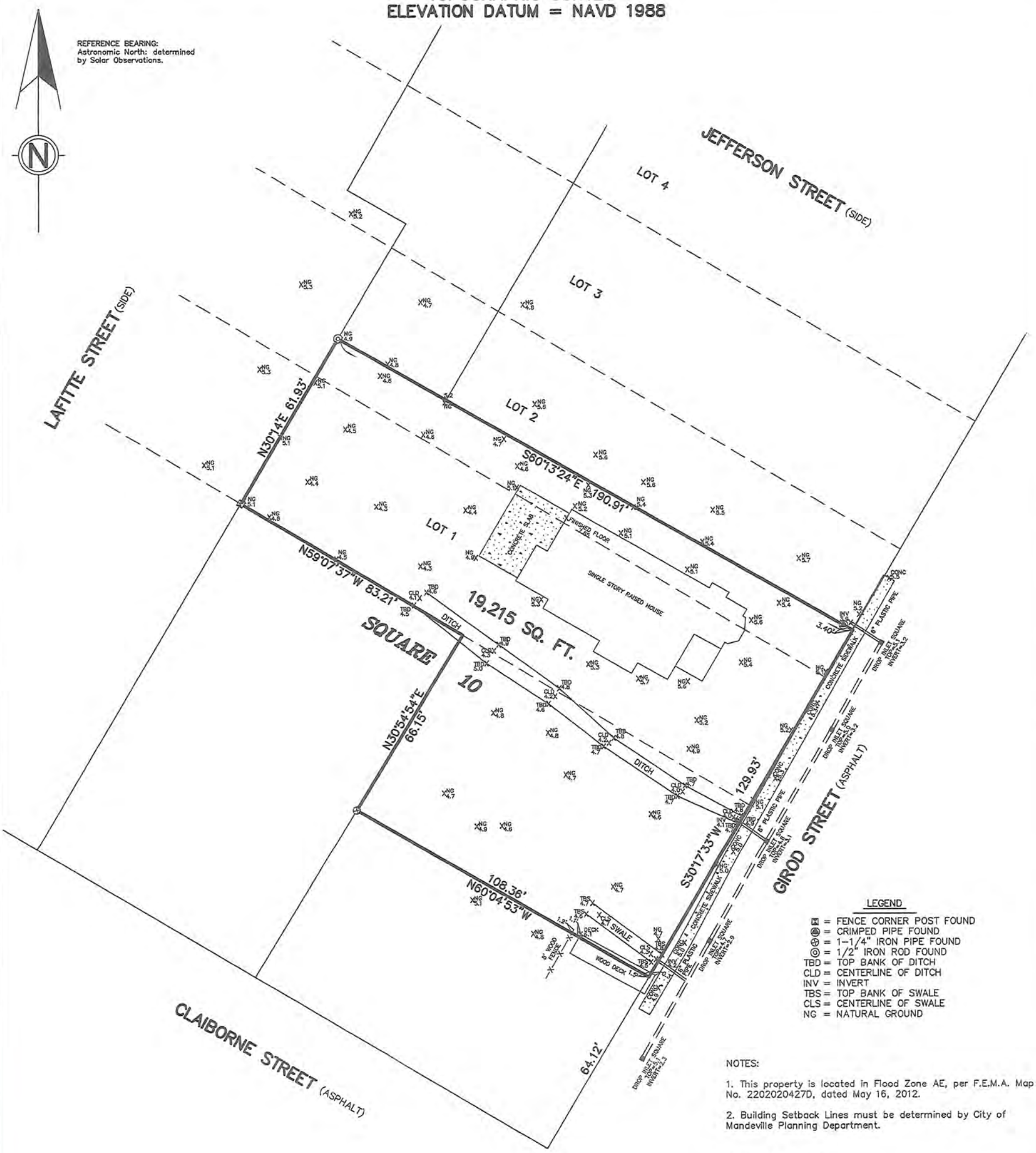
TOPOGRAPHIC SURVEY
ELEVATION DATUM = NAVD 1988

REFERENCE BEARING:
Astronomic North: determined by Solar Observations.



LEGEND

- ⊠ = FENCE CORNER POST FOUND
- ⊛ = CRIMPED PIPE FOUND
- ⊕ = 1-1/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- TBD = TOP BANK OF DITCH
- CLD = CENTERLINE OF DITCH
- INV = INVERT
- TBS = TOP BANK OF SWALE
- CLS = CENTERLINE OF SWALE
- NG = NATURAL GROUND

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 City of Mandeville Planning Department.

REFERENCE SURVEY:

Survey for Don Prieto by John G. Cummings, Surveyor, dated September 9, 2013, Job No. 07115-B.

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 INFORMATIONS FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FIR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

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 PRACTIVE AND BEARS A CLASS C SURVEY.

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4779
PROFESSIONAL
12-11-23
LAND SURVEYOR

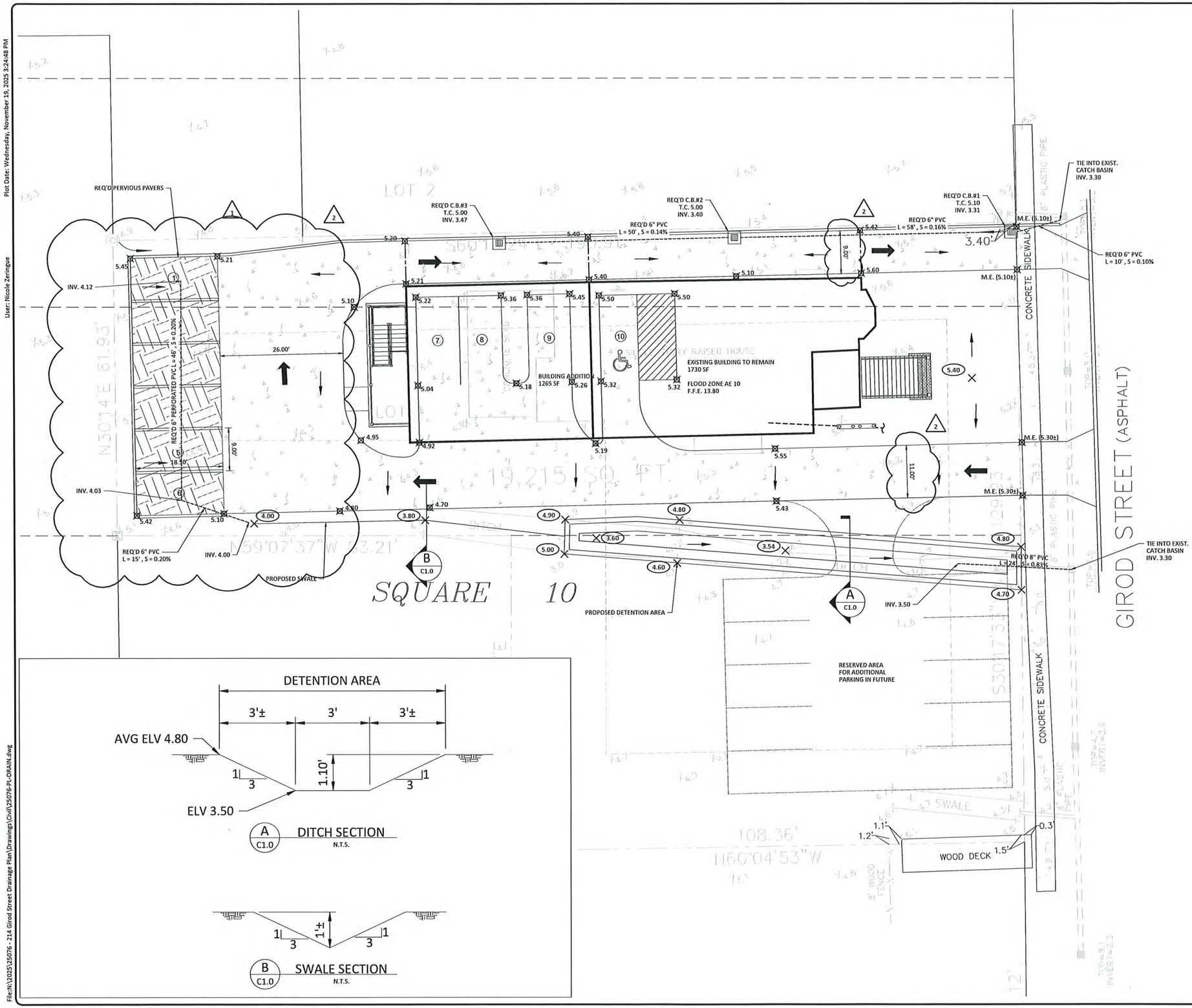
JOHN G. CUMMINGS, P.L.S

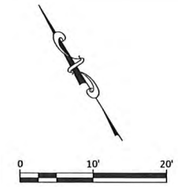
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
PHONE: (985) 892-1549 johncummings108@charter.net FAX: (985) 892-9250
503 N. JEFFERSON AVE. COVINGTON, LA 70433

PLAT PREPARED FOR: ***Dr. Joshua Bradner***

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

SCALE:	DATE:	JOB NO.	REVISED:
1" = 20'	12-11-2023	23220-TOPO	





LEGEND:

- PROPERTY LINE
- REQ'D DRAIN LINE
- CROWN / RIDGE
- REQ'D PRECAST CATCH BASIN
- FLOW ARROW
- 21.19 — PROPOSED GRADE (TOP OF SIDEWALK/PAVEMENT)
- 21.19 — TOP OF SIDEWALK; 20.69 — TOP OF PAVEMENT
- 5.25 — FINISHED GRADE
- EXISTING GRADES
- M.E. — MATCH EXISTING GRADE
- V.I.F. — VERIFY IN FIELD

NOTES:

1. CONTRACTOR SHALL VERIFY ELEVATIONS OF EXISTING SIDEWALKS AND ADJUST PROPOSED GRADES AS NECESSARY TO ABIDE BY ALL APPLICABLE ADA GUIDELINES. COORDINATE WITH CIVIL ENGINEER IN FIELD.
2. CONTRACTOR SHALL CONFIRM EXIST. DITCH AND SIDEWALK ELEVATIONS PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER ON ANY REQUIRED ADJUSTMENTS.
3. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL/STRUCTURAL DRAWINGS FOR EXACT LIMITS OF STAIR PLATFORMS AND SIDEWALKS.

CADD FILE NAME: 25076-PL-DRAIN.dwg

SCALE: (22x34)	DESIGNED BY: JEH	DRAWN BY: JEH	CHECKED BY: JEP	JOB NO. 25076
1" = 10'				
SCALE: (11x17) 1" = 20'			DATE: 10.29.25	

THE OMS CENTER MANDEVILLE
214 GIROD STREET
MANDEVILLE, LA 70448

DRAINAGE & GRADING PLAN

NO.	DATE:	REVISIONS	APP'D
1	11.11.25	REVISED PER CITY OF MANDEVILLE COMMENTS	JEP
2	11.19.25	ADDED DIMENSIONS	JEP

STAMP: STATE OF LOUISIANA — JAMES E. POWELL, JR. — License No. 31083 — PROFESSIONAL ENGINEER — KYLE ASSOCIATES ENGINEERING

Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
638 Village Lane Pl. • Mandeville, LA 70471 • 985.727.5937

SHEET NO.
C1.0

Plot Date: Wednesday, November 19, 2025 3:24:48 PM
User: Nicole Zeringue
File:N:\2025\25076 - 214 Girod Street Drainage Plan\Drawings\Civil\25076-PL-DRAIN.dwg

From:	John Stein
To:	Alex Weiner
Cc:	Cara Bartholomew; Tina Myers; David LeBreton
Subject:	RE: 214 Girod Variance Request
Date:	Wednesday, July 8, 2026 4:41:26 PM
Attachments:	image001.png Fill Above Natural Grade.pdf 23-9061-20230554-C3 DRAIN (3).pdf

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

Alex

Attached is a figure that I made using the Drainage as-built, I noted the natural grade (NG) of the site prior to construction and the fill above the NG in both feet and (inches). I thought was the easiest way to show.

This project is in both the DO Overlay and Fill area A.

It appears they used the grading/drainage plan in the original plan set, that was not approved, was used to set the elevation of the slab under the structure. The first approved drainage/grading plan was prepared by JV Burkes and dated 1/30/2024. See attached. The permittee then requested to change the gravel driveways to be changed to concrete driveways and the gravel parking to permeable pavers, the approved plan was prepared by Kyle & Associates and dated 10/29/2025. Due to not using the plans to set the elevation has resulted in fill up to 18" deep in the rear of the structure.

Please let me know if you have any questions.

John M. Stein, P.E.
Manager of Engineering Operations

O: (228) 463-0130 | C: (228) 216-6839 | jstein@deii.net

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Tuesday, July 7, 2026 3:30 PM
To: John Stein <jstein@deii.net>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers <tmyers@cityofmandeville.com>
Subject: RE: 214 Girod Variance Request

John,
Attached is the updated as-built from the surveyor. Let me know if this was what you were looking for.

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist

MANDEVILLE
A Historic Lakefront Community

Department of Planning & Development|City of Mandeville

Office: (985) 624-3103
Direct: (985) 624-3132
3101 E. Causeway Approach, Mandeville, LA 70448

From: John Stein <jstein@deii.net>
Sent: Tuesday, July 7, 2026 11:59 AM
To: Alex Weiner <aweiner@cityofmandeville.com>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers <tmyers@cityofmandeville.com>
Subject: RE: 214 Girod Variance Request

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

Alex

The as-built survey that was attached to the email is not the latest as-built survey, we requested additional elevations as part of the comments. When we met with them onsite to go over the comments of the drainage inspection, their surveyor had revised their survey and had a copy at the meeting. The elevations referenced in the meeting followup email referenced a few of those elevations. At the meeting we requested the revised as-built survey be submitted to the City. We never received the survey, is it possible to request from them. This would be helpul in my comment response.

John M. Stein, P.E.
Manager of Engineering Operations

O: (228) 463-0130 | C: (228) 216-6839 | jstein@deii.net

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Thursday, July 2, 2026 12:49 PM
To: John Stein <jstein@deii.net>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers <tmyers@cityofmandeville.com>
Subject: 214 Girod Variance Request

John,
214 Girod has submitted a variance request to address the failed drainage final. I have attached the documents that were submitted. Can you please review and let me know if you have any comments by next **Wednesday, July 8th** so we can include them in the case packets for the Commission to review.

Thanks,

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist
Department of Planning & Development|City of Mandeville

Office: (985) 624-3103
Direct: (985) 624-3132
3101 E. Causeway Approach, Mandeville, LA 70448

[**EXTERNAL EMAIL** - This email is from outside of Digital Engineering. Use caution when clicking on links or attachments.]

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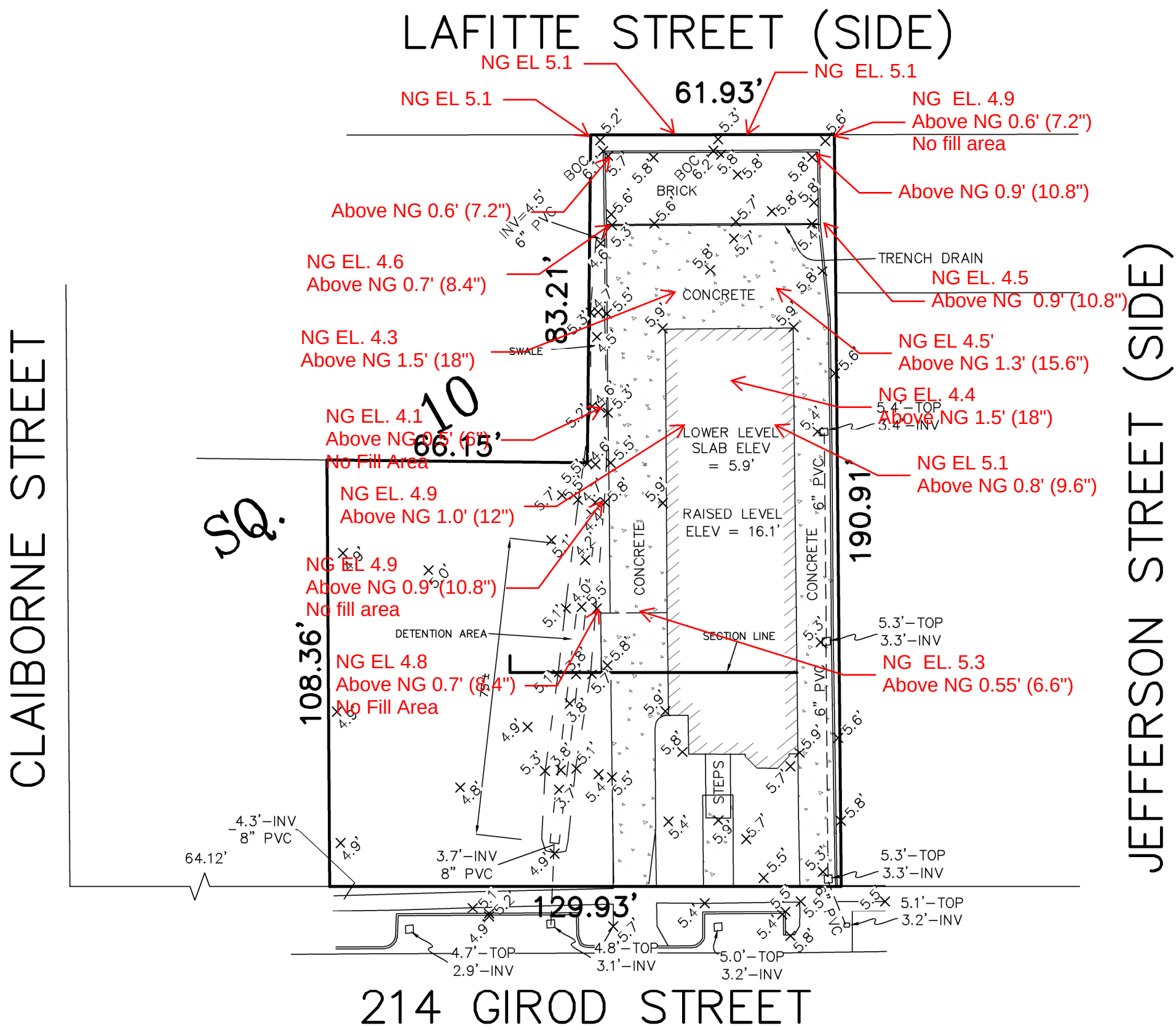
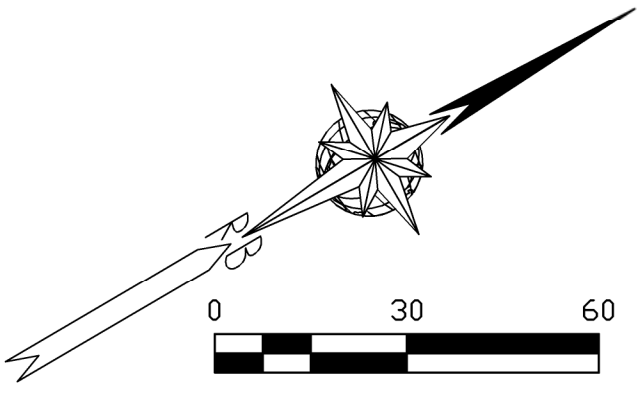
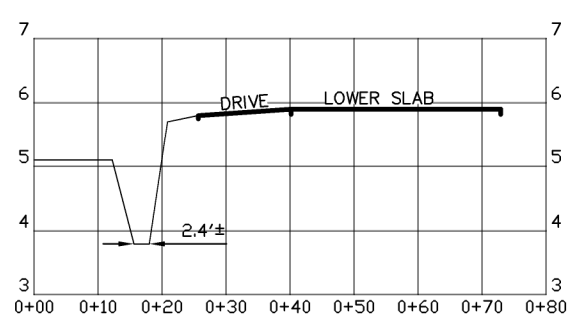
AS-BUILT DRAINAGE OF

A PORTION OF GROUND SITUATED IN SQUARE 10
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA







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. 5-16-2012

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NOT A BOUNDARY SURVEY

REFERENCE:
SURVEY By John G. Cummings, PLS
Job No.: 07115-B
Dated: 9-9-2013

RANDALL W. BROWN REG. NO. 4586 REGISTERED PROFESSIONAL LAND SURVEYOR

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

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: MAY 13, 2026
Survey No. 26307
Project No. (CR5) D23453.TXT

Scale: 1"= 30'±
Drawn By: RJB
Revised: 5-27-2026
6-1-2026

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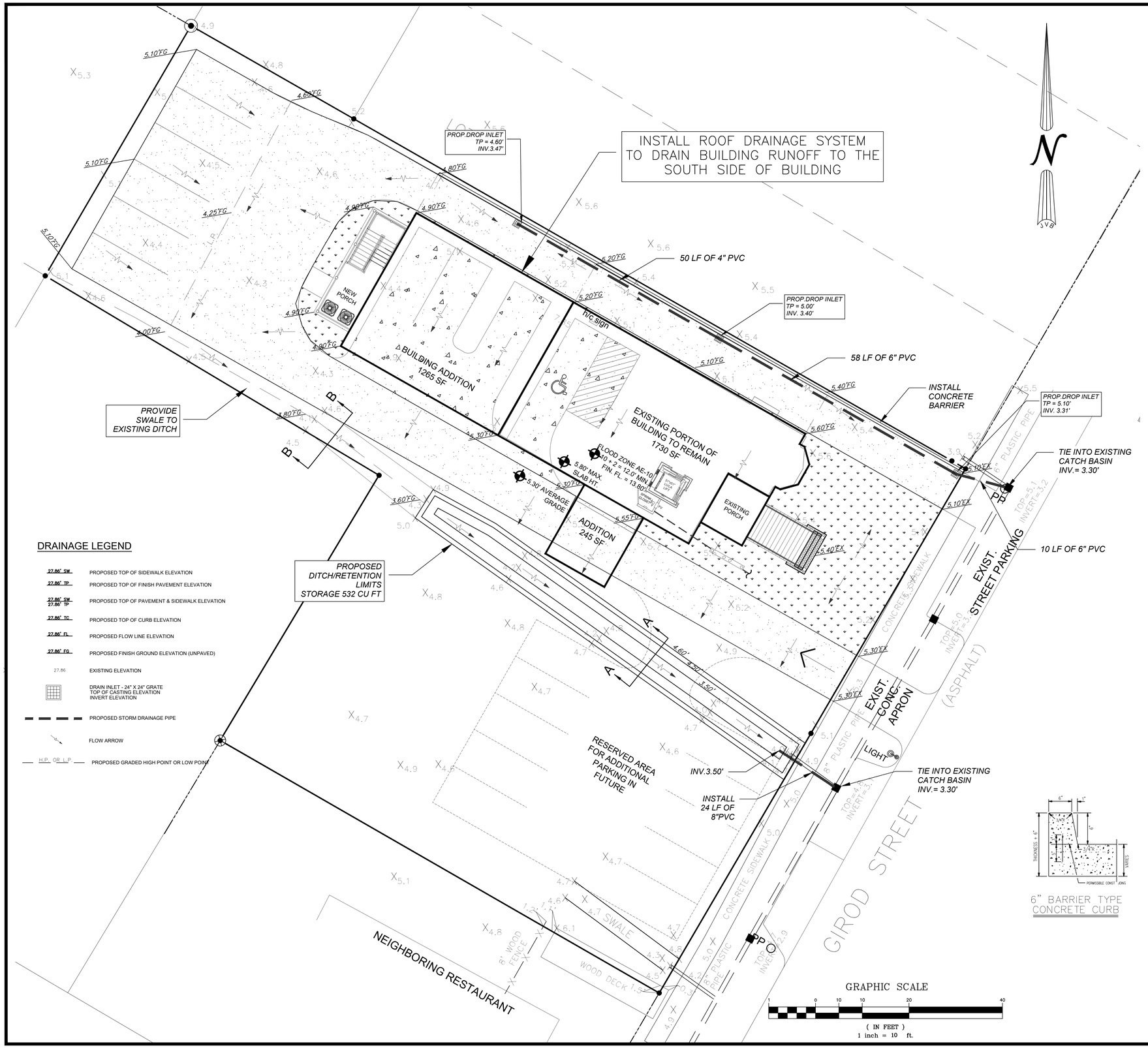


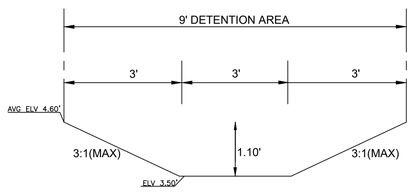
GRADING AND DRAINAGE NOTES :

1. CONTRACTOR SHALL VERIFY TOP ELEVATIONS OF ALL DRAINAGE STRUCTURES IN FIELD AND SET FLOW LINE INVERT ELEVATIONS TO REFLECT DESIGN INDICATED IN CONSTRUCTION PLANS.
2. CUT OR FILL SLOPES SHOULD NOT BE STEEPER THAN 3(H):1(V).
3. ALL 3:1 SLOPES MUST BE STABILIZED WITH MATTING, MULCH AND OR PLANT MATERIAL TO ENSURE THAT RUNOFF AND SILT DOES NOT LEAVE PROJECT SITE.
4. ALL EXCAVATED UNPAVED AREAS SHALL BE RESTORED BY SODDING OR HYDROSEEDING.
5. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. PROPOSED SPOT GRADES ARE SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
10. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEAVY STAND OF GRASS IS OBTAINED.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
13. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES TO SITE. IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY OWNERS PROJECT MANAGER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
15. ALL HANDICAP ACCESSIBLE RAMPS, SIDEWALKS, ROUTES, ETC. MUST BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL, STATE, CITY STANDARDS. IN THE EVENT THESE REQUIREMENTS CANNOT BE MET J.V. BURKES & ASSOCIATES SHALL BE NOTIFIED PRIOR TO CONSTRUCTION FOR AN ALTERNATE SOLUTION.
16. THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND STORM DRAIN LINES IN THE PRESENCE OF THE ENGINEER AND OWNER.
17. THE CONTRACTOR SHALL AT ALL TIMES, PROVIDE AND MAINTAIN EMERGENCY ACCESS TO THE PROJECT SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE PROTECTION AGENCY HAVING JURISDICTION OVER THE PROJECT SITE.
18. THE CONTRACTOR SHALL ADJUST ALL UTILITY BOXES, MANHOLE COVERS, DRAIN INLETS, VALVE COVERS, ETC TO MATCH FINISH GRADE IN THE CONSTRUCTION AREA UNLESS OTHERWISE APPROVED BY THE ENGINEER.
19. THE CONTRACTOR SHALL EXCAVATE FOR AND EXPOSE EXISTING UNDERGROUND UTILITIES WHERE CONNECTIONS ARE TO MADE PRIOR TO ANY CONSTRUCTION. SHOULD ANY ADJUSTMENTS IN LINE OR GRADE BE NECESSARY, THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE ENGINEER.
20. THE CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITY CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ANY CONFLICT WHERE UTILITY LINES CROSS.
21. ALL DRAINAGE PIPES SHALL HAVE A MIN SLOPE OF 0.15% UNLESS OTHERWISE NOTED.
22. PRIOR TO FINAL DRAINAGE INSPECTION, ALL NEW POND & SWALE SLOPES SHALL BE HYDROSEEDED OR SODDED.
23. PIPE SHALL BE R.C.P. C-76 CLASS III (UNLESS OTHERWISE NOTED).

DRAINAGE LEGEND

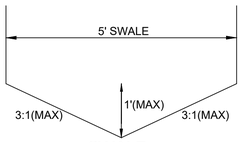
27.86' SW	PROPOSED TOP OF SIDEWALK ELEVATION
27.86' TP	PROPOSED TOP OF FINISH PAVEMENT ELEVATION
27.86' SW / 27.86' TP	PROPOSED TOP OF PAVEMENT & SIDEWALK ELEVATION
27.86' TC	PROPOSED TOP OF CURB ELEVATION
27.86' FL	PROPOSED FLOW LINE ELEVATION
27.86' FG	PROPOSED FINISH GROUND ELEVATION (UNPAVED)
27.86	EXISTING ELEVATION
	DRAIN INLET - 24" X 24" GRATE TOP OF CASTING ELEVATION INVERT ELEVATION
	PROPOSED STORM DRAINAGE PIPE
	FLOW ARROW
H.P. OR L.P.	PROPOSED GRADED HIGH POINT OR LOW POINT

PROPOSED LIMESTONE LIMITS 0.12 ACRES



DETENTION AREA
CROSS-SECTION A-A

6" BARRIER TYPE
CONCRETE CURB



SWALE
CROSS-SECTION B-B

GRAPHIC SCALE

1 0 10 10 20 40

(IN FEET)
1 inch = 10 ft.

STATE OF LOUISIANA
SEAN M. BURKES
REG. No. 27642
REGISTERED PROFESSIONAL
CIVIL ENGINEERING

1/30/2024

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

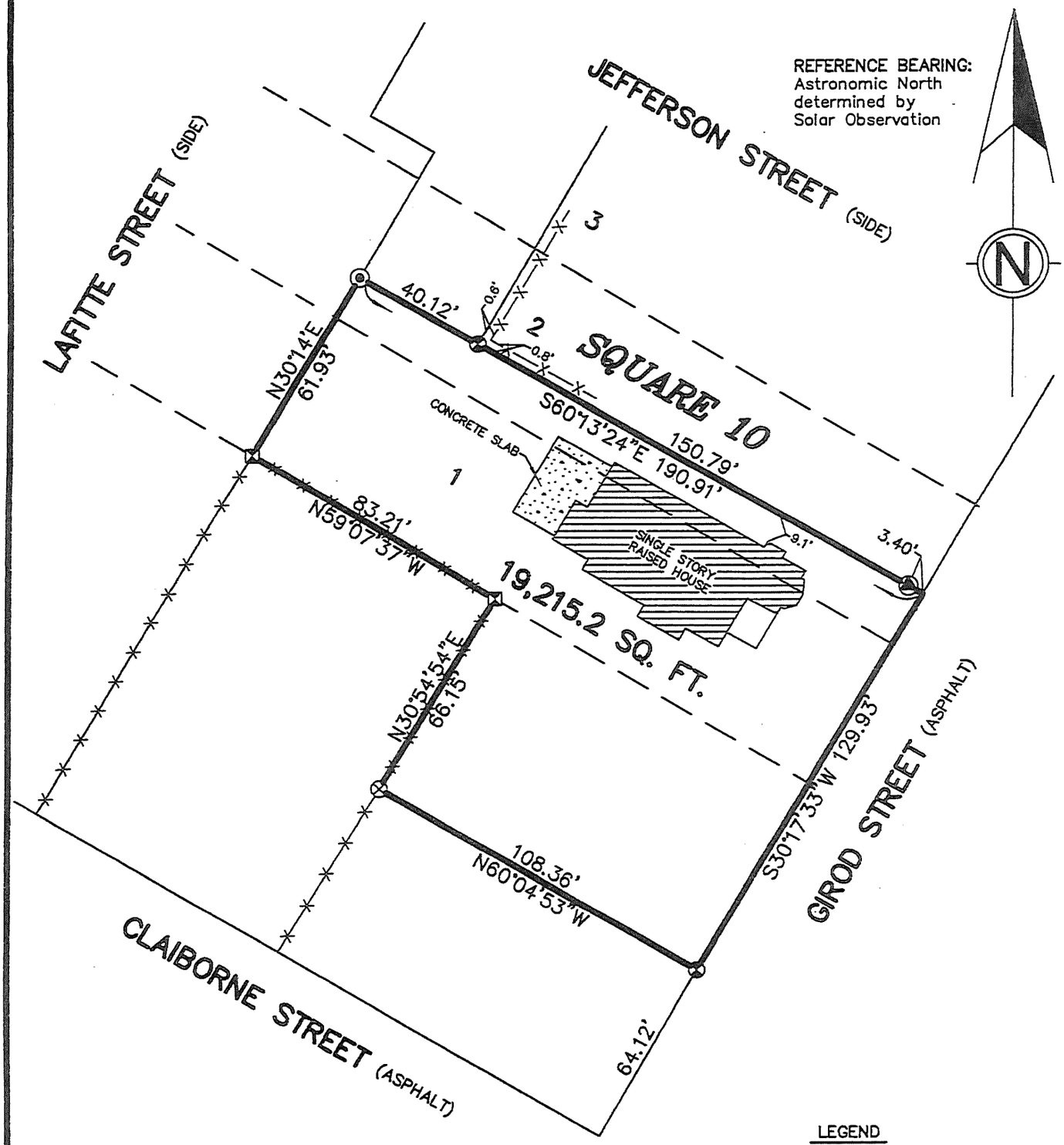
214 GIROD RENOVATION

214 GIROD ST. MANDEVILLE, LA 70448

REVISIONS:
NO. 3

DATE:
1/30/2024

PROJECT No:



NOTES:

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

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

LEGEND

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

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

REFERENCE SURVEY:

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

(985) 892-1549 — FAX (985) 892-9250

John G. Cummings and Associates

PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVENUE — COVINGTON, LA 70433

PLAT PREPARED FOR: *Don Prieto*

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

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

PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA — JOHN G. CUMMINGS — License No. 4770 — PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'	JOB NO. 07115-B	DATE: 9-9-2013	REVISED:

CASE SUMMARY SHEET

CASE NUMBER: V26-07-24
DATE RECEIVED: June 26, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address*:* 234 Goldenwood
Subdivision: Tanglewood, Square 3 Lot 8-A
Zoning District: R1X75 - Single-Family Existing Small Lots
Property Owner: Anthony and Melissa Bologna

REQUEST: V26-07-24 – Anthony and Melissa Bologna request a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Tanglewood, Square 3 Lot 8-A, R1X75 - Single-Family Existing Small Lots, 234 Goldenwood

CASE SUMMARY: Remove two magnolia trees

The applicant owns the property at 234 Goldenwood St., located on the west side of Goldenwood St., north of Oakwood Dr. in the Tanglewood Subdivision. The property measures approximately 85’ x 110’ and contains 9,350 sqft per the St. Tammany Parish Assessor. The property is currently improved with a single-family residence.

A tree removal permit was submitted to remove two magnolia trees, one on each side of the property. The application stated the reasons for removal were that one of the trees had damaged the previous driveway and the second tree roots are bunching around the foundation.

The dbh of the trees being removed is 30”. Regulations require that five trees be planted for replacement.

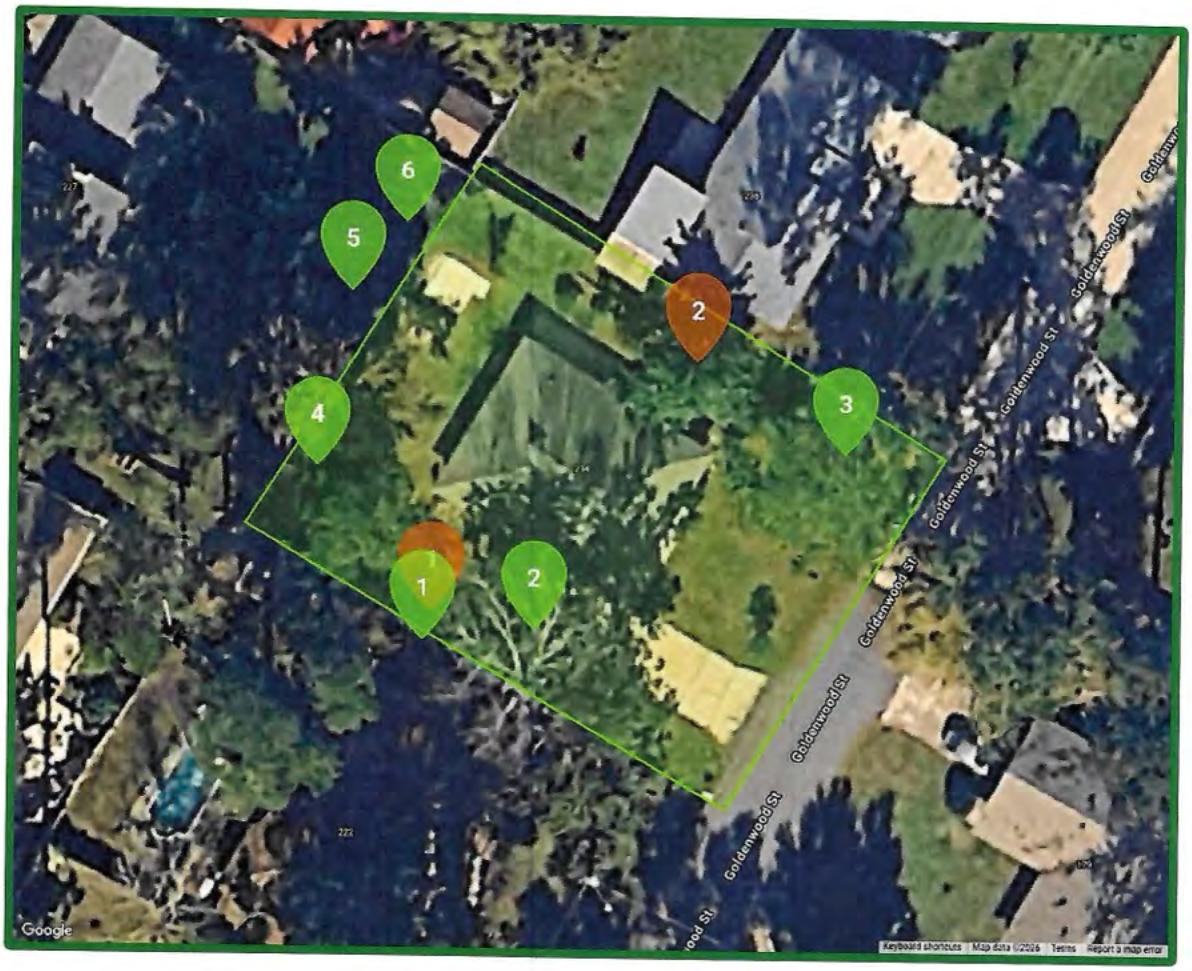
CLURO SECTIONS:
9.2.5.7. Key Native Tree Species Protection Requirements
The following tree protection requirements shall be in place:

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. 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 Inspecter and planted in a location approved by the City.
   f. These regulations shall apply in all zoning districts.

B-1
B-1
B-1
B-1
B-2
B-2
B-2
B-2
R1X75
OAKWOOD DR
ROSEWOOD ST
GOLDENWOOD ST
OAKWOOD DR
WOODSIDE D
ELM
HWY 190
HWY 190

Tree Tech of Louisiana, LLC
69340 La Industries Pit Road
Pearl River, Louisiana 70452
985-250-9321
treetechla.com

Proposal #16474
Created: 04/21/2026
Date: 04/21/2026
From: Arborist 3- Mason



ID	DESCRIPTION	COLOR
1	Removals in red	
2		
1	Remaining trees in green	

Tree Tech of Louisiana, LLC
69340 La Industries Pit Road
Pearl River, Louisiana 70452
985-250-9321
treetechla.com

Proposal #16474
Created: 04/21/2026
Date: 04/21/2026
From: Arborist 3- Mason

2

3

4

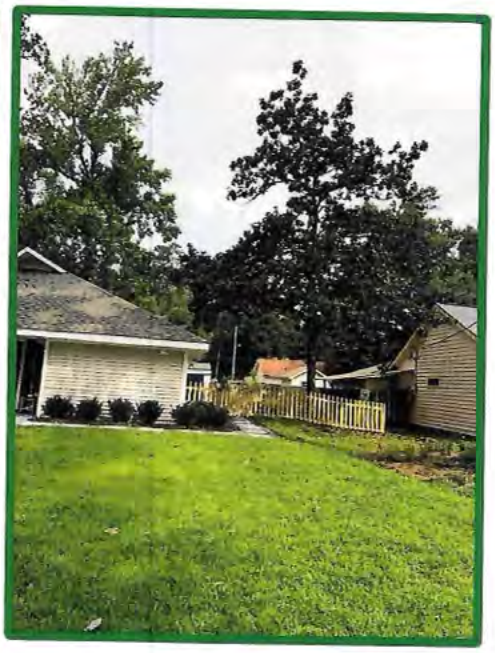
5

6

Property is approx. 12,824 sq. Ft.

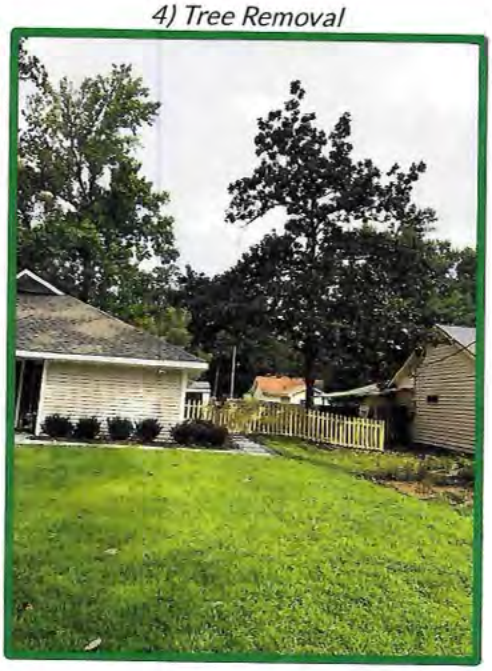
Tree Tech of Louisiana, LLC
69340 La Industries Pit Road
Pearl River, Louisiana 70452
985-250-9321
treetechla.com

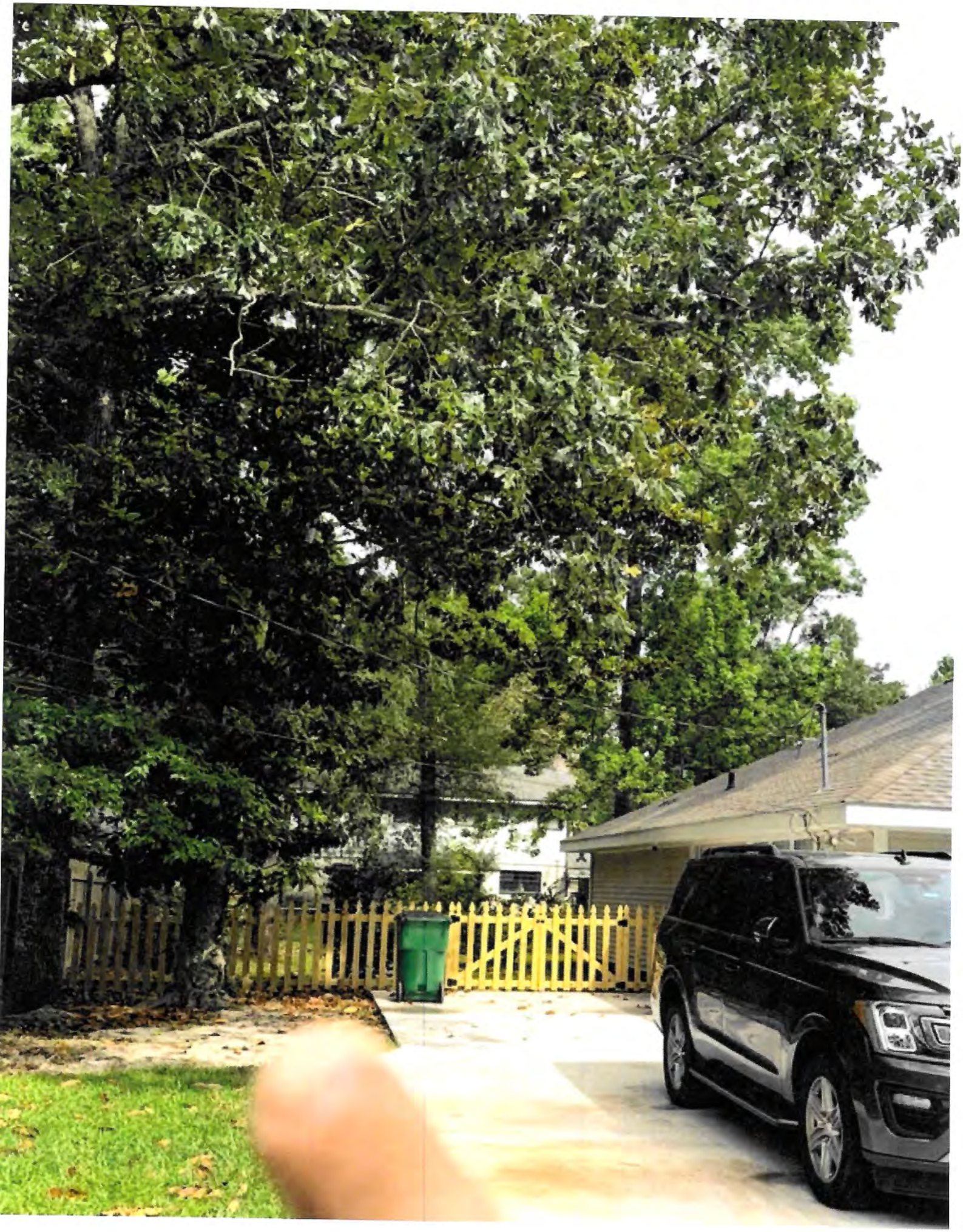
Proposal #16474
Created: 04/21/2026
Date: 04/21/2026
From: Arborist 3- Mason



4) Tree Removal

4) Tree Removal





CASE SUMMARY SHEET

CASE NUMBER: V26-07-25
DATE RECEIVED: June 26, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address*:* 160 Sanctuary
Subdivision: Sanctuary, Lot 268
Zoning District: R-1 - Single Family Residential District
Property Owner: Michael and Linda Gray

REQUEST: **V26-07-25 – Michael and Linda Gray request a variance to CLURO Section 5.2.3.4. Remainder of the City Grading, Fill and Foundation, for a deck and outdoor kitchen elevation, Sanctuary, Lot 268, R-1 - Single Family Residential District, 160 Sanctuary**

CASE SUMMARY: Allow additional fill to construct a pool deck, pool, and outdoor kitchen area

The property at 160 Sanctuary is located on the east side of Sanctuary Dr., north of Preserve Ln. The property is irregular in shape, and measures 298' along the front property line, 210' along the north property line, 175' along the rear property line, and 245' along the south property line, containing 52,764 sqft per a survey prepared by Randall Brown & Associates and dated 5.21.2026, revised on 6.2.2026. The property is currently improved with a single-family residence.

The applicant is wanting to build an addition to the rear of the property. This addition includes living space, a pool deck, pool and spa, and an outdoor pool pavilion and kitchen. The living space is shown to be at a height of 14.1 MSL, which is the same height as the existing residence. The rest of the addition is at a height of 13' – 13.1' MSL. The property is located in an AE 11 flood zone so all plumbing, mechanical, electrical, and living space must be located above BFE + 2' to be compliant.

Regulations require that accessory structures in this fill area of the City that are located within the buildable area cannot have a finished floor elevation greater than 9.5' MSL. A letter was submitted by the applicant stating the reason for the height increase was to accommodate ADA compliant ramps to prevent steep and unsafe inclines for the homeowner who is older and navigating metastatic cancer.

Public Works reviewed the request and had the following comments: *"Proposed improvements are within the buildable area of the primary structure as defined in Section 5.2.3.4 Remainder of the City. The variance request is for an additional 3.5' from what is allowed. The only impacts noted would be minimal when still water elevations are experienced above 9.5'MSL which are rare"*.

CLURO SECTIONS:
5.2.3.4. Remainder of the City.
The following standards shall apply to all development located outside the DO district and outside the Fill Sub-Areas A and B.

1. **Grading, Fill and Driveways.** No fill shall be placed outside the roof line and or soffit area of the principal building or accessory structure(s) including parking lots except as provided herein.
    a. A maximum of two (2) feet of fill material is allowed under the roof line and or soffit area of the principle building without retainer methods of construction. If more than two (2) feet of fill are used, retainer methods of construction shall be required beyond the initial twenty four (24) inches allowed.
    b. When fill material is proposed for a garage that is attached to the principle building by common wall and the roof, the finished floor elevation shall be no greater than the greater of twenty-four (24) inches above existing grade or 9.5 ft. MSL.
    c. Fill for all structures (foundations, slabs, parking, drives, structures, playground equipment and all other improvements that require fill material) shall taper from the edge of the improvement at a slope of three horizontal feet for every one vertical foot (3:1). In any case, this fill shall not extend out from any improvement or foundation more that six (6) feet.
    d. No fill shall be placed within five (5) feet of the property line.
    e. No fill shall be allowed within the dripline of existing trees that are required to remain and no fill shall be allowed in any vegetative protection zone.
    f. Driveways and detached accessory structures shall be arranged on the site in a manner that minimizes the alteration or disturbance to existing grades and natural drainage patterns. Driveways shall not be located closer to the side or rear property line than five (5) feet, except as needed to provide access to authorized parking spaces behind the front building line. Such driveways shall channel water to the City's drainage system.
    g. For lots greater than or equal to 16,000 square feet and where driveways are located a minimum of fifteen (15) feet from the side property line, the finished floor elevation of an attached garage may be the greater of either thirty-two (32) inches above grade or 9.5' MSL provided the provisions in paragraphs 1.a. of this section are met.
2. Foundations for Habitable Areas.
    a. The lowest finished floor shall be at least twelve (12) inches above the crown of the street or the current FEMA requirements, whichever is greater.

b. Pier, pile or slab construction is allowed subject to the fill requirements in paragraph 1.
c. For lots in the D-O district platted prior to May 1, 2015 that are greater than 20,000 square feet in area and located outside fill Sub-Area A, fill and chain wall construction may be used under a slab foundation and the area under the principal structure is not subject to any fill limitations. Attached garages and driveways may be established pursuant to section 5.3.2.4.1.g.

3. **Slabs for Non-Habitable Areas.** Slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than two (2) feet above natural grade for an attached garage or twelve (12) inches above natural grade at any point for any other slab.
4. **Detached Garages, other Accessory Structures Within the Buildable Area**
   a. Detached garages and accessory structures, excluding parking lots, that are located within the buildable area of the site, may have a finished floor elevation of the greater of either twenty-four (24) inches above existing grade or 9.5' MSL.
   b. For lots 16,000 square feet or larger and where driveways are a minimum of fifteen (15) feet from the side property lines, detached garages and accessory structures, excluding parking lots, that are located within the buildable area of the site, may follow the same fill and slope requirements as stated in paragraph 1.g. of this section.

PRELIMINARY LANDSCAPE PLAN

0 16 32 48 feet

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

ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.

562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT AND MAY BE USED ONLY ON THE PROJECT NAMED HEREIN. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ANY USE IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT STATUTES.

LOT 268, PHASE 3B

#160 Sanctuary Drive
Mandeville, LA
St.Tammany Parish, Louisiana

Sheet Title: Landscape Planting Plan

JOB No.:

SCALE: AS SHOWN

DRAWN BY: AB3

CHECKED BY: AB3

SHEET:

LS-1

REV.

DATE: MAY 6TH 2026

Colleen Kennedy

From: Linda Gray <hope1711@grayinsco.com>
Sent: Tuesday, June 16, 2026 12:55 PM
To: Brett Davis
Subject: Variance request

A variance is respectfully requested to adjust the pool deck and outdoor kitchen elevation from 9 to 13 feet. This critical modification accommodates ADA-compliant ramps, preventing steep, unsafe inclines for the homeowner, who is older and navigating advanced metastatic cancer, to safely access outdoor living spaces and enjoy essential quality of life.

The elevation increase serves as a vital accessibility and safety accommodation:

- **Mobility and Fall Prevention:** The elevated deck allows for a zero-step, flush threshold connecting the primary residence to the outdoor living space, significantly reducing tripping hazards and permitting seamless wheelchair or walker navigation.
- **Safe Incline Mitigation:** Attempting to force the deck to 9 feet would require unmanageably steep ramps or staircases. The 13-foot height perfectly aligns with the interior floor level, allowing for gradual, ADA-compliant accessibility ramps.
- **Compassionate Care Design:** For individuals undergoing intensive treatment for metastatic cancer, creating an accessible, level, and serene outdoor environment is crucial for both physical safety and psychological well-being.
- **Property Aesthetics:** Raising the deck subtly to 13 feet harmonizes the transition between the home's existing foundation and the backyard, preserving the architectural integrity of the residence while prioritizing human safety.

Because this deviation from the 9-foot requirement directly mitigates a documented medical hardship and ensures unencumbered mobility, it falls well within the spirit of the City of Mandeville Variance Application or [St. Tammany Parish Board of Adjustments](stpgov.org Application Form.pdf) guidelines.

From:	Clifton Siverd
To:	Alex Weiner
Cc:	Tina Myers
Subject:	RE: 160 Sanctuary Variance Request
Date:	Thursday, July 2, 2026 2:23:41 PM
Attachments:	image001.png

Proposed improvements are within the buildable area of the primary structure as defined in Section 5.2.3.4 Remainder of the City...
4. Detached Garages, other Accessory Structures Within the Buildable Area
a. Detached garages and accessory structures, excluding parking lots, that are located within the buildable area of the site, may have a finished floor elevation of the greater of either twenty-four (24) inches above existing grade or 9.5' MSL.
b. For lots 20,000 square feet or larger and where driveways are a minimum of fifteen (15) feet from the side property lines, detached garages and accessory structures, excluding parking lots, that are located within the buildable area of the site, may follow the same fill and slope requirements as stated in paragraph 1.g. of this section.

The variance request is for an additional 3.5' from what is allowed. The only impacts noted would be minimal when still water elevations are experienced above 9.5'MSL which are rare.

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Thursday, July 2, 2026 12:52 PM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Tina Myers <tmyers@cityofmandeville.com>
Subject: 160 Sanctuary Variance Request

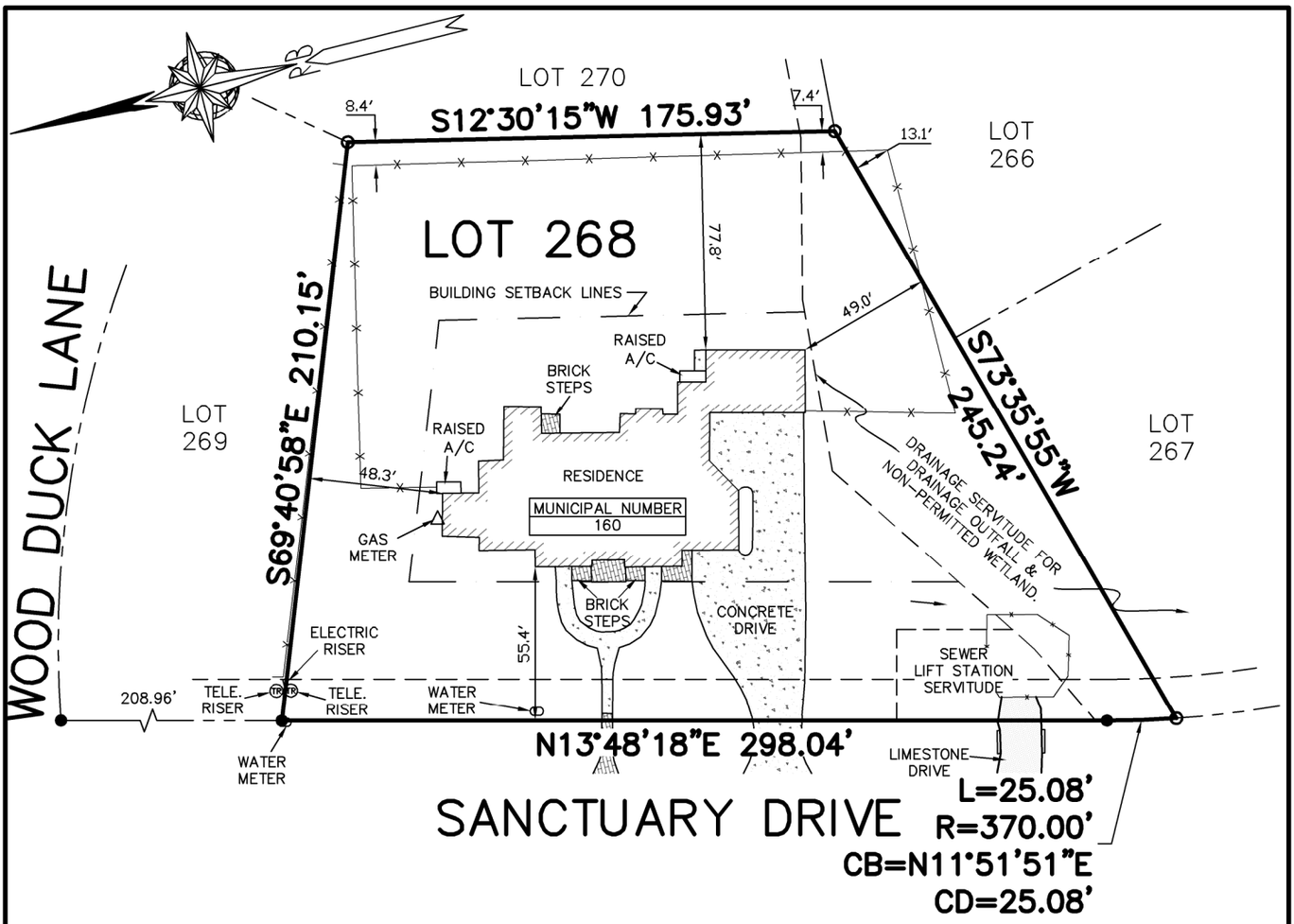
Clif,
A variance was submitted for the pool and pool deck elevation at 160 Sanctuary. Can you please review and let me know if you have any comments by next **Wednesday, July 8th** so that we can include them in the case packet for the Commission to review.

Thanks,

MANDEVILLE
A Historic Lakefront Community

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist
Department of Planning & Development|City of Mandeville

Office: (985) 624-3103
Direct: (985) 624-3132
3101 E. Causeway Approach, Mandeville, LA 70448



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

REFERENCE:
SANCTUARY PH 3–B PLAT
Map File No.: 2237
Date Filed: 2–22–2002

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#_____2202020313D_____Rev.____5–16–2012

BUILDING SETBACKS PER RECORDED SUBDIVISION PLAT
FRONT – 50'
SIDE – 40'
REAR – 65'

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

Survey of

LOT 268 * THE SANCTUARY * PHASE 3–B
CITY OF MANDEVILLE
SECTION 44, TOWNSHIP 8 SOUTH, RANGE 11 EAST
GREENSBURG LAND DISTRICT * ST. TAMMANY PARISH, LOUISIANA
FOR
MICHAEL & LINDA GRAY

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, 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: MAY 21, 2026
Survey No. 26306
Project No. (CR5) A26306

Scale: 1"= 60'±
Drawn By: RJB
Revised: 6–2–26/ADDED FENCE

A:\1SurveyShared\26SURVEY\26306.dwg

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