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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.

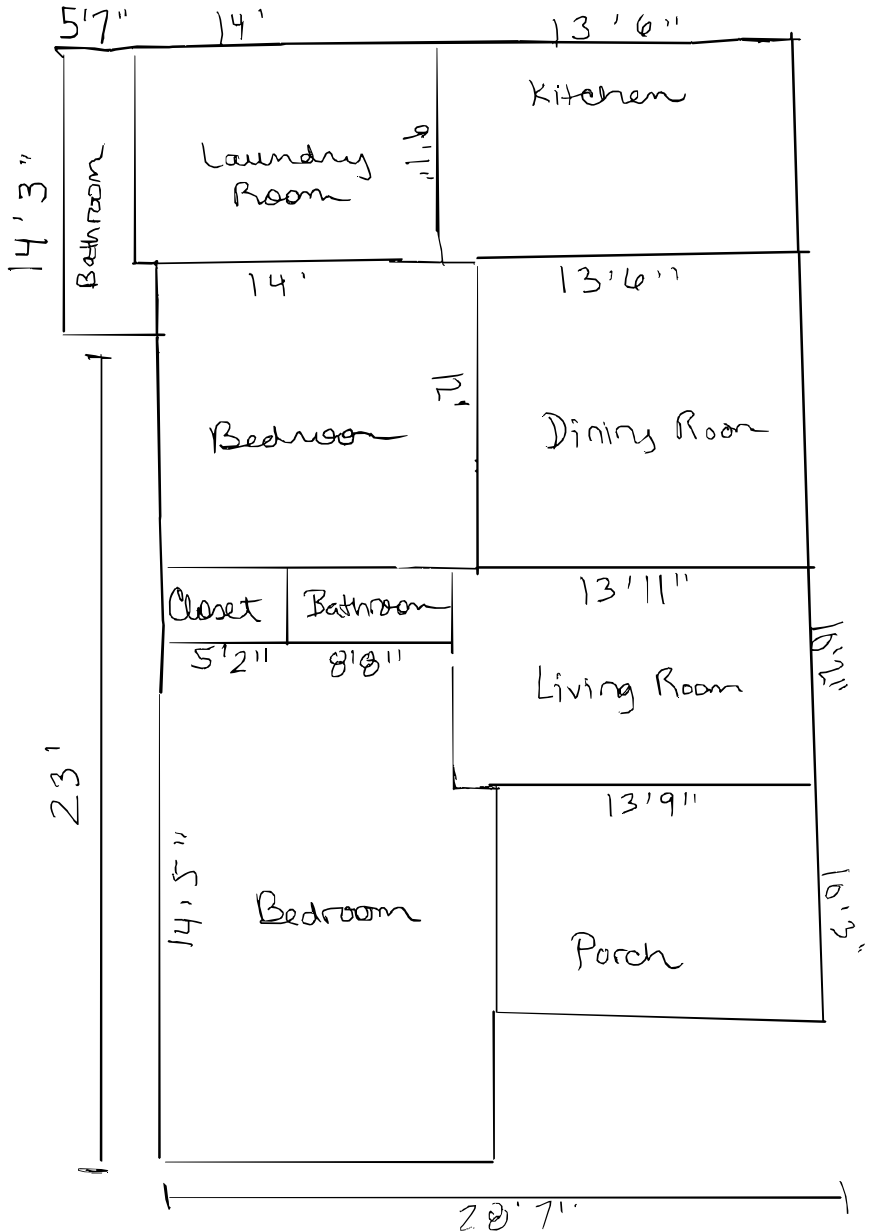
The restoration of Sweet Magnolia will contribute to the continued preservation of Old Mandeville by breathing new life into a historic property, attracting visitors to the area, and supporting local businesses and tourism.

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

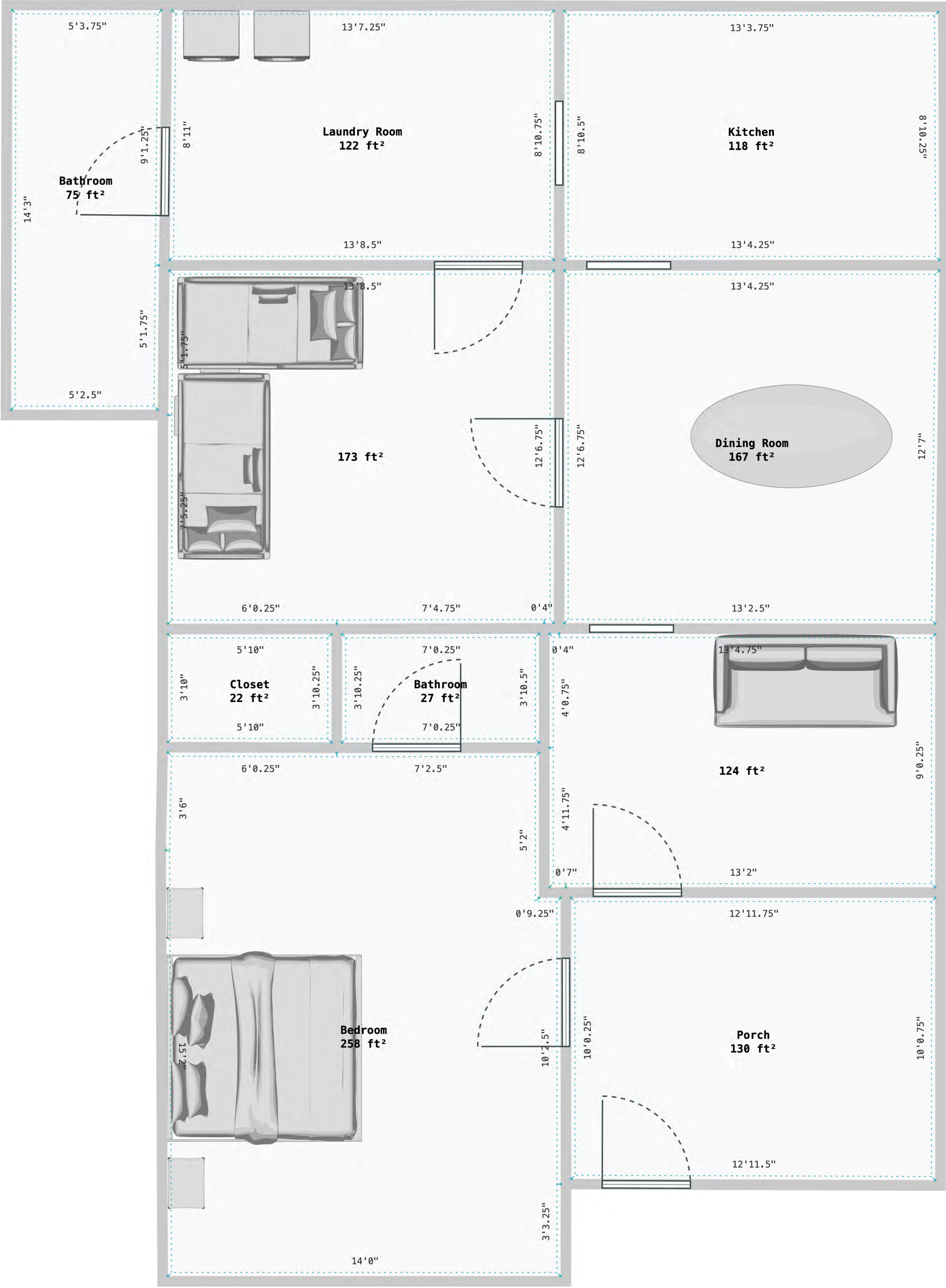
9' Ceiling

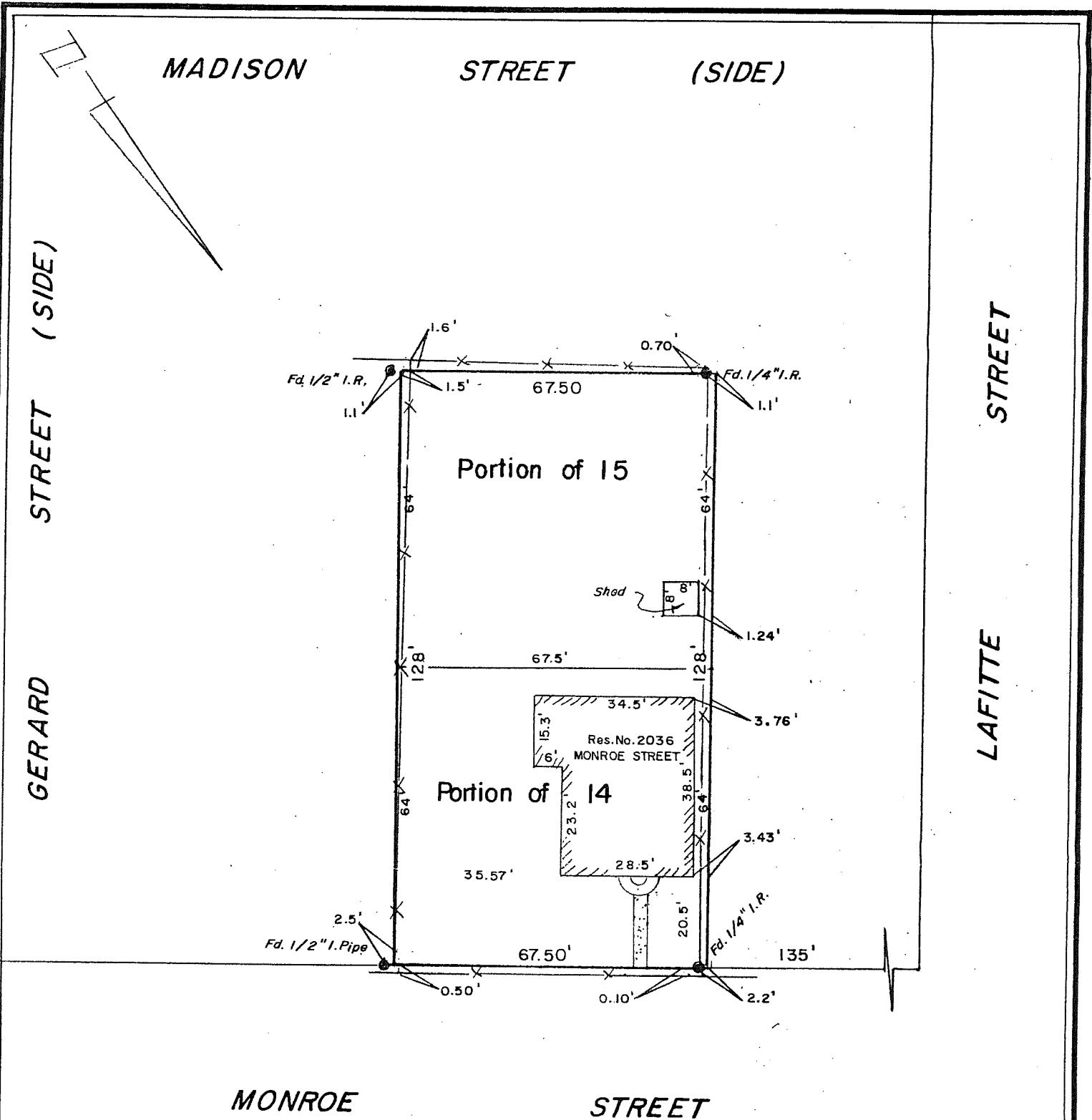


Sweet Magnolia will be intentionally designed to serve families traveling with children. The home includes a primary bedroom for parents, a second bedroom with two sets of bunk beds to sleep four children, and a sofa sleeper to accommodate larger families.

As a homeschooling family, we understand that many families travel with multiple children and often have difficulty finding accommodations that allow everyone to stay together. Our goal is to provide a place that allows a larger family to comfortably stay while visiting historic Mandeville.

This is a plot for 20' wide x 40' deep (which could fit 4 cars, two side by side).
There is currently a gravel driveway in the front, long enough for two cars to be stacked and a concrete pad in the backyard big enough for one car





MONROE STREET

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

CERTIFIED CORRECT TO:
Ginger Fortson



A Professional
Land Surveying Company

CITY OF KENNER
LOUISIANA

[Handwritten signature]
CERTIFIED CORRECT
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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. 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.



US HWY 190 (SIDE)

(A.K.A. FLORIDA STREET)

LOT
8-A

81

LOT
8-B

6" UNKNOWN SPECIES
24" UNKNOWN SPECIES

90.00'

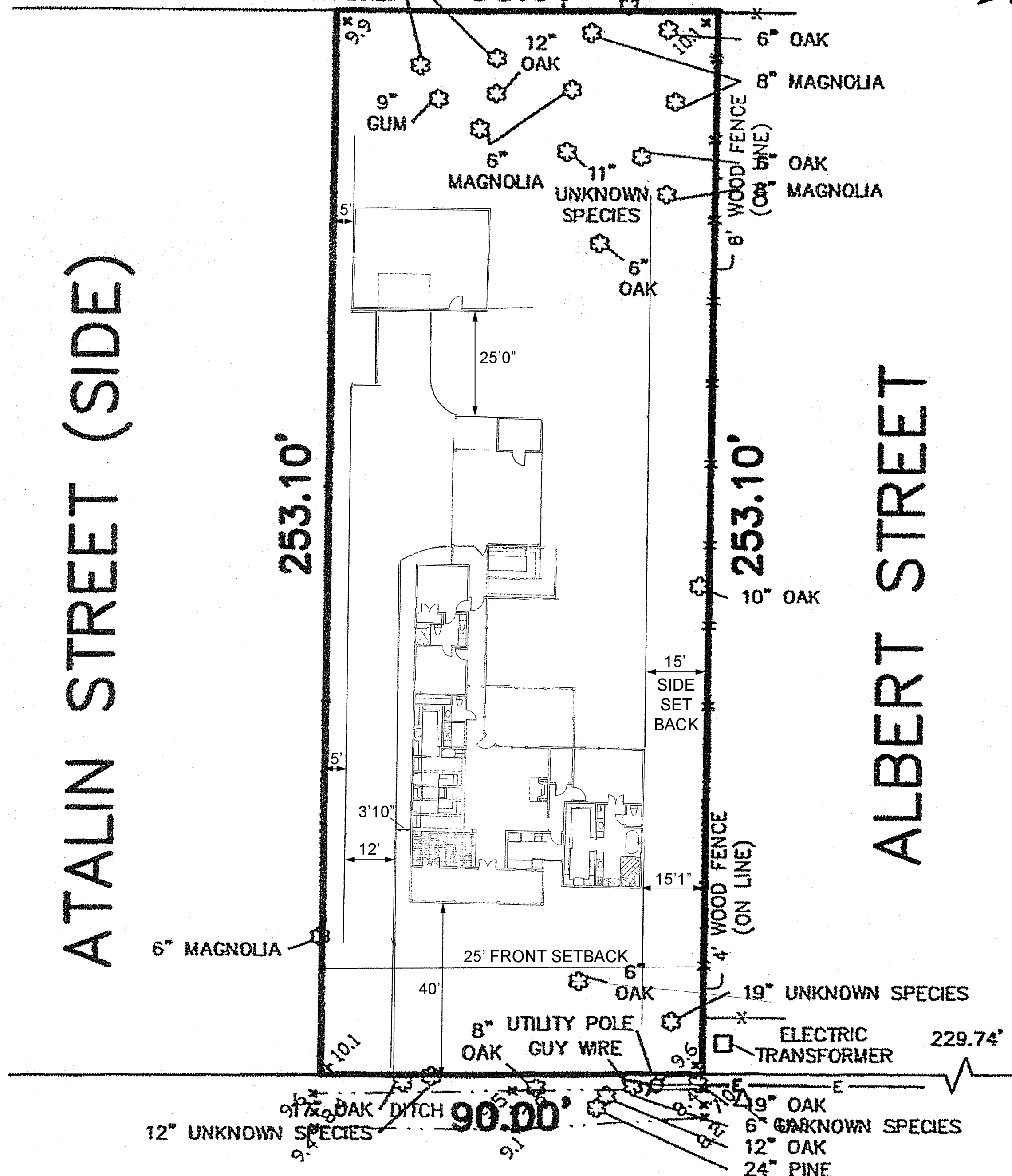
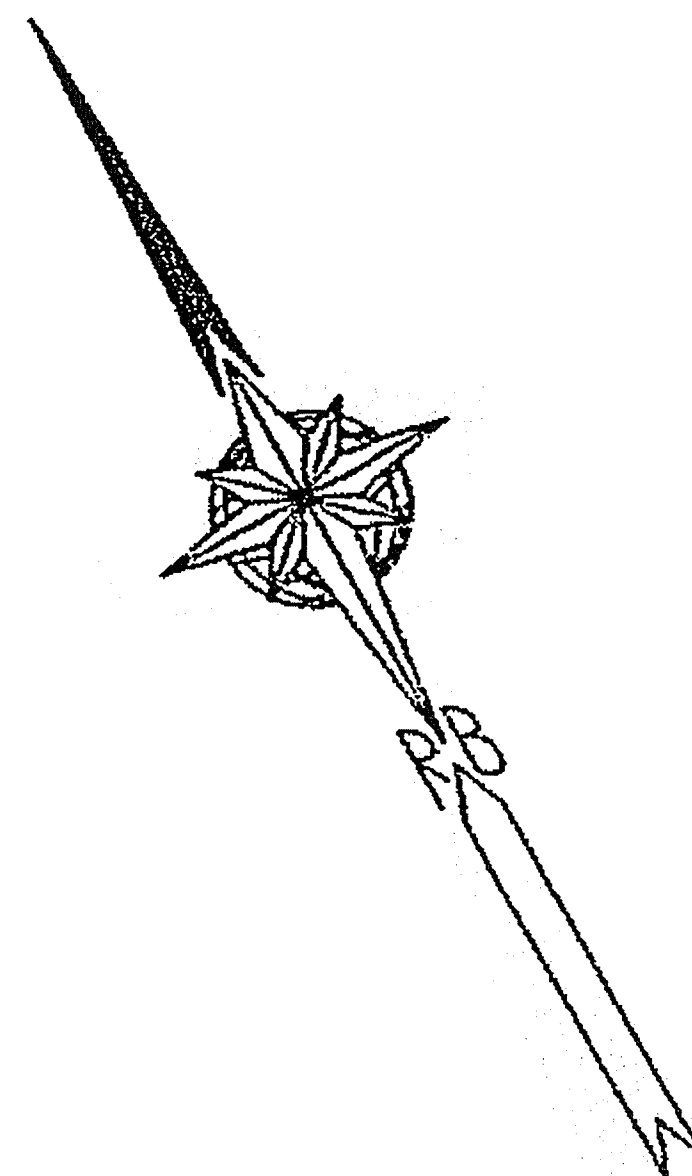
28" PINE

ATALIN STREET (SIDE)

253.10'

253.10'

ALBERT STREET



MONTGOMERY STREET

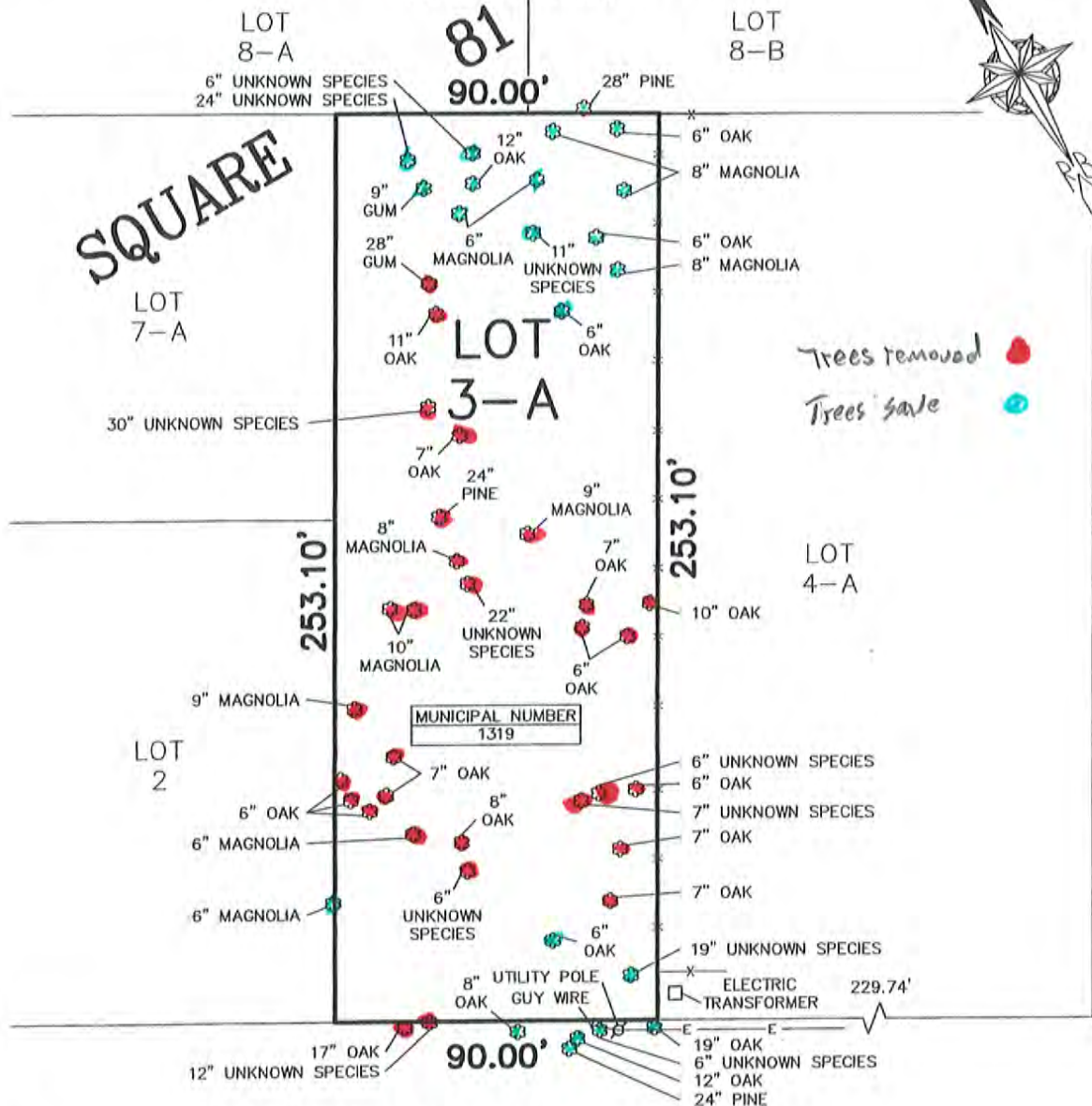
FUSSELL RESIDENCE
1319 MONTGOMERY STREET
MANDEVILLE, LA 70448
2333/4536

NOT A BOUNDARY SURVEY US HWY 190 (SIDE)

(A.K.A. FLORIDA STREET)

ATALIN STREET (SIDE)

ALBERT STREET



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

A BOUNDARY SURVEY US HWY 190 (SIDE)

(A.K.A. FLORIDA STREET)

SQUARE

LOT 7-A

ATALIN STREET (SIDE)

LOT 2

LOT 8-A
6" UNKNOWN SPECIES
24" UNKNOWN SPECIES

81
90.00'

LOT 8-B

28" PINE

LOT 3-A

30" UNKNOWN SPECIES

253.50:10'

BLDG. SETBACKS PER
THE CITY OF MANDEVILLE
FRONT - 20'
SIDE - 15'
REAR - 30'

ALBERT STREET

LOT 4-A

253.10'

ALBERT STREET

9" MAGNOLIA

6" OAK

6" MAGNOLIA

6" MAGNOLIA

MUNICIPAL NUMBER
1319

7" OAK

8" OAK

6" UNKNOWN SPECIES

6" OAK

19" UNKNOWN SPECIES

8" UTILITY POLE

OAK GUY WIRE

12" UNKNOWN SPECIES

17" OAK

9" OAK

12" UNKNOWN SPECIES

19" OAK

6" UNKNOWN SPECIES

12" OAK

24" PINE

90.00'

8' WOOD FENCE
(ON LINE)

15' SIDE
SET
BACK

4' WOOD FENCE
(ON LINE)

ELECTRIC
TRANSFORMER

229.74'

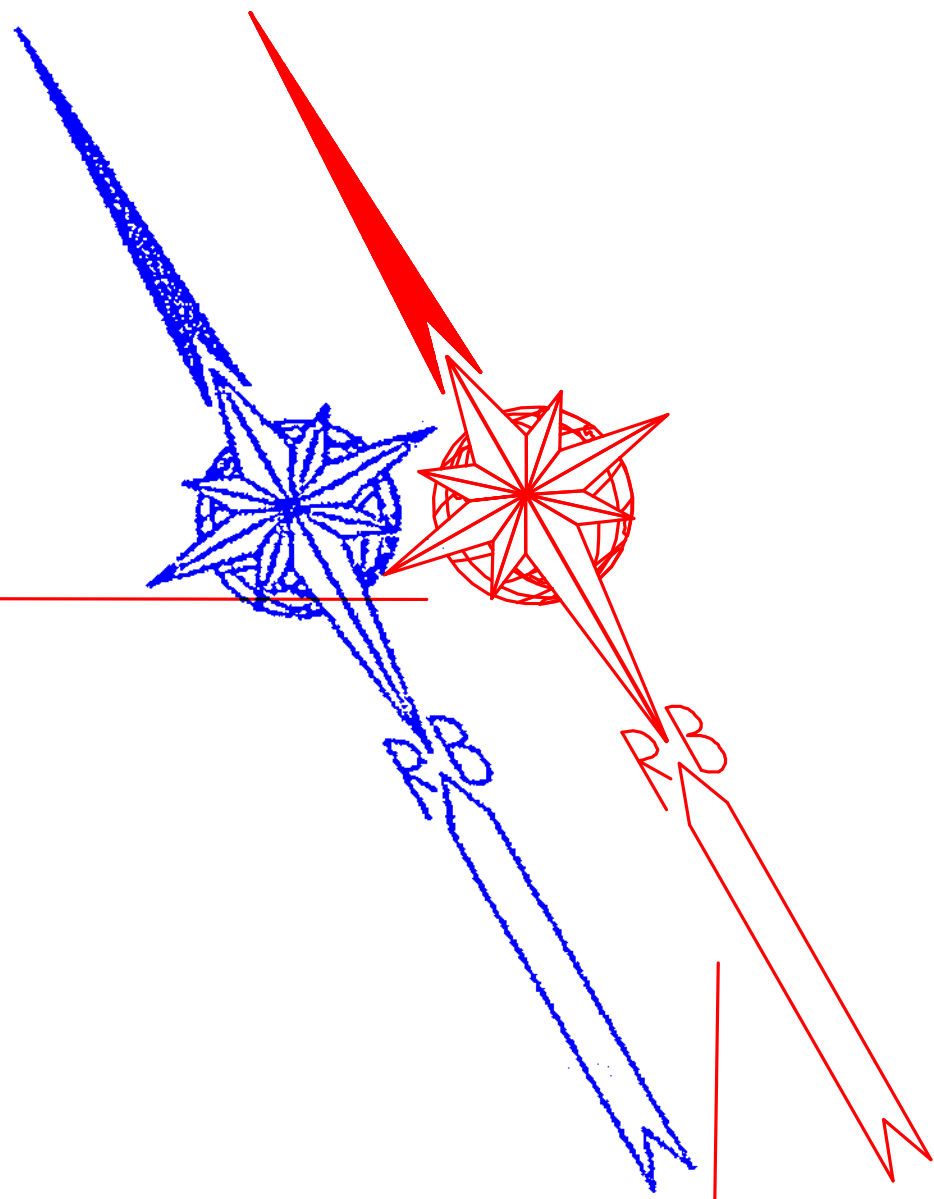
9.6'

9.1'

9.6'

9.1'

9.6'



MONTGOMERY STREET

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

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.

ily J. McHugh, PLS
5877D
-12-2019

ily J. McHugh, PLS
6025C
-9-2021

consulted the Federal Insurance Administration
Hazard Boundary Maps and found the property
ed IS NOT located in a special flood hazard area,
located in Flood Zone SHADED X.

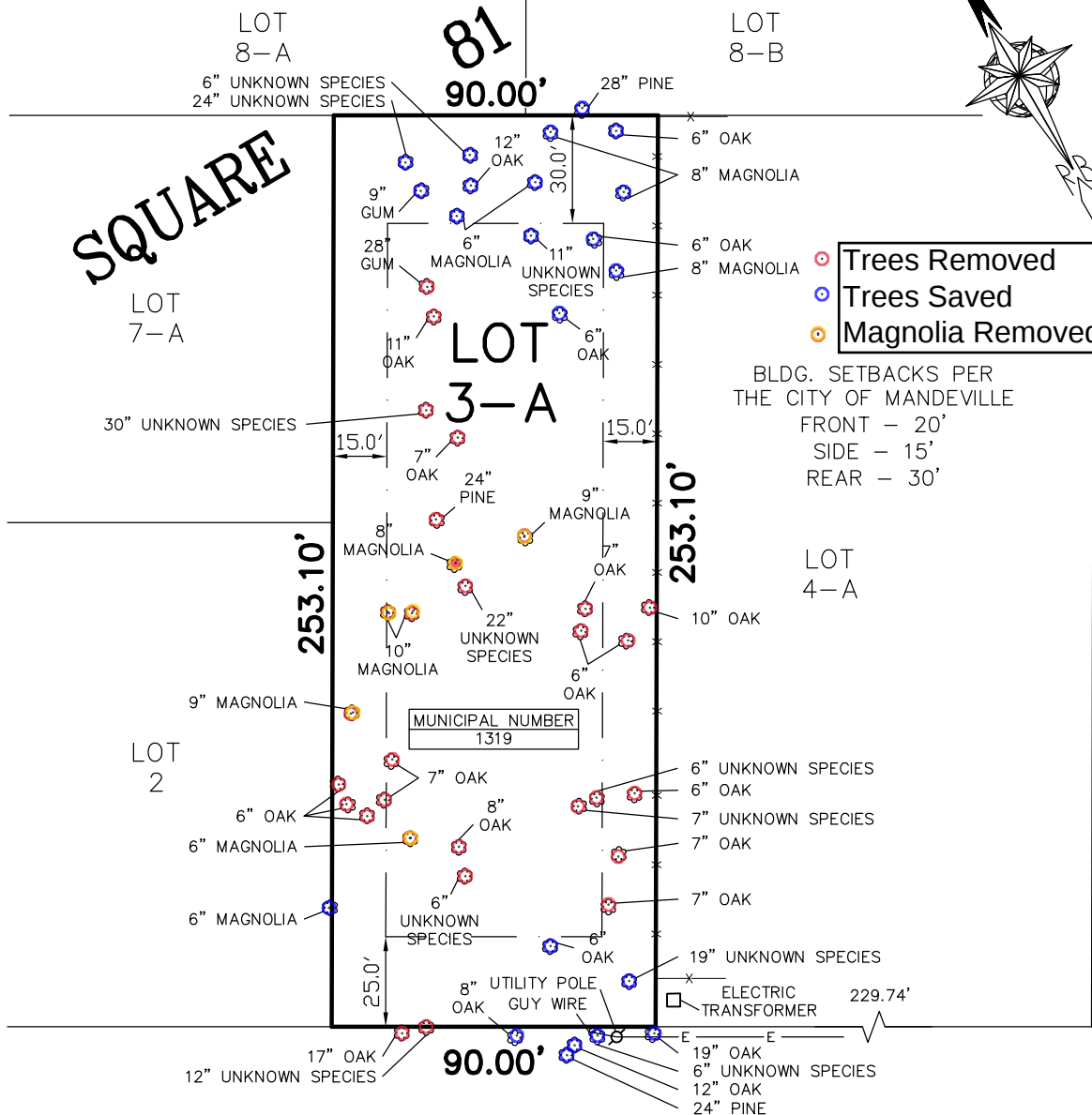
Panel# 2202020431D Rev. 5-16-2012

NOT A BOUNDARY SURVEY
US HWY 190 (SIDE)

(A.K.A. FLORIDA STREET)

ATALIN STREET (SIDE)

ALBERT STREET



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

MONTGOMERY STREET

NOTE:
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WERE IDENTIFIED TO THE BEST OF THIS FIRM'S
ABILITIES. THIS FIRM MAKES NO GUARANTEE
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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:

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.

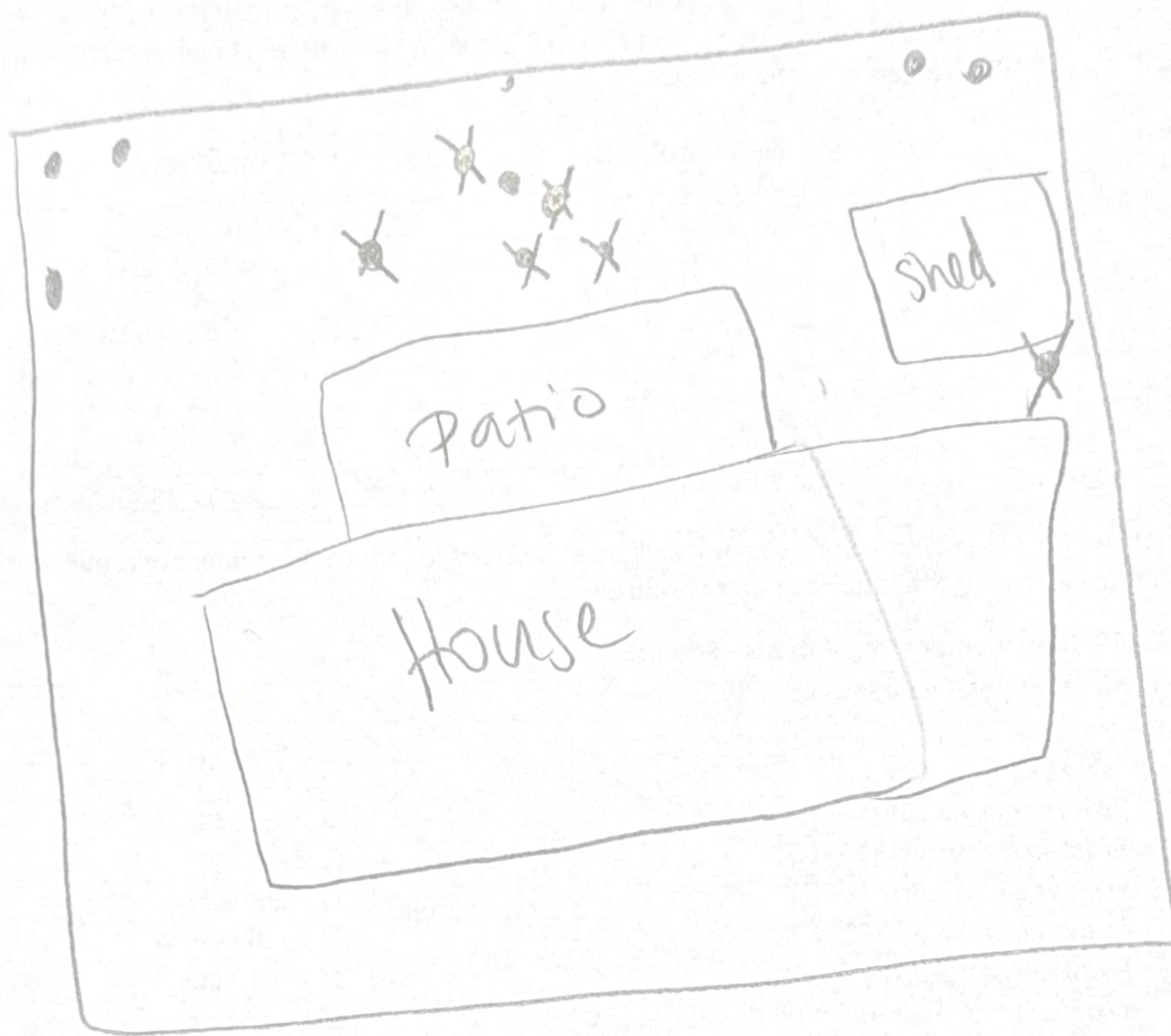
CLURO SECTIONS:

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







To Whom it may concern,

Since the meeting with the Zoning Commission on July 14, 2026, I have done more research as to why the magnolia tree needs to be removed from my house at 530 Markie Dr.

At the first meeting, one member on the Zoning Commission stated he would like to see an aerial photo. We have obtained that with a 3D scan of our back yard using a laser/lidar scanner. This can be viewed below as **image one**. My stance at that initial meeting was that it would be impossible for grass to grow if the magnolia tree stayed and that we wouldn't have a large enough play area for our son. After the meeting I did my own research on the LSU Ag Center website and found information that supported my concern. However, after that meeting I also read the manual on the play set we want to buy our son and also reviewed the U.S. Consumer Product Safety Commission *Outdoor Home Play Safety Handbook*. After this I learned that the magnolia tree prevents us from being able to safely place a playset in our back yard.

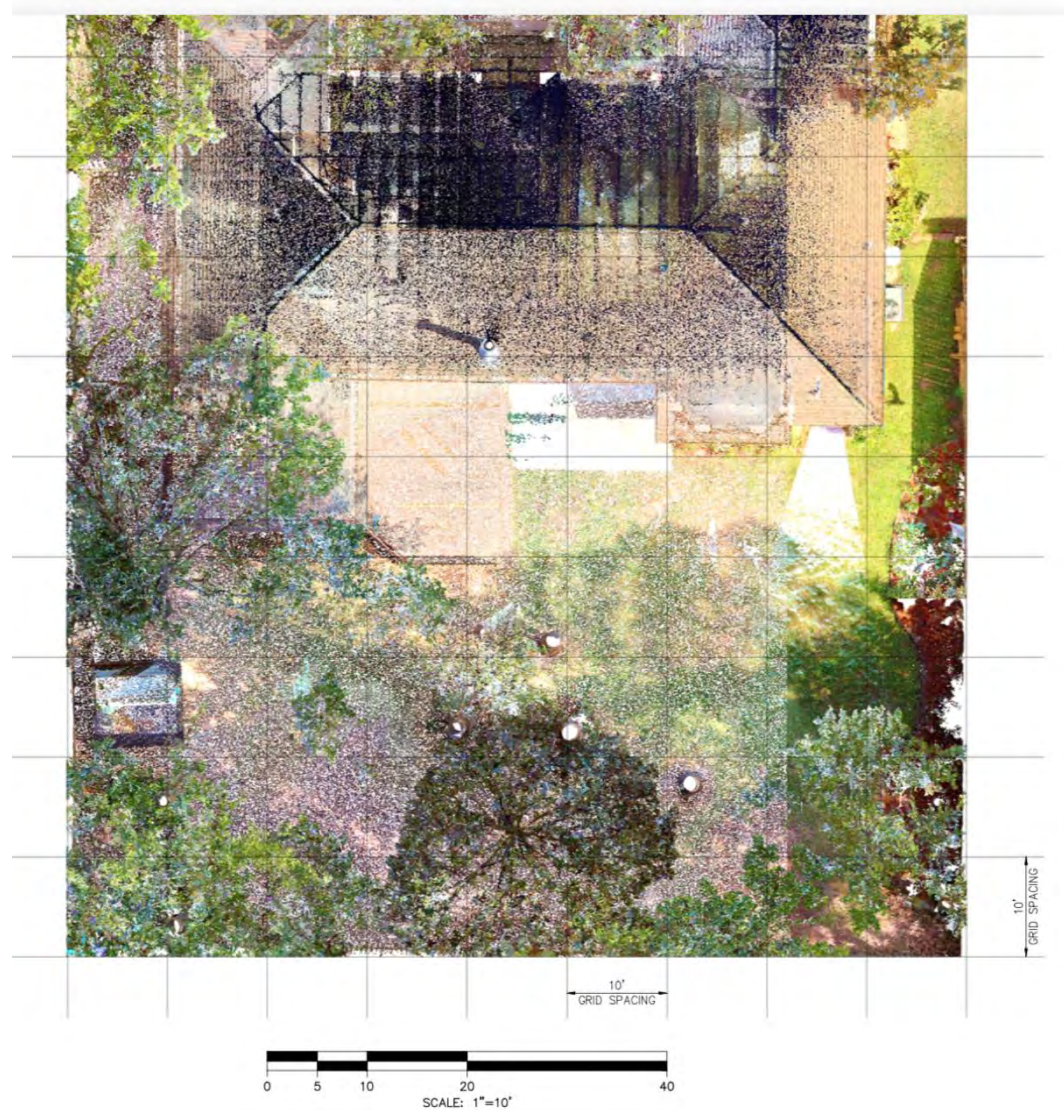


Image One.
Shows
Magnolia
Tree in the
center of
the back
portion of
the yard,
occupying
1/3 of the
yard.



Image 2.

The following Images show how I walked under the magnolia tree and made a line around the tree where the tree branches extend. According to the safety manual of the play set, *“place the set on level ground, not less than 6'-7" [2 m] from any structure or obstruction such as a fence, garage, house, overhanging branches, laundry lines, or electrical wires.”* Then I measured 6'7" outside of the branches. I also did the same for the flowerbed and tree in the flower bed to the left of the magnolia tree as well as the patio.



Image 3



Image 4

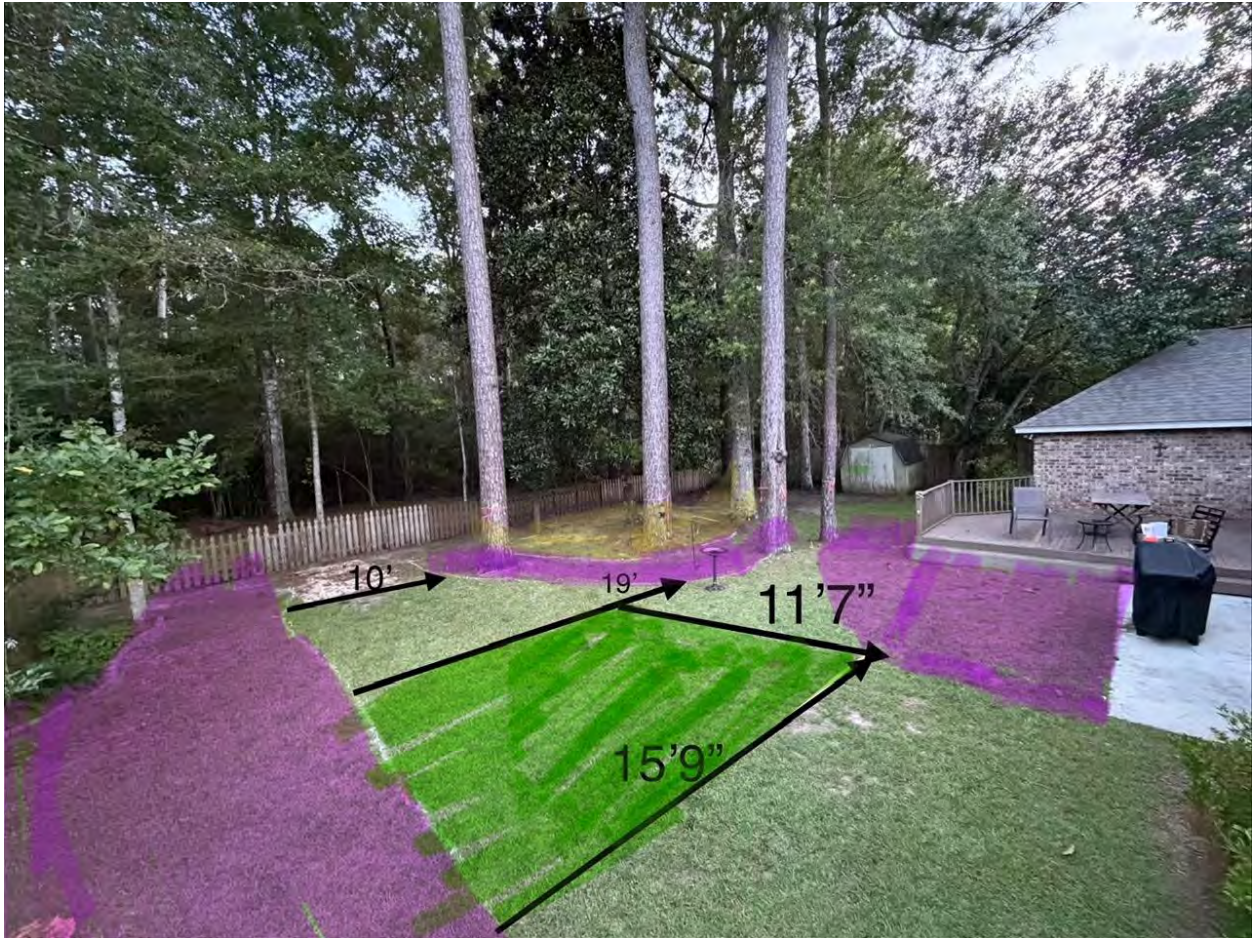


Image 5

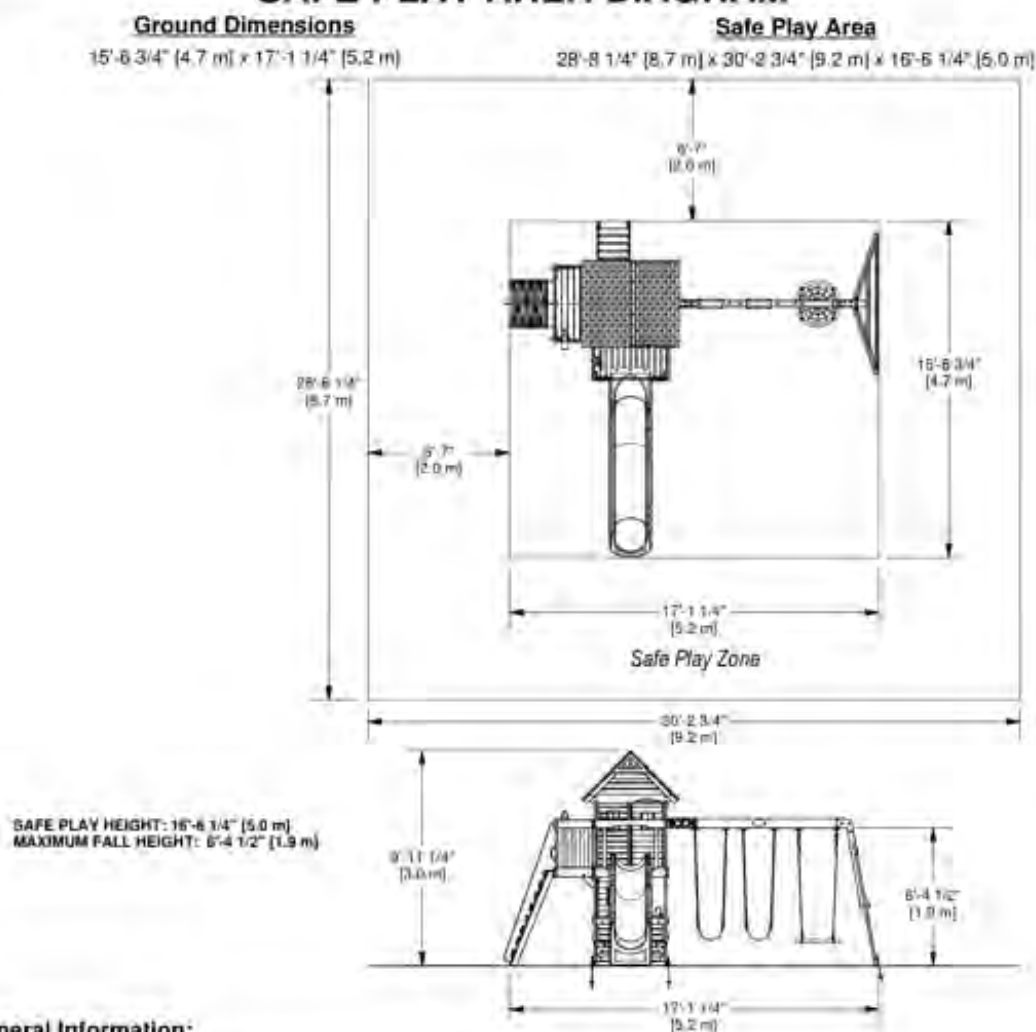
The area shaded yellow around the magnolia tree is the space that the branches extend. The purple area shows 6'7" safe space area the manual recommends. The Green space shows that I have about an 11'7" x 15'9" space to put my child's play set. Below is the diagram of the play set and it will not safely fit in the space. Here is the hyperlink to the swing set manual: [INS-1803022B-A-CANYON CREEK-ENG.idw](https://www.ins-1803022B-A-CANYON-CREEK-ENG.idw).

Owner's Manual - Basic Setup Dimensions & Assembly Notes

Place the set on level ground, not less than 6'-7" [2 m] from any structure or obstruction such as a fence, garage, house, overhanging branches, laundry lines, or electrical wires.

- While assembling unit, take time before and after each phase to make sure fort is level. If fort is not level, assembly will be difficult and improper assembly may result. Extra care must be taken to insure the fort is square.
- The safe play area refers to a zone extending 6'-7" [2 m] beyond the play product on all sides, including the space above the play product.

SAFE PLAY AREA DIAGRAM



General Information:

Your set has been designed and engineered for children only and for residential use only.
 A maximum of 150 lbs. per child is recommended for play activities designed for individual use.
 A maximum of 120 lbs. per child is recommended for play activities designed for multiple child use.
 A maximum of 9 children is recommended for this swing set.

Image 6

I would also like to note that even though the play set does not fit in the “safe space” labeled as green in above images, this area is not fully viewable from my living room. Below is an image from my living room couch which looks straight out to where the magnolia tree is located. Also, if we were to place a swing set in the only large grass area in a yard, then that would leave very little grass space for our child to play tag, one day throw a baseball in the yard, or run with our dog.



Image 7

Thanks,

Stephanie Clark

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, 190’ 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

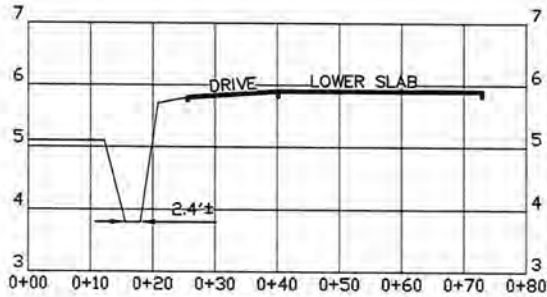
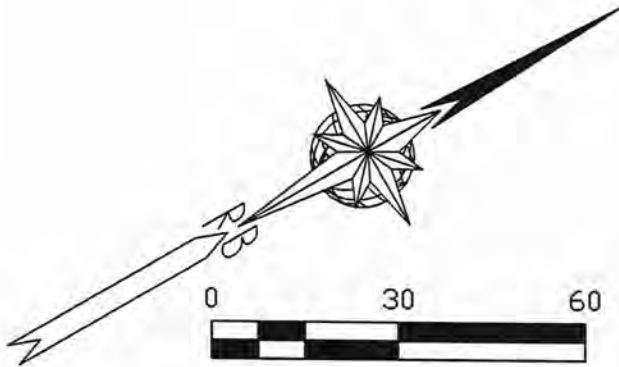
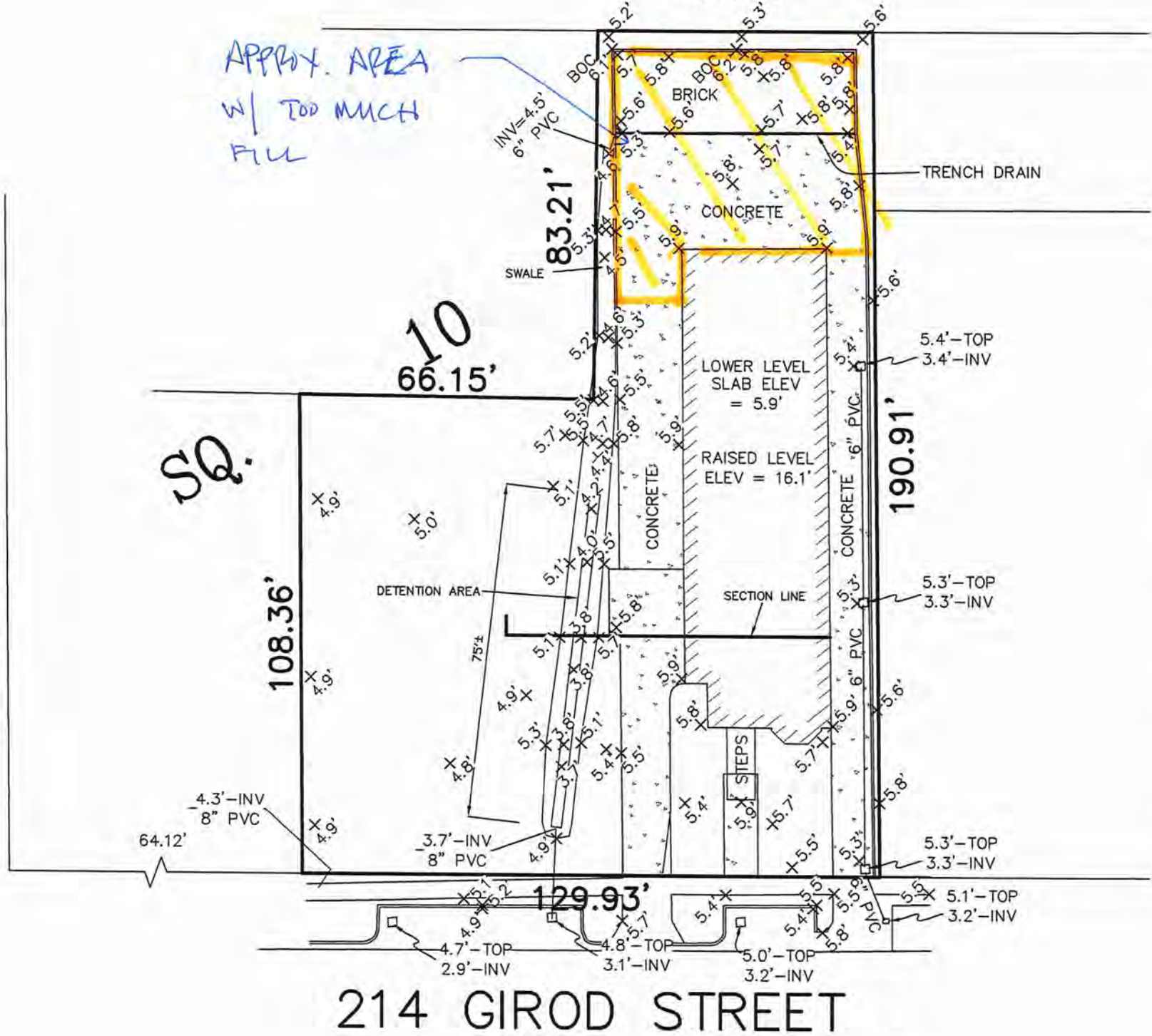
LAFITTE STREET (SIDE)

61.93'

APPROX. AREA
W/ TOO MUCH
FILL

CLAIBORNE STREET

JEFFERSON STREET (SIDE)



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.

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

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

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

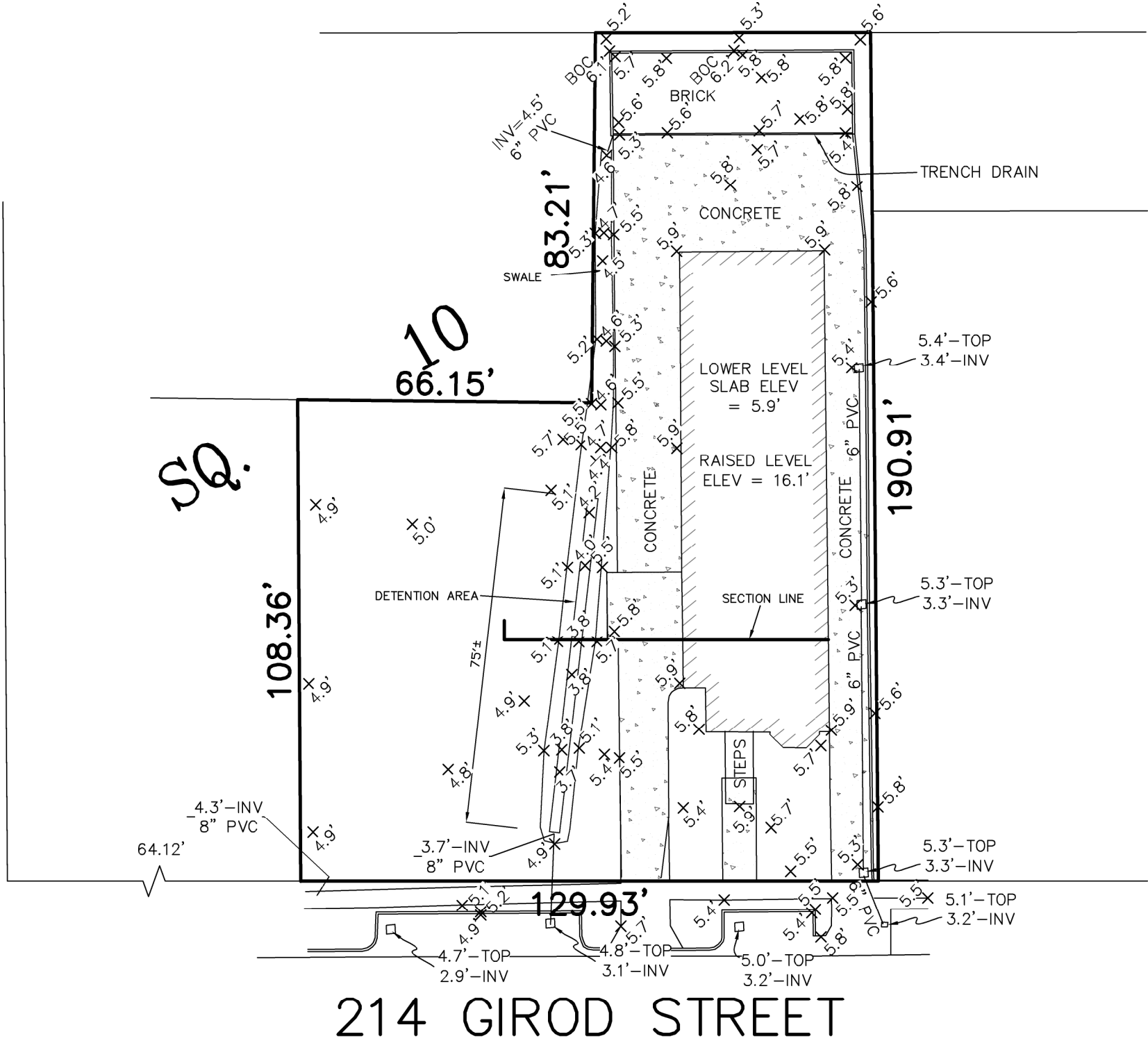
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LAFITTE STREET (SIDE)

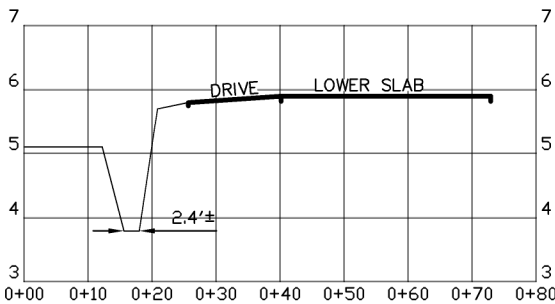
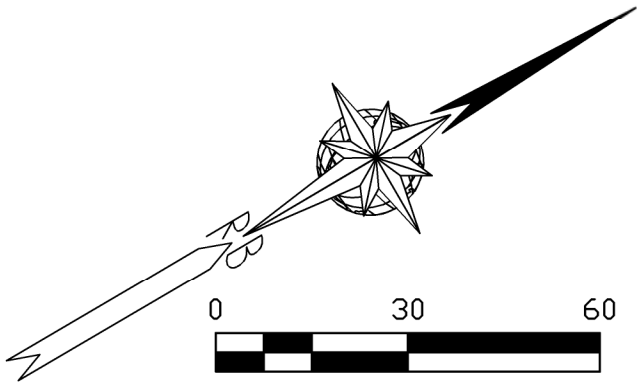
61.93'

CLAIBORNE STREET

JEFFERSON STREET (SIDE)



214 GIROD STREET



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

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& Associates, Inc.
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Date: MAY 13, 2026
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6-1-2026

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](#)

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



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 helpful 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

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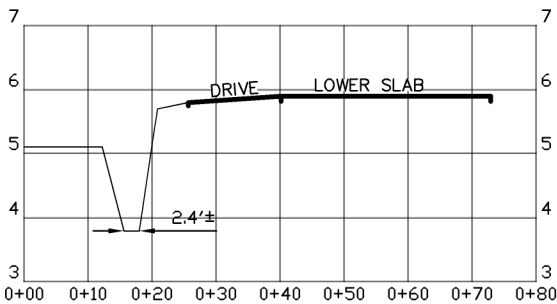
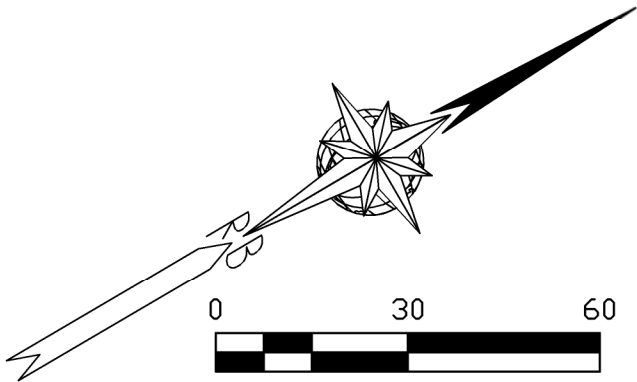
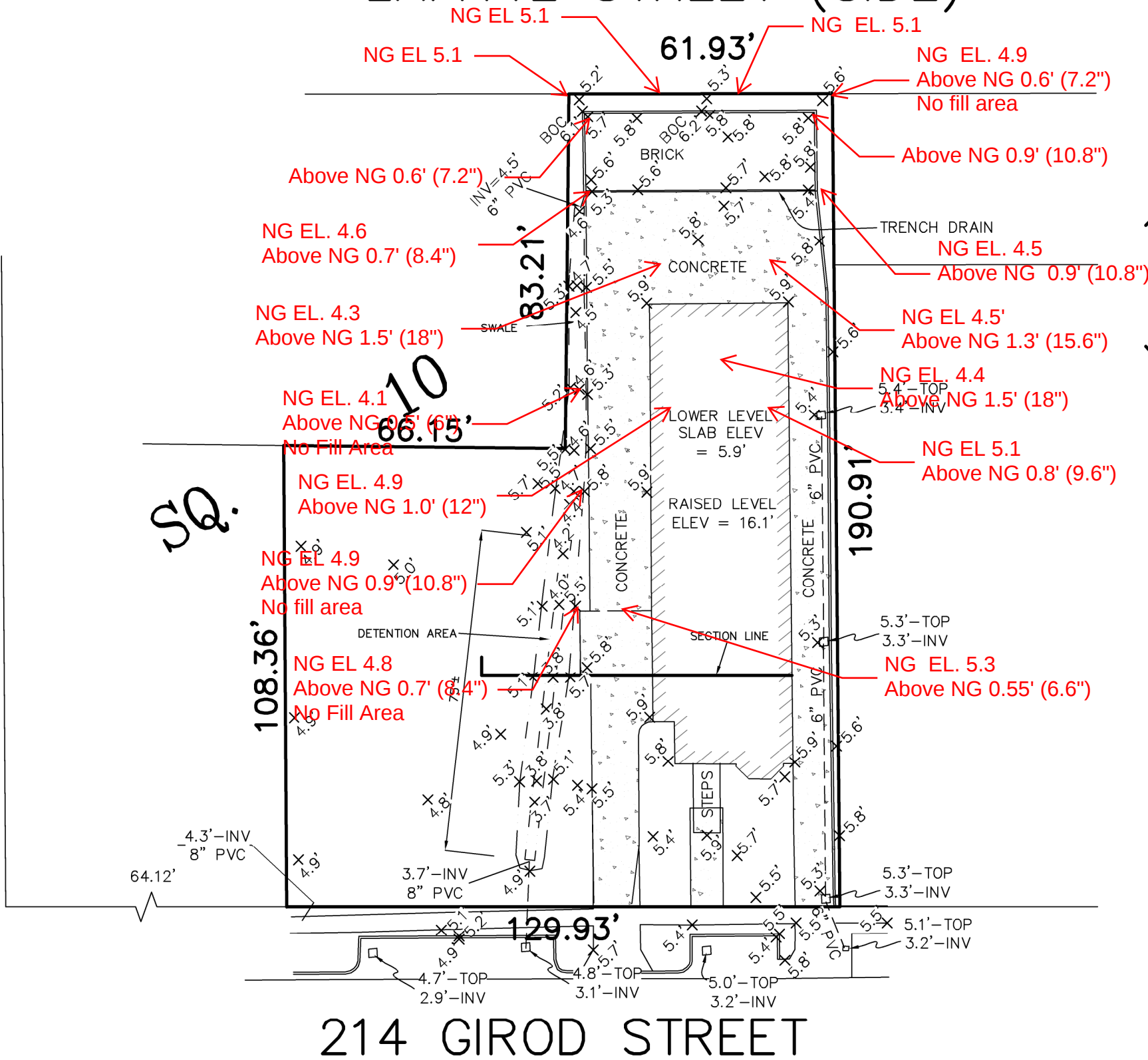
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ST. TAMMANY PARISH, LOUISIANA

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JEFFERSON STREET (SIDE)

CLAIBORNE STREET



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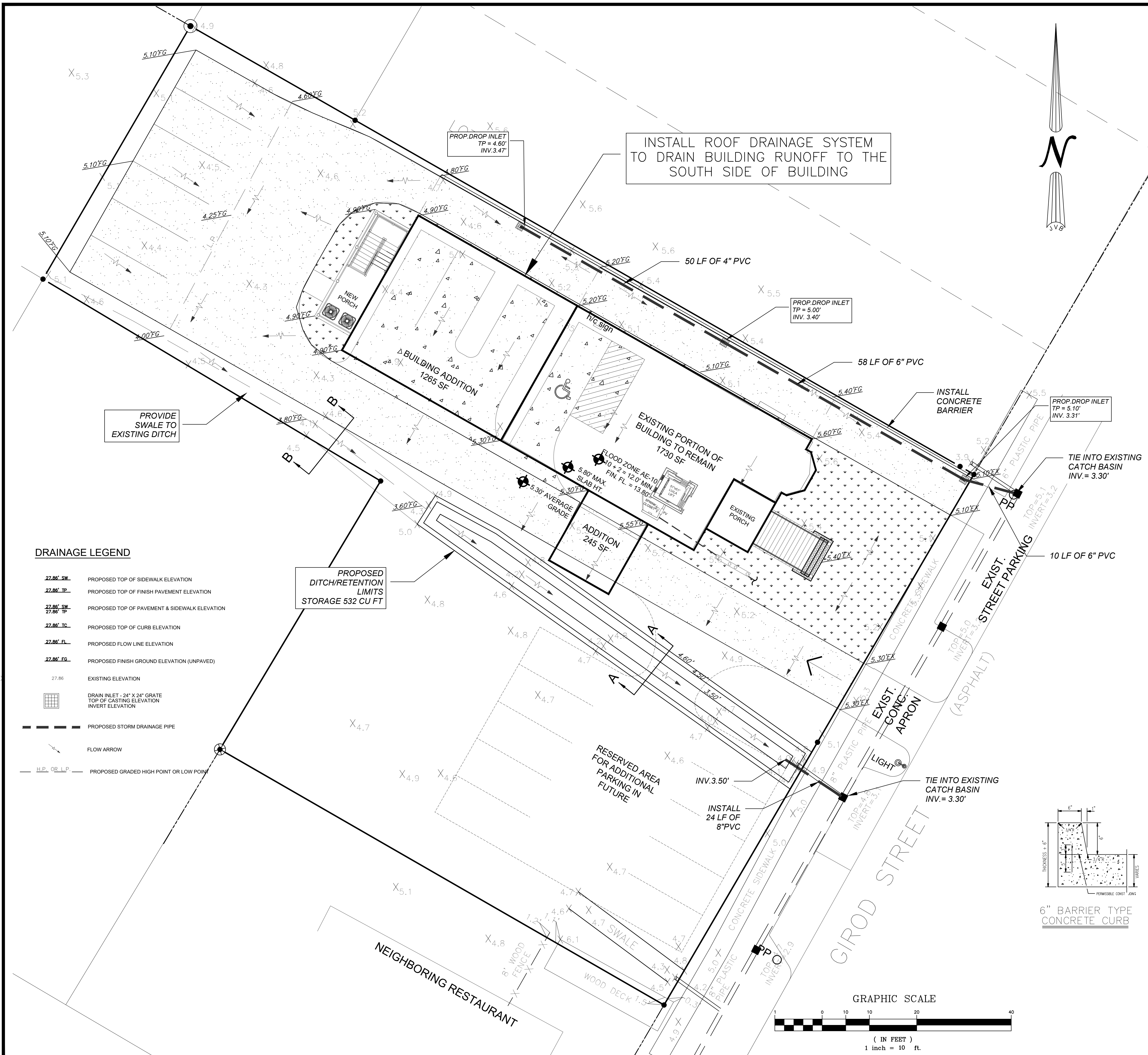
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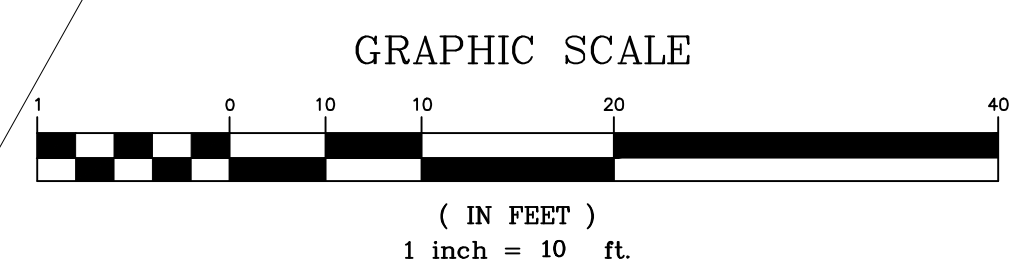
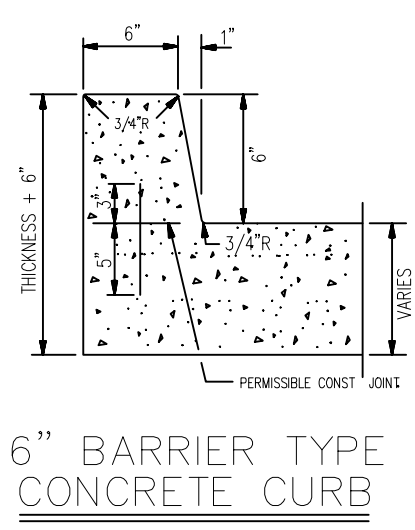
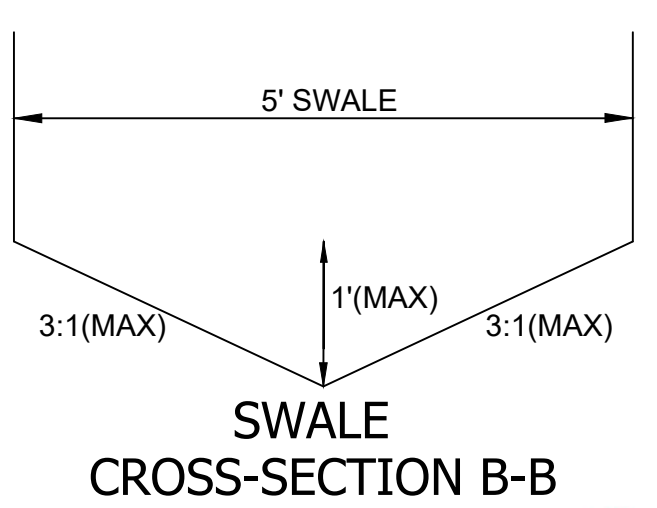
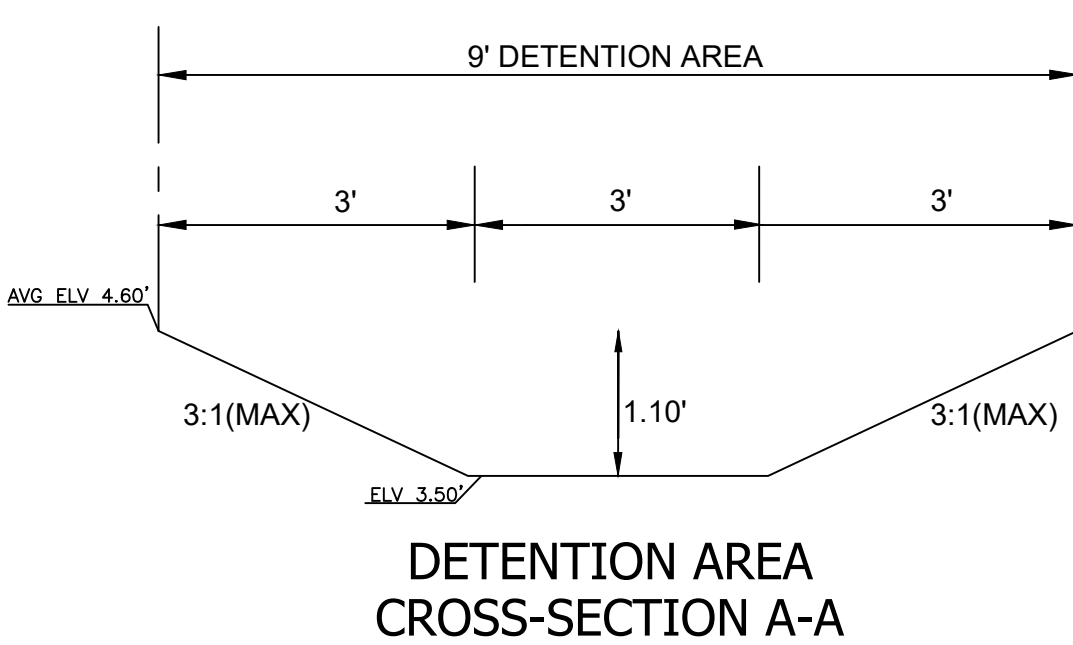
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Scale: 1"= 30'±
Drawn By: RJB
Revised: 5-27-2026
6-1-2026



- 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 BE 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).

PROPOSED LIMESTONE LIMITS
0.12 ACRES



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:

SEAN M. BURKES
REG. NO. 27642
REGISTERED PROFESSIONAL
CIVIL ENGINEER

1/30/2024

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.

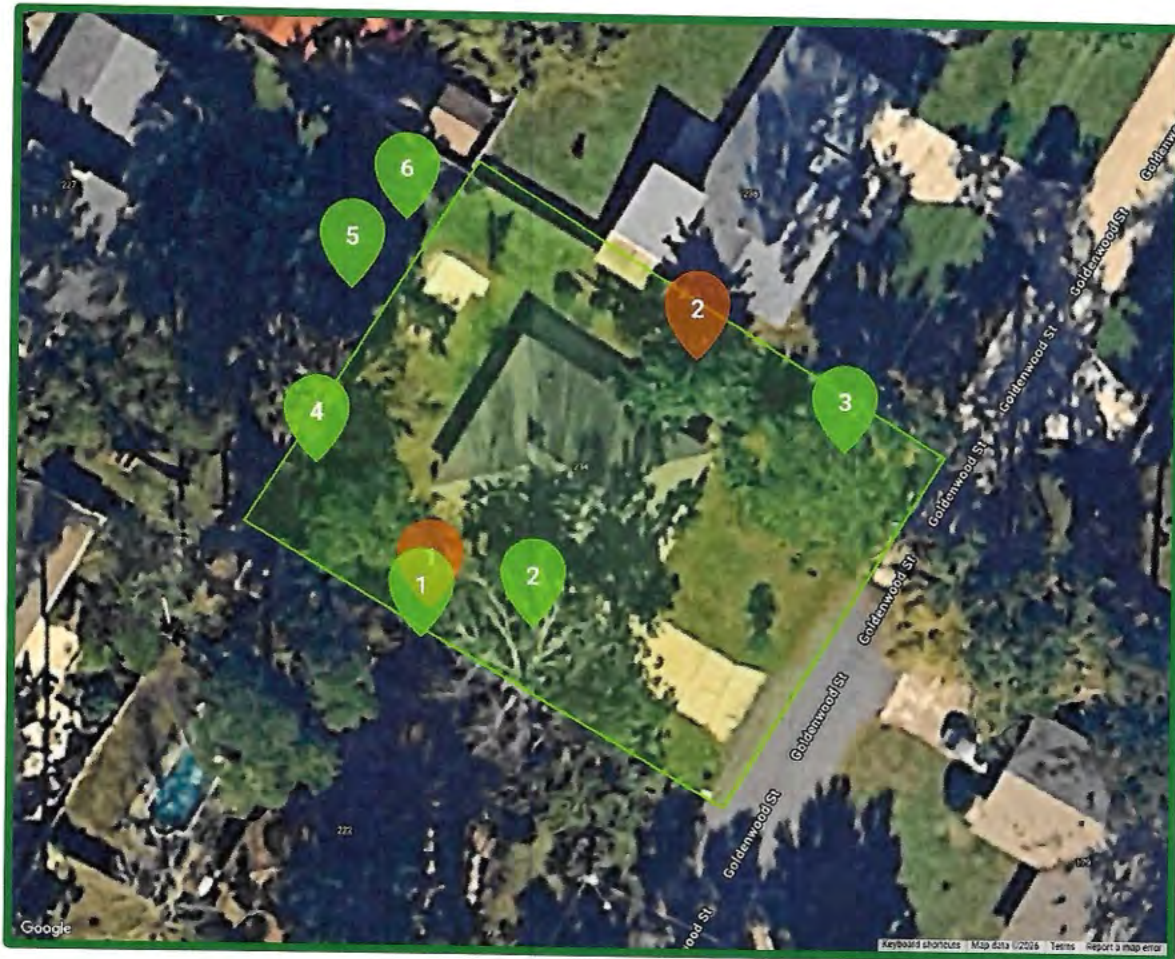
CLURO SECTIONS:

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. 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.





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.





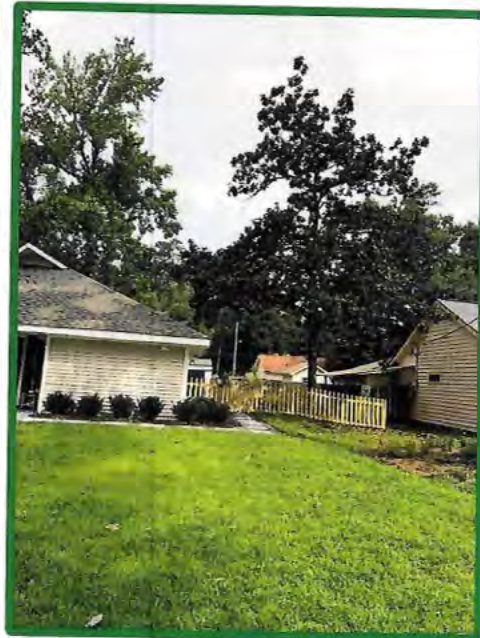
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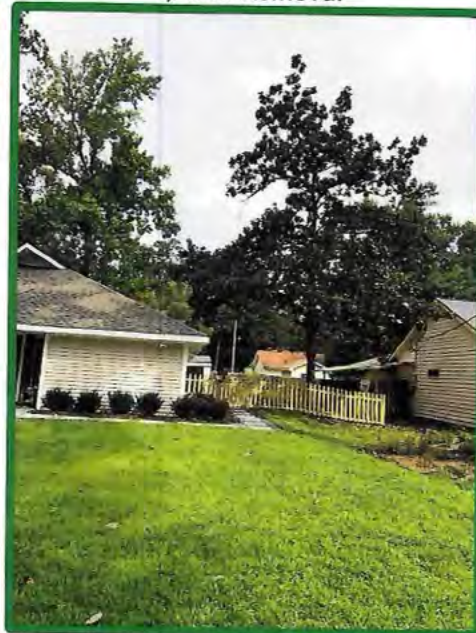
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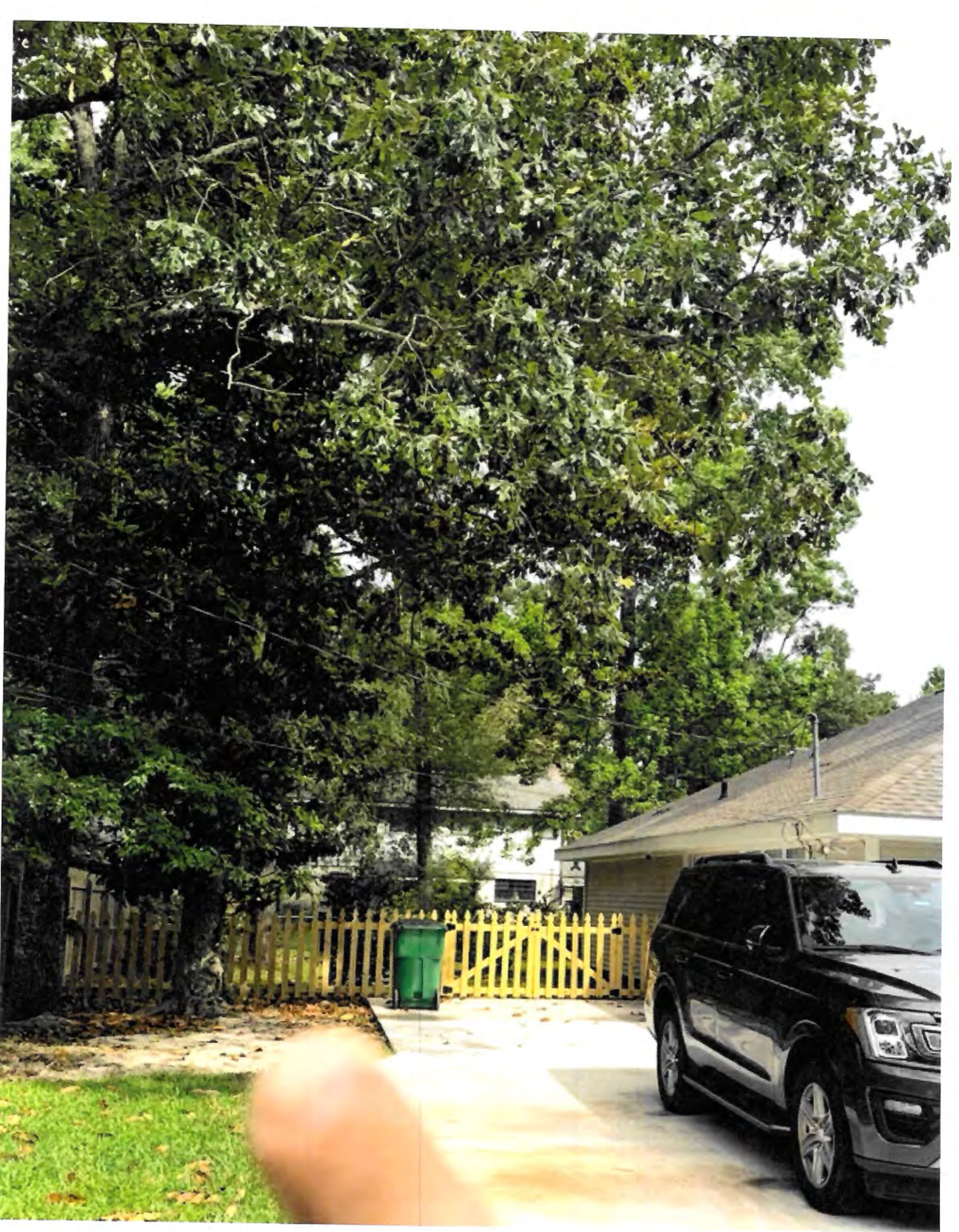


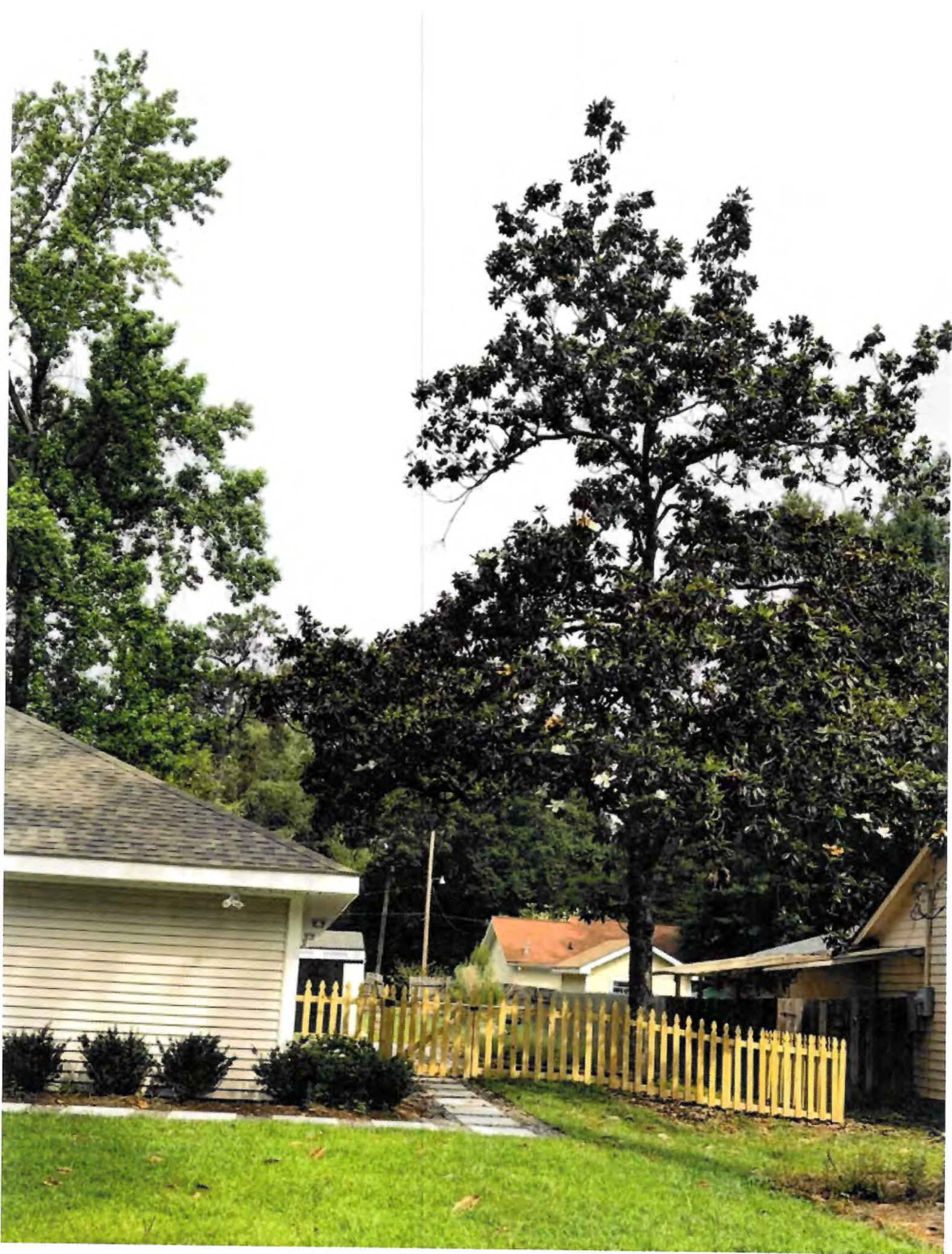
4) Tree Removal



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.



From: Linda Gray [REDACTED]
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,



Alex Weiner, AICP, CFM

Planner I

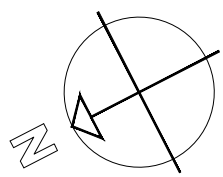
Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

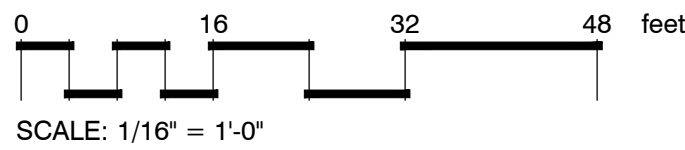
Office: (985) 624-3103

Direct: (985) 624-3132

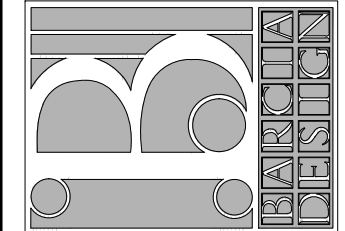
3101 E. Causeway Approach, Mandeville, LA 70448



PRELIMINARY LANDSCAPE PLAN



ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.
562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429



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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:

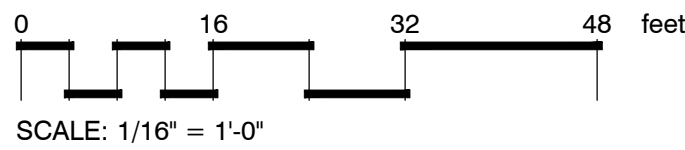
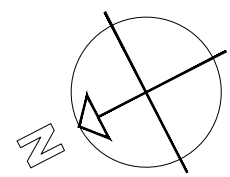
LS-1

REV.

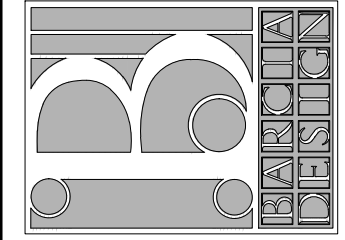
DATE: MAY 6TH 2026



PRELIMINARY LANDSCAPE PLAN



ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.
562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
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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

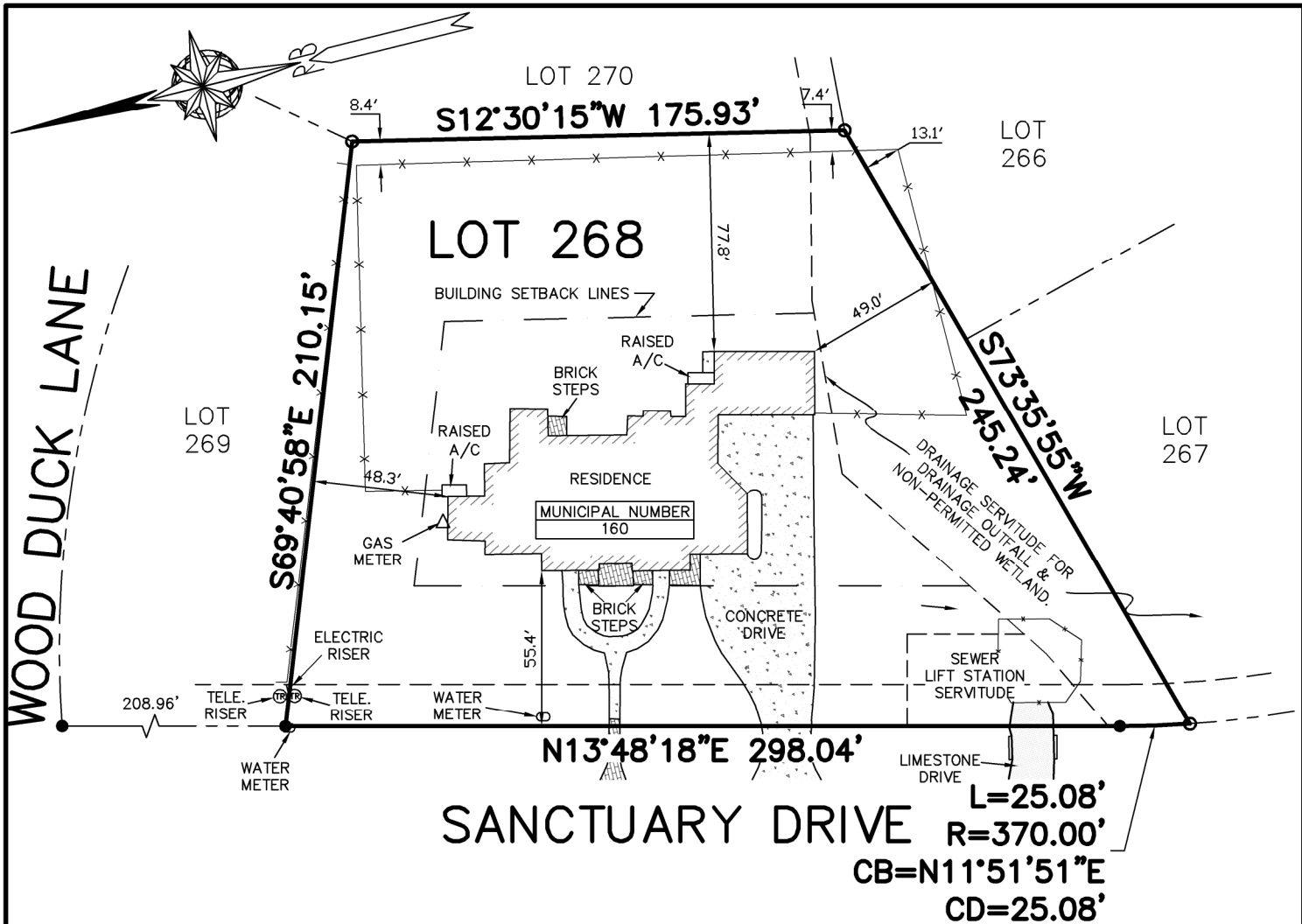
CHECKED BY: AB3

SHEET:

LS-1

REV.

DATE: MAY 6TH 2026



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
& 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

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