

CASE SUMMARY SHEET

CASE NUMBER: V22-09-29/R22-09-05

DATE RECIEVED: August 22, 2022

DATE OF MEETING: September 13, 2022 and September 27, 2022

Address: 604 Marigny Avenue

Subdivision: Town of Mandeville, Sq. 48 Lot 12-A

Zoning District: R-1 Single Family Residential District

Property Owner: Eric McNeil

REQUEST: V22-09-29/R22-09-05 – Eric McNeil requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations and to subdivide into lots 12-A-1 and 12-A-2, Sq. 48 Lot 12A, R-1 Single Family Residential District, 604 Marigny Avenue

CASE SUMMARY:

The applicant owns the property at 604 Marigny Avenue located on the northwest corner of Marigny Avenue and Livingston St. The lot measures 176.43’ along Livingston St, and 151.87’ along Marigny Avenue per a survey prepared by Kelly McHugh & Assoc. and dated 08.03.22. There is an existing residence and accessory building on the lot. The accessory building crosses the proposed property line however, the survey indicates a portion of the building will be demolished to be in compliance with the accessory structure setbacks.

In March 1993, the Lot was created as a part of a 3 parcel subdivision of Lots 1-5 into Lots 12-A, Lots 45-A and 3-A. In October 1993, Lots 45-A and 3-A were resubdivided to create the existing 90x133’ Lot to the west of Lot 12-A and the 101x266’ Lot to the north.

The applicant is requesting to subdivide lot 12A into lots 12-A-1 and 12-A-2. The applicant is requesting a variance to **CLURO Section 7.5.1.3 R-1 Single Family District Site Development** regulations regarding the minimum lot frontage for lot 12-A-2. The proposed lot would have a frontage of 75’, 15’ deficient of the minimum 90’ frontage. The proposed lot is compliant in depth and area.

	Frontage	Min. Frontage	Deficient	Lot Depth	Min. Depth	Deficient	Area	Min. Area	Deficient
Existing Lot	176.43’	90’	+86.43’	151.87’	120’	+31.87’	26,794	10,800	+15,994
Lot 12-A-1	101.43’	90’	+11.43	151.87’	120’	+31.87’	15,404	10,800	+4,604
Lot 12-A-2	75’	90’	15’	151.87’	120’	+31.87’	11,390	10,800	+590

The lots within the block range from 90’x150’ – 70’x200’. The lots facing Marigny between Villere and Livingston measure 60’x200’ or larger. The lots fronting Marigny on southern block all measure 60’x200’.

Should the proposed Lot 12-A-1 be approved the rear setback would not be compliant with the Site development regulations of the R-1 District measuring the setbacks with frontage along Livingston as per the CLURO definition of frontage. The “rear” setback is 26’, 30’ is the required setback.

CLURO SECTIONS:

Lot Line, Front. On an interior lot, the lot line abutting the street. On a corner lot, the shorter lot line abutting a street or the line designated as the front lot line by subdivision or parcel map. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag (panhandle) lot, the interior lot line designated as a front lot line by a subdivision or parcel map, or the line determined by the Building Inspector to be the front lot line.

7.5.1.3. R-1 Site Development Regulations

Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum Lot Area	9,000 Square feet
2. Minimum building area (Square feet per unit)	1,000 Square feet
3. Minimum lot width	75’
4. Minimum lot depth	120’
5. Minimum Yard Setback Requirements	
a. Front yard	25’
b. Interior side yard*	

i.	Frontage up to 50'	8' each side
ii.	Frontage between 51' – 60'	10' each side
iii.	Frontage between 61' – 75'	12' each side
iv.	Frontage between 76' – 80'	13' each side
v.	Frontage between 81' – 90'	15' each side
vi.	Frontage between 91' – 100'	16' each side
vii.	Frontage between 101' – 110'	18' each side
viii.	Frontage between 111' +'	20' each side
c.	Street side yard	15'
d.	Rear yard	30'
6.	Maximum Height of Structures	35'
7.	Maximum Impervious Site Coverage	50%

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





VICINITY MAP
N.T.S.
LOT 3-A



APPROVAL:

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

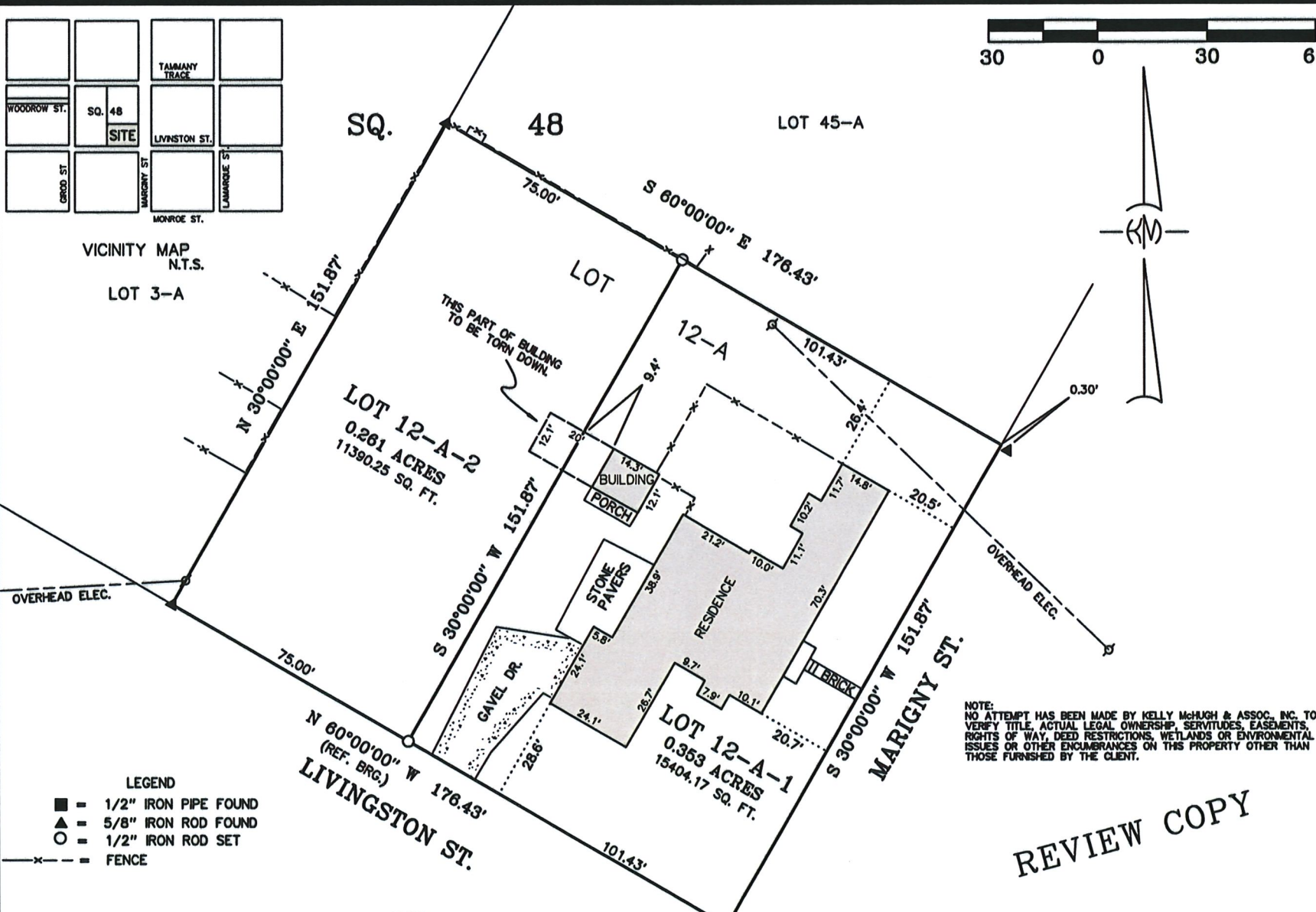
PLANNING DIRECTOR

CHAIRMAN OF THE PLANNING COMMISSION

MAYOR OF THE CITY OF MANDEVILLE

CLERK OF COURT

MAP FILE NO. _____ DATE FILED _____



- LEGEND
- = 1/2" IRON PIPE FOUND
 - ▲ = 5/8" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - - - - FENCE

THIS PROPERTY IS LOCATED IN
FLOOD ZONE AE
BASE FLOOD ELEV. 9.0'
F.I.R.M. PANEL NO. 2202020427D & 2202020431D
REV. 05-16-12

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.
NO SETBACKS OR SERVITUDES SHOWN HEREON.

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

REVIEW COPY

Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

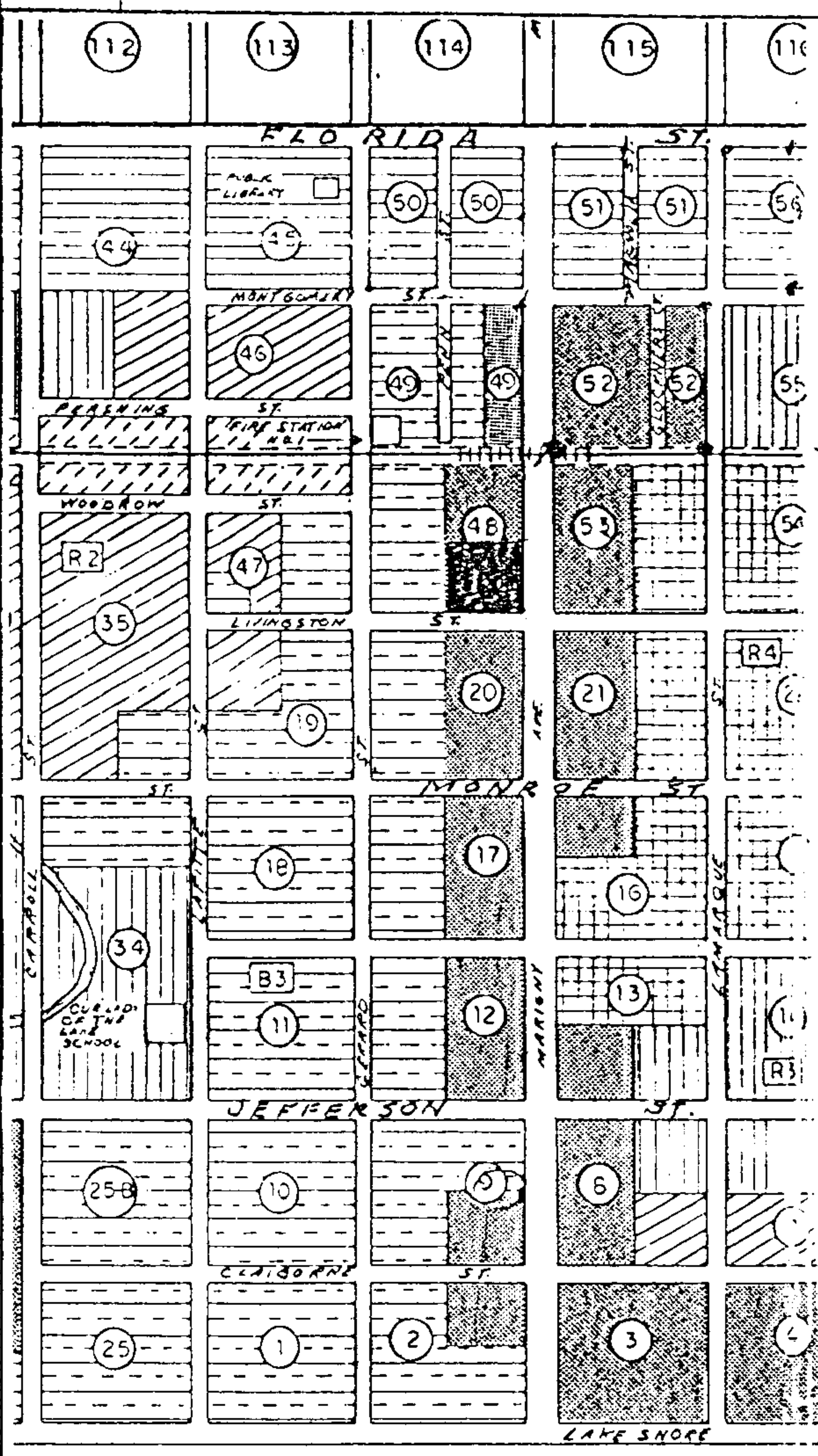
REFERENCE: A RESUBDIVISION PLAT BY S.K. LANDRY
FILED FOR RECORD 07-06-93, MAP FILE NO. 1138

PREPARED FOR:
ERIC & MELISSA McNEIL

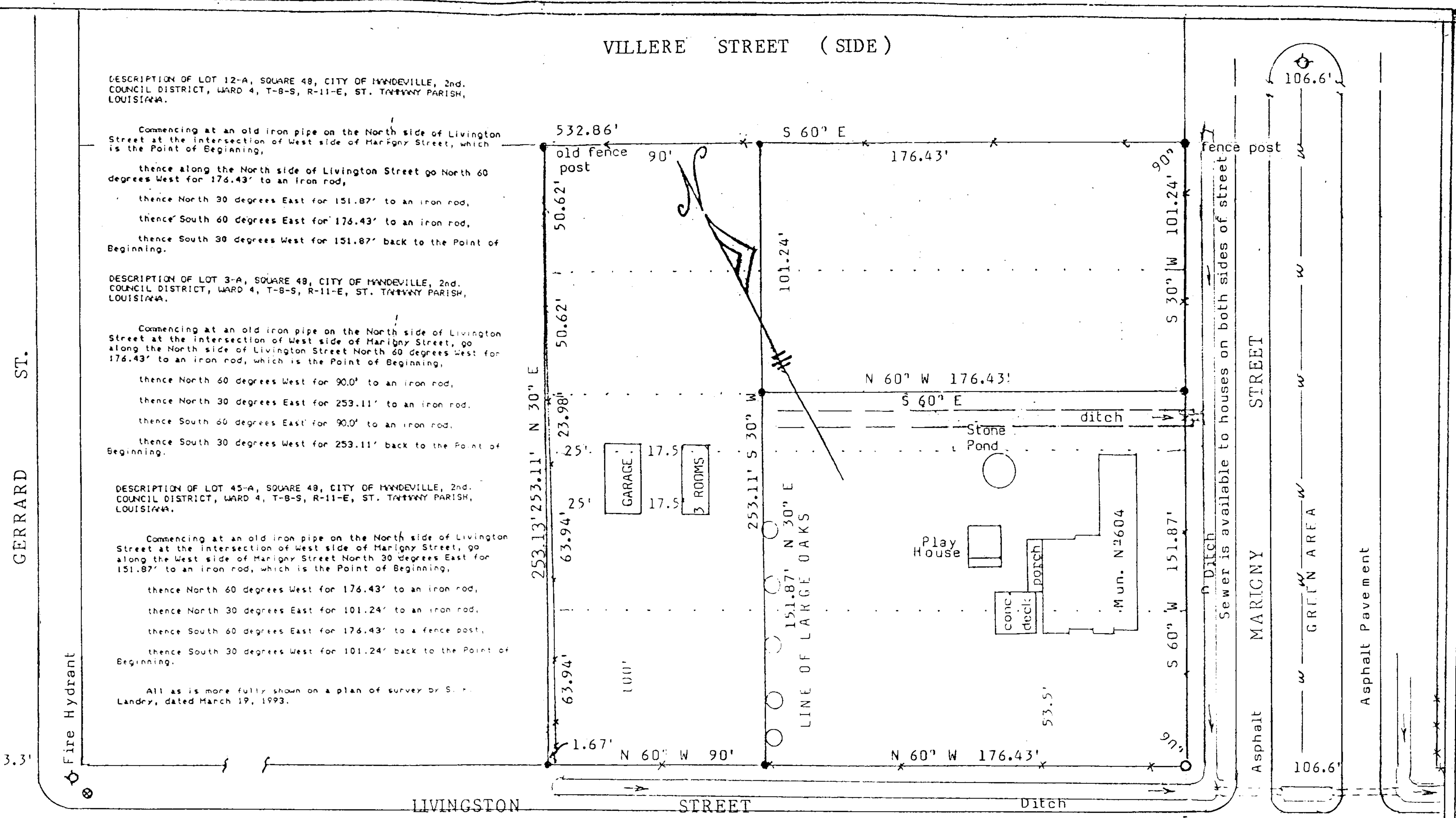
RESUBDIVISION OF:
**LOT 12-A SQ 48 INTO LOTS
12-A-1 & 12-A-2 SQ 48 MANDEVILLE,
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA.**

KELLY McHUGH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
MANDEVILLE, LOUISIANA
626-5611

SCALE: 1" = 30'	DATE: 08-03-22
DRAWN: MDM	JOB NO.: 22-191
REVISED:	DWG. NO.:



LAKE PONTCHARTRAIN
VICINITY MAP
SCALE 1" = 1100'



DESCRIPTION OF LOT 12-A, SQUARE 48, CITY OF MANDEVILLE, 2nd. COUNCIL DISTRICT, WARD 4, T-8-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

Commencing at an old iron pipe on the North side of Livingston Street at the intersection of West side of Marigny Street, which is the Point of Beginning,
thence along the North side of Livingston Street go North 60 degrees West for 176.43' to an iron rod,
thence North 30 degrees East for 151.87' to an iron rod,
thence South 60 degrees East for 176.43' to an iron rod,
thence South 30 degrees West for 151.87' back to the Point of Beginning.

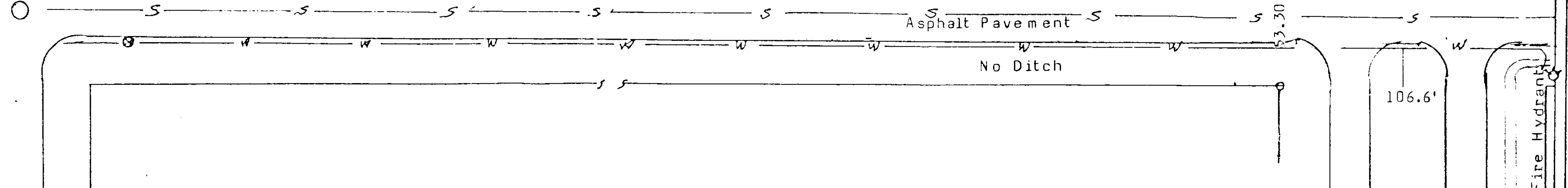
DESCRIPTION OF LOT 3-A, SQUARE 48, CITY OF MANDEVILLE, 2nd. COUNCIL DISTRICT, WARD 4, T-8-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

Commencing at an old iron pipe on the North side of Livingston Street at the intersection of West side of Marigny Street, go along the North side of Livingston Street North 60 degrees West for 176.43' to an iron rod, which is the Point of Beginning,
thence North 60 degrees West for 90.0' to an iron rod,
thence North 30 degrees East for 253.11' to an iron rod,
thence South 60 degrees East for 90.0' to an iron rod,
thence South 30 degrees West for 253.11' back to the Point of Beginning.

DESCRIPTION OF LOT 45-A, SQUARE 48, CITY OF MANDEVILLE, 2nd. COUNCIL DISTRICT, WARD 4, T-8-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

Commencing at an old iron pipe on the North side of Livingston Street at the intersection of West side of Marigny Street, go along the West side of Marigny Street North 30 degrees East for 151.87' to an iron rod, which is the Point of Beginning,
thence North 60 degrees West for 176.43' to an iron rod,
thence North 30 degrees East for 101.24' to an iron rod,
thence South 60 degrees East for 176.43' to a fence post,
thence South 30 degrees West for 101.24' back to the Point of Beginning.

All as is more fully shown on a plan of survey by S. Landry, dated March 19, 1993.



APPROVED Mertis A. Newton 6-18-93
CHAIRMAN PLANNING COMMISSION DATE

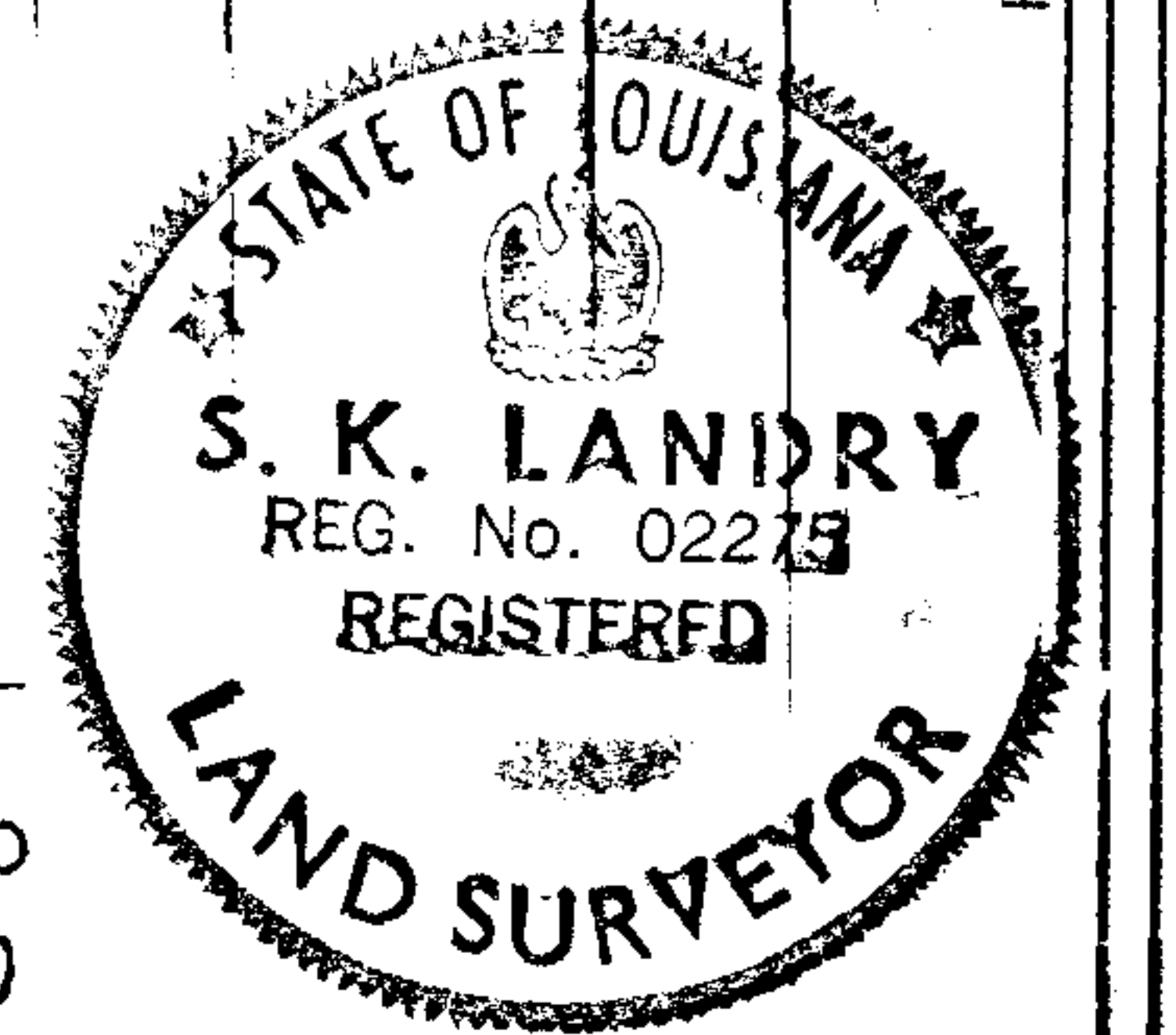
APPROVED Bryan Clement 5/27/93
CITY ENGINEER PUBLIC WORKS DATE

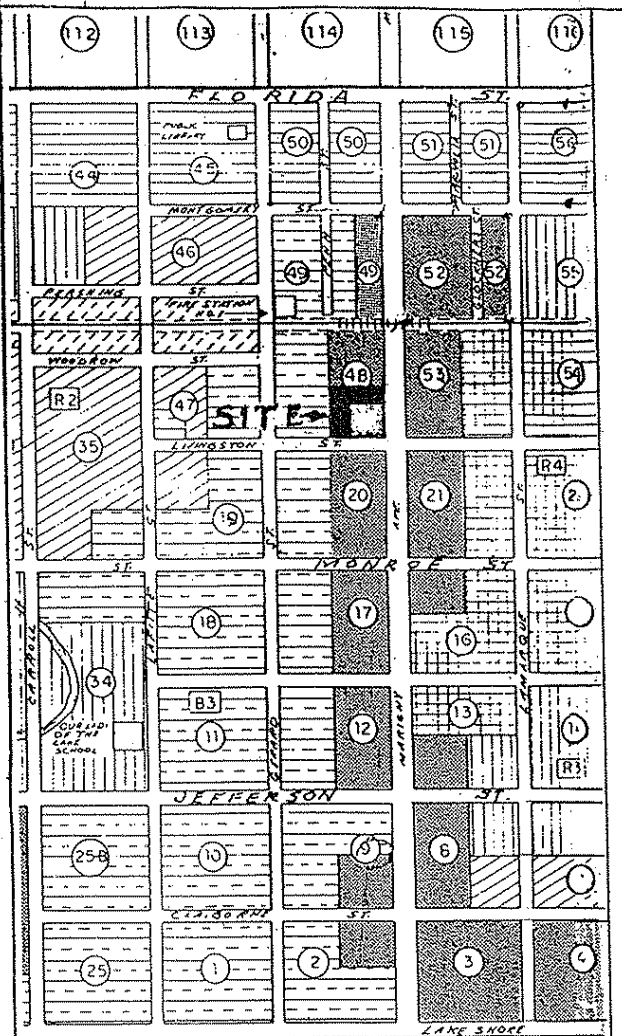
APPROVED Paul R. Spitzfaden 5/28/93
MAYOR OF CITY OF MANDEVILLE DATE

FILE NO 1138 - DATE 7/6/93 Judy L. Hunt
City Clerk

PLAN SHOWING THE RESUBDIVISION OF LOTS 1 THRU 5 AS PER JOSEPH PUGH DATED JULY 27, 1935 INTO LOTS 12-A, 45-A and 3-A.

MARCH 19, 1993 S.K. Landry
SCALE 1" = 50'
●=IRON ROD
○=IRON PIPE
LANDRY ENGINEERING COMPANY INC.
P.O. BOX 911, MANDEVILLE, LA. 70470
PHONES 626-4044 (RES. 626-8324)
LOCATED IN FLOOD ZONE A-10 ELEV. 12.00' M.S.L. REQUIRED



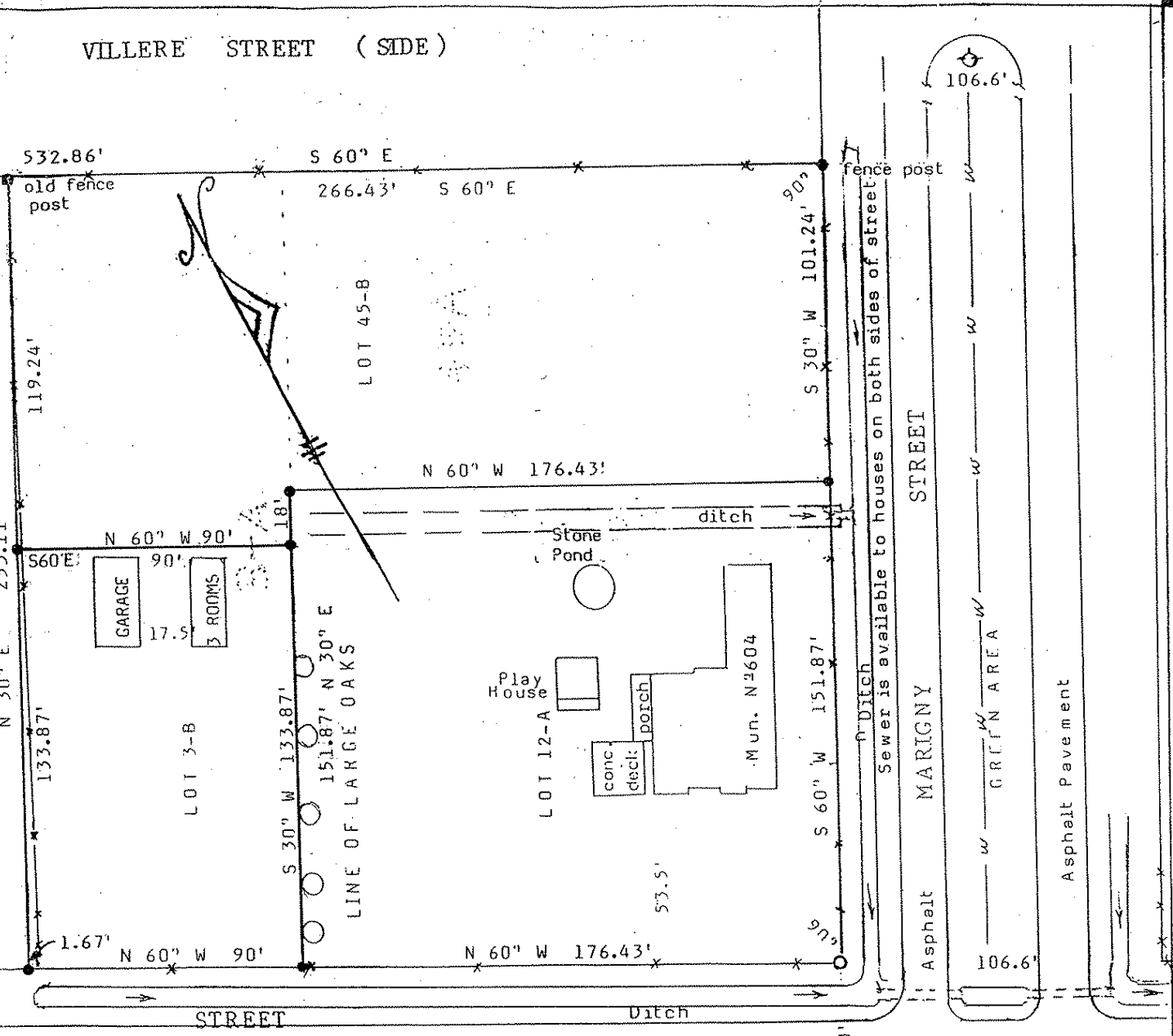


LAKE PONTCHARTRAIN
VICINITY MAP
SCALE 1" = 1100'

DESCRIPTION OF LOT 3-B, SQ. 48, CITY OF MANDEVILLE, 2nd. COUNCIL DISTRICT WARD 4, T-8-S, R-11-E, ST. TAMMANY PSH., LOUISIANA.

Commencing at an old iron pipe on the North side of Livingston Street at the intersection of the West side of Marigny Street, go along the North side of Livingston Street North 60° West for 176.43' to an iron rod at the Point of Beginning:-
Thence North 60 degrees West for 90' to an iron rod.
Thence North 30 Degrees East for 133.87' to an iron rod.
Thence South 60 Degrees East for 90'
Thence South 30 Degrees West for 133.87' to the Point of Beginning.

DESCRIPTION OF LOT 45-B, SQ. 48
Commencing at the old iron pipe at the corner of Livingston and Marigny go North 30 degrees East for 151.87' to an iron rod at the Point of Beginning:-
Thence N 60°W for 176.43 to an iron rod.
Thence S 30°W for 18' to an iron rod.
Thence S 60° W for 90' to an iron rod.
Thence N 30° E for 119.24' to a fence post.
Thence S 60° E for 266.43' to an iron rod.
Thence S 30° W for 101.24' to the P. O. B.
All as is more fully shown on the survey by S. K. Landry dated Sept. 21, 1993.



APPROVED _____ DATE _____
CHAIRMAN PLANNING COMMISSION

APPROVED _____ DATE _____
PUBLIC WORKS ENGINEER

APPROVED _____ DATE _____
MAYOR CITY OF MANDEVILLE

FILE NO. _____ DATE _____
DY. CLERK

PLAN SHOWING THE RESUBDIVISION OF LOTS 3-A AND 45-A INTO LOTS 3-B AND 45-B.

SEPT. 21, 1993
SCALE 1" = 50'
●=IRON ROD
○=IRON PIPE

S. K. Landry
LANDRY ENGINEERING COMPANY INC.
P.O. BOX 911, MANDEVILLE, LA. 70470
PHONES 626-4044 (RES. 626-8324)
LOCATED IN FLOOD ZONE A-10 ELEV. 12.00' M.S.L. REQUIRED



CASE SUMMARY SHEET**CASE NUMBER: V22-02-03****DATE: December 21, 2021 Revised October 04, 2022****DATE OF MEETING: February 8, 2022 and February 22, 2022, request to amend approval October 11, 2022****Address: 3910 Florida St Extension****Subdivision: City of Mandeville****Zoning District: B-2, Highway Business District****Property Owner: Stephen Roy****REQUEST: V22-02-03 – Stephen Roy requests a variance to CLURO Section 7.5.9.3 B-2 Site Development Regulations & , B-2 Highway Business District, 3910 Florida St****CASE SUMMARY:**

St. Tammany Linen owns Lots 13-E, 13-F and 13-G within Parcel G Poitevent Tract and Parcel P-7-2A within North Corporate Village. The parcels are under a single ownership and are considered a single development. The total sq footage for the property is 114,727 sq ft.

Lot 13-E, is developed with the administrative office building, Lot 13-F is the developed with the Commercial Laundry services and 13-G, is the existing parking lot. A permit (21-7454) has been issued for Parcel P-72A for to construct a parking lot; however, construction has not begun.

In February 2022 the applicants received approval for the following variances:

1. Max. Impervious percentage coverage of 1% (1,669 sq ft) more than the allowable 75%
2. Locating a driveway within the greenbelt in order to keep operational traffic off of Florida Extension.

St. Tammany Linen was granted approval for the maximum impervious site development criteria with the condition the driveway in front of Lot 13F to the east side be removed. Sheet A1.0 by KVS Architecture dated 9.7.22 illustrates the removed driveway and the newly proposed access way thru the greenbelt. The applicant has reduced the number of parking spaces to comply with the maximum allowable impervious coverage of 76%. The parking is compliant with the regulations due to the reduction of parking by right in the Gateway Overlay District. The GO allows the applicant to reduce the parking by $10 \times 807' \text{ frontage} / 162 = 49$ spaces. The applicant is providing 62 spaces

The applicant is requesting to extend the driveway further to the east to connect the entire campus.

The below information was included in the previous variance request, granted in February 2022

Site Development Criteria:

The parking criteria for a Commercial Laundry Service is 1 parking space per 600sq. ft. gross floor area. The proposed floor area is $40013/600 = 67$ spaces. The site plan provides for 67 spaces.

The maximum impervious coverage in the B-2 district is 75%. The site plan indicates Lot 13-G and Lot P-7-2A will be compliant with the pervious/impervious coverage. The parcels are a total of 65,032 sq ft requiring a maximum impervious coverage of 48,774 sq ft. The impervious site coverage for the proposed new building and the parking lot will be 42,922 sq ft (66%). The pervious site coverage is 22,110 sq ft (34%). The new development is compliant.

The existing site (Parcel Lot 13-E & 13-F) is legally non-conforming site and do not meet the existing site development criteria. Lots 13-E and 13-F contain 50,393 sq ft and require a maximum impervious square footage of 37,794 sq ft (75%). The minimum pervious coverage is 12,599 sq ft (25%). The site has a total of 5,077sq ft (10%) of pervious site coverage.

The maximum impervious sq. footage for a 115,425 sq ft -site is 86,568 sq ft (75%). Minimum of 28,856 sq ft (25%) pervious. The proposed new building and parking lot have a pervious site coverage of 22,110 sq ft plus the pervious site coverage of the existing site is 5077 sq ft, for a total of 27,187 sq ft (24%) of pervious site coverage. The development site is 1,669 sq ft (1%) short of the 28,865 sq ft minimum. The applicant requests a variance to the maximum impervious site development criteria of 1,669 sq ft.

There is an existing 50' CLECO utility servitude and a 15' city utility servitude located within the 50' CLECO servitude. The CLURO provides for a reduction in area of greenbelt when utility servitudes exceed 10' in depth. The required greenbelt is 7'. The Site plan dated 02.04.2022 by KVS Architecture is compliant with the Greenbelt requirements. The applicant is proposing to construct a one-way interior drive from Lot 13-F to Lot P-7-2A for the purposes of keeping business traffic off Florida St. Extension. The drive will be constructed within the CLECO Servitude and will require their approval.

6.4.47. Laundry Services – Commercial

Establishments primarily engaged in the provision of laundering services for commercial establishments and for off-premises laundry pick-up stations. Typical uses include bulk laundry, diaper services, or linen supply services.

1 parking space per 600sq. ft. gross floor area

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

1. Periphery Landscape (Greenbelt) Requirements

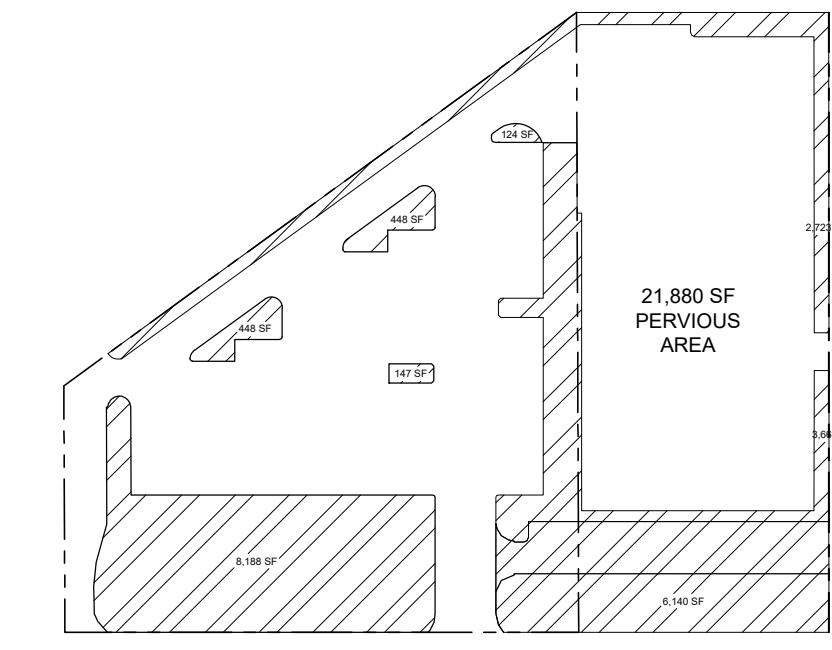
- a. Required Area of Greenbelt - In all zoning districts other than the R-1, R-1X and R-2 districts, a periphery landscape area, also known as the greenbelt area, shall be required to be located adjacent to the property line of the right-of-way of any public street, road, lane, or other public accessway (excluding an alley) upon which the site fronts. In calculating the required greenbelt area the area of any utility servitude, either existing or proposed as part of the development permit, shall not be included as a part of the greenbelt. The required area of the greenbelt shall be calculated as an area fifteen (15) feet in depth measured at right angles from the property line edge of the street right-of-way or from the interior edge of any utility servitude which is adjacent to and parallel with the street right-of-way less the maximum allowable accessways through the greenbelt. Except in accessways and as prohibited by the utility provider's use of the utility servitude, the servitude shall also be landscaped minimally with a vegetative or decorative ground cover. On corner or through lots with more than one street frontage, the greenbelt shall be required adjacent to each street frontage. The periphery area shall contain trees and vegetative or decorative ground covering material, as specified herein.
- b. Reduction in Greenbelt Area - When a utility servitude which occurs between the street right-of-way and the required greenbelt exceeds ten (10) feet in depth measured from the street right-of-way, the required depth of the adjacent greenbelt may be reduced by one (1) foot for every additional five (5) feet of servitude in excess of ten (10) feet.

Driveway. That space specifically designated and reserved on a site for the movement of vehicles from one site to another, or from a site to a public street.

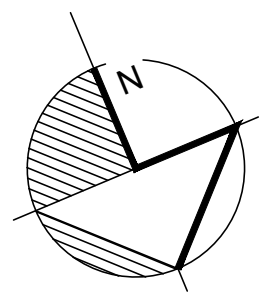
DRAFT

EAST CAUSEWAY APPROACH

63,945 SF TOTAL AREA P-7-2A & 13-G
 21,880 SF PERVIOUS AREA (34.22%)
 42,065 SF IMPERVIOUS AREA (65.78%)



1 PERVIOUS DIAGRAM
NO SCALE



P-7-2B
0.482 ACRES
(20,990.02 SQ. FT.)

P-7-2A
0.865 ACRES
(37,679.4 SQ. FT.)

PROPOSED GRAVEL PARKING LOT (PHASE ONE - 50 SPACES)

FUTURE BUILDING ADDITION (PHASE TWO) (14,375 SF)

EXISTING LAUNDRY AREA: 25,800 sf

EXISTING GRAVEL PARKING AREAS (17 SPACES)

FLORIDA STREET EXTENSION

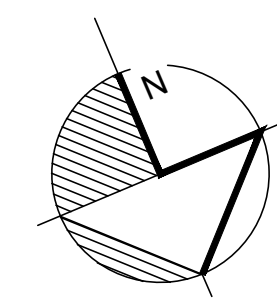
LOT P-7-2A
37,680 sf

LOT 13-G
26,265 sf

LOT 13-F
26,064 sf

LOT 13-E
25,194 sf

1 MASTER SITE PLAN
1" = 20'



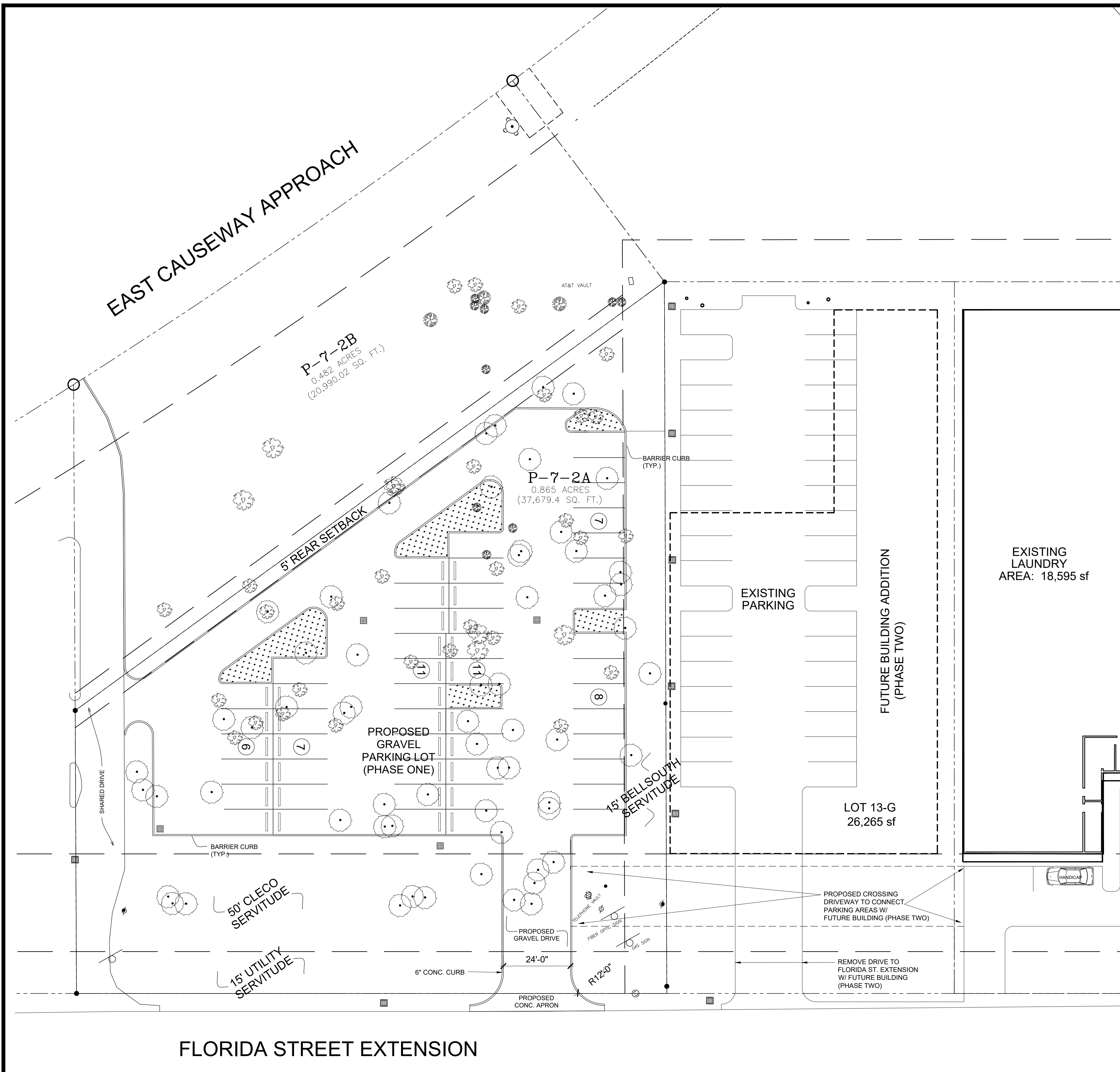
KVS architecture
 235 Girod Street, Mandeville, Louisiana
 985.674.3077 www.kvsarchitecture.com



PARKING LOT FOR:
ST. TAMMANY LINEN
 3910 WEST FLORIDA STREET, MANDEVILLE, LA 70448

REVISIONS:
DATE: 10.14.21
PROJECT No: 21025
DRAWING:

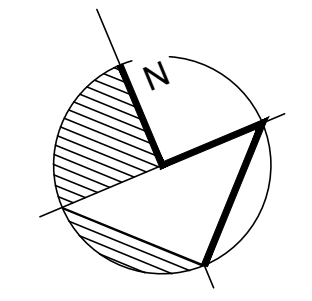
A1.0



FLORIDA STREET EXTENSION

LOT P-7-2A
37,680 sf

LOT 13-G
26,265 sf
1" = 20'



PROJECT DATA:

ZONING CLASSIFICATION: B-2, HIGHWAY BUSINESS
 OCCUPANCY: COMMERCIAL LAUNDRY
 F-1 - LAUNDRY
 BUILDING AREA: 25,800 SF EXISTING
 14,375 SF FUTURE EXPANSION
PARKING SPACES REQUIRED:
 COMM. LAUNDRY 40,175 SF @ 1:600 = 67 SPACES REQ'D
PARKING SPACES PROVIDED:
 67 PARKING SPACES PROVIDED
PERVIOUS/IMPERVIOUS:
 MAX. IMPERVIOUS AREA = 75%
 TOTAL SITE AREA = 63,495 SF
 IMPERVIOUS AREA PROVIDED, 42065 SF = 65.78%
 PERVIOUS AREA PROVIDED, 21,880 SF = 34.22%
SIGNAGE: BY SEPARATE PERMIT

INDEX OF DRAWINGS:

- A1.0 SITE PLAN, LAND CLEARING NOTES
- 1 OF 1 GRADING AND DRAINAGE PLAN
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS

SITE CLEARING / FILLING NOTES:

1. GENERAL CONTRACTOR TO HAVE BUILDING SETBACKS AND BUILDING CORNERS MARKED BY REGISTERED LAND SURVEYOR.
2. BENCH MARK MUST BE ESTABLISHED ON SITE BY REGISTERED LAND SURVEYOR.
3. SITE INFO PROVIDED BY OWNER, SURVEY BY J.V. BURKES & ASSOC. DATED 8/30/19.
4. OWNER TO PAY FOR ALL PERMITS, TIE-IN FEES AND REGISTERED LAND SURVEYOR EXPENSES.
5. PRIOR TO SITE PREPARATION, VERIFY THE LOCATION OF UTILITIES AND CLEARLY MARK ANY UTILITIES ON OR NEAR THE SITE. LOUISIANA ONE CALL # 811.
6. TEMPORARY FENCING REQUIRED AROUND ALL TREES INDICATED TO REMAIN AT THEIR DRILINES OR AS DIRECTED BY CITY OF MANDEVILLE AND LANDSCAPE ARCHITECT.
7. REMOVE TRASH, TREES, ROOTS, SILTY CLAY AND TOPSOIL IN AREAS INDICATED WITHIN BUILDING SETBACKS. GRUB OUT ALL ORGANIC MATERIAL A MINIMUM OF 18 INCHES BENEATH PARKING AREA. DISPOSE OF LEFTOVER SOIL AND DEBRIS OFF SITE.
8. INSTALL ROUND CONCRETE PIPE CULVERT AT DRIVEWAY TO ELEVATIONS SHOWN.
9. INSTALL STRUCTURAL FILL MATERIAL TO ELEVATIONS WITHIN ONE INCH TOLERANCE OF FINISH FILL GRADES SHOWN ON THIS DRAWING. SATISFACTORY SOILS IN ACCORDANCE WITH ASTM D 2487 ARE REQUIRED FOR THIS PROJECT.
10. CONTACT ARCHITECT IF GROUNDWATER IS EXPERIENCED OR PUMPING OF SUBGRADE IS EVIDENT.
11. COMPACT FILL IN ACCORDANCE WITH ASTM D 698 IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH TO 90% MIN. DRY DENSITY AT PARKING AREAS AND WALKWAYS.
12. PROVIDE TESTING AGENCY REPORTS VERIFYING CONFORMANCE TO THESE STANDARDS.
13. MAINTAIN POSITIVE DRAINAGE ON SITE AT ALL TIMES AS MUCH AS PRACTICABLE.
14. INSTALL PVC DRAIN PIPES AND SOIL EROSION CONTROL STRUCTURES AT PROPERTY SETBACKS AND AS INDICATED IN ACCORDANCE WITH CITY OF MANDEVILLE REQUIREMENTS.
15. PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AND REESTABLISH GRADES IF THEY BECOME ERODED DURING THE DURATION OF THIS CONTRACT.

EROSION CONTROL:

1. PRIOR TO ANY CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE.
2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SUCH AS PONDS, HAY BALES, ETC., SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
3. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4. THE LOCATIONS OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.
5. ANY FAILURE OF ANY EROSION CONTROL DEVICE TO FUNCTION AS INTENDED FOR ANY REASON SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
6. EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST WEEKLY. AFTER EACH RAIN AND REPAIRED BY GENERAL CONTRACTOR.
7. EROSION CONTROL DEVICES SHALL BE CLEANED WHEN SILT EXCEEDS 12" IN DEPTH.
8. EROSION CONTROL DEVICES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.
9. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED AND THEN REMOVED WHEN PERMANENT DRAINAGE PATTERNS ARE EVIDENT.
10. ANY DISTURBED AREAS WITH SLOPES 2:1 OR FLATTER WHICH ARE NOT STABILIZED BY OTHER MEASURES SHALL BE SEEDED.
11. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
12. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
13. CONTRACTOR SHALL REMOVE ALL DIRT AND TRASH FROM NEW AND EXISTING PIPES DURING CONSTRUCTION.
14. ALL DRAINAGE SERVITUDES AND DITCHES SHALL HAVE PERMANENT EROSION CONTROL (I.E. - HYDROSEEDING, SODDING, ETC.).
15. STRIPPED TOPSOIL SHALL BE STOCKPILED WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN LOCATIONS INDICATED AS LANDSCAPED AREAS.

TREE PROTECTION NOTES:

1. PRIOR TO ANY SITE CLEARING, ARBORIST TO INSTALL 6' HT. TEMP. FENCING AS INDICATED AROUND SETBACKS AND BUFFER AREAS.
2. CONTRACTOR TO CALL FOR INSPECTION BY CITY TREE PROTECTION DEPT. 985-626-3144 FOR VERIFICATION AND LOCATION PRIOR TO BEGINNING WORK.
3. PRIOR TO ANY WORK, SURVEYOR TO MARK ALL ISLANDS, DRIVES, AND IMPROVEMENTS.
4. UNDER NO CIRCUMSTANCES SHALL ANY MATERIALS, TOOLS, OR EQUIPMENT BE LOCATED INSIDE TREE PROTECTION FENCES.
5. CONTRACTOR TO IMPLEMENT & MAINTAIN TREE PROTECTION PROCEDURES FOR THE DURATION OF CONSTRUCTION.

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

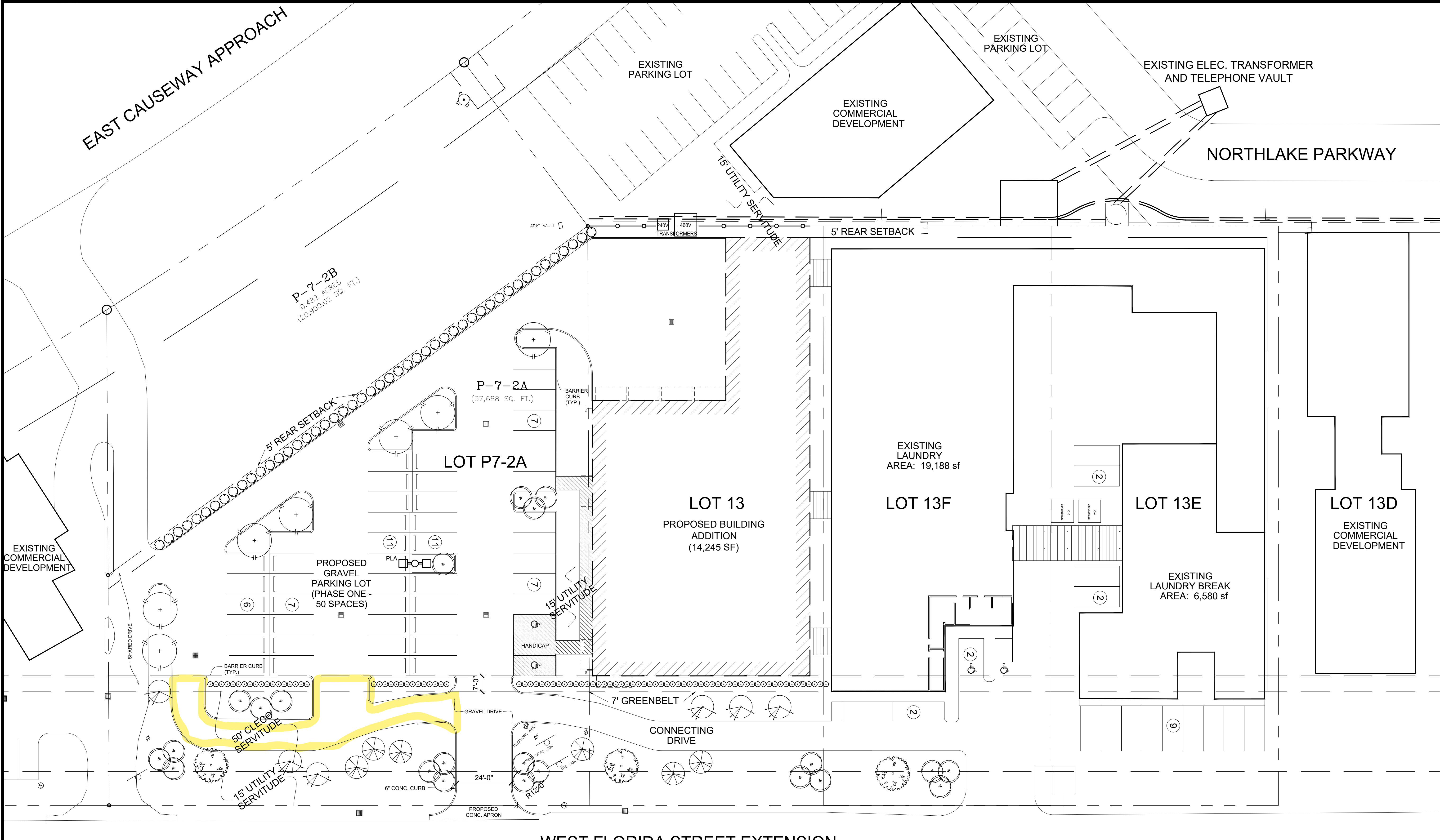


PARKING LOT FOR:
ST. TAMMANY LINEN
 3910 WEST FLORIDA STREET, MANDEVILLE, LA 70448

REVISIONS:
 DATE: 10.14.21
 PROJECT No: 21025
 DRAWING:

A1.1

EAST CAUSEWAY APPROACH



P-7-2B
0.482 ACRES
(20,990.02 SQ. FT.)

P-7-2A
(37,688 SQ. FT.)

LOT P7-2A

LOT 13

PROPOSED BUILDING
ADDITION
(14,245 SF)

LOT 13F

EXISTING
LAUNDRY
AREA: 19,188 sf

LOT 13E

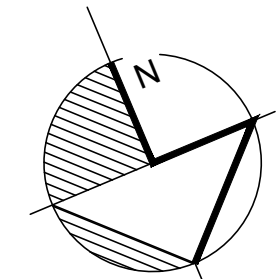
EXISTING
LAUNDRY BREAK
AREA: 6,580 sf

LOT 13D

EXISTING
COMMERCIAL
DEVELOPMENT

WEST FLORIDA STREET EXTENSION

1 MASTER SITE PLAN
1" = 20'



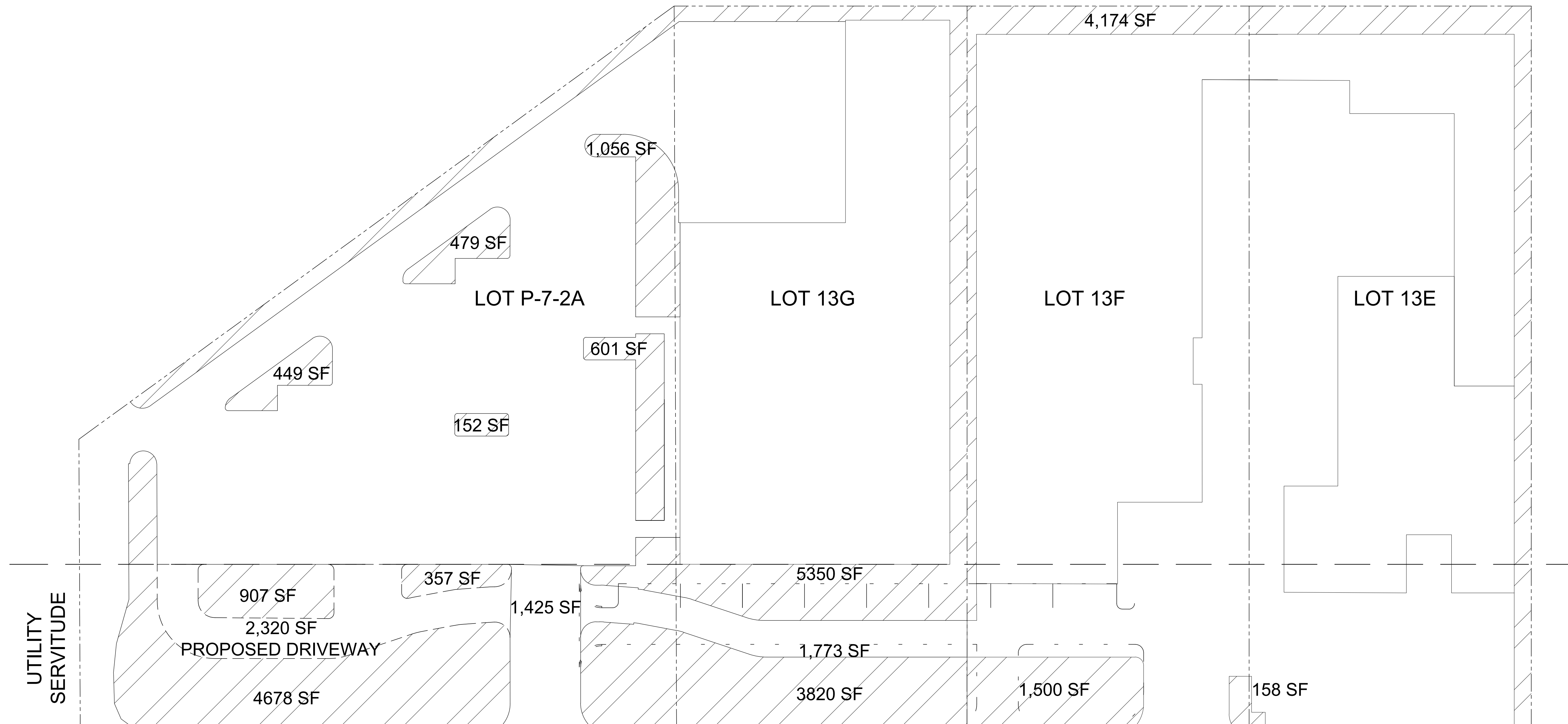
KVS architecture
235 Girod Street, Mandeville, Louisiana
985.674.3077 www.kvsarchitecture.com



NEW CONSTRUCTION FOR:
ST. TAMMANY LINEN, INC.
3910 WEST FLORIDA STREET, MANDEVILLE, LA 70448

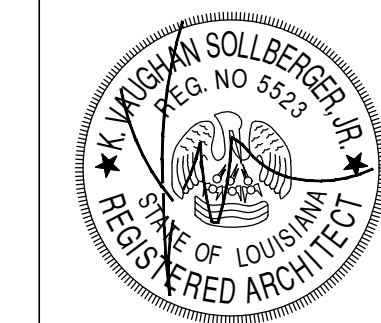
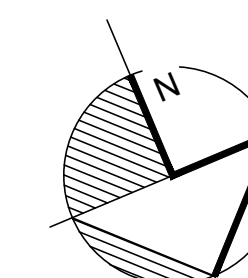
REVISIONS:
DATE: 9.7.22
PROJECT No: 21025
DRAWING:

A1.0



	NEW CONSTRUCTION +			EXISTING CONDITIONS =			OVERALL CALCULATIONS		
PREVIOUSLY APPROVED	63,945 SF TOTAL AREA P-7-2A & 13-G	21,880 SF PERVIOUS AREA (34.22%)	42,065 SF IMPERVIOUS AREA (65.78%)	50,995 SF TOTAL AREA 13-E & 13-F	5,832 SF PERVIOUS AREA (11.44%)	45,163 SF IMPERVIOUS AREA (88.56%)	114,940 SF TOTAL AREA P-7-2A & 13-G & 13-E & 13-F	27,712 SF PERVIOUS AREA (24.11%)	87,228 SF IMPERVIOUS AREA (75.89%)
PROPOSED	63,945 SF TOTAL AREA P-7-2A & 13-G	21,047 SF PERVIOUS AREA (32.91%)	42,898 SF IMPERVIOUS AREA (67.09%)	50,995 SF TOTAL AREA 13-E & 13-F	5,832 SF PERVIOUS AREA (11.44%)	45,163 SF IMPERVIOUS AREA (88.56%)	114,940 SF TOTAL AREA P-7-2A & 13-G & 13-E & 13-F	26,879 SF PERVIOUS AREA (23.39%)	88,061 SF IMPERVIOUS AREA (76.61%)

2 PERVIOUS DIAGRAM
NO SCALE



CASE SUMMARY SHEET**CASE NUMBER: V22-10-32****DATE RECEIVED: September 22, 2022****DATE OF MEETING: October 11, 2022 and October 25, 2022****Address: Square 37 Lot 55A****Subdivision: Old Town of Mandeville****Zoning District: R-1X Single Family Residential Existing Small Lots District****Property Owner: Cullen Piske**

REQUEST: **V22-10-32** – Cullen Piske requests a variance to CLURO Section 8.1.5 Supplemental Regulation of Accessory Buildings and Structures, Square 37 Lot 55A, R-1X Single Family Residential Existing Small Lots District, 2335 Livingston

CASE SUMMARY:

The applicant owns the property at 2335 Livingston, located on the north side of Livingston St, west of Coffee St., and east of Adair St. The property measures 75' x 117.35' and having a square footage of 8,801 according to a survey prepared by Randall W. Brown & Associates, Inc. and dated 10.16.2014. The site is improved with a single-family residence constructed in 2015.

The applicant is requesting a variance to CLURO section 8.1.5, specifically section 4. The applicant wants to construct a pool the backyard measuring 450 sq ft. There is an existing garage located in the northwest corner that is 480 sq ft. The combined square footage of the two would exceed 30% of the required rear yard area. The rear yard is 75x30, being 2250 sq ft. The maximum coverage is 675 sq ft of coverage the total square footage of the pool and garage is 930 sq ft requiring a variance of 255 sq ft (41%).

The rear pervious coverage is 1395 sq ft and the impervious coverage is 755 sq ft. The impervious coverage is 33% of the rear yard.

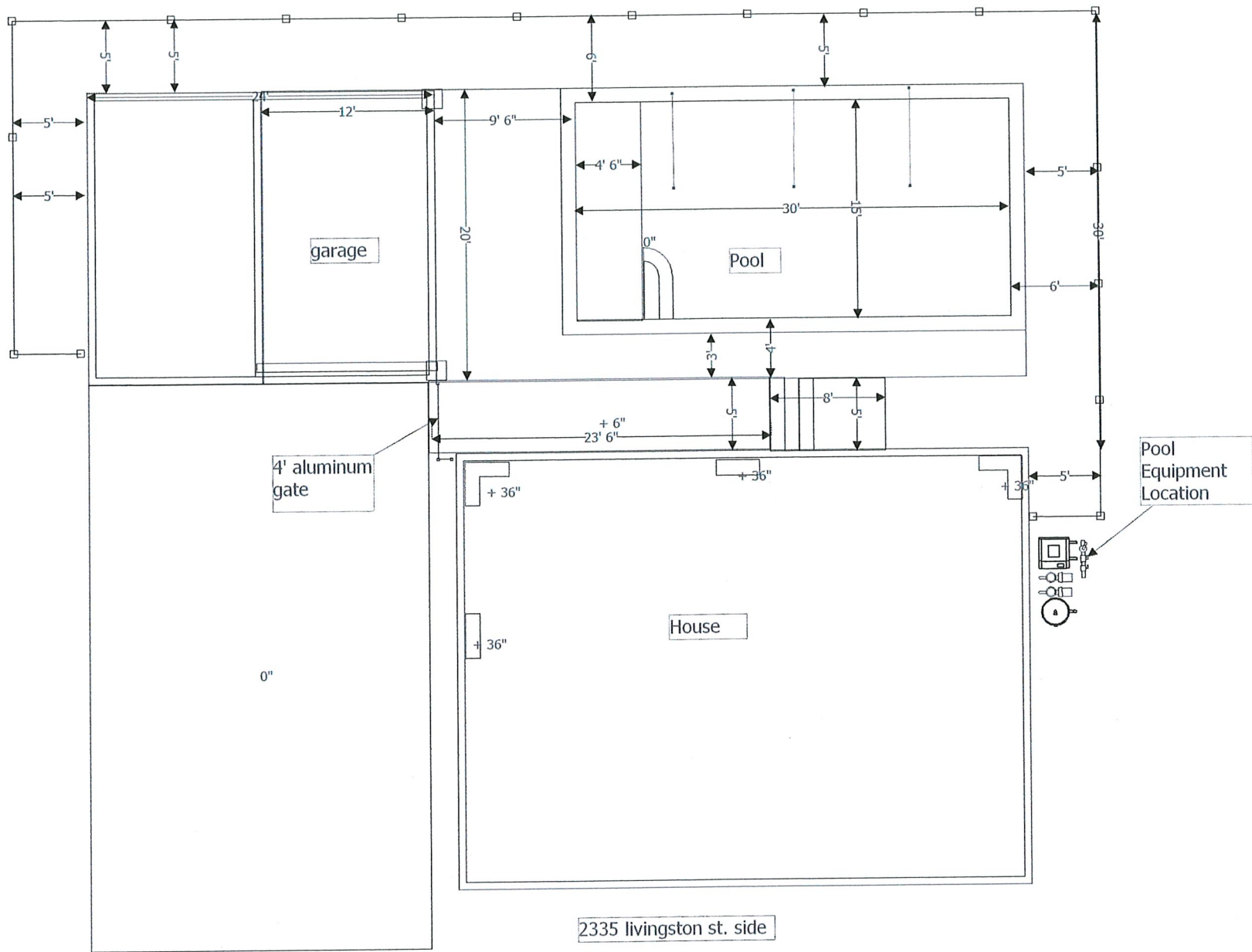
The pool is to be placed 5' from the rear and side yard property lines. The equipment will be located in the east side yard setback as there is existing mechanical equipment in the same location. The pool equipment is permitted by right.

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.

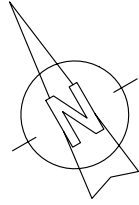




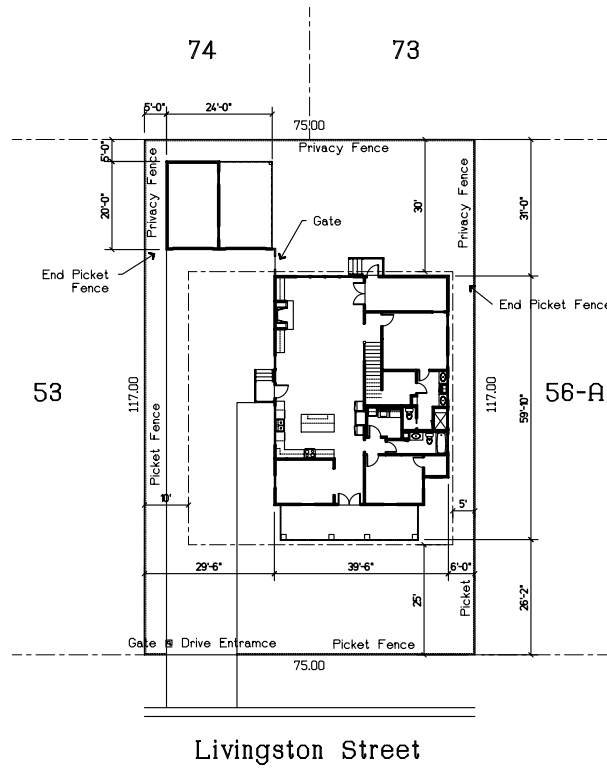
Scale: 0.10 in. per ft.

Setbacks

Front	25'
Side	10'
Rear	30'
Side Street	15'



Mathis Street (Side)



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

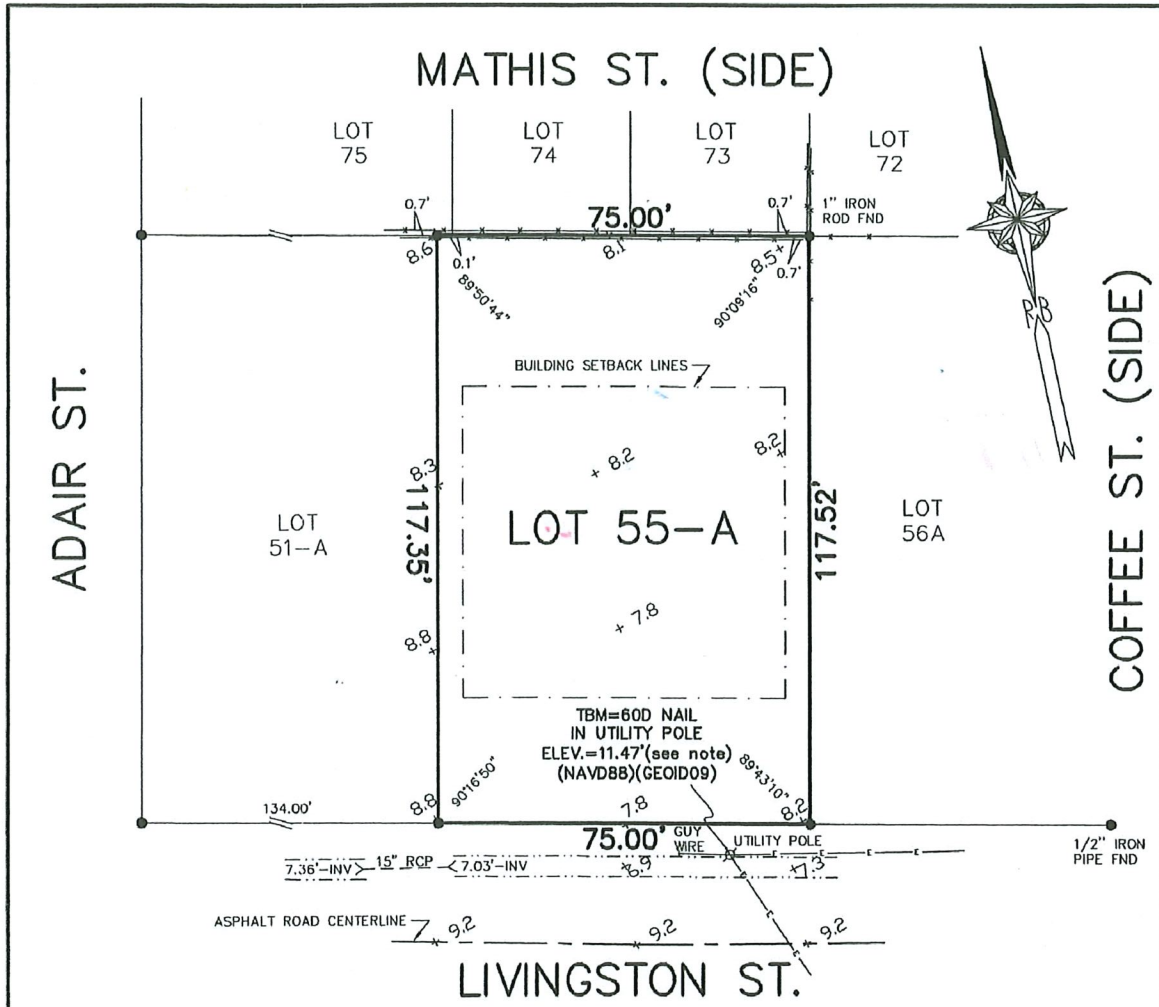
It Is Recommended That Setbacks And Lot Dimensions Be Confirmed By Professional Land Surveyor And, Owner Before Location Of Building Is Established.

Plans For:
Cullen & Erin Piske
Lot 55-A, Mathis S/D., Town of Mandeville
St. Tammany Parish, Louisiana

PLOT PLAN

Scale 1/16" = 1'-0"

Date: 12-15-14



REFERENCE:
 RESUB BY M AND N LAND SURVEYING, LLC
 Map File No.: 4393B
 Date Filed: 2-7-2007

NOTE:
 I.B.M. SHOWN IS REFERENCE
 ONLY AND NOT NECESSARILY
 THE BASE FLOOD ELEVATION.

BLDG. SETBACKS PER PLAT
 FRONT - 25'
 SIDE - 5'
 REAR - 30'

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 AF.

FIRM Panel# 2202020427D Rev. 5-16-12

● DENOTES 1/2" IRON ROD FND
 UNLESS OTHERWISE NOTED

Survey of
 LOT 55-A * MATHIS SUBDIVISION * CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 CONBETH DEVELOPMENT, LLC
 RESOURCE BANK; BAYOU TITLE

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

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

RANDALL W. BROWN
 REG. NO. 04586

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

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

Date: OCTOBER 16, 2014
 Survey No. 141146
 Project No. (CR5) 809140
 Scale: 1" = 30' ±
 Drawn By: RJB
 Revised:

S:\15urveys\Shoreline\1451\RV\F\141146.dwg

Copyright 2014 - Randall W. Brown & Associates, Inc.

CASE SUMMARY SHEET**CASE NUMBER: Z22-10-03****DATE RECEIVED: September 19, 2022****DATE OF MEETING: October 11, 2022 and October 25, 2022****Address: 290 Oakwood Dr****Subdivision: Tanglewood****Zoning District: R-1 Single Family Residential****Property Owner: Pneuma Properties LLC**

REQUEST: **Z22-10-03** – Pneuma Properties LLC requests the rezoning of a lot designated R-1X Single Family Residential Existing Small Lots District to B-1 Neighborhood Business District, Square 1 Lot 3, R-1X Single Family Residential Existing Small Lots District, 290 Oakwood

CASE SUMMARY:

The applicant owns the property at 290 Oakwood Dr, located on the south side of Oakwood Dr and east of Highway 190. The property measures 75' x 103.38' being 7,753.5 per a survey prepared by Ned Wilson and dated 09.05.1979. The lot is improved with a single-family residence. The lot is part of the Tanglewood subdivision, with the lots along Oakwood Dr being zoned R-1X. The lots at the entrance to the subdivision are zoned B-1 with the lots along Florida being zoned B-2 Highway Business District.

The applicant is requesting to rezone the property to B-1 Neighborhood Business District. The applicant also owns the adjacent property at the corner of Hwy 190 and Oakwood Drive, being a remainder of Lot 1 & Lot 2. The Lot is irregularly shaped due to the expansion of Hwy 190. Lot 1 & 2 allow for a 1270 sq ft buildable area. The applicant is requesting to rezone the Lot 3 to construct a mental health spa that would allow a larger lot area.

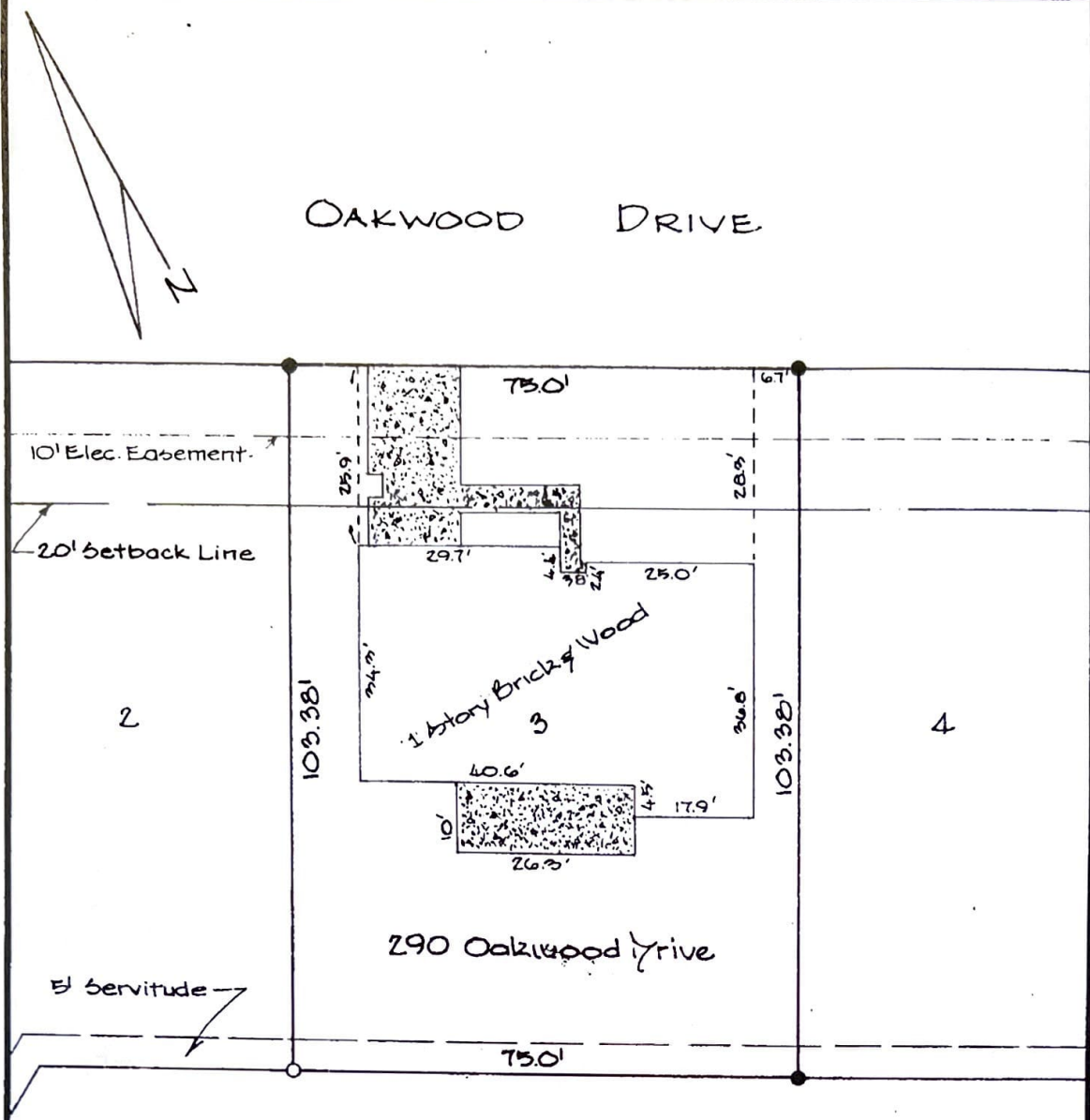
The application states the following:

I am requesting that this property be changed from Residential to commercial. I currently own the commercial lot next door as well as this residential home/lot. The residential home is surrounded by commercial property on three of the 4 sides and I am requesting to convert the zone of the residential property in order to make the commercial lot build-able and create a campus adequate for a mental health spa. The residential property across the street was historically converted to commercial and I am requesting the same.

CLURO SECTIONS:**7.5.8. B-1 - Neighborhood Business District****7.5.8.1. Purpose of the B-1 Neighborhood Business District**

The purpose of the B-1 neighborhood business district shall be to provide sites for small-scale service and retail establishments to support adjacent residential neighborhoods. This district includes personal service and retail or office establishments, which are 3,000 square feet or less, which conduct all business operations within an enclosed facility, and which do not present any adverse impact on the peace, appearance or value of adjacent residential areas.





Lot 3, Square 1
Tanglewood Subdivision

Certified Correct to:
South Savings & Loan Assoc.,
Lawyers Title of Louisiana
and Kirk Roppens

●, ■: CORNER FOUND

○, □: CORNER SET

SCALE: 1:240

DATE: May 21, 1979

REVISED: 9-5-79

4-16-80

PREPARED FOR THE EXCLUSIVE USE OF:

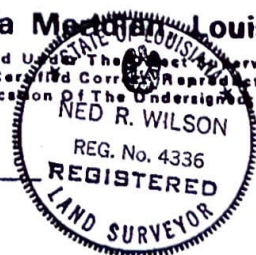
KIRK ROPPENAS

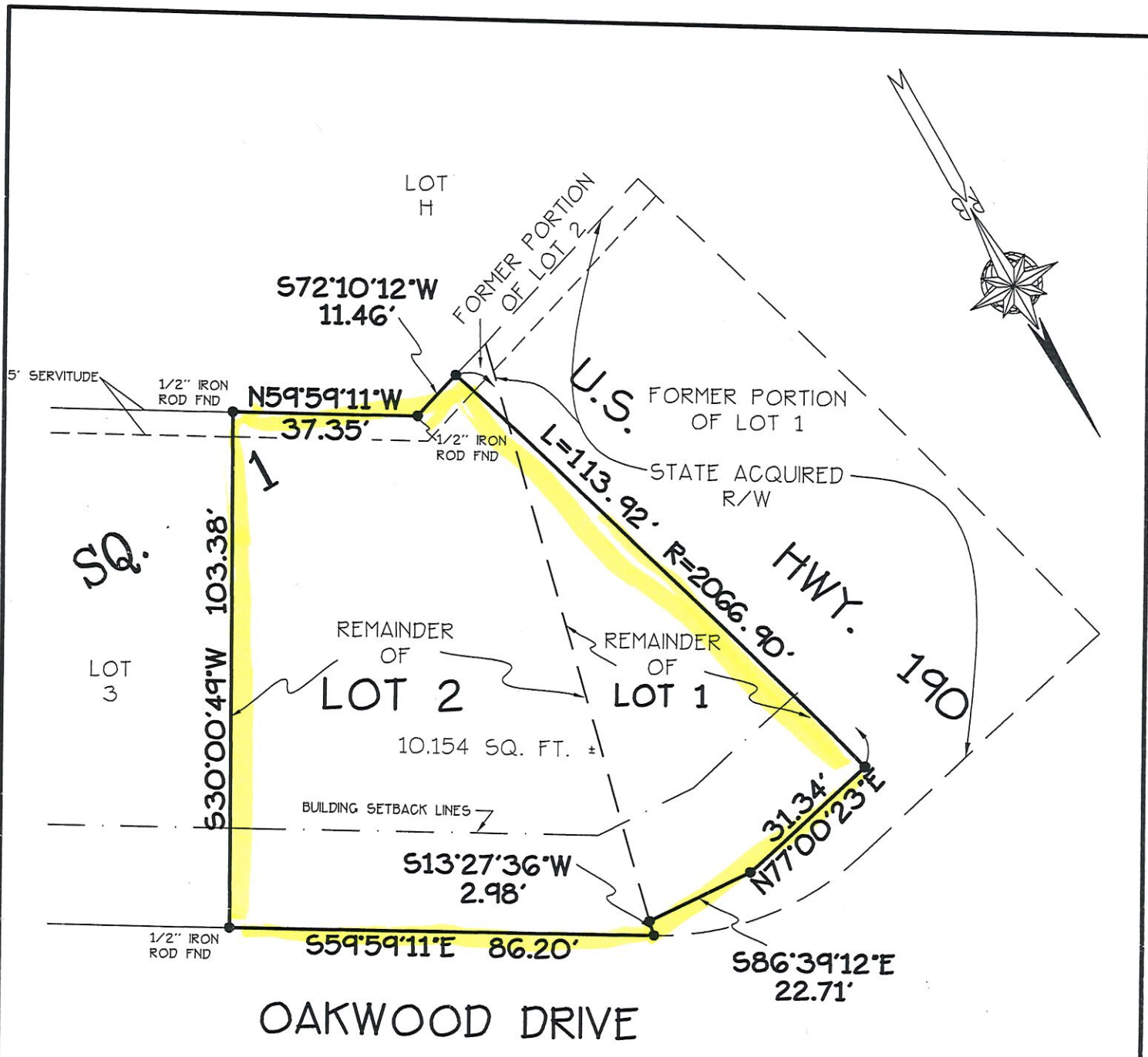
Township South, Range East, St. Helena Parish, Louisiana

Certified Correct In Accordance With A Physical Survey Made On The Ground Under The Direct Supervision Of The Undersigned. Signature And Seal Must Be In RED Ink Or The Plat Is Not Certified Correct. No Reproduction And The Use Of Any Part Of This Plat Thereof Shall Be Permitted Without The Certification Of The Undersigned.

Ned R. Wilson

NED R. WILSON
Louisiana Registered Land Surveyor





- REF.: 1.) Survey by: Gerald B. Dunn
Dated: May 28, 1974
2.) Survey by: BFM CORPORATION
Dated: May 2, 2001

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 C.

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

FIRM Panel# 220202 0002 C Rev. APRIL 4, 1983

● DENOTES 1/2" IRON PIPE SET UNLESS OTHERWISE NOTED

Survey of
REMAINDER OF LOT 2 AND REMAINDER OF LOT 1
SQUARE 1 * TANGLEWOOD SUBDIVISION
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
CLAUDE P. DUET

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

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

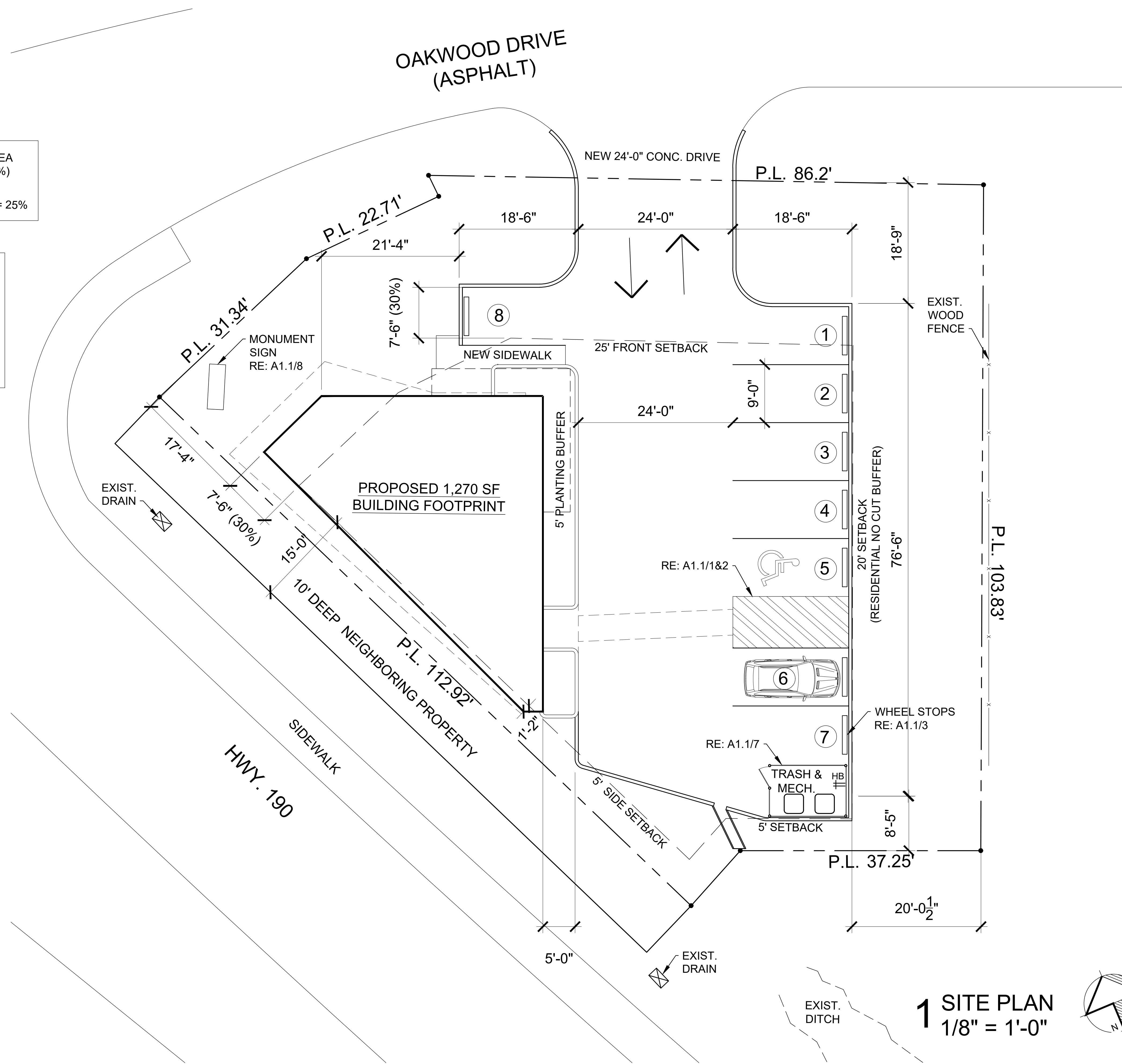
RANDALL W. BROWN
 REG. NO. 04586
 REGISTERED PROFESSIONAL SURVEYOR
 RANDALL W. BROWN, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

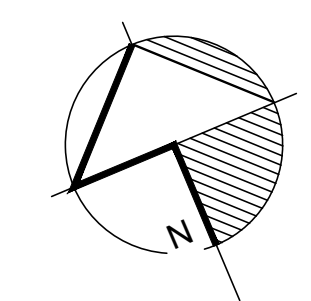
Date: MAY 24, 2007
 Survey No. 07381
 Project No. B07381.CR5
 Scale: 1" = 30' ±
 Drawn By: DCT
 Revised:

10,105 SF TOTAL PROPERTY AREA
 5,375 SF IMPERVIOUS AREA (53%)
 4,730 SF PERVIOUS AREA (47%)
 NOTE: MAX IMPERVIOUS AREA = 25%

PARKING CALCULATION:
 ADMINISTRATIVE & BUSINESS:
 1 SPACE REQ'D PER 250 SF
 3,070 SF TOTAL BUILDING SF
 2,000 SF TOTAL USEABLE AREA
 2,000 / 250 = 8 SPACES REQ'D



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



**BRAIN PARLOR
 NEUROFEEDBACK SPA**
 294 OAKWOOD DR. MANDEVILLE, LA 70448

REVISIONS:
DATE: 7.1.22
PROJECT No: 22002
DRAWING:

A1.0

CASE SUMMARY SHEET

CASE NUMBER: Z22-10-04

DATE RECEIVED: September 19, 2022

DATE OF MEETING: October 11, 2022 and October 25, 2022

Address: Square 82 Lot 11

Subdivision: Old Town of Mandeville

Zoning District: B-1 Highway Business District

Property Owner: Jerilyn Schmidt

REQUEST: Z22-10-04 – Jerilyn Schmidt requests the rezoning of a lot designated B-1 Neighborhood Business District to R-1 Single Family Residential District, Square 82 Lot 11, B-1 Neighborhood Business District, Colbert Street Square 82, Lot 11

CASE SUMMARY:

The applicant owns the property being Lot 11 in Square 82, located on the west side of Colbert St., north of Montgomery St., and south of Florida St. The property measures 53.37' x 263.58' and has a square footage of 14,067 per a survey prepared by Kelly McHugh & Associates Inc. and dated 09.19.22. The lots in the north side of the square, bordering Florida St, are zoned B-1 Highway Business District. The remaining lots in the square are zoned R-1 Single Family Residential District.

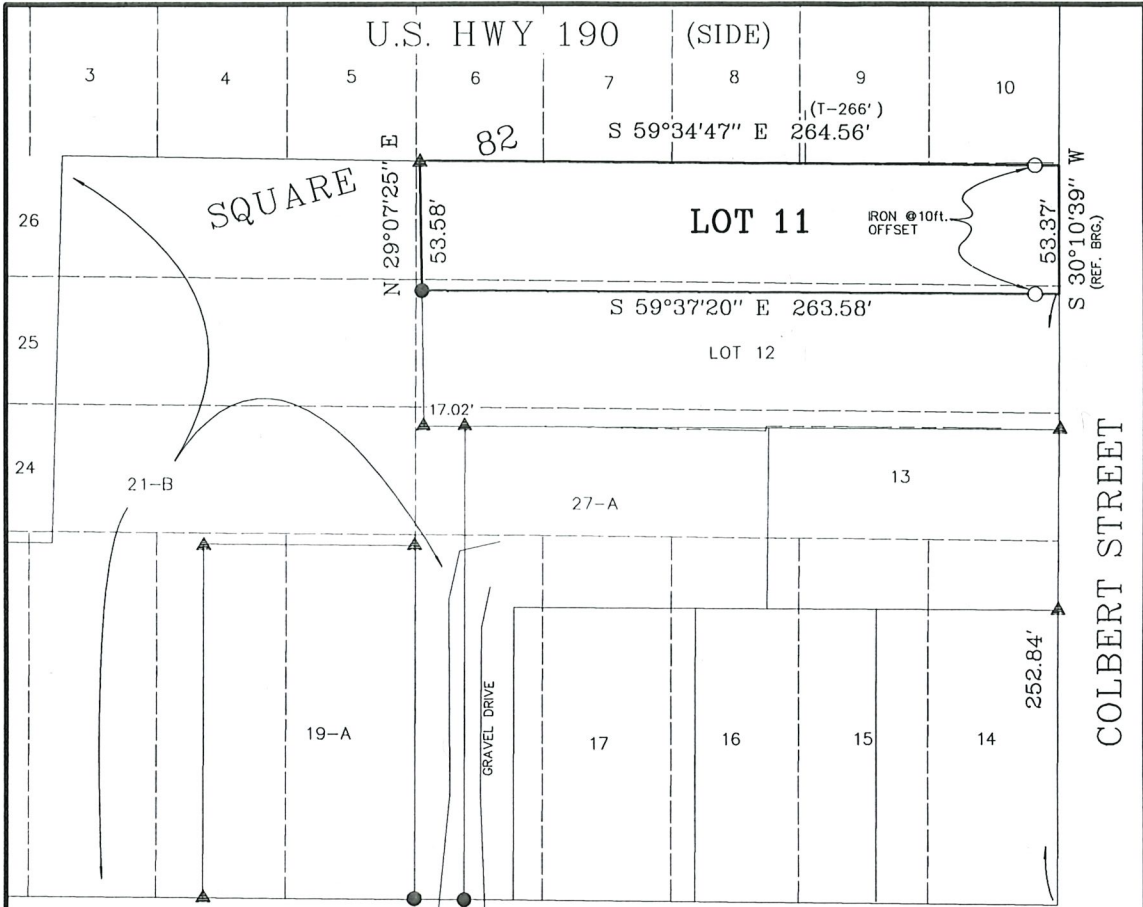
The applicant is requesting to rezone the property to R-1 Single Family Residential, as they also own the neighboring lot 12 currently zoned R-1 and want to build a new residence on the two lots. Single family residence is not permitted in the B-1 District. Rezoning the lot would allow for a 106'x263' lot.

CLURO SECTIONS:

7.5.1.1. Purpose of the R-1 District

The R-1 Single-Family Residential Zoning District shall be for the purpose of providing low-density residential neighborhoods where single families occupy single-family detached dwelling units on individual lots in a healthy, safe and peaceful environment in combination with accompanying accessory uses and community-oriented recreation and service facilities while being protected from the adverse impacts of incompatible land uses which belong in non-residential areas.





Legal Description of Lot 11, Square 82,
City of Mandeville, Louisiana

Commence at the Southeast corner of Square 82 and the intersection of the Westerly Right of Way of Colbert Street and the Northerly Right of Way of Montgomery Street and measure Northerly along said Westerly Right of Way of Colbert Street a distance of 252.84 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING and leaving said Westerly Right of Way North 59°37' 20" West a distance of 263.58 feet to a point Thence North 29°07' 25" East a distance of 53.58 feet to a point Thence South 59°34' 47" East a distance of 264.56 feet to a point on said Westerly Right of Way Thence Southerly along said Westerly Right of Way South 30°10' 39" West a distance of 53.37 feet to the POINT OF BEGINNING, and containing 14,119.56 square feet or 0.32 acre(s) of land, more or less.

-- LEGEND --

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

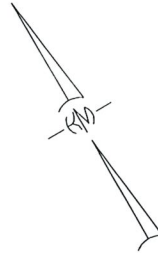
THIS PROPERTY IS LOCATED IN FLOOD ZONE X (SHADED); BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 2202020431D; REV. 05-16-2012

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

STATE OF LOUISIANA
KELLY McHUGH
License No. 4443
PROFESSIONAL
09-19-22
KELLY J. McHUGH, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

MONTGOMERY STREET



REFERENCES:

1. PLAT OF A SURVEY BY THIS FIRM DATED 10-06-2016, JOB NO. 16-223
2. PLAT OF A SURVEY BY JOHN E. BONNEAU REVISED 07-07-1997, SURVEY NO. 96055-A
3. PLAT OF A SURVEY OF SQUARE 82 BY J.W. HYMEL DATED 05-01-1926

ZONING PLAT OF:

LOT 11, SQUARE 82,
TOWN OF MANDEVILLE,
CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

JERILYN SCHMIDT

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

SCALE: 1" = 60'	DATE: 09-19-22
DRAWN: DRJ	JOB NO.: 21-227
REVISED:	