

CASE SUMMARY SHEET

CASE NUMBER: V24-06-18/R24-06-03

DATE RECEIVED: May 1, 2024

DATE OF MEETING: June 4, 2024 and June 18, 2024

Address: 1819 Claiborne

Subdivision: City of Mandeville, Square 8 Lots 2 & 3

Zoning District: R-1 Single Family Residential District

Property Owner: James Sexton

REQUEST: V24-06-18/R24-06-03 – James Sexton requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and to resubdivide into Lots 2 & 3, City of Mandeville, Square 8 Lots 2 & 3, R-1 Single Family Residential District, 1819 Claiborne Street

CASE SUMMARY:

The property at 1819 Claiborne is located on the north side of Claiborne St., east of Marigny Ave., and west of Lamarque St. The property measures 127.89’ x 250.56’ and has a square footage of 32,008.31 per a survey prepared by Ned Wilson and dated 9.14.2006. The property is currently improved with a single-family residence.

Lots 2 and 3 were purchased together and have been under single ownership and are now considered to be a single lot, under **Section 4.2.4.5. Provisions for Legally Non-Conforming Lots-of-Record**. The lots may be separated by right if the lot will meet the minimum buildable area and the lot is no less than 85% of the minimum lot width. The Lots are within the R-1 District and require a minimum of 90’ of frontage. 85% is 76.5’ frontage.

A survey by Ned Wilson, PLS dated 9.14.2006 has been submitted by the applicant. The contiguous lots of record are a total of 127.89’ along Claiborne St. and 250.28’ in depth, containing 32,008.31 square feet. The applicant is requesting to subdivide the parcel into two lots, one measuring 63.94’ x 250.56’ and the other measuring 63.95’ x 250.28’. The proposed lots will be deficient 26.06’ and 26.05’ in frontage respectively, the lot area for each lot exceeds the minimum requirement of 10,800 sq ft. Lot 2 is currently unimproved. Lot 3 is currently improved with a single-family residence.

Existing Lot	Current	Required	Difference
Width	127.89’	90’	+37.89’
Depth	250.28’	120’	+130.28
Area	32,008.31 sqft	10,800 sqft	+21,208.31 sqft

Proposed Lot 2	Proposed	Required	Difference
Width	63.94’	90’	-26.06’
Depth	250.56’	120’	+130.56’
Area	16,020.81 sqft	10,800 sqft	+5,220.81

Proposed Lot 3	Proposed	Required	Difference
Width	63.95’	90’	-26.05’
Depth	250.28’	120’	+130.28’
Area	16,005.41 sqft	10,800 sqft	+5,205.41 sqft

Public Works has reviewed the proposed survey and determined that additional sewer and water services will be needed for the new lot. The estimated cost is still being calculated and must be paid before Public Works will sign off on the plat.

CLURO SECTIONS:

4.2.4.5. Provisions for Legally Non-Conforming Lots-of-Record

1. If lot dimensions do not meet minimum standards and the lot has been in separate ownership from adjacent property continuously since passage of this CLURO, such lot may be used as a building site for a permitted use in conformance with the requirements of district in which the site is located.
2. When a substandard lot is used together with one or more contiguous lots for a single use or unified development, including lots used for off-street parking, all lots shall be considered a single lot for the purposes of these Land Use Regulations.
3. If two (2) or more contiguous lots-of-record or parts thereof are in single ownership and all or part of the lots do not meet the requirements for lot width, area, or buildable area lying outside of areas of periodic inundation (defined in Article 3) as established herein, the lands involved shall be considered an undivided parcel for the purposes of this CLURO. No portion of said parcel shall be used or sold which does not meet the minimum lot width, depth and area requirements established herein, except as follows:
 - a. the lot area of each lot meets the minimum area and buildable area requirements of the zoning district in which it is located; and
 - b. the lot width is no less than 85% of the minimum lot width required in the zoning district in which it is located.
4. When one or more lots abut one or more lots that do not meet minimum requirements, the lots may be reconfigured to increase the conformity of the substandard lots, provided that the remaining parcel or parcels conform to minimum standards.

7.5.1.3. R-1 Site Development Regulations

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

1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90'
4. Minimum lot depth	120'
5. Minimum Yard Setback Requirements	
a. Front yard	25'
b. Interior side yard*	
i. Frontage up to 50'	8' each side
ii. Frontage between 51' – 60'	10' each side
iii. Frontage between 61' – 75'	12' each side
iv. Frontage between 76' – 80'	13' each side
v. Frontage between 81' – 90'	15' each side
vi. Frontage between 91' – 100'	16' each side
vii. Frontage between 101' – 110'	18' each side
viii. Frontage between 111' +'	20' each side
c. Street side yard	15'
d. Rear yard	30'
6. Maximum Height of Structures	35'
7. Maximum Impervious Site Coverage	45%

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



James G Sexton
Executor of Maureen Sexton's Will
1808 Garon Drive
Mandeville, LA 70448

May 1, 2024

Planning And Zoning Commission
3101 East Causeway Approach
Mandeville, LA 70448

To the Mandeville Planning and Zoning Commission:

My name is James "Jim" Sexton. I am one of three heirs to our Mother, Maureen Elizabeth Sheane Sexton who perished on February 6, 2024. The other heirs are my siblings Billy T Sexton Jr and Susan Elizabeth Sexton Stephenson. I was appointed Executor of our Mother's affairs after her death with consent of my siblings. These facts are being established to show that we heirs are now the owners of our deceased Mother's property on 1819 Claiborne Street.

We are respectfully requesting that the said property on 1819 Claiborne Street; Lot 2 and Lot 3 Sq 8 be split into two separate buildable lots. As stated on the Application of Variance/ Exception form, I have attached requested required forms and some additional information which may help answer some questions that you may have. And of course, if you have any other additional questions, please contact me at your convenience.

Our parents purchased the home and property at 1819 Claiborne Street in August 1974. Our parents divorced in 1992 and our Mother kept the home and property as part of their settlement. She loved living in Old Mandeville. As years passed and she retired; she suffered like so many others did after Hurricane Katrina. Her home which had been built in the 1800's would now be left in ruins after that storm. It literally broke her heart and I'm not sure she ever fully recovered from that horrific event. I helped secure a FEMA trailer for her property but she lived mostly away in Jackson, MS and Dallas TX with her daughters while she tried to determine her next move.

A few years later, she called me crying that she wanted to come home. So she did. Thus began the arduous process of destruction and then rebuilding.

The original home on the said property was built right in the middle of both lots 2 and 3. She was told by someone at the Mandeville Town Hall that she should consider building her new home on the middle of one of the lots and that she could sell the other to help pay off her home. It seemed like a brilliant idea and construction soon began. If this were not true, she surely would have built the new home in the middle of both lots where the old home was. Our Mom contacted Knight Builders Construction which is a very reputable builder on the Northshore. Vaughn Knight, owner of the construction company, went through all the appropriate hoops to ensure our Mother's home was built to the precise specifications of St Tammany Parish and the town of Mandeville. Soon construction began on Lot 3 and her new home was completed in 2008. We talked several times about splitting the lots off but never followed through. We never were under any impression that it would be a problem to separate the lots as there are many lots the same width as her lots all around her block. And for that

matter, all over Old Mandeville. Attached is an ariel overview of her block depicting many narrow lots.

Unfortunately, in November 2018; our Mother became very ill. It was the beginning of an over 5 year stay at Forest Manor Nursing Home in Covington, LA. She was able to keep her home and car. We considered splitting the lots in 2019. If we could sell the lot we could use that money to help pay for her care at her home. But her hope was to be able to walk again. She never gave up on that dream. She wanted to be self sufficient at her home in Old Mandeville near the Lakefront where she once rode her horse as a child. Sadly, Mom never made it home and she passed away while at Forest Manor.

So, here we are today. We, her heirs, are requesting to separate the lots. If we can sell Lot 2, we hopefully would be able to pay outstanding debts on her home. We wish we didn't have to but we have commitment's that we must address. We appreciate your time and effort reviewing this request. Again, if you need any additional information, have any questions; please contact me. If I am unable to be reached for an immediate response, please contact my siblings Susan Stephenson who is currently living in our Mother's home. Also, my brother Billy T Sexton Jr can be contacted. He resides currently in Mansfield, TX

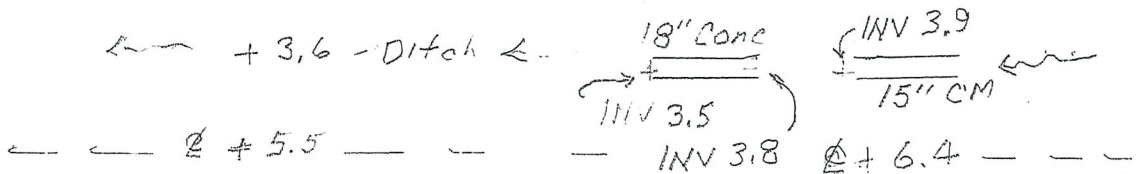
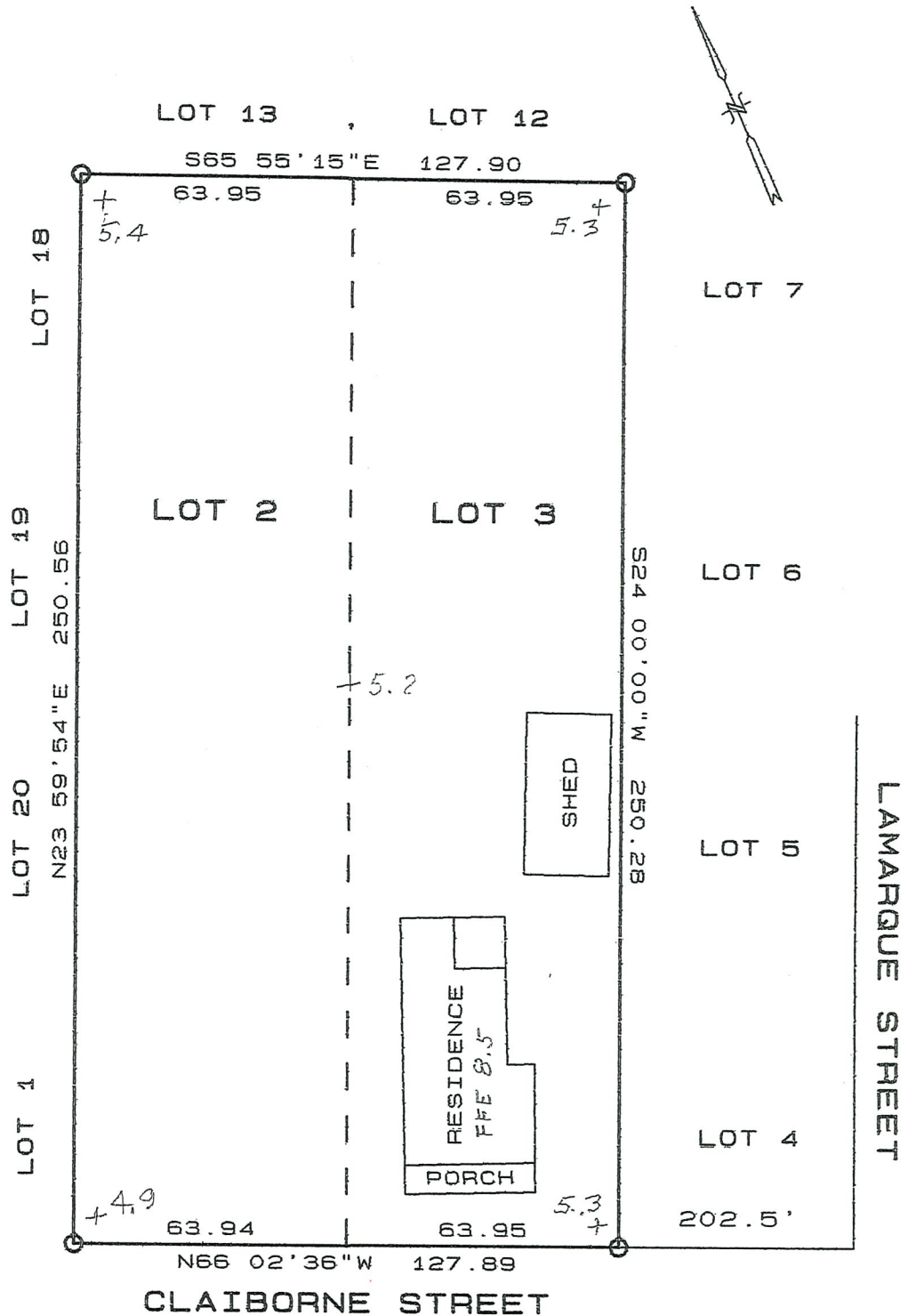
Sincerely,

James G Sexton

James Sexton cell: [REDACTED]
Susan Stephenson cell: [REDACTED]
Billy T Sexton Jr cell: [REDACTED]

LEGAL DESCRIPTION:

LOTS 2 & 3, SQUARE 8, TOWN OF MANDEVILLE, as per survey by E.J. Champagne, dated 15 NOV 73, Drawing No. 3650, St. Tammany Parish, Louisiana.



CERTIFIED TO:
MAUREEN S. SEXTON

LEGEND:

- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND OLD WOOD
- FENCE ---X---X---
- BEARINGS: RECORD
- SETBACK LINES - - - - -
- FRONT SIDES
- REAR STREET

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE CITY/PARISH GOVERNING OFFICIALS.

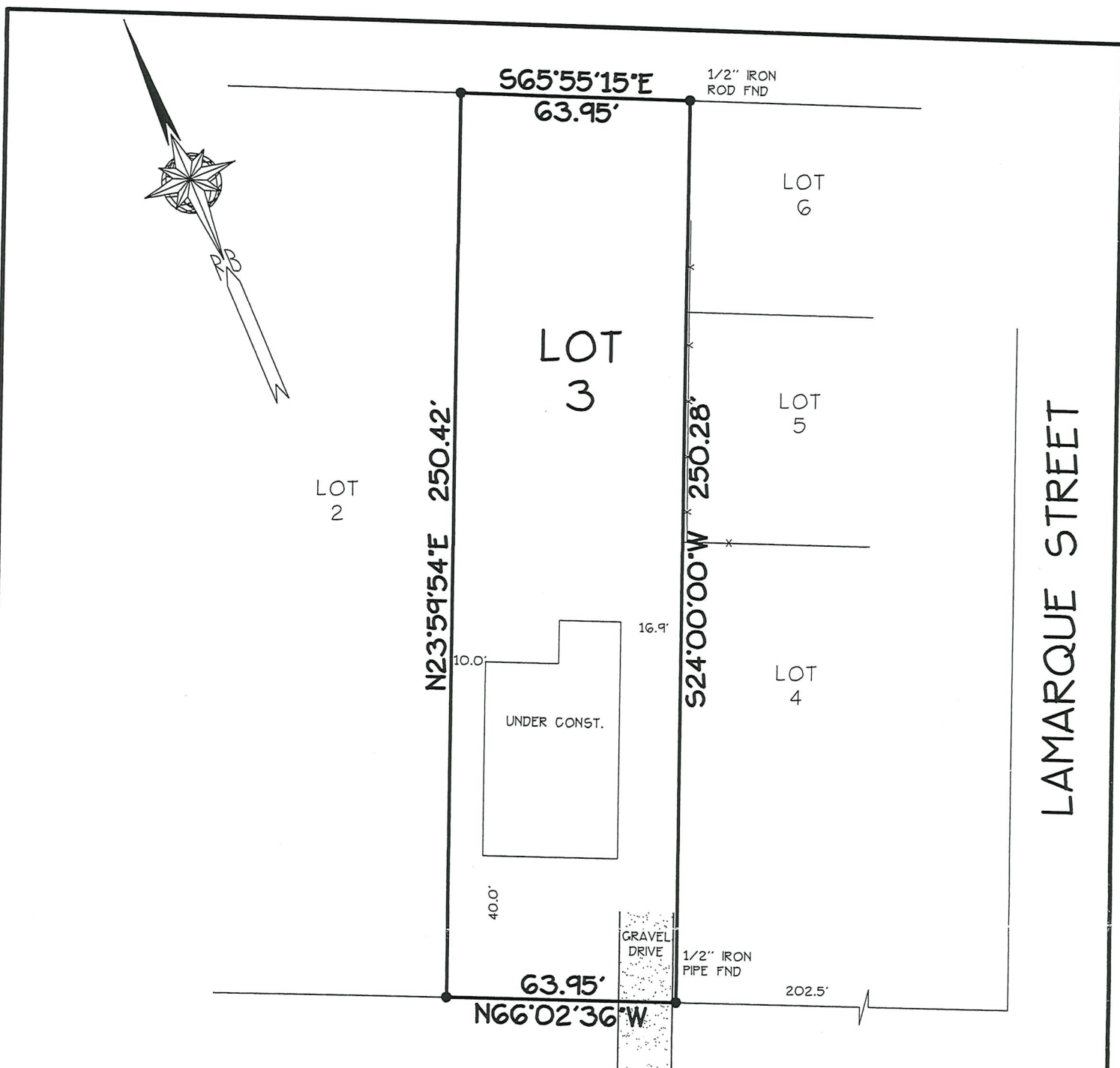
This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a SUBURBAN survey and the applicable standards of practice cited in LAC 46:111. Signature must be in INK and sealed by the undersigned for this plat to be certified correct.

NED R. WILSON
REG. No. 4336
REGISTERED

NED R. WILSON, PLS
LOUISIANA REGISTERED LAND SURVEYOR NO. 4336
1990 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (985) 626-5651 FAX: (985) 626-5626

CLASS/TYPE	"C"	CPN: 220202 0002 C
BOUNDARY	14 SEP 06	FIRM DATE: 4 APR 93
FORMBOARDS		FIRM ZONE: "A10"
SLAB TIE		BASE FLOOD: 13'
AS-BUILT		REVISED:
JOB NO.	12112	SCALE: 1 inch = 40 ft



CLAIBORNE STREET

LAMARQUE STREET

REF.: Survey by Ned R. Wilson
Dated: Sept. 14, 2006

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 A10.

FIRM Panel# 220202 0002 C Rev. APRIL 4, 1993

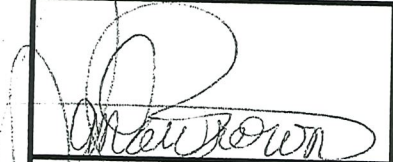
NOTE:
OWNER OR BUILDER
RESPONSIBLE FOR OBTAINING
SETBACKS BEFORE
CONSTRUCTION BEGINS.

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

Survey of
LOT 3 * SQUARE 8 * TOWN OF MANDEVILLE
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
KNIGHT BUILDERS, INC.

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

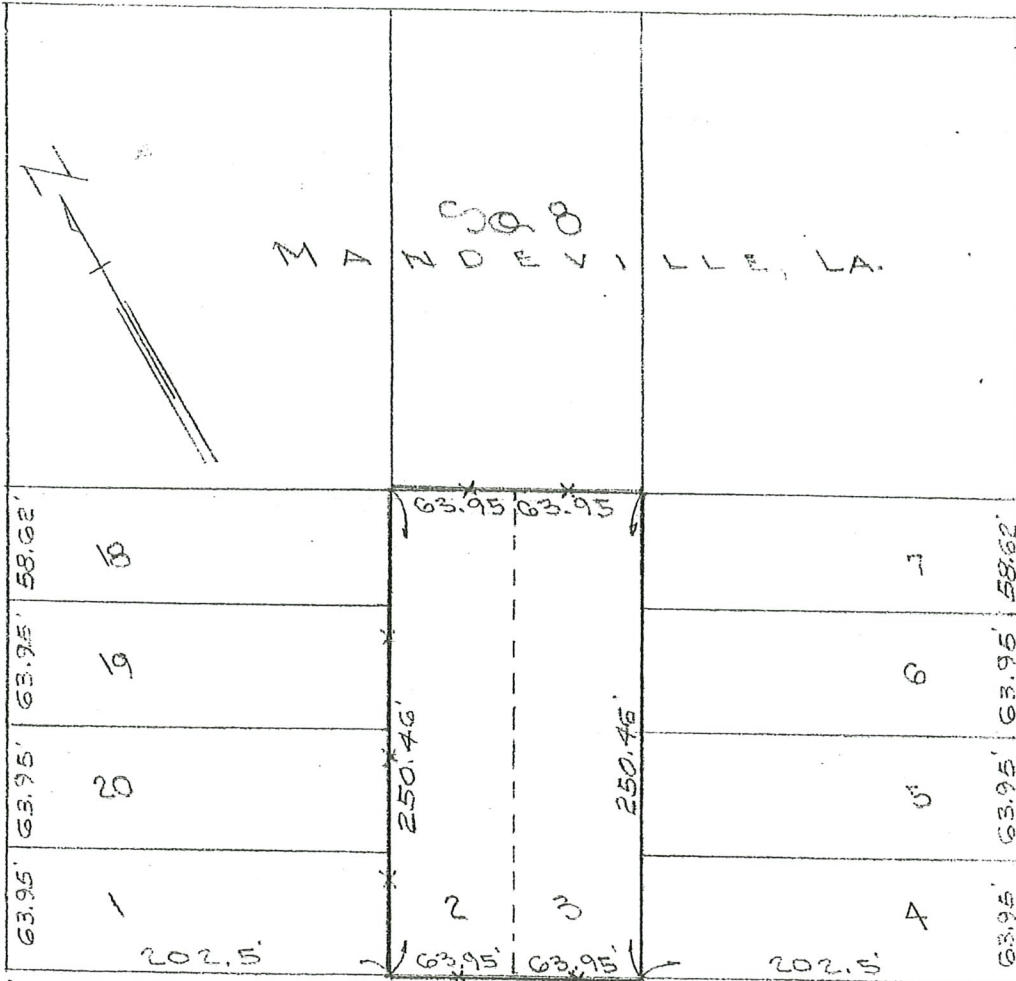
Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Date: December 17, 2007
 Survey No. 07932
 Project No. (CR5) D07800.CR5
 Scale: 1" = 40' ±
 Drawn By: BRC
 Revised:

JEFFERSON STREET

53.3'

M A R I G N Y AVENUE



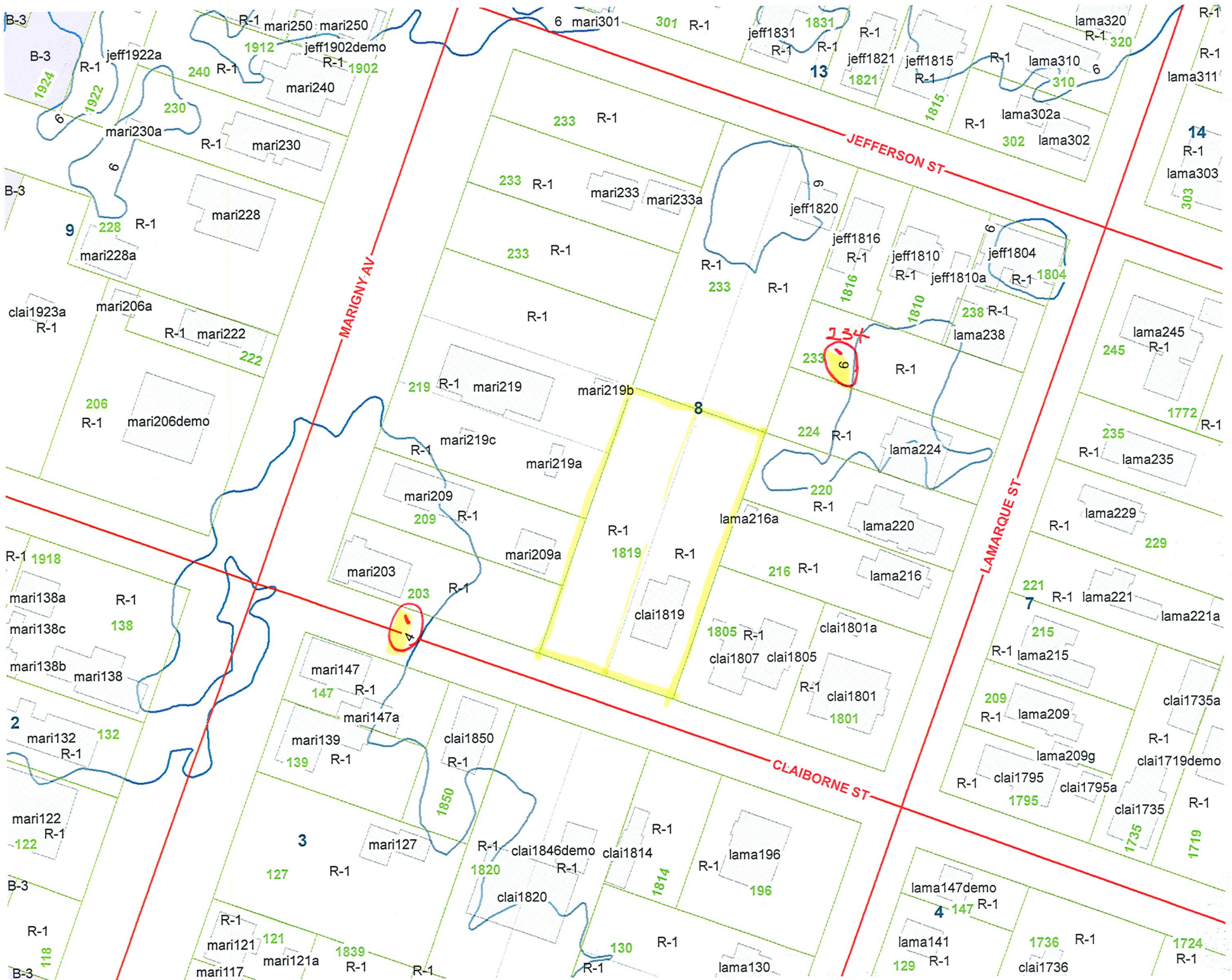
CLAIBORNE STREET

53.3'



PLAT OF LAND SURVEYED FOR BILLY T. SEXTON

SURVEY BY EDDIE J. CHAMPAGNE, SURVEYOR, Nov 15, 1973
 SCALE 1"=100' (Height 3650)



CASE SUMMARY SHEET

CASE NUMBER: V24-06-19/R24-06-04

DATE RECEIVED: May 15, 2024

DATE OF MEETING: June 4, 2024 and June 18, 2024

Address: 738 Foy

Subdivision: City of Mandeville, Square 55 Parcel B

Zoning District: R-1 Single Family Residential District

Property Owner: David McGuire

REQUEST: V24-06-19/R24-06-04 – David McGuire requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and to resubdivide Parcel B into Parcels B-1 & B-2, City of Mandeville, Square 55 Parcel B, R-1 Single Family Residential District, 738 Foy Street

CASE SUMMARY:

The property at 738 Foy is located on the corner of Foy St., and Montgomery St. The property is irregular in shape, measuring 131’ along Foy St., 140.8’ along Montgomery St., 131.35’ along the rear property line, and 131.23’ along the south property line and has a square footage of 17,818 per a survey prepared by Randall Brown & Associates and dated 3.14.2024. The property is currently improved with a single-family residence.

The applicant is requesting an exception to the minimum lot width and area to resubdivide the property into Parcels B-1 & B-2. The lot is zoned R-1 with a minimum lot width requirement of 90’ and a minimum area requirement of 10,800 sqft. The proposed lots would be compliant in depth.

Proposed Parcel B-1	Proposed	Required	Difference
Width	65.50’	90’	-24.5’
Depth	131.23’	120’	+11.23’
Area	8,752 sqft	10,800 sqft	-2,048 sqft

Proposed Parcel B-2	Proposed	Required	Difference
Width	65.50’	90’	-24.5’
Depth	136.01’	120’	+16.01’
Area	9,066 sqft	10,800 sqft	-1,734 sqft

Public Works has reviewed the proposed survey and determined that additional sewer and water services will be needed for the new lot. The estimated cost is still being calculated and must be paid before Public Works will sign off on the plat.

CLURO SECTIONS:

7.5.1.3. R-1 Site Development Regulations

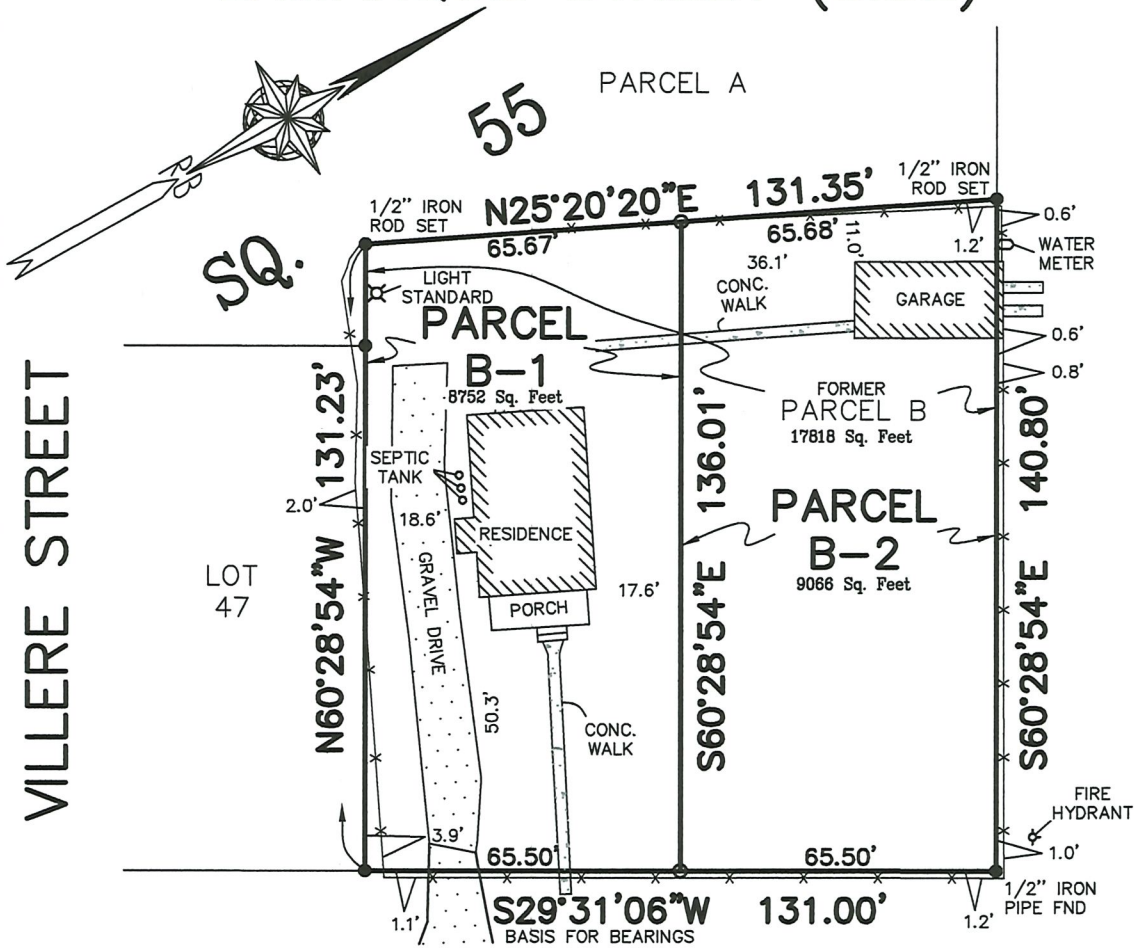
Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section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

1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90'
4. Minimum lot depth	120'
5. Minimum Yard Setback Requirements	
a. Front yard	25'
b. Interior side yard*	
i. Frontage up to 50'	8' each side
ii. Frontage between 51' – 60'	10' each side
iii. Frontage between 61' – 75'	12' each side
iv. Frontage between 76' – 80'	13' each side
v. Frontage between 81' – 90'	15' each side
vi. Frontage between 91' – 100'	16' each side
vii. Frontage between 101' – 110'	18' each side
viii. Frontage between 111' +'	20' each side
c. Street side yard	15'
d. Rear yard	30'
6. Maximum Height of Structures	35'
7. Maximum Impervious Site Coverage	45%

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



LAMARQUE STREET (SIDE)



NOTE:

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

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

REFERENCE:

LOT LINE ADJUSTMENT By John E. Bonneau, PLS
 Survey No.: 2020 1144
 Dated: 4-1-2020

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

APPROVED:

MAYOR OF THE CITY OF MANDEVILLE

CHAIRMAN OF PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

CLERK OF COURT

DATE FILED

FILE NO.

ADVANCED

Proposed Resubdivision of
PARCEL B * SQUARE 55
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
 INTO
PARCELS B-1 & B-2

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.

ADVANCED

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: MARCH 14, 2024
 Survey No. 24115
 Project No. (CR5) A24115.TXT

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

CASE SUMMARY SHEET

CASE NUMBER: Z24-06-06

DATE RECEIVED: May 10, 2024

DATE OF MEETING: June 4, 2024 and June 18, 2024

Address: 294 Oakwood

Subdivision: Tanglewood, Square 1 Remainder of Lots 1 & 2

Zoning District: B-1 Neighborhood Business District

Property Owner: Sarah Probst

REQUEST: Z24-06-06 – Sarah Probst requests the rezoning of a Lot designated B-1 Neighborhood Business District to R-2 Two-Family Residential District, Tanglewood, Square 1 Remainder of Lots 1 & 2, B-1 Neighborhood Business District, 294 Oakwood Drive

CASE SUMMARY:

The applicant owns the property at 294 Oakwood located on the corner of Hwy 190 and Oakwood Dr. The property is irregular in shape due to the expansion of Hwy 190, measuring 113.92’ along Hwy 190, 140.25’ along Oakwood Dr., 103.38’ along the east property line, and 48.81’ along the rear property line and has a square footage of 10,154 per a survey prepared by Randall Brown & Associates and dated 5.24.2007. The property is currently unimproved.

The properties to the north are zoned B-1 Neighborhood Business District, the properties to the south along Hwy 190 are zoned B-2 Highway Business District, and the properties to the east are zoned R-1X Single-Family Residential – Existing Small Lots District.

The applicant is requesting to rezone the property to R-2 to construct a duplex. Residential uses are not permitted in the B-1 District. The lot is a corner lot with 140.25’ of frontage on Oakwood Dr. and 103.38’ in depth. The property is deficient in the required lot depth. The R-2 Site Development Criteria requires 75’ for the minimum lot width, 120’ in depth and a minimum lot area of 9,000 square feet. The R-2 District requires a minimum of 5,000 sqft of lot area per unit, allowing for a maximum of two units.

The use table allows for duplexes in the R-2 district and not the R-1X district.

CLURO SECTIONS:

7.5.3.1. Purpose of the R-2 Two-Family Residential District

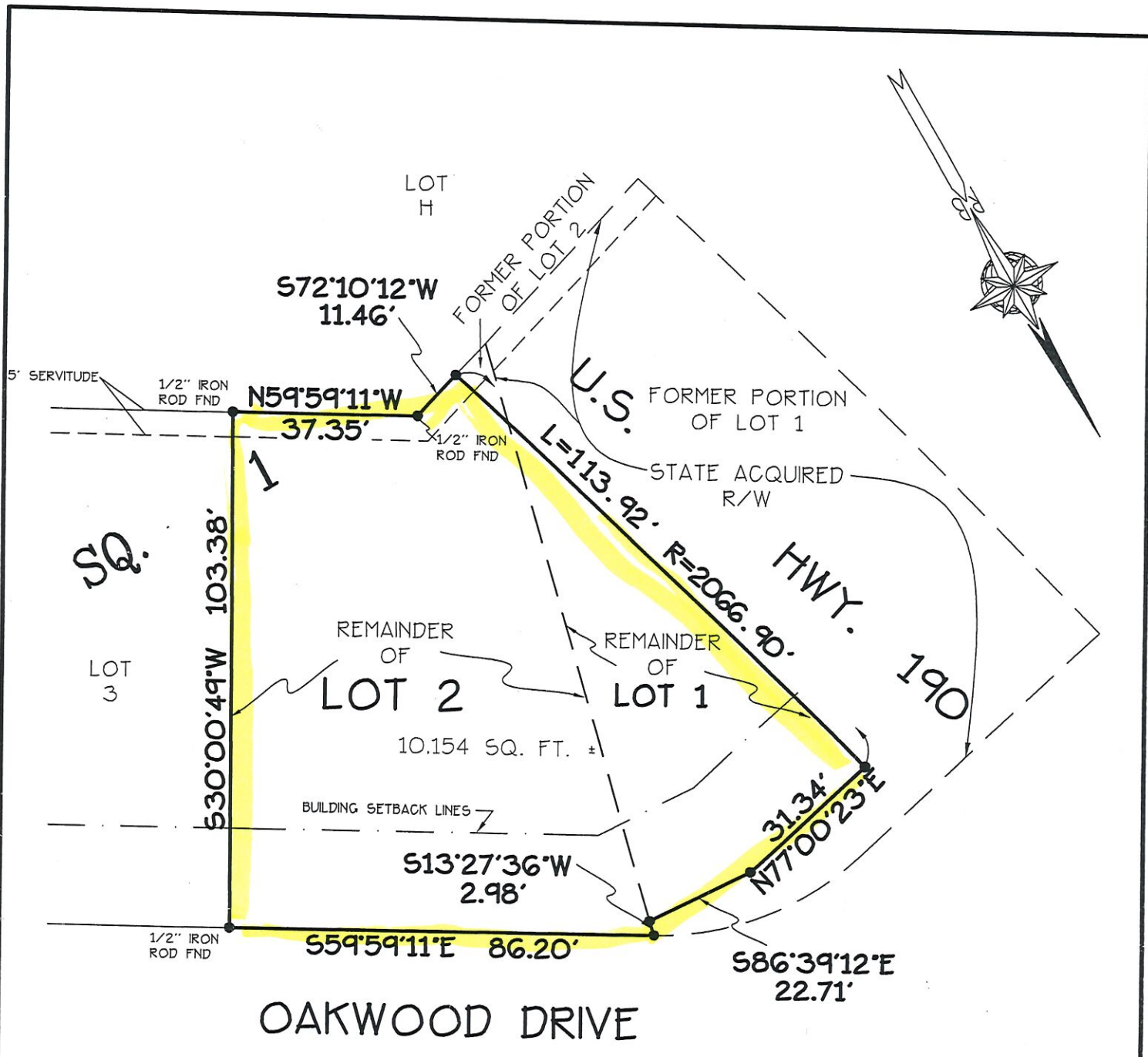
The purpose of the R-2 Two-Family Residential District is to provide an area for moderate density single-family residential uses and duplex uses with one structure on one lot while maintaining a single-family neighborhood character.

6.2.3. Duplex Residential

The use of a site for two dwelling units, other than a mobile homes, within a single building.

Use Classification	R.1	R.1X	R.2
6.2 Residential Use Classification			
6.2.1 Single Family	P	P	P
6.2.2 Cluster Resid. *			C
6.2.3 Duplex Resid.			P
6.2.4 Two Family *			S
6.2.5 Townhouse *			
6.2.6 Condo. Res.			P
6.2.7 Multi-Family			





- 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: