

CASE SUMMARY SHEET

CASE NUMBER: SUP24-10-06

DATE RECEIVED: September 5, 2024

DATE OF MEETING: October 8, 2024 and October 22, 2024

Address: 515 Girod

Subdivision: Old Town of Mandeville, Lot 19A Square 20

Zoning District: B-3 Old Mandeville Business District

Property Owner: Christopher and Atisha Crowell

REQUEST: SUP24-10-06 – Christopher and Atisha Crowell requests Special Use Approval for a Restaurant – Limited Service per the Table of Permitted Uses, CLURO Section 7.8 and Outdoor Dining per CLURO Section 8.2.3.1, Old Town of Mandeville, Square 20 Lot 19A, B-3 Old Mandeville Business District, 515 Girod Street

CASE SUMMARY:

The property is located on the east side of Girod St., north of Monroe St., and south of Livingston St. The property measures 106’ x 202’ per a survey prepared by Randall Brown & Associates and dated 9.23.2024. The property contains 21,412 sqft. and is improved with an existing single family residential structure. The existing building is non-conforming as it is not compliant with setbacks. The applicant is not expanding the building and therefore does not require a variance for the non-conformities.

The owner is planning to renovate the existing structure and open an ice cream shop. The use is classified as Restaurant-Limited Service and requires special use approval in the B-3 District.

Approval for Outdoor Dining is being requested. The outdoor dining space is proposed to be located in the rear courtyard area and within the front yard setback. Outdoor dining in the front setback is allowed by right, in the B-3 District, pursuant to Special Use Approval.

6.4.64.2 Restaurants – Limited Service

An establishment which offers quick food service, accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not taken at a customers' table and food is generally served in disposable wrapping or containers. Establishments may not deliver food or beverages to customers in motor vehicles at drive-up windows.

Parking

Restaurants – Limited Service requires 1 space per 150 sq. ft. The structure is 1,018 sq. ft requiring 7 parking spaces. The site plan submitted shows 8 parking spaces provided on the property.

Landscaping

A 5’ landscape buffer is required along the side and rear lot lines of all uses requiring Special Use Approval. A landscaping plan has not been submitted. A compliant plan must be submitted before a permit is issued.

CLURO SECTIONS:

7.5.10.3. B-3 Site Development Regulations

Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section 8.1 establishes additional rules for application of lot and area requirements. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	

Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
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	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setback encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	

9.1.4. Minimum Off-Street Parking Requirements by Use

The use classifications of Article 6 are referenced to the parking requirements set forth in this Article. The uses listed are illustrative only; the provisions of the use classification system shall prevail for any use not specifically referenced.

Restaurants – Limited Service 1 per 150 s.f. of gross building area

6.4.64.2 Restaurants – Limited Service

An establishment which offers quick food service, accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not taken at a customers' table and food is generally served in disposable wrapping or containers. Establishments may not deliver food or beverages to customers in motor vehicles at drive-up windows.

8.2.3.1. Outdoor Dining

Outdoor dining may be authorized subject to the conditions and procedures established in this section and any additional zoning district standards.

1. Outdoor dining behind the front building setback may be allowed pursuant to approval of a Special Use Permit in the B-1, B-2, B-3 and B-4 zoning districts provided that:
 - a. Outdoor dining seating and operations shall not obstruct sidewalks, building entries or driveways; and
 - b. Outdoor dining shall not be located within the sight triangle designated for intersection and driveway visibility as established in section 8.1.1.8 of this CLURO.
2. Outdoor dining may be allowed in required front setback areas within the B-3 zoning district subject to issuance of a Special Use Permit and compliance with the criteria in paragraph 1 and the B-3 district standards established in section 7.5.10.5 of this CLURO.
3. Outdoor dining may be allowed within the public right-of-way subject to approval of a Conditional Use Permit that satisfies the criteria established in paragraphs 1 and 2 of this section, section 4.3.3.8 and the following criteria:
 - a. Seating areas shall be located to minimize the risks from traffic on abutting streets through the use of on-street parking, plantings, planter boxes or other barriers between traffic lanes and seating areas;
 - b. Operator enters into a cooperative endeavor agreement with the City that recognizes the true value of the right-of-way and adequately addresses indemnification of the City and the City's minimum insurance requirements.



PROJECT# 24022


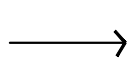
MANDEVILLE CREAMERY

515 GIROD ST, MANDEVILLE, LOUISIANA 70448

PROJECT DATA:

OCCUPANCY: CHANGE OF OCCUPANCY FROM EXISTING SINGLE FAMILY RES. TO ASSEMBLY < 50 (GROUP B - BUSINESS).
 BUILDING AREA: 1,018 SF
 OCCUPANT LOAD: 448 SF INDOOR SEATING / 15 = 30 PERSONS
 570 SF KITCHEN & SUPPORT / 200 = 3 PERSONS
 PARKING REQUIREMENTS: 1,018 SF / 150 = 7 SPACES

GENERAL NOTES:

1. WORK SHALL BE IN COMPLIANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE - 130 MPH BASIC WIND SPEED.
2. GENERAL CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL WORK BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION.
3. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IMC 2021, IEC 2021 & IBC 2021.
4. PLUMBING WORK SHALL BE IN ACCORDANCE WITH LA. STATE PLUMBING CODE 2021.
5. CONTRACTOR TO VERIFY SITE LOCATIONS FOR UTILITY TIE-INS AND COORDINATE WORK IN THESE AREAS WITH UTILITY COMPANIES. CONTRACTOR TO OBTAIN AND PAY FOR ASSOCIATED PERMITS AND IMPACT FEES.
6. CONTRACTOR TO DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND LA DEQ.
7. ALL PLYWOOD MATERIAL MUST BE IN ACCORDANCE WITH APA STANDARDS. SUBROOFING AND WALL SHEATHING MATERIAL TO BE 5/8" CDX WITH PANEL SUPPORTED EDGES, PROVIDE 6 SHEETS OF 3/4" CD PLYWOOD FOR ATTIC DECKING.
8. GYP. BD. WALLS AND CLGS. TO BE LIGHT ORANGE PEEL FINISH. ALL INTERIOR PAINTED SURFACES SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS IN ACCORDANCE WITH PAINT MFR. RECOMMENDATIONS.
9. ALL EXPOSED PIPING IN ATTIC SHALL BE WRAPPED WITH 3/4" POLYSTYRENE INSULATION.
10. EXTERIOR INSULATION:
11. INTERIOR INSULATION
12.  ARROW INDICATES SURFACE DRAINAGE AND SWALES.
 ARROW INDICATES PAVED AREA DRAINAGE DIRECTION.

STRUCTURAL LOADING-

2021 IBC, FIGURE 1609
 ULTIMATE DESIGN WIND SPEED, 130 MPH
 NOMINAL DESIGN WIND SPEED, 96 MPH

(IBC 1609.2) - WIND BORNE DEBRIS REGION. PORTIONS FOR HURRICANE-PRONE REGIONS THAT ARE WITHIN 1 MILE (1.61 KM) OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH (48 M/S) OR GREATER +/- OR HAWAII. (IBC 1609.3) - THE BASIC WIND SPEED, IN MPH, FOR THE DETERMINATION OF THE WIND LOADS SHALL BE DETERMINED BY FIGURE 1609. BASIC WIND SPEED FOR THE SPECIAL WIND REGIONS INDICATED, NEAR MOUNTAINOUS TERRAIN AND NEAR GORGES SHALL BE IN ACCORDANCE WITH SECTION 6.5.4 OR ASCE7.

PROJECT IS NOT IN A WIND BORNE DEBRIS REGION.

IN NON-HURRICANE-PRONE REGIONS, WHEN THE BASIC WIND SPEED IS ESTIMATED FROM REGIONAL CLIMATIC DATA, THE BASIC WIND SPEED SHALL BE NOT LESS THAN THE WIND SPEED ASSOCIATED WITH AN ANNUAL PROBABILITY OF 0.02 (50-YEAR MEAN RECURRENCE INTERVAL), AND THE ESTIMATE SHALL BE ADJUSTED FOR EQUIVALENCE TO A 3-SECOND GUST WIND SPEED AT 33 FEET (10 M) ABOVE GROUND IN EXPOSURE CATEGORY 'C'. THE DATA ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 6.5.4.2 OF ASCE7.

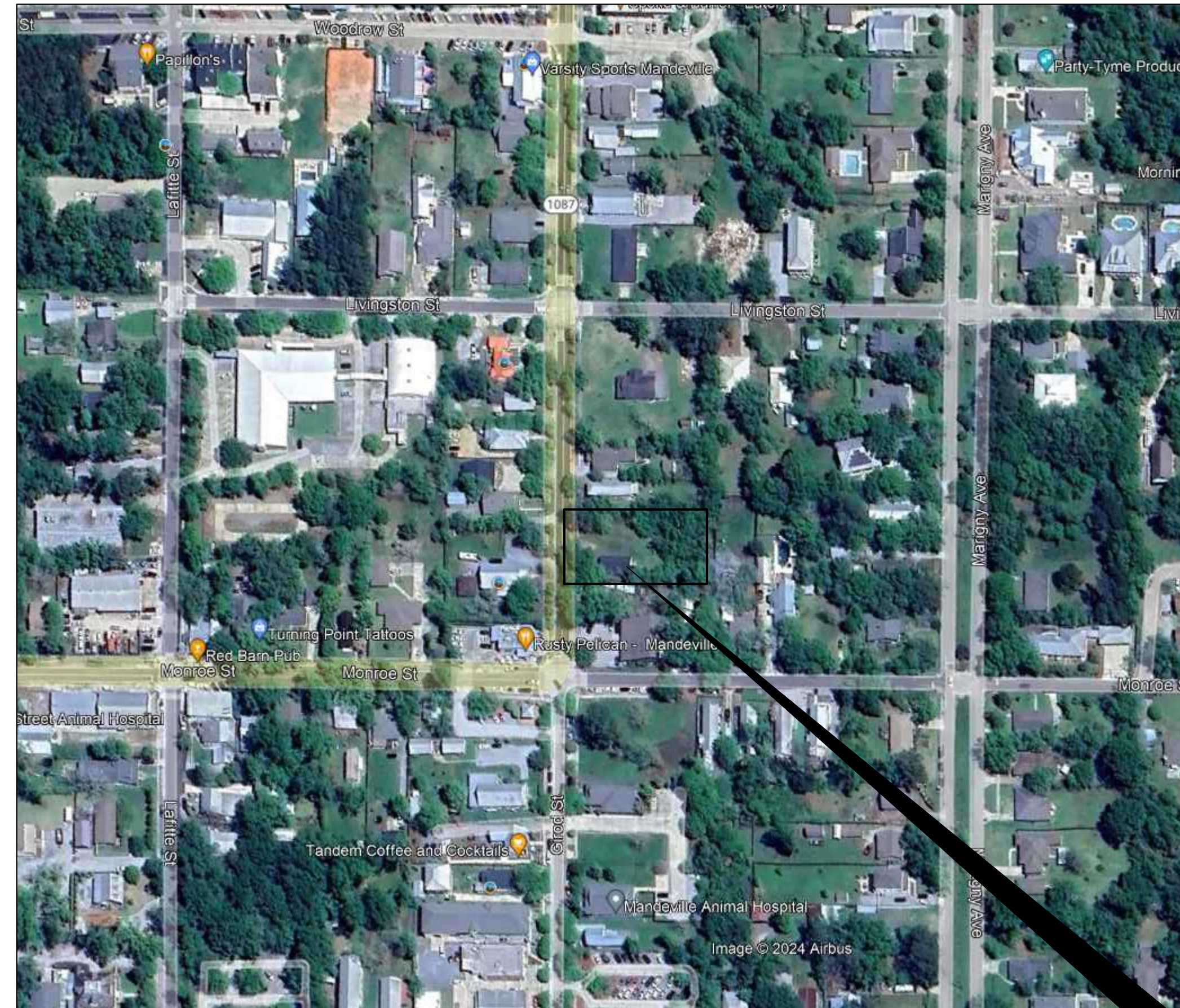
BUILDING FRAME AND COMPONENTS DESIGNED BASED ON LOADS FROM ASCE7-05.

ENCLOSED BUILDING
 RISK CATEGORY 'II' (IBC 1604.5)
 SNOW LOAD = 0 (IBC 1608.2)
 WIND EXPOSURE 'B' (IBC 1609.4)
 WIND IMPORTANCE FACTOR = 1.0
 INTERNAL PRESSURE COEFFICIENT = 1.18
 COMPONENT, CLADDING WIND PRESSURE=35.2 PSF
 MAIN WIND RESISTING SYSTEM = DIAPHRAGM
 FLOOR LIVE LOADS - 40 PSF
 FLOOR DEAD LOADS - 20 PSF
 ROOF LIVE LOAD - 40 PSF
 LIMITED STORAGE ATTIC LIVE LOAD - 20 PSF

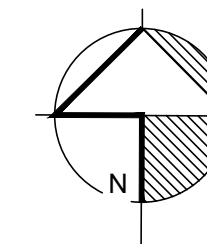
FLOOD ZONE REQUIREMENTS:
 PROJECT IS IN FLOOD ZONE 'AE', EL 10'

DRAWING INDEX:

COVER	INDEX, STRUCTURAL DATA, PROJECT DATA
A0.1	LIFE SAFETY PLANS
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	SITE DETAILS
A2.0	EXISTING FLOOR PLAN
A2.1	PROPOSED FLOOR PLAN
A2.2	EQUIPMENT PLAN
A2.3	REFLECTED CEILING
A3.0	FINISH AND OPENING SCHEDULES
A3.1	OPENING DETAILS
A3.2	STANDARD MOUNTING HEIGHTS
A4.0	EXISTING BUILDING ELEVATIONS
A4.1	PROPOSED BUILDING ELEVATIONS
A6.0	INTERIOR RENDERINGS
S1.0	FRAMING PLAN AND DETAILS
S1.1	FRAMING DETAILS
E1.0	POWER PLAN
E2.0	LIGHTING PLAN
E3.0	ELECTRICAL RISER & PANEL
M1.0	MECHANICAL PLAN
P1.0	PLUMBING PLAN



VICINITY MAP
 NO SCALE



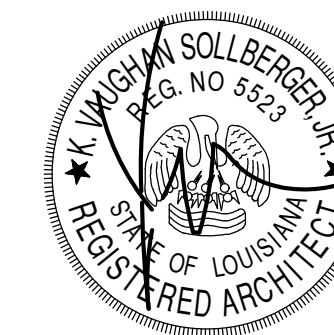
SITE



EXISTING BUILDING PHOTOGRAPHS

KVS
 architecture

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

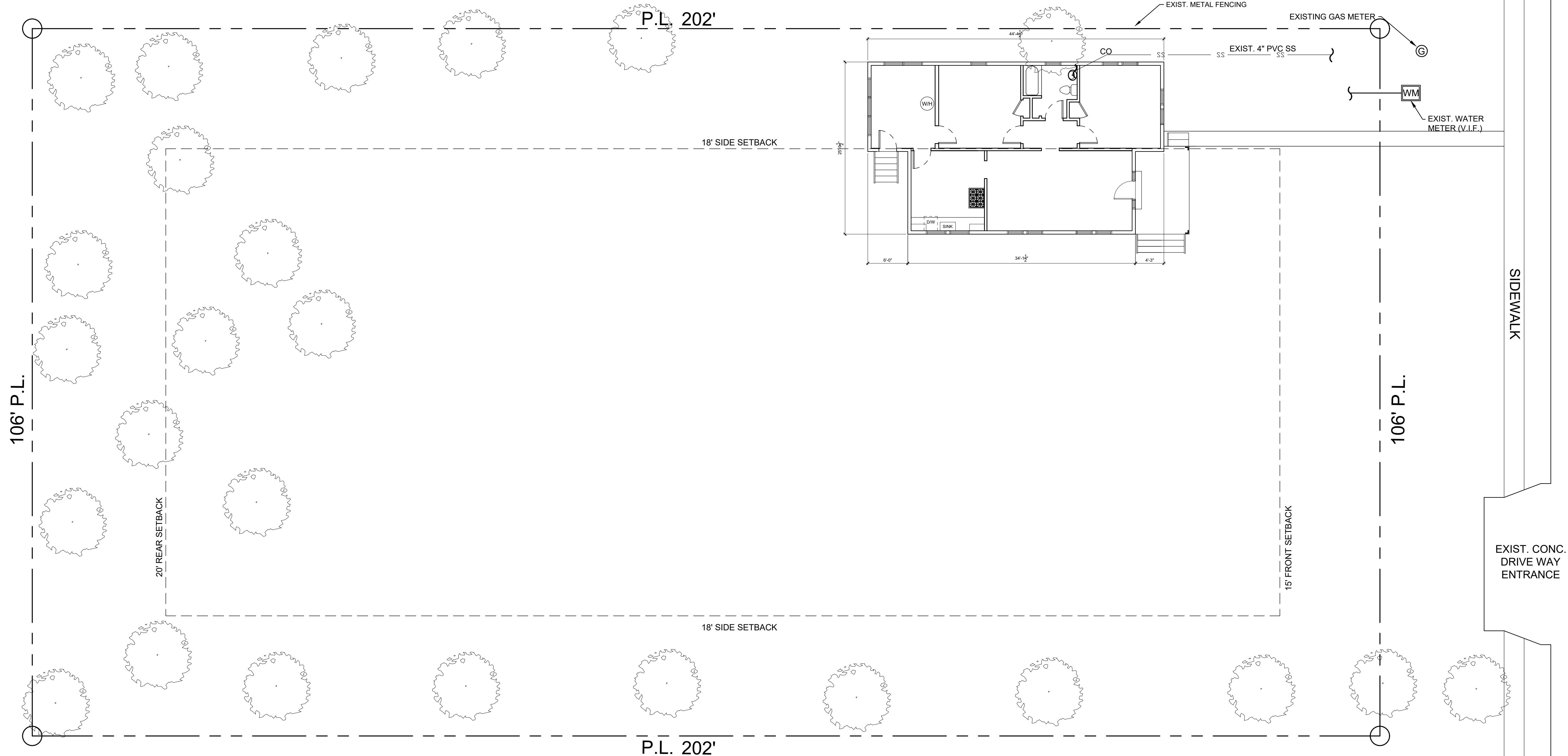


THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO MY KNOWLEDGE, COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. K. VAUGHAN SOLLBERGER, JR., AIA, NCARB, LAR 5523

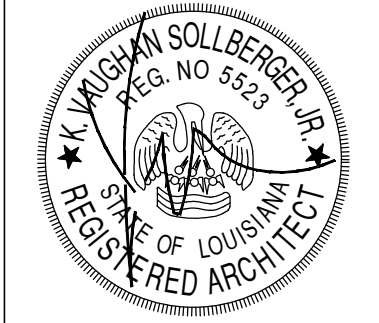
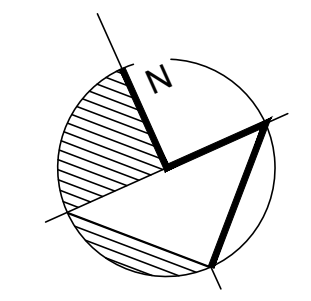
New Construction for:
MANDEVILLE CREAMERY

515 Girod St, Mandeville, La 70448

7.31.2024



1 EXIST. SITE
 3/32" = 1'-0"



Mandeville Creamery
 515 Girod Street, Mandeville, Louisiana

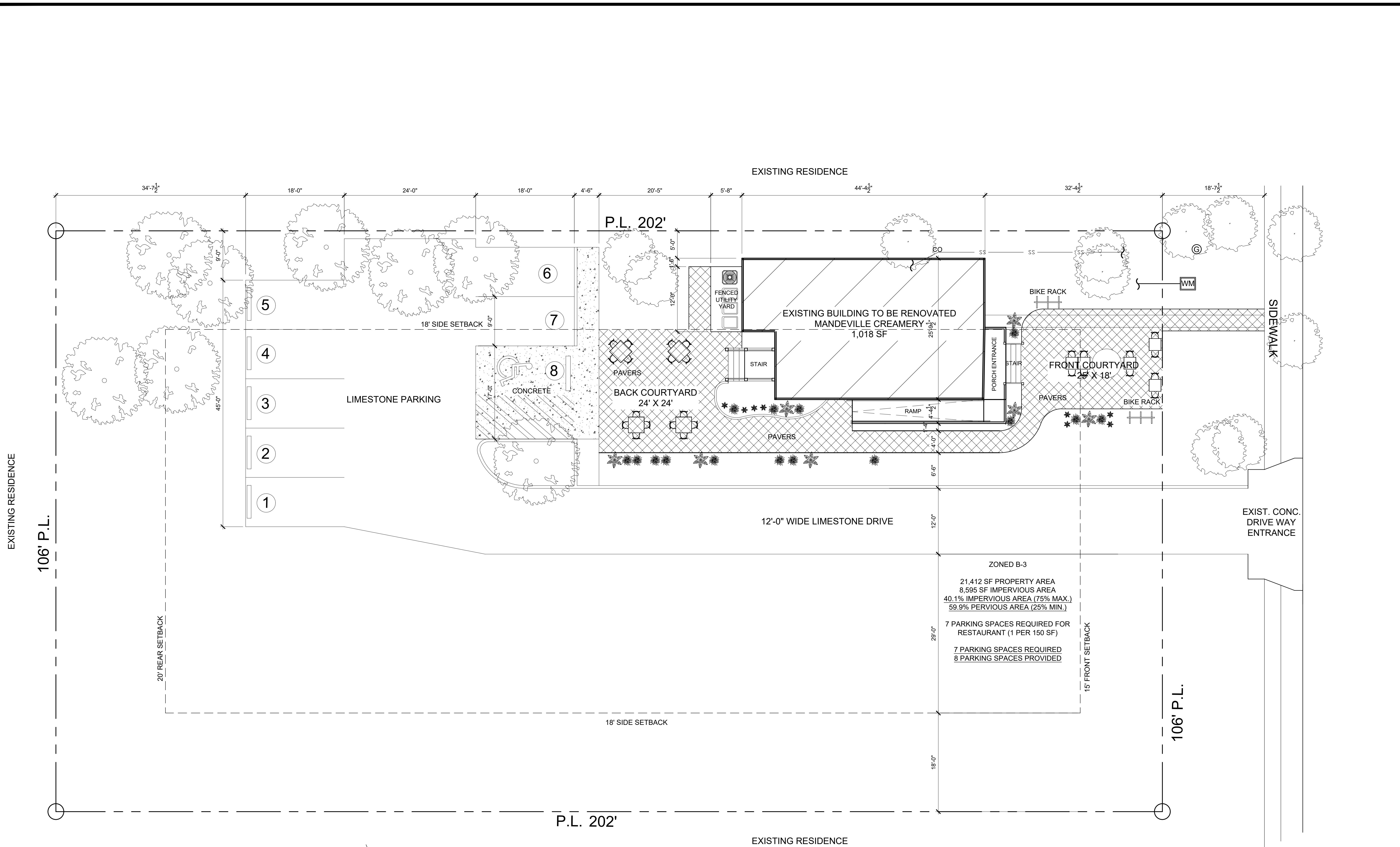
GIROD STREET

SIDEWALK

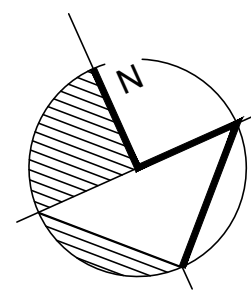
EXIST. CONC.
 DRIVE WAY
 ENTRANCE

REVISIONS:
DATE: 7.31.2024
PROJECT No: 24022
DRAWING:

A1.0

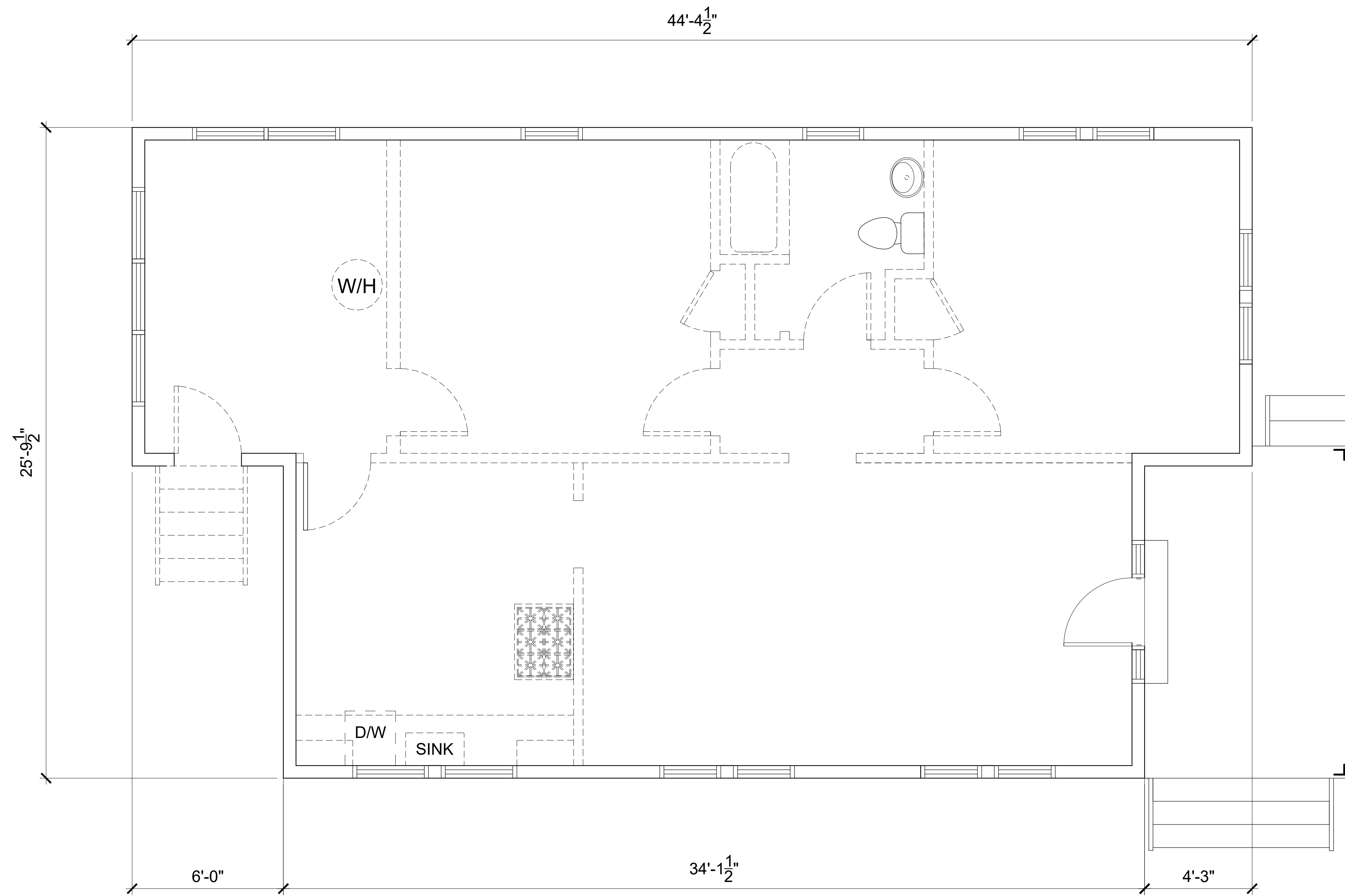


1 SITE PLAN
1/8" = 1'-0"

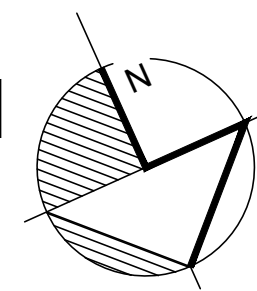


Mandeville Creamery
515 Girod Street, Mandeville, Louisiana

REVISIONS:
DATE: 7.31.2024
PROJECT No: 24022
DRAWING:



1 FIRST FLOOR DEMO PLAN
 3/8" = 1'-0"



LEGEND:

- EXISTING TO BE DEMO'D
- EXISTING TO REMAIN

SELECTIVE DEMOLITION NOTES:

CONTRACTOR SHALL VISIT SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR SHALL ADVISE ARCHITECT IF EXISTING CONDITIONS ARE IN CONFLICT WITH THESE DOCUMENTS.

CONTRACTOR TO DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND LA DEQ.

ITEMS INDICATED TO BE SALVAGED OR REUSED SHALL BE PROTECTED AND STORED ON-SITE.

SEQUENCE DEMOLITION WORK STARTING AT HIGHER AREAS AND FINISHING AT LOWER AREAS, OR AS PRACTICAL BASED ON FIELD CONDITIONS.

BUILDINGS AND AREAS ADJACENT TO THE DEMOLITION MAY BE OCCUPIED. CONDUCT DEMOLITION ACTIVITIES SO THAT THESE AREAS ARE WEATHERTIGHT, SECURED, AND NOT DISRUPTED.

MAINTAIN EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT AREAS IN A SAFE MANNER.

HAZARDOUS MATERIALS ARE NOT EXPECTED TO BE ENCOUNTERED IN THE WORK. IF MATERIALS ARE SUSPECTED OF BEING HAZARDOUS CONTENT, DO NOT DISRUPT. IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER.

LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES AND PIPING TO BE DEMOLISHED. PRESERVE UTILITIES AND PIPING TO REMAIN, AND NOTIFY ARCHITECT AND OWNER OF TEMPORARY UTILITY INTERRUPTIONS AT LEAST 72 HOURS IN ADVANCE.

DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING OF FACILITIES TO BE DEMOLISHED AND STRUCTURES ADJACENT TO THE DEMOLITION.

ALL STRUCTURES ARE TO BE MAINTAINED BY SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE.



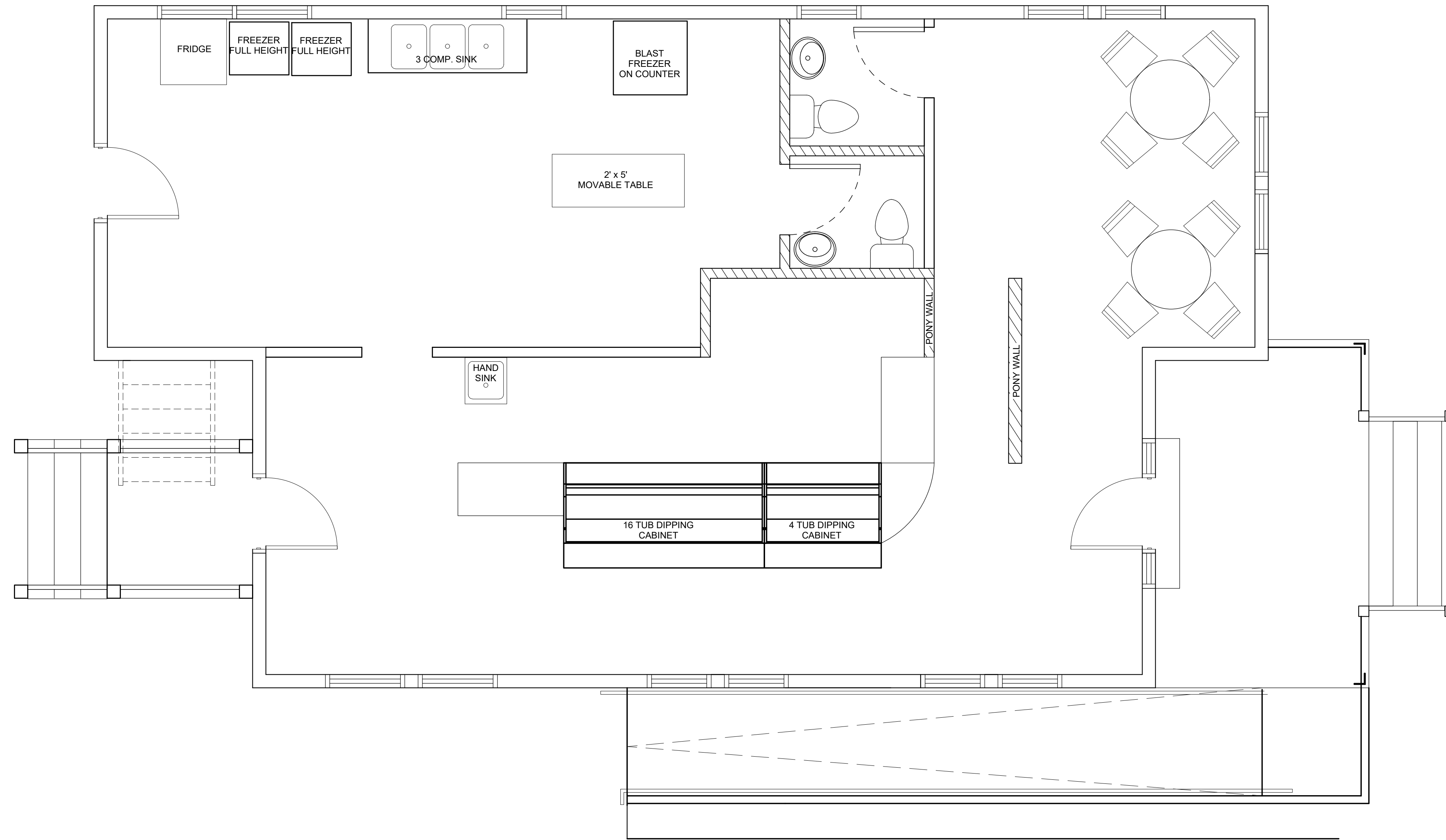
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DATE: 7.31.2024

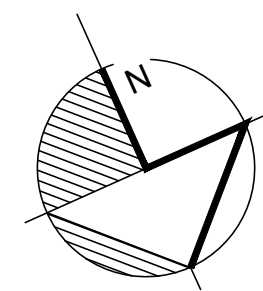
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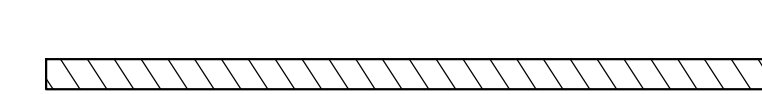
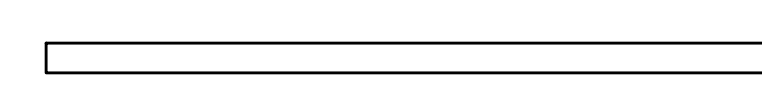
A2.0



1 FLOOR PLAN
 3/8" = 1'-0"



LEGEND:

-  NEW WALL
2X4's @ 16" O.C.
-  EXISTING WALL
TO REMAIN



REVISIONS:

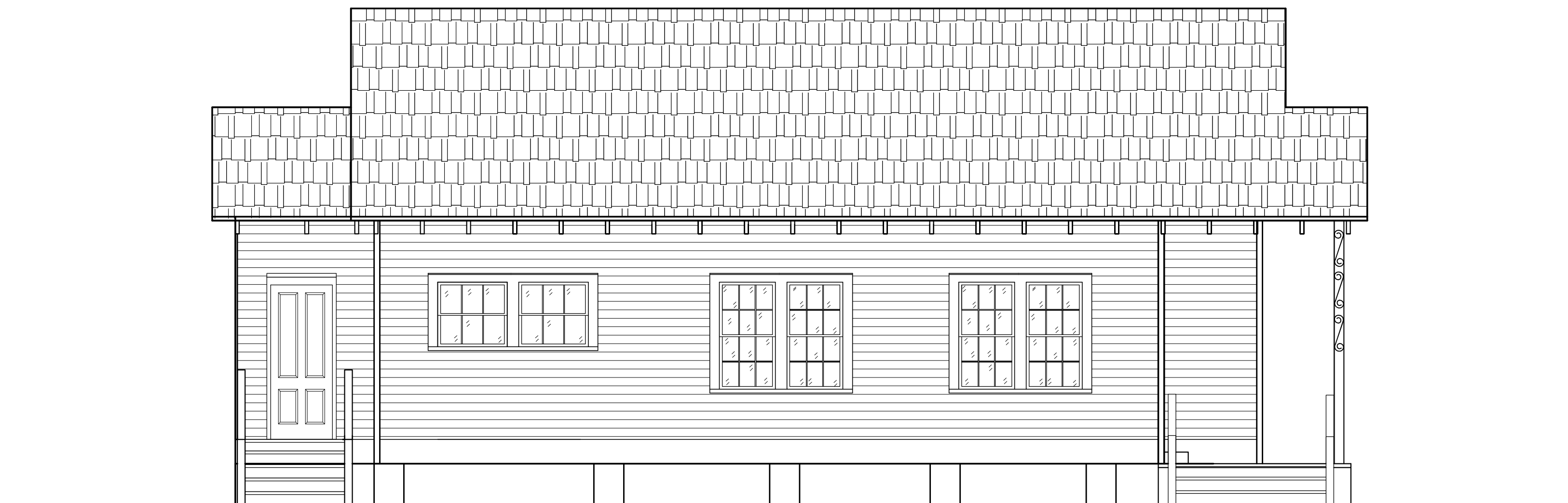
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7.31.2024

PROJECT No:
24022

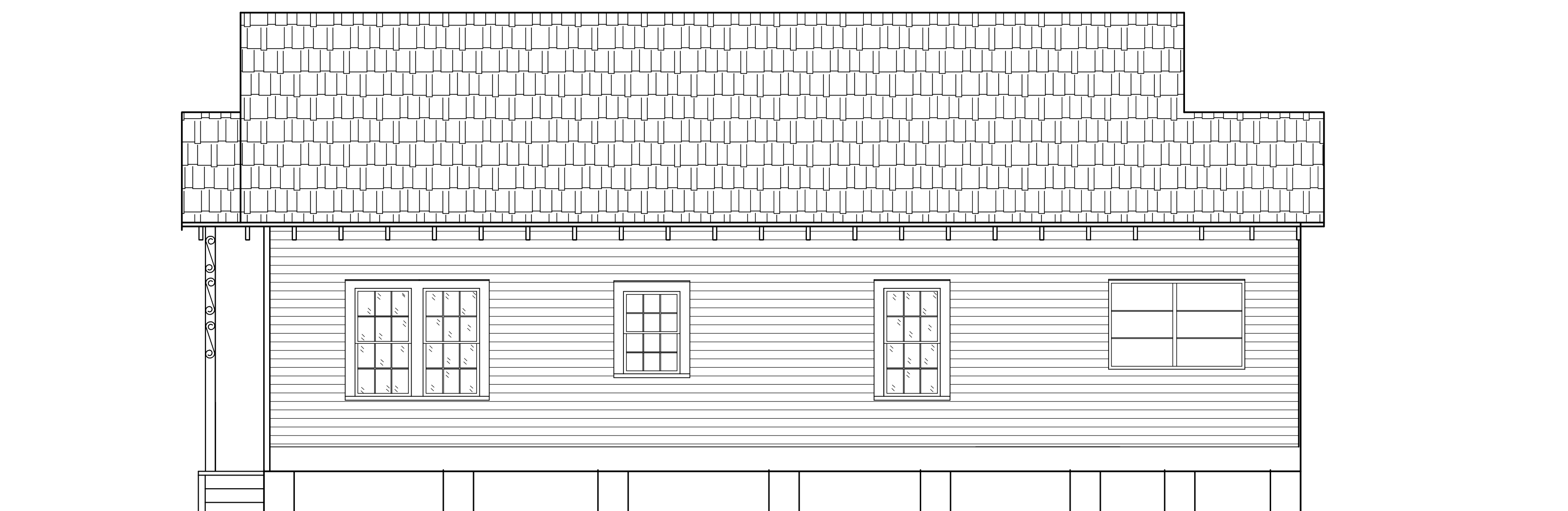
DRAWING:



1 EXISTING FRONT ELEVATION (WEST)
1/4" = 1'-0"



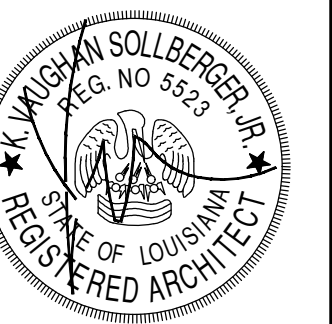
2 EXISTING SIDE ELEVATION (NORTH)
1/4" = 1'-0"



3 EXISTING SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



4 EXISTING REAR ELEVATION (EAST)
1/4" = 1'-0"



REVISIONS:

DATE: 7.31.2024

PROJECT No: 24022

DRAWING:

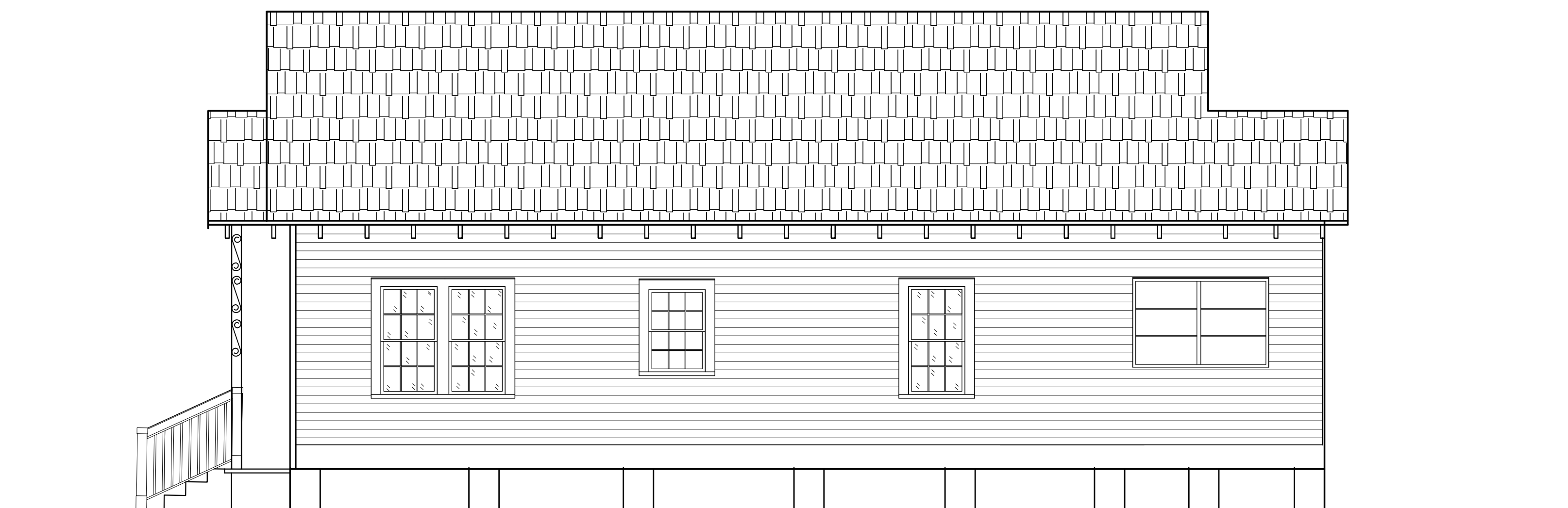
A4.0



1 PROPOSED FRONT ELEVATION (WEST)
1/4" = 1'-0"



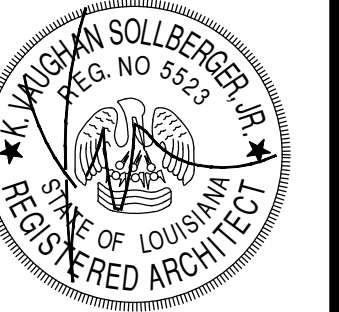
2 PROPOSED SIDE ELEVATION (NORTH)
1/4" = 1'-0"



3 PROPOSED SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



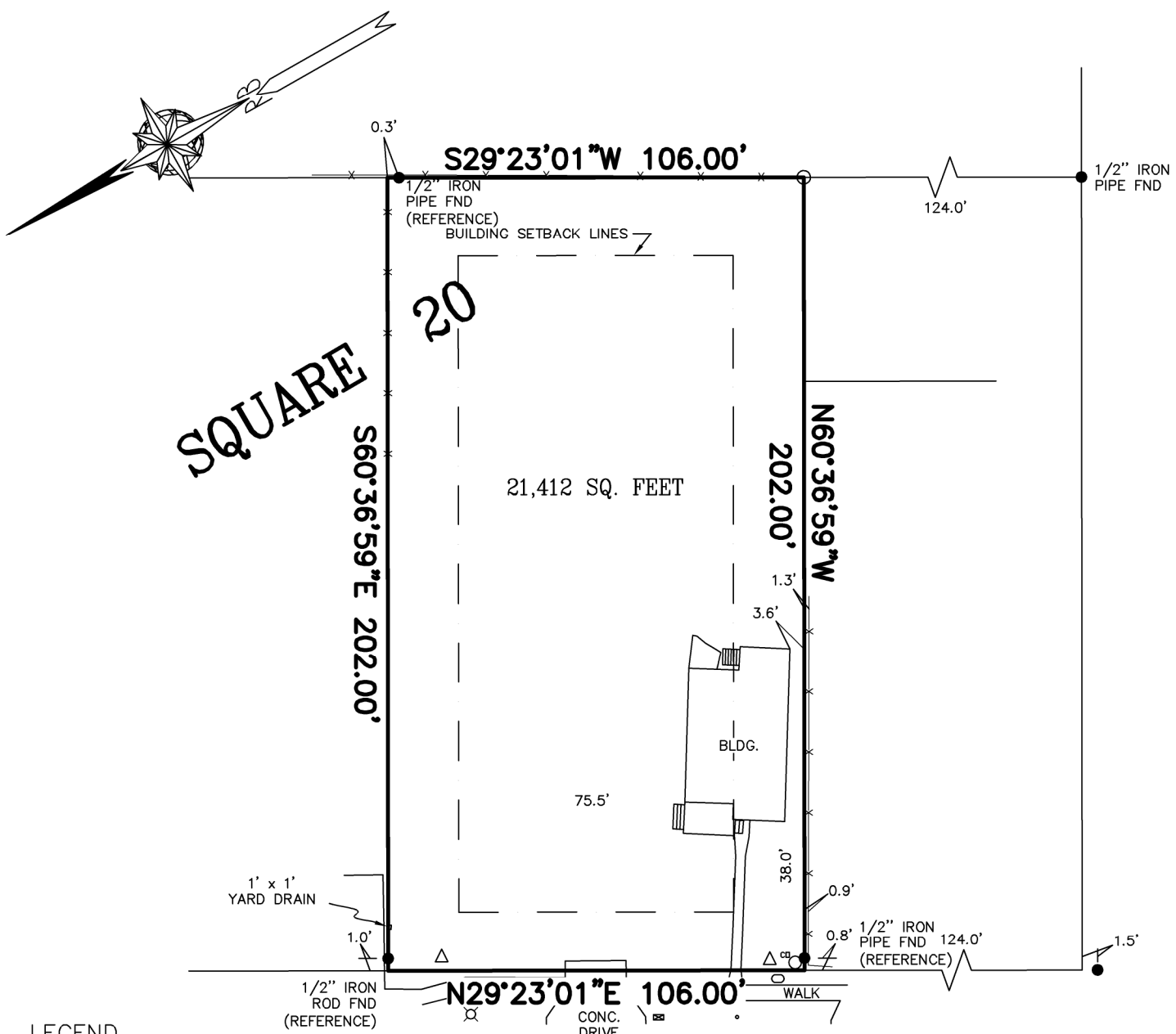
4 PROPOSED REAR ELEVATION (EAST)
1/4" = 1'-0"



REVISIONS:

DATE: 7.31.2024
PROJECT No: 24022

DRAWING:



LEGEND

- S^{CB} SEWER CLEANOUT
- MAILBOX
- WATER METER
- ⊗ LIGHT STANDARD
- △ GAS METER
- SPEED LIMIT SIGN

REFERENCE:
 SURVEY BY JOHN E. BONNEAU
 Survey No.: 89789
 Dated: 11-6-1989

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

BLDG. SETBACKS PER SITE PLAN
 FRONT - 15'
 SIDE - 18'
 REAR - 20'

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

515 GIROD ST.
 (ASPHALT)

Survey of
A PARCEL OF GROUND * SQUARE 20 * TOWN OF MANDEVILLE
CITY OF MANDEVILLE * ST. TAMMANY PARISH, LOUISIANA
FOR
CHRISTOPHER CROWELL & ATISHA PARBHOO

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.

PRELIMINARY
FOR REVIEW ONLY

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 23, 2024
 Survey No. 24453
 Project No. (CR5) A24453

Scale: 1" = 40' ±
 Drawn By: RJB
 Revised:

CASE SUMMARY SHEET

CASE NUMBER: SUP24-10-07

DATE RECEIVED: September 9, 2024

DATE OF MEETING: October 8, 2024 and October 22, 2024

Address: 347 Girod

Subdivision: Old Town of Mandeville, Lot 14 & a portion of 15 Square 12

Zoning District: B-3 Old Mandeville Business District

Property Owner: Jill McGuire

REQUEST: SUP24-10-07 – Jill McGuire requests Special Use Approval to allow a Special Events Center per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 12 Lot 14 & a portion of 15, B-3 Old Mandeville Business District, 347 Girod Street

CASE SUMMARY:

The applicant owns the property located on the corner of Girod St. and Madison St. The property is irregular in shape, measuring 67’ along Girod St., 158.29’ along Madison St, containing 13,277.61 sqft per a survey prepared by McKay & Associates, LLC and dated 3.10.2021. The property is currently improved with multiple structures being used for commercial and residential uses.

The applicant is requesting to operate a special event center on the property. The NorthStar theater is located at the rear of the property. The applicant stated that the Theater and the Event Center would not operate at the same time. The building is approximately 3400 sq ft.

Parking

A variance was granted for 24 parking spaces in 1990 for the 96-seat theater (Case V90-10-20) with the condition that 12 on street parking spaces be created by culverting ditches on the adjacent street right of ways to create parallel parking available to all business in the area.

The theater parking calculation is 1 space per 4 fixed seats. The same calculation used in 1990 applies to todays regulation.

A special event center requires 1 parking place per 50 sq ft of assembly area. The use requires 70 parking spaces. There are 3 public parking lots within 2 blocks of the property. 1 is located across Madison Street.

Landscaping

A variance was granted for landscaping through the same case with the condition that 5 Class B trees, 1 Class A tree, and the shrubs and groundcover shown on the submitted site plan prepared by Richard Campbell and dated 10.02.1990 be installed. A site visit has confirmed these are still installed.

CLURO SECTIONS:

7.5.10.3. B-3 Site Development Regulations

Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section 8.1 establishes additional rules for application of lot and area requirements. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	
Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	

Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
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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	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setback encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	

9.1.4. Minimum Off-Street Parking Requirements by Use

The use classifications of Article 6 are referenced to the parking requirements set forth in this Article. The uses listed are illustrative only; the provisions of the use classification system shall prevail for any use not specifically referenced.

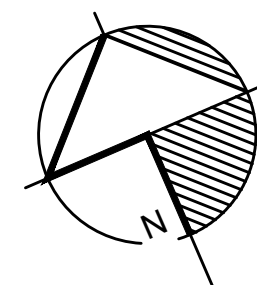
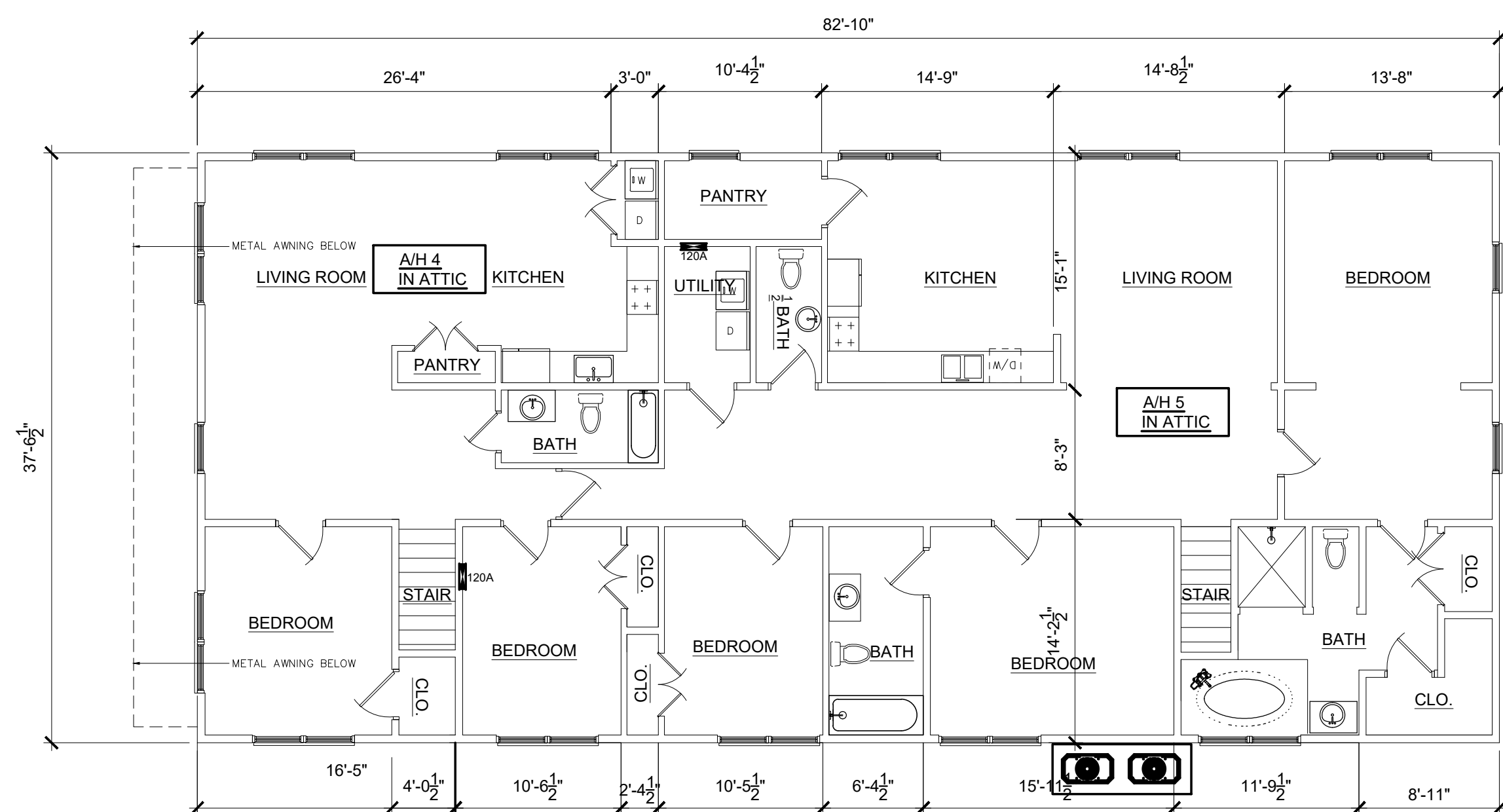
Commercial Recreation – Indoor Entertainment 1 per 4 fixed seats or 1 per 50 sqft of Reception & Dance Halls, Theaters, Bingo, Convention assembly area where there are no fixed seats

Special Events Centers – For Special Events Centers as

6.4.71. Special Events Center

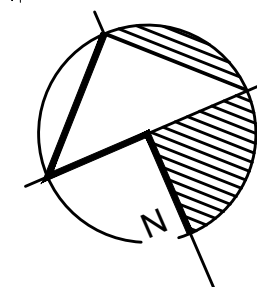
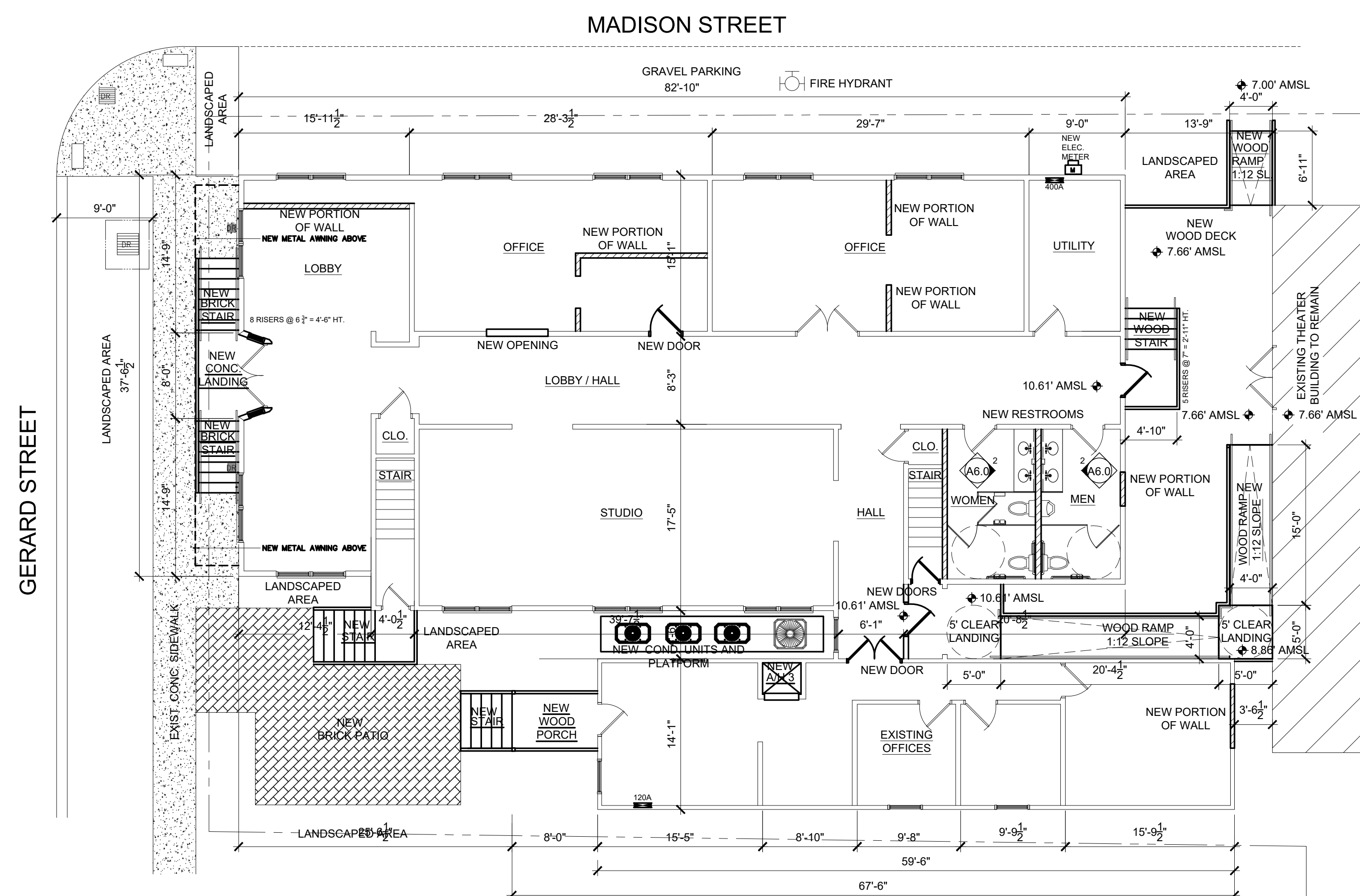
A privately owned building or site that is available to be rented, leased or commissioned to accommodate gatherings of people for events, including, but not limited to weddings, convocations, celebrations, fundraisers or wakes, whether conducted within, outside or both inside and outside a building as a principal or accessory use.





Remodel Plan - 2nd Floor

1/8" = 1'-0"



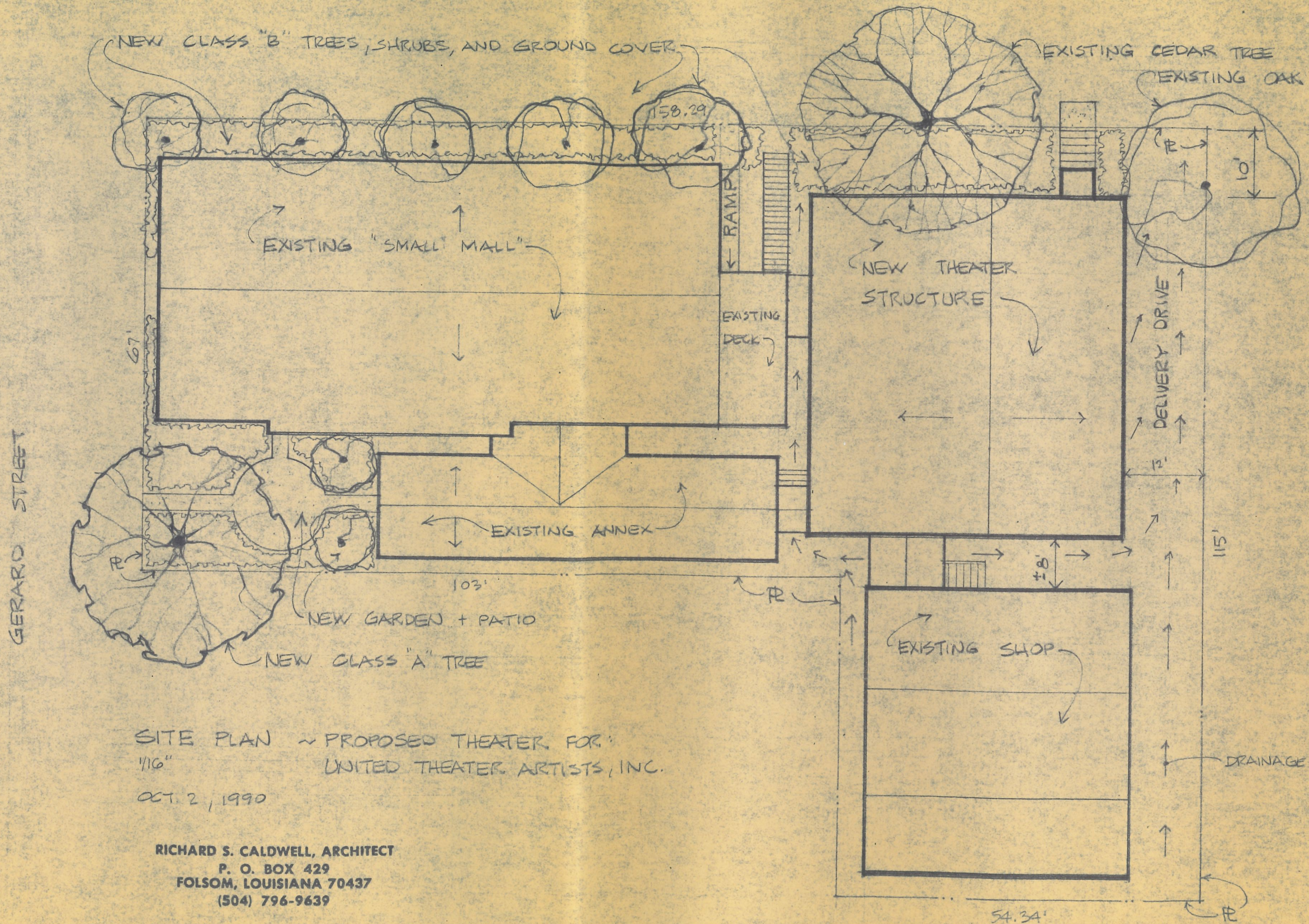
Remodel Plan - 1st Floor

1/8" = 1'-0"



REVISIONS:
DATE: 9.1.22
PROJECT No: 20038
DRAWING:

MADISON STREET



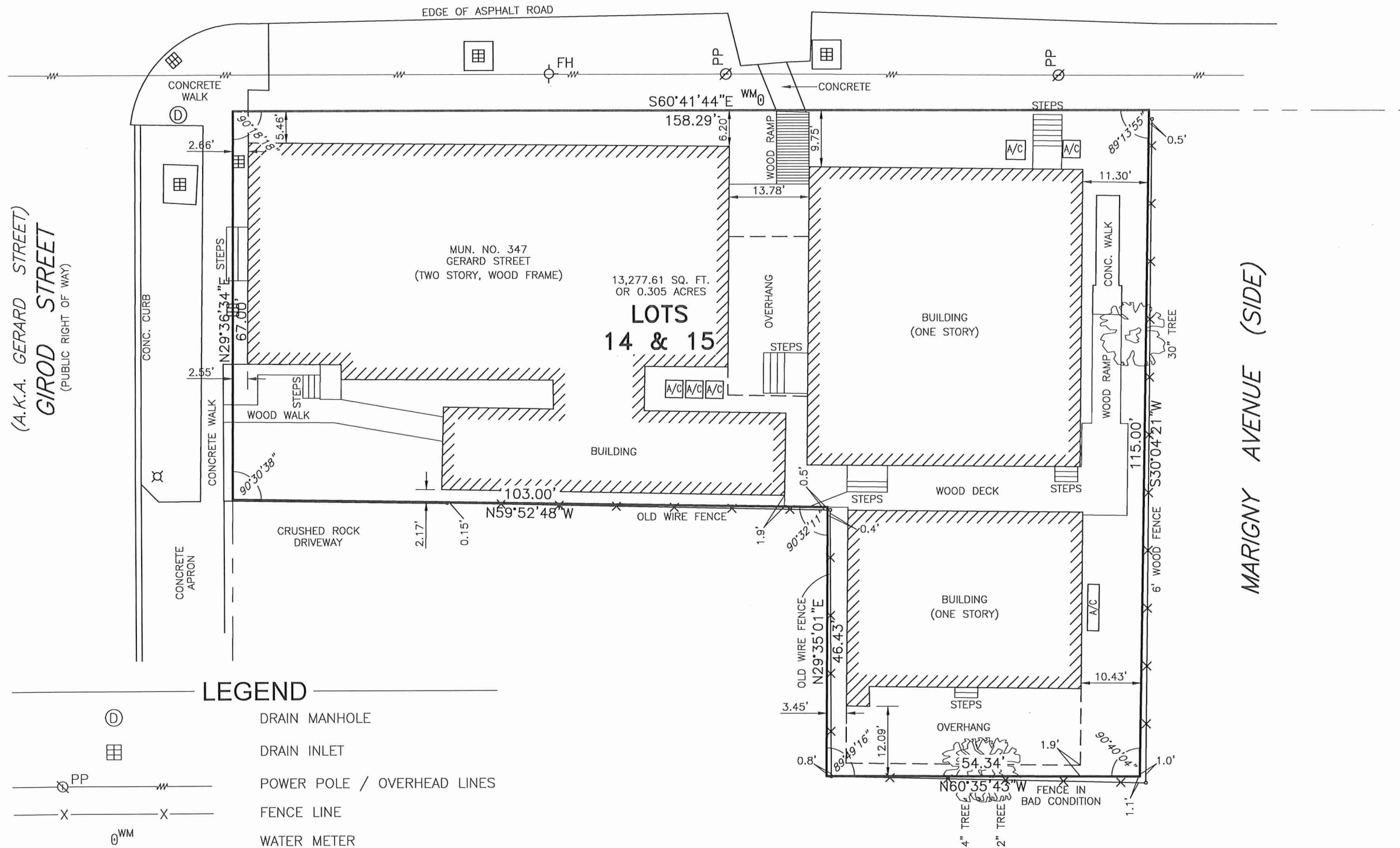
SITE PLAN ~ PROPOSED THEATER FOR
"116"
UNITED THEATER ARTISTS, INC.

OCT. 2, 1990

RICHARD S. CALDWELL, ARCHITECT
P. O. BOX 429
FOLSOM, LOUISIANA 70437
(504) 796-9639

SURVEY OF
 LOTS 14 & 15
 SQUARE 12
 TOWN OF MANDEVILLE
 ST. TAMMANY PARISH, LA
 SCALE: 1" = 20'

MADISON STREET
 (PUBLIC RIGHT OF WAY)



NOTES:

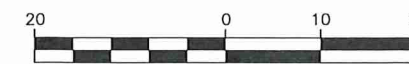
- 1) THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.
- 2) THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
- 3) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
- 4) ALL FENCE DIMENSIONS ARE MEASURED FROM FACE OF FENCE. FENCE IS ON THE PROPERTY LINE IF NO DIMENSION IS GIVEN.
- 5) REFERENCES: LEGAL DESCRIPTION, PREVIOUS SURVEY OF LOTS 14 & 15, SQUARE 12, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LA PERFORMED BY SURVEYS INCORPORATED, JOB NO. 299.
- 6) NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.
- 7) MUNICIPAL NUMBER: 347 GIROD STREET, MANDEVILLE, LA 70448.

LEGEND

- | | |
|--|-----------------------------|
| | DRAIN MANHOLE |
| | DRAIN INLET |
| | POWER POLE / OVERHEAD LINES |
| | FENCE LINE |
| | WATER METER |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | TREE |

JEFFERSON STREET (SIDE)

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

SURVEY MADE AT THE REQUEST OF DAVIE SHORING, INC.

3/10/2021

THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 29 FOR A CLASS "C" SURVEY.

BY
 RICHARD T. DADING, P.L.S.
 LA REGISTRATION NO. 4399

McKay & Associates, L.L.C.
 ENGINEERING ~ LAND SURVEYING
 #208 W. Judge Perez Dr., Ste. 2, Chalmette (504) 509-7603

CASE SUMMARY SHEET

CASE NUMBER: V24-10-29

DATE RECEIVED: September 17, 2024

DATE OF MEETING: October 8, 2024 and October 22, 2024

Address: 1940 Jefferson

Subdivision: Old Town of Mandeville, Square 9

Zoning District: B-3 Old Mandeville Business District

Property Owner: Linda Favaloro

REQUEST: V24-10-29 – Linda Favaloro requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations, Old Town of Mandeville, Square 9, B-3 Old Mandeville Business District, 1940 Jefferson Street

CASE SUMMARY:

The property is located on the south side of Jefferson St., east of Girod St., and west of Marigny Ave. The property measures 55’ x 127.90’ containing 7,034.5 sqft per a survey prepared by Randall Brown & Associates and dated 11.4.2021. The property is improved with a single family residential structure.

The structure and existing rear deck currently encroach 6’-8½” into the west property line, leaving a setback of 3’-4”. The owner is requesting to build a 10’ deck extension in line with the existing deck. The lot is zoned B-3 and has a frontage of 55’ requiring a side yard setback of 10’.

	Existing	Proposed	Change	Encroachment
West Side Setback	3’-4”	3’-4”	0’	6’-8½”

CLURO SECTIONS:

7.5.10.3. B-3 Site Development Regulations

Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section 8.1 establishes additional rules for application of lot and area requirements. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	
Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
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	
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Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setback encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	



24017


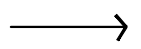
FAVALORO RESIDENCE

1940 JEFFERSON STREET, MANDEVILLE, LOUISIANA

PROJECT DATA:

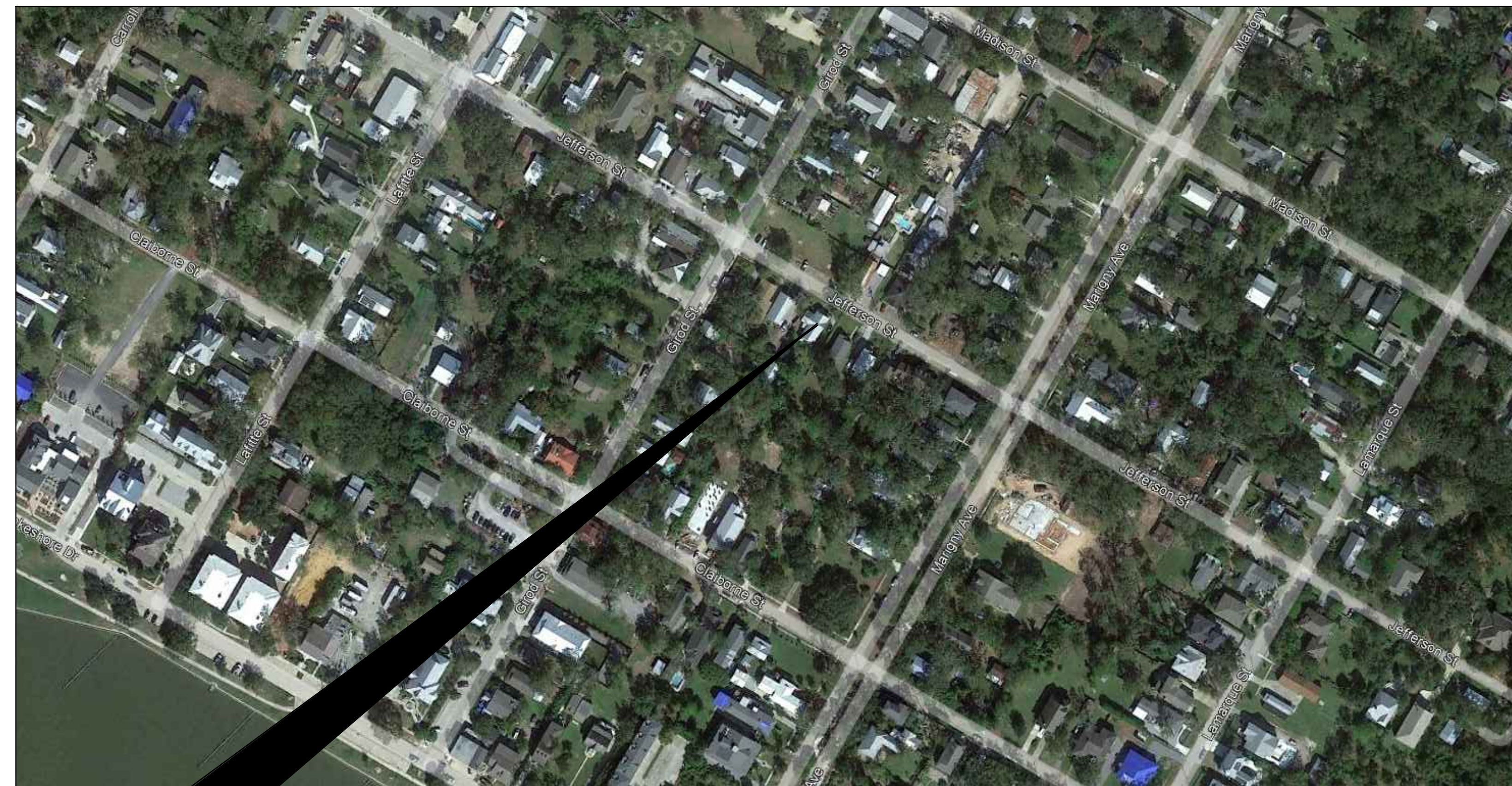
OCCUPANCY: IRC 2017 - SINGLE FAMILY RES.	
BUILDING AREA:	
EXISTING INTERIOR:	1,291 SF
EXISTING PORCHES:	322 SF
TOTAL EXISTING:	1,613 SF
PROPOSED INTERIOR:	1,567 SF
PROPOSED PORCHES:	313 SF
TOTAL PROPOSED:	1,880 SF

GENERAL NOTES:

1. WORK SHALL BE IN COMPLIANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE - 130 MPH BASIC WIND SPEED.
2. GENERAL CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL WORK BEGINNING ON THE DATE OR SUBSTANTIAL COMPLETION.
3. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IMC 2017, IEC 2015 & IRC 2017.
4. PLUMBING WORK SHALL BE IN ACCORDANCE WITH LA. STATE PLUMBING CODE 2017.
5. CONTRACTOR TO VERIFY SITE LOCATIONS FOR UTILITY TIE-INS AND COORDINATE WORK IN THESE AREAS WITH UTILITY COMPANIES. CONTRACTOR TO OBTAIN AND PAY FOR ASSOCIATED PERMITS AND IMPACT FEES.
6. CONTRACTOR TO DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND LA DEQ.
7. ALL PLYWOOD MATERIAL MUST BE IN ACCORDANCE WITH APA STANDARDS. SUBROOFING AND WALL SHEATHING MATERIAL TO BE 5/8" CDX WITH PANEL SUPPORTED EDGES. PROVIDE 3/4" CDX AND RIGID INSULATION SUBROOFING AT MODIFIED BITUMEN. PROVIDE ICE AND WATER SHIELD AT ALL ROOF LOCATIONS. PROVIDE 6 SHEETS OF 3/4" CD PLYWOOD FOR ATTIC DECKING.
8. GYP. BD. WALLS AND CLGS. TO BE LIGHT ORANGE PEEL FINISH. ALL INTERIOR PAINTED SURFACES SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS IN ACCORDANCE WITH PAINT MFR. RECOMMENDATIONS.
9. ALL EXPOSED PIPING IN ATTIC SHALL BE WRAPPED WITH 3/4" POLYSTYRENE INSULATION.
10. 5-1/2" BATTS IN ALL EXTERIOR WALLS (R-19), AND BETWEEN RAFTERS OF CEILING STRUCTURE (R-19), AND CLOSED CELL POLYURETHANE FOAM BENEATH FLOOR STRUCTURE (R-11).
11. INSULATE ALL INTERIOR WALLS WITH 3 1/2" UNFACED SOUND BATT INSULATION FROM FLOOR TO CEILING AND ABOVE CEILING IN ATTIC.
12.  ARROW INDICATES SURFACE DRAINAGE AND SWALES.
13.  ARROW INDICATES PAVED AREA DRAINAGE DIRECTION.
14. PROVIDE FENCING AROUND TREES TO REMAIN ALONG THEIR DRIP LINES AND MAINTAIN THAT PROTECTION THROUGHOUT CONSTRUCTION.

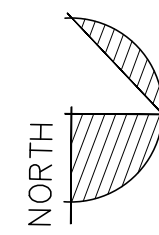
DRAWING INDEX:

COVER	INDEX, STRUCTURAL DATA, PROJECT DATA
SURVEY	
A1.0	SITE PLAN
A2.0	EXISTING FLOOR PLAN
A2.1	DEMOLITION FLOOR PLAN
A2.2	PROPOSED FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A2.4	STAIR PLANS + DETAILS
A2.5	BUILDING SECTION
A3.0	FINISH AND OPENING SCHEDULES
A4.0	EXISTING BUILDING ELEVATIONS
A4.1	FRONT BUILDING ELEVATIONS
A4.2	REAR BUILDING ELEVATIONS
A4.3	CAR PORT ELEVATIONS
S1.0	PROPOSED FOUNDATION PLAN
S1.1	CAR PORT STRUCTURAL PLANS
S2.0	CAR PORT ROOF PLAN & SECTION



SITE

VICINITY MAP
N.T.S.



STRUCTURAL LOADING-

2021 IBC, FIGURE 1609
 ULTIMATE DESIGN WIND SPEED, 130 MPH
 NOMINAL DESIGN WIND SPEED, 96 MPH

(IBC 1609.2) - WIND BORNE DEBRIS REGION. PORTIONS FOR HURRICANE-PRONE REGIONS THAT ARE WITHIN 1 MILE (1.61 KM) OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH (48 M/S) OR GREATER +/- OR HAWAII. (IBC 1609.3) - THE BASIC WIND SPEED, IN MPH, FOR THE DETERMINATION OF THE WIND LOADS SHALL BE DETERMINED BY FIGURE 1609. BASIC WIND SPEED FOR THE SPECIAL WIND REGIONS INDICATED, NEAR MOUNTAINOUS TERRAIN AND NEAR GORGES SHALL BE IN ACCORDANCE WITH SECTION 6.5.4 OR ASCE7.

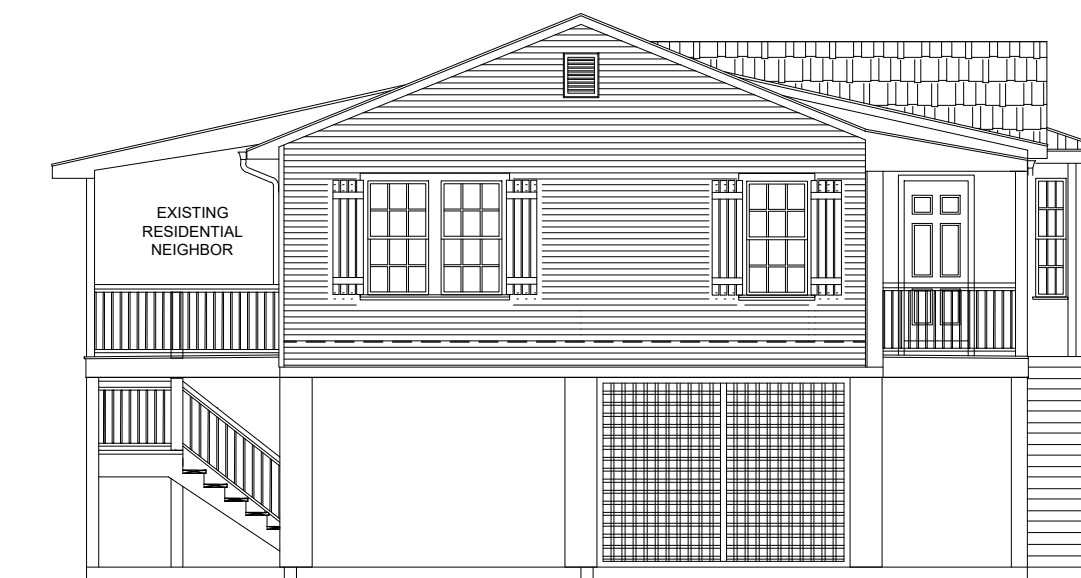
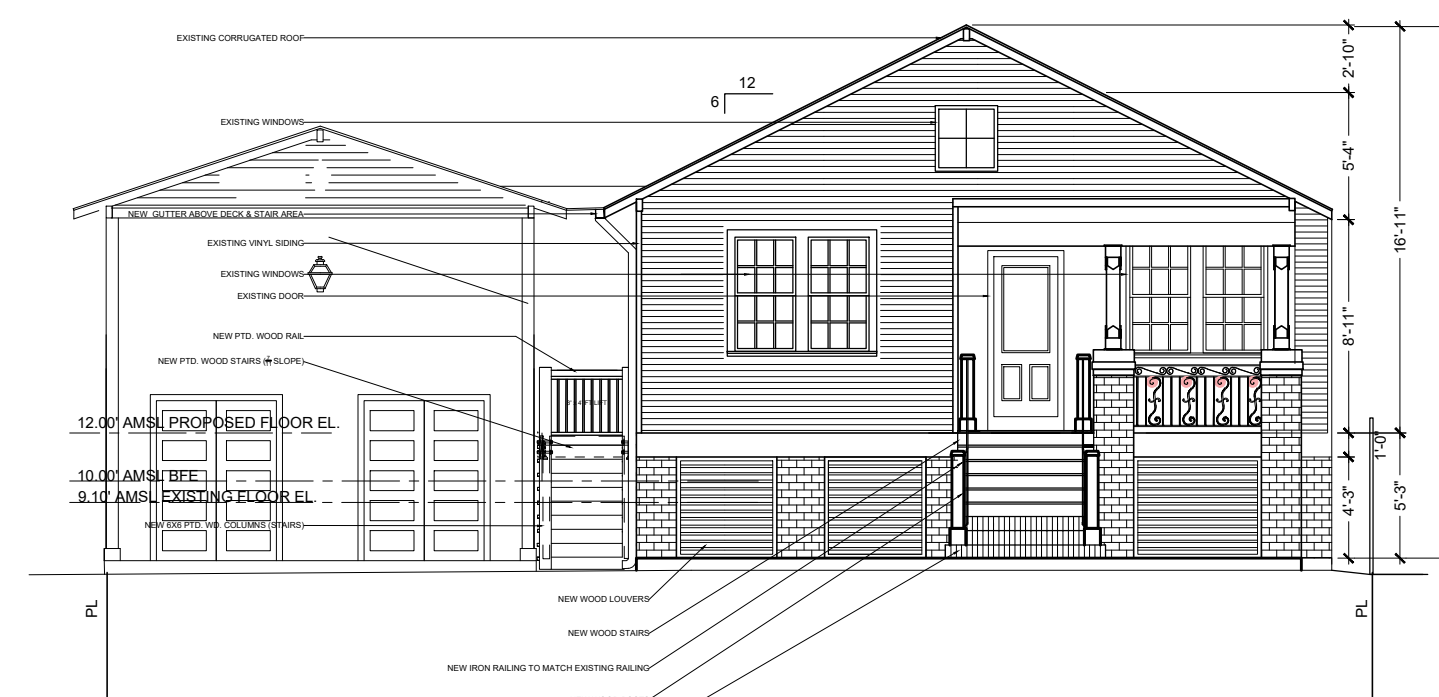
PROJECT IS NOT IN A WIND BORNE DEBRIS REGION.

IN NON-HURRICANE-PRONE REGIONS, WHEN THE BASIC WIND SPEED IS ESTIMATED FROM REGIONAL CLIMATIC DATA, THE BASIC WIND SPEED SHALL BE NOT LESS THAN THE WIND SPEED ASSOCIATED WITH AN ANNUAL PROBABILITY OF 0.02 (50-YEAR MEAN RECURRENCE INTERVAL), AND THE ESTIMATE SHALL BE ADJUSTED FOR EQUIVALENCE TO A 3-SECOND GUST WIND SPEED AT 33 FEET (10 M) ABOVE GROUND IN EXPOSURE CATEGORY 'C'. THE DATA ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 6.5.4.2 OF ASCE7.

BUILDING FRAME AND COMPONENTS DESIGNED BASED ON LOADS FROM ASCE7-05.

ENCLOSED BUILDING
 RISK CATEGORY 'II' (IBC 1604.5)
 SNOW LOAD = 0 (IBC 1608.2)
 WIND EXPOSURE 'B' (IBC 1609.4)
 WIND IMPORTANCE FACTOR = 1.0
 INTERNAL PRESSURE COEFFICIENT = 1.18
 COMPONENT, CLADDING WIND PRESSURE=35.2 PSF
 MAIN WIND RESISTING SYSTEM = DIAPHRAGM
 FLOOR LIVE LOADS - 40 PSF
 FLOOR DEAD LOADS - 20 PSF
 ROOF LIVE LOAD - 40 PSF
 LIMITED STORAGE ATTIC LIVE LOAD - 20 PSF

FLOOD ZONE REQUIREMENTS:
 PROJECT IS IN FLOOD ZONE 'AE', BFE EL 10' + 2' = 12'



STREET VIEW
1/8" = 1'-0"

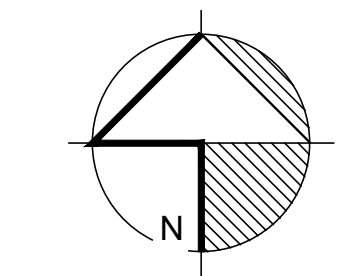
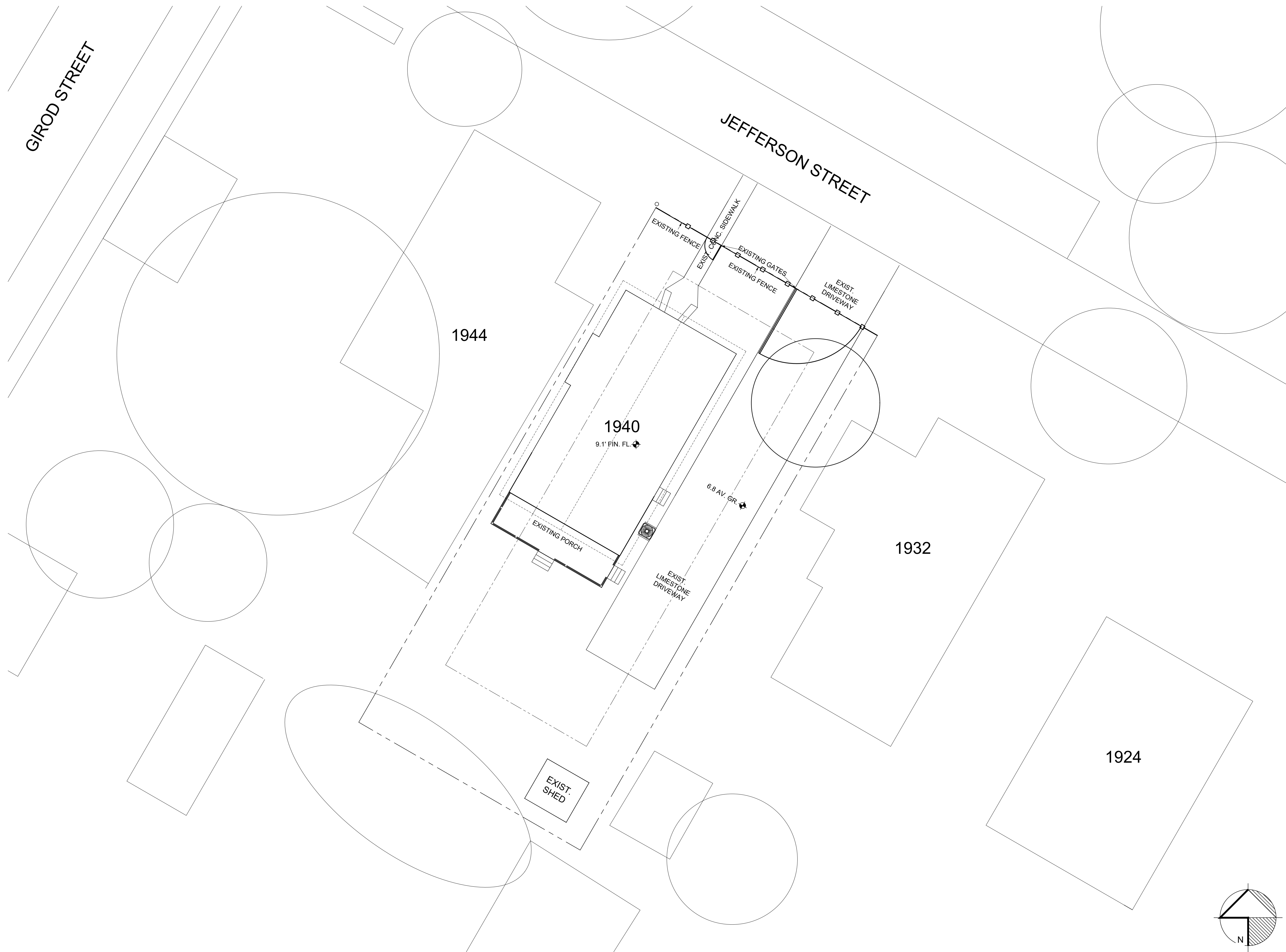
KVS architecture

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



ELEVATION & PORCH FOR:
FAVALORO RESIDENCE
 1940 Jefferson St., Mandeville, LA 70448

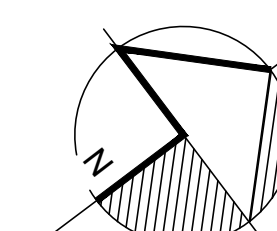
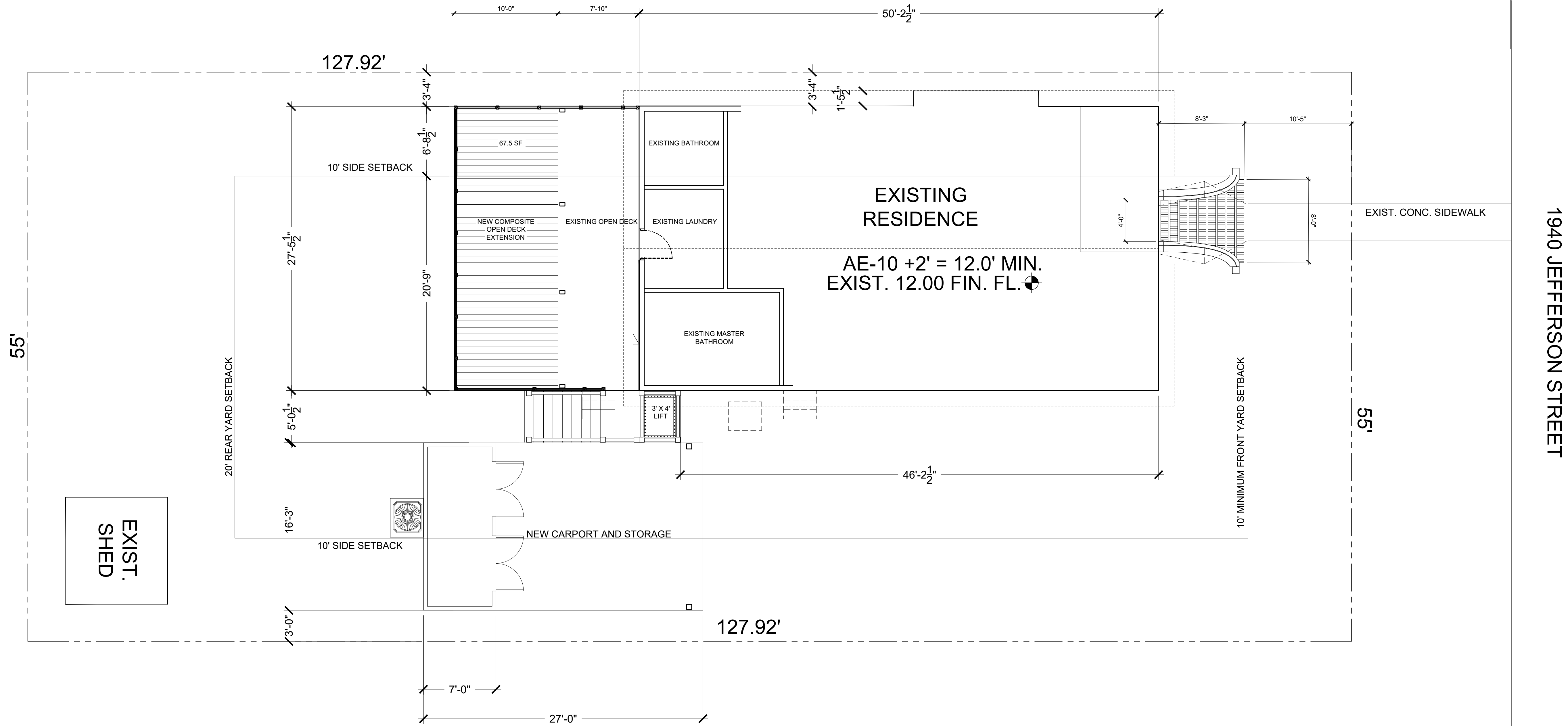
8.28.24



1 SITE PLAN
3/32" = 1'-0"

ELEVATION AND PORCH FOR:
FAVALORO RESIDENCE
 1940 JEFFERSON STREET, MANDEVILLE, LA 70448

REVISIONS:
DATE: 8.28.24
PROJECT No: 24017
DRAWING: A1.0



1 PROPOSED FLOOR PLAN
3/16" = 1'-0"

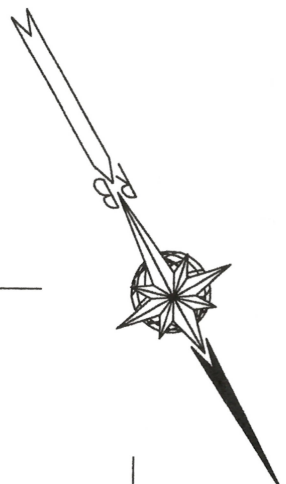
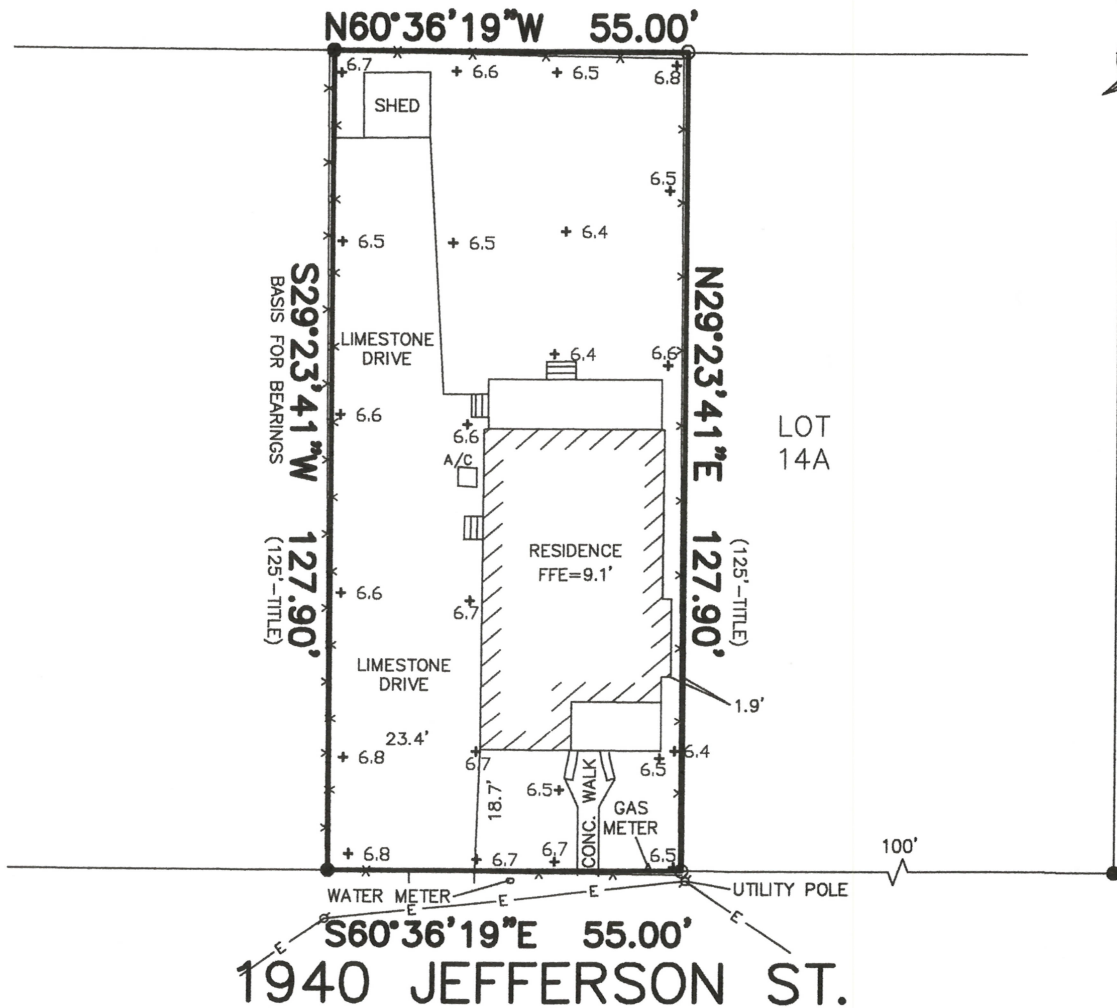
ELEVATION AND PORCH FOR:
FAVALORO RESIDENCE
1940 JEFFERSON STREET, MANDEVILLE, LA 70448

REVISIONS:	△ 9.17.24
DATE:	8.28.24
PROJECT No:	24017
DRAWING:	A2.2

CLAIBORNE STREET (SIDE)

MARIGNY AVE. (SIDE)

GIROD STREET



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

REFERENCE:
SURVEY BY NED WILSON
Map File No.: 4770B
Date Filed: 2-04-2009

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

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

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

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

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

Survey of
A PORTION OF GROUND SITUATED IN SQUARE 9
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
WESLEY FAVALORO

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. NO. 04586

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

Randall W. Brown
REGISTERED PROFESSIONAL LAND SURVEYOR
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

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

Date: NOVEMBER 4, 2021
Survey No. 21666
Project No. (CR5) D21666

Scale: 1" = 30' ±
Drawn By: RJB
Revised: