

CASE SUMMARY SHEET

CASE NUMBER: V24-11-31/R24-11-07

DATE RECEIVED: October 24, 2024

DATE OF MEETING: November 11, 2024 and December 10, 2024

Address: 303 West St

Subdivision: West Beach Parkway, Square 8 Lots 3 & 4

Zoning District: R-1 Single Family Residential

Property Owner: Edward J. Laine, Jr.

REQUEST: V24-11-31/R24-11-07 – Edward J. Laine, Jr. requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Section 4.2.4.5. Provisions for Legally Non-Conforming Lots-of-Record and to subdivide into Lots 3 & 4, West Beach Parkway, Square 8 Lots 3 & 4, R-1 Single Family Residential, 303 West Street

CASE SUMMARY:

The property at 303 West is located on the east side of West St., north of Center St., and south of North St. The property measures 100' x 125' and has a square footage of 12,500 per a survey prepared by Fuselier Surveying & Mapping and dated 9.18.2024. The property is currently improved with a single-family residence.

Lots 3 and 4 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. West Beach Parkway was originally platted with 50' lots.

A survey by Fuselier Surveying & Mapping dated 9.18.2024 has been submitted by the applicant. The contiguous lots of record are a total of 100' along West St. and 125' in depth, containing 12,500 square feet. The applicant is requesting to subdivide the parcel into two lots, each measuring 50' x 125'. The proposed lots will be deficient 40' in frontage and 4,550 sq. ft. in area. Lot 3 is currently improved with a single-family residence. Lot 4 is currently unimproved.

The structure located on lot 3 is non-conforming as the south side setback is 4'. The required setbacks are 8'.

Existing Lot	Current	Required	Difference
Width	100'	90'	+10'
Depth	125'	120'	+5'
Area	12,500 sqft	10,800 sqft	+1,700 sqft

Lot 3	Proposed	Required	Difference
Width	50'	90'	-40'
Depth	125'	120'	+5'
Area	6,250 sqft	10,800 sqft	-4,550 sqft

Lot 4	Proposed	Required	Difference
Width	50'	90'	-40'
Depth	125'	120'	+5'
Area	6,250 sqft	10,800 sqft	-4,550 sqft

Public Works has reviewed the proposed survey and determined that additional sewer and water services will be needed. 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.

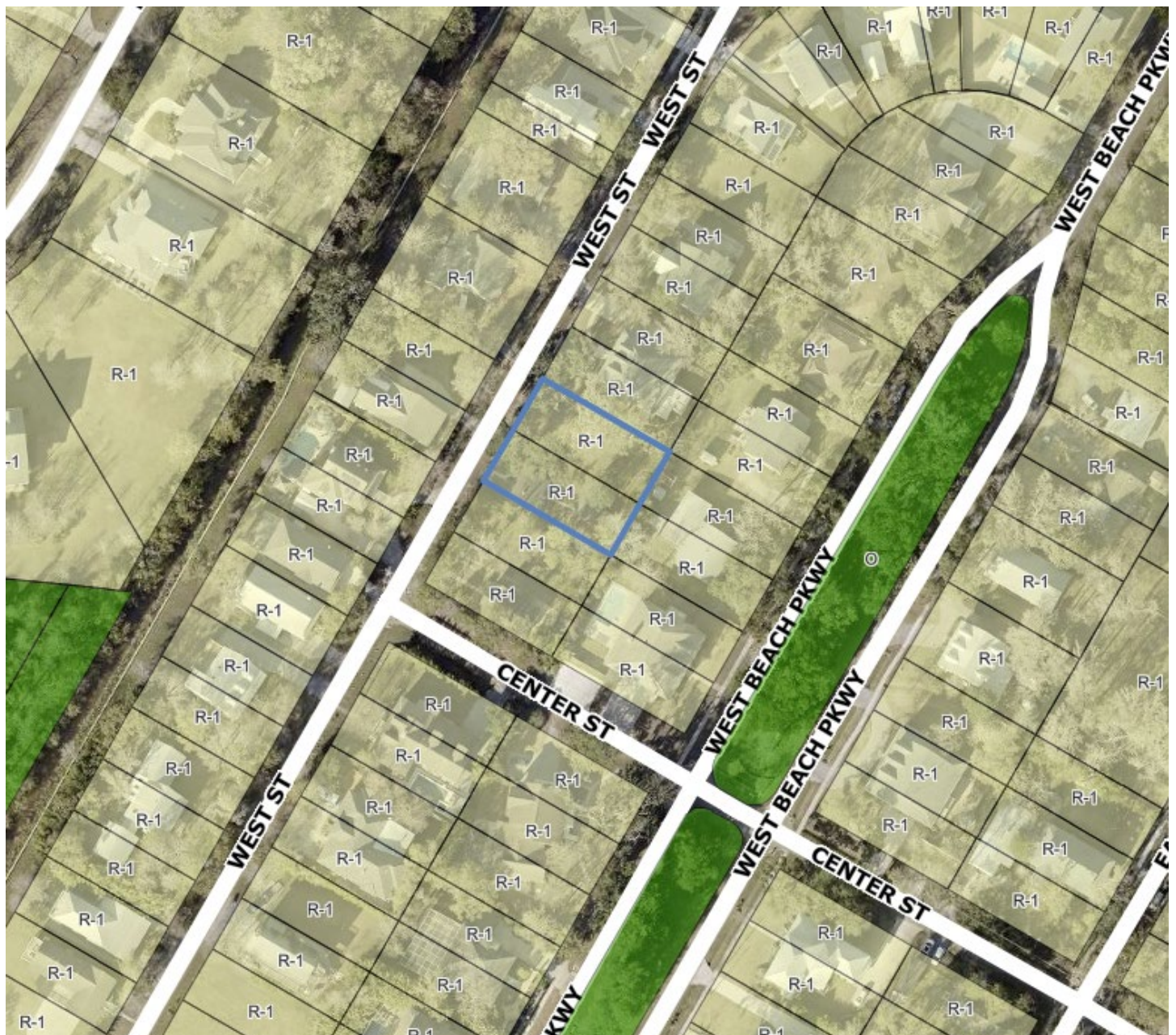
4. When one or more lots abut one or more lots that do not meet minimum requirements, the lots may be reconfigured to increase the conformity of the substandard lots, provided that the remaining parcel or parcels conform to minimum standards.

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.

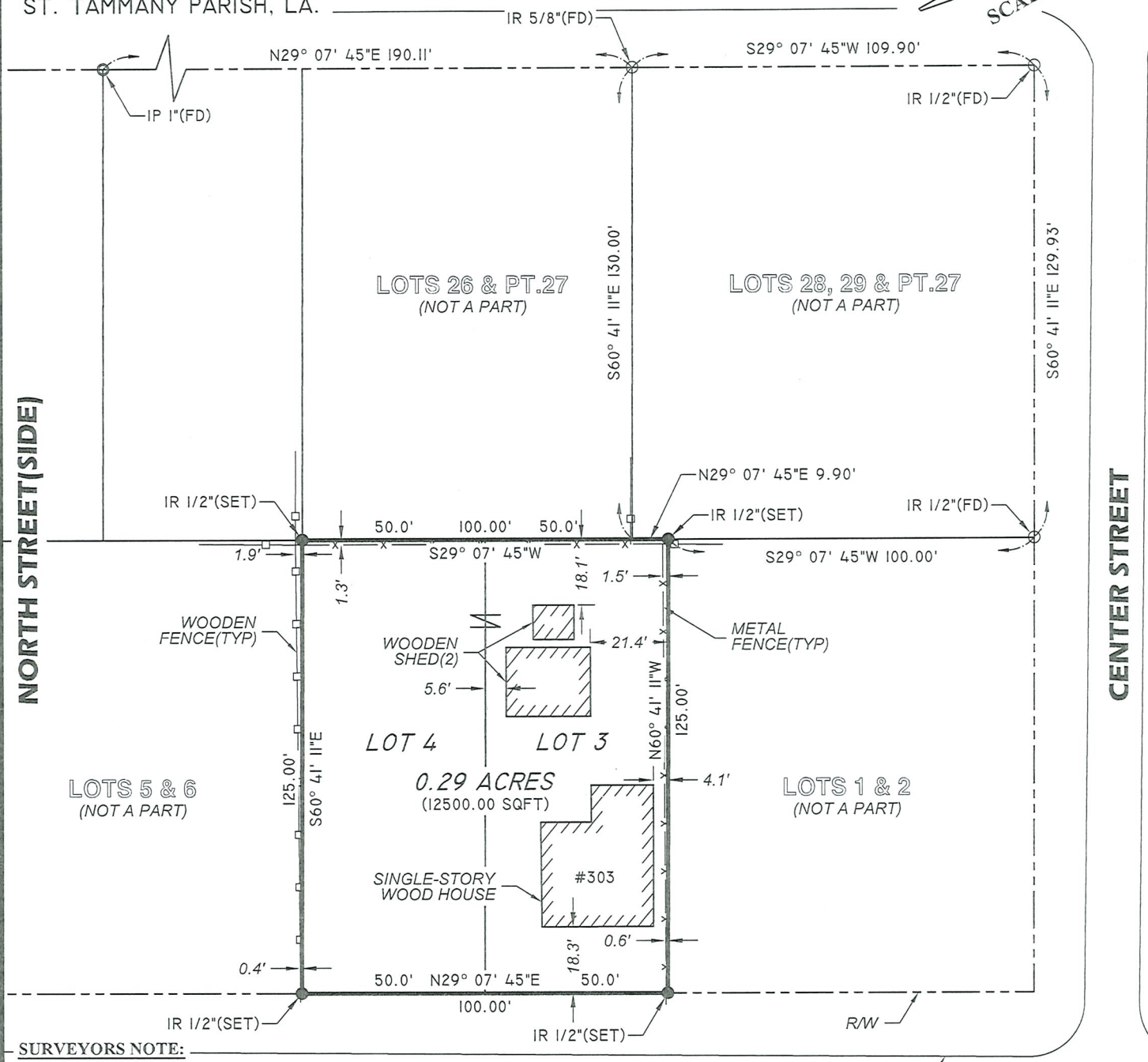
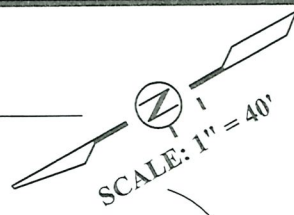






LOTS 3 & 4
 SQUARE 8
 WEST BEACH PKWY. SUB.
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LA.

W. BEACH PKWY.



SURVEYORS NOTE:

THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS. CORNERS NOT MONUMENTED OTHER THAN SHOWN.

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2202020427D HAVING AN EFFECTIVE DATE OF 5/16/2012 THIS PROPERTY IS LOCATED IN AN "AE" FLOOD ZONE. "AE" BASE FLOOD ELEVATION (BFE) IS 10.0 FT NAVD88

WEST STREET

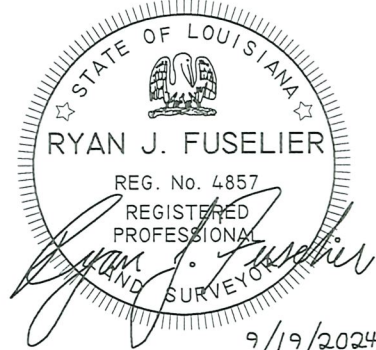
BEARING BASIS/REFERENCE PLAT:

1. BEARINGS ARE BASED ON GPS OBSERVATIONS AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET
2. MAP OF SURVEY OF LOTS 5 & 6, BLOCK 8, WEST BEACH PARKWAY, BY KELLY McHUGH, DATED 4/24/92, (INST# 817618).
3. MAP OF SURVEY OF LOTS 29, 28 & PT. 27, BY JAMES H. COUTURIE, DATED 7/14/1981, (INST# 468139).

EDGE OF ASPHALT

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



**Map of Survey Made For
 Eddie Laine**

Being a certain portion of ground situated in the Town of Mandeville, St. Tammany Parish, Louisiana, more fully described as Lots 3 & 4, of Block Eight of West Beach Parkway Subdivision, and bearing a municipal address of 303 West Street, Mandeville, Louisiana 70448.

RYAN J. FUSELIER, PLS REG. NO. 4857
 150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



FUSELIER
 SURVEYING + MAPPING
 RJ FUSELIER & ASSOCIATES LLC
 FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No.	24NO122
DRAFTED	CDR
DATE:	9/18/24
SHEET:	01

DATE	REVISION DESCRIPTION	BY
10/15/24	ADDED DIMENSIONS	CDR

CASE SUMMARY SHEET

CASE NUMBER: V24-11-32

DATE RECEIVED: October 25, 2024

DATE OF MEETING: November 12, 2024, and December 10, 2024

Address: 348 Girod

Subdivision: Old Town of Mandeville, Square 11, Lot 11A

Zoning District: B-3 Old Mandeville Business District

Property Owner: Jason Coffey

REQUEST: V24-11-32 – Jason Coffey requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations, Old Town of Mandeville, Square 11 Lot 11A, B-3 Old Mandeville Business District, 348 Girod Street

CASE SUMMARY:

The property is located on the southwest corner of Girod St. and Madison St. The property measures 63.88’ x 96.50’ containing 6,164.42 sqft per a survey prepared by John Bonneau & Associates and dated 11.10.2015. The property is currently improved with a commercial structure.

The owner is planning to renovate and expand the existing building by turning it into a two-story structure with retail on the bottom and an apartment on the second floor. As part of this renovation the building will be elevated to base flood elevation + 2’, a new front corner entry stair, a 6’ deep porch is proposed to be added to the perimeter of the building.

The existing structure currently encroaches into the street side setback by 2’-3”. The applicant is requesting to expand the footprint of the building, in-line with that encroachment. The applicant is also requesting to encroach 1’-4” into the interior side setback with the addition. The application states that this request is to help the building appear properly massed and scaled once it is raised.

A new entry stair is being added to the northeast corner of the building. The stairs will encroach into the front setback by 1’-6” and into the street side setback an additional 2’-7” past the existing encroachment.

	Existing	Proposed	Change	Encroachment
Front Setback	15’	13’-6”	-1’-6”	1’-6”
Rear Setback	20’	22’-1”	+1’-1”	0’
Street Side Setback	12’-6”	9’-11”	-2’-7”	5’-1”
Interior Side Setback	22’-4”	10’-8”	-11’-8”	1’-4”

The structure is located within the Historic District so all exterior changes will have to be reviewed and approved by the Historic Preservation District Commission.

CLURO SECTIONS:

7.5.10.3. B-3 Site Development Regulations

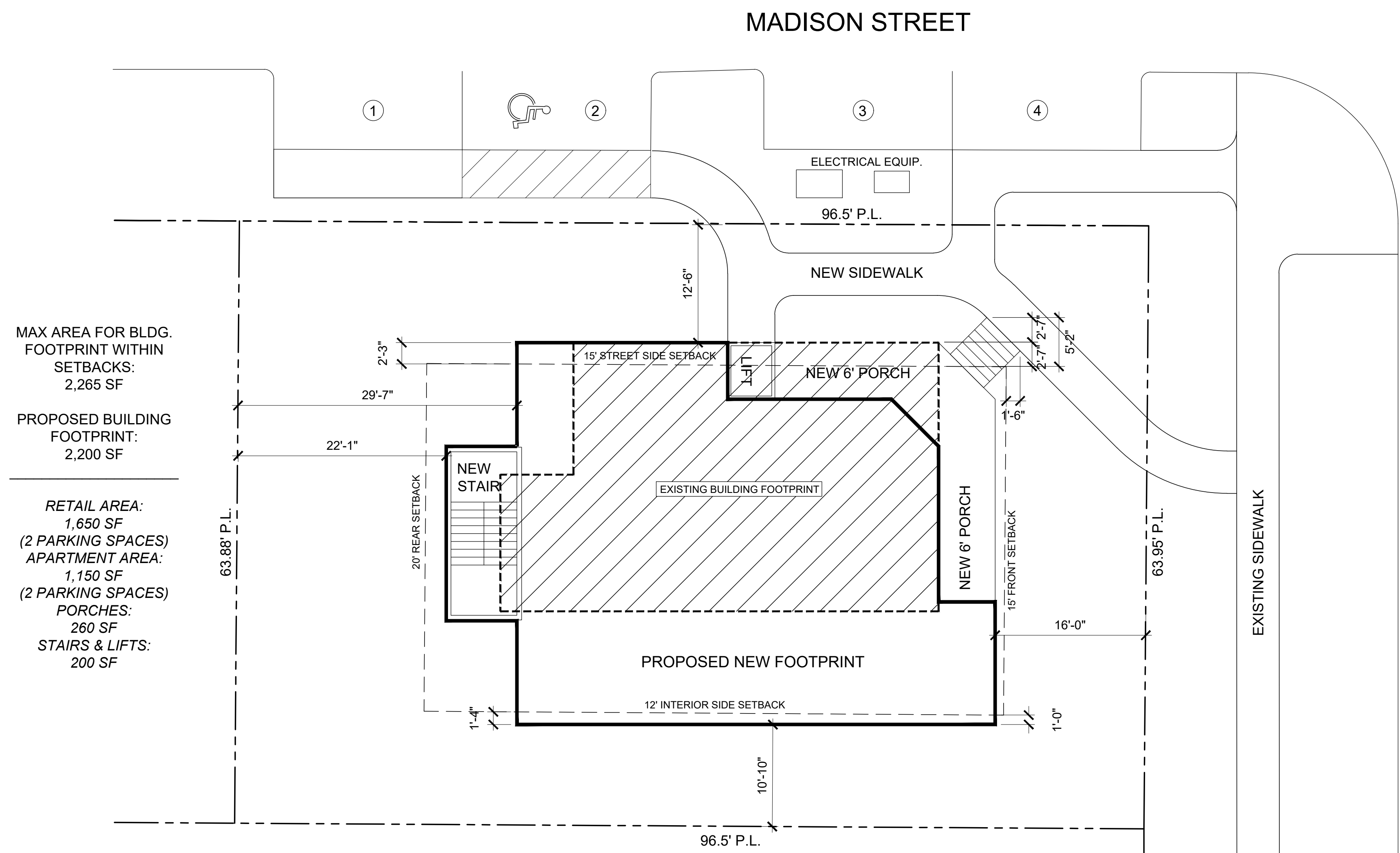
Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section 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%	

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





MAX AREA FOR BLDG. FOOTPRINT WITHIN SETBACKS: 2,265 SF

PROPOSED BUILDING FOOTPRINT: 2,200 SF

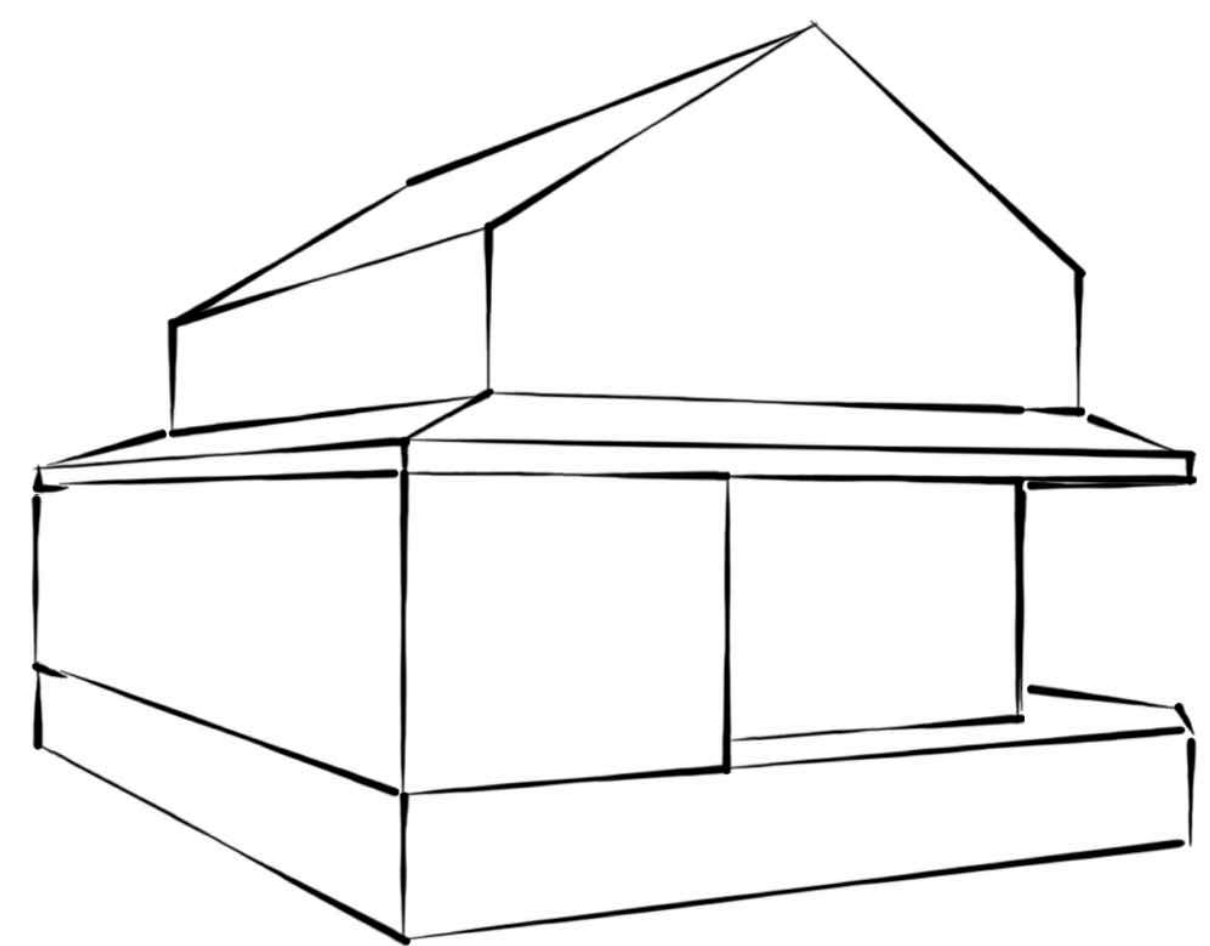
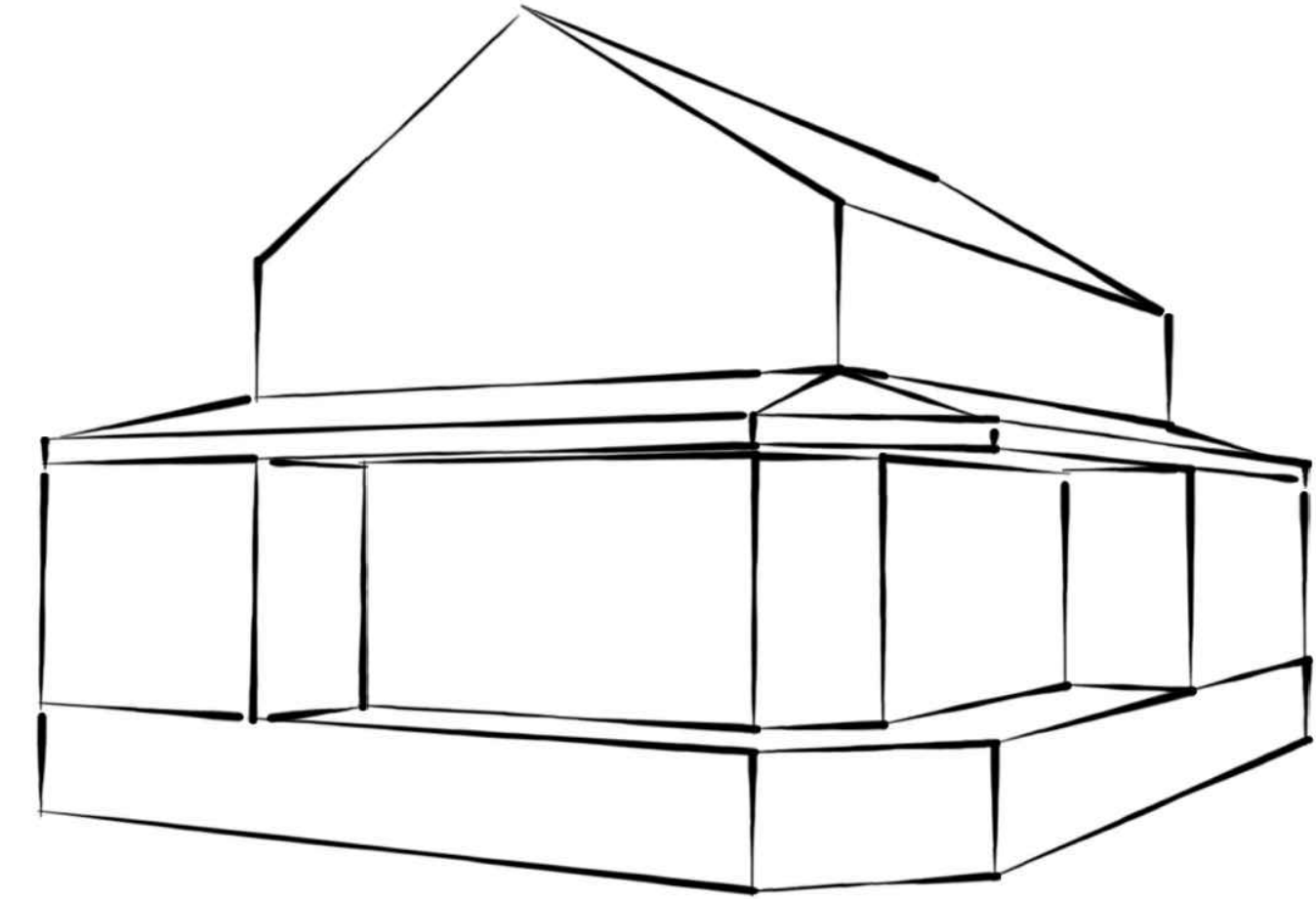
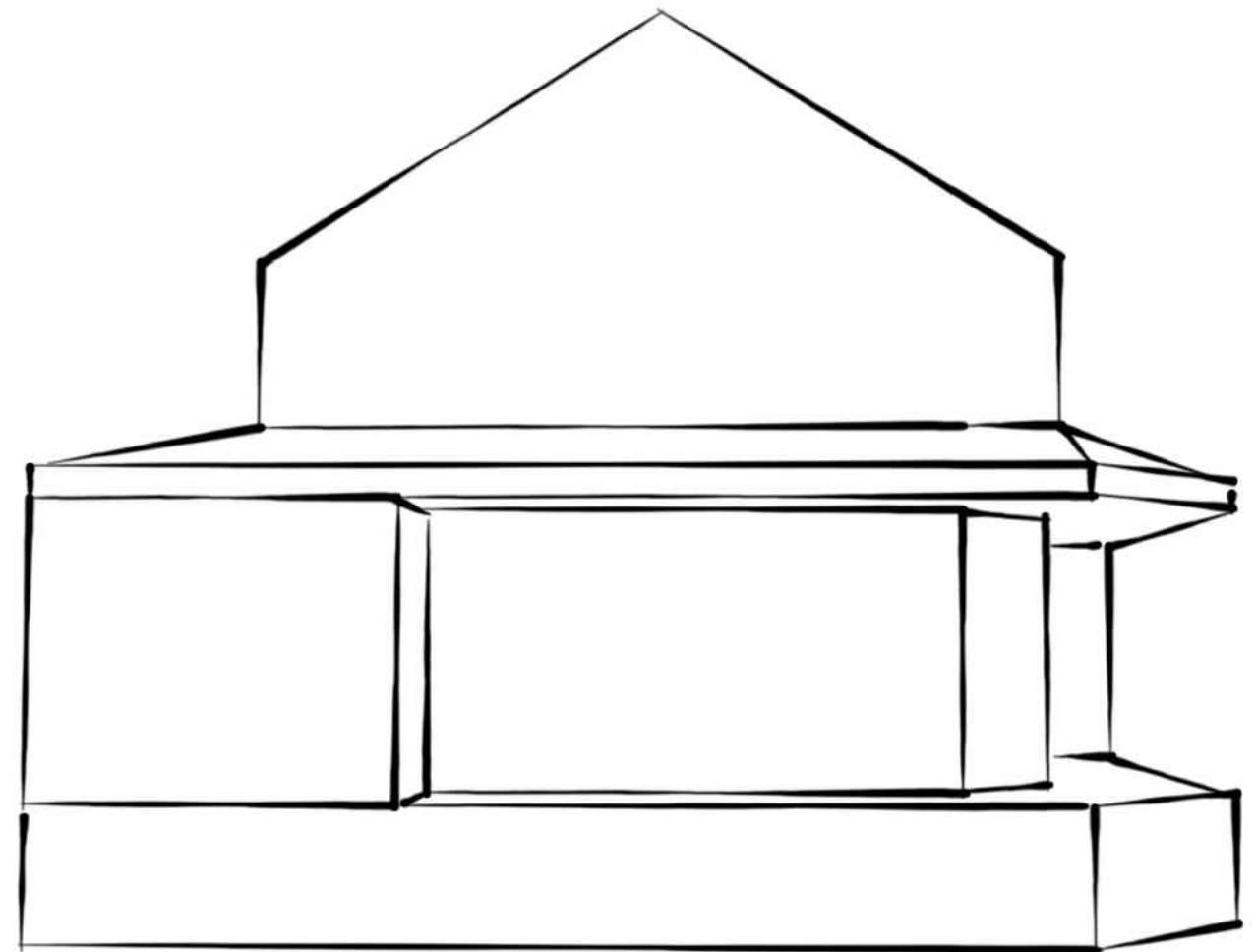
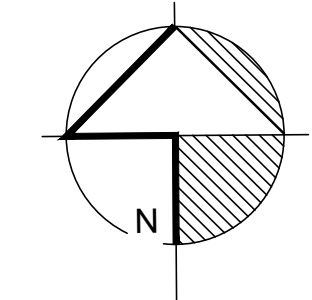
RETAIL AREA: 1,650 SF (2 PARKING SPACES)

APARTMENT AREA: 1,150 SF (2 PARKING SPACES)

PORCHES: 260 SF

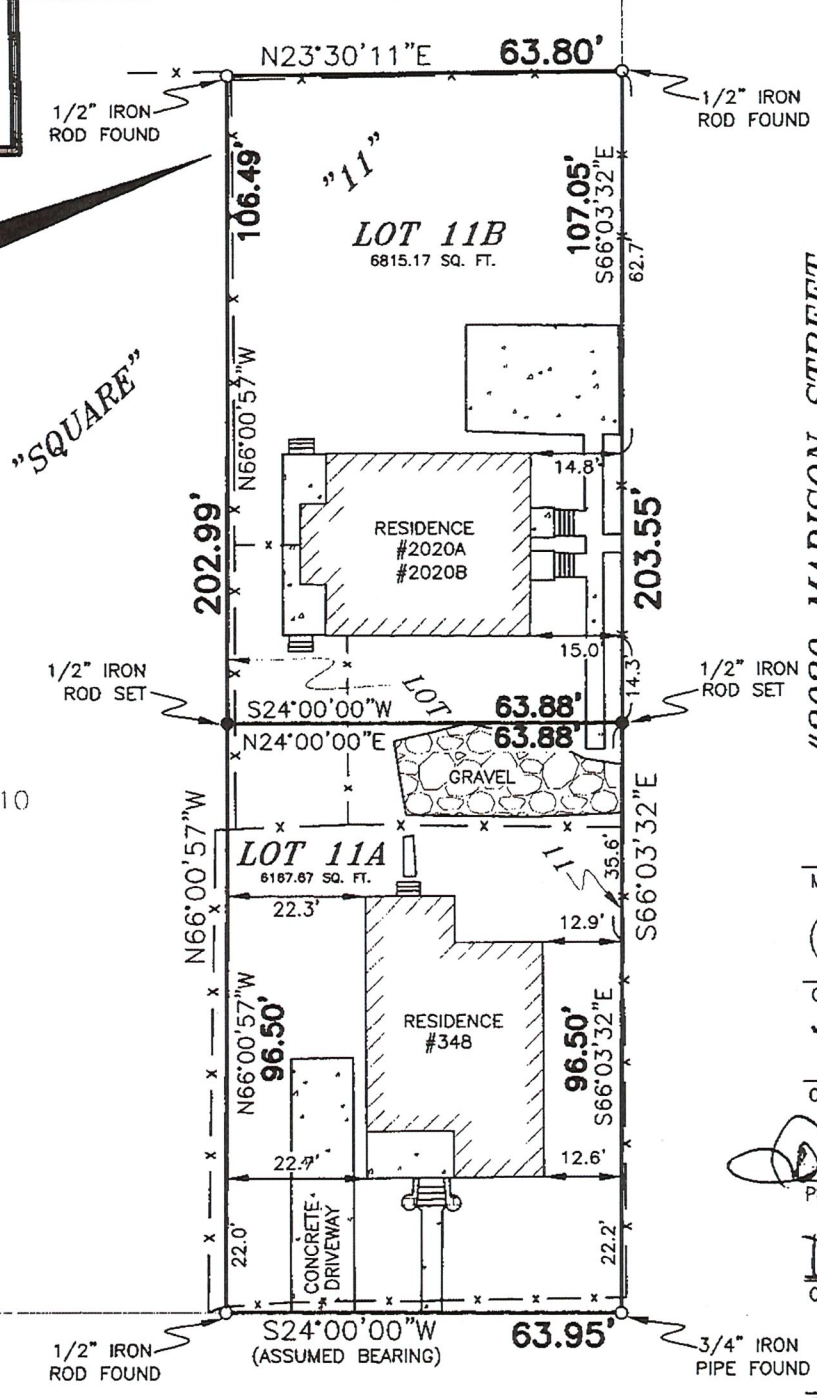
STAIRS & LIFTS: 200 SF

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



2 FORM CONCEPT
NO SCALE

REVISIONS:
DATE: 10.28.24
PROJECT No: 22
DRAWING:



DESCRIPTION - LOT 11A:
 FROM THE NORTHEAST CORNER OF SQUARE 11, FORMING THE INTERSECTION OF GIROD STREET AND MADISON STREET, ALSO BEING THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING GO ALONG SAID RIGHT OF WAY OF GIROD STREET SOUTH 24 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 63.95 FEET TO A POINT; THENCE GO NORTH 66 DEGREES 00 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 96.50 FEET TO A POINT; THENCE GO NORTH 24 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 63.88 FEET TO A POINT; THENCE GO SOUTH 66 DEGREES 03 MINUTES 32 SECONDS EAST 96.50 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6167.67 SQ. FT. MORE OR LESS.

DESCRIPTION - LOT 11B:
 FROM THE NORTHEAST CORNER OF SQUARE 11, FORMING THE INTERSECTION OF GIROD STREET AND MADISON STREET GO NORTH 66 DEGREES 03 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING SOUTH 24 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 63.88 FEET TO A POINT; THENCE GO NORTH 66 DEGREES 00 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 106.49 FEET TO A POINT; THENCE GO NORTH 23 DEGREES 30 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 63.80 FEET TO A POINT; THENCE GO SOUTH 66 DEGREES 03 MINUTES 32 SECONDS EAST 107.05 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6815.17 SQ. FT. MORE OR LESS.

#2020 MADISON STREET

APPROVALS:

[Signature]
 MAYOR OF THE CITY OF MANDEVILLE

[Signature]
 CHAIRMAN OF PLANNING COMMISSION

[Signature]
 CITY ENGINEER OR PUBLIC WORKS DIRECTOR

[Signature] 11/18/15
 PLANNING DIRECTOR

[Signature]
 CLERK OF COURT

11-19-2015 5460D
 DATE FILED MAP FILE NO.

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 JOHN E. BONNEAU & ASSOCIATES, INC.

#348 GIROD STREET

BUILDING SETBACKS:
 FRONT: N/A
 SIDE: N/A
 SIDE STREET: N/A
 REAR: N/A

REFERENCE SURVEY:
 Survey map by Ned R. Wilson, PLS, dated November 7, 2007, having Job No. 12665.
BASIS FOR BEARINGS:
 Reference Survey.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" with a Base Flood Elevation of 10' in accordance with Community Panel No. 220202 0427 D ; Revised: MAY 16, 2012

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

A RESUBDIVISION MAP OF
LOT 11, SQUARE 11, CITY OF MANDEVILLE, *R15-10-03*
 into
LOTS 11A & 11B, SQUARE 11, CITY OF MANDEVILLE,
 situated in
 St. Tammany Parish, Louisiana
 for
RICKY BOSSE

Survey No. 2015 566 Drawn by: JCB Scale: 1" = 30'
 Date: NOVEMBER 10, 2015 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

This Survey is Certified True and Correct By
JOHN E. BONNEAU
 License No. 4423
 PROFESSIONAL
 LAND SURVEYOR
[Signature]
 John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423