

**CASE SUMMARY SHEET**

**CASE NUMBER: V25-01-01**

**DATE RECEIVED: December 9, 2024**

**DATE OF MEETING: January 14, 2025 and January 28, 2025**

**Address: 101 Juniper Ct**

**Subdivision: The Sanctuary, Lot 441**

**Zoning District: R-1 Single Family Residential District**

**Property Owner: Crosby Development**

**REQUEST: V25-01-01 – John Crosby requests a variance to CLURO Section 9.2.5.14. Tree and Shrub Pruning or Removal Permit Required, The Sanctuary, Lot 441, R-1 Single Family Residential District, 101 Juniper**

**CASE SUMMARY:**

The applicant owns the property at 101 Juniper Ct, located on the corner of Juniper Ct. and Purple Martin Ln. The property is irregular in shape and measures 99' along Juniper Ct., 169' along Purple Martin Ln, 179' along the rear property line, and 150' along the interior property line and contains approximately 20,639 sqft per survey prepared by Lowe Engineers and dated 05.09.2023. The property is currently unimproved.

The applicant is requesting to remove 5 pine trees along the property line that borders the neighboring residence at 105 Juniper Ct with the reasoning that they are located within "striking distance of a home". A picture was submitted by the applicant showing a tree on the property that had previously fallen during a storm and landed on a car parked in the neighboring driveway.

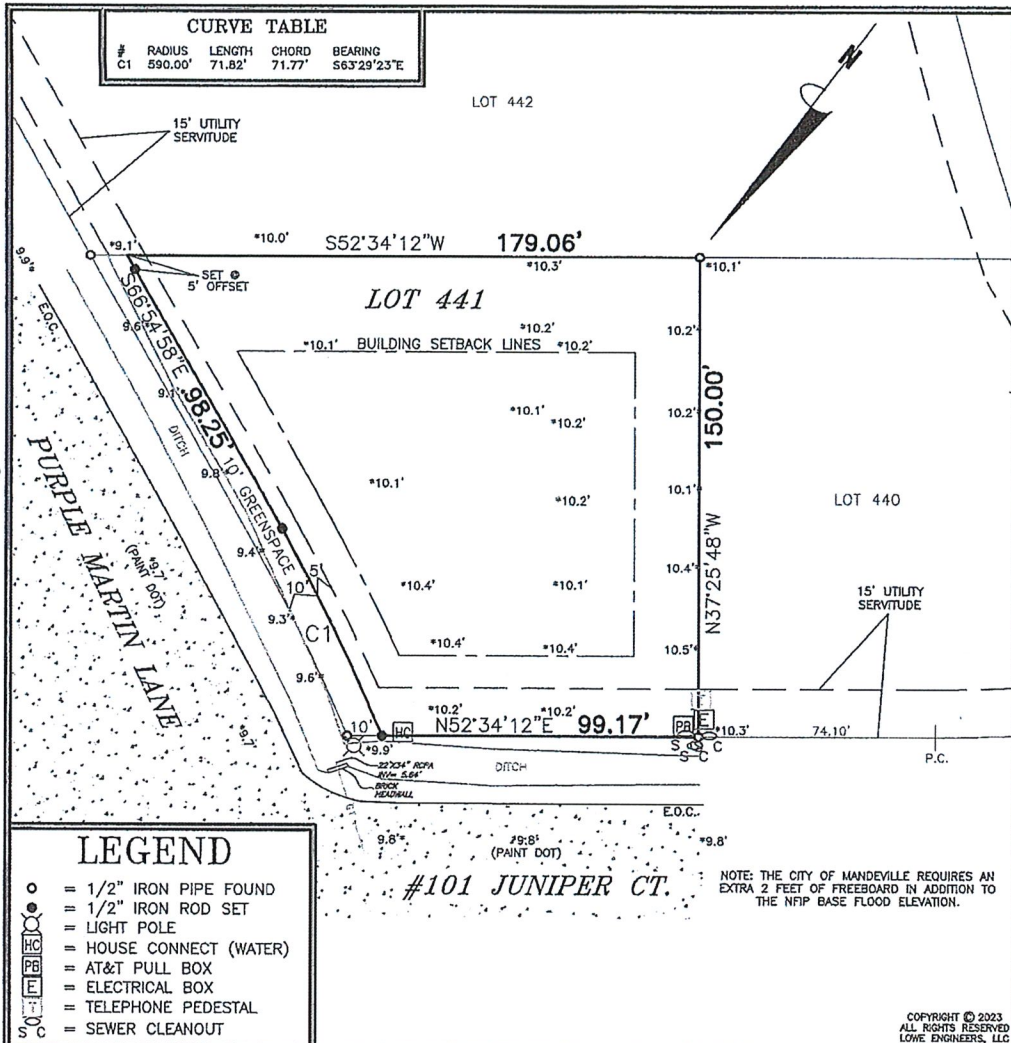
The property is currently undeveloped. As such, a tree removal permit will be issued for dead or diseased trees, or as part of a new construction permit. As part of the requirements for a new construction permit a minimum of 50% of all existing trees located in the setbacks must be preserved.

**CLURO SECTIONS:**

**9.2.5.14. Tree and Shrub Pruning or Removal Permit Required**

1. General. A tree and shrub pruning or removal permit shall be obtained from the building inspector when cutting, clearing, or removing any required Class A or Class B tree, or for pruning live oak trees as provided herein. A tree and shrub removal permit shall only be granted on
  - a. previously developed sites or for surveying, testing or removal of diseased or dead trees on undeveloped sites as provided in Article 7
  - b. in conjunction with the issuance of a new building permit
  - c. or if the tree or shrub proposed to be removed would be required if a new building permit were being applied for on the site.





| CURVE TABLE |         |        |             |
|-------------|---------|--------|-------------|
| #           | RADIUS  | LENGTH | BEARING     |
| C1          | 590.00' | 71.82' | S63°29'23"E |

| LEGEND |                         |
|--------|-------------------------|
|        | = 1/2" IRON PIPE FOUND  |
|        | = 1/2" IRON ROD SET     |
|        | = LIGHT POLE            |
|        | = HOUSE CONNECT (WATER) |
|        | = AT&T PULL BOX         |
|        | = ELECTRICAL BOX        |
|        | = TELEPHONE PEDESTAL    |
|        | = SEWER CLEANOUT        |

NOTE: THE CITY OF MANDEVILLE REQUIRES AN EXTRA 2 FEET OF FREEBOARD IN ADDITION TO THE NFIP BASE FLOOD ELEVATION.

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LOWE ENGINEERS, LLC

|  |   |  |
|--|---|--|
| <p><b>BUILDING SETBACKS:</b><br/>FRONT: 25'<br/>SIDE: 20'<br/>SIDE STREET: 15'<br/>REAR: 30'</p> <p><b>FLOODZONE NOTE:</b> 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) "X" with a Base Flood Elevation of N/A in accordance with Community Panel No. 220202 0313 D. Revised: MAY 16, 2012.</p> | <p><b>REFERENCE SURVEY:</b><br/>The recorded subdivision map.</p> <p><b>BASIS FOR BEARINGS:</b><br/>THE REFERENCE SURVEY.</p> | <p><b>NOTE:</b> Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.</p> <p><b>NOTE:</b> 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.</p> <p><b>NOTE:</b> 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.</p> |
|--|---|--|

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 "STANDARDS OF PRACTICE 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.

SURVEY MAP OF  
**LOT 441, THE SANCTUARY, PHASE 4C**  
 in the  
 City of Mandeville  
 St. Tammany Parish, Louisiana  
 for  
**H. CROSBY CONSTRUCTION, LLC**

|                      |               |                 |
|----------------------|---------------|-----------------|
| Survey No. 23-140212 | Drawn by: MAB | Scale: 1" = 40' |
| Date: MAY 09, 2023   | Revised:      |                 |



Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com  
e-mail: MandevilleTeam@loweengineers.com

STATE OF LOUISIANA

This Survey is Certified  
True and Correct By

**JOHN E. BONNEAU**  
 LICENSE No. 223  
 PROFESSIONAL  
 LAND SURVEYOR

John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 4429

24-9811

CITY OF MANDEVILLE TREE REMOVAL APPLICATION



All applications can be submitted digitally to [permits@cityofmandeville.com](mailto:permits@cityofmandeville.com)

APPLICANT'S INFORMATION

Name: Harry Crosby Jr.

E-mail: [REDACTED]

Phone: [REDACTED]

OWNER INFORMATION

Owner's name: Crosby Development Company

Phone: [REDACTED]

Address: 1 Sanctuary Blvd Mandeville, LA 70471

E-mail: [REDACTED]

PROPERTY INFORMATION

Current use of property:  Mixed use  Commercial  Residential  Multi-family  Undeveloped lot

Address of Tree (if different from above): 101 Juniper Ct Mandeville, LA 70471

Number of Trees to be removed: 5

Number of Trees to be pruned: \_\_\_\_\_

Are any of them Live Oaks?  Yes  No

If Yes has an arborist evaluated the trees?  Yes  No If yes, please provide report.

CONTRACTOR INFORMATION

Contractor: Tammany Tree Service

Arborist License #: LA AR 1631

Address: 728 Hwy 1085 Madisonville, LA 70447

Phone: 318-623-5710

Registered with City?  Yes  No Estimated cost: [REDACTED] Proposed Start Date: 11/08/24

I agree to comply with City of Mandeville's Tree Ordinance as outlined in Article 9 of the CLURO.

Signature of Property Owner [Signature]

Signature of Applicant (if different) [Signature]

Checklist:

- Completed application with signatures
- Tree survey/site plan
- Trees to be removed are clearly marked with ribbon or string (Do not use paint)
- At least one color photo of each tree being applied for. Attach additional photos as needed.
- Replanting plan/statement if replacement trees are needed
- A letter of approved action from homeowner's association (if applicable)
- Pay fees

The property owner/owner's representative certifies that the information provided and all attached, drawings, photos and/or tree plans are true to the best of their knowledge and any false/ incorrect information can result in the revocation and/or denial of the permit.

Trees to be removed: (use additional paper if more than 6 trees)

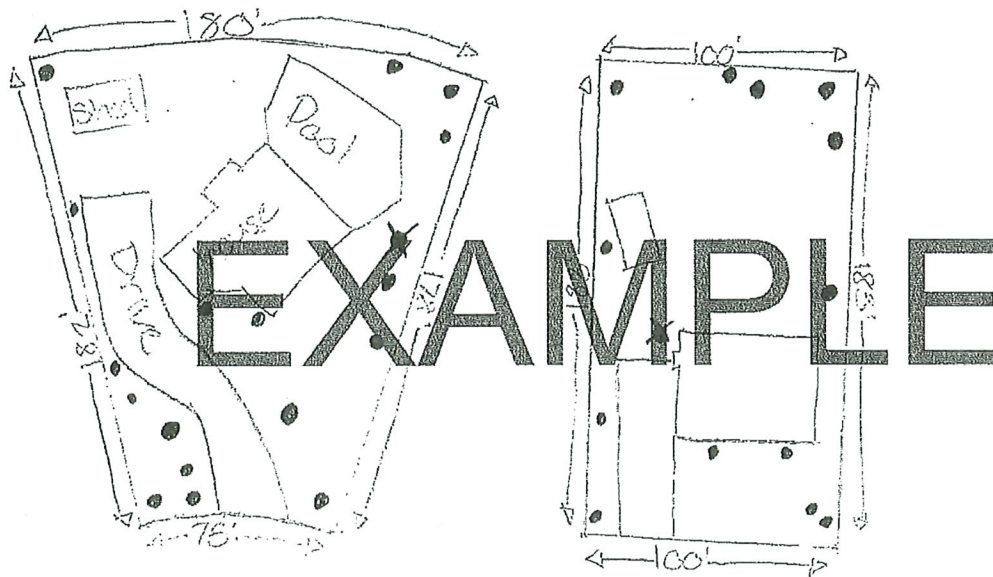
|                 |      |     |    |        |                             |
|-----------------|------|-----|----|--------|-----------------------------|
| Tree #1 Species | Pine | Dbh | 28 | Reason | Striking distance of a home |
| Tree #2 Species | Pine | Dbh | 32 | Reason | Striking distance of a home |
| Tree #3 Species | Pine | Dbh | 31 | Reason | Striking distance of a home |
| Tree #4 Species | Pine | Dbh | 34 | Reason | Striking distance of a home |
| Tree #5 Species | Pine | Dbh | 33 | Reason | Striking distance of a home |
| Tree #6 Species |      | Dbh |    | Reason |                             |

### Tree Survey

– Sketch a dimensioned site plan or use a survey to show:

1. Location of all existing trees and the tree(s) to be removed; and
2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

EXAMPLE:



Please use a separate sheet of paper for tree survey

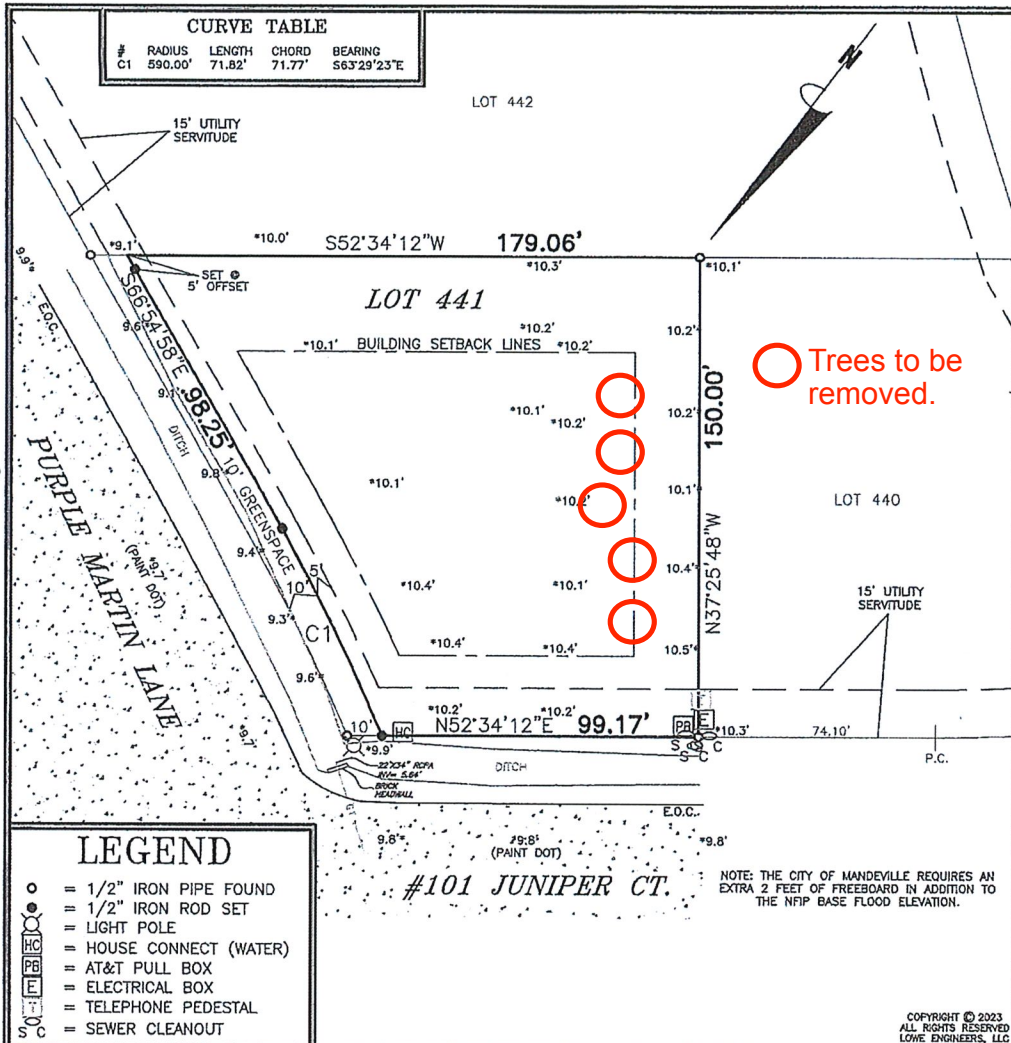












**BUILDING SETBACKS:**  
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**REFERENCE SURVEY:**  
 The recorded subdivision map.

**BASIS FOR BEARINGS:**  
 THE REFERENCE SURVEY.

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Survey No. 23-140212      Drawn by: MAB      Scale: 1" = 40'  
 Date: MAY 09, 2023      Revised:

|  |  |   |
|--|--|---|
|  | Professional Land Surveyors<br>Planners and Consultants<br>1011 NORTH CAUSEWAY BLVD., SUITE 34<br>MANDEVILLE, LA 70471<br>OFFICE NO. (985)845-1012<br>FAX NO. (985)845-1778<br>www.lowengineers.com<br>e-mail: MandevilleTeam@lowengineers.com | This Survey is Certified True and Correct By<br><br>JOHN E. BONNEAU<br>LICENSE No. 223<br>PROFESSIONAL ENGINEER<br>John E. Bonneau<br>Professional Land Surveyor<br>Registration No. 4429 |
|--|--|---|

**From:** [Cara Bartholomew](#)  
**To:** [Tina Myers](#)  
**Subject:** Fw: 101 Juniper Court  
**Date:** Tuesday, January 14, 2025 10:44:58 AM  
**Attachments:** [Outlook-aalosxui.png](#)

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*Cara Bartholomew, AICP*  
Director, Dept. of Planning & Development  
City of Mandeville  
3101 East Causeway Approach  
Mandeville, LA 70448  
985.624.3103



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**From:** Jack C. Jensen Jr. [REDACTED]  
**Sent:** Tuesday, January 14, 2025 6:43 AM  
**To:** Cara Bartholomew <cbartholomew@cityofmandeville.com>  
**Cc:** John Crosby Jr [REDACTED] Sanctuary Board  
[REDACTED]  
**Subject:** 101 Juniper Court

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

January 14, 2025

To: Cara Bartholomew, Planning Director  
Via email to: cbartholomew@cityofmandeville.com

Re: Planning & Zoning Commission Case Number: V25-01-01

Ms. Bartholomew,

The Sanctuary Homeowners Association Board has reviewed the referenced case summary and has no objection to the City of Mandeville granting a variance to remove five 80' to 100' pine trees on Lot 441, 101 Juniper Court. The trees in question will be removed whenever a house is constructed on that lot anyway and currently pose a threat to a nearby home. The Commission's approval is requested.

Sincerely,

Jack Jensen

Sanctuary HOA  
Board President