

CASE SUMMARY SHEET

CASE NUMBER: P25-02-01/Z25-02-01

DATE RECEIVED: December 19, 2024

DATE OF MEETING: February 11, 2025 and February 25, 2025

Address: Portion of Lot 3 & 4, Square 177

Subdivision: Town of Mandeville Unincorporated

Zoning District: Proposed to be B-2 Highway Business District

Property Owner: Stewart Private Equity Holdings, LLC

REQUEST: P25-02-01/Z25-02-01 – Recommendation to the City Council to affect the annexation of a certain portion of lot 3 and lot 4 situated in Town of Mandeville (outside of corporate limits), section 46, township 8 south range 11 east into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2, highway business district and providing for other matters in connection therewith

CASE SUMMARY:

The City Council introduced Ordinance 25-05 at their February 13, 2025 meeting. The Ordinance is to annex two parcels of ground situated in Section 46, Township 8 South, Range 11 East, Town of Mandeville (outside of corporate limits) being a portion of Lot 4 and a portion of Lot 3 situated in Square 117. The parcels are currently unimproved.

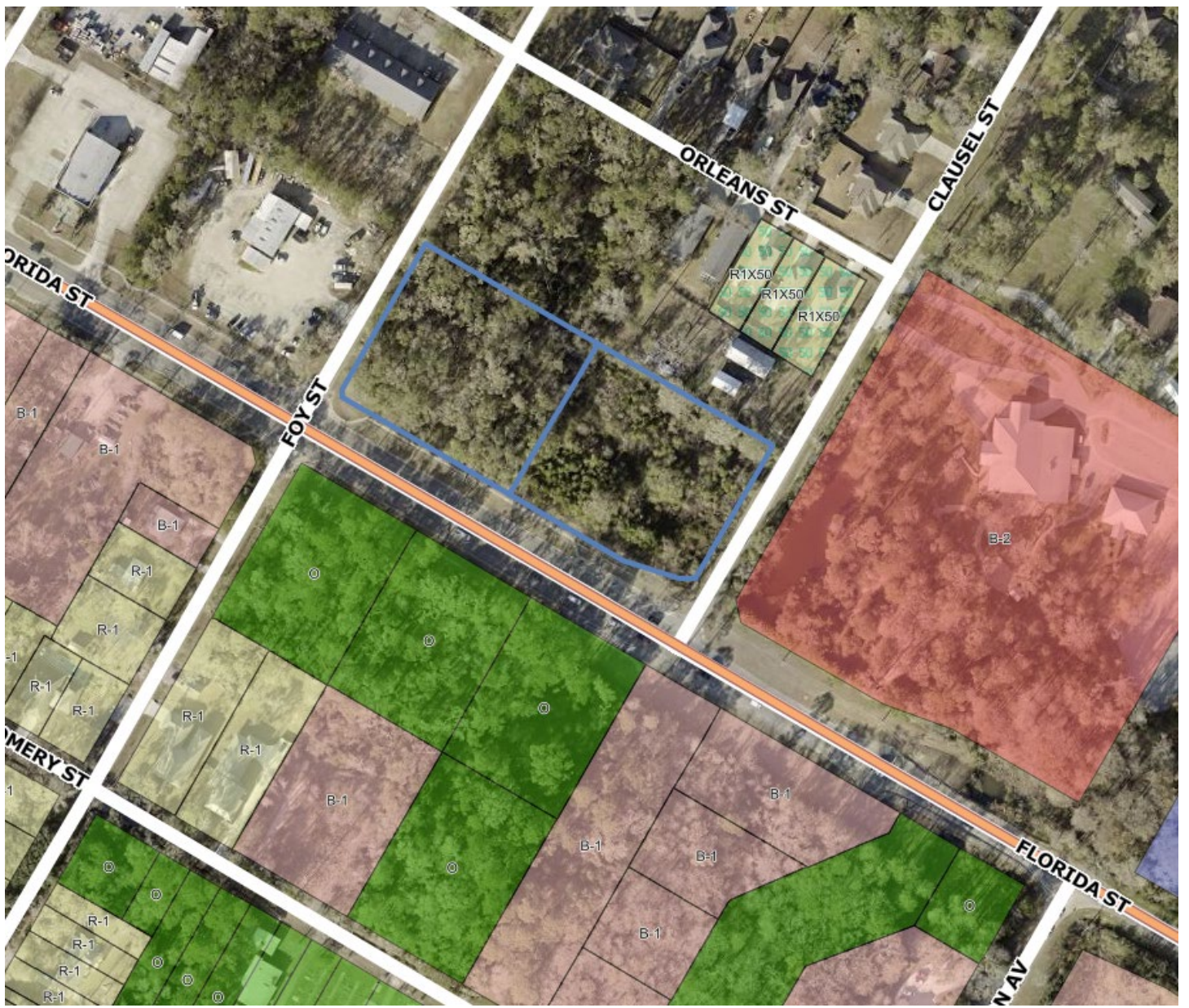
The portion of Lot 4 measures 237' along Foy St., 266' along the rear property line, 238' along the interior property line., and 266' along Florida St. containing 1.46 acres. The portion of Lot 3 is irregular in shape, measuring 238' along the interior property line, 266' along the rear property line, 204' along Clausel St., and 252' along Florida St., containing 1.43 acres. These measurements are in accordance with the survey prepared by Kelly McHugh & Associates and dated July 19, 2018.

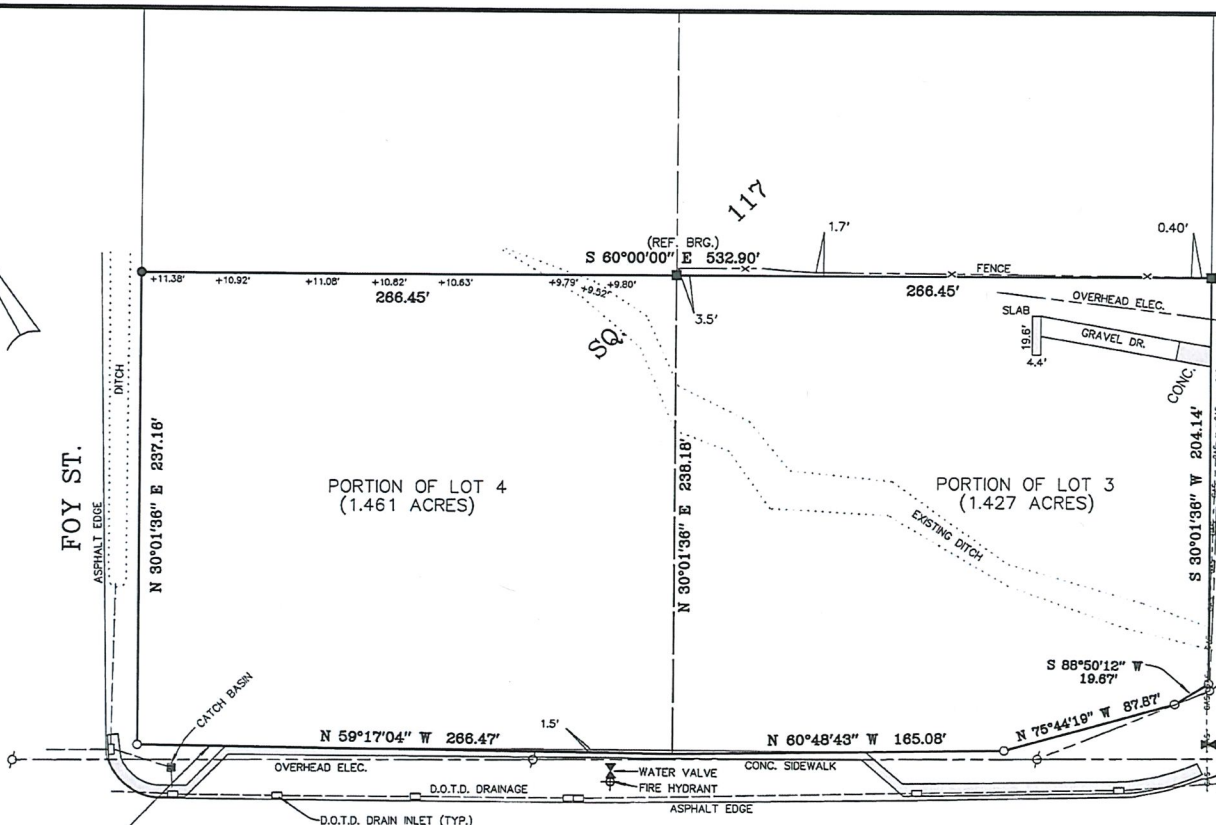
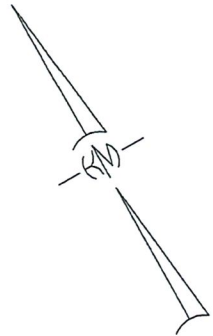
The property is currently zoned HC-2 Highway Commercial, the proposed zoning is B-2 Highway Business District. This site is located in Annexation Area One, but outside of Infill Areas One and Two. All sales tax revenue generated in Annexation Area One outside of Infill Areas One and Two shall be shared 80% to the City and 20% to the District. The property will be annexed into Council District 3.

CLURO SECTIONS:

7.5.9.1. Purpose of the B-2 Highway Business District

The purpose of the B-2 Highway Business District shall be to provide sites for office, retail and service establishments to serve the needs of the community as a whole. This district includes both multi-tenant shopping centers and individual development sites located typically on major arterial and collector streets.





- LEGEND
- = 1/2" IRON ROD SET
 - = 1/2" IRON ROD FOUND
 - = 1/2" IRON PIPE FOUND
 - ⊕ = POWER POLE
 - +10.50' = SPOT ELEVATIONS

HC-2 HIGHWAY COMMERCIAL
ZONING CLASSIFICATION

ELEVATIONS SHOWN HEREON ARE REFERENCED TO MSL.
NAVD88, GEOID 12(A).

THIS PROPERTY IS LOCATED IN FLOOD
ZONE "C"; BASE FLOOD ELEV. N/A; FIRM
PANEL NO. 225205 0360 C; REV. 04/02/91

- REFERENCE:
- 1) A SURVEY OF A PORTION OF SQ 117, BY THIS FIRM.
JOB NO. 02-050, DATED 03/13/02
 - 2) A R.O.W. MAP BY JOHN S. TEEGARDEN, STATE PROJECT
NO. 013-12-0044, DATED 05/02/01

NEW R.O.W. LINE AS PER JOHN S. TEEGARDEN
STATE PROJECT NO. 013-12-0044, DATED 05/02/01

FLORIDA ST. (U.S. HWY. 190)

LOUISIANA ONE CALL INFORMATION

UTILITIES: THE UTILITIES SHOWN ARE DEPICTED FROM VISIBLE UTILITIES AND THOSE LOCATED FROM "LOUISIANA ONE CALL TICKET NUMBER 180347175." THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 180347175:

- ST. TAMMANY PARISH GOVERNMENT/TAMMANY UTILITIES
- CHARTER COMMUNICATIONS
- CLECO POWER, LLC
- CITY OF MANDEVILLE
- AT&T DISTRIBUTION
- ATMOS ENERGY
- SOUTHERN LIGHT
- WASHINGTON ST. TAMMANY ELECTRIC

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



Kelly J. McHugh, REG. NO. 4443

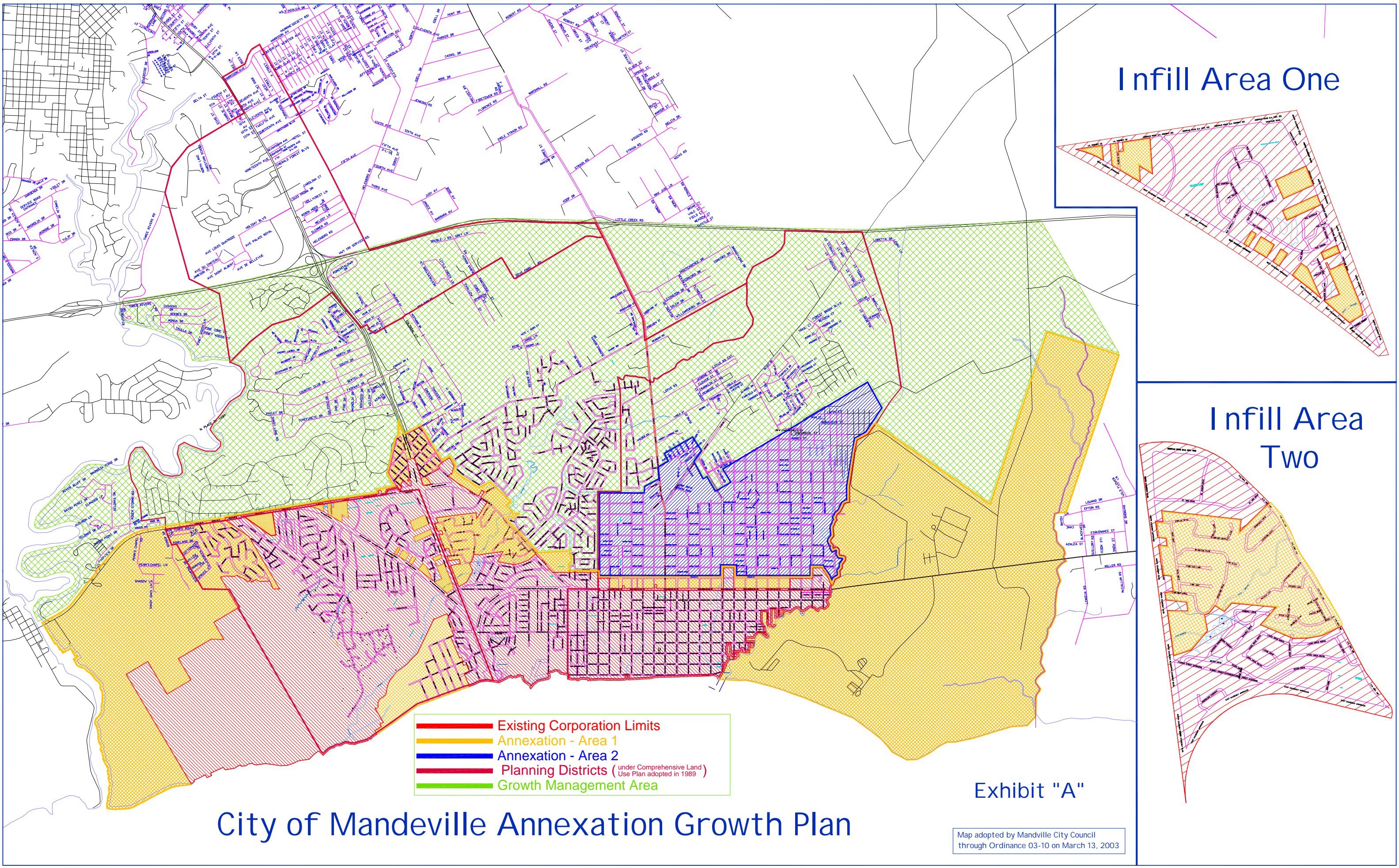
7-19-18

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

PREPARED FOR:	
CHAFFE McCALL, LLP	
SURVEY OF:	
PORTION OF LOT 3 & PORTION OF LOT 4, SQ. 117, TOWN OF MANDEVILLE, (UNINCORP.) ST. TAMMANY PARISH, LA.	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA	
SCALE: 1" = 60'	DATE: 07/19/18
DRAWN: DB	JOB NO.: 18-109
CHECKED: KJM	DWG. NO.: 18-109-UTIL



Call before you dig.
1-800-272-3020



- Existing Corporation Limits
- Annexation - Area 1
- Annexation - Area 2
- Planning Districts (under Comprehensive Land Use Plan adopted in 1989)
- Growth Management Area

Infill Area One

Infill Area Two

City of Mandeville Annexation Growth Plan

Exhibit "A"

Map adopted by Mandeville City Council through Ordinance 03-10 on March 13, 2003

CASE SUMMARY SHEET**CASE NUMBER: V25-03-04****DATE RECEIVED: February 13, 2025****DATE OF MEETING: March 11, 2025 and March 25, 2025****Address: 4550 Hwy 22****Subdivision: Hwy 22 Gateway, Section 54 and Lot A****Zoning District: B-2 Highway Business District****Property Owner: D&B Boudreaux Enterprises**

REQUEST: V25-03-04 – D&B Boudreaux Enterprises, represented by Brandon Boudreaux, requests a variance to CLURO Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Hwy 22 Gateway, Section 54 and Lot A, B-2 Highway Business District, 4550 Hwy 22

CASE SUMMARY:

The property at 4550 Hwy 22 is located on the south side of Hwy 22 and north of W Causeway Approach. The property is irregular in shape, measuring 151' along Hwy 22, 245' along the east property line, 153' along the west property line and 171' along W Causeway Approach, containing 0.689 acres per a survey prepared by Kelly McHugh and dated 1.02.2024. The property is improved with a commercial business, Boudreaux's Jewelers.

The applicant has submitted a permit for an addition to the building where the current covered overhang is located. Since the footprint of the building is being enlarged, the site is required to come into compliance before a permit will be issued. 12 total trees are required in the Hwy 22 greenbelt, 6 Class A and 6 Class B trees. 14 total trees are required in the W Causeway greenbelt, 7 Class A and 7 Class B trees. Additionally, there is some existing impervious area located within the greenbelt that needs to be removed.

A landscape plan prepared by a landscape architect was submitted. There are currently 4 trees located in the Hwy 22 greenbelt, 2 Class A trees and 2 Class B trees. 8 additional trees are being proposed within the greenbelt, 4 Class A and 4 Class B. 7 trees are located in the W Causeway greenbelt, 5 Class A trees and 2 Class B trees. 7 additional Class B trees are being proposed within the greenbelt. The Hwy 22 greenbelt will be in compliance. The W Causeway greenbelt will be deficient by 2 Class A trees.

7 parking spots are located within the greenbelt areas that need to be removed, 6 spots in the W Causeway greenbelt and 1 in the Hwy 22 greenbelt. 1 spot in the W Causeway greenbelt is proposed to be removed.

CLURO SECTIONS:**9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential**

The requirements of this Article shall apply to all zoning districts other than R-1, R-1X and R-2 residential districts, with the exception of the Live Oak Protection requirements in section 9.2.5.7, which apply in all zoning districts. In all zoning districts other than R-1, R-1X and R-2, development sites shall be required to meet the minimum requirements as specified by this Article for Landscaping within the periphery landscape areas, interior planting areas and buffer areas. All required plant materials shall be installed or preserved in accordance with this Article and the landscape inspector shall inspect the required landscaping to verify adherence to code and the landscape plan approved in conjunction with the permit prior to the issuance of a Certificate of Occupancy.

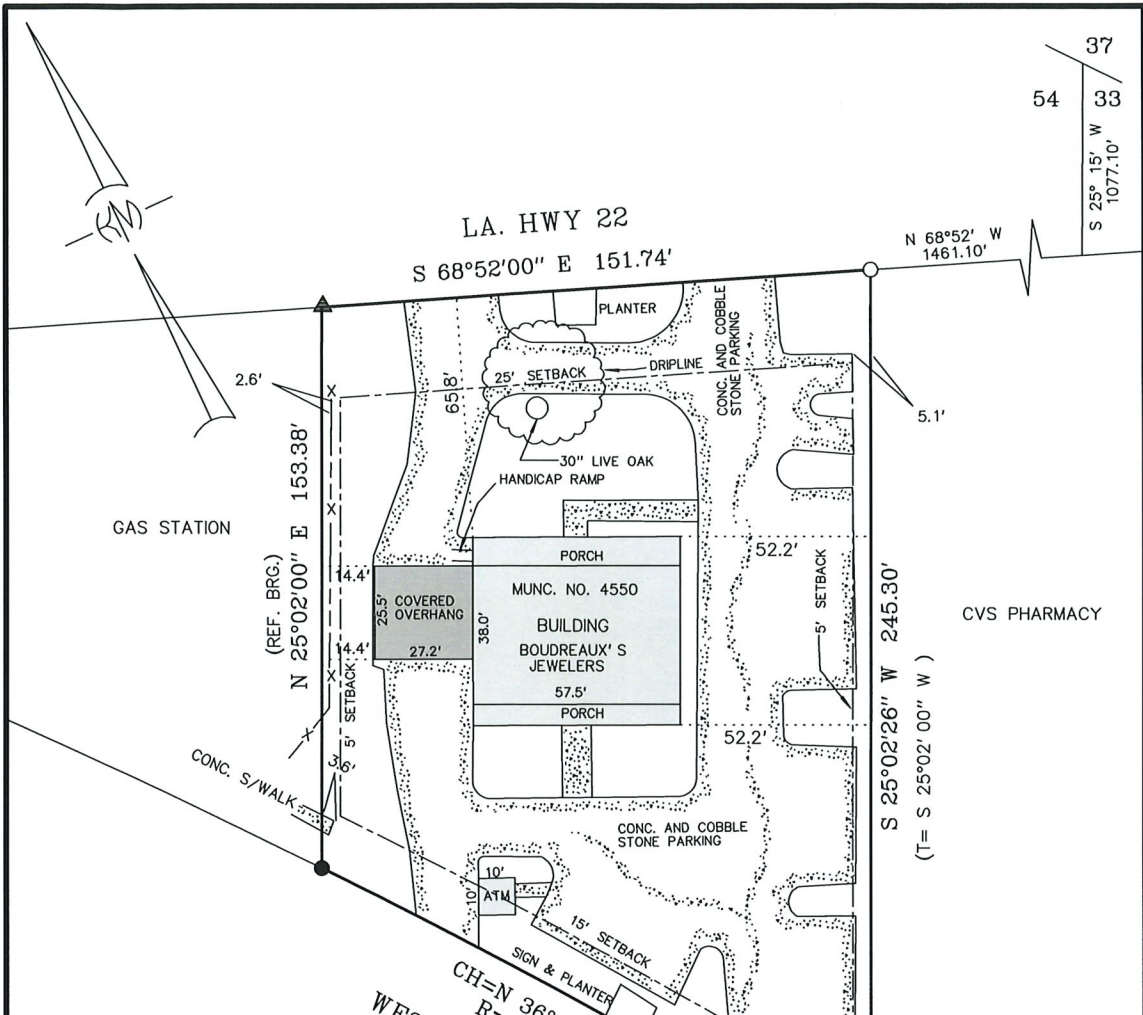
1. Periphery Landscape (Greenbelt) Requirements

- f. Planting in Greenbelts - Each required greenbelt shall contain a minimum of one (1) Class A tree (see definitions) and one (1) understory Class B tree for every twenty-five (25) linear feet of lot frontage or fraction thereof. In addition a ground covering material shall be established in the required greenbelt area. Vegetative ground covering material may include turf or other material that forms a consistent vegetative cover. Ground covering material may include pine straw or other mulches, including those of mineral composition.

4. Buffer Zone Requirements

- 4) No vehicular parking, utility servitude or structure of any kind shall be allowed in the required buffer zone.





NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

- BUILDING SETBACKS
- FRONT = 25' OR REQUIRED DEPTH OF GREENBELT
WHICHEVER IS GREATER
- REAR = 15' OR REQUIRED DEPTH OF GREENBELT
WHICHEVER IS GREATER
- SIDE = 5' (AS PER THE CITY OF MANDEVILLE)

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = MAG NAIL SET IN TREE ROOT
- ▲ = 1/2' IRON ROD FOUND

THIS PROPERTY IS LOCATED IN FLOOD
ZONE X; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO.2202020313D; REV. 05-16-2012

NOTE:
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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.



[Signature] 05-06-24
KELLY J. McHUGH REG. NO. 4443

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

REFERENCE: A SURVEY BY THIS FIRM DATED
08-04-95, JOB NO. 95-313

BOUNDARY SURVEY OF:
0.689 ACRES
SECTION 54, T-7-S, R-11-E,
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA,

PREPARED FOR:

BOUDREAUX JEWELERS

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

SCALE: 1" = 40'	DATE: 01-02-24
DRAWN: MDM	JOB NO.: 24-034
REVISED: 05-06-24 (SIDE SET BACKS)	

CASE SUMMARY SHEET**CASE NUMBER: V25-03-05****DATE RECEIVED: February 18, 2025****DATE OF MEETING: March 11, 2025 and March 25, 2025****Address: 435 Atalin****Subdivision: City of Mandeville, Square 77 Lots 5 & 6****Zoning District: R-1 Single Family Residential District****Property Owner: Alex and Tracy Gonzalez**

REQUEST: V25-03-05 – Alex and Tracy Gonzalez request a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones and Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures, City of Mandeville, Square 77 Lots 5 & 6, R-1 Single Family Residential District, 435 Atalin

PREVIOUS CASE: V17-12-32 – Site Development Criteria & Live Oak Encroachment

CASE SUMMARY: Encroach past the live oak vegetation protection zone to construct a shed

The applicant owns the property at 435 Atalin St, located on the corner of Atalin St. and Monroe St. The property measures 160' x 212' and contains 33,920 sqft per a survey prepared by Foncuberta Surveys and dated 10.13.1998. The property is currently improved with a single-family residence.

There are 4 live oak trees on the property measuring 30", 36", 36", and 48". The applicant is requesting to encroach past the 82% line of the 48" live oak to construct a utility shed on the property. The proposed location of the shed will have an encroachment of 446 sqft past the live oak vegetation protection zone.

The applicant is also requesting to place the shed closer than the required 60' back from the front property line due to the wetland delineation line that runs through the property. The shed will be located 22'-9" from the front property line and will still be located 7'-9" behind the front façade of the main structure.

CLURO SECTIONS:**9.2.5.2. Vegetation Protection Zones**

An area extending at least fifteen (15) feet in all directions from the trunk of any tree required or proposed to be preserved to meet the requirements of this or encompassing a minimum of two-thirds (2/3) of the entire canopy area of the tree, whichever is greater, shall be required to be maintained undisturbed under the provisions of this Article. This area is defined as the **Vegetation Protection Zone**. Exception: The Vegetation Protection Zone for live oaks will be a circle with a radius which is eighty-two (82) percent of the canopy of the tree, measured from the trunk to the drip line. A barrier shall be erected and maintained around this area at all times during construction. No soil deposits, construction materials, equipment, or other materials shall be temporarily or permanently stored in locations within or immediately adjacent to the Vegetation Protection Zone which would cause suffocation of root systems of trees required or proposed to be preserved. No paving with concrete, asphalt, or other impervious material shall be allowed within the Vegetation Protection Zone. No structure shall be placed or constructed at any time within the Vegetation Protection Zone.

8.1.5. Supplemental Regulation of Accessory Buildings and Structures

For purposes of these regulations accessory buildings include but are not necessarily limited to accessory storage buildings, pool cabanas, detached covered porches or decks, playhouses, private studios or craft buildings, and greenhouses and shall be regulated as follows:

1. Except on corner lots, any accessory building that is not a part of the main building may be built in a required side yard, provided such accessory building is not less than sixty (60) feet from the front lot line nor less than three (3) feet from the nearest interior side lot line and provided not more than one (1) accessory building covers any part of the required side yard.



From: [Jason Zuckerman](#)
To: [Permits](#); [Lauren Brinkman](#)
Cc: [Cara Bartholomew](#)
Subject: 435 Atalin: Zoning Variance/Exception Request
Date: Sunday, February 16, 2025 6:52:10 PM
Attachments: [435 Atalin Zoning VarianceException Form.pdf](#)
[435 Atalin - Shed 02-15-25.pdf](#)

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

Good evening...

My previous clients, Alex and Tracy Gonzalez, would like to add a utility shed on their property and asked me to handle it for them. If you will recall, when we built the original residence we had to get variances on the front yard setback as well as tree-protection area. This proposal would require a slight encroachment of the protection area under one of the other live oaks.

We're proposing an 18x24 shed with a small porch along the north side. There would be no change in any existing grades or any paving added. As they own the corner lot as well as the lot their existing house sits in we're treating it as one piece of property and proposing it placed on the property line.

Attached are a Zoning Variance/Exception Request Form along with drawings. Alex said he can drop a check by this week.

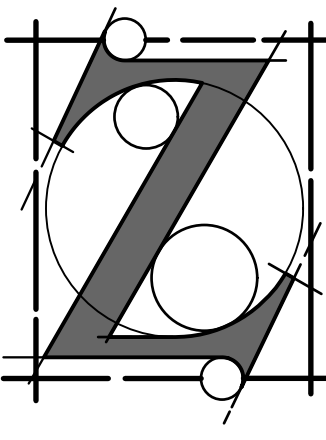
No rush on squeezing in on agenda...not a huge rush. Let me know if you need anything else.

Thx.

J.

Jason Zuckerman, Architect AIA, NCARB
504.881.6920
jason.zuckerman@hotmail.com
1354 Villere Street, Mandeville, LA 70448

435 ATALIN ST. ADDITION TO EXISTING RESIDENCE



SHEET INDEX

- A0.00 GENERAL
- A0.10 STREET VIEWS
- A1.00 SITE PLAN
- A2.00 SHED PLAN
- A2.10 SHED ROOF PLAN
- A3.00 ELEVATIONS
- A4.00 SECTIONS

PROJECT INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW UTILITY SHED ADJACENT TO EXISTING SINGLE FAMILY RESIDENCE ON ATALIN STREET, APPROXIMATE SIZE 20' X 24' (480 S.F.)

PROJECT ADDRESS

435 ATALIN ST.
MANDEVILLE, LA 70448

REGULATORY AGENCIES

CITY OF MANDEVILLE
3101 EAST CAUSEWAY APPROACH
MANDEVILLE, LA 70448

ZONING

CURRENT: R-1 RESIDENTIAL

ACTUAL LOT AREA: 33,290 SF

REQUIRED FRONT YARD SETBACK: 25'
REQUIRED SIDE YARD SETBACKS: 20'
REQUIRED REAR YARD SETBACK: 15'

MAXIMUM BUILDING HEIGHT 35'

MAXIMUM IMPERVIOUS SITE COVERAGE: 75%
PROPOSED IMPERVIOUS SITE COVERAGE: EXISTING TO BE MAINTAINED STRUCTURES:

2070 SF - EXISTING RESIDENCE
480 SF - PROPOSED SHED

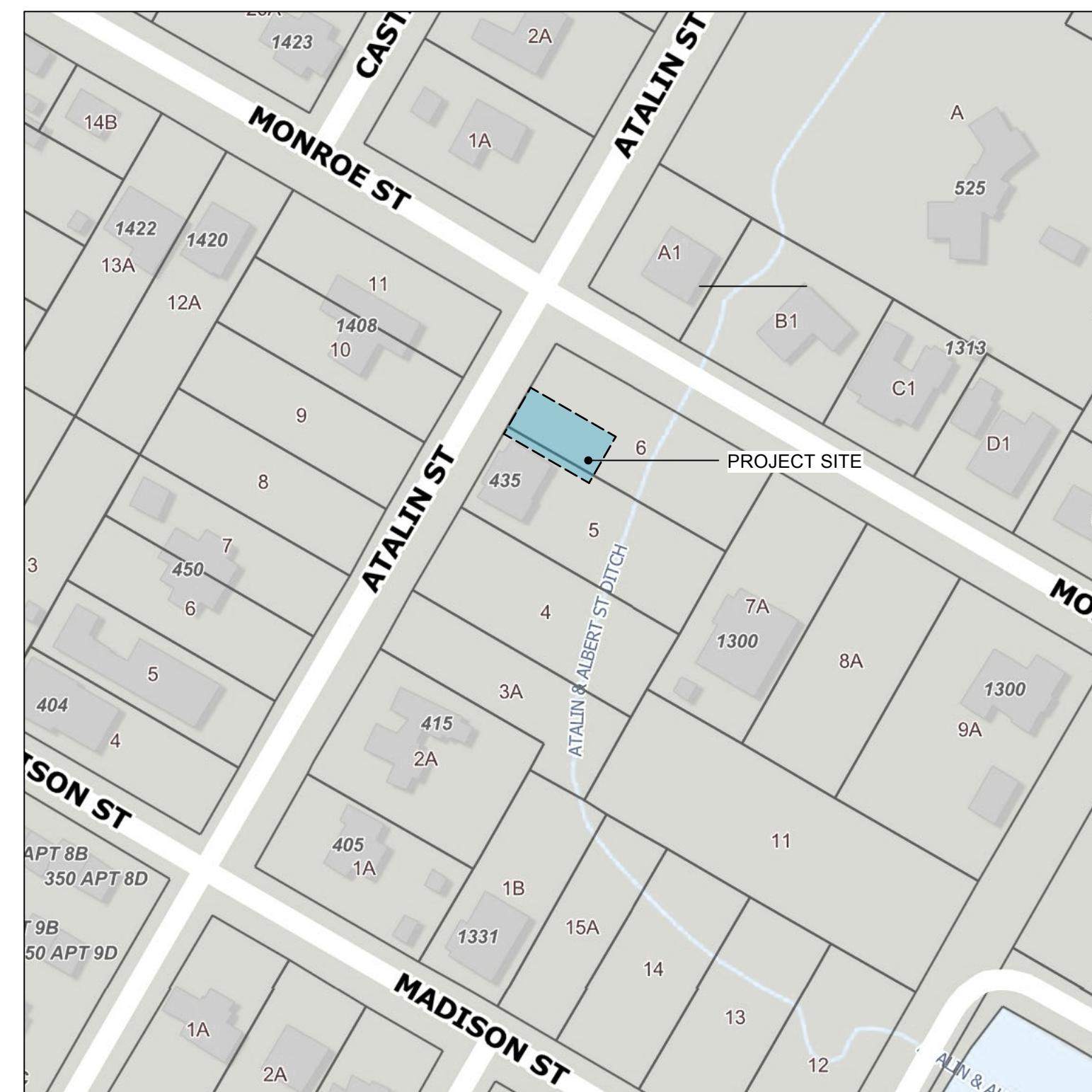
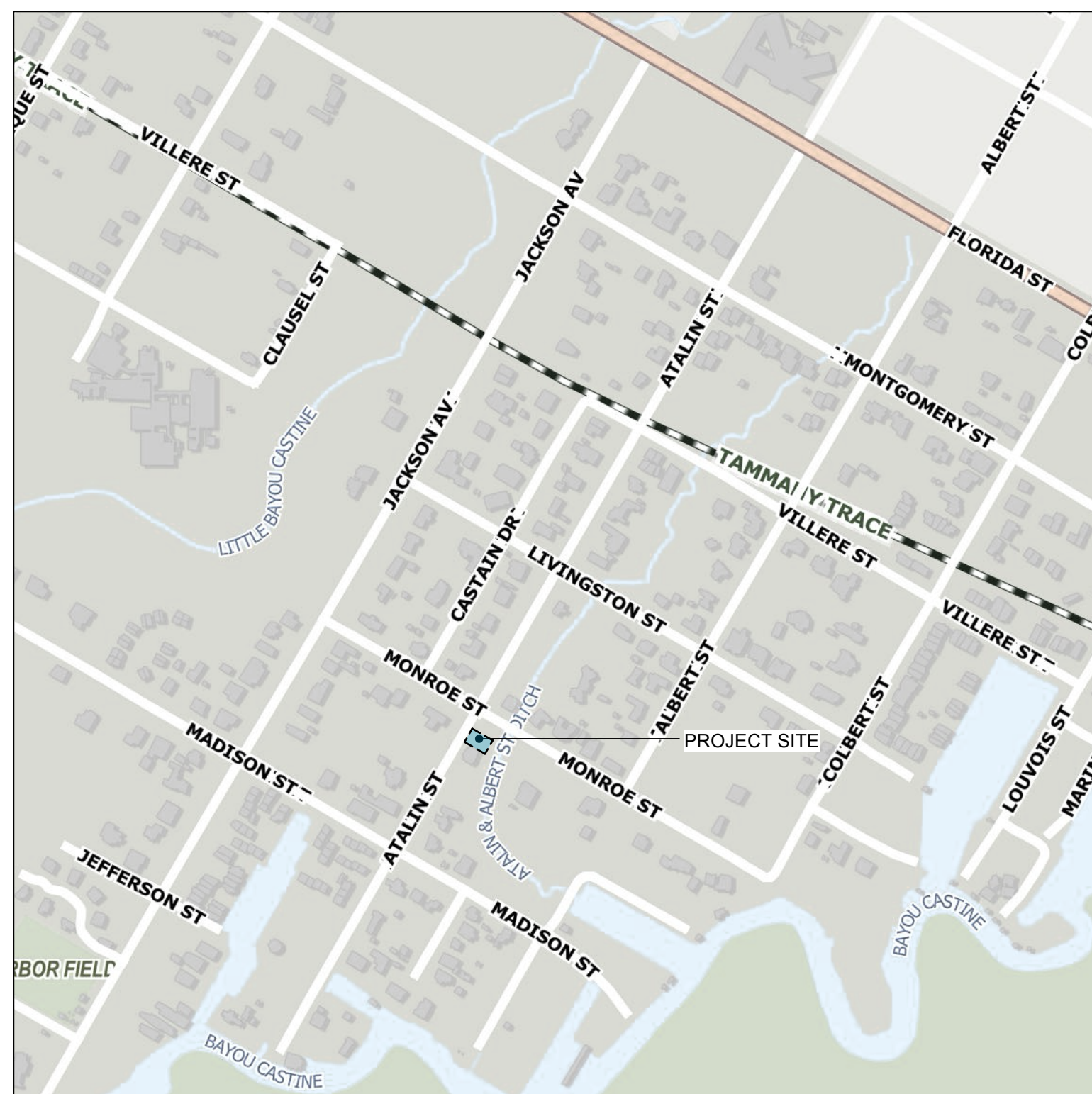
APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE - 2021 EDITION
INTERNATIONAL MECHANICAL CODE - 2021 EDITION
NATIONAL ELECTRICAL CODE - 2020 EDITION

BUILDING AREA

480 SF

PROJECT LOCATION



PROJECT DIRECTORY

OWNERS

ALEX AND TRACY GONZALEZ
taxman49@gmail.com

ARCHITECT

JASON I ZUCKERMAN, AIA, NCARB
1354 VILLERE STREET
MANDEVILLE, LA 70448
504.881.6920
jason.zuckerman@hotmail.com

STRUCTURAL

TO BE DETERMINED

MECHANICAL/PLUMBING

N/A

ELECTRICAL

DESIGN/BUILD BY CONTRACTOR

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH, AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING CONSTRUCTION.

Jason I Zuckerman, Architect, LLC
1354 Villere St., Mandeville, LA 70448
504.881.6920

THE DESIGN CONCEPTS, PLANS, SPECIFICATIONS, AND INFORMATION INCLUDED IN THESE DOCUMENTS WERE PREPARED FOR THIS SPECIFIC PROJECT, ARE INSTRUMENTS OF SERVICE FOR THE PURPOSE OF CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF JASON I ZUCKERMAN, ARCHITECT. THE INFORMATION CONTAINED HEREIN MAY NOT BE USED, REUSED, TRANSFERRED, REPRODUCED, OR CONVEYED TO ANY OTHER PARTIES IN ANY FORM WHATSOEVER FOR USE ON ANY OTHER PROJECT WITHOUT WRITTEN APPROVAL BY JASON I ZUCKERMAN, ARCHITECT. THE REMOVAL OF AN ARCHITECT'S SEAL OR STAMP AND/OR USE OF AN ARCHITECT'S PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT IS A VIOLATION OF STATE LAW (R.S. 37:152) AND FEDERAL LAW INCLUDING THE ARCHITECTURAL WORKS COPYRIGHT ACT.

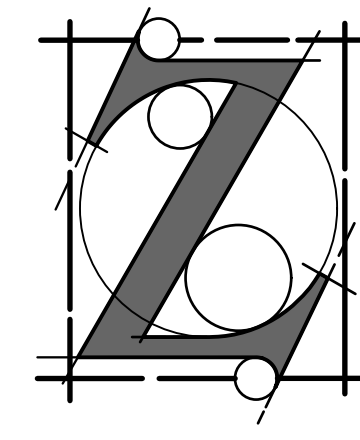
435 ATALIN ST.
MANDEVILLE, LOUISIANA

PRELIMINARY - NOT FOR PERMIT OR CONSTRUCTION

Date	Drawn By	Checked By	Reviewed By	Scale	Revision No.	Revision Notes
2/15/25	JZ	JZ	JZ	Consult 02/15/25		
2/16/25						

GENERAL

A0.00



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435 ATALIN ST.
MANDEVILLE, LOUISIANA

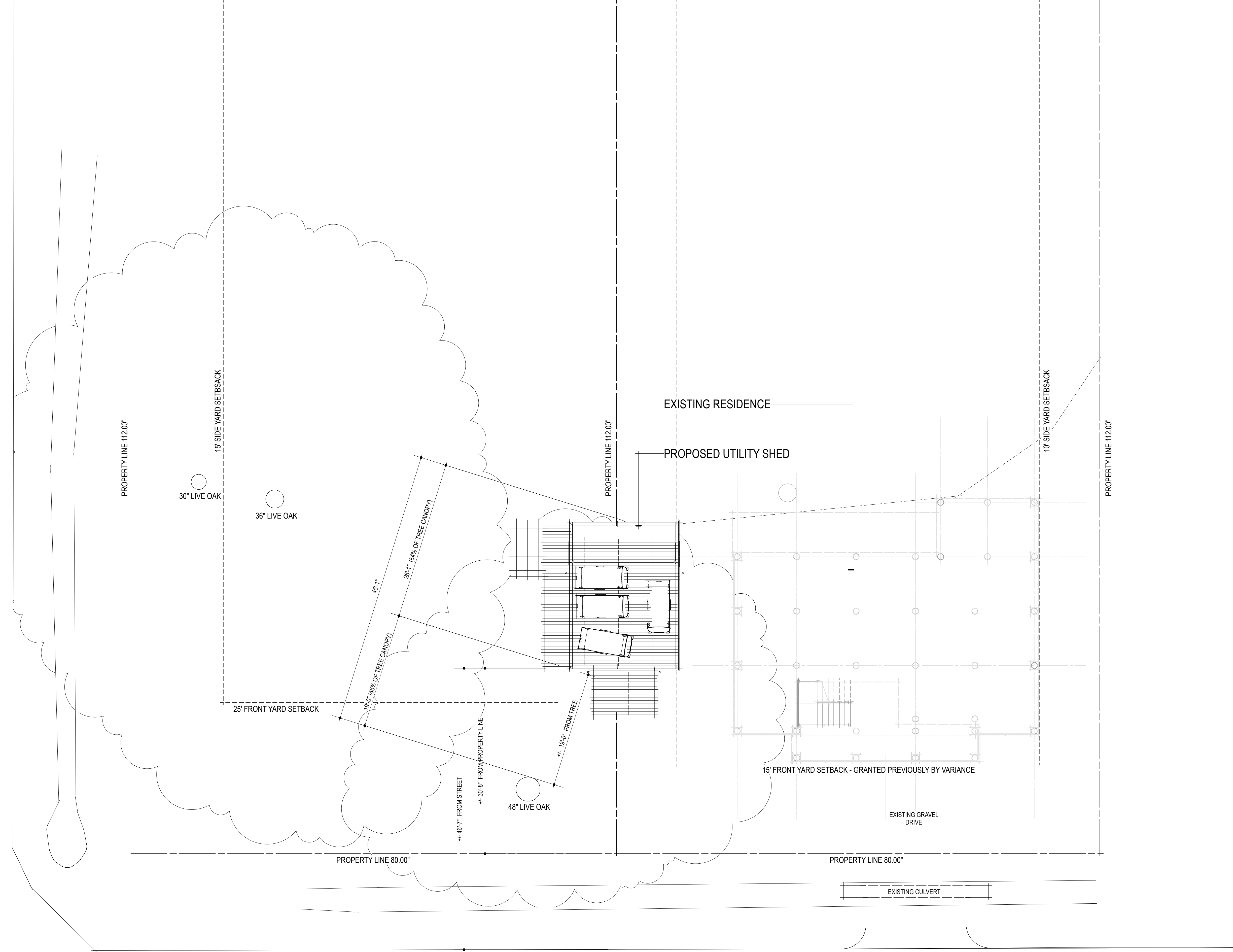
PRELIMINARY - NOT FOR PERMIT OR CONSTRUCTION

Date	Revision No.	Date	Revision Notes
2/15/25	1		
Drawn By: JZ			
Checked By: JZ			
Reviewed By: JZ			
COO/PA Name: Constance O'Neil			
Proj. Date: 2/16/25			

SITE PLAN

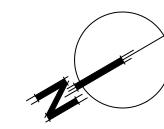
A1.00

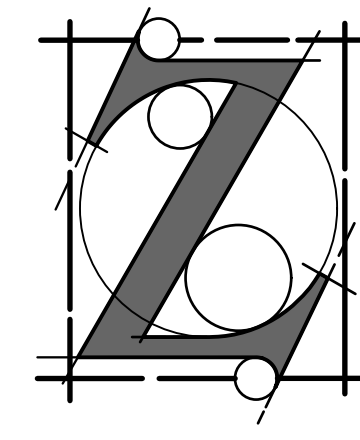
MONROE ST.



ATALIN ST.

1 SITE PLAN
A1.00 Scale: 1/8" = 1'-0"





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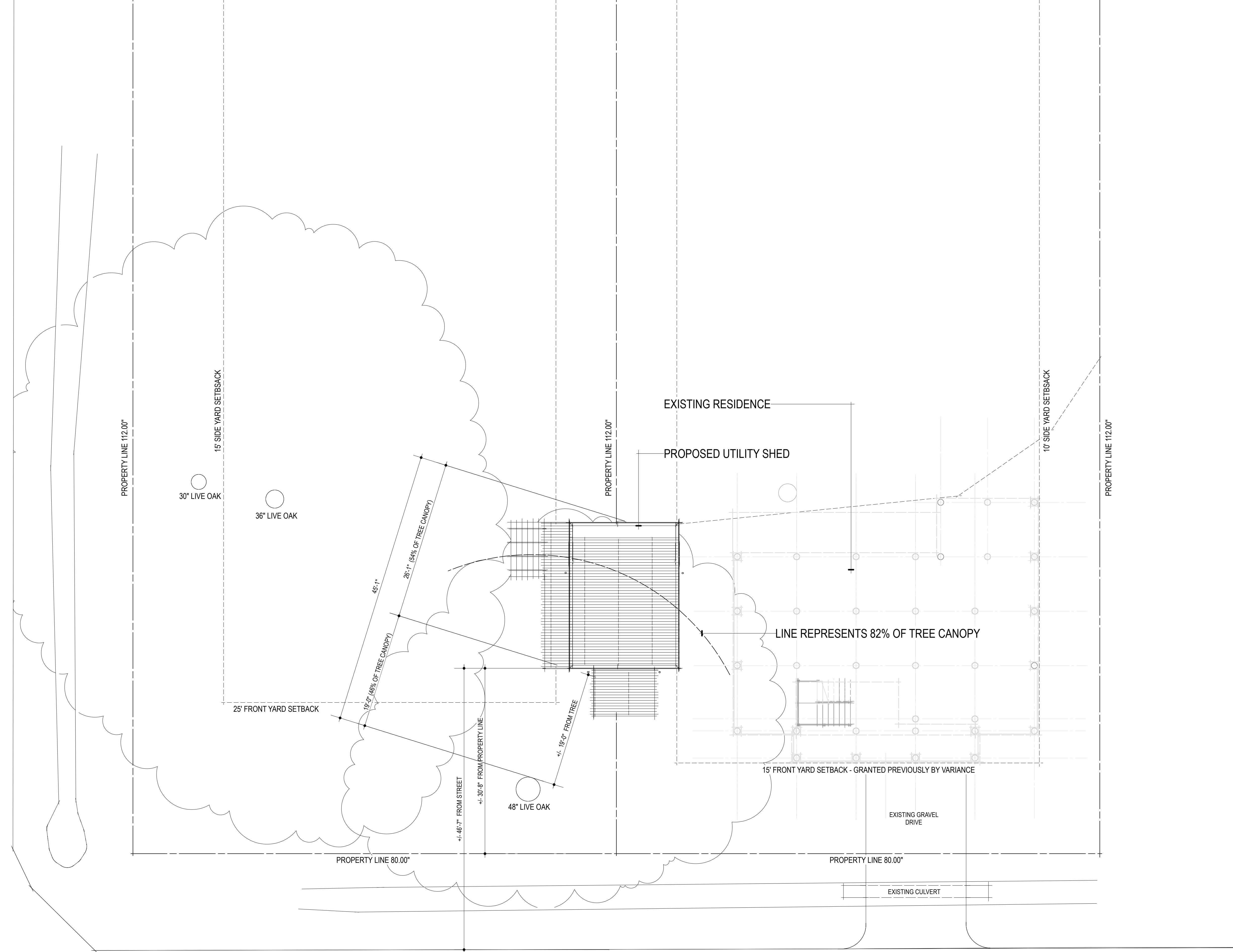
435 ATALIN ST.
MANDEVILLE, LOUISIANA

Date	Revision No.	Description
2/15/25	A	82% OF CANOPY LINE ADDED
2/18/25		

SITE PLAN

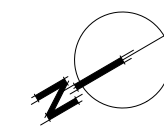
A1.00

MONROE ST.

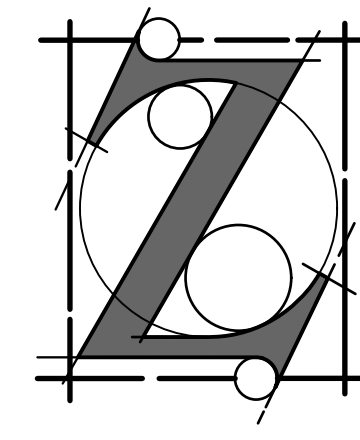


ATALIN ST.

1 SITE PLAN
A1.00 Scale: 1/8" = 1'-0"



PRELIMINARY - NOT FOR PERMIT OR CONSTRUCTION



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1354 Villere St., Mandeville, LA 70448
504.881.6920

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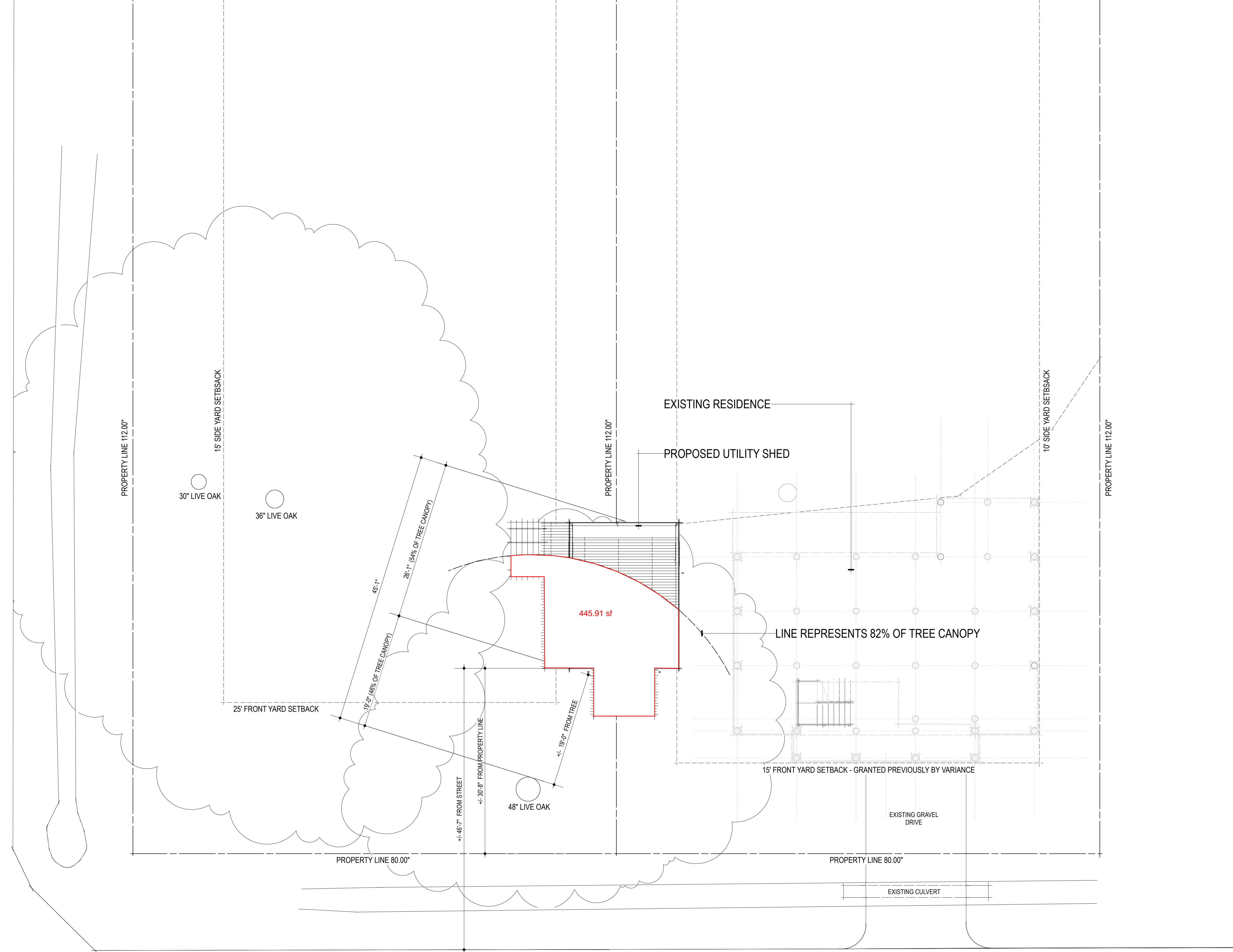
435 ATALIN ST.
MANDEVILLE, LOUISIANA

Date	Revision No.	Description
2/15/25	A	82% OF CANOPY LINE ADDED
2/18/25		

SITE PLAN

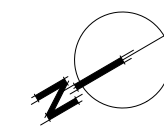
A1.00

MONROE ST.

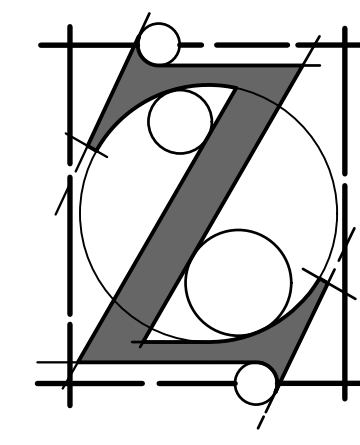


ATALIN ST.

1 SITE PLAN
A1.00 Scale: 1/8" = 1'-0"



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Jason I Zuckerman, Architect, LLC
1354 Villere St., Mandeville, LA 70448
504.881.6920

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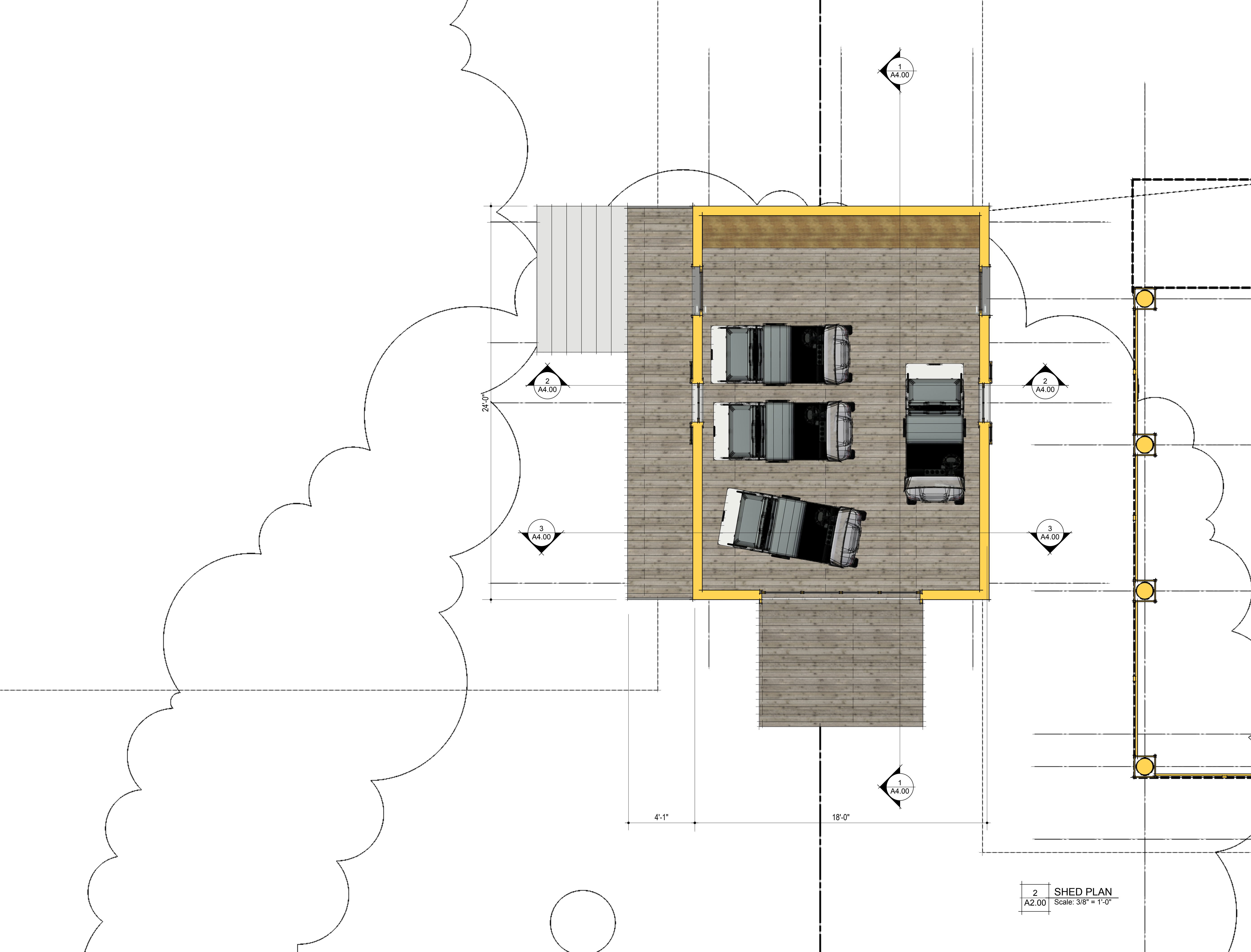
435 ATALIN ST.
MANDEVILLE, LOUISIANA

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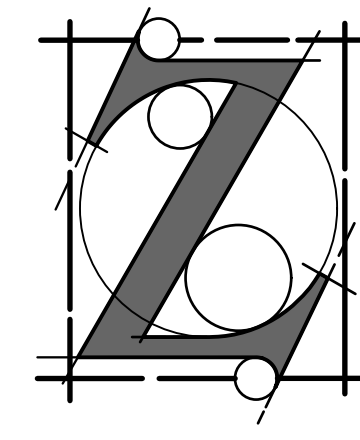
Date	Revision No.	Date	Revision No.
2/15/25	1	2/16/25	1
Drawn By: JZ		Checked By: JZ	
Reviewed By: JZ		Created By: JZ	
COPIED BY: [Blank]		COPIED BY: [Blank]	
NO DATE		NO DATE	

SHED PLAN

A2.00



2 SHED PLAN
A2.00 Scale: 3/8" = 1'-0"



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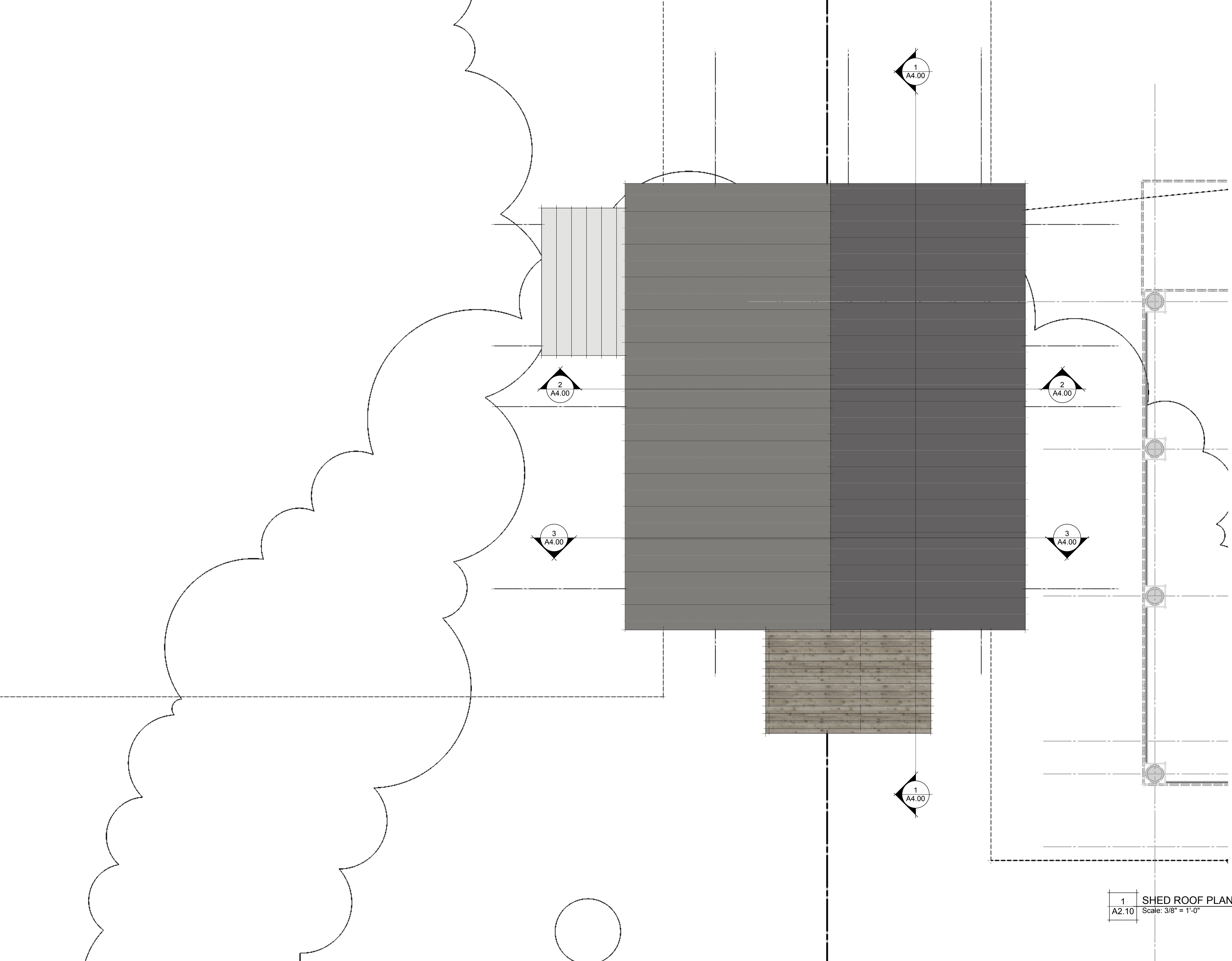
435 ATALIN ST.
MANDEVILLE, LOUISIANA

PRELIMINARY - NOT FOR PERMIT OR CONSTRUCTION

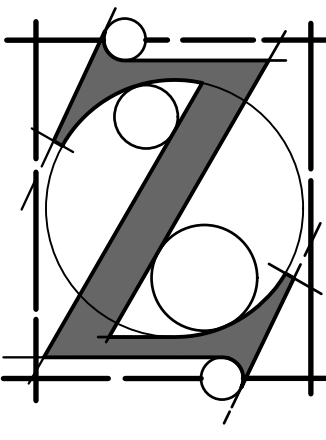
Date	Revision No.	Date	Revision Notes
2/15/25	1		
Drawn By: JZ			
Checked By:			
Reviewed By: JZ			
COPIED BY: [Signature]			
Not Date: 2/16/25			

SHED ROOF PLAN

A2.10



1 SHED ROOF PLAN
A2.10 Scale: 3/8" = 1'-0"



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435 ATALIN ST.
 MANDEVILLE, LOUISIANA

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Date	Revision No.	Date	Revision Notes
2/15/25	1	2/16/25	
Drawn By: JZ			
Checked By: JZ			
Reviewed By: JZ			
COO File Name: Coastal02.rvt			
Plot Date: 2/16/25			

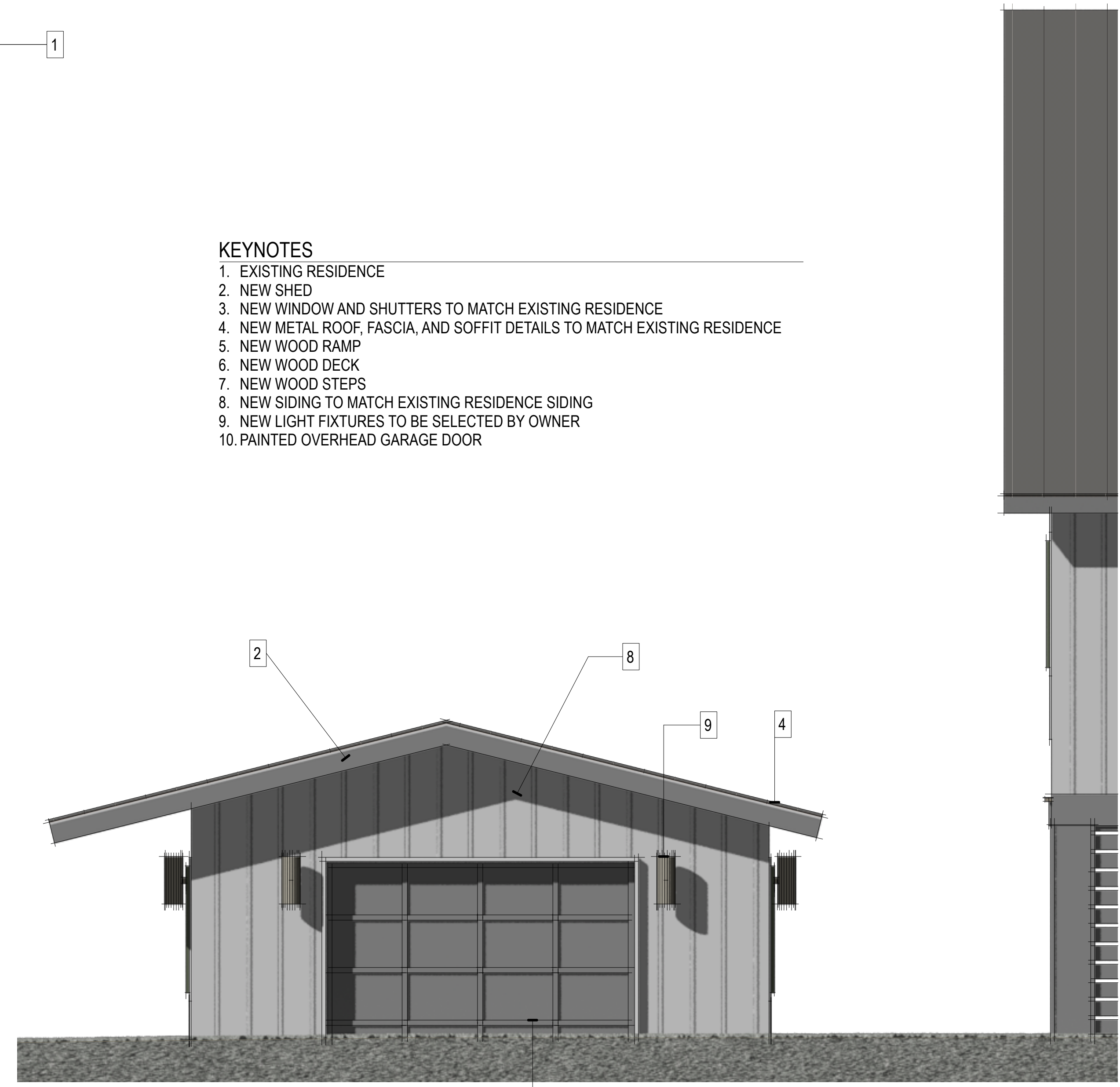
ELEVATIONS

A3.00



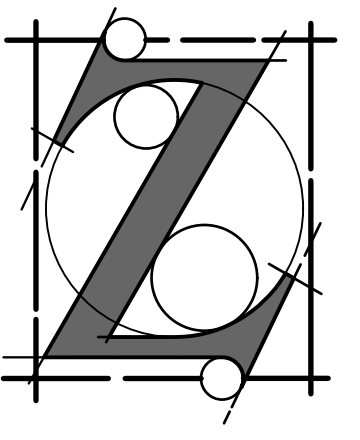
KEYNOTES

1. EXISTING RESIDENCE
2. NEW SHED
3. NEW WINDOW AND SHUTTERS TO MATCH EXISTING RESIDENCE
4. NEW METAL ROOF, FASCIA, AND SOFFIT DETAILS TO MATCH EXISTING RESIDENCE
5. NEW WOOD RAMP
6. NEW WOOD DECK
7. NEW WOOD STEPS
8. NEW SIDING TO MATCH EXISTING RESIDENCE SIDING
9. NEW LIGHT FIXTURES TO BE SELECTED BY OWNER
10. PAINTED OVERHEAD GARAGE DOOR



2 ATALIN ST. ELEVATION
 A3.00 Scale: 3/8" = 1'-0"

1 ATALIN ST. ELEVATION
 A3.00 Scale: 3/8" = 1'-0"



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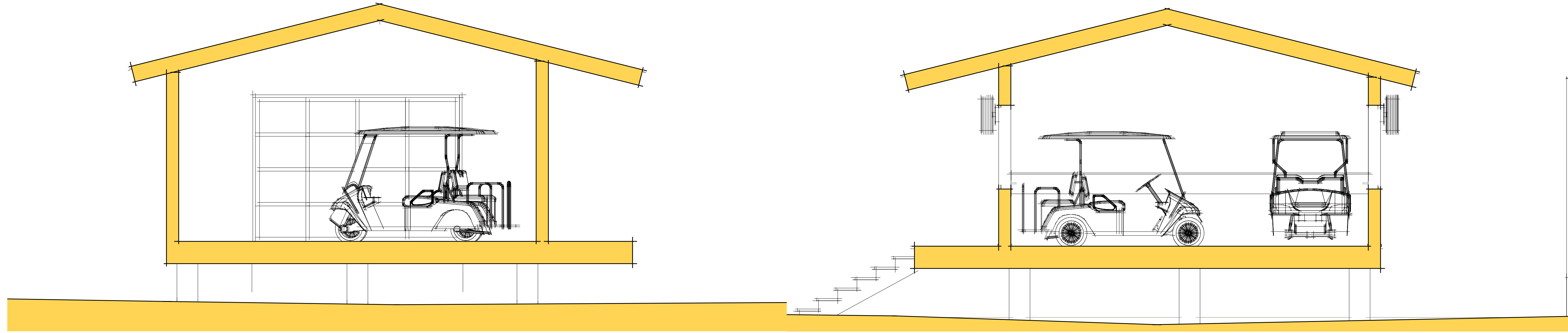
435 ATALIN ST.
 MANDEVILLE, LOUISIANA

PRELIMINARY - NOT FOR PERMIT OR CONSTRUCTION

Date	Drawn By	Checked By	Reviewed By	COPIED/REVISED	Project No.	Revision No.	Date	Revision Notes
2/15/25	JZ	JZ	JZ	Complete 02/15/25				

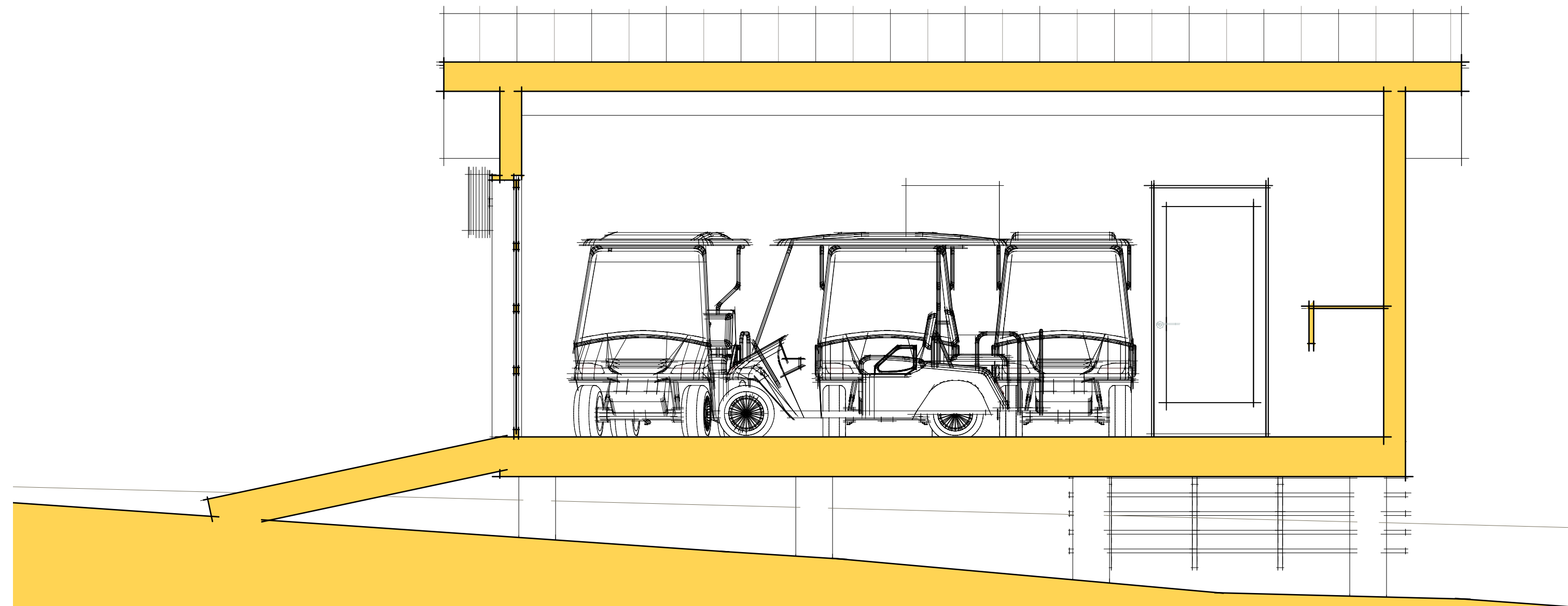
SECTIONS

A4.00



3 SECTION
 A4.00 Scale: 3/8" = 1'-0"

2 SECTION
 A4.00 Scale: 3/8" = 1'-0"

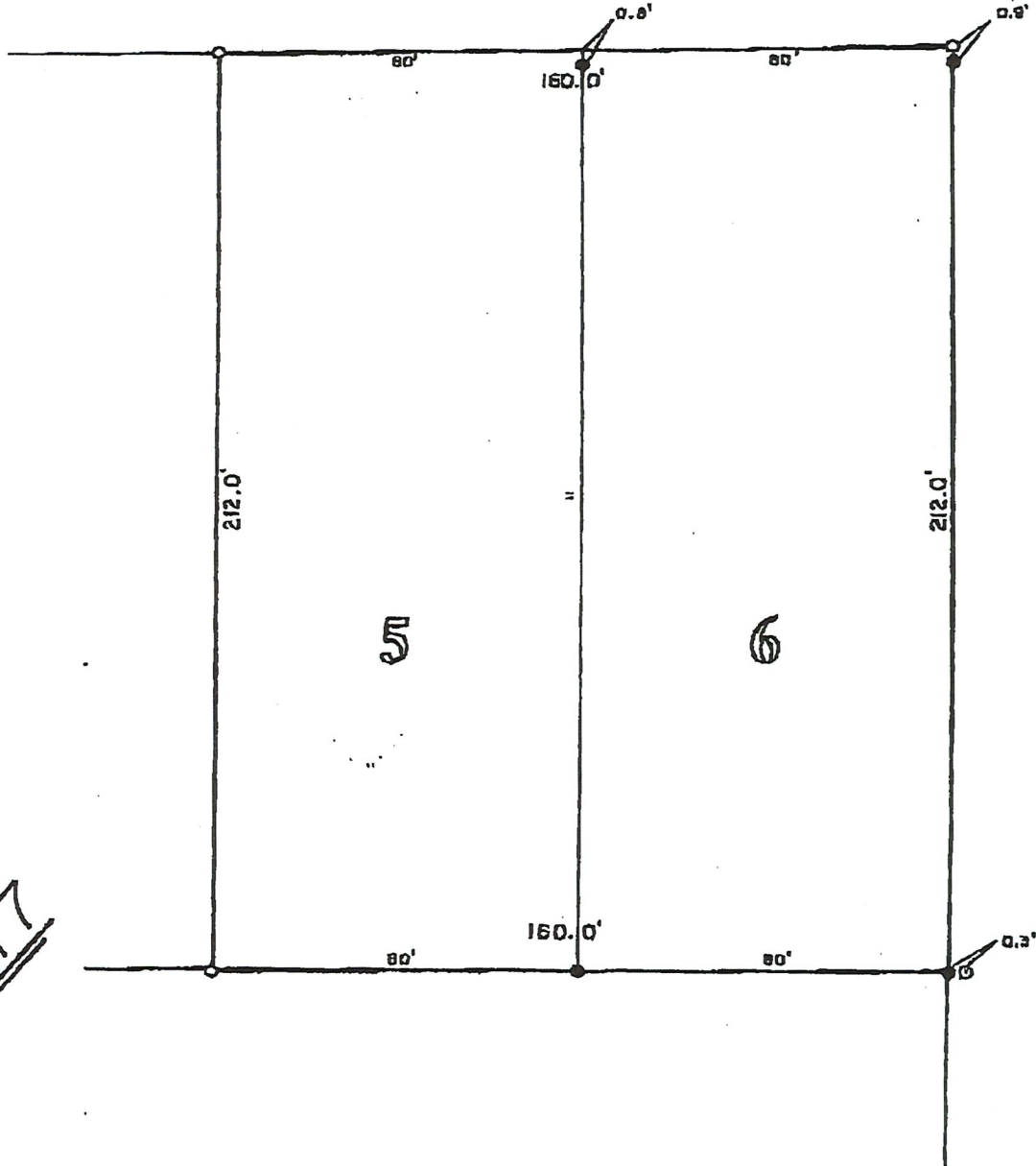


1 SECTION
 A4.00 Scale: 3/8" = 1'-0"

AF 21800

ATALIN STREET

MONROE STREET



SQ. 77

REFERENCE SURVEY:

PLAT B SURVEY BY E.J. CHAMPAGNE, R.L.S.
DATED 12-07-51.

REVISED 9-21-99. *TJF.*

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Map and find that the subject property is located in FLOOD ZONE "A10" per panel number 220202 0002 c, rev. 4-04-83.

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY.

SURVEY OF LOTS 5 & 6
SQUARE 77
(TOWN OF MANDEVILLE)
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA.



FONTCUBERTA
Surveys
INCORPORATED



CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

CERTIFIED CORRECT TO:

VAUGHAN CONSTRUCTION, INC., &
MIKE and MARIS TYSON

DATE	SCALE	○ = Iron Rod Set ⊙ = Iron Pipe Fd. ● = Iron Rod Fd.	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
10-13-98	1" = 40'		RLF	TJF	987001	126-516

CASE SUMMARY SHEET

CASE NUMBER: Z25-03-02

DATE RECEIVED: February 18, 2025

DATE OF MEETING: March 11, 2025 and March 25, 2025

Address: 229 Lamarque

Subdivision: City of Mandeville, Square 7, Lots 16 & 17

Zoning District: R-1 Single Family Residential District

Property Owner: John and Amy Crane

REQUEST: Z25-03-02 – John and Amy Crane request the rezoning of two Lots designated as R-1 Single Family Residential District to I Institutional District, City of Mandeville, Square 7 Lots 16 & 17, R-1 Single Family Residential District, 229 Lamarque

CASE SUMMARY: Rezone the property from R-1 to I to make the existing uses conforming

The applicant owns the property at 229 Lamarque St., located on the east side of Lamarque St., north of Claiborne St., and south of Jefferson St. The property measures 133' x 200' and contains 26,600 sqft. The property is improved with a church and parsonage building.

The property is currently zoned R-1 Single Family Residential, with the church being a legal non-conforming use. The applicant is wanting to develop the property with parking in an effort to reduce on street parking for the church as well as renovate and relocate the parsonage building. Under **CLURO Section 4.2.2.2. Continuation and Termination of Legally Non-Conforming Uses** relocation of a non-conforming structure is prohibited unless the structure and use shall conform to the regulations of the zoning district in which such structure and use are located after being relocated.

Religious uses are not permitted in R-1 zoning so the applicant is requesting to rezone the property to I Institutional in order to continue the current use of the buildings while also being able to develop the property.

CLURO SECTIONS:

7.5.6.1. Purpose of the Institutional District

The purpose of the institutional district shall be to accommodate uses of a civic, religious, educational, institutional or public nature in areas that provide maximum accessibility for the public to utilize the facilities provided in the institutional district.

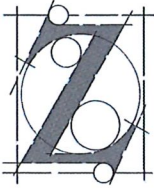
7.5.1.1. Purpose of the R-1 District

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

4.2.2.2. Continuation and Termination of Legally Non-Conforming Uses

5. **Relocation** – No structure that is devoted in whole or in part to a non-conforming use shall be relocated in whole or in part to any other location on the same or any other lot, unless the entire structure and the use thereof shall hereafter conform to all the regulations of the zoning district in which such structure and use are located after being so relocated. No non-conforming use of land shall be relocated in whole or in part to any other location on the same or any other lot, unless such use shall thereafter conform to all the regulations of the zoning district in which such use of land is located after being so relocated.





jason i zuckerman, architect

1354 Villere St., Mandeville, LA 70448
504.881.6920
jason.zuckerman@hotmail.com

229 LAMARQUE ST. DESCRIPTION OF WORK

THE PROJECT CONSISTS OF SELECTIVE DEMOLITION OF PORTIONS OF HISTORIC PARSONAGE ASSOCIATED WITH HISTORIC CHURCH ON SAME PROPERTY. PROPOSED DEMOLITION INCLUDES THE REMOVAL OF A LATE ADDITION TO THE STRUCTURE THAT HAS NO HISTORICAL SIGNIFICANCE AND IS IN POOR STRUCTURAL CONDITION.

THE PROJECT ALSO INCLUDES RELOCATION OF THE EXISTING HISTORIC STRUCTURE TO THE SOUTH ON THE SAME SITE, MAINTAINING EXISTING DISTANCE FROM THE STREET, AND ELEVATING THE HISTORIC STRUCTURE TO MINIMUM BASE FLOOD ELEVATION +2' TO MEET CITY OF MANDEVILLE REQUIREMENTS.

ADDITIONALLY, THE PROJECT CONSISTS OF DEVELOPING THE SITE WITH PARKING (INCLUDING ACCESSIBLE PARKING) TO ALLEVIATE/REDUCE ON-STREET PARKING FOR THE EXISTING CHURCH WHICH IS ALSO ON THE SAME SITE.

CURRENTLY THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-1) AND EXISTS AS AN EXISTING NON-CONFORMING USE. THE OWNERS HAVE NO ISSUE RETAINING THE CURRENT ZONING AND EXISTING NON-CONFORMING USE STATUS.

HOWEVER, THE OWNER IS SEEKING TO RELOCATE THE EXISTING PARSONAGE JUST TO THE SOUTH ON THE PROPERTY AND CLURO SECTION 4.2.2 PROVISIONS OF LEGALLY NON-CONFORMING USES STATES:

RELOCATION - NO STRUCTURE THAT IS DEVOTED IN WHOLE OR IN PART TO A NON-CONFORMING USE SHALL BE RELOCATED IN WHOLE OR IN PART TO ANY OTHER LOCATION ON THE SAME OR ANY OTHER LOT, UNLESS THE ENTIRE STRUCTURE AND THE USE THEREOF SHALL HEREAFTER CONFORM TO ALL THE REGULATIONS OF THE ZONING DISTRICT IN WHICH SUCH STRUCTURE AND USE ARE LOCATED AFTER BEING SO RELOCATED. NO NON-CONFORMING USE OF LAND SHALL BE RELOCATED IN WHOLE OR IN PART TO ANY OTHER LOCATION ON THE SAME OR ANY OTHER LOT, UNLESS SUCH USE SHALL THEREAFTER CONFORM TO ALL THE REGULATIONS OF THE ZONING DISTRICT IN WHICH SUCH USE OF LAND IS LOCATED AFTER BEING SO RELOCATED.

THEREFORE, WE UNDERSTAND THAT THIS REQUIRES THE PROPERTY TO BE REZONED SUCH THAT IT IS NO LONGER AN EXISTING NON-CONFORMING USE.

TO BE CLEAR, NO CHANGE IN EXISTING USE IS PLANNED. THE REQUESTED REZONING IS SIMPLY A RESPONSE TO THE SLIGHT RELOCATION OF THE EXISTING BUILDING ON THE SAME SITE TO ALLOW FOR MORE EFFICIENT ON SITE PARKING.

7.8 TABLE OF PERMITTED USES BY ZONING DISTRICTS

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	H-P
6.2 Residential Use Classification																			
6.2.1 Single Family	P	P	P	P	P					P		P	P	P	C			*	
6.2.2 Cluster Resid.*			C	C	C					C		C	S	C	C			*	
6.2.3 Duplex Resid.			P	P	P					P		S	P	P	C			*	
6.2.4 Two Family *			S	S						P		S	S		C			*	
6.2.5 Townhouse *				S						S		S	P	S	C			*	
6.2.6 Condo. Res.			P	P						S		S	P	S	C			*	
6.2.7 Multi-Family				P						S		S	S		C			*	
6.2.8 Congregate * Living Residential				S		S			S	S	S	S	S	S	C			*	
6.2.9 Commun. Res.*				S		S				S		S	S	S	C			*	
6.2.10 Mobile Home					P														
6.2.11 Acces. Res.						S	S			P		P	P	S	C	S	S	P	
6.2.12 Boathouse Res.													S						
6.3 Civic Use Classifications																			
6.3.2 Cemetery				P	P	P	P			P	S	S	S		C	P	P		
6.3.3 Club/Lodge						P	S	S	P	S	P	S	P	S	C	P		S	
6.3.4 Educational Facilities						P		S	P	S	P	P	S	S	C	S	S	S	
6.3.5 Commun. Parking – surface						P			P	P	P	P	S		C	P	P	P	
6.3.6 Commun. Parking - Multi-Story						C			C	C	C	C	C		C	C	C	C	
6.3.7 Commun. Rec.	S	S	S	P	P	P	P	C	P	S	P	P	S	S	C	P	S	S	
6.3.8 Convales. Ser.						P		S	P		P	S	S		C				
6.3.9 Cultural Serv.	S	S	S	P		P	C	S	P	S	P	P	S	S	C			S	
6.3.10 Daycare Center (Public)						P	C	S	P	S	P	P	S		C	S		S	

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	H-P
6.3.11 Essential Ser	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
6.3.12 Guidance Ser.						P		S	P	P	P	S						P	
6.3.13 Group Care Facilities *						C		C	C		C			C	C				
6.3.14 Hospital (General)						S			S		S				C	S	S		
6.3.15 Hospital (Limited)						P		C	P	S	P				C	S		S	
6.3.16 Major Impact Utilities *						C			C		C				C		C		
6.3.17 Minor Impact Utilities *	S	S	S	S	S	S	S	S	P	S	P	S	S	S	S	P	P	S	
Communication Towers	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P		
6.3.18 Postal & Parcel Del. Ser.						P		S	P	S	P	S			C	P	P	S	
6.3.19 Pub. & Priv. Primary Educ.*				S		P	S	S	S	S	S	S		S	C			S	
6.3.20 Pub. & Priv. Secondary Educ. *						P	S	S	S	S	S	S		S	C			S	
6.3.21 Public Rec. & Park Service	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	P	
6.3.22 Pub. Safety Services						P		P	P	P	P	P	S	S	C	P	P	P	
6.3.23 Religious						P		S	P	S	P	S	S	S	C			S	
6.4 Commercial Use Classifications																			
6.4.1 Admin. and Bus. Offices								P	P	P	P	P	S	S	C	P	P	S	
6.4.2 Adult Uses *																	P		
6.4.3 Agr. Sales & Services								S	P	S	P	S			C	P	P	S	
6.4.4 Art & Craft Studio (Limited)								P	P	P	P	S	S	S	C	P		P	
6.4.5 Art & Craft Studio (General)								S	P	P	P	S		S	C	P		P	
6.4.6 Animal Ken.									P		P				C	P	P		
6.4.7 Animal Sales & Ser. (Limited)								P	P	S	P				C	P		S	
6.4.8 Animal Sales & Ser. (General)															C		P		
6.4.9 A&E-Wash									P		P				C	P	P		
6.4.10 A&E-Fuel *									P		P				C	P	P		

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	H-P
6.4.11 A&E Services									P		P				C	P	P		
6.4.12 A&E-Truck Service Station															C		P		
6.4.13 A&E Ser.Commercial Parking - Surface									P	C	P				C	P	P	C	
6.4.14 A&E Ser. Commercial Parking – Multi-Story									C	C	C				C	C	C	C	
6.4.15 A&E Ser. Sales & Rentals*									P		P				C	P	P		
6.4.16 A&E Ser. Equipment Sales															C		P		
6.4.17 A&E Ser.-Auto Repair (Enclosed)									P		P				C	P	P		
6.4.18 A&E Repair															C	C	P		
6.4.19 A&E Vehicle Storage (Enclosed)									P		P				C	P	P		
6.4.20 Building Maintenance								P	P	P	P				C	P	P	P	
6.4.21 Business Support-General								S	P	P	P	S			C	P	P	P	
6.4.22 Business Support-Limited								P	P	P	P	P			C	P		P	
6.4.23 Business or Trade School						P		S	P	S	P	P			C	P	P	S	
6.4.24 Comm. Rec. Indoor Sports								S	P	S	P				C	P		S	
6.4.25 Comm. Rec. Outdoor Sports									P	S	P	S			C	P		S	
6.4.26 Comm. Rec. Indoor Entertainment									P	S	P				C			S	
6.4.27 Comm. Rec. Outdoor Entertainment									P		P				C	P			
6.4.28 Communications Services									P	S	P				C	P		S	
6.4.29 Construction Sales & Services															C	P	P		
6.4.30 Construction Sales & Ser. (Encl.)									P		P				C	P	P		
6.4.31 Consumer Repair Services								P	P	P	P				C	P		P	

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	H-P
6.4.32 Convenience Mini-Storage*									S		S				C	P	P		
6.4.33 Daycare *				S		S		S	P	S	P	S			C	S		S	
6.4.34 Exterm. Ser.									P	S	P				C	P	P	S	
6.4.35 Finan. Ser.						P		P	P	P	P	P			C	P		P	
6.4.36 Food Sales								P	P	P	P		S		C	P		P	
6.4.37 Funeral Ser.									P		P				C				
6.4.38 General Retail Sales Conven.								P	P	P	P		S		C	P		P	
6.4.39 General Retail Sales General								S	P	P	P				C	P		P	
6.4.40 General Retail Sales Bulk								S	P		P				C				
6.4.42.1 Lodging - Bed & Breakfast Res.			P	P						P		P	P	S	C			P	S
6.4.42.2 Lodging - Bed & Breakfast Inn			S					C		P		S	P	S	C			P	
6.4.42.3 Lodging – Whole House Rental			C	C				C	C	C		C	C	C	C			C	
6.4.43 Lodging - * Campground							S		P		P				C	P	P		
6.4.44 Lodging. (Trans) Hotel Motel								C	P	S	P				C			S	
6.4.45 Laundry Ser. Coin Operated								P	P	S	P				C	P		S	
6.4.46 Laundry Ser. Neighborhood								P	P	S	P				C	P		S	
6.4.47 Laundry Ser. Commercial									P		P				C	P	P		
6.4.48 Marine Ser. Boat Fuel Area													S		C				
6.4.49 Marine Ser. Boat Sales/Service									P		P		P		C				

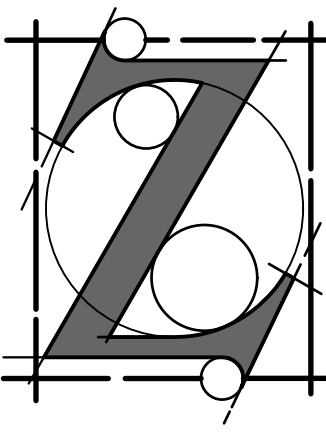
Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	H-P
6.4.50 Marine Ser. Boat Repairs									P		P		P		C				
6.4.51 Marine Ser. Comm. & Chart. Fish.													P		C				
6.4.52 Marine Ser. Incidental Storage									S		S		P		C				
6.4.53 Marine Ser. * Marinas													P		C				
6.4.54 Marine Ser. Retail									P		P		P		C				
6.4.55 Marine Ser. Rest./Lodging													S	C	C				
6.4.56 Marine Ser. Yacht Clubs													P	P	C				
6.4.57 Medical Ser.								P	P	P	P	S	S		C				S
6.4.58 Medical Lab – Non -Patient									P		P				C				
6.4.60 Personal Improvement								P	P	P	P	S			C	P			S
6.4.61 Personal Ser.								P	P	P	P				C				P
6.4.62 Research Ser.									P	S	P				C	P	P		S
6.4.63 Rest. Drive-in									P		P				C	P			
6.4.64.1 Rest. Limited Service – Drive -Thru								C	S		S				C	S			
6.4.64.2 Rest. Limited Service								S	S	S	S				S	S			
6.4.65 Rest. Limited Service – Outdoor								S	P	S	P		S		C	P	P		S
6.4.66 Restaurants Sit Down								P	P	S	P		P	S	C	P	P		S
6.4.67 Restaurants Sit Down with Lounge									P	S	P		S	S	C	P	P		S
6.4.68 Swap Meets Enclosed									P	S	P				C				S
6.4.69 Swap Meet Unenclosed															C		P		S
6.4.70.1 Shopping Center Neighborhood								P	P	P	P				C				S
6.4.70.2 Shopping Center Minor									P		P				C				
6.4.70.3 Shopping Center Major											S				C				

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	H-P
6.4.71* Special Events Center									P	S	P				C			S	
6.4.73 Tavern, * Bar or Lounge									P	S	P		S		C	P	P	S	
6.4.74 Tavern * Nightclub									P	S	P				C			S	
6.5 Industrial Use Classification																			
6.5.1 Basic Ind.															C	C	C		
6.5.2 Custom Manuf.										S			S		C	P		S	
6.5.3 Light Manuf. (Enclosed)									S		S				C	P	P		
6.5.4 Light Manuf. (Open)															C	P	P		
6.5.5 Old Town Manuf																		S	
6.5.6 Research Ser.Hazardous															C	C	C		
6.5.7 Resource Ext.																	C		
6.5.8 Wholes. Stor. & Dist. Light															C	P	P		
6.5.9 Wholes. Stor. & Dist. Heavy																	C		
6.6 Agricultural Use Classification																			
6.6.1 Animal Prod.																	C		
6.6.2 Animal Waste Processing																	C		
6.6.3 Aquaculture															C		P		
6.6.4 Horticulture Cultivation									P		P				C	P	P		
6.6.5 Horticulture Storage															C	P	P		
6.6.6 Horticulture Storage (Encl.)									P		P				C	P	P		
6.6.7 Packing & Processing – Limited															C	P	P		
6.6.8 Packing & Processing – General															C		P		
6.6.9 Row & Field Crops																	P		
6.6.10 Tree Crops									P		P				C	P	P		
6.7 Combined Use Classification																			
6.7.1 Comb. Uses - Residential/Office								P		P		S	S	S	C			P	

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	H-P
6.7.2 Comb. Uses - Residential/Comm.								P		P			S	S	C			P	
6.7.3 Planned Comb.Uses													C	C	C				
6.8 Accessory Use Classification																			
6.8.1 Accessory Uses (General)						P	P	P	P	P	P		P	S	C			P	
6.8.2 Accessory * Uses (Home Occ)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	
6.8.3 Accessory Uses (Residential)	P	P	P	P	P					P		P	P	P	C			P	
6.8.4 Accessory Outdoor Dining On-Site								S	S	S	S		S	S	C	S	S		
6.8.4 Accessory Outdoor Dining In Right-of Way									C	C	C		C	C	C	C	C		



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH, AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING CONSTRUCTION.

Jason I Zuckerman, Architect, LLC
1354 Villere St., Mandeville, LA 70448
504.881.6920

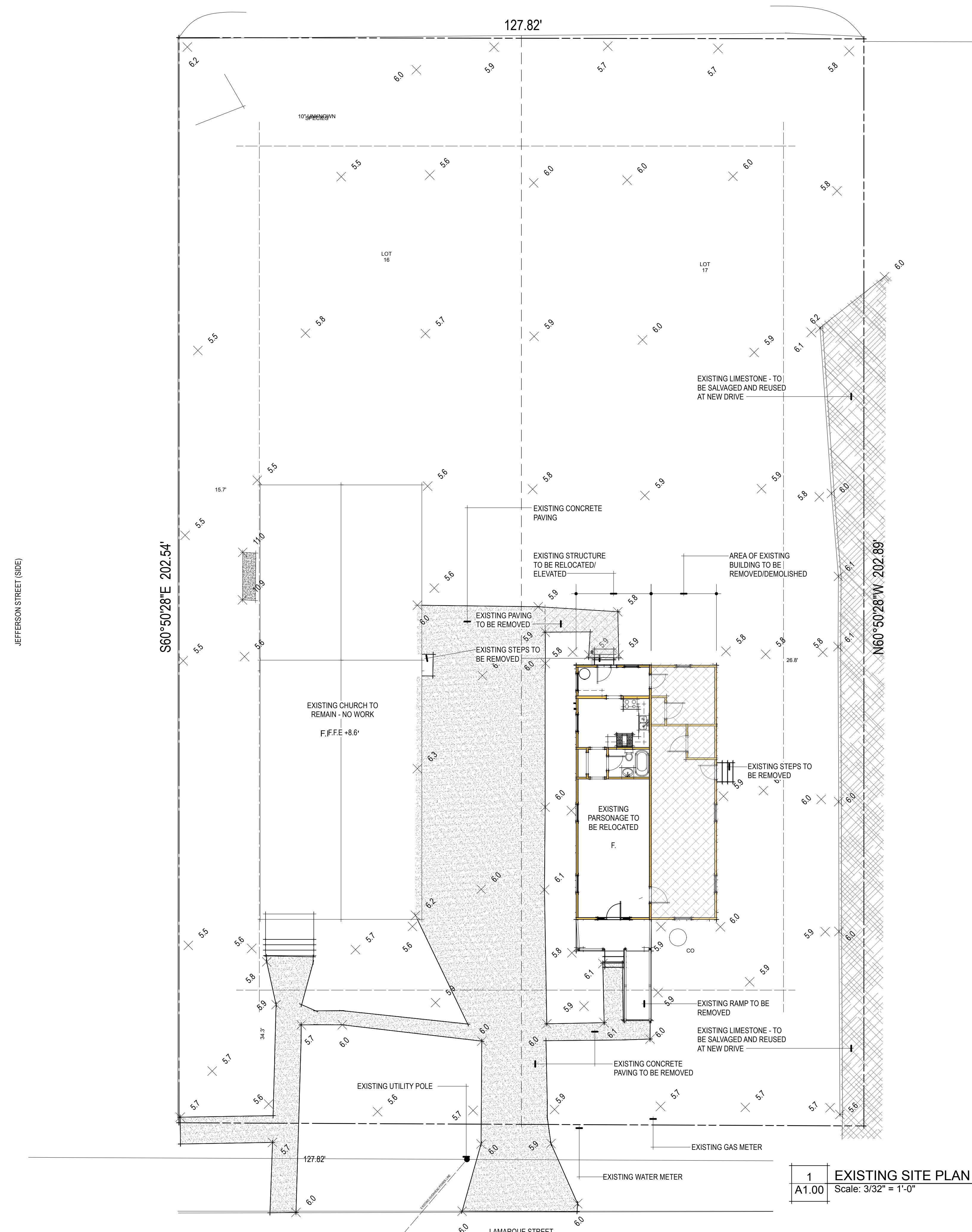
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229 LAMARQUE ST.
MANDEVILLE, LOUISIANA

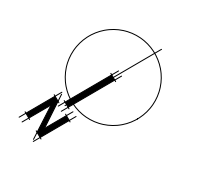
Date	Revision No.	Date	Revision Notes
2/10/25			
Drawn By: JZ			
Checked By: JZ			
Reviewed By: JZ			
COO File Name: 229 Lamarque 150.rvt			
Plot Date: 2/10/25			

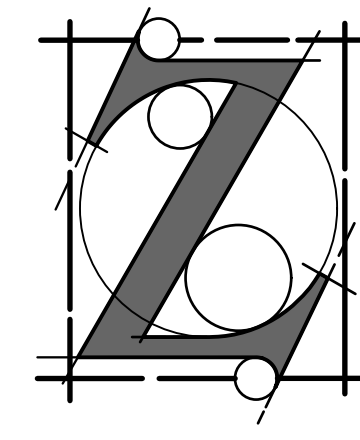
EXISTING SITE/ SITE DEMOLITION PLAN

A1.00



1 EXISTING SITE PLAN
A1.00 Scale: 3/32" = 1'-0"





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229 LAMARQUE ST.
 MANDEVILLE, LOUISIANA

Date	Drawn By	Checked By	Reviewed By	COPIED/FILED	PROJ. NO.	Revision No.	Date	Revision Notes
2/10/25	JZ	JZ	JZ	229 Lamarque St.	271025			

PROPOSED SITE PLAN

A1.10

1 PROPOSED SITE PLAN
 A1.10 Scale: 3/32" = 1'-0"

