

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JANUARY 5, 2016 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE DECEMBER 1, 2015 MINUTES

ELECTION OF OFFICERS

PUBLIC HEARINGS

BOA CASE NO. 2015-86-BOA

Request for a variances in a HC-1 Highway Commercial zoning district to eliminate some plantings in the east, west and rear yard buffers, and to waive the fencing requirements on the perimeters of the property. The property is located at 29062 U.S. Highway 190, Lacombe, Louisiana

Applicant: Sal Impastato

(POSTPONED AT THE DECEMBER 1, 2015 MEETING)

BOA CASE NO. 2015-117-BOA

Request by applicant for a variance of a rear yard setback requirement in an A-4 Single Family zoning district from 25' required to approximately 14' requested. The property is located at 2257 Destin Street, Mandeville, Louisiana.

Applicant: Frank & Iretha Winston

BOA CASE NO. 2015-118-BOA

Request by applicant for an "after the fact" variance for the removal of approximately 36 live oak trees in a CB-1 Community Based Facilities zoning district. The property is located at 501 Holy Trinity Drive, Mandeville, Louisiana.

Applicant: Most Holy Trinity Roman Catholic Church

BOA CASE NO. 2015-119-BOA

Request by applicant for a variance of a side yard setback requirement in an A-4 Single Family zoning district from 10' required to approximately 5' requested. The property is located at 1924 Dupard Street, Mandeville, Louisiana.

Applicant: Michael Aldridge

BOA CASE NO. 2015-120-BOA

Request by applicant for a variances to encroach into a portion of the front yard planting buffer and to remove some live oak trees in same an I-2 Industrial zoning district. The property is located at the intersection of Ben Thomas and Bryan Roads, north of Slidell, Louisiana.

Applicant: Textron Marine & Land Systems

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, DECEMBER 1, 2015

**LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING
MANDEVILLE, LOUISIANA**

The December 1, 2015 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

PRESENT: Mr. Fandal, Mr. Brookter, Mr. Schneider, Mr. Gordon and Mr. Ballantine

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the November 4, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-85-BOA

Request by applicant for a variance in a HC-2 Highway Commercial zoning district to eliminate a portion of the north side landscape buffer requirement from 10' required to 0' requested.
Applicant: Lavigne Plaza, L.L.C.

(Mr. Keller read the staff report into the record...)

Mr. Paul Mayronne, attorney with the law firm of Jones Fussell, L.P., P.O. Box 1810, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- We want to eliminate parts of the side 10' buffer.
- This requires mitigation, a planting plan.
- This is a practical difficulty or hardship because of the industry changes that is out of the control of the owner.
- His competitors are changing the landscape for this type of business.
- Also, changes in the new health care law are affecting my client's cost for an additional \$100,000.
- We need this to maintain market viability and market share.
- There is no impact to anybody.
- In exchange for removing the trees, we will plant 4 Class A and 13 Class B trees

- elsewhere on the property.
- The planting will be in a more favorable location elsewhere on the property.
- The mitigation plan will provide more trees and better trees.

Mr. Gordon: The business model changed from “service” to “self-service”? Why cant’ you eliminate a part of the service area and use it for the additional parking? This hardship is financial.

Mr. Mayronne: The factors leading to the hardship is out of the control of the developer.

Mr. Ballantine: If you put the trees on the west side, nobody will see them.

Mr. Mayronne: We have no objection putting the trees where we can.

(General discussion ensued regarding mitigating the plantings and whether this is a hardship...)

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance request subject to the applicant providing a mitigation plan for the plantings.

MOTION FAILED 3 YEAS TO 2 NAYS

(Four (4) affirmative votes are required in order to approve a variance request.)

BOA CASE NO. 2015-86-BOA

Request for a variances in a HC-1 Highway Commercial zoning district to eliminate some plantings in the east, west and rear yard buffers, and to waive the fencing requirements on the perimeters of the property.

Applicant: Sal Impastato

(Mr. Keller read the staff report into the record...)

The applicant appeared on his own behalf and made the following initial comments:

- I can do with a little bit less.
- I want to remove 9 trees on the rear because the trucks need room to maneuver.
- With the swale and parking lot, I do not have any additional space for the trees.
- We don’t’ want trees on the side because we want to access the side property for future use.

Mr. Schneider: Would the trucks back in on 190?

Mr. Impastato: They would come in from the highway and back up to the loading dock.

(Discussion ensued as to how the trucks would back up to the loading dock...)

Mr. Gordon: What is the zoning of your neighbors property?

Mr. Impastato: Residential, but the neighbor does not want a fence.

Mr. Keller: I think that you should postpone this case and allow the staff to meet with Mr. Impastato in order to come up with some other options.

Moved by Mr. Ballantine and seconded by Mr. Brookter to postpone this case until next month.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-87-BOA

A request for a variance in a PBC-1 Planned Business Center zoning district to permit the removal of some live oak trees within and in the vicinity of the building envelope.

Applicant: Briggs Ochsner, L.L.C.

(Mr. Keller read the staff report into the record...)

Mr. James Powell, with Kyle Associates, LLC, 638 Village Lane North, Mandeville, LA appeared on behalf of the applicant and made the following initial comments:

- We have been working with Sidney and his staff on the mitigation plan.
- We tried to save as many trees as we could... save some additional trees.

Mr. Ballantine: How do you mitigate live oak trees?

(Mr. Sidney Fontenot, director of the department of development spoke in favor of the project mentioning that the applicant did their best to save as many live oaks on the property as possible; adding that they saved an additional 30" in diameter live oak.)

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variance request subject to staff comments.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-88-BOA

A request for a variance in a HC-2 Highway Commercial zoning district to eliminate an (11") inch in diameter live oak tree in the front street buffer.

Applicant: Dr. Edward L. Donaldson, Jr.

(Mr. Keller read the staff report into the record...)

Mr. Robert Wolfe, 868 Bertram Highway, Gretna, LA appeared on behalf of the applicant and made the following initial comments:

- We are in agreement with the staff comments.

Mr. Ballantine: Are you planning to plant or mitigate?

Mr. Wolfe: Whatever the staff wants.

Mr. Gordon: Are you doing an addition?

Mr. Wolfe: Yes.

Moved by Mr. Gordon and seconded by Mr. Brookter to grant the variance subject to staff comments.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-89-BOA

A request by applicant for a variances in a PF-1 Public Facility zoning district to allow for wider driveway widths on the east and south sides of the property from 35' permitted to 53'-6" and 40'-6" respectively.

Applicant: St. Tammany Parish Fire Protection District No. 1 (Chris Kaufmann)

(Mr. Keller read the staff report into the record...)

The applicant appeared on his own behalf and made the following initial comments:

- We need the extra driveway width.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variances as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-90-BOA

A request for a variance in a HC-3 Highway Commercial zoning district to permit an oversized multi-occupancy sign from 72 square feet permitted to approximately 174 square feet.

Applicant: Riverhighlands Properties, L.L.C. (Richard Meyer)

(Mr. Keller read the staff report into the record...)

Mr. Jeff Schoen with the law firm of Jones Fussell, L.P., P.O. Box 1810, Covington, LA appeared on behalf of the applicant and made the following initial comments:

- Our hardship is topographic and linear factors.
- The lot is 10' below the grade from the highway and there is a very large ravine between the lot and the highway.

- Rather than each lot having their own sign, we will deed restrict the three lots to have only one multi-occupancy sign on the “Garcia’s” lot.
- We are proposing a 134 square foot sign.
- The sum of all three properties would allow us to have a total of 136 square feet and we only want 134 square feet.

(Discussion ensued regarding the size and location of the monument sign...)

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance requests subject to the applicant deed restricting the three lots where only one multi-occupancy would be permitted to be located on the “Garcia’s” property.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MR. TIM FANDAL, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2015-86-2015
Initial Hearing Date:	December 1, 2015
Date of Report:	(Revised) as of December 15, 2015

GENERAL INFORMATION

Applicant(s) Name:	Sal Impastato
Location of Property:	29062 Highway 190, Lacombe, Louisiana
Zoning of Property:	HC-1 Highway Commercial
Variance(s) Requested:	eliminating trees in the buffers & fencing

OVERVIEW

The applicant is requesting to remove 10 class A and 5 class B trees from the east buffer; to remove all 12 class A trees from the rear yard buffer; remove 8 class A and 5 class B trees from the west side buffer; and to eliminate all fencing requirements on the east, west and rear property lines.

STAFF COMMENTS

The staff met with the applicant a couple of weeks ago to see if we could work out an alternative plan as to what was originally proposed.

Upon our meeting, the staff feels comfortable with the applicant not being required to erect any fencing along the side and rear perimeter of his property subject to the applicant providing this office with a notarized affidavit that states that he agrees to erect said fencing in the event that any adjacent property owner decides that they want a fence erected. This is a consideration, according to our resident landscape architect, that the department has adopted and implemented in the past in lieu of a developer providing fencing up front.

Additionally, as of this writing, the applicant has not provided the staff with a tree mitigation plan, so we cannot comment on same. Therefore, hopefully the applicant will provide soon for our review and recommendations. Once said plan has been submitted, we will forward to the board through email.

BOA CASE NO. 2015-86-BA (for office use only)

* PAID IN CASH

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)**

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Sal Impastato / Joe Impastato

MAILING ADDRESS: ~~925~~ 265 Cypress Lakes

CITY/STATE/ZIP: Slidell, LA 70458

PHONE NUMBER: 985-2902989
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-1 Highway Commercial
29062 Hwy 90 Lacombe LA
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- ☒ A variance of the (Unified Development Code)
 - ☐ Appeal of an adverse decision made by a parish official(s)
 - ☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☒ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☒ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
- ☐ other _____
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

See Attached

[Signature]
SIGNATURE OF OWNER/APPLICANT

10/31/2015
DATE OF APPLICATION

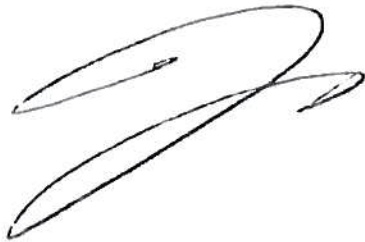
Variances Requested

On the east property line I am requesting to go from 20 (remove 10 class A and 5 Class B) trees to 5 trees. The balance will all be class A trees

On the rear property line I am requesting to go from 12 Class A trees to 0 trees

On the west property line I am requesting to go from 18 trees to 5 (remove 8 class A and 5 Class B the 5 remaining will be class A)

I am also requesting to eliminate all fencing on the east, west and rear property line

A handwritten signature in black ink, consisting of a large, stylized 'J' or 'G' shape with a long horizontal stroke extending to the right.

10-29-15

Impastato Family Wholesalers, LLC

29062 Highway 190

Lacombe, LA 70445

Tree List

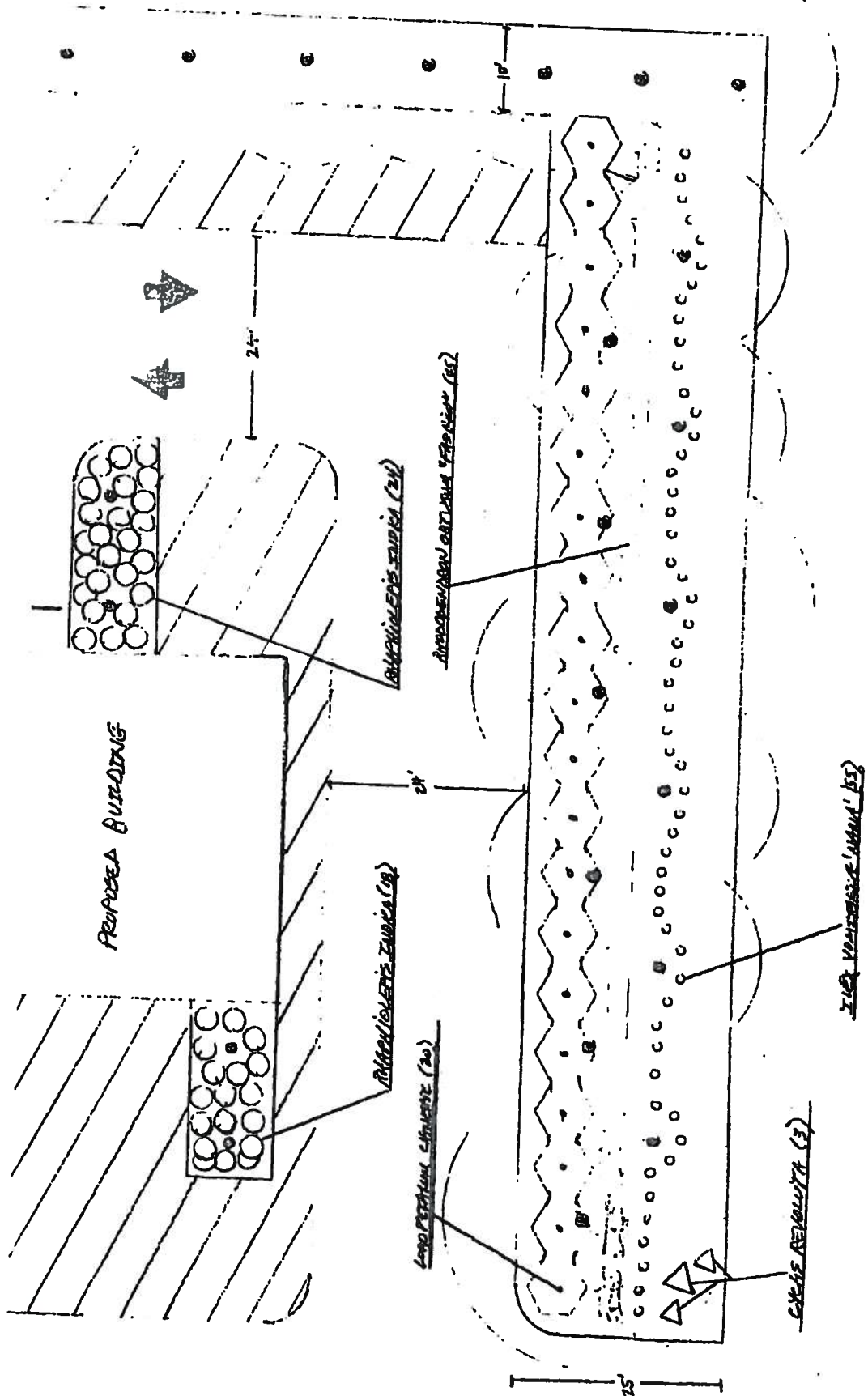
Botanical Name	Common Name	Product Size	Quantity	Classification
<i>Taxodium distichum</i>	Bald Cypress	30 gallon 10-12'	6	A
<i>Magnolia grandiflora</i>	Southern Magnolia	30 gallon 10-12'	16	A
<i>Betula nigra</i>	River Birch	25 gallon 10-12'	12	B
<i>Quercus phellos</i>	Willow Oak	30 gallon 10-12'	9	A
<i>Quercus shumardi</i>	Schumard Oak	30 gallon 10-12'	9	A
<i>Acer rubrum</i>	Swamp Red Maple	30 gallon 10-12'	12	A

Plant List

Botanical Name	Common Name	Product Size	Quantity
<i>Loropetalum chinense</i>	Loropetalum	3 gallon	20
<i>Rhododendron obtusum</i> 'Fashion'	Fashion Azalea	3 gallon	45
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon	3 gallon	55
<i>Cycas revoluta</i>	Sago Palm	1 - 15 gallon 2 - 7 gallon	3
<i>HAEMODOLEPSIS ZALIZIA</i>	INDIAN HAWTHORNE	3 GALLON	42

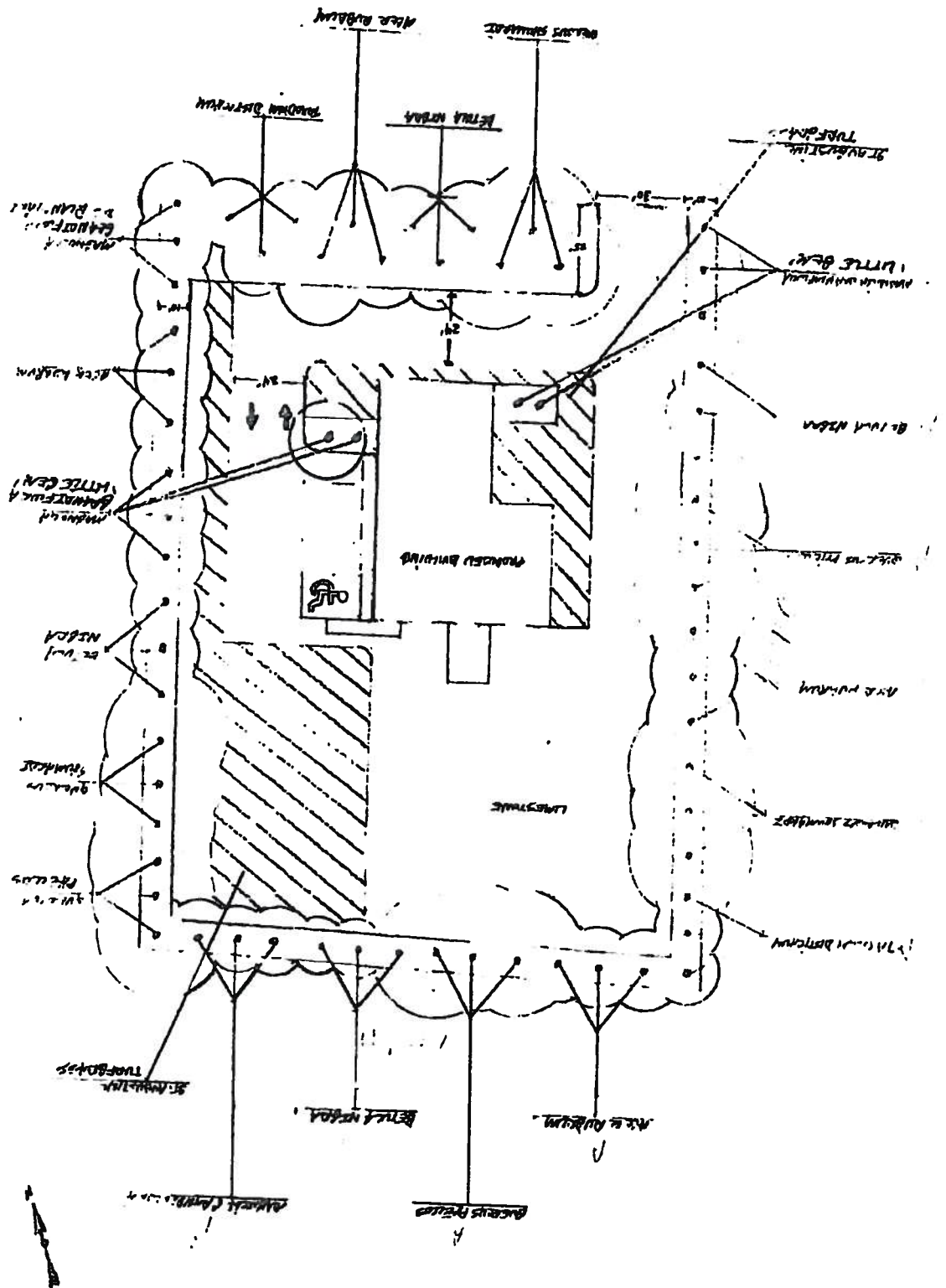
Other Material

Description	Quantity
St Augustine Sod	11,020 sq ft
8' total privacy fence - Both sides of property and across the back - 1x6x8 pine board - Galvanized metal poles with 3 - 2x4 runners	706.3 total linear feet Looking at the property from Hwy 190 - 261.39 linear feet on left side - 254.8 linear feet on right side - 190.11 linear feet across the back
#57 Limestone for driveways and parking lot	21,300 sq ft
Pine straw mulch for planting areas	10,500 sq ft
Garden soil for planting trees and shrubs	30 yards



150/-

PLANT PREPARED BY: HERBERT RABOIANIS IN LANDSCAPE ARCHITECTURE # 14-1441



**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2016-117-BOA
Initial Hearing Date:	January 5, 2015
Date of Report:	December 15, 2015

GENERAL INFORMATION

Applicant(s) Name:	Frank & Iretha Winston
Location of Property:	2257 Destin Street, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Rear yard setback

OVERVIEW

The applicant is requesting a variance for the rear yard setback so that they can expand their residence to add a larger kitchen and dining area. The applicant infers per the attached narrative that the existing home is very small and old; and the kitchen and dinning areas are so small that they have to use what was once a bedroom to suffice for the dinning room. Additionally, one of the occupants is handicapped and uses a wheel chair which makes it very difficult in which to maneuver in said areas.

STAFF COMMENTS

Even though this represents more of a personal preference rather than a practical difficulty or hardship in the strictest sense, the staff certainly understands that a case could be made that there is somewhat of a practical difficulty and hardship based on the fact that the house is very small compared to a traditional sized homes (800' square feet); is setback toward the back of the property as opposed to the front; and that one of the occupants is handicapped and needs additional room in which to maneuver his wheelchair in the home.

And furthermore, since the addition is not very large (280 square feet) and the property owner to the rear has submitted a letter of no objection, the staff has no objections if the board decides to issue a variance.

BOA CASE NO. 2015-117-BOA (for office use only)

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)**

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Frank & Iretta WINSTON, Sr.

MAILING ADDRESS: 2257 Destin Street

CITY/STATE/ZIP: Mandeville, LA 70448

PHONE NUMBER: 985-624-8924 Gretchen Seymour
(Home Phone #) (Cell Phone #) 985-778-9819

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1 Single Family
2257 Destin Street Mandeville, LA 70448

Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

- ☐ A variance of the (Unified Development Code)
- ☐ Appeal of an adverse decision made by a parish official(s)
- ☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- ☒ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

☐ other _____
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Applicant(s) are requesting a variance of a rear yard
setback requirement of 24' (required by parish) to
approximately 14' requested.

Frank Winston, Sr. / Iretta Winston 11-24-15
SIGNATURE OF APPLICANT DATE OF APPLICATION

December 7, 2015

To: St. Tammany Parish Government, Board of Adjustments

Re: Requesting a variance for a rear yard setback of 24 ft. required by the parish to 14 ft. requested by applicant(s).

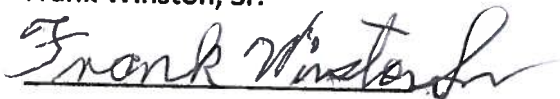
Reason(s) for request of variance:

We are currently sharing our kitchen with our utility room and using a bedroom for our dinning area. My husband can barley walk and requires a mobile device to get around, this presents a great hardship because we can barley turn around in the kitchen now. We need to build a kitchen and dinning area badly so that he can have access to the kitchen and dinning room area. This will improve his quality of life; not only so that we can get around with a wheelchair, but also, so we don't have to use a bedroom for a dinning room. We have been married for 63 years and have a large family with many grandchildren and great grandchildren; it's very difficult for us to have a family gathering.

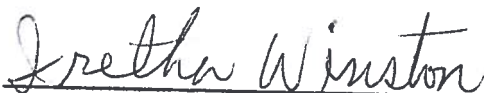
We are thanking you in advance.

Frank & Iretha Winston, Sr.

Frank Winston, Sr.



Iretha Winston



Re: 2257 Destin Street
Mandeville, LA

To whom it may concern:

I'm the owner of the property located at lot 47, 49, sq. 233A, Henry Clay Street, Mandeville, LA, 70448

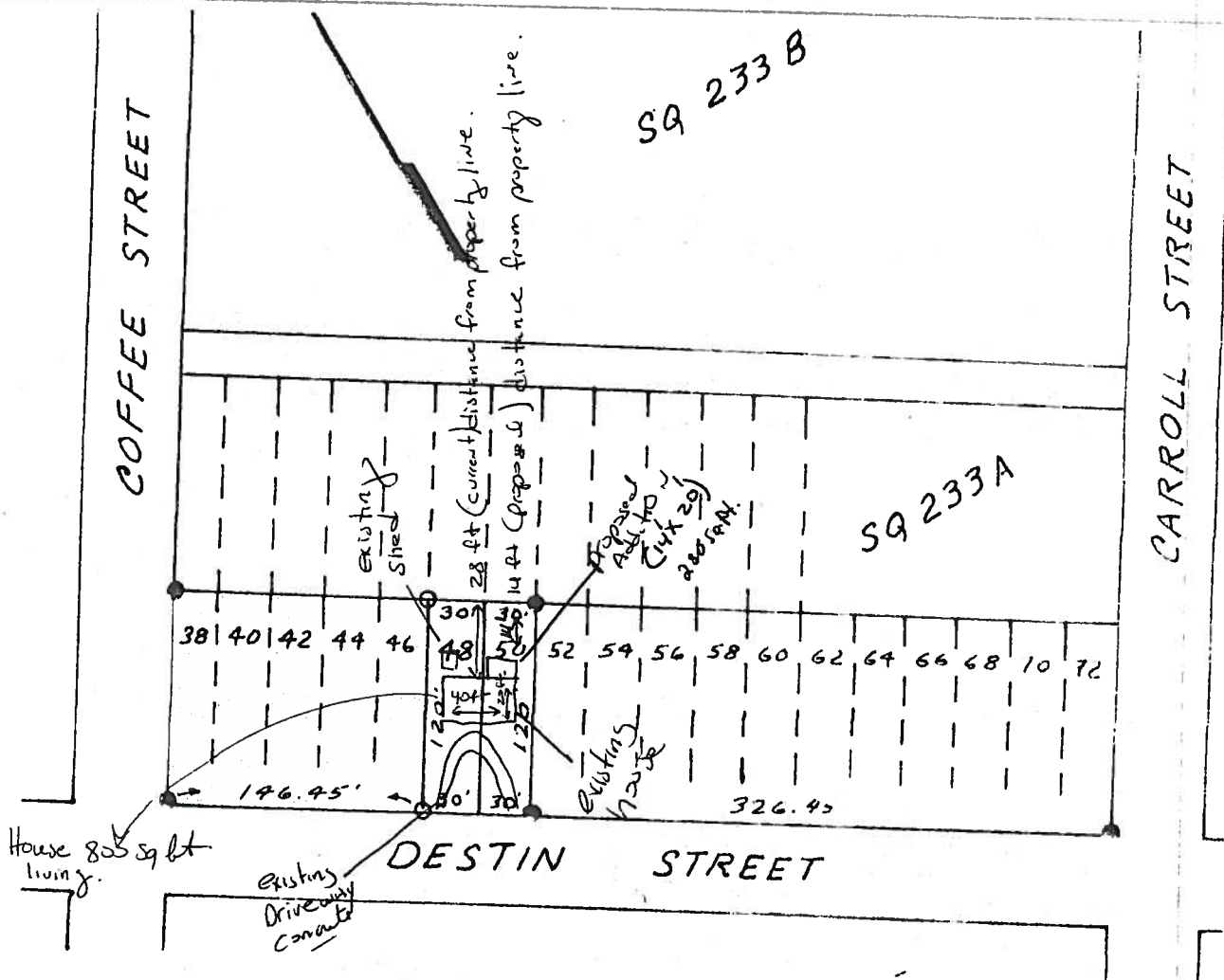
Please consider this letter as my written notification, that I have "No Objection" to Mr. & Mrs. Frank & Iretha Winston receiving a rear yard setback variance so that they may extend their home 14 feet into the 24ft rear setback, in order to add on a Kitchen and dining area to the rear of their existing home located at 2257 Destin Street, Mandeville, LA, 70448.

Sincerely,



Date:

12/14/2015



LOTS 48 & 50, SQUARE 233A
TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LA.

MONUMENT FOUND

SCALE 1" = 100

DATE 29 JAN 90

REVISED

CERTIFIED CORRECT TO

IRETHA WINSTON

THIS PLAT IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER DIRECT SUPERVISION OF THE UNDERSIGNED. SIGNATURE MUST BE IN RED AND SEAL EMBROSSED ON THIS PLAT IS NOT A TRUE COPY. REPRODUCTION AND THE USE OF ANY PART OF THIS PLAT IS INVALID WITHOUT THE AUTHORIZATION OF THE UNDERSIGNED

Red Wilson

NHW & ASSOCIATES INC.

1005 HWY. 59

MANDEVILLE LOUISIANA 70418

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2016-118-BOA
Initial Hearing Date:	January 5, 2015
Date of Report:	December 15, 2015

GENERAL INFORMATION

Applicant(s) Name:	Most Holy Trinity Catholic Church
Location of Property:	501 Holy Trinity Drive, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Removal of oak trees

OVERVIEW

The applicant had removed approximately 36 live oak trees from their church site, which equates to 326.5" caliper inches. The applicant would like to replant some new oak trees on the property that they lost, where they can, with the remaining balance being planted either/and in the Judge Tanner Boulevard right-of-way and on other properties owned by the Archdiocese within the area (see letter attached from the applicant's architect dated December 7, 2015).

STAFF COMMENTS

Our resident landscape architect has feels that there are two options to consider regarding tree mitigation for this site, for which a Letter of Credit has been provided to this office as security for the additional plantings required.

Option one would be to have the church plant as many new oaks on the site as possible with the remaining balance to be planted in the Judge Tanner Boulevard as suggested by the applicant. However, this would be contingent upon the public works department agreeing to this proposal. Further, the remaining balance of caliper inches owed, if any, would be paid in dollar amount to the parish's tree mitigation bank.

Option two would be similar to option one with the difference being that lieu of the applicant paying to the plant mitigation bank, to simply allow them to plant the difference of caliper inches that they cannot put on their site to plant on other Archdiocese properties in the area.

The staff's preference is option number one since if the church would be allowed to plant oak trees on other Archdiocese properties in the area, said property could claim credit for same once permits are applied for those sites.

BOA CASE NO. 2015-118-BOA (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: MOST HOLY TRINITY ROMAN CATHOLIC CHURCH

MAILING ADDRESS: 4465 HIGHWAY 190 EAST SERVICE ROAD

CITY/STATE/ZIP: COVINGTON, LA 70433

PHONE NUMBER: 985-892-0642 985-285-4355
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: CB-1

501 HOLY TRINITY DRIVE LA
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

- ☒ A variance of the (Unified Development Code)
- ☐ Appeal of an adverse decision made by a parish official(s)
- ☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

☒ other THE MITIGATION OF LIVE OAK REPLACEMENT OFF SITE
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

*(AFTER THE FACT - TREES HAVE ALREADY BEEN REMOVED) - 36 LIVE OAKS REMOVED
BASED ON CONVERSATIONS WITH THE DEPT. OF DEVELOPMENT WE NEED TO
REPLACE 454 CALIBER INCHES OF LIVE OAK TREES. WE PROPOSE TO PLANT
129.5" OF OAK TREES AND PLANT THE OTHER 326.5" ON OTHER ADJACENT
ARCHDIOCESE PROPERTY.

Harvey P. Boring
SIGNATURE OF OWNER/APPLICANT

12/7/15
DATE OF APPLICATION

architecture
planning
interiors
sustainable design
consulting

Kieran J. Weldon, Architect
Principal

Keith A. Barre', Architect
Principal

Kenneth P. Sprague, Architect
Executive Vice-President

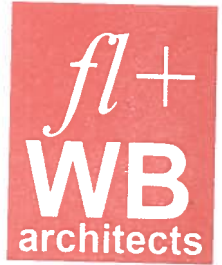
Becky Carson Parks, Architect
Senior Vice-President

Brent Savoie, Architect
Vice-President

Vincent Cangiamilla, Architect
Vice-President /
Design Director

Sam E. Fauntleroy
Retired

Kenneth E. Latham
Retired



December 7, 2015

Mr. Ron Keller
Senior Planner
St. Tammany Parish Department of Development
P.O. Box 628
Covington, LA 70434

RE: OAK TREE MITIGATION FOR MOST HOLY TRINITY
ROMAN CATHOLIC CHURCH
501 HOLY TRINITY DRIVE
COVINGTON, LA 70433

FLWB Project No. 211014.07

Dear Mr. Keller,

Based on our review with the Department of Development we need to replace 454 caliber inches of live oak trees that were removed in the development of the site. Most Holy Trinity proposes to replant 127.5 caliber inches of live oak trees on site per the attached landscape plan L01.1 and the remaining 326.5 caliber inches of live oak trees off site within the future Archdiocesan development of the surrounding area. Some of the proposed plantings would be to create a tree scape along Judge Tanner and Holy Trinity Drive as well as augmenting the landscaping in the future retirement cottages associated with St. Anthony's Gardens and the future cemetery development.

Most Holy Trinity Roman Catholic Church would provide a letter of credit to the Parish stating that they would complete the replanting of the oak trees prior to December 31, 2020 and if not completed by that date would issue a check payable to the Parish Tree Bank equal to \$100.00 per caliber inches of the remaining caliber inches.

If you need additional information, have any questions or if I can be of further assistance, please do not hesitate to call.

Sincerely,

FAUNTLEROY LATHAM WELDON BARRE' ARCHITECTS, APC

A blue ink signature of Kenneth P. Sprague is written over the company name.

Kenneth P. Sprague, Architect
Executive Vice President
Attachments

Ron Keller

From: Regan K. Contois
Sent: Friday, December 11, 2015 9:40 AM
To: Ron Keller
Subject: Most Holy Trinity Letter of Credit
Attachments: MHT Letter of Credit.pdf

Ron,

Attached is a copy of MHT letter of credit for the 326.5" of live oaks which could not fit back on the site. Their request to BOA is to plant this many inches in the r.o.w. along Most Holy Trinity and/or on some of their other parcels in the area. **The bond expires March 8, 2016.**

My recommendation is to allow them to place the trees in the r.o.w. IF they get approval from Public Works and implement the plantings in a reasonable time frame. Per our discussion that would be within a year of the c.o. for the church project. It is too difficult to track mitigation inches over the course of multiple years. If they cannot fit them all in the r.o.w. OR if they can't get approval from Public Works, then they can pay into the STP Tree Bank at our standard rate of \$100 per caliper inch.

A second alternative is as follows:

If they want to plant trees on other properties owned by the Archdiocese in St. Tammany Parish, they should plant them on established sites not undeveloped sites. This would allow them to plant within the 1 year time frame instead of drawing out the mitigation.

Regardless of the method they chose, a plan showing all locations of mitigated trees should be supplied prior to any approval and the bond will need to cover the entire period (1 year) until the work is completed.

Regan

Regan Contois, RLA Leed AP

Land Planner II

785 298-2524 p. 925 898-3003 f

rkcontois@stpgov.org

St. Tammany Parish

Department of Development

21454 Koop Drive, Suite 1B

Mandeville, LA 70471



ARCHDIOCESE OF
NEW ORLEANS

Chief Operating Officer

November 5, 2015

Very Reverend Rodney P. Bourg, V.F.
Pastor, Most Holy Trinity Parish
4465 Hwy. 190E
Covington, LA 70433-4957

**Re: Tree Mitigation
Request for Most Holy Trinity Catholic Church**

Dear Fr. Bourg,

The Archdiocese will allow MHTCC to bank live oak trees with the stipulation that at some point in the future, but not past December 31, 2020, said trees will be planted at MHTCC expense on Archdiocesan property located in the 360 tract, and in the general area of Judge Tanner Boulevard and Holy Trinity Drive.

The total tree count is to be determined by the total number of caliper inches in this specific tree bank and based on planting of 2-1/2 to 4 caliper inch trees.

The total number of caliper inches in this specific tree bank is to be the difference between the STP 459 caliper inches required of MHTCC for mitigation and the "on site" live oak caliper inches planted by MHTCC on the MHTCC site prior to January 20, 2016.

Please stay in touch with Ken Swartzfager on this project.

Father, best of luck on your project; it looks quite impressive.

Sincerely,

John L. Eckholdt

JLE/tas

cc: Ken Swartzfager

504-861-6251

Fax: 504-866-2906

jentwisle@archdiocese-no.org

7887 Walmsley Avenue

New Orleans, LA 70125



Business. Made Personal.

December 08, 2015

IRREVOCABLE LETTER OF CREDIT: 403

LETTER OF CREDIT NO: 403
ISSUE DATE: December 08, 2015
EXPIRATION DATE: March 08, 2016

BENEFICIARY NAME: ST Tammany Parish/Department of Planning
BENEFICIARY ADDRESS: 21490 Koop Drive
Mandeville, LA 70471

GENTLEMEN:

We hereby establish in favor of ST Tammany Parish /Department of Planning, 21490 Koop Drive Mandeville, LA 70471, this Irrevocable Standby Letter of Credit No. 403, for the account of Most Holy Trinity Catholic Church, 4465 Hwy 190 E Service Road, Covington, LA, 70433 for an amount not to exceed in the aggregate Thirty two Thousand Six Hundred fifty Dollars, and 00/100 Dollars (\$32,650.00) U.S., as per schedule of availability, available by your draft(s) payable at sight at FIRST BANK AND TRUST, 909 POYDRAS STREET, SUITE 100, NEW ORLEANS, LA 70112 accompanied by this original Irrevocable Letter of Credit and the following:

This Irrevocable Letter of Credit shall be valid until March 08, 2016.

All drafts drawn under this Letter of Credit must state, "DRAWN UNDER FIRST BANK AND TRUST, 909 POYDRAS STREET, SUITE 100, NEW ORLEANS, LOUISIANA 70112, IRREVOCABLE LETTER OF CREDIT NO. 380 DATED December 08, 2015." Partial drawings are not permitted. The original Irrevocable Letter of Credit must be presented with any drawings so that drawings can be endorsed on the reverse thereof.

We hereby agree with bona fide holders, endorsers and drawers of such drafts drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon due presentation and delivery of documents as specified to First Bank and Trust, 909 Poydras Street, Suite 100, New Orleans, LA 70112.

Except so far as otherwise expressly stated, this Irrevocable Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600" and as to matters not governed by the UCP, shall be governed by and construed in accordance with the laws of the State of Louisiana and applicable U.S. Federal Law without regard to principles of conflict of law.

Very truly yours,

FIRST BANK AND TRUST

BY: R. Yong Robert Yong

TITLE: Vice President



7	1000000
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X oak tree removed

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2016-119-BOA
Initial Hearing Date:	January 5, 2015
Date of Report:	December 15, 2015

GENERAL INFORMATION

Applicant(s) Name:	Michael Aldridge
Location of Property:	1924 Dupard Street, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Side yard setback

OVERVIEW

The applicant states that they wish to add a two-car garage and living space to the existing residence to accommodate additional living space for their family (see narrative attached)..

STAFF COMMENTS

The staff does not support the variance request due to the facts that the addition appears to be rather substantial in size in proportion to the existing residence, and they already have an existing garage in the back yard which they could either add-on to the structure or construct a separate standalone two car garage in the back yard since it appears that they have enough room.

BOA CASE NO. 2015-119-BOA (for office use only)

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)**

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Michael Aldridge

MAILING ADDRESS: 1924 Dupard St.

CITY/STATE/ZIP: Mandeville, La 70448

PHONE NUMBER: 985-966-5585
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family
1924 Dupard St. Mandeville, La N/A
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

- ☒ A variance of the (Unified Development Code)
☐ Appeal of an adverse decision made by a parish official(s)
☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- ☒ building setbacks (reduction of front, side and/or rear yard setbacks)
☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

☐ other _____
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

We are requesting a variance for a side yard (east side)
setback from 10' required by the parish, to approximately
5' requested.

[Signature]
SIGNATURE OF APPLICANT

12/8/2015
DATE OF APPLICATION

December 7, 2015

To Whom It May Concern:

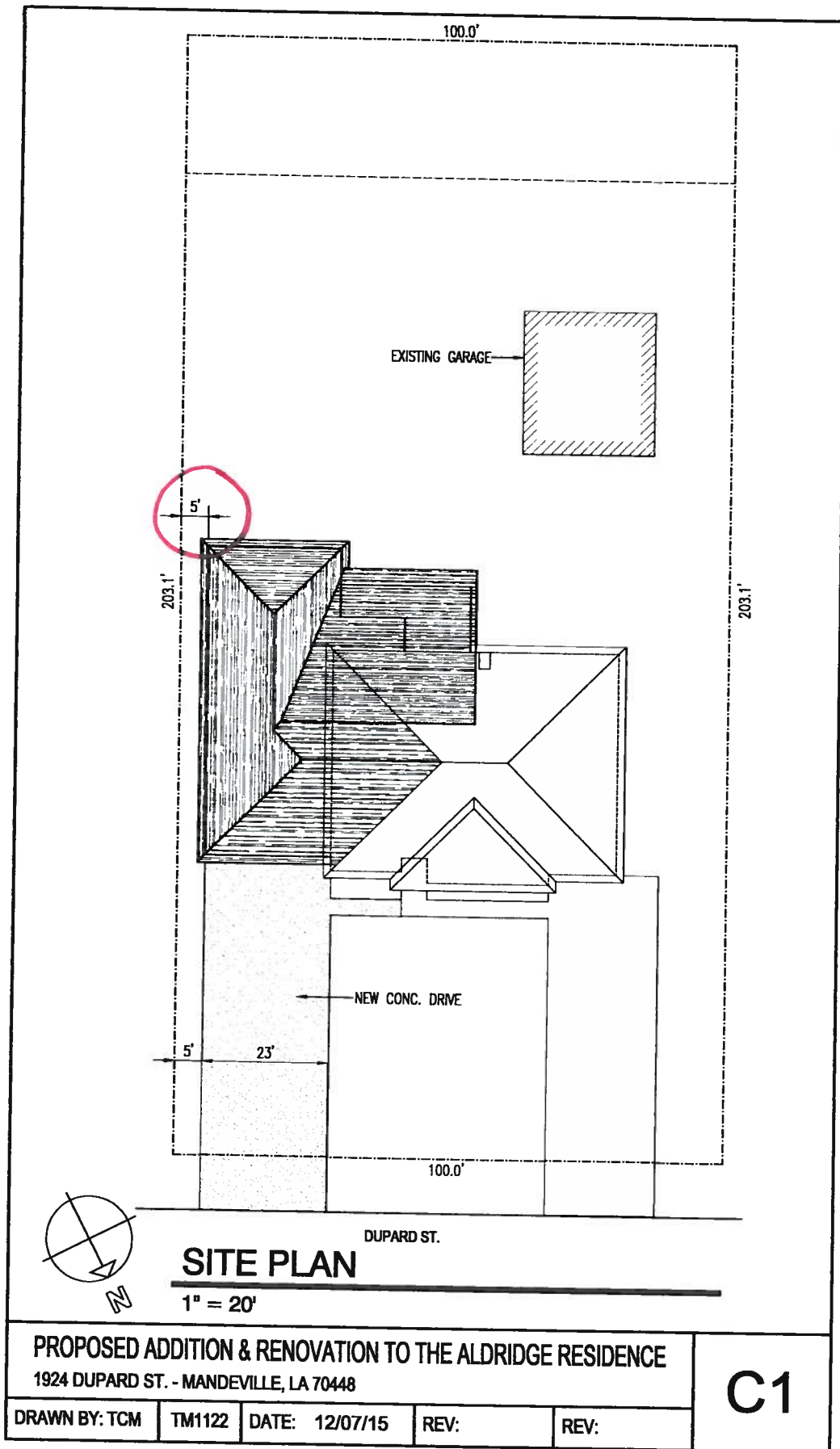
We are requesting a setback of 5 feet as opposed to the 10 foot setback as required by the parish. We live on 1924 Dupard St, Mandeville, La 70448. We do not live in a subdivision. The east portion of our property is adjacent to the back portion of Mr. Irwin Ainsworth and Ms. Donna Corona's house (1340 Marigny Blvd).

We would like to increase our safety and security by adding a two car garage and increase much needed living space for our teenage children. Before undergoing this project, we spoke to our neighbors Mr. Irwin and Ms. Donna to seek their approval. They stated they were in agreement with our plans and did not have any objection to our addition. Upon speaking to other neighbors, Mr. Joseph Bergeron from 1929 Dupard St, also expressed his approval.

If you have any questions please contact me at 985-966-5585 or at mikealdridge27@hotmail.com.

Thank you,


Michael and Brigitte Aldridge



PROPOSED ADDITION & RENOVATION TO THE ALDRIDGE RESIDENCE
1924 DUPARD ST. - MANDEVILLE, LA 70448

DRAWN BY: TCM

TM1122

DATE: 12/07/15

REV:

REV:

C1

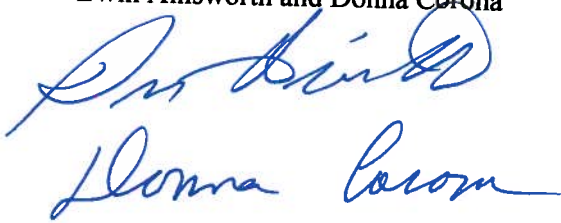
December 4, 2015

To Whom it May Concern:

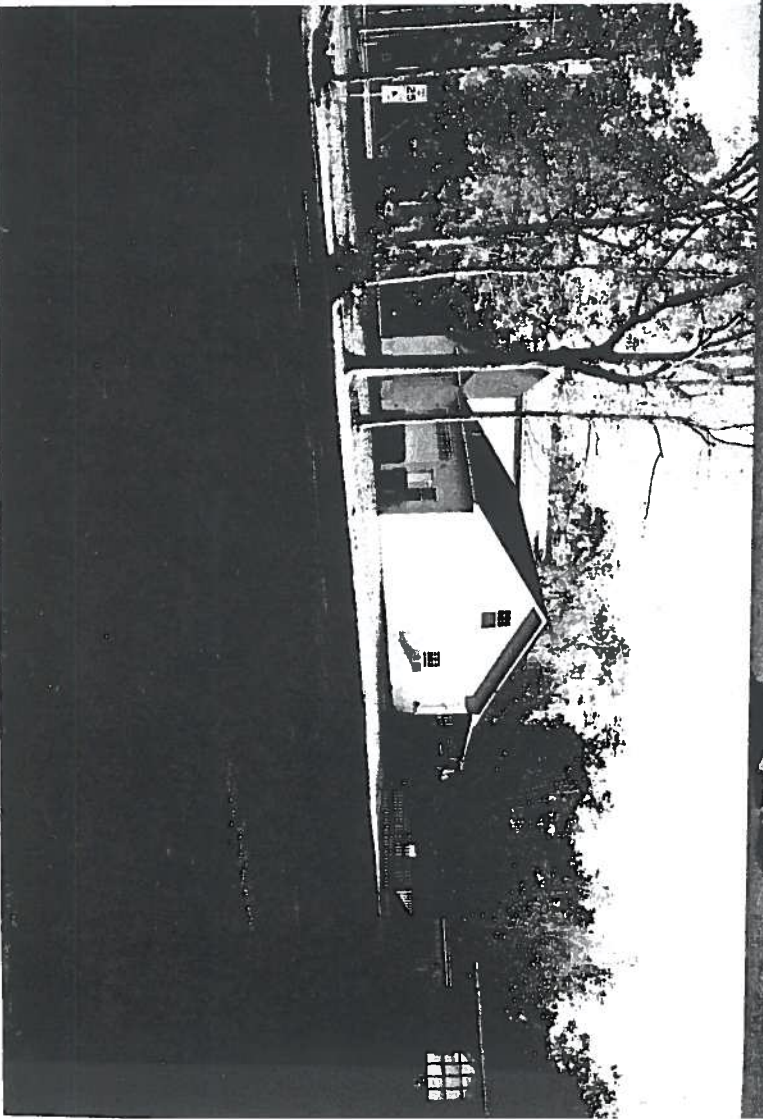
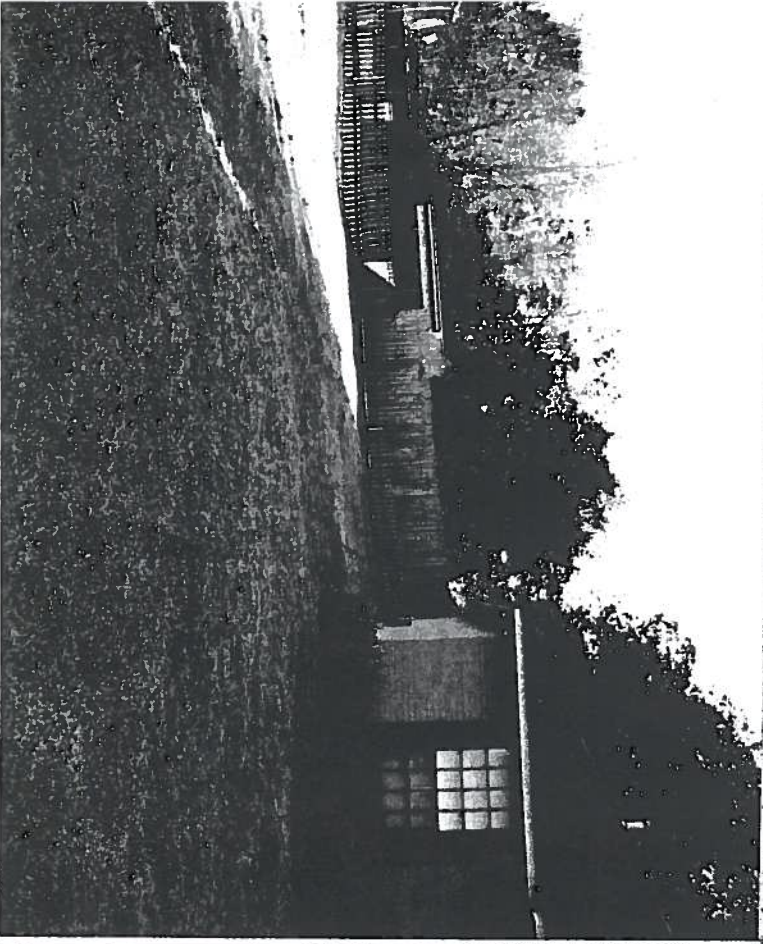
We give our permission for Michael and Brigitte Aldridge to build an addition to their existing home on 1924 Dupard St. past the 10 foot setback. I understand it will not be more than 5 feet off of our property (1340 Marigny Blvd). If you have any questions you may contact me at 504-782-7821.

Sincerely,

Irwin Ainsworth and Donna Corona

The block contains two handwritten signatures in blue ink. The first signature is for Irwin Ainsworth, written in a cursive style. The second signature is for Donna Corona, also in cursive, positioned directly below the first.

* letter from side yard being affected.



**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2016-120-BOA
Initial Hearing Date:	January 5, 2015
Date of Report:	December 15, 2015

GENERAL INFORMATION

Applicant(s) Name:	Textron Marine & Land Systems
Location of Property:	Intersection of Ben Thomas Bryan Roads, Slidell, Louisiana
Zoning of Property:	I-2 Industrial
Variance(s) Requested:	Front yard landscape buffer encroachment

OVERVIEW

The applicant is proposing to construct a vehicle test tract on their site for the testing of military vehicles and needs the size specifications for the tract in order to meet government regulations and requirements for same (see narrative attached).

STAFF COMMENTS

Based on the fact that only a small portion of the test tract encroaches into the front yard buffer (see shaded area on the site plan) the staff would have no objections to the variance request subject to the applicant still planting the required number of trees in the front buffer.

BOA CASE NO. 2015-120-BOA (for office use only)

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)**

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Textron Marine & Land Systems

MAILING ADDRESS: 1010 Gause Blvd.

CITY/STATE/ZIP: Slidell, LA 70458

PHONE NUMBER: 985-661-3809

(Home Phone #)

985-503-7744

(Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: **ZONING:** I-2

Intersection of Ben Thomas Rd. and Bryan Rd., Unincorporated St. Tammany Parish, LA
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

- ☐ A variance of the (Unified Development Code)
- ☐ Appeal of an adverse decision made by a parish official(s)
- ☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

☐ other Removal of Live Oak Trees

(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

Due to the required dimensions of the vehicle test track as specified by the Government, the track and associated paving

would encroach into the 30' buffer area on the South (Ben Thomas Road) side as close as 5' to the property line. In

Addition, some live oak trees on the property would have to be removed to construct the required track.

SIGNATURE OF OWNER/APPLICANT

DANIEL
LATOURNIERE

DATE OF APPLICATION

12/7/2015

NARRATIVE DESCRIBING SPECIFIC CIRCUMSTANCES FOR VARIANCE REQUEST

Textron Marine & Land Systems

Intersection of Ben Thomas Rd. and Bryan Rd., Unincorporated St. Tammany Parish, LA

Textron Marine and Land Systems (Textron) is a designer and manufacturer of advanced wheeled combat vehicles for US armed forces. Textron's facility is currently spread throughout St. Tammany and Orleans Parish. In order to streamline business and logistical operations, Textron is consolidating its business around its existing manufacturing facility on Stone Road in Slidell. Herein, Textron proposes to construct a vehicle test track for military armored vehicles manufactured in their nearby facility on Stone Road. By consolidating its business and building its test track adjacent to its manufacturing facility, Textron will improve public safety by minimizing the need to use public roads and highways for driving and transporting vehicles.

The size of the oblong test track is dictated by the required length and geometry of track to allow vehicle testing to meet government performance requirements. The test track is of asphalt and concrete construction over a sand and crushed stone base. The infield area of the test track, with a pervious crushed stone and block surfacing, would be used for armored vehicle parking as well as onsite stormwater retention. A 24-foot wide property entrance road would be constructed in the south of the property off of Ben Thomas Road across from the Stone Road intersection. A security fence will be constructed around the perimeter of the 6.45-acre property. In order to construct this facility, the site would be cleared and graded. A vegetated visual buffer would remain intact or be planted with supplemental vegetation along the periphery of the site, per St. Tammany Parish requirements (except as requested otherwise herein). Stormwater drainage in excess of that amount detained on-site will be via drain inlets and subsurface pipe to the southeast corner of the property, leading into the existing municipal roadside stormwater drainage system.

This test track facility is designed to meet the minimum dimensional and geometric requirements for the project needs. Consideration was given to leaving the inside of the test track, or a portion thereof, as vegetated. However, the area must be cleared since the test track facility will serve as both a testing facility and vehicle storage area, given the lack of other available property on which to store the vehicles in the immediate area. The viability of alternative sites for this project was limited by two primary constraints. First, the site had to be within close proximity of the existing facility on Stone Road to achieve the consolidation goals of the company and minimize use of local roads and highways by the armored vehicles. Second, the site had to be of a minimum size and dimension to afford room for construction of the test track, which has minimum dimensions dictated by government testing requirements. As such, the subject property was the best available option available for commercial purchase at the time within a reasonable radius of the existing Stone Road facility.

- ## SITE PLAN