

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**WEDNESDAY, NOVEMBER 5, 2014 - 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 OCTOBER 7, 2014 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 14-11-034**

Request by applicant for a variance to remove trees from a side yard landscape buffer in a NC-4 Neighborhood Commercial zoning district. The property is located at 1555 & 1551 Girod Street, Mandeville, Louisiana.

Applicant: COVEA Investments, L.L.C.

**BOA CASE NO. 14-11-035**

Request by applicant for a variance to allow a swimming pool in the front yard in an A-2 Suburban zoning district. The property is located at 854 Brewster Road, Madisonville, Louisiana.

Applicant: Karen S. Lagasse

**BOA CASE NO. 14-11-036**

Request by applicant for a variance to eliminate 14 parking islands in a PF-1 Public Facilities zoning district. The property is located at 13505 LA Highway 1085, Covington, Louisiana.

Applicant: St. Tammany Parish Recreation District No. 14

**BOA CASE NO. 14-11-037**

Request by applicant for a variance of a cellular tower fall radius in a HC-1 Highway Commercial zoning district. The property is located at 5491 LA Highway 22, Madisonville, Louisiana.

Applicant: Dynamic Tower Services, Inc.

**BOA CASE NO. 14-11-038**

Request by applicant for a variances in an I-2 Industrial zoning district to: increase the number of parking spaces allowed in a row; landscape buffers and plantings; removal of oak trees; parking islands; permit second driveway through a street planting buffer; and allow a walkway to cross over into a landscape buffer. The property is located at 133 Ashland Way, Madisonville, Louisiana.

Applicant: Gulf States Development Services, L.L.C. & MC Holdings, L.L.C.

**BOA CASE NO. 14-11-039**

Request by applicant for a variance to eliminate a common side yard landscape and planting buffer in a HC-2 & HC-3 Highway Commercial zoning district. The property is located at 68244 LA Highway 59, Madisonville, Louisiana.

Applicant: Nuban, L.L.C. & N59 Ventures, L.L.C.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## **MINUTES**

### **ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING**

**3:00 PM - TUESDAY, OCTOBER 7, 2014**

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

The October 7, 2014 meeting of the St. Tammany Parish Board of Adjustments 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, Mr. Ballantine and Mr. Perry.

**ABSENT:** None

**STAFF PRESENT:** Mr. Keller

### **APPROVAL OF THE MINUTES**

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the September 2, 2014 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

(Mr. Jeff Schoen with the Jones Fussell law firm appeared and requested that the board dismiss his client's case relative to a boathouse since the code has changed which said boathouse is now in compliance.)

Mr. Keller stated that due to the code change the case is now considered "moot"; therefore, no further action is required of the board.

### **BOA CASE NO. 14-09-028**

Request by applicant for variances for the reduction of some perimeter landscaping and planting buffer requirements in a HC-2 Highway Commercial zoning district

Applicant: Pelican Pointe Carwash

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

The applicant's representative, Mr. Mike Saucier, 109 New Camellia Boulevard, Suite 100, Covington, LA, appeared and made the following initial comments:

- Adjustments have been made to the site plan.
- Pelican Pointe Carwash is a good corporate citizen.

- They have one facility in Mandeville and one in Covington.
- Visibility is essential for this business and this is the best site we could find.
- The property is rectangular and longer than wider that fits perfect for a carwash.
- There are no trees along our common boundary line with McDonald's.

Mr. Gordon: Did McDonald's give you permission to use their drive?

Mr. Saucier: No... yes, we can use their driveway.

Moved by Mr. Gordon and seconded by Mr. Brookter based on the fact that this business is a good fit and traffic should not be an issue and subject to staff comments.

### **MOTION CARRIED UNANIMOUSLY**

#### **BOA CASE NO. 14-10-031**

Request by applicant for an "after the fact" variance in a residential zoning district for the size of a boathouse from a maximum of 800 square feet permitted to approximately 1732 square feet requested.

Applicant: Lawrence Parr, III

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

(Mr. Schneider recused himself from voting on this case since he lives in the area where the boathouse is located.)

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

- This is the same footprint as my original boathouse... in fact a little smaller.
- The boathouse had been there for over 30 years.
- I put the boathouse on the existing slab and I did not know that I needed a permit to rebuild my boathouse.
- If I have to move my pilings one foot, it would be quite costly.

Mr. Brookter: The council just passed the ordinance which doubles the size of a boathouse and we want to keep it that way for now.

Mr. Gordon: Who build the boathouse?

Mr. Parr: I did... I didn't know I needed a permit.

Mr. Schneider: Is the owner to the west of you aware of your variance request?

Mr. Parr: She doesn't live there... she's never been out there.

Mr. Gordon: I can't support this. You could move the last three columns a few feet to comply with code.

Moved by Mr. Ballantine and seconded by Mr. Brookter to deny the variance request.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-10-032**

Request by applicant for a variance in an A-4 Single Family Residential zoning district of either a front yard or rear yard setback requirement from 25' and 22' required respectively to approximately 22' or 9' requested.

Applicant: Rita S. Westmoreland

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

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

- I got a rezoning change to place a mobile home and didn't know that I need anything else.
- I'm getting my mother out of a nursing home to live with us.
- I got a good deal for the mobile home which is handicap compliant.
- I will have a 6' privacy fence in the back of my property.
- The next door neighbor is well in excess of 30' from my property line.

Mr. Ballantine: Do you have a letter from the homeowners association?

Mr. Keller: There is no homeowners association.

Mr. Fandal: According to the opposition, you removed their fence.

(Mr. Steve McCarter, 57885 Oak Avenue, Slidell, LA, appeared in support of the applicant and stated that the fence issue has to do with some trees along the common property line.)

Moved by Mr. Ballantine and seconded by Mr. Brookter to deny the variance request.

Mr. Gordon: I drove by the area and there are numerous violations in the area. There is no consistency.

Mr. Fandal: The mobile home is handicap compliant... I don't have a problem with this.

Mr. McCarter: We plan on planting a lot of trees on the property.

(Mr. Ballantine rescinded his motion to deny and Mr. Brookter also rescinded his second.)

Moved by Mr. Gordon and seconded by Mr. Brookter to grant the variance request to require a 25' front yard setback, thereby granting a variance for a rear yard setback to 9'.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-10-033**

Request by applicant for a variance in an A-4A Single Family Residential zoning district for side yard (street side) setback requirement from 20' required to approximately 13.9' requested. Applicant: Affordable Homes & Land, L.L.C.

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

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

- Mr. Keller is correct. We could get another floor plan, but we prefer not to.
- Ms. O'Brien (councilwoman for the area) supported our request to rezone and to build these homes facing Foy Street.
- We met with the neighbors and this is what they wanted.
- At the zoning hearing we did not know about the setback issue.
- The house was selected by the neighbors.

Can't you turn the house 90 degrees?

Mr. Ballantine: A 20' setback seems rather excessive.

Mr. Rosere: We are just trying to please the property owners in the area.

(Mr. Gordon recused himself from voting due to the fact that he realized that the applicant's partner was someone that he knows.)

Mr. Gordon: How far are you away from the street?

Mr. Rosere: At least 25'... maybe 30'.

Moved by Mr. Schneider and seconded by Mr. Perry to grant a variance for 5' on the Orleans street side.

Mr. Fandal: If we agree to support a 15' setback, you will first need to agree to amend your variance petition.

Mr. Rosere: I do not want to change my application request.

Mr. Fandal: So you know that by not changing your request, the board may deny you the variance request.

Mr. Rosere: Yes, I know.

(At this time the board discussed the matter amongst themselves...)

Mr. Fandal: Are you sure you do not want to reconsider your position regarding the setback?

Mr. Rosere: We are going to stay with our request to setback 13'9" from the side yard.

Moved by Mr. Perry and seconded by Mr. Ballantine to deny the variance request.

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

**NEW BUSINESS**

Mr. Keller reminded the board that the meeting in November will be on Wednesday, November 5, 2014 due to national elections on Tuesday.

**ADJOURNMENT**

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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**

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Case File Number: BOA Case No. 14-11-034  
Initial Hearing Date: November 5, 2014  
Date of Report: October 22, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: COVEA Investments, L.L.C.  
Location of Property: 35 Forest Green Drive, Mandeville, Louisiana  
Zoning of Property: NC-4 Neighborhood Commercial  
Variance(s) Requested: Elimination of four (4) pine trees in the street buffer

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**OVERVIEW**

The applicant is requesting a variance to remove the trees for what they claim would block the monument sign from being seen and that the trees impose an unnecessary danger to motorists.

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**STAFF COMMENTS**

The staff does not agree with the applicant's arguments. The property is located on the corner of Girod Street and Henry Clay Avenue and the pines in question are mature trees with no lower case foliage, so there should be no visual issues there. Secondly it is apparent to the staff based on our site visit that only one (1) tree should possibly be removed, that being the one pine located closest to the two intersecting streets. By removing this tree and locating the sign at this location, we believe that adequate visibility to the business and to the sign will be achieved.

Secondly, the alleged safety issue with the trees being located close to the roadway in our opinion is not valid since to our knowledge there has not been any accident at the location of the property and intersection relating to the trees in question.

Therefore, the staff would support only the removal of the lone pine tree located closest to the intersection of both streets as mentioned above.

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BOA CASE NO. 14-11-034 (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:** COVEA Investments, L.L.C. (Contact Person: Christian A. Shofstahl, Esq.)

**MAILING ADDRESS:** 35 Forest Green Drive

**CITY/STATE/ZIP:** Mandeville, Louisiana 70448

**PHONE NUMBER:** (985) 626-1757 (985) 630-9572  
(Home Phone #) (Cell Phone #)

**PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING:** NC - 4

<u>1555 and 1551 Girod Street</u>	<u>Mandeville</u>	<u>LA</u>	
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)

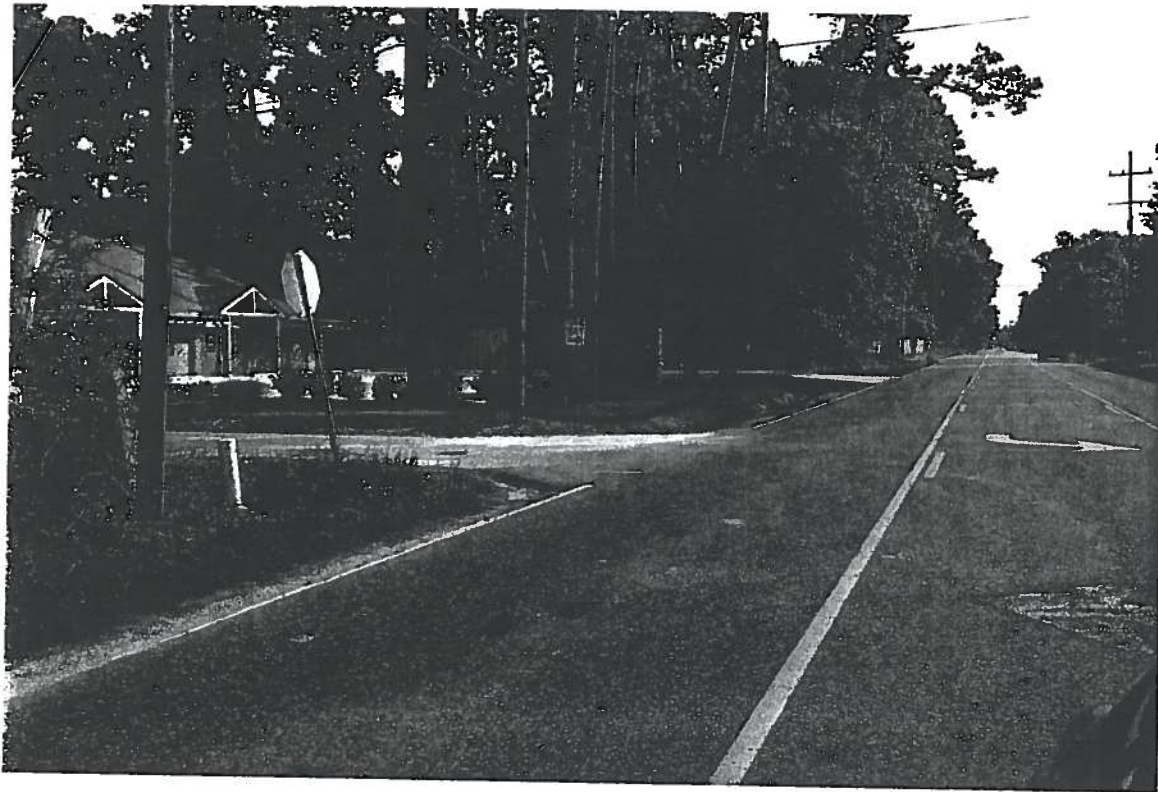
*(Please state on the following lines below your specific request for a variance/appeal:)*

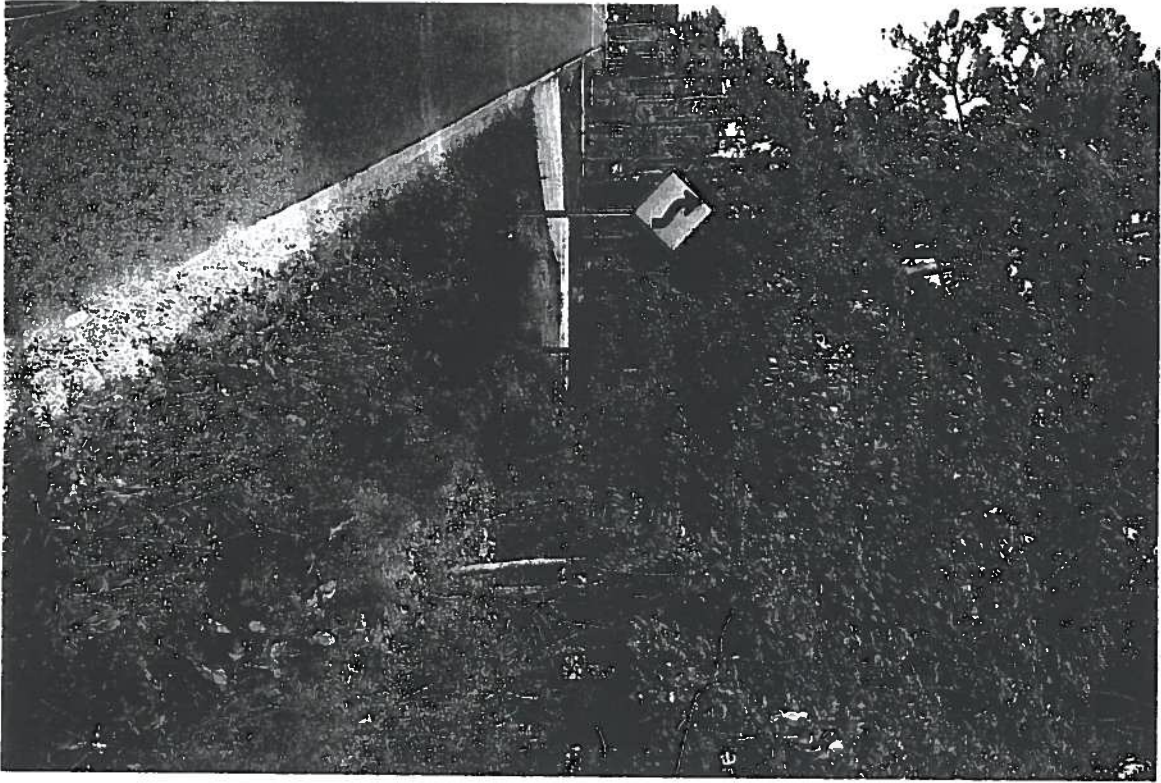
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Applicant is requesting a variance to remove 4 pine trees in the west buffer zone (i.e., bordering La. Highway 59) of its property because (1) the trees block the monument sign in front of the building creating a hardship to business, and (2) the trees present an unnecessary danger to motorists.

  
SIGNATURE OF APPLICANT

9/29/14  
DATE OF APPLICATION





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

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Case File Number: BOA Case No. 14-11-035  
Initial Hearing Date: November 5, 2014  
Date of Report: October 22, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: Karen S. Lagasse  
Location of Property: 854 Brewster Road, Madisonville, Louisiana  
Zoning of Property: A-2 Suburban  
Variance(s) Requested: To permit a swimming pool in front yard

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**OVERVIEW**

The applicant is requesting a variance based on several factors: one that the home is located on a unusually shaped lot ("L" shaped) which makes placement of accessory buildings difficult; there are many large oak trees on the property that influence the location of the pool; and the property is isolated from other nearby residences and cannot be seen from the roadway.

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**STAFF COMMENTS**

The staff concurs with the applicant's accounting of the situation and therefore offers no objection to the variance request, subject to course to the applicant complying with all safety standards and fencing for the pool pursuant to parish code.

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BOA CASE NO. 14-11-035 (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: Karen S. Lagasse

MAILING ADDRESS: 854 Brewster Rd

CITY/STATE/ZIP: Madisonville LA 70447

PHONE NUMBER: 504-427-8455  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 Suburban

854 Brewster Rd Madisonville LA 70447  
Address City State Subdivision (if applicable)

none

(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 building pool in front/side of house  
(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.

Karen Lagasse  
SIGNATURE OF APPLICANT

9/30/14  
DATE OF APPLICATION



September 30, 2014

RE: 854 Brewster Road, Madisonville LA 70447, Variance Exception/Hardship

I am applying for a variance exception/hardship request to allow us to build a pool in front of our house.

Our 2.24 acre private property is an unusual shape (see survey) and is not located in any neighborhood or subdivision. Due to this shape and the various three hundred year old oaks we had to build the house near the farthest rear of the property thus not allowing us ample space to put a pool behind the house. The pool location will not be in front of any other homeowner house location. To the contrary it is behind the closest neighbor's home.

Pool location cannot be seen from the road (Brewster) so will not be a nuisance per the ordinance description.

Property is completely fenced.

Please allow this hardship exception.

Thank you so much for your consideration.

Sincerely,

  
Karen S. Lagasse

22469 Hoffman Road  
Mandeville, LA 70471  
September 30, 2014

Dr. and Mrs. Scott Lagasse  
854 Brewster Road  
Madisonville, LA 70447

Dear Ms. Karen and Dr. Scott,

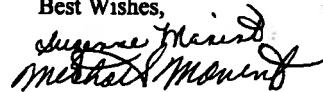
Thanks for asking us about placing your in-ground swimming pool in front of your home at 854 Brewster Road, Madisonville, LA 70447.

As your adjacent property owners on your entire eastern boundary on Brewster Road, (we have no official address as yet), Michael and I do not mind if you place your in-ground swimming pool in front of your home as you sketched in on the survey that you emailed to us today, (D&S Surveyors, Inc. to Karen and Scott Lagasse 4/28/2008), to demonstrate where your pool is going to be built.

We know that you and your children will enjoy the pool!

We are glad to see that you are getting something so nice!

Best Wishes,

A handwritten signature in cursive script, appearing to read "Suzanne & Michael Manint".

Suzanne & Michael  
Manint

**Wednesday, October 1, 2014**

**To whom it may concern,**

**My wife, Avery, and myself live at 862 Brewster Road, Madisonville, and have known Scott and Karen Lagasse since they built their house behind ours.**

**We have no objection to them building a swimming pool behind our house, and technically in front and to the side of theirs.**

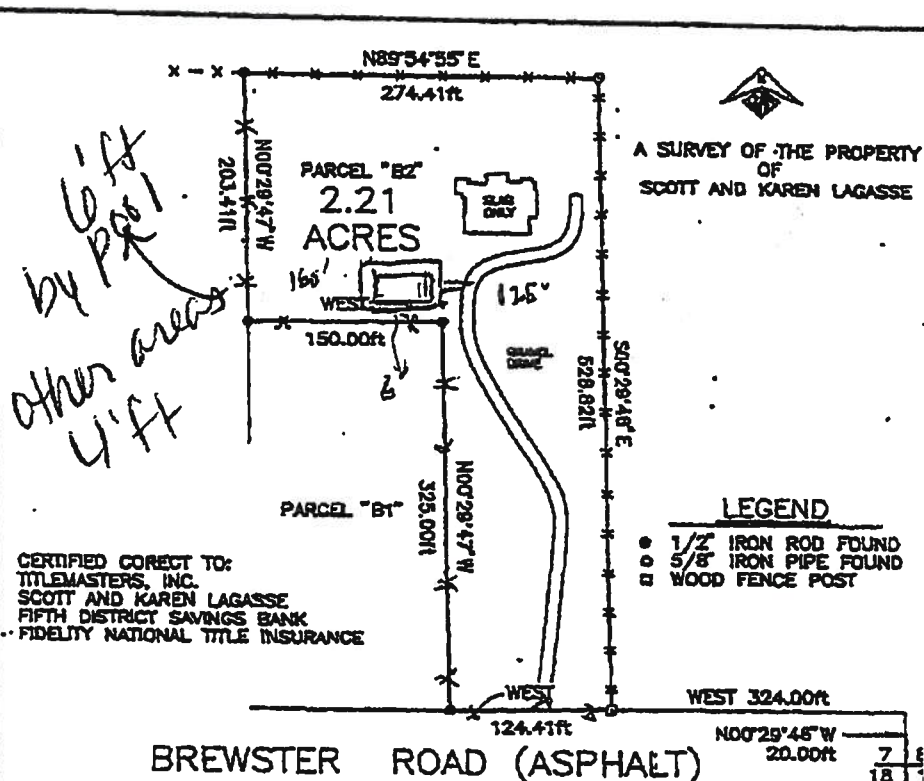
**If there are any questions, please do not hesitate to contact us at the above address.**

**Without prejudice,**

A handwritten signature in black ink, appearing to read 'A. MacLean', with a stylized flourish at the end.

**Andrew MacLean.**



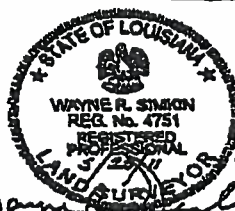


- Reference 1) A SURVEY FOR GORDON AND AUDRY BAROUSSE BY H.C. SANDERS & ASSOC., DATED AUG. 20, 1993, JOB NUMBER ST-92-139. SAID SURVEY WAS USED AS THE BASIS OF BEARINGS SHOWN.
- 2) A SURVEY BY D & S SURVEYORS, INC. FOR GORDON AND AUDRY BAROUSSE, DATE MAY 13, 1999, JOB NUMBER 9858.
- 3) A RESUBDIVISION SURVEY BY D & S SURVEYORS INC., FOR AUDRY BAROUSSE, DATED NOV. 4, 2005, JOB NUMBER 05-152.

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 02500 Map Revised: OCT. 17, 1989. Base Flood Elevation: N/A.

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereupon request after a title opinion. Plot Revised MAY 24, 2011 LOCATED SLAD-LAND DRIVE.

I certify this plot represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a "D" survey classification.



WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF A PORTION OF GROUND SITUATED SECTION 7, TOWNSHIP 7, SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.			
PROFESSIONAL LAND SURVEYORS			
2401 N. HWY. 190, SUITE 202, COVINGTON, LOUISIANA 70421			
OFFICE (504) 882-2877 FAX (504) 882-2806			
JOB NO.	DRAWN BY	DATE	SHEET
08-35	WRS	4/28/2008	1 OF
CHECKED BY	SCALE		
WRS	1"=100'		



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

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Case File Number:	BOA Case No. 14-11-036
Initial Hearing Date:	November 5, 2014
Date of Report:	October 22, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	St. Tammany Parish Recreation District No. 14
Location of Property:	13505 LA Highway 1085, Madisonville, Louisiana
Zoning of Property:	PF-1 Public Facilities District
Variance(s) Requested:	Elimination of fourteen (14) internal parking islands

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**OVERVIEW**

The applicant is requesting a variance to reduce the number of parking islands to accommodate more parking spaces. The elimination of the parking islands will be off-set by the parking lot expansion actually exceeding the parish's overall landscaping requirements by approximately 6,020 square feet and the additional planting of 19 Class A trees. Further, in lieu of parking islands, four (4) 8' wide landscaped medians with bio-swaes between the rows of parking will be provided.

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**STAFF COMMENTS**

Based on the environmentally friendly design concept for the parking lot expansion, which is sorely needed in order to keep up with the pace of the regional recreational complex's expansion, the staff has no objections to the proposed variance request.

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BOA CASE NO. 14-11-036 (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:** St. Tammany Parish Rec District #14 (Joseph Furr, ASLA)

**MAILING ADDRESS:** 13505 LA 1085

**CITY/STATE/ZIP:** Covington, LA 70433

**PHONE NUMBER:** 985-892-9829 225-806-9149  
(Home Phone #) (Cell Phone #)

**PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING:** PF1

<u>13505 LA 1085</u>	<u>Covington</u>	<u>LA</u>	<u>70433</u>
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 is requesting a variance to reduce the required number of tree islands in a parking lot by 14. The proposed sustainable parking lot, however, will exceed the UDC requirement for greenspace by 6,020 s.f. and exceeds the requirement for Class A trees by 19.**

  
SIGNATURE OF APPLICANT

10.06.2014  
DATE OF APPLICATION



**Requested Variance:**

The Applicant requests a variance to reduce the number of interior tree islands by 14. The current approved and permitted plans far exceed all landscape codes as defined by the UDC, however, the request is to eliminate the requirement of a tree island every 12 spaces in the interior of the parking lot, but instead provide three additional, non required, 8' wide medians with bio-swales between the rows of parking. There is no reduction in the number of trees or any additional pavement requested, only the relocation of 14 trees approximately 15' in order to gain an additional 14 parking spaces.

**Background:**

Coquille Park (STP recreation district 14) is undergoing a transformation and expansion of the outdoor recreation facilities. Using the master plan developed in 2009 and in concert with the approved master storm-water management plan, and using the recently approved Bonds for funding, the Rec District is upgrading and expanding facilities to a higher standard of design and sustainability. The new work being completed includes adding new outdoor recreation facilities and infrastructure in undeveloped acreage, and the renovation of existing facilities and infill of facilities on the original acreage.

The park currently has existing parking lots that are large areas of crushed limestone which poorly define the parking spaces and drive lanes and are dusty when dry and hold water when wet. Because of the poorly defined spaces, at peak times, cars park at random in undefined spaces, along the entrance road and in other places not suitable for parking. This causes problems with accessibility and life safety conflicts between cars and pedestrians moving through this random parking arrangement. Additionally, there is a parking shortage when the park is at peak use. In an effort to design a better, more sustainable and safer parking lot the Landscape Architects have designed a new "green" parking lot that provides paved driving lanes, fiber reinforced turf parking spaces, curbing, and pedestrian paths that are now ADA accessible and provide additional parking spaces in a more orderly manner.

**Justification:**

The UDC requires a tree island every 12 spaces and an 8' wide median every fourth row of parking. The park has large numbers of cars at peak times and parking space is at a premium when the facility has a tournament or multiple activities. The goal of the parking design is to maximize the parking spaces and provide the most sustainable parking lot possible. The configuration of the area in of the lot dimensionally is limited by the entrance road to the west, a football field to the east, a baseball field to the north and a gymnasium to south. The distance east to west is not enough to provide a full 5 driving lanes with spaces either side, however there is enough space to add 2 additional 8' wide medians. This design, including the proposed tree islands at the ends of parking, provides 6020 s.f. of green-space over the UDC requirements for medians. This also allows for bioswales between all drive lanes, which is not required by the UDC. Additionally, all of the parking bays are

fiber reinforced grass reducing the impervious pavement of a traditional parking lot by approximately 30,000 s.f., or about 60%. The code requires the parking islands be provided, but this would reduce the number of spaces by 14. Since the dimensions allow the additional medians and bioswales, and the required tree islands would cut parking spaces by 14, and because of the overall sustainable nature and the parking lot, we submit that the requested variance meets the spirit of the code and in fact exceeds the code in all areas with the exception of the planting island requirement. The hardship faced is the loss of the 14 parking spaces, which are needed at the park.

#### SUMMARY OF UDC REQUIREMENTS / Provided by Requested Variance

##### Tree Islands

14 Tree Islands (1 per 12 spaces) Minimum 6'x18' = 108 sf. ea. Total - 1512 sf. greenspace.

14 Class A trees

##### Proposed

0 Tree islands or trees (falls short of tree requirement by 14 class A trees)

1890 sf. of vegetated turf parking (exceeds greenspace requirement by 378 s.f.)

##### Medians

8' wide median over four rows of parking 8'x 355' = 2840 sf. greenspace.

1 Class A tree every 30' = Total - 11 class A trees

##### Proposed

3 ea. 8' Wide = 8050 sf. greenspace. (exceeds greenspace requirement by 5210 s.f.)

1 class A trees every 30' = 31 class A trees (exceeds required Class A trees by 20)

##### End Islands:

12 Tree Islands 18'x 9' = 162 sf. ea. Total - 1944 s.f. vegetated G.C.

12 Class A Trees

12 ea. Tree Islands 22'x9' = 2376 sf. greenspace. (exceeds greenspace requirement by 432 s.f.)

12 class A trees (Matches requirement)

Street planting 13 (exceeds requirement by 13 Class A trees).

#### Summary of Requested Variance Plan

Exceeds Total Greenspace requirement by 6,020 s.f.

Exceeds Total Class A tree requirement by 19 Class A Trees



BOARD OF DIRECTORS

Stephen Dwyer  
*Chairman*

Chuck Daniel

Ken Dutouch

Roger Kitchens

Paul Melancon

Lloyd Ostendorf, Jr.

David Putman

*Keep playing!*

October 8, 2014

Mr. Ron Keller  
Senior Land Planner  
St. Tammany Parish  
21454 Koop Dr. Suite 1B  
Mandeville, LA 70471  
[tossman@stpgov.org](mailto:tossman@stpgov.org)

Dear Mr. Keller:

As per the request of our Chairman of our Board of Directors, Mr. Steve Dwyer, and as the Executive Director of Coquille Parks and Recreation (St. Tammany Recreation District #14), I hereby request that you process the Application for a Variance and Application to the Board of Adjustment that was submitted by Joseph W. Furr ASLA on October 6, 2014. Mr. Furr is our Landscape Architect and is acting as our design professional of record and it is our request that he make the application on our behalf.

Mr. Furr will be the appropriate party for questions and will be present on our behalf at the BOA meeting on November 5, 2014 at 3:00 pm. By this letter, he is given our authority to make this application.

Thank you very much.

Michael Wargo, Executive Director

# UDC REQUIREMENTS / Provided by Requested Variance

## Tree Islands

14 Tree Islands (1/12 spaces) Minimum 6'x18' = 108 sf. ea. Total - 1512 sf. greenspace.  
14 Class A trees

## Proposed

0 Tree Islands or trees (due short of tree requirement by 14 class A trees)  
1680 sf. of vegetated turf parking (meets greenspace requirement by 678 sf.)

## Medians

8' wide median ever four rows of parking 8'x355' = 2840 sf. greenspace.  
1 Class A tree every 30' = Total - 11 class A trees

## Proposed

0 ea. 6' Wide = 6000 sf. greenspace, (meets greenspace requirement by 678 sf.)  
1 class A tree every 60' = 61 class A trees (meets required Class A trees by 50)

## End Islands:

12 Tree Islands 18'x9' = 162 sf. ea. Total - 1944 sf. vegetated G.C.

## 12 Class A Trees

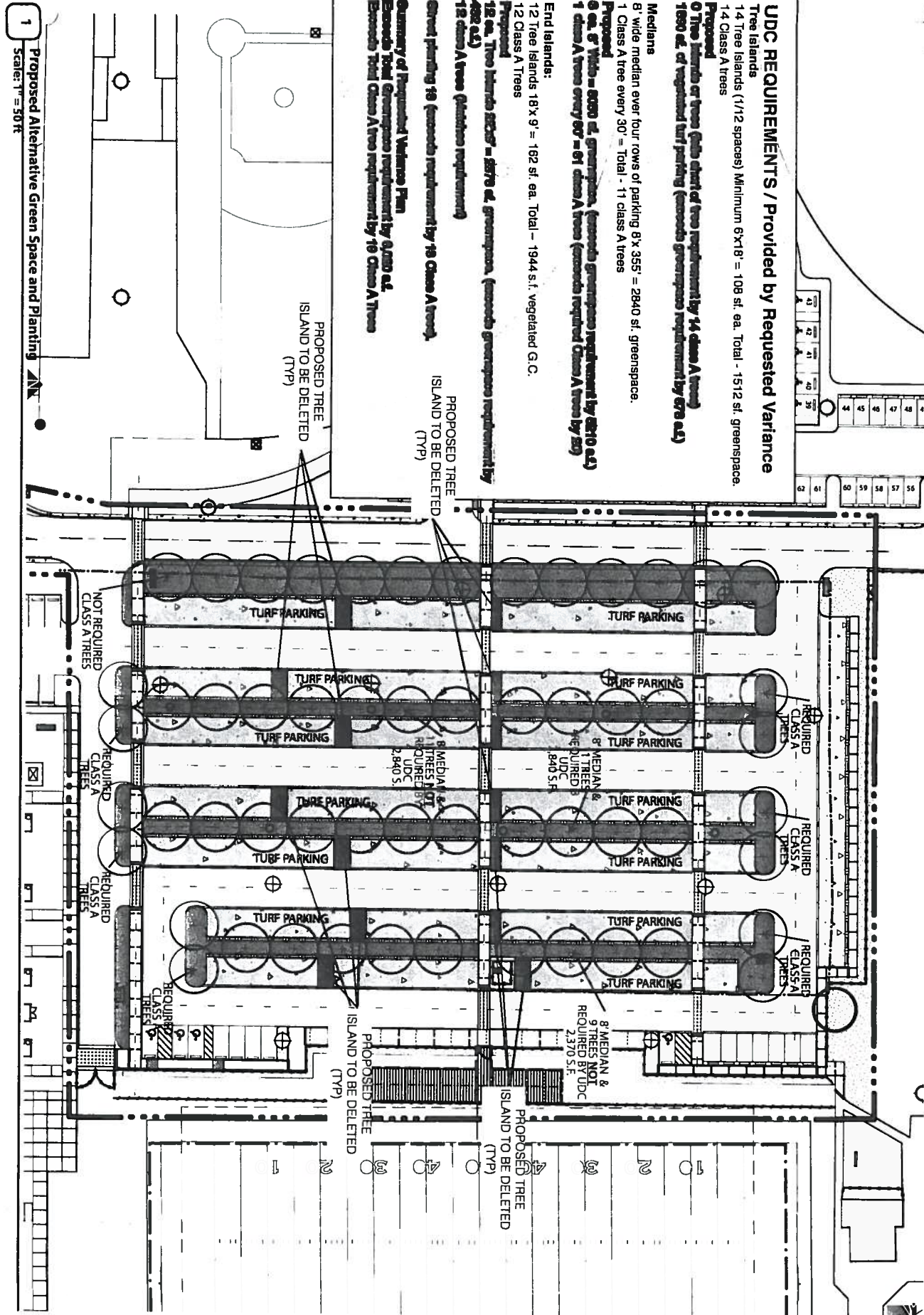
## Proposed

12 ea. Two Islands 52'x5' = 510 sf. greenspace, (meets greenspace requirement by 482 sf.)  
18 class A trees (meets requirement)

## Street planting 16 (meets requirement by 18 Class A trees)

## Summary of Requested Variance Plan

Exceeds Total Greenspace requirement by 6,000 sf.  
Exceeds Total Class A tree requirement by 18 Class A Trees



1  
Scale: 1" = 30' ft

COQUILLE MAIN PARKING LOT  
PARKING VARIANCE

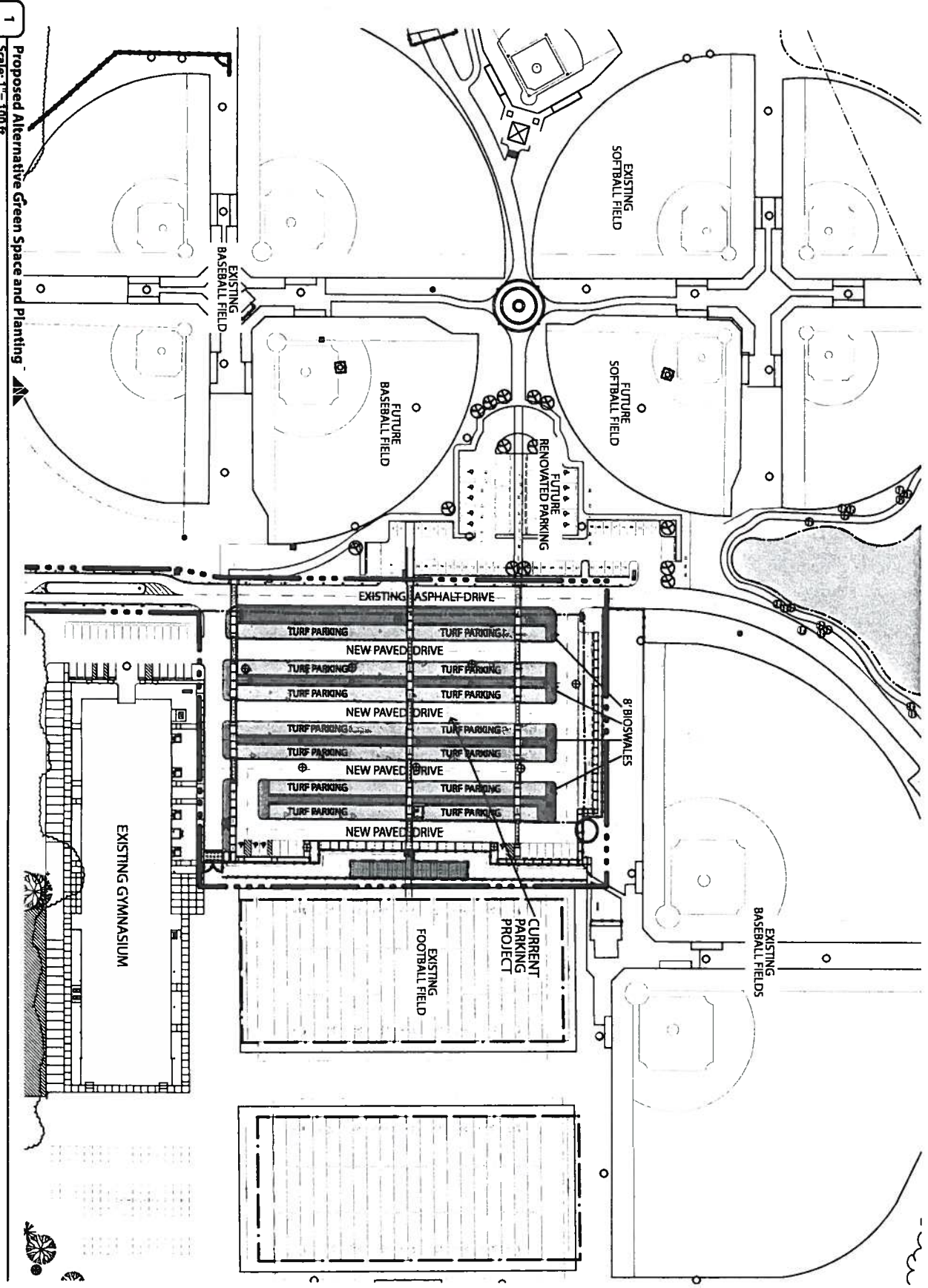
JOSEPH FURR DESIGN STUDIO LANDSCAPE ARCHITECTURE

DATE: 10/09/14  
DRAWN: CG  
SCALE: AS NOTED  
ISSUED FOR: DI

Sheet 1



1  
Scale: 1" = 100 ft



BOOTLEGGER ROAD (HWY 108S)

COQUILLE MAIN PARKING LOT  
PARKING VARIANCE

L2

DATE: 10/26/14  
DRAWN: CS  
SCALE: AS SHOWN

ISSUED FOR DATE

1515 MAIN STREET  
ASTORIA, OR 97103  
503.325.1111  
WWW.JFDS.COM

JFDS

JOSEPH FURR DESIGN STUDIO LANDSCAPE ARCHITECTURE

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

---

Case File Number: BOA Case No. 14-11-037  
Initial Hearing Date: November 5, 2014  
Date of Report: October 22, 2014

---

**GENERAL INFORMATION**

Applicant(s) Name: Dynamic Tower Services, Inc.  
Location of Property: 5491 Highway 22, Madisonville, Louisiana  
Zoning of Property: HC-2 Highway Commercial  
Variance(s) Requested: Cellular tower fall radius

---

**OVERVIEW**

The applicant wishes to extend the height of an existing cellular tower at said location by approximately 23' feet by adding a lighting rod and tower light to the tower. Therefore, the applicant is requesting variances for "fall zone" setbacks to the north, east and west, setting back approximately (73'), (18') and (173') respectively from the center point of said tower to the property lines.

---

**STAFF COMMENTS**

This request is more or less of a technical nature since the tower is existing and the additional height requested for the tower is negligible. Therefore, the staff has no objections to the proposed variance request.

---

BOA CASE NO. 14-11-037 (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:** Dynamic Tower Services, Inc.

**MAILING ADDRESS:** 421 Sonnier Rd

**CITY/STATE/ZIP:** Carencro, LA 70520

**PHONE NUMBER:** (337) 565-2270

**PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING:**

Address: 5491 Highway 22 City: Madisonville, State LA 70447 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 Height variance for cell tower extension of 15' plus 8' 2" Lightning Rod & Tower light  
(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.

Proposal for 15 ft extension to existing 201 ft cell tower to accommodate AT&T Wireless. Height is now 201 ft--applicant proposes new height of 216 ft. Lightning rod & tower light add 8' 2" so very top of lightning rod is 224' 2" above ground elevation although top of tower structure is 216 ft. No adverse effect for surrounding owners. Need variance for tower height (Section 8 AN.1 Towers (a) of UDC)

  
SIGNATURE OF APPLICANT

10-6-14  
DATE OF APPLICATION

# OptiSite Properties, LLC

October 7, 2014

Department of Development/ Planning  
Board of Adjustments  
Parish of St. Tammany  
21490 Koop Rd  
Mandeville, LA 70471

Re: **Dynamic Tower Services Inc. Request to be on agenda at 11/ 5/2014 Meeting (denial of Permit # 2014-19088)**

Ladies and Gentlemen:

Attached, please find the Application to be placed on the agenda for the upcoming meeting of the Board of Adjustments. I have included a check for \$200.00. Regarding your criteria:

- A survey and/or site plan neatly drawn to scale on no larger than (11" x 17") paper, with a north arrow, depicting all structures and improvements on the property as well as any other proposed structures or improvements relative to the violation of parish law. **Attached**
- A brief written narrative describing the specific circumstances of the request that the applicant feels would warrant a variance/appeal being granted by Board of Adjustment. **Attached on application form**
- A copy of the denied building permit, if applicable. **Attached email regarding building permit**
- An original signed and dated letter of no objection from the adjacent property owner(s), if attainable, affected by the applicant's variance/appeal request. **not applicable**
- An original signed and dated approval letter from the authorized agent of the homeowners association, if applicable. **not applicable**
- Submission of any pictures or additional information or documentation in order to facilitate support for the applicant's variance/appeal request. **Attached**

- 1. Is the variance/appeal request self-imposed? NO**
- 2. Does the variance/appeal request constitute a financial hardship? NO**
- 3. Does the variance/appeal request present a practical difficulty or unnecessary. Proposed work will prevent the need for construction of another cell tower, which is in best interest of the carrier (AT&T), the applicant (Dynamic Tower Service, Inc.) and the Parish.**
- 4. Does variance/appeal request impose adverse effect on adjacent neighbors NO**
- 5. Will granting of variance/appeal request constitute establishing a precedent? NO**

Thank you, and should you need any additional information, my contact info follows below.

Very truly yours,  
For Dynamic Tower Services, Inc.

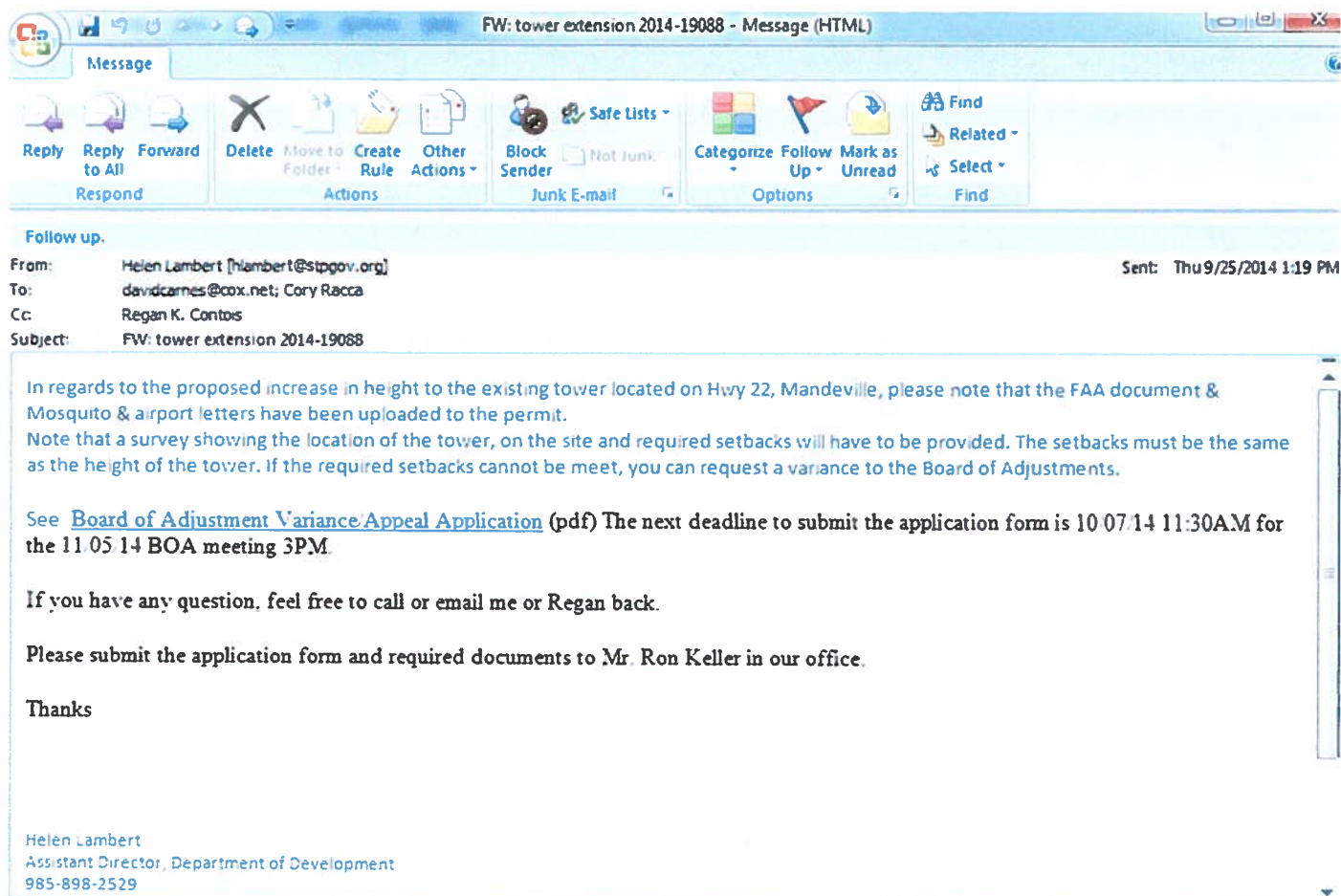


David L. Carnes

attachments

cc: Jason Hargrave, Dynamic Tower Services, Inc  
Erin Cobb, High Performance Services  
Roy Miller, Crown Castle





## **REQUEST FOR VARIANCE TO ST. TAMMANY PARISH BOARD OF ADJUSTMENTS**

Please consider the request of Dynamic Tower Services, Inc. for a Variance to increase the height of the Crown Castle Wireless Tower Site located at 5491 Highway 22, Madisonville, LA. AT&T Wireless has contracted Dynamic Tower Services, Inc. to complete this work, which involves an extension of the tower height from the present 201 feet to 216 feet. The tower light and lightning rod will extend 8 feet 2 inches above that such that the tip of the tallest appurtenance will bring the tallest point to 224 feet and 2 inches.

This self support Crown Castle tower does not presently have space enough to accommodate the AT&T co-location, which requires the tower to be raised slightly. This proposed work will prevent the need for an additional tower to be constructed in the close vicinity.

The proposed, new AT&T site will be able to better serve its customers with the best advanced wireless services which they deserve. Although the initial permit request was denied, our variance request for this modification will not have any adverse effects on surrounding properties, and it enhances a spirit of co-location that cuts down on tower proliferation in St. Tammany Parish. Thank you for your consideration.

Distance from tower to

PROPERTY LINES

SHEET 2 OF 5

SCALE: 1"=20'  
0 10 20

R=5,689.58'  
Δ=00°12'47"  
L=21.16'  
CH=S74°53'04"E  
CH=21.16'

(PUBLIC ROW)  
PARENT TRACT

R=5,689.58'  
Δ=00°05'56"  
L=208.07'  
CH=S75°25'42"E  
CH=208.06'

EXISTING  
GRAVEL  
DRIVE

TELEPHONE  
PEDESTAL

POINT OF  
ENDING 10'  
UTILITY  
EASEMENT

POINT OF BEGINNING  
ACCESS EASEMENT

POINT OF BEGINNING  
10' UTILITY  
EASEMENT

POINT OF BEGINNING  
TOWER  
COMPOUND

POINT OF BEGINNING  
TOWER  
ADDITION

25' BUFFER ZONE  
AREA IN BUFFER ZONE  
PARENT TRACT ONLY 5386 SQ FT ±

N35°24'11"E  
35.12'

(1/2")

BASED ON DEED

DOUGLAS H. AND  
SUSZANNE S. BOUDREAU  
PROPERTY  
(TAX ID 1120247235)

502'ft to  
Rear Prop  
Line

25' BUFFER ZONE  
S54°26'42"E  
44.18'

N35°36'02"E  
1.76'

N35°36'02"E  
40.07'

S35°26'00"W  
1.30'

GATE

GATE

S54°38'49"E  
19.96'  
N54°38'49"W  
19.96'

N54°35'32"W  
99.96'

S54°35'32"E  
99.96'

N54°37'27"W  
99.92'

S35°27'51"W  
35.07'

PARENT TRACT

S36°22'10"W  
49.95'

25' BUFFER ZONE

N54°42'08"W  
33.23'

S54°42'08"E  
35.64'  
N54°42'08"W  
35.64'

S36°43'23"W  
62.39'

SITE NAME: HWY 22 - VACANT LAND BUN NO: 878670

JOB NUMBER: 08053

DRAWING DATE: 3/17/08

DRAWN BY: JDC

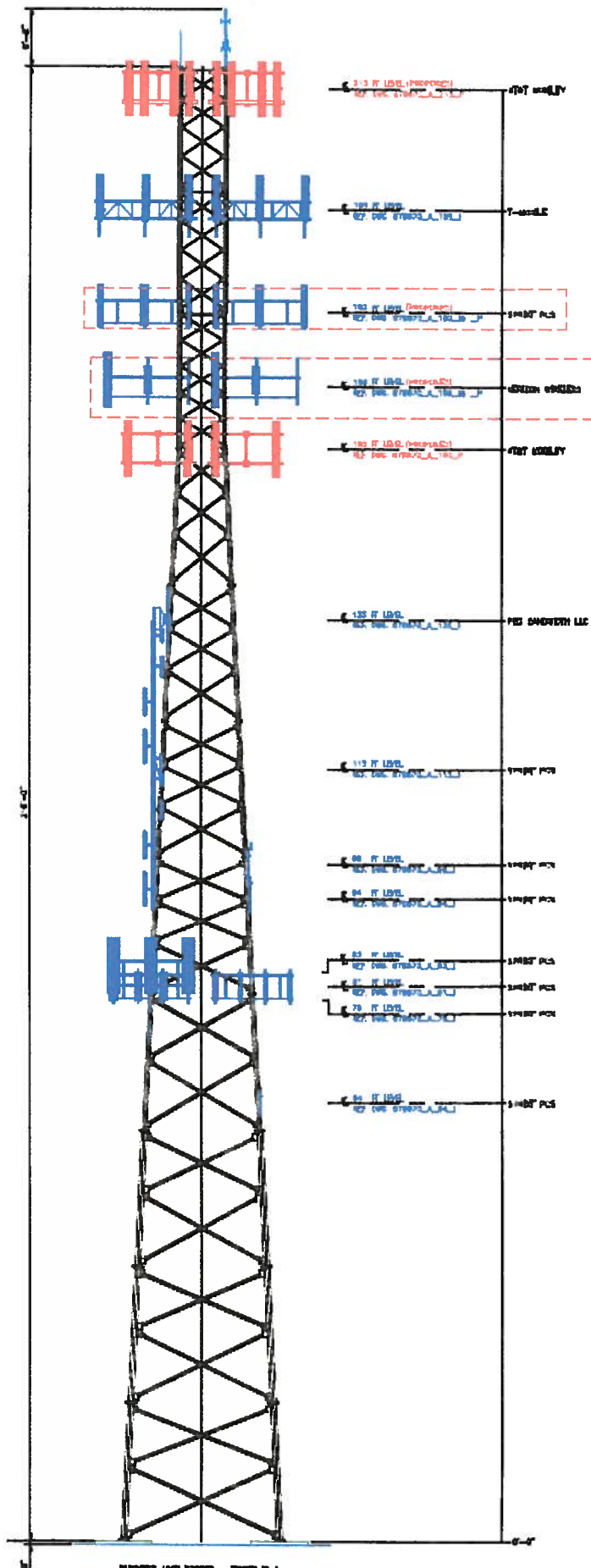
DATE OF FIELD SURVEY: 5/11/08

© COPYRIGHT 2008

**BROOKS & BROOKS INC.**  
PROFESSIONAL ENGINEERS & SURVEYORS  
720 ENERGY CENTER BLVD., SUITE 503 NORTHPORT, AL  
(205) 752-5033

**LOCKARD  
& WHITE**

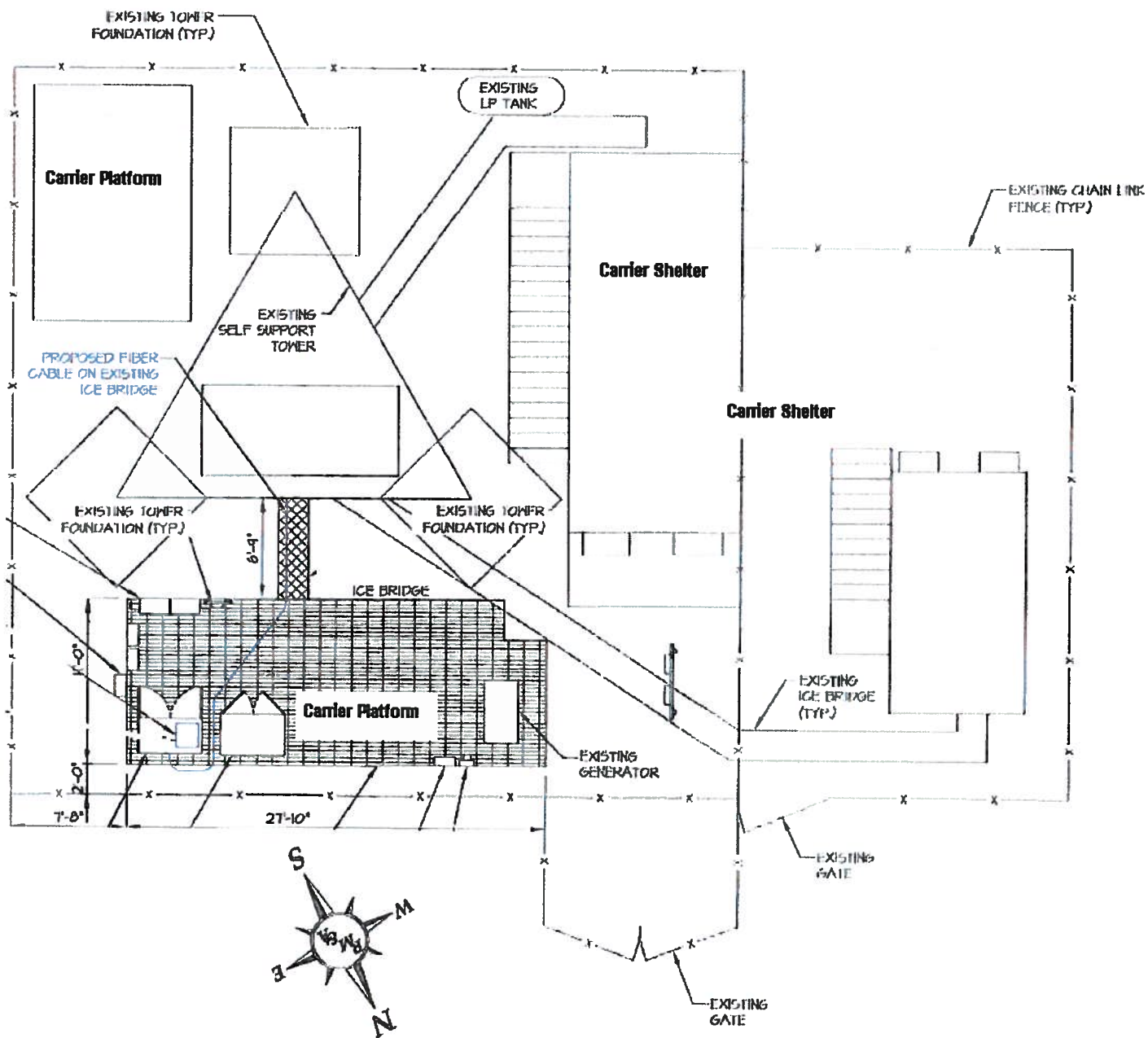
TELECOMMUNICATIONS PROJECTS  
(205) 328-5705 FAX: (205) 328-0044











GRAPHIC SCALES



OVERALL SITE PLAN

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

---

Case File Number: BOA Case No. 14-11-038  
Initial Hearing Date: November 5, 2014  
Date of Report: October 22, 2014

---

**GENERAL INFORMATION**

Applicant(s) Name: Gulf States Development & Services, L.L.C. & MC Holdings, LLC  
Location of Property: 109 New Camellia Boulevard, Covington, Louisiana  
Zoning of Property: I-2 Industrial  
Variance(s) Requested: increase the number of parking spaces allowed in a row; landscape buffers and plantings; removal of oak trees; parking islands; permit second driveway through a street planting buffer; and allow a walkway to cross over into a landscape buffer

---

**OVERVIEW**

The applicant is requesting several different kinds of variances for an industrial site in order to accommodate an additional 30,000 square foot building for Pelican Energy on an approximate 2.57 acre site, where said new building will be connected to the existing building to the north by a “sky bridge” walkway.

---

**STAFF COMMENTS**

The staff will comment on each of the variances requested as follows:

1. Increase the number of parking spaces in a row from 12 to a maximum of 20 spaces.  
The applicant states that this is needed in order to preserve exiting oak trees within the proposed parking lot. The staff concurs with the applicant’s assessment.
2. Waive the required 10' landscape buffers and landscaping on the northern property lines common to both parcels that will be utilized by Pelican Energy, and replace with a 20' wide greenspace and plantings to meet parish code as depicted on the site plan.  
The staff has no objections with this request since the spirit and intent of the code is being met.
3. Remove the live oak trees identified on the site plan as tree numbers: 612, 621, 622, 625,

626, 627, 629 thru 634, 641, 642, 649, 650, 654, 681, 682, 685, 733 and 740.

This request seems reasonable (subject to the applicant agreeing to pay compensation to the tree mitigation bank for the lost trees) based on the new site plan for the Pelican Energy complex that includes a new common driveway location and the additional parking spaces needed for the proposed building.

4. Waiver to allow altered landscape island dimensions at the end of island rows to accommodate circulation drive offsets to preserve existing live oak trees within the parking lot.

The staff feels that this is a reasonable request, and therefore has no objections.

5. Waiver to allow second driveway through the side buffer planting area in lieu of using an allowed second driveway through the street planting area.  
Again, the staff has no objections with this request since the spirit and intent of the code is being met.

6. Waiver to allow the new elevated enclosed "sky bridge" walkway to cross landscape buffers to provide enclosed convenient access to both buildings.

The staff is not even sure if this is a violation of parish code since we could not find any specific reference in the code relative to this matter. Therefore, the staff has no objections to the variance request.

Cumulatively, the staff has no objections to the six enumerated items as requested above, subject to the applicant paying for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for a calculated total of 246.5" inches of caliper trees lost on the site, which comes to a total amount of \$24,650.00, which is based on the approximate cost to replace the trees including the cost of labor for planting.

---

BOA CASE NO. 14-11-038 (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: Gulf States Development Services LLC & MC Holdings LLC

MAILING ADDRESS: 109 New Camellia Blvd. Suite 100 115 Ashland Way

CITY/STATE/ZIP: Covington, LA 70433 Madisonville, LA 70447

PHONE NUMBER: (985) 792-4385 (985) 871-4200  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: I-2

133 Ashland Way Madisonville LA Ashland Oaks  
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:**

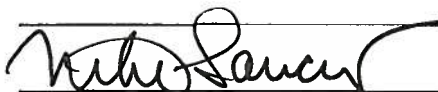
- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls,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

☒ other See attached letter & site plan  
(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.

Please see attached & enclosed site plan with variances requested  
more fully described.



SIGNATURE OF APPLICANT

MC Holdings LLC  
Mike Sauer, Owner

10/7/14  
DATE OF APPLICATION



October 7, 2013

Mr. Ron Keller  
St. Tammany Parish, Planning Department  
P. O. Box 628  
Covington, LA 70434

Re: Board of Adjustment Application  
Pelican Energy Expansion  
Lot 2-B-2 (Ashland Oaks)  
St. Tammany Parish, LA

Dear Ron,

Per previous discussions, enclosed is the completed Board of Application for the above referenced project, along with the required paperwork, survey, site plan, and check associated with same.

As part of the ongoing growth and expansion of Pelican Entergy, a new 30,000 SF building adjacent to their current facility in Ashland Oaks Business Park is planned to allow their continued growth to remain within St. Tammany Parish. This site was obviously selected based on proximity to their current office and the ability to connect the two buildings with an enclosed walkway to create a seamless transition with this much needed additional useable square footage.

We are requesting the following variances to perfect the site plan as drawn. They are as follows:

1. Increase the maximum number of spaces in row from 12 to a maximum of 20 spaces, as shown on attached site plan, as needed in order to preserve existing live oak trees within the parking lot.
2. Waiver the required 10' on each side of the northern side property line and replace with 20' greenspace as shown on attached site plan.
3. Remove the required number of Class A & B trees within the required 10' greenspaces along the northern property line and replant and preserve trees within the new proposed 20' greenspace to meet minimum Parish landscape requirements.
4. Remove live oak trees identified on plan as Tree Nos. 612, 621, 622, 625, 626, 627, 629, 630, 631, 632, 633, 634, 641, 642, 649, 650, 654, 681, 682, 685, 733, & 740 for a total of 246.5" of live oak trees as per attached site plan and tree mitigation credit calculations.
5. Waiver to allow altered landscape island dimensions at the end of island rows to accommodate circulation drive offsets to preserve existing live oak trees within the parking lot.
6. Waiver to allow second driveway through side buffer planting area in lieu of using an allowed, second driveway through the street planting area.

7. Waiver to allow new elevated enclosed walkway to cross landscape buffers to provide climate controlled access between buildings.

Following meetings with your office, our office and Zito-Russell Architects have worked diligently to preserve as many of the existing oak trees on site as possible through numerous site plan revisions. Based on total caliper inches of live oak trees onsite, this site plan preserves approximately 82% of the available live oak tree caliper. This was able to be achieved through parking lot reconfigurations which vary slightly Parish requirements, but were needed to preserve the existing quality live oak trees onsite. This necessitated the above referenced variance requests.

To help with site circulation, parking, and preservation of existing, mature oak trees, the required 10' landscape buffer on each side of two properties is proposed to be relocated to the north in its entirety (20') as shown on the site plan.

Pelican Energy utilizes drafting cubicles which are very densely constructed through their existing building and are proposed to be located within large areas of the proposed building. This creates a higher density of people utilizing the building than what is typical for general office use and as provided by the Parish minimum parking regulations. This is further evidenced by the existing building, which exceed Parish parking minimums by 20 cars, yet the parking lot remains full with many instances of cars parking along the road, drive aisles, or islands during peak hours. The total parking between the two sites is 126 cars per building, which more closely reflects Pelican Energy's needs. The additional parking created by this project is an important aspect of this expansion from both a functional and practicable need.

We appreciate your office's assistance to date with the above request. Feel free to advise with any questions. We look forward to presenting this case to the Board at the next scheduled meeting.

Sincerely,

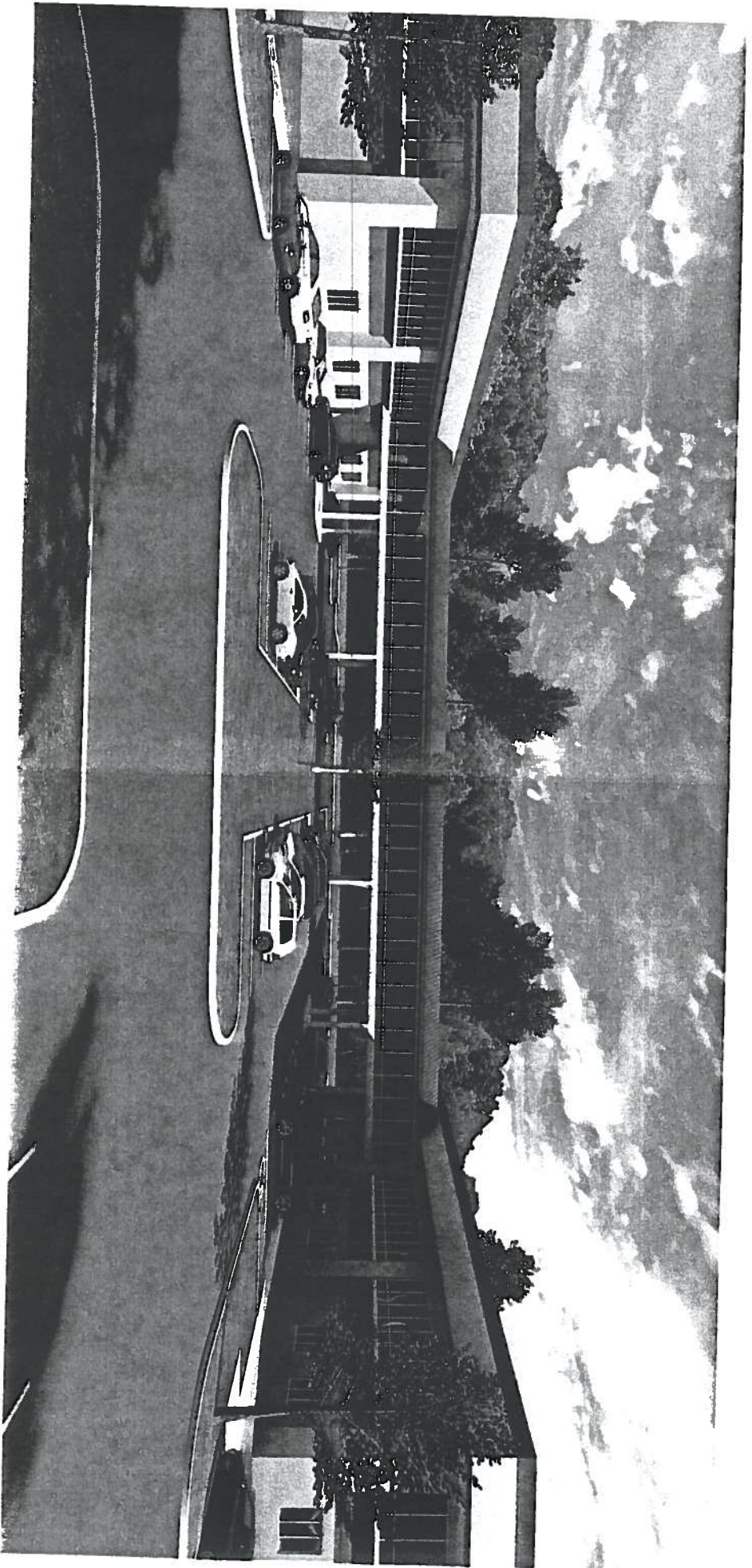


Jason Reibert  
Vice President

JFR/jh

Cc: Steve Zito  
Mike Saucier  
Bill Reich  
Philip Nicaud  
Harold Aucoin





3011

**PELICAN ENERGY - SKYBRIDGE**  
COVINGTON, LOUISIANA

08-29-14



**ZITO • RUSSELL**  
ARCHITECTS, P.C.







Tree Mitigation Calculations for Pelican Energy- Expansion						
Ashland Oaks Business Park Covington, LA					site visit:	10/7/2014
No.	Existing Tree	Caliper (inches)	Grade	% Mitigation	Keep/Remove	Inches Required
607	Live Oak	48	B	75	K	36
612	Live Oak	28	D	0	R	0
613	Willow Oak	40	na	0	R	0
614	Live Oak	24	C	50	K	12
615	Live Oak	38	B	75	K	28.5
621	Live Oak	15	D	0	R	0
622	Live Oak	18	D	0	R	0
624	Live Oak	22	B	75	K	16.5
625	Live Oak	38	B	75	R	28.5
626	Live Oak	14	C	50	R	7
627	Live Oak	16	C	50	R	8
628	Willow Oak	24	na	0		0
629	Live Oak	42	B	75	R	31.5
630	Live Oak	24	C	50	R	12
631	Live Oak	30	C	50	R	15
632	Live Oak	40	C	50	R	20
633	Live Oak	18	C	50	R	9
634	Live Oak	18	C	50	R	9
635	Live Oak	62	A/B	100	K	62
640	Live Oak	24	B	75	K	18
641	Live Oak	40	C	50	R	20
642	Live Oak	6	D	0	R	0
643	Live Oak	36	B	75	K	27
644	Live Oak	24	B	75	K	18
645	Live Oak	28	B	75	K	21
646	Live Oak	28	B	75	K	21
649	Live Oak	30	B	75	R	22.5
650	Live Oak	30	D	0	R	0
653	Live Oak	36	B	75	K	27
654	Water Oak	48	na	na	R	0
671	Live Oak	40	A	100	K	40
681	Live Oak	12	C	50	R	6
682	Live Oak	14	C	50	R	7
685	Live Oak	24	B	75	R	18
697	Live Oak	12	C	50	K	6
702	Live Oak	15	C	50	K	7.5
703	Live Oak	8	C	50	K	4
733	Live Oak	36	B	75	R	27
734	Live Oak	30	B	75	K	22.5
735	Live Oak	36	B	75	K	27
736	Live Oak	36	B	75	K	27
737	Live Oak	15	B	75	K	11.25
738	Live Oak	30	C	50	K	15
739	Live Oak	30	B	75	K	22.5
740	Live Oak	12	C	50	R	6
741	Live Oak	36	B	75	K	27
742	Live Oak	40	B	75	K	30
	total inches	1315			inches per grade	773.25
				Removed	mitigation	246.5

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

---

Case File Number: BOA Case No. 14-11-039  
Initial Hearing Date: November 5, 2014  
Date of Report: October 22, 2014

---

**GENERAL INFORMATION**

Applicant(s) Name: Nuban, L.L.C. & N59 Ventures, L.L.C.  
Location of Property: 68244 LA Highway 59, Mandeville, Louisiana  
Zoning of Property: HC-2 & HC-3 Highway Commercial  
Variance(s) Requested: Eliminate 10' wide greenspace buffer and plantings

---

**OVERVIEW**

The applicant is requesting the variances to eliminate the 10' wide buffers on each side of two property lines due the fact that both properties will be sharing a common driveway and parking.

---

**STAFF COMMENTS**

This request is practically identical to a request made for this developing site in a previous variance request that was approved by this board.

Therefore, due to precedence, the staff has no objections to the variance request subject to the developer paying for plant mitigation to St. Tammany Parish Tree Mitigation Bank for (½) of the required number of trees that would normally be planted within the mentioned buffers (7.33 Class A and 7.33 Class B trees) in the amount of \$2,932.50.00, which payment is based on \$100.00 per caliper inch of tree required, inclusive of the cost for the trees and the labor required to plant.

---

BOA CASE NO. 14-11-039 (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: NUBAN LLC + N59 Ventures LLC

MAILING ADDRESS: 2100 Florida St 109 New Camellia Blvd Suite 100

CITY/STATE/ZIP: Mandeville, LA 70448 Covington, LA 70433

PHONE NUMBER: (504) 957-7140 (985) 792-4385  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HL-2 / HL-3

68244 Hwy 59 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.

Applicant is requesting a variance for the elimination of the 10'  
landscape buffers along the common property lines between lots 1A + 4A, as  
noted on the attached master site plan (shown highlighted in pink)

[Signature]  
SIGNATURE OF APPLICANT

10/3/14  
DATE OF APPLICATION

[Signature]

10/3/14



October 6, 2013

Mr. Ron Keller  
St. Tammany Parish, Planning Department  
P. O. Box 628  
Covington, LA 70434

Re: Board of Adjustment Application  
Smoothie King  
Hwy 59/Little Creek  
St. Tammany Parish, LA

Dear Ron,

Per previous discussions, enclosed is the completed Board of Application for the above referenced project, along with the required paperwork, survey, site plan, and checks associated with same.

In conjunction with a similar variance request granted previously on other property lines within this project and the overall master planning of this project, we are requesting a variance to eliminate the 10' landscape buffers and required plantings along the common property lines between Lots 1A and 4A, per the enclosed highlighted master site plan. The project's single access connection to Hwy 59 and common driveway serving the project runs through this property line, making these requirements unfeasible. This driveway was located as required by as required by DOTD following completion of a Traffic Impact Analysis (TIA).

We appreciate your office's assistance to date with the above request. Feel free to advise with any questions. We look forward to presenting this case to the Board at the next scheduled meeting.

Sincerely,

Jason Reibert  
Vice President

JFR/jh

Cc: Adam Martin  
Mike Saucier  
Rob Bankston





RESERVED FOR  
FUTURE  
DEDICATION

LA. STATE HWY NO. 59

KOOP  
DRIVE

APPROVED:

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

4-23-2014

52556

218.95'

LOT 4A  
0.524 Acres  
220.36'

FORMERLY  
LOT 4

N00°46'28"W  
240.54'

N88°25'35"E 267.54'

LOT 1A  
4.985 Acres

FORMERLY  
LOT 1

152.19'

LOT 2  
1.148 Acres  
(NOT A PART)

191.43'  
S01°34'25"E  
114.43'

202.15'

S88°43'25"W

114.43'

114.43'

114.43'

114.43'

114.43'

114.43'

114.43'

114.43'

114.43'

PARCEL A-1-A  
N88°26'31"E 419.95'

108.94'

N88°26'31"E 424.13'

A MINOR SUBDIVISION OF  
LOTS 1, 3 & 4 \* LITTLE CREEK,  
SECTION 19, TOWNSHIP 7 SOUTH - RANGE 12 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
LOTS 1A, 3A & 4A

NOTE:  
ATTENTION TO CLERK OF COURT:  
Lots 1, 3 and 4 represents a portion of a previously  
approved Minor Subdivision (MS12-04-012) by St.  
Tammany Parish Government, recorded under Map File  
No. 5081A and filed for record on May 8, 2012. The Parish  
of St. Tammany requests that the Clerk of Court make  
mention of same within the margin of the original recorded  
filing, to serve as occasion may require.

PARCEL A-1-A  
(NOT A PART)

LOT 5  
4.033 Acres  
(NOT A PART)

S01°33'17"E 415.48'

424.14'

S88°43'19"W 1.33 ACRES

EAST KOOP DRIVE R/W

0.61 ACRES

NOTE:

P.O.B. IS REPORTED TO BE N0°12'E, 667.45'  
(717.42'-TITLE); N89°30'E, 60.36'; N03°08'00"E,  
136.51' FROM THE SOUTHWEST CORNER OF  
SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12  
EAST ST. TAMMANY PARISH, LOUISIANA.

RESERVED FOR PRIVATE  
USE OF THE  
UTILITY SERVICE

LA-FARGE CONCRETE

CHURCH OF THE KING

NOTE:

RESERVED FOR PRIVATE  
USE OF THE  
UTILITY SERVICE

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

RE-1: Aspiration Survey by Randall W. Brown  
Date: 12/20/11, Invoice: 4/23/12  
RE-2: Re-rod by Randall W. Brown  
Date: 5/9/2012  
File No.: 50614

LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°50'37"W	122.45'
L2	N46°03'11"W	21.78'
L3	N88°27'29"E	68.69'
L4	N01°32'31"W	7.68'
L5	S01°42'49"E	10.00'
L6	N88°27'29"E	50.00'

THE SURVEY AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
APPLICABLE RESTRICTIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
A REASONABLE SEARCH OF PUBLIC RECORDS FOR THE DATA FOR THIS SURVEY.

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

Randall W. Brown & Associates, Inc.

Professional Land Surveyors  
Planners - Consultants

228 W. Causeway App. Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309

Date: MARCH 13, 2014  
Survey No. 14327  
Project No.  
Scale: 1"=100'  
Drawn By: R.B.  
Revised:

