

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, AUGUST 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 JULY 1, 2014 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 14-08-022**

Request by applicant for a variance in a HC-2 Highway Commercial zoning district in order to relocate trees from a side yard buffer to another area on the property. The property is located at 70521 LA Highway 21, Covington, Louisiana.

Applicant: Liberty Storage

**BOA CASE NO. 14-08-023**

Request by applicant for a variance in a HC-1 Highway Commercial zoning district for the elimination of the south side buffer and plantings and a portion of the west side buffer. The property is located at 2223 N. Causeway Boulevard, Mandeville, Louisiana.

Applicant: Zoomtech Automotive

**BOA CASE NO. 14-08-024**

Request by applicant for a variance in an A-2 Suburban zoning district for the height of an accessory structure from approximately 15' permitted to 22.5' requested. The property is located at 75396 River Road, Covington, Louisiana.

Applicant: David W. Gauthier

**BOA CASE NO. 14-08-025**

Request by applicant for a variance in an A-4 Suburban zoning district for a side yard setback requirement or a residence from 10' required to approximately 5' 2" requested. The property is located at on Savoie Place, in Parc du Lac Subdivision, Mandeville, Louisiana.

Applicant: Ken Bower

**BOA CASE NO. 14-08-026**

Request by applicant for a variance in an A-4 Suburban zoning district for a front yard setback requirement for a residence from 30' required to approximately 25' requested. The property is located at 409 Marina Oaks Drive, in Beau Chene Subdivision, Mandeville, Louisiana.

Applicant: Stephen Ploue Construction

**BOA CASE NO. 14-08-027**

Request by applicant for a variances in a HC-2 Highway Commercial zoning district for either and/or the elimination, relocation or shifting of interior landscape buffers and plantings. The property is located at the southwest corner of LA Highway 1077 and Belington Avenue, north of Madisonville, Louisiana.

Applicant: BCS, L.L.C.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## **MINUTES**

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

**3:00 PM - TUESDAY, JULY 1, 2014**

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

The July 1, 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 and Mr. Spicuzza

**ABSENT:** Mr. Ballantine

**STAFF PRESENT:** Mr. Keller and Mr. Hand

### **APPROVAL OF THE MINUTES**

Moved by Mr. Brookter and seconded by Mr. Spicuzza to accept the June 3, 2014 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 14-07-019**

Request by applicant for variances for the following: reductions in the east side planting buffer and trees; of the south side planting buffer; of the north side planting buffer and trees; increase in the size and height of one monument sign and a request for an additional monument sign; the location of both signs to the property line; and the elimination of a parking island, located in a HC-2 Highway Commercial district.

Applicant: Executive Holdings, L.L.C.

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

Mr. Corey Smith appeared on behalf of the applicant and made the following initial comments:

- We worked with staff to work around a large double trunk live oak tree on the property.
- We decided early on that we wanted to work on saving the oak tree.
- We met with DOTD regarding access into the property.
- The property does not have a lot of trees on it so we are not clearing the lot.
- The site has mostly been open.

Mr. Brookter: I'm okay with several of the variances you're requesting, but do you have any response to staff regarding the signs?

Mr. Smith: We are very comfortable with putting just one sign on the property at the corner... I would be fine with that. I would prefer to have 70 square feet for the sign with a height of 15'; although we originally requested 20'.

Mr. Spicuzza: Why do you have to have a sign that is double what the code allows?

Mr. Smith: This is a major intersection and we need the visibility. If we don't get the size, this may kill our deal with the dollar store.

Mr. Gordon: This will serve the local area. People will not be coming from Covington to shop. Most people will know that it is there.

(At this time the board went into open conference to discuss the signage issues...)

Ms. Sandra Slifer, 116 Tulip Drive, Covington, LA appeared in opposition and made the following statements:

- They are asking for a lot of variances.
- I understand they want to save the oak tree, but this is a lot.
- This will serve the local area.

Mr. Smith: All of the signs in the area are similar to what we are asking for. This will not be out of character for the area.

Mr. Gordon: Can't the building be shifted to the west?

Mr. Smith: The architect said any more shifting would disturb the drip line and our truck maneuvering, as well as the sewer plant. I have played with this plan extensively and this is the best plan that we could come up with.

Mr. Schneider: It seems you could move the building 15'-20' feet to the west if the sewer plant was not an issue.

Mr. Smith: If we slide the building over, we will lose parking in the front. It's a very difficult site to work with.

Moved by Mr. Gordon and seconded by Mr. Schneider to grant all of the variances requested pursuant to the table attached (Items: 1 thru 5 & 10) with the exception of the signage requests (Items: 6, 7, 8 & 9). Signage shall meet parish code.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-07-020**

Request by applicant for a variance of a side yard setback in an A-2 Suburban zoning district from 15' required to approximately 10'-9 1/4".

Applicant: Glenn Mesman

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

Mr. Mesman appeared on his own behalf and made the following initial comments:

- I need to add about 4 ½ feet. The adjacent property is vacant and owned by the State of Louisiana.

Mr. Brookter: What is the square footage that you are adding?

Mr. Mesman: 336 square feet, an enclosed area 9'x10' and a dinning area.

Mr. Spicuzza: The room you need for function seems to me to be a personal preference. It seems you have room to build in the rear.

Mr. Mesman: This area is not architecturally pleasing.

Mr. Gordon: I understand your situation but we have strict guidelines to follow. Purely because of design... you could do something else.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-07-021**

Request by applicant for a variances in a HC-3 Highway Commercial district to eliminate north and south side yard planting buffers and trees between proposed property lines.

Applicant: CIA, L.L.C.

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

Mr. Remy appeared on behalf of the applicant and made the following initial comments:

- I represent the current owner of the old theater and we want to resubdivide the property.

Mr. Gordon: We've done this kind of thing before.

Moved by Mr. Schneider and seconded by Mr. Gordon to grant the variances as requested subject to the applicant paying \$1,200.00 to the St. Tammany Parish Plant Mitigation Bank per staff comments.

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

**NEW BUSINESS**

**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. 14-08-022  
Initial Hearing Date: August 5, 2014  
Date of Report: July 24, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: Liberty Storage  
Location of Property: 70521 LA Highway 21, Covington, Louisiana  
Zoning of Property: HC-2 Highway Commercial  
Variance(s) Requested: Relocate nine (9) class A trees

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**OVERVIEW**

The storage facility was the focus of a resubdivision of property whereby said facility was separated from Resource Bank which is adjacent. Due to the fact that the resubdivision caused the creation of internal side yard landscape buffers and planting requirements between the two businesses, and because of pre-existing conditions on the original site, resulted in an undue hardship relative to the planting of nine (9) cypress trees within a particular landscape buffer.

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**STAFF COMMENTS**

Based on the aforementioned reasons for the relocation of nine (9) cypress trees from one side of a retention pond to the other, the staff has no objections to the proposed variance request.

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BOA CASE NO. 14-08-022 (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: Liberty Storage (B&B Subdiv LLC)

MAILING ADDRESS: Attn: Matt Bennett 7037 Hwy 190

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: (985) 893-3087 (Home Phone #) (985) 778-9747 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

70521 LA Hwy 21 & 1085 Covington LA 70433  
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 move trees to shoreline on West Side  
(Specify other variance/appeal on line above)

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

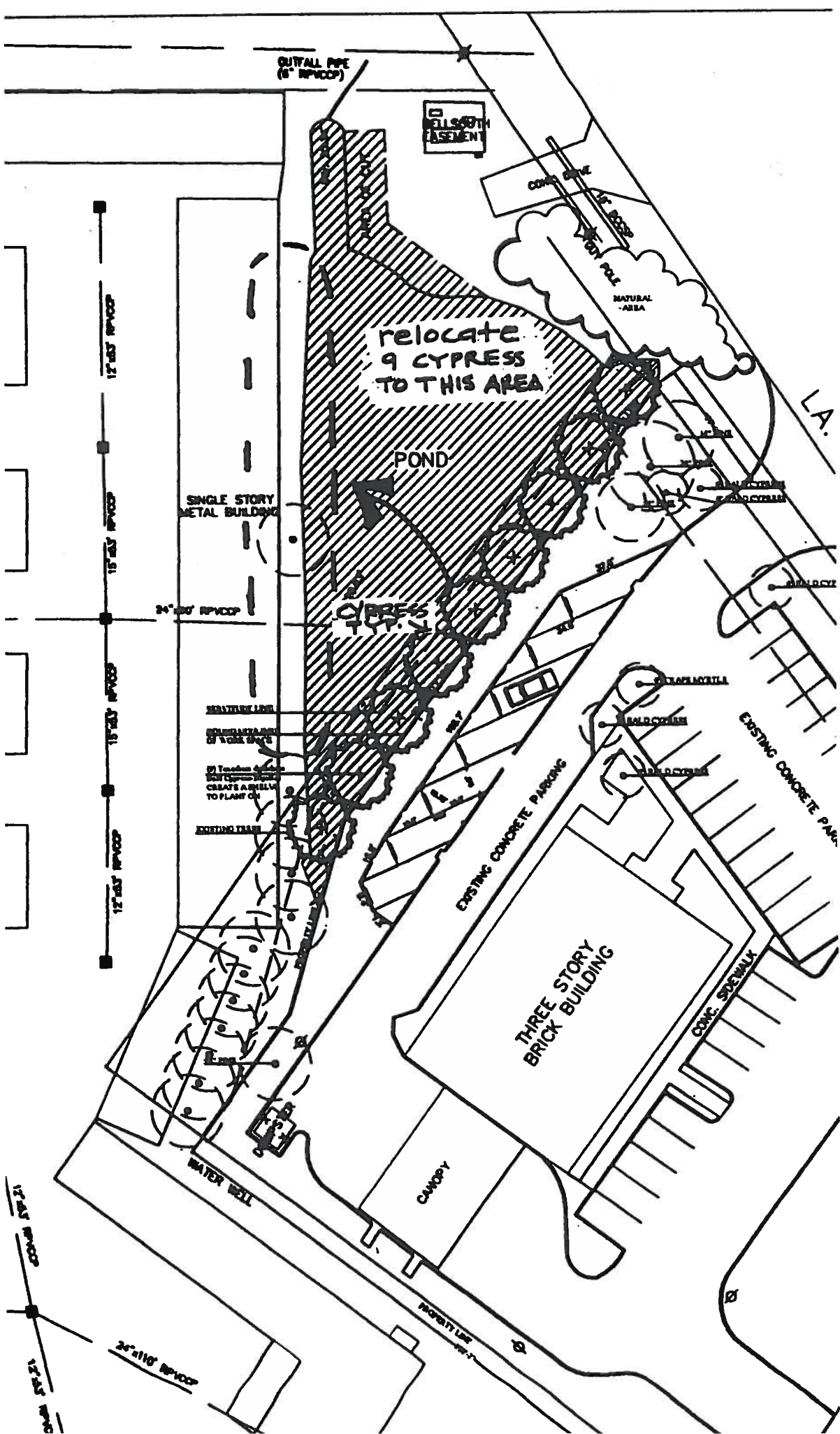
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

it planted in original place the trees would be too close to  
Reservoir Bank trees. We will have more space to grow.  
Also steps down of the bank may hurt the survival of the trees

[Signature]  
SIGNATURE OF APPLICANT

06/17/2014  
DATE OF APPLICATION

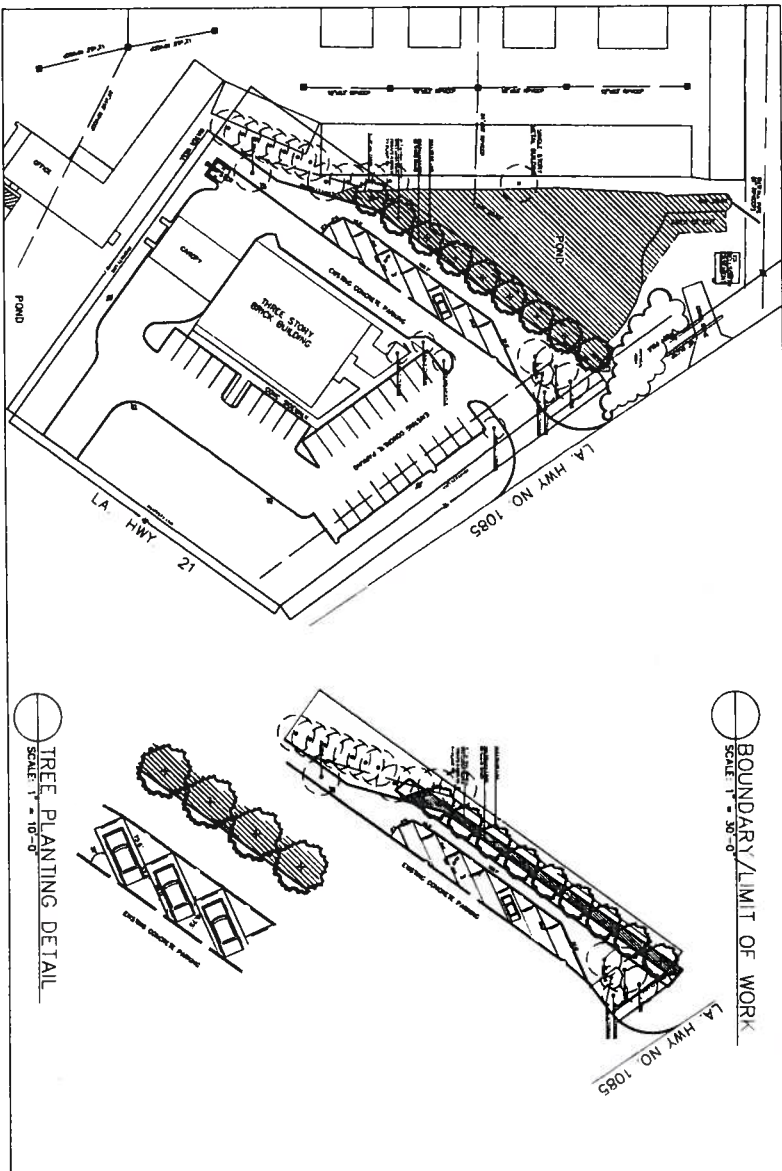




**GENERAL NOTES:**

All measurements are approximate and should be verified in the field.  
 Site plan was obtained from Surveying Company.  
 Contractor should contact Landscape Architects if there are any discrepancies which would alter the intent of the design.  
 There shall be no substitutions without the approval of the Landscape Architect or the owner.

NOTES: SEE SHEET 1001 FOR SITE PLAN.  
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSISSIPPI LANDSCAPE ARCHITECTS' PLANTING GUIDE.  
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSISSIPPI LANDSCAPE ARCHITECTS' PLANTING GUIDE.  
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSISSIPPI LANDSCAPE ARCHITECTS' PLANTING GUIDE.  
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 9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSISSIPPI LANDSCAPE ARCHITECTS' PLANTING GUIDE.  
 10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSISSIPPI LANDSCAPE ARCHITECTS' PLANTING GUIDE.



PLANT SCHEDULE		
QTY	COMMON NAME	SIZE
1	Red Cypress (all)	10"

LA LANDSCAPE CONTRACTORS LICENSE #1993

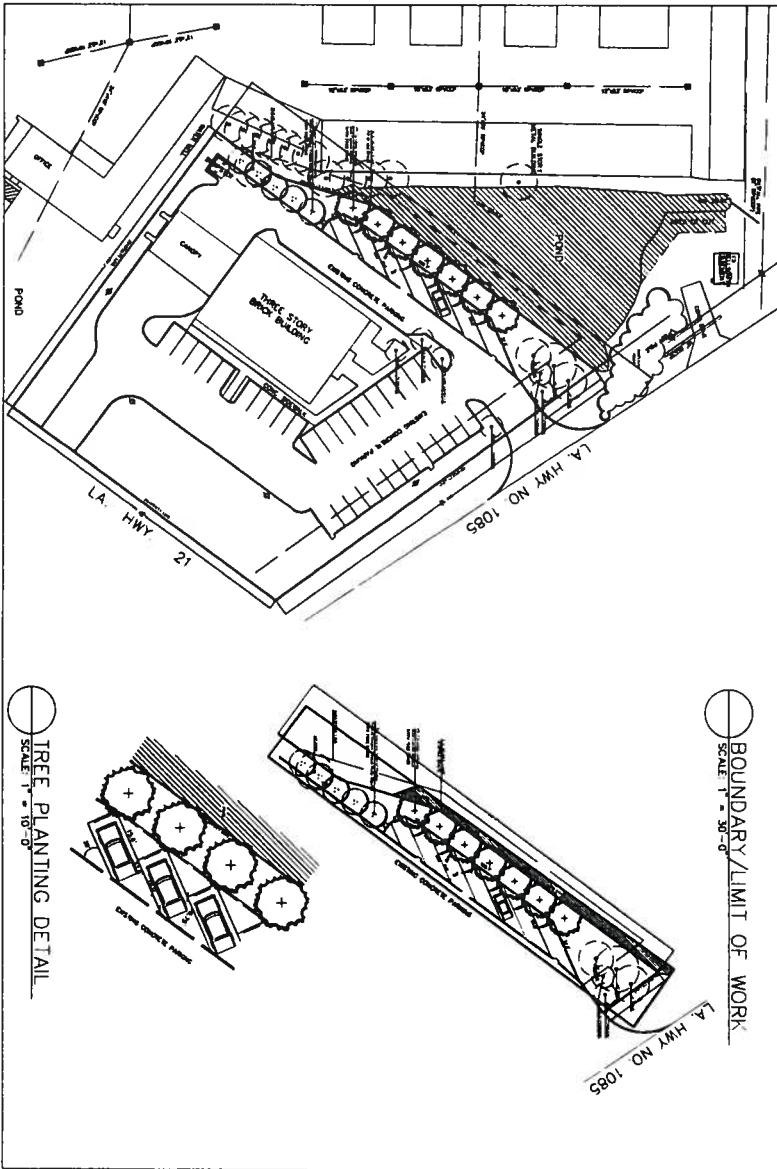
**LIBERTY SELF STORAGE**  
 70521 LOUISIANA HWY. 21 & 1085  
 COVINGTON, LOUISIANA 70433

**LIBERTY LANDSCAPE**  
 1001 LA HWY 21, SUITE 100  
 COVINGTON, LA 70433  
 (504) 885-1111  
 www.libertylandscape.com

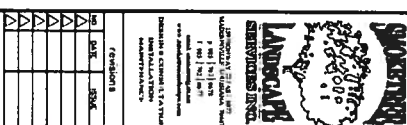
**LIBERTY LANDSCAPE**  
 1001 LA HWY 21, SUITE 100  
 COVINGTON, LA 70433  
 (504) 885-1111  
 www.libertylandscape.com

DATE	3-27-14
JOB NO.	14-012
DRAWN BY	CTI
CHECKED	AS SHOWN
PROJECT	P-1
	1 of 1

Contractor should contact Landscape Architect if there are any discrepancies which would alter the intent of the design. There shall be no substitutions without the approval of the Landscape Architect or the owner.

[illegible]

PLANT SCHEDULE			
Qty	CRUDE OIL NAME	REFINERY NAME	SIZE
7	Sud-Crude Oil	Texaco Refinery	2000
5	West-Crude Oil	West-Crude Refinery	1500



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

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Case File Number: BOA Case No. 14-08-023  
Initial Hearing Date: August 5, 2014  
Date of Report: July 24, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: Zoomtech Automotive  
Location of Property: 2223 N. Causeway Boulevard, Mandeville, Louisiana  
Zoning of Property: HC-1 Highway Commercial  
Variance(s) Requested: Elimination of some landscape buffer and planting areas

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**OVERVIEW**

Zoomtech Automotive wants to use a vacant parcel of ground across the street from the business on Asbury Street for overflow parking. The applicant states that they want to the board to waive the south side buffer and planting requirements and a waiver of a portion of the western buffer stating a hardship.

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**STAFF COMMENTS**

The staff understands the request and has no objections to the waiver of the south side landscape and planting buffer which we believe will be used to access the overflow parking area. However, we don't see a hardship relative to the western landscape and planting buffer. Therefore, the staff does support the waiver of the south side landscape and planting buffer as mentioned above, but not the waiver of any portion of the western buffer and plantings.

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BOA CASE NO. 14-08-023 (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: ZoomTech Automotive

MAILING ADDRESS: 815 ASBURY DRIVE

CITY/STATE/ZIP: MADEIRUE LA 70471

PHONE NUMBER: 984-985-624-5080 285-966-8880  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-1

2223 N. CHASEWAY MADEIRUE 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:)

*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 variance on  
greenspace requirements for one side of  
highway and adjacent/rear property side

[Signature]  
SIGNATURE OF APPLICANT

02/07/14  
DATE OF APPLICATION



## Request For Variance

My name is Keith Moffitt my partner is Brett Gioe. We operate zoomtech automotive. We are applying for a greenspace requirement variance for the property located at 2223 n. causeway and we intend to use it for overflow/additional parking for the business located at 815 asbury drive. We feel that Meeting the parish greenspace requirements are impractical for our intended use, and constitute unnecessary hardship .

Specifically we are requesting (1) a waiver of the southside buffer from 10' to 0' and required 6a and 6b and (2) waiver of portion of required western buffer

Letter Of No Objection June 26,2014

My name is Rob Kohl I am the owner of Seal sports, the business located at 2213 n. causeway svc. rd. I have no objection to the adjacent property, 2223 n. causeway being used for vehicle parking and being ganted a variance to parish greenspace requirements

Rob Kohl



date

6/24/14

Letter of No Objection    June 18, 2014

My name is Ernest Langlins and I am the owner of the building located at 2213 n. causeway  
svc. rd. I have no objection to the adjacent property, 2223 n. causeway , being granted a  
variance to parish greenspace requirements.

  
Ernest Langlins

date 6/18/14





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

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Case File Number:	BOA Case No. 14-08-024
Initial Hearing Date:	August 5, 2014
Date of Report:	July 24, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	David Gauthier
Location of Property:	75396 River Road, Covington, Louisiana
Zoning of Property:	A-2 Single Family Residential
Variance(s) Requested:	Accessory building height

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**OVERVIEW**

The applicant states the need for a guest house on property for visiting elderly parents and for the applicant's personal office. The applicant states the need for the height of the structure (22 ½ feet) due to the limitations on the site to build, including a large drop-off to the river to the north and east, which leads to the need for a second story.

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**STAFF COMMENTS**

Based upon our site review of the conditions on the property, the staff agrees with the applicant that there is very little room on the property in which to place an additional structure due to pre-existing conditions and large drop-off to the river.

Additionally, with height issues, the staff looks at whether the height will have any adverse affects from a visually aesthetic standpoint to the adjacent residences. In this case the answer is no, due to the fact that the structure is bounded on the north and east by thick vegetation and the Bogue Falaya River, and the residence on the west side of the applicant's property is screened also by vegetation, an opaque fence and the applicant's house itself.

Therefore, for the reasons as stated above, the staff has no objections to the prosed variance request.

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BOA CASE NO. 14-08-024 (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: David Gauthier

MAILING ADDRESS: 75396 River Rd

CITY/STATE/ZIP: Covington, La 70435

PHONE NUMBER: 985-789-2398  
(Home Phone #) (Cell Phone #) A-2 Suburban

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: SA Suburban A

75396 River Rd Covington 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 Roof Peak Requirements (Increase height of peak for proper ceiling clearance upstairs)  
(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.

(AFTER THE FACT)  
Applicant is requesting a variance of peak height to be 22.5  
Feet instead of <sup>approximately 15</sup> 20 Feet due to a limited footprint area  
to build the structure wider or longer. The front and back are  
limited by driveway & river. The left & right sides are within 4 feet of a septic & galley

SIGNATURE OF APPLICANT

David Gauthier

DATE OF APPLICATION

7/2/14

## Hardship Hearing:

After surveying my entire property (yard and driveway), our 1 bedroom Guest House was thoughtfully and carefully positioned in what we feel is the best spot to fit a much needed 600 square structure where a previous shed was torn down. So we are asking for a variance for a ~~24.5'~~ roof peak instead of a 20' peak.

If I did not have a roof peak that was ~~24.5~~ feet, then my ceiling on the second story would only be 6 feet high. And it wouldn't reach the required height of 8 feet.

We feel we cannot, within reason, expand my existing house on any four sides due to a foyer on the east side, bed rooms on south and west side and bathrooms on the north and south sides as well. We do have plans for the future to include putting in a dormer bedroom for extra space above the garage.

The main house is a 2 bedroom / 2 bathroom house which has to accommodate four kids and two adults. The additional structure is needed for visiting elderly parents as well as doubling for a personal office for my self. The 15x20 guest house sits approximately 30 feet from the main house. It is positioned in a spot which takes up a good portion of the turn around in the gravel driveway. We feel we have no room to expand the foot print for the following reasons: If we added length to the building it cuts too far into my driveway in one direction, and too close to the river on the opposite side. We cannot expand the width due to the septic tank being approximately 4 feet away on one side and an old creek bed which is unstable for any pier footings on the opposing side. We feel we were limited in alternative placement for a 600 square foot guest house on my property lay-out.

We have surveyed the area and located more than 2 accessory buildings on other lots that do exceed the height of the main house on their property.

Thank you

## Hearing

I am in need of a small guest house to facilitate my aging parents. I hired a builder to build one for me. He came up with a 600 square foot two story cottage since I have a limited footprint that fits between the driveway and river which is a very limited space. This foot print is 15x20 feet.

I now realize I was mis-lead by the builder I hired. He told me he had everything covered and that he called the proper contacts and told me that I do not need a building permit as long as the building is less than 1000 Square Feet. I put my trust that he had all the bases covered but I realize I was mislead. That was my mistake.( I now know that every building over 100 square feet needs a permit.)

I have letters from my neighbors that say they do not object in any way, and photographs of neighboring property's that have accessory buildings with roof pitches that are taller than the main house. I would like to also add that my home is not in a subdivision. It is more a rural road with very large wooded areas. The size of my area is over 1.2 acres.

I now want to ask for any leniency on the height issue with my guest house. I not only trusted my builder, but I talked to other contractors and they were not familiar with height issues. I ask that you not penalize me and my aging parents for the mistake of my builder.

This is my situation. And I hope that it can be understood and ruled upon in my favor.

**July 3, 2014**

**Ron Keller**

**St. Tammany Parish Planning Department**

**Re: Permit for David Gauthier Project, 75396 River Road Covington,  
LA 70435**

**Dear Sirs,**

**I live directly across the street from the above mentioned project in question for permitting, and have so for 25 years. I am actually the only neighbor that will have any type of view of the project. I will be able to directly see the structure, since our driveways align, and am quite pleased with the scale and the materials used. I have no objection at all and actually believe that the building adds more charm to our area because of the design of being raised, the scale, Hardy board siding as well as the tin roof. If I support the project being the neighbor most affected, and with a substantial investment in my property and home, I can't imagine any others having any objection whatsoever.**

**Please let me know if I can provide the Parish with any other details.**

**Clint Bravo**

**75397 River Road**

**Covington, LA 70435**

**(504) 908-7539**

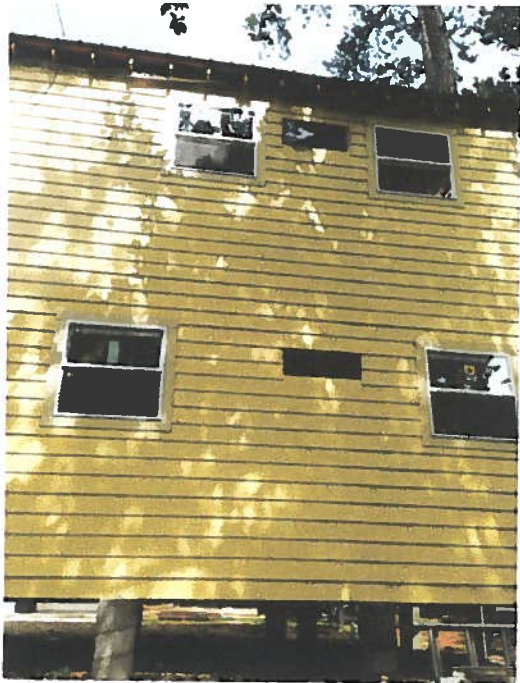








Elevation of roof peak: 22' from ground to pitch.

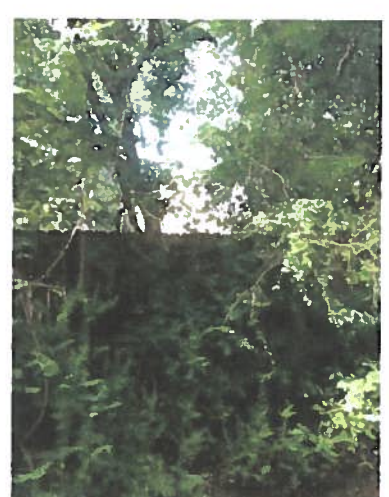




Cottage visibility( bridge to River Rd.)



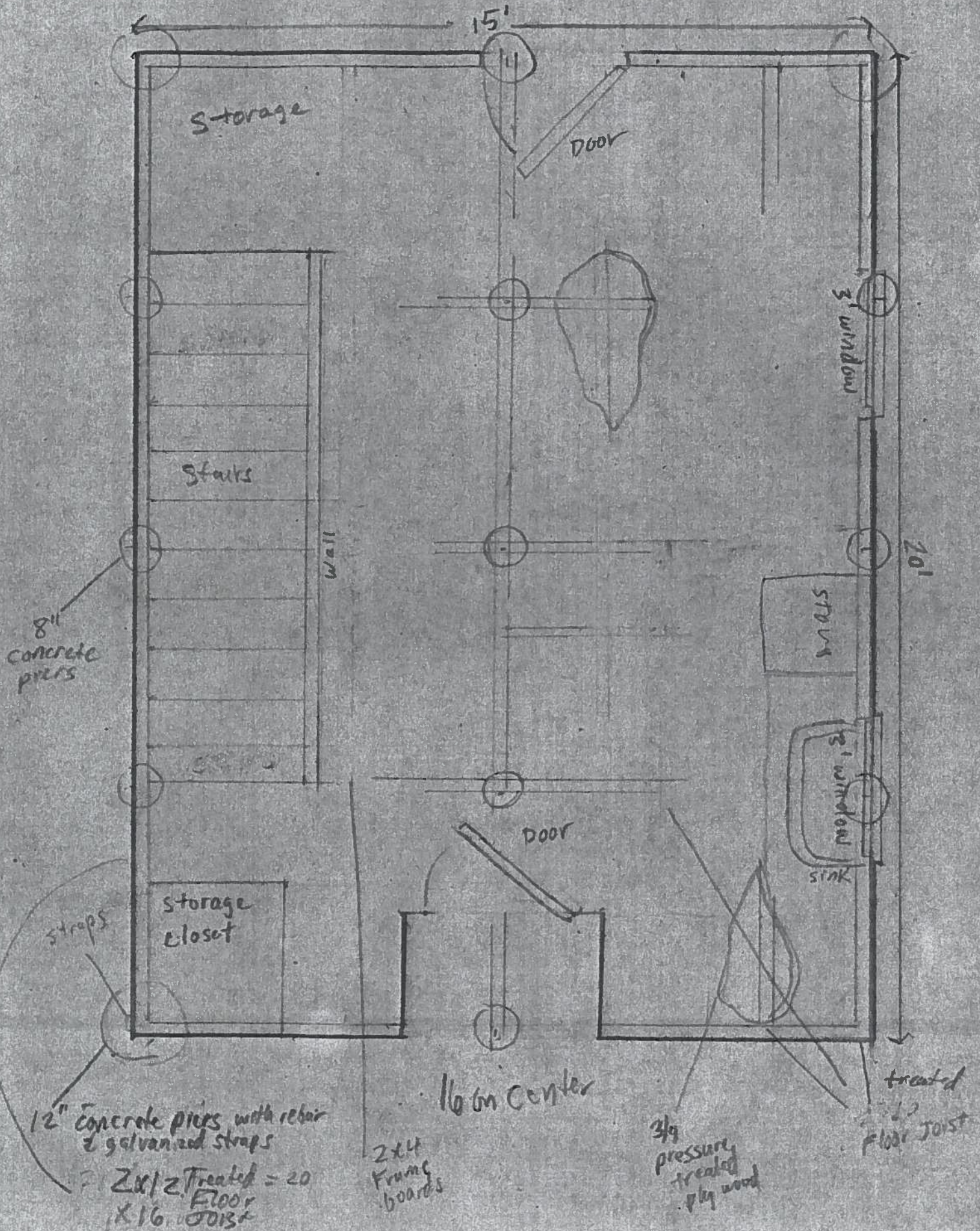
View from Clint Bravos



Nieghboring building with accessory building exceeding hieght of main house.

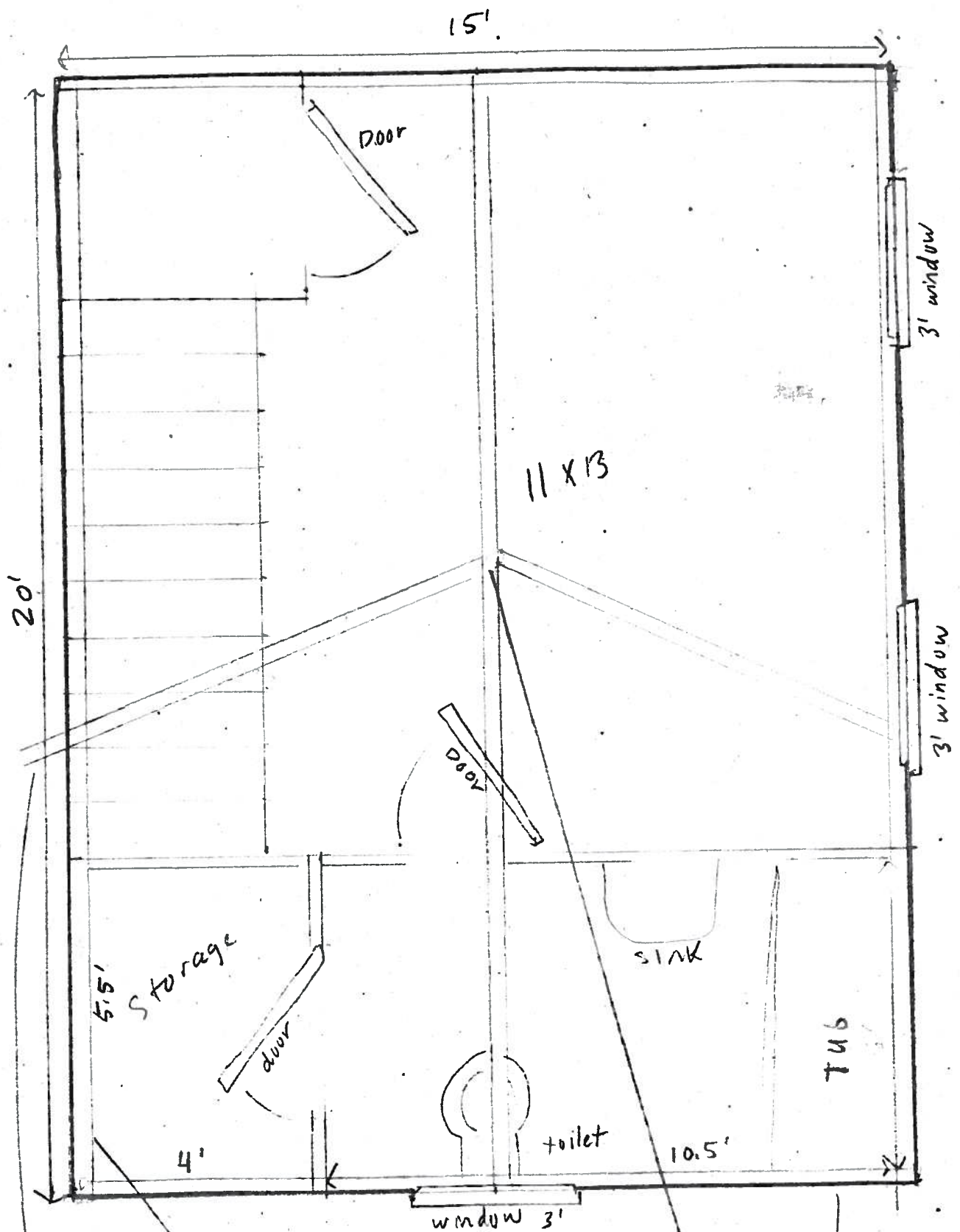


# Bottom Floor





# second Floor

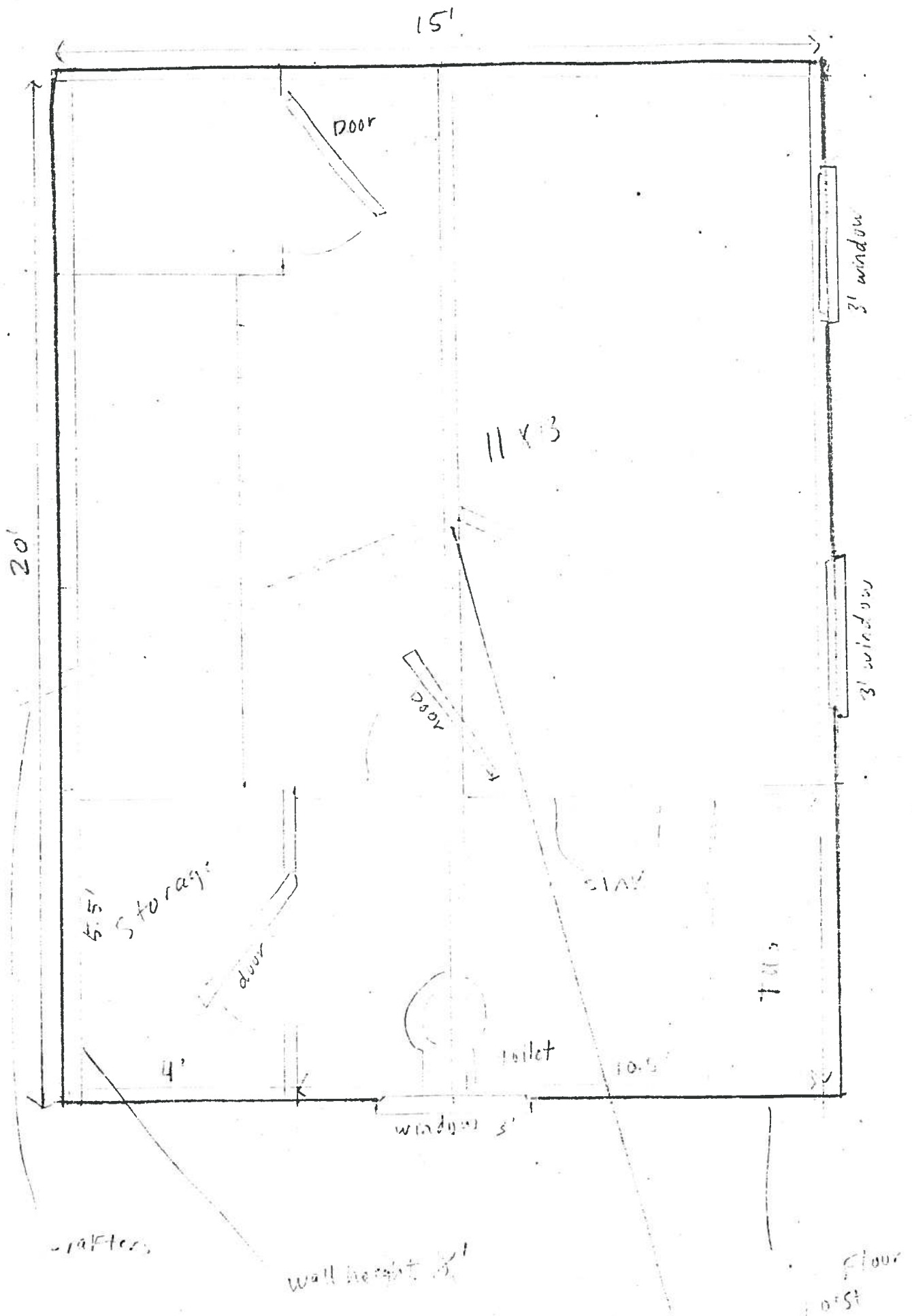


rafters

wall height 8'

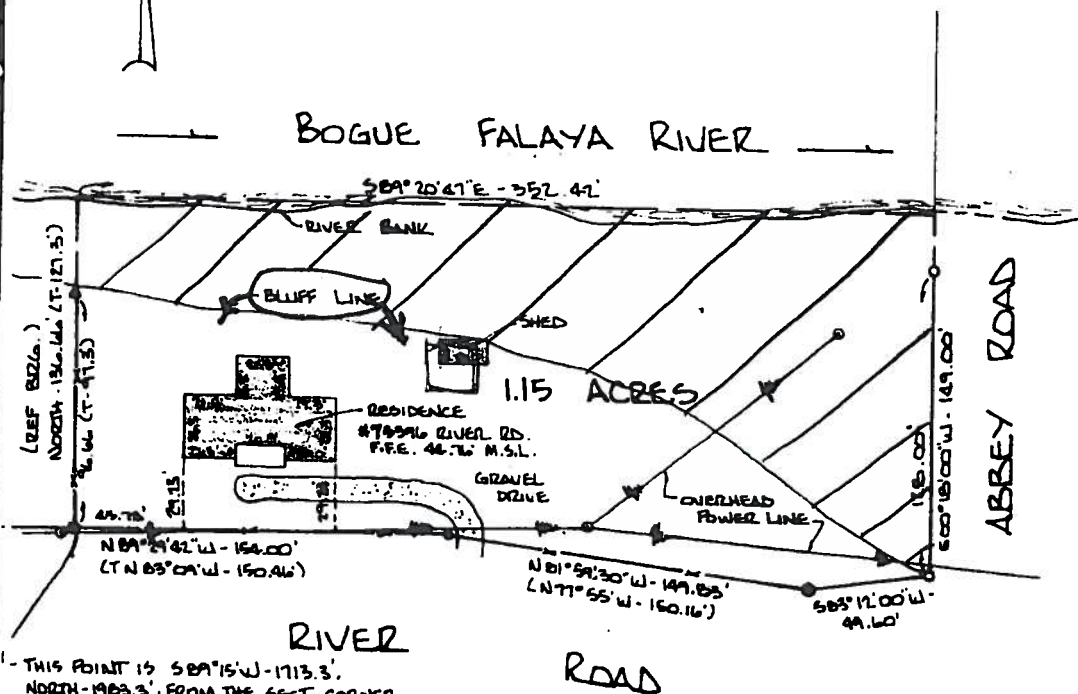
Floor  
to 1st

# SECOND FLOOR



THE UNDERSIGNED ACKNOWLEDGE THAT THEY HAVE RECEIVED AND REVIEWED A COPY OF THIS SURVEY, TAKE CONGNIZANCE OF ANY ENCROACHMENTS THEREON AND RELEASE, RELIEVE AND HOLD HARMLESS FROM ANY RESPONSIBILITY OR LIABILITY OR DAMAGE, INCLUDING COURT COSTS AND ATTORNEY FEES: WINTERS TITLE AGENCY, INC., FIRST AMERICAN TITLE OR ANY OF THEIR AGENTS AND/OR EMPLOYEES AND PREMIER MORTGAGE COMPANY.

*Gerald Anthony Heap, Sr.*  
GERALD ANTHONY HEAP, SR.



THIS PROPERTY IS LOCATED IN  
FLOOD ZONE: A-11; BASE FLOOD ELEV. 42.0'  
FIRM PANEL NO.: 225205 D150C; REV. 10-17-89

NOTE: SERVITUDES OF LAND ARE NOT NECESSARILY EXCLUSIVE. THE POLICY WILL BE ADHERED TO UPON REQUEST. AS NO SEARCH HAS NOT BEEN MADE ANY TITLE SEARCH OR ABSTRACT.

KELLY MCHUGH

REG. No. 4443

REGISTERED

LAND SURVEYOR

KELLY J. MCHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE. RED STAMP SIGNIFIED CORRECT PLAT.

BOUNDARY SURVEY OF:

1.15 ACRES IN SECTION 17.

TOWNSHIP-6-SOUTH, RANGE-11-EAST,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED CORRECT TO:

GERALD ANTHONY HEAP, SR.

KELLY J MCHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 CALVEZ ST., MANDEVILLE, LA. 828-8811

SCALE: 1"=60'

DATED: 6-17-91

DRAWN: DRJ

DWG. NO: 91-734

REVISED:

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

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Case File Number:	BOA Case No. 14-08-025
Initial Hearing Date:	August 5, 2014
Date of Report:	July 24, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	Ken Bowers
Location of Property:	Savoie Place, Parc du Lac Subdivision, Mandeville, Louisiana
Zoning of Property:	A- 4 Single Family Residential
Variance(s) Requested:	Side yard setback

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**OVERVIEW**

The applicant is requesting a variance for a side yard setback in order to accommodate site conditions and aesthetics.

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**STAFF COMMENTS**

The staff has no objections to the proposed variance request due to the following reasons:

- a.) Parc du Lac is an older subdivision record that is over 30 years old, and at the time, based on the A-4 zoning district requirements, allowed for 5' side yard setbacks.
  - b.) The subdivision plat recorded in the public record states the minimum side yard setback of 5' in conjunction with the zoning at the time.
  - c.) All but a handful of lots within the subdivision have already been built out, and most have conformed to the minimum setbacks for the zoning as established at the time.
  - d.) The Parc du Lac homeowners association has issued a letter of no objection to the applicant relative to the side yard setback issue.
-

BOA CASE NO. 14-08-025 (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: KEN BOWERS

MAILING ADDRESS: 130 LAFITTE ST.

CITY/STATE/ZIP: MANDEVILLE, LA. 70448

PHONE NUMBER: 985 231 7255 504 460 4958  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4

LOT 58 SAVOIE Pk MANDEVILLE LA 70448 PARC DU LAC  
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.*

VARIANCE OF SIDE SETBACK FROM REQUIRED 10' TO  
5'

  
SIGNATURE OF APPLICANT

07/02/14  
DATE OF APPLICATION

St. Tammany Parish Government

June30, 2014

Department of Development

I am requesting a side setback variance from the mandated 10' to 5' as indicated in my plans. The subdivision I am building in is Parc du Lac, which is over 20 years old and has in its building guidelines a 5' side setback. There are numerous homes in this development which have the smaller setback and it does not deter from the character or livability of this area. The orientation of my driveway and northwestside exhibit the appearance of a proper separation between the existing homes on both sides.

Respectfully,

Ken Bowers

130 Lafitte St.

Mandeville, La. 70448



I, Hilda Vaughn, LIVE AT  
25 Savoie Drive, AND I DO NOT OBJECT  
TO A 5' SIDE SETBACK AT LOT 58 SAVOIE PL.,  
PARC DU LAC SUBDIVISION.

Hilda Vaughn 6/30/14

Ken Brown 6/30/14

Chris Clayton

17 Savoie

Mandeville, LA 70448

July 3, 2014

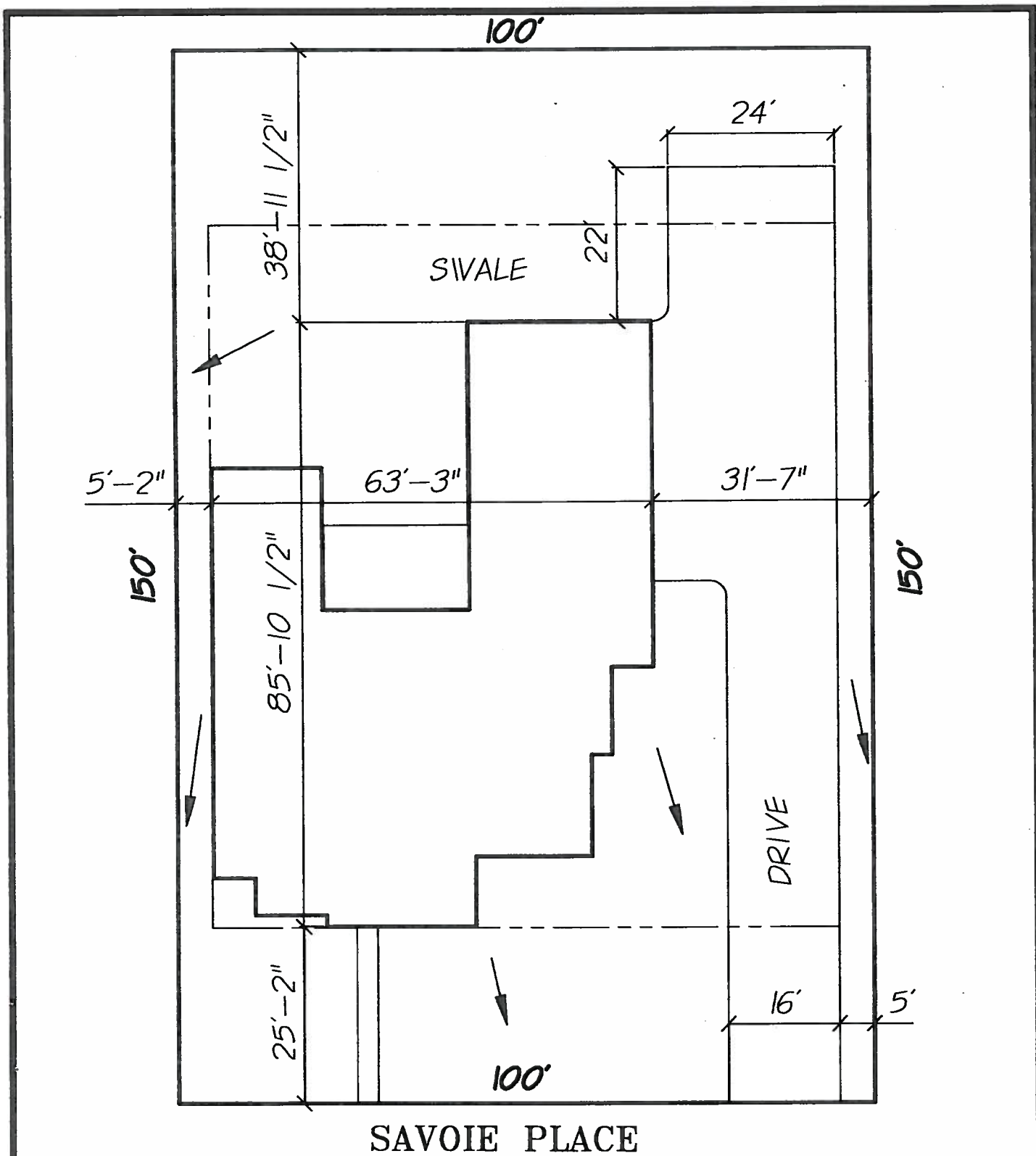
To Whom It May Concern,

I have a home at 17 Savoie and I do not object to a 5' side setback next to my property at 12 Savoie.

Thank you,

A handwritten signature in cursive script, appearing to read "Chris Clayton". The signature is written in dark ink and is positioned above the printed name.

Chris Clayton



-ADDRESS-		-SETBACKS-	
KEN BOWERS LOT 58, SAVOIE PLACE. PARC DULAC SUBD.	<u>PLOT PLAN</u>	FRONT — 25'	04/30 14
	SCALE: 1" = 20'-0"	LEFT SIDE — 5'	
	PLAN NO. 5502	RIGHT SIDE — 5'	
		REAR — 25'	

***Parc du Lac Homeowners' Association  
P O Box 1084  
Mandeville, Louisiana 70470***

**Saint Tammany Parish  
Department of Development/Permits  
21454 Koop Dr.  
Mandeville, LA 70471**

**To whom it may concern:**

**Parc du Lac subdivision is a completely private subdivision in unincorporated St. Tammany Parish. As a result, we adopted our unique community development plan that met or exceeded the building requirements of St. Tammany Parish at the time they were adopted.**

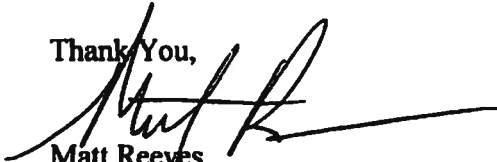
**The majority of our homes were constructed in the early 1990's and there are only three vacant lots at this time. All of our homes meet the building requirements set forth in the attached "Parc du Lac Building Guidelines" adopted in May of 1990.**

**It is my understanding that Mr. Bowers has been denied a permit specifically due to inadequate side setbacks according to St. Tammany Parish regulations. At least 50% of the homes in Parc du Lac have at least one side setback that would be inadequate by today's St. Tammany Parish requirements.**

**Reviewing the guidelines you will note that we require setbacks of 25' front, 25' rear and 5' side, which is within the guidelines of Mr. Bowers request.**

**Please be advised that the Parc du Lac Homeowners' Association is in agreement with Mr. Bower's request for setbacks that meet or exceed the ones adopted by our association. Since the setback requirement has little to do with community safety and mostly to do with aesthetics, we ask that you grant him an exception in this case.**

**Thank You,**



**Matt Reeves  
Managing Member  
Parc du Lac  
Homeowners Association  
70 Piper LN  
Mandeville, LA 70448  
(504) 250-7539**

## SITE DESIGN

THE SITING OF YOUR HOME ON THE LOT YOU HAVE SELECTED IS AN IMPORTANT DESIGN DECISION. THE ARCHITECTURAL REVIEW COMMITTEE SHALL CONSIDER EACH SITE PLAN INDEPENDENTLY AND STUDY ITS IMPACT UPON ADJACENT HOMESITES AND THEIR VIEW CORRIDORS TO LAKES. CARE MUST BE TAKEN TO LOCATE EACH STRUCTURE SO AS NOT TO INFRINGE UPON VIEW CORRIDORS, ADJACENT STRUCTURES AND HOMESITES AND NATURAL AMENITIES OF THE AREA. PLEASE CONSIDER THE FOLLOWING:

- |                                 |                                |
|---------------------------------|--------------------------------|
| 1. PHYSICAL TERRAIN OF THE SITE | 5. DRIVEWAY ACCESS             |
| 2. VIEWS FROM THE HOMESITE      | 6. HEIGHT, BULK AND MASS OF    |
| 3. VIEW TO THE HOMESITE FROM    | STRUCTURES                     |
| ADJACENT LOTS                   | 7. FINAL GRADE OF IMPROVEMENTS |
| 4. NATURAL AMENITIES SUCH AS    | CAUSES WATER RUN OFF TO STREET |
| EXISTING VEGETATION AND WATER   | OR POND                        |
| CHANNELS                        |                                |

CONFORMANCE TO THESE GUIDELINES WILL BE ASSURED THROUGH THE DESIGN REVIEW PROCESS.

## BUILDING SETBACKS

FRONT SETBACKS - 25 FEET MINIMUM  
SIDE SETBACKS - 5 FEET MINIMUM

REAR SETBACKS - 25 FEET MINIMUM  
CORNER SETBACKS - 25 FEET MINIMUM

THE DEDICATION OF SERVITUDES, EASEMENTS AND RESTRICTIVE COVENANTS REQUIRES THAT STRUCTURES, DRIVEWAYS, WALKWAYS, GARAGES, AND ANY OTHER PROPOSED IMPROVEMENTS BE STAKED OUT AND APPROVED BY THE COMMITTEE BEFORE ANY SITE WORK IS BEGUN. ANY TREES TO BE CUT MUST BE MARKED.

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

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Case File Number: BOA Case No. 14-08-026  
Initial Hearing Date: August 5, 2014  
Date of Report: July 24, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: Stephen Ploue Construction  
Location of Property: 409 Marina Oaks Drive, Beau Chene Subdivision, Mandeville,  
Louisiana  
Zoning of Property: A- 4 Single Family Residential  
Variance(s) Requested: Front yard setback

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**OVERVIEW**

The applicant is requesting a variance for a front yard setback for similar reasons per the previous case (BOA Case No. 14-08-025) in order to accommodate site conditions and aesthetics.

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**STAFF COMMENTS**

The staff has no objections to the proposed variance request due to the following reasons:

- a.) Beau Chene is an older subdivision record that is over 30 years old, and at the time, based on the A-4 zoning district requirements, allowed for 25' front yard setbacks.
  - b.) Due to a drop-off in the elevation of the property to the rear, it would make it difficult to locate the house any further back on the property.
  - b.) The subdivision plat recorded in the public record states the minimum front yard setback of 25' in conjunction with the zoning at the time.
  - c.) Most, if not all of the existing homes on Marina Drive where this site is located are setback in accordance to the older A-4 zoning district standards of 25'.
-

BOA CASE NO. 14-08-826 (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: Stephen Plave Construction (Stephen Plave)

MAILING ADDRESS: 68480 Hwy 59 Suite A-2

CITY/STATE/ZIP: Mandeville, LA 70448

PHONE NUMBER: 985-871-8772 (Home Phone #) 985-373-8294 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Suburban

409 Marina Oaks Dr. Mandeville, LA Blau Chene  
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:)

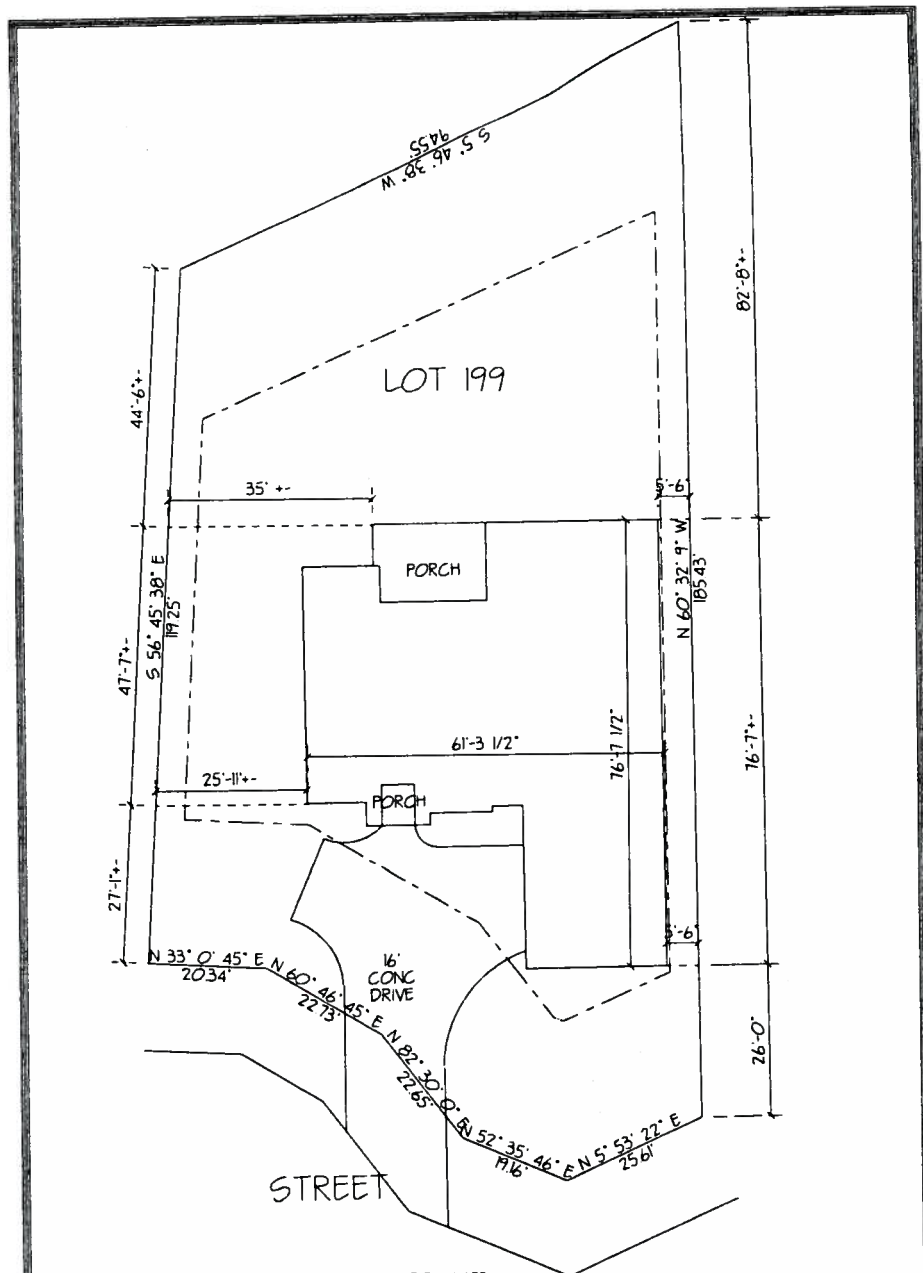
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Reduce front yard setback from 30 to 25

[Signature]  
SIGNATURE OF APPLICANT

7/7/14  
DATE OF APPLICATION





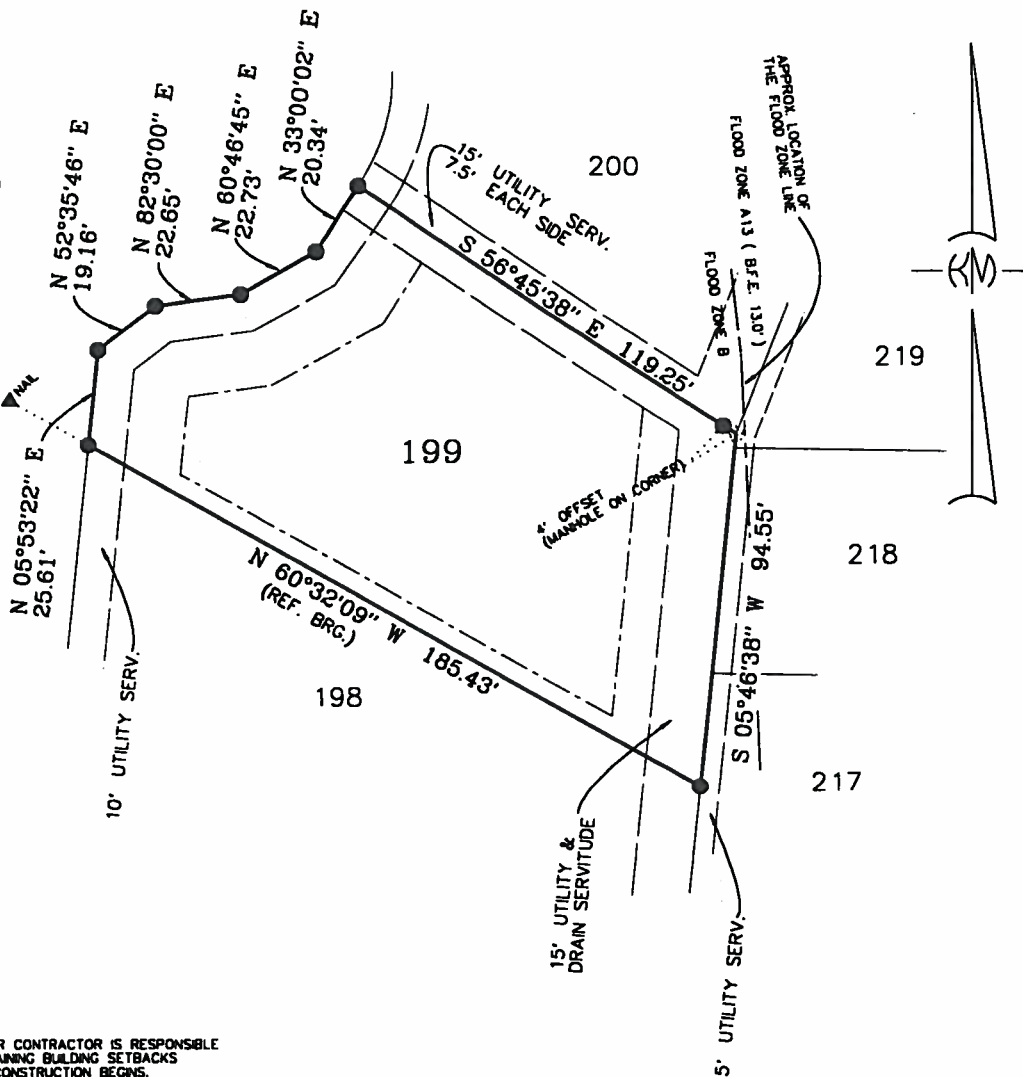
THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTECH RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FRONT 25'  
SIDES 5'  
REAR 25'  
SIDE STREET 10'

MEMBER <b>A I B D</b>	PLANS FOR: GRAND HOMES, STEPHEN FLOUE CONSTRUCTION LOT 199 BEAU CHENE ST. TAMMANY PARISH, LA.	<b>DESIGNTECH</b> <b>RESIDENTIAL PLANNERS, INC.</b> St. Tammany Parish, LA. <small>WEB ADDRESS designtechla.com</small>		DATE 4-23-14					
	<b>PLOT PLAN</b> SCALE 1" = 20'-0"			<table border="1"> <tr> <th>CODE</th> <th>LIVING</th> <th>AREA U.B.</th> <th>INDEX</th> </tr> <tr> <td>A4</td> <td>2713</td> <td>3595</td> <td>10272</td> </tr> </table>	CODE	LIVING	AREA U.B.	INDEX	A4
CODE	LIVING	AREA U.B.	INDEX						
A4	2713	3595	10272						
FLOOD ZONE ?									
WIND ZONE ?									



MARINA OAKS DRIVE



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

BUILDING SETBACKS  
FRONT 25'  
SIDE 5'  
REAR 25'  
SIDE STREET 10'

-- LEGEND --

- = 1/2" IRON ROD FOUND
- ▲ = NAIL IN PVMNT. FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE B; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0220 C;REV. 04-02-91

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE  
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON  
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE  
SEARCH OR ABSTRACT.



KELLY J. McHUGH REG. NO. 4443

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

REFERENCE: PLAT OF MARINA BEAU CHENE, SECT. 3,  
BY THIS FIRM FILED 05-05-06, MAP NO. 4209, FROM WHICH  
SETBACKS, SERVITUDES, & BASIS OF BEARINGS WERE TAKEN.

BOUNDARY SURVEY OF:

LOT 199  
MARINA BEAU CHENE, SECTION 3,  
SECTION 54, T-7-S, R-11-E,  
G.L.D., ST. TAMMANY PARISH, LA.

PREPARED FOR:

STEPHEN PLOUE CONSTRUCTION CO., LLC,  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OF LOUISIANA, FIRST BANK AND TRUST,  
FIRST BANKERS TITLE, LLC

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

SCALE: 1" = 40'	DATE: 04-30-14
DRAWN: DRJ	JOB NO.: 14-081
REVISED:	

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

---

Case File Number: BOA Case No. 14-08-027  
Initial Hearing Date: August 5, 2014  
Date of Report: July 24, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: BCS, L.L.C.  
Location of Property: West side of LA Highway 1077, Covington, Louisiana  
Zoning of Property: A- 4 Single Family Residential  
Variance(s) Requested: Landscape buffer and plantings

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**OVERVIEW**

The applicant's property was recently resubdivided into a total of four (4) parcels pursuant to the parish's minor subdivision process, in which interior side yard landscape buffers were created for said parcels (Tracts A, A1, A3 and E).

The applicant is seeking variances for said buffers and plantings, which include the elimination of some or partial buffers, and the relocation of and/or credit for trees elsewhere on the properties, and for a reduction of some required plantings.

---

**STAFF COMMENTS**

Due to the fact that new internal property lines have been created by the resubdivision of the property, from a technical standpoint, landscape and planting buffers are created on each side of said property lines. However, in this instance, since some of the common shared property lines cross-over into areas dedicated for shared parking and driveway access, the need for landscape buffers and plantings in those particular locations are not practical to apply.

Therefore, after review of the proposed landscape buffers and planting plan, inclusive of the elimination of some or partial buffers, and the relocation of and/or credit for trees elsewhere on the properties, and for a reduction of some required plantings, the resulting deficit of plantings comes to seven (7) Class A and 7 Class B trees.

Also, since the landscaping proposed at the back of Tract E appears "overcrowded" the staff recommends the elimination of three of the Class A trees in that location in favor of the applicant

providing plant mitigation.

Therefore, to that end, the staff recommends approval of the proposed variances requested subject to the applicant making payment for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for one-half (½) of the required number of trees that will not be planted on the sites in question (5 Class A and 4 Class B trees) in the amount of \$1,850.00, 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.

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BOA CASE NO. 14-08-027 (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:** BCS, LLC Mr. Robert Bruno, Managing Partner

**MAILING ADDRESS:** 70325 Hwy 1077, Suite 300

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

**PHONE NUMBER:** 985-792-7110  
(Home Phone #) (Cell Phone #)

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

Tract A, Tract D and a 2.95+/- Acre Parcel of Land in Section 11, T7S-R103 in 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)
- <sup>1</sup> ☒ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- <sup>2</sup> ☒ 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.

1. Applicant is requesting several of the required side and rear yard 10' landscape buffers between proposed Tracts E, A1 and A3 be reduced, shifted or omitted as per the attached plan. In many cases, the buffers are shifted to either side of a driveway to allow for a shared driveway and may include the islands at the ends of parking rows.
2. Applicant is requesting that in the locations of reduced, shifted or omitted buffers, the planting requirements be applied only to the actual amount of buffer provided (plants per linear feet) and not required based on the linear feet of the buffer had it not been reduced, shifted or omitted.

  
\_\_\_\_\_  
**SIGNATURE OF APPLICANT**

July 8, 2014  
**DATE OF APPLICATION**

Attorney for BCS, LLC

## **POWERS OF THE BOARD TO GRANT VARIANCES/APPEALS**

The St. Tammany Parish Board of Adjustment is limited in its power to grant variance/appeal requests as mandated by State and Parish Law. The board must consider the following in order to determine if a variance/appeal is eligible for granting:

1. ***Is the variance/appeal request self-imposed?***

Variances/appeals may not be granted by the board if the request is considered a

“personal preference”. This request is based on good engineering practices and site design to accommodate the limited number of driveways allowed to the site by LADOTD. It also reduces the amount of internal driveways, intersections and thus safety hazards of negotiating through connected sites.

2. ***Does the variance/appeal request constitute a financial hardship?***

Variances/appeals may not be granted by the board if the request is considered strictly a financial hardship. There are no financial gains to be made by granting this request.

3. ***Does the variance/appeal request present a practical difficulty or unnecessary hardship?***

If the applicant can prove through testimony and presentation of factual documentation and/or evidence to the board that a practical difficulty or unnecessary hardship would be imposed if a variance/appeal was not granted, then the board may consider granting the variance/appeal request.

This project represents multiple uses integrated into one site and the strict application of the side and rear yard buffer requirements would require redundant driveways, circulation and confusion. The internal lot lines are for users to own their own lots. If there were no subdivided lots, these buffers would not exist.

4. ***Does the variance/appeal request impose an adverse effect on the adjacent neighbors property or surrounding neighborhood?***

If the variance/appeal request adversely effects an adjacent property owner and/or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse affect would be imposed, the board may decide not to grant the applicant's variance/appeal request. This request does not affect any of the perimeters of the lots surrounding these sites.

5. ***Will the granting of the variance/appeal request constitute establishing a precedent?***

The board may deny the granting of a variance/appeal request which may result in the establishment of a dangerous or unfavorable precedent to the parish.

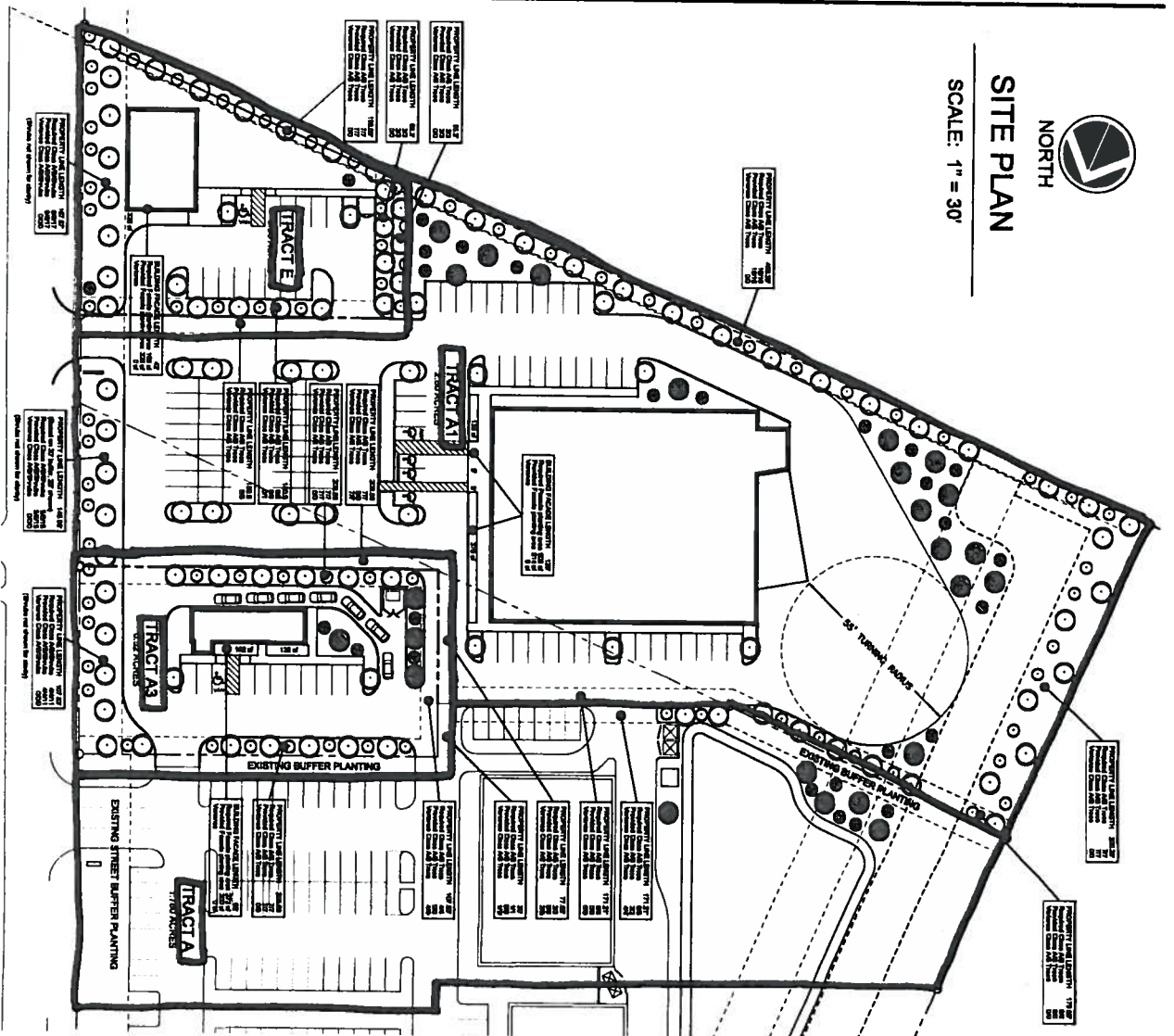
There have already been similar variances requested and granted when a site is developed with multiple buildings and uses integrated with interconnecting drives, usually to avoid multiple driveways onto public rights of way and highways and to simplify internal circulation.





# SITE PLAN

SCALE: 1" = 30'



## TREE PLANTING SUMMARY

TRACT A1 SIDE AND REAR BUFFERS	
REQUIRED CLASS A/B TREES	54/54
PROVIDED CLASS A/B TREES	32/31
TREE VARIANCE	22/23
TREES SUPPLEMENTED	15/16
NET TREE VARIANCE	7/17

TRACT A3 SIDE AND REAR BUFFERS	
REQUIRED CLASS A/B TREES	18/18
PROVIDED CLASS A/B TREES	14/14
TREE VARIANCE	4/4
TREES SUPPLEMENTED	4/4
NET TREE VARIANCE	0/0

TRACT E SIDE AND REAR BUFFERS	
REQUIRED CLASS A/B TREES	18/18
PROVIDED CLASS A/B TREES	16/15
TREE VARIANCE	0/1
TREES SUPPLEMENTED	0/2
NET TREE VARIANCE	0/0

TRACT A SIDE BUFFER - NEW WEST SIDE ONLY	
REQUIRED CLASS A/B TREES	7/7
PROVIDED CLASS A/B TREES	2/2
TREE VARIANCE	5/5
TREES SUPPLEMENTED	5/5
NET TREE VARIANCE	0/0
NET CLASS A/B TREE SHORTAGE	7/7

NO VARIANCE REQUIRED FOR STREET PLANTING AREAS  
NO VARIANCE REQUIRED FOR FACADE PLANTING AREAS  
NO VARIANCE REQUIRED FOR INTERIOR PARKING LOT LANDSCAPING  
NO VARIANCE NEEDED FOR MEDIANS BETWEEN PARKING ROWS

## LEGEND:

- REQUIRED CLASS A TREE IN BUFFER PLANTING AREA
- REQUIRED CLASS B TREE IN BUFFER PLANTING AREA
- SUPPLEMENTAL CLASS A TREE ELSEWHERE ON TRACT
- SUPPLEMENTAL CLASS B TREE ELSEWHERE ON TRACT

## TREE PLANTING PLAN

SCALE: 1" = 30'