

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, DECEMBER 1, 2015 - 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 NOVEMBER 4, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2015-85-BOA

Request by applicant for a variance in a HC-2 Highway Commercial zoning district to eliminate a portion of the north side landscape buffer requirement from 10' required to 0' requested. The property is located at 2963 U.S. Highway 190, Mandeville, Louisiana.

Applicant: Lavigne Plaza, L.L.C.

BOA CASE NO. 2015-86-BOA

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

Applicant: Sal Impastato

BOA CASE NO. 2015-87-BOA

A request for a variance in a PBC-1 Planned Business Center zoning district to permit the removal of some live oak trees within and in the vicinity of the building envelope. The property is located on Watercross Parkway, off of Ochsner Boulevard, Covington, Louisiana

Applicant: Briggs Ochsner, L.L.C.

BOA CASE NO. 2015-88-BOA

A request for a variance in a HC-2 Highway Commercial zoning district to eliminate an (11") inch in diameter live oak tree in the front street buffer. The property is located at 2935 U.S. Highway 190, Mandeville, Louisiana

Applicant: Dr. Edward L. Donaldson, Jr.

BOA CASE NO. 2015-89-BOA

A request by applicant for a variances in a PF-1 Public Facility zoning district to allow for wider driveway widths on the east and south sides of the property from 35' permitted to 53'-6" and 40'-6" respectively. The property is located at 61735 Airport Road, Slidell, Louisiana
Applicant: St. Tammany Parish Fire Protection District No. 1 (Chris Kaufmann)

BOA CASE NO. 2015-90-BOA

A request for a variance in a HC-3 Highway Commercial zoning district to permit an oversized multi-occupancy sign from 72 square feet permitted to approximately 174 square feet. The property is located at 200 Riverhighlands Boulevard, Covington, Louisiana
Applicant: Riverhighlands Properties, L.L.C. (Richard Meyer)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - WEDNESDAY, NOVEMBER 4, 2015

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

The November 4, 2015 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

PRESENT: Mr. Fandal, Mr. Brookter, Mr. Schneider, Mr. Gordon, Mr. Ballantine and Mr. Perry (participated and voted on BOA Case No. 2014-48-BOA only)

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the October 6, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-41-BOA

Request by applicant for a variance of a side yard setback requirement in a Planned Unit Development (PUD) zoning district from 30' required to 20' requested.

Applicant: Harrison Custom Homes, L.L.C.

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

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

- This is an irregular shaped lot on a cul-du-sac.
- Mr. Keller said the setbacks were generous, but I would say excessive.
- Setting the house farther back would be a hardship since there is a 50' greenspace buffer to the rear of the lot.
- The neighbors on both sides do not have a problem with this variance.

Mr. Gordon: Can't you slide it back a little so you could ask for a lesser setback variance?

Mr. Mayronne: We looked at it, but to change the setback, we would be moving the house farther

back then from the adjacent homes.

Mr. Ballantine: I agree. You have 37' feet to the back of the 50' no cut buffer.

(General discussion ensued amongst the board members relative to how to move the house farther back on the property, and the concern of a neighbor...)

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variance as requested based on doing this kind of thing in the subdivision before and HOA approval.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-48-BOA

Request for a variance of fascia signage in a C-2 Highway Commercial zoning district from a the maximum square footage of 40' permitted to 56 square feet requested.

Applicant: Resource Bank

(At this time, Mr. Fandal recused himself from participating in this case due to a conflict of interest and excused himself from the meeting room. Mr. Brookter assumed the role as the Chairman in Mr. Fandal's absence.)

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

Ms. Jamie Gabourel, 70533 Highway 21, Covington, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- The existing sign was actually immuminated at one time, but due to a fire, the sign could not be fixed and the bank wanted to put in a new sign and reposition it and reduce the size.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-49-BOA

A request for a variance to permit an alternative lighting standard for property in an I-2 Industrial zoning district.

Applicant: Standard Materials, L.L.C.

(At this time, Mr. Fandal was reinstated as the Chairman.)

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

Mr. David Marchand, 62505 Highway 11, Pearl River, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- We are not adding any additional lighting; we are just replace six lights with the new ones.
- CLECO will be doing the replacing.

Mr. Keller: So there are a total of eight lighting standards on the property and you are replacing only six of them with the new lighting.

Mr. Marchand: Yes.

Mr. Brookter: Is the lighting going to be shining outward?

Mr. Marchand: No, the lighting intensity will stay the same and managed by CLECO. It's a liability issue.

Moved by Mr. Brookter and seconded by Mr. Ballantine to grant the variance as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-50-BOA

A request for a variance of a rear yard setback requirement for a swimming pool in a Planned Unit Development (PUD) zoning district from 10' required to approximately 6" requested.
Applicant: Carlton May

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

The applicant appeared on his own behalf.

Mr. Ballantine: How wide is the pool?

Mr. May: 15'.

Mr. Ballantine: Can't you move it over? I have a problem with this... will you have a fence?

Mr. May: Yes, a rod-iron fence.

Moved by Mr. Schneider and seconded by Mr. Gordon to approve the variance as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-51-BOA

A request by applicant for a variance to permit the encroachment of a private driveway into a greenspace in a Planned Unit Development (PUD) zoning district and side yard. Applicant: Brian & Kimberly Moore

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

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

- I will be maintaining the greenspace.
- Behind our lot is a power plant with a road.

Mr. Ballantine: This is fundamentally wrong to build on property that they don't own.

Mr. Keller: In this case, the owner of the strip of land (the HOA) has given permission for the owners to encroach on the greenspace.

Mr. Gordon: What is the area on the right?

Ms. Moore: That's extra space that the HOA has.

Mr. Gordon: According to the survey, I think you (The Moores') own the property.

(Discussion ensued regarding who owns the 20' strip of and next to the Moore's property...)

Mr. Sevante: I just got off the phone with the president of the HOA of Tchefuncta Club Estates subdivision, and he indicated that the strip of land was actually given to the Moores'.

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variances for the side yard setbacks as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-52-BOA

A request for a variance of the parish's "fill ordinance", specifically, Chapter 7 Drainage and Flood Control, of the St. Tammany Parish Code of Ordinances, to permit fill on property. Applicant: Danny M. Martin

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

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

- I don't have any additional comments to add.

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance as requested.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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

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

Case File Number:	BOA Case No. 2015-85-2015
Initial Hearing Date:	December 1, 2015
Date of Report:	November 17, 2015

GENERAL INFORMATION

Applicant(s) Name:	Lavigne Plaza, L.L.C.
Location of Property:	2963 Highway 190, Mandeville, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	A portion of the north side yard buffer

OVERVIEW

The applicant is requesting that a portion of the north side landscape and buffer area be eliminated in favor of providing eleven (11) additional parking spaces for what the applicant states is "necessary" in order to provide self-service vacuum opportunities for its customers (see letter from applicant's attorney attached).

STAFF COMMENTS

The staff does not support the argument that the parking spaces are a necessity for the following reasons:

- a.) There is already an existing "vacuum service" area next to the "market" building.
- b.) The car wash already has dedicated parking for the business which could be used for said stated purpose.
- c.) It appears that there may not be enough room to in the northeast corner of the property to plant fourteen (14) new trees as compensation (applicant has not specified the breakdown of class A and class B trees to be planted); and for which the required number of plantings that they want to remove appears to be sixteen (16).
- d.) There appears to be plenty of land on the southern end of the property that they can use to add more parking.
- e.) We believe that the argument made relates more to a personal preference as opposed to a practical difficulty or hardship.

Therefore, for the reasons as outlined above, the staff recommends denial of the proposed variance request.

BOA CASE NO. 2015-85-BOA (for office use only)

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

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

APPLICANTS NAME: LAVIGNE PLAZA, LLC, d/b/a BLUE HARBOR CAR WASH - c/o Marc Delery, General Manager

MAILING ADDRESS: 2963 HWY 190

CITY/STATE/ZIP: MANDEVILLE, LA 70471

PHONE NUMBER: 985-727-2629 (business)

(Home Phone #)

(Cell Phone #)

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

2963 Hwy 190

Mandeville

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:)

(Please see letter from our attorney attached)

LAVIGNE PLAZA, LLC

By: Marc Delery

SIGNATURE OF OWNER/APPLICANT

Marc Delery, Duly Authorized

October 26, 2015

DATE OF APPLICATION

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

A. WAYNE BURAS
AWB@JONESFUSSELL.COM

October 28, 2015

VIA HAND DELIVERY

St. Tammany Parish
c/o Ron Keller
PO Box 628
Covington, LA 70434

RE: Lavigne Plaza, LLC, d/b/a Blue Harbor Car Wash, Mandeville, Louisiana
Board of Adjustment Variance Request/Application – Landscape Buffers
Our File No. S16716.8

Dear Ron:

On behalf of Lavigne Plaza, LLC, d/b/a Blue Harbor Car Wash, on Hwy 190, across from the Stirling Center in Mandeville, LA, ("Blue Harbor"), we provide the following information relative to the enclosed variance request.

Blue Harbor is in need of adding eleven (11) additional parking spaces on the north side of its site, adjoining the commercial zoned property occupied by Bridgestone/Firestone. The north side of the Blue Harbor site is adjacent to the rear of the Bridgestone/Firestone building, which is situated approximately twenty feet (20') from the property line of Blue Harbor and consists of a concrete painted brick wall, no windows, and approximately eighteen feet (18') high. The variance request is necessary to provide self-service vacuum opportunities as automobiles exit the car wash to the rear of the site and allow self-service rather than full-service car cleaning.

Blue Harbor has continued to be a good corporate citizen and a successful business operation, employing approximately 65 employees. Management feels it is imperative to employ the self-service vacuum in this location due to similar self-serve vacuum opportunities at other car wash businesses in the area. In order to accomplish an angular parked vehicle for self-service, it would be necessary to move the side buffer on the north side of the site to the northeast corner of the site shown on the attached site plan and hatched. The deleted buffer is 2,000 square feet, and the new compensatory buffer is 3,145 square feet. Kyle Associates, LLC has performed an impact evaluation and has proposed the compensatory buffer as an offset for the buffer modification as set forth on the plan.

We request that the north side buffer be moved to the northeast corner of the site as shown on the enclosed plan, and fourteen (14) new trees be planted as per the modified buffer plan.

Enclosed is a site plan depicting structures, improvements, and the proposed buffer location prepared by Kyle Associates, LLC dated October 16, 2015.

I have also included our check number 48308, payable to *St. Tammany Parish Department of Development*, representing the filing fee of Two Hundred Dollars (\$200.00).

Please advise of the hearing date. Thank you for your attention to this matter.

Sincerely,

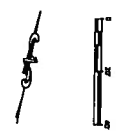
JONES FUSSELL, L.L.P.



A. Wayne Buras

AWB/ct
Enclosures

cc: Chip Lavigne (*via email*)
Marc Delery (*via email*)



1. EXCISE (B) TREES TO BE REMOVED FROM THE NORTHSIDE BUFFER (1ST BUFFER):
-ONE (1) OAK - CLASS A
-TWO (2) YELLOW OAKS - CLASS A
2. FOURTEEN (14) TREES TO BE PLANTED IN THE NEW BUFFER:
-SEVEN (7) MAPLES - CLASS A
-SEVEN (7) OAKS - CLASS B

CLASS / ALLIANCE
13041-PLANTING/PLANTING

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

Case File Number:	BOA Case No. 2015-86-2015
Initial Hearing Date:	December 1, 2015
Date of Report:	November 17, 2015

GENERAL INFORMATION

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

OVERVIEW

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

STAFF COMMENTS

The applicant has not provided any reasons with his application documentation as to why he needs such a drastic reduction of parish requirements for trees and fencing; therefore, for that reason alone, the staff recommends denial of the proposed variances requested.

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

* PAID IN CASH

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

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

APPLICANTS NAME: Sal Impastato / Joe Impastato

MAILING ADDRESS: ~~925~~ 265 Cypress Lakes

CITY/STATE/ZIP: Slidell, LA 70458

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

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

(Please check the applicable boxes below:)

REQUEST FOR:

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

VARIANCE/APPEAL REQUESTED:

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

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

See Attached

[Signature]
SIGNATURE OF OWNER/APPLICANT

10/31/2015
DATE OF APPLICATION

Variances Requested

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

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

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

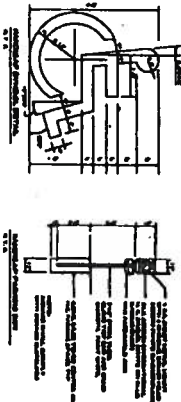
I am also requesting to eliminate all fencing on the east, west and rear property line



10-29-15

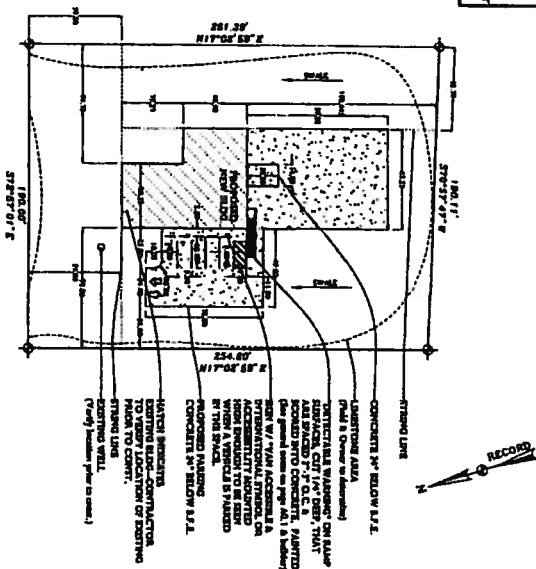
EXTERIOR LIGHTING SHALL BE SHARED OR INVADELY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ADJACENT PROPERTY LINE. (N/A FOR THIS PARTICULAR JOB.)

NOTED:
SECOND LEVEL - 3,440 SF OF ATTR. SPACE
NO OCCUPANTS
3,440 SF OF OCCUPIED FOOTAGE (FIRST LEVEL)
3,440 SF TOTAL - 100 SF/SPACE - 1,118 SPACES REQUIRED
TOTAL PASSENGERS REQUIRED - 10 SPACES (2 PASSENGER)
TOTAL SUPPLIED - 21 SPACES (2 PASSENGER)



ALL SOUTH CONSULTING ENGINEERS, L.L.C.
1400 VAN LOTTEN RD & 341 NORTH CALLETA WY 3707
DALLAS 75218-3811
WYNO 22065 (1100 mph)
FLOOD ZONE (average water)
PRECIPITATES 177 INCH INCH
NOTE:

The following is the Plan of Property, U.S., Schedule Lines, Schedule, Estimated, Fixed costs, a third column and be VERIFIED with Surveying Company by Owner or Contractor prior to Any Kind of Construction, as an Advance or the Work has been performed by MACALUSO HOME DIRECT, INC.



US HIGHWAY 190

BITE PLAN
SCALE: 1" = 20'

MACALUSO
home designs, inc.
10000 W. 10th Ave. Suite 100
Denver, CO 80231
Tel: (303) 751-1234
Fax: (303) 751-1235
A COMMITMENT
TO EXCELLENCE

Impastato Family Wholesalers, LLC

29062 Highway 190

Lacombe, LA 70445

Tree List

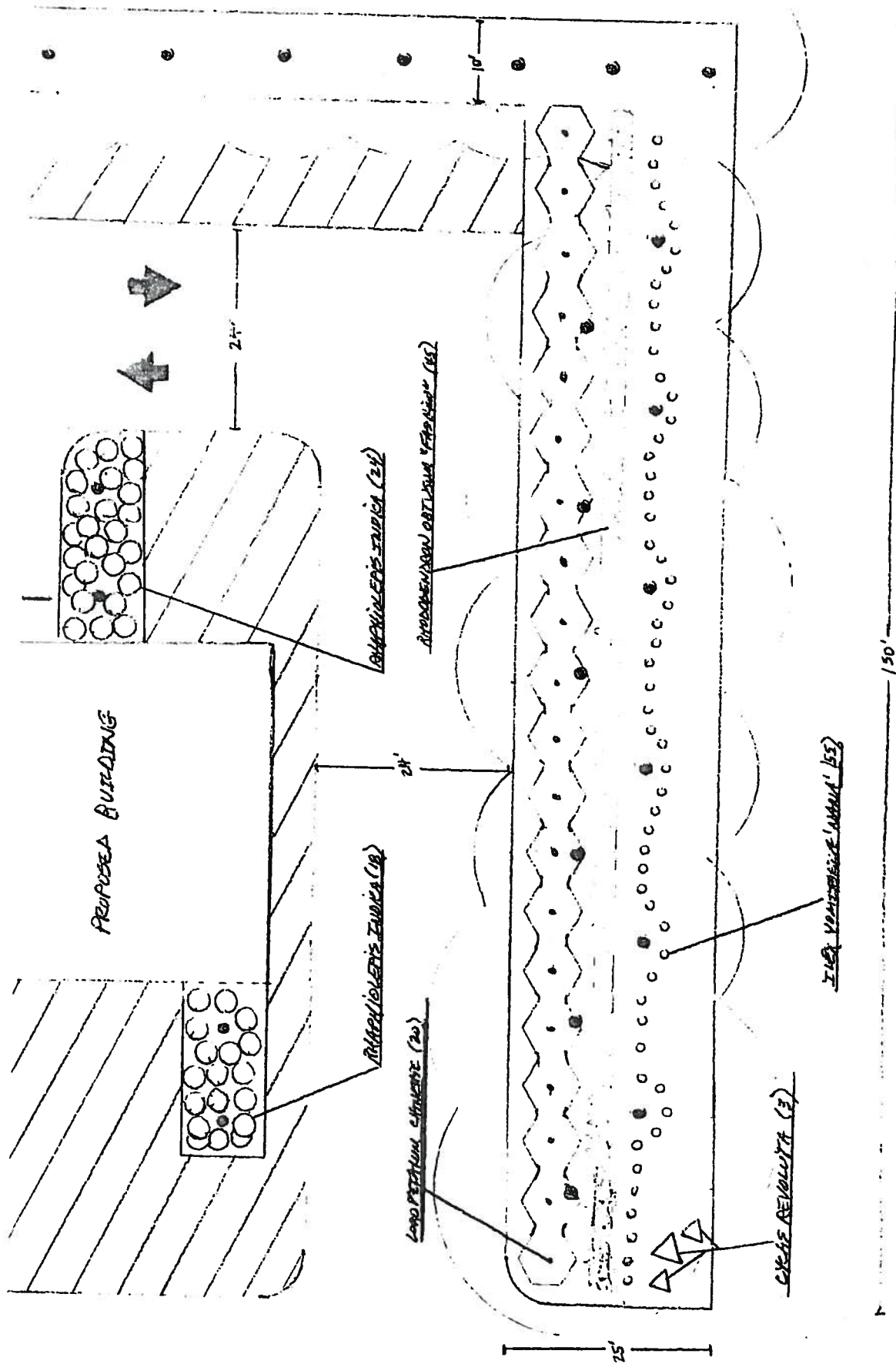
Botanical Name	Common Name	Product Size	Quantity	Classification
Taxodium distichum	Bald Cypress	30 gallon 10-12'	6	A
Magnolia grandiflora	Southern Magnolia	30 gallon 10-12'	6 16	A
Betula nigra	River Birch	25 gallon 10-12'	12	B
Quercus phellos	Willow Oak	30 gallon 10-12'	9	A
Quercus shumardii	Schumard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

Plant List

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

Other Material

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



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

Case File Number:	BOA Case No. 2015-87-2015
Initial Hearing Date:	December 1, 2015
Date of Report:	November 17, 2015

GENERAL INFORMATION

Applicant(s) Name:	Briggs Ochsner, L.L.C.
Location of Property:	Watercross Parkway & Ochsner Blvd., Covington, Louisiana
Zoning of Property:	PBC-1 Planned Business Center
Variance(s) Requested:	elimination of live oak trees

OVERVIEW

The applicant is requesting permission to remove what appears to be fourteen (14) live oak trees from the property in order to facilitate the construction of an assisted living facility. The applicant has offered to provide on-site mitigation for the trees and well as to contribute to the parish's tree mitigation bank, if necessary.

STAFF COMMENTS

Based on the circumstances and conditions on the site and the willingness of the applicant to do on-site mitigation and make possible reparations by contributing to the parish's tree mitigation bank, the staff would have no objections to the variance request subject to an acceptable mitigation plan that has not yet been submitted to this office for consideration.

BOA CASE NO. 2015-87-BA (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: Briggs Ochsenor, LLC

MAILING ADDRESS: 641 Papworth Ave

CITY/STATE/ZIP: Metairie, LA 70005

PHONE NUMBER: (504) 831-9415
(Home Phone #) (Cell Phone #)
office

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PBC-1

Watercross Drwy 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 The removal of live oaks.
(Specify other variance/appeal on line above)

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

See attached document

David L. Briggs
SIGNATURE OF OWNER/APPLICANT

11/2/15
DATE OF APPLICATION



November 02, 2015

St. Tammany Parish Government
Department of Development
P.O. Box 628
Covington, LA 70434

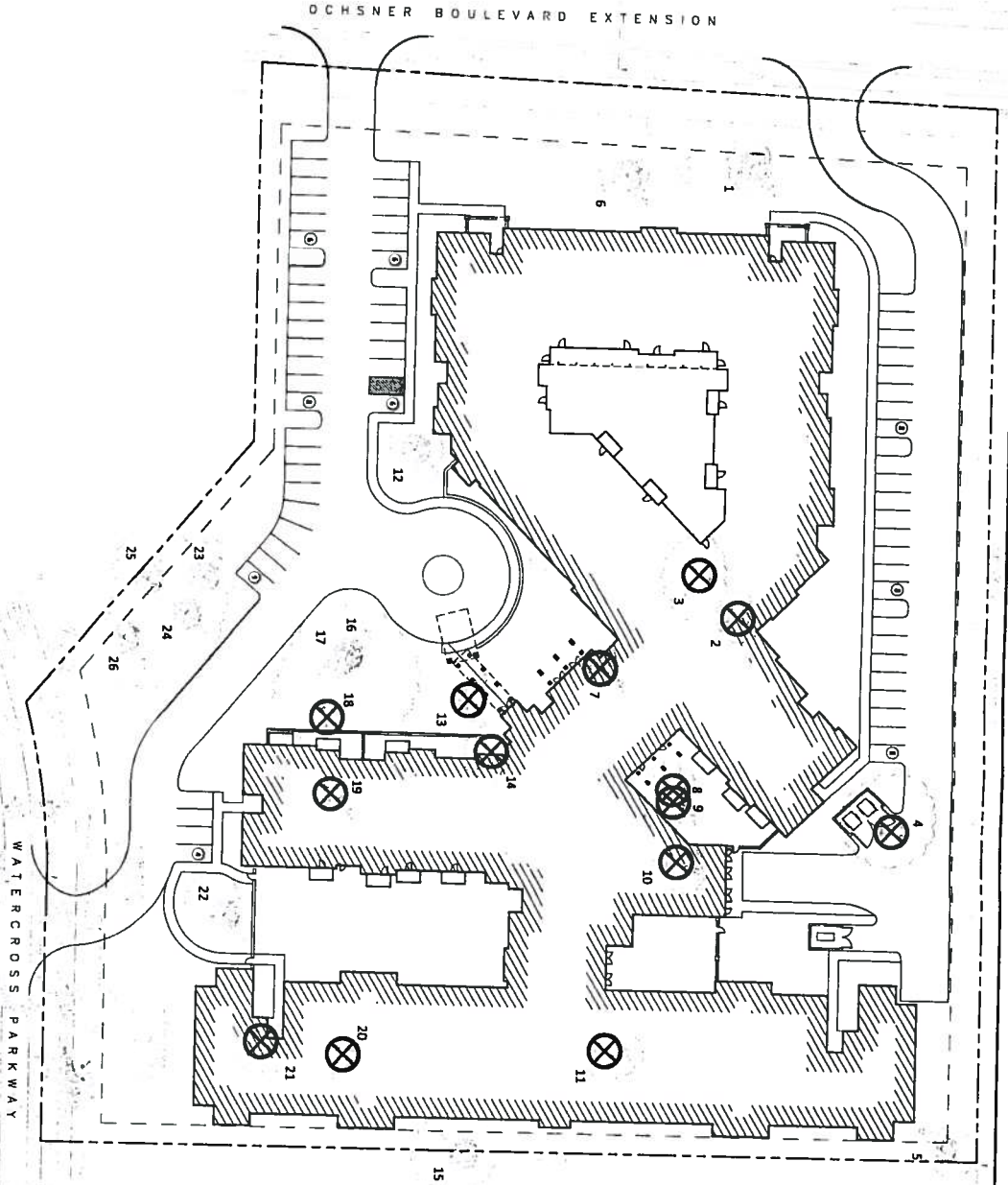
RE: Avanti Covington Variance

We are hereby requesting approval of the removal of the live oak trees indicated on the provided plan and agree to provide on-site mitigation as well as contribute to the parish's tree bank as necessary to mitigate for the loss of the live oak trees to facilitate the construction of the proposed assisted living facility. The subject tract of land was selected for construction of the proposed development due to its location and size; however, upon performing a topographic survey, it was determined that several live oak trees were scattered throughout the site making it impossible to avoid removing several of the live oak trees while still accommodating the requirements of the facility.

The proposed facility is comprised of a 75,000-sq ft, single-story assisted living center along with the necessary parking and infrastructure improvements and will employ 50+ full-time staff. The size and configuration of the building is established based on the signature design of the company as well as on industry standards and guidelines for facilities of this type and all reasonable adjustments to the facility have been made to reduce the impact to the existing live oak trees. Several iterations were performed to both the building itself as well as the location on the tract in an attempt to avoid as many live oak trees as possible. The current plan saves approximately 55% of the live oaks in terms of total inches while still providing for the functionality of the facility. We respectfully request your approval of the tree mitigation to allow the project to continue into further design and construction as intended.

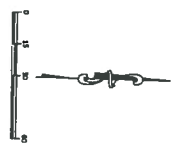


James E. Powell, Jr., P.E., P.L.S.
Vice President-Engineer Operations



LIVE OAK MITIGATION KEY				
PLANT	SIZE	AGE	LOCATION	1.0 TO 1.5 IN. DIA.
1	12"	B	15'	1
2	12"	B	15'	1
3	12"	B	15'	1
4	12"	B	15'	1
5	12"	B	15'	1
6	12"	B	15'	1
7	12"	B	15'	1
8	12"	B	15'	1
9	12"	B	15'	1
10	12"	B	15'	1
11	12"	B	15'	1
12	12"	B	15'	1
13	12"	B	15'	1
14	12"	B	15'	1
15	12"	B	15'	1
16	12"	B	15'	1
17	12"	B	15'	1
18	12"	B	15'	1
19	12"	B	15'	1
20	12"	B	15'	1
21	12"	B	15'	1
22	12"	B	15'	1
23	12"	B	15'	1
24	12"	B	15'	1
25	12"	B	15'	1
26	12"	B	15'	1

NOTE:
TOTAL NO. OF SPECIES - 10 (10 SPECIES)
AMOUNT PLANTED - 10 (10 SPECIES)



L1.0

Kyle Associates, LLC

STAMP

NO.	DATE	REVISIONS

AVANTI COVINGTON SITE
COVINGTON, LOUISIANA
ST. TAMMANY PARISH

SCALE: (12/3/16)
1" = 30'-0"
SCALE: (11/14/17)
1" = 30'-0"
DESIGNED BY: JEP
DRAWING BY: KNS
CHECKED BY: C. K. K.



TREE NUMBER 1

GRADE "B"

(TO REMAIN)



TREE NUMBER 4
GRADE "C"
(TO BE REMOVED-DISEASED)



TREE NUMBER 16-17
GRADE "B" & "A"
(TO REMAIN)



TREE NUMBER 18

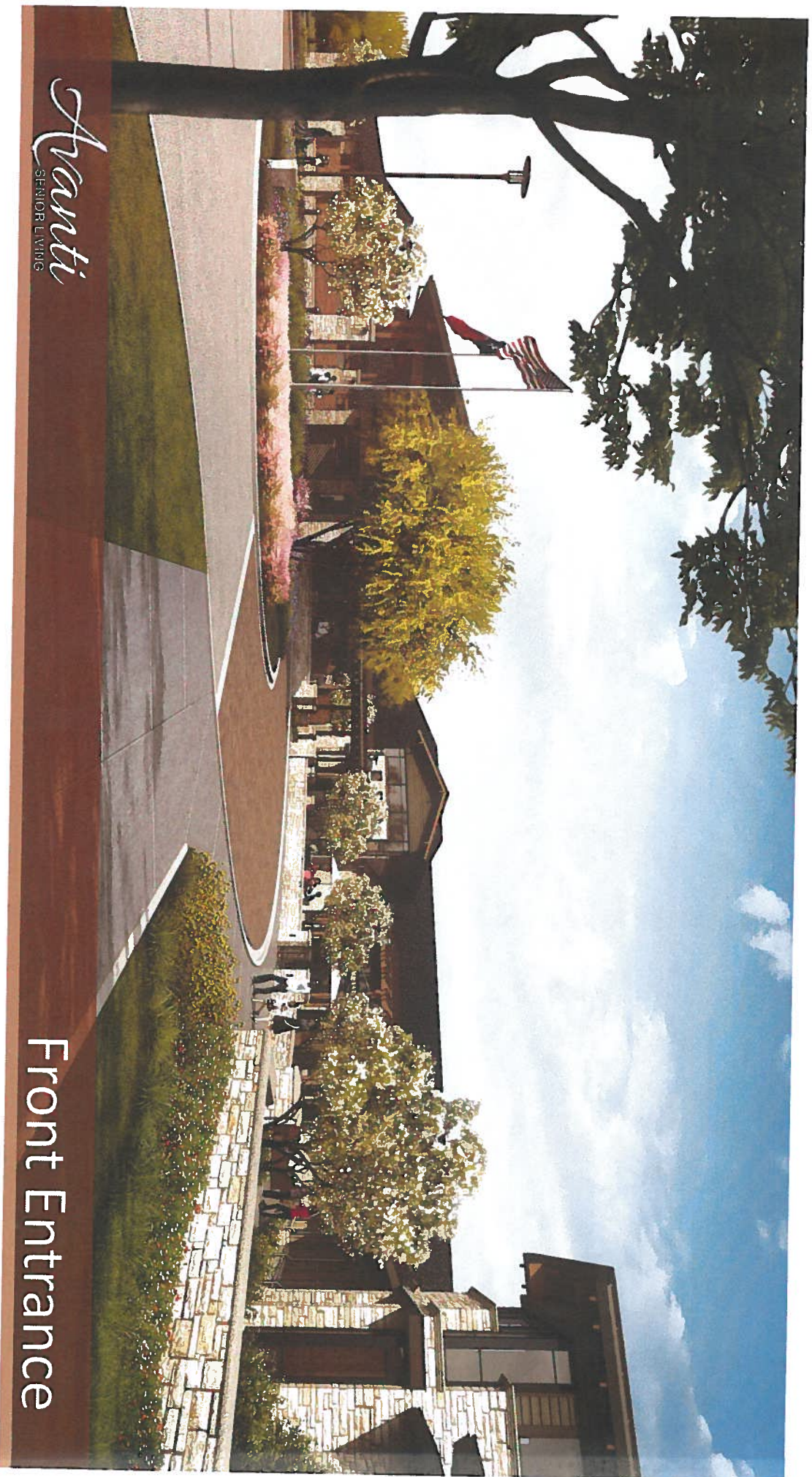
GRADE "B"
(TO BE REMOVED)



TREE NUMBER 26
GRADE "C"
(TO REMAIN)

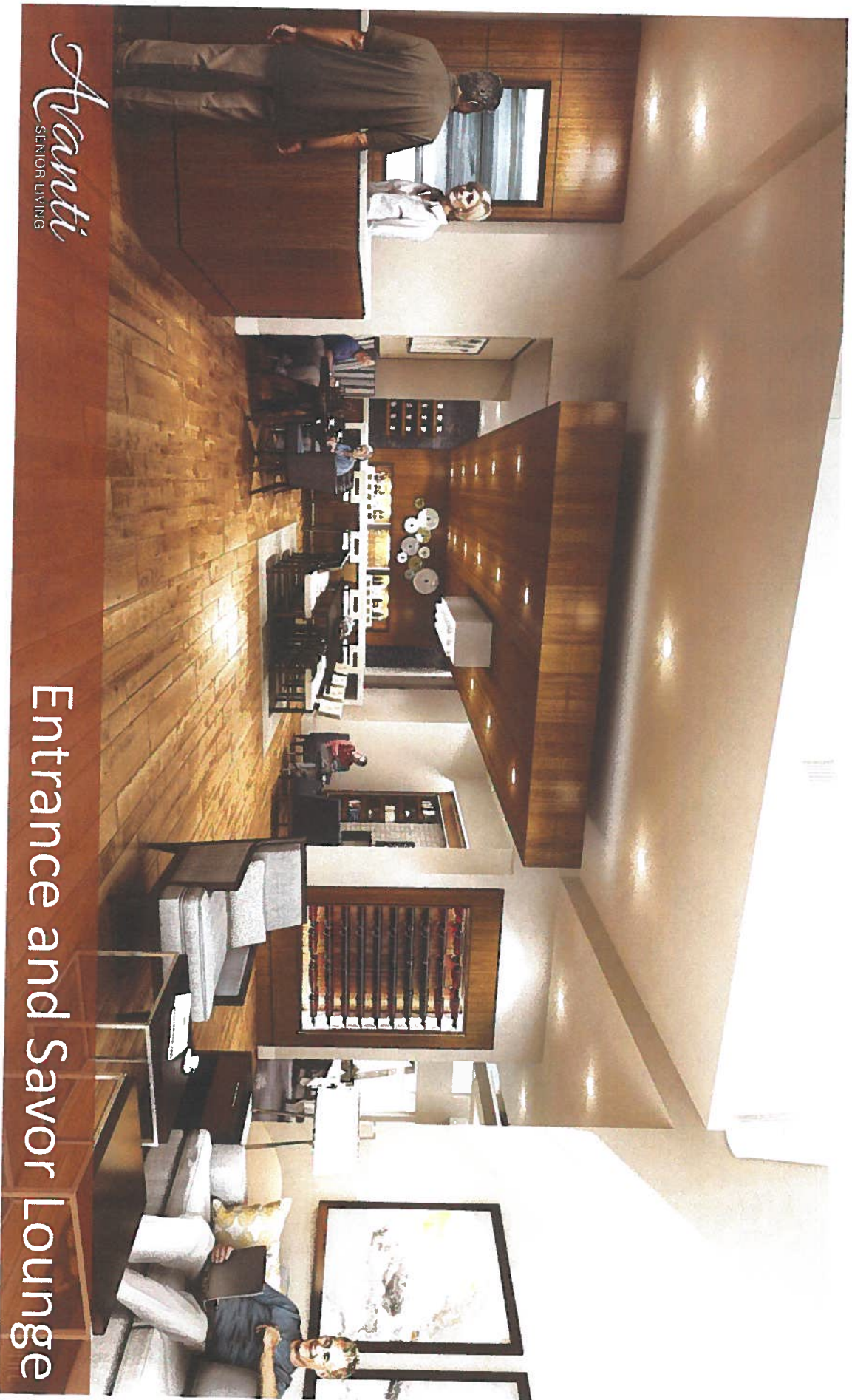
Avanti
SENIOR LIVING

Senior Living. REIMAGINED



Avanti
SENIOR LIVING

Front Entrance



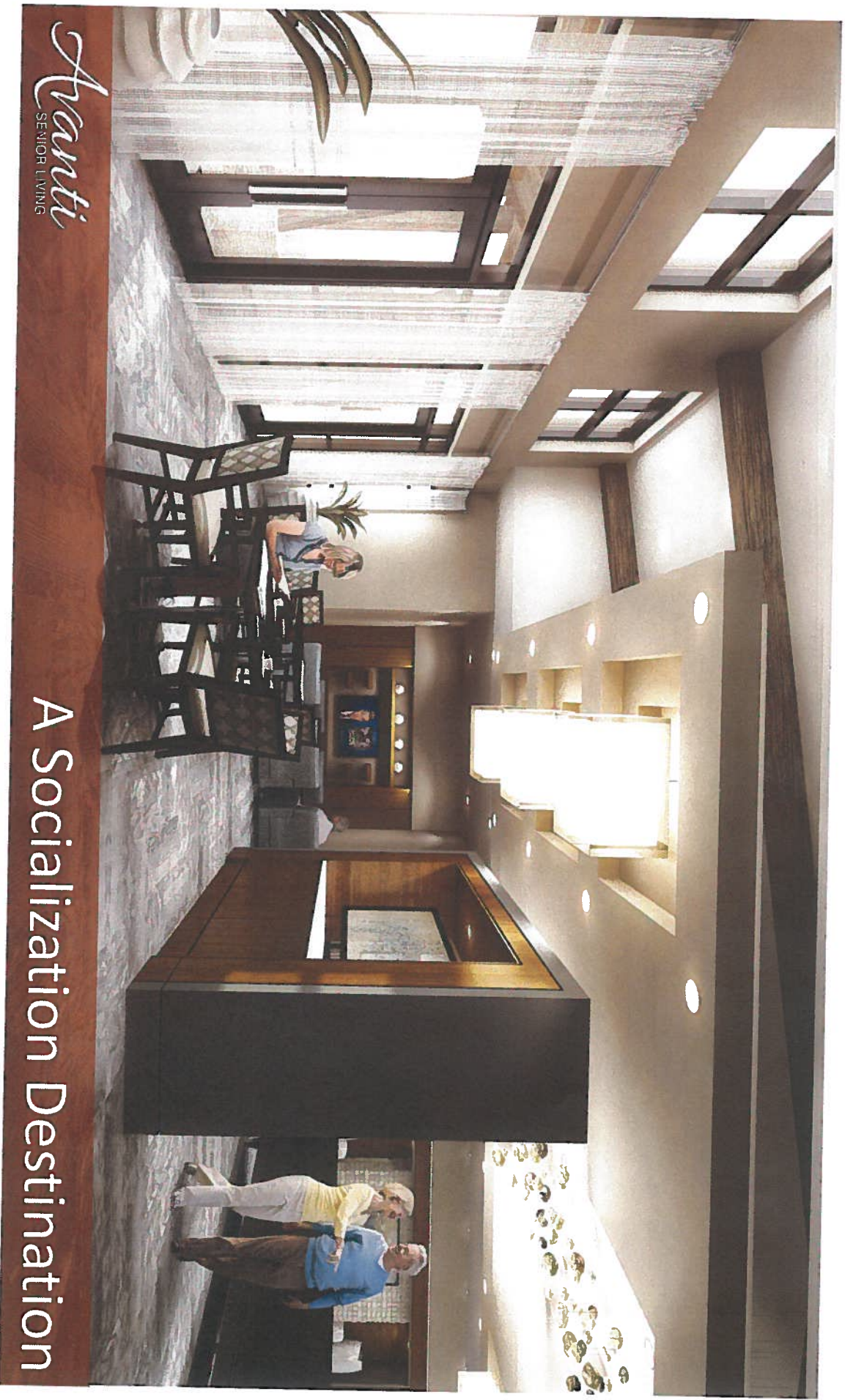
Avanti
SENIOR LIVING

Entrance and Savor Lounge



Avanti
SENIOR LIVING

Taste



Avanti
SENIOR LIVING

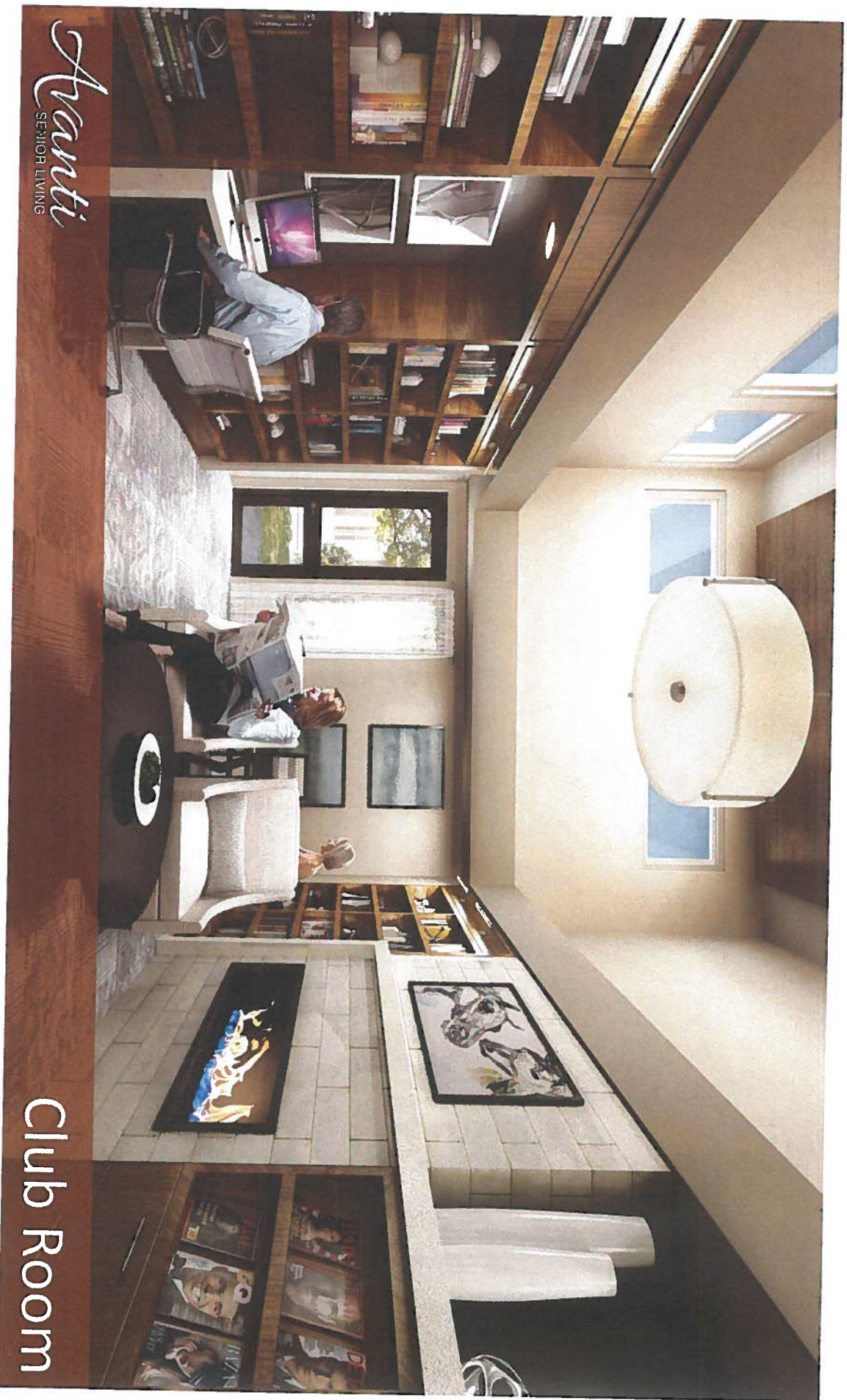
A Socialization Destination



Avanti
SENIOR LIVING

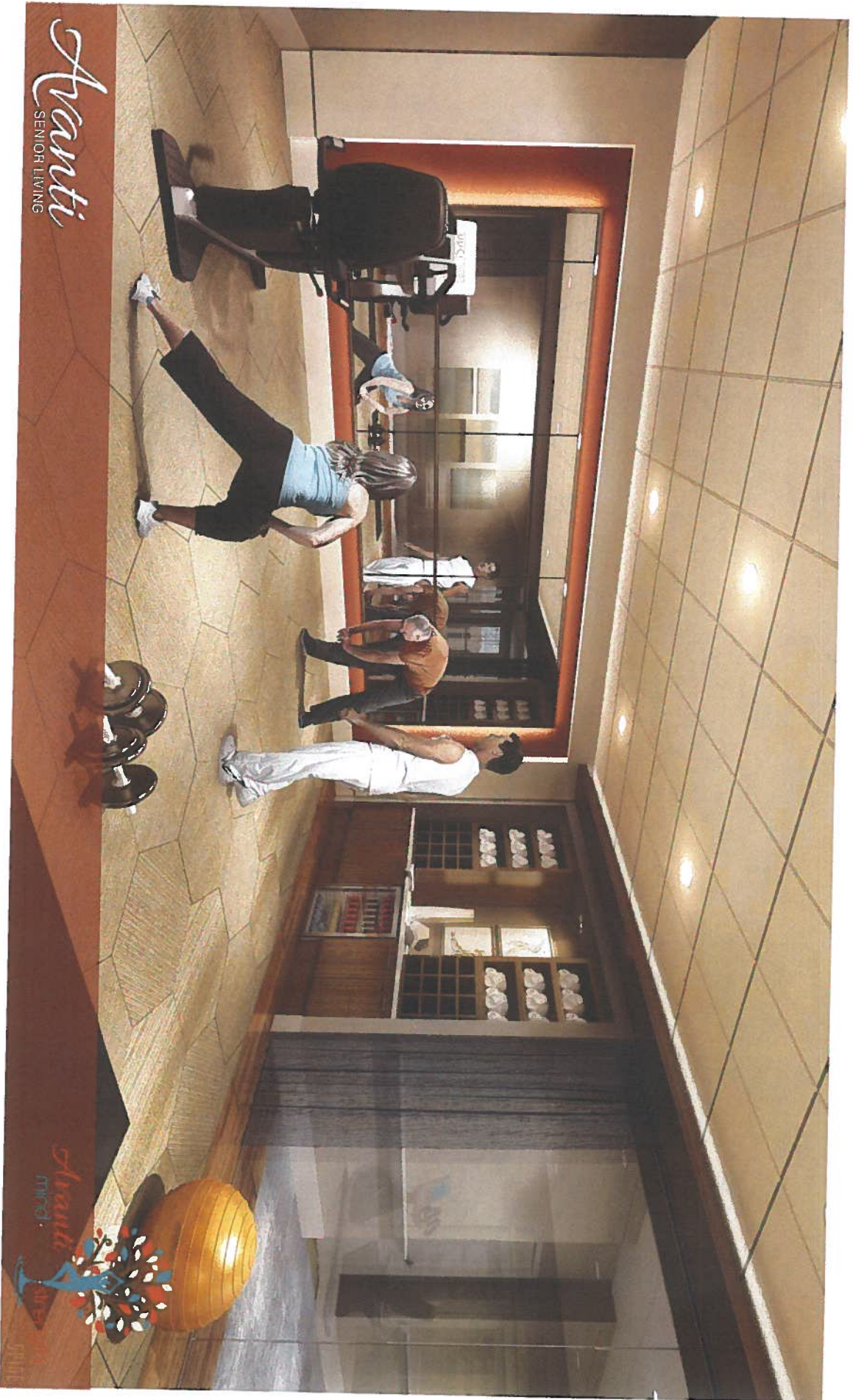
Art Studio





Avanti
SENIOR LIVING

Club Room



Avanti
SENIOR LIVING

Avanti
MIND • BODY • SPIRIT



Avanti
SENIOR LIVING


Safire

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

Case File Number:	BOA Case No. 2015-88-2015
Initial Hearing Date:	December 1, 2015
Date of Report:	November 17, 2015

GENERAL INFORMATION

Applicant(s) Name:	Dr. Edward L. Donaldson, Jr.
Location of Property:	2935 U.S. Highway 190, Mandeville, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	elimination of one (1) live oak tree

OVERVIEW

The applicant is requesting permission to remove one (1) live oak tree at the southern end of the property in order to provide six (6) additional parking spaces on the property.

STAFF COMMENTS

Based on the revised site plan (see attached) it appears that the applicant is proposing to plant a row of bushes/hedges along the front street buffer. In addition, the staff would recommend, that in order to receive the staff's support, that the applicant plant at least the same caliper inches of live oak trees elsewhere on-site to make up for the loss.

If the application cannot comply due to limited area on the property in which to plant, the staff would recommend that the applicant pay for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for the 11" of caliper lost in the amount of \$1,100.00, which payment is based on \$100.00 per caliper inch of tree, which is inclusive of the cost for the tree and the labor required to plant.

BOA CASE NO. 2015-28-BOA (for office use only)

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

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

APPLICANTS NAME: Dr. Edward L. Donaldson Jr

MAILING ADDRESS: 2935 Hwy 190

CITY/STATE/ZIP: Mandeville, La

PHONE NUMBER: 985-707-4753
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

2935 Hwy 190 mandeville 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:)

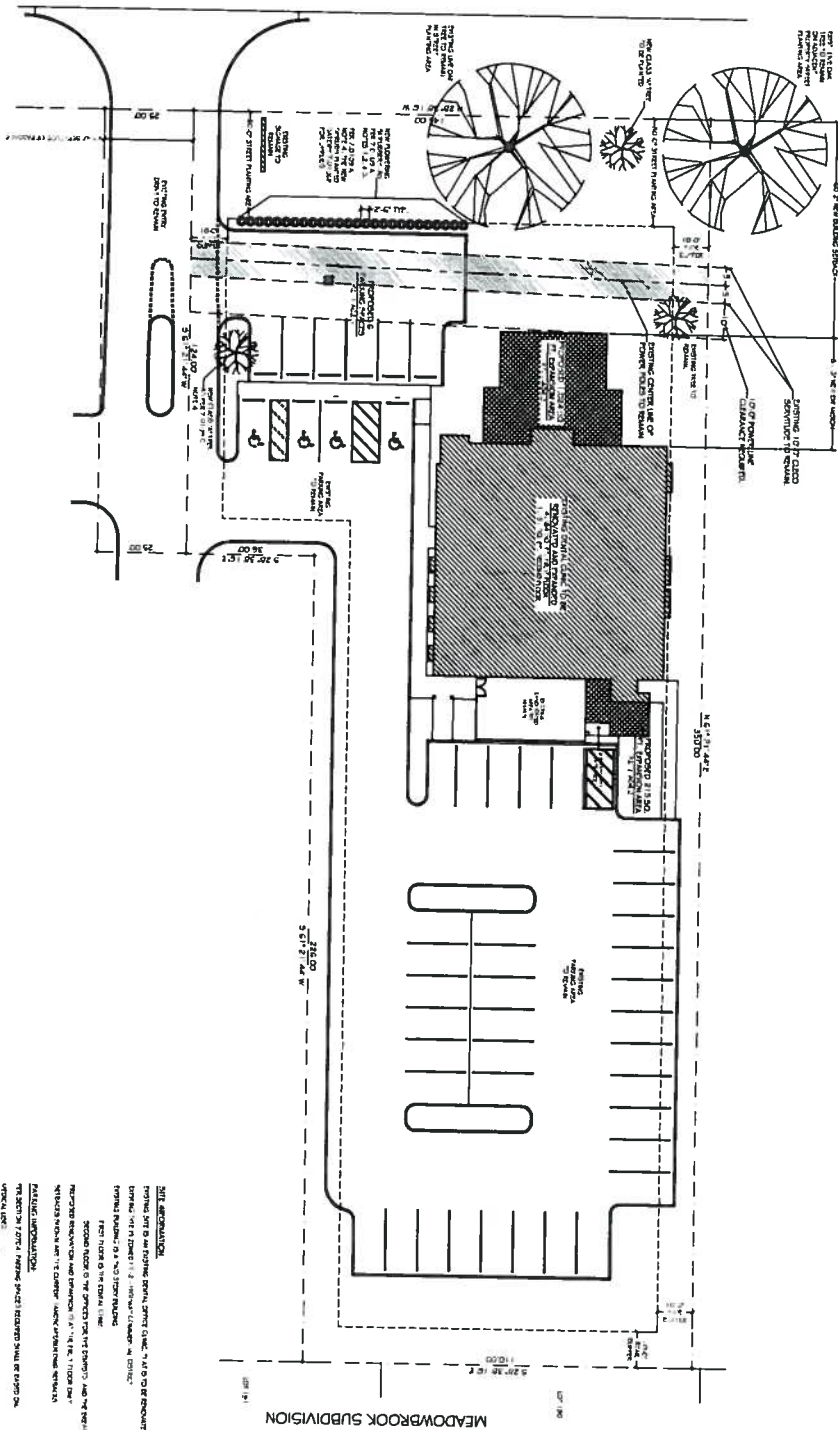
Variance would consist of a request to remove an existing
11" in caliper live oak tree within the front green space
area to provide additional 6 parking spaces.

Edward L. Donaldson Jr
SIGNATURE OF OWNER/APPLICANT

11/3/15
DATE OF APPLICATION

[illegible]

U.S. HIGHWAY 190



1. PROPOSED SITE PLAN

MEADOWBROOK BLVD. (SIDE)

[illegible]

Project 3573

date	revisions
10/22/13	9/10/15



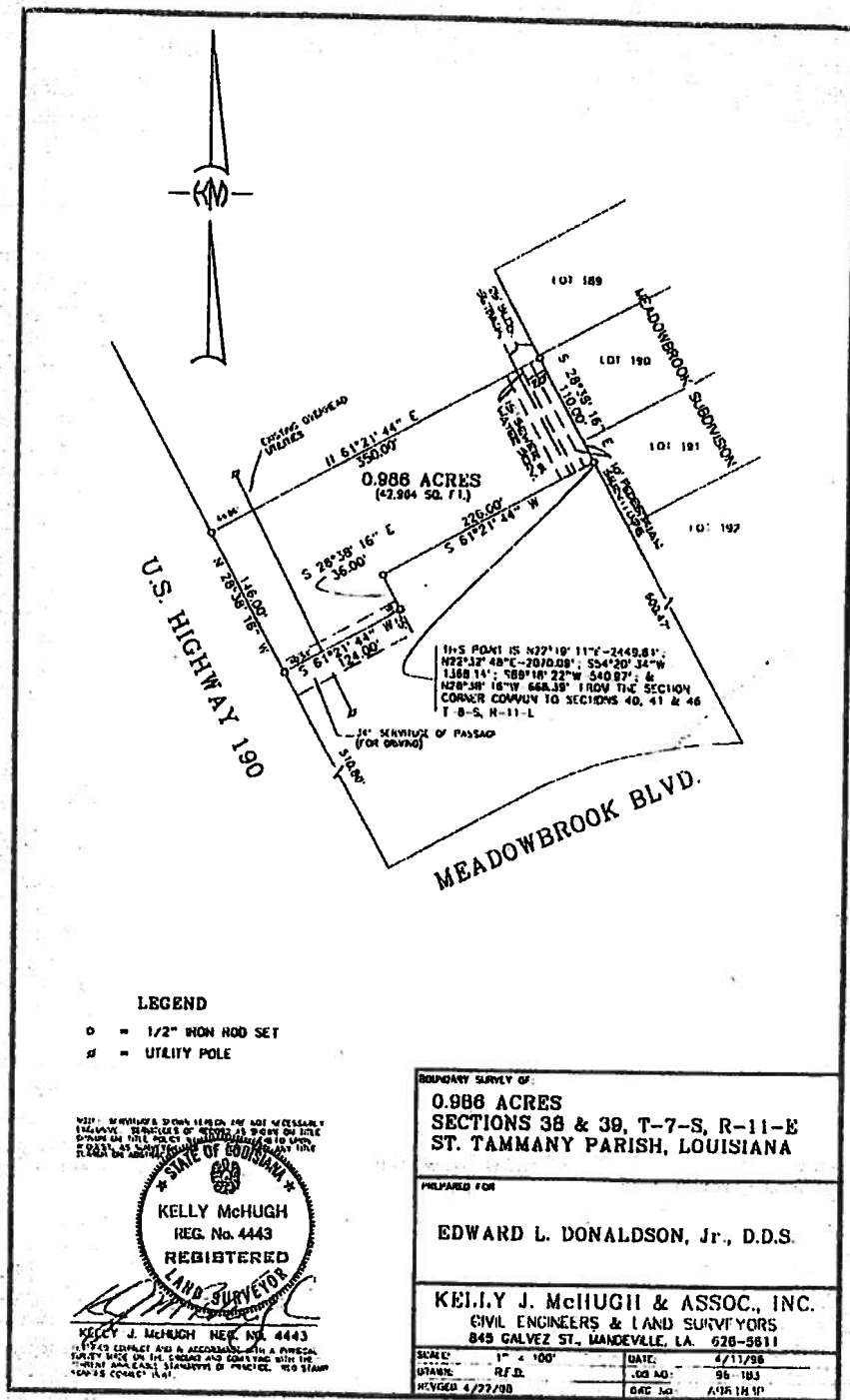
Piazza Architecture Planning APAC
Meridien Louisiana



RENOVATIONS and ADDITIONS TO:
BOYD'S PLACE FOR SENIORS
2935 HIGHWAY 190
MANDEVILLE • LOUISIANA

Don

[illegible]



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

Case File Number:	BOA Case No. 2015-89-2015
Initial Hearing Date:	December 1, 2015
Date of Report:	November 17, 2015

GENERAL INFORMATION

Applicant(s) Name:	St. Tammany Fire Protection District No. 1
Location of Property:	61735 Airport Road, Slidell, Louisiana
Zoning of Property:	PF-1 Public Facilities District
Variance(s) Requested:	driveway widths

OVERVIEW

The applicant is requesting permission to expand two (2) driveway widths from the permitted 35' width to 40'6" on the Meadows Boulevard side, and to 53'6" on the Airport Road side.

STAFF COMMENTS

When the code was written regarding the maximum width for driveways, the width consideration was based primarily on commercial traffic and not for emergency vehicular use. It's imperative that emergency vehicles, and in this case, primarily fire trucks and hazmat vehicles, have the ability to safely and quickly navigate in and out of their complex. Therefore, for those reasons, the staff has no objection to the variances requested.

BOA CASE NO. 2015-89-BOA (for office use only)

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

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

APPLICANTS NAME: St. Tammany Fire Protection District No. 1 - Mr. Chris Kaufmann

MAILING ADDRESS: 1358 Corporate Square Blvd.

CITY/STATE/ZIP: Slidell, LA 70458

PHONE NUMBER: 985-649-3665

(Home Phone #)

(Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PF-1

<u>61735 Airport Road</u>	<u>Slidell</u>	<u>LA</u>	<u>Meadows S/D</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 Request to allow for increased width of driveways fronting Meadows Blvd. and Airport Rd.
(Specify other variance/appeal on line above)

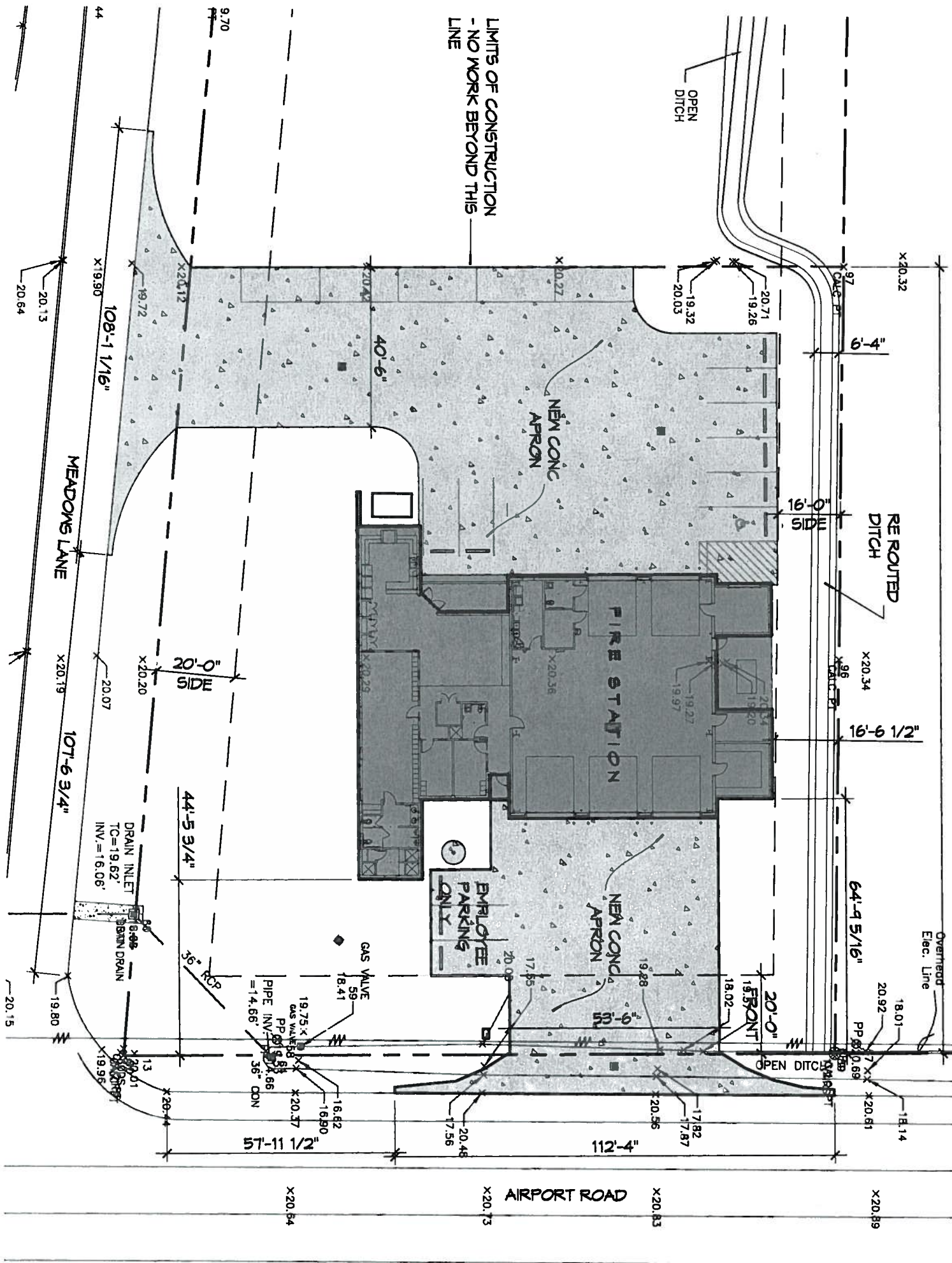
(Please state on the following lines below your specific request for a variance/appeal:)

The Meadows Blvd. frontage is > 200'; Therefore two driveways are allowed. However, instead of two 35' driveways, we are requesting a variance to allow for an increase in the width of the Meadows Blvd. driveway from 35' to 40' 6".
We also request a variance to allow for an increase the width of the Airport Road driveway from 35' to 53' 6" .

These variances are necessary to accommodate fire truck access.

Chris Kaufmann
SIGNATURE OF OWNER/APPLICANT

11/3/2015
DATE OF APPLICATION



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

Case File Number:	BOA Case No. 2015-90-2015
Initial Hearing Date:	December 1, 2015
Date of Report:	November 17, 2015

GENERAL INFORMATION

Applicant(s) Name:	Riverhighlands Properties, L.L.C.
Location of Property:	200 Riverhighlands Boulevard, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial
Variance(s) Requested:	expanded multi-occupancy sign

OVERVIEW

The applicant owns three contiguous parcels: one parcel is occupied by Garcia's restaurant that is permitted to have one single tenant sign of 32 square feet; the second parcel which is occupied by Mugshot's restaurant is also permitted to have one single tenant sign of 32 square feet; and the third parcel consisting of a strip center which is permitted to have a 72 square foot multi-occupancy sign (see email attached from the applicant's attorney).

The applicant is proposing that in lieu of placing one monument sign on each of the properties, that they be allowed to place one large multi-occupancy sign on the Garcia's property representative of all of the businesses on said three parcels.

The proposed sign will not be any larger, square footage wise, that would be allowed for the combined three properties (136 square feet); however, this proposal does not meet code, because since the Garcia's property represents a single occupancy site, they would only be permitted to have a sign with a total of 32 square feet and a maximum height of nine (9') feet.

The applicant is proposing a sign that will be 18' 8" above the grade and wants to provide an electronic panel that exceeds 50% permitted for a 32 square foot sign, or 16 square feet. So a variance for that would also be needed.

STAFF COMMENTS

It appears that the height of the sign from a freeboard perspective of 4' above the grade and the overall height of 18'-8" is justifiable since the property in question is far below the grade of the

highway and other properties along same, which in turn would render the sign useless if it were to meet code; so the staff has no objection to this request.

However, insofar as size of the sign, the staff is concerned that a precedent would be established by allowing such a large multi-occupancy sign along the highway frontage that would be promoting other businesses that do not have highway frontage; in essence more indicative of an off-premise billboard sign.

However, the staff can support a 72 square foot sign due to the fact that the sign will be setback rather far from the highway due to a large 75'-100' wide ravine between Garcia's property and the highway. Additionally, the staff would also support the waiver of allowing the electronic panel to be up to 50% of the signable area.

Additionally, the support for the partial variances by the staff are subject to the applicant agreeing to deed restrict all three properties from ever having any other on-site monument signs.

BOA CASE NO. 2015-90-BOA (for office use only)

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

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

APPLICANTS NAME: Richard Meyer / Riverhighlands Properties LLC

MAILING ADDRESS: P.O. Box 763

CITY/STATE/ZIP: Metairie, LA 70004

PHONE NUMBER: 504-885-9892 504-2312716
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: **ZONING:** HC-3

200 riverhighlands Blvd. St. Tammany, LA Riverhighlands
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:)

To install the sign to be visible to Highway 190


SIGNATURE OF OWNER/APPLICANT

10/16/15
DATE OF APPLICATION

Ron Keller

From: jds@jonesfussell.com
Sent: Tuesday, November 17, 2015 3:45 PM
To: Ron Keller
Cc: Charles Meyer
Subject: BOA Case No. 2015-90-BOA
Attachments: #1.pdf; #2.pdf

Ron, As you know, our Firm represents River Highlands Properties LLC, the owner of Lot OP-7-A, Lot OP-8, and OP-3 in River Highlands Subdivision (see attached plat), and my client is the Petitioner/Owner in the above referenced case that goes before the St. Tammany Parish Board of Adjustments on Tuesday, December 1, 2015.

My client's three lots consist of the following:

1. Lot OP-3 has a single commercial building (Garcia's Mexican Restaurant) and this lot abuts U.S. Hwy. 190
2. Lot OP-8 has a single commercial building (MugShots Bar & Grill) and this lot abuts River Highlands Blvd.
3. Lot OP-7-A is a strip center consisting of numerous Tenants and this lot abuts River Highlands Blvd.

It is our understanding that each lot is entitled to one monument sign, located on each lot, consisting of 32 square feet for Lot OP-3 as well as OP-8, and 72 square feet for Lot OP-7-A, for a total of 136 square feet.

In lieu of placing a monument sign on each lot, my client proposes to place a Deed Restriction on all three lots which would allow the placement of one monument sign in the southeasterly corner of Lot OP-3, and thereby preventing the placement of a monument sign on Lot OP-8 as well as Lot OP-7-A.

In light of the foregoing, my client respectfully requests a variance from the St. Tammany Parish Board of Adjustment to permit one, oversized multi-occupancy sign, as more fully shown on the attached sign layout, to be located in the southeasterly corner of Lot OP-3 as shown on the attached vicinity map.

The "signage" portion of the monument sign consists of approximately 134 square feet, which is slightly less than the aggregate of the "signage" areas of the three code-allowed monument signs that could be placed on Lots OP-3, OP-8, and OP-7-A. Furthermore, the proposed "signage" includes a panel (being approximately 50% of the face) that would be electronic (not LED) and would only include "letters/words", and would not include any images (contrary as shown on the attachment).

Finally, the primary need for the requested variance is the hardship that results from having the grade elevation of subject property (approximately 9-11 feet, M.S.L.) when compared to the elevation of the shoulder of U.S. Hwy. 190 (approximately 20 feet M.S.L.). Also, because the monument signs on Lot OP-8 and Lot OP-7-A would have very limited visibility from U.S. Hwy. 190, it is respectfully suggested that combining the "signage rights" for all three lots into one multi-occupancy (one-sided) monument sign fronting (parallel) U.S. Hwy. 190 would be the most effective means of identifying the establishments, and would significantly reduce the number of code-allowed monument signs (3 to 1).

After you have had a chance to review, please let me know if we need to further discuss.

Respectfully submitted,

Jeffrey D. Schoen

Jones Fussell, L.L.P.

Northlake Corporate Park

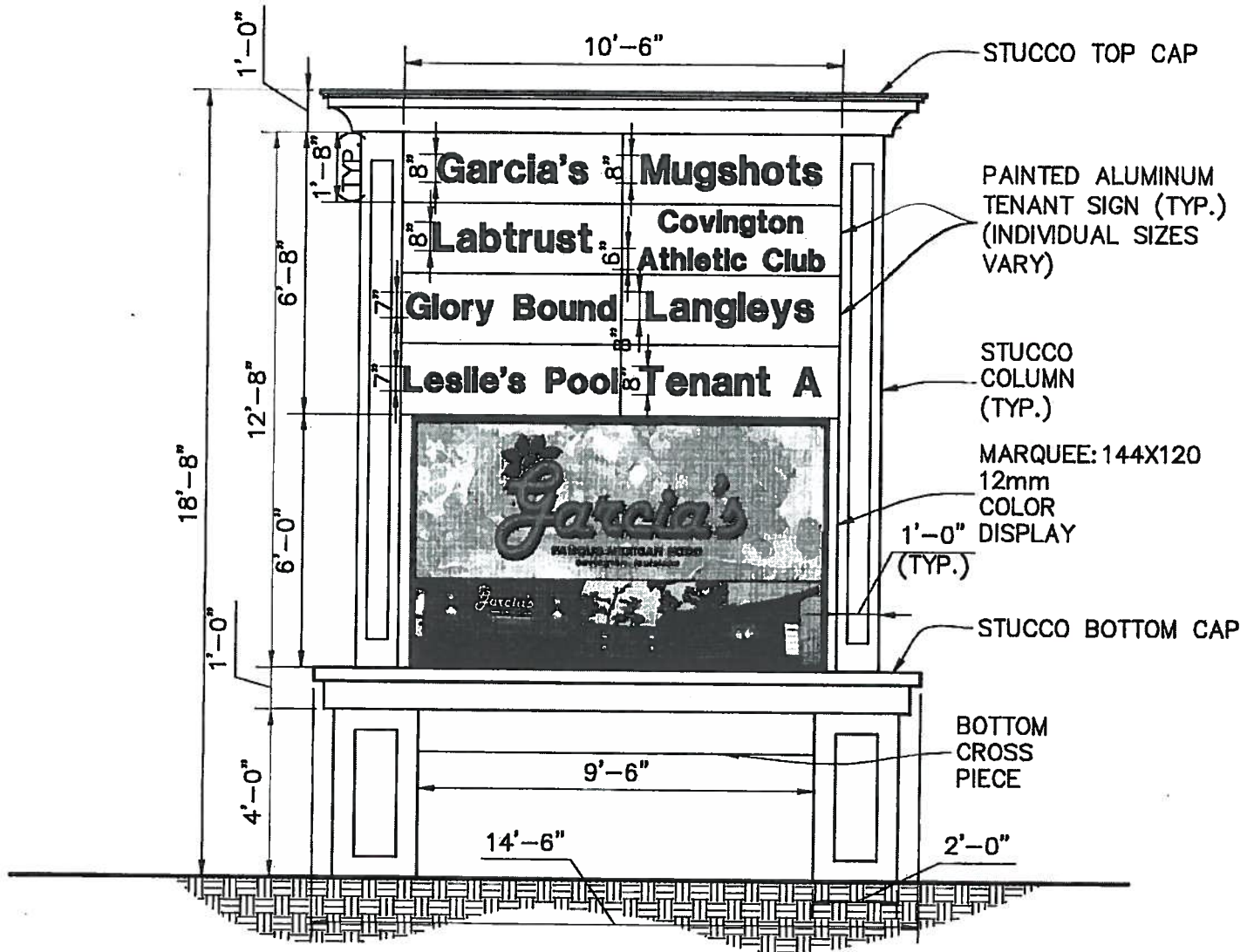
1001 Service Road E., Highway 190, Suite 103

P.O. Box 1810

Covington, Louisiana 70434

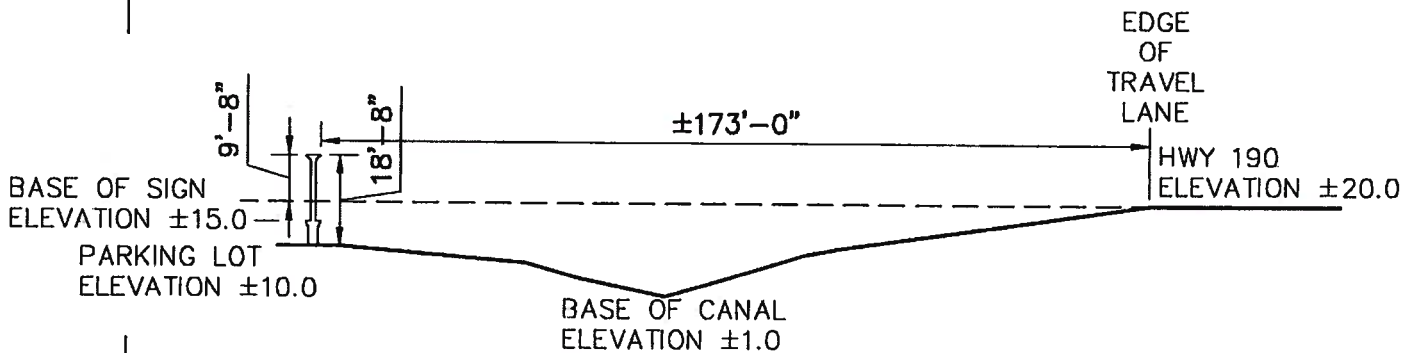
Telephone: 985.892.4801

Facsimile: 985.892.4925



1 SIGN ELEVATION

SCALE: 1/4"=1'-0"



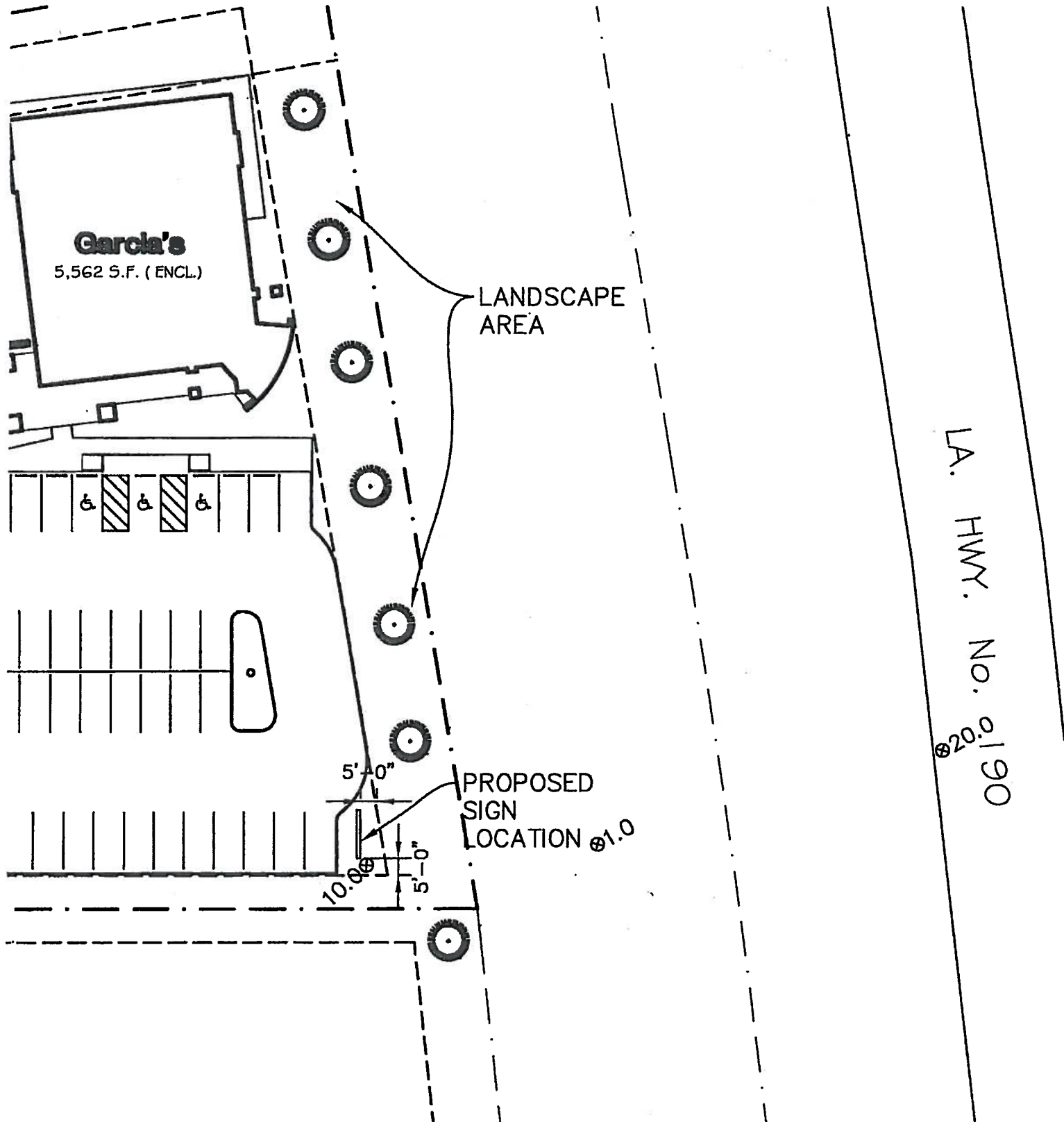
2 SITE CROSS SECTION

SCALE: 1"=40'

RIVER HIGHLANDS SIGNAGE NO. 4

NOVEMBER 17, 2015

RIVER HIGHLANDS PROPERTIES, LLC.



LA. HWY. No. 0190
 20.0

I SIGN ELEVATION

SCALE: 1/4"=1'-0"

RIVER HIGHLANDS SIGNAGE NO. 5

NOVEMBER 16, 2015

RIVER HIGHLANDS PROPERTIES, LLC.
 COVINGTON, LA

LINE	1
L1	1
L2	2
L3	3

SURVEYED IN ACCORDANCE WITH "MINIMUM STANDARDS" FOR A CLASS C SURVEY

THE SERVICES 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 SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY

NOTES:

1. ALL IMPROVEMENTS NOT SHOWN HEREON
2. NO BUILDINGS CROSS EXISTING COMMON

ON

