

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
SEPTEMBER 6, 2022 – 2PM
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA**

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

APPROVAL OF THE AUGUST 2, 2022 MINUTES

1- BOA CASE NO. 2022-2978-BOA

Request by applicant in an A-1 Suburban Zoning District for after the fact waivers of the required pond setbacks and of the required 50 foot no cut buffers along the east and west sides of the common property line.

The property is located: 20247 Tammany Avenue, Covington and 20140 Walden Street, Covington, Louisiana

Applicants & Representatives: Larry Aleman & Sherrel Philips

2- BOA CASE NO. 2022-3006-BOA

Request by applicant in an A-2 Suburban Zoning District to reduce the required 50 foot no cut buffer to 25 feet on a portion of the north and south sides of the property and on the east side of the property.

The property is located: 292 Perrilloux Road, Madisonville, Louisiana

Applicant & Representative: Kimberly Autin

3- BOA CASE NO. 2022-3012-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District for:

- a waiver of a portion of the required 10 foot planting buffers on the north, east and west sides of the property.
- a waiver of the required buffers and required number of Class A & Class B trees within the interior required planting buffers of the newly created property.
- a reduction of the required street planting buffer.
- approval of the proposed landscape plan.

The property is located: 50 Park Place, Covington, Louisiana

Applicant: Rouse/Kingmill, LLC

Representative: Gulf States Development Services, LLC – Jason Reibert

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING AUGUST 2, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The August 2, 2022 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mrs. Thomas, Mr. Spies, Mr. Blache, Mr. Daly, Mr. Swindell, Dartanian Sanders

ABSENT: N/A

STAFF PRESENT: Mrs. Lambert, Mrs. Couvillon

APPROVAL OF THE MINUTES

Moved by Mrs. Thomas and seconded by Mr. Spies to accept the July 5, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

1- BOA CASE NO. 2022-2965-BOA

Request by applicant in an A-4 Single Family Residential District to reduce the required north side setback from 24 feet to 18 feet, the required south side setback from 24 feet to 18 feet and the required rear yard/east side setback from 39 feet to 8 feet to allow for the construction of a single family residence.

The property is located: 980 Marina Blvd, Mandeville, Louisiana

Applicant: Lewis & Chillon Kahn

Representative: Paul J. Mayronne

(Mrs. Lambert read the staff report into the record...)

Paul J. Mayronne: Representative for Mr. & Mrs. Kahn, property owners. Property in question is located in Marina Beau Chene, which property is in a unique location. The property is abutting marsh area in the front and the rear of the lot is abutting the Tchefuncte River, On the south side It abuts the inlet to Marina Beau Chene and on the north side there is an adjoining neighbor. Letter of no objection from abutting neighbor has been submitted. The neighbor is planning on building home 80 feet from the property line. If the property would be located on a typical lot zoned A-4 it would meet the setback. It is not a typical parcel due to the proximity of the river. Under the Unified Development Code, the setbacks increase as the height of the house goes up. The reason for the variance request is due to the location of the lot, unusual shape of the lot, it is not a perfect square, and the provision of the Unified Development Code, which requires an increase in setback as the height of the residence is increased. The increase in setback as the height of the house increases is meant to protect abutting neighbors and to prevent to have direct look in abutting backyard. Not a factor to take into consideration because only one neighbor. The requested setback variances will have no negative impact on anyone in the area. Explains the requested setback

variance in the rear of the property, which is being requested due to the presence of stairs, which extends within the setback, towards the Tchefuncta River. Owner is requesting to elevate higher than the base flood elevation to make sure that it is high enough to sustain potential hurricanes or rain storms.

Mr. Swindell: House needs to be elevated considering the location. Expect that other setback requests will be submitted in the area. Need to take that into consideration when making the decision on the request.

Mr. Ballantine: Letter of no objection from Marina Beau Chene HOA submitted. Did you obtain a letter from HOA of Beau Chene Subdivision? Are you part of Beau Chene?

Paul Mayronne: The property is not part of part of Beau Chene proper.

Mr. Ballantine: Are there any more properties/houses to be constructed?

Paul Mayronne: There are 2 other houses to be constructed.

Mr. Ballantine: The residence is too big for the lot.

Paul Mayronne: The size of the house would fit if the elevation would be reduced.

Chillon Kahn: Two other houses will be constructed. Refers to the approved survey.

Mr. Ballantine: Will a road be constructed?

Paul Mayronne: Yes, a road will be constructed to access the 2 other residences.

Mr. Ballantine: How far is the front door from the road?

Gary Grants: Adjacent homeowner. Front door will be approximately 50 feet from the road. I am currently building the pilings on my home.

Mr. Blache: Mr. Mayronne gave a good explanation of the regulation. No impact on adjacent neighbor since there is only one neighbor and he submitted a letter of no objection.

Motion by Mr. Blache and seconded by Mrs. Thomas to approved the variance as requested.

MOTION CARRIES UNANIMOUSLY

2- BOA CASE NO. 2022-2970-BOA

Request by applicant in an A-3 Suburban District to increase the max allowable length of an accessory building from 50 feet to 70 feet.

The property is located: 30271 N. Dixie Ranch Road, Lacombe, Louisiana

Applicant & Representative: Allison Zinskie

(Mrs. Lambert read the staff report into the record...)

Christopher Zinskie: Letter to represent Mrs. Zinskie. Will be far setback from N. Dixie Ranch Road. It will not be an eyesore. The reason for the request to go to 70 feet is to allow to eliminate the need for center support and to allow motion of tractor and other vehicular uses inside the building.

Motion by Mr. Spies and seconded by Mr. Daly to approved the variance as requested.

MOTION CARRIES UNANIMOUSLY

3- BOA CASE NO. 2022-2971-BOA

Request by applicant in an A-3 Suburban Zoning District for a waiver of the required pond setbacks.

The property is located: 12444 & 12448 Stanga Road, Covington, Louisiana

Applicants & Representative: Albert Royce Keaton & Tommy Guidroz

(Mrs. Lambert read the staff report into the record...)

Tommy Guidroz: Representatives for the property owners. Would like to have the pond crossing the middle property line. If we would have to meet setback, would need to build 2 separate ponds. Building only one pond will allow to preserve large trees.

Mr. Blache: Need to provide the maintenance agreement before the pond is dug and approved.

Mr. Ballantine: Who will be responsible to provide, draft the maintenance agreement?

Mrs. Lambert: Will provide template for the maintenance agreement to the homeowners and they can provide to our office.

Tina Keaton: Owns the property fronting Stanga Road. Lots of water draining in the area, need the pond.

Motion by Mr. Blache and seconded by Mrs. Thomas to approved the variance subject to obtaining the permit and submitting the maintenance agreement.

MOTION CARRIES UNANIMOUSLY

OLD BUSINESS

Mr. Ballantine: Inquires about the progress on the possibility of having Board of Adjustment getting compensated for the meetings and expenses to visit sites. Suggest that Board member be compensated in the amount of \$150 per meeting.

Mr. Blache: City of Mandeville Board of Adjustment member receive stipends.

Mrs. Couvillion: Planning Commissioners are compensated/\$50 per meeting, amount set by State Statute. Zoning Commissioners are also compensated/\$50 per meeting, amount set by the Council.

Mr. Spies: Suggest a compensation of \$50 for Board members and \$100 for Chairman.

Mrs. Thomas: Suggest a compensation of \$50 for Board members, which is same amount paid when working voting machines.

Mrs. Couvillion: No resolution needed. Discussion should begin with Director of Planning & Development to determine if there is any available money in funds. Can move forward with resolution when ready to present to the Council.

Mr. Ballantine: Refers to yellow signs to advertise the location of the property in regards to each BOA case. Some of the signs were down. Noted that no after the fact variance requests have been submitted for the past 2 months.

NEW BUSINESS

Mr. Swindell: Inquire about how to know if appeals filed after decision of the BOA is made.

Mrs. Couvillion: Approximately 3 cases have been appealed within the past year. More than within the past decade. Gives additional information regarding the cases that have been appealed.

Mr. Swindell: How can I find out about the cases have been appealed?

Mrs. Couvillion: Information regarding court dates can be provided. Cases are heard at the Court House.

Mr. Spies: After the case is heard in District Court, it is not referred back to the BOA.

Mrs. Couvillion: It may happen but not in all cases.

ADJOURNMENT: Mr. Ballantine, CHAIRMAN

MOTION CARRIED UNANIMOUSLY

MR. TOM BALLANTINE, 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.

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

Case File Number:	BOA Case No. 2022-2978-BOA
Initial Hearing Date:	09/06/2022
Date of Report:	08/29/2022

GENERAL INFORMATION

Applicant & Representative:	Larry Aleman & Sherrel Philips
Location of Property:	20247 Tammany Avenue, Covington and 20140 Walden Street, Covington, Louisiana
Zoning of Property:	A-1 Suburban Zoning District
Variance(s) Requested:	After the fact waivers of the required pond setbacks and of the required 50 foot no cut buffers along the east and west sides of the common property line.

OVERVIEW

Request by applicant in an A-1 Suburban Zoning District for after the fact waivers of the required pond setbacks and of the required 50 foot no cut buffers along the east and west sides of the common property line.

As per the Unified Development Code Sect. 130-2213. - Minimum standards. (47) *Agricultural and decorative ponds*. c. The pond shall be set back a minimum of 25 feet from the front, sides and rear property lines. The objective of the request is to allow for a waiver of the required setback from the property line to allow for the completion of the construction of 2 ponds crossing the common property line, as shown on the attached drawing.

There is no objection to the request since the proposed ponds will improve the drainage of both parcels of land in a more centralized location. Should the Board be in favor of the request, it should be subject to the following:

- Apply for pond permit and meet all other applicable requirements for a pond.
- Provide a maintenance agreement stipulating that the property owners are responsible for the maintenance of the pond.

As per the Unified Development Code Sec. 130-2250. (b) (2) A minimum uncut buffer of 50 feet in depth shall be required adjacent to residential zoning district. While the buffers along the east and west sides of the property line, where the ponds are located, were cleared without a permit, the front half of the parcel located on Walden street is still wooded and only a small portion of the buffer was removed on the parcel located on Tammany Avenue. As stated in the attached, additional native trees and shrubs are proposed to be planted on property to attract wildlife.

There is no objection to the request; however, the Board should consider postponing the request to allow the owners to submit a landscape plan showing proposed location and species of trees to be planted and impose a timeline to complete.

Should the Board be in favor of the requested waiver, it should be subject to the following:

- Submit a landscape plan showing the proposed location and species of trees to be planted and impose a timeline to complete.



The eastern side of the Aleman's property is 7' lower than the western side. The western property line is 6.8' lower than the eastern side of the Phillips property line. During a wet season we are losing about 4+ acres of unusable property because it stays wet. We would like a variance in the wooded buffer to be lifted for the pond to be shared by both property owners. Neighbors cannot see the buffer or the pond and would be beneficial to our property and the properties South of us; with the pond retaining excessive water shed. During heavy (3") rains Tammany Ave goes underwater.

+ drinking water for horses + cows

We were planning to plant native trees and bushes to attract wildlife







08/17/2022

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

Case File Number:	BOA Case No. 2022-3006-BOA
Initial Hearing Date:	09/06/2022
Date of Report:	08/29/2022

GENERAL INFORMATION

Applicant & Representative:	Kimberly Autin
Location of Property:	292 Perrilloux Road, Madisonville, Louisiana
Zoning of Property:	A-2 Suburban Zoning District
Variance(s) Requested:	Reduce the required 50 foot no cut buffer to 25 feet

OVERVIEW

Request by applicant in an A-2 Suburban Zoning District to reduce a portion of the required 50 foot no cut buffer to 25 feet on the sides and to reduce the entire 50 foot no cut buffer to 25 feet in the rear of the property.

As per the Unified Development Code Sec. 130-2250. (b) (2) A minimum uncut buffer of 50 feet in depth shall be required adjacent to residential zoning district.

Requested variances:

- Reduction of a portion of the north side 50 foot no cut buffer (364.09 feet) to 25 feet.
- Reduction of a portion of the south side 50 foot no cut buffer (195.79 feet) to 25 feet.
- Reduction of the rear 50 foot no cut buffer to 25 feet.

The objective of the request is to allow for the construction of a single family residence, accessory building and drainage pond. As shown on the attached survey and drawing, the 3.5 acre parcel is encumbered by several natural elements creating a hardship when trying to design the property:

- Existing Parish maintained ditch/canal crossing the property
- Required 50 foot no buffers along each side of the drainage ditch/canal
- most of the property is located within Flood Zone A and a Special Flood Hazard Area, requiring the need to provide a cut and fill plan meeting St. Tammany Parish Drainage Requirements.

Should the Board be in favor of the request, it should be subject to final approval of the required drainage plan, pond and land clearing permits.

2022-3006-BOA

PERRILLOUX RD

PERRILLOUX TRACE AV

18

T7 - R10E

WEBBER WAY

42

PINE GROVE LOOP

To whom it concerns,

We own Parcel B (3.51 Acres) on the east side of Perrilloux Rd. Per St. Tammany Parish, there are buffer requirements for this property because it's been deemed a "Special Flood Hazard Area". The buffer is to help absorb runoff. The said buffers are 25' on the front and 50' on sides and rear property lines. There is also a 50' buffer on both sides of the canal running through the property. These buffers allow for natural vegetation only, no structures including driveways and buildings can be built within said buffers.

We were asked to hire a civil engineer to do a cut/fill plan because we are in a flood zone and are adding fill from our site to accommodate the road crossing the canal and to size the culvert underneath the crossing. It's come to our attention once the driveway, home, and shed were graded the bottom of the slopes were crossing into the buffers by 10-25'. Several iterations of grading were done and the best-case scenario was the one approved by Maria Robert. At this stage we are under a huge practical hardship when trying to fit our house and shed plans into this limited area. Please assist us in becoming a St. Tammany Parishioner by reducing the buffers accordingly.

Sincerely,
Bobby and Kimberly Autin

To whom it concerns,

We own Parcel B (3.51 Acres) on the east side of Perrilloux Rd. Per St. Tammany Parish, there are buffer requirements for this property because it's been deemed a "Special Flood Hazard Area". The buffer is to help absorb runoff. The said buffers are 25' on the front and 50' on sides and rear property lines. There is also a 50' buffer on both sides of the canal running through the property. These buffers allow for natural vegetation only, no structures including driveways and buildings can be built within said buffers.

We were asked to hire a civil engineer to do a cut/fill plan because we are in a flood zone and are adding fill from our site to accommodate the road crossing the canal and to size the culvert underneath the crossing. It's come to our attention once the driveway, home, and shed were graded the bottom of the slopes were crossing into the buffers by 10-25'. Several iterations of grading were done and the best-case scenario was the one approved by Maria Robert. At this stage we are under a huge practical hardship when trying to fit our house and shed plans into this limited area. Please assist us in becoming a St. Tammany Parishioner by reducing the buffers accordingly.

Sincerely,
Bobby and Kimberly Autin

*F. Brian Grayson, Do not object to the reduction
in the buffer from 50' to 25' on the South side
Property line.*

*Brian Grayson
274 Perrilloux Rd
Madisonville, LA 70447*

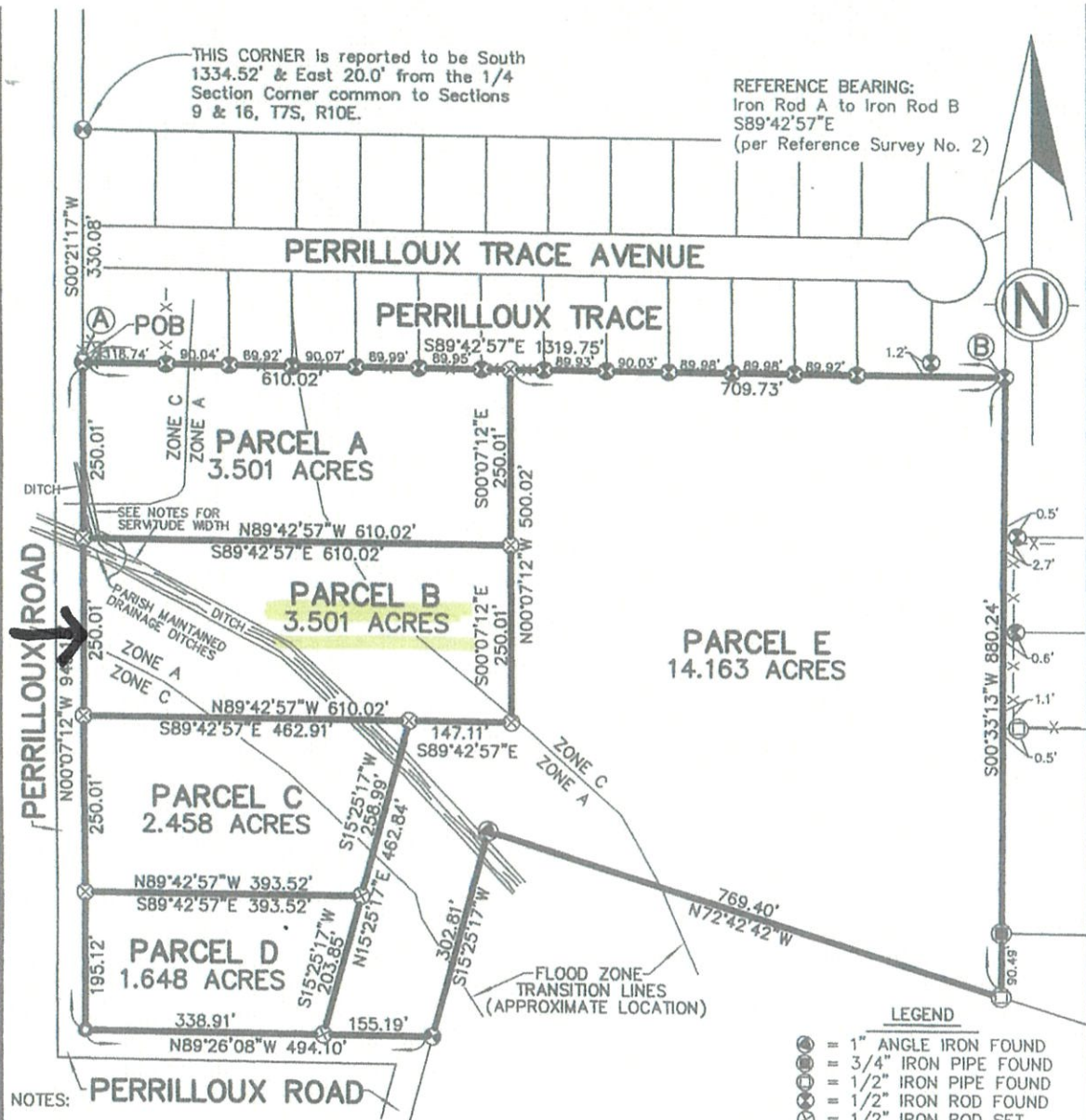


General Development Information:	
Type of Project:	Single Family Residential
Name of Project:	Bobkey Adam Home and Shed
Address:	PO Box 879 Marlborough, LA 70447
Phone Number of Owner:	646-623-1750
Total Acres:	3.501
Total Units:	1
Street Name:	Verdure Road
Block:	A, B, C
Plat Number:	15 LAND, 86
Blas. Flood Elevation:	2210C-2210F
Dated:	6/4/2008

STATE OF LOUISIANA
 ROBERT C. DARRILLEAUX
 License No. 20869
 PROFESSIONAL ENGINEER
 IN
 MECHANICAL
 ROBERT C. DARRILLEAUX, P.E.

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	PROVIDED CALLS FOR EXISTING AND PROPOSED DITCH	07/08/22	REL
2	ADDED FILL QUANTITY BELOW DITCH AND PROVIDED MITIGATION CALLS	07/09/22	REL
3	REVISED PROPOSED COULET LINE	07/09/22	REL
4	PROPOSED UPSTREAM AND DOWNSTREAM HYDROLOGIC REPORT	07/09/22	REL
5	ADDED PROPOSED POND CROSS SECTION & OUTFALL PIPE WITH INVERTS	07/08/22	REL

DATE	07/25/2022
SCALE	1" = 40'
SHEET NO.	1



NOTES: PERRILLOUX ROAD

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

2. There is an access and drainage servitude running along both sides of the ditches. 20' from top bank on the south side and 20' from top bank on the north side.

REFERENCE SURVEYS:

1. Survey for George Provosty by Herbert C. Sanders, Surveyor, dated June 14, 1973.

2. Plat of Perrilloux Trace by John E. Bonneau, Surveyor, dated August 2, 2018, filed St. Tammany Parish Clerk of Court Map File No. 5770.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT Pamela M. Tripp, Deputy Clerk

07-16-2020
DATE FILED

5936C
FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **George Hurst Provosty Irrevocable Trust Agreement**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 25.271 ACRES INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

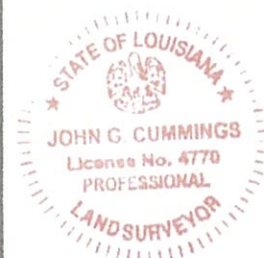
JOB NO.

20029

DATE:

3/10/2020

REVISED: ADDING SERVITUDE 6/25/20
CHANGING SERV. SIZE 7/6/20



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

Case File Number:	BOA Case No. 2022-3012-BOA
Initial Hearing Date:	09/06/2022
Date of Report:	08/29/2022

GENERAL INFORMATION

Applicant:	Rouse/Kingsmill, LLC
Representative:	Gulf States Development Services, LLC – Jason Reibert
Location of Property:	50 Park Place, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial Zoning District
Variance(s) Requested:	A waiver of a portion of the required 10 foot planting buffers and the required number of Class A & Class B trees within the interior required planting buffers of the newly created property. A reduction of the required street planting buffer. Approval of the proposed landscape plan.

OVERVIEW

Request by applicant in a HC-3 Highway Commercial Zoning District for:

1. a waiver of a portion of the required 10 foot planting buffers on the north, east and west sides of the property.
2. a waiver of the required buffers and required number of Class A & Class B trees within the interior required planting buffers of the newly created property.
3. a reduction of the required street planting buffer.
4. approval of the proposed landscape plan.

STAFF COMMENTS

As per the Unified Development Code Sec.130-1976 (a) (1) – Street Planting areas -A street planting area is the area along the street or road along which a property abuts which is designated for the preservation of trees and for landscaping. If a property abuts only one street or road, the street planting area shall be provided based on the depth of the property. Considering that the existing parcel is more than 700 foot deep, a 35 foot front buffer is required where the grocery store is currently located and a 25 foot front buffer is required for the new proposed parcel of land. Class A and Class B trees and shrubs are also required to be provided within the buffers, as per the UDC, Section 130-1976 (f) (1).

As per the Unified Development Code Sec.130-1977 (a), (b) & (e) (1) A buffer planting area is defined as an area of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Buffer planting areas terminate at, and do not include any area within, street planting areas. Buffer planting areas shall be designed to provide a horizontal distance and landscaped open space between properties. Buffer planting area width shall be a minimum of ten feet and shall be planted with a minimum of 1 Class A tree and 1 Class B tree every 30 feet.

As shown on the attached drawing the site is proposed to be developed as follow:

- 0.6 acre parcel to be subdivided from the existing grocery store site to be developed with a drive thru restaurant.
- The existing grocery store is proposed to be renovated as an entrainment venue and a swimming school.

The additional attached drawings show:

- The existing buffers and landscaping to be preserved. Note that the property was developed before the adoption of the Unified Development Code and does not currently meet the required number of trees, shrubs and buffer requirements.
- The proposed landscape plan showing additional trees to be provided within the existing buffers and parking area and within the newly created 0.6 acre site.

While the proposed landscape plan does not meet all the current landscaping regulation, it will greatly improve the appearance of the site. Also, the waiver of the interior buffers will facilitate the circulation on the site and shared parking between the two commercial businesses.

Should the Board be in favor of the request waivers, it should be subject to the following:

- Providing a minimum of one double parking island within the existing parking rows where there is no interruption and 1 Class A tree within the islands.



2022-3012-BOA

VILLAGE LN

LAKE DR

FST

EMERALD FOREST BLVD

N190

PARK PLACE DR

CAROLINE CT

LOUIS PRIMA DR

LOUIS PRIMA DR

N ORCHARD LN

S ORCHARD LN

N190

HOLLYCREST BLVD



TURNING IDEAS INTO REALITY

August 2, 2022

Helen Lambert
Assistant Director
Department of Planning & Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
P.O. Box 628, Covington, LA 70434

Re: Board of Adjustment Application
50 Park Place
Covington, LA 70433

Dear Helen,

Enclosed you will find the completed Board of Adjustment (BOA) Variance Request application for the referenced project, per our recent discussions with Parish staff, to be placed on the September 6, 2022, agenda.

As discussed, Gulf States Development Services has this property under contract for purchase to re-development and re-tenant the current Rouses' store. As part of this re-development, we will be creating a new 0.604 at the southwest corner of the project through the resubdivision process as shown on the attached site plan. A separate resubdivision application will be submitted to your office for this request.

Due to common property lines located in existing drive-aisles due to cross access and cross parking to be established within the existing parking lot, a variance for the required landscape buffers and required plantings is required as per below:

- A waiver of required 10' landscape buffer and required number of Class "A" and "B" trees at the north buffer (and associated adjacent parcel 10' buffer at this common property line)
- A waiver of required 10' landscape buffer and required number of Class "A" and "B" trees at the east buffer (and associated adjacent parcel 10' buffer at this common property line)

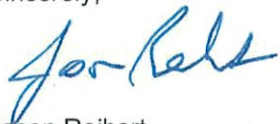
Enclosed are landscape plans prepared by Reich Associated which propose mitigation of the required trees in the referenced buffers elsewhere on the project. A table and chart of the existing and proposed planting are included on Sheet L4.0. These mitigation trees are placed within existing greenspace already provided for on the project.

We appreciate you and your staff's time to date regarding this request and please advise if you have any additional questions or need anything further to fully process this application.

DEVELOPMENT • BROKERAGE • PROPERTY MANAGEMENT

109 New Camellia Boulevard, Suite 100 • Covington, Louisiana 70433 • 985-792-4385 • Fax 985-792-4392

Sincerely,



Jason Reibert
Vice President

Attachments

CC: Mike Saucier (w/ attachments)
Cathy Saucier (w/ attachments)
Rick Durham (w/ attachments)
Charles Merrell (w/ attachments)

August 1, 2022

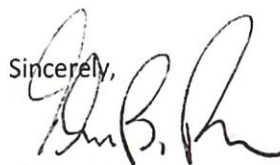
Helen Lambert
Assistant Director
Department of Planning & Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
P.O. Box 628, Covington, LA 70434

Re: Board of Adjustment and Resubdivision Applications
50 Park Place
Covington, LA 70433

Dear Helen,

Please allow this letter to service as authorization from Rouse Holdings, L.L.C. for Gulf States Development Services LLC to submit Board of Adjustment and Resubdivision applications on the above property as part of their acquisition of the property which is currently under contract, provided, however, the final approved Board of Adjustment approval and Resubdivision will not be recorded until closing of the acquisition.

Please let me know if you need anything further at this time.

Sincerely,


Thomas B. Rouse
Manager of Rouse Holdings, L.L.C.



NOTE:
PER SECTION 130-1992 THE OWNER OR HIS AGENT SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL LANDSCAPE MATERIALS AND BARRIERS AS REQUIRED BY THE UDC.
LIGHTING MUST MEET COMMERCIAL STANDARDS PER SECTION 130-2111 OF UNIFIED DEVELOPMENT CODE.
DUMPSITE AREA TO BE SCREENED BY A 7' OPAQUE FENCE.

No. 02 SCALE N.T.S.

MAIN PARCEL	REQUIRED BUFFER DIMENSIONS	CLASS A TREES -REQUIRED-	CLASS A TREES -PROVIDED-	CLASS B TREES -REQUIRED-	CLASS B TREES -PROVIDED-	SHRUBS
PARK PLACE DRIVE '35' BUFFER	446'	1/20LF=22	22 (via credits)	1/20LF=22	22 (via credits)	1/10LF=45 existing and provided
WEST 10' BUFFER	710 prop. line -35' Park Place Dr. buffer 680'	1/30LF=23	23 (via credits)	1/30LF=23	23 (via credits)	0
NORTH 10' BUFFER	367'	1/30LF=12	12 (via credits)	1/30LF=12	12 (via credits)	0
EAST 10' BUFFER	642 prop. line -35' Park Place Dr. buffer 608'	1/30LF=20	20 (19 via credits)	1/30LF=20	20 (via credits)	0
INTERIOR NORTH 10' BUFFER	123'	1/30LF=4	4	1/30LF=4	4	0
INTERIOR EAST 10' BUFFER	164'	1/30LF=5	5	1/30LF=5	5	0
INTERIOR PARKING BUFFERS	26 Islands	1 Island=26	26 (19 via existing)	none required	0	Screen along Park Place Drive
TOTALS		112	112 (95 via credits)	86	86 (73 via credits)	45

OUTPARCEL		REQUIRED BUFFERS	BUFFER DIMENSIONS	CLASS A TREES -REQUIRED-	CLASS A TREES -PROVIDED-	CLASS B TREES -REQUIRED-	CLASS B TREES -PROVIDED-	SHRUBS
INTERIOR NORTH 10' BUFFER-OUTPARCEL		123'	1/30LF=4	4	1/30LF=4	4	0	
INTERIOR EAST 10' BUFFER-OUTPARCEL		164'	1/30LF=5	5	1/30LF=5	5	0	
TOTALS			9	9	9	9	0	

SITE DATA			
BUILDING	BUILDING AREA	CALCULATED PARKING REQUIRED	PARKING PROVIDED
URBAN AIR (EXISTING REMODELED)	47,598 S.F.	TBD	181 SPACES
GOLDFISH SWIM CLUB (EXISTING REMODELED)	10,000 S.F.	TBD	60 SPACES
FAST FOOD (PROPOSED)	1,500 S.F.	7 SPACES 1 SPACE PER 3 OCCUPANTS (2) PLUS 1 PER EMPLOYEE (2) = 7 SPACES REQ'D.	18 SPACES
TOTALS	59,096 S.F.	TBD	259 SPACES

03 SCALE N.T.S.

TREES	CLASS	BOTANICAL / COMMON NAME	CAL	SIZE
8	A	Acer rubrum drummondii / Drummond Red Maple	2.5°Cel	10'-12' H X 5'-6" W
7	B	Chionanthus virginicus / White Fringtree	1.5°Cel	8'-10' H X 4'-6" W
8	B	Ilex x attenuata 'Selwex' / Sawtooth Holly	1.5°Cel	8'-10' H X 4'-6" W
1	B	Leptocoma x Match Existing / Match Existing Crepe Myrtle	1.5" per trunk	8'-10' H X 4'-6" W
5	B	Magnolia virginiana / Sweet Bay	1.5" per trunk	8'-10' H X 4'-6" W
14	A	Taxodium ascendens / Pond Cypress	2.5°Cel	10'-12' H X 5'-6" W
EXISTING TREES				
4		Existing / Red Maple		
1		Existing / Live Oak		
2		Existing / American Elm		
4		Existing / Black Willow		
146		Existing / Crepe Myrtle		

REICH

**PROPOSED REDEVELOPMENT
HIGHWAY 190 AT PARK PLACE
COVINGTON, LA**

REVISION	DATE
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PROGRESS SET.
NOT FOR
CONSTRUCTION.



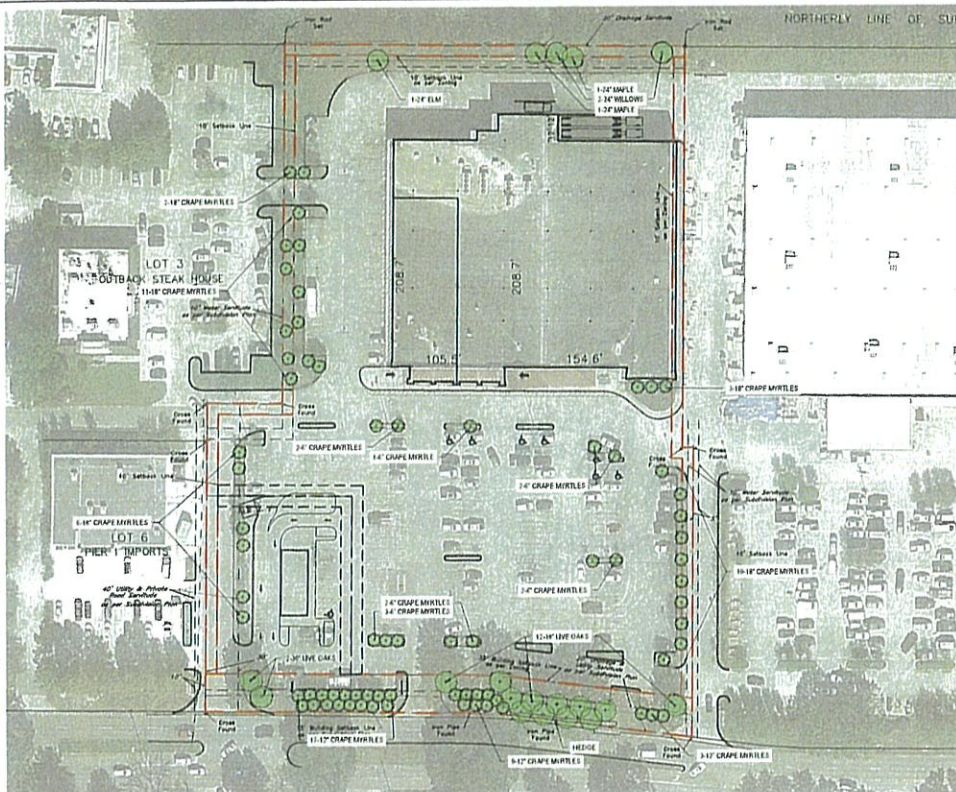
JULY 28, 2022

ISSUE
FOR REVIEW

SHEET TITLE
LANDSCAPE ORDINANCE PLAN

SHEET NO. _____

L4.0



01 TREE PRESERVATION PLAN

SCALE: 1"=20'-0"



NOTE: TREE CREDITS AND LOCATIONS BASED OFF OF PHOTOGRAPHS PROVIDED ON SHEET L3.0 AND AERIAL SURVEY. TREE SURVEY WAS NOT PROVIDED. CALLER NOTES TO BE VERIFIED IN FIELD AND ADJUSTED ACCORDINGLY.

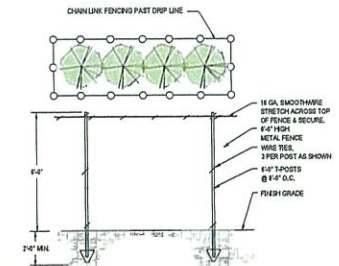
02 TREE PRESERVATION LIST

SCALE: 1"=20'-0"

PARK PLACE DRIVE 35' BUFFER	WEST BUFFER	EAST BUFFER	NORTH BUFFER
2 - 30" LIVE OAK TREES - 10 CREDITS	6 - 18" Crape Myrtles - 18 CREDITS	10 - 18" Crape Myrtles - 20 CREDITS	1 - 24" Elm Tree - 4 CREDITS
11 - 12" Crape Myrtles - 31 CREDITS	11 - 18" Crape Myrtles - 33 CREDITS	3 - 18" Crape Myrtles - 9 CREDITS	1 - 24" Maple Tree - 4 CREDITS
9 - 18" Crape Myrtles - 27 CREDITS	2 - 18" Crape Myrtles - 6 CREDITS	TOTAL: 39 CREDITS	2 - 24" Willow Tree - 8 CREDITS
11 - 18" Live Oak Trees - 18 CREDITS	TOTAL: 67 CREDITS		1 - 24" Maple Tree - 4 CREDITS
3 - 12" Crape Myrtles - 8 CREDITS			TOTAL: 20 CREDITS
TOTAL: 133 CREDITS			

TREE PROTECTION NOTES

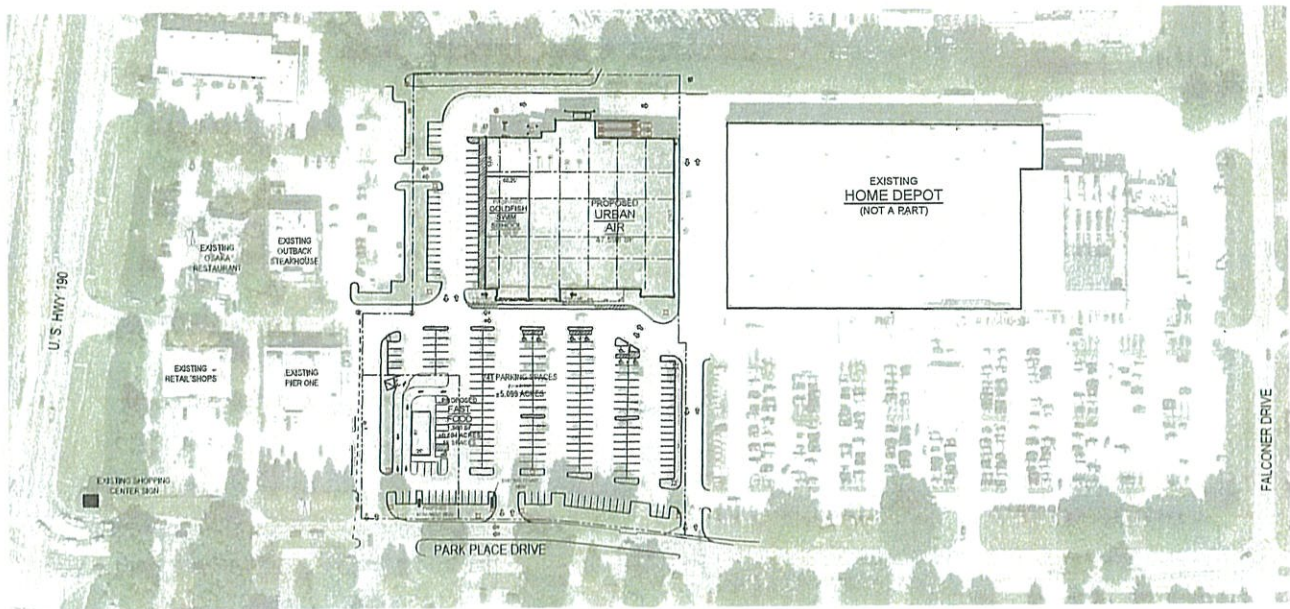
- CONTRACTOR SHALL NOT ALLOW ANY VEHICULAR TRAFFIC, PARKING OF VEHICLES, OR STOCKPILING OF EXCAVATED MATERIAL, OR CONSTRUCTION MATERIAL INSIDE OF TREE PROTECTION FENCING OR THE DRUPLINE OF TREES INDICATED TO BE PRESERVED.
- CONSTRUCTION EQUIPMENT MAY NOT OPERATE WITHIN THE DRUPLINE OF A TREE. IF NECESSARY, WRITTEN PERMISSION AND WRITTEN APPROVAL MUST BE OBTAINED PRIOR TO WORK BEING PERFORMED. WHEN NECESSARY FOR THE PERFORMANCE OF INDICATED WORK, SUCH OPERATIONS SHALL BE CONDUCTED WITH SPECIAL CARE TO AVOID DAMAGING THE TREE AND UNDER DIRECTION OF THE OWNER'S REPRESENTATIVE.
- PROTECT TREE ROOT SYSTEMS FROM DAMAGE DONE BY STOPPING AND REGRADING. ALL EXCAVATION AND GRADING WORK SHALL BE DONE BY HAND TOOLS WHILE WORKING WITHIN TREE DRUPLINES.
- PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS, SPILLAGE, OR CHURNAGE FROM STOCKED MATERIALS.
- MAINTAIN TREE PROTECTION FENCING IN GOOD CONDITION AT ALL TIMES. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING ANY WORK AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION WORK IS COMPLETE.
- ALL TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR SITE WORK. FAILURE TO INSTALL AT APPROPRIATE TIME WILL RESULT IN A DELAY. TREE PROTECTION FENCING SHALL FOLLOW THE SHAPE OF TREE'S DRUPLINE AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- TREE PROTECTION FENCING MUST CARRY DURABLE SIGNS DESIGNATING THE AREA AS A TREE PROTECTION ZONE.
- ALL THINNING MUST BE DONE BY LICENSED ARBORIST. THIS MUST BE APPROVED AND COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO ANY WORK ON TREES. CONTRACTOR RESPONSIBLE FOR MANUAL PRUNING AND TRIMMING (IF NEEDED) OF THE EXISTING TREES ON SITE. UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT, ONCE CONSTRUCTION IS COMPLETE.
- THE PROGRAM MANAGER, IN CONJUNCTION WITH ARCHITECT AND LANDSCAPE ARCHITECT, TO PROVIDE WRITTEN PERMISSION FOR ANY ENCROACHING INTO TREE PROTECTION AREAS.
- CONTRACTOR MUST WATER TREES INDICATED TO BE PRESERVED AS REQUIRED TO MAINTAIN THEIR HEALTHY GROWTH DURING THE COURSE OF CONSTRUCTION OPERATIONS. ALL MAINTENANCE AND SURVIVAL IS RESPONSIBILITY OF CONTRACTOR. REPLACEMENT FOR DAMAGES WILL BE AT NO COST TO THE OWNER.



TREE PROTECTION FENCING TO BE PLACED AROUND TREE AT THE DRUPLINE, TYPICAL.

03 TREE PROTECTION FENCING

SCALE: 1"=20'-0"



SITE DATA			
BUILDING	BUILDING AREA	CALCULATED PARKING REQUIRED	PARKING PROVIDED
URBAN AIR (EXISTING REMODELED)	47,598 S.F.	TBD	181 SPACES
GOLDFISH SWIM CLUB (EXISTING REMODELED)	10,000 S.F.	TBD	60 SPACES
FAST FOOD (PROPOSED)	1,500 S.F.	7 SPACES 1 SPACE PER 3 OCCUPANTS (2) PLUS 1 PER EMPLOYEE (3) = 7 SPACES REQ'D.	18 SPACES
TOTALS	59,098 S.F.	TBD	259 SPACES

1 PROPOSED SITE PLAN
P-11 SCALE: 1" = 50'

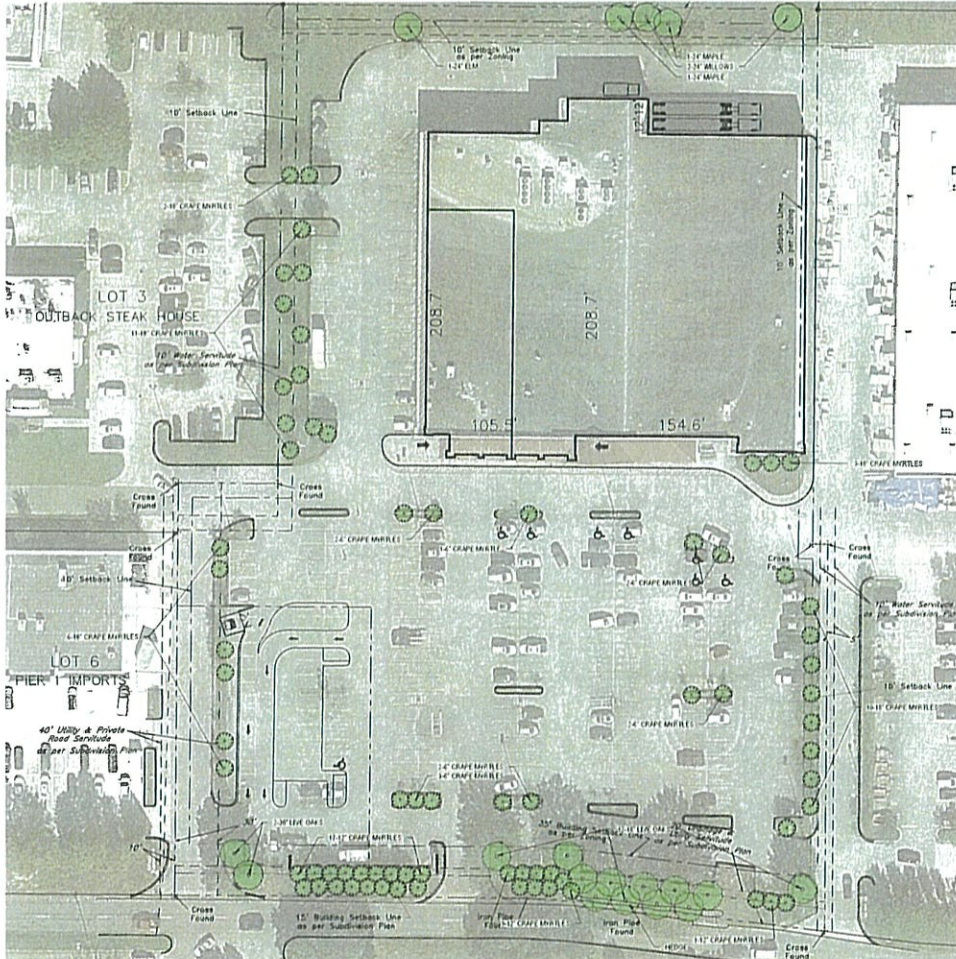


PROPOSED
REDEVELOPMENT
HIGHWAY 190 at PARK PLACE
COVINGTON, LOUISIANA

ZITO•RUSSELL
ARCHITECTS, P.C.
1115 LAMAR BLVD. SUITE 200
HOUSTON, TEXAS 77002
(713) 865-1111

NOT FOR
PRELIMINARY
CONSTRUCTION

P-11



01 EXISTING TREE PLAN
SCALE: 1/8" = 1'-0"

NOTE: TREE CREDITS AND LOCATIONS BASED OFF OF PHOTOGRAPHS PROVIDED ON SHEET L5A AND AERIAL IMAGERY. TREE SURVEY WAS NOT PROVIDED. CALIPER WORKS TO BE VIEWED IN FIELD AND ADJUSTED ACCORDINGLY.

REICH

PROPOSED REDEVELOPMENT
HIGHWAY 190 AT PARK PLACE
COVINGTON, LA

REVISION DATE

PROGRESS SET, NOT FOR CONSTRUCTION



JULY 28, 2022

ISSUE
FOR REVIEW

SHEET TITLE

EXISTING TREE PLAN

SHEET NO.

L1.0

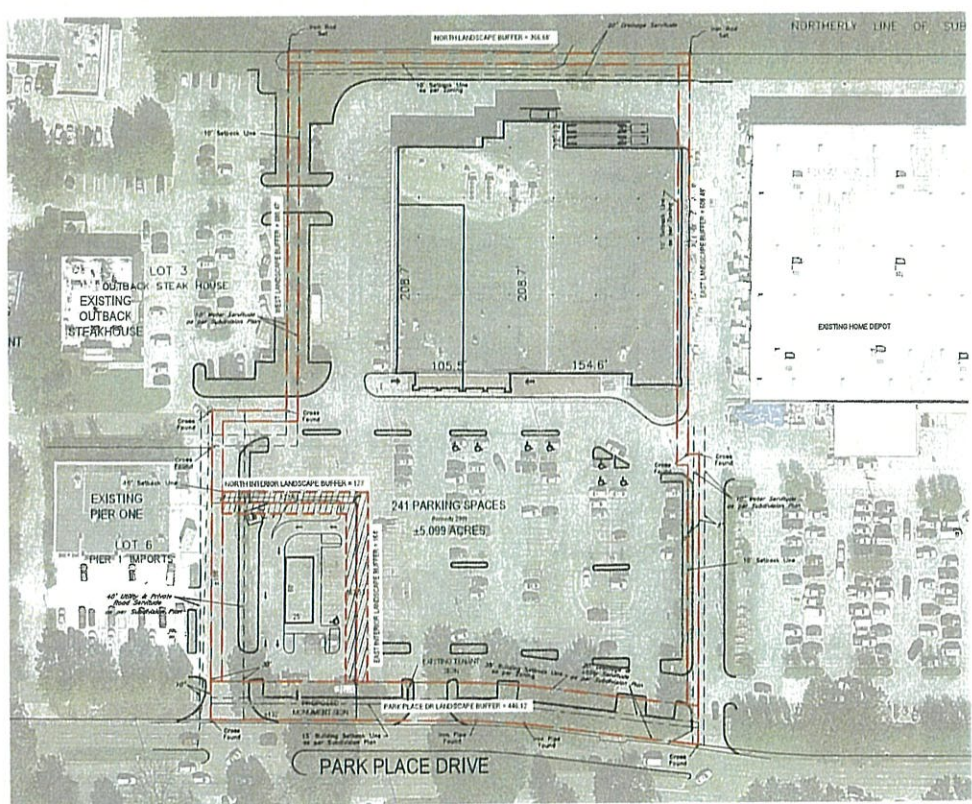
02

BUFFERS KEY

SCALE: NTS

EXISTING BUFFERS

INTERIOR BUFFERS REQUESTING TO BE REMOVED



01

SITE BUFFERS AND DIMENSIONS

SCALE: 1"=40'

REICH

ARCHITECTS

PROPOSED REDEVELOPMENT

HIGHWAY 190 AT PARK PLACE

COVINGTON, LA

REVISION

DATE

PROGRESS SET.

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JULY 28, 2022

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SHEET TITLE

SITE BUFFERS AND DIMENSIONS

SHEET NO.

L2.0



01 STREET PLANTING AREA
SCALE: NTS



02 WEST BUFFER
SCALE: NTS



03 EAST BUFFER
SCALE: NTS



04 NORTH BUFFER
SCALE: NTS

REICH

PROPOSED REDEVELOPMENT
HIGHWAY 190 AT PARK PLACE
COVINGTON, LA

REVISION DATE

PROGRESS SET,
NOT FOR
CONSTRUCTION.



JULY 28, 2022

ISSUE

FOR REVIEW

SHEET TITLE

SITE IMAGES

SHEET NO.

L5.0

MINOR SUBDIVISION SUBDIVISION OF LOT 2
INTO LOTS 2-A & 2-B
SITUATED IN SECTION 15
TOWNSHIP-7-SOUTH, RANGE-11-EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

