

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
FEBRUARY 7, 2023 – 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 JANUARY 3, 2023 MINUTES

1- BOA CASE NO. 2022-3095-BOA

Request by applicant in a NC-4 Neighborhood Commercial District to reduce the required setbacks for an existing cellular tower to 40.43 feet & 74.77 feet on the south side, 50.47 feet on the west side and to 15 feet on the east side.

The property is located: 23305 LA Highway 1088, Mandeville, Louisiana

Applicant: Moore 59, LLC – Paul Damian Reese

Representative: Paul J. Mayronne

2- BOA CASE NO. 2023-3208-BOA

Request by applicant in an A-6 Multiple Family Residential Zoning District to reduce the required rear yard pool setback from 5 feet to 2 feet.

The property is located: 449 Marina Front Drive, Mandeville, Louisiana

Applicant & Representative: FKC Investments LLC – Franklin Kyle

3- BOA CASE NO. 2023-3210-BOA

Request by applicant in an A-1 Suburban Zoning District for an after the fact request for a reduction of a portion of the required 50 foot no cut buffer to 5 feet.

The property is located: 289 Shenandoah Lane, Covington, Louisiana

Applicant & Representative: Angelina Burst

4- BOA CASE NO. 2023-3211-BOA

Request by applicant in a NC-6 Public, Cultural & Recreational Zoning District for a reduction of the required 30 foot buffer on portions of the eastern buffer and a portion of the southern buffer.

The property is located: US Highway 190, Slidell, Louisiana

Applicant: Jubilee RV, LLC

Representative: Jeffrey Schoen and Sean Burkes

5- BOA CASE NO. 2023-3213-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District for a waiver of the required 10 foot side yard buffers and a waiver of the required number of Class A & Class B trees.

The property is located: 61025 US Highway 11, Slidell, Louisiana

Applicant: Brown's Village Plaza, LLC

Representative: Vincent Wynne

6- BOA CASE NO. 2023-3214-BOA

Request by applicant in a HC-2 Highway Commercial Zoning District for the removal of 24" live oak tree.

The property is located: 67809 LA Highway 41, Pearl River, Louisiana

Applicant & Representative: Executive Holdings, LLC – Corey Smith

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JANUARY 3, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The January 3, 2023 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, Mr. Spies, Mr. Blache, Mr. Swindell (voting member), Mr. Daly.

ABSENT: Mr. Sanders, Mrs. Thomas.

STAFF PRESENT: Mrs. Lambert, Mrs. Couvillion, Mr. Liner, Mr. Manton

APPROVAL OF THE MINUTES

Moved by Mr. Spies and seconded by Mr. Daly to accept the December 6, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

ELECTION OF OFFICERS:

Motion by Mr. Blache and seconded by Mr. Daly to nominate Mr. Tom Ballantine as Chairman

MOTION CARRIES UNANIMOUSLY

Motion by Mr. Blache and seconded by Mr. Daly to nominate Mrs. Kristie Thomas as Vice-Chairman

MOTION CARRIES UNANIMOUSLY

1. BOA CASE NO. 2022-3164-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to increase the maximum allowable square footage of an accessory building by adding a carport to an existing garage.

The property is located: 351 Forest Loop, Mandeville, Louisiana

Applicant & Representative: Jerry Schaefer

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

Jerry Schaefer: Described subdivision. Purchased multiple lots and combined into one lot. Explained the previously requested variance approved by the Board of Adjustment in 2014. Describe property and that the proposed addition/carport will be located on an existing slab where the travel trailer is currently parked. Submitted no objection letter from abutting property owners and neighbors from the subdivision.

Mr. Spies: The variance request is well presented, no objection.

Motion by Mr. Spies seconded by Mr. Blache to approve the variance as requested.

MOTION CARRIES UNANIMOUSLY

2. BOA CASE NO. 2022-3167-BOA

Request by applicant in a PUD Planned Unit Development to appeal the decision of a Parish Official regarding the Parish Standby Generator Installation Guidelines concerning the after the fact placement of a generator within the required residential side yard setback.

The property is located: 209 Rue Chantilly Covington, Louisiana

Applicant & Representative: Nancy Hughes

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

Jeffrey Hugues: Live in gated community, surveyed the neighborhood to determine where others installed generators. Contractor was recommended to us to install generator. Later on informed of the requirements for safety and concern with safety. Generator is positioned in a similar way as others in the neighborhood., between other houses. The generator is approximately 17" to 18" away from firewall, more than 5 feet from a window. Neighbor would like to install generator. No objection from neighbor and from property owner to allow trespassing over the property line to allow for maintenance of the generators. Spoke to out of State contractors, more particularly in State of Florida and also from Generac and got confirmation that it is possible to service the generator from either end, instead of the front of the generator. Contacted neighbors and provided no objection letter. Homeowners Association will not allow the placement of generator in the backyard. After Gas inspection, found out that the generator was not secured to the wall, but corrected the matter and installed meter and meet requirement of 5 pounds per square inch. Would like to request to keep generator within breezeway. Neighbor is planning on applying for the same variance. No fence will be installed between the 2 properties.

Ronald Manton: Generator is to be installed 3 feet from the property line in case a fence is installed. There is a need for a 3 foot clearance for the generator to function properly.

Mr. Blache: Question regarding safety issue. If a fence is constructed, could it create a safety issue?

Ronald Manton: Need a 3 foot clearance around the generator to draw air to function properly or it could potentially start a fire.

Mr. Swindell: In regards to the window, is the generator currently located more than 5 feet from the window?

Ronald Manton: Generator has to be located a minimum of 5 feet from a window.

Mr. Ballantine: Concrete base of the generator is 5 feet from the window.

Mr. Swindell: As an Engineering, I respect the safety issues presented in the codes and it is the reason why the permitting process is in place to make sure mistake do not happen. It is unfortunate that the generator was installed without a permit. Asking me as a Board Member to overlook a safety issue is a problem. From an aesthetic perspective, I do not have a problem, just like the previous case, as long as the neighbors agree. When it comes to life & safety, it is where I draw the line. If the variance request is not approved, you should push the HOA to confirm what the aesthetic desire is from the rear view to try to resolve it in that fashion.

Mr. Spies: if a wooden fence is installed, is a permit required?

Ronald Manton: No permit for a 6 foot high fence or lower.

Mr. Daly: This is in perpetuity, if homeowners change, fence could be constructed, it becomes a long term safety issue.

Mr. Hugues: property is abutting small lake, confirm that HOA would not allow for a solid fence to be constructed. In regards to the fence and safety issue, the danger is the fumes coming out of each end of the generator, which is the exhaust which is nowhere near a fence could be. There is 2 foot clearance and a contractor could service the generator from either end. According to Generac it is not a safety issue. No trees or bushes will be installed at either end of the generator, where it could trap the exhaust. Finally, I would never do anything that would endanger my safety.

Motion by Mr. Swindell seconded by Mr. Spies to approve the variance as requested

1 YEA

4 NAYS

MOTION FAILED

OLD BUSINESS

Mr. Ballantine: Would like to discuss affirmative vote at the next meeting when all the members are present at the next meeting.

Mr. Daly: Is it possible to move the question to a vote, as presented, instead of making motion to approve?

Mrs. Couvillion: Torn with the language in the past, even when Staff make recommendation Could make a motion to concur with Staff recommendation, in order not to get in the same predicament as to when you make a negative motion. But it is not always clear and it does not always work.

Mr. Ballantine: In regards to previous case I was thinking of recommending that would concur with staff comments, which would be a way to do it?

Mrs. Couvillion: Correct.

Mr. Swindell: As long as everybody understands that a motion to approve will not always be positive. I informed the owner and the Board that I would not be in favor of the request.

NEW BUSINESS

Mr. Ballantine: Would like to get a report on mandatory trainings for the Board members.

Mrs. Lambert: Completed.

Mr. Swindell: Did you receive the information regarding the variance request for the tower coming back up on the February Agenda?

Mrs. Lambert: No I did not receive the information.

Mr. Daly: Has the code been updated regarding towers, in regards to the update to the new code?

Mr. Liner: As of right now all tower must come in front of the Board to request a setback variance an if it cannot meet the fall radius.

Mrs. Lambert: The tower in question was installed in 2001, before Hurricane Katrina, no information available regarding the fall radius and that the tower would collapse on itself. Some towers installed before Hurricane Katrina, fell full length.

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.

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

Case File Number:	BOA Case No. 2022-3095-BOA
3 rd Hearing Date:	02/07/23
2 nd Hearing Date:	12/06/22
Initial Hearing Date:	11/02/22
Date of Report:	01/30/23

GENERAL INFORMATION

Applicant:	Moore 59, LLC – Paul Damian Rees
Representative:	Shelby Lasalle Jr.
Location of Property:	23305 LA Highway 1088, Mandeville, Louisiana
Zoning of Property:	NC-4 Neighborhood Commercial District
Variance(s) Requested:	Reduce required setbacks for cellular tower.

OVERVIEW

Request by applicant in a NC-4 Neighborhood Commercial District to reduce the required setbacks for an existing cellular tower to 40.43 feet & 74.77 feet on the south side, 50.47 feet on the west side and to 15 feet on the east side.

STAFF COMMENTS

As per St. Tammany Parish Unified Development Code Section 130-2213. (41) *Towers*. A. 2. (iii) Height/setbacks and related location requirements shall be as follows: B. Towers, not located on parish owned property, shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater. Tower setbacks are required to ensure that the fall radius, measured from the base of a tower, is free from any existing structures or residences that could come into contact with potential hazards.

The site is currently developed with a 250 foot high cellular tower meeting the setback requirements on all sides (approved as a conditional use permit in 2001/CP01-07-071). The objective of the request is to allow for the surrounding property to be developed as a 10 parcel commercial subdivision. A revised subdivision plan has been submitted showing the location of the cell tower on proposed Parcel 9 and illustrating the requested setback variance only on the south side of the property.

The reconfiguration of the proposed subdivision and the addition of a 0.52 acre greenspace eliminates the possibility for the tower to fall on any of the proposed commercial structures. However, concern remains regarding the potential for the tower to fall on anyone traveling along Moore Park Drive.

Note that no structural analysis has been provided by the applicant confirming that should one or more of the tower's elements fail, the tower is designed to fold over onto the portion of the tower/collapse. Since that information has not been provided, it is not possible to confirm if the fall radius of the facility is less than 250 feet and if the tower could fall within the proposed setbacks. The requested variances are self-imposed and personal preferences rather than a property hardship.

Should the Board be in favor of the variance request, it should be subject to the approval of the proposed subdivision plan and that the proposed 0.52 acre portion of the property identified as G-1 will remain as an undeveloped greenspace area.



J.V. Burkes & Associates, Inc.

1805 Shortcut Highway
Slidell, Louisiana 70458

985.649.0075 office
985.649.0154 fax
www.jvburkes.com



October 4, 2022

Ms. Erin D. Cook, AICP
Planning Department
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

RE: Moore Park – Cell Tower building setbacks

Dear Ms. Cook:

In accordance with the above referenced subdivision application, it was identified that the proposed Tentative Plan has two issues that will need to be brought to the Board of Adjustments on November 2, 2022

Issues that necessitate a variance from the BOA from the existing cell tower

- 1) Section 130-2213(41)(a)(2)(iii)(B) "towers shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater" – we wish it to comply with the attached map – minimum setbacks of front 40ft, rear 40ft, side 15ft
- 2) In addition, Section 130-2213(41)(a)(2)(iii)(D) "all buildings and other structures to be located on the same property as a tower shall conform with the setbacks established for the underlying zoning district". we wish it to comply with the attached map – minimum setbacks of front 40ft, rear 40ft, side 15ft

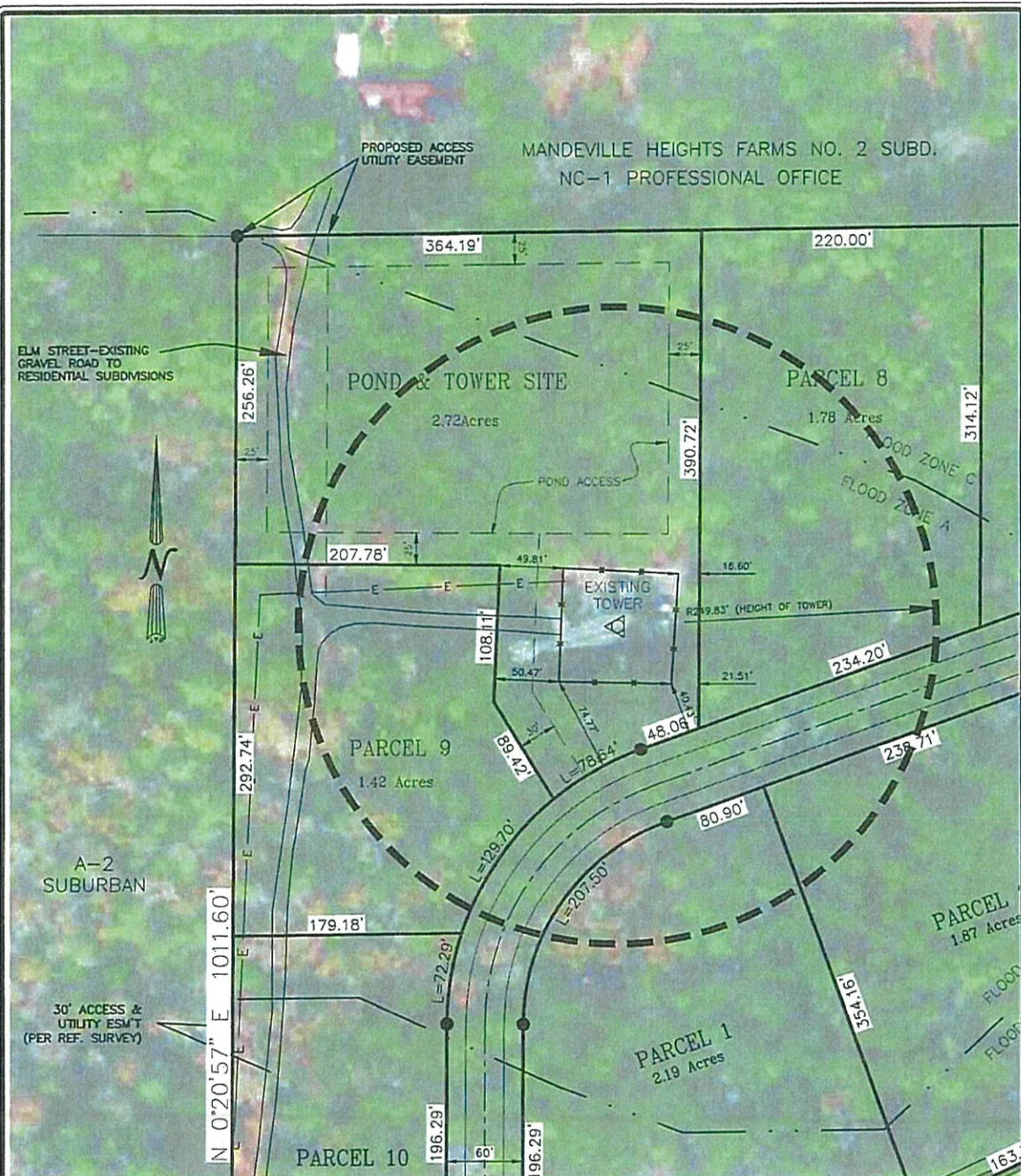
Comments

Owner requests a variance to the above two issues. The variance is not self imposed, however it will constitute an unnecessary hardship to the viability of the land. These variances will not have an adverse effect on neighbor's property and this will not constitute a precedent.

Respectfully,

A handwritten signature in blue ink, appearing to read "Sean M. Burkes", is written over a light blue horizontal line.

Sean M. Burkes, PE, PLS
J.V. Burkes & Associates, Inc.



ADDRESS:

DRAWING NO.
20220470

DATE:
10.04.2022

REVISED:

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbosoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY:

RMK

CHECKED BY:

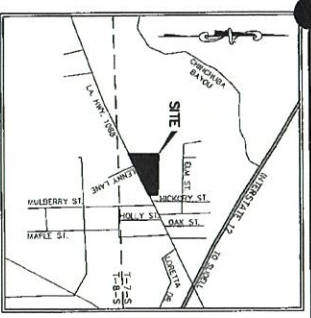
SMB

SCALE:

1" = 80'

SKETCH OF A PORTION OF GROUND
SITUATED IN SECTION 32, T-7-S, R-12-E,
ST. TAMMANY PARISH,
LOUISIANA

CERTIFIED
TO: MOORE 59, LLC



- NOTES:
1. BOUNDARY LINES OBTAINED FROM ST. TAMMANY COUNTY ONLINE GIS.
 2. ZONING INFORMATION OBTAINED FROM ST. TAMMANY COUNTY.

LEGEND

--- EXISTING PROPERTY LINE

--- EXISTING ADJACENT PROPERTY LINE

--- EXISTING LEASE AREA

1 OVERALL SITE PLAN

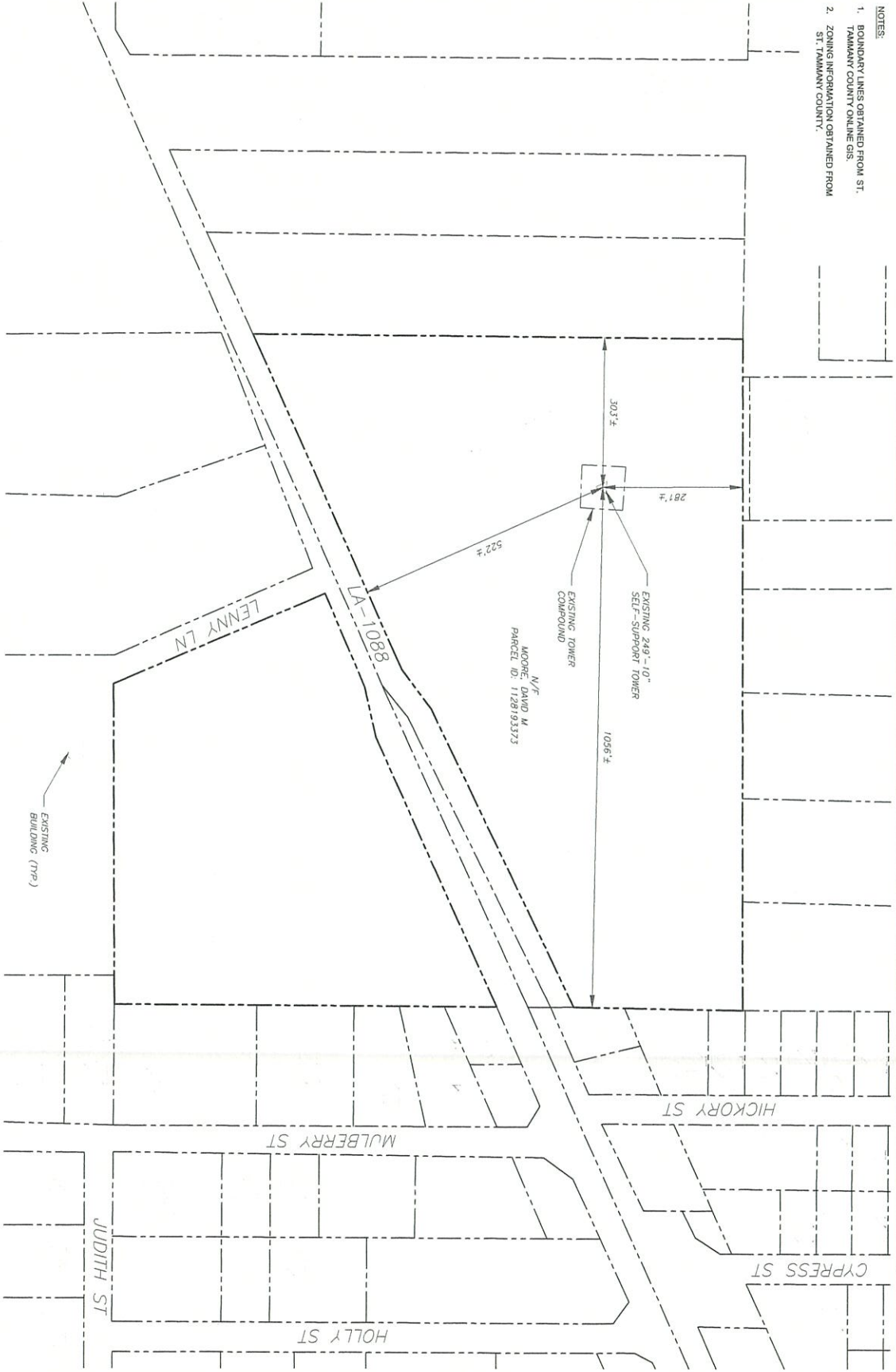
SCALE: 1" = 200'

0 200' 400'

SCALE: 1" = 200' (11X17)

SCALE: 1" = 100' (22X34)

N



TOWER ENGINEERING PROFESSIONALS

126 IRON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 681-6351
www.tepprop.net

REV.	DESCRIPTION	BY	DATE
1	PRELIMINARY	ARS	08/16/21
2	100% CONSTRUCTION	GV	08/20/21

ATC SITE NUMBER:
371650

ATC SITE NAME:
LENNY LANE

QUAL CREENGLOBAL TOWER

SEAL:

ST. TAMMANY COUNTY, LA

70464-0000



Mobile

DATE DRAWN:	08/20/21
ATC JOB NO.:	13706023
CUSTOMER NAME:	QUAL CREENGLOBAL TOWER
CUSTOMER ID:	N00415E

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-001	0

TENTATIVE SD PLANS
RECEIVED
11/28/2022 - 4:00 P.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

VICINITY MAP
NOT TO SCALE

[illegible]

SEAR M. 000015 - LA PLS. No. 4705

KNOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE
A TRUE AND ACCURATE MAP OF:

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPERLY USED. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

[illegible]

APPROVAL _____

Minister of Planning (Government of India)

APPLICANT'S PERSONAL DETAILS	NAME OF COURT
APPLICANT'S NAME	
APPLICANT'S ADDRESS	
APPLICANT'S PHONE NUMBER	
APPLICANT'S EMAIL ADDRESS	
APPLICANT'S OCCUPATION	
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FILE NUMBER

21.69 ACRES	10	1.635 L.F.
AREA	NO. OF LOTS	LGTH OF STRIPTS

NC-4
ME124509H000

1.64 ACRES	60' ROW	INSTITUTIONAL DISTRICT
<u>AVG. LOT SIZE</u>	<u>STREET WIDTH</u>	<u>ZONING</u>

CONCRETE ROAD SURFACING	CENTRAL SEWAGE SYSTEM	CENTRAL WATER SYSTEM
1	1	1
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FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA


FIRM, COMMUNITY MAP NO. 22000 WWS C, DATE: 10/11/83
FLOOD ZONES: A & C, BASE FLOOD ELEVATION: 7.0 D. & N/A.

LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY

ATE DISPOSAL OF WATER IS BAYOU CHINCHUBA TO LAKE PONCHARTR

REALIZED SEWER AND WATER WILL BE PROVIDED BY TAMMANY UTILITIES.

TOURS SHOWN WERE TAKEN FROM USAR DATA AND ARE NOT FIELD
 VERIFIED. FOR CONCEPTUAL DESIGN ONLY.


 TYPICAL LOT DRAINAGE FLOW DIRECTION
 GRAPHIC SCALE

Depth (m)	Percentage of total dry weight of the water column
100	~10
80	~15
60	~25
40	~45
20	~75
0	100

(IN SET)

1 inch = 60 ft

A certain piece or portion of ground situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana and being more fully described as follows:

From the point of BEGINNING, Thence North 00 degrees 20 minutes 57 seconds West a distance of 011.60 feet to a point, Thence South 75 degrees 25 minutes 57 seconds East a distance of 1374.19 feet to a point Thence South 00 degrees 20 minutes 57 seconds West a distance of 345.15 feet to a point, Thence South 61 degrees 41 minutes 33 seconds West a distance of 100.00 feet to a point, Thence South 44 degrees 04 minutes 24 seconds West a distance of 651.43 feet to a point, Thence South 54 degrees 10 minutes 01 seconds West a distance of 104.85 feet to a point, Thence South 65 degrees 16 minutes 01 seconds West a distance of 100.00 feet to a point, Thence South 68 degrees 47 minutes 00 seconds West a distance of 24.28 feet to a point, Thence South 65 degrees 40 minutes 34 seconds West a distance of 34.08 feet back to the

Said portion of ground contains 21.69 acres more or less.

TYPICAL ROAD SECTION

REFERENCE: SURVEY BY RANDALL W. BROWN & ASSOCIATES, INC. FOR MOORE 59, LLC, SURVEY NO. 21364 DATED JULY 16, 2021.

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

Case File Number:	BOA Case No. 2023-3208-BOA
Initial Hearing Date:	02/07/23
Date of Report:	01/30/23

GENERAL INFORMATION

Applicant & Representative:	FKC Investments LLC-Franklin Kyle
Location of Property:	449 Marina Front Dr, Mandeville, Louisiana
Zoning of Property:	A-6 Multiple Family Residential District
Variance(s) Requested:	Reduce required rear setback pool setback

OVERVIEW

Request by applicant in an A-6 Multiple Family Residential Zoning District to reduce the required rear yard pool setback from 5 feet to 2 feet

STAFF COMMENTS

As per the Unified Development Code Section 130-2213. - Minimum standards. (35) *Swimming pools*. e. In-ground swimming pools (less than 12 inches above grade) can only be located on the property in either a side or rear yard area. The inside edge, lip or structure of each swimming pool shall be set back at least five feet from the side property line and five feet from the rear property line.

The objective of the request is to allow for the construction of an approximately 240 square foot (8' X 30') swimming pool in the rear yard located:

- 10 feet from the existing bulkhead.
- 15 feet from the outer edge of the dock.

While the pool would meet the required rear yard setback from the bulkhead, it would not meet the required setback from the property line and be located only 2 feet from the rear property line. The requested variance is a personal preference rather than a property hardship.



[illegible]

CUT/FILL PLAN	
BEAU CHENE MARINA MANDEVILLE LOUISIANA	
KYLE RIVERHOUSE	
DATE: 12/20/2022	
DRAWN BY: JEP	
CHECKED BY: JEM	
SCALE: (1"=10')	
SHEET NO.: XXXX	
TOTAL SHEETS: 10	
PROJECT NO.: 22004	

ADO FILE NAME:
2004-FI-DRAINAGE.dwg



LEGEND:

PROPERTY LINE

BULKHEAD

FLOW ARROW

GRADE TOP OF ROAD

EXISTING GRADES

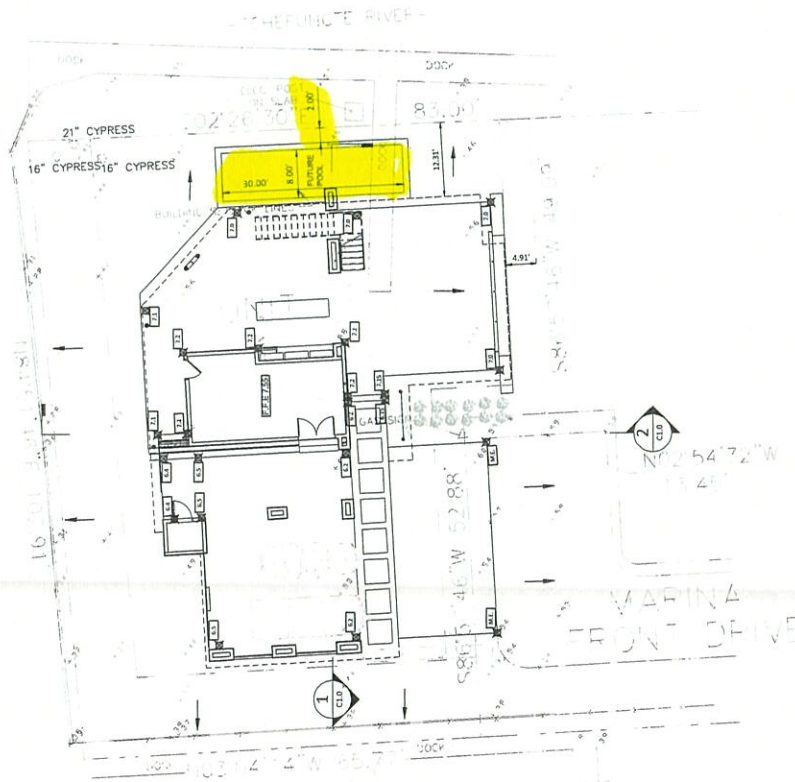
GRADE AFTER CUT

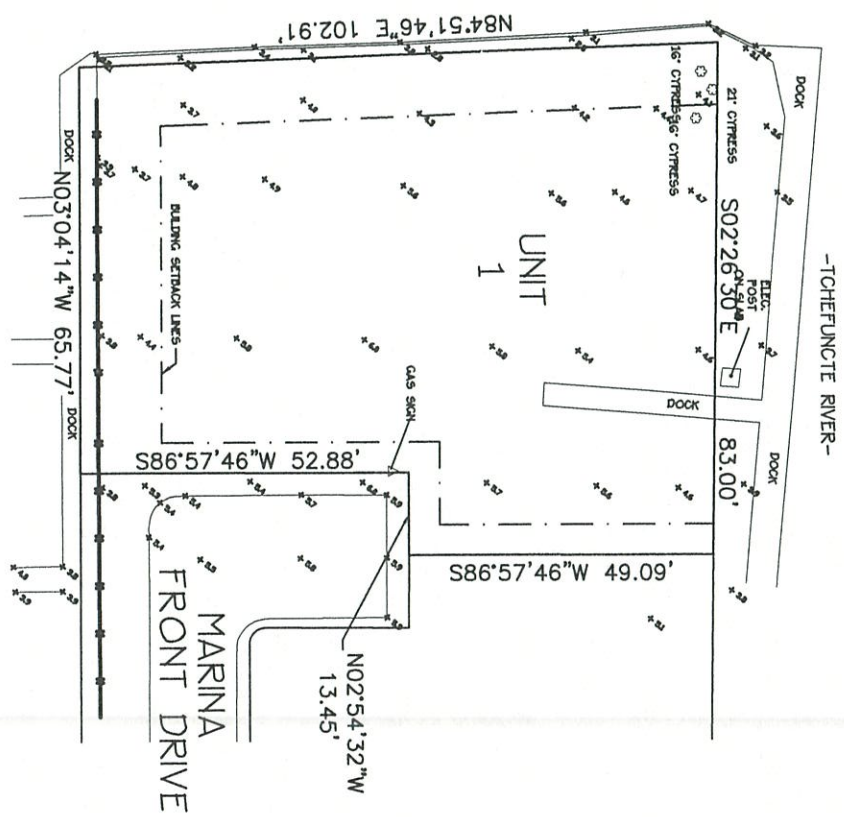
NOTES:

1. THE GRADING AND DRAINAGE OF THE STRUCTURE RESULTS IN A NET FILL OF 137.27 CUBIC YARDS. EXCESS FILL WILL BE MITIGATED BY PURCHASING OFF-SITE FILL CREDITS FROM A SOURCE AVAILABLE IN THIS DRAINAGE BASIN.
2. SURVEY DATA PROVIDED BY OWNER

NET FILL QUANTITIES

STRUCTURAL FILL SLAB\YARD
HOUSE SLAB - 3,037 S.F.
AVERAGE EXIST. ELEV. - 5.27'
AVERAGE PROPOSED SLAB ELEV. - 6.94'
ELEVATION VARIANCE - 1.67'
NET FILL UNDER SLAB - 137.27CY.





**BEAU CHENE MARINA
HOME OWNER'S ASSOCIATION
MARINA FRON DRIVE CONDOMINIUM PROJECT**

January 23, 2023

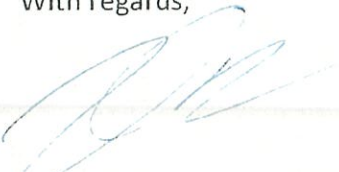
St. Tammany Parish Government
Department of Planning & Development
Board of Adjustments

Application for Pool setback variance; BOA Case No. 2023-3208-BOA
Applicant: Franklin Kyle for FKC Investments, LLC
Unit 1, Beau Chene Marina Condominium project
449 Marina Front Drive, Mandeville, LA 70471

To whom it may concern:

The Home Owner's Association of the aforementioned project, as represented by Jared C. Riecke, has no objections to the variance request being made by Franklin Kyle/FKC Investments, LLC. This site is unique and this request will only enhance the project as a whole.

With regards,


Jared C. Riecke, President

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

Case File Number:	BOA Case No. 2023-3210-BOA
Initial Hearing Date:	02/07/23
Date of Report:	01/30/23

GENERAL INFORMATION

Applicant & Representative:	Angelina Burst
Location of Property:	289 Shenandoah Lane (Parcel 4A5), Covington, Louisiana
Zoning of Property:	A-1 Suburban Zoning District
Variance(s) Requested:	After the fact reduction of the required 50 foot no cut buffer

OVERVIEW

Request by applicant in an A-1 Suburban Zoning District for an after the fact request for a reduction of a portion of the required 50 foot no cut buffer to 5 feet.

STAFF COMMENTS

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.

The objective of the request is to allow:

- for the 12 foot wide driveway to remain in its current location, approximately 20 feet from the property.
- to maintain a 5 foot no cut buffer/row of existing pine trees planted 6 feet apart.

The buffer is proposed to be replanted with clumping bamboo, 6 foot apart to create a vegetative screen. As stated in the attached narrative/drawing, the cleared area will also reseed itself from the existing remaining pine trees and native shrubs. The 50 foot no cut buffer will not be cleared in the future allowing trees and shrubs to grow.

While an attempt is being made to plant some bamboo and allow for the 20 foot buffer to grow and be maintained in the future, the requested variance to reduce a portion of the required 50-foot buffer on the west side is a personal preference rather than a property hardship. Considering the size of the property, being 12 acres, the driveway could be relocated towards the east side to allow for the replanting of the required 50 foot no cut buffer.

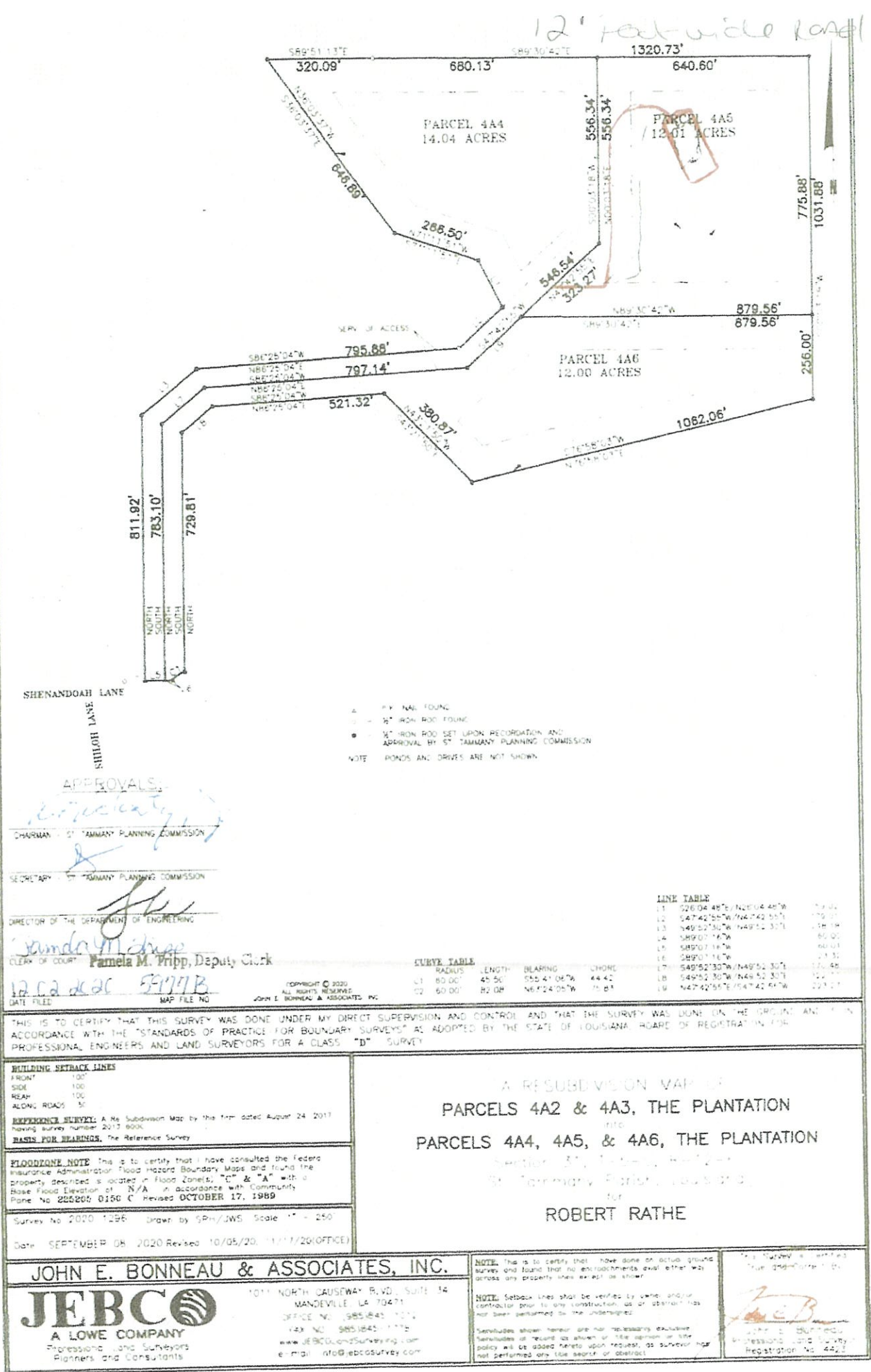
Should the Board be in favor of the request, it should be subject to the following:

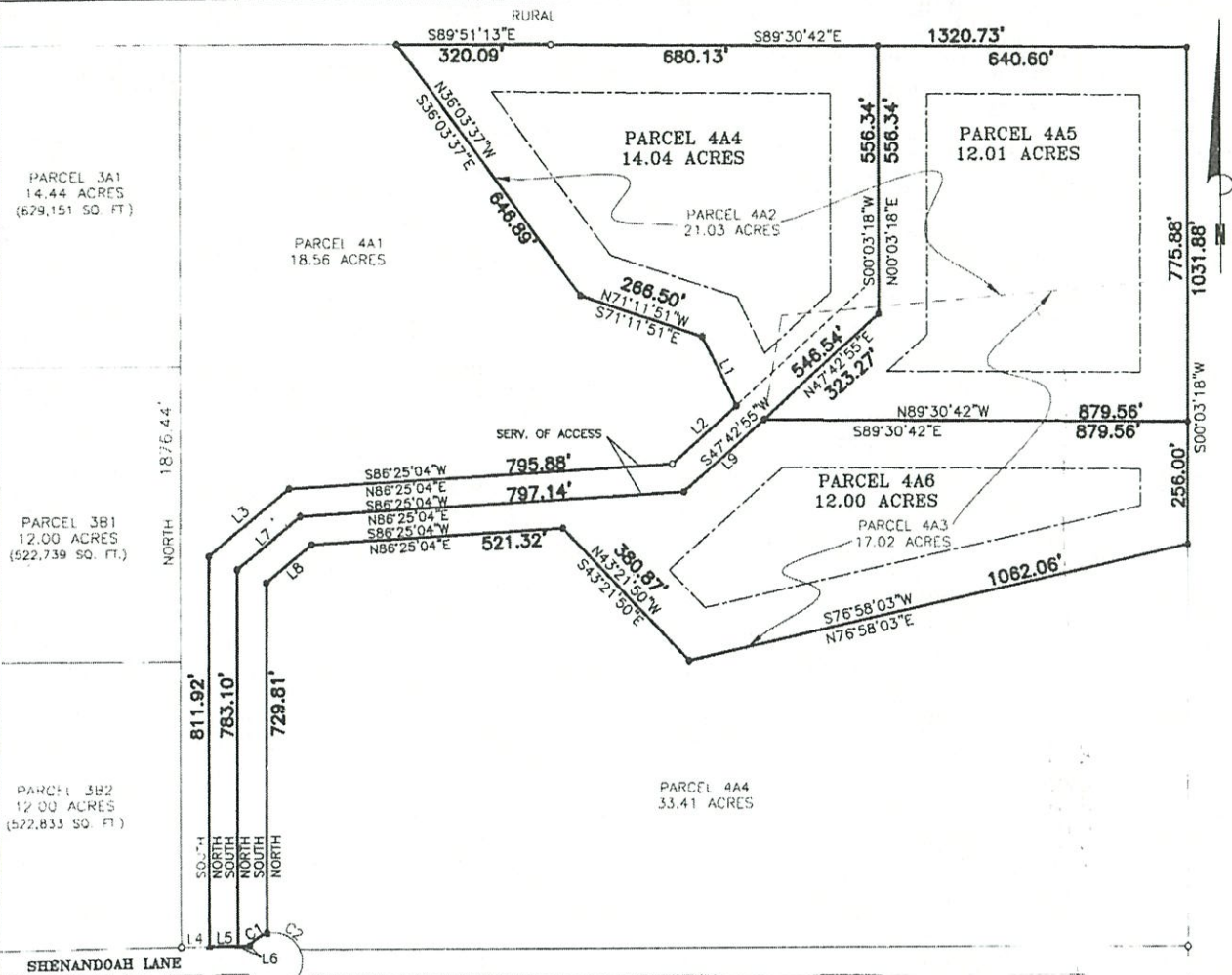
- Provide a timeline to complete the replanting with clumping bamboo and apply for an after the fact land clearing permit.

Should the Board not be in favor of the request, it should be subject to the following:

- Move the driveway a minimum of 50 feet from the property line.
- Submit a replanting plan which will allow to replant the 50 foot no cut buffer with a variety of native trees and shrubs and a timeline to complete the replanting.







▲ = P.K. NAIL FOUND
 ○ = 1/2" IRON ROD FOUND
 ● = 1/2" IRON ROD SET UPON RECORDATION AND APPROVAL BY ST. TAMMANY PLANNING COMMISSION
 NOTE: PONDS AND DRIVES ARE NOT SHOWN.

APPROVALS:
 [Signature]
 CHAIRMAN - ST. TAMMANY PLANNING COMMISSION
 [Signature]
 SECRETARY - ST. TAMMANY PLANNING COMMISSION
 [Signature]
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 [Signature]
 CLERK OF COURT **Pamela M. Tripp, Deputy Clerk**

12-02-2020 5977B
 DATE FILED MAP FILE NO.

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 ALL RIGHTS RESERVED
 JOHN E. BONNEAU & ASSOCIATES, INC.

CURVE TABLE

	RADIUS	LENGTH	BEARING	CHORD
C1	60.00'	45.50'	S55°41'06"W	44.42'
C2	60.00'	82.08'	N63°24'05"W	75.83'

LINE TABLE

	BEARING	DISTANCE
L1	S26°04'48"E	159.02'
L2	S47°42'55"W	178.01'
L3	S49°52'30"W	218.18'
L4	S89°07'16"W	60.00'
L5	S89°07'16"W	60.01'
L6	S89°07'16"W	23.32'
L7	S49°52'30"W	170.48'
L8	S49°52'30"W	122.77'
L9	N47°42'55"E	223.27'

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

BUILDING SETBACK LINES
 FRONT 100'
 SIDE 100'
 REAR 100'
 ALONG ROADS 50'

REFERENCE SURVEY: A Re-Subdivision Map by this firm dated August 24, 2017, having survey number 2013 600C.
BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" & "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0150 C; Revised: OCTOBER 17, 1989

Survey No. 2020 1296 Drawn by: SPH/JWS Scale: 1" = 250'
 Date: SEPTEMBER 08, 2020 Revised: 10/05/20; 11/17/20(OFFICE)

A RESUBDIVISION MAP OF
PARCELS 4A2 & 4A3, THE PLANTATION
 into
PARCELS 4A4, 4A5, & 4A6, THE PLANTATION
 Section 31, T-5-S, R-12-E
 St. Tammany Parish, Louisiana
 for
ROBERT RATHE

JOHN E. BONNEAU & ASSOCIATES, INC.
JEBCO
 A LOWE COMPANY
 Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE NO. (985)845-1012
 FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com
 e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.
 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.

This Survey is Certified True and Correct By
 [Signature]
John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423

3:25

5G



ON  HUNT



200 ft
92 ft elevation



0°

Home Site

RATHE
ROBERT
JJR

Location of
proposed
variance of
50' to 20'
no wet buffer

300'



LAGALANTE
CLAUDE
F ETUX

Hyb
2D



Hunt Map
Layers



Offline Maps

My Content



Tools

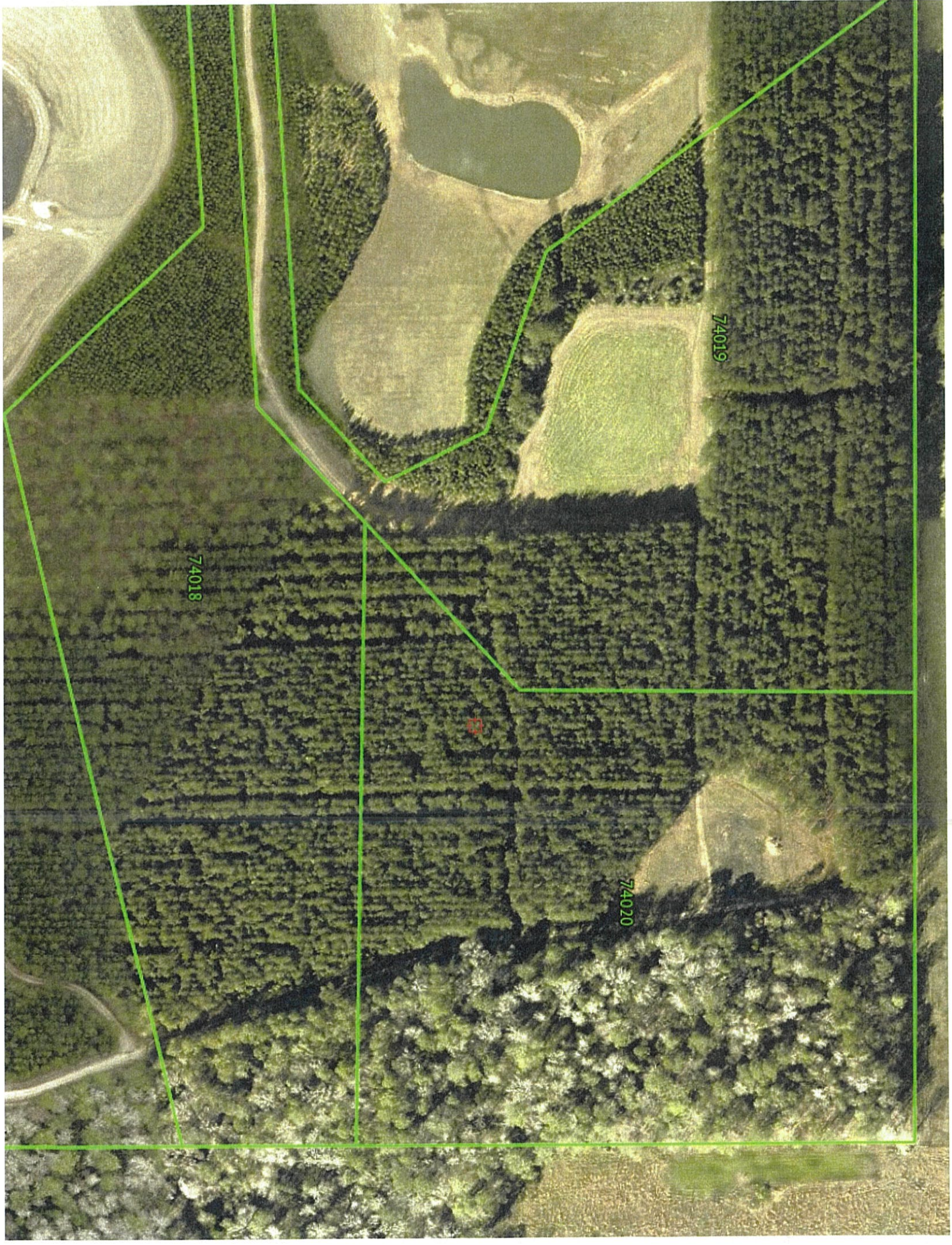


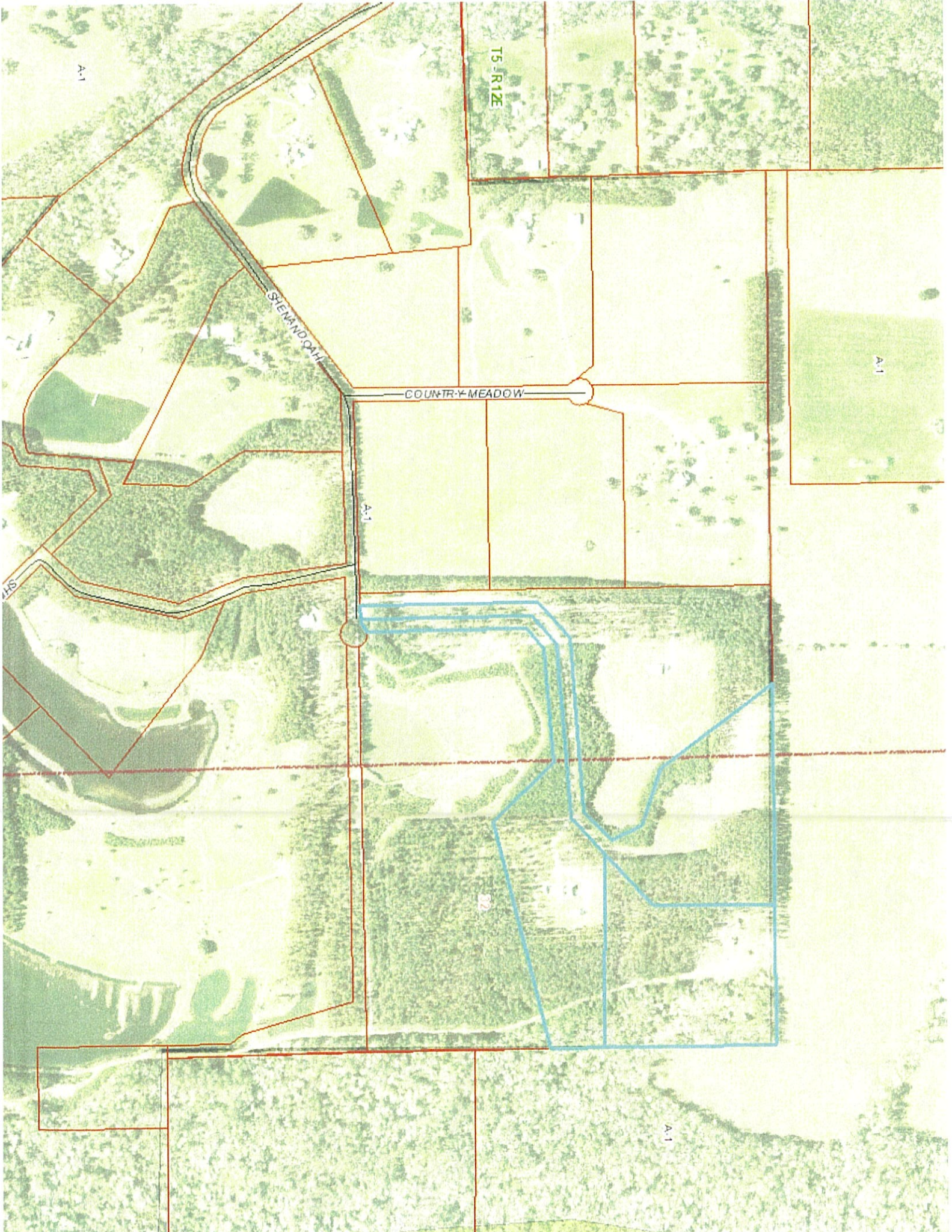
Tracker

Existing row of 70 year old planted oaks. The row runs in a north south fashion with trees spaced 6' apart. The row is approximately 5' from property line. The rows are spaced west to east every 10'.



New Driveway
Homeowner wants to plant clumping bamboo running north and south on 6' spacing to create a thick vegetation screen. Area between property line and driveway will also re-seed itself from existing pine trees and native shrubs. This area will not be under brushed etc in the future.





TS RIZE

A-1

SIEMANO QAH

COUNTRY MEADOW

A-1

A-1

A-1

82

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

Case File Number:	BOA Case No. 2023-3211-BOA
Initial Hearing Date:	02/07/23
Date of Report:	01/30/23

GENERAL INFORMATION

Applicant:	Jubilee RV, LLC
Representative:	Jeffrey Schoen and Sean Burkes
Location of Property:	US Highway 190, Slidell, Louisiana
Zoning of Property:	NC-6 Public, Cultural & Recreational Zoning District
Variance(s) Requested:	Reduction of the required 30 foot buffer.

OVERVIEW

Request by applicant in a NC-6 Public, Cultural & Recreational Zoning District for a reduction of the required 30 foot buffer on portions of the eastern buffer and a portion of the southern buffer.

STAFF COMMENTS

As per the Unified Development Code Section 130-2213 - Minimum standards. (33) *RVP recreational vehicle park*. h. *Development standards*. 6. *Buffering and landscaping*. A minimum buffer area of 30 feet shall be imposed around the perimeter of the RV park and shall be landscaped in such a fashion as to achieve a 70 percent visual screen of living plant material at time of planting.

The objective of the request is to allow for the reduction of the required 30 foot buffer (see attached drawing) on the:

- East side, along the existing pond to approximately 5 feet.
- East side, where there is an existing roadway, to approximately 15 feet. Note that there is an existing ditch located within the 15 foot greenspace.
- South side, to approximately 15 feet, where there is an existing utility area.

Staff is not opposed to the requests considering that the site is proposed to be developed with a Recreational Vehicle Park on a property that was previously developed with a mobile home/RV park, destroyed by Hurricane Katrina. The pond, roadways and utility area are currently existing on the site and are mainly the only infrastructure remaining on the site.



J.V. Burkes & Associates, Inc.

1805 Shortcut Highway
Slidell, Louisiana 70458

985.649.0075 office
985.649.0154 fax
www.jvburkes.com



January 5, 2023

Ms. Erin D. Cook, AICP
St. Tammany Parish Department of Development
P.O. Box 628
Covington, LA 70434

**RE: Jubilee RV & Camping Park
BOA – Requested Variance for Landscape Buffer**

Dear Ms. Cook,

Upon initial review by St. Tammany Parish Planning Department, we respectfully request a Variance to Chapter 130 – minimum standards – 30ft buffer requirements in three separate areas for Jubilee RV & Camping Park.

Jubilee RV & Camping Park is a redevelopment of Northshore Mobile Home Park located in Southeastern St. Tammany Parish off of Hwy 190. The mobile home park was constructed in the 1980's which included the roadways, and utility infrastructure. We proposed to keep the existing roadway and utility infrastructure, to minimize disturbance to the land and to keep as many existing trees as possible on the site. However when the original mobile home park was built there was no requirement for a 30ft buffer around the perimeter of the site, and this causes issues at three locations; 1) The existing pond; and 2) The existing roadway near south and east corner of property; and 3) Near the utility parcel.

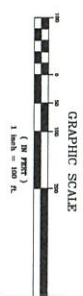
Since the infrastructure and trees are already mature in these areas, any moving of infrastructure would cause unnecessary filling, adding concrete, cutting trees in order to meet the current ordinance under Chapter 130. This will not create an adverse effect to the neighbors and will not constitute a precedent.

Sincerely,






















A handwritten signature in blue ink, appearing to read "Sean M. Burkes", is written over a horizontal line.

Mr. Sean M. Burkes, PE, PLS
J.V. Burkes & Associates, Inc.

A vicinity map showing three sites labeled 20, 29, and 39. Site 20 is at the top center, Site 29 is to its left, and Site 39 is below it. A road runs diagonally from the bottom left towards the top right, passing between the sites. Various landmarks like buildings and trees are depicted around the sites. The map is oriented with North at the top.



CONCEPT PLANT SCHEDULE

	ELDERBERRY CANOPY TREE	14
	Class A	
	ELDERBERRY CANOPY TREE	31
	Class A	
	ELDERBERRY UNDERSTORY TREE	8
	Class A	
	ELDERBERRY UNDERSTORY TREE	10
	Class A	
	ELDERBERRY STREET PARAPET TREE	37
	Class A	
	ELDERBERRY SCREEN	52
	Class A	
	LANDSCAPE EDGE	1,162 sf
	to be changed	
	20' LANDSCAPE BUFFER	
	to be added (during Construction)	
	LANDSCAPE BUFFER	
	to be added	
	INTERIOR LANDSCAPE AREAS	
	Existing trees to be retained	
	Existing trees to be removed as needed by mature native plants and introduced species	

LANDSCAPE THEME: Landscape as a vehicle is meant to feel like a natural park, as much as possible. In the development process we wish to preserve and use the existing landscape as much as possible. The landscape improvements that are added will be less formal and more natural in design, centering on indigenous plantings and ones that thrive in low country settings and soils.

In keeping with the theme, where possible, siting of individual RV, Campsites, and Changing stalls will be adjusted to preserve existing trees and plants; and where not possible will be improved with a landscaping plan that feels natural and not formal in design. At that time, there will be a few formal plantings around the reception area, in Office/Concession Building, Pool Cabana, Outdoor amenity Area, Pavilion, Dog Park, and near the arena.

ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC

562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(983) 960-0429

CONCEPTUAL LANDSCAPE PLAN FOR
JUBILEE RV & CAMPING PARK
LOCATION IN SECTS. 20 & 21, T-9-S, R-15-E,
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

WHITESTONE MANAGEMENT LLC #1

J.V. Burkes & Associates, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL

1805 HWY. 190 EAST
Slidell, Louisiana 70458
E-mail: jbassoc@jburkas.com

Phone: 985-849-0675 Fax: 985-849-0154
Mississipi Phone: 228-433-5800

SEAN M. BURKES
LA REG. NO. 4785

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

Case File Number:	BOA Case No. 2023-3213-BOA
Initial Hearing Date:	02/07/23
Date of Report:	01/30/23

GENERAL INFORMATION

Applicant:	Brown's Village Plaza, LLC
Representative:	Vincent Wynne
Location of Property:	61025 US Highway 11, Slidell, LA
Zoning of Property:	HC-3 Highway Commercial Zoning District
Variance(s) Requested:	Waiver of the required buffers and required trees and shrubs.

OVERVIEW

Request by applicant in a HC-3 Highway Commercial Zoning District for a waiver of the required 10 foot side yard buffers and a waiver of the required number of Class A & Class B trees.

STAFF COMMENTS

As per the Unified Development Code Sec. 130-1977. - Side and rear buffer planting area requirements.

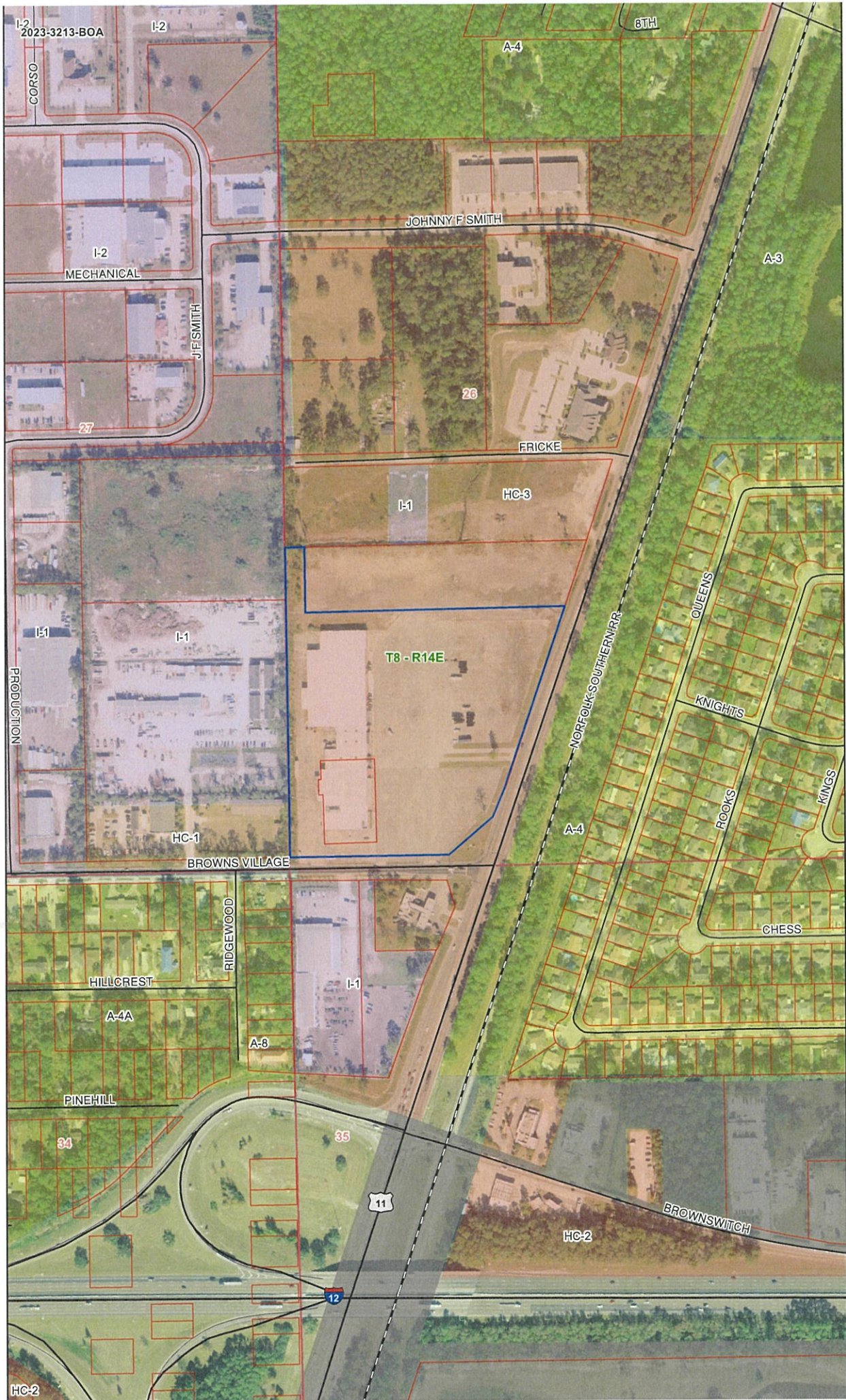
- (a) *Definition.* A buffer planting area is defined as an area of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Buffer planting areas terminate at, and do not include any area within, street planting areas. Buffer planting areas shall be designed to provide a horizontal distance and landscaped open space between properties.
- (b) *Buffer planting area width.* Buffer planting area width shall be a minimum of ten feet, except that buffer planting area width for an industrial use abutting a non-industrial use shall be a minimum of 25 feet.
- (e) *Planting requirements in buffer planting areas.*
 - (1) *Trees required if unencumbered by utility servitude.* Subject to the reduction and credit for existing trees as set forth in section 130-1975, the following minimum number of trees shall be planted in the buffer planting areas which are not encumbered by a servitude or easement:

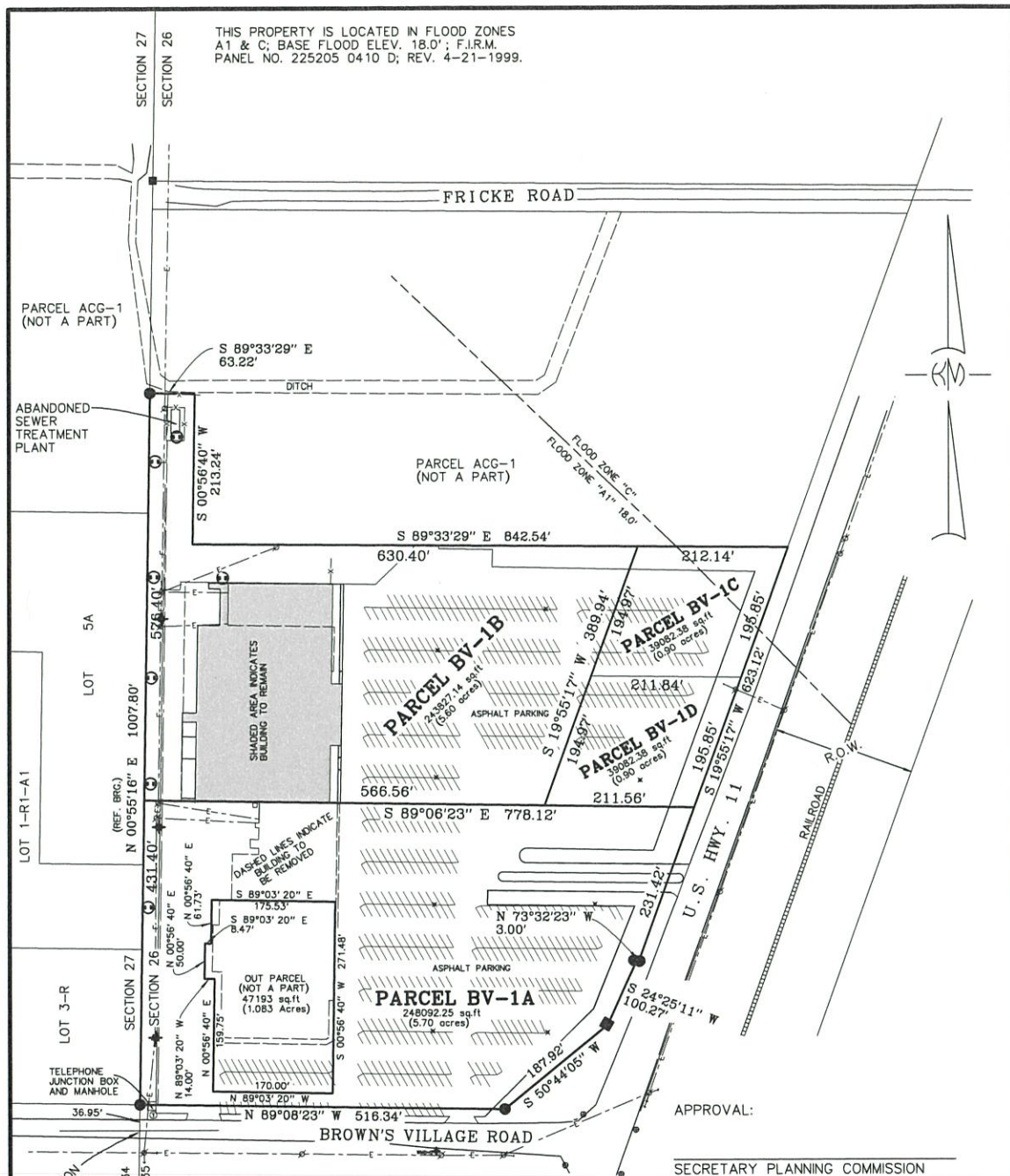
Category	Number
Class A trees	One for each 30 linear feet of the buffer planting area
Class B trees	One for each 30 linear feet of the buffer planting area

The objective of the request is to allow for the creation of 4 separate parcels to be developed with commercial uses. Staff has no objection to the request considering that the site is developed with some existing buildings and a paved parking lot. While the objective of the request is also to allow cross access from one parcel to another and to allow to share the existing parking spaces among the different businesses, required number of Class A, Class B & shrubs should be provided as the development of the site takes place. Note that the site was developed more than 30 years ago and there are no existing trees on the site.

Should the Board be in favor of the request, it should be subject to providing a landscape plan, before applying for the building permit for new commercial building, meeting the following requirements:

- Provide the required number of Class A & Class B trees and shrubs within the existing Hwy 11 planting area.
- Provide the required number of Class A & Class B trees within the north side planting area.
- Creation of a buffer along Brown's Village road and provide the required number of Class A & Class B trees and shrubs.
- Add landscape islands within the parking lot with required Class A tree.





-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 3/4" IRON PIPE FOUND
- ⊙ = SEWER MANHOLE
- ★ = FIRE HYDRANT

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, EED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.

REVIEW COPY

Kelly J. McHugh, REG. NO. 4443
CERTIFIED TO BE 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 CERTIFIED PLAT.

REFERENCES:
1. PLAT OF A MINOR SUBDIVISION BY THIS FIRM,
FILED AS MAP FILE NO. 5918C, FILED 03-03-2020
2. PLAT OF A MINOR SUBDIVISION OF ADJACENT PROPERTY
BY THIS FIRM FILED AS MAP FILE NO. 5977A,
FILED 12-02-2020

NOTES:
1. THE AREA CALCULATION FOR PARCEL BV-1A
EXCLUDES THE OUT PARCEL AREA, WHICH IS NOT A PART.
2. THE OUT PARCEL HAS LEGAL AND PHYSICAL
ACCESS VIA GRANT OF SERVITUDE DATED
AUGUST 22, 1980 AND RECORDED AS COB 983, FOLIO 821.
3. ALL LOTS BV-1A to BV-1D WILL HAVE A RECORDED
SERVITUDE/EASEMENT OF WAY ACROSS ALL OTHER LOTS.

A RESUBDIVISION OF PARCEL BV-1
OF A PREVIOUS MINOR SUBDIVISION
INTO PARCELS BV-1A, BV-1B, BV-1C & BV-1D
ALL IN SECTION 26, T-8-S, R-14-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 150' DATE: 12-13-22
DRAWN: DRJ JOB NO.: 07-294
REVISED:

PREPARED FOR:

BROWN'S VILLAGE PLAZA LLC,

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

**Brown's Village Plaza, LLC
5119 Magazine Street
New Orleans, LA 70115-1843**

Office: 504 830-0128
Fax: 504 830-2813

Rents: ruth_morrisongrp@yahoo.com
Lease & Maintenance: PM_morrison@yahoo.com

January 12, 2023

By Hand

St. Tammany Board of Adjustments
Department of Planning & Development
Covington, LA

Re Brown's Village Plaza, LLC Variance Appeal

Members of the Board:

James J. Morrison, Jr. is the Manager of Brown's Village Plaza LLC as shown by the attached printout of the listing of the company information from the Louisiana Secretary of State's web site, and he is fully authorized to make this application for a variance on behalf of the company and to act and speak on its behalf.

As shown by the attached Cash Sale Brown's Village Plaza LLC is the sole owner of the property shown as "BV-1 13.088 Acres" on the attached drawing marked Survey 1, and this variance request only applies to that property owned by Brown's Village Plaza, LLC.

The drawing marked Survey 1 reflects the current Lot designations as per the last re-subdivision of the property and as shown BV-1 surrounds an Out Parcel building not owned by Brown's Village Plaza, LLC, which out parcel is owned by Felicity Center, LLC of which James J. Morrison, Jr. is also the Manager and is authorized to act and speak on its behalf as per the attached letter of Felicity Center, LLC.

The variance requested is to reduce the side yard requirements to 2 feet that would be required on the Southern side of the building shown in the attached drawing Survey 2 which building is shown cross hatched and marked "Cross Hatch Indicates Building to Remain".

The variance request is prospective in that Brown's Village Plaza, LLC as owner of current Parcel BV-1 and Felicity Center, LLC as owner of the building marked "Out Parcel" on the drawing Survey 1 will be applying for the properties to be re-subdivided into the lots shown on Survey 2.

The future lot shown as BV-1A, on Survey 2 will include the Out Parcel building and future lot BV-1A is to then be sold to a third party with all buildings on future lot BV-1A to be demolished.

2' along the Southern side of the building marked Building to Remain and all of future lots BV-1B and BV-1C and BV-1D will be retained by Brown's Village Plaza, LLC.

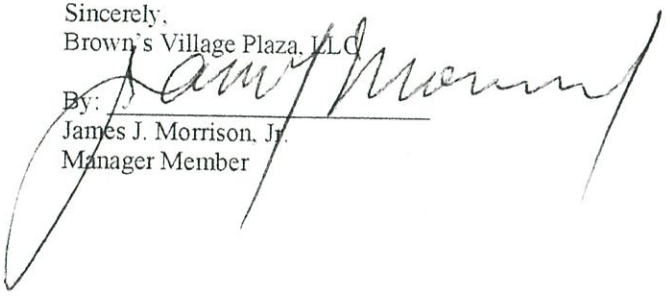
The act of sale to the third party will include a servitude/building restriction prohibiting any building in the area on the whole South side of the cross hatched "Building to Remain" for a depth of 15' towards Brown's Village Road and limiting that area to landscaping, parking and or walkways only which 15' with the 2' along the same line which is not being included in the sale to effectively allow a 17' no build area which will more than exceed the required side yard for the "Building to Remain".

This variance is required (See submission requirement A) because Brown's Village Plaza, LLC has been advised by the Department of Planning & Development, Helen Lambert that a violation of land use zoning law would occur if the building labeled Building to Remain did not have the required side yard under its ownership, whereas the purchaser of the Parcel BV - 1A requires the land subject to the building restriction for parking and drives for its use.

This variance request does not impose an adverse effect on the neighboring property in that it is to benefit what will be the neighboring property by allowing the prospective owner of future lot BV-1A sufficient land to accommodate its use a large scale truck and automobile service station. Additionally the current "out parcel which is the nearest current lot to the requested area of the variance is owned by the same group and consents to the variance.

The granting of the variance will not constitute a precedent in that it is a highly unusual one-of-a-kind situation.

Sincerely,
Brown's Village Plaza, LLC

By: 
James J. Morrison, Jr.
Manager Member

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

Case File Number:	BOA Case No. 2023-3214-BOA
Initial Hearing Date:	02/07/23
Date of Report:	01/30/23

GENERAL INFORMATION

Applicant & Representative:	Executive Holdings, LLC-Corey Smith
Location of Property:	67809 LA Highway 41, Pearl River, Louisiana
Zoning of Property:	HC-2 Highway Commercial Zoning District
Variance(s) Requested:	Removal of 24" live oak tree

OVERVIEW

Request by applicant in a HC-2 Highway Commercial Zoning District for the removal of 24" live oak tree.

STAFF COMMENTS

As per the Unified Development Code Sec. 130-1975. - Tree preservation (b) *Preservation of trees, inspections.* (1) *Preservation of live oak trees.* All live oak trees over six inches DBH shall be preserved wherever they may be located on the property and even if they are located between the property line and the roadway surface.

The objective of the request is to allow for the construction of a 10,571 square foot retail store and parking lot. While the 2.849 acre site is irregular in shape and incombered by several natural elements, the site could be redesigned to preserve the existing 24 inches live oak tree. After a site visit/inspection, it was determined that the 24" live oak tree is a Grade A tree/healthy tree and if remove it would require 100 percent replacement on site and/or payment to the tree bank. Allowing the removal of a Grade A live oak tree would be contrary to the objective of the landscaping ordinance which is to encourage the preservation of live oak trees not only within the buffers but wherever they may be situated on the property.

Should the Board be in favor of the requested variance to remove the 24" live oak tree, it should be subject to replanting the required of number of trees onsite, with cypress trees instead of live oak trees.

Should the Board not be in favor of the request, staff suggest that variance request be postponed to allow for a revised site and landscape plan to be submitted, showing the preservation of live oak tree and reconfiguration of the site.





To: St. Tammany Parish Board of Adjustment

From: Corey Smith, Managing Member

Date: January 6, 2023

Re: Narrative for Variance Application

We are seeking variance approval to remove one 24" diameter live oak tree from an approximately 2.8+/- acre parcel for purposes of retail store development.

The lot is currently heavily wooded and irregularly shaped, and bordered by LA Highway 41 to the north, a stream and buffer to the west, and a private driveway to the east.

Numerous attempts have been made to reconfigure the retail development layout to mitigate the subject 24" oak tree, however there is no alternate workable site configuration that meets all other zoning requirements, buffers, setbacks, parking etc. while meeting the reasonable needs of our client.

Notable factors affecting the site layout:

- The 50' stream buffer along the west property line removes the development possibility for a very large portion of the lot.
- There is no public water system available on the site. A private water well must be drilled and the Health Department requires generous spacing buffers between the well head and the sewer treatment system spray head radiuses.
- There is no public sewer utility available to the site, so a treatment plant and spray system is required, which require considerable designated square footage buffered from property lines, detention ponds, water wells and stream buffers.
- Site topography limits our options to arrange the site.
- Stormwater detention requirements limit our options to arrange the site
- Per the request of Parish officials, the site and finished floor elevations were designed to conform with proposed FEMA flood maps.

Proposed mitigation measures:

- In addition to all regular landscaping planting requirements, we propose to plant 10 each 3" diameter live oak trees (30" total diameter) on the site to exceed the total caliper diameter of the lost oak.

TREE SURVEY

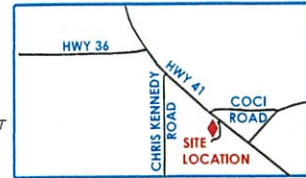
OF TREES LOCATED ON A 3.307 ACRE TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST OF THE LOUISIANA MERIDIAN, ST TAMMANY PARISH, LOUISIANA



0 50'
Scale: 1" = 50'
JOB # 2022-041
03/28/2022

LEGEND:

POWER POLE
 SET/FOUND CORNER
 SIGN
 STREET LIGHT/AREA LIGHT
 SEWER MANHOLE
 FENCE
 OVERHEAD POWER LINE

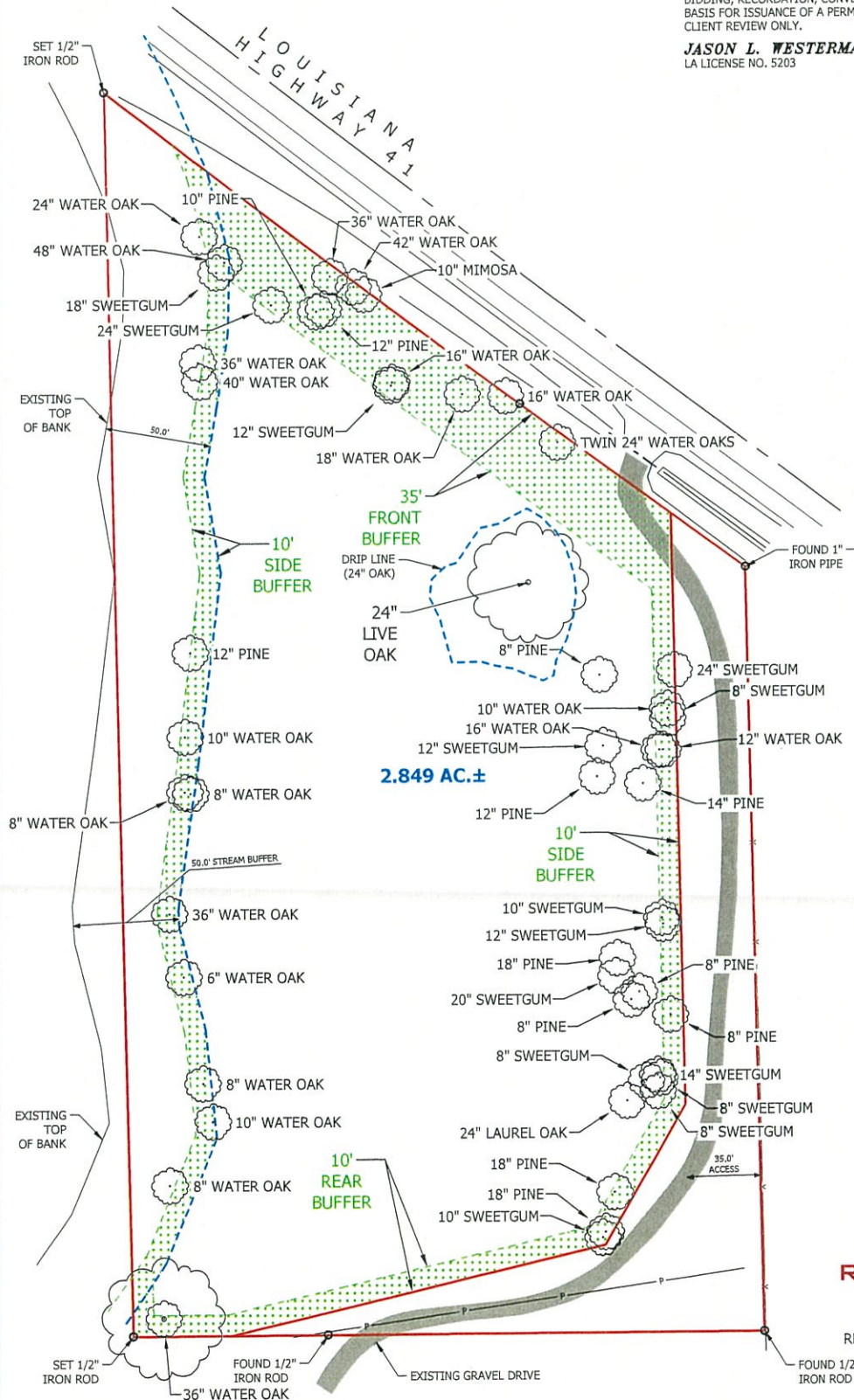


VICINITY MAP
(NOT TO SCALE)

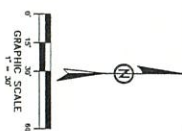
PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. IT IS INTENDED FOR CLIENT REVIEW ONLY.

JASON L. WESTERMAN, P.L.S.
LA LICENSE NO. 5203



RED CHUTE LAND SURVEYING, LLC
1688 BELLEVUE RD
HAUGHTON, LA 71037
318-949-6359
redchuteland@gmail.com
License No. VF 820

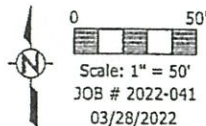


DEVELOPER:
**EXECUTIVE
HOLDINGS, LLC**
311 TELLY ROAD
PICAYUNE, MS 39466
PHONE: 601-798-4000

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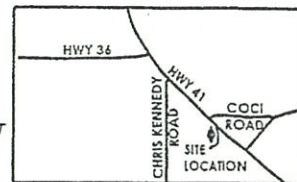
BOUNDARY SURVEY

A 3.307 ACRE TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST OF THE LOUISIANA MERIDIAN, GREENSBURG LAND DISTRICT, ST TAMMANY PARISH, LOUISIANA



LEGEND:

	POWER POLE
	SET/FOUND CORNER
	SIGN
	STREET LIGHT/AREA LIGHT
	SEWER MANHOLE
	FENCE
	OVERHEAD POWER LINE



VICINITY MAP
(NOT TO SCALE)

NOTES:

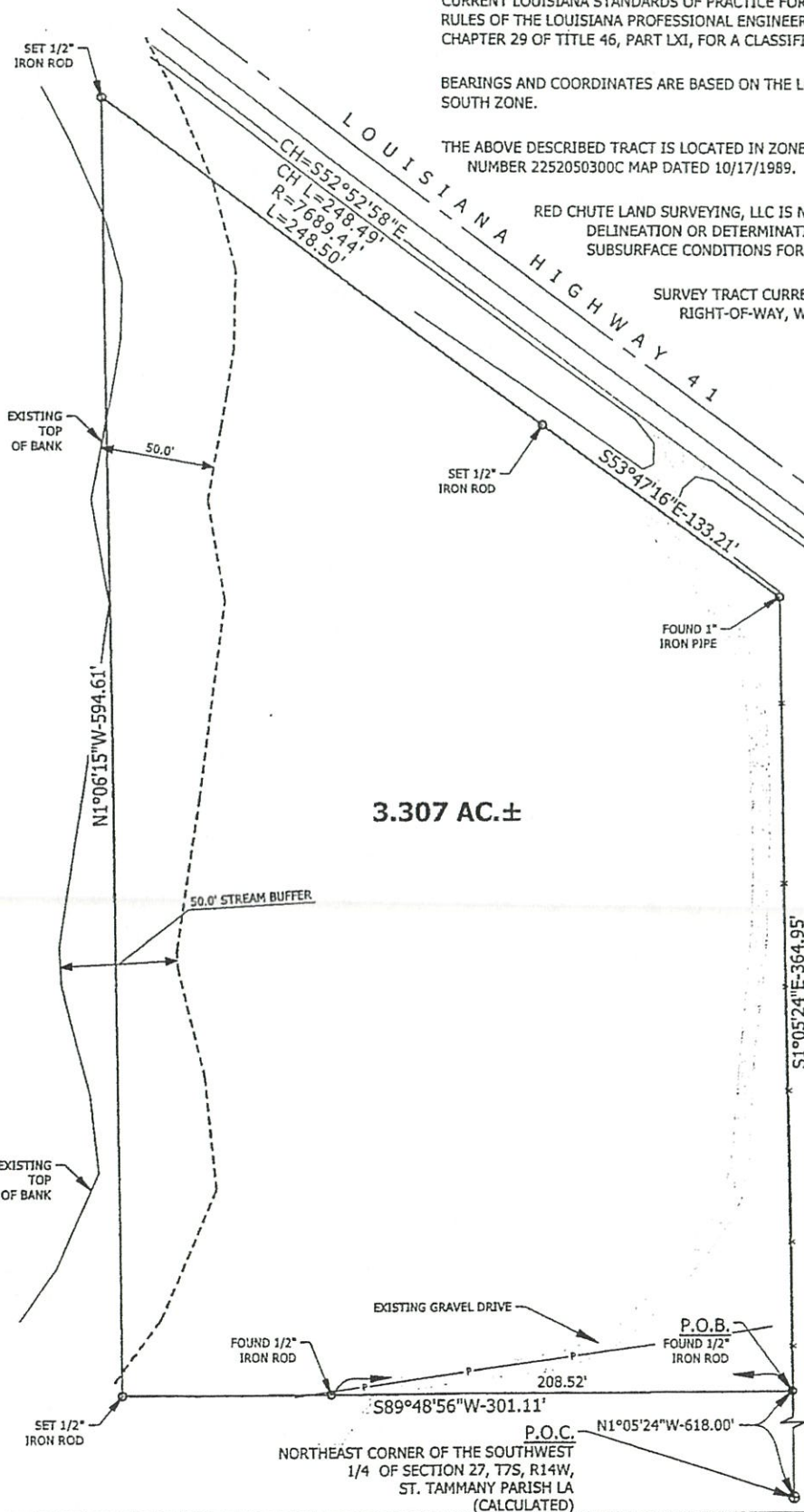
I HEREBY CERTIFY THAT THIS SURVEY AND PLAT BASED ON IT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND CONTROL. THIS SURVEY IS IN COMPLIANCE WITH THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, AS STIPULATED BY THE RULES OF THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD IN CHAPTER 29 OF TITLE 46, PART LXI, FOR A CLASSIFICATION "B" SURVEY.

BEARINGS AND COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, SOUTH ZONE.

THE ABOVE DESCRIBED TRACT IS LOCATED IN ZONE "C" AS PER FLOOD INSURANCE RATE MAP NUMBER 2252050300C MAP DATED 10/17/1989.

RED CHUTE LAND SURVEYING, LLC IS NOT RESPONSIBLE FOR ANY WETLANDS DELINEATION OR DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUBSURFACE CONDITIONS FOR THIS SURVEYED TRACT.

SURVEY TRACT CURRENTLY HAS ACCESS TO HWY 41, PUBLIC RIGHT-OF-WAY, WITH DRIVEWAY AS SHOWN HEREON.



PROPERTY DESCRIPTION:

A CERTAIN 3.307 ACRE TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST OF THE LOUISIANA MERIDIAN, GREENSBURG LAND DISTRICT, ST TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND PROCEED NORTH 01° 05' 24" WEST A DISTANCE OF 618.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 89° 48' 56" WEST A DISTANCE OF 301.11 FEET; THENCE PROCEED NORTH 01° 06' 15" WEST A DISTANCE OF 594.61 FEET TO THE SOUTHERLY RIGHT OF WAY OF LOUISIANA HIGHWAY No. 41; THENCE PROCEED THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT OF WAY: ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7689.44 FEET (A CHORD BEARING SOUTH 52° 52' 58" EAST A DISTANCE OF 248.49 FEET) AN ARC DISTANCE OF 248.50 FEET AND SOUTH 53° 47' 16" EAST A DISTANCE OF 133.21 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY PROCEED SOUTH 01° 05' 24" EAST A DISTANCE OF 364.95 FEET TO THE POINT OF BEGINNING.



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67809 HIGHWAY 41 TREE PHOTO

