AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, SEPTEMBER 11TH, 2018 - 3:00 P.M.
(RESCHEDULED FROM TUESDAY, SEPTEMBER 4TH, 2018)
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING “A”
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE AUGUST 7, 2018 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2018-1115-BOA --POSTPONED FROM 08/07/18 MEETING
Request by applicant for a variance in a HC-3 Highway Commercial Zoning District to reduce the required 20 foot greenspace to 10 feet, along Hollycrest Blvd, and to reduce the required 20 foot greenspace to 8.2 feet, along US Highway 190. The property is located at 500 US N. Highway 190, Covington, Louisiana.
Applicant: Circle K. Stores INC/Randy Hornes – Representatives: Reagan Majoria & Kevin Talabock

BOA CASE NO. 2018-1175-BOA
Request by applicant for a waiver of the staff interpretation of Section 115, Drainage and Flood Control, of the St. Tammany Parish Code of Ordinances regarding the use of the preliminary FIRM map to determine the finish floor elevation and according to the preliminary Base Flood Elevation. The property is located at 320 Hawk Drive Slidell, Louisiana.
Applicant: Douglas Graffeo
Representative: Norman Manton Jr.

BOA CASE NO. 2018-1180-BOA
Request by applicant for a variance in a MD-3 Medical Facility Zoning District to reduce the required number of parking spaces from 243 required parking spaces to a total of 130 parking spaces. The property is located at 201 Greenbriar Blvd, Covington, Louisiana.
Applicant: Covington Behavioral Health, LLC/ Wes Crawford CEO
Representative Allison C. Bondurant, Attorney

BOA CASE NO. 2018-1181-BOA
Request by applicant for a variance in an A-4 Single Family Residential Zoning District to allow for the construction of a boathouse, between Carr Drive & Faciante Canal, as per the site plan submitted. The property is located at 425 Carr Drive, Slidell, Louisiana.
Applicant: Mary Landrieu
Representative: John Kleinschmidt, Waggonner & Ball, LLC
**BOA CASE NO. 2018-1182-BOA**
Request by applicant for a variance in a PF-1 Public Facilities Zoning District to allow to mitigate a portion of the required caliper inches of removed live oak trees with a variety of existing species of Class A trees on the site and with a variety of newly planted species of Class A trees, instead of live oak trees. The property is located at 13505 Hwy 1085, Covington, Louisiana.
Applicant: St. Tammany Recreation District No. 14 – Richard Bentley-Smith
Representative: Joseph W. Furr

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**
The August 7, 2018 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Fandal.

The roll was called as follows:

PRESENT: Mr. Fandal, Mr. Brookter, Mr. Schneider, Mr. Gordon and Mr. Ballantine, Mr. Guidry.

ABSENT: N/A

STAFF PRESENT: Mr. Sevante, Mrs. Lambert, Mr. Cleland

APPROVAL OF THE MINUTES
Moved by Mr. Ballantine and seconded by Mr. Schneider to accept the July 3rd, 2018 minutes

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARINGS

BOA CASE NO. 2018-1083-BOA—POSTPONED FROM 07/03/18 MEETING
Request by applicant for a variance in a HC-3 Highway Commercial zoning district to increase the maximum allowable foot candle from 10 foot candle for a retail outdoor storage yard to a maximum of 20 foot candle allowable for an active storage yard. The property is located at 68348 Highway 190 Service Road, Covington, Louisiana.
Applicant: CarMax Auto Superstores, Inc

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

Mike Sherman: Representative Counsel for CarMax. Thanks to the Parish and all Planning Staff. Thought we meet the definition of active storage yard such as hardware store. 1st request was an appeal to be classified an active storage yard. Stated that he would like to submit alternative to the original request to go from 20 foot candle 16.2 foot candle. Average foot candle are less than 10 on the CarMax lot. Explain that at 16.2 foot candles, the proposed CarMax would be the less dim site of all the CarMax built in the U.S.. The Toyota is over 20 foot candle. We couldn’t find a car lot in St. Tammany under 10. Provided data regarding lighting for car lot in the U.S. The revised plan shows that the 16.2 foot candle would only be in the heart of the car lot. It is very gentle lighting. The lights would only be in use from dusk until the closing of the store. After closing the store, the entire site will be below the required 10 foot candle. We have gone above and beyond to try to reduce the intensity to come up with something custom to this site and this community. And it will be the dimmest car lot in St. Tammany Parish. Happy to answer questions. This is important to the development.

Mr. Fandal: What time do you close the store?
Mr. Gettys: yes in 2009.

Mr. Ballantine: The permit issued did not include the breezeway?

Mr. Gettys: No. Provide explanation of situation. I was asked to file a permit for what I wanted to build at the present time. Comeback later if you want to build anything new. I didn’t know I was going to face this dilemma. Financially, I couldn’t afford to build the breezeway.

Mr. Fandal: Do you have plans of what you submitted at the time? This building permit does not give the width of the breezeway, according to what I have here.

Mrs. Lambert: Explained what he applied for and the square footage of the accessory building.

Mr. Fandal: only applied for accessory building only?

Mrs. Lambert: Correct.

Mr. Gordon: I am looking at the drawing provided, and I see that you have porch in the back of your house?

Mr. Gettys: no, it was a porch but I enclosed it, 10-12 years ago.

Mr. Gordon: why slab under the breezeway? Who designed it? Why did you pour a structural slab? A breezeway attach one structure to another. No slab required under the Breezeway. No other plans?

Mr. Gettys: A draftsman designed it and stamped it. It was to carry the roof line.

Mr. Gordon: are you going to turn the accessory building into an apartment?

Mr. Gettys: No.

Mr. Brookter: you indicated that you would like to have a breezeway and wanted to tie the 2 buildings together, also referred to problems with your insurance?

Mr. Gettys: I had hail damage, which requires roof repairs, and I ask the insurance company to give me additional time to go through the variance process, I would like to replace the roof and extend the roof/ build breezeway.

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

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2018-1120-BOA
Request by applicant for a variance in a HC-2 Highway Commercial Zoning District to reduce the required setback for a monument sign, from 5 feet to 17 inches, and a waiver of the required 15 feet X 25 feet sight triangle. The property is located at 71211 Highway 21, Covington, Louisiana.
Applicant: SATNOH LLC. Representative: Jeffrey D. Schoen

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

Jeff Shoen: Representative for the owners. Appreciate staff comments. Pointed to the site plan, the proposed sign will not create any safety issue. It is the best place to put the sign to allow for the business to be identified. Reinstated request for waiver and indicated that the sign for the business to the east, Firestone, is in the same spot and across the street. No problem in the area with visibility.

Mr. Fandal: Any Questions?

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

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS
N/A

NEW BUSINESS
N/A

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

MOTION CARRIED UNANIMOUSLY

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

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1115-BOA
Initial Hearing Date: 08/07/2017 – Postponed
2nd Hearing Date: 09/04/18
Date of Report: 08/24/2018

GENERAL INFORMATION

Applicant(s) Name: Circle K. Stores INC/Randy Horner
Representatives: Reagan Majoria & Kevin Talabock
Location of Property: 500 US N. Highway 190, Covington, Louisiana.
Zoning of Property: HC-3 Highway Commercial District
Variance(s) Requested: reduce the required 20 foot greenspace to 8.2 feet, along US Highway 190 and to 10 feet along Hollycrest Blvd.

OVERVIEW

The applicant originally requested to reduce the required 20 foot greenspace to 10 feet, along Hollycrest Blvd, and to reduce the required 20 foot greenspace to 8.2 feet, along US Highway 190. A revised plan was submitted, requesting to only reduce the required planting area, along Hollycrest Blvd., from 20 feet to 12 feet. The greenspace variance is being requested in order to restore an existing commercial site, currently developed with a gas station and canopy, with a carwash and parking spaces for pre-scrubs, detailing and vacuum of vehicles.

STAFF COMMENTS

Request to reduce the required 20 foot greenspace to 12 feet along Hollycrest Blvd to allow for 11 pre-scrub parking spaces and also to allow for sufficient stack up of cars waiting to enter the carwash. Note that the size of the existing greenspace along Hollycrest Blvd, varies from 10 feet to 2 feet in width.

Although, the number of pre-scrubs and vacuum parking spaces could be reduced to meet the minimum greenspace requirements, staff is in not opposed to the request for mainly 2 reasons. First, the reduction of the required greenspace along Hollycrest Blvd, will allow sufficient space to provide 2 stack up lanes, to ensure that all cars awaiting to go through the carwash, are on the property, completely off Hwy 190. Second, the proposed development, as shown on the attached plans, will definitely contribute to the improvement of the appearance of the site and to the North Hwy 190 Corridor.

Moreover, the attached plan shows that the site will be in full compliance with the landscape ordinance, in regards to the required number of trees and shrubs. Also, the number of existing access to the site is proposed to be reduced from 2 driveways to 1 driveway, along Hwy 190.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1175-BOA
Initial Hearing Date: 09/04/2018
Date of Report: 08/24/2018

GENERAL INFORMATION
Applicant(s) Name: Douglas Graffeo
Representative: Norman Manton Jr.
Location of Property: 320 Hawk Drive Slidell, Louisiana.
Zoning of Property: A-3 Suburban District
Variance(s) Requested: Questioning of the staff interpretation of Section 115, Drainage and Flood Control

OVERVIEW
The applicant is questioning the staff interpretation of Section 115, Drainage and Flood Control, of the St. Tammany Parish Code of Ordinances regarding the use of the preliminary FIRM map and the preliminary Base Flood Elevation to determine the required finish floor elevation.

STAFF COMMENTS
The applicant is questioning the staff interpretation of the Drainage and Flood Control regulation, preventing the construction of a guest house below the required finish base flood elevation. The preliminary Base Flood Elevation is at 13.0 feet. The property is currently at an elevation 9.0 feet, based on aerial elevations provided by the LSU Ag-Center Flood Map website. The proposed guest house would have to be raised approximately 4' high in order to meet the requirements. The elevation of the guest house at the required level of 4 feet, would require the owner to construct a handicap ramp to access the guest house.

Staff maintains that the elevation requirement is valid for the following reasons:
- The site is located in a parish Critical Drainage Area and in Flood Zone A, as shown on the Preliminary Flood Map, and as per Section 115-3(b) (1) Critical Drainage Area (1) Areas, the site is then anticipated to be inundated by a 100-yr storm event.
- It has been determined that the proposed habitable structure is below the base flood elevation. As a participating FEMA National Flood Insurance Program community, St. Tammany Parish is required to use the "best available data" for floodplain determinations. Therefore, the preliminary BFE is then being referred to, to determine the required finished floor elevation and to prevent the finished floor elevation of new habitable structures from being lower than the base flood elevation:
  - See Section 115-3(b) (9) (e) "Based on available data, the Department of Development - Engineering may require a higher finished floor elevation on pier construction above the FEMA base flood elevation".
  - Department of Planning & Development-Engineering has determined that the Preliminary Flood Maps are the "best available data" for establishing the required finished floor elevation in that area.
Finally, considering that the purpose, policy, and intent of the Fill Ordinance is to protect the public health, safety, welfare, and property of residents of unincorporated St. Tammany Parish, the Parish engineers and staff have a statutory duty to administer the Fill Ordinance. To that effect, staff has determined that it is not in the best interest of the public health, safety, welfare and property to construct a new habitable structure with a finished floor elevation below the base flood elevation.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1180-BOA
Initial Hearing Date: 09/04/2018
Date of Report: 08/24/2018

GENERAL INFORMATION
Applicant(s) Name: Covington Behavioral Health, LLC/ Wes Crawford CEO
Representative: Allison C. Bondurant, Attorney
Location of Property: 201 Greenbriar Blvd, Covington, Louisiana.
Zoning of Property: MD-3 Medical Facility Zoning District
Variance(s) Requested: reduce the required number of parking spaces

OVERVIEW
Requested Variance: The applicant is seeking a variance to reduce the required number of parking spaces from 247 required parking spaces to a total of 130 parking spaces.

STAFF COMMENTS
The applicant is seeking a waiver of the additional 117 spaces, and to allow to maintain the existing 130 existing parking spaces on the site. Note that the proposed addition to the hospital would require that the total number of parking spaces be increased to a minimum of 247 spaces.

Reasons for the request:
- The functions and services provided by the hospital consist of the treatment of patients with psychiatric and substance abuse needs. Since the facility is a controlled locked environment where patient visitations is limited to 1 hour per day (3:30 til 4:30PM), the traffic generated by the facility is considerably lower than a full service hospital. Patients at the Center do not generally leave their vehicle in the parking and since visiting hours are limited, the existing lot’s utilization is regularly less than 50%. Also, approximately 40 % of the existing parking lot is being used by staff.
- Preserve the existing buffer, along the west side of property, between the existing parking lot and the abutting Normandy Oak Residential Subdivision and reduce the need for additional retention/detention for water runoff.
- As shown on the attached plan, the rear of the facility will be bounded by a future private outdoor fenced-in patient area. The waiver of the required additional number of parking spaces would allow to maintain a large buffer area and reduce or eliminate the potential for outside individuals to see the patients inside the fence, approach the fence, and have contact with the patients.
- Preserve a certain distance between the existing parking area and the proximity to the ambulance loading bay area, to reduce or eliminate the potential for the visitors to see patients being admitted to the facility by ambulance and negatively impact the patient confidentiality and privacy.
The staff is not in favor the requested variance. Although current and future services offered by the hospital and the proposed expansion may not require as many parking spaces as a full service hospital (min requirement of 247 spaces), there is no compelling reason to recommend approval considering that there is sufficient space on the site to provide the required number of parking spaces, and meet the minimum buffer and setback requirements. Moreover, the services provided by the hospital and/or the total number of staff members could be increased at any time, making the minimum number of required parking spaces necessary to be provided.
August 8, 2018

St. Tammany Parish Government
Planning and Zoning Department
Board of Adjustments
21454 Koop Drive, Suite 1 B
Mandeville, LA 70471

Re: Application for Parking Variance
Covington Behavioral Health, LLC

Dear all:

We write to provide an explanation of and support for the requested parking variance on behalf of Covington Behavioral Health, LLC for its mental health facility located at 201 Greenbrier Boulevard, Covington, Louisiana (the “Center”), associated with its proposed expansion of the Center. We request that the Board of Adjustments allow for a variance to allow 130 parking spaces in lieu of the required 247 spaces for the reasons set forth in this letter.

The Center and Proposed Expansion

Covington Behavioral Health, LLC operates the Center, which provides inpatient treatment for individuals with psychiatric and substance use disorder needs. The Center is a controlled environment with locked units and daily visitation from 3:30pm-4:30pm. Patients at the Center are not allowed to come and go as they please; accordingly, vehicles are generally not left by patients in lots. Furthermore, with limited visiting hours, the existing lot’s utilization is regularly less than 50%.

The parking expansion is necessitated by the expansion of the Center from 60 beds to 104 beds, an addition of 44 beds. The Center is one of two inpatient behavioral health facilities in West St. Tammany Parish. The new expansion will provide critically needed behavioral inpatient services to St. Tammany Parish. First, it will provide an additional 28 beds focusing on meeting the existing need of adult patients that we turn away each month due to capacity. Most importantly, this expansion will provide 16 beds to treat adolescents. Presently, there are no available beds for adolescents in acute crisis in St. Tammany Parish. The addition of these beds will provide services to children in our community that are sorely lacking. In most cases, adolescents are sent to treatment facilities as far as Ruston or Shreveport to be treated on an inpatient basis. This planned expansion will assist those children in their own community where they can regularly interact with their close family members and support systems as needed.
Current Zoning and Parking Requirements

This Center is presently zoned as MD-3; it presently has 143 parking spaces. The current zoning classification of MD-3 is a classification for hospitals and the like. In this case, while the Center technically meets this zoning classification, its current parking needs, in actuality, are much less. The Center currently uses only forty (40%) percent of its existing parking, primarily utilized by the staff. The inflows and outflows of cars seen at a traditional hospital are not present at this Center, as visitation and travel by patients and their families are restricted. The actual actual parking needs for the Center are less than even a nursing home facility, which is a lower zoning classification than the Center’s current zoning. This parking plan provides sufficient parking to meet the actual needs of this Center and there are compelling reasons for granting the request.

Proposed Parking and Reasons for Requested Variance

The expansion, under the Code, will require an additional 104 spaces from the current configuration, increasing the parking to a total of 247 spaces. The Center is proposing that the parking be allowed at a total of 130 spaces. This parking variance would provide more than adequate parking for the actual needs and is beneficial to the Parish, its constituents and the Center’s patients. For the reasons set forth below, we request that the parking variance be approved.

First, and importantly, the parking variance will be a benefit to the entire area near the Center. Presently, the Center abuts Normandy Oaks neighborhood. The constituents of St. Tammany Parish who live in this area are strongly opposed to demolishing any of the existing tree buffer between Normandy Oaks and the Center. By allowing the proposed variance, the Center’s parking will have a lower impact on this neighborhood by retaining more of the tree buffer between the Center and the neighborhood. Furthermore, building less parking is better for maintaining green space in the Parish and reducing the need to add additional retention or detention for water runoff. The increase in impermeable surfaces like a parking lot in this case would not serve the neighborhood or the area from a practical or an aesthetic perspective.

Second, there not sufficient room the site that will allow for all of the parking without compromising the patient privacy. The rear of the Center is bounded by fenced patient programming areas that are surrounded by trees. These patient areas are vital to patient care. The patients require private outdoor space for their safety and wellbeing. In this case, if parking were to encroach on the private area, patients could be seen over the fencing. Second, if parking is too close to the patient area, it is more likely that third parties may attempt to approach the fence to interact with patients or pass materials to them, like illegal drugs or other contraband. Third, there is an ambulance loading bay just to the east of the property. To allow more parking along the eastern boundary, which is the only practical location, would allow individuals to park and see into the ambulance loading bay, where many patients come in on stretchers, negatively impacting patient confidentiality and privacy.

The property to the south of the Center is not suitable for parking for the same reasons. The patient area goes around the entire rear of the Center, so it cannot be used for parking. In
addition, the area to the far south is in a flood area and a water detention and retention area. Therefore, the parking cannot be built in these areas.

Third, the proposed parking is not necessary for the current use. The Center, at its current 60 beds, rarely occupies more than forty (40%) percent of its existing 143 parking spaces. Using these percentages, the highest actual parking used now is approximately 55 spaces. At a similar rate of forty (40%) percent occupancy, with a 73.3% increase in the number of beds, the anticipated actual parking needs would be approximately 95 spaces, less than it presently has in its lot now. This proposal will result in a total of 130 spaces, still more than the expected need. Thus, if the Center were to expand the parking beyond the current footprint, it would expect that any new parking would remain almost entirely unoccupied at all times.

Finally, this Center would almost certainly never be converted to a full-service hospital, which we understand is a concern for the STPG. Unlike a hospital, this mental health facility does not contain the required build-out for a surgical center or a traditional medical facility. It would cost tens of millions of dollars to convert the existing facility into a medical/surgical hospital. Thus, this Center could not readily be converted to a medical/surgical center that would need the full 247 parking spaces. Therefore, any concern that this Center could easily be converted to a hospital requiring the full parking is mitigated by the above facts.

Conclusion

In sum, St. Tammany Parish is in dire need of the services provided by this expansion. The expansion will provide 44 new mental health beds, 16 of which are going to be adolescent beds. Knowing these needs, the Center has considered all the factors and believes it is in the best in interests of the Parish, its constituents, and the neighborhood to allow a parking variance as requested.

If you have questions, we would be happy to answer them.

Sincerely,

Wes Crawford
Chief Executive Officer
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1181-BOA
Initial Hearing Date: 08/07/2017
Date of Report: 07/27/2018

GENERAL INFORMATION

Applicant(s) Name: Mary Landrieu
Representatives: John Kleinschmidt, Waggonner & Ball, LLC
Location of Property: 425 Carr Drive, Slidell, Louisiana.
Zoning of Property: A-4 Single Family Residential Zoning District
Variance(s) Requested: reduce the required setback to allow for the construction of a boathouse, between Carr Drive & Faciane Canal

OVERVIEW

The applicant is seeking a variance to reduce the required setbacks to allow for the construction of a boathouse, between Carr Drive & Faciane Canal, as per the site plan submitted.

STAFF COMMENTS

Northshore Beach subdivision is unique compared to other developments in that many of the lots are separated by Carr Drive. The particular lot configuration allows the owners to build a main residence on the lake side and a boathouse on the canal side. Although, the primary purpose for the smaller lots, on the canal side, were meant to be used for dock & boathouses, throughout the years, some of the boathouses have been converted into residences.

As shown on the attached drawing, the applicant is seeking approval to allow for the construction of a boathouse/residence (boat dock at water level and living space above) of approximately 2418 sq. ft. over the Faciane Canal. No part of the boathouse, is planned to be build on lot 8-B, except for a portion of the connecting stairs/access to the structure. No formal setback variance is being requested considering that the boathouse is proposed to be completely built over Faciane Canal. Considering that the applicant does not own a portion of the canal, a signed statement from Mr. Jason Carr, legal owner of the canal’s water bottom, has been provided, indicating no objection to the construction of the structure as shown on the attached plan. The request to construct the boathouse is consistent with the other existing boathouses along Carr Drive.

Therefore, given the uniqueness of this development and that the owner of the canal’s water bottom does not object to the construction of the boathouse over Faciane Canal, the staff has no objection to granting the variance as requested as per the Boathouse site plan No. 1602 dated June 14, 2018.
DECLARATION

I, Jason Edward Carr, being the owner of the Fadaines Canal water bottom situated adjacent to Lot 8-B of the Northshore Beach Subdivision at Tammany Parish, LA (all of my interest in Lot 8-B having been conveyed by me to Mary Loretta Landerius on November 3, 2017 for the purpose of her constructing a boat house in Fadaines Canal adjacent thereto), do hereby grant, set over and deliver unto the said Mary Loretta Landerius a servitude of build to her to construct, use and occupy a boat house, the site & survey plan of which is shown on this drawing. The said boat house site & survey plan may be revised by Mary Loretta Landerius, and in such case, I do hereby extend the aforesaid servitude of build to accommodate said revisions with the requirement that any said extension be hereby limited to a length of 100 feet along the canal side boundary of Lot 8-B by a width of 30 feet into Fadaines Canal to the outside edge of the furthest boat house piling from the canal side boundary of said Lot 8-B. This done and signed by me, Jason Edward Carr on this the 11th day of June, 2018.

Jason Edward Carr

 план TRUE NORTH

1 BOATHOUSE SITE

1/16" = 1'-0"
LAKE OR TIDE ZONE "A101".
BASE FLOOD ELEV. 12.0' W.
FIRM PANEL NO. 225208 0530 C.
REVISED 04/02/1991

REFERENCES:
PLAT OF NORTH SHORE BEACH SUBDIVISION,
LEGAL DESCRIPTION OF A PARCEL OF LAND
BEING 50' X 20' DATED 11/03/2017.
PLAT OF SURVEY BY THIS FIRM OF LOT B &
B-A, DATED 04/07/2016, LAST REVISED
04/15/2016, JOB NO. 16-058.

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY Lien or IN?

APPROVALS:
SECRETARY OF PLANNING COMMISSION
DIRECTOR OF DEPARTMENT OF ENGINEERING
CLERK OF COURT

RESUBDIVISION SURVEY OF:
LOT 8-A & A PARCEL OF LAND INTO
LOT 8-B, NORTHSHORE BEACH SUBD.,
SEC. 25, T-9-S, R-13-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:
MARY LORETTA LANDRIEU

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

SCALE: 1" = 20' DATE: 04/02/2018
DRAWN: 08 JOB NO: 16-058-RESUB
REVISED: 04/02/2018

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNS CORRECT PLAT.
March 29, 2018

Board of Adjustment
Department of Planning & Development
St. Tammany Parish
PO Box 628
Covington, LA 70434

Re: 425 Carr Drive, St. Tammany Parish, LA

Dear Members of the Board:

We respectfully request the Board’s approval of the proposed site plan for a new boathouse on Carr Drive. The “A” lots on Carr Drive are located between the road and Faciane Canal. Per the survey prepared by Kelly McHugh & Associates, St. Tammany Parish Department of Planning & Development does not prescribe front and rear setbacks for these lots; only a side yard setback is indicated.

Existing boathouses built adjacent to this property extend approximately 30’-35’ into the canal and are built entirely over the water. Where boathouses have been built, the natural canal bank has typically been replaced with a bulkhead that is generally located between 28’-32’ from the edge of the roadway.

The Owner proposes to build a boathouse (boat dock at water level & living space above), with the entire structure located over Faciane Canal. The proposed bulkhead would align with the adjacent existing bulkhead to the south. Boathouse construction would not extend farther into the canal than adjacent docks to the north and south. The proposed site plan locates the new bulkhead and boathouse in a way that aligns with its neighbors.

To supplement our request, we have provided the following documents:

1. Survey prepared by Kelly McHugh & Associates, Inc. identifying the property lines and adjacent, existing structures.
2. Proposed site plan for the new boathouse.
3. Aerial image of Carr Drive, illustrating the typical construction along Faciane Canal.

We look forward to the opportunity to present and discuss this request at the Board’s next meeting.

Sincerely,

Emily Palumbo
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BEFORE ME, the undersigned Notary Public and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

MARTHA L. JUMONVILLE, an attorney at law whose address is 9 Starbrush Circle, Suite 101, Covington, La. 70433. ("Appearer")

WHO AFTER BEING DULY SWORN, declared and said that MARY LORETTA LANDRIBU ("MARY") is the owner of Lot 8-B and an adjacent parcel of ground in North Shore Beach Subdivision, St. Tammany Parish, La. which property was acquired by her from Jason Edward Carr by act passed before Appearer and recorded with the Clerk of Court, St. Tammany Parish, La. as COB Instrument No. 2101824.

AND WHO FURTHER DECLARED that to satisfy the requirement of the building permit office of St. Tammany Parish, Jason Edward Carr as the record owner of the adjacent canal and water bottom has authorized Mary to construct a boat house in Faciane (a/k/a Faciene) Canal as permitted in the Building and Ownership Restrictions of North Shore Beach Subdivision recorded February 21, 1955 as COB Instrument No.120845 of the records of the Clerk of Court of St. Tammany Parish, La., as has granted a servitude, as the record owner of said canal and water bottom in the location of the boathouse shown on the architect's site plan attached hereto, and Jason Edward Carr has authorized the construction on the face of said site plan.

AND WHO DECLARED that Appearer does hereby and by these presents place of record in the conveyance records the consent of Jason Edward Carr to said construction as shown on said site plan.

THUS DONE AND PASSED, in the presence of me, Notary, and that after reading the whole and for the purposes stated herein and of the undersigned witnesses this 19th day of July, 2018.

WITNESSES:

[Signatures]

MARTHA L. JUMONVILLE
NOTARY PUBLIC
NOTARY ID# 33229

Clerk: Please index under Mary Loretta Landrieu
Jason Edward Carr
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number:  BOA Case No. 2018-1182-BOA
Initial Hearing Date:   09/04/2018
Date of Report:   08/24/2018

GENERAL INFORMATION

Applicant(s) Name: St. Tammany Recreation District No. 14 – Richard Bentley-Smith
Representative: Joseph W. Furr
Location of Property: 13505 Hwy 1085, Covington, Louisiana.
Zoning of Property: PF-1 Public Facilities Zoning District
Variance(s) Requested: allow to mitigate a portion of the required caliper inches of removed live oak trees with a variety of species of existing & newly planted Class A trees

OVERVIEW

Requested Variance: The applicant is seeking a variance to allow to mitigate a portion of the required caliper inches of removed live oak trees with a variety of existing species of Class A trees on the site and with a variety of newly planted species of Class A trees, instead of live oak trees.

STAFF COMMENTS

The attached drawing identified as LI and dated 07/07/18, shows the total number of trees planted since construction of the park began in 2008. Many of the trees located on the site were only planted for beautification of the park and not to meet the minimum requirements within the buffers, the parking lots or for mitigation of removed trees. The applicant is requesting to use previously planted additional Class ‘A’ trees, as mitigation credits. The total number of existing additional trees currently equates to a net extra balance of 193 inches of Class ‘A’ trees.

Staff does not object to the use of previously planted Class ‘A’ trees that were not required as buffer, parking lot or mitigation trees in previous construction phases of Coquille Park, for the mitigation of the trees, as well as for mitigation of Class A trees in future project. Although, the project landscape architect does not anticipate further mitigation to be required during the build-out of the masterplan for Coquille Park.

Finally, staff is in favor of using a mix of species instead of just live oaks, to promote a more interesting development and biologically diverse site.
August 7, 2018

Narrative – Coquille Parks and Recreation, Mitigation Standards Variance Request

The specific mitigation standards variance request described below concerns property owned by St. Tammany Parish Recreation District #14 (Coquille Parks & Recreation). The park intends to replace a portion of the required caliper inches for mitigation of removed live oak trees with previously planted and to be planted ‘Class A’ trees instead of live oak trees as required by code.

The Site Plan included in this Mitigation Standards Variance Request shows the trees the park has planted since construction began in 2008. So far the park has planted a total 202 caliper inches of live oak trees and 503 caliper inches of non-live oak Class A trees that were not required to be planted by code for either parking or buffer requirements. To date, including projects since 2008 and the proposed projects for the future, the park is responsible for mitigating a total of 512 caliper inches of live oak trees that were removed or planned to be removed. The previous projects had enough Live oaks to satisfy the requirements for said projects at the time of permitting. However, the Rec District is seeking approval to use the previously planted 503 caliper inches of non-Live Oak Class A trees as a tree bank to satisfy the remaining mitigation requirements of 310 caliper inches for the future projects. (512 Total inches required – 202 caliper inches of live oaks planted = 310 remaining inches). However this does not include any of the new trees that are planned as part of the future projects at the park. Simply stated, our request is to get credit for non live oak, Class A trees, as mitigation for the Live oaks removed, so that we can have a better diversity of plant material, not to reduce the amount of caliper inches of trees planted. To date, and in the future, tree planting exceeds the cumulative Parish codes.

The reason for this variance is to promote an ecologically diverse plant palate of native trees to form the tree canopy for the park. The park has many large “Legacy” live oak trees, which are being preserved and celebrated within the park, in addition to the 202 inches of live oaks, which have been planted to date as part of the mitigation requirements. The existing live oaks combined with the newly planted live oaks give the park an abundance of live oaks on the property and the landscape architect believes that planting the additional 310 caliper inches as live oak trees would make the tree canopy at the park too homogenous. The majority of the live oaks being removed are “volunteer” live oaks. These volunteer trees are generally smaller and have poor form from growing in a successionary environment and are mostly rated C & D. As such, removing them does not substantially subtract from the overall quality of the tree canopy or the ecosystem of the site. The landscape architect has recommended substantial tree planting throughout the park, but with a more diverse variety of other native Class ‘A’ tree species. These proposed plantings far exceed the caliper inches required by code. His opinion is that a diversity of species will enhance the overall quality of the tree pallet, providing differences in form, texture and seasonal color as well as protecting against any potential future Live Oak specific blight that might occur. A more diverse plant palette will support two main benefits. First, a broader range of native trees will lead to an increased number of opportunities to support a more diverse range of wildlife with different habitat and food requirements, and secondly it will expose park visitors to broader range of Louisiana’s native trees.

Finally, given the density of the facility in terms of fields, parking and open green space, plus the areas of natural tree canopy that are being retained as natural area, replacing the mitigated live oaks with only live oaks would occupy nearly all of the space available for new tree planting with this single species. This would prevent the diversity of species that is desired. The plant pallet of trees planted and to be planted include, Long Leaf Pine, Tupelo, Bald Cypress, Swam Maple, Red Oak, Honey Locusts, Southern Sugar Maple, Loblolly Pine, Spruce Pine. To be clear the required mitigation and tree planting requirements of the code have been exceeded, our request is to simply use some of the non Live oak species as a substitute to live oak in order that the diversity of species desired is achievable. We have discussed this approach with Parish planning staff early in our process, and are now formally requesting the approval of this variance from The BOA. Respectfully Submitted.
<table>
<thead>
<tr>
<th>Previously Planted Trees</th>
<th>Common Name</th>
<th>Size</th>
<th>Total Inches</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bald Cypress</td>
<td>24</td>
<td>2.5&quot; Caliper</td>
<td>60&quot;</td>
</tr>
<tr>
<td>Shumard Oak</td>
<td>5</td>
<td>3&quot; Caliper</td>
<td>15&quot;</td>
</tr>
<tr>
<td>Swamp Red Maple</td>
<td>14</td>
<td>3&quot; Caliper</td>
<td>42&quot;</td>
</tr>
<tr>
<td>Live Oak</td>
<td>3&quot; Caliper</td>
<td>Approx. 4</td>
<td>12&quot;</td>
</tr>
<tr>
<td>Live Oak</td>
<td>3&quot; Caliper</td>
<td>Approx. 12</td>
<td>48&quot;</td>
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<tr>
<td>Live Oak</td>
<td>5.5&quot; Caliper</td>
<td>Approx. 20</td>
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<tr>
<td>Slash Pine</td>
<td>13</td>
<td>8&quot; Caliper</td>
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<tr>
<td>Elm</td>
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<td>Tupelo</td>
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<td>4&quot; Caliper</td>
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<td>&quot;Shademaster&quot; Honeylocust</td>
<td>20</td>
<td>3&quot; Caliper</td>
<td>60&quot;</td>
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**TOTAL NON LIVE OAK CALIPER INCHES: 503"**

**TOTAL LIVE OAK CALIPER INCHES: 202"**

**LIVE OAK MITIGATION CALCULATIONS**

**LIVE OAK CALIPER INCHES PLANTED:** 202"  
**TOTAL LIVE OAK CALIPER INCHES REMOVED:** 512"  
**TOTAL CLASS I CALIPER INCHES PLANTED:** 503"  

**LIVE OAK CALIPER INCHES REMOVED PHASE 1:** 344"  
**LIVE OAK CALIPER INCHES REMOVED PHASE 2:** 188"  
**TOTAL LIVE OAK CALIPER INCHES REMOVED:** 532"