

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JULY 5, 2016 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE JUNE 7, 2016 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2016-216-BOA

Request by applicant for variances in an A-1 Suburban zoning district along the lot line perimeters of lots 6 thru 19 to eliminate the 50' wide no cut buffers. The property is located at 107 Fairgrounds Boulevard, in Grande Hills Subdivision, Bush, Louisiana.

Applicant: Craig Guidry

(POSTPONED FROM THE JUNE 7, 2016 MEETING)

BOA CASE NO. 2016-281-BOA

Request by applicant for a variance to allow for a fascia sign above the roof line in a HC-2 Highway Commercial zoning district. The property is located at 7047 E. Highway 190 Service Road, Covington, Louisiana.

Applicant: Thrive Whole Body Wellness

(POSTPONED FROM THE JUNE 7, 2016 MEETING)

BOA CASE NO. 2016-282-BOA

Request by applicant for a variance of landscape buffer requirements in a HC-2 Highway Commercial zoning district by relocating 5 Class A and 2 Class B trees to the southwest and northwest landscape buffers. The property is located at 2360 5th Street, Mandeville, Louisiana.

Applicant: Florida Marine Transporters

(POSTPONED FROM THE JUNE 7, 2016 MEETING)

BOA CASE NO. 2016-302-BOA

Request by applicant for variances in an A-4 Single Family Residential zoning district for a side yard and rear yard setback requirement from 5' and 5' required respectively to 0' feet and 2' requested. The property is located at 229 Clara Drive, Slidell, Louisiana.

Applicant: Earl Ledet

BOA CASE NO. 2016-303-BOA

Request by applicant for variance in an A-4 Single Family Residential zoning district for a rear yard setback requirement from 24.5' required to approximately 21,5 requested. The property is located at 26022 East Elm Street, Lacombe, Louisiana.

Applicant: Jeanette Laurent

BOA CASE NO. 2016-309-BOA

Request by applicant for an interpretation and relief from some verbiage in the decision of the board relative to BOA Case No. 2015-118-BOA of the term "perpetual maintenance".

Applicant: Most Holy Trinity Roman Catholic Church

BOA CASE NO. 2016-310-BOA

Request by applicant for variance in a PBC-1 Planned Business Center zoning district to remove the majority of 6" diameter trees within the landscape buffers. The property is located at 2021 Sullivan Lane, Covington, Louisiana.

Applicant: Green Gate Northpark, L.L.C.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING

3:00 PM - TUESDAY, JUNE 7, 2016

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The , 2016 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the May 3, 2016 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-216-BOA

Request by applicant for variances in an A-1 Suburban zoning district along the lot line perimeters of lots 6 thru 19 to eliminate the 50' wide no cut buffers.

Applicant: Craig Guidry

(Mr. Keller stated that the applicant requested another postponement because the "Arborist" he retained had not yet finished his tree mitigation survey.

Moved by Mr. Brookter and seconded by Mr. Ballantine to postpone the case until the next meeting.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-281-BOA

Request by applicant for a variance to allow for a fascia sign above the roof line in a HC-2 Highway Commercial zoning district.

Applicant: Thrive Whole Body Wellness

(The applicant was not present.)

Moved by Mr. Brookter and seconded by Mr. Schneider to postpone this case until the next

meeting.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-282-BOA

Request by applicant for a variance of landscape buffer requirements in a HC-2 Highway Commercial zoning district by relocating 5 Class A and 2 Class B trees to the southwest and northwest landscape buffers.

Applicant: Florida Marine Transporters

(The applicant was not present.)

Moved by Mr. Brookter and seconded by Mr. Schneider to postpone this case until the next meeting.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-283-BOA

Request by applicant for a variance in an A-4 Single Family Residential zoning district for a front and side yard setback requirement from 30' and 10' required to 8' and 5' requested respectively.

Applicant: Tague & Mary Richardson

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

The applicant appeared on his own behalf.

Mr. Gordon: So you have this house on the canal side and you also have a lot on the lake?

Mr. Richardson: Yes, we want to avoid additional expenses so we want to add to our home on the canal side.

Mr. Gordon: Most of the structures on the canal side are boathouses.

Mr. Richard: Yes; however, there are three or four homes on the canal side.

Mr. Gordon: The problem is that we have granted variances on Carr Drive; however, this is a finger street so that's not the case with you.

Mr. Richardson: I'm further down the road.

Mr. Ballantine: Are your neighbors okay with this?

Mr. Richardson: On one side of me, the people only come down on the weekends, and on the other side is Mr. Warring.

Mr. Gordon: So what you're adding will not go beyond the existing setbacks for the structure.

Mr. Richardson: Correct.

Moved by Mr. Schneider and seconded by Mr. Brookter to grant the variances as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-284-BOA

Request by applicant for variances to reduce the existing pole/pylon sign height and to allow for modifications relative to providing a monument sign and adjustments/additions to the signage in HC-2 Highway Commercial zoning district.

Applicant: Covington Hospitality, L.L.C.

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

Mr. Nick Bordelon, 110 Evergreen Street, Bunkie, Louisiana, appeared on behalf of the owner and made the following opening comments:

- The actual LED display sign is only 35 square feet and the other sign is 55 square feet for a total of 90 square feet.

Moved by Mr. Ballantine to deny the variance request (however, the motion died due to the lack of a second).

Mr. Gordon: This is the same business. You're not changing the use.

Mr. Bordelon: That's correct.

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variances as requested.

MOTION CARRIED 4 YEAS TO 1 NAY (Mr. Ballantine)

BOA CASE NO. 2016-285-BOA

Request by applicant for a variance in an I-2 Industrial zoning district to permit the location of a storage building within the north side 10' wide landscape buffer.

Applicant: W.J.B. Realty, L.L.C.

(Mr. Keller explained that the applicant's contractor contacted him and verbally told him that the applicant wanted to remove their case from the agenda; however, since Mr. Keller requested and did not receive a formal document requesting the removal of the case from the agenda, Mr. Keller recommended that the case simply be denied.)

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

MOTION CARRIED 4 YEAS TO 1 NAY (Mr. Gordon)

BOA CASE NO. 2016-286-BOA

Request by applicant for a variance for a side yard setback for an “after the fact” accessory building in an A-3 Suburban zoning district from 10' required to approximately 2'-8" requested. The property is located at 378 Stonehaven Drive, Mandeville, Louisiana.
Applicant: Glenn & Deborah Coullard

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

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

- The center of the yard area is the only usable space.
- The people who sold us the building said the location of the shed is reasonable.
- The building cannot be seen because of a bamboo stand on the next door neighbors property.
- There is no functioning HOA.

Mr. Ballantine: How high is the shed?

Mr. Coullard: 13' feet.

Mr. Fandal: How long has the shed been there?

Mr. Coullard: Since March.

Mr. Coullard: The contractor said he would move the shed but it would cost \$500.00.

Mr. Edward Clark, 372 Stonehaven Drive, Mandeville, appeared in opposition and made the following initial comments:

- I told them that they needed a permit but they blew me off.
- I warned them about a fine.
- They brought fill in and added water to my property.
- They have a Homeowners Association.

Mr. Gordon: What is the building sitting on?

Mr. Coullard: On runners.

Mr. Gordon: When you apply for a permit, you will need to provide plans and you may end up having to move the building anyway.

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

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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

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

Case File Number: BOA Case No. 2016-216-BOA
Initial Hearing Date: April 5, 2016
Date of Report: March 17, 2016

GENERAL INFORMATION

Applicant(s) Name: Craig Guidry
Location of Property: 107 Fairgrounds Boulevard, Bush, Louisiana
Zoning of Property: A-1 Suburban
Variance(s) Requested: Removal of the 50' no cut perimeter lot line buffers

OVERVIEW

The applicant owns a total of fourteen (14) contiguous single family rural residential lots in Grande Hills Subdivision. The applicant states in his application that this is his "homestead" and that he planted trees on his collective lots for the purpose of harvesting same.

STAFF COMMENTS

The reasons why the no-cut buffer requirement was established within the code was to insure the preservation of large oak, cypress and pine trees which are an attractive and invaluable asset to the community of St. Tammany Parish. Furthermore, by saving these no-cut buffers promotes the preservation of our natural resources, aesthetics and a healthy environment in the community in which we live.

Something else to consider is that these are single family residential lots that are approximately five (5) acres each in size, and are not 100 acre plus pasture or timber tracts; and although the applicant states that this is his homestead, that doesn't stop him from eventually selling the lots to others that could inherit these lots that would be devoid of a nice tree-scape on the property.

Therefore, for the reasons as stated above, the staff does not support the variances requested and feels that if approved would set a bad precedent by encouraging others in residential subdivisions to do the same thing.

As an aside, if the applicant really wants to preserve his fourteen (14) lots as a "homestead" and timber the property, which equates to approximately 73 acres, he could petition the parish to simply resubdivide his lots into one large tract of land, thereby allowing him to timber the internal portions of his property while at the same time maintaining a 50' wide no-cut buffers around the perimeter of his approximately 73 acres.

BOA CASE NO. 2016-216-BOA (for office use only)

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

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

APPLICANTS NAME: CRAIG GUDRY

MAILING ADDRESS: 107 FAIRGROUNDS BLVD

CITY/STATE/ZIP: BUSH LA 70431

PHONE NUMBER: 985-630-5532
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1 Suburban

107 FAIRGROUNDS BUSH LA 70431 GRANDE HILLS
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- A variance of the (Unified Development Code)
 - Appeal of an adverse decision made by a parish official(s)
 - Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

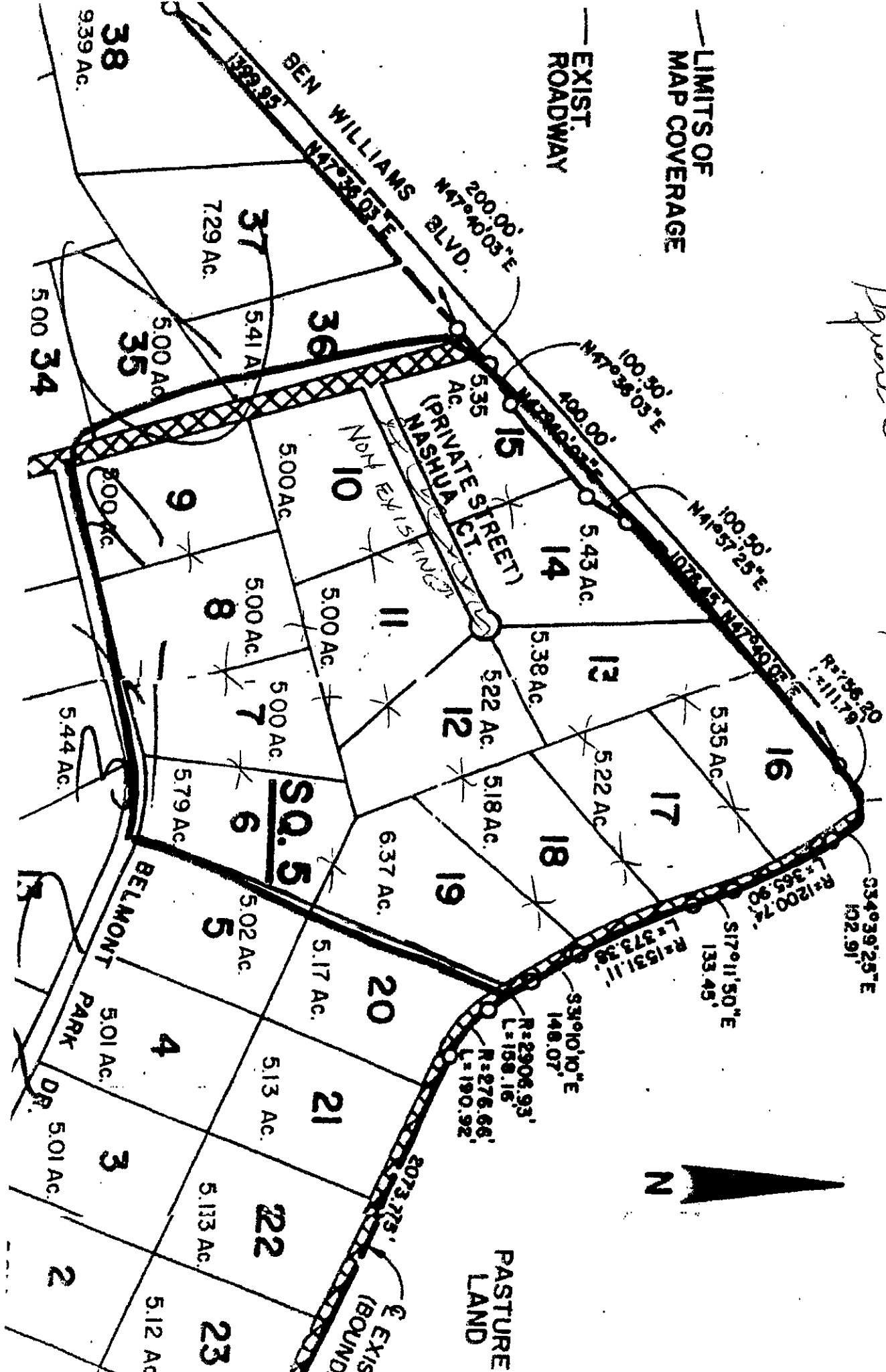
- building setbacks (reduction of front, side and/or rear yard setbacks)
- landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- parking area requirements (reduction of parking stalls, parking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

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

Lot 6-1A all belong to me
Requesting Waiver of Required 50' No cut buffer along
property lines. UDC Section 8.02: All this property is
one continuous piece. This is my Homestead and I planted
all of these trees with intent to Homestead.

Craig Gudry
SIGNATURE OF OWNER/APPLICANT

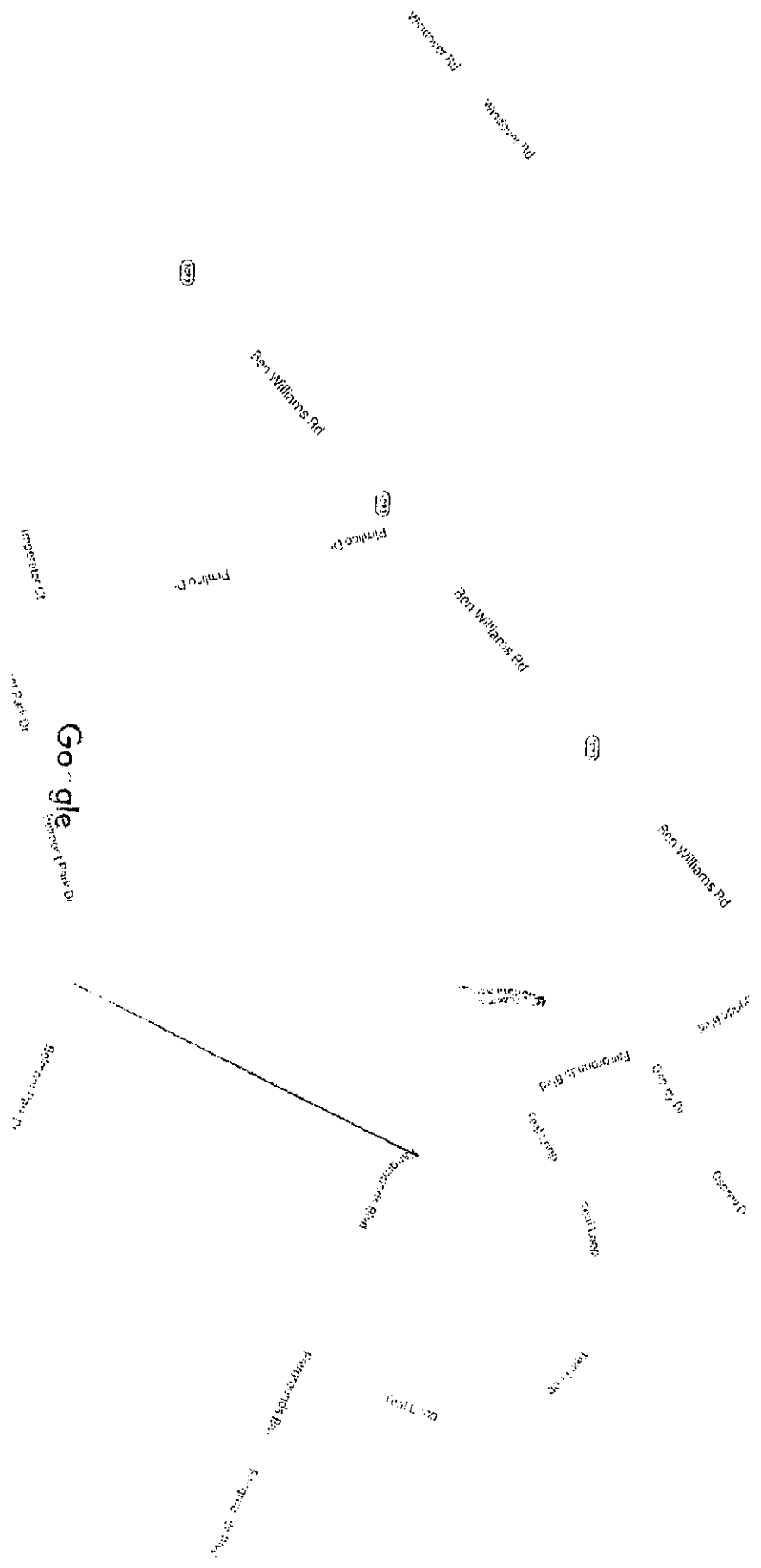
3/1/2016
DATE OF APPLICATION



Lots 6-17 X - indicates interior suggests (so. cases)
 Requesting variance
 This whole piece is my homestead
 Figure 5



Google Maps



Google Maps

Map data ©2016 Google 200 ft

Google Maps



Google Maps

Imagery ©2016 Google, Map data ©2016 Google 200 ft

Google Maps



Google Maps

Imagery ©2016 Google, Map data ©2016 Google 200 ft

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

Case File Number: BOA Case No. 2016-281-BOA
Initial Hearing Date: June 7, 2016
Date of Report: May 19, 2016

GENERAL INFORMATION

Applicant(s) Name: Thrive Whole Body Fitness
Location of Property: 7047 E. Highway 190 Service Road, Covington, Louisiana
Zoning of Property: HC-2 Highway Commercial
Variance(s) Requested: To permit a sign above the roof-line

OVERVIEW

The applicant has stated that the building that he will be using for his business does not have any place on it in which to place a fascia sign; therefore, he wishes to place a small illuminated sign above his roof-line (see front view elevation drawing of sign attached).

STAFF COMMENTS

After visiting the site, the staff concurs with the applicant that there does not seem to be sufficient space in which to place a fascia sign on the side of his building that could be viewed by the public; and since the sign is not very large in terms of square footage, the staff does not have any objections to the variance request.

BOA CASE NO. 2016-281-BOA (for office use only)

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

(Please "PRINT" on the following lines below. If a company, please include a contact person's name)

APPLICANT'S NAME (PRINT): Scott Abney Thrive Whole Body Wellness

MAILING ADDRESS: 7047 E. Hwy 190 Service Rd

CITY/STATE/ZIP: Covington La 70471

PHONE NUMBER: (225) 705-7173
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

7047 E. Hwy 190 Service Rd Covington La 70471
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

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

VARIANCE/APPEAL REQUESTED:

- building setbacks (reduction of front, side and/or rear yard setbacks)
- landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

other _____
(Specify other variance/appeal on line above)

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

Request to place fascia sign above the roof line
no room available to place on side of building
UDC section 7.0205A

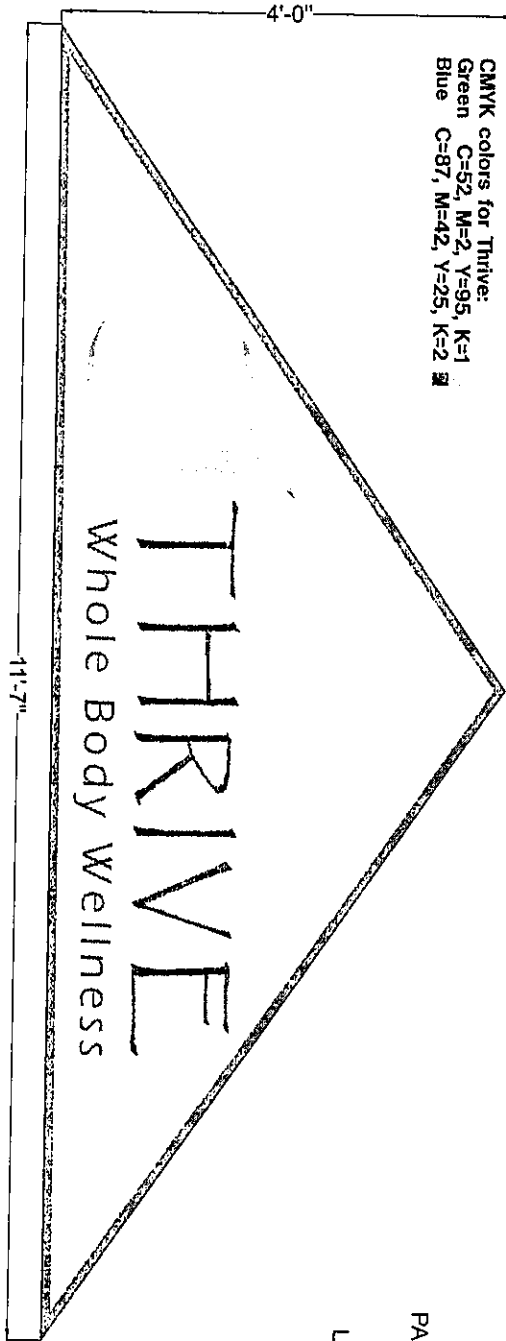
[Signature]
SIGNATURE OF OWNER/APPLICANT

4/29/2016
DATE OF APPLICATION

Property of Gulf South Signs, LLC - Do Not Duplicate - This concept and artwork is the exclusive property of Gulf South Signs, LLC and is for the sole purpose of viewing by recipient. It is not to be released to outside parties. If no contract is initiated with Gulf South Signs, LLC, this concept and artwork is to be returned in full. Any duplication and/or copying of these drawings in part or whole is prohibited. Any violation of these terms will result in penalties and prosecution under current copyright laws and/or be subject to full reimbursement of any and all associated design and production fees.

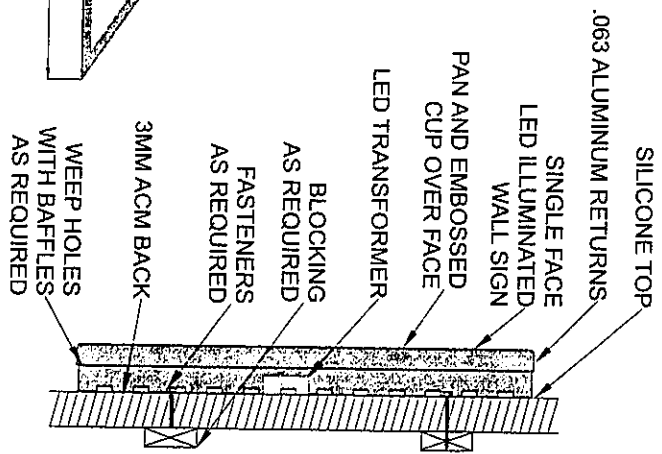
○ SINGLE FACE WALL SIGN

FRONT VIEW



CMYK colors for Thrive:
 Green C=52, M=2, Y=95, K=1
 Blue C=87, M=42, Y=25, K=2

SIDE VIEW



GULF SOUTH SIGNS, LLC

5836 Nature Trail Drive
 Baton Rouge, LA 70817

PH 318-709-1024
 FAX 225-448-3039

Start Date: 4-12-16
 Last Revision: 4-12-16
 Job#: JG1001
 Drawing#: 1A

Client Approval
 Landlord Approval

Sales Rep: Jack Grenillion
 Jack@gulfsouthsigns.com
 Designer: Todd Ducote



Sign Location
(3' off of Curb)

SANDY LANE

THINE
74' - 160'

© 2016 Google

Imagery Date: 8/25/2015

30°24'20.20" N 90°05'07.16" W elev 15 ft eye a

Google



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

Case File Number: BOA Case No. 2016-282-BOA
Initial Hearing Date: June 7, 2016
Date of Report: May 19, 2016

GENERAL INFORMATION

Applicant(s) Name: Florida Marine Transporters
Location of Property: 2360 5th Street, Mandeville, Louisiana
Zoning of Property: HC-2 Highway Commercial
Variance(s) Requested: To permit the relocation of (5) Class A and (2) Class B trees to the southwest and northwest buffers

OVERVIEW

The applicant is requesting to relocate (7) trees on the property in order to provide adequate spacing of same between the adjacent property and the new Florida Marine Transporters building (see letter attached from Kyle & Associates, LLC, dated May 10, 2016).

STAFF COMMENTS

Although the staff understands the concern of the applicant regarding the trees in the side yard buffer, the staff does not support their argument due to the fact that there are many instances where the developers of commercial sites place their required plantings within a minimum 10' wide landscape buffer and do not have any problems managing the growth of the trees within same.

Perhaps the applicant should consider providing a larger side yard buffer by reducing the imprint of the building if he feels that the growth of the trees are going to be a potential issue in the future.

BOA CASE NO. 2016-282-BOA (for office use only)

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

(Please "PRINT" on the following lines below. If a company, please include a contact person's name)

APPLICANT'S NAME (PRINT): Kyle Associates, LLC representing Florida marine transporters

MAILING ADDRESS: 638 Village Lane North

CITY/STATE/ZIP: Mandeville, LA 70471

PHONE NUMBER: 985-727-9377 (Home Phone #) — (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2 Highway Commercial

2360 5th Street Mandeville LA
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- A variance of the (Unified Development Code)
 - Appeal of an adverse decision made by a parish official(s)
 - Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

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

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

Relocating 5 class "A" and 2 class "B" buffer trees to
the Southwest & Northwest buffer due to inadequate
spacing between the buildings.

 5-5-16
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION



May 10, 2016

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

RE: Florida Marine Transporters Variance

Florida Marine Transporting (FMT) is requesting a landscape buffer variance due to the inadequate spacing between the adjacent property and the new FMT building. The adjacent property building "Fabrics Second to None" is 5 feet off of the property line which is not to St. Tammany code regulations. With this being said, FMT is requesting the relocation of 5 class "A" and 2 class "B" trees to the Southwest and Northwest buffers to allow proper tree growth without interfering with the buildings. FMT is adding 13 Oleander shrubs in the buffer to substitute the required buffer trees.

Franklin Kyle

*Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471
(o) 985.727.9377 (f)985.727.9390*

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

Case File Number: BOA Case No. 2016-302-BOA
Initial Hearing Date: July 5, 2016
Date of Report: June 22, 2016

GENERAL INFORMATION

Applicant(s) Name: Earl Ledet
Location of Property: 229 Clara Drive, Slidell, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Rear and side yard setbacks

OVERVIEW

The applicant is requesting variances in order to expand his boathouse and add a deck.

STAFF COMMENTS

The staff does not have a great concern for the rear yard setback encroachment by approximately 3' feet since the rear yard property line is within a canal. However, the side yard setback to a zero lot line request is not supported by the staff due to the fact that runoff from the roof could potentially drain onto the next door neighbors property, which in turn could cause the parish to be liable in a lawsuit if said neighbor files same for runoff falling onto their property.

However, if the board considers granting a variance for the side yard setback, the staff would suggest that the following mitigation measures be employed:

- The pitch of the roof should be at a steep enough angle to prevent water from running off the side of the roof and onto the next door neighbor's property.
 - A gutter system should be installed along the side of the roof edge to prevent runoff onto the next door neighbor's property.
 - The side yard roof line should not extend any closer than 18" inches from the side property line.
-
-

BOA CASE NO. 2016-302-BA (for office use only)

RECEIVED

JUN 02 2016

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

Per pd cash
\$200.00
USD

(Please "PRINT" on the following lines below. If a company, please include a contact person's name)

APPLICANT'S NAME (PRINT): EARL LEDET

MAILING ADDRESS: 229 CIARA DRIVE

CITY/STATE/ZIP: SLIDELL, LA 70458

PHONE NUMBER: NONE 985-237-8374
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1 Single Family Residential

229 CIARA DR. SLIDELL, LA. NORTH SHORE BEACH
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- A variance of the (Unified Development Code)
 - Appeal of an adverse decision made by a parish official(s)
 - Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

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

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

~~VARIANCE~~ VARIANCE 2' For Deck in Rear

VARIANCE 3' For Boat slip in Rear

VARIANCE 5' For Boat slip on Right side

Earl Ledet
SIGNATURE OF OWNER/APPLICANT

6/2/16
DATE OF APPLICATION

Roof LEAN TO CANAL,

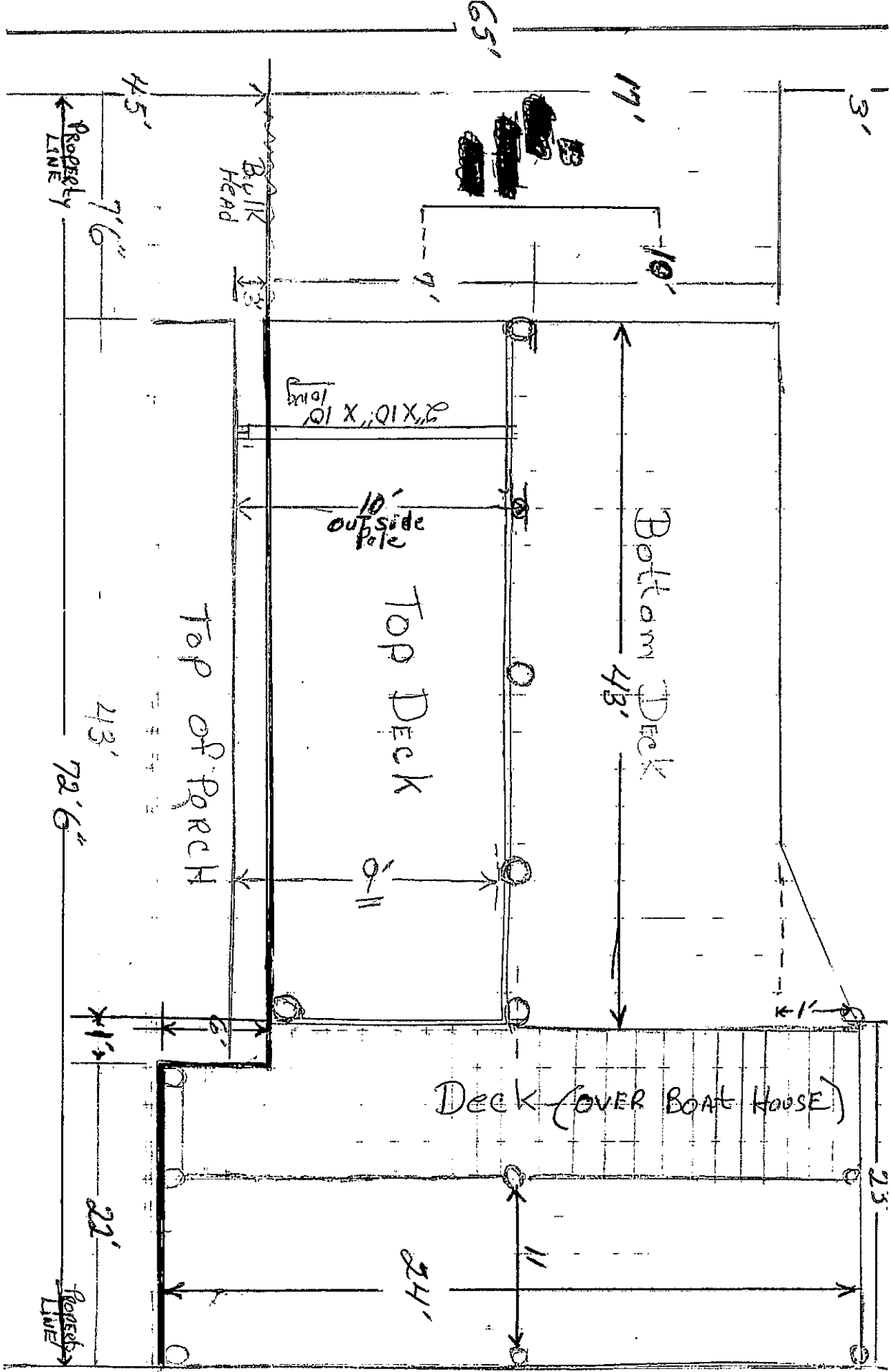
To whom it may concern,

I Will W. Schowner of
Lot 41 in Northshore Beach
Subdivision gives Earl. Ledet
on Lot 40 in Northshore Beach
Subdivision permission to place
the pilings on the inside of his
property line in building his
Boat House

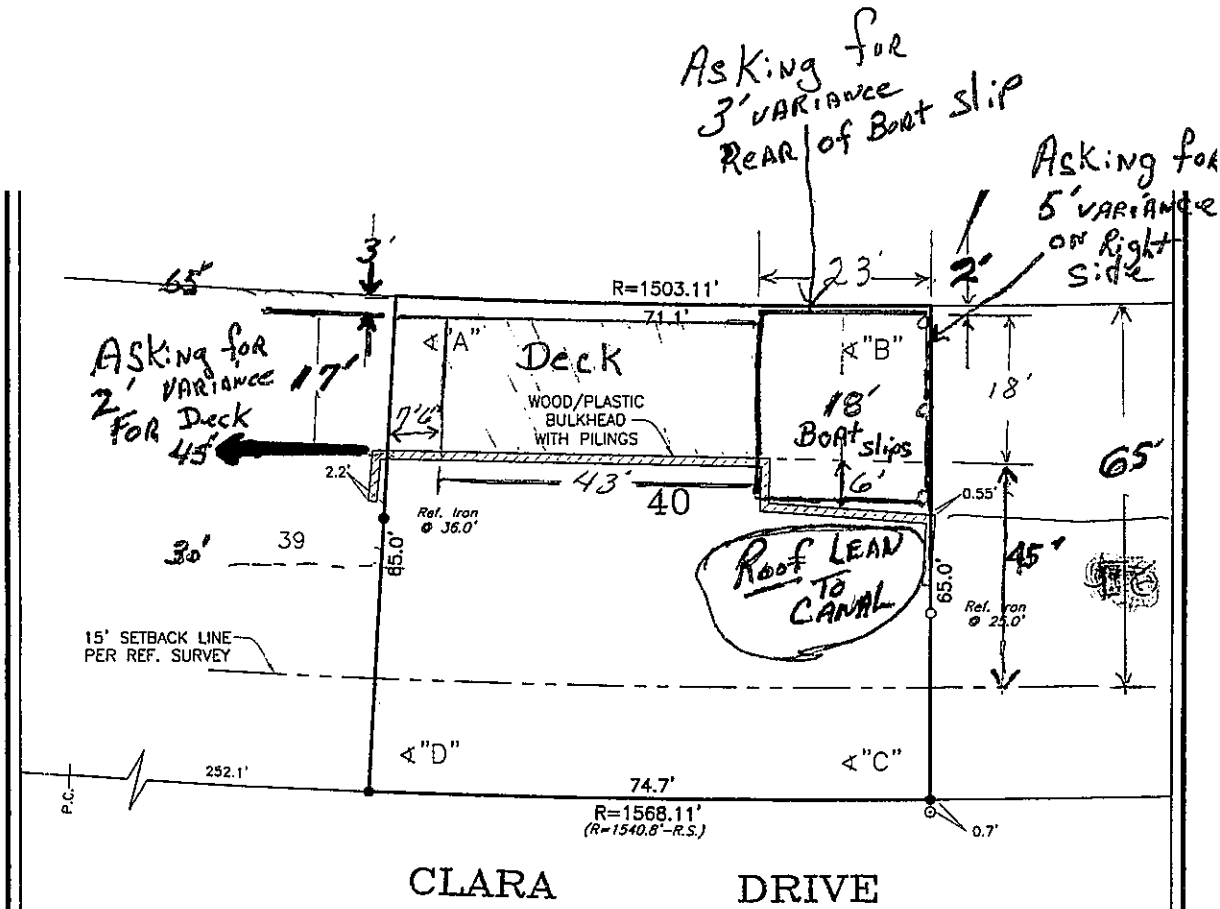
Date: 6-1-16

Signature Will W. Schowner

CELL 504-338-2897



Side VIEW 1' FALL IN CANAL



LEGEND

- = IRON ROD SET
- = IRON ROD FOUND
- ⊗ = IRON PIPE FOUND
- R.S. = REFERENCE SURVEY

REFERENCE SURVEY:

PLAT OF NORTH SHORE BEACH SUBDIVISION, ADDITION No. ONE, BY JOHN H. SOLLBERGER, C.E., SURVEY No. 4003, DATED 9-22-1961, RECORDED IN MAP FILE No. 217B OF THE OFFICIAL RECORDS OF THE CLERK OF COURT OF ST. TAMMANY PARISH, LA.

NOTE:

ANY UTILITIES, SERVITUDES, AND/OR DITCHES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

NOTE:

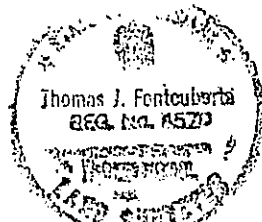
BUILDING SETBACK LINES SHOULD BE OBTAINED FROM PARISH PERMIT OFFICE PRIOR TO DESIGN AND/OR CONSTRUCTION WITHIN THIS LOT.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A10" PER PANEL NUMBER 225205 0530 C, DATED 4-02-91.

I HAVE ALSO CONSULTED THE ADVISORY BASE FLOOD ELEVATION MAP No. LA-1L39, DATED 1-18-2006 AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN ABFE ZONE AE (13).

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF LOT 40
NORTH SHORE
BEACH SUBDIVISION
ADDITION No. ONE
SITUATED IN SECTION 31
T9S-R14E
ST. TAMMANY PARISH, LA



Fontcuberta
SURVEYS
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

PREPARED FOR:
EARL J. LEDET

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
11-18-2013	1" = 20'		JDF	TJF	513558	131-522

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

Case File Number: BOA Case No. 2016-303-BOA
Initial Hearing Date: July 5, 2016
Date of Report: June 22, 2016

GENERAL INFORMATION

Applicant(s) Name: Jeanette Laurent
Location of Property: 26022 East Elm Street, Lacombe, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Rear yard setback

OVERVIEW

The applicant has already purchased a manufactured home and discovered “after the fact” that the home does not meet parish minimum setbacks.

STAFF COMMENTS

The staff does not support the variance request. Additionally, the applicant has failed to contact the property owner to the rear to seek a letter of no objection.

BOA CASE NO. 2016-303-BOA (for office use only)

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

(Please **"PRINT"** on the following lines below. If a company, please include a contact person's name)

APPLICANT'S NAME (PRINT): JEANETTE LAURENT

MAILING ADDRESS: 26022 East Elm Street

CITY/STATE/ZIP: CACOMBE, LA 70445

PHONE NUMBER: — 985-710-1150
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Res.
26022 East Elm St., Cacombe, LA Forest Glen
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- A variance of the (Unified Development Code)
 - Appeal of an adverse decision made by a parish official(s)
 - Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/Appeal REQUESTED:

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

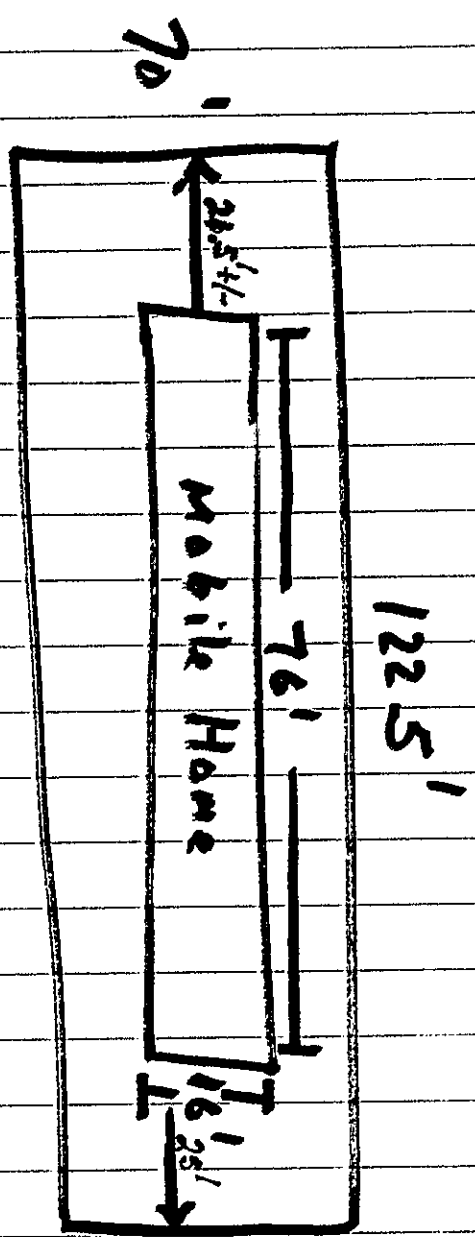
(Please state on the following lines below your specific request for a variance/appeal:)

Mobile home is 16'x76' so need variance for
rear yard setback from 24.5' required to 21.5' requested.

Jeanette Laurent
SIGNATURE OF OWNER/APPLICANT

6-6-16
DATE OF APPLICATION

East Elm St.



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

Case File Number: BOA Case No. 2016-309-BOA
Initial Hearing Date: July 5, 2016
Date of Report: (REVISED) June 27, 2016

GENERAL INFORMATION

Applicant(s) Name: Most Holy Trinity Catholic Church
Location of Property: 501 Holy Trinity Drive, Mandeville, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Interpretation of a part of the prior motion

OVERVIEW

As the board recalls, the applicant appeared before the board under a prior case (2015-118-BOA) where the applicant had removed approximately 36 live oak trees from their church site, which equates to 326.5" caliper inches. The applicant wanted to replant some new oak trees on the church property, if possible, with the remaining balance being planted either/and in the Judge Tanner Boulevard and Holy Trinity Drive rights-of-way, or possibly on other properties owned by the Archdiocese within the vicinity.

The staff proposed two options for the board to consider for the variance request, and the board moved to approve option number one, which was to plant as many new oaks on the church site as possible with the remaining balance to be planted in the Judge Tanner Boulevard and Holy Trinity Drive rights-of-way as originally suggested by the applicant.

However, as a part of option one, the staff recommended that the applicant maintain the trees to be planted on the parish rights-of-way in perpetuity; hence the reason for this application, so that the parish can provide the applicant with an interpretation of what was meant by the phrase "the owner shall plant and maintain said trees within the parish rights-of-way in perpetuity".

STAFF COMMENTS

In hindsight, the staff should have been more succinct in its use of the aforementioned phrase relative to its recommendation. Certainly it would be an unfair burden on the applicant to maintain the trees in perpetuity while said trees are not even on their property.

Therefore, to clarify what the staff feels is more appropriate, is that the applicant should be required to plant and maintain any trees planted in the parish rights-of-way for a period of three (3) years with the option of the staff to release obligation after two (2) years if the health of the trees warrant such a release.

Furthermore, after consulting with our resident landscape architect, in an effort to provide more flexibility to the applicant relative to the replanting of trees on their site, the parish would be willing to accept a diversity of tree species in lieu of requiring just all live oaks.

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

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

APPLICANTS NAME: Most Holy Trinity Roman Catholic Church
MAILING ADDRESS: 501 Most Holy Trinity Drive *c/o Rev. Msgr. Rodney Bourg!*
CITY/STATE/ZIP: Covington LA 70433
PHONE NUMBER: 985-892-0642
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: _____
501 Holy Trinity Drive, Covington
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- A variance of the (Unified Development Code)
 - Appeal of an adverse decision made by a parish official(s)
 - Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

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

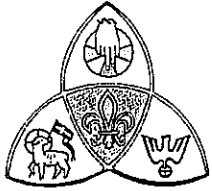
(Please state on the following lines below your specific request for a variance/appeal:)

Respectfully requesting relief from requirement
of tree maintenance in perpetuity (in BOA
Case 2015-118-BOA)

Rodney P Bourg
SIGNATURE OF OWNER/APPLICANT

6-6-16
DATE OF APPLICATION

*Fee waived per Sidney



MOST HOLY TRINITY CATHOLIC CHURCH

Building Trinity Together

June 2, 2016

Mr. Sidney Fontenot, Director of Planning and Development
St. Tammany Parish Government
Administrative Complex
21454 Koop Drive, Suite 1B
Mandeville, LA 70471

Re: Most Holy Trinity Tree issue

Dear Mr. Fontenot:

Thank you for your email of May 3 and guidance on how to proceed on the tree mitigation issue affecting Most Holy Trinity Roman Catholic Church. With the move into the new location, we are just now attempting to get settled.

I think you are aware of my frustration with this tree issue. My confusion is that I *thought* that we had acted in good faith to resolve the matter, yet, I have come to understand that the matter may not be resolved. My confusion stems from the fact that we have already provided a full payment of \$32,650 to St. Tammany in what I understood to be the final mitigation of the tree issue. Now I understand that this issue remains unresolved. It is, indeed, frustrating to learn that something that was thought to be resolved may not be resolved. I feel strongly that Most Holy Trinity and the Archdiocese have worked diligently to be good residents of St. Tammany Parish. I would hope that St. Tammany feels the same way and look forward to continuing that relationship for many years to come. I would also like to stress that it has always been, and continues to be, our desire to operate in good faith. In that same vein of attempting to work together in good faith, I am reaching out to you and Mr. Keller for assistance in clearing up the confusion, resolving this issue, and moving forward.

I am requesting your assistance in getting clarification of this variance issue to be placed on EITHER the June or July Board of Adjustment and Variance agenda so that we can clear up any misunderstanding of the matter. It is my sincere hope that clarification on both sides will lead to both an understanding and final resolution of this matter.

Please let me know if this matter can be placed on either the June or July agenda for clarification. I sincerely look forward to resolving this issue and moving forward in continued good faith.

Wishing you God's prayers, I remain

Very Rev. Rodney P. Bourg, V. F.

Cc: The Honorable Rykert Toledana, Council Member
Mr. Ron Keller, Secretary of the Board of Adjustment and Variance

4465 Highway 190 East Service Road
Covington, LA 70433-4957
Office (985)892-0642
FAX (985)893-9287
office@mhtcc.net

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

Case File Number: BOA Case No. 2016-310-BOA
Initial Hearing Date: July 5, 2016
Date of Report: June 22, 2016

GENERAL INFORMATION

Applicant(s) Name: GreenGate Northpark, L.L.C.
Location of Property: 2021 Sullivan Lane, Covington, Louisiana
Zoning of Property: PBC-1 Planned Business Center
Variance(s) Requested: Landscape buffer - removal of trees

OVERVIEW

The applicant states in their narrative (see attached) that they need to remove a majority of 6" in diameter trees from the landscape buffers due to site grading, utility installation and drainage infrastructure issues associated with the new Northpark Apartments project.

STAFF COMMENTS

Our resident landscape architect has been working with the applicant on the landscape buffer issues and has stated that she has no objections to the applicant removing the trees from the buffers as stated pursuant to their narrative subject to the applicant replanting all requisite number of smaller tree species within the perimeter landscape buffers.

Therefore, the staff recommends approval of the variance request subject to the comments from our resident landscape architect as mentioned above.

BOA CASE NO. 2016-310-BOA (for office use only)

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

(Please "PRINT" on the following lines below. If a company, please include a contact person's name)

APPLICANT'S NAME (PRINT): GREENGATE NORTH PARK, LLC (BARRY SPIZER - MANAGER)
MEMBER

MAILING ADDRESS: 2555 SEVERN AVE. - SUITE 200

CITY/STATE/ZIP: METairie, LA 70002

PHONE NUMBER: 504-620-0348 (Home Phone #) 504-398-4883 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PBC-1

2021 SULLIVAN LANE COVINGTON LA 70433 - NORTH PARK PH IV-B
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- A variance of the (Unified Development Code)
 - Appeal of an adverse decision made by a parish official(s)
 - Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- building setbacks (reduction of front, side and/or rear yard setbacks)
- landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
 - landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

other REMOVAL of 6" DIAMETER TREES FROM WITHIN THE LANDSCAPE BUFFER
(Specify other variance/appeal on line above)

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

[Signature]
SIGNATURE OF OWNER/APPLICANT

6/7/16
DATE OF APPLICATION

Greengate North Park, LLC



DEEP SOUTH DESIGN GROUP
Civil/Environmental Engineering Firm

June 7, 2016

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

Attention: Mr. Ron Keller-- Senior Planner

Re: Northpark Apartments -- Northpark S/D Phase IV-B

Mr. Keller,

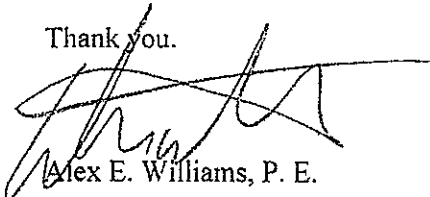
Please accept the narrative below as evidence of our need for a variance with regards to removing trees of greater than 6" diameter from within the prescribed tree buffer.

Site grading, utility installations, and drainage infrastructure on the Northpark Apartments project are dictating that the majority of trees within the buffer area be removed. The grading aspect comes from the necessary building finished floor elevation required to make the site drainage system work as per St. Tammany Parish guidelines outlined in ordinance 499. Subsequently, the buffer along the western boundary and the southern boundary (please note that the trees in along the southern boundary were deemed not worth saving by a St. Tammany Parish representative) require a drainage swale per the corresponding drainage district which will require grading in the buffer. Furthermore, given the nature and footprint of the project, the required utilities and enhanced hardscaping will also necessitate removal of a large portion of the trees within the buffer areas. The site has been visited by a St. Tammany Parish representative and our design team has coordinated with said representative to accommodate those areas of trees with the most likelihood of prospering (see attached plan).

Taking the above information into account, we are asking that the project be allowed to clear within the buffer as shown. All clearing will be mitigated as per the St. Tammany Parish landscape ordinance, and every effort will be made to save trees that fall within the tree buffer limits as shown.

Your consideration of our project will be greatly appreciated.

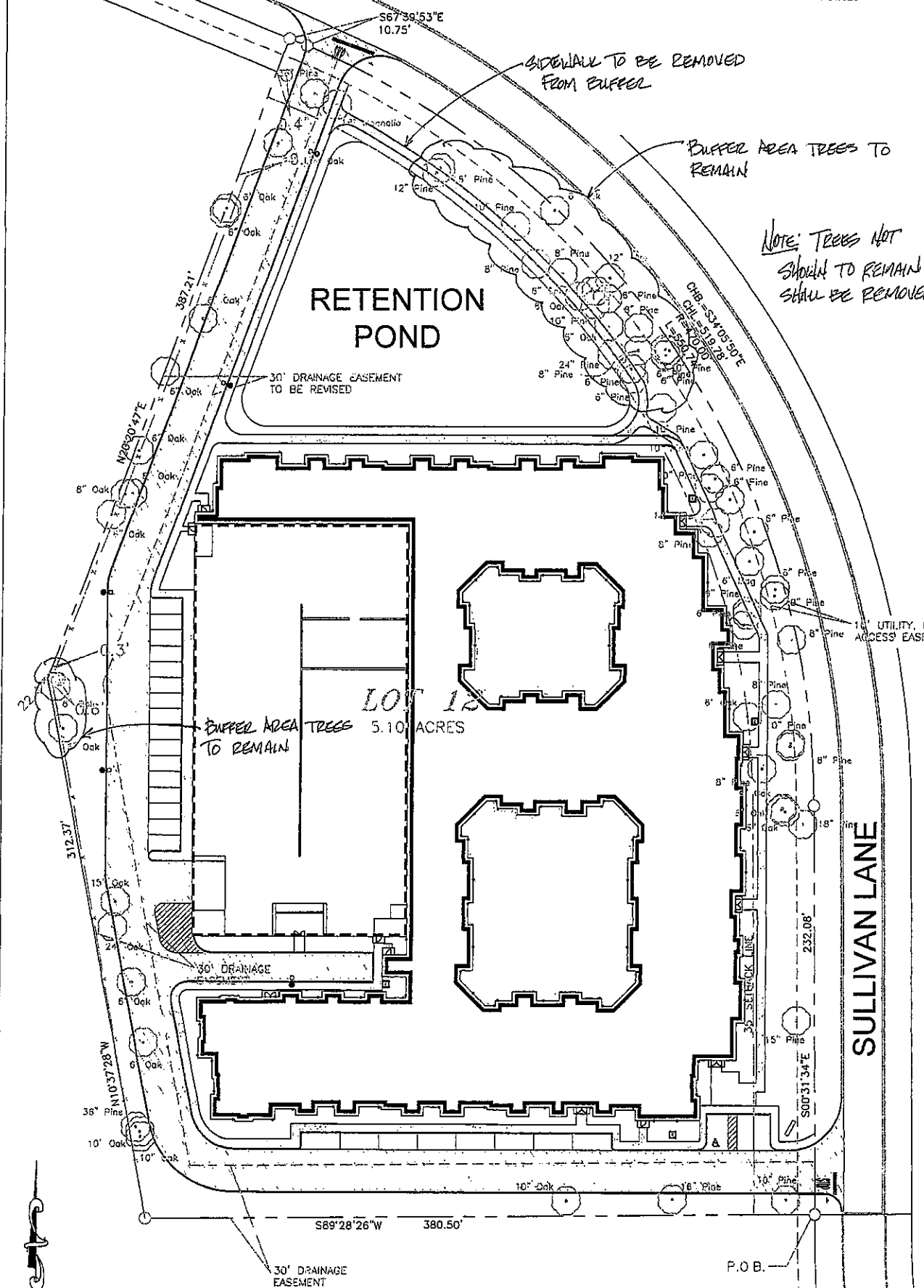
Thank you.



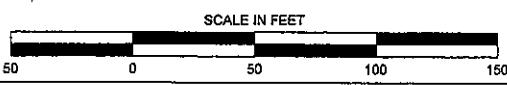
Alex E. Williams, P. E.

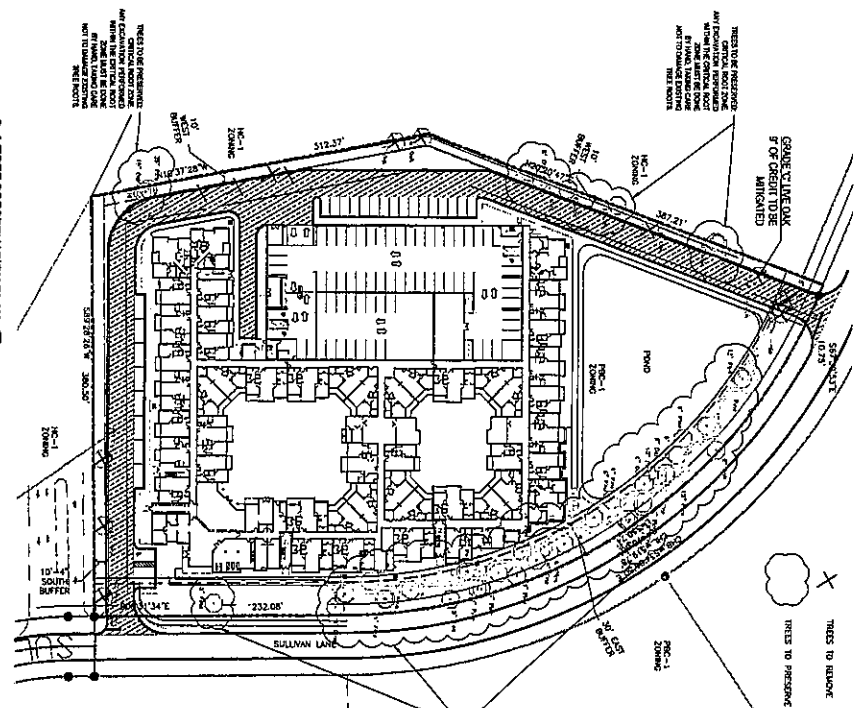
1450 Natchez Loop Covington, LA 70433
PH.: (985) 705-4696
Email: alex@deepsouthdesign.com

NORTHPARK APARTMENTS

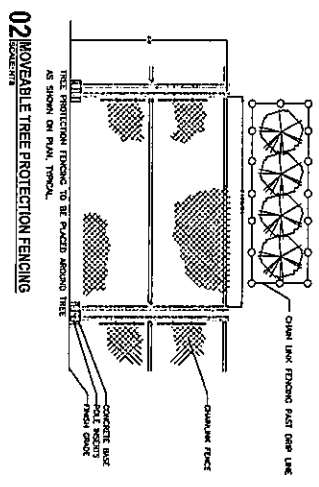


BUFFER VARIANCE EXHIBIT





01 TREE PRESERVATION PLAN



02 MOVEABLE TREE PROTECTION FENCING

03 TREE PROTECTION NOTES

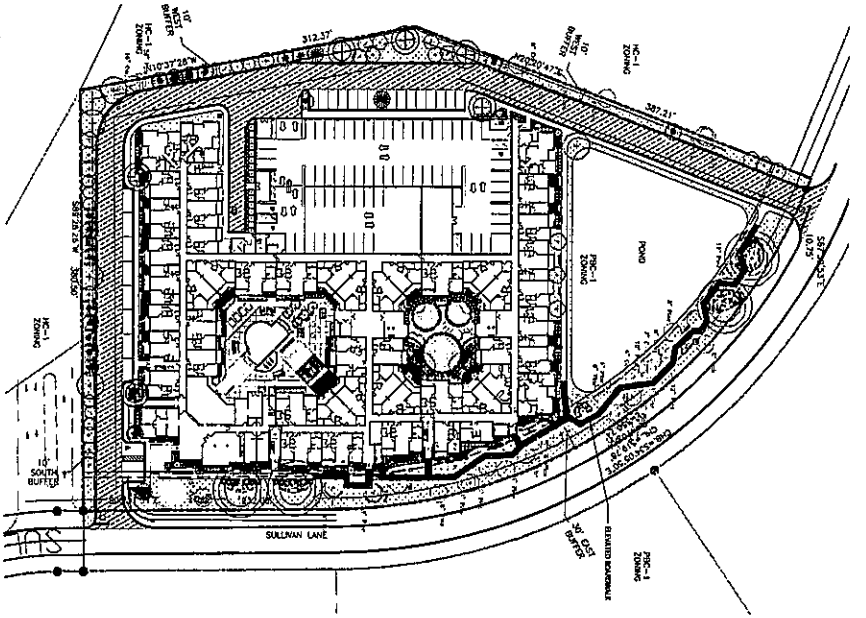
1. CONTRACTOR SHALL NOT ALLOW ANY VEHICULAR TRAFFIC, PARKING OF VEHICLES, OR STOCKPILING OF EXCAVATED MATERIAL OR CONSTRUCTION MATERIALS INSIDE OF TREE PROTECTION FENCING OR THE DISRUPTION OF TREES INDICATED TO BE PRESERVED.
2. CONSTRUCTION EQUIPMENT MAY NOT OPERATE WITHIN THE DROP LINE OF A TREE. IF NECESSARY, WRITTEN PERMISSION AND WRITTEN APPROVAL MUST BE ACQUIRED FROM THE LANDSCAPE ARCHITECT. WHEN NECESSARY FOR THE PERFORMANCE OF INDICATED WORK, SUCH OPERATIONS SHALL BE CONDUCTED WITH SPECIAL CARE TO PROTECT THE TREE AND UNDERNEATH OF THE OWNERS RESPONSIBILITY.
3. PROTECT TREES FROM DAMAGE DONE BY STRIPPING AND RESURFACING. ALL EXCAVATION AND GRADING WORK SHALL BE DONE BY HAND TOOLS WHILE WORKING WITHIN TREE PROTECTION ZONES.
4. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO MOUNDING MATERIALS, SPILLAGE, OR DRAINAGE FROM STORED MATERIALS.
5. MAINTAIN TREES IN GOOD CONDITION AT ALL TIMES. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING ANY WORK AND SHALL NOT BE REMOVED UNTIL ALL OPERATIONS ARE COMPLETED. CLEANING OR SITE WORK FAILURE TO INSTALL AT APPROPRIATE TIME WILL RESULT IN A DELAY. TREE PROTECTION FENCING SHALL FOLLOW THE SHAPE OF TREES' DROPPED LINE AND AS DIRECTED BY LANDSCAPE ARCHITECT.
6. ALL REMAINING MUST BE DONE BY LICENSED ARBORIST. THIS MUST BE APPROVED AND COMMENTED WITH LANDSCAPE ARCHITECT PRIOR TO ANY WORK ON TREES. CONTRACTOR RESPONSIBLE FOR REMOVAL PRUNES AND TRIMMING IF NEEDED OF THE EXISTING TREES ON SITE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ONCE CONSTRUCTION IS COMPLETE.
7. THE PROGRAM MANAGER, IN CONJUNCTION WITH ARCHITECT AND LANDSCAPE ARCHITECT, TO PROVIDE WRITTEN PERMISSION FOR ANY INCISIONS INTO TREE PROTECTION AREAS.
8. CONTRACTOR MUST MAINTAIN TREES INDICATED TO BE PRESERVED AS REQUIRED TO MAINTAIN THEIR HEALTHY GROWTH DURING THE COURSE OF CONSTRUCTION OPERATIONS. ALL MAINTENANCE AND SURVIVAL IS RESPONSIBILITY OF CONTRACTOR. REPLACEMENT FOR DAMAGES WILL BE AT NO COST TO THE OWNER.



Reich Associates
 a design collaborative
 Landscape Architecture • Land Planning • Urban Design • Sustainable Design
 311 East Boulevard • Baton Rouge, Louisiana 70802 • 225.338.9800

NORTH PARK APARTMENTS
 AMG NORTH PARK, LLC
 ST. TAMMANY PARISH, LOUISIANA

DATE: 10/10/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: TREE PRESERVATION PLAN
 SCALE: 1" = 0'00"



01 LANDSCAPE ORDINANCE PLAN

REQUIRED SURFACES	REFFER DIMENSIONS	CLASS A TREES REQUIRED	PRESERVED TREE CREMENTS	CLASS A TREES PROVIDED LESS CREMENTS	CLASS B TREES REQUIRED	CLASS B TREES PROVIDED LESS CREMENTS	SHRUBS
WEST ST	639'	100L-F-23	19	13	100L-F-23	14	0
WEST ST	639'	100L-F-23	19	13	100L-F-23	14	0
EAST STREET	782'	100L-F-31	68	0	1/2S-F-1	0	110L-F-78
30' BUFFER/AVENUE	30L6	100L-F-13	0	13	100L-F-13	13	0
30' BUFFER/AVENUE	30L6	100L-F-13	0	13	100L-F-13	13	0
30' BUFFER/AVENUE	30L6	100L-F-13	0	13	100L-F-13	13	0
INTERIOR PARKING	N/A		0	7	0	0	0
INTERIOR PARKING	N/A		0	7	0	0	0
LIVE OAK MINIMUM	1'-8" LIVE OAK	9" OF CREMENTS	0	4.25' CAL. LIVE OAKS			
TOTALS	N/A		78	65	37	67	27

03 LANDSCAPE ORDINANCE REQUIREMENTS

02 PLANT MATERIAL LEGEND

TREES

QTY	BOTANICAL NAME / COMMON NAME	SYMBOL
14	<i>Cercis canadensis</i> / Eastern Redbud	(Symbol)
8	<i>Chionodoxa lictoria</i> / White Fringilla	(Symbol)
13	<i>Illex x amplexicaulis</i> 'Empress' / Empress Holly	(Symbol)
9	<i>Ilex x opacifolia</i> 'Savannah' / Savannah Holly	(Symbol)
4	<i>Magdala grandiflora</i> 'Lisa Gem' / Dwarf Southern Magnolia	(Symbol)
8	<i>Magdala virginiana</i> / Sweet Bay	(Symbol)
4	<i>Magdala x southerna</i> 'Alexander's' / Sweet Magnolia Multi-Trunk	(Symbol)
8	<i>Quercus rubra</i> / Nuttall Oak	(Symbol)
4	<i>Quercus sphacelata</i> / Southern Live Oak	(Symbol)
22	<i>Taxodium ascendens</i> / Pond Cypress	(Symbol)
5	<i>Trachycarpus fortunei</i> / Windmill Palm	(Symbol)

SHRUBS

QTY	BOTANICAL NAME / COMMON NAME	SYMBOL
178	<i>Asclepias speciosa</i> 'Autumn Amethyst' / TM / Autumn Amethyst Asclepias	(Symbol)
44	<i>Asclepias tuberosa</i> 'Var. G.C. Gentry' / Fines G.C. Gentry Asclepias	(Symbol)
14	<i>Calliandra bostana</i> / Sweet Shrub	(Symbol)
125	<i>Camellia sasanqua</i> 'Shady Garden' / Shady Garden Camellia	(Symbol)
62	<i>Cephalanthus occidentalis</i> 'Fritz Huber' / Fritz Huber Plantain Tree	(Symbol)
85	<i>Cyrtanthera distachya</i> / Holly Fern	(Symbol)
3	<i>Fatsia japonica</i> / Japanese Fatsia	(Symbol)
41	<i>Hydrangea macrophylla</i> 'Baton Rouge' / TM / Baton Rouge Hydrangea	(Symbol)
23	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea	(Symbol)
132	<i>Ilex cornuta</i> 'Coccoloba' / Coccoloba Holly	(Symbol)
7	<i>Ilex x 'Coral'</i> / Oak Leaf Holly	(Symbol)

GROUND COVERS

QTY	BOTANICAL NAME / COMMON NAME	SYMBOL
137	<i>Asplenium platyneuron</i> / Ivy of the Nile	(Symbol)
244	<i>Asplenium platyneuron</i> / Fossil Fern	(Symbol)
11,772 sq ft	Bed Prep / Bed Prep	(Symbol)
31,382 sq ft	Bermuda Sod Bermuda	(Symbol)
166	<i>Diervilla lonicera</i> 'Vividcolor' / Peach Lily	(Symbol)
104	<i>Dryopteris erythrosperma</i> / Autumn Fern	(Symbol)
110	<i>Ligularia sibirica</i> / Ligularia	(Symbol)

N/A: LIVE TREES TO BE REMOVED OR MAINTAINED SHALL BE IDENTIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT. ALL OTHER TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT. ALL OTHER TREES TO BE MAINTAINED SHALL BE IDENTIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT.

SYMBOLS: (Symbol) = 100L-F-23, (Symbol) = 100L-F-31, (Symbol) = 100L-F-13, (Symbol) = 1/2S-F-1, (Symbol) = 110L-F-78.

REMARKS: 1. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT. 2. ALL TREES TO BE MAINTAINED SHALL BE IDENTIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT. 3. ALL TREES TO BE MAINTAINED SHALL BE IDENTIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT.

NORTH PARK APARTMENTS
 AMG NORTH PARK, LLC
 ST. TAMMANY PARISH, LOUISIANA



Reich Associates
 a design collaborative
 301 East Memorial Street, Suite 1000, Metairie, Louisiana 70002

DATE: 08/14/2014
 TIME: 10:00 AM
 SHEET: 01
 PROJECT: NORTH PARK APARTMENTS
 DRAWING: LANDSCAPE ORDINANCE PLAN
 SCALE: L 0.01