



June 23, 2022

Mr. Louis Capo, Executive Director  
Lakefront Management Authority  
6001 Stars & Stripes Blvd., Suite 219  
New Orleans, Louisiana 70126

RE: Subdivision Restriction Resubmission Review – New Single-Family Construction  
25 Thrasher Street  
Lake Vista – West

Dear Mr. Capo:

VergesRome Architects, a Professional Architectural Corporation (VRA), conducted a Subdivision Restriction Resubmission Review for the referenced project, located in the Lake Vista West Subdivision. The review is for a new Single-Family House only. Our review comments, based upon review of the plans and Lake Vista West Subdivision Restrictions, are as follows:

- **Height** – Per Lake Vista Subdivision Restrictions Section IV (A), the maximum allowed height is 35'. Height of proposed house to the midpoint of the roof is shown as 33' - 6"; the plans appear to comply.
- **Setbacks** – Per Lake Vista Subdivision Restrictions Section VIII, review findings are as follows:
  - **Front Yard:** Twenty feet (20') is indicated to porch/ Utility, establishing the front building line and appears to comply.
  - **Side Yard:** The side yard widths are indicated as 6' on the right side and 6'-4" on the left side of the property, which appear to comply with the required minimum setback of 6'.
  - **Rear Yard:** Twenty feet (20') is the minimum rear yard depth required. Main house is shown to be located more than 20' from the rear property line and therefore the Rear Yard setback appears to comply.
  - The attached **Garage** situated 6'-6" from the rear property line appears to comply with Section XI (C) that allows its location in the rear yard.
- **Lot Coverage** – (This resubmission review addressed Lot Coverage non-compliance.) Based upon a meeting between the Review Architect and the Lake Vista Property Owners Association Architectural Committee, the reviewer calculated the lot coverage including the enclosed habitable space and garage and did not include the "Veranda" on the first floor, except where there was enclosed habitable space above. Per Lake Vista Subdivision Restrictions Section IX (A), the lot coverage maximum percentage is 30%. The lot dimensions, 75' by 125', yield a lot area of 9,375 square feet (SF); 30% of which is 2,813 SF as maximum lot coverage. The drawings indicate 2,806 SF actual lot coverage; the reviewer confirmed this calculation, which includes the allowable 200 SF garage deduction. The resulting 2,806 SF lot coverage is 29.9%, less than the maximum lot coverage percentage of 30%. Lot coverage appears to comply.

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- **Garage** – With a 75' lot width, a three-car garage is allowed. The attached two-car garage shown per the plans is allowed, located in the Rear Yard per Section XI (C), 9'-6" from the rear property line and 6'-0" from the right property line. The garage appears to comply.
- **Mechanical Equipment / Generator:** Proposed HVAC units and generator are indicated in the interior side yard. Lake Vista Subdivision Restrictions do not provide any guidance on placement of mechanical equipment.

Based upon our review of the resubmitted revised plans application relative to the Lake Vista West Subdivision Restrictions, we issue this Letter of No Objection. We herewith return all associated documents including the Lake Vista Plan Review form, sealed denoting approval on this date.

Thank you for the opportunity to be of service to the Lakefront Management Authority.

Yours truly,

**VergesRome Architects, APAC**



Steven H. Rome, AIA  
Principal

SHR/mwt  
Attachments  
cc: File 22002-N-1

