

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, MAY 3, 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 APRIL 5, 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 APRIL 5, 2016 MEETING)

BOA CASE NO. 2016-238-BOA

Request by applicant for a variance of fascia signage in a HC-3 Highway Commercial zoning district from a maximum of 44 square feet permitted to 55 square feet requested. The property is located at 601 N. Highway 190, Covington, Louisiana.

Applicant: RaceTrac Petroleum, Inc. - Adam Caracci

BOA CASE NO. 2016-239-BOA

Request by applicant for a variance of landscape buffer requirements in a HC-3 Highway Commercial zoning district. The property is located at 19290 19th Avenue, Covington, Louisiana.

Applicant: Keystone Real Estate Holdings, L.L.C.

BOA CASE NO. 2016-240-BOA

Request by applicant for a variance in an A-4 Single Family Residential zoning district for relief relative to the St. Tammany Parish Code of Ordinances, specifically, Chapter 7 Drainage and Flood Control Ordinance, Section 7-002.00 (B.) Items 8 & 9. The property is located on 10th Street in Tammany Hills Subdivision, south of Covington, Louisiana.

Applicant: Aprill H. Reed

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, APRIL 5, 2016

**LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING
MANDEVILLE, LOUISIANA**

The April 5, 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. Gordon, Mr. Ballantine and Mr. Perry

ABSENT: Mr. Schneider

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the March 1, 2016 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-165-BOA

Request by applicant for an "after the fact" variance in a HC-2A Highway Commercial zoning district for the removal of seven (7) trees within the southern side yard buffer.

Applicant: BB Mini Storage

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

(Mr. Matt Bennett appeared on behalf of the applicant.)

Mr. Ballantine: I went by the site and it looked like the site was leveled and cleared.

Mr. Bennett: That buffer area is where the sewer and water lines will go and the solar panels.

Mr. Brookter: What did the trees have to do with the solar panels?

Mr. Bennett: They would block out the sun.

Mr. Ballantine: Why did you do this?

Mr. Bennett: I was told that I could do an "after the fact" variance and knew that I would have to

pay.

Mr. Gordon: Were they tall pines along the side?

Mr. Bennett: No... we clear cut the side.

Mr. Ballantine: Clearly BB Mini Storage knew better and blatantly and apparently cut down the trees and then would pay later. I think they ought to pay \$10,000 in added penalties.

(Mr. Sevante stated that the board did not have the authority to levy this kind of penalty [\$10,000 fine]; however, indicated that the board does have the authority to levy a penalty X 2 since the applicant knowingly violated the law.)

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance subject to the applicant paying double the plant mitigation fees in the amount of \$3,500.00.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-203-BOA

Request by applicant for a variance of a rear yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 20' requested.

Applicant: Ted Lindsay

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

The applicant appeared on his own behalf.

Mr. Ballantine: So you have a problem with the wife pulling up into the driveway?

Mr. Lindsay: The reasons for the addition is for safety and weather. I want my wife to have a safe place to pull in to.

Mr. Brookter: Is this a one car garage?

Mr. Lindsay: No, I want to extend the existing garage about 14'.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-206-BOA

Request by applicant for a variance of a rear yard setback requirement for an accessory structure in an A-4 Single Family Residential zoning district from 10' required to approximately 6 ½'

requested.

Applicant: Chad & Amanda Domangue

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

The applicant (Ms. Domangue) appeared on her own behalf and made the following initial comments:

- The HOA would not like us to move the addition to the side.
- There is no other place to put it on site.

Mr. Brookter: Is this a one-car garage?

Ms. Domangue: No, it's a two-car garage, but my husband uses one bay.

Mr. Gordon: So you're adding a 24'x24' addition to the existing two-car garage.

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

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. Fandal read the staff report into the record...)

The applicant appeared on his own behalf and made the following initial comments:

- This is all pasture land.
- There are some houses out here... I thought it would be a good idea to reforest my property by planting trees.
- This is an asset to the parish.
- I am my own neighbor... it doesn't affect anyone to thin out the trees.

Mr. Fandal: I don't see a problem with thinning out the trees if you can keep a 50' buffer around the perimeter of the property.

Mr. Gordon: So you want to thin them out; what are you looking to take out?

Mr. Guidry: I row planted the trees and I would like to take out every other row.

(Discussion ensued regarding obtaining an arborist to determine what could reasonably be thinned out...)

Moved by Mr. Ballantine and seconded by Mr. Brookter to postpone this case until the applicant can get a report from a 3rd party arborist that states what is appropriate to thin out (trees) on his property.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-217-BOA

Request by applicant for a variance of a front yard setback requirement in a Planned Unit Development (PUD) zoning district from 20' required to approximately 16.61' requested.

Applicant: Peter Tufaro

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

The applicant appeared on his own behalf and made the following initial comments:

- We are next to an area of land to the rear that is dedicated to greenspace.
- I don't know where the square footage of the house came from because it's not that big.

Mr. Gordon: So the greenspace you speak of is grass?

Mr. Tufaro: Yes.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-218-BOA

Request by applicant for a variance of a side yard setback requirement in a Planned Unit Development (PUD) zoning district from 5' required to approximately 3'-3" requested.

Applicant: Randall Hasling

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

The applicant appeared on his own behalf.

Mr. Gordon: So this is an attached townhouse.

Mr. Hasling: Yes.

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

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 GUIDRY

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)

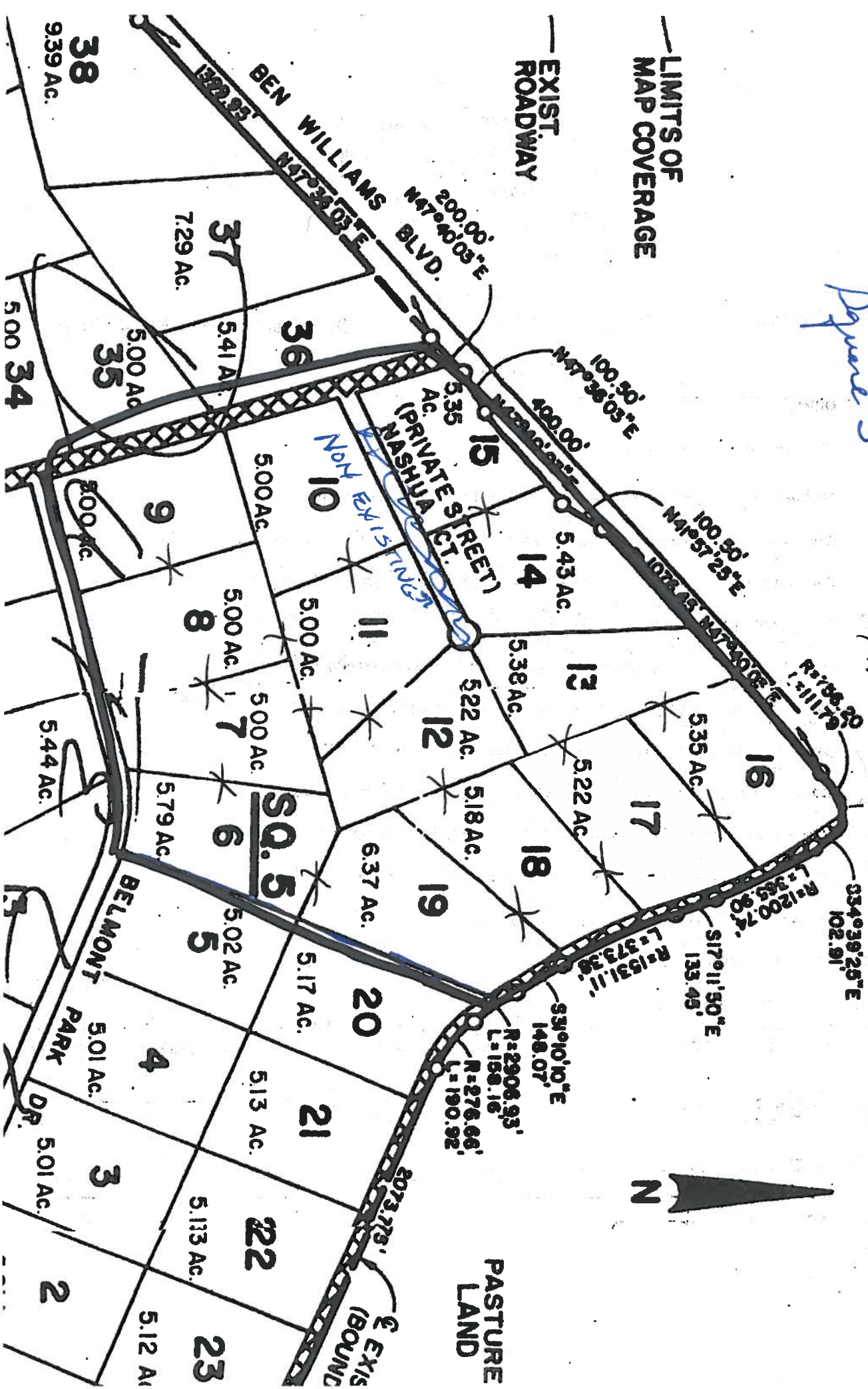
(Please state on the following lines below your specific request for a variance/appeal:)

Lot 6-19 all belong to me

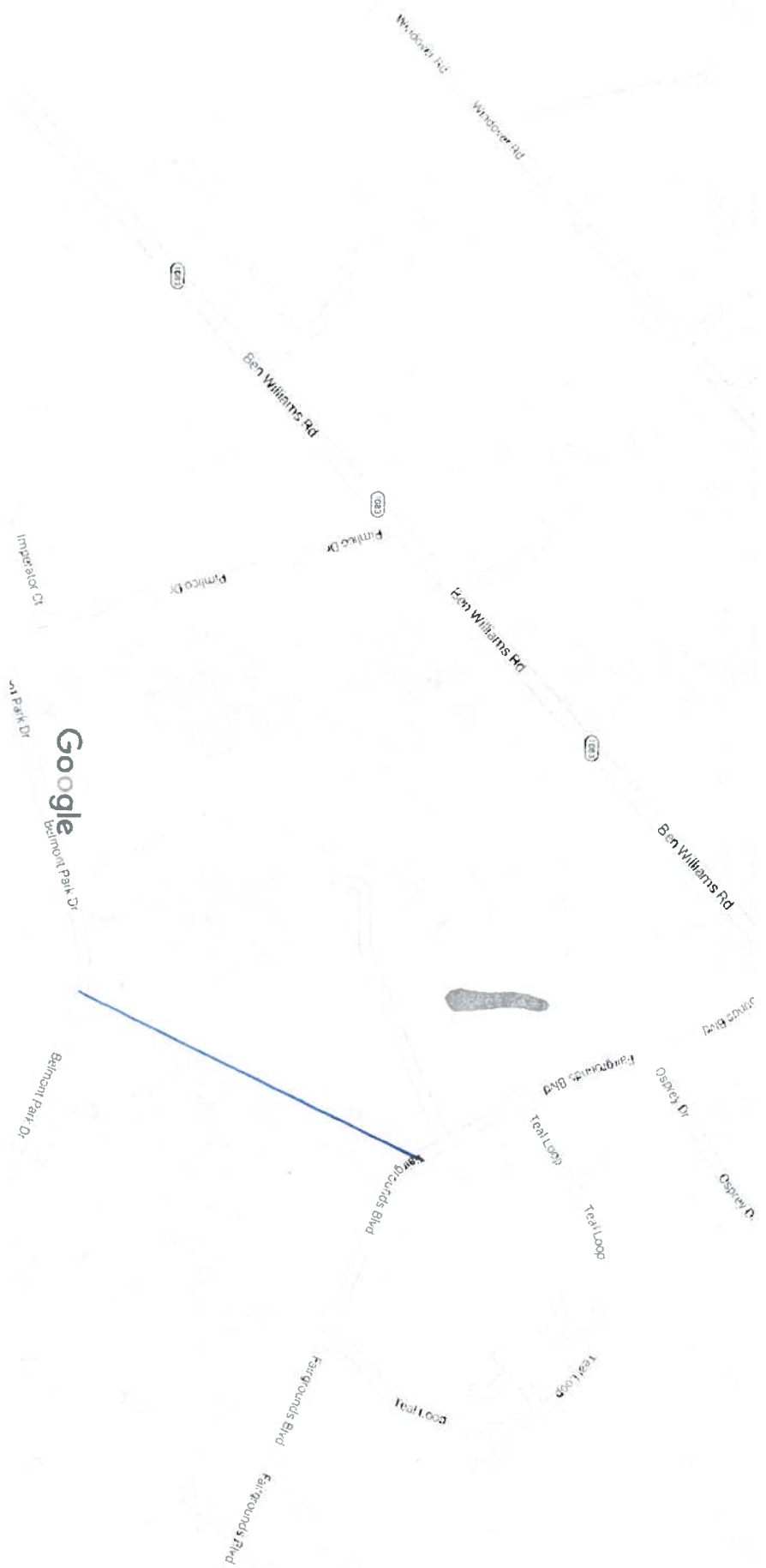
Requesting Waiver of Required 50' No cut buffer along property lines. UDC Section 8.02. All this property is one Continuous Piece. This is my Homestead and I planted all of these trees with intent to harvest.
Craig Guidry
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION 3/1/2016

Lots 6-19
Figure 5

X indicates interior buffers (50' wide)
Requester's variance
Requester's whole piece is my homestead



Google Maps



Google Maps

Map data ©2016 Google 200 ft

Google Maps



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

Google Maps



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

Google Maps

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

Case File Number:	BOA Case No. 2016-238-BOA
Initial Hearing Date:	May 3, 2016
Date of Report:	April 21, 2016

GENERAL INFORMATION

Applicant(s) Name:	RaceTrac Petroleum, Inc.
Location of Property:	601 N. Highway 190, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial
Variance(s) Requested:	Fascia Signage

OVERVIEW

RaceTrac is requesting a variance to replace their fascia signage with a new corporate logo on the fuel canopy (see letter attached from RaceTrac dated April 1, 2016).

STAFF COMMENTS

Although the request is to increase the fascia signage on the Holiday Boulevard side from 45 square feet permitted to 55 square feet requested, if you take into account the total square footage permitted for the entire canopy that also fronts on U.S. Highway 190 of 154 square feet permitted, overall, they would be reducing the total square footage by approximately 44 square feet.

Therefore, based on the above observations, the staff has no objections to the variance request.

BOA CASE NO. 2016-238-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: Adam Caracci (RaceTrac Petroleum, Inc.)

MAILING ADDRESS: 3225 Cumberland Blvd, Suite 100

CITY/STATE/ZIP: Atlanta, GA 30339

PHONE NUMBER: 770-436-7600 770-549-1850
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: **ZONING:** HC-3 (Highway Commercial)

<u>601 N Hwy 190</u>	<u>Covington</u>	<u>LA</u>	
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:)

RaceTrac is requesting a variance to replace an existing
RaceTrac logo with the new RaceTrac logo on the south facade
of our vehicular canopy. The variance requested is for 11 SF of
additional signage.



SIGNATURE OF OWNER/APPLICANT

3/31/2016

DATE OF APPLICATION



April 1, 2016

RaceTrac #089
601 N Hwy 190
Covington, LA
Variance Narrative

Variance Request Summary: Applicant is requesting a variance for the attached canopy sign maximum allowable area. Per the St Tammany Parish UDC Section 7.0205 A, the allowable area for an attached sign on the fuel canopy will be one SF or area per 1 LF of street frontage. The existing fuel canopy has a frontage of 44 LF on the side fronting Holiday Blvd. RaceTrac is proposing to change out the existing RaceTrac corporate logo sign measured at 48 SF to the latest version measured at 55 SF in area.

RaceTrac is in the process of remodeling all of their existing stores in Louisiana. With the remodel program they will be updating all of the older stores to the latest architectural standards of their newer ones. This remodel scope will included a complete renovation of the interior and exterior of the store. The goal is to maintain a series of high quality fuel stations across the state to better the RaceTrac brand name.

Included in this renovation is the update of the all the signage on the site, including the building signs and RaceTrac logo signs on the fuel canopy. The existing fuel canopy has two signs with the older version of the RaceTrac corporate logo; one fronting Holiday Blvd and one fronting US Hwy 190. With the update of the store, RaceTrac would like to update the signs on the fuel canopy to the latest corporate logo sign for branding consistency. The new logo sign is a total of 55 SF in area, and the side of the canopy fronting Holiday Blvd has only 44 LF of street frontage.

The canopy has a length of 110 LF fronting US Hwy 190. Considering the total allowable signage allowed on the canopy would be 154 SF of area, RaceTrac is only asking for a total of 110 SF of sign area. In the interest of maintain a better looking canopy, they wish to allow the signs to front each of the surrounding streets like it currently does. Otherwise the canopy would need to have two logo signs fronting US Hwy 190.

If the standard 55SF RaceTrac logo sign will not be allowed on the Holiday Blvd side, the 44 SF canopy sign will need to be specially designed and ordered, which will have



additional costs associated with it. The smaller sign will also not match the other RaceTrac logo signs on the site which are similarly 55 SF in area.

Sincerely,

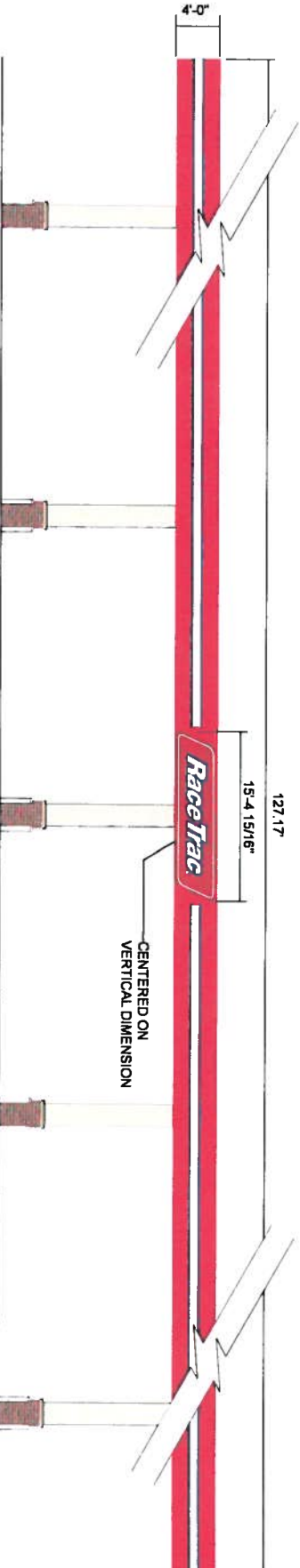
A handwritten signature in blue ink, appearing to read "Adam Caracci", is written over a faint, light blue circular watermark.

Adam Caracci
Engineering Project Manager
acaracci@racetrac.com
C: 770 -549-1850
O: 770 - 431-7600 X1409

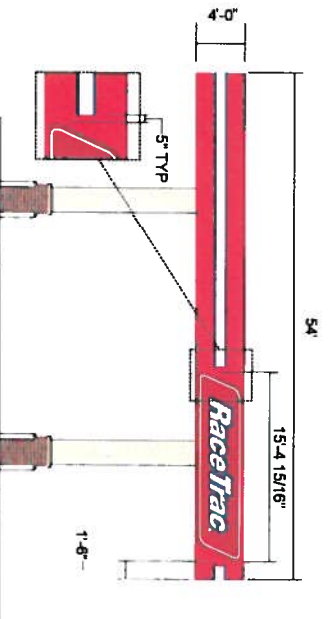
55 SF Canopy LED Logo Sign - Red Canopy

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS. MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES SHALL BE FOLLOWED. NO SUBSTITUTIONS ALLOWED.

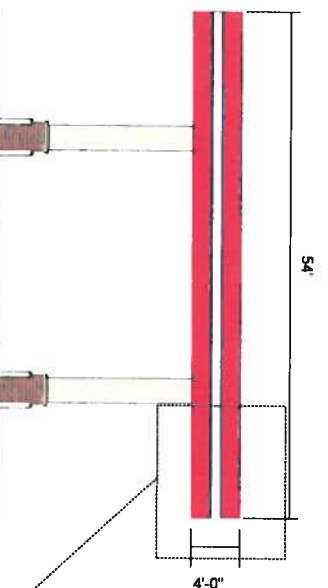
Page 16



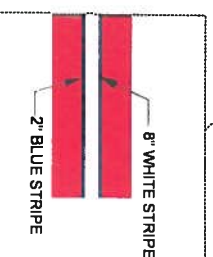
GAS CANOPY FRONT ELEVATION



LEFT SIDE VIEW - RED CANOPY



RIGHT SIDE VIEW - RED CANOPY



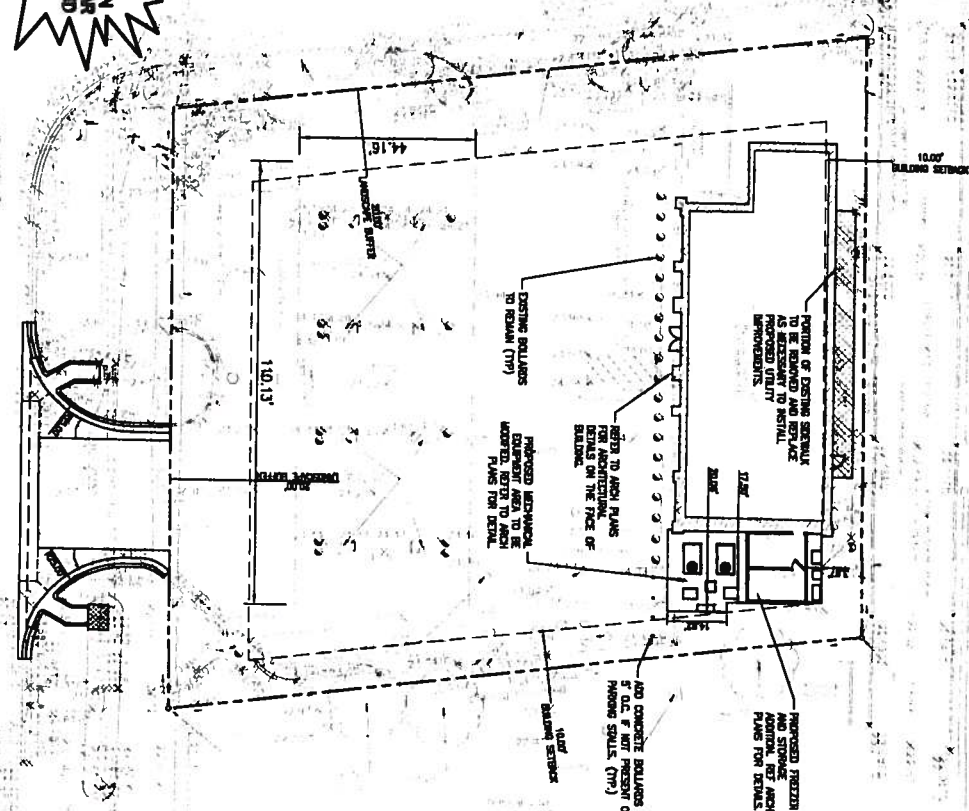
See Color Schedule on Page 2

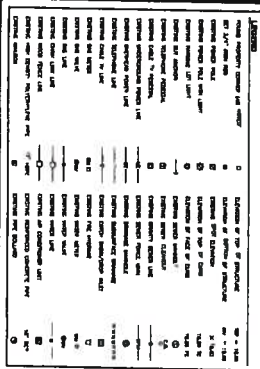
RaceTrac


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GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES.





[illegible]



ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

2005 STATE ROAD 1117 • WABE, LOUISIANA 70089

Phone: (504) 446-0044 Fax: (504) 446-0035

E-MAIL: ACADIA@ACADIASURVEYING.COM

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

Case File Number:	BOA Case No. 2016-239-BOA
Initial Hearing Date:	May 3, 2016
Date of Report:	April 21, 2016

GENERAL INFORMATION

Applicant(s) Name:	Keystone Real Estate Holdings, L.L.C.
Location of Property:	19290 19 th Avenue, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial
Variance(s) Requested:	Landscape buffers

OVERVIEW

The applicant is proposing to construct a “Taco Bell” restaurant on the site in question and are requesting variances for landscape buffers as follows:

- a.) East side landscape buffer from 20' required to 14.7' requested for a distance of 45 linear feet;
 - b.) South side landscape buffer from 10' required to 3.2' requested for a distance of 136 linear feet; and
 - c.) Reduce the number of trees in the south side buffer from (7) Class A and (7) Class B to (1) Class A and (1) Class B.
-

STAFF COMMENTS

The applicant has not given any reasons as to why they feel that a hardship or practical difficulty exists for the site. That notwithstanding, the staff does not have an issue with the east side buffer request since it only involves a small segment of the buffer and they will plant the full complement of trees within same. However, we do not support the variance for the south side buffer nor the reduction in the number of trees. The staff feels that the applicant should consider redesigning the site in order to comply with parish code relative to the south side buffer.

If the board decides to grant the variance, the applicant should pay for plant mitigation since he is deficient of (6) Class A and B trees to the St. Tammany Parish Plant Mitigation Bank in the amount of \$2,400.00, which payment is based on \$100.00 per caliper inch of tree required, inclusive of the cost for the tree and the labor required to plant.

BOA CASE NO. 2016-239-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: Keystone Real Estate Holdings LLC

MAILING ADDRESS: 955 N Highway 290

CITY/STATE/ZIP: Covington LA 70433

PHONE NUMBER: 985-893-0079

(Home Phone #)

(Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Hc-3

19290 19th Avenue Covington La Alexiusville
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:)

SEE ATTACHED FORM FOR SPECIFIC ITEMS

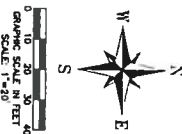
[Signature]
SIGNATURE OF OWNER/APPLICANT

4/1/16
DATE OF APPLICATION

Variance request for the proposed Taco Bell at 19290 19th Avenue, Covington, LA

We respectfully request the following variances to the St. Tammany Parish UDC for the aforementioned property.

- 1) Reduction of the eastern landscape setback (buffer) along "F Street" from the specified 20 feet to 14.7 feet for a distance of 45 linear feet. Regulation: Flexibility of Depth of Street Planting Areas. The required depth of the street planting area may be adjusted so the depth of the street planting area may be reduced to a minimum of ten (10) feet, up to a maximum of twenty percent (20%) of the length of the street planting area, provided that a depth greater than the required depth is added to other areas of the street planting area to maintain the overall required street planting area. The proposed reduction of landscape buffer will not result in a reduction of landscape area due to the minor offset in the parking lot at the rear of the lot and the outside radius of the drive thru lane. Proposed landscape offsets will have a net positive of 20 sf of landscaping area.
- 2) Reduction of the southern landscape setback (buffer) from the specified 10 feet to 3.2 feet for a distance of 136 linear feet
- 3) Reduction of required trees in the southern buffer from seven (7) Class A trees and seven (7) Class B trees to one (1) Class A trees and one (1) Class B trees in conjunction with planting fifty-five (55) shrubs in the three foot buffer.

[illegible]

SIZE DATA	
LOT AREA	22.00 SQ. 0.51 AC.
BLDG. AREA	14.51 SQ. (16.00 EXCLUDED)
APPROX. AREA	13.41 SQ. (14.25 EXCLUDED)
APPROX. AREA	AREA OF (13.87 EXCLUDED)
EXISTING ZONING	NC-3
PROPOSED ZONING	NC-3
EXISTING USE	WALSH OFFICE SPACE
PROPOSED USE	OFFICE OF DIST. MGR.
EXISTING PARKING	16 SPACES (1/4 STALLS AND 1 FOR HANDICAPPED)
PROPOSED PARKING	20 SPACES

[illegible]

DUNNE ENGINEERING, INC.
2840 W Southlake Blvd., Suite 110
Southlake, Tx 76092
Phone (817) 552-6210
Fax: (817) 778-4845
LA License Number 5134

TACO BELL

SITE PLAN



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

Case File Number:	BOA Case No. 2016-240-BOA
Initial Hearing Date:	May 3, 2016
Date of Report:	April 21, 2016

GENERAL INFORMATION

Applicant(s) Name:	Aprill H. Reed
Location of Property:	Tenth Street, Covington, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Area of Special Concern

OVERVIEW

The applicant is requesting a variance in order to allow him to build a home on the property “slab on grade” as opposed to placing the home on a raised foundation (see letter attached from applicant dated April 3, 2016).

STAFF COMMENTS

The department of engineering has been advised of this request and requested to provide us with their recommendation. However, as of this writing, we have not received a response from said department. As soon as the recommendation is provided, we will provide.

BOA CASE NO. 206-240-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: April H. Reed

MAILING ADDRESS: 3901 Metairie Court

CITY/STATE/ZIP: Metairie, LA 70002

PHONE NUMBER: 985 8929311 504 650 9490
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Residential
Tenth St Covington LA Tammany 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 Area of Special Concern Ord# 7-002.00(B)8-9
(Specify other variance/appeal on line above)

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

Request variance on Tenth Street lot to build
slab on grade instead of raised foundation.

April H. Reed
SIGNATURE OF OWNER/APPLICANT

4/13/16
DATE OF APPLICATION

Agent contact:

James Meier
500 Aspen Lane
Covington LA 70433
and ...

**APRILL H. REED
3901 METAIRIE COURT
METAIRIE, LA 70002
504.650.9490**

April 3, 2016

Saint Tammany Parish Government
Department of Development
Board of Adjustments
P. O. Box 628
Covington, LA 70434

Re: Lot 19-A2

Dear Board Members,

I am the owner of lot 19-A2 on Tenth Street in the Tammany Hills area.

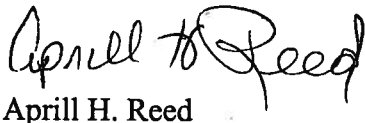
We are requesting a variance to put a slab on grade instead of a raised foundation for a new home to be constructed on the referenced lot. We feel that building a raised home in this developed neighborhood would look out of place and not be well received by the neighbors. This was confirmed by visiting the neighbors who all volunteered to sign a petition requesting the home be built on a slab. (copy attached)

Based on the attached fill plan, we will be able to build on a slab without adding any additional fill and achieve the requirement that the slab be 2' above the crown of the street. We can also cut swales on the side of the property to even further limit foundation impact.

Please allow Mr. James Meier to represent me regarding this variance request.

Thank you for all your efforts.

Sincerely,


Aprill H. Reed

To: St. Tammany Parish Engineering Department
Board of Adjustments

Date: 4/02/2016

Re: 70195 10th Street Covington, LA

We neighbors prefer and request that the new home built on the referred lot be constructed as a slab on grade instead of raised home.

We feel a slab house will match the existing home on our street and look better.

We would feel that we may lose privacy because a raised home would look over the fence line.

We are also concerned that a raised home could possibly affect the resale value of our homes.

Neighbor Name: David Hansen
Signature: David Hansen
Address: 70239 10th Street Covington, LA
Phone #: (985) 630-2551

Neighbor Name: Monica Ramirez
Signature: Monica Ramirez
Address: 70152 10th Street Covington, LA
Phone #: (985) 810-8313

Neighbor Name: Tamara Pierce
Signature: Tamara Pierce
Address: 70233 10th Street Covington, LA
Phone #: 985 807 6499

Neighbor Name: CHAD DELEY
Signature: CHAD DELEY
Address: 70141 10th Street Covington, LA
Phone #: 985 733 0817

Neighbor Name: Bill Taylor
Signature: Bill Taylor
Address: 70190 10th Street Covington, LA
Phone #: (985) 373-6859

Neighbor Name: Sandra Barrios
Signature: Sandra Barrios
Address: 70189 10th Street Covington, LA
Phone #: 985-237-3297

