AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, MAY 5, 2015 - 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 7, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-05-011
Request by applicant for variances of planting requirements along a side yard setback and fencing in a HC-2A Highway Commercial zoning district. The property is located on the northeast corner of U.S. Highway 190 Service Road and Bodet Lane, north of Mandeville, Louisiana.
Applicant: McCalman, L.L.C.

BOA CASE NO. 15-05-012
Request by applicant for a variance for an accessory building setback requirement in a residential zoning district from 40' required to approximately 7.6'. The property is located at 1401 Rue Des Jardin in Versailles Subdivision, south of Covington, Louisiana.
Applicant: Ronald Parks

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
The April 7, 2015 meeting of the St. Tammany Parish Board of Adjustments was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: Mr. Brookter

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Schneider to accept the March 3, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-04-009
Request by owner for variances of signage requirements in a HC-2 Highway Commercial zoning district, for sign area, height, color scheme and setback from front property line.
Applicant: Clearwater Pools & Spas

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

Mr. Peter Gitz appeared on behalf of the company.

Mr. Keller: A question came up as to if the sign and/or a portion of the planter box encroached into the State right-of-way.

Mr. Gitz: Yes, by approximately six to seven feet.

Mr. Keller: The board cannot grant a variance for encroachments onto other peoples property.

Mr. Sevante: Although the sign has been there for a long time, the board could grant approval; however, the Louisiana DOTD would have to give their approval.

Mr. Fandal: Was the sign shifted?
Mr. Gitz: No. Just the bottom was filled in and the planting area added.

Mr. Gordon: Who did the electrical?

Mr. Gitz: The electrical was always in the sign. Only a meter was added.

(General discussion ensued regarding if the board could approve a variance with the sign encroaching into the State right-of-way...)

Moved by Mr. Perry and seconded by Mr. Ballantine to postpone this matter for up to 90 days to allow the applicant time to get approval from LADOTD to permit the sign to stay where it’s at.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-04-010
Request by owner for a variance of a front and side yard requirement from 25' and 10' required respectively to approximately 23' and 8' requested, in an A-4 Single Family Residential zoning district.
Owner: The Earnest Corporation

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

Mr. Mark Inman appeared on behalf of the corporation.

Mr. Fandal: Do you have anything to add to what Mr. Keller said?

Mr. Inman: No Sir.

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

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

Mr. Keller stated that to the contrary, as previously reported relative to the ethics laws, a board member who is appointed to their position and needs to recuse themselves relative to a particular case on the docket, cannot under any circumstances participate in the discussion, debate or voting of said case.
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. 15-05-011
Initial Hearing Date: May 5, 2015
Date of Report: April 14, 2015

GENERAL INFORMATION

Applicant(s) Name: Mc Calman, L.L.C.
Location of Property: northeast corner of U.S. Highway 190 Service Rd., and Bodet Lane
Zoning of Property: HC-2A Highway Commercial
Variance(s) Requested: side yard plantings and elimination of fencing requirements

OVERVIEW

The applicant is requesting a variance for the placement of Class A & B trees along the eastern planting buffer boundary line and the elimination of the required fencing due to the fact that said boundary line already has a mature and long-standing thicket of bamboo (see pictures attached). According to the applicant’s representative, the property will be developed for a four story office building (see narrative attached).

STAFF COMMENTS

Due to fact that the mature bamboo thicket is existing and actually acts as an opaque green living screen, thereby supplanting the need for additional plantings and fencing, the staff has no objection to the proposed variance requests.
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:  McClinman, L.L.C. c/o Jeffrey D. Schoen

MAILING ADDRESS:  P.O. Box 1810

CITY/STATE/ZIP:  Covington, LA 70434

PHONE NUMBER:  985-892-4801

PROPERTY LOCATION FOR VARIANCE REQUESTED:  ZONING:  RC-2-A

Northeast corner of Bodet Lane and U.S. Hwy. 190 Service Road East

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):

Applicant respectfully requests a variance to waive the requirement of

constructing a fence and required Class A and Class B plantings along and

inside the eastern boundary of subject property in light of the existing

mature bamboo stand in said area.

SIGNATURE OF OWNER/APPLICANT  DATE OF APPLICATION

McClinman, L.L.C.  BY  March 17, 2015
Samuel M. Camp, Manager
March 17, 2015

HAND DELIVERY

Mr. Ron Keller
Senior Planner
St. Tammany Parish
Department of Planning
P. O. Box 628
Covington, LA 70434

RE: Variance Request to St. Tammany Parish Board of Adjustment
Applicant: McCalman, L.L.C.
2.210 Acres in Section 22, Township 7 South, Range 11 East
St. Tammany Parish, Louisiana
Location: NE Intersection of Bodet Lane
And U.S. Hwy. 190 Service Road East
Our File S-19,104

Dear Mr. Keller:

Please be advised that our Firm represents McCalman, L.L.C., represented by its duly authorized Manager, Samuel M. Camp in connection with the above referenced matter, and in connection therewith, enclosed please find the following documents and appropriate comments, to-wit:

1. Original executed Variance Application Form.

2. Original $200 check payable to Parish of St. Tammany.

3. Drawings:

   a) Vicinity Map dated June 12, 2014
b) Parish Landscape Plan of Mullin Landscape Associates, LLC dated September 23, 2014


d) Photograph of bamboo stand (with equipment)

e) Photograph of bamboo stand (without equipment)


The Applicant is developing a 4-story (approximately 50,000 square foot) office building on subject property and because of a long-standing bamboo stand along the eastern boundary of the property, the Applicant would prefer not to remove the bamboo stand and replace it with the required code Class A and Class B Plantings, as well as construct a fence, as shown on the Site Plan of Mullin Landscape Associates, LLC dated September 23, 2014.

In light of the foregoing, it is respectfully requested that a variance be granted by the St. Tammany Parish Board of Adjustment as to the applicable sections of the Unified Development Code (including, but not necessarily limited to, the section shown below) so as to allow a waiver of the code required plantings within the buffer along and inside the entire eastern boundary of subject property, as well as construction of a fence, said sections including:

1. 7.0107 Side and Rear Planting Area Requirements

2. Sub-Section E. Planting Requirements and Buffer Planting Areas

3. Sub-Section F. Fences and Buffer Planting Areas

Please let me know if you have any questions or comments, and please confirm that this matter will be taken up at the regular meeting of the BOA on Tuesday, May 5, 2015 at 3:00 p.m.
Thank you for your consideration of this matter.

With best regards,

Very truly yours,

JONES FUSSELL, L.L.P.

BY:  

JEFFREY D. SCHOEN

JDS:swg

Enclosures

cc: McCalman, L.L.C.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 15-05-012
Initial Hearing Date: May 5, 2015
Date of Report: April 14, 2015

GENERAL INFORMATION

Applicant(s) Name: Ronald Parks
Location of Property: 1401 Rue Des Jardin in Versailles Estates S/D, Covington, LA
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: setbacks for accessory structures

OVERVIEW

Parish code requires that all accessory buildings setback at least forty (40') from all street frontages on a given lot. However, in this case, the staff feels that a hardship is evident due to the unusual layout of the lot where the lot is surrounded by street frontage on three sides of the property (see site plan attached).

The applicant is seeking variances for a storage building and pool cabana setback, which in reality, based on the orientation of the primary residence on the property, equates to a rear yard.

Additionally, the applicant submitted a revised site plan, which increases the setback of his pool cabana from approximately (7 ½') feet to (8'-9")

STAFF COMMENTS

The staff concurs with the applicant that lot layout, being surrounded on three sides with street frontage, presents some difficulty from being able to comply with the letter of the law relative to accessory building setbacks. Furthermore, if the street frontage located on the rear property line was a normal backyard that abutted another lot or an open space, the setback requirement would be 10'; and if you apply that logic, the proposed storage building would be in compliance with parish code and only a portion of the pool cabana would encroach into the 10' setback.

Therefore, for the reasons as stated above, the staff feels that a hardship and/or practical difficulty is evident and has no objections to the proposed variance requests for the storage building and pool cabana.
BOA CASE NO. 15-05-012 (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: RONALD PARKS

MAILING ADDRESS: 1401 RUE DES JARDINS

CITY/STATE/ZIP: COVINGTON, LA 70433

PHONE NUMBER: 985-327-7458 (601) 259-5969

PROPERTY LOCATION FOR VARIANCE REQUESTED: 1401 RUE DES JARDINS, COVINGTON, LA, VERSAILLES ESTATES

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 WITH MULTIPLE FRONT LOT SETBACKS, REDUCTION OF AVE. LACROIX TO A REAR SETBACK (SEE PLAN) ATTACHED PLAN

Signature of Owner/Applicant: RONALD R. PARKS

Date of Application: 4/7/15
April 8, 2015

St. Tammany Parish Planning Department  
21490 Koop Road, #500  
Mandeville, Louisiana

Re: 1401 Rue Des Jardin  
Covington, Louisiana 70430  
Backyard Improvements

To Whom it May Concern:

This letter is in reference to the proposed backyard improvements for my property located at 1401 Rue Des Jardin in Covington, Louisiana. My Contractor was in the process of framing the foundation for the proposed storage building when he noticed difference in the angle of the existing fence that surrounds a lift station located on the property from the plan to the field measurements. He contacted the City to discuss the discrepancy and was told to halt construction and that the permit (#2015-21954) previously issued on March 25, 2015 was suspended until a meeting with the Board of Adjustments takes place to review the entire project.

This particular lot has roadway frontage on three sides. The southern portion of the property (rear of the house) has frontage along Avenue Lacroix and the northern portion (front of the house) and eastern portion of the lot has frontage along Rue Des Jardin. I was informed that the City is using a 25’ setback on all sides facing a roadway, and considering all three sides to be front yards.

Abiding by the 25’ setback in the rear of the house nearly eliminates any portion of the lot for typical backyard improvements. In addition, the City has a lift station located on my property, further reducing the size of the rear yard.

In an attempt to increase the amount of available storage for my property, a detached storage building is being proposed inside the fenced rear yard. The storage building will be constructed to match the house in exterior details including the same brick on all sides and architectural shingles. Additionally, I plan to install a below-grade swimming pool and open air cabana. All of these improvements were submitted to, and approved by, the homeowner’s association prior to submission to the City.

Enclosed are photographs of the property and of the approval letter by the homeowner’s association.

Sincerely,

Ronald K. Parks  
Homeowner
Susan Smith & Ronald Parks
1401 Rue De Jardin
Covington LA 70433

Re: Pool & Cabana

Dear Mr. Parks

We have received your application dated and the Architectural Committee has approved your plans with the following conditions:

- Any deviation to these plans must be re-submitted to the committee for review and written approval;
- Homeowner is responsible for obtaining any permits required from the Parish;
- Homeowner is responsible for complying with any St. Tammany Parish or State ordinances;
- Homeowner is responsible for any damages caused by him or any contractors to neighboring and/or common properties as a result of this project;
- Contractor or homeowner must clean site daily;
- Construction vehicles may not be parked on the street overnight;
- Project must be completed within a reasonable amount of time.

Thank you for submitting the proper documentation for the committee to review. Should you have any questions, please feel free to contact me.

Sincerely,

Susan Fink
Association Manager for
Versailles Property Owners Association, Inc.
The setbacks and restrictions shown on this plot plan are limited to those set forth in the description. It is recommended that setbacks and lot dimensions be confirmed by professional land surveyor and owner before location of building is established.

Building setbacks:
- Front: 30'
- Side: 10'
- Rear: 25'
- Side street: 20'

Note: Setback lines shall be verified by owner or contractor prior to construction.

Plot plan:
- Lot 256, Versailles
- St. Tammany Parish, Louisiana

Date: 2-13-13
### Project Address

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### Owner

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<tr>
<td>SUSAN SMITH &amp; RONALD KENT PARKS</td>
<td>1401 RUE DES JARDIN COVINGTON LA 70433</td>
<td>(601) 259-5969</td>
<td><a href="mailto:RONKTPARKS@GMAIL.COM">RONKTPARKS@GMAIL.COM</a></td>
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### Contractor

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### Designation

Residential

### Specific Use

Swimming Pool

### Total Sq. Ft

| 475 |

### Living Sq. Ft

| N/A |

### Value

$35,000.00

### Location Information

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### Assessment Number

107-806-3577

### Requirements

- 0 -> Partial Inspection
- 0 -> Electrical Temporary Pole
- 1 -> Permit Application
- 2 -> Flood Plan Review
- 2 -> Planning Approval
- 2 -> DES Approval
- 2 -> Engineering Approval
- 3 -> Issue Permit
- 5 -> Drainage
- 5 -> Electrical Underground
- 6 -> Electrical Final
- 6 -> Drainage Final
- 7 -> Issue Certificate of Occupancy
- 8 -> CO Ready for Customer

### Payment Information

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Total $152.50 Balance $0.00

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Separate permits are required for Electrical, Plumbing, Mechanical and Gas work. This permit is null and void if work or construction has not commenced within six (6) months of issuance or if suspended or abandoned for a period of six (6) months.

The granting of this permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

I Undersigned certify that I have received the above mentioned documents and fully understand my responsibilities.

Issuer

Owner

Contractor

---

Signature

Signature
## ST. TAMMANY PARISH
### BUILDING PERMIT

**Permit Number:** 2015-21957  
**Permit Issued:** 03/25/2015

### Project Address
1401 RUE DES JARDIN COVINGTON LA 70433

### Owner
**Owner:** SUSAN SMITH & RONALD KENT PARKS
**Address:** 1401 RUE DES JARDIN COVINGTON LA 70433
**Work Phone:** (601) 259-5969
**E-mail:** RONKPARKS@GMAIL.COM

### Contractor
**Contractor:** SUSAN SMITH & RONALD KENT PARKS
**Address:** 1401 RUE DES JARDIN COVINGTON LA 70433
**Work Phone:** (601) 259-5969

### Designation
**Residential**

### Specific Use
**Accessory**

### Total Sq. Ft.
336

### Living Sq. Ft.
N/A

### Value
$26,880.00

### Optional Location Information

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The granting of this permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

I, **UNDESSIGNED CERTIFY THAT I HAVE RECEIVED THE ABOVE MENTIONED DOCUMENTS AND FULLY UNDERSTAND MY RESPONSIBILITIES.**

### Signature

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## Requirements

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### Signature

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