

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JUNE 7, 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 MAY 3, 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 MAY 3, 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

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

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. The property is located at 407 Carr Drive, south of Slidell, Louisiana.

Applicant: Tague & Mary Richardson

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. The property is located at 625 North Highway 190, Covington, Louisiana.

Applicant: Covington Hospitality, L.L.C.

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. The property is located at 68583 LA Highway 59, Mandeville, Louisiana.

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

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING

3:00 PM - TUESDAY, MAY 3, 2016

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

The May 3, 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. Brookter and seconded by Mr. Ballantine to accept the April 5, 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

(The applicant did not appear at the meeting so it was moved by Mr. Brookter and seconded by Mr. Schneider to postpone this case until the next meeting.)

MOTION CARRIED UNANIMOUSLY

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. Applicant: RaceTrac Petroleum, Inc. - Adam Caracci

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

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

- Our brand has changed significantly since the early 80's which includes the corporate

- logo.
- We are remodeling the store.
- Our typical logo is 55' square feet.
- The allowance is only 4' square feet more.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-239-BOA

Request by applicant for a variance of landscape buffer requirements in a HC-3 Highway Commercial zoning district.

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

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

Mr. David Gregory, 2840 Southlake Boulevard, Southlake, Texas, appeared on behalf of the applicant and made the following initial comments:

- This is a small site with only a 108' frontage.
- It's better to adhere to the perimeter setbacks and much as possible.
- We are reducing the driveway width to 10'.
- Chick-fil-a has a 20' buffer along their side.
- Our southside buffer is really pinched.

Mr. Keller: Is this the smallest imprint for a Taco Bell?

Mr. Gregory: Yes.

Mr. Gregory: We are providing 20 parking spaces but we could reduce the number to get to 16 and thereby provide additional plantings.

(General discussion ensued about the reduction of parking spaces along the south side of the property...)

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variances for the east side buffer by reducing it from 20' required to 14.7' requested, and to reduce the number of parking spaces along the south side buffer by three (3) spaces, which areas shall be used for planting trees.

MOTION CARRIED UNANIMOUSLY

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.

Applicant: Aprill H. Reed

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

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

- I have an agreement to purchase this property to build.
- I want to build a home for my daughter and my son-in-law.
- We want to place a slab on the property instead of having to raise the structure 2' feet.
- The engineering department is acceptable with this.
- I've contacted the gravity drainage district and we will place no dirt.

(Ms. Schenk with the engineering department appeared and stated that the department had no objections to the proposed slab.)

Moved by Mr. Ballantine and seconded by Mr. Schneider 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.

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: CRAG 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)

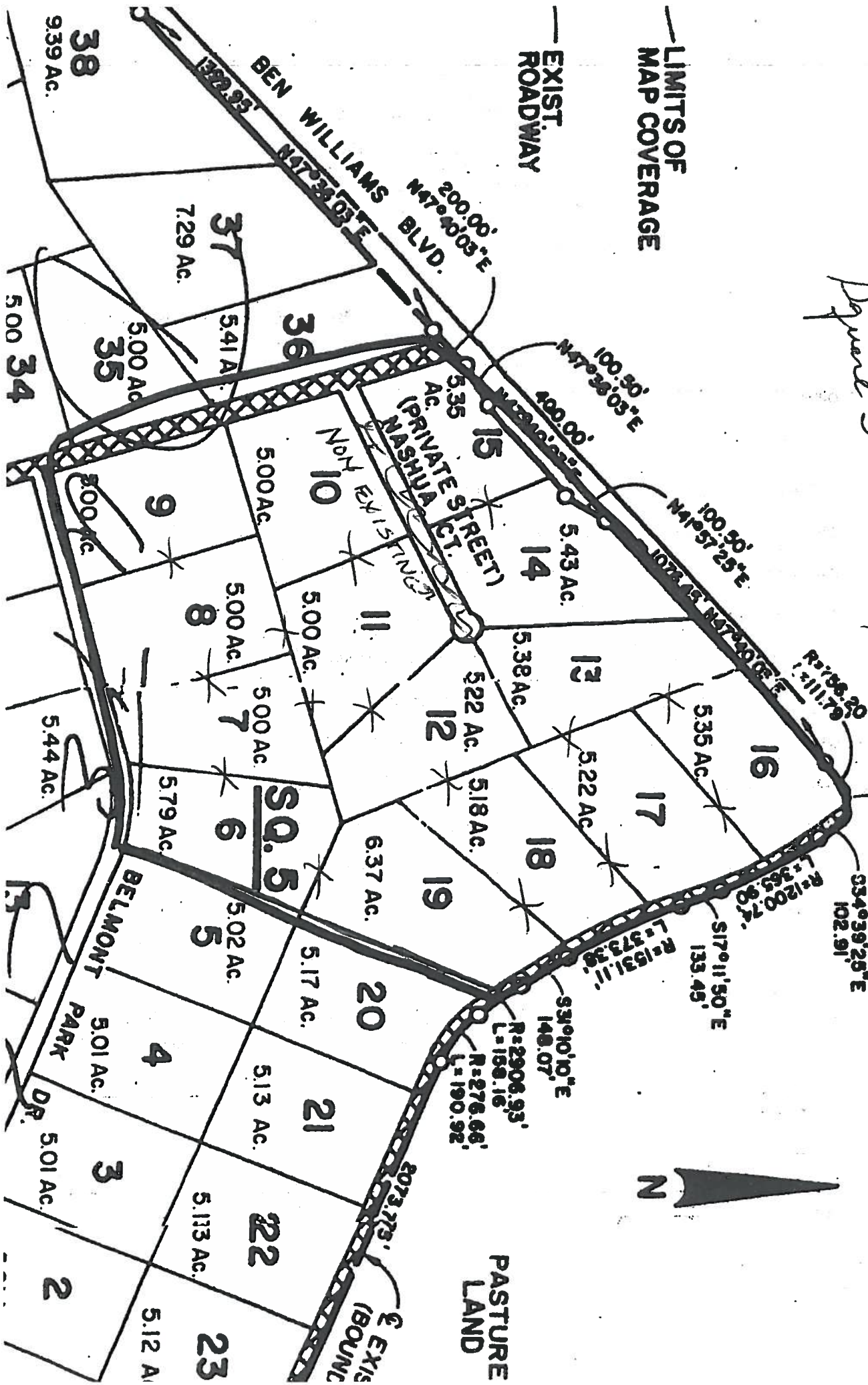
(Please state on the following lines below your specific request for a variance/appeal:) Lot 6-19 all belong to me

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 plant all of these trees with intent to harvest.
Craig Guidry
SIGNATURE OF OWNER/APPLICANT
3/1/2016
DATE OF APPLICATION

X

indicates intention implies (so write)
Requesting variance
This whole piece is my homework

Page 5



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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

Scott Abney
SIGNATURE OF OWNER/APPLICANT

4/29/2016
DATE OF APPLICATION

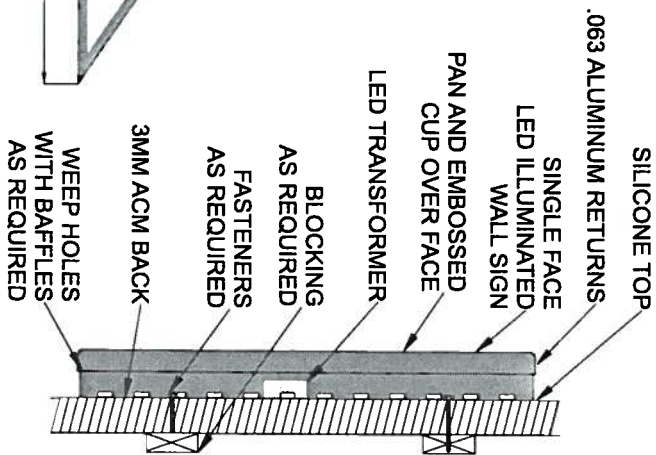
Property of Gulf South Signs, LLC - Do Not Duplicate - This concept and artwork is the exclusive property of Gulf South Signs, LLC and is for the sole purpose of viewing by recipient. It is not to be released to outside parties. If no contract is initiated with Gulf South Signs, LLC, this concept and 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



SIDE VIEW



 GULF SOUTH SIGNS, LLC	Start Date: 4-12-16 Last Revision: 4-12-16 Job#: JG1001 Drawing#: 1A	Client Approval:	Sales Rep: Jack Gremillion Jack@gulfsouthsigns.com Designer: Todd Ducote
5836 Nature Trail Drive Baton Rouge, LA 70817 PH 318-709-1024 FAX 225-448-3039		Landlord Approval:	



SANDY LAKE

Sign Location
(3' off of Cement)

Thrive

74' 160'

RD

RD

© 2016 Google

Imagery Date: 8/25/2015 30°24'20.20"N 90°05'07.16"W elev 15 ft eye

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 5 th 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.


SIGNATURE OF OWNER/APPLICANT

5-5-16
DATE OF APPLICATION



May 10, 2016

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

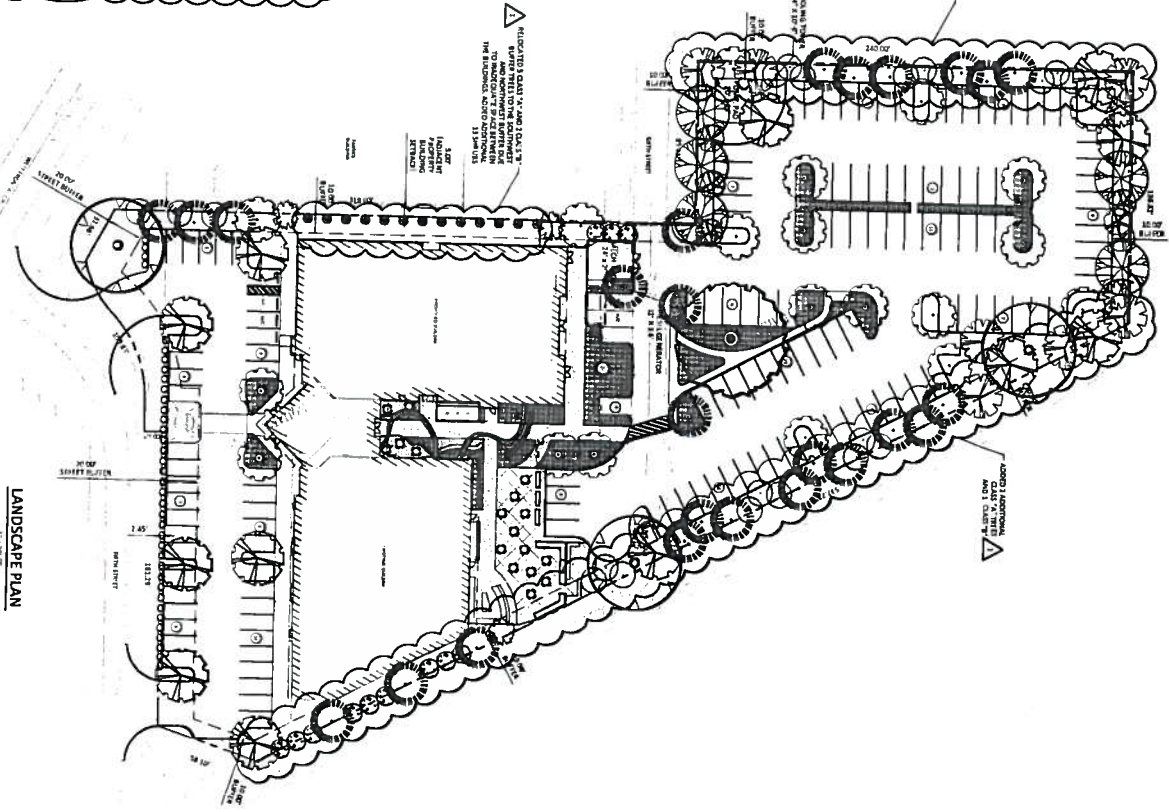
RE: Florida Marine Transporters Variance

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*

PLANT KEY	
TREES SOUTHERN PACIFIC LIVE OAK WHITE OAK RED MAPLE PLANTING	SOUTHERN PACIFIC LIVE OAK WHITE OAK RED MAPLE PLANTING



LANDSCAPE PLAN
1" = 20'

STREET BUFFER ZONE 10' BUFFER	
TREES	CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NORTH BUFFER ZONE 10' BUFFER	
TREES	CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

WEST BUFFER ZONE 10' BUFFER	
TREES	CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SOUTH BUFFER ZONE 10' BUFFER	
TREES	CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Kyle Associates, LLC
215554 01
L2.0

KENT
DESIGN-BUILD

AN OFFICE BUILDING
FOR
FLORIDA
MARINE
TRANSPORTERS

2500 5th Street, Metairie, LA 70071

greenleafarchitects
855.778.2080
www.greenleafarchitects.com

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

Case File Number:	BOA Case No. 2016-283-BOA
Initial Hearing Date:	June 7, 2016
Date of Report:	May 19, 2016

GENERAL INFORMATION

Applicant(s) Name:	Tague & Mary Richardson
Location of Property:	407 Carr Drive, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front and side yard buffers

OVERVIEW

The applicant is proposing to construct an addition onto an existing structure on the property that already violates the front and one of the side yard setbacks.

STAFF COMMENTS

The proposed addition will not extent beyond the existing structures building imprint and will not result in an encroachment into any other setbacks. Furthermore, the board has set precedent in this subdivision (Northshore Beach) by granting similar variances along Carr Drive. Therefore, for the reasons as stated above, the staff has no objection to granting the variances as requested.

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): JAGUE + MARY RICHARDSONMAILING ADDRESS: 407 CARR DRIVECITY/STATE/ZIP: SLIDELL, LA 70458PHONE NUMBER: JAGUE 504-415-6196
MARY 504-453-8387
(Home Phone #) (Cell Phone #)PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Residential
407 CARR DRIVE SLIDELL LA NORTH SHORE BEACH
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

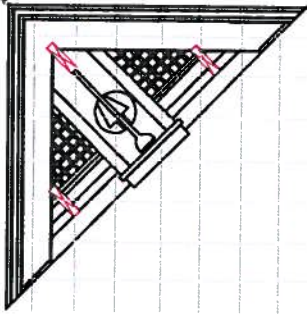
- REQUEST FOR:**
-
- ☒
- A variance of the (Unified Development Code)
-
- ☐
- Appeal of an adverse decision made by a parish official(s)
-
- ☐
- Appeal the interpretation by a parish official(s) of the (Unified Development Code)

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:)

DUE TO THE SMALL SIZE, AND CANAL BANK LOCATION OF THE EXISTING
RESIDENCE, WE RESPECTFULLY REQUEST A REDUCTION OF THE FRONT AND LEFT
SIDE SET BACKS TO BE IN LINE WITH THE EXISTING BUILDING (8' FRONT, 5' LEFT)Jague Richardson
Mary De Charbon
SIGNATURE OF OWNER/APPLICANT5-9-16
DATE OF APPLICATION



Waring Architects, L.L.C.
4300 S. Carrollton Ave.
New Orleans
Louisiana
70119-6822

May 9, 2016

The Board of Adjustments
Department of Planning & Development
St. Tammany Parish
P.O. Box 628
Covington, LA 70434

To Whom It May Concern:

This is a letter in specific response to the five conditions for a variance from the requirements of the St. Tammany Parish's Unified Development Code.

The property in question is lot 17A in the Northshore Beach subdivision, the municipal address is 407 Carr Drive in Slidell, LA. It is currently zoned A-4 which requires a front set back of 30' and side set back of 10'. The lot is located between Carr Drive and Facianes Canal and is 100 feet wide but has only 9'-12' of land as measured perpendicular to Carr Drive. The existing structure is built entirely over water. The owners, Tague and Mary Richardson, wish to build an addition attached to the side of their existing primary residence. Due to the small lot size, the location of the existing home, and its adjacency to Facianes Canal, **we are requesting a variance from the requirements of the St Tammany Parish's Unified Development Code to decrease the front yard setback from 30' to 8' and to decrease the left side set back from 10' to 5'. This variance will bring the existing structure on the lot into compliance with parish zoning requirements and allow the Richardsons to proceed with their proposed addition.**

1. "Is the variance/appeal request self-imposed?"

Response: No, the variance is needed to address difficulties stemming from the site itself. Please refer to item #3.

2. "Does the variance/appeal request constitute a financial hardship?"

Response: No, the request stems from practical difficulties stemming from the physical constraints of the site. Please refer to item #3

3. "Does the variance/appeal request present a practical difficulty or unnecessary hardship?"

Response: Practical difficulties do exist. The site only has between 9 and 12 feet of land as measured perpendicularly to Carr Drive. The existing structure is constructed entirely over the canal. The lot simply cannot provide a 30' front yard setback as this would place the façade almost 20 feet out in the water. We are requesting a variance of the left side yard setback because the existing structure is non-conforming to the requirements of the UDC. Granting this variance

will bring the existing residence into compliance. The proposed addition will comply with the modified front yard setback of 8' and the statutory right side yard setback of 10'.

4. "Does the variance/appeal request impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood?"

Response: No, there are many boathouses along Carr Drive on the Facianes Canal side that are constructed adjacent to the bulkhead. Some of these have been converted to residences.

5. "Will the granting of the variance/appeal request constitute establishing a precedent?"

Response: It will not. There are prior instances of where the Board of Adjustment has given similar variances in the past. BOA Case number 15-17-023 is a recent example. This case was a former boathouse that was converted to a residence and the front yard setback was granted a variance to put it in line with the structure.

We respectfully request that every possible consideration be given to Mr. and Mrs. Richardson, the owners of this property at 407 Carr Drive.

Sincerely,


Peter A. Waring, Architect

Principal, WARING ARCHITECTS, LLC
B.Arch., M.Arch., MBA, NCARB, Hon. FSI,
Hon. AOS, Rotary Intl. Paul Harris Fellow
Actively Lic. Architect: LA, TX, CO, SC, MS
Work: (504) 861-1011 / Mobile: (504) 722-3804
4300 S.Carrollton Ave./New Orleans, LA 70119



RENOVATION & ADDITION TO:

407 CARR DRIVE

407 CARR DRIVE SLIDELL, LA 70458

- * NO CHANGE OF USE
- * CHANGE OF FOOTPRINT
- * NO CHANGE OF OCCUPANCY

SCOPE OF WORK:

INTERIOR RENOVATION AND BUILDING ADDITION

SURVEY:

SCALE: N.T.S.

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

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SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

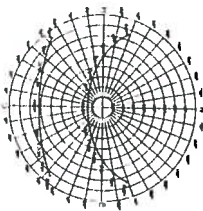
SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

LOT 17

SECTION 16, TOWNSHIP 14N, RANGE 10E

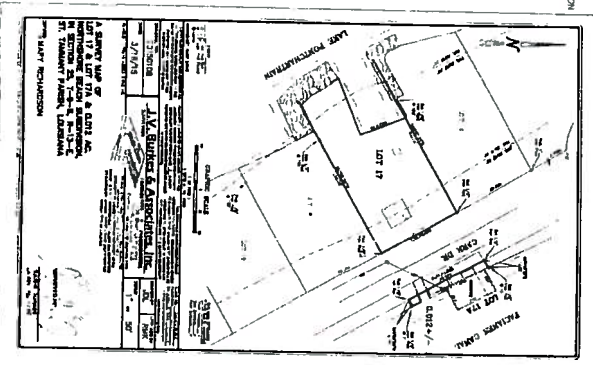


SOLAR DIAGRAM:

SQUARE FOOTAGES:

EXIST'G FLOOR AREA	4,300 sq. ft.
EXIST'G ROOF AREA	9,200 sq. ft.
TOTAL EXISTING INTERIOR AREA	13,500 sq. ft.
PROPOSED FLOOR AREA	4,400 sq. ft.
PROPOSED ROOF AREA	9,200 sq. ft.
TOTAL PROPOSED INTERIOR AREA	13,600 sq. ft.

NO.	DESCRIPTION	AREA
1	EXIST'G FLOOR AREA	4,300 sq. ft.
2	EXIST'G ROOF AREA	9,200 sq. ft.
3	TOTAL EXISTING INTERIOR AREA	13,500 sq. ft.



GENERAL NOTES:

1. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The Contractor shall maintain access to all existing utilities and structures on the site.
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40. The Contractor shall maintain access to all existing utilities and structures on the site.

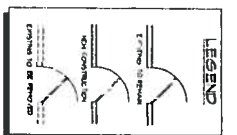
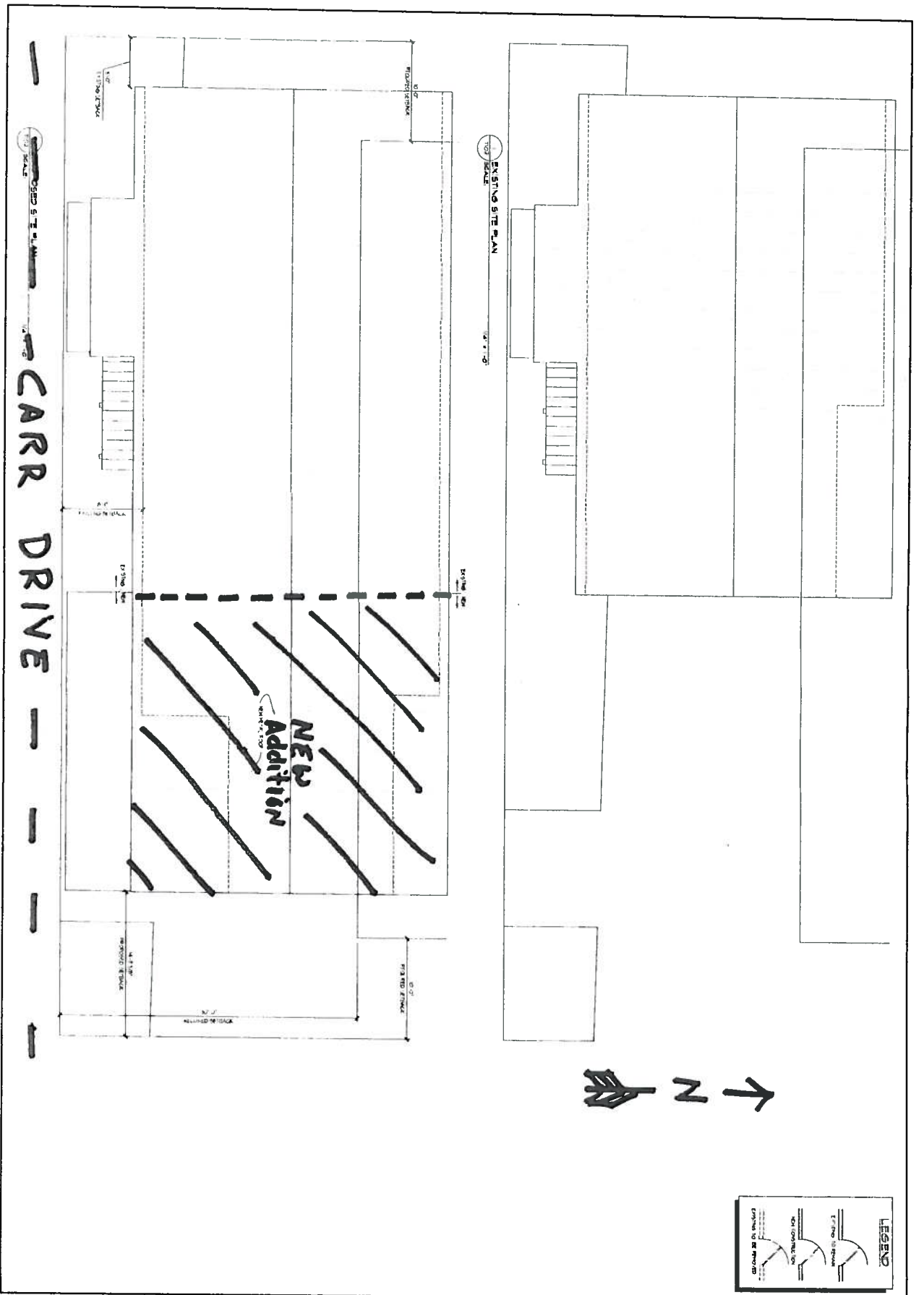
PROJECT: 407 CARR DRIVE
ARCHITECT: J. C. CHAMBERLAIN

DATE: 5/10/2016
REVISIONS:

T101
1 of 1

RENOVATION & ADDITION TO:
407 CARR DRIVE
SLIDELL, LA 70458

PROJECT NO: 20604



PROJECT
HARVEY & TASHA
CHANDLER

LEGEND

Plan: (04) 86-1211
File: (04) 86-7728

Wiring Analysis: IIC

4300 S. Eastern Ave.
Greenville, SC 29615
2018

RENOVATION & ADDITION TO:

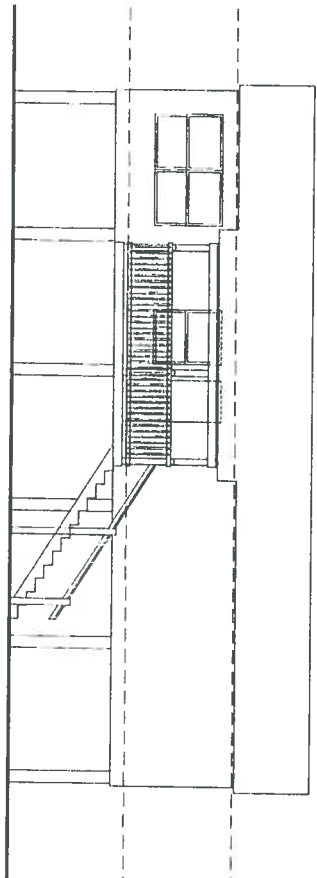
407 CARR DRIVE

407 CARR DRIVE
SLIDELL, LA 70458

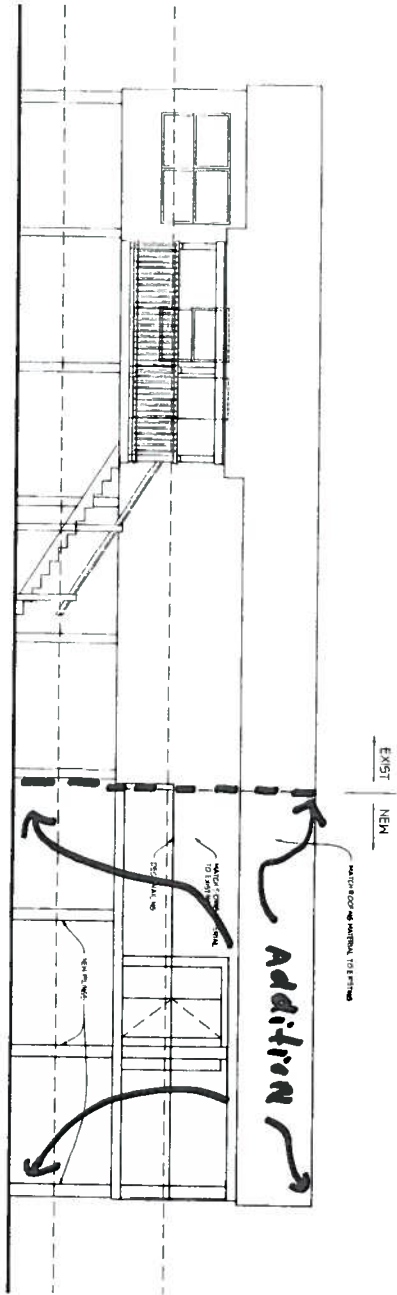
NO.	DESCRIPTION	DATE
1	REVISION	5/10/2016
2	REVISION	5/10/2016
3	REVISION	5/10/2016
4	REVISION	5/10/2016
5	REVISION	5/10/2016
6	REVISION	5/10/2016
7	REVISION	5/10/2016
8	REVISION	5/10/2016
9	REVISION	5/10/2016
10	REVISION	5/10/2016

PROJECT NO.	20604
DATE	5/10/2016
REVISIONS	

T102	2 of 3
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1. EXISTING FRONT ELEVATION
1/4\"/>



2. PROPOSED FRONT ELEVATION
1/4\"/>

GENERAL NOTES:
1. EXISTING WALLS AND ROOF TO REMAIN.
2. EXISTING WALLS AND ROOF TO REMAIN.
3. EXISTING WALLS AND ROOF TO REMAIN.

SPECIFIC NOTES:
1. EXISTING WALLS AND ROOF TO REMAIN.
2. EXISTING WALLS AND ROOF TO REMAIN.
3. EXISTING WALLS AND ROOF TO REMAIN.

ABBREVIATIONS:
ALL DIMENSIONS IN FEET AND INCHES.
ALL DIMENSIONS IN FEET AND INCHES.
ALL DIMENSIONS IN FEET AND INCHES.

PROJECT
KANSKY & TADDE
RICHARDSON

Phone (504) 881-4211
Fax (504) 881-7121

4150 S. Esplanade Ave.
New Orleans, LA 70114

RENOVATION & ADDITION TO
407 CARR DRIVE

407 CARR DRIVE
SLIDELL, LA 70459

DATE
5/0/2006

REVISIONS

PROJECT
NO.
201604

A201

3 of 3

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

Case File Number:	BOA Case No. 2016-284-BOA
Initial Hearing Date:	June 7, 2016
Date of Report:	May 19, 2016

GENERAL INFORMATION

Applicant(s) Name:	Covington Hospitality, L.L.C.
Location of Property:	625 N. Highway 190, Covington, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	Signage requirements

OVERVIEW

The applicant is proposing to reduce the height of the existing Best Western pole sign from 46' and proposes to erect a 17' (application states 15') high monument style sign in its place, and to reduce the size of the existing Best Western cabinet and change the logo from approximately 59 square feet to 55 square feet. In addition, the applicant is requesting to keep the existing LED reader board as part of the monument sign which measures approximately 96 square feet in size.

STAFF COMMENTS

Although the staff applauds the applicant for proposing a significant reduction the height of the sign, the fact remain that the height of the proposed new sign is still 8' higher than what code permits. Secondly, parish code only allows for a maximum of 32 square feet of signage for a single occupancy business, while the applicant is proposing to keep a total of 151 square feet, which represents over a 370% increase over current code requirements.

The staff understands that the existing signage, since it has been in place for many years, and given the height of 46' feet, that in order to be seen, the square footage was probably necessary or warranted. However, now that the sign is being reduced to a proposed height of 17', the amount of cabinetry requested far exceeds what would be considered reasonable based on current code.

Therefore, for the reasons as stated above, the staff does not support the variances requested in the current proposed format; however, in the spirit of recognizing that the applicant is proposing a substantial reduction in the height of the sign and replacing it with a monument style sign, the staff suggests that the applicant amend his application to seek a lesser sign height variance and to greatly reduce the size of the signage proposed that would be more in line with parish code.

BOA CASE NO. 2016-284-PA (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: SANDIP CHAUHAN For GWINSTON HOSPITALITY LLC
DBA BEST WESTERN NORTHPARK INN

MAILING ADDRESS: 625 NORTH HWY 190

CITY/STATE/ZIP: GWINSTON LA 70433

PHONE NUMBER: (985) 893-3942 (Home Phone #) (985) 789-8564 (Cell Phone #) (985) 892-2681 OFFICE

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2 Highway Commercial
625 NORTH HWY 190, GWINSTON LA 70433
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 SIGN EXCEEDS ALLOWABLE SQ. FTG. AND HT.
(Specify other variance/appeal on line above)

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

- 191 #
90 #
- REDUCING PYLON @ 46' OAH TO MONUMENT 15' OAH
 - EXISTING CABINETS - (1) 7'1" x 8'7" and (1) 6' x 16', LED 4'5" x 7'10"
 - PROPOSED - (1) 5'5 3/4" x 10' 1/2" = 55 # + LED 35 # =

SIGNATURE OF OWNER/APPLICANT

DATE OF APPLICATION

4/5/2016.

5/10/16.

Exhibit A



**Best
Western®**

Signage Inventory / Recommendation

BMW Northpark Inn
625 N Highway 190
Covington, LA 70433

Site ID: 19010

March 10, 2016



Sign Inventory / Recommendation

Type: H-55

Qty of faces: 2

Dimensions: 5'-5 3/4" x 10'-0 7/16" @ 17'-0" OAH

Illumination: Internally Illuminated

Comments: Existing EMC Board

Recommended



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B/W Northpark Inn
625 N Highway 190
Covington, LA 70433

Site ID#: 19010



Drawn by: T. Justice
Date: October 14, 2015
Revised by: J. Hochstetler
Date: December 1, 2015
Revised by: AAAJ
Date: March 10, 2016

Sign Inventory / Recommendation

Description: Freestanding Double Pole Sign (Pylon)
Qty of faces: 2 **PMS Color:** N/A
Dimensions: ~7'-1" H x ~8'-7" W x ~46'-0" OAH
Attachment Method: Direct Burial
Sign Material: Acrylic, Painted Aluminum, Vinyl
Illumination: Internally Illuminated
Comments: Secondary Cabinet - ~6'-0" H x ~16'-0" W

Existing



Action: Replace
Type: H-55
Qty of faces: 2
Dimensions: 5'-5 3/4" x 10'-0 7/16"
Illumination: Internally Illuminated
Comments:

RE USE EXISTING LED MESSAGE CENTER



OPTION 2

E-1

H-55



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BMW Northpark Inn
 625 N Highway 190
 Covington, LA 70433

Site ID#: 19010



Drawn by: T. Justice
 Date: October 14, 2015
 Revised by: J. Hochstetler
 Date: December 1, 2015
 Revised by: AAUJ
 Date: February 26, 2016



Legend
A - Elevation
E-1 - Sign

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BMW Northpark Inn
625 N Highway 190
Covington, LA 70433

Site ID#: 19010



Drawn by: T. Justice
Date: October 14, 2015
Revised by: J. Hochstetler
Date: December 1, 2015
Revised by: AAAJ
Date: February 26, 2016

Sign Inventory / Recommendation

Existing

Type	Qty
-7'-1" H x -8'-7" W x -48'-0" OAH Pylon, -8'-0" H x -18'-0" W Secondary Cabinet	1

Recommended

Type	Qty
Type: H-55	1

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written consent from Site Enhancement Services.

BMW Northpark Inn
6225 N Highway 190
Covington, LA 70433

Site ID#: 19010



Drawn by: T. Justice
Date: October 14, 2015
Revised by: J. Hochstetler
Date: December 1, 2015
Revised by: AAAJ
Date: March 10, 2016

Code Check

Code Check Form

Customer Name: Best Western 16010
 Project Number: BMW Northpark Inn
 Address: 625 N Highway 180 State: LA Zip: 70433-0331
 City: Covington
 Master Sign Program (MSFP): Yes ☐ No ☒

Ground Signs - Pylon (Pole) & Monument

Are ground signs allowed? Yes ☒ No ☐
 Minimum height to ground: Not regulated
 Distance to adjacent ground signs: Not regulated
 Number of signs allowed: NTE 12000' signed frontage
 Maximum SF allowed: NTE 32 SF/ sign face
 Minimum setback: 5' From: Street property line Validity Triangle: 118' high
 Maximum Overall Height: NTE 8' Wind Load: 118' high
 Illumination / Lighting Restrictions: No lighting. No illuminated backgrounds. Illuminated lighting only. White light only for outdoor illumination NTE 3,000 lumens/face.

Color restrictions: Midwest colors and include lighting provided by code. Specimen colors only.

How many faces count toward sign area? 2

Notes:

Wall Signs

Are wall signs allowed? Yes ☒ No ☐
 Number of signs allowed: NTE 1 sign/occupant Square footage based on: Street frontage ☐ Building frontage ☒ % of wall area ☐
 Maximum SF allowed: NTE 400 sq ft Maximum Projection: NTE 12"
 Maximum Height: NTE 100 ft Formula for area calculation: NTE 1 SF/1' linear foot of store front
 Can sign project above roof line? Yes ☐ No ☒ Max. Letter Height: Not regulated Max. Logo Height: Not regulated Max. Sign Width: Not regulated
 Lighting Restrictions: Not regulated Is area transmittable to another elevation? Yes ☐ No ☒
 How is area measured: Smallest rectangle to enclose sign face Does this elevation require special frontage? Yes ☐ No ☒

Notes:

For store fronts less than 32 linear feet, the maximum SF is 32 SF.
 Store front must be a facade with a direct entrance which faces a street or parking lot for the building.

Directionals / Regulatory

Are directional signs allowed? Yes ☒ No ☐
 Are permits required? Yes ☒ No ☐
 Number of signs allowed: Not regulated
 Maximum SF allowed: NTE 4 SF/sign
 Maximum Overall Height: Not regulated
 Directionals count towards allowed SF? Yes ☐ No ☒
 Are frontage for directional restricted? Yes ☐ No ☒
 Name / Logo allowed? Yes ☐ No ☒

Per Helen, make note of any new directionals on permit application.

Face Replacements

Are permits required? Yes ☒ No ☐
 Can pre-determined status remain if faces are replaced? Yes ☐ No ☒
 Are faces replacements allowed? Yes ☒ No ☐
 Are permits required if remodeling or repainting signs? Yes ☒ No ☐

Notes:

Permit Requirements

Permits can be applied for by: Mail ☒ Authorized Agent ☐ In Person ☐ Review Board: Yes ☐ No ☒
 License Required: Business ☐ Continuation ☐
 Signature Required on Application: Owner ☐ Agent ☒
 Documents Required: Site Plan ☐ Elevation ☐ Sign Details ☐ Sealed Engineering ☐ Additional Professional Seals ☐
 Number of Document Copies: 1
 Document Box: Standard
 Length of time to secure permit: 1-4 weeks Other permit costs / fees: \$140.00 plus \$0.37/SF
 If electrical permit is required for ONLY the hook up of the sign, is a licensed electrician required to come in person? Yes ☐ No ☒
 Are permits required to be obtained in person? If not, what is the process: No
 How long are permits good for: 6 months

Notes:

Per Helen, all signs may be listed on the same application.
 Per Helen, there is an online portal on the parish's website that can be used to apply for permits.
 Per Helen, sealed engineering documents are only required for new signs.

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BMW Northpark Inn
 625 N Highway 180
 Covington, LA 70433

Site ID#: 19010



Drawn by: T. Justice
 Date: October 14, 2015
 Revised by: J. Hochstetler
 Date: December 1, 2015
 Revised by: AAJ
 Date: March 10, 2016



471 NW Main St.
Bunkie, LA. 71322

Ph. 318-346-2345
Fax 318-346-2003

May 6, 2016

St. Tammany Parish Board of Adjustments
21454 Koop Dr., Ste 2B
Mandeville, LA 70471

ATTN: Ron Keller

RE: Best Western, 625 North Hwy 190, Covington, LA Monument Sign

Enclosed is the following:

Variance Application Form

Permit Authorization & Consent Form

Email from the Permit Dept. advising proposed main ID sign exceeds allowable square footage

Drawing and location of proposed monument sign

Site Plan, survey and property description

Variance Approval Letters from the neighboring businesses – Burger King and Dakota Restaurant

Check #11233 in the amount of \$200.00 for the standard variance fee

Customer is requesting the variance to allow the proposed square footage for the new monument, which will include removing and reinstalling the existing LED message center.

Please review and let me know if you need additional information so that we can make the next scheduled hearing scheduled for 6/7/16.

Thanks

Nicky Bordelon

Gibko Signs

318-346-2345



April 27, 2016

Mr. Sandip Chauhan
General Manager
Best Western Northpark Inn (19010)
Governor, District V - Region 24

via electronic mail only

**Re: Best Western - Best Western- Northpark Inn
Sign Variance Approval**

Dear Mr. Chauhan,

Thank you for informing us that the Best Western ("BW") located at 625 N. Highway 190 in Covington, LA is updating the current signage on its property. We understand the Parish/City requires BW to apply for a permit/variance and the Parish requires the adjoining businesses provide approval for the BW signage.

Please be advised that Strategic Restaurants Acquisition Company, LLC, ("SRAC") business owner of the Burger King adjacent to the BW, approves the signage plans prepared by Cummings Signs dated March 10, 2016 on the attached Exhibit A. SRAC understands the main pole sign will be lowered from the overall height of 46' to an overall height of 17'. The new sign will have a new LED sign cabinet with a gray cladding skirt.

Should the any of the design or other requirements of the sign permit/variance change, including, but not limited to, the size, height, materials or foundation this approval will be revoked and Strategic Restaurants Acquisition Company, LLC will require BW to resubmit for our review.

Thank you,

Zenia Minwalla
Sr. Director of Real Estate, Construction and Facilities

Cc: Mo Ebrahim



Cummings Resources, LLC
Two Lakeview Place
15 Century Blvd., Suite 200
Nashville, TN 37214
1-800-489-7446
<http://cummingsbrandnew.com>

Best Western- Northpark Inn

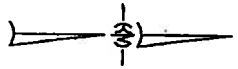
Sign Variance Approval

The Best Western located at 625 N. Highway 190 in Covington, LA is updating the current signage on its property. The city requires any one applying for a variance to have the adjoining property owners give approval. Sandip Chauhan is going to be lowering his current sign from 46' overall height to 17' tall. This new sign will have a new LED sign cabinet with a gray cladding skirt. The city needs written approval from the surrounding property owners saying that this is okay. If you approve of this sign change please sign and print below.

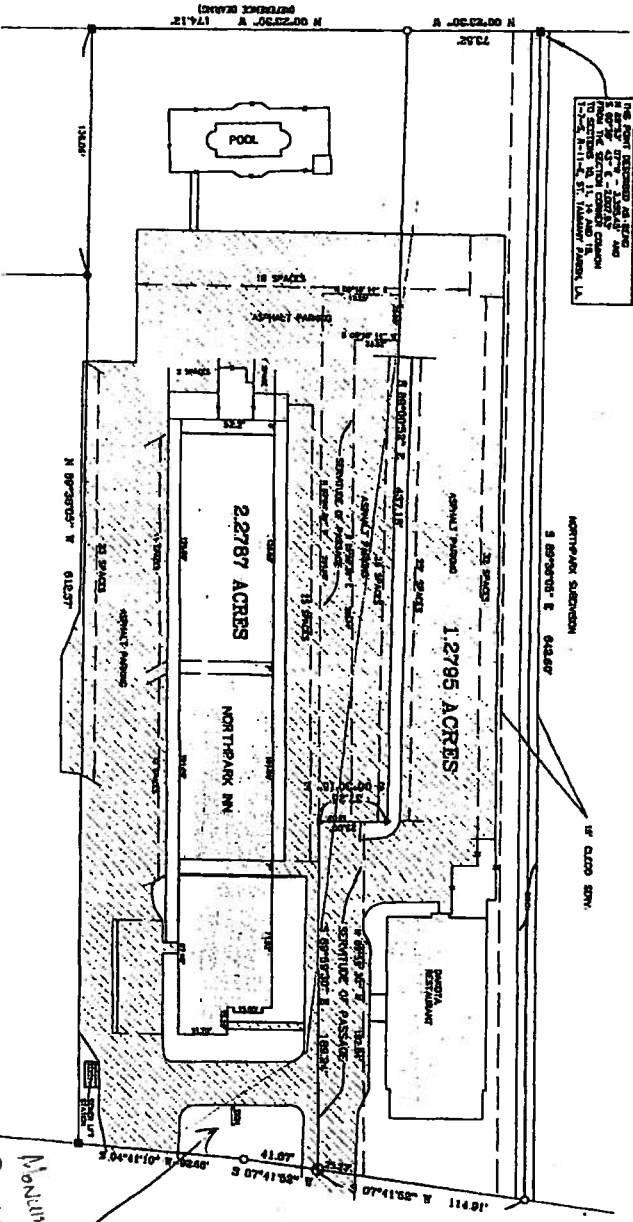
Thank you

Marice Rouds
PRINT NAME
Marice Rouds 4/26/16
SIGNATURE DATE
G.M.
POSITION

DAKOTA RESTAURANT
629 N. Hwy 190
COVINGTON, LA 70433
TEL: (985) 892-3712



THE ABOVE DESCRIBED LAND IS BEING
REDEVELOPED BY THE LANDLORD AND
THEY ARE NOT BEING OFFERED FOR SALE
AND THE SECTION CORNER CHAIN
IS NOT TO BE USED IN ANY MANNER
IN THE FUTURE.



EXISTING SIGN
MONUMENT WILL
REPLACE PALM

U.S. HIGHWAY 190

LEGEND

- 1/4\"/>

FOR PROPERTY IS LOCATED IN
SECTION 15, T-7-S, R-11-E,
ST. TAMMANY PARISH, LA.
LOCAL PARCEL NO. 22300 0220 C. REV. 10-11-89

THIS SURVEY WAS MADE BY THE LANDLORD AND
THEY ARE NOT BEING OFFERED FOR SALE
AND THE SECTION CORNER CHAIN
IS NOT TO BE USED IN ANY MANNER
IN THE FUTURE.

LOCAL PARCEL NO. 22300 0220 C. REV. 10-11-89

NOTICE: SURVEY BY LANDRY ENGINEERING COMPANY, INC. DATED 12-21-94

SECTION 15, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
JERISHAN CHAUNAN, HIBERNIA NATIONAL BANK, & FIRST AMERICAN TITLE INSURANCE CO.	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS BAYVIEW, LOUISIANA	
DATE	5-15-95
BY	KELLY McHUGH & ASSOCIATES
CHECKED	5-28-95
DATE	5-28-95
BY	KELLY McHUGH & ASSOCIATES
DATE	5-28-95
BY	KELLY McHUGH & ASSOCIATES

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

Case File Number:	BOA Case No. 2016-285-BOA
Initial Hearing Date:	June 7, 2016
Date of Report:	May 19, 2016

GENERAL INFORMATION

Applicant(s) Name:	W.J.B. Realty, L.L.C.
Location of Property:	68583 Highway 59, Mandeville, Louisiana
Zoning of Property:	I-2 Industrial
Variance(s) Requested:	Request to encroach within a landscape buffer

OVERVIEW

The applicant is seeking a variance to put a 15' x 36' building on an existing slab that would result in the building encroaching into the side yard landscape buffer approximately to the zero property line.

STAFF COMMENTS

This request is a classic case of a personal preference versus a practical difficulty or hardship, which are the mandated reasons for the board to consider the granting of variances.

The applicant clearly states in their documentation that their primary reason for the variance request is to utilize the existing concrete slab on the property; when in fact, they have other options that don't include encroaching into the landscape buffer.

For one, they could simply reduce the size of the structure and still utilize a portion of the slab; or secondly, they could simply relocate the building behind the main building on site where there appears to be plenty of room in which to locate the accessory structure.

Therefore, for the reasons as stated above, the staff recommends denial of the variance request.

BOA CASE NO. 20K-285-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): W.J.B. Realty, LLC / Brittany Arneemann

MAILING ADDRESS: 413 Highland Crossing Street

CITY/STATE/ZIP: Baton Rouge, LA. 70840

PHONE NUMBER: 504-302-9590 (Home Phone #) 504-398-7157 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: #2

68583 Highway 59 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:)

15 x 36 Ft. lean to building on an
existing slab

SIGNATURE OF OWNER/APPLICANT

Brittany Arneemann

DATE OF APPLICATION

5/10/16

KJD CONSTRUCTION LLC

220 Coquille Lane, Madisonville, LA 70447

5/9/2016

Subject 2015-23898 Equipco Building

St. Tammany Parish Department of Development
21454 Koop Drive
Mandeville, LA 70471

Gentlemen:

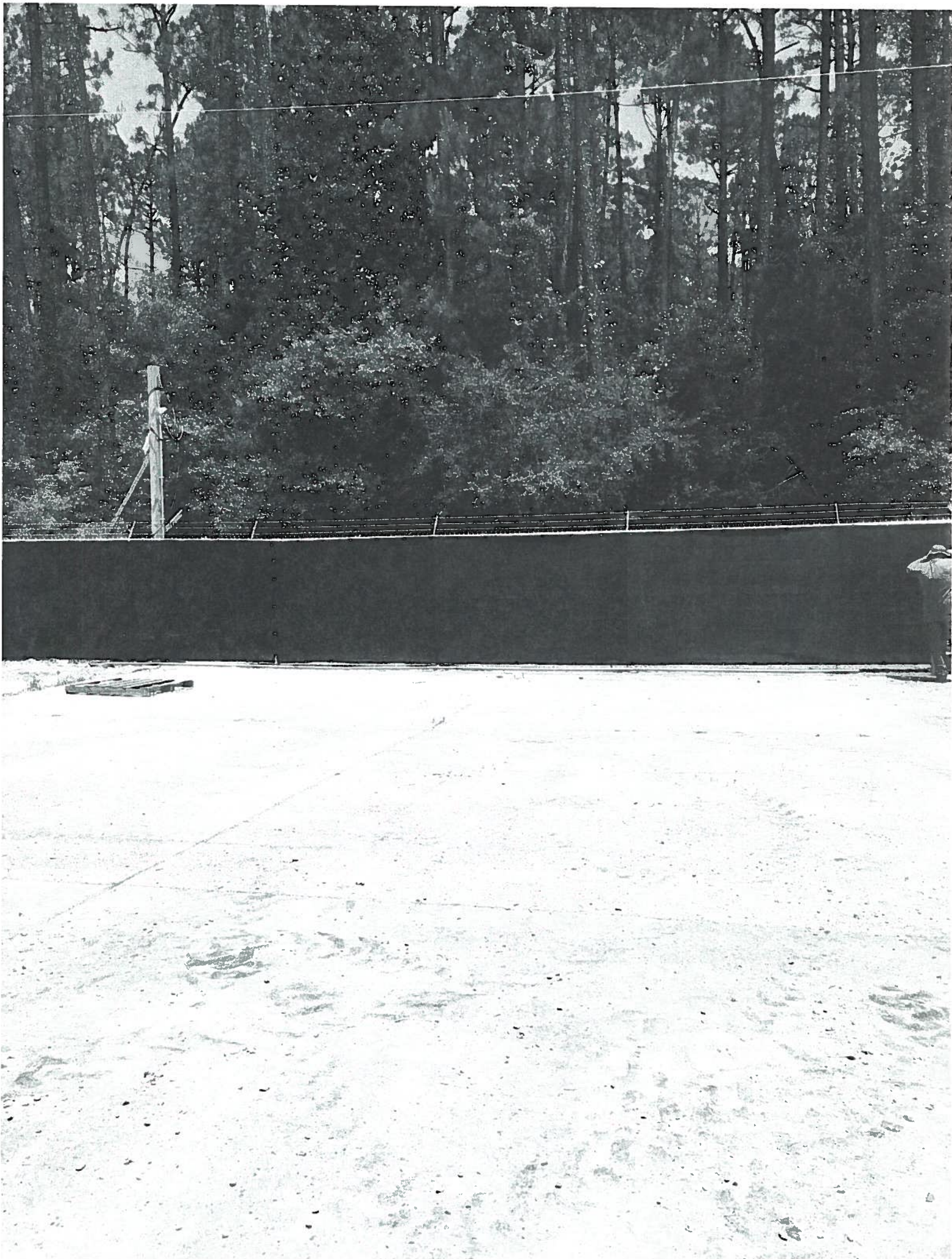
Please be advised that the Owner has made a formal application to St. Tammany Parish for a variance from the requirements of the zoning regulations as they apply to the 10 foot buffer located on the north side of the property on an existing slab :

It is our intent to ask for a variance to have a 15 x36 foot lean to building on an existing slab this building is sheeted the same color sheets as the new building we just built. It is inside of the fence and is Encroaching into the 10 foot buffer by only 7 feet on the aforementioned property. Please see picture attached In any event, please be advised that we are interested in assuring you that our request should not adversely affect the property interest.

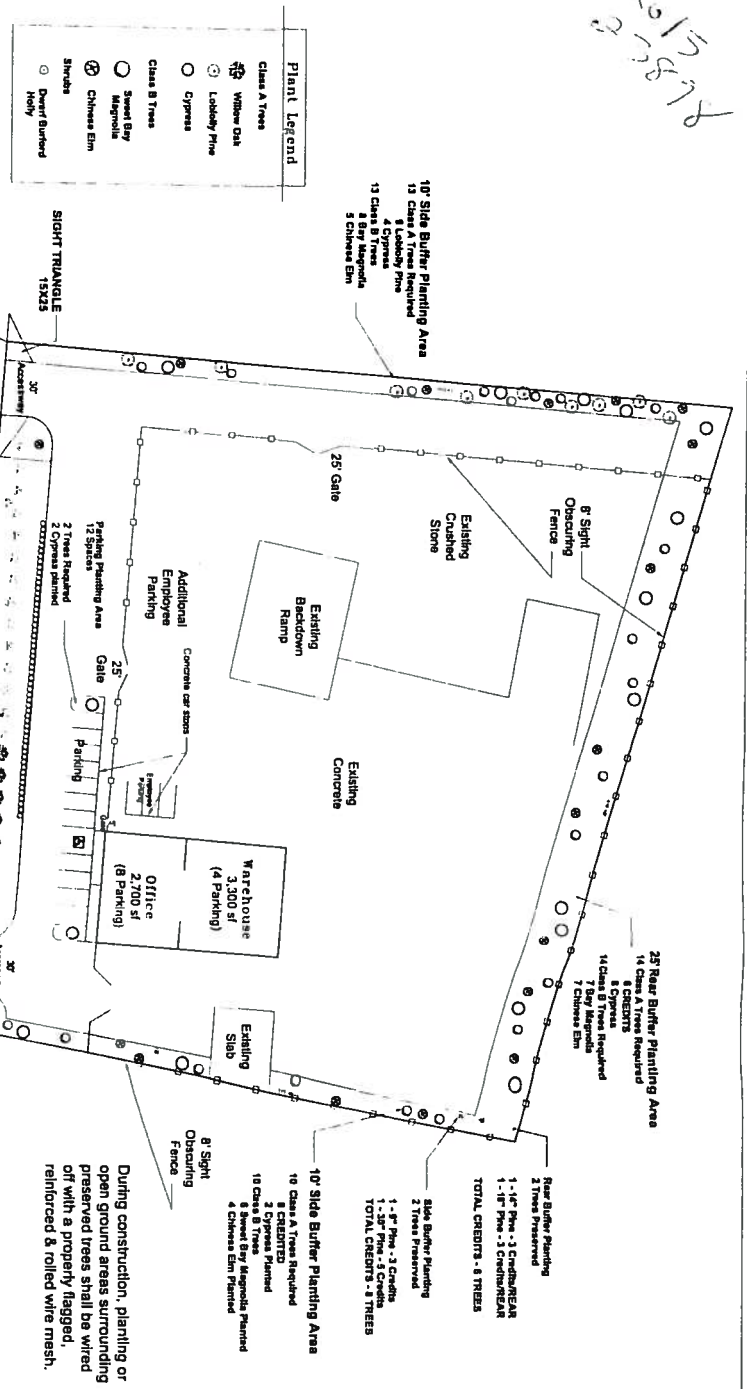
Sincerely,
Joe Dubreuil





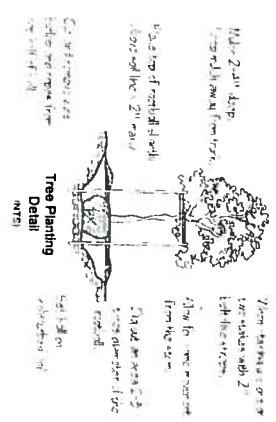


2015/11/12

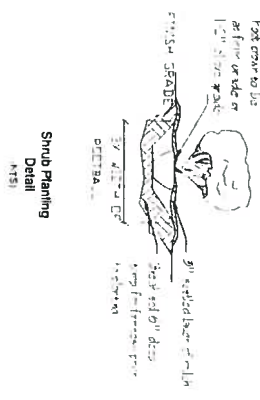


Credit for Preserved Trees:

(B) 5'-8" Trees	16 Trees
(7) 9'-14" Trees	21 Trees
TOTAL TREE CREDITS	37 TREES



- NOTES: NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE**
1. Dig planting hole at least 2x the size of the rootball or container.
 2. Scarify subgrade and sides of planting hole when planting in clay soil.
 3. Set the top of the root ball level with the existing soil surface, or 1-2" above if soil is prone to settling.
 4. If B&B remove burlap from at least 1/4 top of the rootball, without disturbing present) from the rootball.
 5. Backfill the planting hole with excavated native soil, broken up or tilled. If soil is mostly clay, add up to 25% organic to the soil and mix well.
 6. Water to remove air pockets.
 7. Place pine straw mulch on the surface to a settled depth of 3 inches.



During construction, planting or open ground areas surrounding preserved trees shall be wired off with a property flagged, reinforced & rolled wire mesh.

Street Planting Area:

Class A Trees: 1 per 25 linear feet (or fraction thereof) of street or road frontage

Class B Trees: 1 per 25 linear feet (or fraction thereof) of street or road frontage

Shrubs: 1 per 10 linear feet (or fraction thereof) of street or road frontage

Buffer Planting Area:

Width: Buffer planting area width shall be a minimum of ten (10) feet.

Buffer Planting Requirements:

Class A Trees One (1) for each 30 linear feet of the buffer planting area

Class B Trees One (1) for each 30 linear feet of the buffer planting area

Ground Cover Required:

Living vegetative ground cover material covering the entire surface of the street planting area other than driveways, sidewalks, retention/drainage ponds, drainage ways and facilities, fountains, signs and other areas which are not plantable due to landscape architectural features approved by the Department of Planning.

TREE NOTES

All Class A trees shall be a minimum of 10' - 12' high. All Class B Trees to be a minimum of 8'-10' high after planting.

Class A Trees shall have a minimum 2'-1/2" caliper and Class B Trees shall have a minimum 1'-1/2" caliper measured 1'-1/2" above the ground.

Parking Planting:

The landscaped islands shall contain a minimum of one (1) Class B tree for every four (4) parking spaces

Curbing

The interior parking landscaped areas shall be curbed with permanently anchored material at least six (6) inches in height.

Note: Base information from a Site Plan for New Facility for Equipco, dated 1/22/2015. Sensebe & Associates, Inc.

Landscape Plan

New Facility for Equipco

68583 LA Highway 59
ST. TAMMANY PARISH, LA

Villere Town Planning Associates, LLC
110 East Seventh Avenue
Covington, LA 70433
leith@VillereTownPlanning.com
985-869-2984

Page 1 of 1

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

Case File Number:	BOA Case No. 2016-286-BOA
Initial Hearing Date:	June 7, 2016
Date of Report:	May 19, 2016

GENERAL INFORMATION

Applicant(s) Name:	Glenn & Deborah Coullard
Location of Property:	378 Stonehaven Drive, Mandeville, Louisiana
Zoning of Property:	A-3 Suburban
Variance(s) Requested:	Side yard setback

OVERVIEW

The applicant wants to put a prefab tool shed on their property and states that due to the large root system of an oak trees on their property, they are limited as to where they can place the shed.

STAFF COMMENTS

A site inspection did reveal that the rear yard hard area has a large cover of trees; however it appears that the northeast corner of the property could possibly support the location of the shed. Furthermore, the applicant has not provided any approval letter from the Lochmere Estates Homeowners Association.

So if it turns out that there truly is no other place within the rear yard in which to place the shed and the board is entertaining granting the variance, then it should be conditioned upon the applicant providing the staff with a formal letter of no objection from the Lochmere Estates HOA and a letter of no objection from the property owner along the side yard which will be effected by the variance request.

BOA CASE NO. 2016-286-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): GLENN & DEBORAH COULLARD

MAILING ADDRESS: 378 STONEHAVEN DR.

CITY/STATE/ZIP: MANDEVILLE, LA. 70471

PHONE NUMBER: (225) 938-7701 (HIS) (985) 302-1096 (HERS)
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-3

378 STONEHAVEN DR. MANDEVILLE, LA. LOCHMERE
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) Accessory structure 16'x12'
☐ 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:)

current location is the only practical position to avoid damage to oak tree roots or damage to structure. Position is 2' 8" from 6' wooden fence in rear of shed. View is totally concealed by bamboo in neighbor's yard.
Request Reduction of side yard setback from 2' 8" to 10'.
5/10/2016
SIGNATURE OF OWNER/APPLICANT [Signature] DATE OF APPLICATION

3/9/16

HOA - President

Dear Ken,

I just wanted to keep you updated on the prefab tool shed. We have scheduled/made plans as to the shed not being visible from the street. It will be a real challenge for them because they have some really large oak roots that protrude out of the ground that they will have to roll over, but the primary reason for the delay is they have to wait until it is dry enough because the only other area is lower & takes longer to dry out. Unfortunately, it is scheduled to rain again. My husband & I worked all weekend clearing out the alternative location including pulling up several very pretty mature bushes, trees etc. which we hated to do but necessary to stay compliant.

Glenn went out and purchased the closest match as possible for the shingles. The house as you know is an older home & even if John did have them replaced after Katrina, that was still almost 11 years ago making it impossible to get the exact same shingles. I just wanted to let you know we are doing all we can do until the ground dries up.

Shed Also Repainted
(\$500) Color of house.

With that being said, please provide us with a copy of the HOA restrictions as soon as possible, how often you have HOA meetings; and member names/ phone #s/ their addresses serving on the board. Also please advise when the next meeting is scheduled. We realize John "should have" provided it to us, however with experience as a former Fire Commissioner and serving as a member on the fire Dist. board for 10 years; the board was ultimately responsible for providing necessary information to our district residents and ensuring complaints and other issues etc. were resolved in a fair manner. That along with previous history with other HOAs such as Coppermill in Zachary and another in Baton Rouge, it is only right when the HOA accepts our HOA dues, that the board has the responsibility to provide the new resident with a copy of the restrictions. When we moved into Coppermill in Zachary and another residence that had an HOA, both HOAs either sent or brought to our home a copy of the HOA rules, pool passes etc. to us and introduced themselves. It is also worth mentioning that with our previous residences we have always had great neighbors and were told they considered us to be good neighbors. We hope to maintain that reputation. In closing please know I appreciate the "thankless" job of all the members on the HOA board, as I have mentioned above "been there".

Sincerely,

Debi Myer-Coullard

Debi Myer-Coullard

"over"

Debbi,

1. I am not president of HOA
2. Thanks for making preparations to relocate your shed
3. Not sure how being on board as fire commission relates to our HOA but so be it.
4. We have not had a general HOA meeting in a few yrs. Do we need one - yes & hopefully we can get one organized soonest.
5. Introduce yourself to your neighbors who share property lines - they are very nice people. I encourage you to communicate w/ them.

Ken

To Whom it may Concern:

This letter is in reference to Mr. and Mrs. Coullards Shed located at 378 Stone Haven Drive Mandeville.

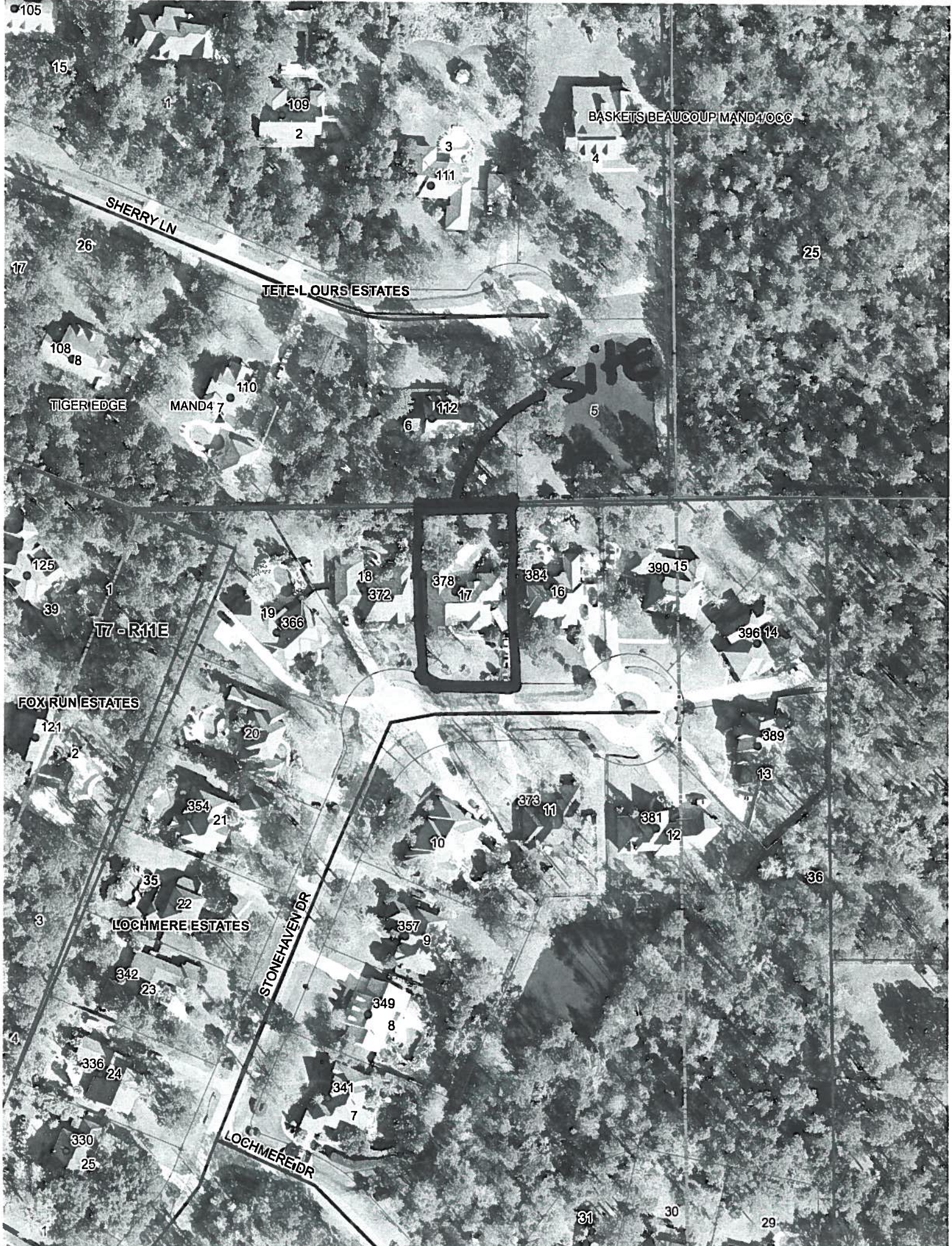
Current location is the only position available to avoid damage to root system on Oak Tree and possibly demise of oak tree.

Alternative location likely will result in structural damage to shed with low ground and tendency to stay wet from shade and rain.

Bill Drake

ASM Tuff Shed

5/10/16



105

15

1

109

2

3

111

BASKETS BEAUCOUP MAND4 OCC

4

SHERRY LN

26

17

TETE LOURS ESTATES

25

108

18

TIGER EDGE

MAND4 7

110

112

5

125

39

T7 - R11E

FOX RUN ESTATES

121

2

20

354

21

35

22

LOCHMERE ESTATES

342

23

336

24

330

25

STONEHAVEN DR

18

372

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LOCHMERE DR

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