AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, AUGUST 2, 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 JULY 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 JULY 5, 2016 MEETING)

BOA CASE NO. 2016-335-BOA
Request by applicant for an “after the fact” variance in an A-4 Single Family Residential zoning district for a rear yard setback requirement from 24' required to approximately 18.5' requested. The property is located at 115 Scott Street, Madisonville, Louisiana.
Applicant: Michael Fletcher

BOA CASE NO. 2016-337-BOA
Request by applicant for a variance in a HC-2 Highway Commercial zoning district to eliminate the internal side yard 10' wide landscape and planting buffers between two lots of record. The property is located at 100 Commercial Drive, Slidell, Louisiana.
Applicant: 2301 Gause Boulevard East, L.L.C.

BOA CASE NO. 2016-338-BOA
Request by applicant for a variance in a PF-1 Public Facilities zoning district to eliminate the rear and side yard opaque fencing requirements. The property is located on LA Highway 1077 near McDonald Road, Goodbee, Louisiana.
Applicant: St. Tammany Parish Fire District No. 13
BOA CASE NO. 2016-339-BOA
Request by applicant for a variance in a HC-3 Highway Commercial zoning district to eliminate a majority of the perimeter opaque fencing requirements. The property is located at 63209 LA Highway 434, Lacombe, Louisiana.
Applicant: Progressive Waste Solutions

BOA CASE NO. 2016-340-BOA
Request by applicant for a variance in a HC-2 Highway Commercial zoning district to eliminate the internal side yard 10' wide landscape and planting buffers between two proposed lots to be created. The property is located at 3096 Gause Boulevard East, Slidell, Louisiana.
Applicant: Miramon-Huger, L.L.C.

BOA CASE NO. 2016-341-BOA
Request by applicant for an “after the fact” variance in an A-1 Suburban zoning district to eliminate the 50' wide perimeter no-cut buffer requirement. The property is located on Kenzie Road, Covington, Louisiana.
Applicant: Ekco Enterprises, L.L.C.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
3:00 PM - TUESDAY, JULY 5, 2016
LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING
MANDEVILLE, LOUISIANA

The July 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. Schneider, Mr. Gordon and Mr. Perry

ABSENT:     Mr. Ballantine

STAFF PRESENT:  Mr. Keller

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Gordon to accept the June 7, 2016 minutes as
typed and delivered.

            MOTION CARRIED UNANIMOUSLY

(At this time the board voted unanimously to move up cases 2016-309-BOA and 2016-310-
BOA to the top of the agenda.)

BOA CASE NO. 2016-309-BOA
Request by applicant for an interpretation and relief from some verbiage in the decision of the
board relative to BOA Case No. 2015-118-BOA of the term “perpetual maintenance”.
Applicant: Most Holy Trinity Roman Catholic Church

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

Mr. Jeff Schoen, with the Jones Fussell law firm, P.O. Box180, Covington, Louisiana, appeared
on behalf of the applicant and made the following initial comments:

• We are in accordance with staff comments.
• We currently have a bond in place for the trees.
• We would like to plant in the November time frame.
• We know that Ms. Contois and Mr. Fontenot will have to approve our landscaping plan.
• Mr. Fontenot would agree that we establish a bond (performance obligation) for a period
  of time acceptable to staff.
• We would like to plant a variety of species of trees on our property and within Judge
Tanner Boulevard.
• We are therefore requesting relief from the board regarding the resetting of the bond.

Mr. Schneider: Because of the speed on Judge Tanner Boulevard... are the trees going in the median?

(Mr. Fontenot [Director of the Department of Development] stated that the trees would not be planted in the median but along and within the parish right of way, and that the landscape plan will be reviewed in conjunction with our staff and with the public works department.)

Mr. Gordon: So what is the time frame... no less than 5 years but no more than 10 years (regarding the establishment of the bond/performance obligation)?

Mr. Fontenot: The staff report was amended to recommend a 3 year maintenance obligation with the staff reviewing after 2 years with the authority to release after 2 years if the trees are in good health.

Moved by Mr. Schneider and seconded by Mr. Perry to grant the relief/waiver as requested by the applicant by establishing a maintenance obligation for 3 years (staff to determine the exact amount) with the option of staff to reduce and/or release said obligation after 2 years if the trees are considered to be healthy

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-310-BOA
Request by applicant for variance in a PBC-1 Planned Business Center zoning district to remove the majority of 6" diameter trees within the landscape buffers.
Applicant: Green Gate Northpark, L.L.C.

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

Mr. Jeff Schoen, with the Jones Fussell law firm, P.O. Box180, Covington, Louisiana, appeared on behalf of the applicant and made the following initial comments:

• My client wants to remove 6" and larger species and will replant elsewhere on the property to the south pursuant to your landscape architect’s recommendations.

Mr. Perry: What are these; pine trees?

Mr. Schoen: Yes.

Moved by Mr. Perry and seconded by Mr. Gordon 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. Keller stated that the applicant contacted him and requested a postponement again due to the fact that he had hired another arborist to do a mitigation plan and that he had not completed the plan.)

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-281-BOA
Request by applicant for a variance to allow for a fascia sign above the roof line in a HC-2 Highway Commercial zoning district.
Applicant: Thrive Whole Body Wellness

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

The applicant (Scott Abney) appeared on his own behalf and made the following initial comments:

• I’m just wanting the sign because everyone else out there has one.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-282-BOA
Request by applicant for a variance of landscape buffer requirements in a HC-2 Highway Commercial zoning district by relocating 5 Class A and 2 Class B trees to the southwest and northwest landscape buffers.
Applicant: Florida Marine Transporters

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

Mr. Franklin Kyle, 638 Village Lane North, Mandeville, Louisiana, appeared on behalf of the applicant and made the following initial comments:

• This is a little bit different in that the south property line has only 13' in width between the two buildings.
• We would like to replace the tress with shrubs in that area.

Mr. Gordon: What does that next door building look like... is there like just a wall?

Mr. Kyle: Yes, a block wall at least 20' long.

(Regan Contois, the department of development’s landscape planner appeared and stated that she has been working with the applicant on a new landscape plan and that she did not have a problem with what the applicant was proposing.)

Mr. Gordon: I agree with Regan. No one is going to see those trees.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-302-BOA**

Request by applicant for variances in an A-4 Single Family Residential zoning district for a side yard and rear yard setback requirement from 5' and 5' required respectively to 0' feet and 2' requested.

Applicant: Earl Ledet

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

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

• I don’t know about the 18" that Mr. Keller is talking about.
• I need every bit of room to build.
• The runoff of water will fall into the water.
• Moderate rain would not be a problem; heavy rain would runoff on the next door neighbor’s property, but would runoff into water.

Mr. Gordon: This is want you want to do on the “get-go”?

Mr. Ledet: Yes.

Mr. Gordon: So you want the room to have two boats side by side. Why can’t you move the structure over a little that would give you more room?

Mr. Ledet: I wanted to save from having to put in more fill and spend more money.

Mr. Gordon: You have not shown a hardship. This is simply what you want.
(A side conference of the board members and staff took place at this time to discuss the applicant’s proposal...)

Mr. Fandal: After discussing this matter, are you willing to amend your application by requesting a side yard variance to 18”?

Mr. Ledet: Yes, I will agree to the 18" on the side yard. This is my decision.

Mr. Gordon: This is not a hardship.

Mr. Schneider: You’re limited due to how you put in your bulkhead.

Mr. Ledet: I will agree to a 6’x12’ pitch roof and an 18” side yard setback and no issues with the rear yard setback.

Moved by Mr. Schneider and seconded by Mr. Mr. Brooker to grant the rear yard setback as requested; the side yard setback to 18” from the property line (inclusive of any structure or roof line); and a 6’x12’ pitch on the roof.

MOTION CARRIED UNANIMOUSLY

**BOA CASE NO. 2016-303-BOA**
Request by applicant for variance in an A-4 Single Family Residential zoning district for a rear yard setback requirement from 24.5’ required to approximately 21.5 requested

Applicant: Jeanette Laurent

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

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

• I want to move my mobile home on the property.

Mr. Brooker: Is this a new mobile home?

Ms. Laurent: Yes.

Mr. Schneider: Is this lot in the middle of the block?

Ms. Laurent: I have neighbors on each side of me.

Mr. Gordon: Is there a house in back of your property?

Ms. Laurent: There are two houses and vacant land. There is a house on one side of me and nothing on the other.
Moved by Mr. Perry 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: CRAIG C CULLY

MAILING ADDRESS: 107 FAIRGROUNDS RD

CITY/STATE/ZIP: BUSH LA 70431

PHONE NUMBER: 985-430-5532

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:

Requesting Waiver of Required 50' NO Cut buffer along property lines. Title Section 8.0.2: All this property is one Continuous Piece. This is my Homestead and I planted all of these trees with intent to homestead.

Signature of Owner/Applicant: 3/1/2016

DATE OF APPLICATION
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-335-BOA
Initial Hearing Date: August 2, 2016
Date of Report: July 18, 2016

GENERAL INFORMATION

Applicant(s) Name: Michael Fletcher
Location of Property: 115 Scott Street, Madisonville, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Rear yard setback

OVERVIEW

The applicant constructed an “after the fact” addition to his modular home and is seeking a variance to permit the completion thereof.

STAFF COMMENTS

Since the applicant’s addition will not extend beyond the existing imprint of the modular home, the staff has no objections to the request; however, it would be helpful if the applicant could obtain a letter of no objection from the property owner to the rear of his property.
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):  Michael Fletcher

MAILING ADDRESS:  21314 Wilson Rd.

CITY/STATE/ZIP:  Covington, LA 70435

PHONE NUMBER:  985 201 5304 (Home Phone #)

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

115 Scott St. Madisonville, LA Threes River Heights

Address City State Subdivision (if applicable)

(Pleases 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):

I would like to request reduction of front yard setback from 24' to 18-50

________________________________________

SIGNATURE OF OWNER/APPLICANT

DATE OF APPLICATION

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG
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A SURVEY OF THE PROPERTY OF MICHAEL FLETCHER

LEGEND
- 1/2" IRON ROD FOUND
- 2" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND

115 SCOTT STREET (ASPHALT)

Reference 1) SUBDIVISION PLAT OF THREE RIVER HEIGHTS SUBDIVISION FILED IN THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF PLAT(P) CALLS AND DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0205C Map Revised, 10/17/1988
Base Flood Elevation: N/A
NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereon upon request after a title opinion. Plat Revised
I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.

D & S SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433
OFFICE(985)892-2847 / FAX(985)892-2806
JOB NO. DRAWN CHECKED SCALE
16-34 WRS WRS 04/27/2016 1" = 20'
STATE OF LOUISIANA
WAYNE R. SIMKIN, L.S., REG. # 4751
A SURVEY OF LOT 356, THREE RIVER HEIGHTS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.
1 OF 1
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-337-BOA
Initial Hearing Date: August 2, 2016
Date of Report: July 18, 2016

GENERAL INFORMATION

Applicant(s) Name: 2301 Gause Boulevard East, L.L.C.
Location of Property: 2301 Gause Boulevard East, Slidell, Louisiana
Zoning of Property: HC-2 Highway Commercial
Variance(s) Requested: Interior landscape buffers and plantings

OVERVIEW

The applicant recently appeared before the St. Tammany Parish Planning Commission and received approval to resubdivide their property into two parcels subject to filing and obtaining a variance for the elimination of the interior landscape and planting buffers.

STAFF COMMENTS

Due to the fact that new internal property lines have been created by the resubdivision of the property, from a technical standpoint, landscape and planting buffers were created on each side of said property lines. However, in this instance, since some of the common shared property lines cross over areas dedicated to shared parking and driveway access, and given that the site is already fully developed, the need for landscape buffers and plantings in those particular locations are not practical or warranted.

However, from observation, it appears that the street planting buffers along Gause Boulevard East and Cross Gates Boulevard do not meet current parish minimum landscaping standards. Therefore, the staff recommends as a condition of approval for the variance that the applicant bring the street landscaping buffers up to code and engage with our resident landscape architect to accomplish this goal.
BOA CASE NO. 2016-357-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): 2301 Grace Boulevard East, LLC c/o Keith Baker

MAILING ADDRESS: 105 Commercial Dr

CITY/STATE/ZIP: Pearl River, La. 70452

PHONE NUMBER: 985 643-5256  985 960-4349
(Home Phone #)  (Cell Phone #)

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

2301 Grace Boulevard Sat Sidell 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:)

We are subdividing the property (approved by Planning Commission) to sell a portion. We would appreciate a variance being granted for landscape between the 2 newly created parcels as attached.

Signature of Owner/Applicant: __________________________

Date of Application: 6-16-14

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2829
WWW.STPGOV.ORG
A MINOR SUBDIVISION MAP OF A 1.862 ACRE PARCEL OF LAND INTO PARCEL A & PARCEL B SITUATED IN SECTION 38, T-9-S, R-15-E, GLD, ST. TAMMANY PARISH, LOUISIANA.

J.V. Burkes & Associates, Inc.

SCALE: 1" = 50'
B & K Management, LLC
100 Commercial Dr.
Pearl River, LA 70452
(985) 643-5256

Whitney National Bank
New Orleans, LA

06/16/13
0016061

PAY EXACTLY THIS AMOUNT
Two Hundred Dollars

YYYY200.00

TO THE ORDER OF: PARISH OF ST. TAMMANY
PO BOX 1229
SLIDELL, LA 70459-1229

2010-331-BDA

SIGNATURE HAS ACCEPTED BACKGROUND

Hnite 1506 9065000 17 4876
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-338-BOA
Initial Hearing Date: August 2, 2016
Date of Report: July 18, 2016

GENERAL INFORMATION

Applicant(s) Name: St. Tammany Parish Fire District No. 13
Location of Property: LA Highway 1077 & McDonald Road, Goodbee, Louisiana
Zoning of Property: PF-1 Public Facilities
Variance(s) Requested: Elimination of Fencing Requirements

OVERVIEW

The applicant is seeking a waiver of the 8' high opaque fencing requirements around the perimeter of the property; and since the property is fully “wooded” and the only improvements that are going on the property is a water tank and driveway to access said tank, the applicant feels that an 8' high opaque fence is only necessary around the water tank itself.

STAFF COMMENTS

Since the development of site will be rather limited with just the addition of the water tank and driveway access, and since the remainder of the property will be left in its natural “wooded” state, the staff has no objections to the proposed variance request.

However, the variance should be exclusively for just the current improvements proposed. If the site were to be developed further in the future, the applicant should be required to meet all parish landscape buffer and planting requirements as well as the fencing requirements for the property.
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): ST. TAMMANY FIRE DISTRICT No. 13

MAILING ADDRESS: POST OFFICE BOX 2109

CITY/STATE/ZIP: COVINGTON, LOUISIANA 70434

PHONE NUMBER: (985) 966-6724 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PF-1

Address GOOSEY LA. N/A

City 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 FENCE VARCIANCE.

(Specify other variance/appeal on line above)

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

REQUESTING WAIVER OF REQUIRED 8’0” HIGH OPAQUE SCREEN ALONG SIDE AND REAR PROPERTY LINE AND PROPOSED TO REPLACE WITH 8’0” HIGH OPAQUE SCREEN ALONG WATER TANK. ONLY AREA OF THE TREE ROW CLEARED IS FOR TANK AND LIMESTONE Duce. REMAINING SITE NO CLEARING.

SIGNATURE OF OWNER/APPLICANT

DATE OF APPLICATION

6-28-16
June 27, 2016

Mr. Ron Keller, Senior Planner
St. Tammany Parish Department of Planning and Development
Post Office Box 628
Covington, Louisiana 70434

RE: BOARD OF ADJUSTMENT VARIANCE/APPEAL REQUEST
1.86 ACRES, MCDONALD ROAD/HWY. 1077
SECTION 28, TS6S, RANGE 10 EAST
ST. TAMMANY PARISH
GOODBEE, LOUISIANA

SCOPE OF WORK:

St. Tammany Parish Fire District No. 13 owns a parcel of land located at McDonald Road and LA Hwy. 1077. This site is located south of LA Hwy 190 and west of Railroad Avenue.

The site is a wooded 1.86 acre site fronting Hwy. 1077 56.37 ft. The site has a bearing of 703.0 feet along McDonald Road and a rear property length of 900.42 ft.

The only site clearing will be limited to create and area for the relocated 16’ diameter x 15’ tall steel water tank. The water tank is being relocated from a site at the intersection of Railroad Avenue and Hwy. 1077. Clearing will be also being done for the new limestone driveway.

This water tank will service fire truck pumpers for refilling. This relocated tank will service only pumpers for STFD13.

Since the existing site is wooded, STFD13 is requesting a variance for installing fence along the rear of the site and also the side property. The variance is being requested to install an 8’ tall solid fence around the 20’x20’ tank pad as indicated on the enclosed site plan.

Rear and front buffers are provided as required by St. Tammany Parish Planning and Development. All land areas, other then the driveway and tank pad shall remain wooded and no clearing performed. No future development, other then the water supply tank and driveway is planned by STFD13.
A survey of a portion of land situated in Section 2A, Township 6 South, Range 1 East, State of Louisiana. The survey includes the legal description of the Donald O. Winfield property recorded in Reference 1. The survey is to determine building setbacks.

Legend:

- Wood stake post
- Iron fence post
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ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-339-BOA
Initial Hearing Date: August 2, 2016
Date of Report: July 18, 2016

GENERAL INFORMATION

Applicant(s) Name: Progressive Waste Solutions
Location of Property: 63209 Highway 434, Lacombe, Louisiana
Zoning of Property: HC-3 Highway Commercial
Variance(s) Requested: Elimination of Fencing Requirements

OVERVIEW

The applicant is seeking a waiver of the 8’ high opaque fencing requirements around three (3) sides of the perimeter of the property for what we believe to be a storage yard facility.

STAFF COMMENTS

The staff does not support the variance request due to the fact that the site has numerous large live oak trees which are currently suffering from heavy truck traffic and numerous storage lay down areas on the site. The approval of a storage yard without specific boundaries for a fence will likely result in the loss of these protected trees as storage needs encroach below the canopy of the live oaks. The staff has previously advised the applicant to consolidate the storage yard into a specific area and fence the area around it pursuant to code.

However, the staff would consider supporting a variance for a chainlink fence on the portion of the storage yard which is not visible from any street frontage, primarily those areas to the northwest and west of the site.
BOA CASE NO. 2016-359-BOA (for office use only)

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

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

APPLICANTS NAME: Progressive Waste Solutions

MAILING ADDRESS: 63209 Highway 434

CITY/STATE/ZIP: Lacombe, LA 70445

PHONE NUMBER: 985-781-3171

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC 3

63209 Highway 434, Lacombe, LA

(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/APEAL 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] 8 foot tall, opaque fence will be constructed on side #1.

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

EXISTENTIAL NATURAL BUFFER CONSISTS OF 100 FOOT NO CUT 50 FOOT PLUS FOCUS ON SIDE #1, 63 ACRES OF GREEN SPACE ON SIDE #2 AND OUR FACILITY ON SIDE #3

__________________________ Thomas Haeff
SIGNATURE OF OWNER/APPLICANT

__________________________ 6/30/2016
DATE OF APPLICATION
no cut area and
Green space will serve natural borders
as undisturbed

mulched and protected
all drip lines will be

area is visible from I-12

Fence
NOTES:
1. LIVE OAKS NEAR THE AGGREGATE PARKING AREAS SHALL BE BUFFED WITH SHRUBS, BOLLARDS OR ORNAMENTAL FENCING FOR PERMANENT PROTECTION AGAINST TRUCK TRAFFIC UNDERS DRAIN LINES.
2. CLASS "A" TREES SHALL BE PLANTED AS REPLACEMENT FOR THE TWO FALLEN LIVE OAKS AND L0. 02 (PLANNED TO BE REMOVED).

EXACT NUMBER REQUIRED SHALL BE PROVIDED BY ST. TAMMANY PARISH DEVELOPMENT.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-340-BOA
Initial Hearing Date: August 2, 2016
Date of Report: July 18, 2016

GENERAL INFORMATION

Applicant(s) Name: Miramon-Huger, L.L.C.
Location of Property: 3096 Gause Boulevard East, Slidell, Louisiana
Zoning of Property: HC-2 Highway Commercial
Variance(s) Requested: Interior landscape buffers and plantings

OVERVIEW

The applicant wants to resubdivide their property into two (2) parcels, separating out the McDonald’s Restaurant and Cross Gates Shopping Center development; and is therefore seeking a variance for the elimination of the interior landscape and planting buffer requirements between the two business entities prior to filing application for the resubdivision request.

STAFF COMMENTS

Due to the fact that new internal property lines will be created by the resubdivision of the property, from a technical standpoint, landscape and planting buffers were created on each side of said property lines. However, in this instance, since some of the common shared property lines cross over areas dedicated to shared parking and driveway access, and given that the site appears to be fully developed, the need for landscape buffers and plantings in those particular locations are not practical or warranted.

Therefore, the staff recommends approval of the proposed variance request.
BOA CASE NO. 2016-340-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): Miramon-Huger, L.L.C. and c/o Jeffrey D. Schoen

MAILING ADDRESS: P. O. Box 1810

CITY/STATE/ZIP: Covington, LA 70434-1810

PHONE NUMBER: 985-892-4801 985-373-0194

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HG-2

NW Corner of Gause Blvd. and Military Road near Slidell, LA

Requested by: 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 Explanation in attached filing letter.

BY: WANDA B. FORESTIER, MANAGER

July 1, 2016

SIGNATURE OF OWNER/APPLICANT

DAVID M. LANE, Manager

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG
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)

Miramon-Huger, L.L.C. and c/o Jeffrey D. Schoen

APPLICANT'S NAME (PRINT): Builders Center Real Estate Co., LLC

MAILING ADDRESS: P. O. Box 1810

CITY/STATE/ZIP: Covington, LA 70434-1810

PHONE NUMBER: 985-892-4801  985-373-0194

(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

3076 Cause Blvd. East

NW Corner of Cause Blvd. and Military Road near Slidell, 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):

* See Explanation in attached filing letter.

BUILDERS CENTER REAL ESTATE CO., LLC

BY: SEE NEXT PAGE

WANDA B. FORESTIER, MANAGER

BY:  DAVID M. LANE, Manager

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 623 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG
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: Miramon-Huger, L.L.C.
Builders Center Real Estate Co., LLC
Parcel “A” and Parcel “B” in Section 38, Township 9 South,
Range 15 East, Being the NW Corner of Gause Blvd. and
Military Road, St. Tammany Parish, Louisiana
Our File #S-17,385

Dear Mr. Keller:

Please be advised that our Firm represents Miramon-Huger, L.L.C. and Builders Center Real Estate Co., LLC 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.


4. Deeds of Acquisition:

   (a) Miramon-Huger, L.L.C. – Cash Sale dated October 29, 1982, recorded at COB 1077, folio 28; and

   (b) Builders Center Real Estate Co., LLC – Act of Cash Sale dated May 20, 2016, recorded as Instrument No. 2022900.
Mr. Ron Keller  
July 1, 2016  
Page 2

Subject property consists of Cross Gates Shopping Center (Parcel “A”) and McDonald’s Restaurant (Parcel “B”), currently being one parcel, but presumably/hopefully to be resubdivided by the St. Tammany Parish Planning Commission if and when the requested variance is granted herein.

Subject property was developed approximately 20 years ago, with the McDonald’s Restaurant on the corner of Gause Blvd. and Military Road as an “outparcel”, as no formal resubdivision was done, or required, at that time.

Because Applicants wish to each own a legal lot of record, it is respectfully requested that the 10 ft. wide landscape buffer required by code on each side of the common boundary line of Parcel “A” and Parcel “B” be waived.

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 section of the Unified Development Code requiring a 10 foot wide landscape buffer along and inside the common boundary between Parcel “A” and Parcel “B”.

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, August 2, 2016 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/wjd  
Enclosures

ccs: Miramon-Huger, L.L.C.
     Builders Center Real Estate Co., LLC
A SKETCH MAP OF
THE PLANTING AREAS WITHIN
PARCEL A & PARCEL "B" IN
SEC. 38, T-9-S, R-15-E,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO MIRAMON-HUGER, LLC
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-341-BOA
Initial Hearing Date: August 2, 2016
Date of Report: July 18, 2016

GENERAL INFORMATION

Applicant(s) Name: Ekco Enterprises, L.L.C.
Location of Property: Kenzie Road, Covington, Louisiana
Zoning of Property: A-1 Suburban
Variance(s) Requested: Elimination of the perimeter property no cut buffers

OVERVIEW

The applicant wants to eliminate the buffers on their property in favor of fencing for paddocks. The applicant states that there is a horse farm to the rear of the property (see narrative attached from the applicant).

STAFF COMMENTS

It is the staff’s understanding that the site has already been cleared with the exception of the west buffer which has a large berm in order to hold the existing pond. One of our drainage engineers with the Engineering Department has reviewed the variance request as it pertains to drainage and has concluded that the west buffer and berm should remain in place and should not be cleared as it would negatively affect the drainage and visual screen for the neighbor on the adjacent property. Furthermore, the engineer states that the parcel should be graded in order to drain to the roadside ditch along Kenzie Road.

However, the land to the south appears to be undeveloped forested land and the property to the east is all cleared for pasture land already. Therefore, the staff does not believe that the applicant would need to replant these buffers. However, the applicant should replant the 25’ street buffer to parish code (with the exception of driveways into the property).
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): EKCO ENTERPRISES, LLC  ATTN: John Daniel

MAILING ADDRESS: 5521 Powell St.

CITY/STATE/ZIP: HANAHAN, LA 70123

PHONE NUMBER: 504-733-3202  504-236-3363
(Home Phone #)  (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1

Kenzie Road  Covington  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):

UOC SECTION 8.02 K. 2. B. WAIVER OF
REQUIRED UNDAP BURSTERS ALONG FRONT & REAR (25') AND
SIDES (50')

JEFF WHITE, OWNER OF EKCO ENTERPRISES  D/6/16

SIGNATURE OF OWNER/APPLICANT  DATE OF APPLICATION
The variance to waive the front, rear and side buffers is sought in order for the property to be fenced in paddocks. The rear of the property is connected to a horse farm consisting of 40 acres which contains 14 paddocks, an equipment barn and a house. This parcel was purchased to become part of the existing horse farm and will be used to raise horses in paddocks to be built. The other 40 acres is fenced in completely and it is hoped that this 12 acres can be fenced in completely in order to utilize all of the land for paddocks to raise horses. (The rear of the property is directly connected to the horse farm.) The sides of the property are to be fenced as the other property of the horse farm is the variance is granted. I respectfully request your consideration in granting this variance.

ECCO Enterprises, LLC

[Signature]
Grade parcel to drain to roadside ditch.

No sheet flow runoff to lower adjacent property. Treed berm/levee to remain from property line to at least 50' inside property line.
Ref: Survey by Herbert C. Sanders
of a 5.70 ACRE TRACT DATED AUGUST 1O, 1984, AND A SURVEY OF A 6.42
ACRE TRACT DATED SEPTEMBER 5, 1984.

Scale: 1" = 100'

Survey Map
of
A 5.70 ACRE & 6.42 ACRE TRACT OF LAND SITUATED
IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 11 EAST,
In St. Tammany Parish, Louisiana
For
MR. & MRS. ANTHONY G. LAMA, JR.
and TITLE INSURANCE COMPANY OF MINNESOTA

J. E. BRUNER
Professional Land Surveyor
Registration No. 4423

Survey No. 90620
Date: JULY 2, 1990
Revised.