

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, AUGUST 4, 2015 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE JULY 7, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-08-024

Request by applicant for a variance of 25' side yard setbacks for a common use pond in an A-2 Suburban zoning district. The properties are located at 59556 & 59568 Neslo Road, Slidell, Louisiana.

Applicant: John Clancy

BOA CASE NO. 15-08-025

Request by applicant for a variance of the maximum building size of 50' x 50' to 65' x 70' in an A-2 Suburban zoning district. The property is located at 59568 Neslo Road, Slidell, Louisiana.

Applicant: John Clancy

BOA CASE NO. 15-08-026

Request by applicant for variances for a rear and street side yard setback in an A-3 Suburban zoning district. The property is located at 70288 Menuet Road, Mandeville, Louisiana.

Applicant: James J. Domzalski, II

BOA CASE NO. 15-08-027

Request by applicant for a variance of the maximum building size of 50' x 50' to 24' x 55' in an A-2 Suburban zoning district. The property is located at 36521 West Powerline Road, Pearl River, Louisiana.

Applicant: Marvin Lee

BOA CASE NO. 15-08-028

Request by applicant for variances of setbacks for a cellular tower in a HC-2 Highway Commercial zoning district. The property is located at 26392 Fairgrounds Boulevard, Bush, Louisiana.

Applicant: Christine Lewis (Verizon Wireless)

BOA CASE NO. 15-08-029

Request by applicant for variances for fencing requirements, landscaping and buffers, and landscape medians in the parking area, in an A-7 Multiple Family Residential zoning district. The property is located on River Chase Drive, south of I-12, and south of Covington, Louisiana.

Applicant: Continental 339 Fund, L.L.C.

BOA CASE NO. 15-08-030

Request by applicant for variances of a 20' wide front yard landscape buffer and planting requirements and to permit the encroachment of parking spaces into said buffer, in a HC-2 Highway Commercial zoning district. The property is located at 2360 5th Street, Mandeville, Louisiana.

Applicant: Florida Marine Transporters

BOA CASE NO. 15-08-031

Request by applicant for variances for front and rear setback requirements from 25' and 25' required respectively to 17' and 21 ½', in an A-4 Single Family Residential zoning district. The property is located at 229 Jacqueline Drive, Slidell, Louisiana.

Applicant: Kelly & Lillian Fogarty

BOA CASE NO. 15-08-032

Request by applicant for a variance to permit the "changeable copy" on a monument sign to exceed 50% of said sign, in a HC-3 Highway Commercial zoning district. The property is located at 820 Highway 190 North, Covington, Louisiana.

Applicant: Pan American Engineers, L.L.C.

BOA CASE NO. 15-08-033

Request by applicant for a variance to either permit a structure to be located closer than 200' from a residentially zoned area, or for building size from a maximum of 500 square feet permitted to 8,000 requested in a CB-1 Community Based Facilities zoning district. The property is located on Galatas Road, west of LA Highway 1077, Madisonville, Louisiana.

Applicant: Charles & Candice Hickman

OLD BUSINESS

BOA CASE NO. 15-04-009

Request by owner for variances of signage requirements in a HC-2 Highway Commercial zoning district, for sign area, height, color scheme and setback from front property line. The property is located at 4001 U.S. Highway 190 East Service Road, Covington, Louisiana.

Owner: Clearwater Pools & Spas

(Postponed from the July 7, 2015 meeting - 30 day extension)

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, JULY 7, 2015

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

The July 7, 2015 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. Schneider, Mr. Gordon, Mr. Ballantine and Mr. Perry

ABSENT: Mr. Brookter

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Gordon to accept the June 2, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-07-019

Request by applicant for a variance of side yard landscape buffers and plantings in favor of relocating same in a I-1 Industrial zoning district.

Applicant: JPAB, L.L.C., Playmakers Indoor Sports, L.L.C. & Indoor Sports Real Estate, L.L.C.

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

Mr. Wayne Buras, attorney with the law firm of Jones, Fussell L.P., P.O. Box 1810, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- There are two owners whom each own one lot and have another that they own in common.
- The combined three lots have volleyball courts and other sports activity uses.
- The owners want to resubdivide the three lots into two lots where each owner will own their own 1 ½ lots.
- Because of the lot line adjustment that will occur as a result of moving the lot lines, the existing landscaping buffers will no longer be along the interior property lines.
- Nothing on the ground will change; only the buffers won't be along the property lines.

Mr. Ballantine: Is there the possibility of problems coming up if there are differences with the

two property owners in the future?

Mr. Buras: We are actually resolving any potential problems with the common ownership of one lot by resubdividing it and giving ½ of the lot to each owner.

Mr. Gordon: Is there a fence between the properties?

Mr. Buras: Yes, there is fencing that separates the properties.

Moved by Mr. Schneider and seconded by Mr. Ballantine to grant the variance subject to the applicant complying with all requisite planting on the sites and to be reviewed and approved by the staff's landscape planner.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-07-020

Request by applicant for a variance to permit keeping and changing a sign face of an existing pole sign in a I-2 Industrial zoning district.

Applicant: Steven Schwartz

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

Mr. Schwartz appeared on his own behalf and made the following initial comments:

- This is a financial hardship for me.
- There are over thirty signs in the area that are just like mine.
- We will not change the character of the neighborhood.
- This will be a good tenant.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-07-021

Request by applicant for an "after the fact" variance to allow for net fill on property in violation of Chapter 7 Drainage and Flood Control, Article I, Section (B.) of the St. Tammany Parish Code of Ordinances, in an NC-1 Neighborhood Commercial zoning district.

Applicant: St. Tammany Parish Farm Bureau

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

Mr. Fred Bass, 19520 LA Highway 36, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- We had a drainage plan that should drain the property with the use of proper ditching and a detention pond.
- The problem is not with our property, but the ditches on 9th Street.
- The property behind us does not have a problem.

Mr. Fandal: Did you have to bring in fill?

Mr. Bass: We brought in just enough. We did not know we were in violation.

(The Honorable Dennis Sharp, Councilman for District No. 2 appeared in support of the variance request and stated that the Farm Bureau is an old and trusted business in St. Tammany Parish and that the neighbor next door was granted a variance for the very same thing.)

Mr. Gordon: Has much dirt been brought onto the site?

(Ms. Sabrina Schenk appeared on behalf of the department of engineering and stated the position of the department relative to its concern that the property was next to a major drainage lateral.)

(A general discussion ensued amongst the board members relative to the drainage of the properties and streets in the area...)

Mr. Gordon: Was there a rain event issue?

Ms. Schenk: Yes, and this is the third time of unauthorized fill being placed on property in the area.

Mr. Ballantine: If we approve this, are we going to cause other houses in the area to flood? I'm more concerned with houses flooding then the streets.

(The Honorable Richard Tanner, Councilman for District No. 6 appeared in support of the variance request and stated that problems with drainage is on the south side of 9th Street and this property is on the north side.)

(Mr. Sevante, legal advisor to the board stated that the applicant and the engineering department should work together to come up with a drainage plan that will work for the site.)

(At this point, a general discussion ensued regarding the water overflowing 9th Street during periods of heavy rain...)

Moved by Mr. Ballantine and seconded by Mr. Gordon to grant the variance subject to no additional fill to be brought onto the site, or no net fill; the slab can remain as proposed; and to work with the engineering department regarding the parking lot surface and detention to mitigate flooding concerns.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-07-022

Request by applicant for a variance of landscape buffers and planting requirements in a I-1 Industrial zoning district.

Applicant: B2 Rental and Supply, L.L.C.

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

Mr. Jeff Schoen with the law firm of Jones Fussell, L.P., P.O. Box 1810, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- The owner of the property services cranes.
- If the owner were to resubdivide his lots into one parcel, he would not need to ask for variances for the internal side yard buffers.
- He needs to maintain as much room as possible for the storage yard.
- He plans to put a fence around the entire perimeter of the property.
- The owner cannot put plantings along the street buffers because he wants to put up a fence as a visual screen.
- He also wants a 6' high fence as opposed to an 8' high fence.

Mr. Gordon: the property to the east, would you be putting up fence there to screen your property?

Mr. Schoen: We plan to fence it.

Mr. Gordon: I'm concerned about fencing along the residential side.

Mr. Schoen: We would agree to an 8' high fence on that side and use hurricane slats in the chainlink fence in order to block the view of the storage yard from the residences.

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variances subject to an 8' high fence to be placed along the residential side.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-07-023

Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 8' requested.

Applicant: Mr. & Mrs. Peter Barbee

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

Mr. Barbee appeared on his own behalf and made the following initial comments:

- I have been over here since 1993.
- This was originally a boathouse that through time turned into a residence.
- We worked with the parish (Becky & Helen).
- Permits were issued to allow us to build.
- I want to build another more bigger house on the other side someday.
- We didn't know that we needed another permit.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance to an 8' front yard setback.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

BOA CASE NO. 15-04-009

Request by owner for variances of signage requirements in a HC-2 Highway Commercial zoning district, for sign area, height, color scheme and setback from front property line.

Owner: Clearwater Pools & Spas

(Postponed from the April 7, 2015 meeting - 90 day extension)

Mr. Peter Gitz appeared and stated that his attorney was working with the LADOTD to resolve the issue, but that a decision from LADOTD had not been received as of this date.

Mr. Gitz therefore requested that the board give him another thirty (30) days in which to resolve this matter.

Moved by Mr. Schneider and seconded by Mr. Ballantine to give the applicant until the next meeting to resolve this matter.

MOTION CARRIED UNANIMOUSLY

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. 15-08-024
Initial Hearing Date: August 4, 2015
Date of Report: July 24, 2015

GENERAL INFORMATION

Applicant(s) Name: John Clancy
Location of Property: 59556 & 59568 Neslo Road, Slidell, Louisiana
Zoning of Property: A-2 Suburban
Variance(s) Requested: 25' setback from property line for a pond

OVERVIEW

Parish code requires that a pond must be set back at least 25 feet from all property lines. However, in this instance, the applicant owns two adjacent properties and wants to locate a pond across the property lines so that both lots will enjoy the use of the pond. The applicant has indicated that the pond will be aesthetically pleasing and landscaped.

STAFF COMMENTS

Given that the spirit and intent of the code is not being violated, the staff has no objections to the variance request subject to the applicant meeting all other parish code requirements relative to setbacks and fencing.

**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: John Clancy

MAILING ADDRESS: 45167 Tancredwood Dr.

CITY/STATE/ZIP: Hammond, LA. 70401

PHONE NUMBER: 225-567-9265 (Home Phone #) 985-567-2881 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 Suburban
59556 & 59568 Neslo Rd. Slidell, LA. 70460 N/A
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 POND SET BACK
(Specify other variance/appeal on line above)

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

waiver of the required 25' SET BACK along
SIDE PROPERTY LINES

[Signature]
SIGNATURE OF OWNER/APPLICANT

6-12-15
DATE OF APPLICATION

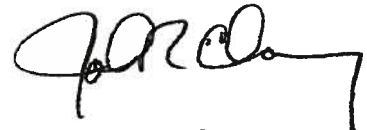
Summary of Request for Pond Variance

It is my desire to create an aesthetically pleasing visual appearance to my property. I own both parcels of land, and, by having the pond straddle the property line of both parcels 59556 and 59568 Neslo Rd., both homeowners (myself and my son) will equally get to enjoy the beauty of it. The driveway will encircle the pond, with each of the two houses individual driveways connecting to it. The pond idea grew out of the open space now created by the pine tree removal due to the pine beetle infestation on both parcels. I will also hire a landscape architect to landscape the area surrounding the pond.

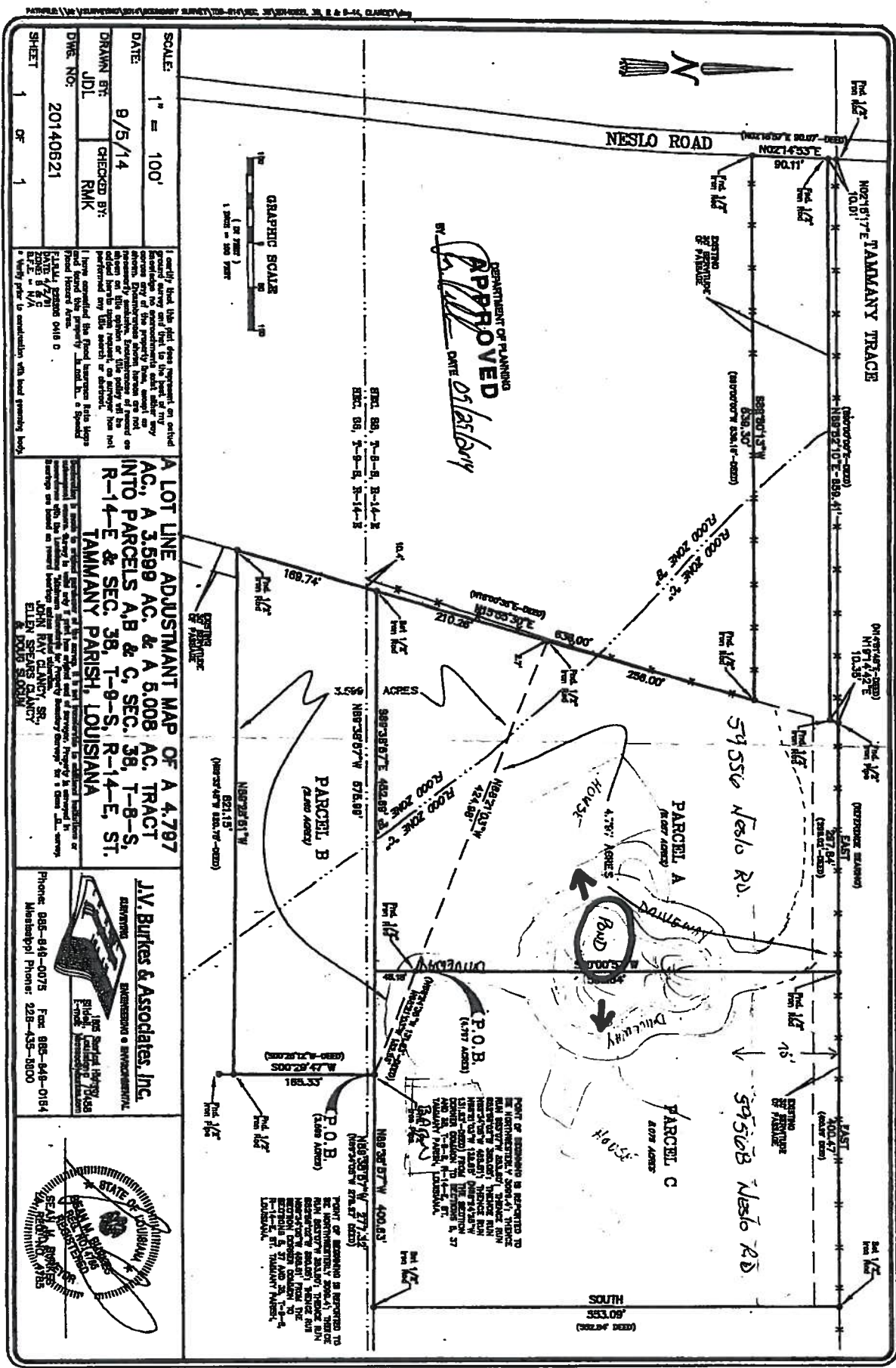
It is my hope that you will approve this variance.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'John Clancy', with a long horizontal stroke extending to the right.

John Clancy



(1) 1/2 rd 1 sec
 75' from
 property
 B) No Dist Ben
 d) No leave, B
 to 11'
 e) Spared out
 11 miles
 f) 2 months
 g) site is low
 + site will
 drain to B
 Road over
 to the Mont
 to ditch.

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

Case File Number: BOA Case No. 15-08-025
Initial Hearing Date: August 4, 2015
Date of Report: July 24, 2015

GENERAL INFORMATION

Applicant(s) Name: John Clancy
Location of Property: 59556 & 59568 Neslo Road, Slidell, Louisiana
Zoning of Property: A-2 Suburban
Variance(s) Requested: building length for an accessory building

OVERVIEW

Parish code requires that all accessory buildings must not be any greater than 50' in length, and the applicant wishes to construct a metal building on his property that is 65' x 75' in dimensions.

And although the applicant is calling his structure a "barn" it is apparent from his narrative that he is using the structure as a multi-purpose structure (i.e. Art Studio, woodworking shop and storage for an RV and grass cutting equipment).

STAFF COMMENTS

Based on the fact the building will sit on a 5 plus acre parcel of land that will be located 50' from the rear property line, which said 50' is basically "woods" and which should act as an adequate buffer from the other properties to the rear of the applicant's property, the staff would not have any objection to the variance request, if given the size of the applicants property, that he consider locating the building at least 100' away from the rear property line.

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: John R. CLANCYMAILING ADDRESS: 4516 T TANGLEWOOD Dr.CITY/STATE/ZIP: Hammond, LA. 70401PHONE NUMBER: 225-567-9265 985-507-2881
(Home Phone #) (Cell Phone #)PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A259568 N 1310 Rd. 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)

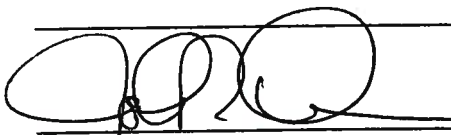
VARIANCE/APPEAL REQUESTED:

- ☐ 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 BUILDING SIZE
(Specify other variance/appeal on line above)

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

REQUEST TO EXCEED THE MAXIMUM BUILDING SIZE OF
50' x 50' TO 65' x 70'


SIGNATURE OF OWNER/APPLICANT

6-30-15
DATE OF APPLICATION

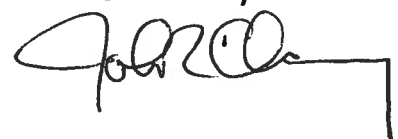
Summary of Request for Barn Variance

I need to build a 65' x 70' barn on 59568 Neslo Rd. Slidell. The actual barn will be 45' x 70' with 10' porches on each side and a front porch, to make it look more aesthetically pleasing than just a typical metal building. There will also be landscaping around it. The barn will house an Art Studio with bathroom for my wife on one side, and a Woodworking Shop with a bathroom for me on the other side. The two parcels of land I own is 11 acres, so I will need a tractor with different attachments (bucket, backhoe, grader box, disc, and bush hog) and a ZTR mower. I also have a 36' motorhome, RTV, 18' boat, and a 20' hauling trailer that will need to be housed there also. The barn and house will be surrounded by woods and would not be visible by any neighbors nor from Neslo Rd., due to the 800' driveway we have to our property.

It is my hope that you will approve this variance.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'John Clancy', with a long horizontal line extending to the right.

John Clancy

TAMMANY TRACE

DEPARTMENT OF PLANNING
APPROVED
 DATE 01/25/2014



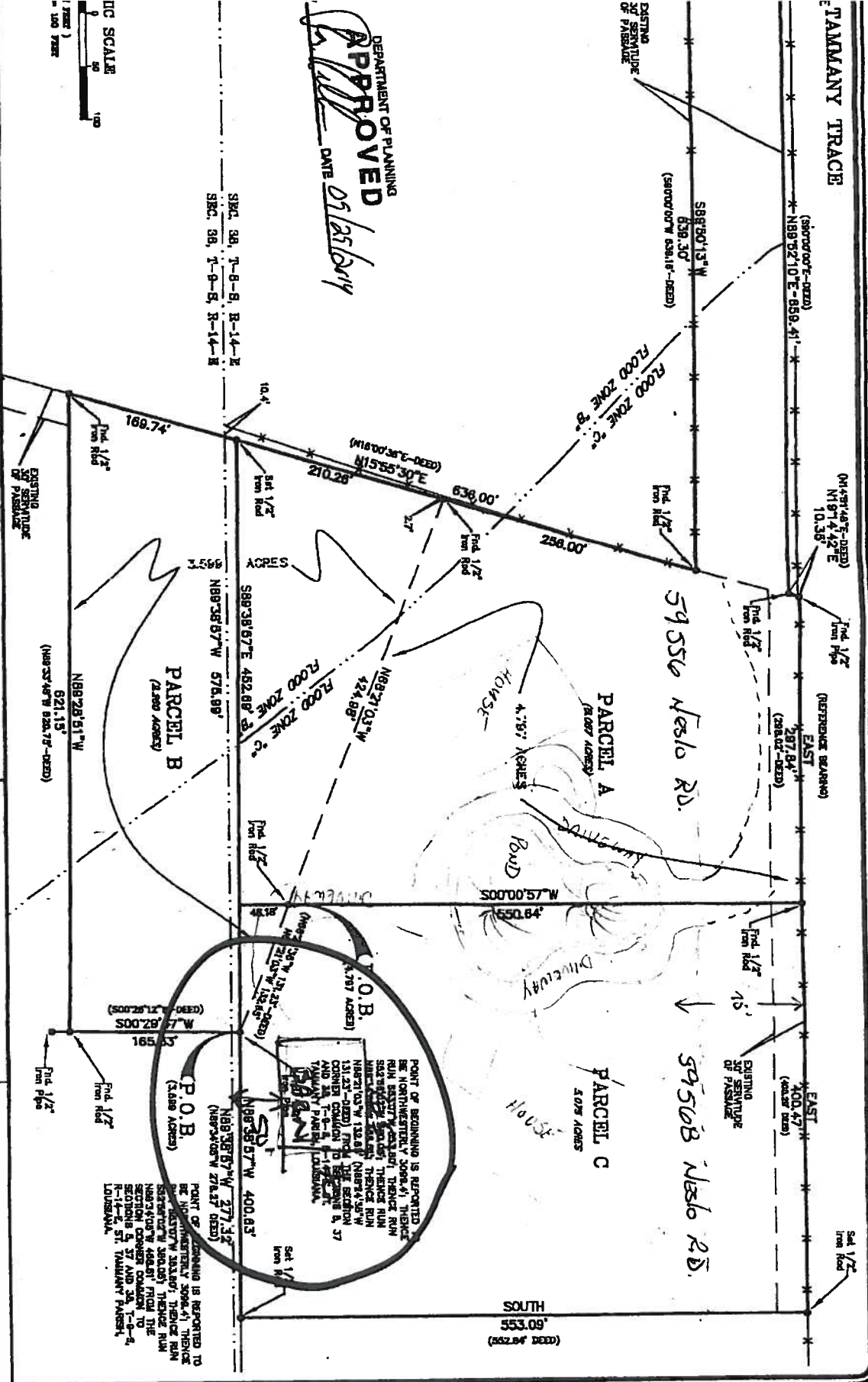
I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist other than those shown on this plat. I am not responsible for any errors or omissions in this plat. I am not responsible for any errors or omissions in this plat. I am not responsible for any errors or omissions in this plat.

A LOT LINE ADJUSTMENT MAP OF A 4.797 AC. A 3.599 AC. & A 5.008 AC. TRACT INTO PARCELS A, B & C, SEC. 38, T-8-S, R-14-E & SEC. 38, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL
 1805 Surtall Highway
 Slidell, Louisiana 70458
 E-mail: jvb@jvburkes.com



Phone: 866-648-0075 Fax: 866-648-0154
 Mississippi Phone: 228-435-8000

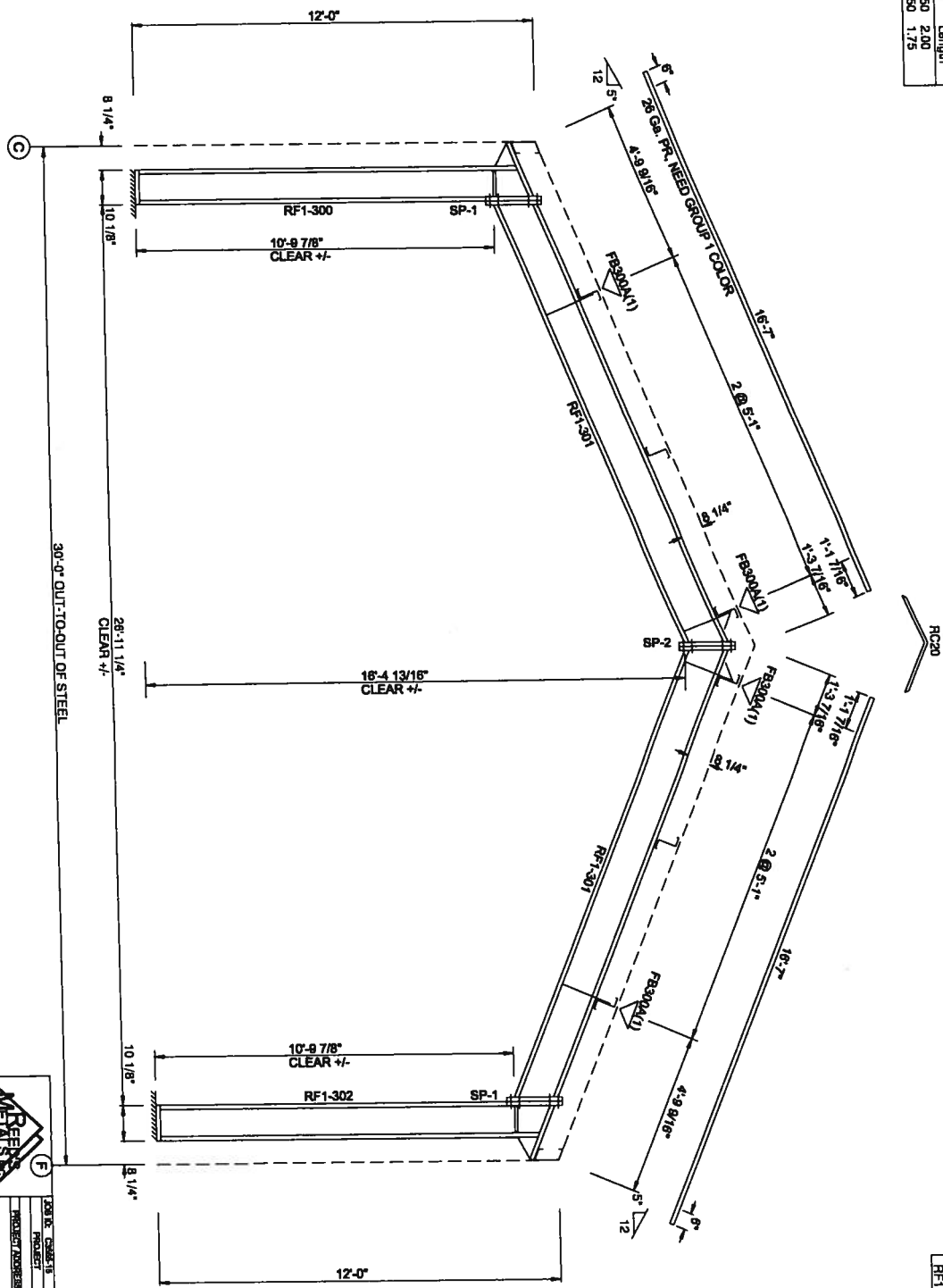


- a. (a) 14.10' 1' from
- pond
- 75' from the
- property line
- b) No Drift Road
- c) No Levee, Dye
- d) No 11'
- e) Spaced over
- 11' ditches
- f) 2 months
- g) site is low
- 4 site will
- Drain to Pond
- Pond over the
- to the North
- to Ditch.


PROJECT	ENDWALL FRAMING			
ID	C3585-15	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 6/19/15	SHEET	OF

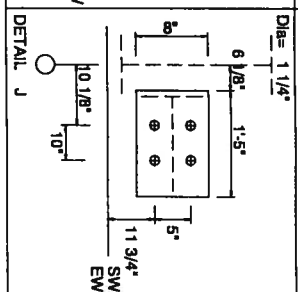
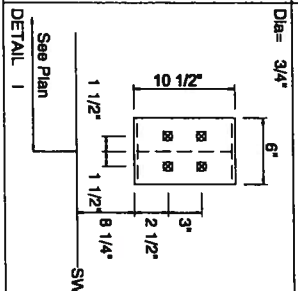
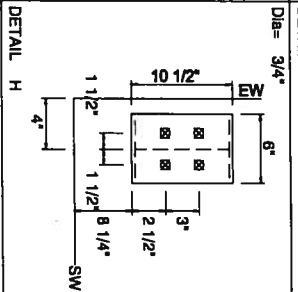
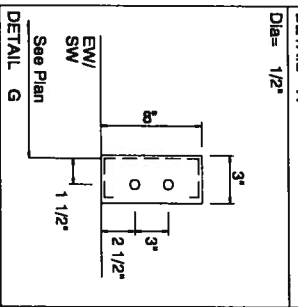
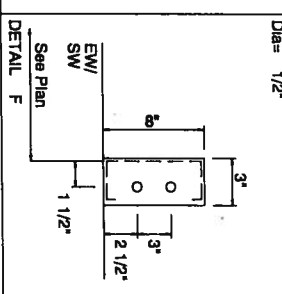
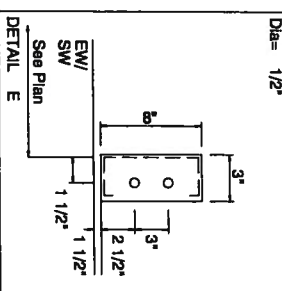
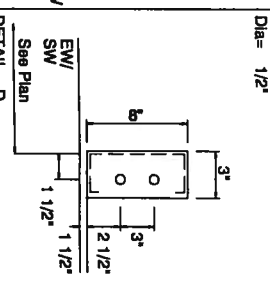
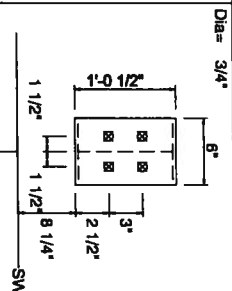
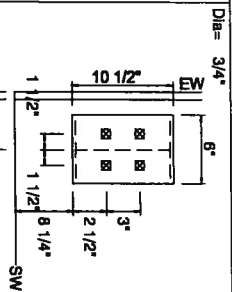
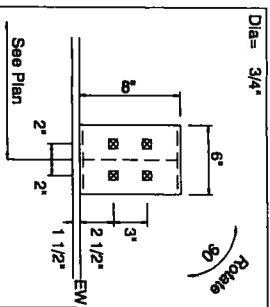
MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-300	W10X17	11'-8 1/2"
RF1-301	W12X14	14'-7 1/8"
RF1-302	W10X17	11'-6 1/2"

A - L2X15X12



RIGID FRAME ELEVATION: FRAME LINE 1

	JOB NO. C3565-15		DATE: 8/19/15
	PROJECT:	DESIGN:	CHECK:
	PROJECT ADDRESS:	CUSTOMER:	OR:
		JOHN CUNY	
PROJECT ADDRESS:		CUSTOMER:	
DATE: 8/19/15		SHEET:	
CHECK:			



GENERAL NOTES

1. FOUNDATION DESIGN AND CONSTRUCTION ARE NOT THE RESPONSIBILITY OF FRED'S METAL BUILDINGS.
2. THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATION.
3. ANCHOR BOLTS SHALL BE ACCURATELY SET TO A TOLERANCE OF +/- 1/8" IN BOTH ELEVATION AND LOCATION.
4. COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED A BEARING PRESSURE OF 1125 POUNDS PER SQUARE INCH.

[illegible]

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

Case File Number:	BOA Case No. 15-08-026
Initial Hearing Date:	August 4, 2015
Date of Report:	July 24, 2015

GENERAL INFORMATION

Applicant(s) Name:	James J. Domzalski, II
Location of Property:	70288 Menuet Road, Mandeville, Louisiana
Zoning of Property:	A-3 Suburban
Variance(s) Requested:	Side and rear yard setbacks

OVERVIEW

The applicant wants to place an accessory building in back of his perceived rear yard since this a double frontage lot from 40' required to 25' requested, and a side corner yard setback from 15' required to 7 ½' requested. The applicant claims that he cannot meet the setback requirements due to the close proximity of his water well.

STAFF COMMENTS

Without knowing exactly where the water well is underground, it appears that the applicant can move his structure over to meet the minimum side yard setback of 15', or at least reduce the size of the building to ensure that the structure will not encroach on top of his water well.

Insofar as the rear yard setback, this property is a double frontage lot, so the location of the structure is perceived to be his rear yard, which pursuant to code would require a 25' setback, so the staff would have no objection to the variance request; with the provision that since the applicant has not declared what the building will be used for, due to traffic safety issues, if the building were to be used for a garage or storage of boats and/or vehicles of some sorts, the staff would recommend that no vehicular access come from either the rear yard (Marley Street) or the side yard (Orange Street) which we understand is currently not constructed.

BOA CASE NO. 15-08-026 (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: James J. Domzalski II

MAILING ADDRESS: 70288 Menuet Road

CITY/STATE/ZIP: Mandeville, La. 70471

PHONE NUMBER: N/A 318-730-0576
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-3 Suburban
70288 Menuet Rd. Mandeville, La.
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

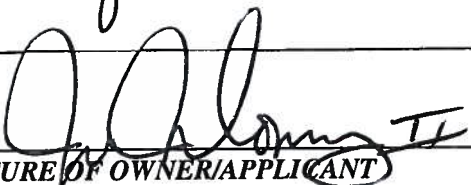
- REQUEST FOR:**
- ☒ A variance of the (Unified Development Code)
 - ☐ Appeal of an adverse decision made by a parish official(s)
 - ☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

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:)

Side yard set back reduction from 15' to 7.5'
Rear yard set back reduction from 40' to 25'


SIGNATURE OF OWNER/APPLICANT

29 JUNE 2015
DATE OF APPLICATION

Mr. James J. Domzalski II
70288 Menuet Road
Mandeville, LA 70471

June 29, 2015

St. Tammany Parish
Department of Development
c/o Ron Keller, Senior Planner
P.O. Box 628
Covington, LA 70434

Re: Variance Requests

A few weeks ago I was informed, by Helen in the Permit Office, that my side yard setback was 15 feet and my rear setback was 40 feet as required by the parish.

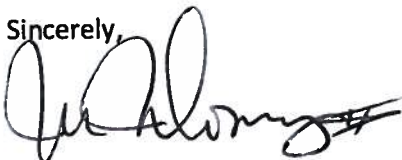
I am requesting a side yard setback of 7.5 feet and a rear setback of 25 feet to allow for the construction of a detached accessory building.

Enclosed are pictures of the placement of the accessory building, indicated by flags, with the reduced setbacks being granted, aerial view photos to show the location of the property in relation to the location of other homes or structures nearby and a survey map to scale with highlighted accessory building and location of the water well and septic tank.

This request is justified by the location of the property water well. If I remain within the setback guidelines that the Parish currently has in place for my property, I would be encroaching dangerously close to my water supply.

I appreciate your careful consideration in granting me a variance to allow me to build a much needed detached building on my property.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Domzalski II', with a stylized flourish at the end.

James J. Domzalski II

Mr. and Mrs. Roderick Scott
70324 Menuet Road
Mandeville, LA 70471

25 June 2015

Mr. Jim Domzalski
70288 Menuet Road
Mandeville, LA 70471

Re: Variance requests

Dear Jim,

This letter is to express that Rod and I have no objection to your variance request for the side and rear yard setbacks for the purpose of constructing a detached garage. There is a dedicated, unimproved street located between our property lines, and the variance request to reduce the sideyard setback from 15' to 7.5', will not have any adverse impact on our property. In regard to the rearyard setback, since there is no development behind these lots and your property has a 7' wood fence to screen any future development, the reduction to the rearyard setback to 25' will not have any adverse impact on us or the neighborhood. Further, we understand that your variance requests are being made due to the location of your water well, and by placing the garage closer to the side and rear property lines, it avoids the well.

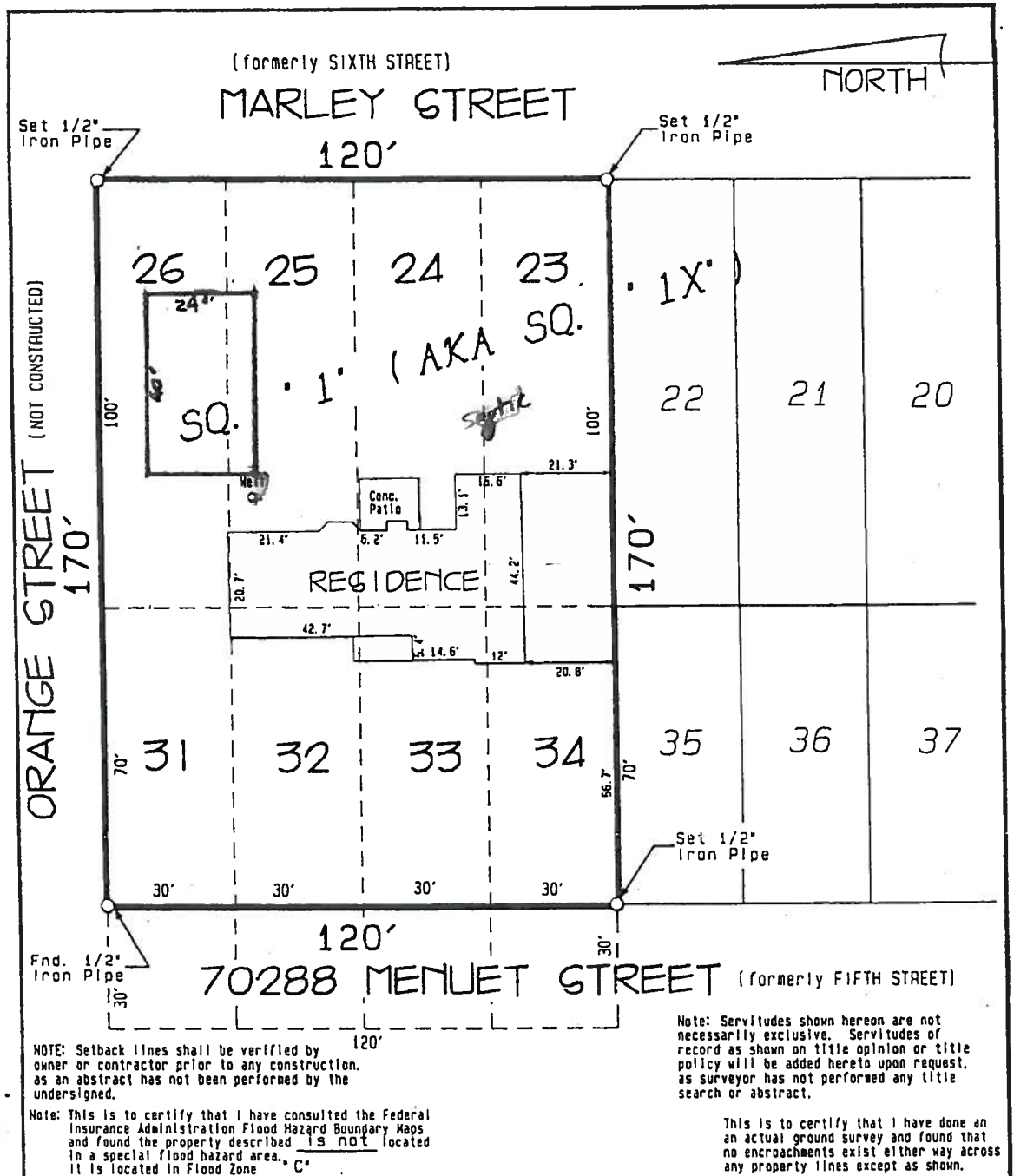
We fully support the variance requests.

If you need any additional information, please let us know.

Sincerely,


Louise Scott


Roderick Scott



SURVEY MAP OF
LOTS 23, 24, 25, 26, & A PORTION OF LOTS 31, 32,
33, 34, SQ. 1 (AKA SQ. 1X) ABITA SPRINGSTERRACE
formerly PONCHITOLAWA SUB-DIVISION NO. 4

In
St. Tammany Parish, Louisiana

for
MR. & MRS. GREGORY DAVIS and
FIRST BANK MORTGAGE DIVISION

Survey No. 93751
 Date: JUNE 8, 1993

Drawn by: RMK
 Revised:

Scale: 1" = 30'

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70448 (504) 626-0808
 SLIOELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042
 FAX NO. (504) 626-0057

This Survey is Certified
 True and Correct By
 JOHN E. BONNEAU
 Professional Surveyor
 Registration No. 123



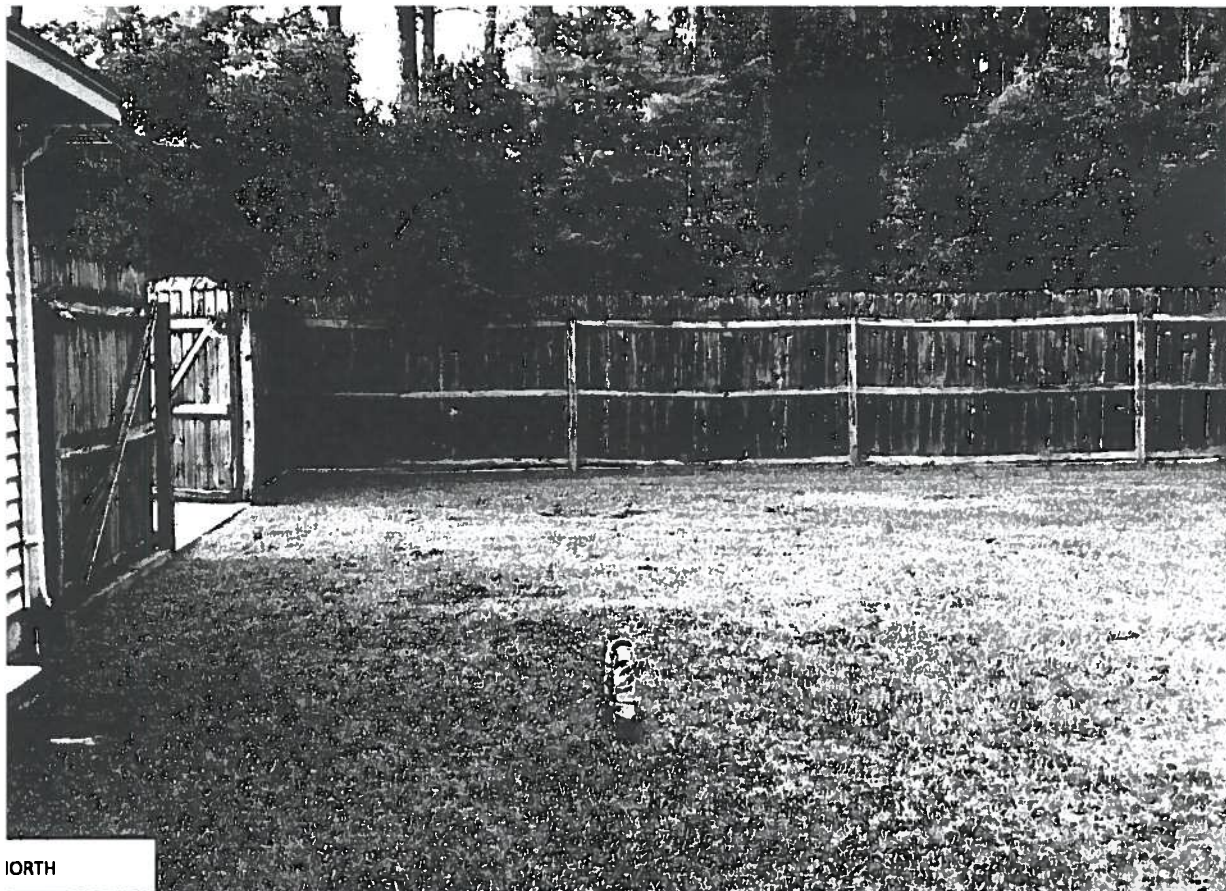
Domzalski
70288 Meruct Rd.
Mandeville, La.





70288 Manuef Rd. Domzalski
Mandeville, La.





LOOKING NORTH



LOOKING EAST



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

Case File Number: BOA Case No. 15-08-027
Initial Hearing Date: August 4, 2015
Date of Report: July 24, 2015

GENERAL INFORMATION

Applicant(s) Name: Marvin Lee
Location of Property: 36521 West Powerline Road, Pearl River, Louisiana
Zoning of Property: A-2 Suburban
Variance(s) Requested: building length

OVERVIEW

The applicant is requesting an “after the fact” variance for the length of a building that exceeds code by 5'. Furthermore, the structure is currently in violation of the parish’s setbacks; however, the applicant will be moving the structure in order to comply with parish code.

STAFF COMMENTS

Based on the fact that the building is on approximately a one acre parcel of land in a rural area and given that the structure is only 5' over the required building length, the staff has no objections to the variance request subject to the applicant moving the structure in order to comply with parish code setbacks, and obtaining a building permit from the building permits department.

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: MARVIN LEE

MAILING ADDRESS: 36521 WEST POWERLINE RD.

CITY/STATE/ZIP: PEARL RIVER LA 70452

PHONE NUMBER: 985-963-2802
(Home Phone #) (Cell Phone #)

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

36521 WEST POWERLINE PEARL RIVER 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 REQUEST THAT BUILDING REMAIN AT 24' X 55'
(Specify other variance/appeal on line above)

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

will be moving bldg to meet parish setbacks, but need variance
for bldg. length from 50' in length permitted to 55' requested.

Marvin Lee
SIGNATURE OF OWNER/APPLICANT

7-6-15
DATE OF APPLICATION

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

Case File Number: BOA Case No. 15-08-028
Initial Hearing Date: August 4, 2015
Date of Report: July 24, 2015

GENERAL INFORMATION

Applicant(s) Name: Christine Lewis
Location of Property: 26392 Fairgrounds Boulevard, Bush, Louisiana
Zoning of Property: HC-2 Highway Commercial
Variance(s) Requested: fall zone setbacks for side yard and front yard

OVERVIEW

The applicant whom is representing Verizon Wireless is requesting setbacks for a fall zone radius for a cellular tower for a side yard setback from 178' required to 119' requested and for a front yard setback from 178' required to 108' requested.

STAFF COMMENTS

The staff looks at three primary issues relative to giving relief for height and/or fall zone radii for towers. First, is there a practical difficulty or hardship that would justify such a request? Secondly, does the request adversely impact any adjacent or nearby structures? And thirdly, does the proposal create any health and safety concerns?

First, relative to whether there is a practical difficulty or hardship that would justify such a request, due to the size of the leased area, there appears to be limited space in which to locate the tower and be able to comply with all parish setback requirements.

Secondly, there appears to be no adverse impact to visual "line of site" aesthetics based on what appears to be wooded areas surrounding the property.

And thirdly, there appears to be no health or safety issues with the tower since it is located sufficiently away from any existing structures and assuming that the tower has been engineered to collapse upon itself.

Therefore, the staff recommends approval of the proposed setback variances subject to the following stipulations:

- the applicant shall provide documentation from the design engineer for the tower that proves that the tower is engineered to collapse upon itself within the requested fall zone setbacks, and
 - that the applicant will provide the parish with the appropriate approvals from the FAA, Mosquito Control, and any other Federal, Local or State agencies that have jurisdiction relative to the placement of the tower prior to or in conjunction with obtaining a building permit from the parish.
-

BOA CASE NO. 15-68-028 (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: CHRISTINE LEWIS

MAILING ADDRESS: 3511 PINEMONT DR., A6

CITY/STATE/ZIP: HOUSTON, TX 77018

PHONE NUMBER: 713.254.6979
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

26392 FAIRGROUNDS BLVD, BUSH, LA 70431
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:)

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

This is a request of the UDC for a side-yard setback of 178' required by the Parish to 119', and for a variance for a front-yard setback of 178' to 108'.

Christine Lewis
SIGNATURE OF APPLICANT

6.15.15
DATE OF APPLICATION



VERIZON WIRELESS - VARIANCE REQUEST WRITTEN STATEMENT

PROPERTY LOCATION: 26392 FAIRGROUNDS BLVD, BUSH, LA 70431

Dear Mr. Keller,

Verizon Wireless has leased a 100' X 100' (10,000 Sq. Ft.) area of land located at the NE corner of the intersection of Fairgrounds Blvd and Hwy 21 in Bush, LA, for the purpose of installing a 178' monopole tower, a pre-manufactured equipment cabinet skid with generator, antennas and cabling.

Verizon is requesting a variance of the Unified Development Code for a side yard setback of 178' required by the Parish to 119'; and for a variance for a front yard setback from 178' required by the Parish to 108'.

The existing land use is a vacant, wooded parcel that is zoned HC-2 Highway Commercial, which allows for towers.

The proposed tower height of 178' is necessary to achieve the coverage objective which will provide much needed service to your constituents in the area of State Highway 21 and Fairgrounds Blvd.

Enclosed, please find the following to support our request:

- Completed Variance Application
- Owner Letter of Authorization
- Site plans
- Photos
- Standard Variance Request Fee - \$200

Please contact me if you have any questions or request additional information.

Thank you,

A handwritten signature in blue ink that reads 'Christine Lewis'.

Christine Lewis, Agent for Verizon Wireless

Real Estate Specialist

Vinculums Services, Inc.

3511 Pinemont Dr., #A6

Houston, TX 77018

Cell (713) 254-6979

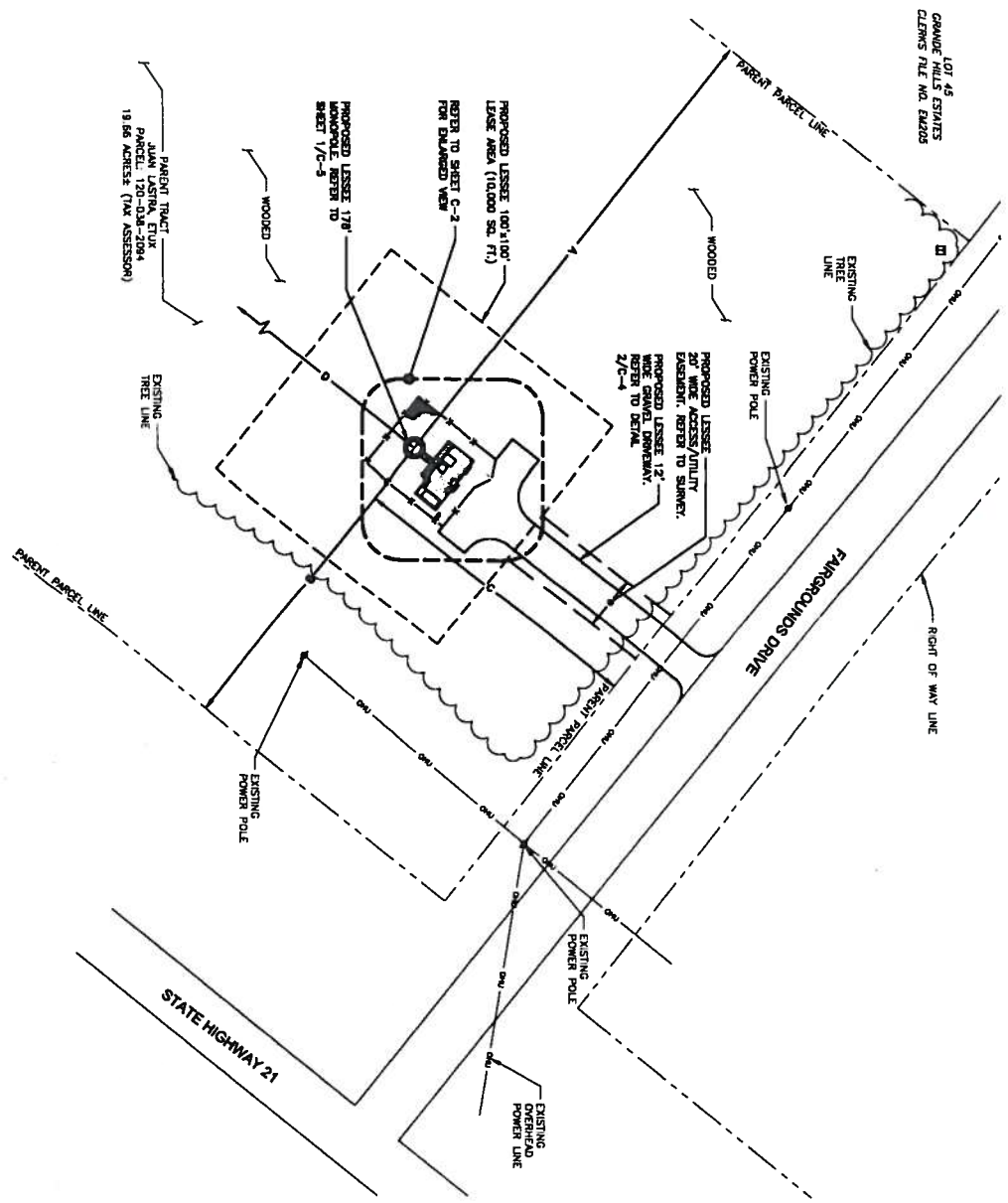
clewis@vinculums.com

- GENERAL SITE NOTES:**
1. VESICULAR USES ARE PROHIBITED TO THREE SITE VENTS PER MONTH.
 2. WATER AND SEWER: EXISTING FACILITY SHALL NOT BE SERVICED BY WATER OR SEWER.
 3. USE: UNIMPAVED TELECOMMUNICATIONS RELAY EQUIPMENT.
 4. STORM WATER MANAGEMENT: EQUIPMENT OWNER TO ENSURE THAT THE SITE SHALL COMPLY WITH ALL STATE AND COUNTY STORM WATER REGULATIONS.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS TO FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TOWER CENTER LINE TABLE	
A	1180.3
B	118.3
C	118.3
D	3,188.3

OVERALL SITE PLAN



Verizon Wireless

14123 CORDER RD.
HUNTERDON, NJ 07036
PH: (732) 507-1858

Kimley»Horn

600 NORTH FAIRFAX STREET, SUITE 100
FAIRFAX, VA 22031
PHONE: (703) 423-1140
WWW.KIMLEY-HORN.COM

REVISIONS	
NO.	DESCRIPTION
1	10/17/13 REVISIONS
2	01/14/14 REVISIONS
3	01/14/14 REVISIONS
4	01/14/14 REVISIONS
5	01/14/14 REVISIONS
6	01/14/14 REVISIONS
7	01/14/14 REVISIONS
8	01/14/14 REVISIONS
9	01/14/14 REVISIONS
10	01/14/14 REVISIONS

PROJECT INFORMATION

OWNER: **REDHAWK**
#301210

28000 FAIRFAX BLVD
BLISS, VA 22031
ST. TAMMANT PARISH COUNTY

OVERALL SITE PLAN

C-1

- KEY NOTES:**
- | | |
|---|---|
| 1 | PROPOSED LESSEE LAPTOP THAT INCLUDED ON FIREBORO SNO. |
| 2 | PROPOSED LESSEE BATTERY CABINET INCLUDED ON FIREBORO SNO. |
| 3 | PROPOSED LESSEE ENDO-4 CABINET INCLUDED ON FIREBORO SNO. |
| 4 | FUTURE LESSEE EQUIPMENT CABINETS INCLUDED ON FIREBORO SNO. |
| 5 | PROPOSED LESSEE MESA SILE/WHI CONVECTOR INCLUDED ON FIREBORO SNO. |
| 6 | PROPOSED LESSEE SNO PRESS GENERATOR INCLUDED ON FIREBORO SNO. |
| 7 | PROPOSED LESSEE INTEGRATED LOAD CENTER W/WHI PLAN INCLUDED ON FIREBORO SNO. |
| 8 | PROPOSED TELCO DEMARCATION BOX INCLUDED ON FIREBORO SNO. |
| 9 | PROPOSED LESSEE ON RACK INCLUDED ON FIREBORO SNO. |

Access - Standing at entrance looking east towards Hwy21.



Looking North



Looking West



Looking South



Looking East



Power, Telco, & Fiber



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

Case File Number: BOA Case No. 15-08-029
Initial Hearing Date: August 4, 2015
Date of Report: July 24, 2015

GENERAL INFORMATION

Applicant(s) Name: Continental 339 Fund, L.L.C.
Location of Property: River Chase Drive, Covington, Louisiana
Zoning of Property: A-7 Multifamily Residential
Variance(s) Requested: Fencing, landscaping and buffers

OVERVIEW

The applicant is requesting multiple variances as follows:

- To relocate the 8' high fencing from between the A-7 and A-4 zoning district boundary lines to the southern end of the property, and to reduce the length of said fence from 1,490 feet to 820 feet;
 - to relocate the 35' wide front yard landscape buffer and required plantings to the south side of the existing drainage servitude along the roadway within a 10' wide buffer area;
 - to waive the requirement that a landscape island be required for every (12) parking spaces; and
 - a request to allow the west side landscape buffer area to be cleared due to the construction activities that will occur on the property that may disrupt said area.
-

STAFF COMMENTS

Bullet Point No. 1: The staff understands the request and makes sense insofar as the relocation of the fencing since this development represents one project where the A-4 zoning portion of the project just happens to be primarily used for drainage. However, the staff fails to see the logic in why the applicant is requesting a reduction in the required length of the fence. Therefore, the staff supports the request for the relocation of the fencing; however, does not support the reduction in the length of said fence.

Bullet Point No. 2: The staff has no objection to this request based on the obvious reason that it would not be practical to plant trees within the drainage servitude along the roadway.

Bullet Point No. 3: The staff has no objection to a waiver of the required landscape islands for every (12) parking spaces as long as the request involves the preservation of existing and healthy mature oak trees on the property. Therefore, the number and location of the planting islands within the parking area should be reviewed and approved by our staff's landscape architect.

Bullet Point No. 4: The staff has no objection to this request as long as the required number of plantings are provided along the west side buffer within (60) days after the construction along said buffer area has been completed.

BOA CASE NO. 15-08-029 (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: Continental 339 Fund LLC

MAILING ADDRESS: W134 N8675 Executive Parkway

CITY/STATE/ZIP: Menomonee Falls, WI 53051-3310

PHONE NUMBER: 262-502-5500
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-7

<u>River Chase Drive</u>	<u>Covington</u>	<u>LA</u>	
Address	City	State	Subdivision (if applicable)

(Please check the applicable boxes below:)

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

VARIANCE/APPEAL REQUESTED:

- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☒ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☒ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
- ☒ Relocate 8' opaque screen fence from between A-7 and A-4 zoning line to the property line
- ☒ other along the adjacent A-4 residential lots.
(Specify other variance/appeal on line above)

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

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

See attached description of variance/appeal request.

Townsend Underhill
SIGNATURE OF APPLICANT

7-6-15
DATE OF APPLICATION

BOA CASE NO. 15-08-029 (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: Continental 339 Fund LLC

MAILING ADDRESS: W134 N8675 Executive Parkway

CITY/STATE/ZIP: Menomonee Falls, WI 53051-3310

PHONE NUMBER: 262-502-5500

(Home Phone #)

(Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: **ZONING:** A-7

<u>River Chase Drive</u>	<u>Covington</u>	<u>LA</u>	
Address	City	State	Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

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

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- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
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- ☒ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
- ☒ Relocate 8' opaque screen fence from between A-7 and A-4 zoning line to the property line
- ☒ other along the adjacent A-4 residential lots.
(Specify other variance/appeal on line above)

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

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

See attached description of variance/appeal request.

James E. Mann

SIGNATURE OF APPLICANT

7/3/15

DATE OF APPLICATION



WAIVER #1:

Continental 339 Fund LLC requests a waiver to Section 7.0107.F.1 of the St. Tammany Parish Unified Development Code to relocate the required eight (8) foot high opaque screen from the A-4 and A-7 zoning line to the adjacent property line between River Chase and River Club and reduce the length of the screen from 1,490 feet to a length of 820 feet along the southern and eastern property lines as indicated on the attached depiction, Exhibit 1. Listed below is the hardship and rationale for the request, due to the unnecessary burden represented by strict interpretation of the code as follows:

The fencing requirement will create an unnecessary physical and visual barrier between portions of the parcel.

- a. The fence will restrict the operator's ability to maintain the storm water management area and limit enjoyment of the open space and storm water areas as an amenity, and detract from the overall aesthetics of the Project.
- b. The portion of the property zoned A-4 is intended for storm water management and open space.

WAIVER #2:

Continental 339 Fund LLC requests a variance to Sections 7.0107.A & 7.0107.B of the St. Tammany Parish Unified Development Code to relocate the required plantings within the 35 foot front yard setback to the opposite side of the existing drainage servitudes to a ten foot wide landscape strip. The Interstate Ditch was constructed by St. Tammany Parish to convey storm water from the adjoining public Brewster Road and Brewster Road interchange across the adjoining land.

It is not reasonable to construct planting areas in the ditch for the following reasons:

1. Due to the ditch restrictions, any plantings in the servitude may be removed at any time for required maintenance of the ditch.
2. Continental 339 Fund LLC proposes to relocate the required landscape plantings within the 35 landscape buffer to a proposed ten foot wide landscape strip on the south side of the existing drainage servitude adjacent to the proposed parking lot within the Property to create an attractive landscape edge in accordance with the original intent of the code. The same quantity of plantings will be provided, as is required by code in the 35 foot landscape buffer.

WAIVER #3:

Continental 339 Fund LLC requests a waiver to Section 7.0109.C of the St. Tammany Parish Unified Development Code to vary from the requirement for a landscape median every twelve (12) spaces to allow for preservation of existing live oaks. This request is not in regards to any specific existing tree on the property, but a general request that will allow Continental 339 Fund LLC to preserve existing live oaks to the greatest extent possible within the parking areas.

WAIVER #4:

CONTINENTAL 339 FUND LLC requests a waiver to Section 7.0107.B of the St. Tammany Parish Unified Development Code to clear interior buffers along the west property line and access road, and to allow replanting in accordance with the UDC in the event Continental 339 Fund LLC cannot maintain the 10 landscape buffer along the west parcel line and access drive. Continental 339 Fund LLC will replant with the interior buffer with one (1) class A and one (1) class B tree every 30 linear feet along the cleared area to allow for construction of access roads, utilities, and required earthwork needed to develop and serve the proposed Project per Section 7.0109.E of the St. Tammany Parish Unified Development Code. The proposed areas of potential impact are indicated on Exhibit 1.

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

Case File Number:	BOA Case No. 15-08-030
Initial Hearing Date:	August 4, 2015
Date of Report:	July 24, 2015

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:	front yard landscape and buffer requirements

OVERVIEW

The applicant is requesting a variance of the 25' wide front yard landscape and planting buffer along Fifth Street. The reason for the request is due to the fact that the existing business on the property (Florida Marine Transporters) is expanding its imprint on the property which requires the landscape buffer and plants to be brought up to code.

STAFF COMMENTS

From a practical standpoint, it would not make much sense to require the business to remove and completely redesign the parking area for just (18) parking spaces that have been in existence for over 25 years.

However; since the site is being expanded by the addition of adjacent properties and the creation of new buildings that will expand the businesses complex, the staff recommends approval of the proposed variances subject to the applicant planting the required number of trees elsewhere on the site to make up for the lost number of trees that would normally be planted along the frontage of 5th Street (5 Class A & 5 Class B trees).

BOA CASE NO. 15-08-030 (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: Florida Marine Transporters

MAILING ADDRESS: 2360 5th Street

CITY/STATE/ZIP: Mandeville, LA 70471

PHONE NUMBER: (985) 629-2082
(Home Phone #) (Cell Phone #)
office

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Hc-2

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:)

See attached document


SIGNATURE OF OWNER/APPLICANT

7-6-15
DATE OF APPLICATION



July 07, 2015

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

RE: Florida Marine Transporters Variance

Florida Marine Transporters (FMT) owns the office building at 2360 Fifth Street in Mandeville, the existing condition which has parking in the both the front and the rear of the building. This was an existing condition when purchased. FMT has acquired property to the south and west to expand the facility. The expansion involves demolition of existing structures on the acquired property and the addition of a 2 story, 25,000 square foot building that will connect to the existing building, creating one cohesive facility. Additional parking will be added in the rear of these buildings on two of the newly acquired lots.

The subject of the request is the parking in the front of the existing FMT building. At the time this building was constructed (prior to 1985), the parking extended to within 1' of the right of way line of Fifth Street. The current code requires a 25' street buffer, therefore the existing condition does not meet code. The new site development plan requires the 144 parking spaces to meet code which 18 space are intruding in the 25' street buffer. As part of the new site development plan, one of the existing driveways is being removed, which assists in providing some of the required buffer. Furthermore, on the FMT property to the south, a larger than required buffer is provided.

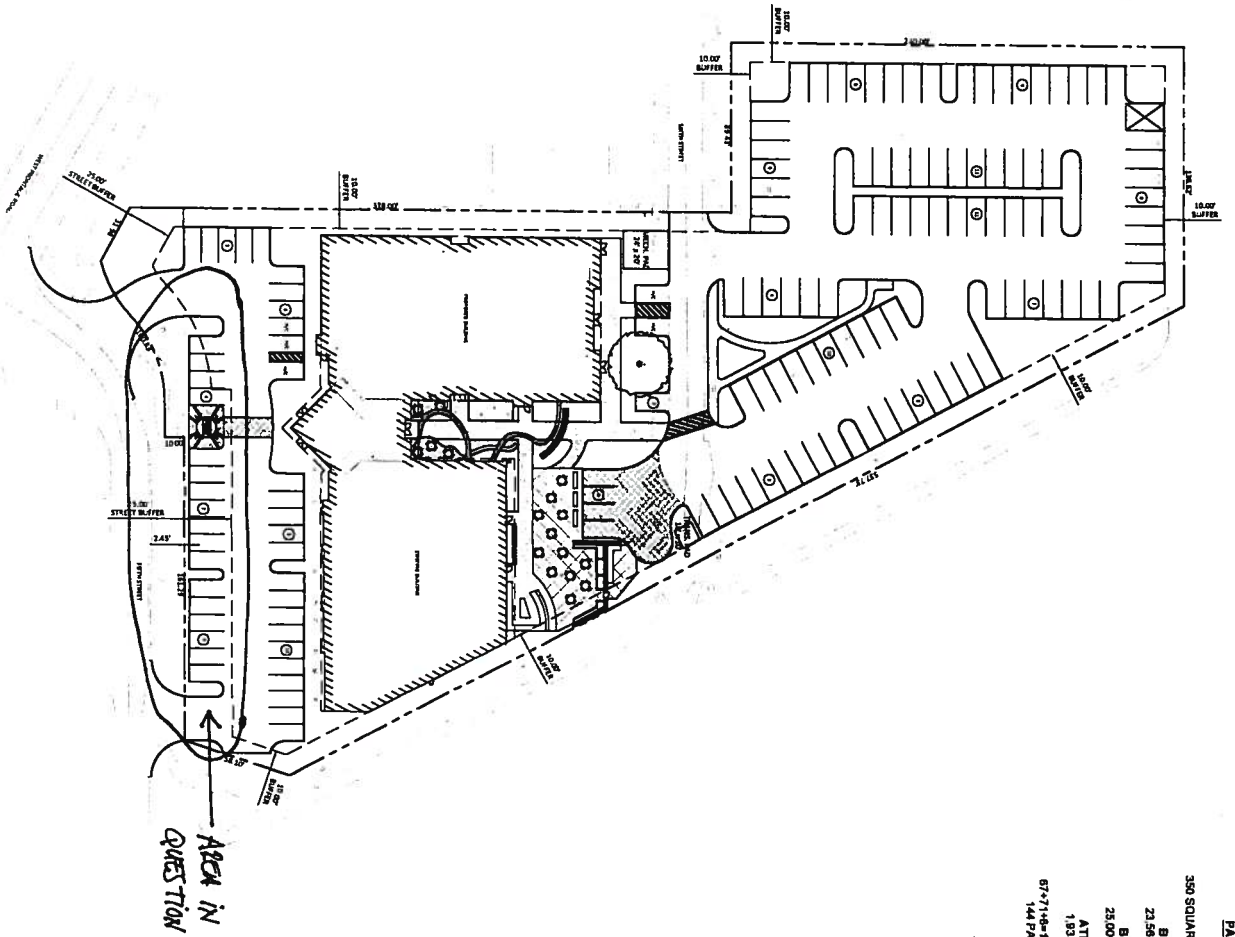
The hardship that exists centers around the number of parking spaces required for the facility. If the buffer cannot be utilized as it currently exists, 18 parking spaces will be lost, that are required of the code. To compensate for this lack of buffer, additional buffer is provided on the undeveloped portion of the street frontage. Furthermore, since Fifth Street terminates at the end of the FMT property, this is not a thru street, so visibility from the public is minimal. It is for these reasons, a request to forgive the buffer requirement on this portion of the property is made.

Franklin Kyle

Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471

(o) 985.727.9377 (f) 985.727.9390

* ALSO REQUESTING VARIANCES
FOR LANDSCAPE & ADA PEDIATION
AND PLANTINGS.



PARKING REQUIREMENTS:
 1 SPACE FOR EACH
 350 SQUARE FEET OF GROSS FLOOR AREA

BUILDING 1 AT 23,680 SF
 23,680/350 = 67 PARKING SPACES
 BUILDING 2 AT 25,000 SF
 25,000/350 = 71 PARKING SPACES
 ATRIUM LOBBY AT 1,815 SF
 1,815/350 = 5 PARKING SPACES
 67+71+5=143 PARKING SPACES REQUIRED
 144 PARKING SPACES PROPOSED

INCLUDING 5 H.C.
 ACCESSIBLE SPACES



greenleafarchitects
 985.778.2080
www.greenleaf-architects.com

KENT
 DESIGN GROUP

AN OFFICE BUILDING
 FOR
**FLORIDA
 MARINE
 TRANSPORTERS**

2300 5th Street, Mandeville, LA 70471



Kyle Associates, LLC
 21504-01
 PRELIMINARY DESIGN
 C

ST.

BLOCK -6
CHINCHUBA SUBDIVISION
ST. TAMMANY PARISH , L.A.

ALL THE SURVEYED SCHOOLS ON THIS SURVEY
WENT TO THOSE SET FORTH IN THE DESCRIPTION
USED US AND THERE IS NO REPRESENTATION
ALL APPLICABLE SURVEYORS ARE REFLECTED
A SCHOOL HEREON THE SURVEYOR HAS MADE NO
THE SEARCH OR PLAIN TO RECORD SEARCH IN
DEVELOPING THE DATA FOR THIS SURVEY.



REVISED, JULY 9, 1986 TO SHOW LOT DIMENSIONS
METAIRIE, LA. APRIL 29, 1991
RESERVED FOR F. JOSEPH DROLLA, JR., ATTORNEY AND
RA FAP PARTNERSHIP. J. J. KREBS & SONS, INC.
John Krebbs
JUNE 30, 1986
FORWARDED AT THE REQUEST OF JOSEPH L. DROGOWITZ, ATTY.
FOR THE ACCT. OF ANN BILLOT SCHREIE & AMERICAN SAVINGS &
CERTIFIED CORRECT
J. J. KREBS & SONS, INC.

FIFTH

ST.

MAY 10, 1985
METAIRIE, LA. AT THE REQUEST OF
SURVEY MADE OFFICE FURNITURE A
DEEP SOUTH SUPPLIES, INC
CERTIFIED CORRECT
J. J. KREBS & SONS, INC.



Florida Marine Transporters
existing parking condition

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

Case File Number:	BOA Case No. 15-08-031
Initial Hearing Date:	August 4, 2015
Date of Report:	July 24, 2015

GENERAL INFORMATION

Applicant(s) Name:	Kelly & Jillian Fogarty
Location of Property:	223 Jacqueline Street, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front and rear yard setback requirements

OVERVIEW

The applicant is requesting a variance for a front and rear yard setback requirement in Northshore Beach Subdivision based on the fact that the land area relative to the building envelope is limited due to the property abutting a water body to the rear of said property.

STAFF COMMENTS

In the past, the board has granted several setback variances for lots within this subdivision due to the limitations of said lots relative to the land to water ratio, which makes it difficult to build a modestly sized dwelling on a property in order to meet all parish setback requirements.

Therefore, since the square footage of the proposed home is modestly sized in comparison to the size of the lot, and due to precedence, and for the reasons as stated above, the staff has no objection to the proposed variance request.

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: KELLY & LILLIAN FOGARTYMAILING ADDRESS: 620 BURDETTE ST.CITY/STATE/ZIP: NEW ORLEANS, LA. 70118PHONE NUMBER: 504-905-0070
(Home Phone #) (Cell Phone #)PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Residential
223 JACQUELINE SLIDELL, LA. NORTH SHORE BEACH
Address City State Subdivision (if applicable)

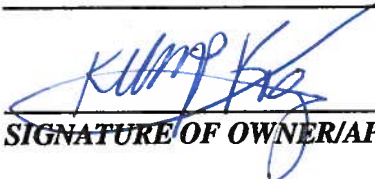
(Please check the applicable boxes below:)

- 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:)

A VARIANCE FOR REAR YARD SETBACK FROM 25' REQUIRED BY THE PARISH TO 21'4" REQUESTED BY THE APPLICANTA VARIANCE FOR THE FRONT YARD SETBACK FROM 30' REQUIRED BY THE PARISH TO 17' REQUESTED BY THE APPLICANT
SIGNATURE OF OWNER/APPLICANT7-6-15
DATE OF APPLICATION

POWERS OF THE BOARD TO GRANT VARIANCES/APPEALS

The St. Tammany Parish Board of Adjustment is limited in its power to grant variance/appeal requests as mandated by State and Parish Law. The board must consider the following in order to determine if a variance/appeal is eligible for granting:

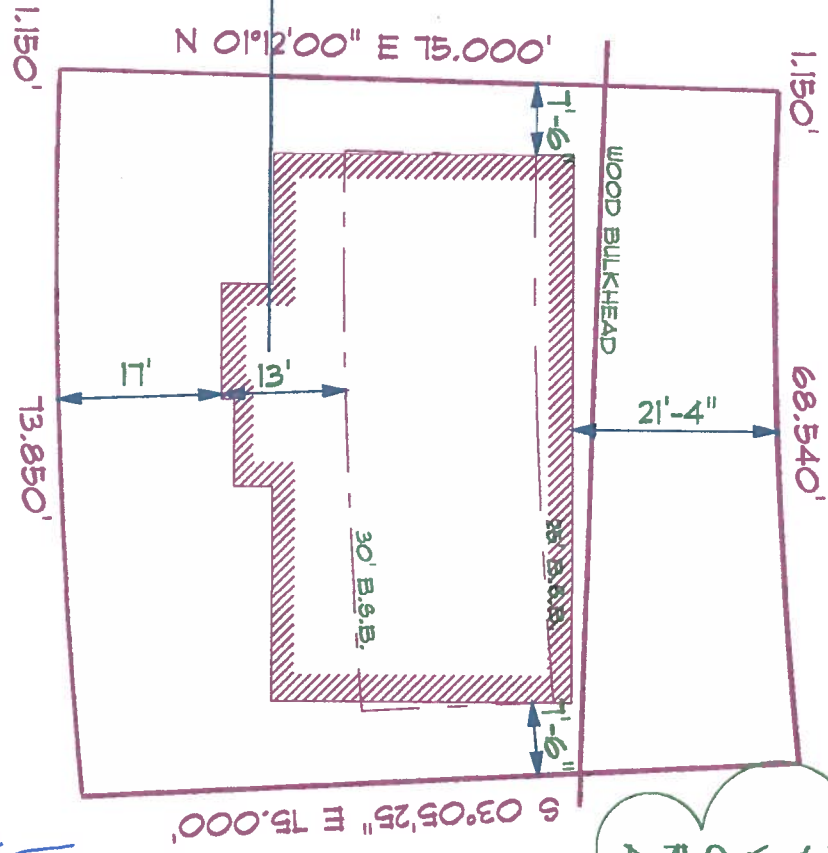
1. ***Is the variance/appeal request self-imposed?*** **NO**
Variances/appeals may not be granted by the board if the request is considered a "personal preference". **PROPERTY LOT IS SMALLER THEN AVERAGE LOT IN THE AREA AND NEW SETBACKS CAUSE AN UNBUILDABLE LOT.**
2. ***Does the variance/appeal request constitute a financial hardship?***
Variances/appeals may not be granted by the board if the request is considered strictly a financial hardship. **NO**
3. ***Does the variance/appeal request present a practical difficulty or unnecessary hardship?*** **YES - THE PROPERTY SIZE CAUSES AN UNBUILDABLE LOT**
If the applicant can prove through testimony and presentation of factual documentation and/or evidence to the board that a practical difficulty or unnecessary hardship would be imposed if a variance/appeal was not granted, then the board may consider granting the variance/appeal request.
4. ***Does the variance/appeal request impose an adverse effect on the adjacent neighbors property or surrounding neighborhood?*** **NO**
If the variance/appeal request adversely effects an adjacent property owner and/or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse affect would be imposed, the board may decide not to grant the applicant's variance/appeal request.
5. ***Will the granting of the variance/appeal request constitute establishing a precedent?***
The board may deny the granting of a variance/appeal request which may result in the establishment of a dangerous or unfavorable precedent to the parish.
NO SETBACK VARIANCE REQUESTS ARE COMMON FOR THIS SUBDIVISION

D. A BRIEF WRITTEN NARRATIVE

PROPERTY LOCATED IN NORTH BEACH SUBDIVISION
LOT IS SMALLER THEN AVERAGE LOTS. NEW SETBACKS
CREATE UNNECESSARY HARDSHIP FOR BUILDING OF NEW
PROPERTY.

ACCORDING TO
ZONING A4(A)
YOU WOULD NEED A
VARIANCE
OF 13' IN THE FRONT

ACCORDING TO
ZONING A4(A)
YOU WOULD NEED A
VARIANCE
OF 3'-8" IN THE
REAR AS WELL
AS 13' IN FRONT



JACQUELINE DRIVE



NORTHSHORE BEACH HOMEOWNERS ASSOC.
P.O. BOX 1187
(267 Debbie Dr.)
Slidell, LA 70458

July 06, 2015

Reference: Variance for 223 Jaqueline Dr. Slidell, LA 70458

To: Whom it may concern

The North Shore Beach Homeowners Association has looked over the variance, for 223 Jacqueline Dr., and discussed with the neighbors on either side and have no objection to it.

Regards,

A handwritten signature in cursive script, appearing to read "George Mayfield", written over a horizontal line.

George (Buddy) Mayfield
Treasurer

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

Case File Number: BOA Case No. 15-08-032
Initial Hearing Date: August 4, 2015
Date of Report: July 24, 2015

GENERAL INFORMATION

Applicant(s) Name: Pan American Engineers, L.L.C.
Location of Property: 820 Highway 190 North, Covington, Louisiana
Zoning of Property: HC-3 Highway Commercial
Variance(s) Requested: Changeable copy over 50%

OVERVIEW

The applicant is requesting a variance to allow for “changeable copy” on their monument sign to exceed the maximum allowed character size of more than 50% of the sign area for the gas price.

STAFF COMMENTS

The staff has no objections to the variance request, with the mind set in this case of “the smaller the better” due to the fact that the proposed monument sign is under the maximum allowed size of 32 square feet, which causes the gas price characters for the sign to be over 50% of the “changeable copy”. In fact, if the applicant were to construct a sign to meet the maximum square footage of 32 square feet, the “changeable copy” would meet code by being slightly under the 50% requirement.

BOA CASE NO. 15-08-032 (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: PAN AMERICAN ENGINEERS, LLC. (C/O WESLEY MILLER)

MAILING ADDRESS: 1717 JACKSON STREET

CITY/STATE/ZIP: ALEXANDRIA, LA 71301

PHONE NUMBER: (318) 473-2100
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-3

<u>820 HIGHWAY 190 NORTH</u>	<u>COVINGTON</u>	<u>LA</u>	<u>ORCHARD DRIVES</u>
Address	City	State	Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

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

VARIANCE/APPEAL REQUESTED:

- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☒ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
- ☐ other _____
(Specify other variance/appeal on line above)

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

We request that the enclosed monument sign be approved for permitting. If we are required to increase the size of the signage

only to meet the 50% maximum allowable changeable copy requirement, the signage will become aesthetically displeasing and

difficult to produce.

Wesley D. Miller
SIGNATURE OF OWNER/APPLICANT

July 6, 2015
DATE OF APPLICATION

1.29 ACRES ±

PRIVATE DRIVE (WAL-MART ENTRANCE DRIVE,

ZONING:
HC-3 (HIGHWAY
COMMERCIAL DISTRICT)

BUILDING SETBACKS:
SEE SITE PLAN

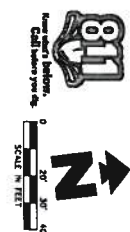
CONTRACTOR TO ENSURE THE LIGHT POLE AND HANDICAP PARKING SIGN ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR HANDICAP PARKING SIGN.

PRE-CONSTRUCTION			
IMPERVIOUS SITE RATIO (ISR)			
AREA	SQ. FT.	%	
IMPERVIOUS (ROOF AND PAVING)	0	0	
GREENSPACE	56,244	100	
GROSS SITE	56,244	100	

POST-CONSTRUCTION			
IMPERVIOUS SITE RATIO (ISR)			
AREA	SQ. FT.	%	
IMPERVIOUS (ROOF AND PAVING)	32,028	57	
GREENSPACE	24,218	43	
GROSS SITE	56,244	100	



PARKING INFORMATION:									
MURPHY OIL									
RECEPTION AREA NO.	BLDG NO.	BLDG	STAGE	5-1/2'S	NO ACCESS	OVER CLOUT	TOTAL		
ADDITIONAL	1400	1/500	1	0	0	0	0	0	0
ST-11 DRUMS:									
PICKUP									
7/10 ST	REAR ACCESS	NO ACCESS	OVER CLOUT	TOTAL					
22	8	1	0	16	23				

THESE CLAIMS DO NOT INCLUDE EXPENDITURES FOR CONSTRUCTION SAFETY.



EXISTING	
1	1. Name of the project
2	2. Location of the project
3	3. Date of the project
4	4. Name of the sponsor
5	5. Name of the manager
6	6. Name of the client
7	7. Name of the contractor
8	8. Name of the subcontractor
9	9. Name of the supplier
10	10. Name of the distributor
11	11. Name of the retailer
12	12. Name of the wholesaler
13	13. Name of the manufacturer
14	14. Name of the importer
15	15. Name of the exporter
16	16. Name of the agent
17	17. Name of the broker
18	18. Name of the dealer
19	19. Name of the distributor
20	20. Name of the retailer
21	21. Name of the wholesaler
22	22. Name of the manufacturer
23	23. Name of the importer
24	24. Name of the exporter
25	25. Name of the agent
26	26. Name of the broker
27	27. Name of the dealer
28	28. Name of the distributor
29	29. Name of the retailer
30	30. Name of the wholesaler
31	31. Name of the manufacturer
32	32. Name of the importer
33	33. Name of the exporter
34	34. Name of the agent
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49	49. Name of the manufacturer
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64	64. Name of the distributor
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66	66. Name of the wholesaler
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69	69. Name of the exporter
70	70. Name of the agent
71	71. Name of the broker
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74	74. Name of the retailer
75	75. Name of the wholesaler
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77	77. Name of the importer
78	78. Name of the exporter
79	79. Name of the agent
80	80. Name of the broker
81	81. Name of the dealer
82	82. Name of the distributor
83	83. Name of the retailer
84	84. Name of the wholesaler
85	85. Name of the manufacturer
86	86. Name of the importer
87	87. Name of the exporter
88	88. Name of the agent
89	89. Name of the broker
90	90. Name of the dealer
91	91. Name of the distributor
92	92. Name of the retailer
93	93. Name of the wholesaler
94	94. Name of the manufacturer
95	95. Name of the importer
96	96. Name of the exporter
97	97. Name of the agent
98	98. Name of the broker
99	99. Name of the dealer
100	100. Name of the distributor

[illegible]

MURPHY OIL USA, INC. MURPHY USA 422 N. WASHINGTON P.O. BOX 7000 EL DORADO, AR 71731-7000		 PAN AMERICAN ENGINEERS, L.L.C. P.O. BOX 66 / 170 JAGGERS STREET ALEXANDRIA, LA 71306 (504) 475-1770 CONTACT: NICK BONDURICH	P&E JAN 10, 1993 REV - 2 6-22-93 TCD RCB JVS JS DATE PRN PW EKS DRW <div style="border: 1px solid black; padding: 5px; text-align: center;"> SITE PLAN MURPHY EXPRESS 820 U.S. HWY. 190 NORTH COVINGTON LOUISIANA </div>	 SHEET NO. C-1
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**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 15-08-033
Initial Hearing Date:	August 4, 2015
Date of Report:	July 24, 2015

GENERAL INFORMATION

Applicant(s) Name:	Charles & Candice Hickman
Location of Property:	Galatas Road, Mandeville, Louisiana
Zoning of Property:	CB-1 Community Based Facilities
Variance(s) Requested:	Increase building size or permit building within 200 of residentially zoned property

OVERVIEW

The CB-1 zoning district provides for the location of public and quasi-public uses that are in close proximity to residential zoning districts. However, in this particular zoning district due to the nature of uses that can be permitted (i.e. golf courses, restaurants, churches, clubs, lodges and fraternal and religious institutions) attention to building size is strictly limited if located within 200 feet of residentially zoned property.

Since the applicant is surrounded by residential zoning and the lot width is limited, the applicant is seeking a variance to permit the location of an 8,000 square foot building within the minimum 200' setback required from residentially zoned property to the east and west, or to permit a variance of the maximum building size of 500 square feet.

STAFF COMMENTS

We are not sure why the applicant chose this restrictive zoning classification due to the fact that the property is not that large and is located in a residential subdivision. Further, the applicant has not provided any letters of no objection from the adjacent property owners to the east and west whose properties would be most adversely affected.

Since this restriction regarding building size was included in the zoning district in order to protect the surrounding residentially zoned areas from commercial impact, and the fact that the applicant has not provided any letters of no objection from the surrounding residential properties, the staff recommends denial of the proposed variance request.

BOA CASE NO. 15-08-033 (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: Charles and Candice Hickman

MAILING ADDRESS: 206 Red Fox Run Blvd.

CITY/STATE/ZIP: Madisonville, LA 70447

PHONE NUMBER: 985-845-9044 504-957-2777 (Charles)
(Home Phone #) (Cell Phone #) 985-249-1265 (Candice)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: CB-1

Lot 13A - Galatas Rd. Madisonville LA Galatas Subdivision
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 Maximum structure size
(Specify other variance/appeal on line above)

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

Please see attached for details - Variance for maximum structure
size from 500 sq. ft to 8,000 sq. ft OR from 200 feet to 100 feet
on east side and 85 feet on the west side of the proposed building.

Candice Hickman
SIGNATURE OF OWNER/APPLICANT

7/1/15
DATE OF APPLICATION

Considerations for Adjustments of part of Lot 13A – Galatas Subdivision – zoned CB-1

Owners: Charles and Candice Hickman

We are asking for a variance on a newly rezoned piece of land that is located on Galatas Road, Lot 13A – Galatas Subdivision, which is physically located 313.15 feet from the intersection of CS Owens and Galatas Road.

We are asking for a variance in reference to CB-1 Zoning Code, Section E., #2 – which states that no structure located within 200 feet of any residentially zoned property may have a floor area exceeding 500 square feet in area. We are asking that a variance either be made to change the 200 foot requirement to a 100 foot requirement on the east side of our proposed building and an 85 foot requirement on the west side of the proposed building (initially only 109 feet on the west side, but if we ever expand to the maximum allowed than the proposed building would be within 85 feet of the nearest residential property). OR a variance be made for a maximum structure size from 500 square feet to 8,000 square feet.

We personally own the land that is located behind the property zoned as CB-1, but there are two other residents that own properties to both sides of ours. We are asking to physically locate our planned building in the center of the property as to give the most amount of space allowable on both sides bordering neighboring residents.

In efforts to minimize the impact to the residential area surrounding the CB-1 zoning for our property, we have filed a deed restriction on the land that would restrict the building structure to no larger than 8,000 square feet maximum and a height of 25 feet, as well as restricting all uses in CB-1, including alcohol sales, leaving only recreational facilities as a legal use upon this property.

Looking through the zoning codes for commercial uses, it appears that CB-1 is the only zoning that has a maximum structure size in relation to .residentially zoned property. We are asking to exceed the requirements in all other zoning codes for setbacks with our building being placed 100 feet (east side) and 85 feet (west side) respectively from each piece of residentially zoned property adjacent to us.

Deed Restriction, St. Tammany Parish

Owner: Candice and Charles Hickman

Property: Tract containing 1.327 acres, Part of Lot 13, Galatas Subdivision

This Deed Restriction is made this 22 day of June, 2015 by and between Candice O'Meallie Hickman and Charles Joseph Hickman, herein referred to as owners, and St. James Baptist Church, Madisonville, LA, represented by Reverend George T. Burris, Pastor. The property to which the Deed Restriction shall apply is:

Located as a specific tract containing 1.327 acres which is part of the West Half of Lot 13 Galatas Subdivision, also located in Section 14, Township 7 South Range 10 East, St. Tammany Parish, Louisiana.

Legal Description:

From the Northwest Corner of the West Half of Lot 13 Galatas Subdivision, this is the beginning point.

From the Point of Beginning run along the South Right-of-Way of Galatas Road, North 63 degrees 39 minutes 00 seconds East, 313.15 feet to a point; thence South 22 degrees 40 minutes 34 seconds East, 185.00 feet to a point; thence South 63 degrees 39 minutes 10 seconds West, 313.39 feet to a point, thence North 22 degrees 36 minutes 02 seconds West, 185.00 feet back to the Point of Beginning.

In regard to the property described above, the following restrictions shall apply:

- 1. Alcohol Sales**
- 2. Churches, Temples, Synagogues**
- 3. Religious educational facilities**
- 4. Clubs, Lodges**
- 5. Fraternal and Religious institutions**
- 6. Christmas Tree Sales**
- 7. Seasonal Seafood Peddlers**
- 8. Seasonal Produce Stands**
- 9. Firework Sales**
- 10. Main Building will not exceed 8,000 square feet or a height of 25 feet**

This Deed Restriction shall run with the land and shall be binding upon the current owner, tenants, and any subsequent owners and tenants, their successors, heirs or assigns as long as the property has a zoning of CB-1. Any lease of the property covered by this deed restriction shall be subject to the aforementioned restrictions. This deed restriction shall become null and void if the property were to be rezoned to any residential zoning.

