AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, OCTOBER 4, 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 SEPTEMBER 13, 2016 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2016-402-BOA
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 15' requested. The property is located at 244 Evella Street, Slidell, Louisiana.
Applicant: Janet & Terry Patton

BOA CASE NO. 2016-403-BOA
Request by applicant for a variance of a front yard setback requirement for an accessory building in an A-2 Suburban zoning district from 40' required to 10' requested. The property is located at 73385 River Road, Covington, Louisiana.
Applicant: Ann Borne

BOA CASE NO. 2016-404-BOA
Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 30' required to 25' requested. The property is located at 1517 Fremaux Avenue, Slidell, Louisiana.
Applicant: John W. Craft, Jr.

BOA CASE NO. 2016-405-BOA
Request by applicant for a variance to permit a fascia sign on an off-street side of the building in a HC-2 Highway Commercial zoning district. The property is located at 1000 U.S. Highway 190, Covington, Louisiana.
Applicant: Genia Buras (for Agracel, Inc.)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
3:00 PM - TUESDAY, SEPTEMBER 13, 2016
LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING
MANDEVILLE, LOUISIANA

The September 13, 2016 meeting of the St. Tammany Parish Board of Adjustment, that was rescheduled from the September 6, 2016 meeting date, was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT:         None

STAFF PRESENT:  Mr. Keller, Mr. Fontenot, Ms. Contois and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the August 2, 2016 minutes as typed and delivered.

            MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-339-BOA
Request by applicant for a variance in a SWM-1 Solid Waster Management zoning district to eliminate a majority of the perimeter opaque fencing requirements for a storage yard.
Applicant: Progressive Waste Solutions

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

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

• Ms. Contois and Mr. Keller met with us and walked the area.
• The internal fencing will serve to secure our storage items (garbage containers and cans) similar to a residential setting.
• We are in concert with what the staff has proposed with one exception of the four (4) items listed.
• For storage yard No. 2, we would prefer (relative to Item No. 3) to have post and wire construction along the west side along our driveway.
• So we would like you to grant our variances subject to the staff’s comments with the exception of allowing us to use post and wire as a barrier on the west side of Storage

Page -1-
Yard No. 2.

Mr. Schneider: So you want to use posts and wire instead of fencing?

Mr. Schoen: Yes, cable and fencing both.

Mr. Schneider: To put up chain link fencing will squeeze down the areas on the site for the workers and provide a tighter area. I would like you to do chain link fencing along the gas line servitude in lieu of the west side where you can put the posts and cable, if that's a possibility, with gates. That would be acceptable.

Mr. Schoen: We also want to stay away from the live oaks (by the use of chain link fencing).

Moved by Mr. Schneider and seconded by Mr. Gordon to grant the variances requested subject to a friendly amendment by Mr. Brookter to require that: chain link fencing be placed along the east side of Storage Yard No.2 along the gas line servitude and to allow a post and wire installation barrier along the west side of Storage Yard No. 2 next to the drive; and subject to meeting the other stipulations as presented by staff in the staff report enumerated as items 1, 2, 3 (with the aforementioned exceptions regarding fencing) and 4.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-376-BOA**

Request by applicant for a variance in a HC-2A Highway Commercial zoning district for an “after the fact” removal of trees and a request to remove additional trees and replant some within the landscape buffer areas.

Applicant: McCalman, L.L.C.

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

Mr. Sidney Fontenot, Director of the Department of Development: We have been working with the applicant to do plant mitigation where trees will be replanted back on the site as well as working with us to replant the right of way along the property to create a cohesive design.

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

- This replanting plan will improve the area.
- We will provide the mitigation of the site and off site improvements.
- Ms. Contois would need to receive and review our revised plans, and we would prefer not to pay for plant mitigation when we can replant on and off site and provide for more greenery.

Mr. Fontenot: The staff would concur with that... they can do something in the right of way.
Mr. Fandal: The staff would monitor that?

Mr. Fontenot: Yes.

Mr. Schoen: We would do something of equal value in landscaping.

Moved by Mr. Brookter and seconded by Mr. Ballantine to grant the variance as requested subject to the applicant working with the staff to mitigate the plantings on and off site.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-377-BOA
Request by applicant for a variance in an A-2 Suburban zoning district to permit the removal of some trees in the south side 50' wide no-cut buffer for the placement of a driveway.
Applicant: Cory & Roxanne Broussard

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

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

- I brought a letter of no objection from the property owner on lot 4.

Mr. Ballantine: Is there a homeowners association?

Ms. Broussard: Yes, but I do not have a letter from them; but I have been talking to them.

Mr. Schneider: The driveway will be constructed with what?

Ms. Broussard: It will be concrete.

Mr. Gordon: There seems to be plenty of room to slide the building over. Is there a reason why you can’t do that?

Ms. Broussard: Because we are near the flood zone and the maps are going to change soon which would put us closer or into the flood zone area.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance as requested subject to the applicant obtaining a land clearing permit from the parish in order to identify what specific trees and species will be removed from the buffer area.

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2016-378-BOA
Request by applicant for an “after the fact” rear yard setback variance in an A-4 Single Family Residential zoning district from 25’ required to approximately 12.7’ requested.
Applicant: Richard & Rose Pichon

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

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

- We are not familiar with the process.
- I thought that our contractor was going to care of this.

Mr. Keller: Were you posted by our code enforcement office?

Ms. Pichon: No, we came on our own. The addition has been there for seven (7) years.

Mr. Ballantine: If it’s been there for seven (7) years, is this not “grandfathered in”?

Mr. Sevante: It is “grandfathered in” insofar as the parish being able to take any action against the applicant. And the fact that it was done seven (7) years ago and there were no complaints filed nor did code enforcement get involved... they came in voluntarily.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-379-BOA
Request by applicant for an “after the fact” variance for a portion of the front yard setback in an A-2 Suburban zoning district from 50’ required to approximately 49’ requested.
Applicant: Rinaldi Builders, L.L.C.

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

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

Mr. Fandal: Do we need to recognize the applicant?

Mr. Keller: No.

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. 2016-402-BOA
Initial Hearing Date: October 4, 2016
Date of Report: September 19, 2016

GENERAL INFORMATION

Applicant(s) Name: Janet and Terry Patton
Location of Property: 244 Evella Street, Slidell, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Front yard setback

OVERVIEW

The applicant is requesting a variance for a front yard setback requirement in Northshore Beach Subdivision to approximately fifteen (15') feet 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.
BOA CASE NO. 2016-482-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): JANET AND TERRY PATTON

MAILING ADDRESS: 127 CLEVELAND AVE

CITY/STATE/ZIP: SLIXEC, LA 70458

PHONE NUMBER: 985-960-6050 504-415-4219
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4. Single Family Residential NORTHHORNE CONDO

214 EVELLA ST. SLIXEC, LA 70458 ADDITION NO. 1 PH 3

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)
☐ landscaping 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):

To reduce the front setback from 25 FT TO 15 FT

[Signature]

DATE OF APPLICATION 3/26/16

SIGNATURE OF OWNER/APPLICANT

PLANNING & DEVELOPMENT
P.O. BOX 928 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2329
WWW.STPGOV.ORG
Sketch to show existing building setbacks in the vicinity of
LOT 67 * NORTH SHORE BEACH * ADDITION NO. 1 * PHASE 2
ST. TAMMANY PARISH, LOUISIANA

NOT A BOUNDARY SURVEY

Professional Land Surveyors
Geodetic • Forensic • Consultants

Randall W. Brown, P.L.S.
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5365 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: AUGUST 22, 2016
Survey No. 15744
Project No. (236) 616744.TXT
Scale: 1" = 30' ±
Drawn By: J.E.O.
Revised:
WATER SIDE

PROPOSED RESIDENCE OVERLAPS BOAT SLIP

EXISTING BOAT SLIP

CONC BULKHEAD

CURRENT SETBACK REQUIREMENTS

244 - EVELLA STREET
LOT-67
PATTON PROPERTY
DRAWING - 1
WATER SIDE

PROPOSED RESIDENCE DOES NOT OVERLAP BOAT SLIP

EXISTING BOAT SLIP

CONC BULKHEAD

PROPOSED RESIDENCE LOCATION

244 - EVELLA STREET
LOT-67

PATTON PROPERTY
DRAWING - 2
7. Proof of Patron Ownership (sale document)

6. Other supporting survey/site plans and photos (6-1 thru 6-6)

5. Letters of no objection from adjacent property owners (5-1 thru 5-3)

4. Owners narrative describing reason for request

3. Owners request to allow Varusso Homes LLC (Randy Varusso) to represent them interest in appeal

2. Site Plan / Survey

1. Application Form

Submit with letter

Re: Request for Variance/ Appeal, 244 Evelia Drive, lot 67, Slidell, LA

St. Tammany Parish Board of Adjustment
August 23, 2016

Board of Adjustments
Variance Appeal Request

RE: Variance request to reduce Front Setback

FROM: Janet and Terry Patton
244 Evella Drive
Stidell, LA 70458

To Whom It May Concern;

We Janet and Terry Patton, request the Board of Adjustments grant us a Variance, to position our proposed new residence at a front setback of 15 feet, in place of the current imposed minimum front setback of 25 feet.

Our reasoning for this request is, the minimum front setback of 25 feet will greatly reduce the building envelope on the lot, pushing the structure further back approximately 9 feet over the waters-edge into an existing Boat Shed, that would have to be demolished and potentially loss or dramatically modified at great expense.

Additionally, our adjacent neighbors to the sides and directly across the street from our property are built to the front setback of 15 feet, as well as most if not all neighbors on the street, which was the recorded required at the time those homes and our previous home on the property was built at prior to being demolished after Hurricane Katrina in 2005.

Your consideration and assistance in this matter is greatly appreciated.

Janet Patton
Terry Patton
August 12, 2016

St. Tammany Parish Board of Adjustment

Re: Request for Variance/Appeal, (Lot 67) 244 Evella Drive, Slidell, LA, 70458

To Whom It May Concern,

Please accept this correspondence as our approval to allow for Varuso Homes LLC, represented by Randy Varuso, to represent us before the St. Tammany Parish Board of Adjustment, in a matter concerning a front setback variance for the property identified above.

Should additional information be required, please contact me or our representative at:

Terry Patton 504-415-4219
Janet Patton 985-960-6050
or
Randy Varuso 985-966-0274

Sincerely,

[Signature]
Terry and/or Janet Patton, Owners
St. Tammany Parish Board of Adjustment

Re: Request for Variance / Appeal, 244 Evella Drive, Slidell, LA 70458

To Whom It May Concern,

I/we do not object to a variance proposed by our neighbors Janet and Terry Patton, who's property is located at 244 Evella Drive, Slidell, LA 70458, to situate their proposed new residence at a front setback of 15 feet, in place of the present imposed minimum front setback of 25 feet.

I can be reached at my address and contact information below, should the need for any further assistance or information be required.

Resident Name: Dianne W. Lippo
Address: 241 Evella Dr.
Contact Information: 985-649-4452

Sincerely,

Dianne W. Lippo
Date Aug. 21, 2016

St. Tammany Parish Board of Adjustment

Re: Request for Variance / Appeal, 244 Evella Drive, Slidell, LA 70458

To Whom It May Concern,

I / we do not object to a variance proposed by our neighbors Janet and Terry Patton, who's property is located at 244 Evella Drive, Slidell, LA 70458, to situate their proposed new residence at a front setback of 15 feet, in place of the present imposed minimum front setback of 25 feet.

I can be reached at my address and contact information below, should the need for any further assistance or information be required.

Resident Name Goldie Kerquarl

Address 244 Evella Dr., Slidell, La.

Contact Information (cell) 504-733-6172 (Home) 504-494-9866

Sincerely,

Goldie Kerquarl
Date 8-21-16

St. Tammany Parish Board of Adjustment

Re: Request for Variance / Appeal, 244 Evella Drive, Slidell, LA 70458

To Whom It May Concern,

I/we do not object to a variance proposed by our neighbors Janet and Terry Patton, who's property is located at 244 Evella Drive, Slidell, LA 70458, to situate their proposed new residence at a front setback of 15 feet, in place of the present imposed minimum front setback of 25 feet.

I can be reached at my address and contact information below, should the need for any further assistance or information be required.

Resident Name Jeremy Dutsch

Address 246 Evella Dr. 70458

Contact Information 985-249-6150

Sincerely,

[Signature]
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-403-BOA
Initial Hearing Date: October 4, 2016
Date of Report: September 19, 2016

GENERAL INFORMATION

Applicant(s) Name: Ann Borne
Location of Property: 73385 River Road, Covington, Louisiana
Zoning of Property: A-2 Suburban
Variance(s) Requested: Front yard setback for an accessory building

OVERVIEW

The applicant is requesting a variance for a front yard setback requirement in order to permit the location of an accessory building in the front yard due to the layout of the property and in relation to same with the adjacent three other neighbors properties (see letter attached (see letter attached from the applicant’s spouse dated August 29, 2016).

STAFF COMMENTS

Although the staff understands the reasons why the applicant wishes to place the structure at the location chosen, the staff does not support the request due to the fact that this is a personal preference and not a hardship since there appears to be plenty of room for the garage/storage building to be located in the southwest part of the property; however, one could argue that this request constitutes a practical difficulty, which is another parameter that the board is mandated to look at, since any other location on the property of said structure may prove to be impractical.
BOA CASE NO. 2016-403-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): ANN BORNE

MAILING ADDRESS: 73385 River Road

CITY/STATE/ZIP: Covington, LA 70435

PHONE NUMBER: 985-276-2009

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

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:)

Variance for necessary slide on a front yard setback

Variance from 40' required to 10' requested

Ann Borne

SIGNATURE OF OWNER/APPLICANT

08/27/16

DATE OF APPLICATION
August 29, 2016

Ron Keller
Senior Land Use Planner
P.O. Box 628
Covington, Louisiana 70434

Re: Request for variance on 73385 River Road

Dear Mr. Keller,

This letter is to appeal the denial of a building permit for construction of a garage/storage structure on our one acre lot located at 73385 River Road, Covington Louisiana. I am requesting a variance of the front yard setback for the construction of this accessory building from 40 feet to 10 feet.

There are several mitigating facts that make the approval of this variance reasonable and sound:

1. This one acre lot is part of a 4 acre parcel with three other one acre lots. All four houses face a private internal road and not River Road. I understand the designation of River Road as the front property line was an arbitrary designation but this designation adversely effects our property as to set back requirements of the front property line.

2. All of the adjacent neighbors have agreed to the location of the garage/storage building as submitted on the original permit request. Letters are attached.

3. There is no other alternative positioning of the building that does not pose a practical difficulty to us in terms of egress and ingress to the building. I also point out that locating the building on the opposite side of the home is counter to the center of activity of everyday living.
4. Please understand that my wife and I are both senior citizens planning to live our retirement at this address and are concerned about safety and security for our aging in place. We are currently making modifications to our home to address features that will make the home easier to satisfy the demands that seniors face in aging in place. One such modification was to add storage on site to avoid the danger of attic stairs. Locating the garage on the far side of the home would make accessing the storage unnecessarily difficult and clearly less safe.

Accommodating our physical needs as we age is important to us both and will enhance our independence for many years to come.

Sincerely,

Ann Borne

Mel and Ann Borne
August 25, 2016

To whom it may concern

I have no objection to Mr. Mel Borne's construction of a garage on his property adjacent to mine. I have viewed the plans he submitted for a permit and have no objection and approve.

Name: [Signature]
Address: 7 Autumn Dr.
August 25, 2016

To whom it may concern

I have no objection to Mr. Mel Borne's construction of a garage on his property adjacent to mine. I have viewed the plans he submitted for a permit and have no objection and approve.

Name: [Signature]
Address: 73391 River Rd.
August 25, 2016

To whom it may concern,

I have no objection to Mr. Mel Borne's construction of a garage on his property adjacent to mine. I have viewed the plans he submitted for a permit and have no objection and approve.

Name: Mark Atensten
Address: 73385 River Rd
Melville F. Borne, Jr.
73385 River Road
Covington, LA 70435

August 29, 2016

Mel,

Thank you for giving us the heads-up on your plans for the garage. Based on the plat you’ve given us, Meghan and I have no objection to your construction of a garage on your property.

This consent is predicated on the assumption that the construction of the garage and the situs of the garage itself will not impact our ability to exercise full ownership rights over our property, or otherwise compromise our use and enjoyment of it. The same assumption applies to our interest in the servitude for the shared portion of the gravel road.

I’m sure there will be no problems, but better to get that “on the record” in case something unexpected happens.

Thank you again, and good luck with the construction.

Robert Vashko
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-404-BOA
Initial Hearing Date: October 4, 2016
Date of Report: September 19, 2016

GENERAL INFORMATION

Applicant(s) Name: John W. Craft, Jr.
Location of Property: 1517 Fremaux Avenue, Slidell, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Front yard setback

OVERVIEW

The applicant is requesting a variance for a front yard setback requirement in order to demolish the existing home, then build a new home back on top of the existing slab (see narrative attached).

STAFF COMMENTS

The staff has no objections to the variance request for the following reasons:

- the existing home was constructed back in 1942 and is in disrepair,
- when the subdivision was created, a 25' front yard setback was permitted and many of the homes in said subdivision is are constructed at said setback,
- the new home to be constructed on the site will greatly enhance the look of the neighborhood; and
- letters of no objection have been provided by his neighbors.
BOA CASE NO. 2016-406-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): John W. Craft Jr

MAILING ADDRESS: 1517 Fremaux Ave

CITY/STATE/ZIP: Slidell Louisiana 70458

PHONE NUMBER: 985-960-0924 (Home Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED:

1517 Fremaux Ave Slidell La Pine Shadows

(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 LETTER.) *Need to combine lots together*

Variance for front yard setback (Fremaux Ave) from 30' required to 25' requested.

John W. Craft

SIGNATURE OF OWNER/APPLICANT

8-30-16

DATE OF APPLICATION

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPBGOV.ORG
August 30, 2016

I, John W. Craft Jr., a lifelong resident of Slidell, implore the Board of Adjustment Variance to give serious and confirming consideration of my request to grant the original home front set back of 25 feet from the road, for new construction of my residence located at 1517 Fremaux Ave, Slidell, LA 70458.

I will be demolishing and removing our existing home at 1517 Fremaux Ave which is 75 years old. I will be building a new home on the same lot. Our building plans have already been designed and paid for; the new home will greatly enhance our street.

My current home is one of the first houses built in Pine Shadows Subdivision on Fremaux Ave dating back to 1942.

I had plans drawn up for my new home for which I paid $1,500.00 upon approval of my bank loan to construct the house from those plans based on the original 25 feet front set back, it was subsequently discovered that the parish now requires a 30 feet front set back.

In order to comply with the 30 foot front set back, I will have to have Macaluso Home Design Inc design a completely new home to provide new space for that extra five foot front set back. This would create a financial hardship on me and my family. Additionally I can not use the design plans which I've already paid for and move the house back 5 feet to get to a 30 feet front set back. The reason is by doing so the rear of my home would not comply with the rear set back compliance. Mr. Ron Keller was kind enough to point that out to me, when I met with him to get my permit. Mr. Keller said we would have to come before the Board of Adjustment Variance to request the 25 foot front set back. Therefore I am humbly asking for your approval of a 5 foot variance so I can move forward with my plans to build an up to date, beautiful new home which will enhance our neighborhood.

Sincerely yours,

John W. Craft Jr.
August 29, 2016

To whom it may concern,

Il Janet Salzman and Bernard (Ralph) Saudet Jr. live at 1718 Nellie Drive next door to John Craft Jr. Nellie Drive is the off street to Tremaux Avenue.

Mr. Craft is in the process of demolishing his current home to rebuild a new home. We (Janet Salzman and Bernard Saudet Jr.) have no objection to Mr. Craft being granted a 25 foot set back which is the same as it is now where his current home now sets.

If you have any questions please feel free to contact one or both of us.

Sincerely,

Janet Salzman

[Signature]
SITE PLAN OF:
LOT# 1&2, SQ. 6, PINE SHADOWS S/D
in
St. Tammany Parish, Louisiana
for
JOHN & PATRICIA CRAFT

MACALUSO
home designs, inc.
www.macalusohomedesigns.com
P: (985)641-7168
F: (985)641-1859

BUILDING SETBACKS:
(* Verify prior to any construction)
FRONT..............................................15'
SIDE..............................................5'
REAR..............................................10'
SIDE STREET.................................10'

DATE: 03/28/2014
SCALE: 1" = 20'
S.F.A.: 1829
PLAN #: 14-4236

REFERENCE:
IVAN M. BORGEN
PROFESSIONAL ENGINEER
Job No. 6587 / 39626
Dated: MAY 4, 1984
WIND ZONE (130 mph)
FLOOD ZONE (Survey verify)
INDICATES 1/2" IRON ROD

NOTE:
This being only a Site Plan any Property Lines, Setbacks Lines, Servitudes, Easements, Flood zones, & Wind zones shall be
VERIFIED with Surveying Company by Owner or Contractor
Prior to any Kind of Construction, as an Abstract or Site Work
has not been performed by MACALUSO HOME DESIGNS, INC.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-405-BOA
Initial Hearing Date: October 4, 2016
Date of Report: September 19, 2016

GENERAL INFORMATION

Applicant(s) Name: Ginia Buras (for Agracel, Inc.)
Location of Property: 1000 U.S. Highway 190, Covington, Louisiana
Zoning of Property: HC-2 Highway Commercial
Variance(s) Requested: Fascia sign on non-street side

OVERVIEW

Harbor Freight, which is a business that wants a fascia sign depicting their business logo on the non-street side, is a company that occupies a building that has two other tenants. The other two tenants face on the U.S. Highway 190 side, which have there own fascia signs, while Harbor Freight is located behind the two other tenants that face the LA Highway 21 side (see aerial of the building attached).

Although Harbor Freight already has a fascia sign fronting on the LA Highway 21 side of the building, they are seeking to have additional exposure of their business by placing a fascia sign on the side of the building between the two other businesses facing the U.S. Highway 190 side (see elevation plan attached).

STAFF COMMENTS

Although the staff understands the reasons for the business’s request to seek additional exposure for same, the staff does not support the variance request due to the fact that there appears to be no hardship or practical difficulty in evidence. Additionally, it would set a bad precedent by permitting businesses to essentially advertise “off-premises”.
BOA CASE NO. 2016-465-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): Genia Burns (on behalf of owner)

MAILING ADDRESS: PO Box 4406

CITY/STATE/ZIP: Covington, LA 70434

PHONE NUMBER: 504-487-6366 — (Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED:

Address: 1000 Hwy 190 Covington, LA

City: Covington

State: LA

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  Sign on Side of Bldg — (Specify other variance/appeal on line above)

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

Variance of UDC Section 70205 A & B

Affirm fascia sign on separate wall facing separate driveway.

Genia Burns 9-10-16

SIGNATURE OF OWNER/APPLICANT  DATE OF APPLICATION
September 7, 2016

St. Tammany Parish
21490 Koop Dr.
Mandeville, LA 70471

RE: Sign Variance – 1000 Business Highway 190, Covington, LA 70433

To whom it may concern:

Agracel, Inc., owner of the above referenced property, has approved Buras Signs of Covington, LA to apply for a variance on behalf of Agracel, Inc.

Please feel free to call (217-342-4443) or email me at rwitges@agracel.com with any questions or concerns.

Sincerely,

Ryan Witges
Agracel, Inc.

[Signature]

[Notary Seal]

Official Seal
JASON RUNDE
Notary Public, State of Illinois
My Commission Expires 7/28/19