

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
WEDNESDAY, NOVEMBER 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 OCTOBER 6, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2015-41-BOA

Request by applicant for a variance of a side yard setback requirement in a Planned Unit Development (PUD) zoning district from 30' required to 20' requested. The property is located at 15 Briar Hollow, south of Covington, Louisiana.

Applicant: Harrison Custom Homes, L.L.C.

BOA CASE NO. 2015-48-BOA

Request for a variance of fascia signage in a C-2 Highway Commercial zoning district from a the maximum square footage of 40' permitted to 56 square feet requested. The property is located at 2190 N. Causeway Boulevard, Mandeville, Louisiana

Applicant: Resource Bank

BOA CASE NO. 2015-49-BOA

A request for a variance to permit an alternative lighting standard for property in an I-2 Industrial zoning district, located at 1601 North Lane, Mandeville, Louisiana

Applicant: Standard Materials, L.L.C.

BOA CASE NO. 2015-50-BOA

A request for a variance of a rear yard setback requirement for a swimming pool in a Planned Unit Development (PUD) zoning district from 10' required to approximately 6" requested. The property is located at 18 Wax Myrtle Lane, south of Covington, Louisiana

Applicant: Carlton May

BOA CASE NO. 2015-51-BOA

A request by applicant for a variance to permit the encroachment of a private driveway into a greenspace in a Planned Unit Development (PUD) zoning district and side yard. The property is located at 26 Hummingbird, south of Covington, Louisiana

Applicant: Brian & Kimberly Moore

BOA CASE NO. 2015-52-BOA

A request for a variance of the parish's "fill ordinance", specifically, Chapter 7 Drainage and Flood Control, of the St. Tammany Parish Code of Ordinances, to permit fill on property. The property is located on the east side of "H" Street in Alexiusville Subdivision, south of Covington, Louisiana
Applicant: Danny M. Martin

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, OCTOBER 6, 2015

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The October 6, 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. Brookter, Mr. Schneider, Mr. Gordon and Mr. Perry

ABSENT: Mr. Ballantine

STAFF PRESENT: Mr. Keller and Mr. Hand

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the September 1, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-4-BOA

Request by applicant for a variance of a corner side yard setback requirement in an A-4 Single Family Residential zoning district from 10' required to approximately 0' requested.

Applicant: Robert Adams

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

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

- There are other houses in the area who are closer to the side yard than me.
- The house on 4th Street and Caroline is 18" from the ditch.
- There is a house currently being built that is closer to the street than mine.
- I understand the 2' setback for erosion; I did not know that was not my property.
- I have neighbors here that are in support of my request that have no issues.
- I work as a fireman for the parish.

Mr. Brookter: What is the square footage of the addition?

Mr. Adams: around 400-420 square feet (18'x25').

Mr. Gordon: You can't put the overhand over the property line; also because of fire ratings. So you're bedroom is 12'x12'... why can't you reduce it to say 10'x12'?

Mr. Adams: I also need some closet space.

Mr. Gordon: Why can't you move the addition back further away? It looks like you have the room to do so.

Mr. Adams: I would have to move the power lines and the meter.

(General discussion ensued regarding the possible relocation of the addition on the property in order for it to better comply with parish code...)

Mr. Perry: Would you consider a 2' setback from the property line?

Mr. Adams: I would like 1'.

Mr. Gordon: You could move the addition back in the yard. I don't see a hardship. You have plenty of room to go farther back.

Mr. Adams: I understand.

Mr. Gordon: I'm looking for a hardship, but you don't have it. If you changed your request to 8', then I think we could consider it.

(Discussion ensued regarding options of the amount of setback the structure can be from the property line...)

Mr. Perry: Would you be willing to amend your application to 2'.

Mr. Adams: Yes, I will amend my setback request to be 2' from the side property line.

Moved by Mr. Perry to grant a variance to within 2' of the side property line.

(The motion died due to the lack of a second.)

Mr. Gordon: Your request for 2' did not have support. You may want to consider offering another setback. I think you know where the board stands.

Mr. Adams: I would like to amend my application for a 5' side yard setback from the property line.

Moved by Mr. Gordon and seconded by Mr. Schneider to grant a variance of 5' from the side

property line.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-7-BOA

Request by applicant for a variance of building length in an A-2 Suburban zoning district from a maximum length of 50' required to approximately 54' requested.

Applicant: Travis Hulin (for Roger Sheppard - Owner)

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

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

- There are no neighbors near the property and he is asking for only 4' over the parish requirements.

Mr. Gordon: The survey shows a fence in the middle of the property and shows it being 10' from the fence. Is this right?

Mr. Hulin: The fence is actually on the owners property. He actually has over 10 acres of land.

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

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

Mr. Keller reminded the board that the meeting for next month was on a Wednesday, November 4th.

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. 15-41-BOA
Initial Hearing Date: November 4, 2015
Date of Report: October 19, 2015

GENERAL INFORMATION

Applicant(s) Name: Harrison Custom Homes, L.L.C.
Location of Property: 15 Briar Hollow, Covington, Louisiana
Zoning of Property: Planned Unit Development (P.U.D.)
Variance(s) Requested: Side yard setback from 30' required to 20' requested

OVERVIEW

The applicant is seeking a variance stating that the building envelope is limited in size due to a number of factors; which are: the lot is on a cul-du-sac and the frontage of the lot is very narrow which greatly reduces the buildable area; the property is subject to complying with a 50' wide "no cut" rear yard setback; the board has set precedent in this phase of the subdivision before by granting setback variances; and the homeowners association and neighbors have stated that they have no objections to the variance request (see letter attached from the applicant's attorney dated October 1, 2015).

STAFF COMMENTS

Due to what the staff perceives as rather generous side and rear yard setbacks in Tchefuncta Club Estates, Phase II subdivision given the smaller nature of the lots within said subdivision phase, where several of the lots are irregular in shape, some on cul-du-sacs, and paired with atypical side and rear yard setbacks, collectively makes it difficult for a homeowner to build a decent sized home and stay within the confines of the building envelope.

Furthermore, the board of adjustment has recognized these facts in the past and has set precedence by granting several variances within this subdivision for said setbacks.

Therefore, since this variance appears to be a reasonable request based on the circumstances, and based on the facts as stated above, the staff has no objection to the variance request.

BOA CASE NO. 8015-41-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 name also.)

APPLICANTS NAME: Harrison Custom Homes, LLC

MAILING ADDRESS: 33 Riverdale Drive

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: 985-630-5367
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Planned Unit Development
15 Briar Hollow (Lot 505) Covington LA Tchefuncta Club Estates, Phase II
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 from side yard setback from 30' to 20'.

Please see letter attached.

Harrison Custom Homes, LLC

By: 
SIGNATURE OF OWNER/APPLICANT
Blake Harrison, Member/Manager

9/30/15
DATE OF APPLICATION

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

JONES FUSSELL, L.L.P.
ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

October 1, 2015

St. Tammany Parish Planning Department
c/o Mr. Ron Keller
P.O. Box 628
Covington, LA 70434

**Re: Requested Variance from Side Yard Setback
Lot 505, Tchefuncta Club Estates, Phase II**

Dear Ron:

My client, Mr. Marc Bourgeois, has Lot 505, Tchefuncta Club Estates, Phase II (the "Lot") under contract and is proposing to have Harrison Custom Homes, L.L.C. (the owner of the Lot) build his new home on the Lot. The variance request is to reduce the side yard setback from thirty (30') feet to twenty (20') feet. Therefore, my client is requesting approval to encroach into the existing thirty (30') foot setback by ten (10') feet.

As you are aware, Phase II of Tchefuncta Club Estates was approved with somewhat "excessive" setbacks. As a result, the Parish, originally through the Zoning Commission and subsequently through the Board of Adjustments (see BOA Case no. 15-03-007 and 15-02-006), has routinely granted relief from various setbacks in this phase of the subdivision. Moreover, I would respectfully submit that the precedent established for granting relief from these setbacks has existed for some time.

In this particular instance, there are several factors which create the hardship resulting in our request. The first factor is that since this Lot fronts on a cul-de-sac, the front of the Lot is unusually narrow. While the rear Lot line is 327.19' feet, the Lot frontage is only 110.51'. This very narrow front, which is allowed on a cul-de-sac, greatly reduces the buildable space at the front of the Lot when coupled with the existing thirty (30') foot side yard setbacks. In addition, this particular Lot is also subject to a fifty (50') "no cut" greenspace at the rear of the Lot. This "no cut" greenspace, coupled with the side yard setbacks and the very narrow front of the Lot, further reduces the buildable and usable space within the Lot.

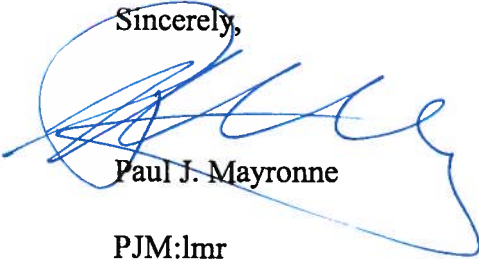
In addition to the now long-standing precedent of granting relief from setbacks in this phase of the subdivision, we would also respectfully suggest that granting this variance will not negatively impact the remainder of the subdivision and/or the adjacent neighbors. I have attached

Ron Keller
October 1, 2015
Page 2

hereto letters of no objection from each neighbor and from the Homeowner's Association. For your convenience, I have also attached hereto a survey of the Lot, along with a site plan showing the proposed home and the ten (10') foot encroachment into the side yard setbacks.

Thank you for considering our request, and should you have any questions, or need any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul J. Mayronne", is written over the word "Sincerely,". The signature is stylized with a large, sweeping loop at the end.

Paul J. Mayronne

PJM:lmr
Enclosures



TCHEFUNCTA CLUB ESTATES, INC.

Founded in 1956

Office Phone 985-892-4739

Fax 985-892-1760

September 29, 2015

St. Tammany Parish Government
Planning & Zoning
21454 Koop Drive
Mandeville, LA 70471
ATTN: Ron Keller

Re: Lot 505, Tchefuncta Club Estates, Phase II

Dear Mr. Keller:

I just wanted to touch base with you regarding a requested variance and a side setback. We have been working with the owner of Lot 505, Harrison Custom Homes, LLC, and they had requested a variance from the 30' side setback to 20'. We had actually met with the landowner adjacent to them and the ones across the street and I have also done some evaluation regarding the "odd shape" of their lot. This particular lot is not a typical rectangular design as most, if not all of the other lots in that second phase of our development and accordingly make it difficult, if not impossible to design a house within the setbacks based on 30' on each side.

If you have any questions regarding this request, please give me a call at (985) 264-5684 or I can be reached via email at cbarnett@thebarnettgroup.com.

Respectfully submitted,

Charles Barnett
Architectural Control Committee Chairperson
Tchefuncta Club Estates

CB/jw

Charles Muntan
13 Briar Hollow
Covington, LA 70433
(504) 616-7691

9/28/2015

Charlie Barnett
Tchefuncta Club Estates
83 Hummingbird Road
Covington, LA 70433

Dear Mr. Barnett:

It has come to our attention that the prospective buyers of the cul-de-sac Lot #505, which is adjacent to our home at 13 Briar Hollow, are requesting a variance to be allowed to build to within 20' of the shared side property line instead of the typical 30' setback required in Tchefuncta Club Estates.

We support this variance, and encourage you to grant it. Due to the odd shape of their lot, the variance would actually provide us with increased privacy versus pushing the house so far back on the lot that the variance would be unnecessary.

If you have any questions, please do not hesitate to contact me using the information above.

Sincerely,



Chad Muntan

Ryan Orgeron
56 Mark Smith Dr.
Mandeville, LA 70471
(504) 382-3038

9/28/2015

Charlie Barnett
Tchefuncta Club Estates
83 Hummingbird Road
Covington, LA 70433

Dear Mr. Barnett:

I am the owner of lot #506 in Tchefuncta Club Estates Phase 2, on which I intend to build my home. We have been advised that that the prospective buyers of the adjacent cul-de-sac lot #505 are requesting a variance to reduce the 30' side building setbacks to approximately 20'. We've also been provided a proposed site plan which illustrates this request.

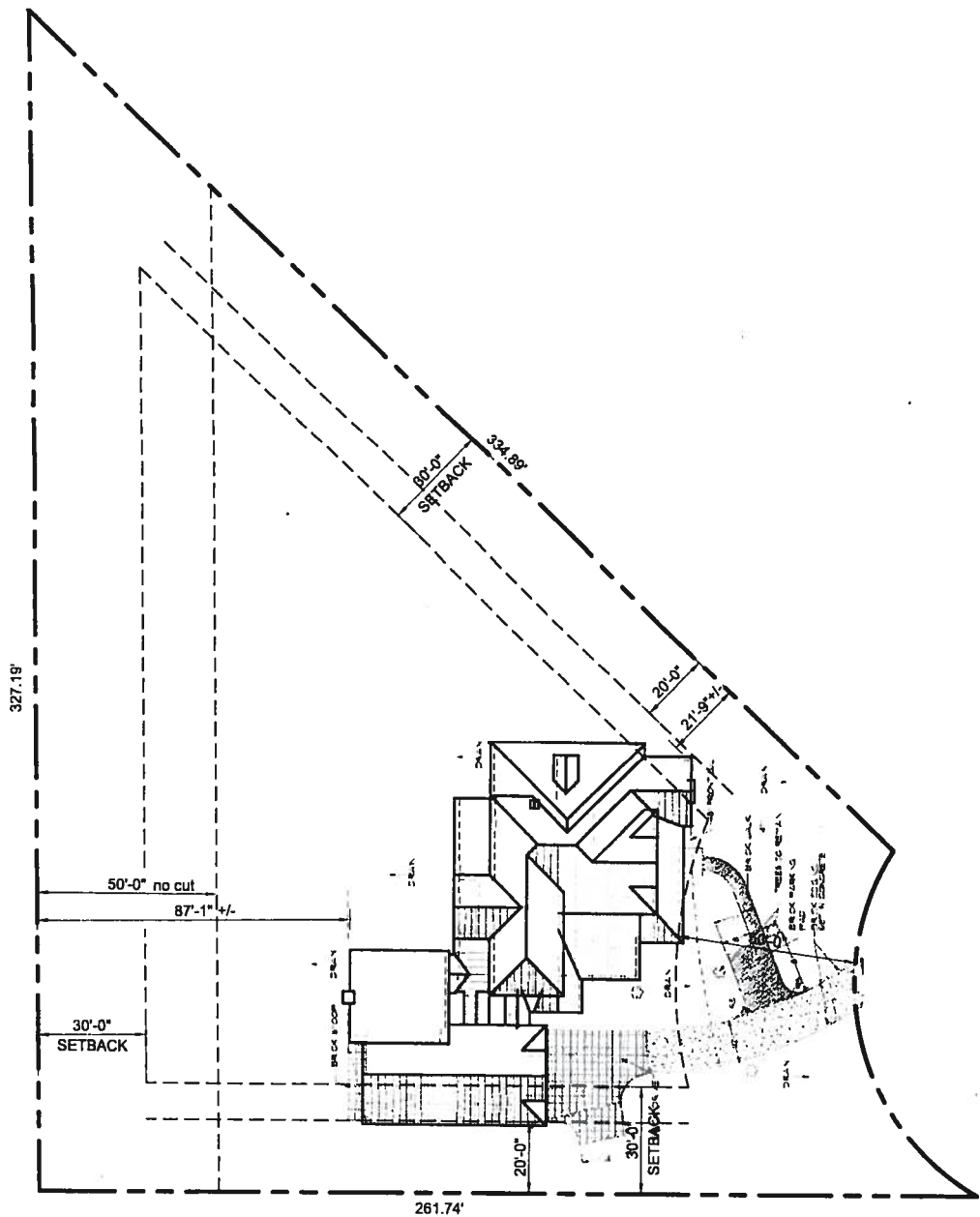
We support the prospective buyers in their efforts for a variance. Not only do we offer no objection, we believe a variance is warranted given the pie-shaped lot which is significantly narrower at the front property line. Bringing the front of the home up to the front property line would keep consistency with respect to the distance between the street and the house as it relates to other homes in the near vicinity.

Please do not hesitate to contact me in regards to this matter.

Sincerely,

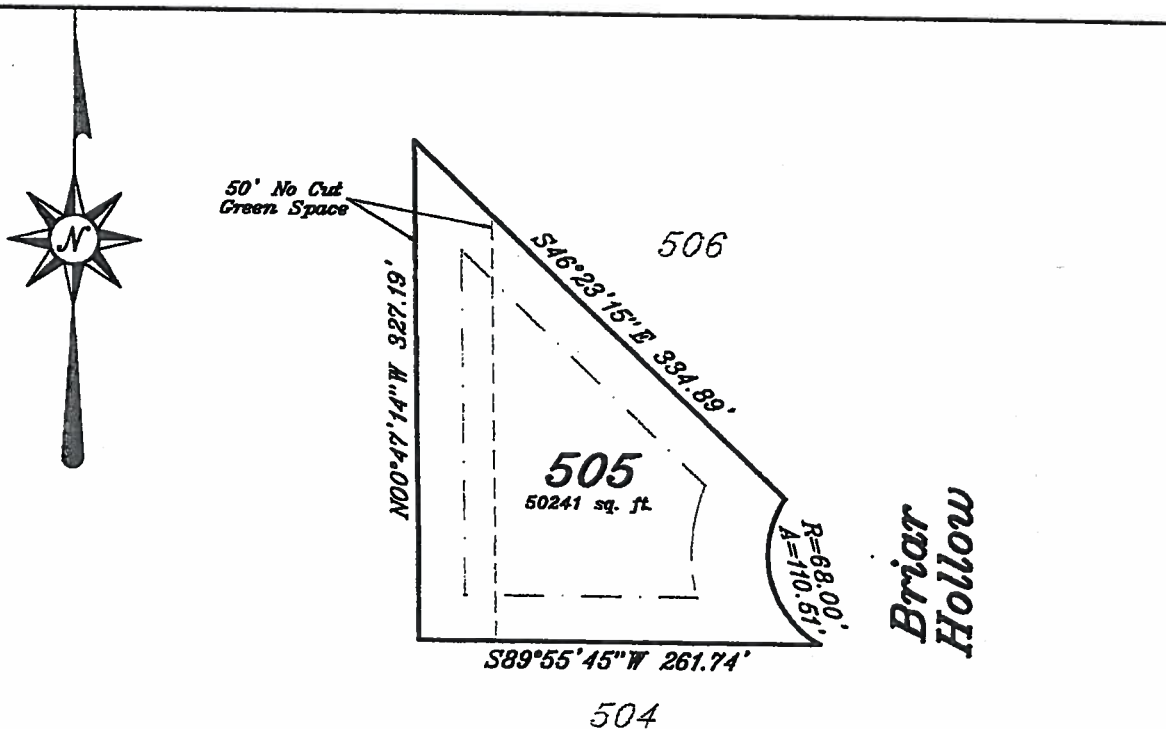


Ryan C. Orgeron



LOT 505 - SITE PLAN

SCALE 1/32" = 1'-0"



There is a 10' Utility Servitude along the front of the lot.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 0220 C, MAP DATED 4/2/91

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN IAC 48:1X1.

Building Setbacks Per Plat

Front - 50'
Sides - 30'
Rear - 30'

MAP PREPARED FOR

Tchefuncta Club Estates, Inc.

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN *Preliminary Lot 505, Tchefuncta Club Estates, Phase II, St. Tammany Parish, Louisiana*

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR
REG. NO. 3403

SCALE: 1"=100'

DATE *May 1, 2008*

NUMBER: 12284A

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

Case File Number:	BOA Case No. 15-48-BOA
Initial Hearing Date:	November 4, 2015
Date of Report:	October 19, 2015

GENERAL INFORMATION

Applicant(s) Name:	Resource Bank
Location of Property:	2190 North Causeway, Mandeville, Louisiana
Zoning of Property:	C-2 Highway Commercial
Variance(s) Requested:	Increase size of fascia signage

OVERVIEW

The applicant is seeking a variance to replace an existing Resource Bank fascia sign that is currently 70 square feet in size, with a new one that is 56 square feet in size (see narrative attached).

STAFF COMMENTS

Although parish code only permits a maximum fascia sign on this particular building of 40 square feet, the new sign will be 14' square feet smaller; and since the applicant does not have to remove the current sign, but wants to do so to be able to internally illuminate said new sign, the staff has no objection to the variance request.

BOA CASE NO. 2015-48-BA (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: Resource Bank

MAILING ADDRESS: 70533 Highway 21

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: 985-801-0097 985-237-5980
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: C-2 Highway Commercial
2190 N. Causeway 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:)

Resource Bank is seeking a variance to decrease the footprint of its fascia sign from
70sqft to 56sqft, which is not compliant with the 40sqft. allowed by Parish ordinance.

(See narrative for greater detail)


SIGNATURE OF OWNER/APPLICANT

10/2/15
DATE OF APPLICATION

Janice Gabourel

Narrative Document to support Variance Request

Resource Bank has been a tenant in the Marigny Plaza Shopping Center for over 17 years now and we have had our current signage (see attached photo) on this building for as long as we have inhabited the space. We have resurfaced the sign over the years, but it has not been moved or altered otherwise. Over the last 5 years we have reduced the size of our branch in the Marigny Plaza due to the close proximity of our West Causeway Branch, and reduced traffic at this location. Due to the reduction we are now inhabiting 40 linear feet of office space for our ATM drive thru and adjoining office area.

We were notified recently that our current sign is broken and not capable of illumination thereby requiring us to replace the existing signage. While we are in the process of replacing the sign, we would like to center the sign over the drive thru space and reduce the size of the sign to better fit the drive thru area. We applied for a permit with the Parish and were denied approval due to the size of the sign that we want to replace the existing sign with. Our current sign is 14 x 5 feet (70 sq. ft.) and we would like to replace with a sign that is 14 x 4 feet (56 sq. ft.), which is significantly less than the current signage. We have been advised that our sign can be a maximum of 40 sq. ft.

Our existing sign has been highly visible from the service road and from Hwy 190 in Mandeville for the past 17 years. We believe that reducing our sign down to 40 sq. ft. will greatly diminish our physical presence in the Marigny Plaza Shopping Center and in the Mandeville community. Our bank began here in St. Tammany Parish and continues to grow and strive in this community even through tough times when banks were not doing well as a whole. We respectfully request that we be allowed to reduce and replace our current sign with the proposed signage (see attached photo).

Licciardi Developments LLC

3517 Division St.
Metairie, LA 70002
(504)-888-0695

September 30, 2015

St. Tammany Parish Government
Department of Development
Attention: Ron Keller
P.O. Box 628
Covington, LA 70434
21454 Koop Dr., Suite 1B
Mandeville, LA 70471

Re: Authority to Represent

Dear Mr. Keller:

With my permission my tenant, Resource Bank, applied for a sign permit with your department which was subsequently denied due to an ordinance which restricts size limits on fascia signs. Resource is now seeking a variance/appeal of that ruling and/or ordinance and requires that I give permission, as the building owner of 2190 N. Causeway, to seek that appeal on my behalf. Please let it be known that I hereby give my permission for Resource Bank through their agent, counsel or employee to represent my interests in procuring approval for a new sign specified as a fascia sign with the dimension of 4'h x 11'w and the contents of the sign to contain the Resource Bank name, logo and the word "ATM" as identified in the attached document.

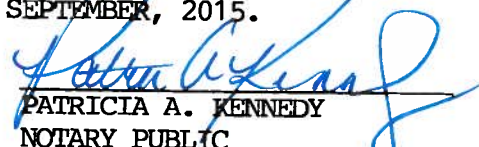
Please let me know if you need anything further from me in order for Resource Bank to request the aforementioned variance/appeal.

Sincerely,



Chris Licciardi
Property Manager, Owner Marigny Plaza Shopping Center

SWORN TO AND SUBSCRIBED BEFORE
ME, NOTARY, THIS 30TH DAY OF
SEPTEMBER, 2015.



PATRICIA A. KENNEDY
NOTARY PUBLIC

ID NUMBER: 87281/ST TAMMANY PARISH
MY COMMISSION IS FOR LIFE

CURRENT



SIGN CABINET W LEDS LIGHTS



789-B4'



NOTE: COVITLDES SHOWN HEREIN ARE NOT NECESSARILY EXCLUSIVE. COVITLDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

LED A. LICCIARDI ;
CLAYTON J. BORNE III, ATTY

REVISED: 9-23-97

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE. RED STAMP SIGNIFIES CORRECT PLAT.

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

Case File Number:	BOA Case No. 15-49-BOA
Initial Hearing Date:	November 4, 2015
Date of Report:	October 19, 2015

GENERAL INFORMATION

Applicant(s) Name:	Standard Materials, L.L.C.
Location of Property:	1601 North Lane, Mandeville, Louisiana
Zoning of Property:	I-2 Industrial
Variance(s) Requested:	Remove standard lighting and replace with "spotlights"

OVERVIEW

The applicant is seeking a variance to replace some of the current lighting permitted under code with six (6) 1000W Metal Halide lights (110,000 Lumens each) for added security measures on the site. We believe that the applicant wants to add two additional lighting standards to the site for the same reason as stated above.

STAFF COMMENTS

This property is an intermediate zoned industrial district (I-2), and is surrounded by other industrial properties with the same zoning; and what makes this request unique is that the business requires employees to work outside at night, which makes this a health and safety issue as the applicant claims; and that with the new lighting, safety and security of the site shall be greatly enhanced.

Therefore, based on the above reasons, the staff has no objection to the proposed variance request, with the provision that the new lighting shall be directed on the site so that the glare of the lights shall not spill over onto adjacent properties in a way that would cause an undue nuisance.

BOA CASE NO. 2015-49-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: Standard Materials, LLC

MAILING ADDRESS: 62505 Highway 11

CITY/STATE/ZIP: Pearl River, LA 70452

PHONE NUMBER: (985) 863-6304 (985) 503-8158
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: I-2 Industrial

<u>1601 North Lane</u>	<u>Mandeville</u>	<u>LA</u>	<u>N/A</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 Replace currently permitted overhead area security lighting with CLECO-installed and maintained security lighting
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:) 6 lights on North Lane as on plan

Standard Materials, LLC was permitted for (on 03/20/2009), constructed and has since continually operated security and safety

lighting at our North Lane location. We wish to discontinue use of our permitted overhead lighting and replace them with

similarly configured and lumenescence-rated overhead lighting on poles installed inside our property line and maintained by CLECO.


SIGNATURE OF OWNER/APPLICANT

2 October 2015
DATE OF APPLICATION

STANDARD MATERIALS, LLC

READY MIX CONCRETE SINCE 1953

Mr. Ron Keller
Senior Land Use Planner
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

October 20, 2015

Re: Standard Materials, LLC Mandeville, LA Plant Lighting Replacement

Mr. Keller:

In response to your questions from your 10/20/2015 email to me:

1. ***"What kind and how many light standards are on the property now?"***
We presently have a total of eight lights (two each per our four light standards). The present light standards are metal light poles with the affixed lights at approximately thirty-five feet elevation above the ground surface.
2. ***"What wattage and lumens do the current light standards have?"***
The existing lights are all 1,000 Watt/ 110,000 Lumens each.
3. ***"What do you want to do with the current lighting standards?"***
We wish to take down and permanently remove the current lighting standards if we are allowed to replace them with CLECO lighting as asked for in our proposal.
4. ***"How many new ones do you want to add the property?"***
We want to take down six existing lights (on three standards) along the Southern property line and replace them with six lights on three CLECO-installed poles in roughly the same locations. We will not alter the two lights on the Eastern property line in any way.
5. ***"What will be their intensity and at what height?"***
The new lights will be an exact replacement of the existent lights in wattage, lumens and elevation. The new lights will be at approximately thirty-five feet of elevation, 1,000 Watts each and 110,000 Lumens each.

Please find attached an image showing the rough placement of the existing lights along with the proposed placement of the new CLECO-installed lights.

Thank you for your consideration in this matter. If you have any questions, please contact me at (985) 503-8158.

Sincerely Yours,



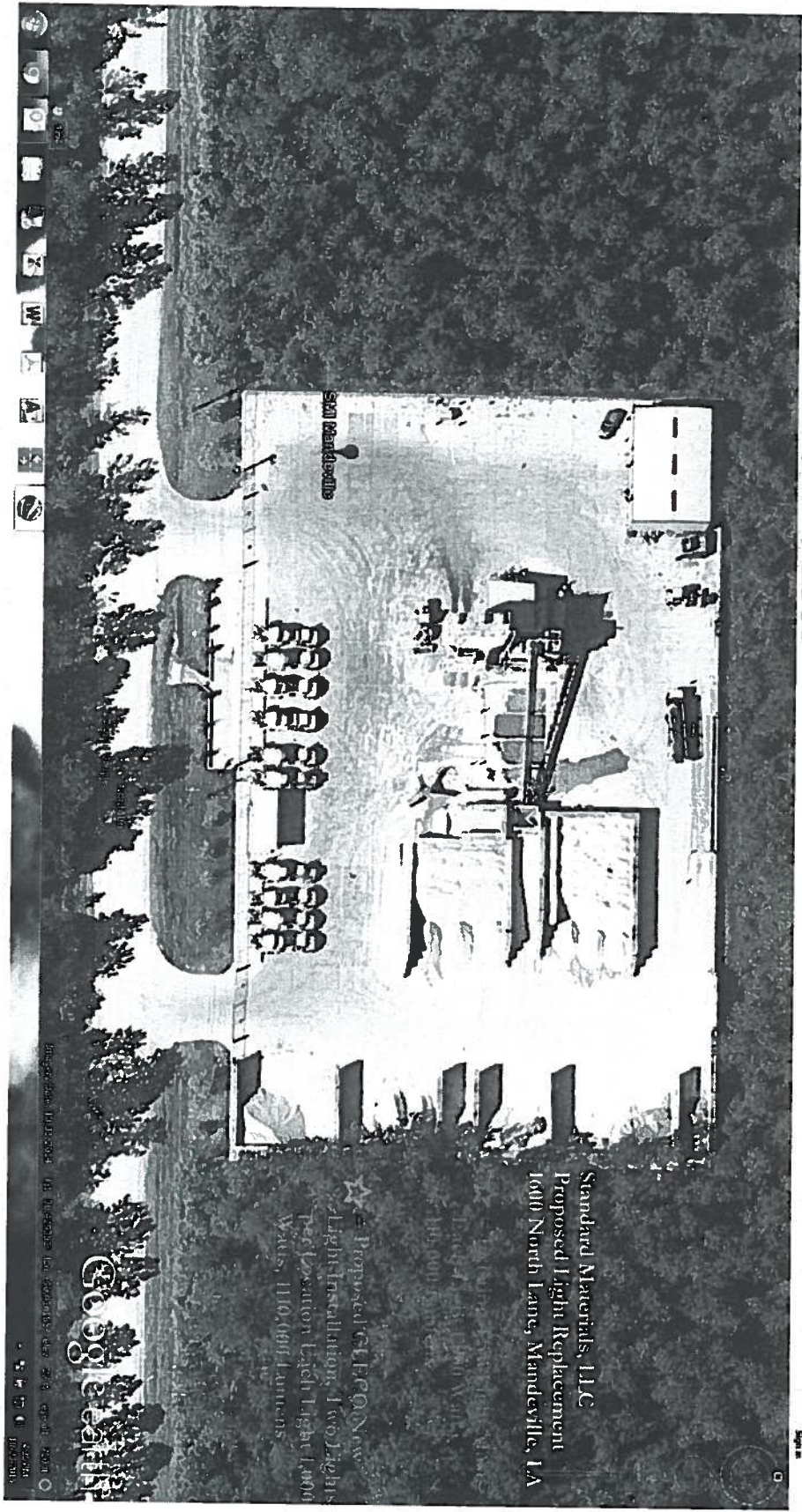
David Marchand
Standard Materials, LLC

**STANDARD
MATERIALS**

(6) 1000W METAL HALIDE
110,000 LUMENS EACH

NORTH DR

CLECO POWER LLC
10-06-2105



Standard Materials, LLC
Proposed Light Replacement
1600 North Lamy, Mandeville, LA

★ Proposed GLECON new
light installation, two lights
per location. Each light 1,000
Watts, 110,000 lumens.

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

Case File Number:	BOA Case No. 15-50-BOA
Initial Hearing Date:	November 4, 2015
Date of Report:	October 19, 2015

GENERAL INFORMATION

Applicant(s) Name:	Carlton May
Location of Property:	18 Wax Myrtle Lane, Covington, Louisiana
Zoning of Property:	Planned Unit Development (P.U.D.)
Variance(s) Requested:	Rear yard setback for swimming pool

OVERVIEW

The applicant is requesting a variance to allow for the pool to be within 6" of the rear property line due to what the applicants perceives as limited space within said rear yard. The applicant has obtained permission from the Tchefuncta Club Estates Architectural Control Committee for this proposal.

STAFF COMMENTS

Typically the staff would not support such a request based on how close the pool would be to the rear property line; however, based on the facts that the pool would back up to a 35' wide greenspace which on top of that backs up to a six acre pond, and given that the subdivision's Architectural control committee has no objections, the staff has no objections to the proposed variance request.

BOA CASE NO. 2015-58-BA (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: Carlton May

MAILING ADDRESS: P.O. Box 279

CITY/STATE/ZIP: Madisonville, LA 70447

PHONE NUMBER: 985-273-2259

(Home Phone #)

(Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Planned Unit Development
18 Wax Myrtle Ln., Covington, LA 70433 Tole Estate Cb Co Estates

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.

Applicant is requesting a variance for the rear yard building setback requirement from 10 ft to 6 inches requested, for pool. See Attached Plat that shows pool 6" from property line.

SIGNATURE OF APPLICANT

DATE OF APPLICATION

Carlton May

10/6/15



TCHEFUNCTA CLUB ESTATES, INC.

Founded in 1956

Office Phone 985-892-4739

Fax 985-892-1760

October 5, 2015

St. Tammany Parish Government
Planning & Zoning
21454 Koop Drive
Mandeville, LA 70471
ATTN: Ron Keller

Re: Lot 615, Tchefuncta Club Estates, Phase II

Dear Mr. Keller:

The Architectural Control Committee has met and reviewed submission for a variance submitted by Mr. Carlton May. He owns Lot 615 and has asked to place a pool in the rear portion of the lot behind the actual structure of his house and up to the rear setback. We have actually already received a similar request which had been approved and we would also be in favor of having this pool placed at the back of the house. This particular lot backs up to a six acre lake and also has approximately 35 feet of green space between the back edge of the property line and the six acre lake. Mr. May placing a pool at this location on the property will not have any affect on his neighbors and the Architectural Control Committee is in favor of granting this variance.

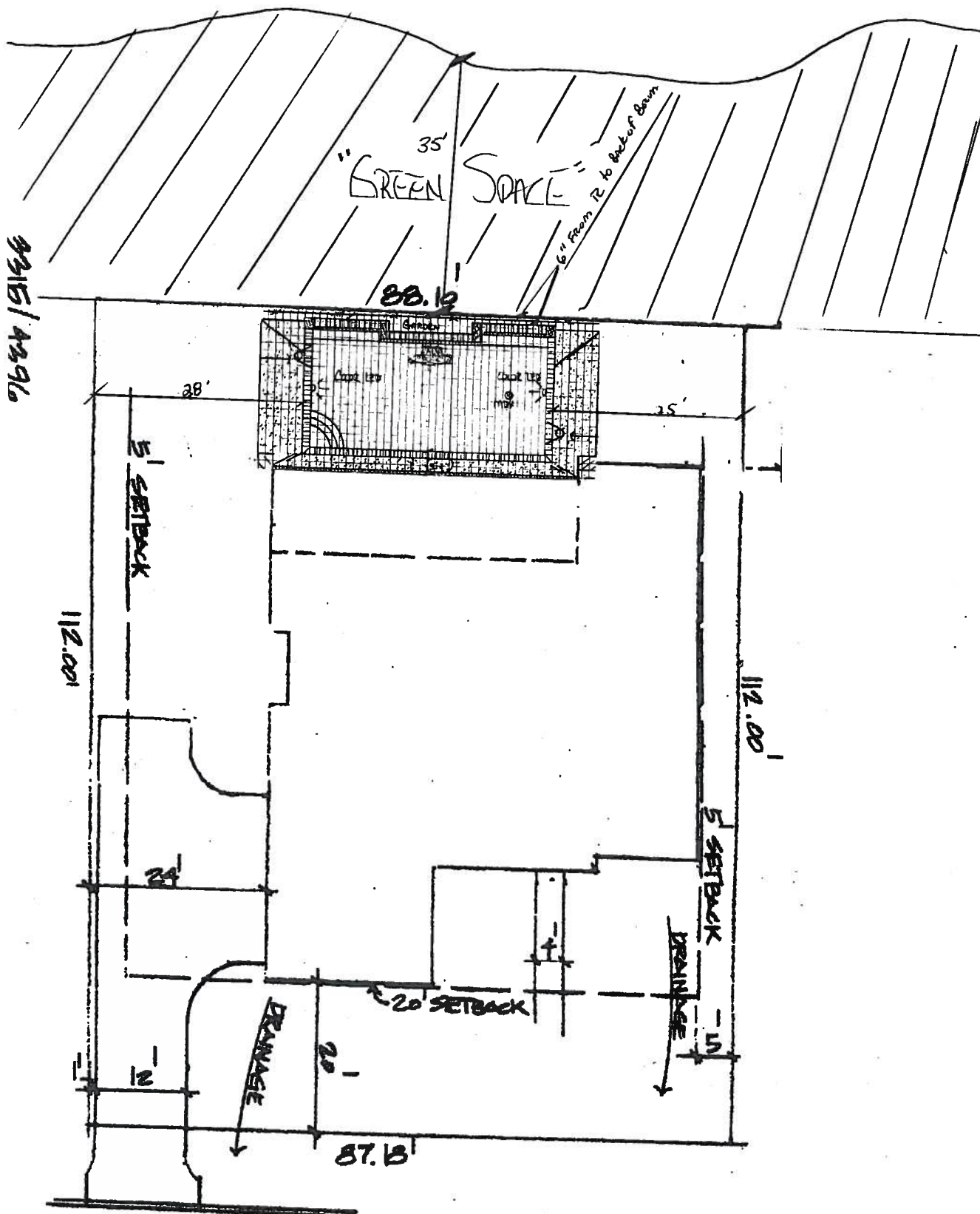
If you have any questions or comments, please give me a call at (985) 264-5684 or I can be reached via email at cbarnett@thebarnettgroup.com.

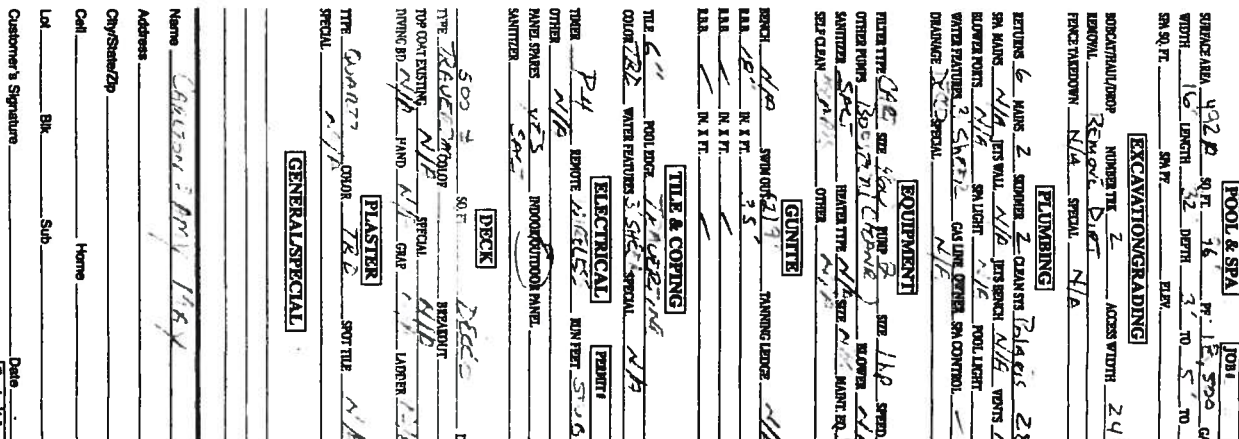
Respectfully submitted,

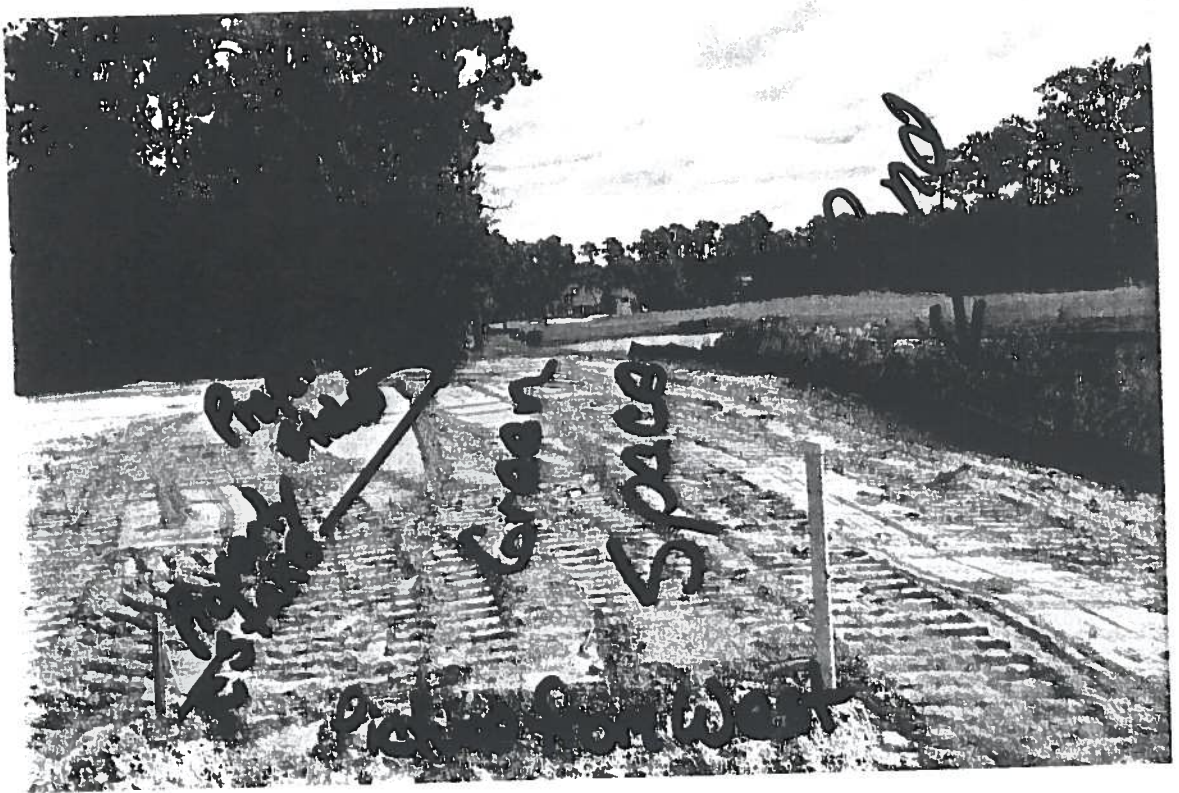
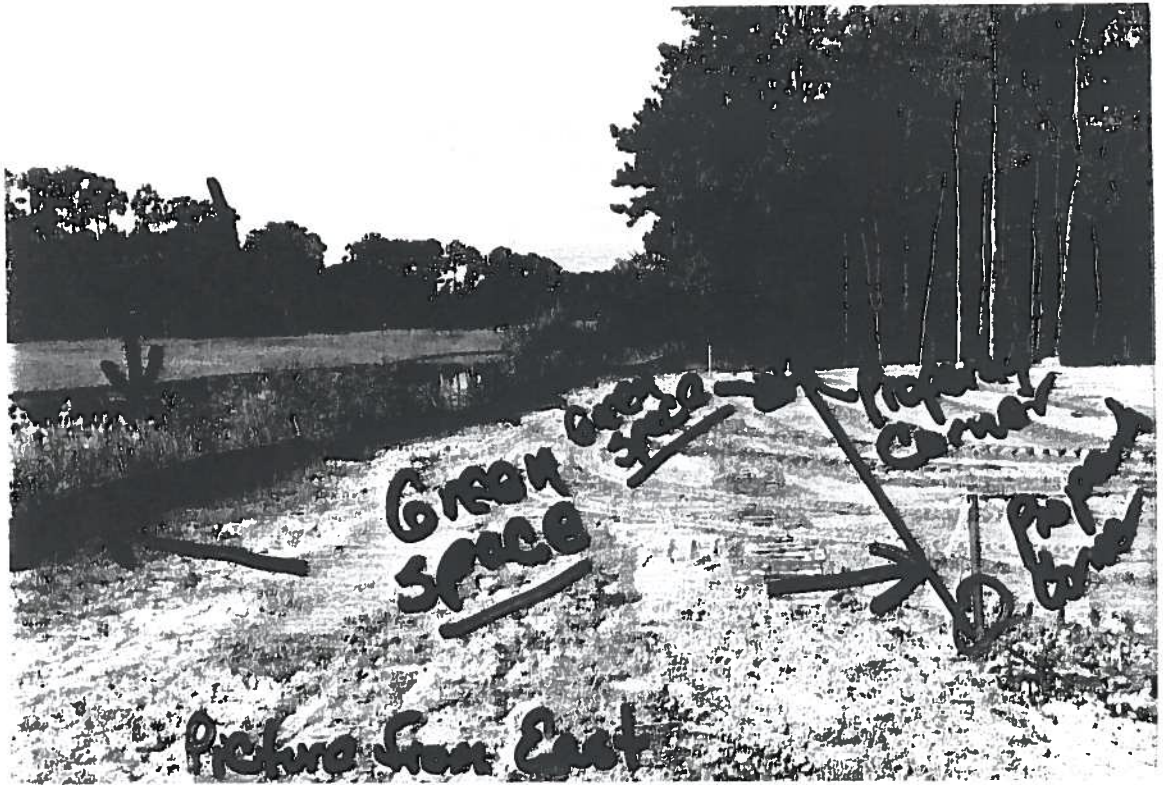
Charles Barnett
Architectural Control Committee Chairperson
Tchefuncta Club Estates

CB/jw

7







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

Case File Number:	BOA Case No. 15-51-BOA
Initial Hearing Date:	November 4, 2015
Date of Report:	October 19, 2015

GENERAL INFORMATION

Applicant(s) Name:	Brian & Kimberly Moore
Location of Property:	26 Hummingbird Lane, Covington, Louisiana
Zoning of Property:	Planned Unit Development (P.U.D.)
Variance(s) Requested:	Encroach with a driveway into greenspace and side yard set back

OVERVIEW

The applicant is requesting a variance to allow them to place a place a small portion of their driveway into the existing 20' wide greenspace located on the south property line and encroach into the north side yard by approximately 2 ½'.

STAFF COMMENTS

The staff has no objections to the variances requested since the driveway encroachment is minimal and the side yard setback is adjacent to a larger passive greenspace area owned by the Tchefuncta Club Estates Homeowners Association, and given that the architectural control committee has no objections to the requests.

BOA CASE NO. 2015-51-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 name also.)

APPLICANTS NAME: Brian + Kimberly Moore

MAILING ADDRESS: 1434 Natchez Loop

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: 985-869-2377 985-869-2377
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Planned Unit Development
26 Hummingbird Covington LA Tch. Country
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 encroach into greenspace with a private drive & side yard
(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.

B Moore
SIGNATURE OF APPLICANT DATE OF APPLICATION 10/6/15



TCHEFUNCTA CLUB ESTATES, INC.

Founded in 1956

Office Phone 985-892-4739

Fax 985-892-1760

September 30, 2015

St. Tammany Parish Government
Planning & Zoning
21454 Koop Drive
Mandeville, LA 70471
ATTN: Ron Keller

Re: Lot 593, Tchefuncta Club Estates, Phase II

Dear Mr. Keller:

I just wanted to touch base with you regarding Lot 593. We sold this lot approximately seven years ago and have been working with the owners regarding the building of their house. This particular lot is a set aside lot that is surrounded on both sides by approximately one acre of land that is owned by Tchefuncta Club Estates and will be in perpetuity. This area does not allow for any additional homes and thus there will never be any home sites on either the left or right of this lot. The rear portion of this lot backs up to the Cleco Substation and the large transmission lines.

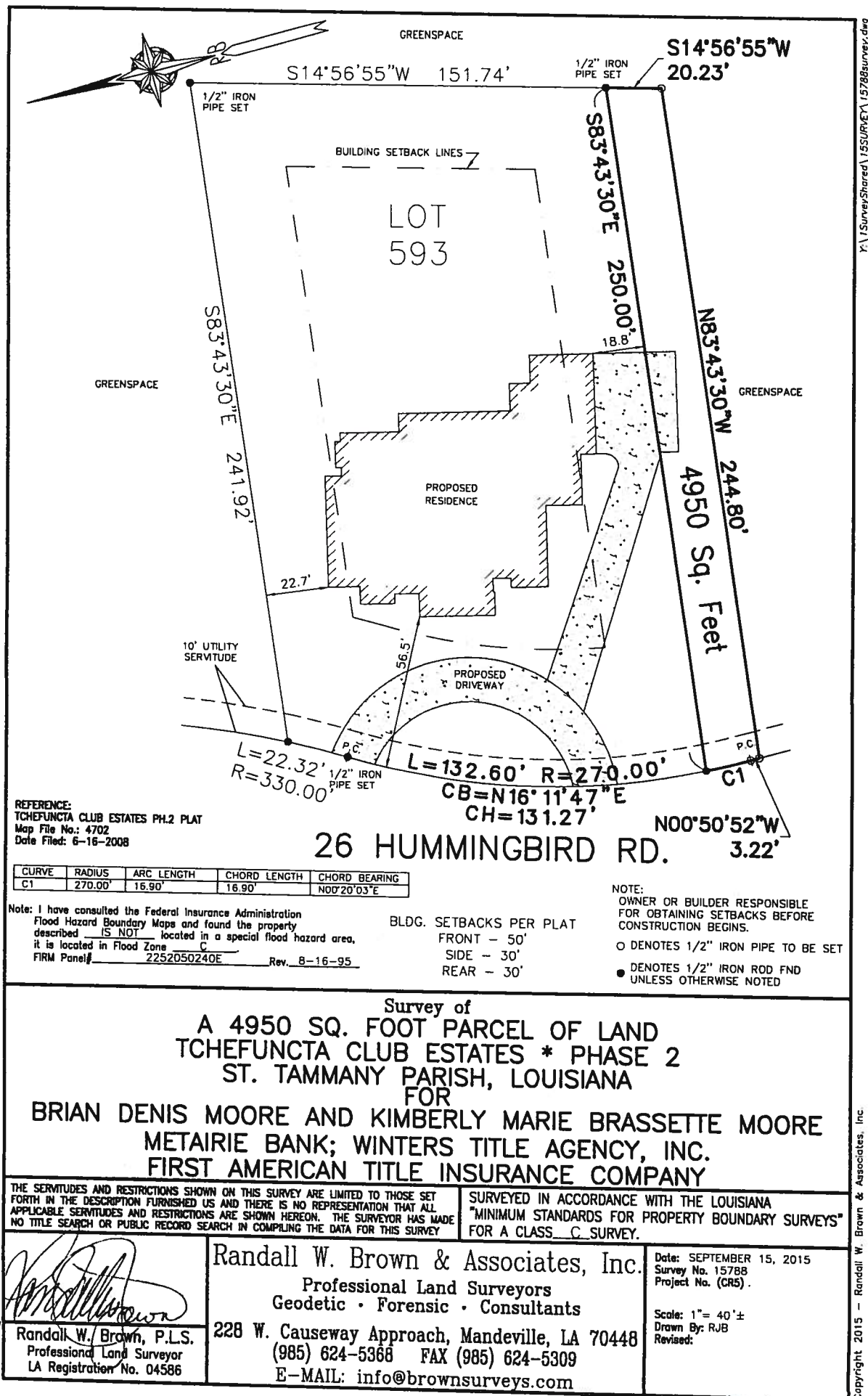
The Architectural Review Committee has worked with the builder, the architect and the owners for the last few years and we are excited about the addition of this magnificent home in Tchefuncta Estates. We are fully in favor of granting a variance on the side sets backs on both the left and right. There will not be any encroachment on neighbors as there never will be neighbors on either side of this house.

If you have any questions or comments, please give me a call at (985) 264-5684 or I can be reached via email at cbarnett@thebarnettgroup.com.

Respectfully submitted,

Charles Barnett
Architectural Control Committee Chairperson
Tchefuncta Club Estates

CB/jw



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

Case File Number:	BOA Case No. 15-52-BOA
Initial Hearing Date:	November 4, 2015
Date of Report:	October 19, 2015

GENERAL INFORMATION

Applicant(s) Name:	Danny M. Martin
Location of Property:	"H" Street in Alexiusville Subdivision, south of Covington, Louisiana
Zoning of Property:	A4-A Single Family Residential
Variance(s) Requested:	Wavier of "Fill Ordinance" requirements

OVERVIEW

This request is exactly the same as was made by this same applicant on property located on 9th Avenue pursuant to BOA Case No. 15-01-004 where the applicant was requesting a variance from the parish's "fill ordinance", specifically, Chapter 7 Drainage and Flood Control, Article I., Section 77-002.00.

The applicant wants to eliminate the parish's special fill requirements relative to Item 8. of said ordinance. This ordinance was created in order to protect sensitive drainage areas relative to flood protection by limiting the amount of fill that could be placed on lots for development.

STAFF COMMENTS

Like the previous case, the department of engineering has no objections to the variance request based on the same reasons as before and as outlined in the attached letter dated October 20, 2015.

BOA CASE NO. 2015-52-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 name also.)

APPLICANTS NAME: Danny Michael Martin

MAILING ADDRESS: 21404 Spring Clover Lane

CITY/STATE/ZIP: Covington, LA, 70435

PHONE NUMBER: 985 892 4030 504 452 6930
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A4-A Single Family Residential

Lot 1A + Lot 2A Sq. D Covington, La. Alexandria
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 FOR WAIVER OF ALL REQUIREMENTS
(Specify other variance/appeal on line above)

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

Lot 1A + Lot 2A Sq D
Alexandria Sub


SIGNATURE OF OWNER/APPLICANT

10-6-15
DATE OF APPLICATION



St. Tammany Parish

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: 985.898.2552

Fax: 985.867.5110

e-mail: eng@stpgov.org

Pat Brister

Parish President

October 20, 2015

Mike Martin
21404 Spring Clover
Covington, LA 70435

RE: Proposed Fill variance for the Following Lots Located on 8th Avenue in Alexiusville
Subdivision, Section 10:

Square 96-Lots A, B, C, & D
Square 91, Section D Lots 1-A & 2-A

The St. Tammany Parish Department of Engineering has no objection to a variance being granted for the waiver of the special fill requirements placed on these lots under the "area of special concern" portion of the fill ordinance. A site visit was made for these lots, and it was determined that these special fill restrictions are not necessary for these lots listed above.

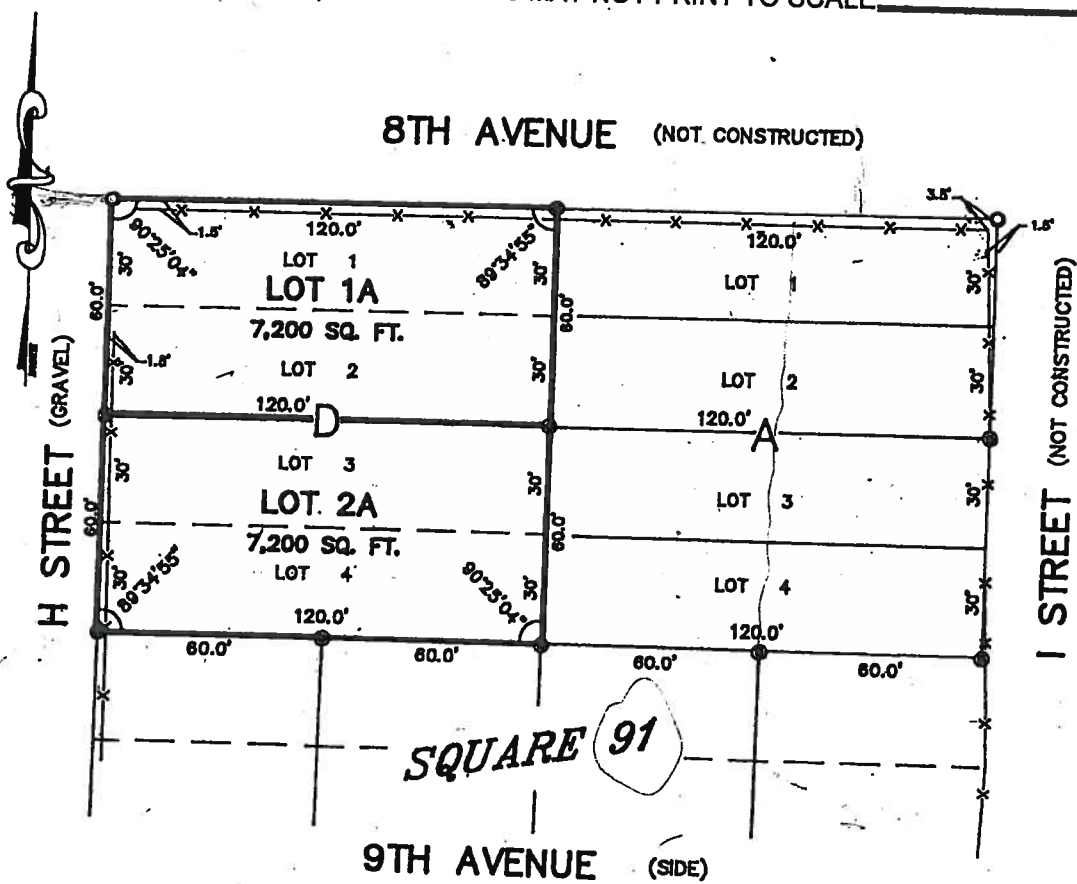
Sincerely,

A handwritten signature in black ink, appearing to read "Eddie Williams", is written over a horizontal line.

Eddie Williams, P.E.
Director of Engineering
St. Tammany Parish

cc: rkeller@stpgov.org
sschenk@stpgov.org
mike@dmmbuilds.com

Alexiusville
3471



Pecky
Hardie

APPROVAL:

A RESUBDIVISION OF LOTS 1, 2, 3, & 4, OF D, INTO LOTS 1A & 2A OF D, ALEXIUSVILLE SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

LEGEND

- = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
2. Improvements not located hereon.

REFERENCE SURVEYS:

1. Plat of Alexiusville Subdivision by J. M. Yates, Surveyor, dated March 31, 1903.
2. Survey for Anthony E. Maurin, Jr. by John G. Cummings, Surveyor, dated March 8, 2005.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

R. K. Keller
SECRETARY/PARISH PLANNING COMMISSION

James Underwood
PARISH ENGINEER

Mary Vengia
CLERK OF COURT

4-13-2006
DATE

4192A
FILED

John G. Cummings and Associates
Professional Land Surveyors

(985) 882-1549

603 N. JEFFERSON AVE.

COVINGTON, LA. 70433

PLAT PREPARED FOR:

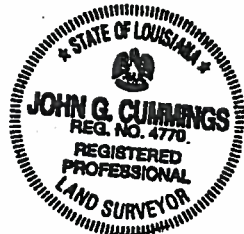
*James Underwood &
Jeanne N. Canatella*

SHOWING A SURVEY OF:

A RESUBDIVISION OF LOTS 1, 2, 3, & 4, OF D INTO LOTS 1A & 2A OF D, SQUARE 91, ALEXIUSVILLE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 05040C

DATE: 7-13-05

REVISED: