

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, DECEMBER 2, 2014 - 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 NOVEMBER 5, 2014 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 14-11-034**

Request by applicant for a variance to remove trees from a side yard landscape buffer in a NC-4 Neighborhood Commercial zoning district. The property is located at 1555 & 1551 Girod Street, Mandeville, Louisiana.

Applicant: COVEA Investments, L.L.C.

**(POSTPONED FROM THE NOVEMBER 5, 2014 MEETING)**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## **MINUTES**

### **ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING**

**3:00 PM - WEDNESDAY, NOVEMBER 5, 2014**

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

The November 5, 2014 meeting of the St. Tammany Parish Board of Adjustments was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

**ABSENT:** None

**STAFF PRESENT:** Mr. Keller and Mr. Hand

### **APPROVAL OF THE MINUTES**

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the October 7, 2014 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 14-11-034**

Request by applicant for a variance to remove trees from a side yard landscape buffer in a NC-4 Neighborhood Commercial zoning district.

Applicant: COVEA Investments, L.L.C.

(Mr. Fandal asked if the applicant was present, and he was not, so it was moved by Mr. Ballantine and seconded by Mr. Brookter to postpone this case until the end of the meeting.)

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 14-11-035**

Request by applicant for a variance to allow a swimming pool in the front yard in an A-2 Suburban zoning district.

Applicant: Karen S. Lagasse

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

The applicant appeared on her own behalf.

Mr. Gordon: It appears that you are caught in a technicality.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-11-036**

Request by applicant for a variance to eliminate 14 parking islands in a PF-1 Public Facilities zoning district.

Applicant: St. Tammany Parish Recreation District No. 14

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

Mr. Joseph Fern, 221 Amherst Drive, Baton Rouge, LA, appeared on behalf of he applicant.

Mr. Brookter: Do you have anything to add to what Mr. Keller said?

Mr. Fern: No comments.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-11-037**

Request by applicant for a variance of a cellular tower fall radius in a HC-1 Highway Commercial zoning district.

Applicant: Dynamic Tower Services, Inc.

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

Mr. Dave Carmer, appeared on behalf of he applicant and made the following initial comments:

- The staff was very helpful.
- We sent information regarding our request to the FAA and airport regarding the guidelines.

Mr. Ballantine: What do you need this for?

Mr. Carmer: We need this in order to better serve our customers.

Mr. Schneider: This is for a lightening rod and light that's already on the tower?

Mr. Carmer: Yes, and we are extending the height by approximately 15'.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-11-038**

Request by applicant for a variances in an I-2 Industrial zoning district to: increase the number of parking spaces allowed in a row; landscape buffers and plantings; removal of oak trees; parking islands; permit second driveway through a street planting buffer; and allow a walkway to cross over into a landscape buffer.

Applicant: Gulf States Development Services, L.L.C. & MC Holdings, L.L.C.

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

Mr. Jason Reibert, 109 New Camellia Boulevard, Covington, LA, appeared on behalf of he applicant and made the following initial comments:

- The parking is needed for the extra square footage for the building.
- We will still keep over 82% of the live oaks on the site.
- We concur with staff comments.

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variances as requested subject to staff comments with the applicant paying for plant mitigation.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-11-039**

Request by applicant for a variance to eliminate a common side yard landscape and planting buffer in a HC-2 & HC-3 Highway Commercial zoning district.

Applicant: Nuban, L.L.C. & N59 Ventures, L.L.C.

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

Mr. Jason Reibert, 109 New Camellia Boulevard, Covington, LA, appeared on behalf of he applicant and made the following initial comments:

- This is part of our ongoing project at this location.
- We concur with staff comments.

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variances as requested subject to staff comments with the applicant paying for plant mitigation.

**MOTION CARRIED UNANIMOUSLY**

(At this time seeing that the applicant for the first case (BOA Case No. 14-11-034), was still not present, it was moved by Mr. Brookter and seconded by Mr. Ballantine to postpone this case until the next meeting.

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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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**

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Case File Number: BOA Case No. 14-11-034  
Initial Hearing Date: November 5, 2014  
Date of Report: October 22, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: COVEA Investments, L.L.C.  
Location of Property: 35 Forest Green Drive, Mandeville, Louisiana  
Zoning of Property: NC-4 Neighborhood Commercial  
Variance(s) Requested: Elimination of four (4) pine trees in the street buffer

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**OVERVIEW**

The applicant is requesting a variance to remove the trees for what they claim would block the monument sign from being seen and that the trees impose an unnecessary danger to motorist.

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**STAFF COMMENTS**

The staff does not agree with the applicant's arguments. The property is located on the corner of Girod Street and Henry Clay Avenue and the pines in question are mature trees with no lower case foliage, so there should be no visual issues there. Secondly it is apparent to the staff based on the our site visit that only one (1) tree should possibly be removed, that being the one pine located closest to the two intersecting streets. By removing this tree and located the sign at this location, we believe that adequate visibility to the business and to the sign will be achieved.

Secondly, the alleged safety issue with the trees being located close to the roadway in our opinion is not valid since to our knowledge there has not been any accident at the location of the property and intersection relating to the trees in question.

Therefore, the staff would support only the removal of the lone pine tree located closet to the intersection of both streets as mentioned above.

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BOA CASE NO. 14-11-034 (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:** COVEA Investments, L.L.C. (Contact Person: Christian A. Shofstahl, Esq.)

**MAILING ADDRESS:** 35 Forest Green Drive

**CITY/STATE/ZIP:** Mandeville, Louisiana 70448

**PHONE NUMBER:** (985) 626-1757 (985) 630-9572  
(Home Phone #) (Cell Phone #)

**PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING:** NC - 4

<u>1555 and 1551 Girod Street</u>	<u>Mandeville</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...)

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 to remove 4 pine trees in the west buffer zone (i.e., bordering La. Highway 59) of its property because (1) the trees block the monument sign in front of the building creating a hardship to business, and (2) the trees present an unnecessary danger to motorists.

  
SIGNATURE OF APPLICANT

9/29/14  
DATE OF APPLICATION





