

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, DECEMBER 6, 2016 - 3:00 P.M.**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING "A"**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF THE NOVEMBER 1, 2016 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 2016-447-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.)

**BOA CASE NO. 2016-455-BOA**

Request by applicant for variances for front and rear yard setback requirements in an A-4 Single Family Residential zoning district from 25' and 24.5' required respectively to 20' and 22' requested. The property is located at 26404 E. Elm Street, Lacombe, Louisiana.

Applicant: Isaias Guerrero

**BOA CASE NO. 2016-456-BOA**

Request by applicant for a variance of subdivision signage in an A-4 Single Family Residential zoning district to allow for a larger sign area than code permits. The property is located at the intersection of U.S. Highway 190 Service Road and Fontainebleau Drive, Mandeville, Louisiana.

Applicant: Beau Chene Homeowners (Cristina Donovan)

**BOA CASE NO. 2016-471-BOA**

Request by applicant for an "after the fact" front yard setback variance for an accessory building in an A-4 Single Family Residential zoning district from 40' required to approximately 12'10" requested. The property is located at 112 Castle Drive, Slidell, Louisiana.

Applicant: Brent Herman

**BOA CASE NO. 2016-477-BOA**

Request by applicant for variances of property line setbacks for a pond and building length requirements for an accessory building in an A-2 Suburban zoning district. The property is located at 59556 & 59568 Neslo Road, Slidell, Louisiana.

Applicant: John Clancy

**BOA CASE NO. 2016-478-BOA**

Request by applicant for a variances to reduce the number of trees within the planting buffers and to permit an increase of height and sign area for a monument sign in an HC-3 Highway Commercial zoning district. The property is located at the northeast corner of Westshore Drive and Pinnacle Parkway, southwest of Covington, Louisiana.

Applicant: JPB Northshore Reality, L.L.C.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## **MINUTES**

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

**3:00 PM - TUESDAY, NOVEMBER 1, 2016**

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

The November 1, 2016 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Sevante

### **APPROVAL OF THE MINUTES**

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the October 4, 2016 minutes subject to an amendment to add a comment about the status of the nomination from the 2<sup>nd</sup> alternate member under "Old Business".

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 2016-442-BOA**

Request by applicant for a variance of a rear yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 22' requested.

Applicant: Michael S. Cyr

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

The applicant appeared on his own behalf and agreed with the staff comments.

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

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 2016-443-BOA**

Request by applicant for "after the fact" variances for monument sign requirements in an MD-1 Medical Residential zoning district for border width from 2' permitted to approximately 12.4' requested and sign area from a maximum of 32 square feet permitted to approximately 81 square feet requested.

Applicant: St. Anthony's Garden



(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, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- There is no good excuse for what happened for a sign that doesn't meet code.
- We come to you today "Red Faced".
- Neither the architect or the contractor came to the parish for a permit for the sign.
- The sign is a little different then the typical sign since it is not perpendicular to the road.
- The sign is attractive and is in scale with the size of the property.
- Since this property is on the corner of Holy Trinity Drive and Dove Park Road, we have signage rights on Dove Park Road, but we have not asked for any there.
- We would agree to restrict any signage on Dove Park Road.
- Insofar as the "wings", we could plant some landscaping in front of them to hide them and the planting plan could be approved by your staff.
- We would like to keep the signage in tact.
- This was not done with malice intent. Extreme negligence; yes... but there has to be accountability.

Mr. Gordon: What is the setback of the building from the property line?

Mr. Schoen: 200' from the property line and 135' feet past the setback line.

Mr. Gordon: This is mostly a structure and not signage.

Mr. Ballantine: The sign goes from wing to wing and is all part of the sign.

Mr. Schneider: Do we know the designer? Is he local?

Mr. Schoen: No, they are not. And they provided the Archdiocese with paperwork that said that they got approval for permits from the parish.

(Mr. Contois, the staff's landscape architect, spoke and stated that as a plus, the sign is not internally illuminated.)

Moved by Mr. Ballantine to deny the variance request; however, the motion failed due to the lack of a seconded.

Moved by Mr. Gordon to approve the variance request without any conditions; however, that motion too failed due to the lack of a second.

Moved by Mr. Schneider and seconded by Mr. Brookter to grant the variance subject to deed restricting the property to not permit any signage on the Dove Park Road side, and to remove the



“wing” walls of the sign and plant landscaping where the wings will be removed.

**MOTION FAILED 3 YEAS TO 2 NAYS (Mr. Fandal & Mr. Gordon)**

(At this time the parish’s legal council, Mr. Sevante, pointed out that the failure of this vote to approve constitutes a denial; and in order to have a new motion to consider, the prevailing side (either Mr. Fandal or Mr. Gordon) would have to bring up a new motion to reconsider).

Moved by Mr. Gordon and seconded by Mr. Ballantine to reconsider the case in order to bring about the prospect of another motion to consider.

**MOTION CARRIED UNANIMOUSLY**

Mr. Gordon: We normally would make a request of the applicant to amend their application request so that the board can consider the proposals made by Mr. Schoen on behalf of St. Anthony's Garden.

Mr. Schoen: On behalf of my client, we hereby request to amend our application as follows:

- To remove the “wing” walls and replace with landscaping.
- Deed restrict the property in order to prohibit any signage on the Dove Park Road side.
- The sign will not be internally illuminated.

Mr. Ballantine: This is the same as I voted no on. It’s still not a hardship.

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variance request subject to the following conditions:

- The “wing” walls will be removed and replaced with landscaping (landscape plan to be approved by the staff).
- The property shall be deed restricted prohibiting any signage on the Dove Park Road side.
- The sign will not be internally illuminated.

**MOTION CARRIED 4 YEAS TO 1 NAY (Mr. Ballantine)**

**BOA CASE NO. 2016-444-BOA**

Request by applicant for a variance of landscaping requirements in a NC-4 Neighborhood Commercial Institutional zoning district.

Applicant: Kifayat Khan, P.E. (for Pervez Mussarat)

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

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

- We have been working with Ron and “Her” for a long time.

Mr. Ballantine: What’s on the property and why can’t you reroute the sewage?

Mr. Kahn: We need the space on the property for our detention and sewage in case DEQ requires us to put something else in.

Mr. Schneider: So what are the type of trees that you will be removing?

Ms. Contois: Water oaks based on our multiple discussions. This is not a flat simple site to deal with. We got the trees down to only 9 trees to be removed, and we are preserving some very large ones, so this is an acceptable solution.

Moved by Mr. Gordon and seconded by Mr. Ballantine to grant the variance subject to staff comments.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-445-BOA**

Request by applicant for a variance of a front yard setback requirement in an A-2 Suburban zoning district from 50' required to approximately 44' requested.

Applicant: Elizabeth Behrens

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

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

- All the comments made by my neighbors had no complaints with what I’m doing.

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance as requested subject to the applicant providing letters of no objection from the adjacent property owners.

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

It was noted that the 2<sup>nd</sup> alternate for the board was nominated and approved by the parish council at their October meeting.

**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. 2016-447-BOA
Initial Hearing Date:	December 6, 2016
Date of Report:	November 23, 2016

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**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

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**OVERVIEW**

This case was originally heard at the October 4<sup>th</sup> meeting (Case No. 2016-405-BOA) and it was denied by the board. However, since the applicant was not present for that meeting, they filed a new application so that they could have an opportunity to present their arguments to the board for the variance request.

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 their own relatively small 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, and plans on putting another on the 1<sup>st</sup> Avenue street side, 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).

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**STAFF COMMENTS**

Although the staff understands the reasons for the business's request to seek additional exposure on the U.S. Highway 190 side, the staff does not support the variance request due to the fact that there appears to be no hardship or practical difficulty in evidence. It is simply a matter of the business wanting more business recognition exposure on the highway. Additionally, the staff believes that this request, if approved, would set a bad precedent by permitting other businesses in similar circumstance to essentially advertise their business "off-premises".

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BOA CASE NO. 2016-447-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 Buras (on behalf of owner Agrace, Inc.)

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: ZONING: \_\_\_\_\_

1000 Hwy 190 Covington, LA  
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

**REQUEST FOR:**

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

**VARIANCE/APPEAL REQUESTED:**

- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)  
☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)  
☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)  
☒ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)  
☒ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)  
☒ other 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  
allow fascia sign, on separate wall  
facing separate directions.

Genia Buras 9-6-16  
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](mailto:rwitges@agracel.com) with any questions or concerns.

Sincerely,



Ryan Witges  
Agracel, Inc.



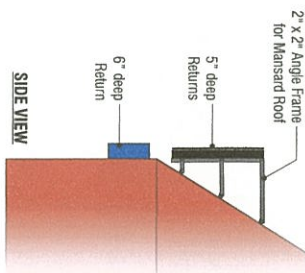








HFI-CL-R-37: CHANNEL LETTERS & TAGLINE CABINETS - INTERNALLY ILLUMINATED  
Scale: 1/4" = 1'-0"



SIDE VIEW

ELECTRICAL NOTES	
1.	All materials and labor shall meet 2004 I.C.C.
2.	Sign shall be installed in accordance with approved drawings.
3.	Sign provided according to NEC 600.7.7
4.	Signs manufactured and listed NEC 600.7.7 and marked with the UL logo.
5.	Signs shall be installed in accordance with NEC 600.7.7 and marked with the UL logo.
6.	All signs shall be installed in accordance with NEC 600.7.7 and marked with the UL logo.
7.	NEC 600.7.7 and marked with the UL logo.
ELECTRICAL NOTES	
Notes	1000 Primary / 240 Secondary
WALL MOUNT	2.40 Amps
Circuit	(1) 120VAC / 20 AMP DMS-240
Wiring Disconnect	(1) 20 Amp @ 120VAC
Power Supplies	4 @ 3.15

#### SCOPE OF WORK:

Manufacture and install set of internally illuminated (face in) channel letters and S/F Tagline Cabinet. Letters & Tagline Cabinet are flush mounted to fascia.

#### DESCRIPTION:

Individual formed letters with pre-finished aluminum returns. Internal illumination by GE LED modules and power supplies. Acrylic letter faces are secured with 1" Jewelle trimcap. Channel Letter set to be flush mounted (with remote power supplies).

Tagline Cabinet is aluminum extrusion with painted finish. (2) cabinet buried end to end with single piece flex face & surface applied vinyl graphics. Face has bleed face tension frame. Cabinets are flush mounted to fascia. Internal illumination by GE LED Edgeship modules and power supplies.

#### LETTER COLOR SCHEDULE:

- Backs & Returns = Formed aluminum satin Black (outside)/ White (inside)
- .177" Faces = 2793 Optics LD red acrylic
- Trim cap = 1" Black Jewelle
- Internal illumination = GE white LED's

#### SQUARE FOOTAGE:

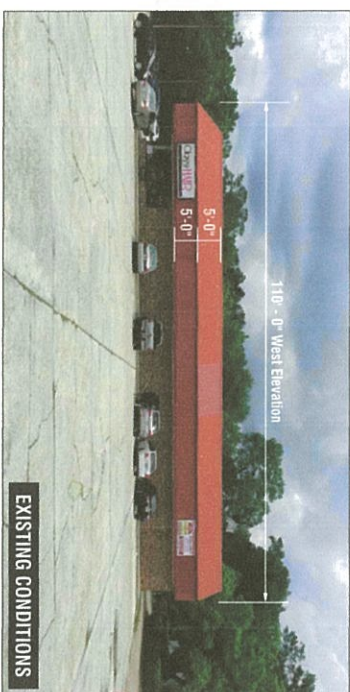
- Allowed
- 1 sq. ft. per linear foot of the facade of the store front (1' x 110' = 110 sq ft max)
- No limit on number of signs, just has to be within allowable square footage
- Minimum 1 ft. distance from the base line of the tenants facade
- The linear footage shall be measured along the wall of the facade on which the sign will be located
- Maximum 12 inch projection

#### TAGLINE COLOR SCHEDULE:

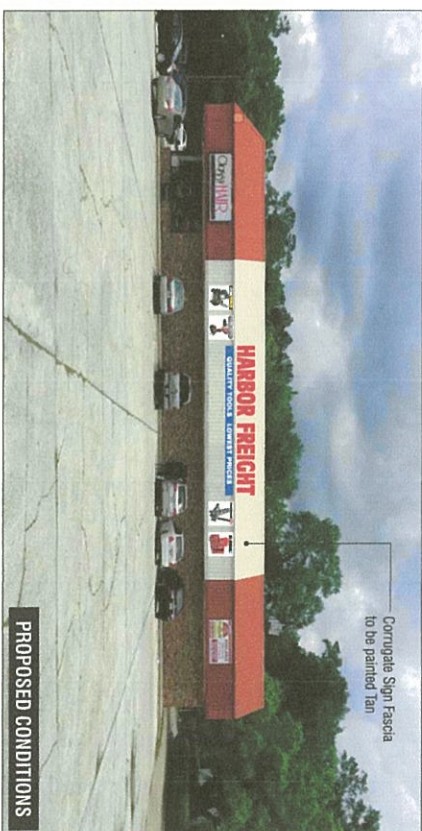
- Extruded Cabinet = Painted Akzo Nobel 480-C-5 Blue (satin)
- Flex Face = 3M Panagraphics III - White with Bleed Face Tension Frame
- Vinyl Graphics = 3M 3630-97 Bristol Blue - Weed copy
- Internal illumination = GE LED Edgeship modules - White

#### Proposed:

- "HARBOR".....37" x 148" = 38.02 sq ft
- "FREIGHT".....37" x 151.625" = 38.95 sq ft
- Cabinet.....15' x 316" = 32.91 sq ft
- TOTAL.....109.88 sq ft



EXISTING CONDITIONS



PROPOSED CONDITIONS

Harbor Freight Tools - 1000 Hwy 190 - COVINGTON, LA

Side Elevation Channel Letters



CORPORATE HEADQUARTERS  
1077 West Lee Street, West Palm Beach, FL 33411  
Phone: (561) 866-0001 / (800) 727-7342 fax: (561) 866-0001  
NORTHEAST DIVISION  
707 Commerce Dr., Concord, NC 28025  
Phone: (704) 786-3723 / (800) 772-7342 fax: (704) 786-3443  
www.atlassignindustries.us

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Drawing No.	54772-2
Sheet No.	(2) OF (5)
Date	06/21/2016
Drawn By	Scott Hunt
Checked By	J. Seeger
Scale	As Shown
Revision 1	06/23/2016 by JS
Revision 2	
Revision 3	



Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
☐ APPROVED AS SHOWN  
☐ APPROVED AS NOTED  
☐ CORRECT & RESUBMIT

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

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Case File Number:	BOA Case No. 2016-455-BOA
Initial Hearing Date:	December 6, 2016
Date of Report:	November 23, 2016

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**GENERAL INFORMATION**

Applicant(s) Name:	Isaias Guerrero
Location of Property:	26404 E. Elm Street, Lacombe, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front & Rear Yard Setbacks

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**OVERVIEW**

The applicant wishes to place an oversized mobile home on the property and is asking for relief from the front and rear yard setback requirements.

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**STAFF COMMENTS**

The applicant has not provided the staff with any reasons as to why this would be considered a practical difficulty or hardship. The request seems to be a matter of personal preference simply because the mobile home he selected or purchased does not meet the setbacks for the lot in question. Furthermore, the applicant has not provided any letters of no objection from adjacent property owners.

Therefore, for the reasons as stated above, the staff does not support the variances requested.

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BOA CASE NO. 2016-455-ROA (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): ISAIAH GUERRERO

MAILING ADDRESS: 26165 E. Elm St

CITY/STATE/ZIP: Lacombe LA 70445

PHONE NUMBER: (985) 687-0673  
(Home Phone #) (Cell Phone #)

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

26404 E Elm Lacombe LA FOREST GLEN  
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:)

REQUEST REDUCTION OF FRONT SETBACK  
FROM 25 TO 20 AND FOR REAR SETBACK  
FROM 24.5 TO 22 FEET

[Signature]  
SIGNATURE OF OWNER/APPLICANT

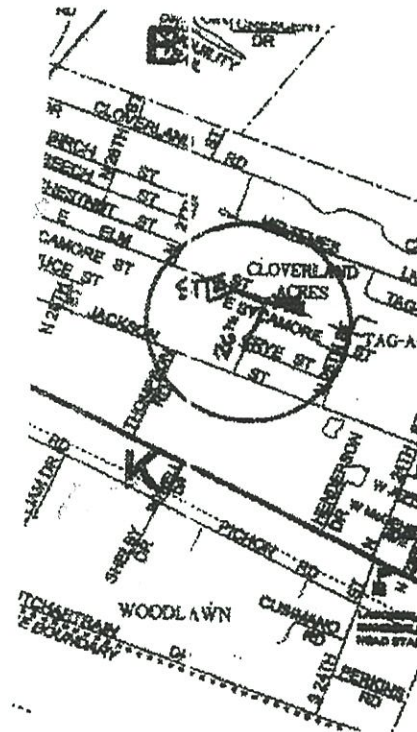
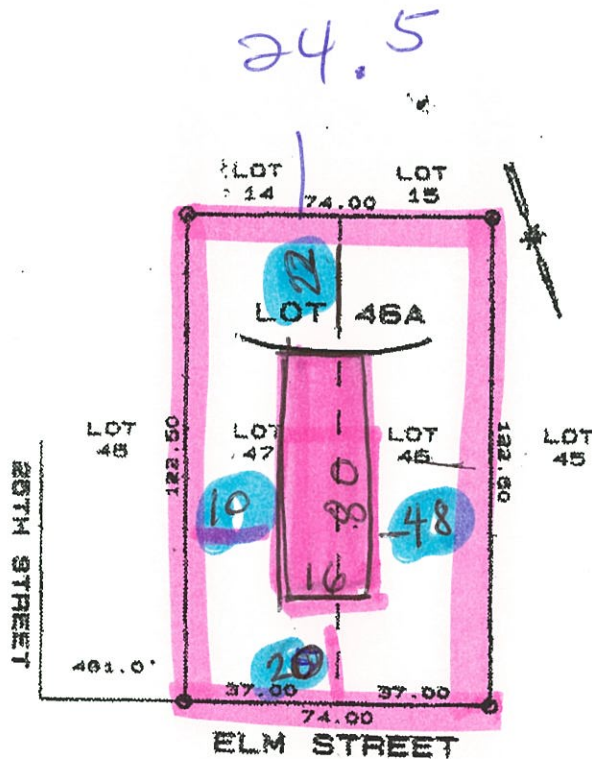
10/13/2016  
DATE OF APPLICATION

→ 2002

St Tammany Parish Clerk of Court Map#4324C - MAPS MAY NOT PRINT TO SCALE

**LEGAL DESCRIPTION:**

A RESUBDIVISION OF LOTS 46 & 47, SQUARE 39, FOREST GLEN SUBDIVISION, according to the plat thereof as recorded in Map File No. 21C, Clerk of Court, St. Tammany Parish Louisiana, into LOT 46A.



Ron Kellen



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

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Case File Number:	BOA Case No. 2016-456-BOA
Initial Hearing Date:	December 6, 2016
Date of Report:	November 23, 2016

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**GENERAL INFORMATION**

Applicant(s) Name:	Beau Chene Homeowners (Cristina Donovan)
Location of Property:	Intersection of U.S. Highway 190 Service Road and Fontainebleau Drive, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Subdivision Signage

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**OVERVIEW**

The applicant is requesting a variance to place a large subdivision sign in the U.S. Highway 190 Service Road right of way in front of the Fontainebleau subdivision entrance road, for which the HOA claims they have permission to do so from the LADOTD.

The same road also provides a secondary access into the Beau Chene subdivision. Current code permits a maximum size of 42 square feet, while the applicant is seeking to create a sign with a center brick wall area with “wing” walls on each side that measures a total of 141 square feet. Furthermore, the applicant states that there are other subdivision signs in the parish that exceed the maximum 42 square feet and has submitted some examples of same (see narrative and pictures attached).

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**STAFF COMMENTS**

The staff does not support the variance request for the sign since this request appears to be a personal preference rather than a practical difficulty or hardship since a smaller sign that would be in accordance with code should suffice to display the entrance to Beau Chene subdivision.

Furthermore, the applicant has provided examples of several other subdivision signs that exceed parish code; however, at least one of the signs (Riverwood) is very old and codes for subdivision signs were not in existence; and some of the other signs were approved under a now defunct parish “Conditional Use Permit” process where said signs were approved similar to the granting of a variance.



And lastly, at last months meeting, the board required the modification of a similar “wing” wall designed sign for St. Anthony’s Garden in which the board required that the “wings” of the sign be removed.

If the board decides to grant any kind of variance, since the sign is located in LADOTD’s right of way and not on parish property, the variance should be predicated upon the HOA providing the parish with a letter of approval from said agency.

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BOA CASE NO. 2016-456-BDA (for office use only)

\* pd by credit card \*

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): Beau Chene Homeowners

MAILING ADDRESS: 105 Beau Chene Blvd.

CITY/STATE/ZIP: Mandeville, La. 70471

PHONE NUMBER: 985-231-6285 (Home Phone #) 985-630-1626 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A4

Intersection of Hwy 190 Svc. Rd. and Fontainebleau Dr.  
Address City State Subdivision (if applicable)  
Mandeville, La. Beau Chene Subdivision

(Please check the applicable boxes below:)

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

VARIANCE/APPEAL REQUESTED:

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

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

Requesting allowance of an additional subdivision residential entrance sign  
larger than the permissible total area square ft.  
contained in the Unified Development Code, Section 7.0213.

Cristina Donovan  
SIGNATURE OF OWNER/APPLICANT

10/17/16  
DATE OF APPLICATION



Beau Chene Homeowners Association, Inc.  
Application for Entrance Sign of Residential Subdivision

Beau Chene Homeowners Association, Inc. (BCHOA) is requesting a variance of the Unified Development Code Sign Regulations, Section 7.0213 (Residential Subdivision and Center Median Entrance Signs). The request is to allow an increase in size of the total square feet in sign area from the forty-eight (48) square feet per side in a center median as described in Section 7.0213 Part A of the Unified Development Code. The proposed sign includes a center main sign of 79 sq. ft. in area and two (2) lower wing walls, each measuring 31 sq. ft. in area. The total area in sq. ft. of all three panels is 141 sq. ft. This proposed entrance sign is replacing a previous entrance sign on this site. The placement has been approved by LA DOTD as well.

The sign design was determined by several factors with the site limitations being the overriding factor. The site for the entrance sign is the Fontainebleau Drive entrance to Beau Chene Subdivision. This site contains a center median that is 43 feet wide from curb to curb. This width is much larger than the average subdivision medians throughout the parish. In the middle of the median exists a power pole supporting major utility lines that are strung along Hwy. 190 Service Road. The option of moving the pole or burying the lines was not feasible. The power lines and pole and a transformer in the ground are Cleco's. The option of placing a two sided monument type sign on this site is also not feasible. To place such a sign in front of the power pole would create a significant line of sight issue for vehicles exiting the subdivision. LA DOTD would not allow a sign that close to the edge of the Hwy. 190 Service Rd. Also, the front of the median adjacent to Hwy. 190 Service Road is state right of way and the DOTD has requested placement of our sign as close as feasibly possible in front of the power pole and as far from the service road edge as possible. To place a two sided sign behind the power pole into the Beau Chene property further would make the sign harder to see by vehicles traveling both north and south on Hwy. 190 Service Rd. until a vehicle is almost on the entrance. The two outside sides of the entrance both contain deep drainage ditches thus not allowing level ground to place two side signs. I have included pictures of the site, the utility pole and the two sides or shoulders to the entrance for your review.

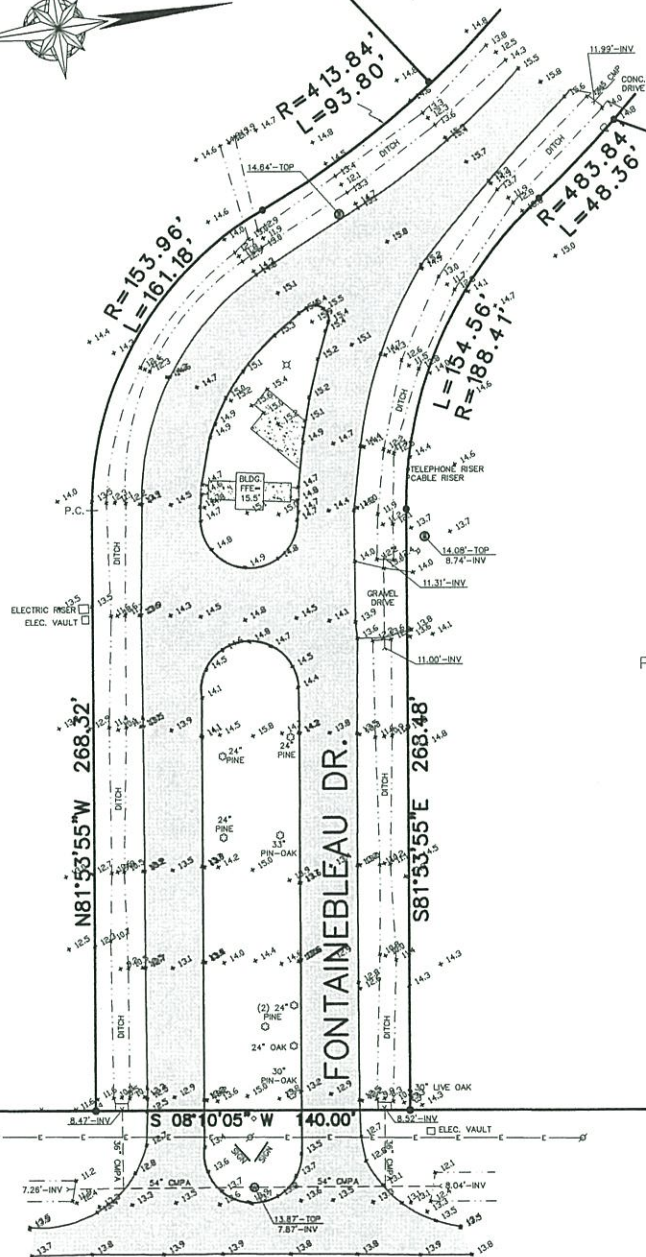
The applicant also believes the design and size of the sign is consistent with the width of the median, surrounding area and also consistent with several other residential subdivision entrance signs within St. Tammany Parish. Attached to this application are pictures and drawings of four (4) entrance signs within the parish. All of these examples are not only larger in total sq. ft. than the regulations permit, but all four are larger than the requested variance by Beau Chene Homeowners Association. The four signs include: **Dominion subdivision** off of Brewster Rd. approximately 305 sq. ft. total area of center median sign; **Montgomery Terrace subdivision** off of Hwy. 22 approximately 143 sq. ft. total area of center median sign; **Maison du Lac subdivision** off of Hwy. 785 approximately 142 sq. ft. total area of center median sign; and **Riverwood subdivision** off of the Hwy. 190 Service Rd. approximately 203 sq. ft. total area for each of two side signs.

Topographical Survey of  
**FONTAINEBLEAU GUARD SHACK**  
**BEAU CHENE**  
**ST. TAMMANY PARISH, LOUISIANA**



LOT  
710

LOT  
770



PARCEL 38

**HWY 190 SERVICE ROAD**

50 0 25 50 100 200

- WATER METER
- ⊠ LIGHT STANDARD
- SEWER MANHOLE
- WATER VALVE
- ⚡ FIRE HYDRANT
- ELECTRIC RISER (E.R.)
- ⚡ GAS VALVE (G.V.)
- ⚡ UTILITY POLE
- DRAIN MANHOLE
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

Date: NOVEMBER 6, 2014  
 Survey No. 141171

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5366 FAX (985) 624-5309  
 E-MAIL: info@brownsurveys.com

Scale: 1"=50'±  
 Drawn By: RJB  
 Revised:



Project No.	February 2, 2018
Date	May 11, 2018
Revised	Revised 16, 2018
	October 6, 2018

Drawn By	JMM
Scale	As noted
Sheet Title	

Gate

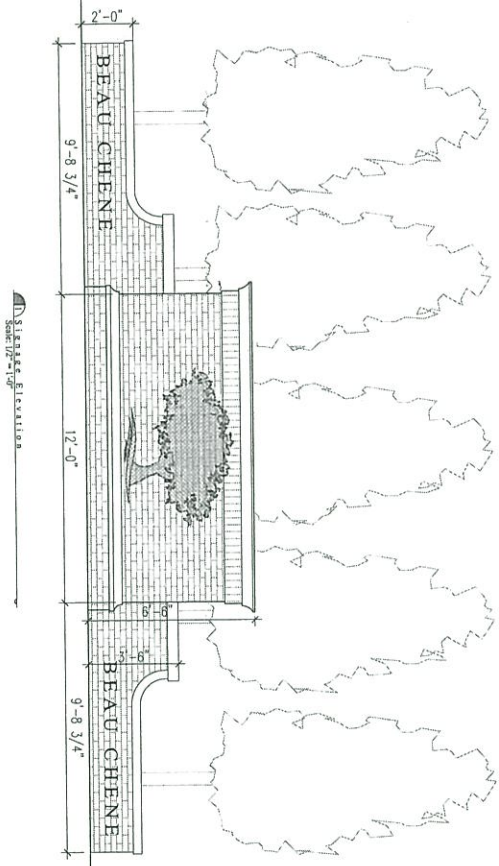
Sheet No.

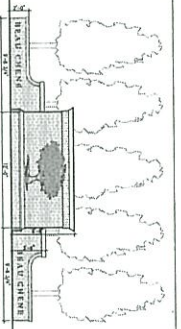
studioM V

A2g

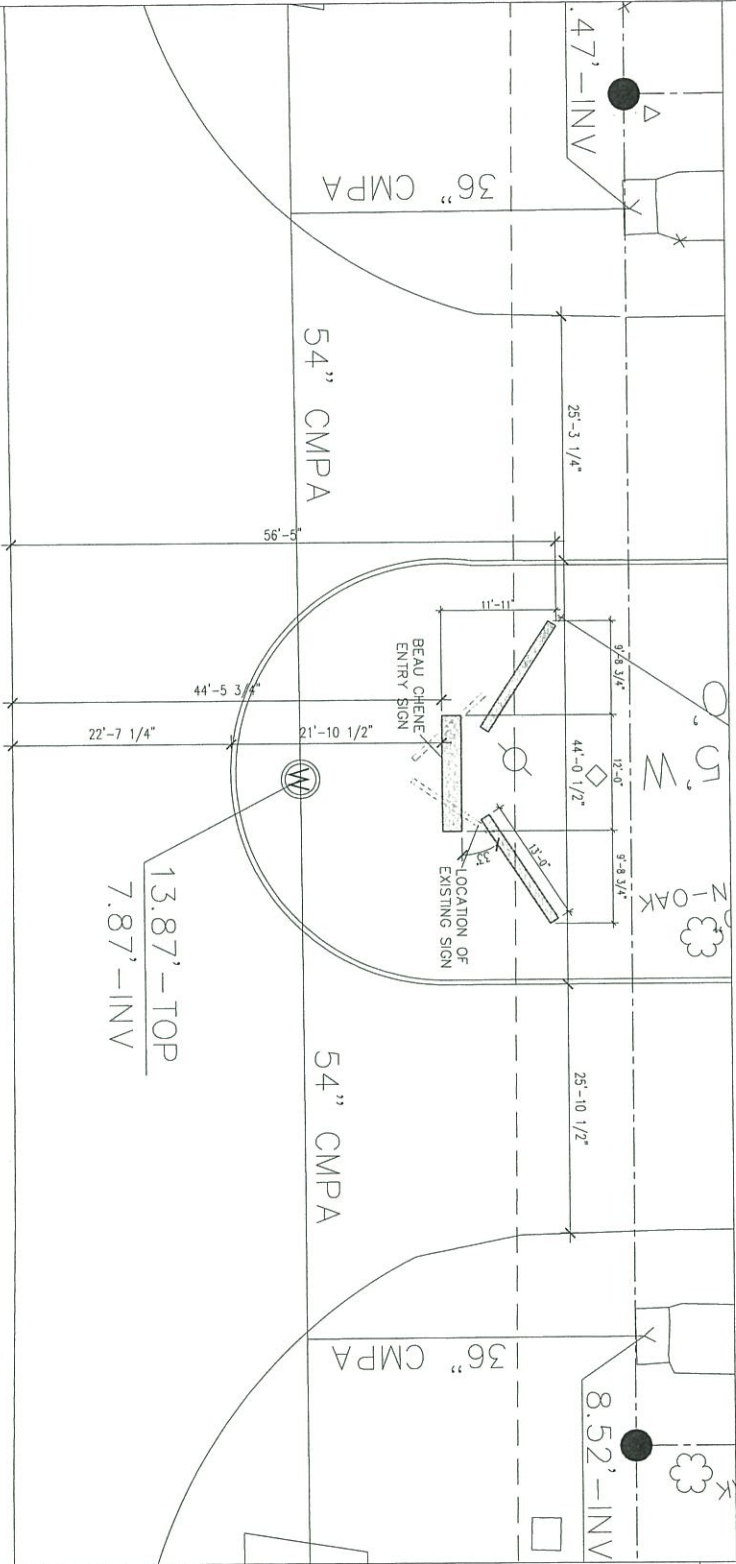
BEAU CHENE

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**Site Plan**  
Scale: 1/8" = 1'-0"



BEAU CHENE

HWY 190 SERVICE ROAD

Scale: 1/8" = 1'-0"

studioMv

A1g

BEAU CHENE  
fountainbleau entry gates  
covington  
ST. TAMMANY PARISH

design  
color  
space  
form  
interiors

MM  
mattthew voelker llc

Project No.	February 2, 2016
Date	May 11, 2016
Revised	October 6, 2016

Drawn by	JMM
Scale	as noted
Sheet Title	

Elevations

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## THE EARNEST CORPORATION

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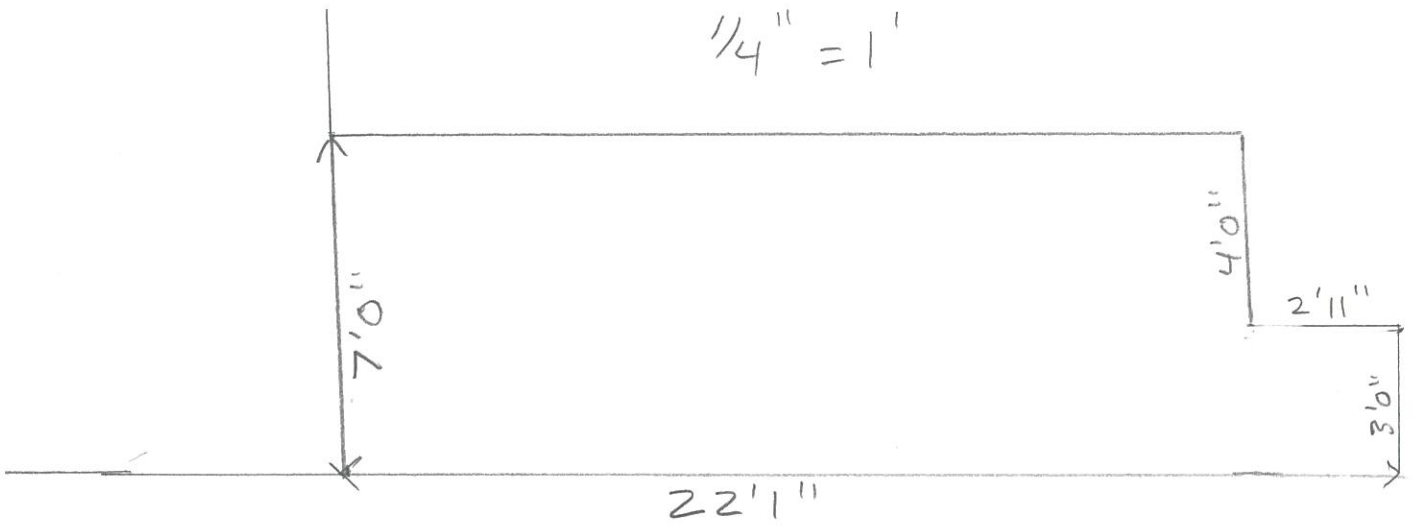
St. Tammany Parish  
Board of Adjustment  
21454 Koop Drive  
Suite 1B  
Mandeville, La. 70471

Attention Ron Keller

As the owner of the adjacent property on both sides of the Fontainbleau Drive entrance into Beau Chene subdivision, I have no objections to the proposed entrance sign as drawn on the document labeled A2g, titled Beau Chene Fountainbleau entry gates drawn by MV Studios.

I believe the proposed sign is consistent with the surrounding area and the newly constructed larger guardhouse.

*Christopher C. Dwyer*  
PRESIDENT

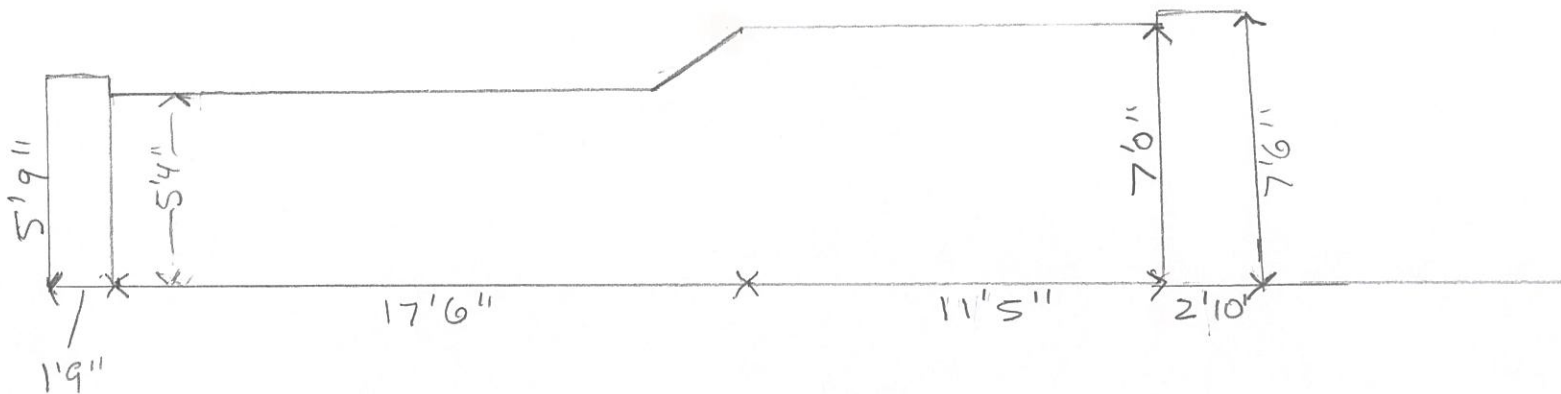


Maison du Lac

Approximately 142 sq. ft total area



$$3/16" = 1'0"$$



Riverwood x 2

Approximately 202.9 sq. ft. total area per sign. Two shoulder side signs.







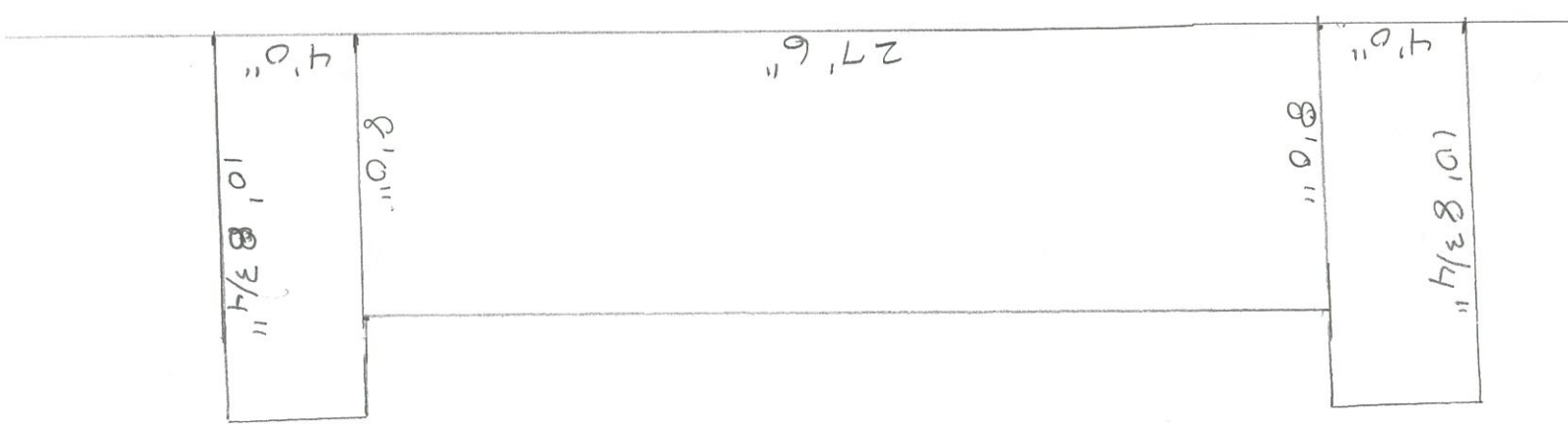








Approximately 305.4 sq. ft. total area



Dominion

$$3/16" = 1'$$



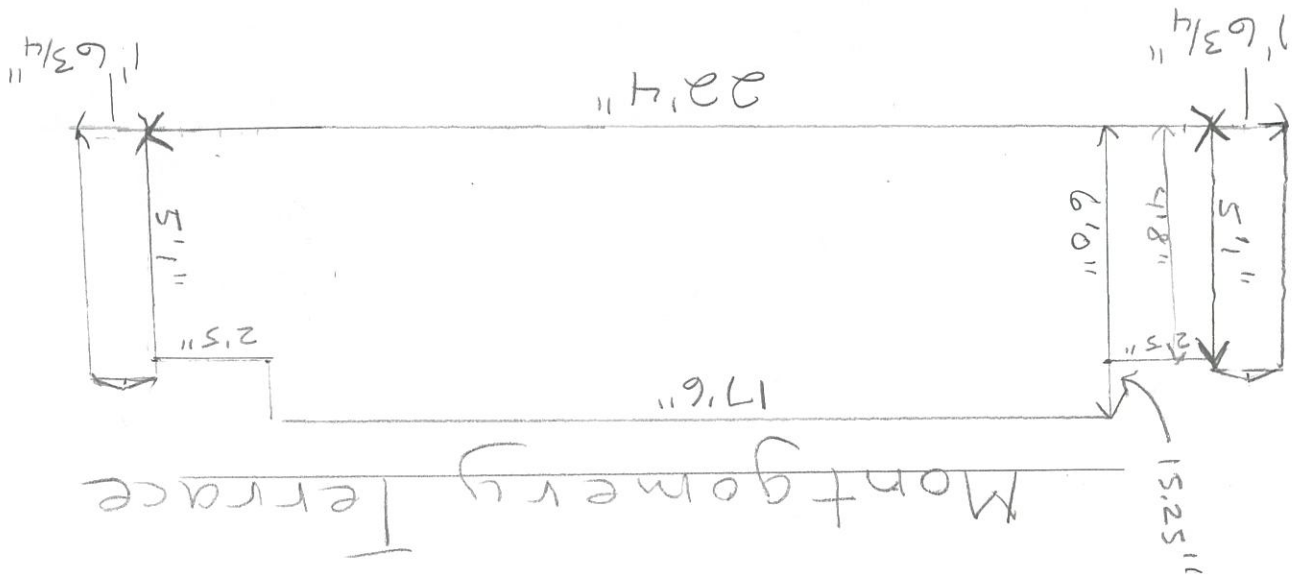
*Montgomery  
Service*





Montgomery Terrace

1/4" = 1'



Approximately 143.3 sq. ft total area



































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

---

Case File Number:	BOA Case No. 2016-471-BOA
Initial Hearing Date:	December 6, 2016
Date of Report:	November 23, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name:	Brent Herman
Location of Property:	112 Castle Drive, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front yard setback

---

**OVERVIEW**

The applicant constructed an “after the fact” detached carport in the front of his home relying on the contractor of said carport “Carolina Carport” to do what was required in accordance to the rules and regulations of the parish. Unfortunately, the contractor constructed the carport without first checking and obtaining a permit from the parish (see narrative attached from the applicant).

---

**STAFF COMMENTS**

Although the staff understands that the applicant put his faith in the contractor to build the carport in accordance to parish code, he should have took in upon himself to contact the parish to ensure that the proper permits and code requirements for building would be adhered to; and for that reason, the staff does not support the variance request.

However, in the applicant’s defense, the parish has had problems with this contractor in the past, whom has constructing buildings for clients without obtaining the proper permits. Additionally, the neighbors on each side of his property that would be most affected by this structure have submitted letters of no objection.

---



BOA CASE NO. 2016-411-BoA (for office use only)

\*

PAYMENT MADE  
by credit card.  
\$500.00

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): Brent Herman

MAILING ADDRESS: 112 Castle Dr.

CITY/STATE/ZIP: Slidell, La 70458

PHONE NUMBER: 985-285-9827  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Residential  
112 Castle Dr. Slidell, La 70458 North Forest  
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:)

Request front yard setback An accessory bldg. from  
40' required to approximately 12' 10" requested.

Brent Herman  
SIGNATURE OF OWNER/APPLICANT

11-1-16  
DATE OF APPLICATION



Date : 11-1-16

From : Brent Herman

112 Castle Drive, Slidell, La. 70458

I am writing this letter to explain what had happened. I found Carolina Carport online and contracted with them to build me a carport in my driveway . I purchased carport to match my home and had to wait over two months before they came out to build carport. I live outside of city limits and it never occurred to me to get a permit for something like this. Carolina Carport did the entire job but they never once mentioned anything about having to get a permit. It was never discussed at all. I never had anything built before , so I did not know about a permit. I was totally shocked when I found out that a permit was required. I am told by the Parish that Carolina Carport should have pulled the necessary permit before hand ,since they did the entire job. I am also told by parish that this has happened several times before by this company not pulling a permit and that the parish is serving legal documents to this very company.

I have saved my money for quite sometime to have this carporot built and I really do love it ! Carport is anchored down in 12 different spots on driveway. I pray and have faith that I will get to keep it. Just to mention, we have not had an active Home Owner Association since before Katrina in my neighborhood. I have letters from both my neighbors on either side of me and across the street stating they don't mine my carport in my driveway and have no issues with it. Someone has to be crazy to make any deal out of this carport in driveway. I have watched my neighborhood decline over the years due to many reasons but I have stayed and always tried to improve my property anyway I can to keep property nice as possible. Again, I hope you understand my financial investment and work with me to keep my carport.

*Thanks & God Bless*

*Brent Herman*



100 R.T.H. QUEEN'S DRIVE

LOT 149

LOT 226

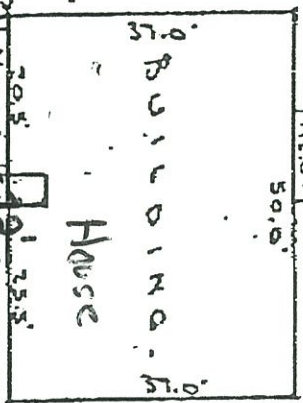
LOT 227

120.0'

LOT 225

LOTS 224-220

EDGE OF PHASE 2



120.0'

60.0'

50.0' BUILDING SETBACK LINE

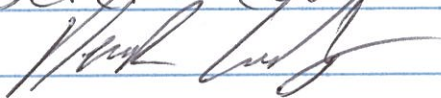
10' UTILITY EASEMENT

275.0'



10-3-16

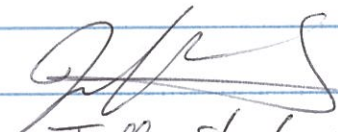
I Derek Jay Cody live at 111 Castle Dr. Slidell, LA. am Brents neighbor. Regarding the carport in his driveway I have no complaints, with it being there.

Derek Cody 616-502-2498  




10/3/16

My name is Jeff Stanley, I live at 110  
Castle Dr., next door to Mr. Herman. I  
am fine with the structure in front  
of his house for protecting his boat. If  
you have any questions you can contact me  
at 985-285-8447.

  
Jeff Stanley



10-3-16

To Whom it may concern, I think that  
the boat looks a lot better since that cover  
has been made for it. Thanks Jeanne Kirkland  
Car Port for the boat 114 Castle Dr. 985-774-5177



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

---

Case File Number:	BOA Case No. 2016-477-BOA
Initial Hearing Date:	December 6, 2016
Date of Report:	November 23, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name:	John Clancy
Location of Property:	45167 Tanglewood Drive, Hammond, Louisiana
Zoning of Property:	A-2 Suburban
Variance(s) Requested:	Building length & setback from pond

---

**OVERVIEW**

The applicant came before this board before back in August of 2015 and received variances from the parish for the building length for an accessory building and 25' setback requirement from the pond (BOA Cases 15-08-024 & 15-08-025). And the only reason that the applicant is coming back before the board is due to the fact that said variances have expired since that applicant has acted upon the variances granted for over a year.

---

**STAFF COMMENTS**

The staff has no objections to the board reinstating the variances that were granted to the applicant back in August of 2015.

---



BOA CASE NO. 2016-477-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 P. Clancy

MAILING ADDRESS: 45167 Tanglewood Dr.

CITY/STATE/ZIP: Hanmond, LA. 70401

PHONE NUMBER: 225-567-9265 985-507-2081  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 SUBURBAN  
59556 ÷ 59568 West 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 BUILDING SIZE ÷ POND SET BACK  
(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 MAX BUILDING SIZE OF 50'x50' TO 65'x75'

\* WAIVER OF THE REG. 25' SET BACK ALONG SIDE PROP. LINES

  
SIGNATURE OF OWNER/APPLICANT

10/24/16  
DATE OF APPLICATION



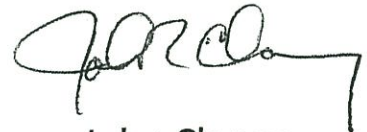
## Summary of Request for Pond Variance

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.

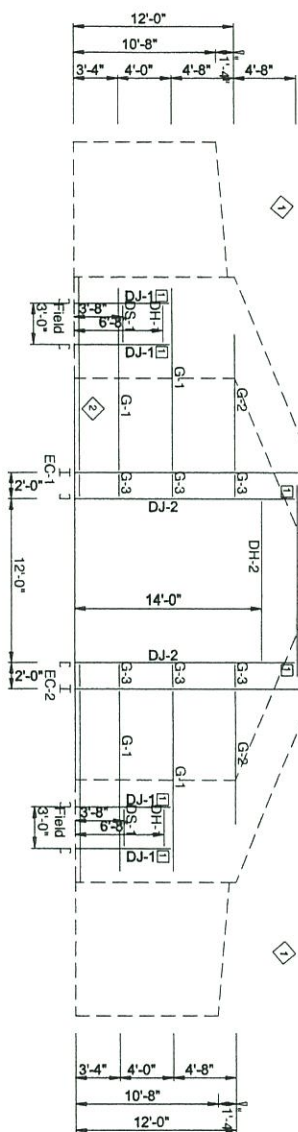
Thank you for your time and consideration.

Sincerely

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

John Clancy






MEMBER TABLE		
FRAME LINE 2		
CALC	PART	LENGTH
EC10	WBX10	16'-5.5/8"
EC-2	WBX10	16'-5.5/8"
DL1	BX25C16	7'-0"
DL2	BX25C16	16'-5"
DL3	BX25C16	2'-11 1/2"
DH-2	BX25C16	11'-11 1/2"
DS-1	BX25C6	2'-11 1/2"
G-1	BX25Z16	12'-4.3/8"
G-2	BX25Z16	9'-11 1/4"
G-3	BX25Z16	1'-3"
G-4	BX25Z16	14'-2.3/4"

TRIM TABLE		
C/D	MARK	LENGTH
4	SGR	16-2*
5	BE	10-2*
6	GREND	9*
7	JT	10-2*
8	BDN	10-2*
9	OC	10-2*
10	SGR	10-2*
11	PB	1-4*
12	DI-8	10-2*
13	FT	10-2*
14	FT	10-2*
15	JC	10-2*
16	DI-8	16-2*
17	JT	16-2*
18	JC	13-2*

ANGLE TABLE		
FRAME LINE 2		
OID	MARK	LENGTH
1	L2X416	SCRAP
2	L2X414	20'-0"
3	L2X416	20'-0"

CONNECTION PLATES FRAME LINE 2	
<input type="checkbox"/> ID	MARK/PART
1	CL-11

JOB ID: C3565-15		DATE: 6/19/15	
PROJECT		CUSTOMER	
		JOHN CLANCEY	
PROJECT ADDRESS		CUSTOMER ADDRESS	
		DRAFT:	
		SHEET: OF:	
		CHECK:	



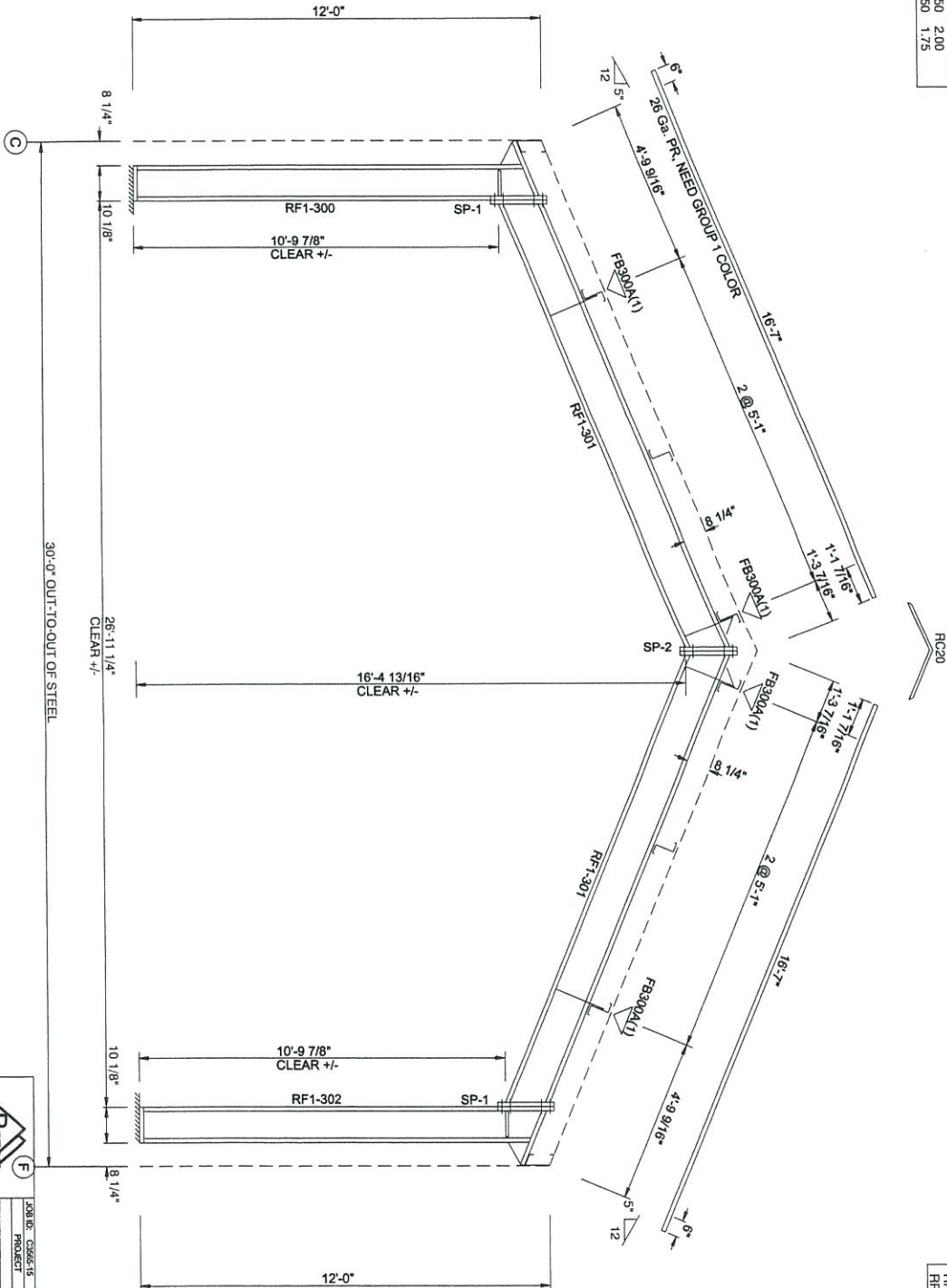
**Reed's Metals Inc.**  
1-800-561-1446

Reed's Metals Inc			
PROJECT	ENDWALL FRAMING		
ID	C3565-15	DRAFT:	CHECK:
PROJECT ADDRESS	DATE: 6/19/15	SHEET	OF



SPlice Bolt Table							
	Qty						
Mark	Top	Bot	Int	Type	Dia	Length	
SP-1	4	4	0	A325	0.750	2.00	
SP-2	4	4	0	A325	0.750	1.75	

FLANGE BRACES: Both Sides (U.N.)  
FB300A(1)  
A - L2X15X12



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

RIGID FRAME ELEVATION: FRAME LINE 1

PROJECT			
ID	C3565-15	DESIGN:	DRAFT:
PROJECT ADDRESS		DATE: 6/19/15	SHEET OF



Reed's Metals Inc			
JOB NO: C3565-15	PROJECT: RIGID FRAME ELEVATION	DATE: 6/19/15	DESIGN: DRAFT:
PROJECT ADDRESS	CUSTOMER ADDRESS	DATE: 6/19/15	SHEET OF



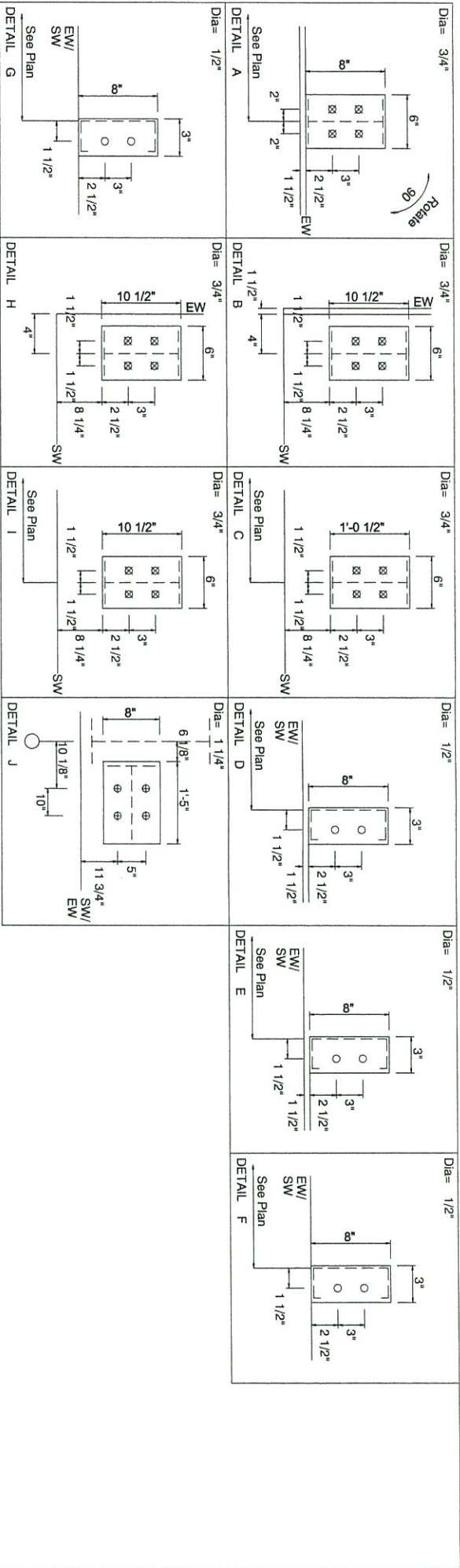


**PREP'S  
METALS, INC.**  
1-800-621-4445

### ANCHOR BOLT PLAN

Reed's Metals Inc			
PROJECT	ANCHOR BOLT PLAN		
ID	C3665-15	DESIGN:	DRAFT:
PROJECT ADDRESS		DATE: 6/19/15	CHECK: SHEET OF





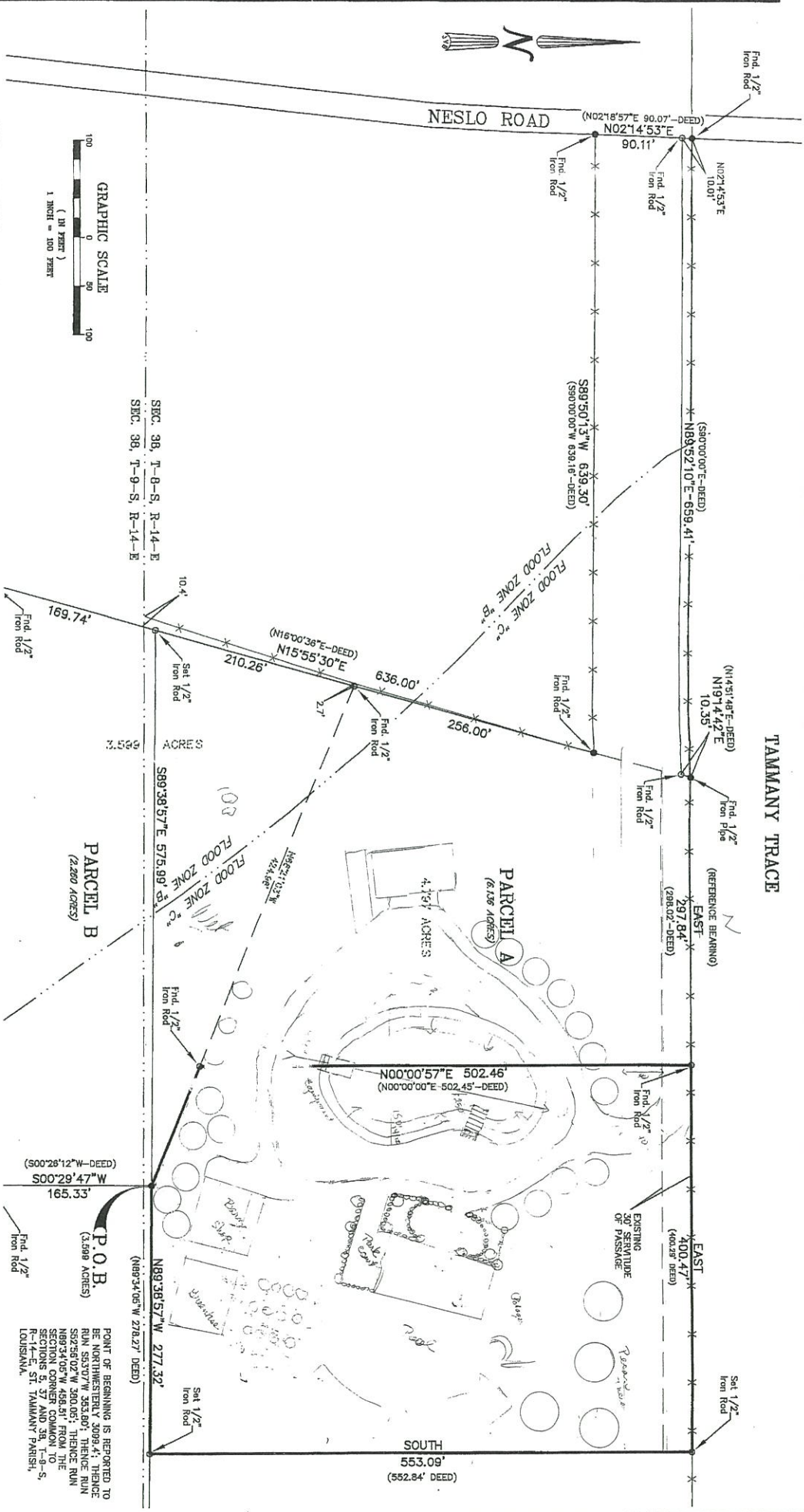
# GENERAL NOTES

1. FOUNDATION DESIGN AND CONSTRUCTION ARE NOT THE RESPONSIBILITY OF REED'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.

		<p>208 50' C3565-15</p>		<p>CUSTOMER</p>		<p>DATE: 6/19/15</p>	
<p>PROJECT</p>		<p>PROJECT ADDRESS</p>		<p>CUSTOMER ADDRESS</p>		<p>DESIGN: 6/19/15</p>	
<p>ID</p>		<p>C3565-15</p>		<p>DRAFT: 6/19/15</p>		<p>CHECK: 6/19/15</p>	
<p>PROJECT ADDRESS</p>		<p>ANCHOR BOLT DETAILS</p>		<p>SHEET 1 OF 1</p>		<p>DATE: 6/19/15</p>	



TAMMANY TRACE



SCALE: 1" = 100'

DATE: 9/5/14

DRAWN BY: JDL

CHECKED BY: RMK

DWG. NO: 20140621

SHEET 1 OF 1

I certify that this plot does represent an actual survey of the land shown hereon, and that my knowledge of the property lines, except as shown, is based on the survey of the land shown hereon. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown hereon are not necessarily exclusive. The survey has not been performed by this office or abstract.

A SURVEY MAP OF A 5.006 ACRE PARCEL OF LAND IN SECTION 38, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

BLAINE CLANCEY

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortell Highway  
Sibley, Louisiana 70458  
E-mail: jvb@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

SEAN M. BURKES  
REG. NO. 4785  
RECEIVED

LA REG. NO. 4785



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

---

Case File Number:	BOA Case No. 2016-478-BOA
Initial Hearing Date:	December 6, 2016
Date of Report:	November 23, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name:	JPB Northshore Reality, L.L.C.
Location of Property:	Intersection of Pinnacle Parkway and Westshore Drive, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial
Variance(s) Requested:	Reduction of plantings and monument sign size and height

---

**OVERVIEW**

The applicant is requesting variances for the property that will be the future home of a Mercedes Benz car dealership.

The first variance is related to the reduction in the number of Class A and B trees within the northern, western and southern landscape buffers, collectively from 41 Class A trees required to 28 requested, and 57 Class B trees required to 24 requested. However, it should be noted that the applicant is proposing to plant some of the trees absent from the buffers elsewhere on the property and to provide mitigation payment to the parish's tree mitigation bank for the rest of the trees not provided onsite (see narrative attached for specifics of the applicant's proposals).

The second related request is to relocate one Class A tree required for the interior parking island (labeled on the plan as "A") to parking island "B".

Lastly, the applicant is requesting variances for the monument sign from 32 square feet permitted to 89.3 square feet requested and height from 9' feet permitted to 89.5' feet requested.

---

**STAFF COMMENTS**

Relative to the landscaping variances, the plan as proposed does comply with most of the landscape standards from the original Conditional Use Permit approved by the Zoning Commission for the original Nord du Lac/Colonial Pinnacle project. However, due to the



comprehensive re-zoning which occurred back in 2007, that removed most the CUP's from the Zoning Ordinance, those standards are no longer applicable.

Insofar as the current landscaping standards, the staff supports the variance requested relative to trees/landscaping as a maximum variance but would like to be able to continue to work with the applicant on the amounts and locations of the plantings in order to allow for a comprehensive site design that could both improve the aesthetics of the project and increase the visibility of the product at the intersection and most importantly from Interstate 12.

Mitigation for the trees not planted elsewhere on the property would involve payment into the Parish's Tree Mitigation Bank. These funds will be targeted to be used in the landscaping of the proposed Parish constructed road to be located on the northern boundary of the subject property.

The applicant is also requesting that a single monument style pylon sign be permitted in lieu of the three signs that are permitted by right on the property since it is bordered by three streets, and which would provide the applicant with a collective total of 96 square feet. Additionally, the requested height increase also seems reasonable based on the visibility issue.

Therefore, based on the above comments, the staff recommends approval of the sign variance subject to a deed restriction to prohibit the placement of any other monument signs on the Westshore Drive and the future Parish Road to the north. Furthermore, this variance is consistent with previous approvals of both River Chase and Nord du Lac/Colonial Pinnacle projects.

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BOA CASE NO. 2016-478-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):** JPB Northshore Reality, LLC - Gregory T. Baranco

MAILING ADDRESS: 2799 Piedmont Road

**CITY/STATE/ZIP:** Atlanta, Georgia

**PHONE NUMBER:** 404-846-3500 404-444-6258  
(Home Phone #) (Cell Phone #)

**PROPERTY LOCATION FOR VARIANCE REQUESTED:**    **ZONING:**    HC-3

Pinnacle Parkway at Westshore Drive	Covington	LA	Nord-Du-Lac
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:)*

Request to reduce the required number of Class A and Class B trees in the northern, western and southern landscape buffers and pay into the mitigation bank.

Request to increase the height and square footage of the monument sign.

Request to relocate the Class A tree from Interior Island A to Interior Island B.

*Don Yip*  
SIGNATURE OF OWNER/APPLICANT

11-9-16  
DATE OF APPLICATION





## TURNING IDEAS INTO REALITY

November 9, 2016

Mr. Sidney Fontenot  
St. Tammany Parish Planning  
P.O. Box 628  
Covington, LA 70433

Re: Board of Adjustment Variance Application  
Mercedes Benz Covington  
St. Tammany Parish, LA

Dear Sidney,

Attached please find a variance application for six variances to the St. Tammany Parish Development code as requested by Mercedes Benz. As per our recent meetings, these variances are being sought, specific to the Mercedes Benz use and corporate needs. The variances are more specifically outlined as follows:

1) Signage

- a. Request to increase the total allowable square footage for a monument sign from 32 sf to 89.5 sf. The Mercedes Benz Dealership fronts on 3 public streets thus they can have 3 - 9' tall monument signs with a total of 32 sf of sign space per sign location (96 sf total). Mercedes is proposing to install only 1 midrise Mercedes sign as shown on the conceptual site plan in lieu of the 3 signs that would be allowed on this project. The total square footage of the proposed sign is 89.5 sf, which is 6.5 sf less than the allowable 96 sf.
- b. Request to increase the maximum sign height from 9' to 17'-6" tall. The Mercedes Benz site has 349' of frontage along the I-12 service road (Pinnacle Parkway), though the southernmost property line is 540' north of I-12. When approaching the site traveling west along I-12, motorists encounter an elevated bridge crossing the Tchefuncte River. When coming down the backside of the bridge it could be problematic to see a 9' monument sign from that distance. A 17'-6" pylon sign would allow motorists better visibility when crossing the high point of the interstate bridge.

A full color rendering of the sign is attached hereto and this meets Mercedes very specific corporate criteria sign design. The proposed sign is certainly not their largest prototype, but still provides them with reasonable interstate exposure.

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### PROJECT MANAGEMENT • BROKERAGE • PROPERTY MANAGEMENT

109 New Camellia Boulevard, Suite 100 • Covington, Louisiana 70433 • 985-792-7385 • Fax 985-792-4392



## 2) Landscape Buffers

The landscape plan included in this application indicates that Mercedes Benz Dealership is deficient in a number of trees located in the street landscape buffers located along the northern, western, and southern property lines. Mercedes is requesting a reduction in the amount of perimeter trees on the site for the dual purpose of providing effective perimeter landscape planting area and also fully utilizing their valuable interstate visibility. They also believe the trees that are shown on the proposed landscape plan will perform better with more growing space. Please note that the number of trees located in the interior landscape islands is over and above the required number and therefore the interior parking is exceeding the minimum landscape requirements. However, along the perimeter of the site there is inefficient room to effectively plant the required number of trees to grow and mature while also maintaining visibility to the site. Therefore, Mercedes is proposing two mitigation measures: 1) they are granting a 25' Utility, Sidewalk and Landscape Servitude along the northern property line at the request of the parish to accommodate additional landscaping in conjunction with the Performing Arts Center Blvd entrance to be constructed in the future and 2) they are planning to contribute to the St. Tammany Parish Tree Bank for any trees not planted along the perimeter street landscape buffers. To account for the loss of the following trees, Mercedes proposed the following:

- a. Request to reduce the required number of Class A trees from 25 to 19 (10 provided and 9 planted elsewhere) and Class B trees from 25 to 12 in the northern landscape buffer (along the Un-Named Road) and pay into the tree mitigation bank.
- b. Request to reduce the required number of Class B trees from 16 to 0 in the western landscape buffer (along Westshore Drive) and pay into the tree mitigation bank. The proposed landscape plan provides 15 Class A Trees and 1 Class A Tree being planted elsewhere, meeting the required 16 Class A Trees.
- c. There is an existing 30" Live Oak Tree that has been evaluated in the field and assessed a Grade C due the fact that it is currently dying. However, per St. Tammany Ordinance any live oak receiving a Grade C shall be mitigated at 50%. Therefore, Mercedes Benz is requesting to reduce the required number of Class A trees from 16 to 9 and Class B trees from 16 to 12 in the southern landscape buffer (along Pinnacle Parkway) and pay into the tree mitigation bank. This request also takes into account the removal of the removal of the 30" Live Oak and 8-6" Leyland Cypress.

The trees called out as being "Planted Elsewhere" are the additional trees being planted in the interior landscape islands.

## 3) Interior Landscape Island

- a. Request to relocate the Class A tree from Interior Island A to Interior Island B. The planting of a Class A tree in Interior Island A would block critical building signage on the southeast corner of the building.



Please review this letter, the attachments, and application and advise if you have any questions or comments. We would sincerely appreciate the support of St. Tammany Planning staff and administration when going before the BOA on December 6, 2016.

Thank you and your team for their input and we look forward to the opening of this St. Tammany's first high end international automotive dealership.

Sincerely,

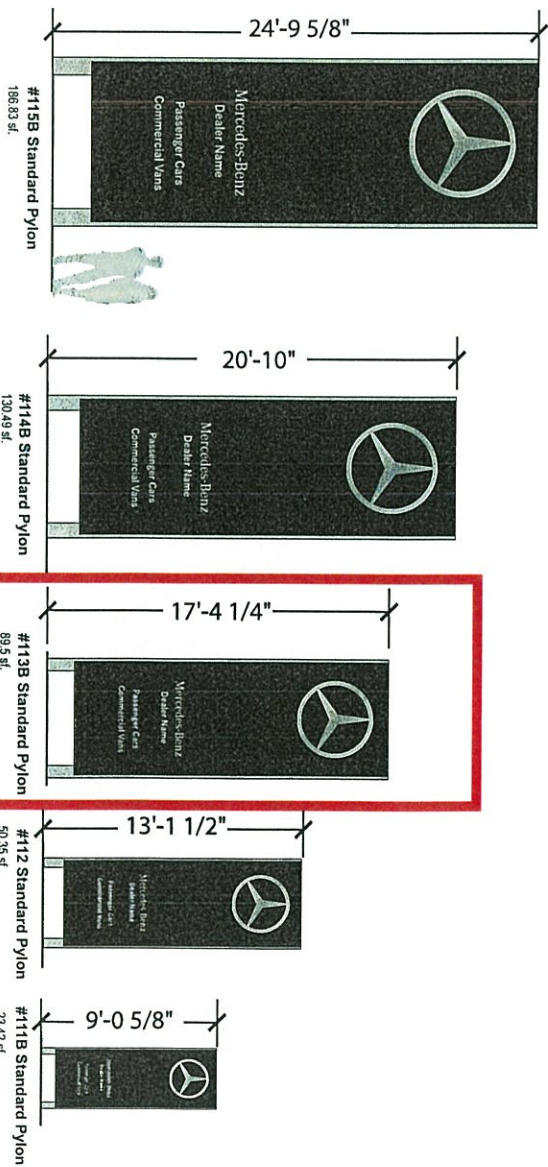
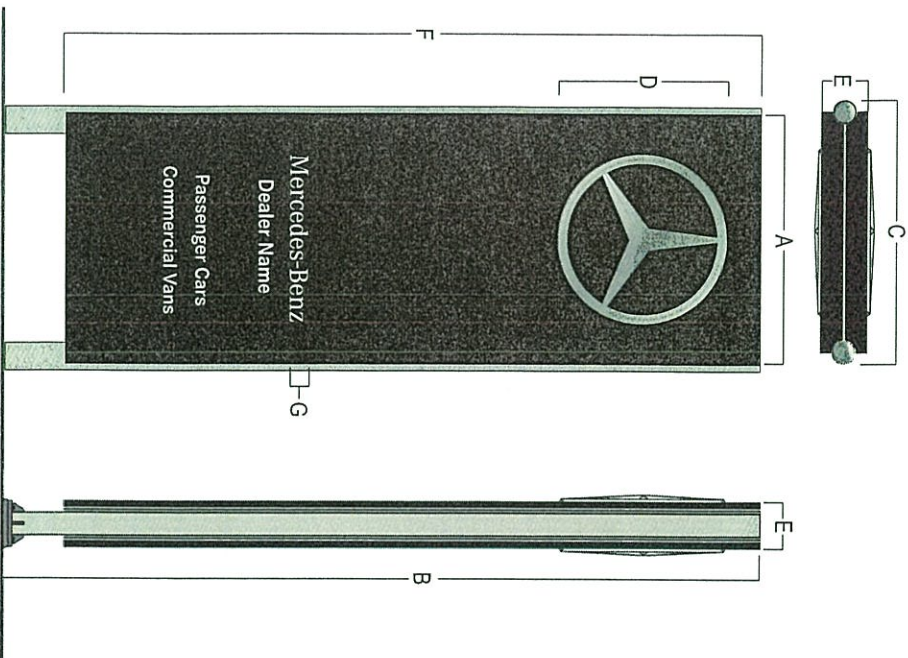
Michael J. Saucier  
President





Mercedes-Benz

## Standard Pylon with Commercial Vans graphics



Model No.	Dimensions						Square Footage
	A	B	C	D	E	F	
111B	2'-10 1/2"	9'-0 5/8"	3'-0 1/4"	1'-11 1/4"	7 3/4"	8'-1 3/4"	23.42
112B	4'-2 7/8"	13'-1 1/2"	4'-5 11/16"	2'-10 1/4"	11 1/2"	11'-10 1/2"	50.35
113B	5'-7 1/2"	17'-4 1/4"	5'-10 13/16"	3'-9 11/16"	1'-0 13/16"	15'-10 15/16"	89.5
114B	6'-9 7/8"	20'-10"	4'-7 1/2"	4'-7 1/2"	1'-2 11/16"	19'-1 1/2"	130.49
115B	8'-2 3/16"	24'-9 5/8"	8'-7 5/16"	5'-6"	1'-8 1/16"	22'-10"	186.83



