

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
DECEMBER 7, 2021 – 2PM
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA**

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

APPROVAL OF THE NOVEMBER 9, 2021 MINUTES

PUBLIC HEARINGS

1- BOA CASE NO.2021-2576-BOA

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required rear yard setback from 10 feet to 1 foot to allow for an addition to the single family residence.

The property is located: 28 Wax Myrtle Lane, Covington, Louisiana

Applicant & Representative: Calvin & Nicholle Klein

2- BOA CASE NO. 2021-2617-BOA

Request by applicant in an A-1 Suburban Zoning District for an after the fact variance to allow for the completion of an accessory structure and request to:

- increase the maximum allowable length of an accessory structure from 50 feet to 100 feet
- increase the maximum allowable width of an accessory structure from 50 feet to 72 feet
- increase the maximum allowed height from 20 feet to 34 feet
- allow for the construction of an accessory structure within the front yard
- allow for an accessory building larger and higher than the existing single family residence

The property is located: 11834 Tantela Ranch Road, Covington

Owner & Representative: John & Brandi LaBruzzo

3- BOA CASE NO. 2021-2622-BOA

Request by applicant in an A-2 Suburban Zoning District to reduce the required south side no cut buffer from 50 feet to 20 feet for a length of 170 feet to allow for the placement of a driveway.

The property is located: 188 Perrilloux Road, Madisonville, Louisiana

Owner & Representative: William Treas

4- BOA CASE NO. 2021-2624-BOA

Request by applicant in a CBF-1 Community Based Facilities Zoning District to:

- Allow for a building exceeding 500 square feet within 200 feet of a residentially zoned property/78 feet from the south property line.
- Allow for a building exceeding 500 square feet within 200 feet of a residentially zoned property/181 feet from the north property line.
- Allow for a building exceeding 500 square feet within 200 feet of a residentially zoned property/52 feet from the west property line.
- Waiver of the required 8 foot opaque fence on the south, east and west sides.

The property is located: 19516 Sunshine Avenue, Covington

Applicant & Representative: Northshore Bible Church

5- BOA CASE NO. 2021-2625-BOA

Request by applicant in an A-4 Single Family Residential Zoning District for an after the fact waiver to allow for the driveway concrete paving to remain within 5 feet of the property line

The property is located: 3006 Mountain Court, Mandeville, Louisiana

Applicant: Britt & Kathy Hinshaw

Representative: Boles Construction, LLC – Ricky Boles

6- BOA Case No. 2021-2626-BOA

Request by an applicant in a HC-2 Highway Commercial Zoning District for a:

- Reduction of the required street planting area from 20 feet to 15 feet along Thelma Lane
- Reduction of the required street planting area from 20 feet to 15 feet along Third Street
- Reduction of the required street planting area from 20 feet to 15 feet along Vivian Street.
- Reduction of the required setback on the south side of the property from 10 feet to 5 feet.
- Waiver of the required 10 foot planting area and required number of Class A & Class B trees along the south side of the property

The property is located: West side of Thelma Street, Covington, Louisiana

Applicant: JJH Construction Company, LLC Rob Hazard, Jr.

Representative: Jeffrey Shoen

7- BOA CASE NO. 2021-2637-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District for a waiver of the required street planting area on the north side of the property and the required number of Class A & Class B trees and shrubs to allow for the addition of a second drive thru lane.

The property is located: 1270 N. Highway 190, Covington, Louisiana

Applicant: Raising Canes - LuAron Foster

Representative: Angel Robinson

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING NOVEMBER 9, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The November 9, 2021 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Vice Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Brookter, Mrs. Thomas, Mr. Ballantine, Mr. Daly, Mr. Blache, Mr. Spies.

ABSENT: N/A

STAFF PRESENT: Mr. Liner, Mrs. Lambert, Mrs. Couvillon, Mrs. Cook.

ELECTION OF OFFICERS

Motion by Mrs. Thomas and seconded by Mr. Blache to nominate Mr. Ballantine as Chairman for the Board of Adjustment

MOTION CARRIES UNANIMOUSLY

Motion by Mr. Ballantine and seconded by Mr. Brookter to nominate Mrs. Thomas as Vice-Chairman for the Board of Adjustment

MOTION CARRIES UNANIMOUSLY

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Blache to accept the October 5, 2021 minutes.

MOTION CARRIES UNANIMOUSLY

1- BOA CASE NO.2021-2573-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to waive the required 5-foot rear yard setback for a pool.

The property is located: 14089 S. Lakeshore Drive, Covington, Louisiana

(Mrs. Lambert read the staff report into the record...)

Matthew B. Champagne: The request is a hardship more than a personal preference. Going back to the 80's, the 39 feet of land behind residence has been used as backyard and there was also previous construction on part of the land. Adjacent neighbor requested similar variance in the past to build residence. Requesting to build 13 feet across which is 20 feet behind my house. No objection letter provided from adjacent neighbor. Note that there will never be any neighbor in the rear due to the presence of the lake. Relying on research done and survey, pool builder gave

estimate for pool. The cost of the pool will increase if the variance is not approved. Pool should not be built up to the property line if there would be an abutting neighbor in the rear. If the request would be to build the pool up to the bulkhead, it would eventually push into the bulkhead and create damage/pool would end up in the lake. Ask the Board to approve as requested.

Mr. Blache: Does the survey shows 19 feet of common area for the Lake Ramsey Subdivision?

Matthew B. Champagne: It is not a servitude or a common area. It is a mystery as to who owns it. Prescription applies. When subdivision was constructed, it was a gravel pit. Provides additional information regarding the 19 feet in question. Did lots of research through previous survey. Purchased land shown on the survey. Remaining portion is part of the property, part of backyard.

Motion by Mrs. Thomas and seconded by Mr. Brookter to approve the variance as requested.

MOTION CARRIES UNANIMOUSLY

2- BOA CASE NO. 2021-2574-BOA

Request by applicant in an HC-3 Highway Commercial District to appeal the decision made by Parish Officials that an existing sign has lost its legal nonconforming status due to the sign being abandoned for a period of more than 180 days, being altered to make the sign less in compliance with the requirements, and changing the sign face to differ from the original sign message. Additional variance requests: increase the maximum allowable square footage of a single occupancy sign from 32 square feet to 126 square feet, increase the maximum allowable height from 9 feet to 22 feet, and increase the maximum allowable changeable message sign dimensions from half of the sign face to the entire sign face.

The property is located: 1001 N. Highway 190, Covington

Owner: T, J & C Real Estate Holdings, LLC

Representative: Coogan & Coogan, Inc - Jerry Coogan

(Mrs. Cook read the staff report into the record...)

Jerry Coogan: Northpark Nissan is a business that has been in operation for 24 years. It has been located at 1001 Hwy 190 for the past 7 years. Seven administrative companies are operating from that address. Would like to have the proposed sign approved to advertise 3 businesses and modernize the sign.

Mr. Blache: Would the current ordinance allow for 50 % changeable message sign?

Mrs. Couvillon: Pole signs are no longer permitted in St. Tammany Parish. The pole sign is a legal non-conforming sign existing before 2007. It is allowed to remain as is and the sign portion itself could be change to a static sign. Cannot make a legal non-conforming sign more conforming. Making it a changeable sign would be make it even more non-conforming. Variance cannot be granted on a legal non-conforming sign.

Mr. Blache: Is the Board allowed to consider any type of variance request?

Mrs. Couvillion: Yes, a variance could be considered by the Board. Because current ordinance allows changeable message sign not exceeding 50%. Parish Government could challenge.

Mrs. Thomas: Non-conforming sign are present in other areas. Changeable message signs allowed in other jurisdictions. Sign could be kept as is or Board could consider granting variance to allow changeable message board not to exceed 50%.

Mrs. Couvillion: A variance cannot be granted on Legal non-conforming sign. If you vote in favor of the variance request, it will make it in compliance with the current ordinance.

Mr. Coogan: Meet with District Attorney's office. Board has the power to negotiate. Show picture of current sign. Refers to Gulf Coast property located across the street. 3 wall signs on building. Owner of building in question could have signage on each wall of the existing building. Could also apply for a permit for a monument sign with changeable message. Asking to use existing sign and changing it. Reducing the size of the sign to monument sign could create a safety hazard.

Mr. Daly: Alternative to code: 3 fascia signs and Multi-Tenant sign.

Mr. Brookter: Does the request to change the sign, would make it less in compliance with Parish guidelines?

Mr. Coogan: Request is to advertise the current businesses on existing sign instead of adding more signs to the site and add changeable message sign.

Mr. Blache: Noticed that there are too many signs along Veterans Hwy. Do not want Hwy 190 to become a cluster of signage. Ways to add changeable message to a sign instead of increasing number of signs. Allows to show where businesses are located.

Jerry Coogan: Changeable Message would meet requirements and hold for 8 seconds.

Mr. Daly: Cannot grant variance on non-conforming sign. Can we issue a variance on what is allowed?

Mrs. Couvillon: The Board can only grant variance to allow a changeable message sign not exceed 50% of the total sign square footage.

Jerry Coogan: Parish can negotiate trade off of 4 signs instead of 1 sign.

Mrs. Couvillion: Stand by legal opinion issued in regards to this case.

Motion by Mr. Blache and seconded by Mrs. Thomas to override the Parish Decision of Parish Official and allow applicant to add a changeable message sign not exceeding 50% of the total square footage of the existing sign.

MOTION CARRIED

4 yeas, Mr. Brookter, Mrs. Thomas, Mr. Blache, Mr. Ballantine
1 nay: Mr. Daly

3- BOA CASE NO. 2021-2575-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to reduce the required front setback from 25 feet to 6 feet to allow for the construction of a front porch with stairs.

The property is located: 220 Jacqueline Drive, Slidell, Louisiana

Owner & Representative: Charles David

(Mrs. Lambert read the staff report into the record...)

Cheryl David: Interior of the residence has been renovated. Existing stairs leading to the door currently access master bedroom. New stair case would protect the water well and will provide access through the front of the house. Would make the house more appealing. Describes the staircase: Stairs under the house, landing and up front. It is more appealing. Shows picture of other houses in the area that are similar.

Mr. Blache: Points out to Picture No. 2. How far is the house from the street?

Cheryl David: Porch to the right is approximately 12 to 14 feet from the blacktop road.

Mr. Blache: Similar requested presented to the Board in the past.

Mr. Brookter: Similar cases presented to the Board within the past 10 years.

Motion by Mr. Brookter seconded by Mrs. Thomas to approve the variance as requested.

MOTION CARRIES UNANIMOUSLY

4- BOA CASE NO. 2021-2578-BOA

Request by applicant in an E-4 Estate Zoning District to allow for the construction of an accessory structure within the front yard.

The property is located: North side of Bricker Road, being Parcel D-1, Covington, Louisiana

Applicant & Representative: Tom L. Sullivan, Jr.

(Mrs. Lambert read the staff report into the record...)

Tom L. Sullivan Jr.: Accessory building is for grand child with special need. Limited flat building area. More room for accessory building in the front. Want to avoid having to bring additional dirt to the site.

Mr. Blache: Did you consider placing the main residence in the front of the property?

Tom L. Sullivan Jr: Located the main residence in the rear to have a view on the river. Do not want to have accessory building in the rear. Want to preserve good building area for main residence.

Motion by Mr. Daly and seconded by Mr. Brookter to approve variance as requested.

MOTION CARRIED

4 yeas, Mr. Brookter, Mrs. Thomas, Mr. Daly, Mr. Ballantine
1 nay: Mr. Blache

5- BOA CASE NO. 2021-2581-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to reduce the required front yard setback from 30 feet to 25 feet to allow for the construction of a single-family residence. The property is located: 14324 S. Lakeshore Drive, Covington, Louisiana
Applicant & Representative: William Bruce & J. Renee Sofge

(Mrs. Lambert read the staff report into the record...)

William Bruce & J. Renee Sofge: Bought two lots and combined into one lot. Rear yard setback variance approved by Board. Plans were already completed when found out about front setback being 30 feet instead of 25 feet. Provides additional information regarding plans submitted.

Mr. Ballantine: If variance granted to 25 feet, will the house line up with the other houses on the street?

William Bruce & J. Renee Sofge: Yes, it will.

Mr. Ballantine: Do you have a no objection/approval letter from HOA?

William Bruce & J. Renee Sofge: No approval from HOA, only no objection letter from abutting neighbor.

Motion by Mr. Blache and seconded by Mrs. Thomas to approved the variance as requested.

MOTION CARRIES UNANIMOUSLY

6- BOA CASE NO. 2021-2582-BOA

Request by applicant in an A-4A Single Family Residential & A-2 Suburban Zoning Districts to reduce the required front yard setback from 25 feet to 20 feet and the rear yard setback from 24 feet to 20 feet as follow:

Square 2, Lots 1-10 : Front Setback 20ft.

Square 2, Lots 11-16: Front Setback 20 ft., Rear Setback 20 ft.

Square 3, Lots 1-16: Front Setback 20 ft., Rear Setback 20 ft.

Square 4, Lots 9-16: Front Setback 20 ft., Rear Setback 20 ft.

Square 10, Lots 11-14, 19: Front Setback 20 ft., Rear Setback 20 ft.

Square 11, Lots 1-6, 11-18: Front Setback 20 ft., Rear Setback 20 ft.

Square 12, Lots 1-16: Front Setback 20 ft., Rear Setback 20 ft.

The property is located: River Park Estates Phase 2 Subdivision, Covington, Louisiana

Applicant & Representative: River Park Estates, LLC

(Mrs. Lambert read the staff report into the record...)

Paul Mayronne: Representative for River Park Estates, LLC. Provides location of River Park Estate Phase 2. It is a subdivision of record. The subdivision plat was approved before the zoning and subdivision ordinances were in place. The subdivision is zoned A-2 and a small portion is zoned A-4A. Requesting to reduce the required front and rear setbacks. Considering the small size of the lot (60 X 120), smaller than the required 1 acre in A-2. Current setbacks are overly restrictive. If variance is granted it will allow the builder to construct larger homes. Granting the variance will not create a precedent due to the fact that the lot size/lots of record, do not meet the minimum requirements under the A-2 Zoning District. Also, it would not impact the adjacent neighbors.

Mr. Blache: There are some existing lots within River park and existing houses along other adjacent streets. Would the houses be similar in size? Would the setbacks for the existing houses be the same?

Paul Mayronne: The front and rear setbacks for the existing residences are 25 feet.

Mr. Daly: Could the property be rezoned?

Mrs. Lambert: Even if property rezoned it would not resolve setback issues, address the variance request.

Mr. Ballantine1: What is the size of the houses to be constructed?

Paul Mayronne: Average of 2500 square feet.

Mrs. Thomas: What will happen if the variance request is not granted?

Mrs. Lambert: The new constructions will have to meet the required setbacks.

Motion by Mrs. Thomas seconded by Mr. Brookter to grant the variance to reduce the required front and rear yard setbacks as requested for the lots in question.

MOTION CARRIED

4 yeas, Mr. Brookter, Mrs. Thomas, Mr. Daly, Mr. Ballantine
1 nay: Mr. Blache

7- BOA Case No. 2021-2588-BOA

Request by an applicant in an A-2 Suburban District to waive the required 25-foot setback for a pond on the southern rear property line for Parcel A-1 and the northern front property line for Parcel A-2.

The property is located: 515 Brewster Road and 519 Brewster Road, Madisonville, Louisiana
Applicant and Representative: Karin and Ervin Robinson, Jr. and Jennifer and John Martinez, Jr.

(Mrs. Lambert read the staff report into the record...)

Ervin Robinson, Jr. and John Martinez, Jr.: Request variance to allow for the pond to go over the property line. Agree to the stipulations on the staff report.

Mr. Blache: You agree to provide the maintenance agreement?

Ervin Robinson Jr. : Agree to provide the maintenance agreement.

Mr. Brookter: Will the pond improve the drainage?

Ervin Robinson Jr. : Drainage plan will be provided.

Motion by Mr. Daly seconded by Mr. Brookter to approve as requested with stipulations

MOTION CARRIES UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

Mr. Ballantine: Has a new Alternate Board member been appointed?

Mrs. Couvillion: Not at this time. The Alternate will be appointed by the Council.

Ross Liner: In order to better serve the public and taking into consideration staff's time, would the Board member take into consideration changing the time for the Board of Adjustment meeting? We suggest the First Tuesday of the month at 10AM.

Mrs. Thomas: I would object since I have another meeting until 12:30 on the first Tuesday of the month.

Mrs. Lambert: Consideration to move to the second Tuesday of the month.

Ross Liner: Proposal is only for consideration at this time.

ADJOURNMENT: Mr. Ballantine, CHAIRMAN

MOTION CARRIED UNANIMOUSLY

MR. TOM BALLANTINE, 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. 2021-2576-BOA
Initial Hearing Date:	12/07/2021
Date of Report:	11/29/2021

GENERAL INFORMATION

Applicant & Representative:	Calvin & Nicholle Klein
Location of Property:	28 Wax Myrtle Lane, Covington, Louisiana
Zoning of Property:	PUD Planned Unit Development Overlay
Variance(s) Requested:	Reduce required rear yard setback.

OVERVIEW

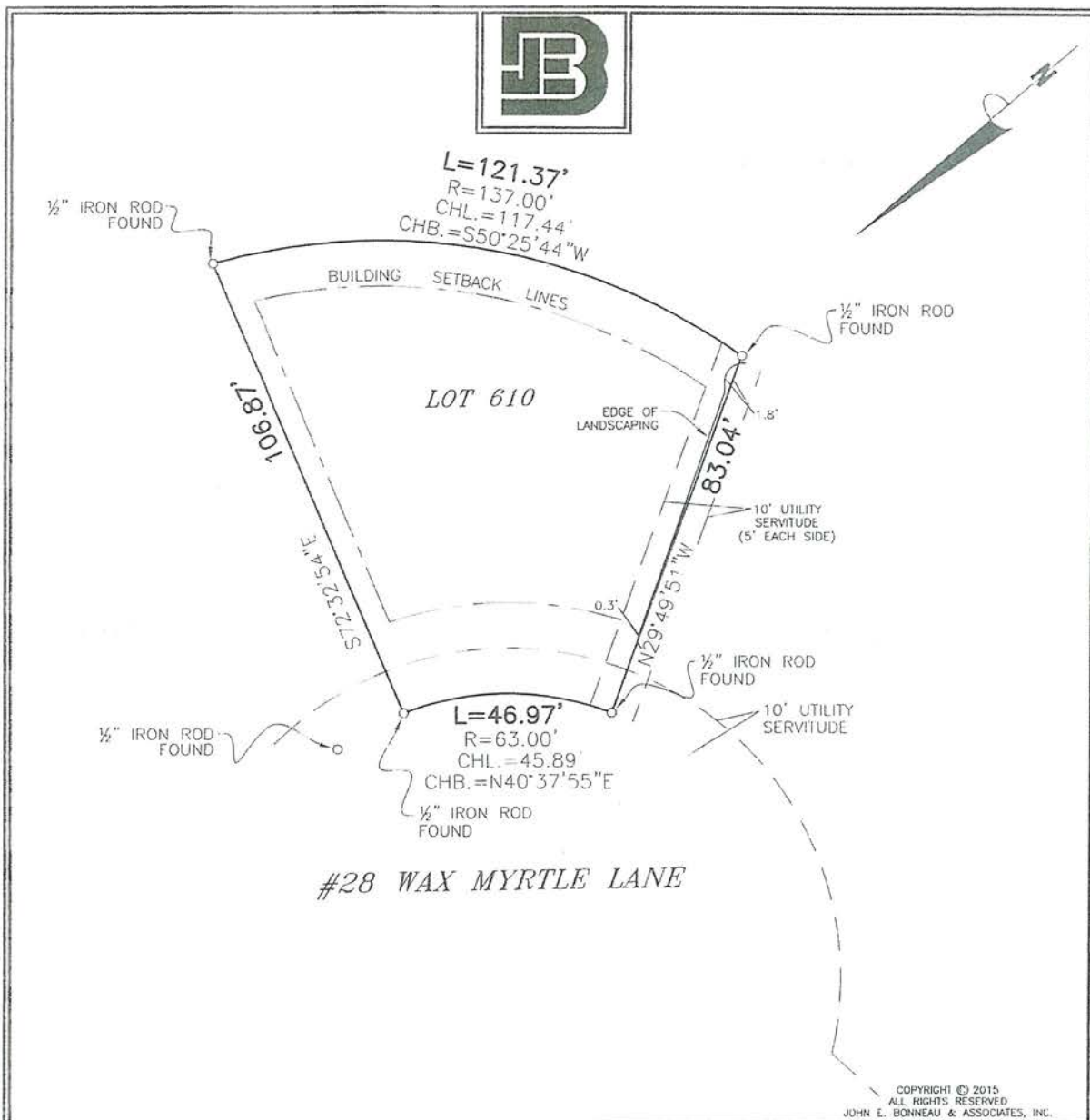
Request by applicant to reduce the required rear yard setback from 10 feet to 1 foot.

STAFF COMMENTS

According to the recorded PUD Subdivision Plat of Thefuncta Club Estates, Phase 2, all residential structures must be located 10 feet from the rear property line.

The objective of the request is to allow for the addition of a 304 square foot (38-foot-wide X 8-foot-deep) covered patio and outdoor kitchen to an existing single-family residence. While the addition will not have any effect on any abutting neighbor in the rear since the property is abutting the golf course, the requested variance is a personal preference rather than a property hardship.



**BUILDING SETBACKS:**

FRONT: 20'
SIDE: 5'
SIDE STREET: n/a
REAR: 10'

REFERENCE SURVEY:

The Recorded Subdivision Map.

BASIS FOR BEARINGS:

The Recorded Subdivision Map.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0220 C; Revised: APRIL 02, 1991

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY

SURVEY MAP OF
LOT 610, TCHEFUNCTA CLUB ESTATES, PHASE II
in
St. Tammany Parish, Louisiana
for
AFFORDABLE QUALITY CONSTRUCTION, INC.

Survey No. 2015 223
Date: MAY 11, 2015

Drawn by: SPH
Revised:

Scale: 1" = 30'

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

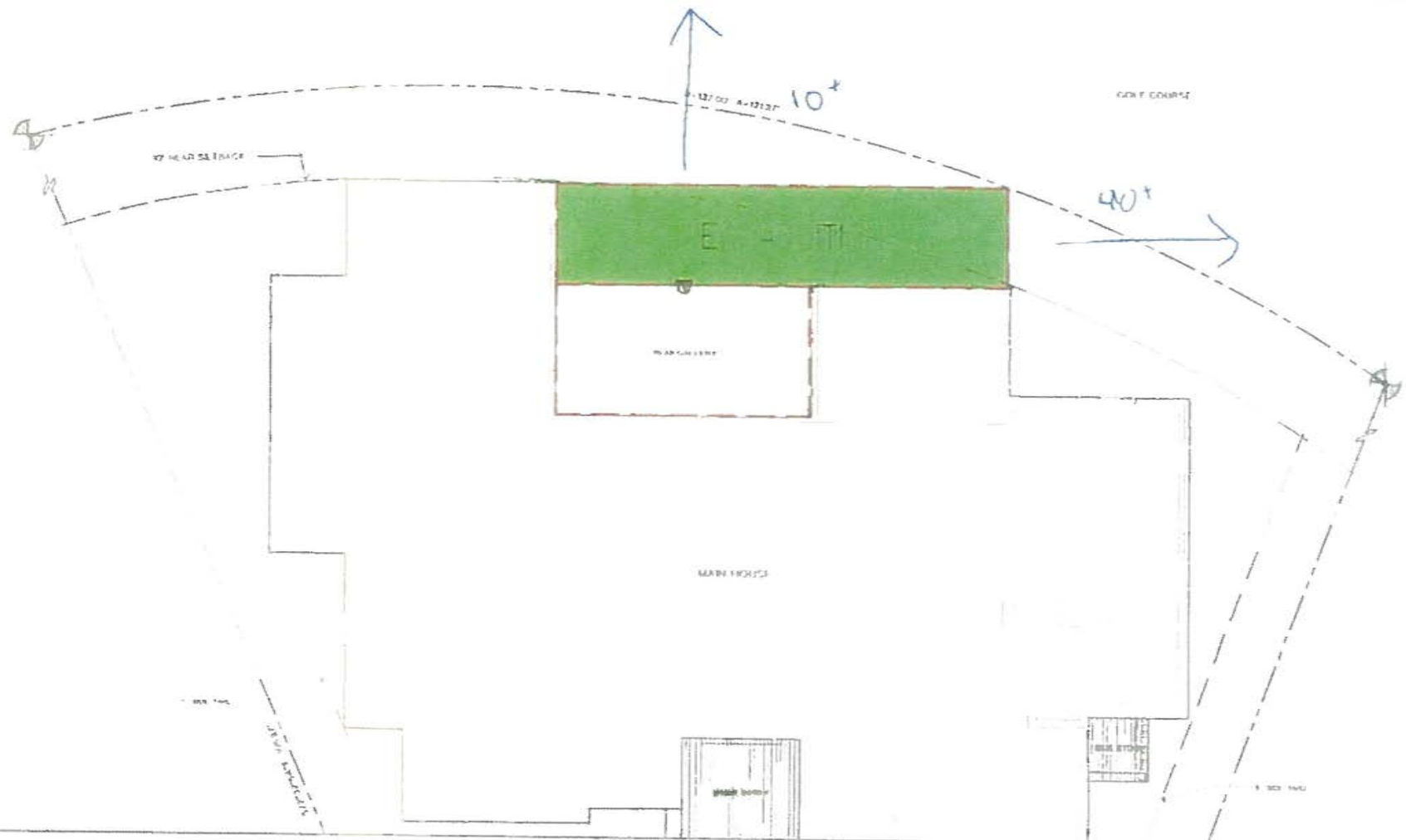
633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

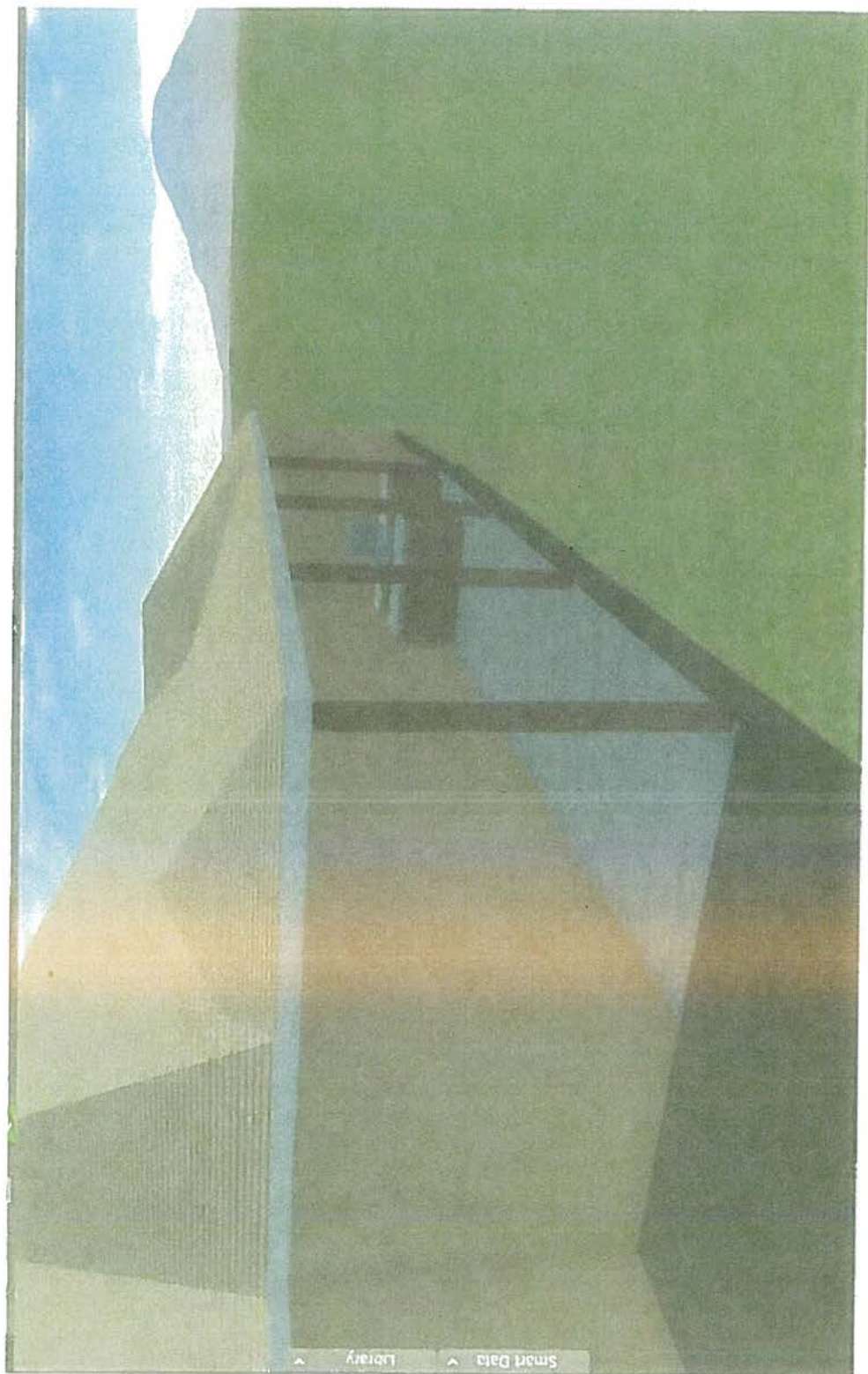
This Survey is Certified
True and Correct By

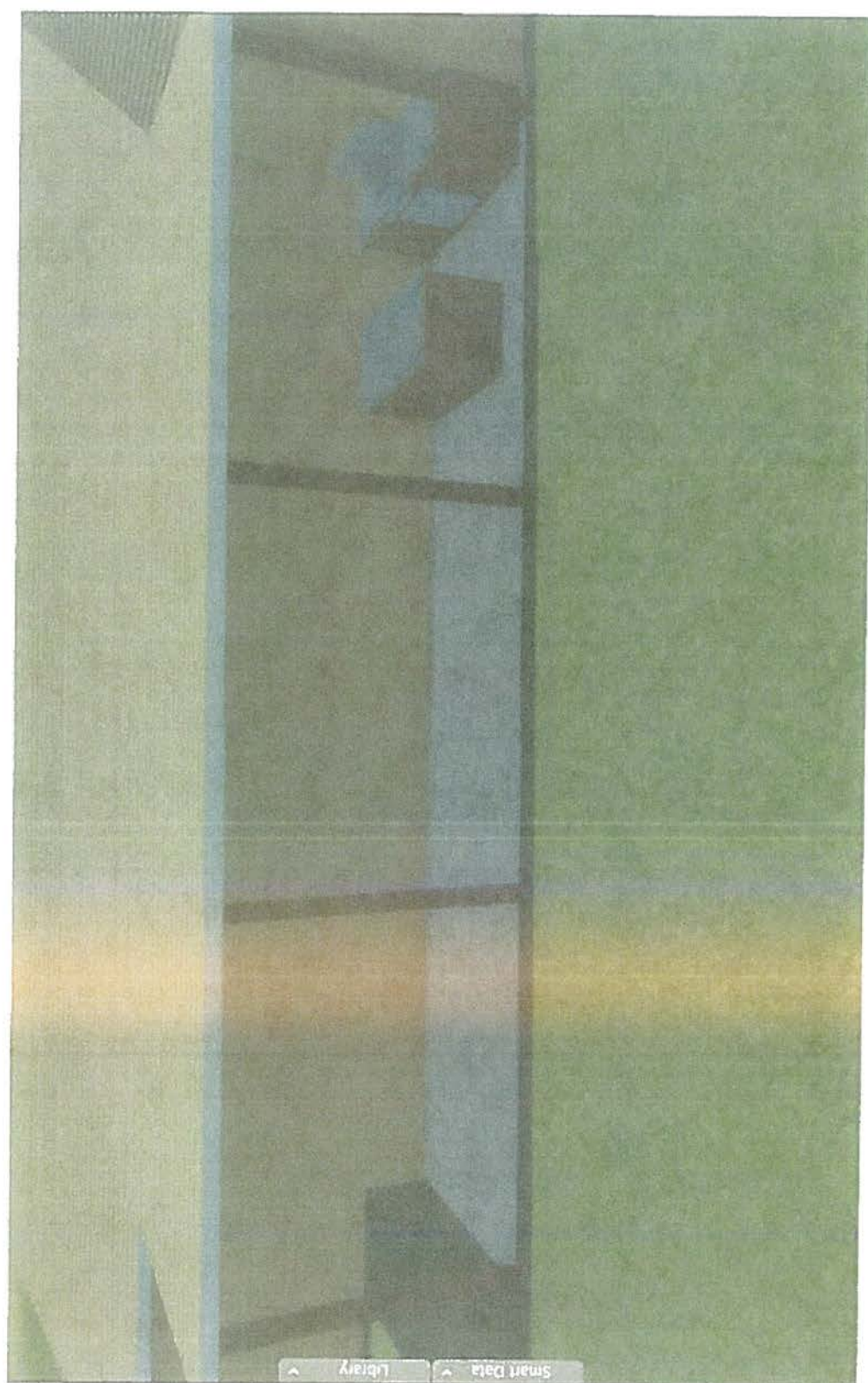
JOHN E. BONNEAU
License No. 4423
PROFESSIONAL
SURVEYOR

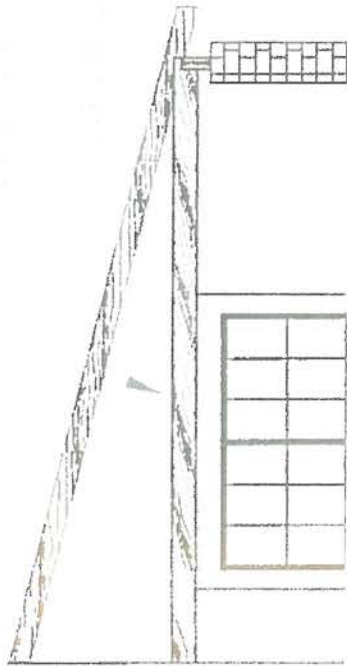
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

* Drainage not affected









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August 26, 2021

Calvin & Nicholle Klein
28 Wax Myrtle
Covington, LA 70433

Re: 28 Wax Myrtle Rd

Mr. & Mrs. Klein,

Thank you for submitting your plans for a new construction/other improvement to your property at 28 Wax Myrtle to the TCE Architectural Committee for approval.

The latest submission of plans for your property have been approved and accepted as of 08/26/2021 by the committee. The decision making involved in this process leaned on the recommendation from the Director of Agronomy and the golf chair on the Board of Governors. We have also considered the increased safety for your young children when spending time outside and the lack of golf playability in the proposed area, when choosing to grant this setback variance request. Enclosed, you have been provided a copy of the Tchefuncta Club Estates working hour orders. Please adhere to these guidelines for all work performed in Tchefuncta Club Estates.

Please contact the TCE Office at 985-892-4739, with any questions you may have regarding this or any other matter.

Regards,

Clyde Smalley
Tchefuncta Club Estates
Architectural Control Committee

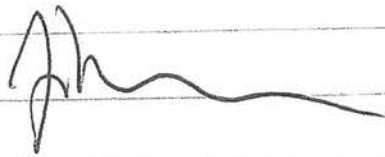
cs/ck

To whom this may concern,

I know and understand the
scope of the backyard project at
28 Wax Myrtle Ln. I do not oppose
this project.

Thanks,

Jonathan Garrett
28 Wax Myrtle

A handwritten signature in dark ink, appearing to be 'Jh' followed by a long, wavy horizontal line.

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

Case File Number:	BOA Case No. 2021-2617-BOA
Initial Hearing Date:	12/07/2021
Date of Report:	11/27/2021

GENERAL INFORMATION

Applicant & Representative:	John & Brandi LaBruzzo
Location of Property:	11834 Tantela Ranch Road, Covington, Louisiana
Zoning of Property:	A-1 Suburban Zoning District
Variance(s) Requested:	After the fact variances to allow for the completion of an accessory building

OVERVIEW

Request by applicant for an after the fact variance to:

- increase the maximum allowable length of an accessory structure from 50 feet to 100 feet.
- increase the maximum allowable width of an accessory structure from 50 feet to 72 feet.
- increase the maximum allowed height from 20 feet to 34 feet.
- allow for the construction of an accessory structure within the front yard.
- allow for an accessory building larger and higher than the existing single-family residence.

STAFF COMMENTS

As per the Unified Development Code:

Sec.130-2127 – Accessory Buildings

(e) No accessory building may be located in a required front yard.

(g) The combined length of an accessory structure shall not exceed 50 feet in all residential districts.

Section. 130-5. - Definitions.

Accessory building, accessory structure or uses. An "accessory building, accessory structure or use" is one which:

(2) Is subordinate in area, extent or purpose to the principal building or principal use served;

(5) Occupies not more than 7½ percent of the area of the lot on which the main building is situated and which is not higher than the principal building and in residentially zoned districts shall not exceed 20 feet in height.

The object of the request is to allow for the completion of a 7200 square foot (72 feet X 100 feet) accessory structure located in the front yard of a 4.5 acre parcel of land. The accessory structure is also proposed to be larger and higher than the main residence and exceed the maximum allowable height of an accessory building by 14 feet.

As stated in the attached narrative, the owners are seeking to complete the construction of a new accessory building to replace an old historic large barn destroyed by fire. Note that the partially constructed accessory building is proposed to be smaller, set further back and constructed within the same footprint of the original barn. Although, the building is located on a 4.5-acre parcel and it will not exceed the 7 ½ percent of the area of the lot on which the main building is situated, the requested variances are personal preferences rather than a property hardship.



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

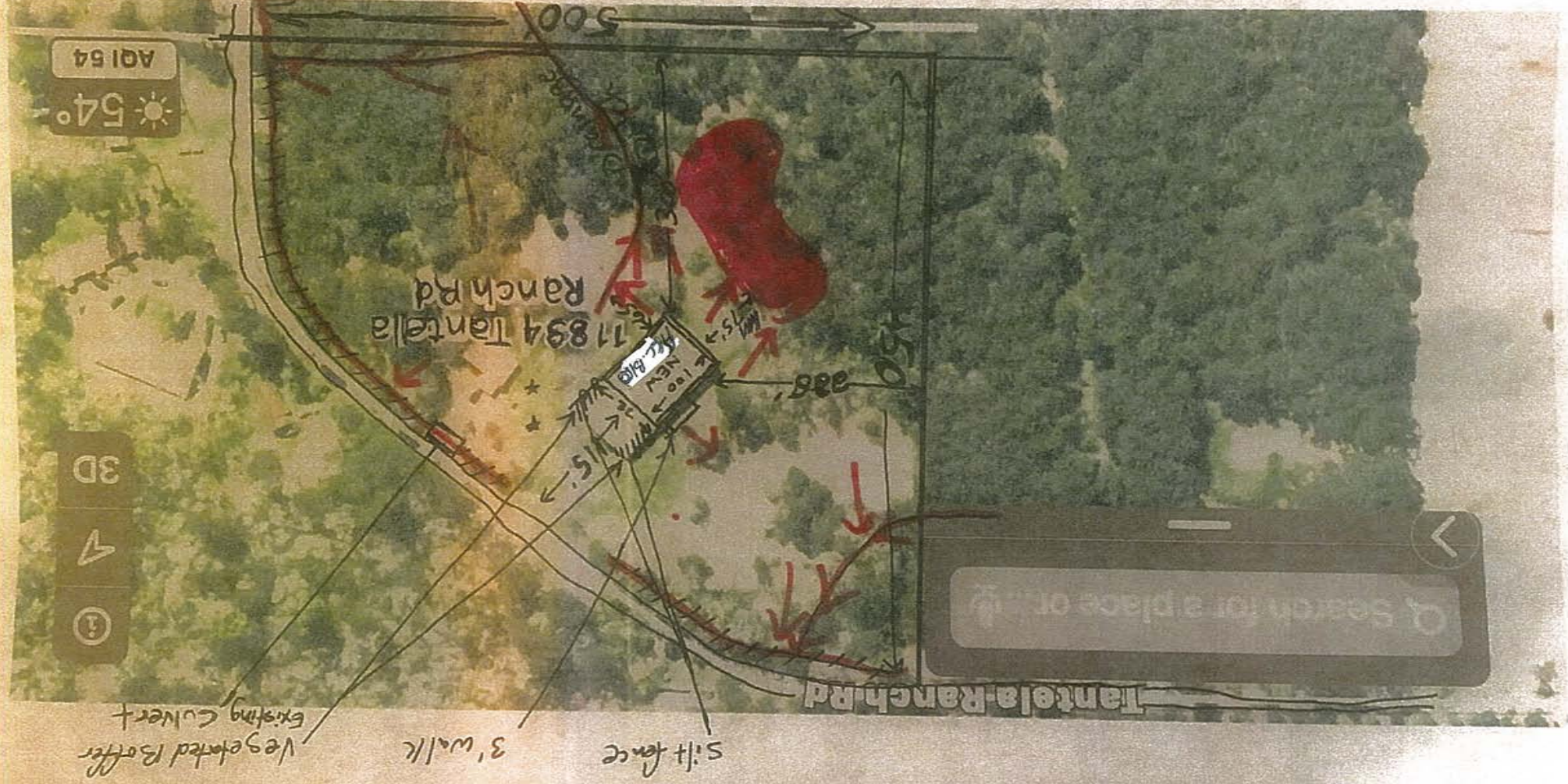
When we bought the property, there was an old historic large barn. It burned down and we are seeking to rebuild a barn in the same footprint, though smaller and set further back.


SIGNATURE OF OWNER/APPLICANT

10/18/21
DATE OF APPLICATION

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

11834
Tantella Ranch Rd.



Drainage is natural or existing.

* French Drainage
mm Dirt Piles

No New Drive

Barn is 100 X 72

Drainage

Ditch

Road Ditch

11834 Tantella
Ranch Rd

silt fence

3' wall

Vegetated Buffer
Existing Culvert

Search for a place or place

3D



AQI 54

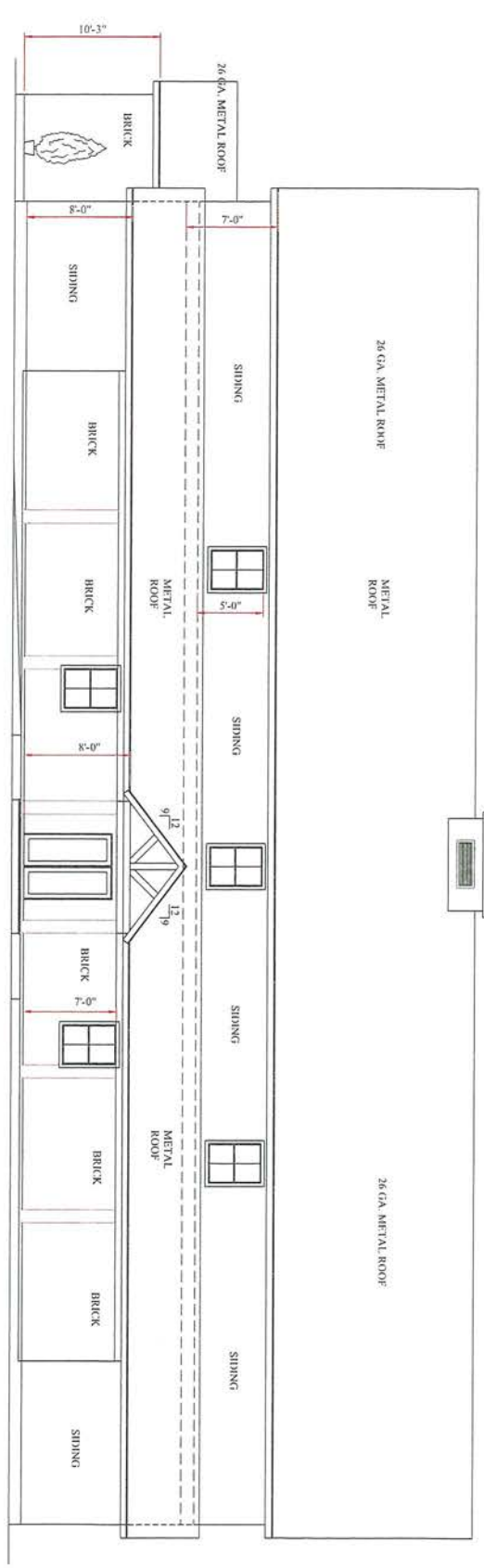
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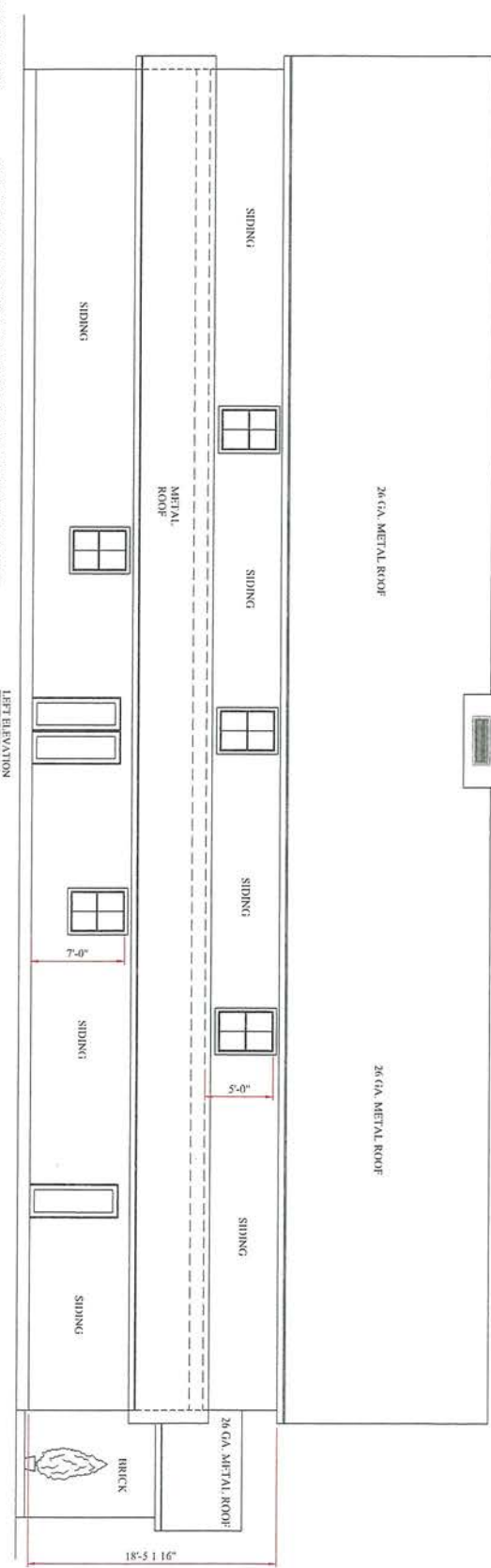
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REVISIONS TO THIS DRAWING ARE INDICATED BY THE FOLLOWING:

NO.	DATE	DESCRIPTION
1	04-27-2008	ISSUED FOR PERMIT



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

- CODE COMPLIANCE:**
1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
 2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM).
 3. INTERNATIONAL CODE COUNCIL (ICC) STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICCB).

IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWING IS ENCOUNTERED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, ENGINEER, CONSULTANT OR A SUPPLIER, THE PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SIGNIFY ALL ASSOCIATED WORK SHALL BE DONE IN ACCORDANCE WITH THE DIMENSIONS SHOWN IN THE ARCHITECT'S DRAWING. THE ARCHITECT'S DRAWING SHALL BE THE FINAL AUTHORITY IN ALL DISCREPANCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR CORRECTIVE WORK TO ACHIEVE THE INTENTED DESIGN.

THESE PLANS HAVE BEEN PREPARED BY THE UNDERSIGNED, I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENT IS TO BE LOCATED.

LARRY

TRUMBATURI

ARCHITECT & ENGINEER, L.A. 20081

204-275-5908

JOHN LAIRUZZO

ARCHITECT

625-211

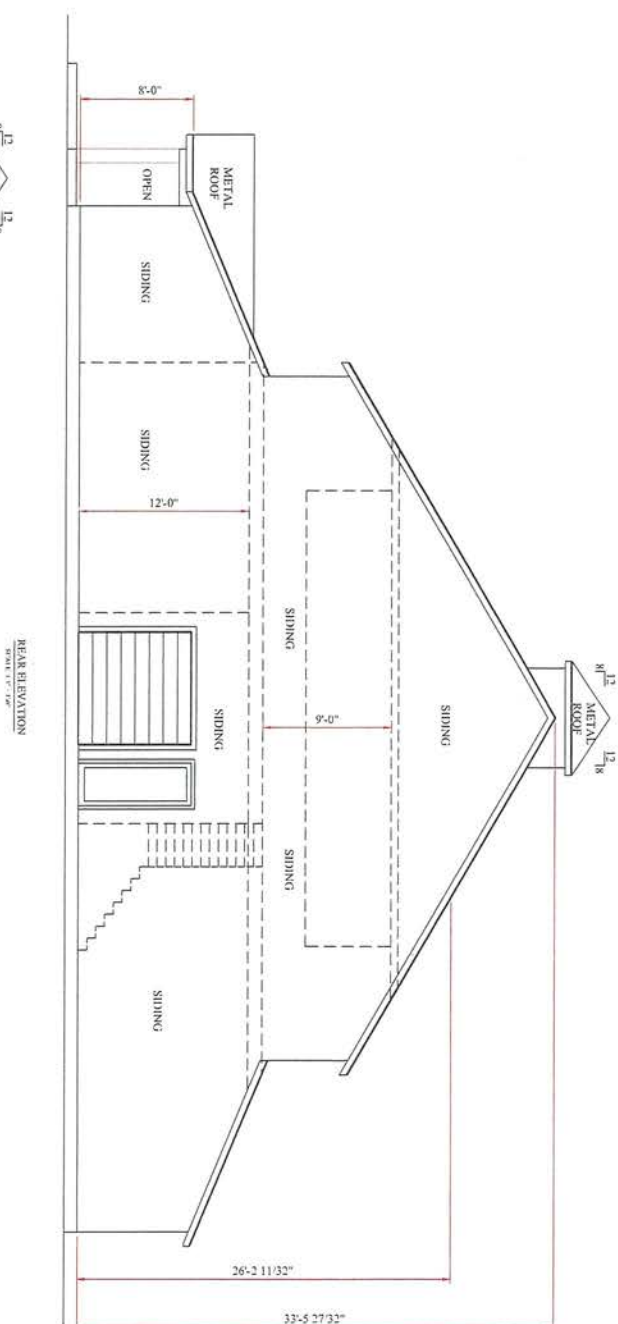
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WINDTUNNEL TESTS FOR AERODYNAMIC

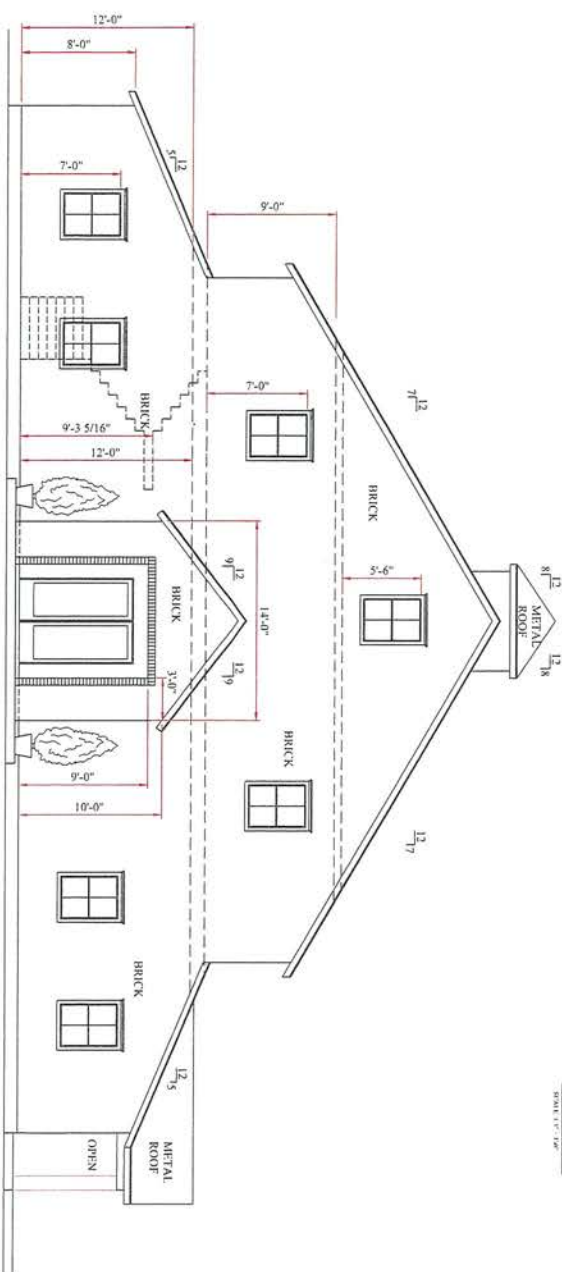
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3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC 7000).

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REAR ELEVATION



FRONT ELEVATION

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IN THE PAST, A UNIDIRECTIONAL INTERFERENCE IN THE PLANNING OF WORK COVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, ENGINEER, CONSULTANT, OR A SUPPLIER, AND PARTLY SAID IMMEDIATELY NOTIFY THE ARCHITECT AND SIGNED ALL ASSOCIATED WORK, UNTIL SUCH TIME THAT A PROPER REACTION HAD BEEN MADE BY THE ARCHITECT, WITH APPROPRIATE INSTITUTIONS FOR RESOLUTION OF THE ISSUE. FAILURE TO REPORT KNOWN DEFECTS AND/OR CONTINUING WITH THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

SQUARE FOOTAGE	
1ST FLOOR	6338
2ND FLOOR	602
FRONT PORCH	112
SIDE PORCH	862
TOTAL	7914

THESE PLANS HAVE BEEN PROBABLY EXAMINED BY THE UNDERGROUND. I HAVE DETERMINED THAT THEY COINCIDE WITH THE FOLLOWING: EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCY IS TO BE LOCATED.

LARRY

JOHN LABRUZZO

504-279-3508

1014

WILSON

409

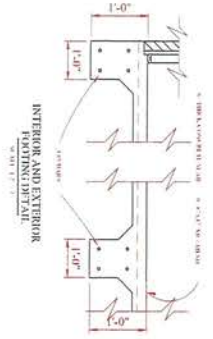
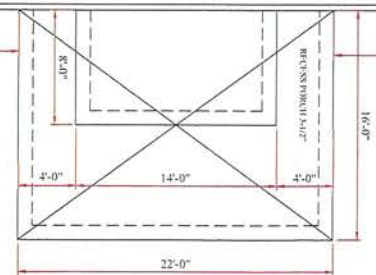
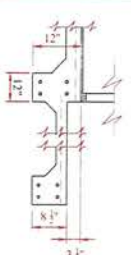
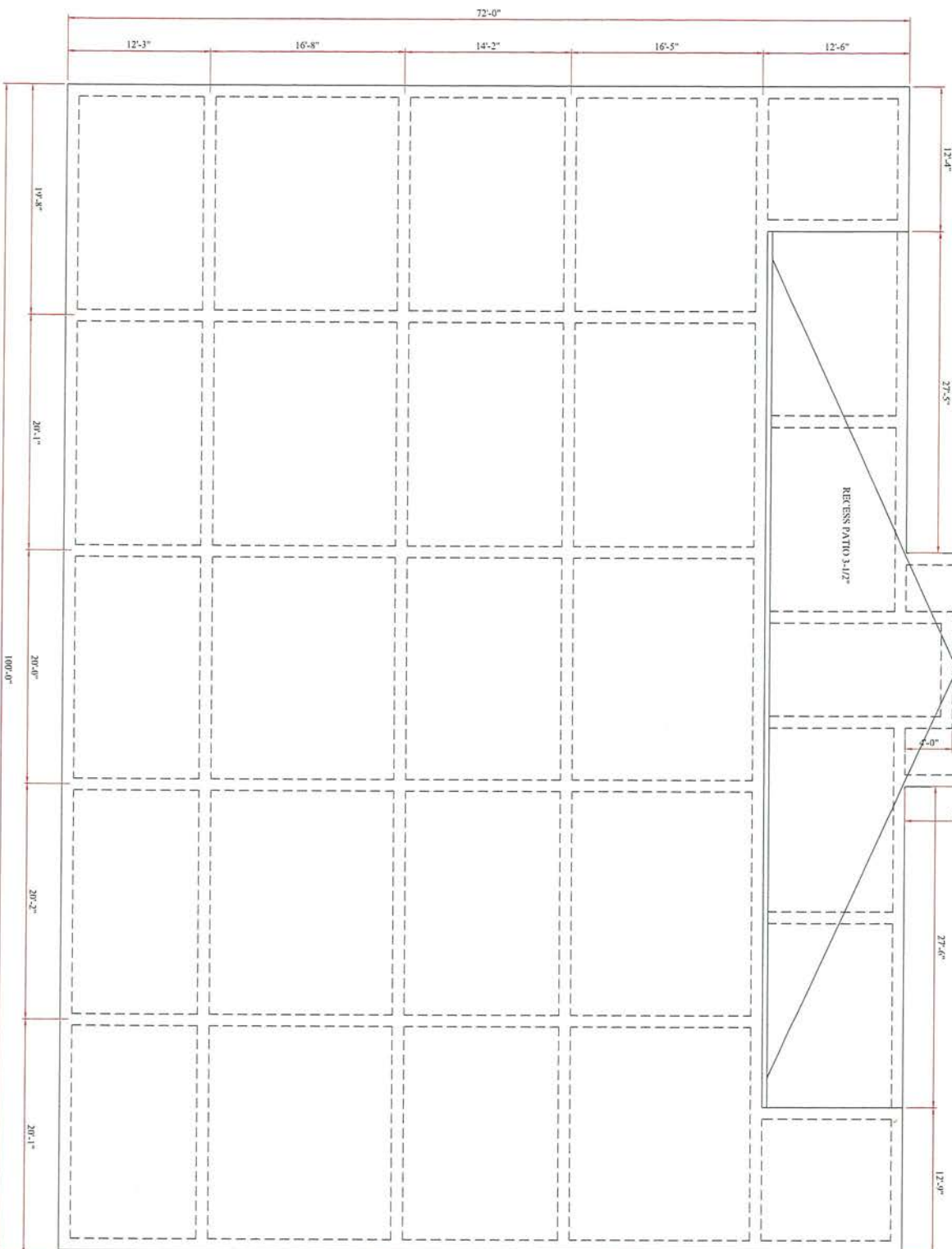
CODE COMPLIANCE
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 APPROPRIATE AGENCIES FOR THE PROTECTION OF THE PUBLIC.



LARRY TRUMBATURI

504.279.1508

JOHN LAIRUZZO

504.279.1508

Micah A. Martello

77045 Tantela Ranch Rd, Folsom, LA 70437 | (504) 250-4777 | micah@feteaufete.com

November 12, 2021

St Tammany Parish Planning and Zoning Board

Dear Board Members,

I am writing you today in support of my neighbors, the LaBruzzo's, regarding their desire to rebuild the barn on their property that tragically burned down. I own the property adjacent to them and have been aware of their desire to rebuild the barn. I have no objections whatsoever to them replacing the old barn. Furthermore, I have spoken with them about the design, and I believe it will be a marked improvement over what was a burned pile of rubble. Please accept this letter as my full endorsement of their plans. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Micah A. Martello", with a stylized, flowing script.

Micah A. Martello

Sat, Nov 27, 3:15 PM

To Saint Tammany Zoning and Planning Board

We are in great support of the rebuilding of the Labruzzo barn in the turn on Tantela Ranch Rd. My family owns (Stall Enterprises LLC) the approximate 18 acre wooded property directly to the west of the burned barn and my wife and I own the 20 acres just west of that piece (11674 and 11650 Tantela Ranch Rd) respectively, and have owned it since we bought the Landry vineyard in May 2006. We were very excited to see the barn being rebuilt as it was the iconic landmark that we used to tell family and friends where our house was.

We also own 11606 Tantela Ranch Rd personally and 11591 Tantela Ranch Rd in Stall Enterprises LLC. We feel that the barn project would restore the charm to the Labruzzo property and be a great plus for our neighborhood.

Please accept this email as our support for the Labruzzo barn being rebuilt.

Thank You
Charles P "Chuck" Stall
Stall Enterprises LLC
504-220-7428
chuck@stallent.com

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

Case File Number:	BOA Case No. 2021-2622-BOA
Initial Hearing Date:	12/07/2021
Date of Report:	11/29/2021

GENERAL INFORMATION

Applicant & Representative:	William Treas
Location of Property:	188 Perilloux Road, Madisonville, Louisiana
Zoning of Property:	A-2 Suburban Zoning District
Variance(s) Requested:	Reduce the required side no cut buffer.

OVERVIEW

Request by applicant to reduce the required south side no cut buffer from 50 feet to 20 feet for a length of 170 feet.

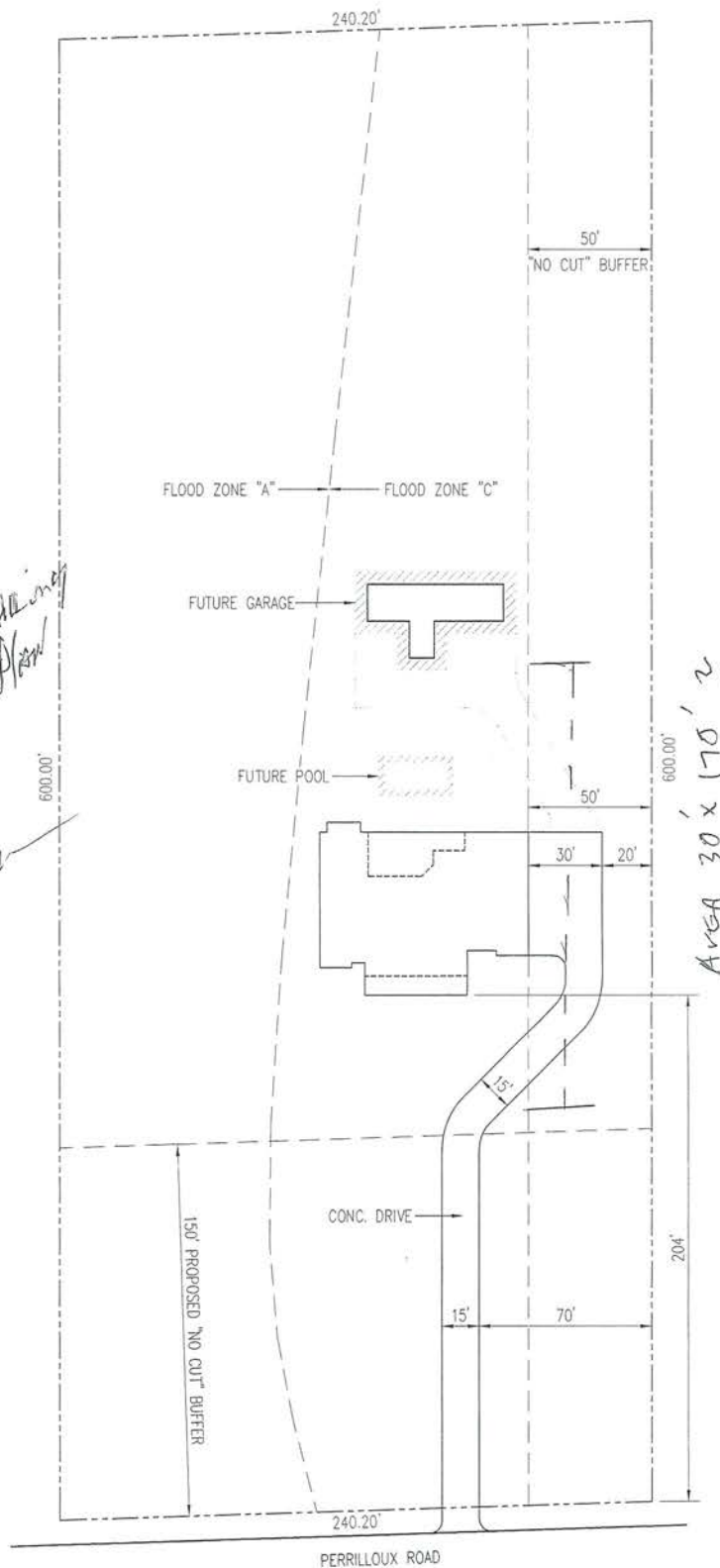
STAFF COMMENTS

As per the Unified Development Code Sec. 130-2250. (b) (2) *General farming and pasture requirements*. A minimum uncut buffer of 50 feet in depth shall be required adjacent to residential zoning district.

The objective of the request is to allow for the placement of a driveway within a portion of the required no cut buffer to access the rear of the property and a side loading garage attached to the proposed main residence. While there is an attempt being made to located the residence and attached garage outside a portion of the property designated as Flood Zone "A", the square footage of the residence could be reduced to allow for the preservation of the required 50 foot no cut buffer for the entire length of the property. The requested variance is a personal preference rather than a property hardship.

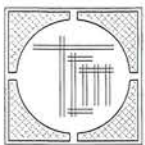


No Problem with clearing
 as proposed Plat Area
 [Signature]



SITE PLAN

1" = 50'



TCM DRAFTING & DESIGN, LLC
 LACOMBE, LOUISIANA 985-630-4975

A I
 B D

PROPOSED TREAS RESIDENCE

PERRILLOUX ROAD - ST. TAMMANY PARISH, LA

SP1

DRAWN BY: TCM

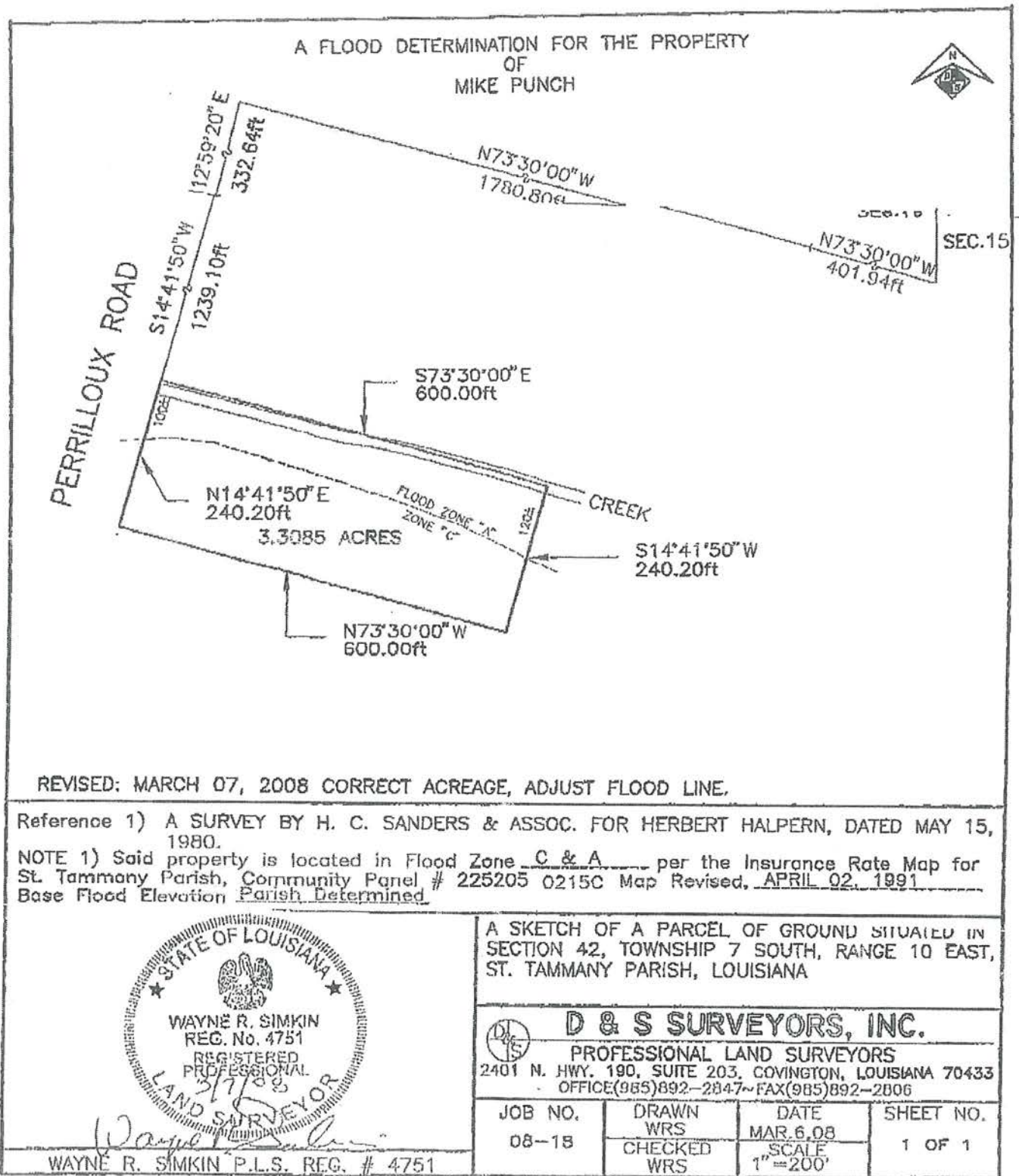
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DATE: 07/22/21

REV: 10/29/21

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

Case File Number:	BOA Case No. 2021-2624-BOA
Initial Hearing Date:	12/07/2021
Date of Report:	11/29/2021

GENERAL INFORMATION

Applicant & Representative:	Northshore Bible Church
Location of Property:	19516 Sunshine Avenue, Covington, Louisiana
Zoning of Property:	CBF-1 Community Based Facilities Zoning District
Variance(s) Requested:	Allow for a building exceeding 500 square feet within the required setbacks and for a waiver of the required 8 foot opaque fence.

OVERVIEW

Request by applicant to:

- Allow for a building exceeding 500 square feet within 200 feet of a residentially zoned property/78 feet from the south property line.
- Allow for a building exceeding 500 square feet within 200 feet of a residentially zoned property/181 feet from the north property line.
- Allow for a building exceeding 500 square feet within 200 feet of a residentially zoned property/52 feet from the west property line.
- Waiver of the required 8 foot opaque fence on the south, east and west sides.

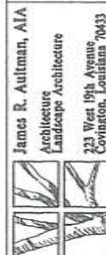
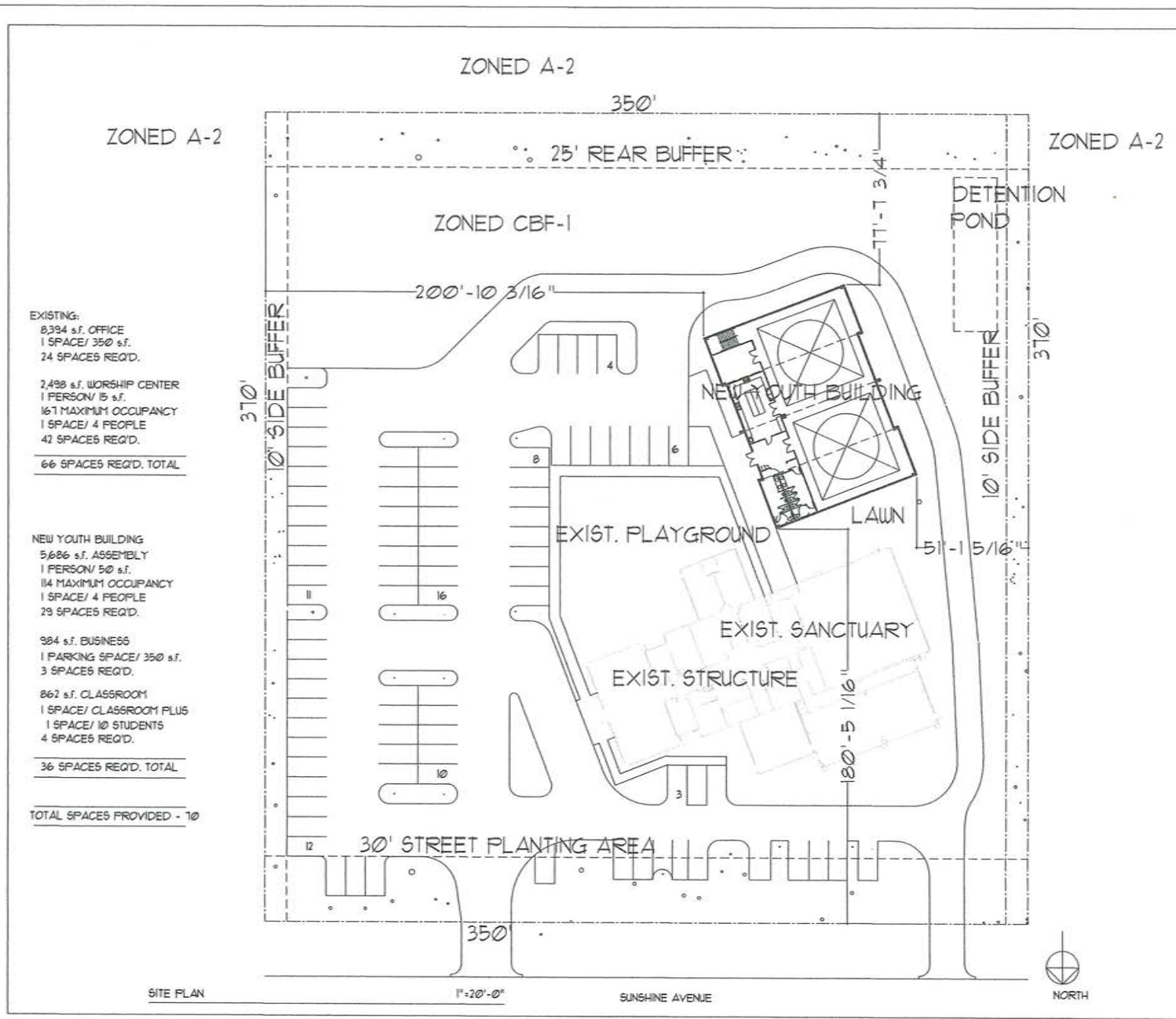
STAFF COMMENTS

As per the Unified Development Code CBF-1 Community Based Facilities Zoning District Section 130-1320 (e) *Maximum structure size*. (2) No structure located within 200 feet of any residentially zoned property may have a floor area exceeding 500 square feet in area.

The objective of the request is to allow for the construction of a new youth building, within 200 feet of residentially zoned properties on the north, east and west sides. As shown on the attached drawing, the Youth Building is proposed to be accessory to the existing church and located more than 50 feet from each property line.

As per the Unified Development Code 130-1977 (f) (1) *Fences required*. One hundred percent opaque wood or masonry fences, a minimum of eight feet high, shall be required, along the side and rear property lines at the perimeter of the buffer planting areas, where abutting residential zoning districts. The objective of the request is to allow for the existing landscape buffer and to remain on the site and be use to meet the screening requirements. While the required screen could be provided along the sides and rear of the property, it would require the removal of several mature trees.





A New Building for
Northshore Bible Church
 Covington, Louisiana

10/26/21

A2

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

Case File Number:	BOA Case No. 2021-2625-BOA
Initial Hearing Date:	12/07/2021
Date of Report:	11/29/2021

GENERAL INFORMATION

Applicant:	Britt & Kathy Hinshaw
Representative:	Boles Construction, LLC – Ricky Boles
Location of Property:	3006 Mountain Court, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential Zoning Districts
Variance(s) Requested:	Reduce the required the front & rear yard setbacks.

OVERVIEW

Request by applicant for an after the fact waiver to allow for the driveway concrete paving to remain within 5 feet of the property line.

STAFF COMMENTS

As per Ordinance Section 35-7(d)(5)(h) which states that “No entrance or exit shall be constructed that any part of such entrance or exit shall be less than five feet from the boundaries as defined above.” The boundaries are defined in Ordinance Section 35-7(d)(5)(a) as “The frontage of any parcel of property adjacent to a public road shall be considered to be confined between lines drawn from the intersection of the property lines with the right-of-way lines of the road to the roadway surface or to the curbing, if any, and perpendicular to the axis of the road; or if the axis is a curve, to the center of curvature; or a combination of the two. Those lines shall be known as boundaries.”

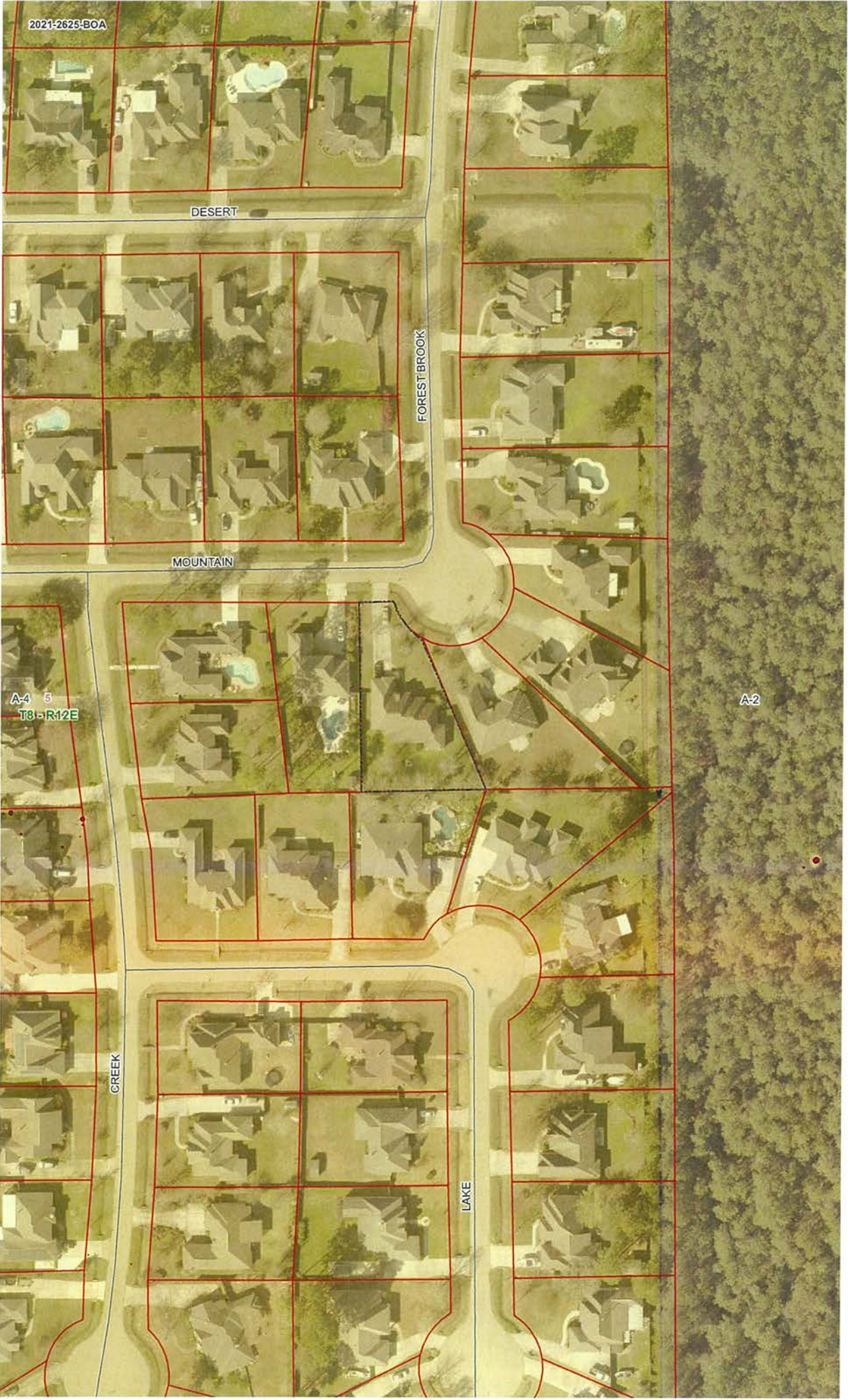
The objective of the request is to allow for portion of the driveway and/or concrete paving to remain within 5 feet of the property line (see attached picture) to facilitate access to the rear of the property. The requested variance is a personal preference rather than a property hardship.

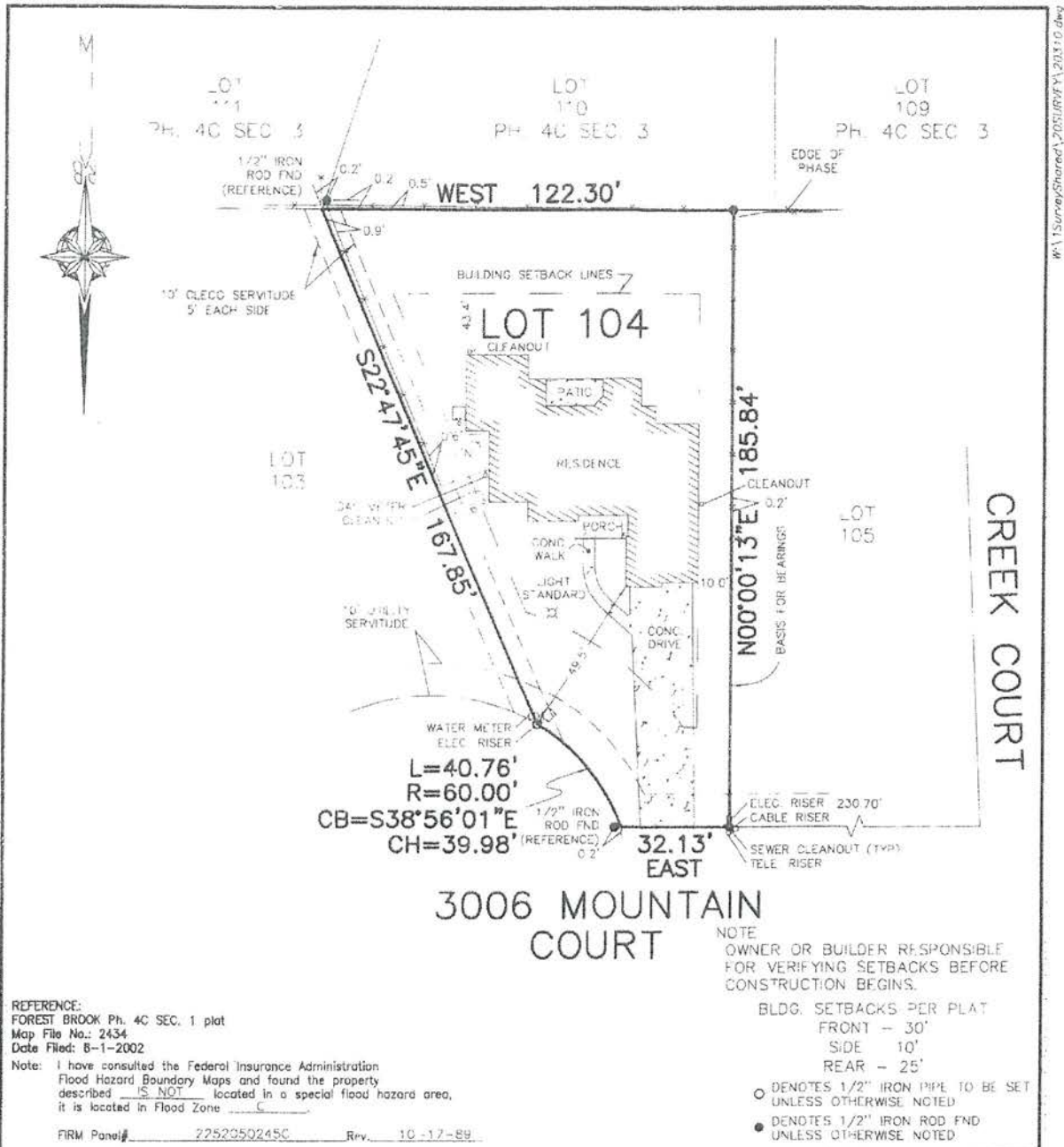
Should the Board be in favor of the request, it should be subject to the following:

- Provide a sealed drainage plan prepared by a Louisiana Civil Engineer, showing that all water is drained from the rear of the lot to the front in accordance with the approved drainage plan for Forest Brook Subdivision, Ph. 4C-1. The drainage plan shall include sufficient information to verify correct pipe sizes, invert elevations, inlet areas, etc. to provide adequate drainage of the property. Note that a revised drainage plan shall be submitted addressing the attached marked up comments; and
- Provide a Louisiana Civil Engineer prepared and sealed As-Built Drainage plan showing all improvements were constructed in accordance with the approved plan(s) to the Dept. of Engineering for review and approval

Should the Board not be in favor of the request, it should be subject to the following:

- Remove the concrete from the property line to 5’ from the property line and regrade the area to provide positive drainage from the rear of the site to the front in accordance with the approved drainage plan for Forest Brook Subdivision, Ph. 4C-1.





Survey of
 LOT 104 * FOREST BROOK * PHASE 4C SECTION 1
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 BRITT HINSHAW

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

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

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

Randall W. Brown
 & Associates, Inc.
 Professional Land Surveyors
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5389
 info@brownsurveys.com

Date: MAY 27, 2020
 Survey No. 20310
 Project No. (CR5) B20310.TXT
 Scale: 1" = 40'±
 Drawn By: J.E.D.
 Revised:

**RESIDENTIAL
RENOVATION**
3006 MOUNTAIN COURT
MANDEVILLE, LA 70448

DRAINAGE PLAN

SCALE:
AS SHOWN

DRAWING:
D-1

BOLES CONSTRUCTION, LLC.
RESIDENTIAL & COMMERCIAL
GENERAL CONTRACTORS

DATE: 08-03-2021

SCALE: SHOWN

FILE No.: 005

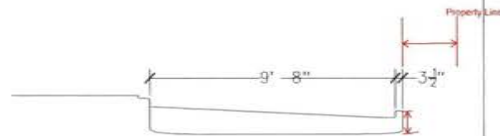
JOB No.: 005

DRAWN BY: CLINTON BOLES

CHECKED BY: RICKY BOLES

Drainage plan is required to be stamped by
professional engineer.

THIS PLAN CANNOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN APPROVAL OF BOLES CONSTRUCTION, LLC.



SIDE DRIVEWAY
TYPICAL SECTION:

SECTION A-A
N.T.S.

LEGEND

T.O.S. --- TOP OF SLAB

T.O.C. --- TOP OF CURB

T.O.P. --- TOP OF PAVING

B.O.C. --- BOTTOM OF CULVERT

PIPE INDICATION

DIRECTION OF DRAINAGE

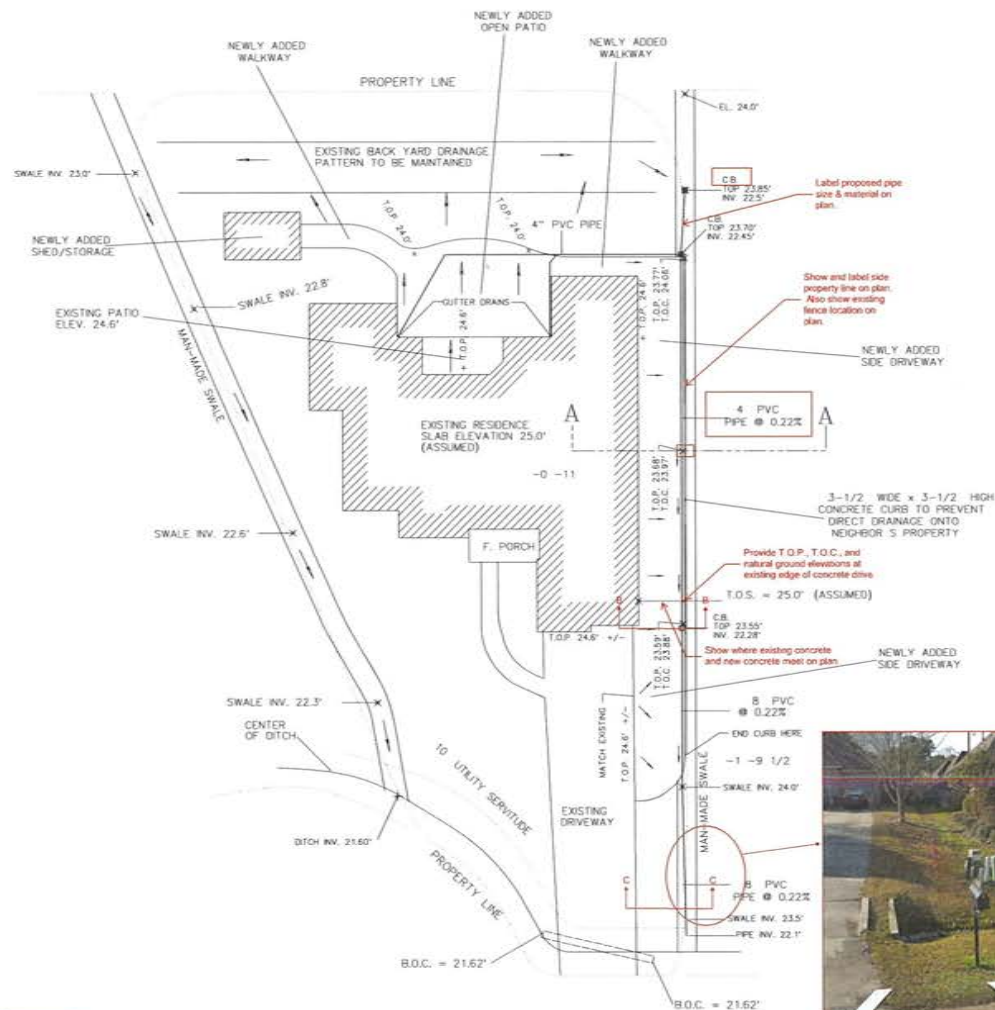


PLACEMENT OF CATCH BASIN



ELEVATION MARKER

Show North Direction Arrow on
plan.



PLAN:
1 = 12' - 0"

MOUNTAIN COURT



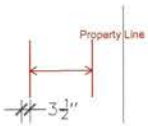
LOT104 FOREST BROOK DRAINAGE PLAN-2 (Markups & Markup Summary).pdf Markup Summary

Drainage Plan (14)

Show North Direction Arrow on plan.

Subject: North Arrow
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/15/2021 1:05:22 PM
Status:
Color: ■
Layer:
Space:

Show North Direction Arrow on plan.



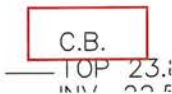
Subject: Dimensions
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/15/2021 1:09:14 PM
Status:
Color: ■
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Show dimension from edge of concrete to property line on cross section.



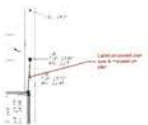
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Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/15/2021 1:10:04 PM
Status:
Color: ■
Layer:
Space:

Drainage plan is required to be stamped by professional engineer.



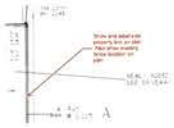
Subject: Catch Basin Details
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/16/2021 8:58:08 AM
Status:
Color: ■
Layer:
Space:

Provide typical catch basin detail.



Subject: Pipe Information
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/15/2021 1:11:18 PM
Status:
Color: ■
Layer:
Space:

Label proposed pipe size & material on plan.



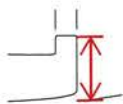
Subject: Property Line
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/16/2021 9:09:35 AM
Status:
Color: ■
Layer:
Space:

Show and label side property line on plan. Also show existing fence location on plan.



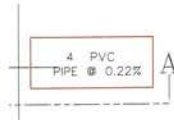
Subject: Utilities Comment
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/16/2021 9:17:56 AM
Status:
Color: ■
Layer:
Space:

Show location of existing utilities in this area.



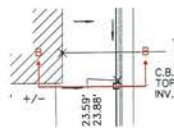
Subject: Dimensions
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/16/2021 8:57:18 AM
Status:
Color: ■
Layer:
Space:

Provide dimensions or elevations from existing ground to top of curb.



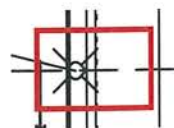
Subject: Pipe Sizing
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/16/2021 8:59:16 AM
Status:
Color: ■
Layer:
Space:

Verify 4" PVC provides sufficient capacity for drainage area.



Subject: Cross Section B-B
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/16/2021 9:02:32 AM
Status:
Color: ■
Layer:
Space:

Provide cross section B-B with dimensions.



Subject: Elevations
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 11/16/2021 9:35:06 AM
Status:
Color: ■
Layer:
Space:

Provide natural ground elevation at this location.



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

Case File Number:	BOA Case No. 2021-2626-BOA
Initial Hearing Date:	12/07/2021
Date of Report:	11/29/2021

GENERAL INFORMATION

Applicant:	JJH Construction Company, LLC Rob Hazard, Jr.
Representative:	Jeffrey Shoen
Location of Property:	West side of Thelma Street, Covington, Louisiana
Zoning of Property:	HC-2 Highway Commercial Zoning District
Variance(s) Requested:	Reduction of required street planting areas and side buffers and waiver of required number of Class A & Class B trees

OVERVIEW

Request by applicant for a:

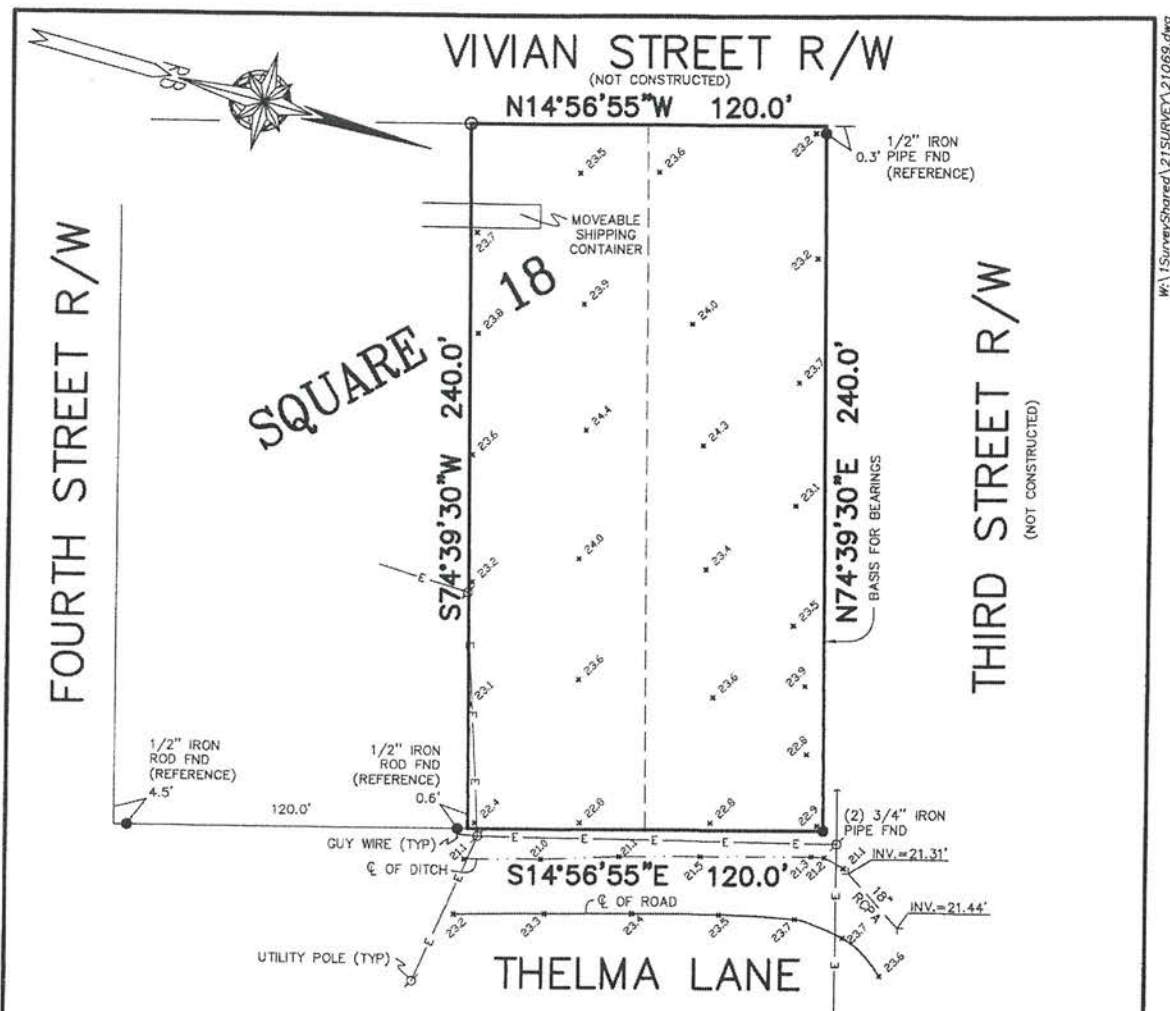
- Reduction of the required street planting area from 20 feet to 15 feet along Thelma Lane
- Reduction of the required street planting area from 20 feet to 15 feet along Third Street
- Reduction of the required street planting area from 20 feet to 15 feet along Vivian Street.
- Reduction of the required setback on the south side of the property from 10 feet to 5 feet.
- Waiver of the required 10 foot planting area and required number of Class A & Class B trees along the south side of the property

STAFF COMMENTS

As per the Unified Development Code Sections 130-1976. & 130-1977. – Street, Side and rear buffer planting areas/setbacks and plantings are required to be provided.

The objective of the request is to allow for the construction of a 12,600 square foot commercial building (60 feet X 210 feet) on a 28,800 square foot parcel of land. The large size of the proposed building prevents the ability to meet the minimum required size of the planting areas and the minimum number of Class A & Class B trees. The requested variances are personal preferences rather than a property hardship.





NOTE: ELEVATIONS SHOWN
HEREON ARE REFERENCED TO
NAVD88(GEOD12A)

REFERENCE:
TOWN OF MAILLEVILLE plat
Map File No.: 1868
Date Filed: 6-2-1901

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area,
it is located in Flood Zone C.

FIRM Panel# 2252050230C Rev. 10-17-1989

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

23.6 x EXISTING ELEVATION

○ DENOTES 1/2" IRON PIPE TO BE SET
UNLESS OTHERWISE NOTED
● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

Survey of
A PORTION OF LAND SITUATED IN SQUARE 18
TOWN OF MAILLEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
JJH CONSTRUCTION CO.

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS,
WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER
THAN THOSE FURNISHED BY THE CLIENT.

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

Randall W. Brown
REG. NO. 04586
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown
& Associates, Inc.

Professional Land Surveyors

228 W. Causeway Approach, Mandeville, LA 70448

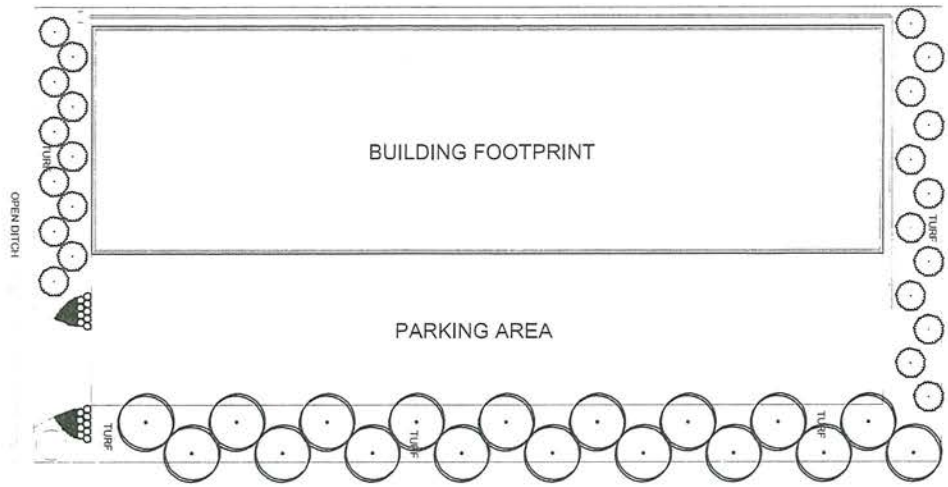
(985) 624-5368 FAX (985) 624-5309

info@brownsurveys.com

Date: JANUARY 28, 2021
Survey No. 21069
Project No. (CR5) B21069.TXT

Scale: 1" = 50' ±
Drawn By: J.E.D.
Revised:





PLANT SCHEDULE

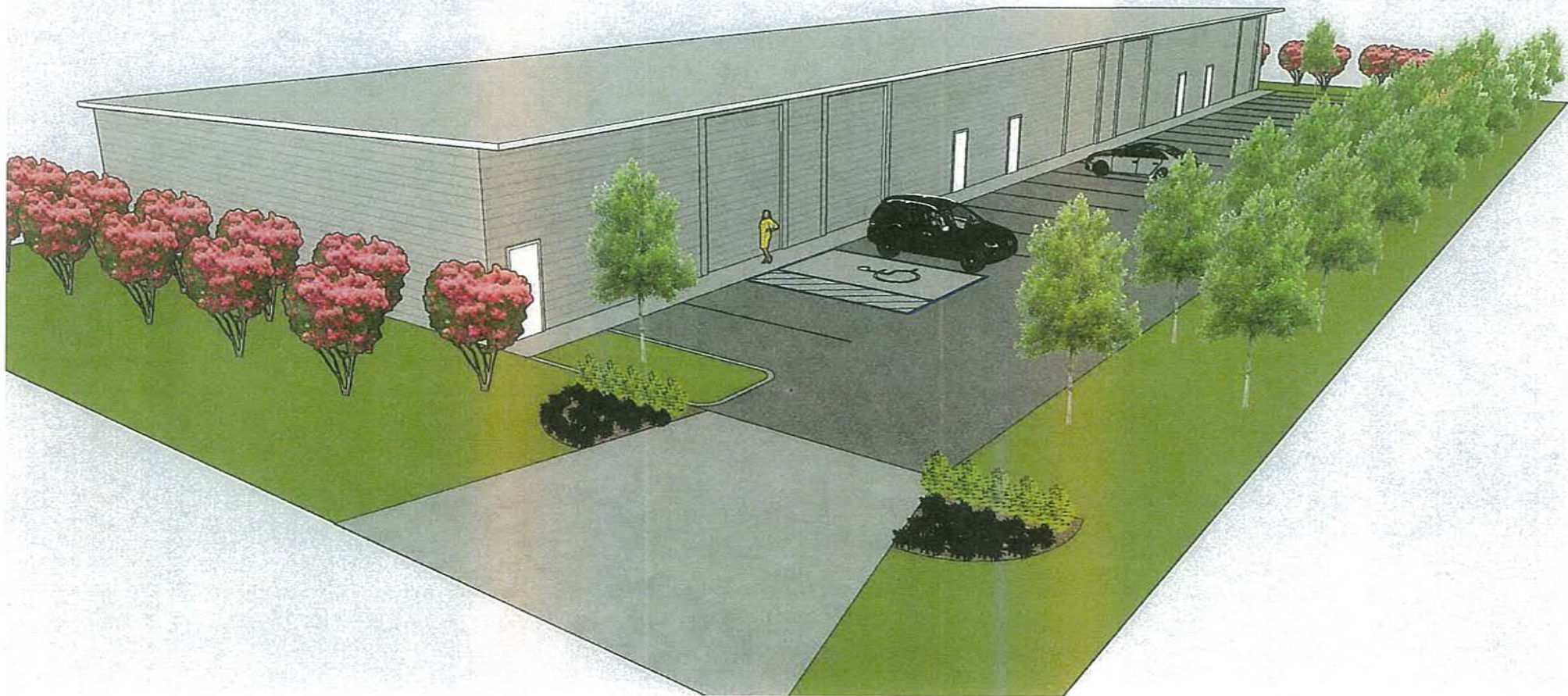
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	ACE BRW	Acer rubrum 'Brandywine'	Brandywine Red Maple	2.5' Cal.		18		Class 'A'
	DIA BLU	Dianella tasmanica 'Blushy'	Variegated Flax Lily	1 gal.	Pot	70		
	ILE BUR	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	3 gal.	Pot	18		
	LAG WAS	Lagerstroemia indica 'Watermelon Red'	Watermelon Red Crape Myrtle	2' Cal.		23		Class 'B'

COVINGTON DEVELOPMENT
JJH CONSTRUCTION CO LLC



TWIN SHORES
LANDSCAPE & CONSTRUCTION SERVICES INC.
701 S. ALVARADO ST.
NEW ORLEANS, LA 70119
504.891.1582
WWW.TWINSHORESLANDSCAPE.COM

DATE: 2/12/2021
DRAWN: JTH / JRP
SCALE: 1/32" = 1'-0"
PLANTING PLAN
L1.00
1 OF 1



Ms. Claudia Bern
North Lion Stone
2611 N. Hwy. 190
Covington, LA 70433

October 29, 2021

**RE: Letter of Support/No Objection to
Variance Request by JJH Construction Company, LLC
For 120 Foot by 240 Foot Parcel in Square 18
Town of Mailleville**

Dear St. Tammany Parish Board of Adjustment:

I am the General Manager of North Lion Stone, which is a (long time) Tenant of the building across from the above referenced property owned by JJH Construction Company, LLC; North Lion Stone is located at 2611 N. Hwy. 190 in Covington, and the rear of our building is immediately across the street from subject property.

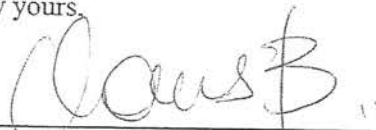
I am in full support of the grant of variance allowing reduced building setbacks as to subject property.

Thelma Lane has a history of abandoned junk cars and other undesirable activity, and I am confident that the proposed Project will not only help revitalize this area, but also improve the appearance and environment along Thelma Lane.

Please grant the requested variance to the Petitioner.

With best regards,

Very truly yours,



Ms. Claudia Bern, General Manager
North Lion Stone

Enclosures

Mr. George Dantin, Jr.
GEODAN LLC
19219 N. 4th St.
Covington, LA 70433

October 29, 2021

RE: Letter of Support/No Objection to
Variance Request by JJH Construction Company, LLC
For 120 Foot by 240 Foot Parcel in Square 18
Town of Mailleville

Dear St. Tammany Parish Board of Adjustment:

I own the property in Square 18 adjacent to the above referenced property owned by JJH Construction Company, LLC; my business (GEODAN LLC) is located at 19219 N. 4th Street in Covington, and the rear of my building is immediately adjacent to subject property.

My building has the same setbacks that are being sought by JJH Construction Company, LLC, and accordingly I am in full support of the grant of variance allowing reduced building setbacks as to subject property.

Thelma Lane has a history of abandoned junk cars and other undesirable activity, and I am confident that the proposed Project will not only help revitalize this area, but also improve my property value as well.

Please grant the requested variance to the Petitioner.

With best regards,

Very truly yours,

X Bobu
Mr. George Dantin, Jr.
GEODAN LLC

Enclosures

JJH will install a French Drainage System between the buildings. Also, JJH will grade the ground between slabs to direct Run OFF to drain system.

X George Dantin, Jr.

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

Case File Number:	BOA Case No. 2021-2637-BOA
Initial Hearing Date:	12/07/2021
Date of Report:	12/03/2021

GENERAL INFORMATION

Applicant: Raising	Raising Cane's - LuAron Foster
Representative:	Angel Robinson
Location of Property:	1270 N. Highway 190, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial Zoning Districts
Variance(s) Requested:	Waiver of the required street planting area and the required number of Class A & Class B trees and shrubs.

OVERVIEW

Request by applicant for a waiver of the required street planting area on the north side of the property and the required number of Class A & Class B trees and shrubs.

STAFF COMMENTS

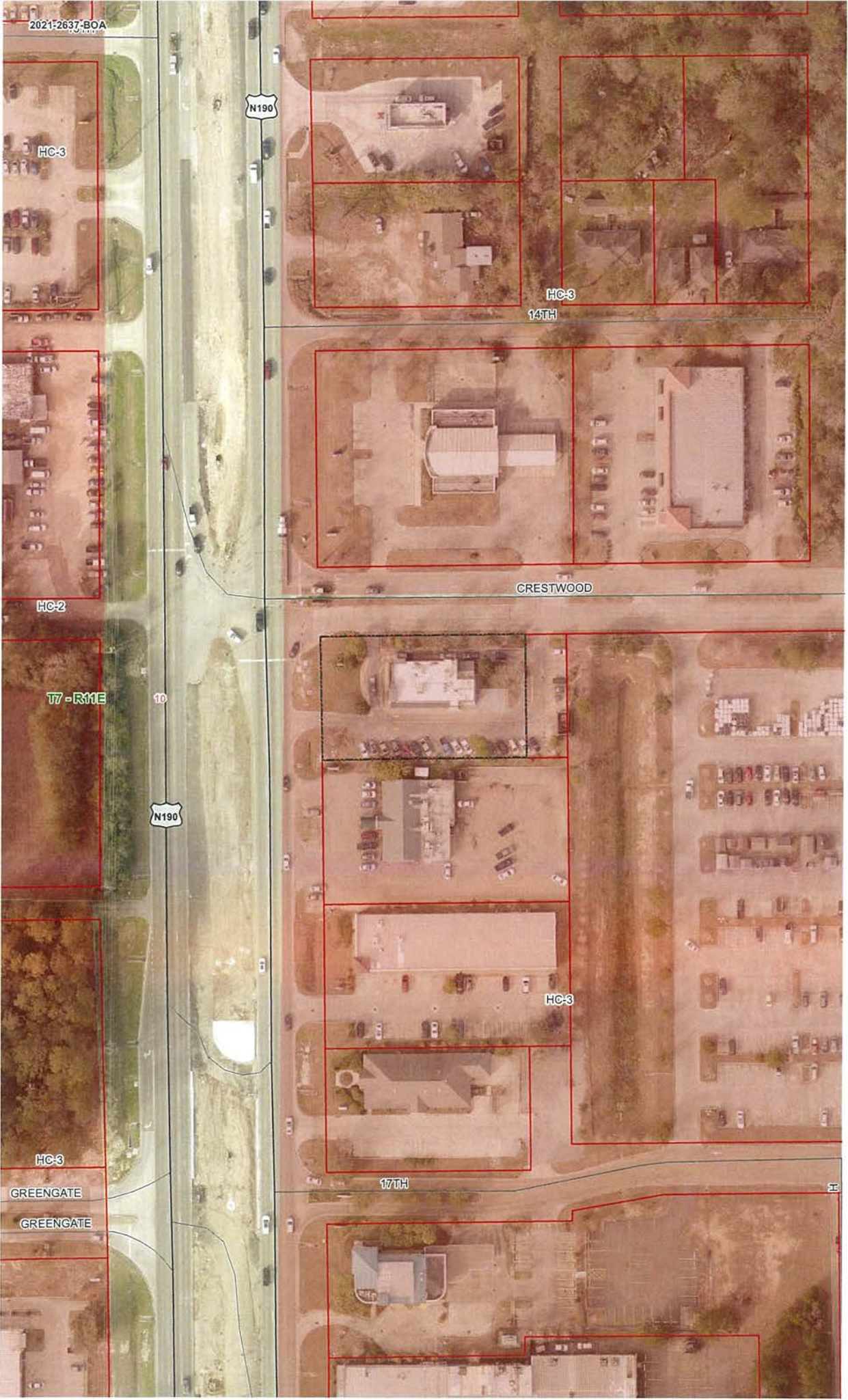
As per the Unified Development Code Sections 130-1976 & 130-1977 a 20 foot Street buffer planting area and required number of Class A & Class B trees and shrubs shall be provided along Crestwood Blvd.

The objective of the request is to allow for the addition of a second drive thru lane. While the second drive thru lane is not required for the operation of the restaurant, it will allow to:

- Improve access to the site and onsite circulation for the vehicle using the drive-thru and the patrons choosing to park and enter the restaurant.
- Increase onsite vehicle stacking and improve the security of the patrons visiting the restaurant by avoiding potential vehicle stacking on Hwy 190.

Should the Board be in favor of the request, it should be subject to the following:

- Proposed site and landscape plan (see attached).
- Provide required striping & additional signage for the drive-thru.



NATIVE PLANT TABULATIONS Sec. 130-1983				
PLANT TYPE	TOTAL QUANTITY	REQUIRED %	PROVIDED QTY	%
Trees	38	60%	35	100%
Shrubs	107	60%	107	100%

Side & Rear Buffer Planting Area

Sec. 130-1977

SIDE & REAR BUFFER AREA A

Along the Eastern Property Line

Length = 130' ±

Width = 12' ±

Plant Material Type

Shrubs

Quantity Requested

Quantity Provided

15 10' F+ 25' B

25

Note:

This buffer is within a Utility Setback and shrubs provided per Section 130-1977(a)(2) in lieu of trees

SIDE & REAR BUFFER AREA B

Along Southern Property Line

Length = 236' ±

Width = 10' ±

Plant Material Type

Shrubs

Quantity Requested

Quantity Provided

15 10' F+ 25' B

25

Note:

This buffer is within a Utility Setback and shrubs provided per Section 130-1977(a)(2) in lieu of trees

Street Planting Areas

Sec. 130-1978

STREET PLANTING AREA A

Along Crestwood Plaz

Length = 200'

Width = 10' ±

Plant Material Type

Class A Tree

Quantity Requested

Quantity Provided

1 30' F+ 15' B

24

Note:

Pursuant to Section 130-1978(a), a request for 17% of the Street Tree Planting Area A to be provided along the east property line in addition to Side/Rear Buffer

STREET PLANTING AREA B

Along Tammany Hwy (LA 190)

Length = 224' ±

Width = 10' ±

Plant Material Type

Class A Tree

Quantity Requested

Quantity Provided

1 30' F+ 15' B

8

Class B Tree

Quantity Requested

Quantity Provided

1 10' F+ 22' B

32

PLANT SCHEDULE

CLASS A TREES

QTY

BT

MS

GP

CLASS B TREES

QTY

BT

CC

HD

SHRUBS

QTY

CAN

HYD

IGL

MY

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FL

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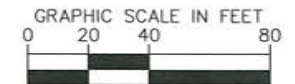
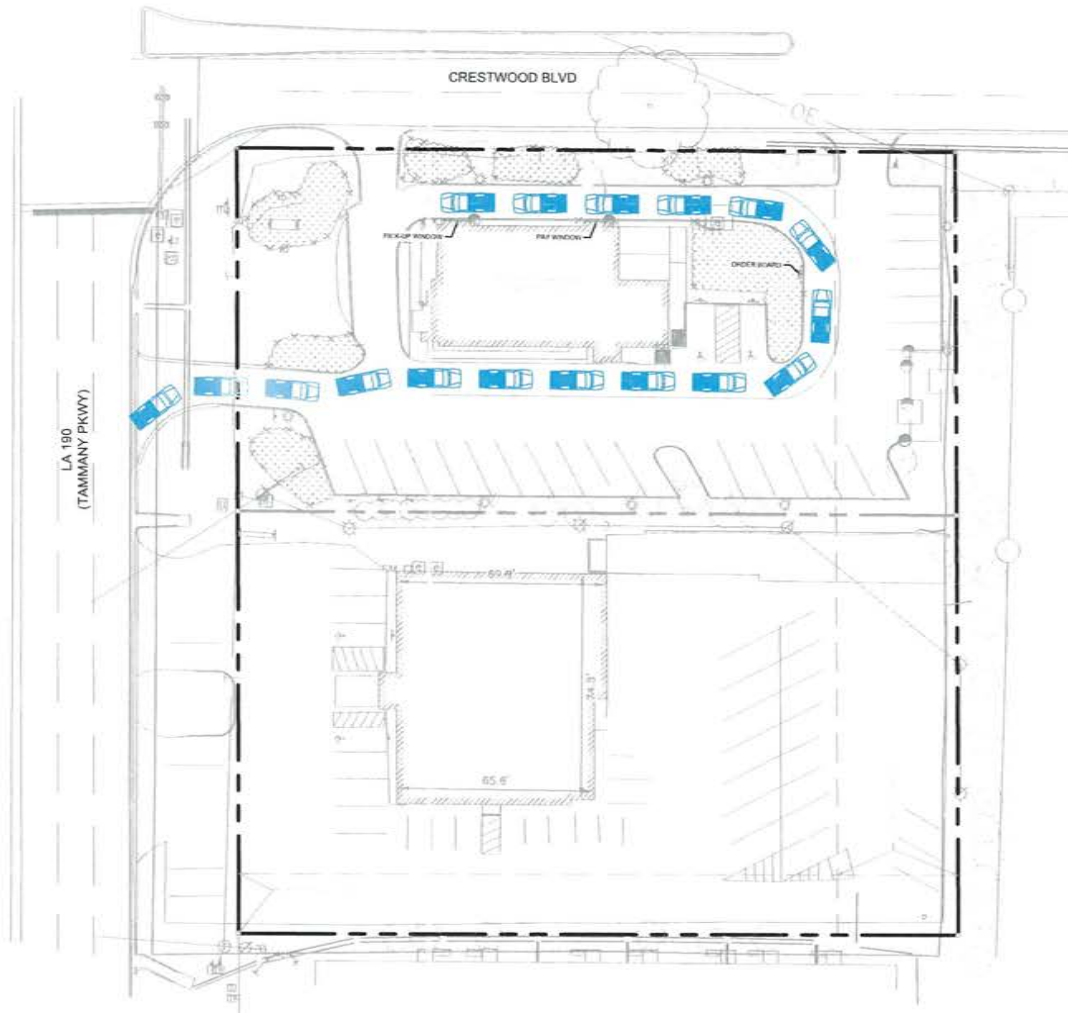
VDA

BT

MS

GP

BT



LEGEND:

 17 CARS

Kimley»Horn

11700 KATY FWY, STE 800 HOUSTON, TX 77079
PHONE: (281) 597-9300 | www.kimley-horn.com
STATE OF LOUISIANA REGISTRATION NO. C-2373

TITLE:

EXISTING DRIVE
THRU QUEUING

PROJECT:

RAISING CANE'S #C018

LOCATION:

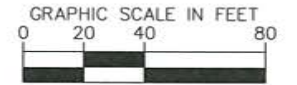
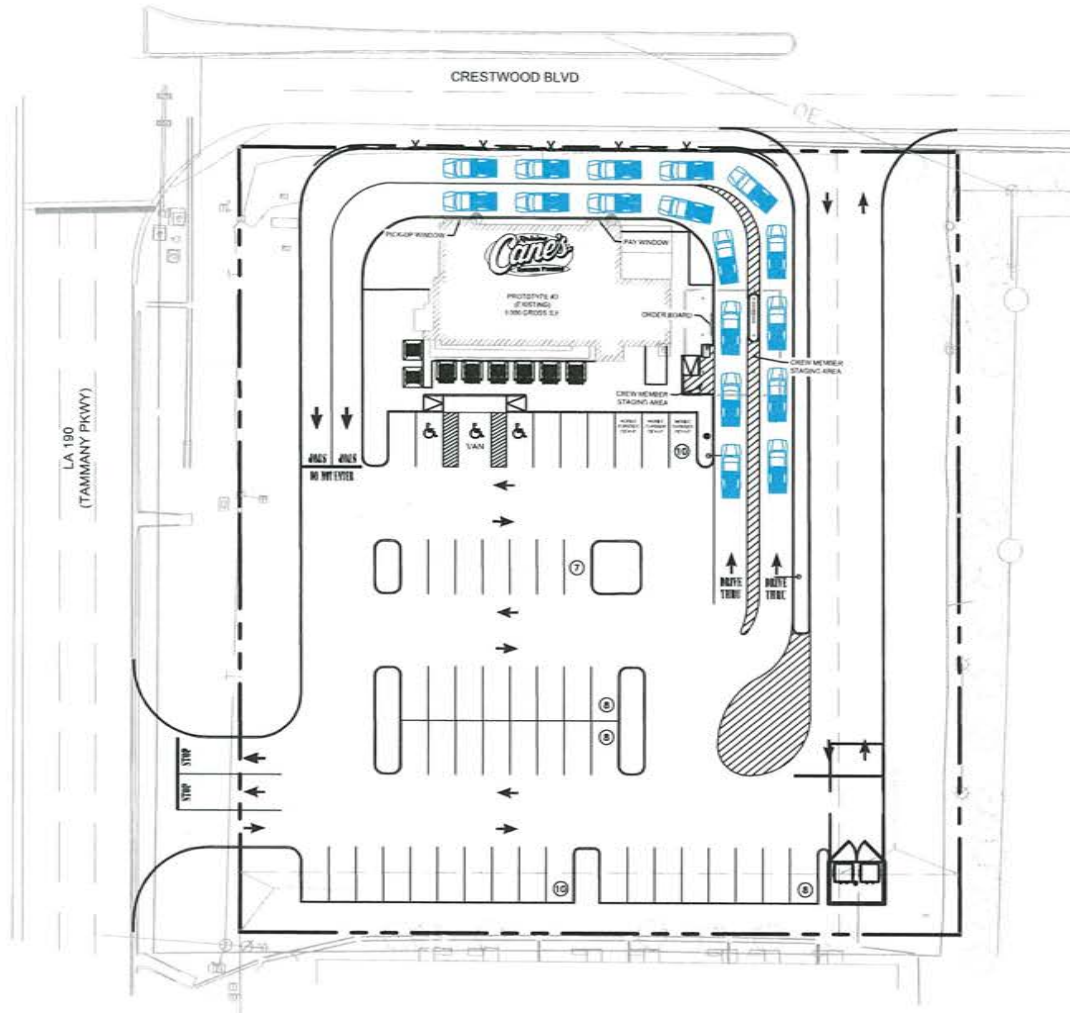
1270 N HWY 190
COVINGTON, LA

JOB NUMBER: 069313447

SCALE: AS SHOWN

DATE: 11/09/2021

SHEET: EXHIBIT



LEGEND:



Kimley»Horn

11700 KATY FWY, STE 800 HOUSTON, TX 77079
PHONE: (281) 597-9300 | www.kimley-horn.com
STATE OF LOUISIANA REGISTRATION NO. C-2373

TITLE:
**PROPOSED DRIVE
THRU QUEUING**

PROJECT:
RAISING CANE'S #C018

LOCATION:
**1270 N HWY 190
COVINGTON, LA**

JOB NUMBER: 069313447
SCALE: AS SHOWN
DATE: 11/09/2021
SHEET: **EXHIBIT**