

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
MARCH 2, 2022 – 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 FEBRUARY 1, 2022 MINUTES

PUBLIC HEARINGS

BOA CASE NO.2022-2736-BOA

Request by applicant in an A-2 Suburban Zoning District to reduce the required no cut buffers on the east and west sides of the property from 50 feet to 20 feet, for approximately 800 feet.

The property is located: 23234 Lowe Davis Road, Covington, Louisiana

Applicant & Representative: James Taylor

BOA CASE NO. 2022-2738-BOA

Request by applicant in a MD-3 Medical Facility District for a waiver of the required 10-foot side buffer planting areas on each side of the property line and a waiver of the required number of Class A & Class B trees.

The property is located: 16300 Highway 1085, Covington, Louisiana

Applicant: Healthcare Rentals II, LLC, RLPG, LLC & R4 Holdings, LLC

Representative: Paul J. Mayronne

OLD BUSINESS

NEW BUSINESS

Resolution to support an amendment to St. Tammany Parish Code of Ordinances, Part I – Code of Ordinances, Chapter 2 – Administration, Article XVII – Parish Fees, Subdivision III – Zoning and Associated Fees, Sec. 2-713 – Board of Adjustments, to increase after-the-fact variance application fee.

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING FEBRUARY 1, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The February 1, 2022 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mr. Daly, Mr. Blache, Brian Swindell (voting member).

ABSENT: Mr. Brookter, Mrs. Thomas, Mr. Spies

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

APPROVAL OF THE MINUTES

Moved by Mr. Blache and seconded by Mr. Daly to accept the January 4, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

1- 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

Ricky Boles: Request to postpone until the April 2022 BOA meeting to allow sufficient time to provide revised plans to the Engineering Department for review.

Mr. Blache: What type of plans is the Engineering Department requesting to submit? Drainage plans?

Ricky Boles: Explain type of plans to be submitted and reason for not having revised plan already submitted.

Further discussion between representative and BOA members regarding documents/plans to be submitted. At this point, suggest that the Board hear the case and make decision in regards to the variance request.

Mr. Blache: BOA members have not indicated that approval of the requested variance would subject to submitting plans meeting the requirements from Engineering.

Chris Staint: Resident of the subdivision, lives approximately 2 sites from the property in question. Site is currently under violation of the neighborhood and Parish regulations. If concrete paving remains, it will continue to create drainage issues. Should have been constructed according to the original plan submitted to the Parish. Not fair for the residents of the area. The site was engineered to drain a certain way. After construction is complete, go back and trying to reengineer to make it work. However, it may not work. As more variance requests are approved, neighborhood will eventually flood. Extension has already been granted, and there is a request in front of you to postpone. Need to look at what the rules are and the rules are violated and It needs to be corrected.

Brad Cade: Abutting neighbor. Originally signed off on plan submitted, for a sidewalk, not all the way to the property line. Variance should not be granted as forgiveness of the work already done because it will only continue.

Mr. Ballantine: Decision in front of the BOA is to postpone the case or vote.

Ricky Boles :Understand concerns from the neighbors. Refers to abutting neighbor building a pool in close proximity to property line. Should not be punishing others for same situations happening elsewhere in the neighborhood. Abutting neighbor and other neighbors signed off on plans showing sidewalk up to the property line. Would have like to have a representative of Engineering Department at the meeting to be able to ask questions in regards to interpretation of the regulations.

Chris Staint: Acknowledge that he built a pool in backyard and it is built up to standards/regulations. Should not be allowed to build the way resident want and comeback later and apply for variance.

Mr. Blache: Agree with neighbor statements. Because it was done, it does not make it right. Other similar issues within same development should be brought up and BOA will review when presented to the Board. Not in favor of the requested variance/concrete up to the property line, will create drainage issues, that do not need to be created. No need to submit engineering plans to make it work.

Motion by Mr. Blache and seconded by Mr. Swindell to deny the requested variance subject to removing 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.

MOTION CARRIES UNANIMOUSLY

2- BOA CASE NO.2021-2658-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to:

- increase the maximum allowable length of an accessory structure from 50 feet to 60 feet.
- exceed the maximum allowable size of 7.5 percent of the area of the lot on which the main building is situated by 5 percent and/or occupy a total of 12.5 percent of the area of the lot.
- reduce the required side yard setback from 10 feet to 5 feet.

The property is located: 40600 Hayes Road, Slidell, Louisiana

Applicant & Representative: Charles Vogel

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

Charles Vogel: Provide information regarding purchase of property and project to construct accessory building. Resubdivided lots into one. Originally provided setback information for accessory structure to be located 5 feet from property line. Since property was resubdivided into one, setback changed to 10 feet. Proposing to construct a 40 X 60 accessory building. Added dirt to the site. Location of accessory structure staked out by the surveyor on the property and I was informed that I had to apply for a variance.

Randal Bray: Own abutting property and other family members own property in the area. Approximately 18 inches of dirt added to the property. It appears that the accessory is staked out 5 feet from the property line. Concerned that the building will be for commercial use. Existing flooding in the area. Proposed 40 X 60 building, located 5 feet from property line will be an eye sore. Will cause some drainage issues to my property and other properties in the surrounding area.

Irene Bray: Describes that there was a mobile home on the property they own. Plan on building a house on the property in the future. Concern about size of the proposed building and proximity to the property line. Flooding issues in the area since Hurricane Katrina, summer heavy rain and Hurricane Ida. Concerned by the amount of dirt added to the property and how it will affect the drainage in the area. Many new houses built in the area and some have flooded. Provide additional information regarding the status of the subdivision. Hayes Road is narrow and difficult for Emergency Vehicles to access the neighborhood.

Charles Vogel: Accessory building is for personal use, not for business use. Surveyor marked the location of the building, 5 feet from the property line. Pad is inside of property, marked with orange stakes. Requesting variances to place building 5 feet from the property line. Aware of flooding issues in the area.

Irene Bray: Plan to build a house on adjacent property. Pad for the building will cause additional flooding in the area. Will also affect abutting subdivision, French Branch Estates. Further explains reasons for opposition.

Mr. Blache: Were you originally informed that the side yard setback was 5 feet from the property line?

Charles Vogel: Yes. Before all the lots were combined into one. Setback changed after combining lots into one. If variances not approved, will increase fees.

Mr. Blache: Variance cannot be granted based on financial hardship.

Mr. Ballantine: Ask questions regarding the configuration of the property and placement of proposed accessory structure on the site and if dirt already placed on the property.

Charles Vogel: Explains the configuration of the property: rental house, proposed accessory building will be in front of existing driveway, doors will be facing the residence, not the street. Dirt has already been added to the property.

Mr. Swindell: Understand desire for a garage. Is there a particular challenge to build one that meets the ordinances?

Charles Vogel: Plans have already been drawn, down payment and permit paid for. Would have to change all the dirt work and drawings if variances are not approved.

Mr. Swindell: As previously stated by Mr. Blache, variance cannot be granted based on financial hardship.

Mr. Daly: Concerned by the fact that 3 variances are being requested in regards to size and setback. Is there any way to move the building to meet the required 10-foot setback?

Charles Vogel: Would like to keep building close to the existing driveway. Would have to ask surveyor to stake the property line and re-stake the proposed location of the building.

Mr. Blache: Concerned with the requests: 3 variances.

Mr. Daly: Most of the time, when similar requests have been submitted, it did not exceed the maximum allowable percentage.

Charles Vogel: Ask questions regarding different options of building house or accessory building. By combining all lots, was not aware setback requirements would change. If necessary, I will move the building to be 10 feet from the property line.

Irene Bray: Permit was pulled only after he started adding dirt. Concerned with additional flooding it will cause in the area.

Motion by Mr. Blache and seconded by Mr. Swindell to deny the requested variances.

MOTION CARRIES UNANIMOUSLY

3- BOA CASE NO. 2021-2672-BOA

Request by applicant in a PUD Planned Unit Development Overlay for a reduction of the required rear yard setback from 60 feet to 53 feet to allow for the construction of a single-family residence. The property is located: 1632 Ox Bow Lane, Covington, Louisiana
Applicant & Representative: Jordan Williams
(Mrs. Lambert read the staff report into the record...)

Jordan Williams: Property owner, awkward lot shape, requesting variance to allow for cover/roof over back door of master bedroom. Submitted letter of no objection from HOA.

Mr. Blache: Agree that the property has an awkward shape in the rear of the property creating a challenge for the construction. No issues with the request.

Motion by Mr. Blache and seconded by Mr. Swindell to approve the requested variance.

MOTION CARRIES UNANIMOUSLY

4- BOA CASE NO. 2021-2693-BOA

Request by applicant in an A-2 Suburban Zoning District to increase the maximum allowable length of an accessory structure from 50 feet to 60 feet.
The property is located: 535 Dove Park Road, Covington, Louisiana
Applicant & Representative: Michael J. Evans
(Mrs. Lambert read the staff report into the record...)

Michael J. Evans: Would like to build accessory building 40 X 60 to house boat and travel trailer. Submit variance request before applying for the building permit. Provide additional information regarding variance request.

Mr. Blache: Compared to the previous similar request heard, only one variance being requested and accessory building is to be placed on 1.5-acre parcel

Motion by Mr. Blache and seconded by Mr. Swindell to approve the requested variance.

MOTION CARRIES UNANIMOUSLY

5- BOA CASE NO. 2022-2696-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District for a waiver of the required 10-foot side buffer planting areas on each side of the property line and a waiver of the required number of Class A & Class B trees.

The property is located: 68200 & 68228 LA Highway 59, Mandeville, Louisiana

Applicant & Representative: N59 Ventures, LLC & RPM Pizza, LLC

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

Michael Saucier: Owner of N59 Ventures, LLC and representative for RPM Pizza, LLC. Also present in the audience owner and developer for the proposed coffee shop. Describe the layout of site and adjacent sites where other restaurants are located and interconnectivity. The objectives of the waivers are to allow to eliminate greenspace barrier between properties. As shown on the revised drawing, proposed to plant as shown in chart. Still deficient in trees; however, in lieu of contributing to tree mitigation bank, calculation done, total of 93 trees credits on the site, preserving large number of trees within the front, no fill added to the site, drainage towards the rear. Request that no payment/ contribution to the tree bank be required since large number of existing trees are proposed to be preserved: total of 93 tree credits divided by 2.5 inches caliper, equals 37 trees.

Lot #	Req. Nb. Of Class A	Req. Nb of Class B	Provided Nb of Class A	Provided Nb of Class B
1A2-A1	8	8	1	8
1A3	8	8	1	8

Mr. Blache: Ask question regarding preservation of trees and trees to be planted Ask question about offsite traffic/access and onsite circulation.

Mrs. Lambert: Refers to the drawing provided. Request to remove trees between the property lines. Would normally have to provide 8 Class A & 8 Class B on each side of the property line. Explain the new request. Confirm the request with applicant, not to have to pay into the tree bank.

Mr. Blache: Ask question about offsite traffic/access and onsite circulation.

Mr. Liner: If I am not mistaking DOTD has already approved access.

Mr. Saucier: Correct. Explains proposed pattern of circulation, internal cueing, approved by DOTD, interconnection between properties and with existing restaurants.

Motion by Mr. Daly seconded by Mr. Blache to approve the requested variances as per the revised chart, verify that required number of tree credits are available on the site or required total number of additional inches will have to be paid into the tree bank.

MOTION CARRIES UNANIMOUSLY

6- BOA CASE NO. 2022-2697-BOA

Request by applicant in an A-3 Suburban District for a waiver of the required 50 foot no cut buffer on the west side of the property to allow for the placement of a driveway and for a reduction of the required 50 foot no cut buffer to 25 feet for approximately 180 feet and to 15 feet for 130 feet on the east side of the property, to allow for the construction of a single-family residence.

The property is located: Robert Road, Pearl River, Louisiana

Applicant & Representative: Keith & Jane Campo

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

Keith & Jane Campo: Property owners, triangular shaped property, requesting waiver of the required 50-foot buffer on the west side to provide access to the property. And reduce east side to allow sufficient space to build residence.

Mr. Ballantine: Has the property been cleared? Ask questions regarding the location of the property.

Keith & Jane Campo: Property has not been cleared. Provide information regarding the location of the property.

Mr. Blache: It appears that access to the side loading garage is 46 foot long and could be reduced?

Keith & Jane Campo: Submitted plan showing revision and requesting to only clear 25 feet of the required 50 foot no cut buffer. Was not originally aware of the required 50 no cut buffer.

Mr. Daly: Are there any wetlands on the site?

Keith & Jane Campo: No.

Mr. Swindell: Ask if letter of no objections is usually requested to be submitted, from HOA and or abutting property owners.

Mr. Ballantine: Explains that commonly requested when available. Ask Keith & Jane Campo if presence of HOA in the area or abutting property owners.

Keith & Jane Campo: No HOA, abutting property is wooded.

Mr. Blache: Rear of the property will not be cleared?

Mrs. Lambert: Requesting waiver to clear the west side of the property to allow access to the rear of the property and Lot C, as shown on the driveway and approved by the Planning Commission.

Motion by Mr. Daly and seconded by Mr. Swindell to approve the requested variances: Waiver of the required 50 no cut buffer on the west side and reduction of the required 50 foot no cut buffer to 25 feet as shown on the revised drawing.

MOTION CARRIES UNANIMOUSLY

OLD BUSINESS

Mr. Ballantine announced to the BOA members that he is planning on attending the Parish Council meeting to discuss the need to increase fees for after the fact variance requests. Discussion among BOA members. Ask Staff to create Resolution to be placed on March BOA agenda to support increase in fees for after the fact variance request, which will then be presented to the Parish Council.

NEW BUSINESS

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. 2022-2736-BOA
Initial Hearing Date:	03/01/2022
Date of Report:	02/18/2022

GENERAL INFORMATION

Applicant & Representative:	James Taylor
Location of Property:	23234 Lowe Davis Road, Covington, Louisiana
Zoning of Property:	A-2 Suburban Zoning District
Variance(s) Requested:	Reduction of required side yard no cut buffers.

OVERVIEW

Request by applicant to reduce the required no cut buffers on the east and west sides of the property.

STAFF COMMENTS

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

The objective of the request is to reduce the required side no cut buffers from 50 feet to 20 feet, for approximately 800 feet, towards the center of the property, to allow for the construction of a single family residence. While an attempt is being made to preserve 20 feet of buffer on each side of the property, the requested variance to reduce a portion of the required 50-foot buffer along each side property line is a personal preference rather than a property hardship. The property is approximately 250 foot wide, which leaves 150 feet in width to construct a residence.

2022-2736-BOA

A-1A

17

LOWE DAVIS

LENEE

A-2

A-2

20

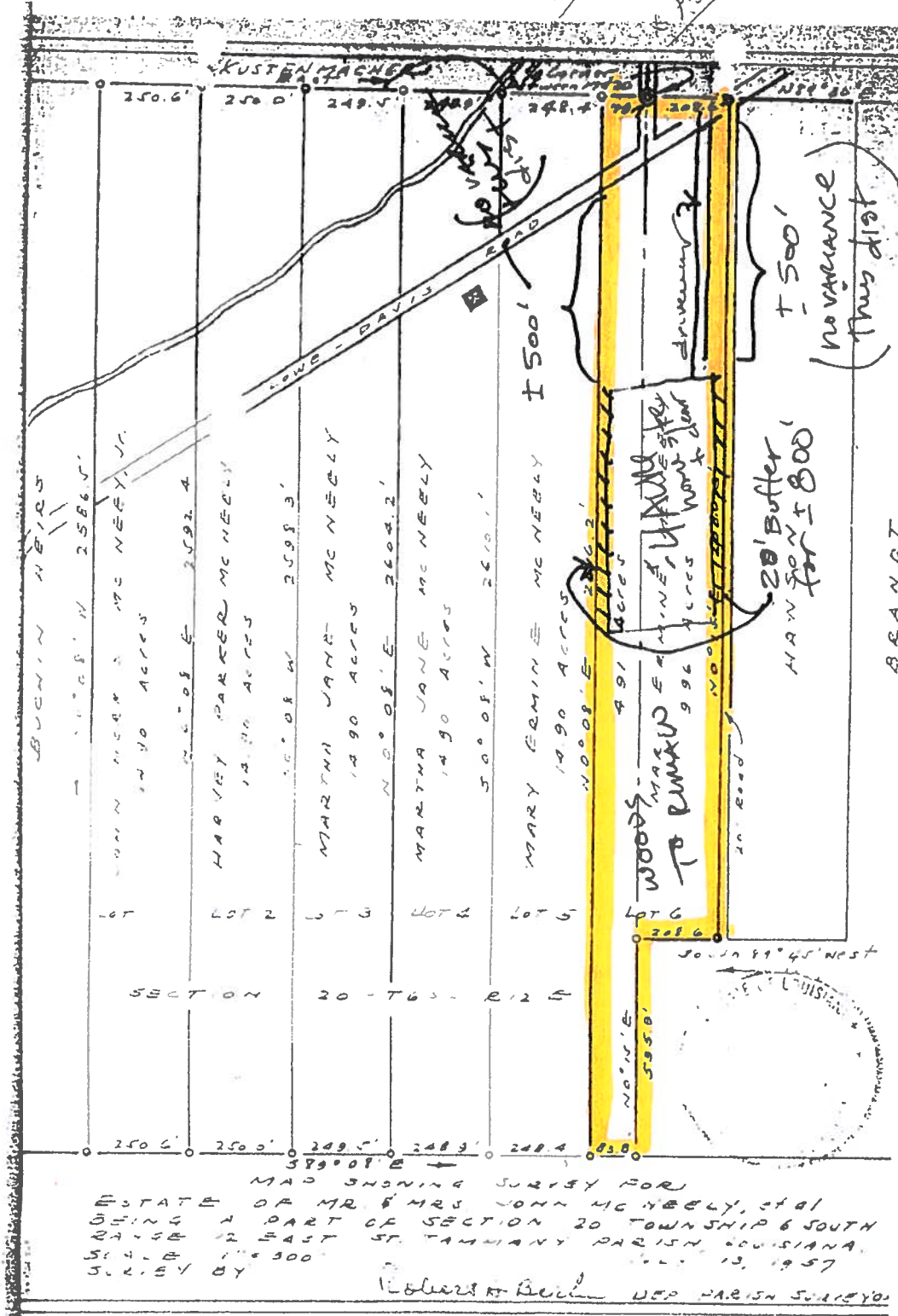


JAMES TAYLOR

2500-3000

LOT 6

Handwritten:
2-03-21
2-03-21



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

Case File Number:	BOA Case No. 2022-2738-BOA
Initial Hearing Date:	03/01/2022
Date of Report:	02/18/2022

GENERAL INFORMATION

Applicant:	Healthcare Rentals II, LLC, RLPG, LLC & R4 Holdings, LLC
Representative:	Paul J. Mayronne
Location of Property:	16300 Highway 1085, Covington, Louisiana
Zoning of Property:	MD-3 Medical Facility District
Variance(s) Requested:	Waiver of the required 10-foot side buffer planting area and required number of trees

OVERVIEW

Request by applicant for a waiver of the required 10-foot side buffer planting areas on each side of the property line and a waiver of the required number of Class A & Class B trees.

STAFF COMMENTS

According to the Unified Development Code Section 130-1977. (a) & (b) A 10-foot buffer planting area shall be provided along the side property lines of commercial and industrial developments.

The objective of the requested waiver is to allow for the construction of a boulevard type access to the site. While the boulevard type access is not required, it will provide adequate and safe ingress and egress to the approximately 18-acre site which is proposed to be developed with a new ambulatory surgery center. Staff has no objection to the request considering that the required 10-foot buffer is proposed to be provided/mitigated as follows: 13-foot planting area within the median boulevard entrance and a 2-foot greenbelt along the property line (see attached drawing).

According to the Unified Development Code Section 130-1977. (e), a minimum of one Class A & one Class B tree shall be provided for each 30 linear feet of the buffer planting area. A minimum of 12 Class A & 12 Class B trees are required to be provided within the required 10-foot buffer planting area. No landscape/mitigation plan has been submitted as part of the variance application; however, a total of 6 Class A trees and shrubs are proposed to be provide within the median and the remaining required number of trees (6 Class A trees & 12 Class B trees) are proposed to be provided within the other required buffers throughout the proposed development.

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

- Provide a landscape plan showing the proposed 6 Class A trees and shrubs within the median and the remaining required number of trees (6 Class A & 12 Class B trees) within the other required buffers throughout the development, in addition to the minimum required number of trees for the entire development.

2022-2738-BOA

PUD

HIGHLAND
WESTON

HWY 1085

A-6

A-4

NC-4

PF-2

NC-4

46

NC-4

T7-R1E

MD-2

MD-2

CBF-1

PF-1

NC-2
RUE MAISON DU LAC

PUD

CORNICHEDU LAC

RUE ST JULIEN

RUE JARDINS

RUE PETITE

RUE MARCELLE

PUD

RUE ST GERMAIN

A-4A

RUE CHAMONIX

NC-4

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

ANDREW J. WALKER

JONES FUSSELL, L.L.P.

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

HOWARD R. FUSSELL
(1937-2015)

January 31, 2022

VIA EMAIL AND HAND DELIVERY

St. Tammany Parish Planning Department
c/o Helen Lambert, Assistant Director
P.O. Box 628
Covington, Louisiana 70434

Re: Landscape Buffer Variance Request

Dear Helen:

As you are aware, I represent the St. Tammany Parish Hospital (the "Hospital") regarding the proposed construction of a new ambulatory surgery center located along Bootlegger Road. The subject property is currently zoned MD-3 in order to accommodate this use. The entire campus will include the ambulatory surgical center, the existing out-patient pavilion, and a vacant parcel for future medical office use. All of the foregoing are generally set forth on the attached site plan.

In designing the site plan for this project, safe and efficient ingress and egress is paramount. For a variety of reasons, including preserving a large buffer along the Timber Branch and limiting the number of curb cuts on Bootlegger Road, we have found it necessary to place our primary access boulevard along one of the interior property lines. Pursuant to the St. Tammany Parish Unified Development Code (the "UDC"), a ten (10') foot greenbelt/landscape buffer is required on each side of this property line. While we are able to accommodate this ten (10') foot buffer along the west side of the property line, we are requesting a variance to allow us to relocate the buffer on the east side as more particularly described below.

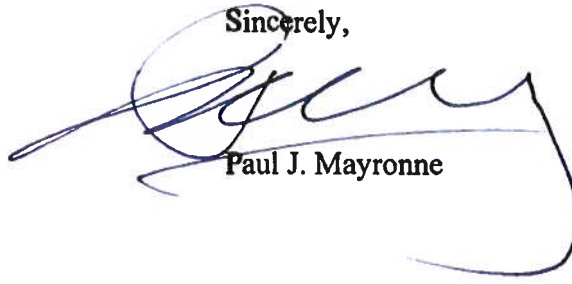
The UDC requires that this ten (10') foot buffer be located along the property line. We are requesting that we place the buffer/planting area within the median of the proposed access boulevard. The UDC does not require a boulevard entrance for this project. However, the Hospital feels strongly that the boulevard is needed for proper and safe ingress and egress. Should we abandon the boulevard, we could accommodate the buffer as required by the UDC. However, we believe that relocating the buffer to within the median is a better and more sensible approach. The result is that rather than a ten (10') foot greenbelt along the property line, there

Ms. Helen Lambert
January 31, 2022
Page 2 of 2

will be a two (2') foot greenbelt along the property line and a thirteen (13') foot planting area within the median of the boulevard entrance. If the variance is approved, the result would be a larger planting area (fifteen (15') feet versus ten (10') feet) and a better and safer overall project.

Thank you for considering the foregoing, and should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul J. Mayronne', is written over a horizontal line. The signature is stylized with a large loop at the end.

Paul J. Mayronne

PJM/amh

Helen,

I have conferred with our architect and engineer and they have provided the following information regarding the landscaping:

We will be planting at least 6 class A trees and shrubs in the median and the remainder throughout the project. We will also plant trees along the perimeter of the boulevard, in front of the building, in the setback and buffers along 1085/bootlegger road, and around the retention ponds. We plan on enhancing the planting in front of the OPP building too with new Class A and Class B trees, annuals, and shrubs.

We will at a minimum comply with STP planting/landscape requirements, and most likely exceed them. The landscape plan will be developed later in building permit process and submitted to the Parish for review/approval.

Please let me know if the foregoing does not address your questions/concerns.

Thanks

Paul J. Mayronne

Jones Fussell, L.L.P.

Office: (985) 892-4801

Cell: (985) 630-3071

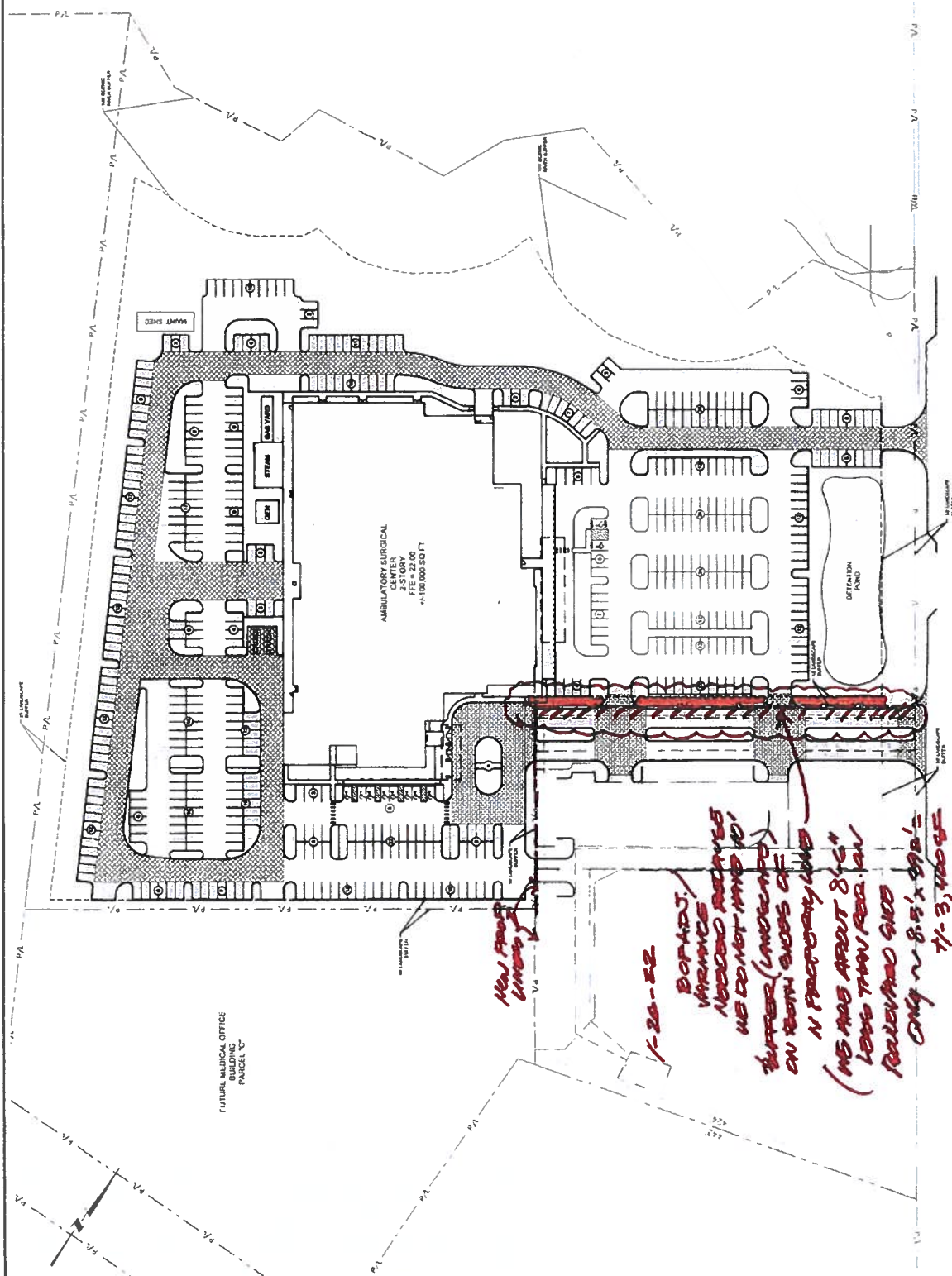
Fax: (985) 892-4925

Northlake Corporate Park, Suite 103

1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810



SITE ANALYSIS		
ASC PARCEL "D"	13.71 ACRES	
MEDICAL OFFICE PARCEL "C"	3.86 ACRES	
EXISTING OPP PARCEL "A"	4.11 ACRES	

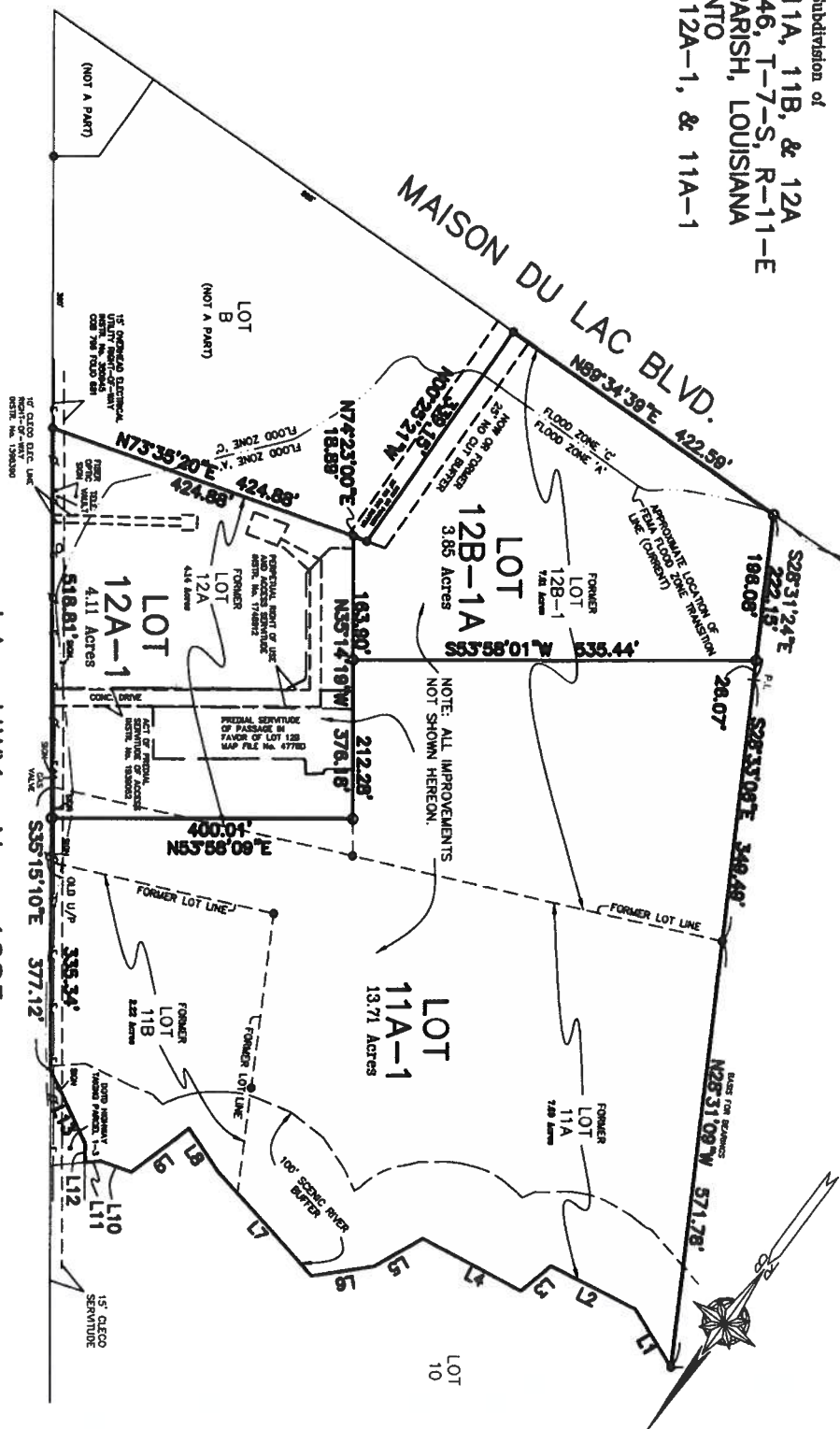
PARKING ANALYSIS		
PARKING CALCULATION BASE:		
HOSPITAL MEDICAL CENTER TREATMENT FACILITY		
FIRST FLOOR AREA	83,228 SF	
SECOND FLOOR AREA	71,987 SF (WITHOUT VERTICAL CIRCULATION AND LOBBY BELOW)	
TOTAL FLOOR AREA	155,215 SF	
TOTAL PARKING REQUIRED	83,228 ÷ 25.433 = 3,272.175	3,272
FIRST FLOOR AREA USE	83,228 ÷ 12.81175 = 21	
SECOND FLOOR AREA USE	71,987 ÷ 8.458 = 13,841.175	13,841
SECOND FLOOR BEDS	13	
TOTAL PARKING REQUIRED FOR ASC	13,841.175	13,841
ACCESSIBLE SPACES REQUIRED: 401 TO 500	= 8 REQUIRED	
	10 PROVIDED	
PARKING CALCULATION OPP:		
OUTPATIENT CLINICS, OUTPATIENT FACILITIES - PART OF HOSPITALS, MEDICAL CENTERS		
TOTAL FLOOR AREA	20,272 SF	
FLOOR AREA USE:	20,272 ÷ 116 = 174.75	175
NUMBER OF EMPLOYEES	50 x 20 = 1,000	
TOTAL OPP PARKING REQUIRED	1,000	
TOTAL PARKING REQUIRED OPP & ASC:		
PARCEL "A"	= 160	
PARCEL "D"	= 452	
TOTAL	= 612 TOTAL REQUIRED FOR BOTH BUILDINGS	
TOTAL PARKING PROVIDED OPP & ASC:		
PARCEL "A"	= 104	
PARCEL "D"	= 508	
TOTAL	= 612 TOTAL PROVIDED FOR BOTH BUILDINGS	

1-26-22

DO NOT REMOVE VARIANCE. VARIANCE REQUIRED BECAUSE WE DO NOT HAVE 10' BUFFER (LANDSCAPE) ON BOTH SIDES OF N PROPERTY LINE. (WE HAVE ABOUT 8'-6" LESS THAN REQUIRED. REVIEWED SUB ONLY ~ 8.5' x 99' = 11-3, 1100 SF OF LANDSCAPING BUFFER TO RELOCATE OR REMOVE VARIANCE OR

A Minor Subdivision of
LOTS 12B-1, 11A, 11B, & 12A
LOCATED IN SEC. 46, T-7-S, R-1-E
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS 12B-1A, 12A-1, & 11A-1

	LINE	BEARING	DISTANCE
	1	566.36 43.2	91.16
	2	N81.34 05.2	126.04
	3	N14.20 58.2	51.71
	4	N82.47 33.2	117.98
	5	N24.41 30.2	73.82
	6	N45.43 24.2	94.83
	7	S77.01 19.2	188.61
	8	S69.15 46.2	67.06
	9	N17.48 44.2	96.21
	10	N17.43 14.2	43.89
	11	N49.37 54.2	20.90
	12	S35.08 26.2	25.76
	13	S60.42 45.2	106.43



APPROVED:

CHAIRMAN PARESH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

<u>DATE FILED</u>	<u>FILE NO.</u>
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NO ATTENTION HAS BEEN GIVEN BY RANDALL, W. BROWN & ASSOC., INC. TO VERIFY THE ACCURACY OF THE INFORMATION HEREIN. THE INFORMATION HEREIN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THOSE INTENDED BY THE CLIENT.

THESE PLATS WERE PREPARED BY THE CLIENT.

PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Professional Land Surveyor

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Date: FEBRUARY 10, 2022
Survey No. 22030
Project No. .
Scale: 1"=150'±
Drawn By: J.E.D.
Reviewed:

\\1SurveyShared\22SURVEY\22030.dwg

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ST. TAMMANY PARISH BOARD OF ADJUSTMENT

RESOLUTION

MOVED TO ADOPT BY:_____ SECONDED BY:_____

ON THE ____ DAY OF _____, 2022

RESOLUTION TO SUPPORT AN AMENDMENT
TO ST. TAMMANY PARISH CODE OF
ORDINANCES, PART I – CODE OF
ORDINANCES, CHAPTER 2 –
ADMINISTRATION, ARTICLE XVII – PARISH
FEES, SUBDIVISION III – ZONING AND
ASSOCIATED FEES, SEC. 2-713 – BOARD OF
ADJUSTMENTS, TO INCREASE AFTER-THE-
FACT VARIANCE APPLICATION FEE.

WHEREAS, the St. Tammany Parish Board of Adjustment is created pursuant to Sec. 130-32 in accordance with Act 518 of 1954 of the Louisiana State Legislature, and is charged with considering appeals and applications to vary the provisions of ordinances relating to the construction or alteration of buildings or structures where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such ordinance; and

WHEREAS, in recent years, members of the Board of Adjustment have observed a large number of applications for after-the-fact variances, meaning that applicants have built or constructed something on their property in derogation of the St. Tammany Parish Code of Ordinances prior to seeking a variance from the Board of Adjustment; and

WHEREAS, allowing an applicant to file for and receive an after-the-fact variance encourages irresponsible building practices, and if the after-the-fact variance is not granted, removal of the illegal construction or building is costly for property owners and enforcement of the removal is time consuming for Department of Planning staff; and

WHEREAS, after-the-fact variance application fees should be increased to discourage property owners and contractors from disregarding Parish ordinances regulating the construction or alteration of buildings or structure; and

WHEREAS, the Board of Adjustment supports an amendment by the St. Tammany Parish Council to increase after-the-fact variance application fees from \$500.00 to \$750.00.

THE ST. TAMMANY PARISH BOARD OF ADJUSTMENT HEREBY RESOLVES: that the Board supports an amendment by the St. Tammany Parish Council to increase after-the-fact variance application fee established in St. Tammany Parish Code of Ordinances, Part I – Code of Ordinances, Chapter 2 – Administration, Article XVII – Parish Fees, Subdivision III – Zoning and Associated Fees, Sec. 2-713 – Board of Adjustments, as follows:

Sec. 2-713. Board of adjustments.

The following fees are for the board of adjustments:

- (1) Variance \$200.00.
- (2) After the fact variance, ~~\$500.00~~ 750.00.
- (3) Interpretation \$200.00.
- (4) Appeals of zoning administration \$200.00.

CHAIRMAN, BOARD OF ADJUSTMENT