

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
APRIL 5, 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 MARCH 2, 2022 MINUTES

PUBLIC HEARINGS

1-BOA CASE NO.2022-2742-BOA

Request by applicant in an I-1 Industrial Zoning District for after the fact variances to reduce the northern side yard buffer from 10 ft. to 4 ft and the front buffer from 25 feet to 18 feet.
The property is located: 180 Commercial Square, Slidell, Louisiana
Applicant & Representative: Riverview Construction, LLC - Wayne Erdman

2-BOA CASE NO. 2022-2744-BOA

Request by applicant in an A-1 Suburban Zoning District for a waiver of the required 25 foot no cut roadway buffer for approximately 200 feet along Hialeah Drive
The property is located: 107 Haileah Drive, Bush, Louisiana
Applicant & Representative: Scott and Kristi Hinson

3-BOA CASE NO. 2022-2768-BOA

Request by applicant in an A-4 Single Family Residential Zoning District for after the fact variances to reduce rear yard setback from 25 feet to 6 feet and required side yard from 15 ft. to 4 feet
The property is located: 1337 Destin Street, Mandeville, Louisiana
Applicant & Representative: Jenny R. Mevers

4-BOA CASE NO. 2022-2771-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to reduce the required rear yard setback from 29 feet to 12 feet.
The property is located: 27 Walnut Place, Covington, Louisiana
Applicant & Representative: Michael J. Mire

5-BOA CASE NO. 2022-2779-BOA

Request by applicant in an A-2 Suburban Zoning District to reduce the required no cut buffers on the east side 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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING MARCH 2, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The March 2, 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: Mrs. Thomas, Mr. Spies (voting member), Mr. Ballantine, Mr. Daly, Mr. Blache.

ABSENT: Mr. Swindell, Mr. Brookter

STAFF PRESENT: Mrs. Lambert, Mrs. Couvillon

APPROVAL OF THE MINUTES

Moved by Mr. Daly and seconded by Mr. Blache to accept the February 1, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

1- 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

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

James Taylor: Asking variance due to the narrow width of the property. It is a 15 acre parcel, but only 250 wide. Preserving the 50 foot no cut buffer would only leave 150 feet. The driveway takes about 25 to 30 feet, which would leave 130 feet. Being zoned A-2, I would like to build a pole barn. Drawing provided shows 500 feet no cut except for the driveway going through. The middle portion of the property leaving 20 feet of no cut buffer on the left and right sides of the property for approximately 800 feet and the rear will remain uncut. Requesting to cut only area where building residence, accessory building, pole barn and livestock. There are several beautiful trees on the property, would like to orient residence to look at oak trees instead of row of pine trees.

Mr. Blache: Ask question regarding the request and location of the proposed driveway.

James Taylor: Front part is uncut with driveway going through. Request is to reduce to 20 feet no cut buffer on each side

Mr. Blache: It would only be for approximately 800 feet in the middle?

James Taylor: Correct, approximately 4 acres of the 15 acres.

Mr. Blache: Board granted similar variance in the past but it was for side loading garage.

James Taylor: Side driveway would come in on one side. Need additional radius to turn in with camper.

Mr. Blache: Asking for some additional details as to the reason for the need to reduce the 50 foot no cut buffer to 20 feet for 800 feet.

James Taylor: Needed to allow to place the barn to the side, driveway to the other side, and build house to look towards the south side of the property.

Mr. Blache: Do you have a neighbor on the east side and did you contact him? Can you provide information as to the location of the residence from the side property line?

James Taylor: Yes, neighbor to the east of property. Was not able to contact abutting neighbor. Residence would be located as far as possible on the east side of the property to allow to locate driveway to turn in. Residence will be further to the front, compared to abutting neighbor. It will be constructed in same place where previous residence was located on the site.

Mrs. Lambert: The abutting neighbor contacted the office to obtain information about the request. Explain the request. Did not indicate in conversation that he had any objection to the request.

Mr. Blache: Previous similar requests submitted to the Board were not granted. Board wanted to maintain the 50 foot no cut buffer, unless if there was a compelling reason to grant the request.

James Taylor: 120 feet is not sufficient to build residence and accessory building. Would like to build according to plan submitted.

Mrs. Thomas: Is the southern part of the property mainly developed with hardwoods?

James Taylor: Mainly pines. Within the 4 acres there are some oak trees that would be preserved.

Mr. Spies: Are there any other options?

James Taylor: Would have to reconfigured proposed site plan. The residence would have to be reoriented towards the neighbor. During winter time, less foliage, would be looking at adjacent neighbor, less privacy.

Mr. Spies: Possibility to set a precedent if variance request is granted.

Mr. Daly: Proportionally, there is less being cleared as proposed than what is actually allowed. It is a long strip of land, which is a compelling argument. Do not know if it is possible to make a motion to preserve the other areas proposed to remain unclear. Clearing sides preserving the rest of the property.

Mr. Blache: Would feel more comfortable if the request would not be to clear on both sides and if it would not be for a total of 800 feet.

James Taylor: If the variance is not approved, will have to reconfigure the site plan. Hoping the Board would consider my request.

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

Yeas: Mrs. Thomas, Mr. Daly, Mr. Ballantine.

Nays: Mr. Spies, Mr. Blache.

MOTION FAILED.

2- 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

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

Jeffrey Shoen: Explains the location of the site, nature of the project, construction of surgery ambulatory surgical center on the site. Boulevard is not required but it will facilitate the traffic flow on the site. Required 10 foot buffers will be not be provide on each side of the property line, but a 2 foot strip and a 13 foot median strip of landscape planting area will be provided. Agree with staff to provide landscape plan meeting all the requirements regarding the number of trees to be planted.

Mr. Ballantine: Does the staff agree with the proposed plan?

Mrs. Lambert: No objection to the request. Revised landscape plan tot be provided.

Motion by Mr. Spies seconded by Mr. Daly to approve the variance as requested and per 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.

MOTION CARRIES UNANIMOUSLY

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.

Mr. Ballantine: Present resolution to be placed on the next Council Agenda. Stated that the increase of the application fee is not sufficient to make it a difference. Review of fees for other states and parishes are in the range of \$750, in other state it could triple. Under Louisiana Law, fees have to be less than \$5000.

Mr. Spies: The proposed fee of \$750 is adequate.

Mrs. Thomas: The proposed fee is adequate. It should not be any higher because we may have cases where residents were not aware of the regulation.

Mr. Spies: What is the maximum amount to be charged in Louisiana Law?

Mr. Ballantine: The maximum is \$5000.

Mr. Blache: We have to consider innocent people who are not aware of the law. The proposed fee of \$750 is adequate. Could be up to \$1000 if aware of the law. Don't know if fees could vary or could be reimbursed if after the fact for someone who is not aware of the regulation.

Mrs. Couvillon: There is a determination as to where you draw the line. Language could be included in the by laws if rebuilding pre existing structure. Could be interpreted by Staff as if it is a request to rebuild an existing structure.

Mrs. Lambert: Difficult for Staff to make a particular interpretation. If construction starts before applying for building permit, fees have to be charged if applying for variance and/or for permit. Structure can always be taken down instead of applying for variance. Clearly inform the public that they have to demonstrate a hardship to the Board. Some constituents decide to move structure or take down because they feel that they may not be able to demonstrate a hardship.

Mr. Daly: \$750 is appropriate.

Mrs. Lambert: Make a point to inform the public to determine if it is to their advantage to pay the \$500 and go in front of the Board or to just move the structure or take down. If after the fact \$500 is paid and variance is not granted, will not get fees reimbursed and may also have to correct the violation.

Mrs. Thomas: Will you present the Resolution to the Parish Council?

Mr. Ballantine: Yes, I will present at the Parish Council.

Mr. Daly: Did you attend the Parish Council and present/gave them a preview?

Mr. Ballantine: No, I will wait until it is on the agenda.

Mrs. Couvillon: Will need Council Sponsor. Mr. Ballantine has been in contact with Council Representative O'Brien. If I am not mistaking, she does not object; however, did not want to move forward until the Resolution is approved by the Board and placed on the April Council agenda.

Motion by Mr. Spies seconded by Mrs. Thomas to approve the resolution as proposed.

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. 2022-2742-BOA
Initial Hearing Date:	04/05/2022
Date of Report:	03/28/2022

GENERAL INFORMATION

Applicant & Representative:	Riverview Construction, LLC - Wayne Erdman
Location of Property:	180 Commercial Square, Slidell, Louisiana
Zoning of Property:	I-1 Industrial District
Variance(s) Requested:	After the fact variances request to reduce the required side and front yard buffers

OVERVIEW

Request by applicant for after the fact variances to reduce the northern side yard buffer from 10 ft. to 4 ft and the front buffer from 25 feet to 18 feet.

STAFF COMMENTS

According to the Unified Development Code Section 130-1976 (a) (1)A front buffer/street planting area shall be provided along the street or road along which a property is located and 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 request is to allow for a carport to remain within the required front buffer/street planting area and the side buffer. While the front buffer/street planting area is currently paved, no hardship has been demonstrated to support the requested variance.



2022-2742-BOA

NC-4

D-1

T9 - R14E

1

2022-2742-BOA

HO-2

COMMERCIAL

BOA CASE NO. 2022-2742-BOA (for office use only)

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

I want to encroach within the 10 ft setback to six feet leaving a four

foot setback to the proposed building.


SIGNATURE OF OWNER/APPLICANT

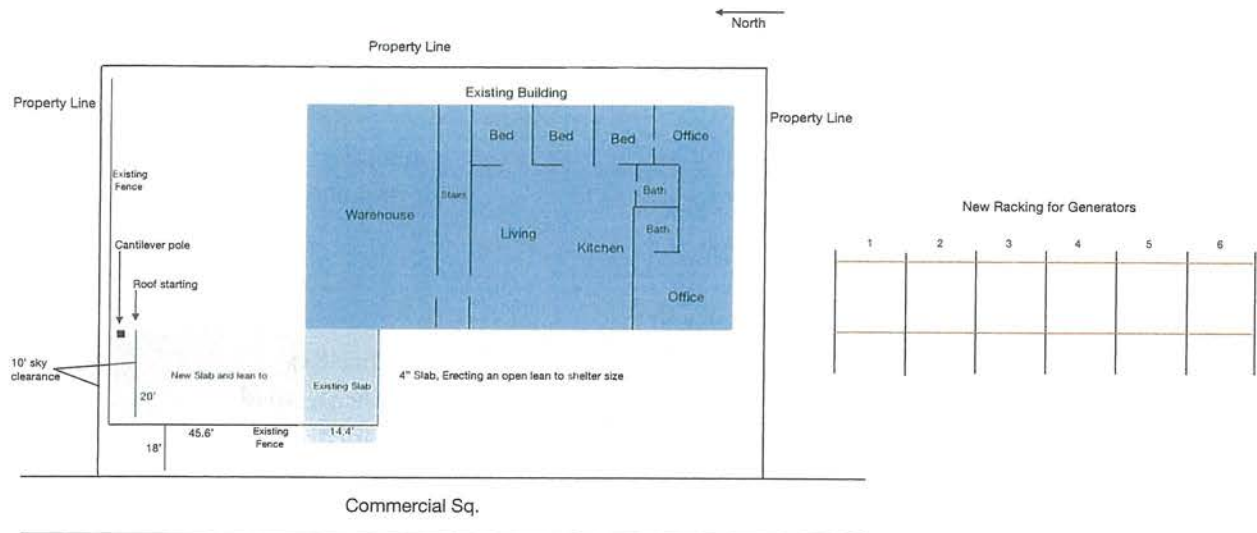
February, 4, 2022
DATE OF APPLICATION

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

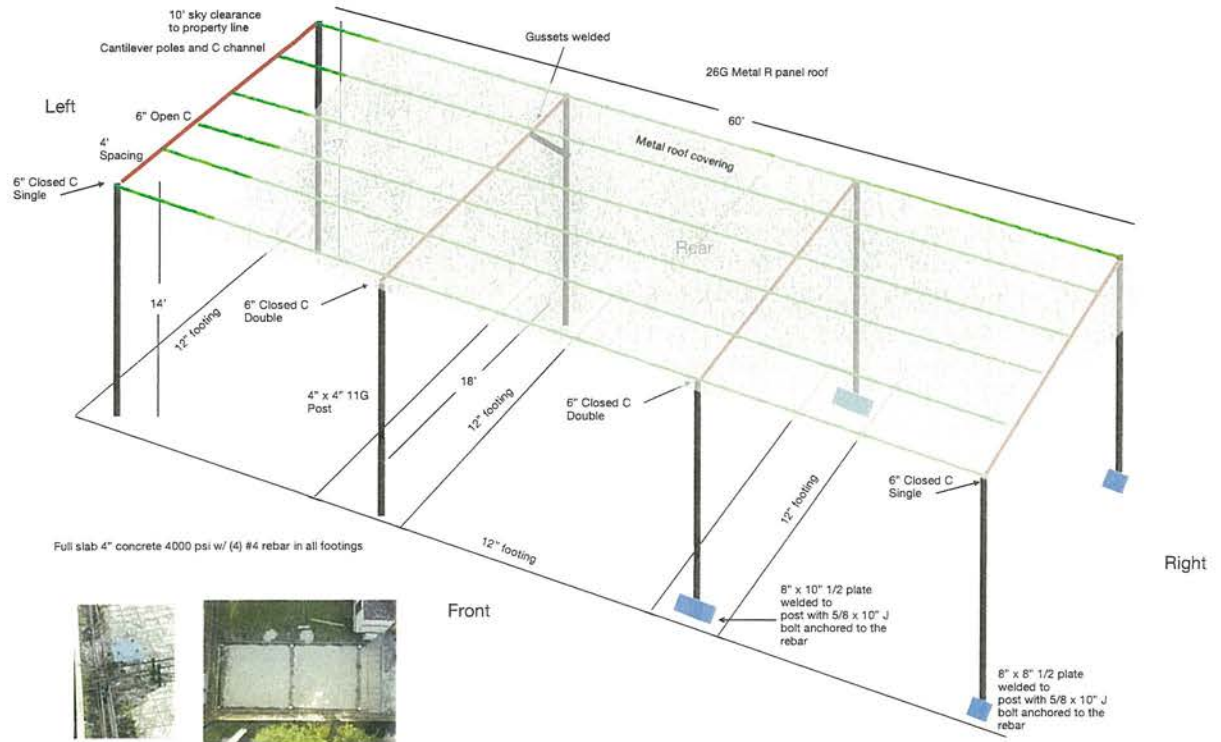
Plot Plan

Project Address:

180 Commercial Sq.
Slidell, LA 70461



180 Commercial Square
Slidell, La 70461



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ADJACENT STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES ON STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN FLOOD ZONE X. SPECIAL FLOOD HAZARD AREA. FIRM COMMUNITY MAP NO. 220202000001 DATED: 04/21/2008 FLOOD ZONE: X. BASE FLOOD ELEVATION: 81.8/81.9

REFERENCE:
1. SURVEY BY ALBERT A. LOWELL & ASSOCIATES, INC. DATED 04/23/1990 JOB NO. #00000



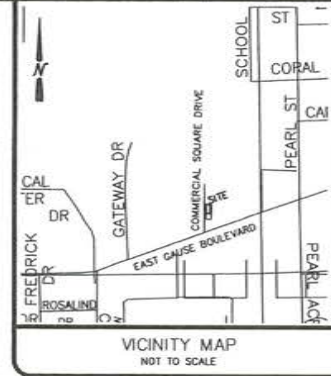
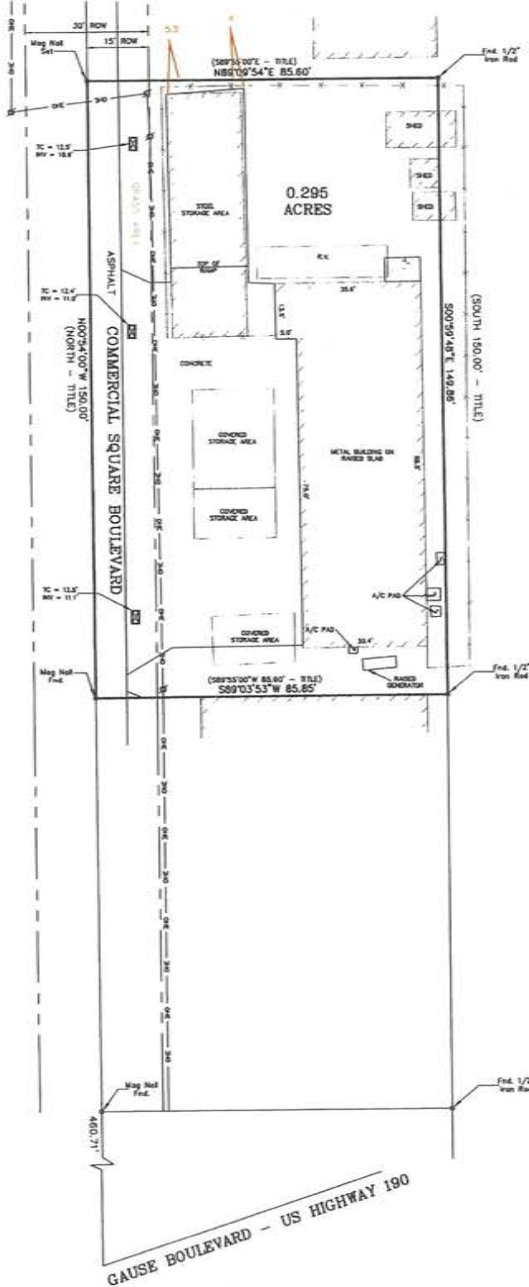
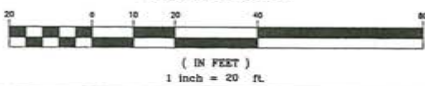
NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1707) BASED ON HANDS WITH GPS RTN ACCESSION ON 12/28/2021.

NOTE: THE PROPERTY IS IN FLOOD ZONE XE WITH A RFE OF 13' FOR PRELIMINARY FLOOD MAP 220202000001 DATED 04/20/2008 (NOT YET ADOPTED BY ST. TAMMANY PARISH)

LEGEND

- 5 SEWER MANHOLE, SEWER LINE
- 10 WATER MANHOLE, WATER LINE
- 15 GAS MANHOLE, GAS LINE
- 20 TELE. MANHOLE, TELE. LINE
- 25 DRAIN MANHOLE, DRAIN LINE
- 30 DRAIN INLET, DRAIN LINE
- 35 POWER POLE / OVERHEAD LINES
- 40 ELECTRIC/TELEPHONE/CABLE TV
- 45 ELEC. TOWER / OVERHEAD LINES
- 50 CATCH BASIN
- 55 LIGHT STANDARD
- 60 TRAFFIC LIGHT
- 65 TELE., ELEC., CATH. PEDESTAL
- 70 GAS, WATER, ELECTRIC METER
- 75 GAS, WATER VALVE
- 80 SEWER, DRAIN CLEANOUT
- 85 FIRE HYDRANT
- 90 GUY WIRE ANCHOR
- 95 SIGN
- 100 Pylon
- 105 MAILBOX
- 110 TREE
- 115 SHRUB
- 120 FENCE

GRAPHIC SCALE



J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Bedford Highway
Slidell, Louisiana 70458
E-mail: jvburkes@jvburkes.com

Phone 985-649-0075 Fax 985-649-0154

A TOPOGRAPHICAL SURVEY PLAT OF
A 0.295 ACRE TRACT IN A PORTION OF LOT 9,
SLIDELL SUBURBAN ACRES SUBDIVISION,
SITUATED IN SEC. 1, T-9-S, R-14-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

RECAPITULATION IS MADE TO ORIGINAL PLAT/OWNER OF THIS SURVEY. IT IS NOT TRANSCRIPTABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

RIVERVIEW CONSTRUCTION

SCALE: 1" = 20'

DATE: 12/28/2021

DRAWN BY: BJA CHECKED BY: DJP

DWG. NO. 20210743

SHEET 1 OF 1

CERTIFICATION
I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE ORIGIN OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.



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

Case File Number:	BOA Case No. 2022-2744-BOA
Initial Hearing Date:	04/05/2022
Date of Report:	03/28/2022

GENERAL INFORMATION

Applicant & Representative:	Scott and Kristi Hinson
Location of Property:	107 Haileah Drive, Bush, Louisiana
Zoning of Property:	A-1 Suburban Zoning District
Variance(s) Requested:	Waiver of a portion of the required 25 foot no cut roadway buffer.

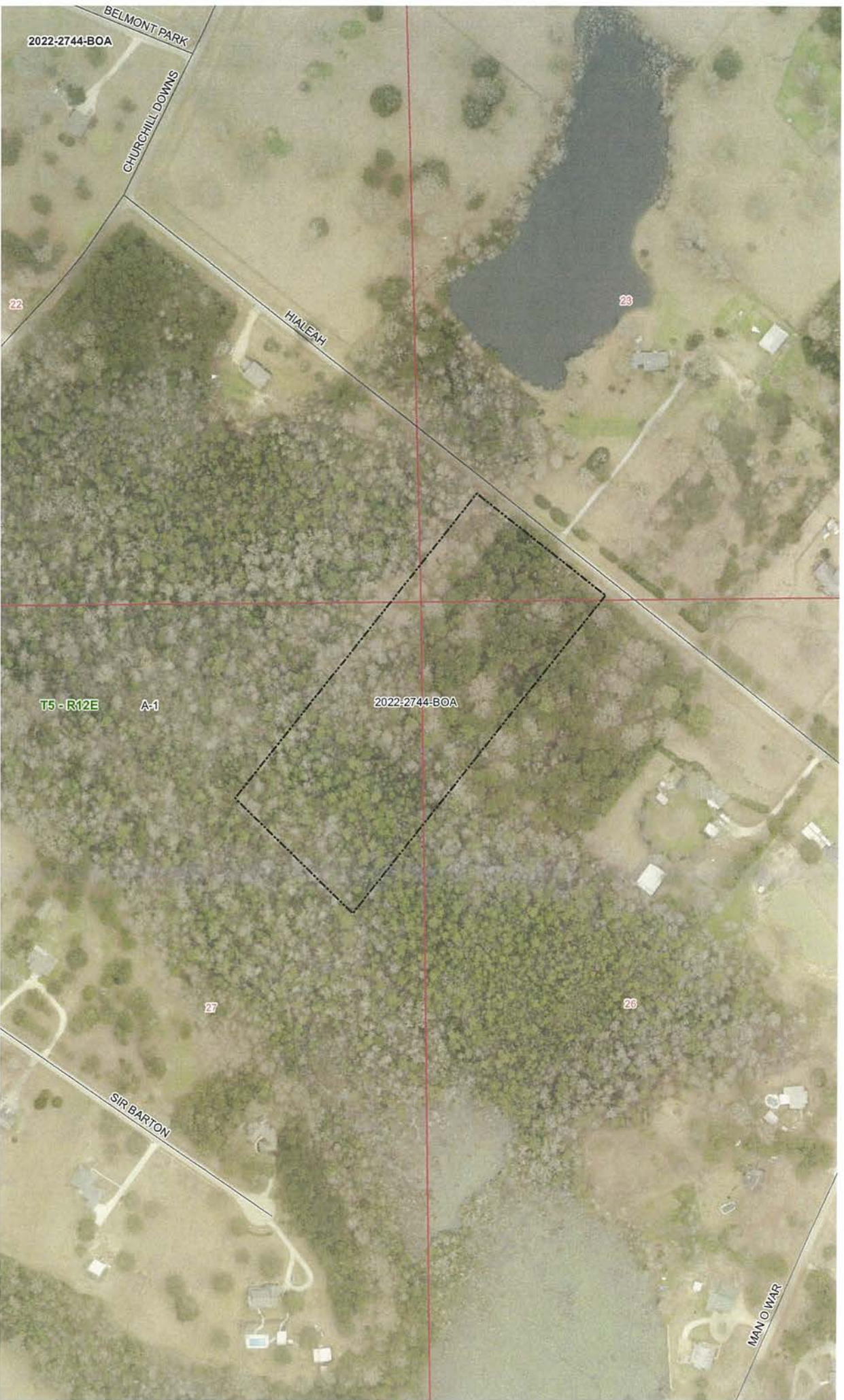
OVERVIEW

Request by applicant in an A-1 Suburban Zoning District for a waiver of the required 25 foot no cut roadway buffer for approximately 200 feet along Hialeah Drive

STAFF COMMENTS

As per the Unified Development Code Sec. 130-2250. (b) (2) A minimum uncut buffer of 25 feet in depth shall be provided along all roadways.

The objective of the request is to allow for a waiver of the required 25 foot roadway no cut buffer for approximately 200 feet of the 400 foot wide property (as shown on the attached drawing), to make the property more aesthetically pleasing and allow for the placement of a horse fence. The clearing will mostly consist of the removal of the underbrush and pine trees. While most of the existing magnolia trees and hardwoods with huge canopy will be preserved within the required 25 foot roadway buffer, the requested variance is a personal preference rather than a property hardship.



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

To go in line with the neighborhood aesthetics, we request to clear and remove some trees (mainly Pine)

approx. 200 feet wide and 25+ feet deep so that we can add a horse fence for appearance only to the

area on either side of the property entrance parallel with Haileah Drive.



SIGNATURE OF OWNER/APPLICANT

2/8/2022

DATE OF APPLICATION

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

Hello,

Please find attached BOA for 107 Hialeah Drive, Bush LA, 70432 for Scott and Kristi Hinson (owners).

Regan Contois recommended we go ahead and submit for a Board of Adjustment Variance Request and send to you for review/approval.

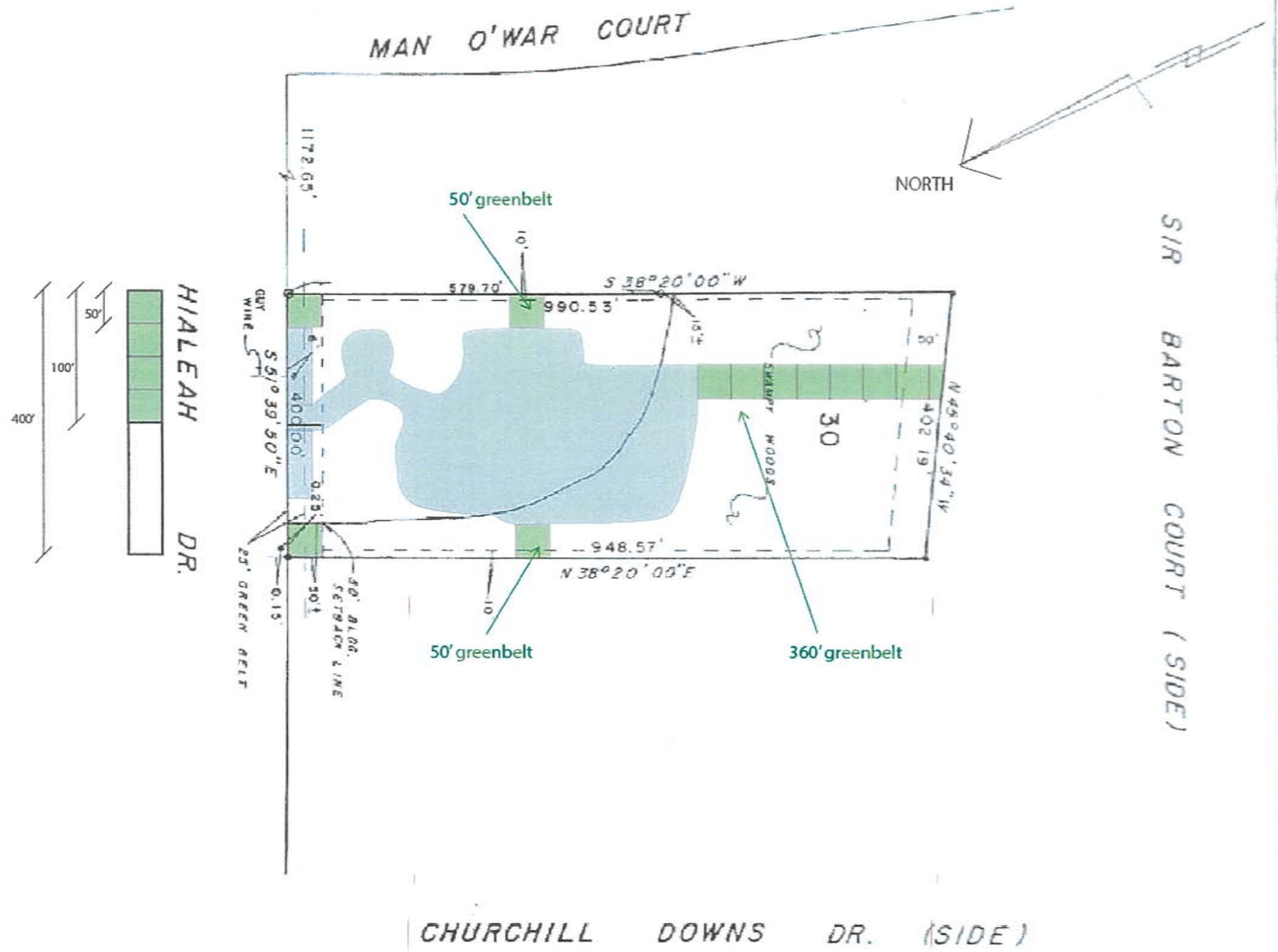
I have attached a recorded version of the survey from the courthouse (obtained 2/8/22) with a proposed blue bubble of requested clearing.

- The applicant must be specific when filling out the application as to what is being asked for relative to the variance(s) requested, (e.g. a variance for a front yard setback from 25' required by the parish, to 20' requested by the applicant).
 - *Owner Response: Please see attached paperwork required, page 2.*
- A survey and/or site plan neatly drawn to scale on no larger than (11" x 17") paper, with a north arrow depicting all structures and improvements on the property as well as any other proposed structures or improvements relative to the violation of parish law.
 - *Owner Response: Please see attached survey with bubble. We are clearing first and will eventually build a home and barn/shop structure close to the center of the property but are waiting to make those decisions after the clearing is completed.*
- A brief written narrative describing the specific circumstances of the request that the applicant feels would warrant a variance/appeal being granted by Board of Adjustment.
 - *Owner Response: This is for aesthetics and to match the other properties that have homes, barns, out buildings, ponds, etc. We are actually leaving more wooded areas compared to other properties in the neighborhood. However, we would like for the entrance and areas to each side of the entrance to look appealing and match the neighborhood's look and feel, which the other properties with homes are completely cleared from road to the house.*
- A copy of the denied building permit, if applicable.
 - *Owner Response: According to the Planning Application if we received an indication it may be denied that we should fill this BOA out and send accordingly. It was submitted to the Land Use Planner earlier on 2/8/22.*

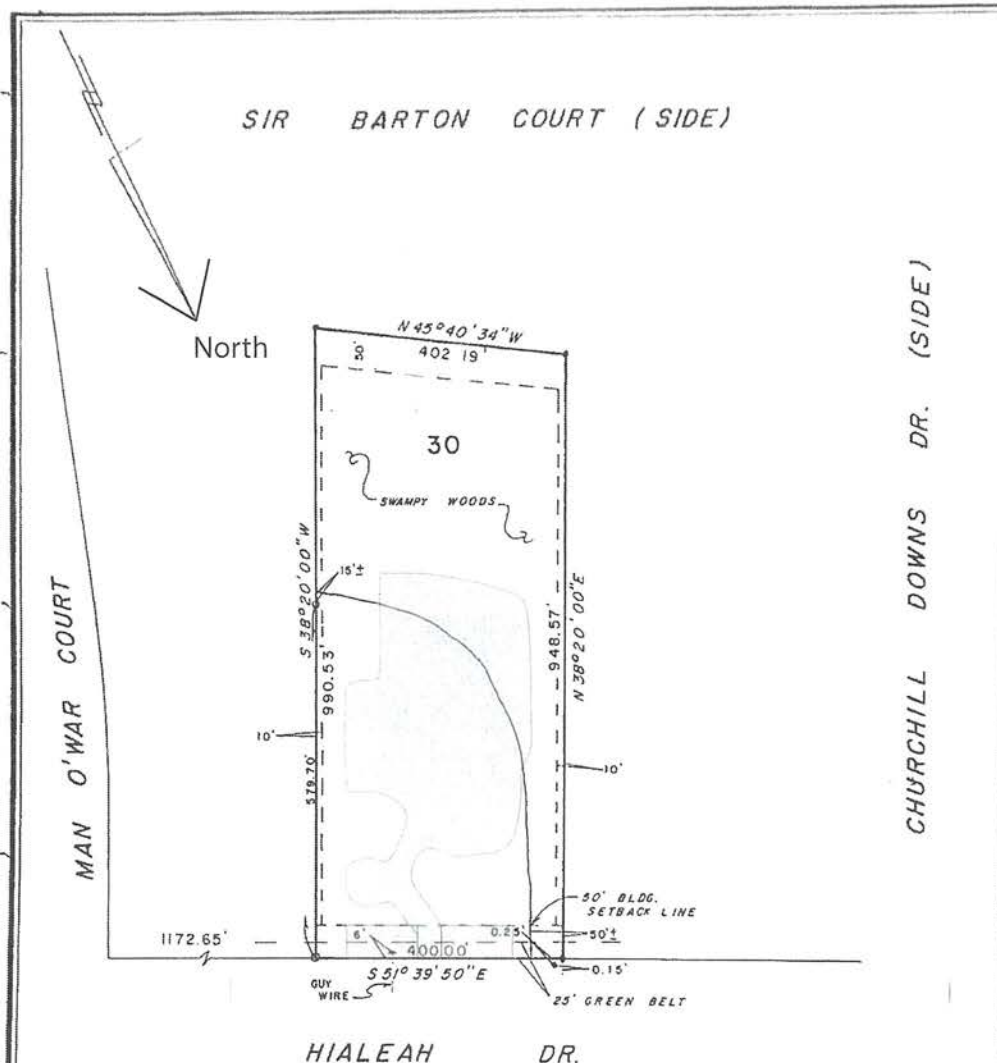
- An original signed and dated letter of no objection from the adjacent property owner(s), if attainable, affected by the applicants variance/appeal request.
 - *Owner Response: The adjacent properties are fully wooded and do not have structures or occupants.*
- An original signed and dated approval letter from the authorized agent of the homeowners association, if applicable.
 - *Owner Response: The Grande Hills HOA requires an approved and signed permit from the parish before responding to an improvement request from the land owner's.*
- Submission of any pictures or additional information or documentation in order to facilitate support for the applicant=s variance/appeal request.
 - *Owner Response: We are leaving most hard woods, magnolias, and non-dirty trees above 6 inches or so (underbrush and ugly pines will most likely be the target in the blue area depicted on the survey). It will not be a complete clearing. And there are several large hard woods with huge canopy's in the blue area that of course will not be touched.*
 - *We will be leaving a buffer area behind the entrance area we are requesting to clear and the drive will wind through eventually arriving at our home when we build.*
 - *Please feel free to call or email me or my wife anytime if there are additional questions or concerns. We will be glad to discuss. Thank you for your consideration.*

Finally, we do not live in the area so please advise on payment methods. Please feel free to call if there are any questions at 520-226-5700.

3703

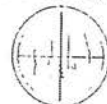


3703



Bubble of proposed clearing.

Dading, Marques &
Associates, Inc.



P.O. BOX 790
METAIRIE, LA 70004
834-0200

William P. Curry, Jr., Atty.

James M. [Signature]
SURVEYOR

DATE	SCALE	o=Iron Pipe	DRAWN BY	CHECKED BY	JOB NO	PLAT NO
2-25-88	1"=200'	e=Iron Rod	W.J.B.	J.M.M.	880261	D-002-349

GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.

**P. O. Box 395
Bush, LA 70431**

02/25/2022

Board of Managers:

Judy Coker
Bonnie Hebert
Susan Chartier
Steve Roberts
Mike Wolford

GHACC:

Elliot Hano (504) 913-8317
Travis & Jessica St. Pierre (504) 390-2177

Subject: 107 Hialeah Dr.
Owners: Mr. and Mrs. Scott Hinson
St. Tammany Parish Variance
Tree Removal on 5 Acre + Lot

To whom it may concern,

The Grande Hills Board of Managers and Architectural Control Committee has no objection to the variance Mr. and Mrs. S. Hinson has applied for with St. Tammany Parish, for clearing a setback in the front of the above referenced property, to clear a 25' x 200' area at your front property line.

If any further assistance or information is required, please do not hesitate to contact us.

Sincerely,

Grande Hills Estates Board of Managers

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

Case File Number:	BOA Case No. 2022-2768-BOA
Initial Hearing Date:	04/05/2022
Date of Report:	03/28/2022

GENERAL INFORMATION

Applicant & Representative:	Jenny R. Meyers
Location of Property:	1337 Destin Street, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential Zoning District
Variance(s) Requested:	After the fact variances to reduce the required rear and side yard setbacks.

OVERVIEW

Request by applicant for after the fact variances to reduce rear yard setback from 10 feet to 6 feet and required side yard from 15 ft. to 4 feet

STAFF COMMENTS

As per the Unified Development Code Sec. 130-2127 (a) Any accessory building may be built in a required rear yard. However, an accessory building must be located at least 40 feet from the front lot line, ten feet from an interior rear lot line, ten feet from the nearest interior side lot line and 15 feet from the nearest side street lot line.

The objective of the request is to allow for the completion of an accessory building/covered outdoor kitchen as shown on the attached drawings. As stated in the attached narrative, the partially completed structure sits on top of a gas line. While the owner agrees to relocate the gas line, no formal request and/or approval from the gas company have been submitted as part of this application.

There is no compelling reason to be in favor of the request considering that the size of the proposed outdoor kitchen could be reduced to meet the required setbacks and that the location of the accessory building over the gas line raises some concern.



Jenny Mevers
1337 Destin St.
Mandeville, LA
Brief Explanation of Situation:

I am the homeowner of the property located at 1337 Destin St, Mandeville, LA 70448. In 2019 we began construction of an in-ground pool which was completed in April 2020. The decking on the pool had issues in which I contracted Wallber Olivia LLC sometime in July 2021 to correct the decking by pouring concrete slab and laying porcelain tile around the pool but also an additional 10-foot by 15-foot section past the pool decking for later construction of an outdoor kitchen/living area. While we were gone on vacation, Mr. Olivia poured the concrete pad and completed laying of the tile around the pool. Upon arriving back is when we realized that he poured an additional 10-foot by 1 ½-foot section past where we believed the pool deck ended which brought the concrete pad just over 4 feet from our property line. When discussed with Mr. Olivia he verbalized he misunderstood the directions.

In August we contracted to have a sprinkler system put in for the front area of the house and I was told to call 811 for markings of utilities. Atmos Energy representative came to mark the day before Hurricane Ida came to visit us. When he was marking for the gas line, he informed me that the slab was sitting over the gas line. I asked at that time what I could do to correct it or if there was any reason to be concerned. He stated that if we understood if there were any issues with a broken line and such it would be up to the homeowner, me, to pay out of pocket for the repairs and that Atmos would not be responsible for any issues. I agreed and thought nothing about it.

In August I also began the process of getting a permit for the construction of the outdoor kitchen and living area. Due to many obstacles with finalizing design, many of my employees out with covid, Hurricane Ida, and just plainly dropping the ball I did not finish getting the permit. My husband, my brother, and husband's cousin began building the kitchen without a permit. While one of my guys was at my home digging a trench around the structure Atmos representatives came to look at the construction because he had some concerns. I spoke with a gentleman over the phone, and he explained that because the structure sits on top of where the gas line is, that is an issue that can cause problems. I agreed at that time to stop construction without a permit and that he would have to get back with me for options. I agreed also at that time that I will be more than willing to pay for capping the line off and having it relocated to ensure no issues. He agreed at the possibility of that being an option but would have to speak to his supervisors as to which direction to go.

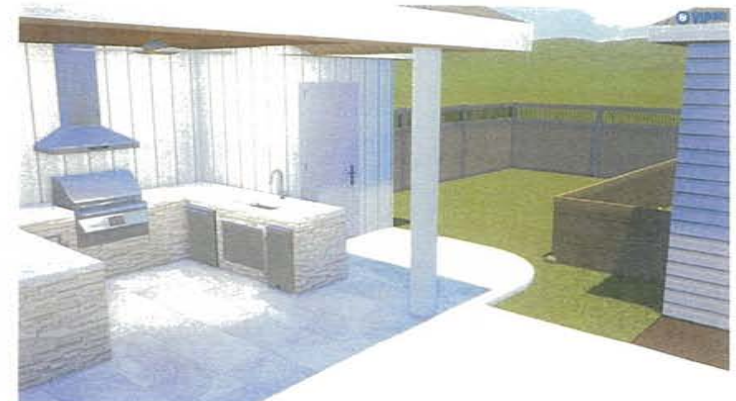
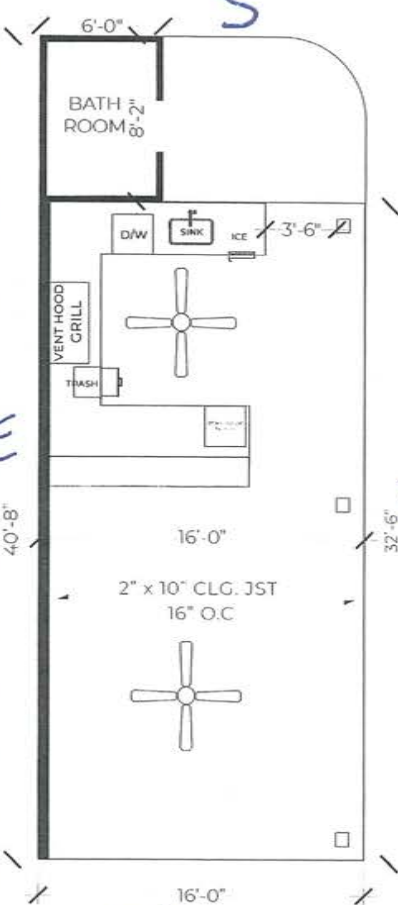
The following day a St Tammany Code Enforcement representative, Matthew Taylor, came out. I spoke with the Mr. Taylor about all the issues and that I was willing to do whatever it is to make it right but not knowing the corrective measures. He left and went back to his office to speak with his supervisor, Helen Lambert. Mrs. Lambert called me later in the day and informed me we would have to request a variance for the structure and how to apply.

Prior to Mrs. Lambert calling me back I spoke with the permitting office about the permit I did not complete. I explained the situation on the phone and was told that they would not be able to answer any questions I had without the permit being submitted. I compiled all the needed documents for the permit over the next several days and then submitted the permit. It was approved in which I believed everything was ok until I called for a drainage inspection and failed. After speaking with the permit office, I was informed that I would need to request a variance before we can move forward.

I am willing to pay to have the gas line redirected. I understand that ultimately this is my issue. I just need help to make it right.

Corner lot to Destin St.

JENNY MEVERS



MATERIALS

BOARD AND BATTEN BACK WALL PAINTED PURE WHITE

FLOORING:
ARGENTO TRAVERTINE
ARTERRA Pavers

LIVIO
DESIGNS

29092 KRENTZ ROAD LACOMBE, LA 70445
985-220-1415

DATE 1/24/2021

CLIENT REF NUMBER:

FILE NAME JENNY MEVERS

DRAWN BY: SIERRA DAVIS

APPROVED BY:

APPROVAL

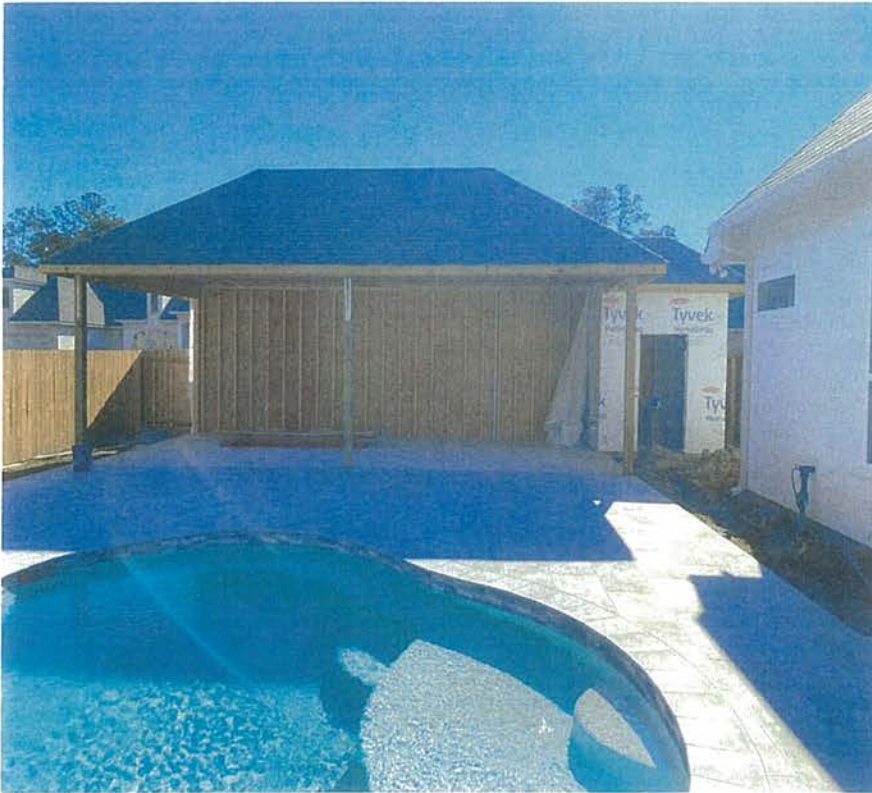
"THE UNDERSIGNED HAVE RECEIVED AND REVIEWED THESE PLANS. DESIGN DRAWINGS THEY ARE ACCEPTABLE AND APPROVED FOR CONSTRUCTION. IT IS UNDERSTOOD THAT ANY CHANGE REQUESTED MAY RESULT IN A DELAY IN THE PROJECT'S COMPLETION AND/OR INCREASED COST."

NOTES

REVISIONS

REV 1
REV 2
REV 3
REV 4
REV 5

WHOLE STRUCTURE LOOKING WEST TOWARDS BELLE MAISON



LOOKING EAST FROM BELLE MAISON (between adjacent neighbor property)



Property Line- LOOKING NORTH FROM DESTIN ST DOWN ALONG BELLE MAISON



PROPERTY LINE (Northside of property on Belle Maison)



LOOKING NORTH FROM DESTIN ST (inside fence)



LOOKING NORTH FROM DESTIN ST (behind structure)



LOOKING WEST TOWARDS BELLE MAISON (side of structure)



LOOKING SOUTH TOWARDS DESTIN ST (behind structure)



Affected Adjacent Property Owner Statement of No Objections to Setback Request

The applicant, Jenny R Mevers, located at 1337 Destin St., is requesting a variance for rear and side yard set back(s) for construction of an outdoor kitchen.

We, Brad Barreca and Michele Barreca, residing at 6405 Belle Maison Lane, Mandeville, LA 70448, have reviewed the location and construction plans for the personal outdoor kitchen area and have no objections to the project or variance for set back(s).

Brad Barreca

Signature

Michele Barreca

Signature

2/23/22

Date

2/23/22

Date

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

Case File Number:	BOA Case No. 2022-2771-BOA
Initial Hearing Date:	04/05/2022
Date of Report:	03/28/2022

GENERAL INFORMATION

Applicant & Representative:	Michael J. Mire
Location of Property:	27 Walnut Place, Covington, Louisiana
Zoning of Property:	A-4 Single Family Residential Zoning District
Variance(s) Requested:	Reduce the required rear yard setback.

OVERVIEW

Request by applicant to reduce the required rear yard setback from 29 feet to 12 feet.

STAFF COMMENTS

As per the Unified Development Code Sec. 103-509 (b) (4). *Rear yard*. There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.

The objective of the request is to allow for a 16 foot in depth X 33 foot 9 inches wide addition to an existing single family residence, as shown on the attached drawing. The addition will consist of an increase in square footage of the existing kitchen and the addition of a sunroom and game room. While the property abuts an open space and the rear property line is angled, it does not completely preclude the possibility to add on to the existing residence. The requested variance is a personal preference rather than a property hardship.

Note that due to the height of the residence, being over 20 feet above the base flood elevation, the rear yard setback increased from 25 feet to 29 feet.



2022-2771-BOA

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2022-2771-BOA

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WALNUT

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

We would like to ADD onto our home to extend our Kitchen AND ADD
A SUN ROOM AND GAME ROOM. We have A "HARDSHIP" because of the Angle of the
building setback which slices them where we would like to build. We would like A VARIANCE to allow the
Michael J. Murphy
SIGNATURE OF OWNER/APPLICANT
2/28/2022
DATE OF APPLICATION
From 25' to 12' ^{WARRANTY}

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

MIRE RESIDENCE
BACK PORCH - KITCHEN & ATTIC ADDITIONS

27 WALNUT PLACE COVINGTON, LOUISIANA 70433

DATE ISSUED: 2-23-2022

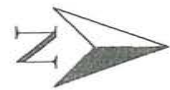
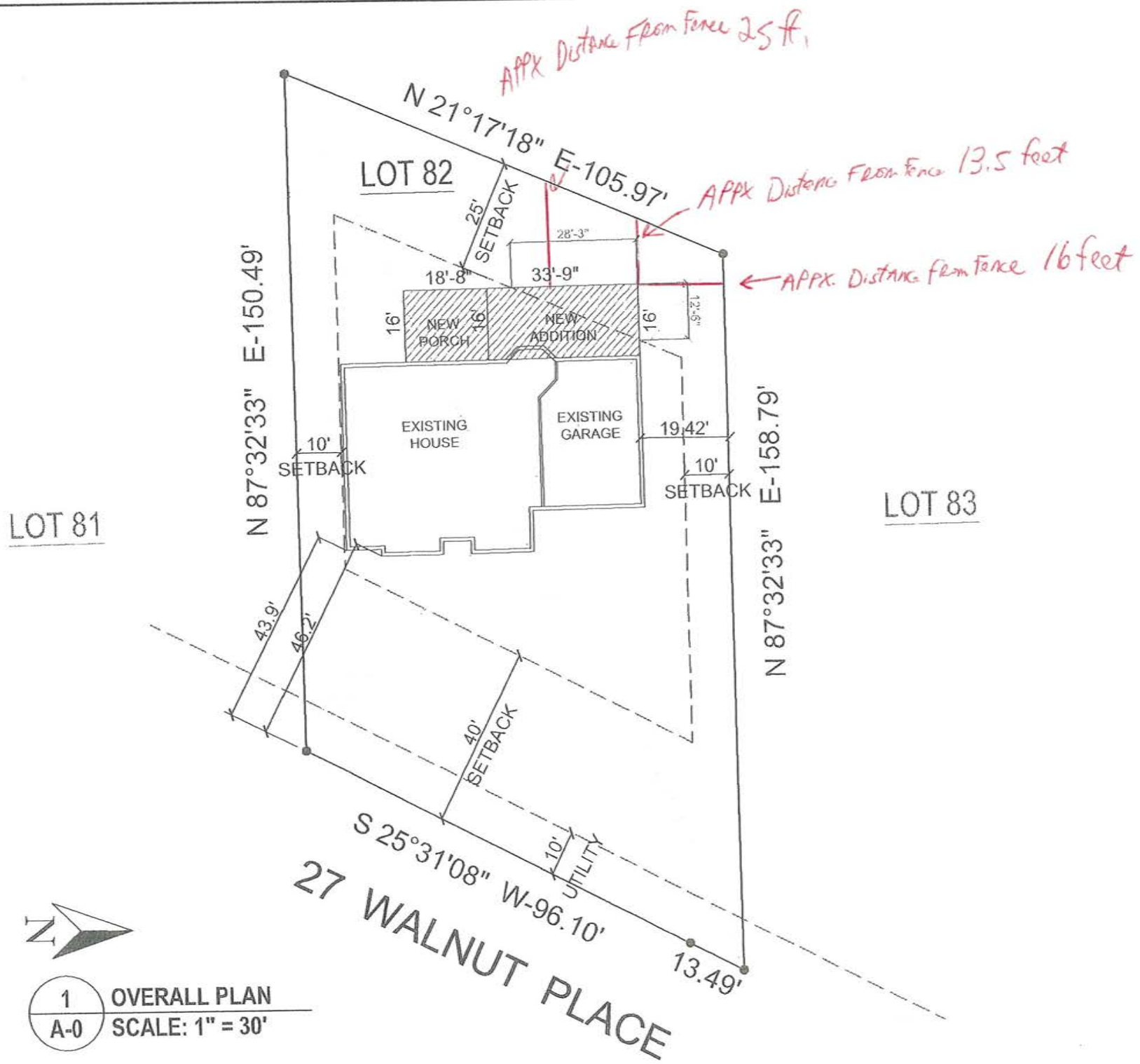
NO.	REVISION	DATE
1	CORRECTED	2/24/22
2	CORRECTED	2/24/22

DRAWN BY: DIANE BURKHARDT
PHASE:

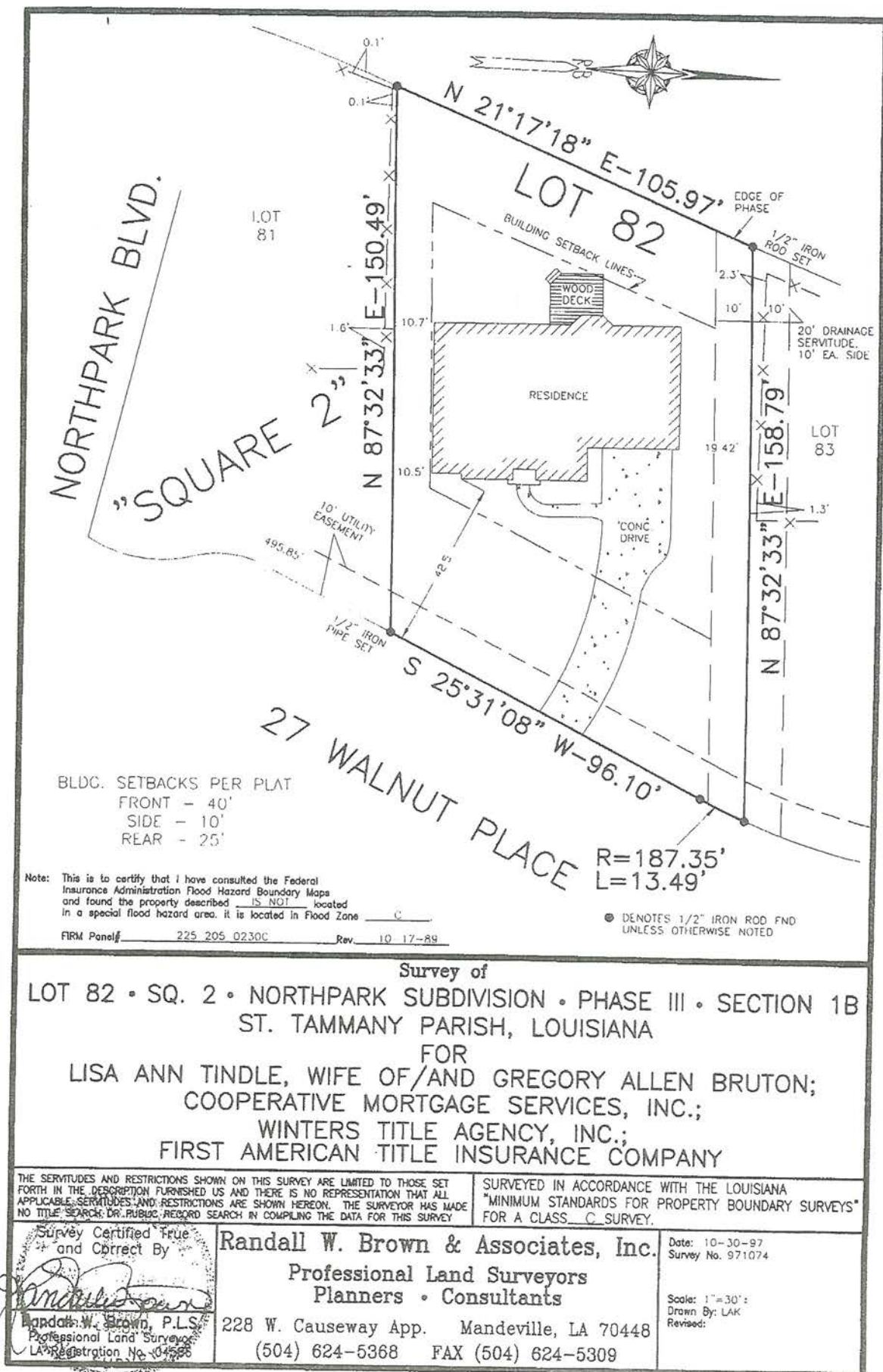
DESIGN
DEVELOPMENT

TITLE:
**OVERALL
PLAN**

SHEET:
A-0



1
A-0
OVERALL PLAN
SCALE: 1" = 30'













**Estates of Northpark
Homeowners
Association, Inc.**

P.O. Box 1651
Mandeville, LA 70470
Website: www.estatesofnorthpark.com

March 23, 2022

Michael and Susan Mire
27 Walnut Place
Covington, LA 70433

Re: Variance

Dear Mr. & Mrs. Mire:

Thank you for presenting a preliminary proposed addition to your home at the board meeting on March 21, 2022. The proposed plan indicates a portion of the addition to be inside the 25' setback (by 16' at the furthest point) and would require a variance.

The Architectural Control Committee (ACC) and Board of Directors have no objection to this variance, however, this is not an approval of the addition and a formal request and plans will need to be submitted for review and written approval by the ACC.

Sincerely,

Susan Fink

Association Manager for Estates of Northpark Homeowners Association

Managed by Renaissance Property Management
A Division of Renaissance Realty Services, LLC
506 E. Rutland Street, Covington, LA 70433
Phone: 985-624-2900, Email: susan@renrs.com or info@renmgt.com

To Whom it may concern.

I have reviewed the plans
for Michael Mire's addition
to his house at 27 Walnut
Place and have no objections.

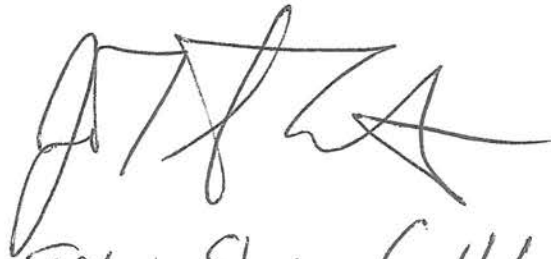
Vernon Cobb

Vernon Cobb

2-24-22
39 WALNUT PLACE
COUNINGTON, LA 70422

To Whom it may concern.

I have reviewed Michael Mire's
plan for his addition and have
no objections to it.



John Steve Castleberry

2-24-2022

21 WALNUT PLACE
COVINGTON, LA 70433

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

Case File Number:	BOA Case No. 2022-2779-BOA
Initial Hearing Date:	04/05/2022
Date of Report:	03/28/2022

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 buffer.

OVERVIEW

Request by applicant to reduce the required no cut buffers on the east side of the property.

STAFF COMMENTS

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

The objective of the request is to reduce the required east side no cut buffer 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 required buffer, the requested variance to reduce a portion of the required 50-foot buffer along the east 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.

2022-2779-BOA

17

LEVEL

LOWE DAVIS

2022-2779-BOA

20

5



JAMES TAYLOR

2500-3000

LOT 6

Handwritten:
2-03-21
Petrus Food
2-03-21

