

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
MAY 3, 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 APRIL 5, 2022 MINUTES

PUBLIC HEARINGS

1- 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 10 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

2- BOA CASE NO. 2022-2779-BOA

Request by applicant in an A-2 Suburban Zoning District to reduce the required no cut buffer on the east side of the property from 50 feet to 20 feet and to reduce the required no cut buffer on the west side from 50 feet to 30 feet, for approximately 800 feet.

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

Applicant & Representative: James & Jamie Taylor

3- BOA CASE NO. 2022-2805-BOA

Request by applicant in a PF-2 Public Facilities Zoning District for a variance to remove all pine trees within the required 50 foot no cut buffers.

The property is located: 39524 Honey Island Swamp Road, Pearl River, Louisiana

Applicant & Representative: Russell Jones

4- BOA CASE NO. 2022-2814-BOA

Request by applicant in an A-4 Single Family Residential Zoning District for a variance to reduce the required street side setback yard setback from 20 feet to 10 feet to allow for the construction of a single family residence.

The property is located: Corner of an Unconstructed Portion of Preval Street & Cours Carson Street, Mandeville, Louisiana

Applicant & Representative: Nancy Landers

5- BOA CASE NO. 2022-2817-BOA

Request by applicant in a HC-2 Highway Commercial Zoning District for a waiver of the required street planting buffer to provide additional parking spaces.

The property is located: 240 Highway 22 E, Madisonville, Louisiana

Applicant & Representative: Impastato Cellars, LLC – Mica Impastato

6- BOA CASE NO. 2022-2818-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District for a waiver of the required 10 foot side yard buffers and required number of Class A & Class B trees to allow an addition to the existing parking lot.

The property is located: 1290 N. Highway 190, Covington, Louisiana

Applicant & Representative: Raising Cane's LLC - LuAron Foster

7- BOA CASE NO. 2022-2819-BOA

Request by applicant in an A-3 Suburban Zoning District for an after the fact request to reduce the required 50 foot no cut buffer to 5 feet on the west side of the property and replant with a new vegetative buffer.

The property is located: 515 & 519 Brewster Road, Madisonville, Louisiana

Applicant & Representative: Lee Robinson and John Martinez

8- BOA CASE NO. 2022-2820-BOA

Request by applicant in a CBF-1 Community Based Facilities Zoning District & A-2 Suburban Zoning District for a waiver of the required pond setback on each side of the property line.

The property is located: 24401 Highway 190, Lacombe, Louisiana

Applicant & Representative: Chad Almquist

9- BOA CASE NO. 2022-2824-BOA

Request by applicant in an A-1 & A-2 Suburban Zoning Districts with a RO Rural Overlay to appeal the decision by Parish Official to deny the issuance of an Administrative Permit to operate a Short Term Rental.

The property is located: 74450 LA Highway 437 Covington, Louisiana

Applicant & Representative: Chance Mortenson

10- BOA CASE NO. 2022-2825-BOA

Request by applicant in an I-2 Industrial Zoning District for waivers of the required western and southern planting buffers and required number of Class A & Class B trees and to reduce the minimum required width of a two way driveway from 24 feet to 18 feet.

The property is located: North end of Marion Lane, Mandeville, Louisiana

Applicant: Magnolia Water Utility Operating Company, LLC - Josiah Cox

Representative: Voelkel McWilliams Construction, LLC – Paysse McWilliams

11- BOA CASE NO. 2022-2826-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

The property is located: 41473 Herwig Bluff Road Slidell, Louisiana

Applicant & Representative: Mark L. Moreau

12- BOA CASE NO. 2022-2829-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District for an after the fact variance request to allow for the replacement of trees required to be preserved within the buffers, with the required number of Class A & Class B trees

The property is located: 69008 Hwy 190 Service Road, Covington, Louisiana

Applicant & Representative: Brookwood – 190 Covington, LLC

13- BOA CASE NO. 2022-2831-BOA

Request by applicant in an A-3 Suburban Zoning District to reduce the required rear yard setback from 30 feet to 6 feet to add a staircase and a balcony to an existing single family residence.

The property is located: 115 Holly Street, Mandeville, Louisiana

Applicant & Representative: Robert H. Berning III

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING APRIL 5, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The April 5, 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, Mr. Swindell

ABSENT:

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

APPROVAL OF THE MINUTES

Moved by Mr. Blache and seconded by Mrs. Thomas to accept the March 2, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

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

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

Wayne Erdman: Objective of the request is to improve the property and the neighborhood, expand the business, since we ran out of space.

Mr. Blache: How did you find out that you needed a variance?

Wayne Erdman: Installed the carport after Hurricane Ida. Thought the setbacks were 5 feet from the property line. After applying for the permit, find out that additional plans had to be submitted to meet the run off and drainage requirements.

Mr. Blache: If permit would have applied for, variance request would may not have been needed.

Mr. Daly: Concern with run off and side setback and how it would affect neighbors.

Wayne Erdman: Will complete work after the permit is issued and drainage will be directed towards the street.

Mr. Ballantine: Any objection from your neighbor?

Wayne Erdman: No objections besides the fact that we originally had tarps over the carport. Tarps have been removed. Site is located along a street developed with industrial uses.

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

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

Nays: Mr. Daly, Mr. Blache.

MOTION DENIED.

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 Hialeah Drive, Bush, Louisiana

Applicant & Representative: Scott and Kristi Hinson

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

Scott Hinson: Request is submitted to allow for the property to be similar in character with the neighborhood.

Mr. Ballantine: Ask question regarding the location of the property and the proposed driveway.

Scott Hinson: Describe location of the property and location of proposed driveway.

Mrs. Thomas: What are you planning on doing if the requested waiver is not allowed? Will it prevent you from installing fence for horses or will not be aesthetically pleasing?

Scott Hinson: Will not prevent the construction of the driveway. Would be the only property along the street with a completely wooded front.

Mr. Blache: Any opposition from the abutting neighbors?

Scott Hinson: No neighbors on the east and west sides of the property. Received verbal no objection from neighbor across the street. Submitted no objection letter from HOA.

Motion by Mrs. Thomas to approve.

Motion Failed due to no second.

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

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

Jenny R. Mevers: Hired contractor to construct deck. Supposed to add some concrete as staked out on the property. Contractor poured more concrete, over the gas line, while homeowner was absent from the site. Meet with representative from gas company, who explained that property owner would be responsible in the event that any damage to the gas line occur. Called 811 to mark location of gas line to have sprinkler system installed. Building permit was not submitted before construction took place.

Mr. Blache: After the fact request. Potential problems may come up in regards to the fact that the accessory building is built over the gas line.

Jenny R. Mevers: Obtain building permit. But structure was already constructed. Cost to remove the structure will be \$27,000. After discussion with ATMOS gas company, it appears that relocating the gas line would be an option.

Mrs. Lambert: Did you submit plans to relocate the line or did you get any letter of approval from the gas company allowing you to relocate the gas line? Would you consider requesting to postpone to allow you to reach out to the gas company?

Jenny R. Mevers: I would like to request to postpone.

Motion by Mr. Spies seconded by Mrs. Thomas to postponed until the May 3, 2022 Meeting.

MOTION CARRIES UNANIMOUSLY

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

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

Michael J. Mire: Requesting to add on the residence: game room and kitchen. After design of the addition completed, realized that it was going to extend within the rear yard setback. The rear property line is angled and only a portion of the addition is proposed to extend within the rear yard setback. Obtained approval from HOA and Architectural Committee. Property is located approximately 100 feet from other property located in the rear. No objection letters submitted from adjacent property owners and one of the neighbor present to speak to the Board, in favor of the requested variance.

Chris Cobb: Adjacent neighbor located at 30 Walnut Place No objection to the requested variance.

Mr. Blache: Appreciate the homeowner to follow the process. Similar request submitted in the past. No objection letter provided from HOA and neighbors.

Mr. Daly: What is the reason for adding on to the house on that side? There is more space on the other side.

Michael J. Mire: Because of the configuration of the house. Moving the addition to the other side would require to relocate the kitchen on the other side of the house.

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

MOTION CARRIES UNANIMOUSLY

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

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

James Taylor: Request to postpone to submit revised variance request.

Motion by Mr. Spies seconded by Mrs. Thomas to postponed until the May 3, 2022 Meeting.

MOTION CARRIES UNANIMOUSLY

OLD BUSINESS

Mr. Ballantine: Ask for status of Resolution to increase fees for after the fact variance request. Will present to committee and subsequently present to the Council.

Mr. Ballantine: Indicated that he does not agree with contractor representing property owner without their presence in regards to after the fact variance request.

NEW BUSINESS

Mrs. Couvillion: On next month agenda, there will be a variance request in regards to the denial of the issuance of a permit for short term rental. Suggest the Board members to become familiar with the ordinance. Provides additional information regarding the short term rental ordinance and the request on the May agenda.

Members of the Board ask questions to Mrs. Couvillion regarding the short term rental ordinance.

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. 2022-2768-BOA
2 nd Hearing Date:	05/03/2022
Initial Hearing Date:	04/05/2022
Date of Report:	04/26/2022

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. The owner agrees to relocate the gas line, and submitted a letter from the gas company indicating a cost estimate to complete the construction.

Note that the variance to reduce the rear yard setback is no longer being requested since the plans have been adjusted to meet the minimum requirements (see attached revised site plan and drawing of the accessory building.) As per the Unified Development Code Sec. 130-2074 (a) (2) A roof, gutter, eave, fixed awning, marquee or canopy, attached to a building but having no other support, may project no more than five feet into a required front, side or rear yard, if a minimum distance of two feet remains open to the sky between the farthest projection and the lot lines.

While an attempt is being made to meet the rear yard setback requirement, 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 side yard setback.

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

- Submit letter/evidence that the gas line has been relocated before final inspection and/or occupancy of the accessory building can be granted.



2022-2768-BOA

LABARRE

BELLE MAISON

DESTIN

ALBERT

GOLDFLOWER

DUPARD

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.

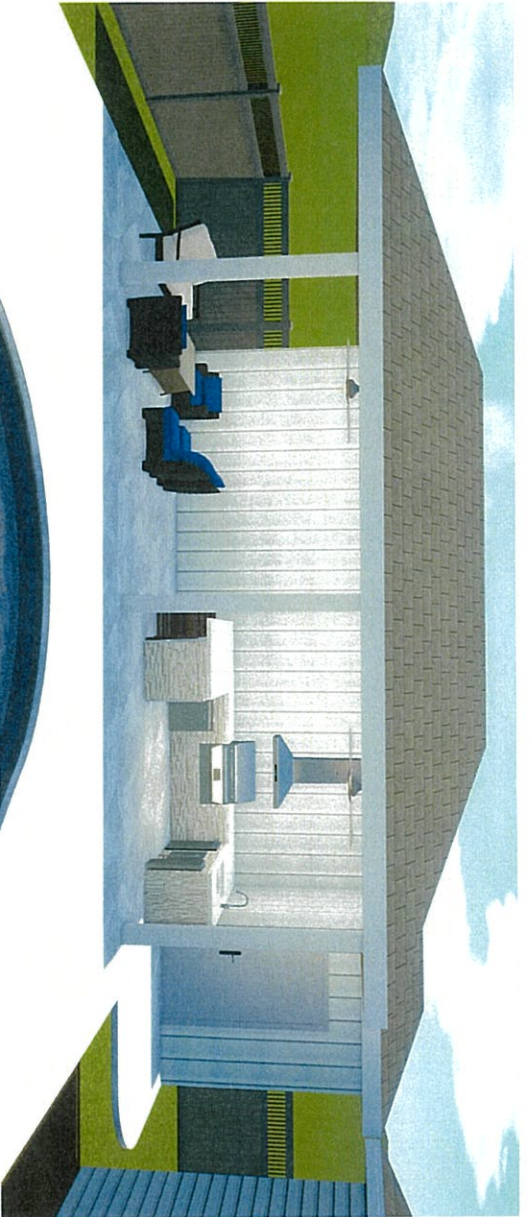
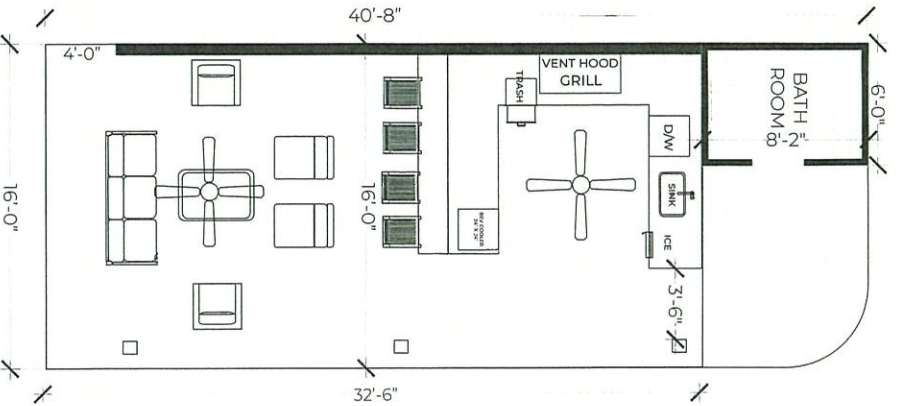
The following day a St Tammany Code Enforcement representative, Matthew Taylor, came out. I spoke with the Mr. Taylor about all the issues and that I was willing to do whatever it is to make it right but not knowing the corrective measures. He left and went back to his office to speak with his supervisor, 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.

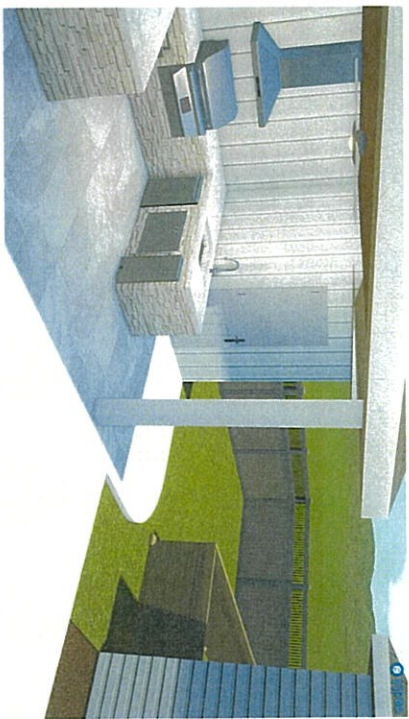
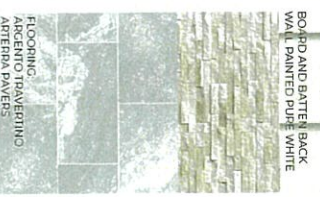
I am willing to pay to have the gas line redirected. I understand that ultimately this is my issue. I just need help to make it right.

JENNY MEYERS

Revised Plan



MATERIALS



DATE: 4/21/2022

CLIENT REF NUMBER:

FILE NAME: JENNY MEYERS

DRAWN BY: SIERRA DAVIS

APPROVED BY:

APPROVAL

THE UNDERSIGNED HAVE RECEIVED AND REVIEWED THESE PLANS/DESIGN DRAWINGS AND SPECIFICATIONS AND AGREE TO ANY CHANGE REQUESTED MAY RESULT IN A DELAY TO THE PROJECT'S COMPLETION AND/OR INCREASED COST

NOTES:

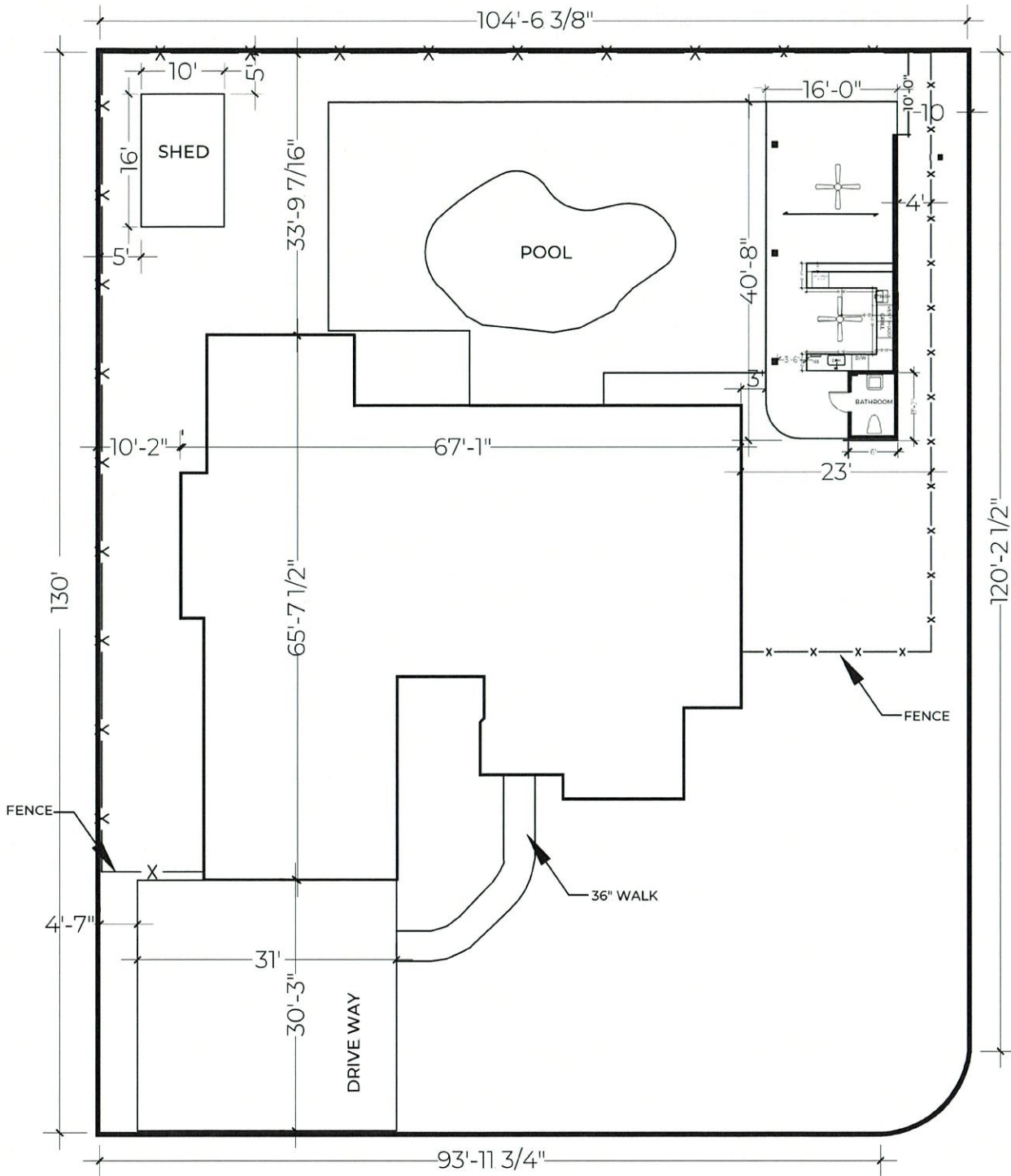
-2" X 4" TYPICAL WALL FRAME CONSTRUCTION
-8" X 8" POST WITH 36" FOOTINGS

REVISIONS

REV 1:
REV 2:
REV 3:
REV 4:
REV 5:

LIVIO
DESIGNS

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



BELLE MAISON LANE

DESTIN STREET

JENNY MEVERS
1337 DESTIN STREET
MANDEVILLE, LA 70448
228-697-5527

SET BACKS
FRONT: 30'
RIGHT SIDE: 15'
LEFT SIDE: 10'
REAR: 25'

DATE: 4/21/2022

INDEX NO. 6493

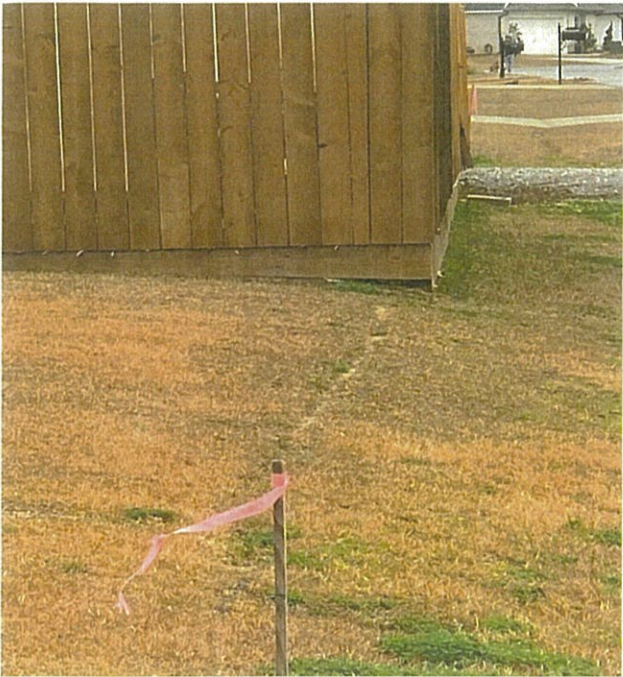
WHOLE STRUCTURE LOOKING WEST TOWARDS BELLE MAISON



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)





April 25, 2022

RE: 1337 Destin St.

To Whom It May Concern:

Atmos Energy has been asked to provide a cost estimate to relocate our existing gas line at this site to accommodate the new construction that conflicts with our existing facilities. The estimated cost of the work required to relocate Atmos Energy's facilities is **\$6,480.09**. Please note that construction cannot be scheduled until payment is received. Please send payment to my attention at the address listed below and made payable to Atmos Energy. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be "JR" with a stylized flourish.

Jeffrey Raiford
Sr. Project Specialist
Atmos Energy
720 S. Morrison Blvd.
Hammond, La. 70403
Office - 985-345-9416 x2205
Cell - 504-729-0993

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. 2022-2779-BOA
2 nd Hearing Date	05/03/2022
Initial Hearing Date:	04/05/2022
Date of Report:	04/26/2022

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 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 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 and the required west side no cut buffer from 50 feet to 30 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 a portion of the required buffers, the requested variances to reduce a portion of the required 50-foot buffers along the east and west sides 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

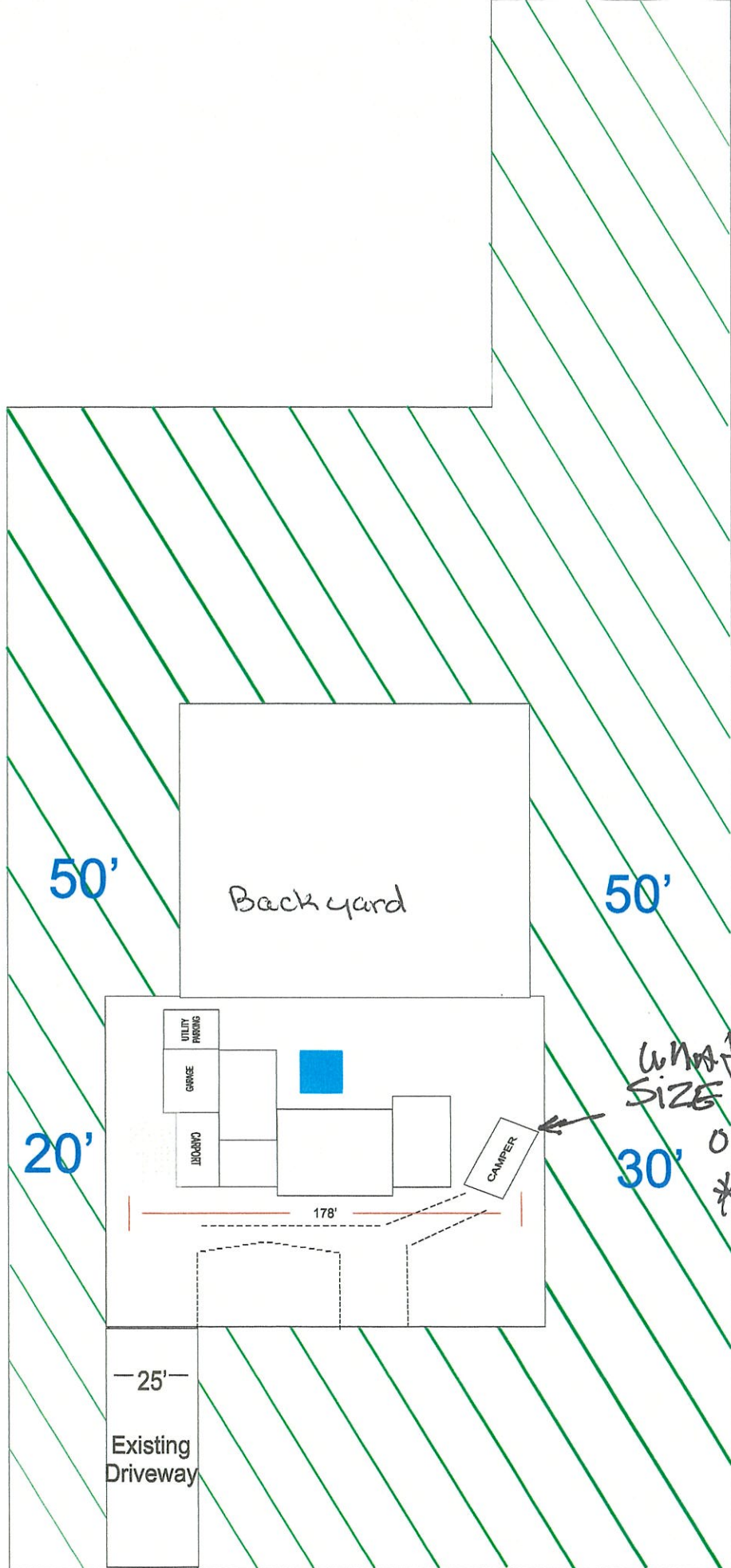
20

3



East

—400'—200'—600'—



50'

Back yard

50'

20'

178'

CAMPER

30'

—25'—

Existing Driveway

WHAT IS
SIZE & HEIGHT
OF BID?
* 20x50'
APPROX 17'-20'
HEIGHT

West

288'

23234

1000 DAVIS ROAD



April 4, 2022

BOA Case #2022-2779-BOA

Variance Request

James and Jamie Taylor would like to request a 30' buffer on the west side of the property bordering the property at 23198 Lowe Davis Rd. owned by Bryan & Kelly Brewster. After discussing our request and providing a diagram of our proposal, the Brewsters have agreed to allow a 30' buffer on the west side which is the side bordering their property.

I approve of a 30' buffer on the west side of the property as requested by James and Jamie Taylor.

* NOTE: Per Discussion with Timmy on SIZE & HEIGHT of camper building

Signed by: Kelly Brewster

Date 4/5/2022

Signed by: Bryan Brewster

Date 4/6/2022

Requested by: James Taylor

Date 4/4/22

Requested by: Jamie Taylor

Date 4/4/2022

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

Case File Number:	BOA Case No. 2022-2805-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Russell Jones
Location of Property:	39524 Honey Island Swamp Road, Pearl River, Louisiana
Zoning of Property:	PF-2 Public Facilities Zoning District.
Variance(s) Requested:	Variance to remove trees within the required buffers

OVERVIEW

Request by applicant for a variance to remove all pine trees within the required 50 foot no cut buffers.

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.

While the request is only to remove the existing pine trees within the 50 no cut buffers, there is no compelling reason to be in favor of the request. Considering the size, width and depth of the property, the preservation of the pine trees within the buffers will not prevent the development of the property.

2022-2805-BOA

20f

T7 - R14E¹

20m

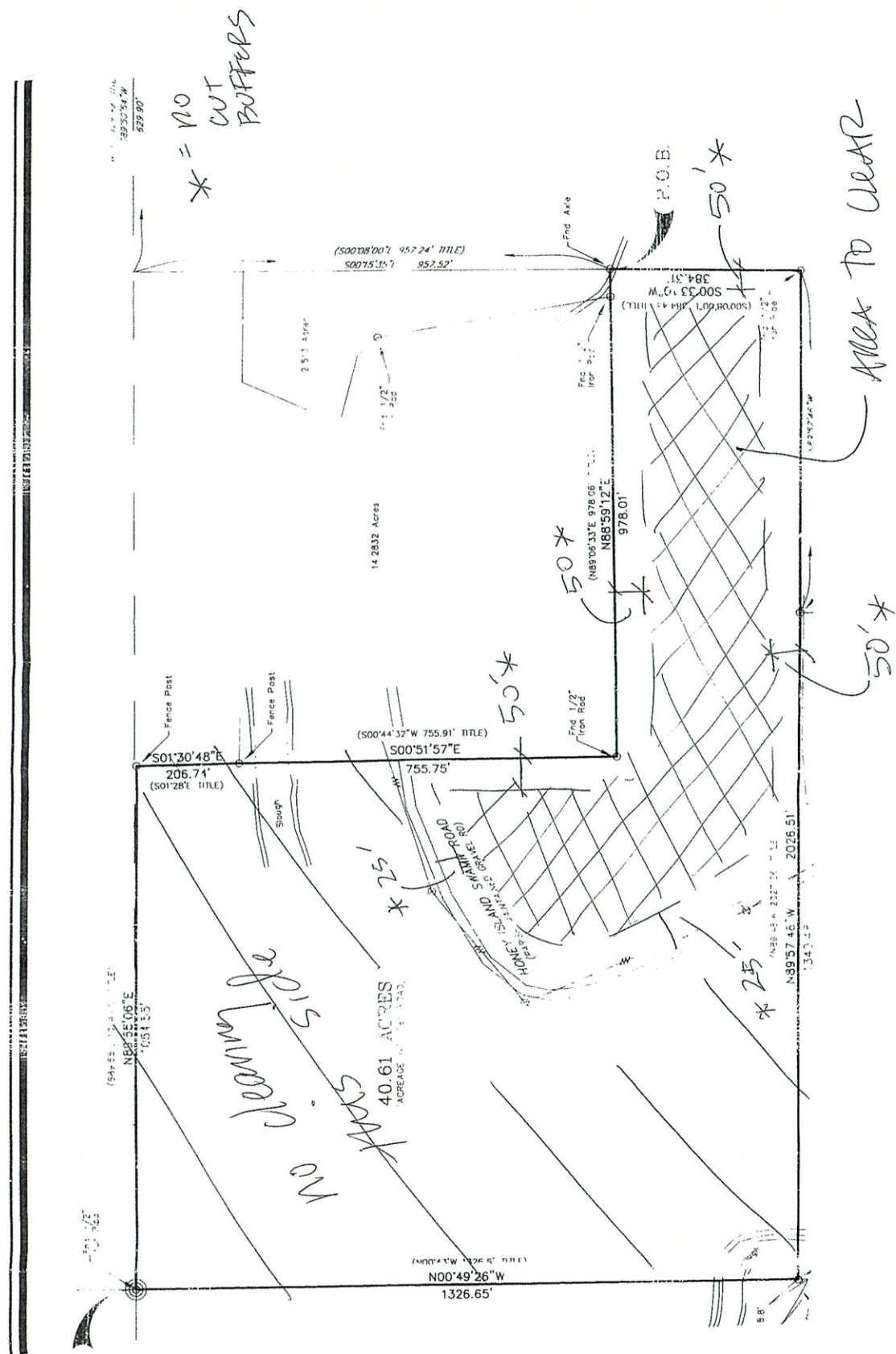
HONEY ISLAND SWAMP

T7 - R14E⁶

12

PARCELA

7



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

Case File Number:	BOA Case No. 2022-2814-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Nancy Landers
Location of Property:	Corner of an Unconstructed Portion of Preval Street & Cours Carson Street, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential Zoning District.
Variance(s) Requested:	Reduce required side street setback.

OVERVIEW

Request by applicant for a variance to reduce the required street side setback yard setback from 20 feet to 10 feet to allow for the construction of a single family residence.

STAFF COMMENTS

As per the Unified Development Code Sec. 130-509 (b) (3) *Side yard*. There shall be two side yards, one on each side of the building, having a minimum width of ten feet each, plus one additional foot for each one foot in building height over 20 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.

The objective of the request is to allow for the construction of a single family residence having a street side yard setback of 10 feet. While the side street is not currently constructed, the requested variance is a personal preference rather than a property hardship. The property is slightly over 100 foot wide providing sufficient space to meet the required street side setback.



2022-2814-BOA

TEMPER

STRULIC

SCARLET OAK LN

COURS CARSON ST

A-4

KINGSWOOD

MERLIN

JOANS

JOANS ST

ENDOR

44

T8 - R12E

NORVAL ST

OLD MANDEVILLE

A-3

AUSTERLITZ ST

MOLITOR ST

SOUL ST

A-4

45

Site plan for Lot 26A, showing property boundaries, setbacks, and proposed improvements.

Property Dimensions and Setbacks:

- Front Setback (from Carson Street): 15'-0"
- Side Setback (left): 15'-0"
- Side Setback (right): 15'-0"
- Back Setback: 25'-0"
- Lot Area: 102'-10"
- Front Boundary: 102'-10"
- Left Boundary: 102'-10"
- Right Boundary: 102'-10"
- Back Boundary: 102'-10"

Existing Structures and Features:

- House Breezevey
- Proposed (Optional) Carport

Other Labels:

- Not Constructed Preval Street
- Cours Carson Street
- Lot 26A

SCALE 1" = 30'-0"

Plans For :
Nancy Landers
Lots 25, 26, 27, 28, 29 & 30, Cours Carson Street
St. Tammany Parish, Louisiana

Date: 3-28-22

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

Case File Number:	BOA Case No. 2022-2817-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Impastato Cellars, LLC – Mica Impastato
Location of Property:	240 Highway 22 E, Madisonville, Louisiana
Zoning of Property:	HC-2 Highway Commercial Zoning District.
Variance(s) Requested:	Waiver of required street planting buffer.

OVERVIEW

Request by applicant for a variance to waive the required street planting buffer to provide additional parking spaces.

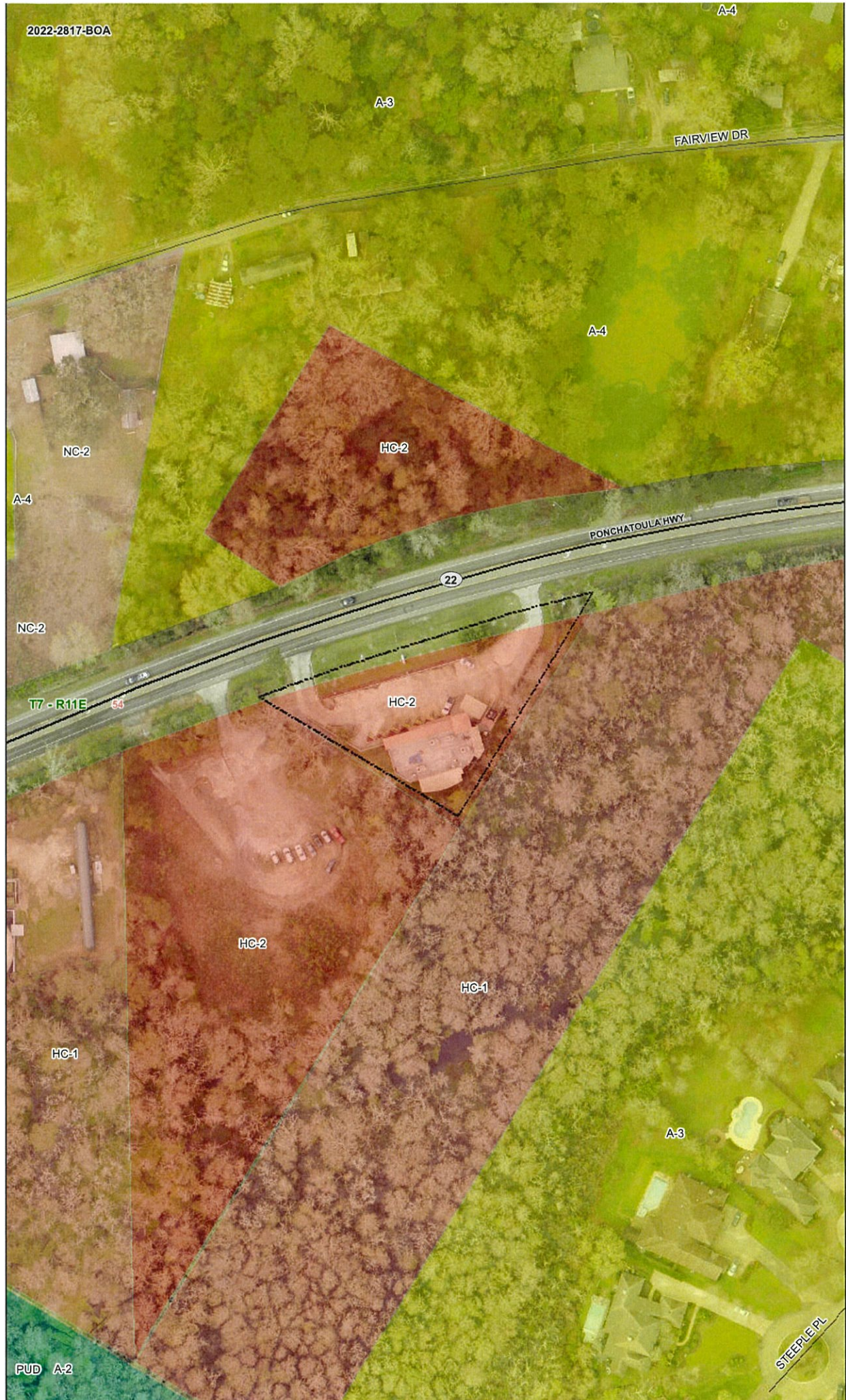
STAFF COMMENTS

As per the Unified Development Code Sec.130-1976 (a) (1) and (f) (1) a. A street planting area shall be provided along the street or road along which a property abuts and a minimum of 1 Class A & 1 Class B trees shall be provided every 30 feet and a minimum of 1 shrub shall be provided every 10 feet.

The objective of the request is to eliminate the required street planting area and required number of trees and shrubs to provide 8 additional parking spaces for the customers dining at the restaurant. While the minimum required number of parking spaces is provided on the site, there is no objection to the request considering that the additional spaces will prevent parking within the highway right of way, which causes safety concerns for the pedestrians and vehicles. The configuration of the property prevents the addition of parking spaces elsewhere within the site.

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

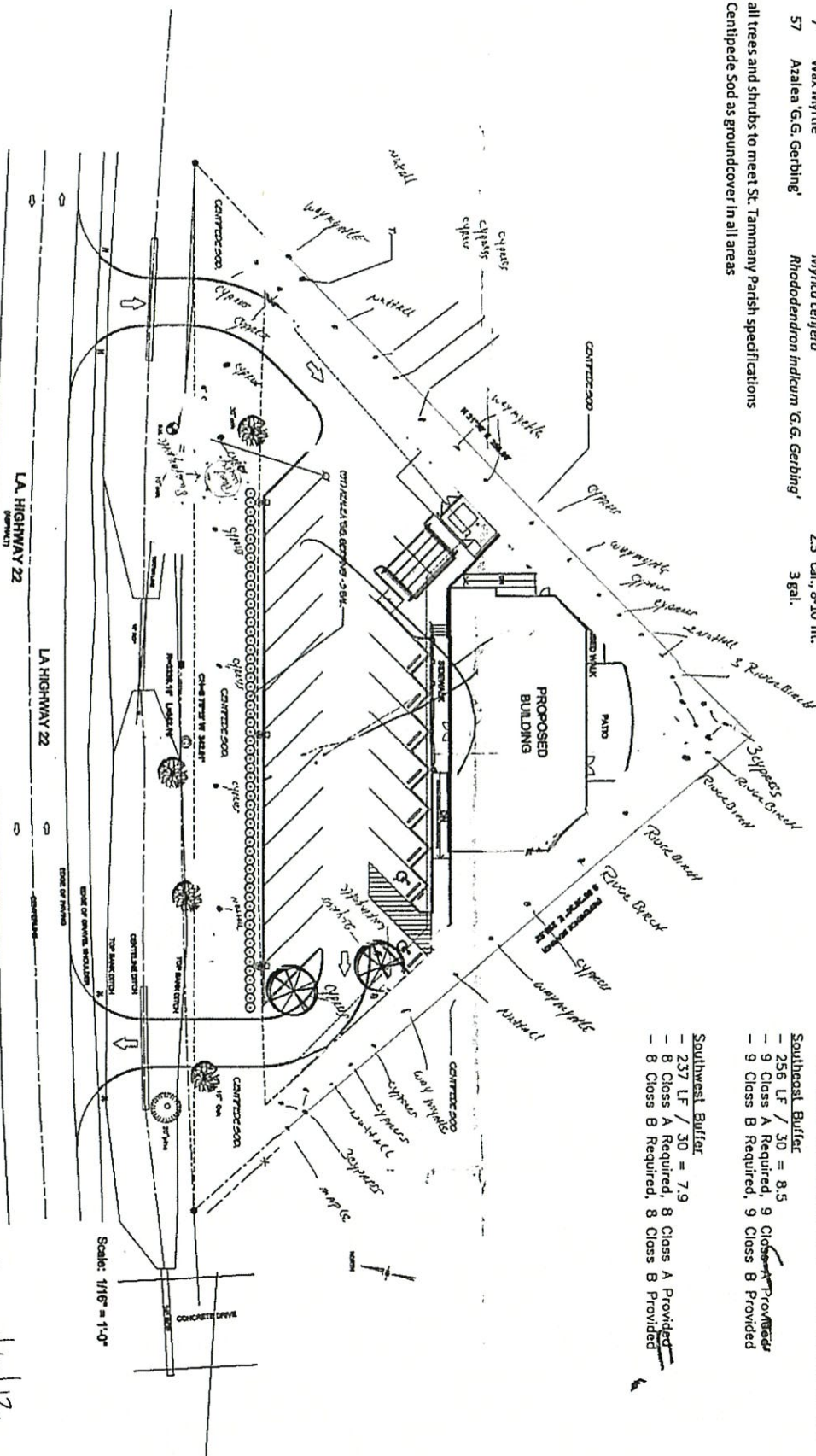
- Providing a revised landscape plan showing the required number of shrubs and species (minimum of 35 shrubs). Shrubs shall be planted before completion of the project.
- Payment to the tree bank for the required 12 Class A & 12 Class B trees.
- Submit revised site plan showing the correct orientation of the circulation/arrows.
- Apply for a site work permit.



PLANT LIST:

QTY.	COMMON NAME	LATIN NAME	SIZE
9	Bald Cypress	<i>Toxodendron ditiolum</i>	2.5" cal., 10-12' ht.
10	Red Swamp Maple	<i>Acer rubrum</i> var. <i>drummondii</i>	2.5" cal., 10-12' ht.
11	River Birch	<i>Betula nigra</i>	2.5" cal., 8-10' ht.
7	Wax Myrtle	<i>Myrica cerifera</i>	2.5" cal., 8-10' ht.
57	Azalea 'G.G. Gerbing'	<i>Rhododendron indicum</i> 'G.G. Gerbing'	3 gal.

- * all trees and shrubs to meet St. Tammany Parish specifications
- * Centipede Sod as groundcover in all areas



- North Street Buffer
 - 342 LF / 30 = 11.4
 - 12 Class A Required
 - 12 Class B Required
 - 24 Tree Credits Preserved
 - 35 Shrubs Required, 57 Provided as Parking Screen
- Southeast Buffer
 - 256 LF / 30 = 8.5
 - 9 Class A Required, 9 Class A Provided
 - 9 Class B Required, 9 Class B Provided
- Southwest Buffer
 - 237 LF / 30 = 7.9
 - 8 Class A Required, 8 Class A Provided
 - 8 Class B Required, 8 Class B Provided

Per film 11/10/12

FINANCIAL

Edward Louis Landryer Nov. 12-2032
GOLF ST 112143

EDDIELEVIN@FBI.WI.COM

985-946-2205 @ll

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

Case File Number:	BOA Case No. 2022-2818-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Raising Cane's LLC – LuAron Foster
Location of Property:	1290 N. Highway 190, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial Zoning District.
Variance(s) Requested:	Waiver of required buffer for trees

OVERVIEW

Request by applicant for a waiver of the required 10-foot side yard buffers and required number of Class A & Class B trees to allow an addition to the existing parking lot.

STAFF COMMENTS

As per the Unified Development Code Sec.130-1977 (a), (b) & (e) (1) A buffer planting area is defined as an area of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Buffer planting areas terminate at, and do not include any area within, street planting areas. Buffer planting areas shall be designed to provide a horizontal distance and landscaped open space between properties. Buffer planting area width shall be a minimum of ten feet and shall be planted with a minimum of 1 Class A tree and 1 Class B tree every 30 feet.

The objective of the requested waivers is to allow for construction of the parking lot and drive-thru as shown on the attached plan and for the 2 parcels of land to remain under separate ownership. The required number of Class A & Class B trees are proposed to be planted within the parking islands and street, side and rear buffers and also to pay into the tree bank for the balance of the required number of trees that cannot be provided on the site. There is no objection to the request since the two parcels are functioning as one commercial development.

2022-2818-BOA

HC-3

N190

HC-2

HC-3

14TH AV

HC-1

CRESTWOOD BLVD

HC-2

10
T7-R11E

N190



HC-3

GREENGATE DR
HC-3
GREENGATE DR

17TH AV

H ST

18TH AV

NATIVE PLANT TABULATIONS			
SEC 175-1183			
PLANT TYPE	TOTAL QUANTITY	REQUIRED %	PROVIDED QTY. %
Trees	38	60%	38 100%
(Class A & B)			
Shrubs	107	60%	107 100%

NATIVE PLANT TABULATIONS
Sec. 113.1081

Call 1-800-555-1234
Fax 714.123.4567

Side & Rear Buffer Planting Area

Sec 130-1077

Street Planting Areas

Sec 100-1076

5050 & 5060 BUFFER AREA	
Along the E. portion of Highway 1, West	
City/County/Zone	
Size/acre	
Length - 2301 LF	
Width - 10 LF	
Quantity Proposed	
(1/10 LF) = 23.9	
Quantity Provided	
27	

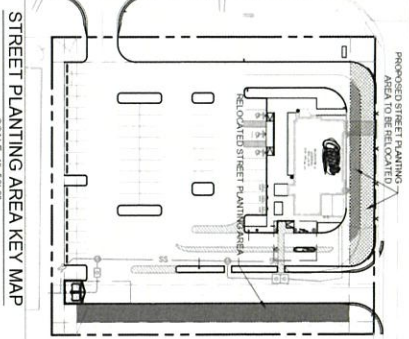
5050 & 5060 BUFFER AREA B	
Along Customer Property Line	
City/County/Zone	
Size/acre	
Length - 2301 LF	
Width - 10 LF	
Quantity Proposed	
(1/10 LF) = 23.9	
Quantity Provided	
24	

This table is within a 1/4 mile. Separators and buffers provided per Section 15.117(1)(c) is in feet of trees.

STREET PLANTING AREA A		STREET PLANTING AREA B	
Along Central Blvd	Length = 200.1' Width = 20.1'	Along Quincy Way (L & R)	Length = 294.1' Width = 20.1'
Plant Material Type	Quantity Required	Plant Material Type	Quantity Required
Chaos A Tree	(120) L (7) R = 6.7	Chaos A Tree	(120) L (7) R = 7.5
Chaos B Tree	(120) L (7) R = 6.7	Chaos B Tree	(120) L (7) R = 7.5
Non	24		8

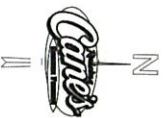
PLANT SCHEDULE

CLASS NAME	CT	COLL NAME	CONT	COLL UNIT	REMARKS
CLASS A TREES	8	SOFTWOOD NAME	B&T	1 CD	Name
1S	5	Redwood, Western	B&T	2 CD	Name
2S	5	Douglas fir	B&B	2 CD	Name
3S	5	Quercus spicata/Robur	B&B	2 CD	Name
4S	10	Quercus pedunculata	B&B	2 CD	Name
CLASS B TREES	10	SOFTWOOD NAME	B&T	1 CD	REMARKS
5B	4	Western spruce	B&T	1 CD	Name
6B	4	Carolina cedarwood	B&T	1 CD	Name
7B	4	Western spruce	B&B	1 CD	Name
CLASS C TREES	4	SOFTWOOD NAME	CONT	REMARKS	
8C	10	Hydrocotyle spicata	CONT	24 FT MH	Name
9C	15	Hydrocotyle spicata	CONT	24 FT MH	Name
10C	15	Hydrocotyle spicata	CONT	24 FT MH	Name
11C	14	Western spruce	CONT	24 FT MH	Name
12C	14	Western spruce	CONT	24 FT MH	Name
13C	14	Western spruce	CONT	24 FT MH	Name
14C	8	Western spruce	CONT	24 FT MH	Name
15C	14	Western spruce	CONT	24 FT MH	Name
16C	14	Western spruce	CONT	24 FT MH	Name
17C	14	Western spruce	CONT	24 FT MH	Name
18C	14	Western spruce	CONT	24 FT MH	Name
19C	14	Western spruce	CONT	24 FT MH	Name
20C	14	Western spruce	CONT	24 FT MH	Name
21C	14	Western spruce	CONT	24 FT MH	Name
22C	14	Western spruce	CONT	24 FT MH	Name
23C	14	Western spruce	CONT	24 FT MH	Name
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92C	14	Western spruce	CONT	24 FT MH	Name
93C	14	Western spruce	CONT	24 FT MH	Name
94C	14	Western spruce	CONT	24 FT MH	Name
95C	14	Western spruce	CONT	24 FT MH	Name
96C	14	Western spruce	CONT	24 FT MH	Name
97C	14	Western spruce	CONT	24 FT MH	Name
98C	14	Western spruce	CONT	24 FT MH	Name
99C	14	Western spruce	CONT	24 FT MH	Name
100C	14	Western spruce	CONT	24 FT MH	Name



STREET PLANTING AREA KEY MAP

SCALE 1"=50'-0"



GRAPHIC SCALE IN FEET



A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40, indicating distances in feet.

[illegible]

LANDSCAPE PLAN

L1.0



Kimley»»Horn
2020 KIMLEY-HORN ASSOCIATES, INC.
11790 PATTY FREEMAN • SUITE 600 HOUSTON, TX 77057
PHONE: 281-974-9300
WWW.KIMLEY-HORN.COM
STATE OF LOUISIANA REGISTRATION NO. C-2317

Ergebnis: 170 Millionen

PERMIT SET
03-30-2022

Prototype Phase:	2002
Project Issue Date:	02-16
CSRS Project Manager:	

8555 United Plaza Blvd
Baton Rouge, Louisiana 708
Telephone: 225-769-0546
www.csfsinc.com

Designer's Information

Building Lot Expansion

270 N. Hwy. 190

Raising Cane's
Restaurant #0018

—



Restaurant Support Office
6800 Bishop Road, Plano, TX 7502

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

Case File Number:	BOA Case No. 2022-2819-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Lee Robinson and John Martinez
Location of Property:	515 & 519 Brewster Road, Madisonville, Louisiana
Zoning of Property:	A-3 Suburban Zoning District.
Variance(s) Requested:	Reduce required no-cut buffers

OVERVIEW

Request by applicant for an after the fact request to reduce the required 50 foot no cut buffer on the west side of the property and replant with a new vegetative buffer.

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.

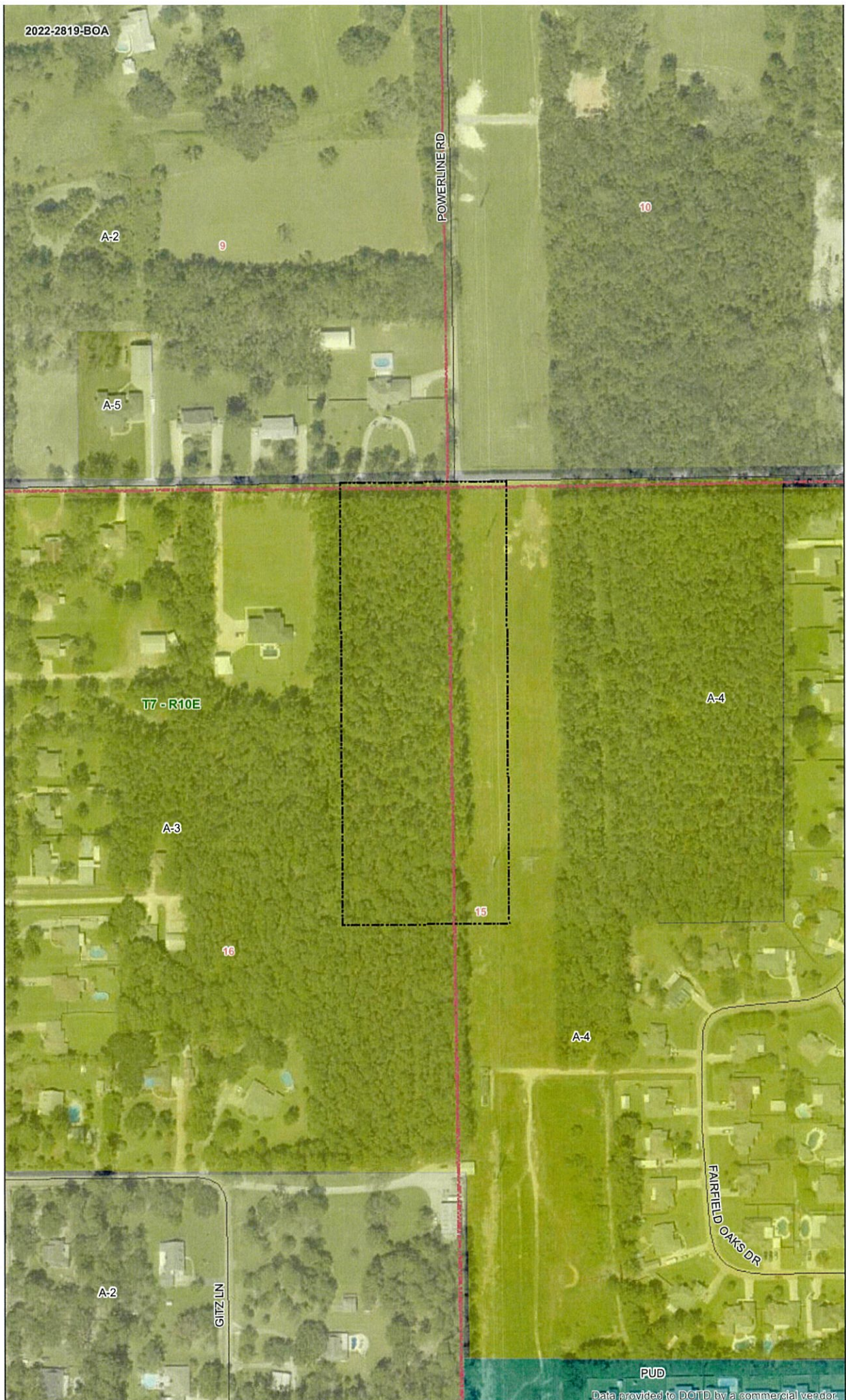
The after the fact request is to allow for the replanting of the inadvertently removed 50 foot required no cut buffer on the western sides of Parcels A-1 & A-2. The proposed replanting consists of a vegetative buffer of approximately 5 foot of bamboo only along the western side of Parcel A-2. No replanting is proposed along the common property line between Parcels A-1 & A-2 to allow for both driveways to Parcels A-1 & A-2 to be located along the common property line, resulting in the creation of only one larger access driveway from Brewster Road.

Note that the following information, which results in the reduction of the total acreage of both parcels, should be taken into consideration:

- No construction is permitted within the 100 foot Powerline Right of way located along the eastern side of the parcels (see attached survey).
- A pond, crossing the middle property line, is proposed to be provided meet the drainage requirements.

Should the Board be in favor of the request, as proposed, to replant a row of bamboo along the western property line, it should be subject to the following:

- Submit a landscape plan showing the proposed replanting and impose a timeline to complete the replanting of the bamboo (before occupancy is granted).



Narrative for Case 2022-2819-BOA

When John Martinez and Lee Robinson purchased this property, we started off with consulting the Planning and Development Dept on steps to resubdivide the property on 11/19/20. With the provided info, we applied for a resub and got approval from the Zoning Committee on 2/9/21. We also reached out to the surrounding neighbors and provided our contact info to them to ensure they had a way to reach us throughout the development.

We received a land clearing permit on 10/20/21. During the clearing of the property, there was a misunderstanding and the buffer along the western edge of parcel A-1 & A-2 was inadvertently removed when our contractor was clearing for the driveway. After discussing with the Planning Dept as well as our neighbor (James Ellis), we all came to an agreement that the situation could be resolved by planting a vegetative bamboo buffer (living fence) to rectify the inadvertent removal of the buffer.

On 11/9/21, we appeared before the BOA committee for a variance to install a pond between parcels A-1 & A-2 and it was approved. We received the pond permit on 12/7/21.

Regarding the removal of the buffer, we are asking the BOA committee for approval to plant the Bamboo along the western side of the parcels.

Note: On the Eastern edge of both parcels, there is a 100' right of way that cannot be utilized.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Lee Robinson', written over a horizontal line.

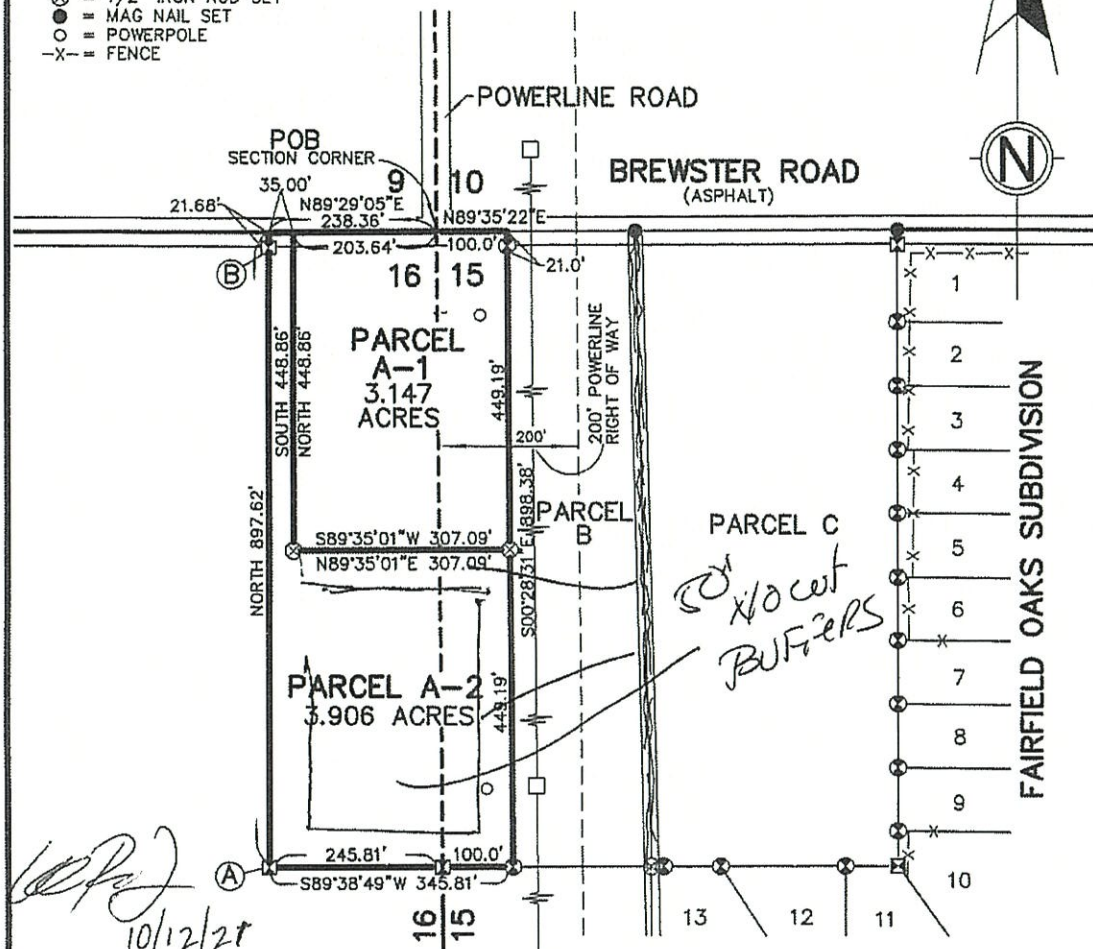
Lee Robinson

A handwritten signature in black ink, appearing to read 'John Martinez', written over a horizontal line.

John Martinez

- LEGEND**
- ☒ = 1-1/2" SQUARE BAR FOUND
 - ⊗ = 1/2" IRON ROD FOUND
 - ⊗ = 1/2" IRON ROD SET
 - = MAG NAIL SET
 - = POWERPOLE
 - X- = FENCE

REFERENCE BEARING:
Square Bar A to Square Bar B
North
(per Reference Survey)



NOTES:

1. Front Yard Setback shall begin at the southern edge of the parish asphalt right of way.

2. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEY:

Survey for Astrid Koppenol by John G. Cummings, Surveyor, dated May 14, 2019, Job No. 18286-A, filed St. Tammany Parish Clerk of Court Map No. 5869F.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT Amy White, Deputy Clerk

2.25.2021

DATE FILED

5993D

FILE NO.

(985) 892-1549

503 N. JEFFERSON AVENUE

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

COVINGTON, LA 70433

PLAT PREPARED FOR: **Ervin & Karen Robinson and John & Jennifer Martinez**

SHOWING A SURVEY OF: AMENDED MINOR SUBDIVISION OF 7.053 ACRES BEING PARCEL A INTO PARCELS A-1 & A-2, LOCATED IN SECTIONS 15 & 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

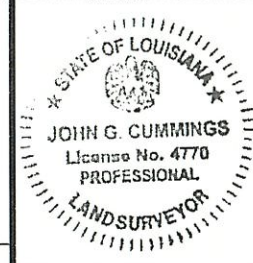
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

JOB NO. 18286-A1-DS

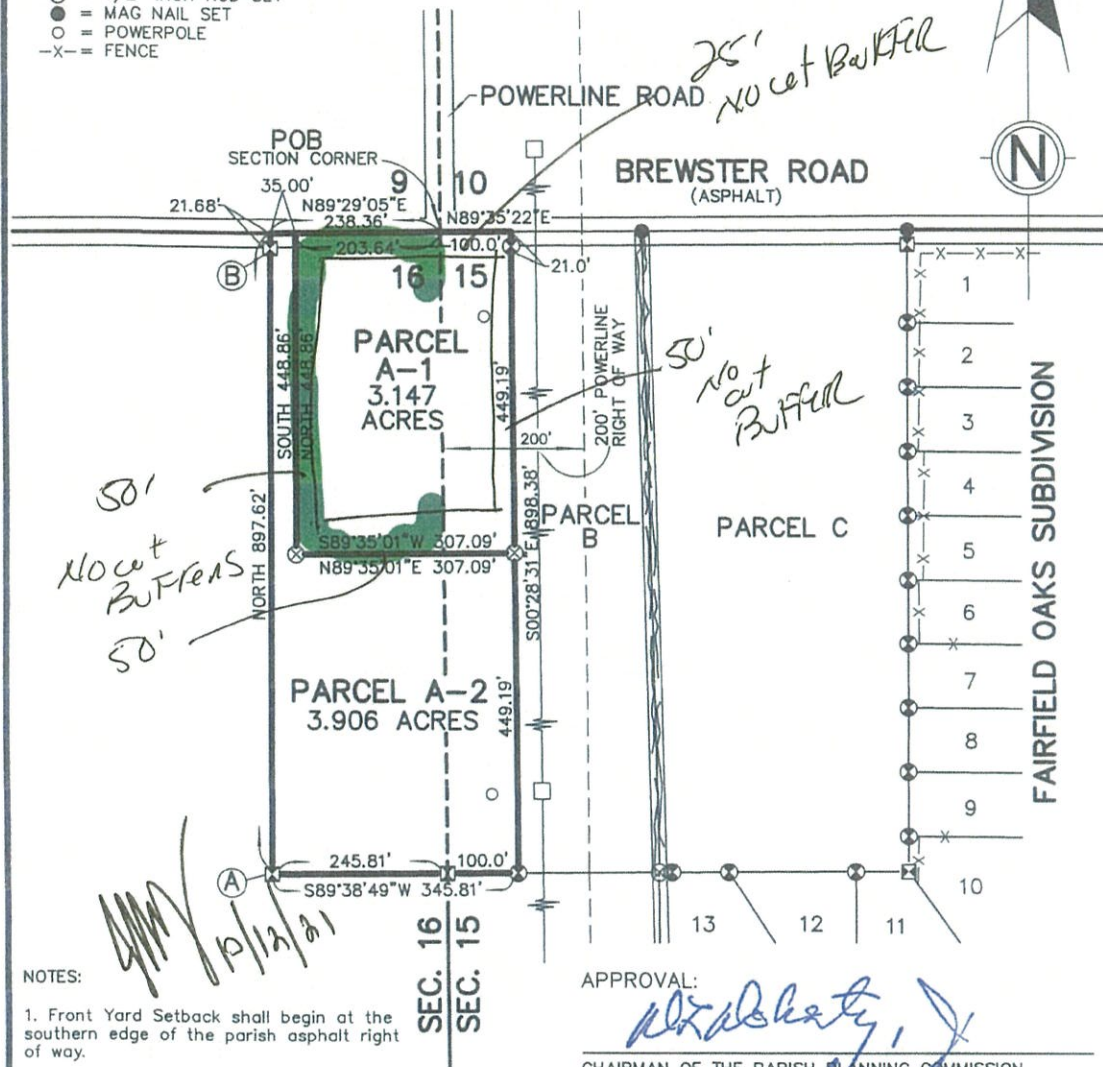
DATE: 12/22/2020

REVISED:



- LEGEND**
- ☒ = 1-1/2" SQUARE BAR FOUND
 - ⊗ = 1/2" IRON ROD FOUND
 - ⊗ = 1/2" IRON ROD SET
 - = MAG NAIL SET
 - = POWERPOLE
 - X- = FENCE

REFERENCE BEARING:
Square Bar A to Square Bar B
North
(per Reference Survey)



NOTES:

1. Front Yard Setback shall begin at the southern edge of the parish asphalt right of way.

2. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEY:

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APPROVAL:

[Signature]
CHAIRMAN OF THE PARISH PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
SECRETARY OF THE PARISH PLANNING COMMISSION

[Signature]
CLERK OF COURT **Amy White, Deputy Clerk**

2.25.2021
DATE FILED

5993D
FILE NO.

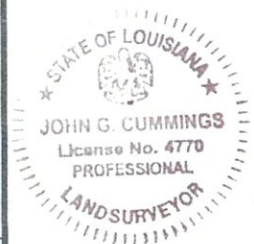
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Ervin & Karen Robinson and John & Jennifer Martinez**

SHOWING A SURVEY OF: **AMENDED MINOR SUBDIVISION OF 7.053 ACRES BEING PARCEL A INTO PARCELS A-1 & A-2, LOCATED IN SECTIONS 15 & 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

[Signature]
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 18286-A1-DS

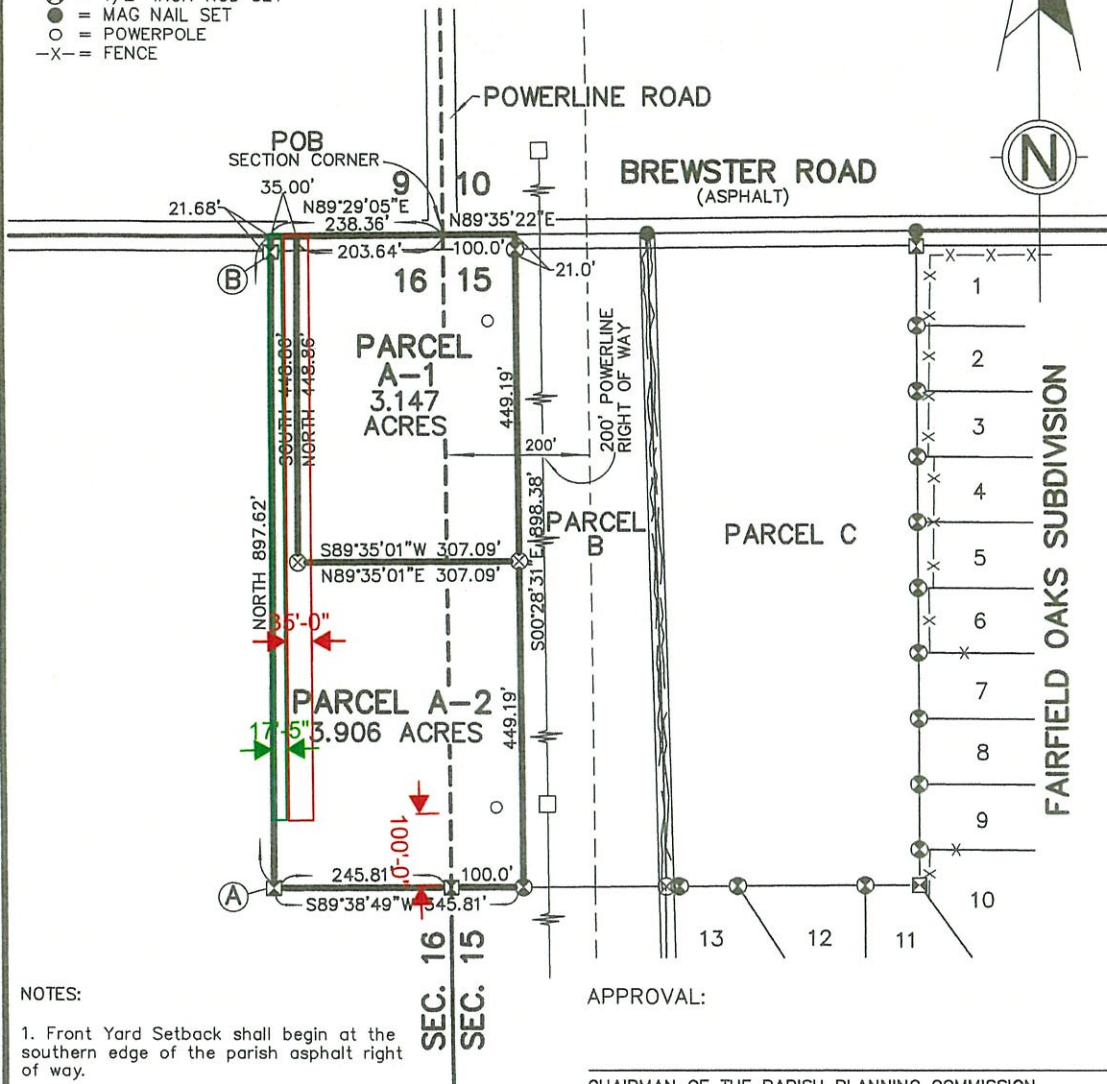
DATE: 12/22/2020

REVISED:

LEGEND

- ☒ = 1-1/2" SQUARE BAR FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- = MAG NAIL SET
- = POWERPOLE
- X- = FENCE

REFERENCE BEARING:
Square Bar A to Square Bar B
North
(per Reference Survey)



NOTES:

1. Front Yard Setback shall begin at the southern edge of the parish asphalt right of way.

2. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEY:

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APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

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FAX (985) 892-9250

503 N. JEFFERSON AVENUE

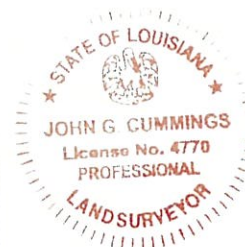
COVINGTON, LA 70433

PLAT PREPARED FOR: **Ervin & Karen Robinson and John & Jennifer Martinez**

SHOWING A SURVEY OF: AMENDED MINOR SUBDIVISION OF 7.053 ACRES BEING PARCEL A INTO PARCELS A-1 & A-2, LOCATED IN SECTIONS 15 & 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'


JOB NO.

18286-A1-DS

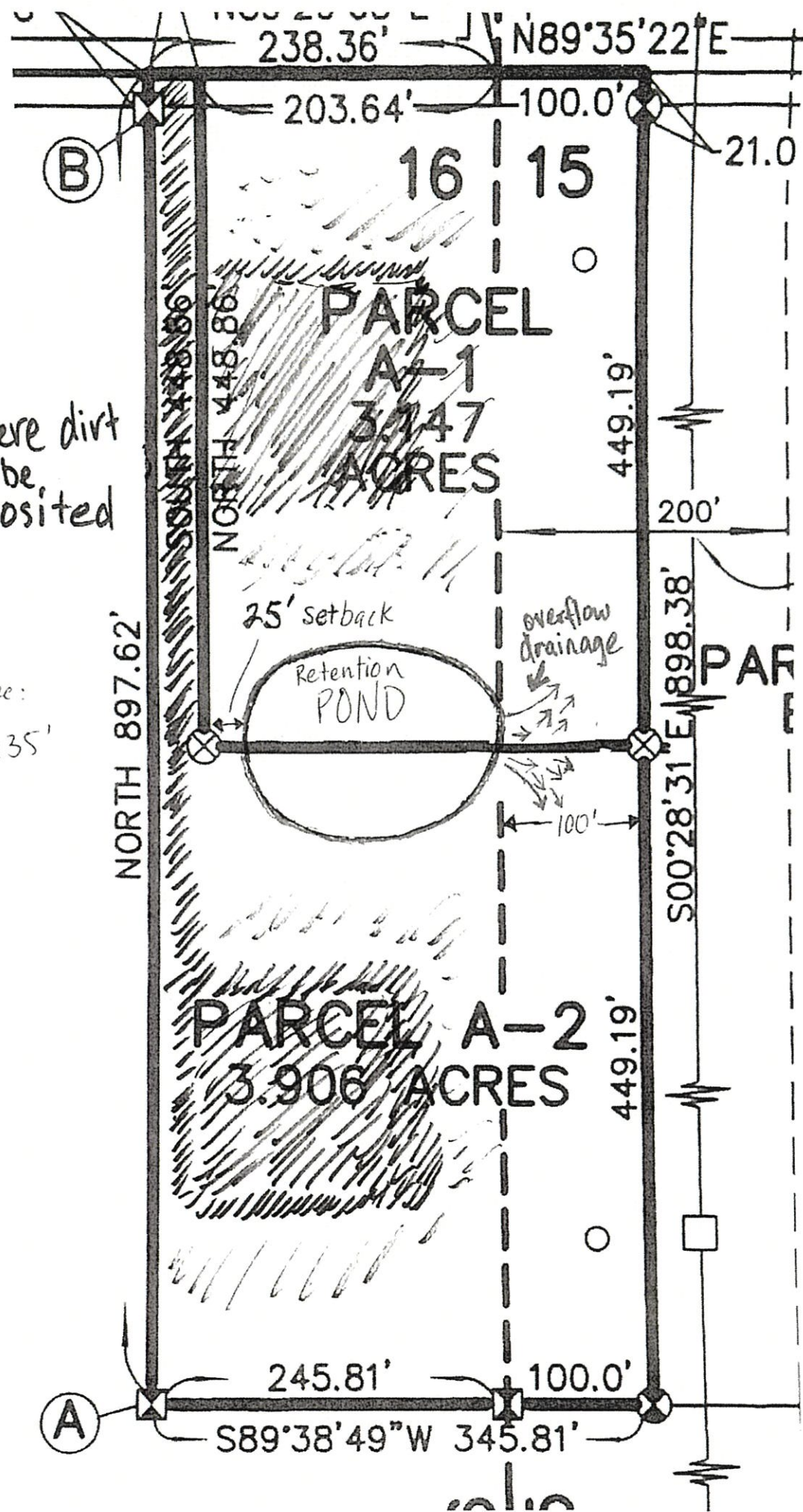
DATE:

12/22/2020

REVISED:

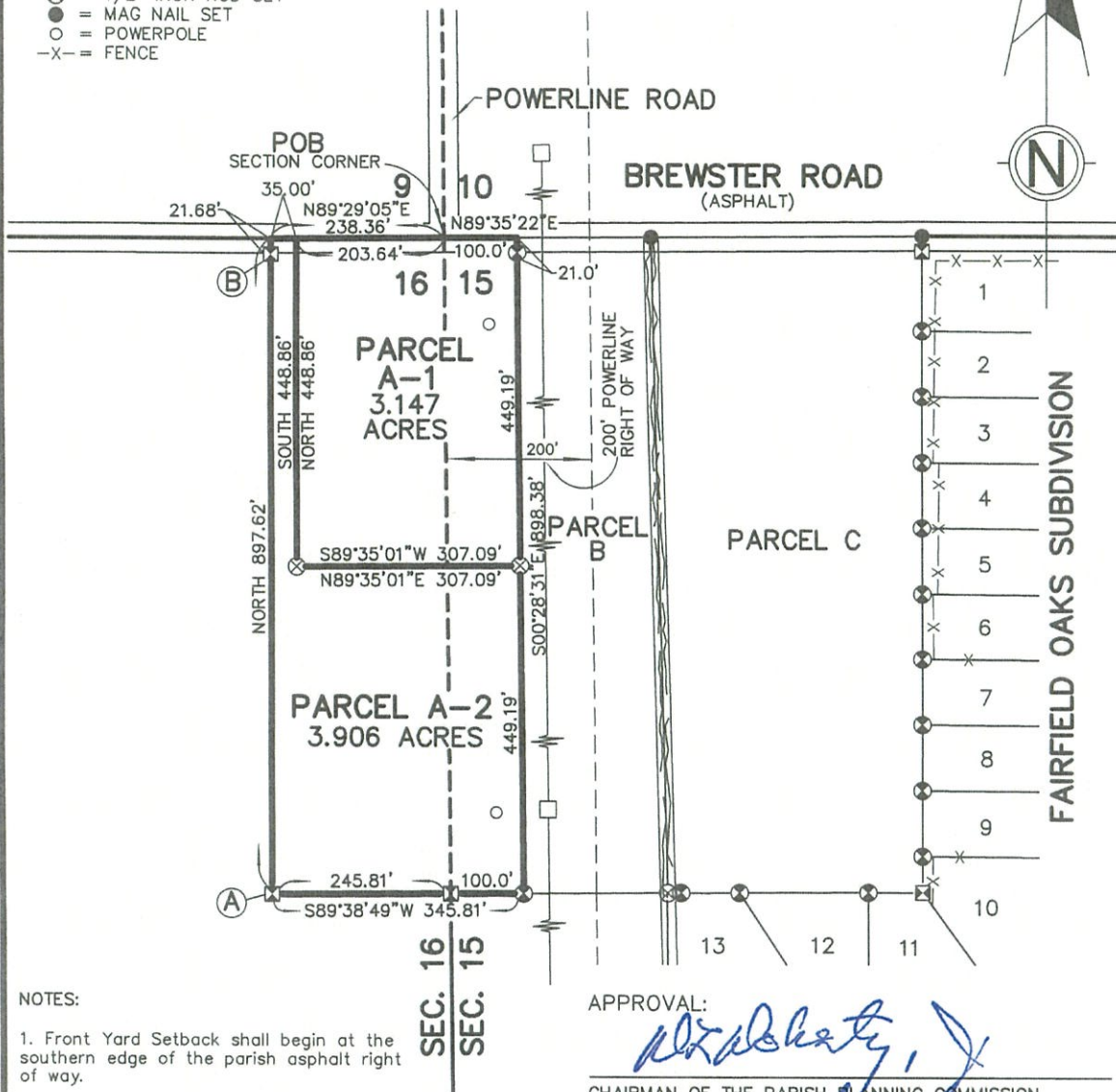
 = Where dirt will be deposited

Approx Pond size:
175' x 135'



- LEGEND**
- ☒ = 1-1/2" SQUARE BAR FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊗ = 1/2" IRON ROD SET
 - = MAG NAIL SET
 - = POWERPOLE
 - X- = FENCE

REFERENCE BEARING:
Square Bar A to Square Bar B
North
(per Reference Survey)



NOTES:

1. Front Yard Setback shall begin at the southern edge of the parish asphalt right of way.
2. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEY:

Survey for Astrid Koppenol by John G. Cummings, Surveyor, dated May 14, 2019, Job No. 18286-A, filed St. Tammany Parish Clerk of Court Map No. 5869F.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

Amy White, Deputy Clerk

2.25.2021
DATE FILED

5993D
FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

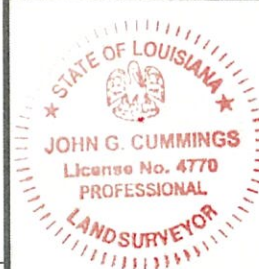
COVINGTON, LA 70433

PLAT PREPARED FOR: **Ervin & Karen Robinson and John & Jennifer Martinez**

SHOWING A SURVEY OF: AMENDED MINOR SUBDIVISION OF 7.053 ACRES BEING PARCEL A INTO PARCELS A-1 & A-2, LOCATED IN SECTIONS 15 & 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 18286-A1-DS

DATE: 12/22/2020

REVISED:

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

Case File Number:	BOA Case No. 2022-2820-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Chad Almquist
Location of Property:	24401 Highway 190, Lacombe, Louisiana
Zoning of Property:	CBF-1 Community Based Facilities Zoning District & A-2 Suburban Zoning District.
Variance(s) Requested:	Waiver of required pond setback

OVERVIEW

Request by applicant for a waiver of the required pond setback on each side of the property line.

STAFF COMMENTS

As per the Unified Development Code Sect. 130-2213. - Minimum standards. (47) *Agricultural and decorative ponds*. c. The pond shall be set back a minimum of 25 feet from the front, sides and rear property lines.

The objective of the request is for a waiver of the required setback from the property line for an existing pond, which will be crossing the proposed property line. As shown on the attached survey, Parcel A is proposed to be created to separate the existing residential uses from the proposed canoe and trail adventure business to be located on proposed Parcel B. While there is no objection to the request, a maintenance agreement of the pond should be provided since the pond will be sitting on 2 separate parcels of land.

2022-2820-BOA

ED-2

PF-2

42

A-2

AZALEA ST

HC-2

CBF-1

A-2

T8 - R12E

48

HC-2

HC-2

A-1A

HC-2

HC-2

A-1A

LEMIEUX BLVD

A-4

TAMMANY TRACE

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

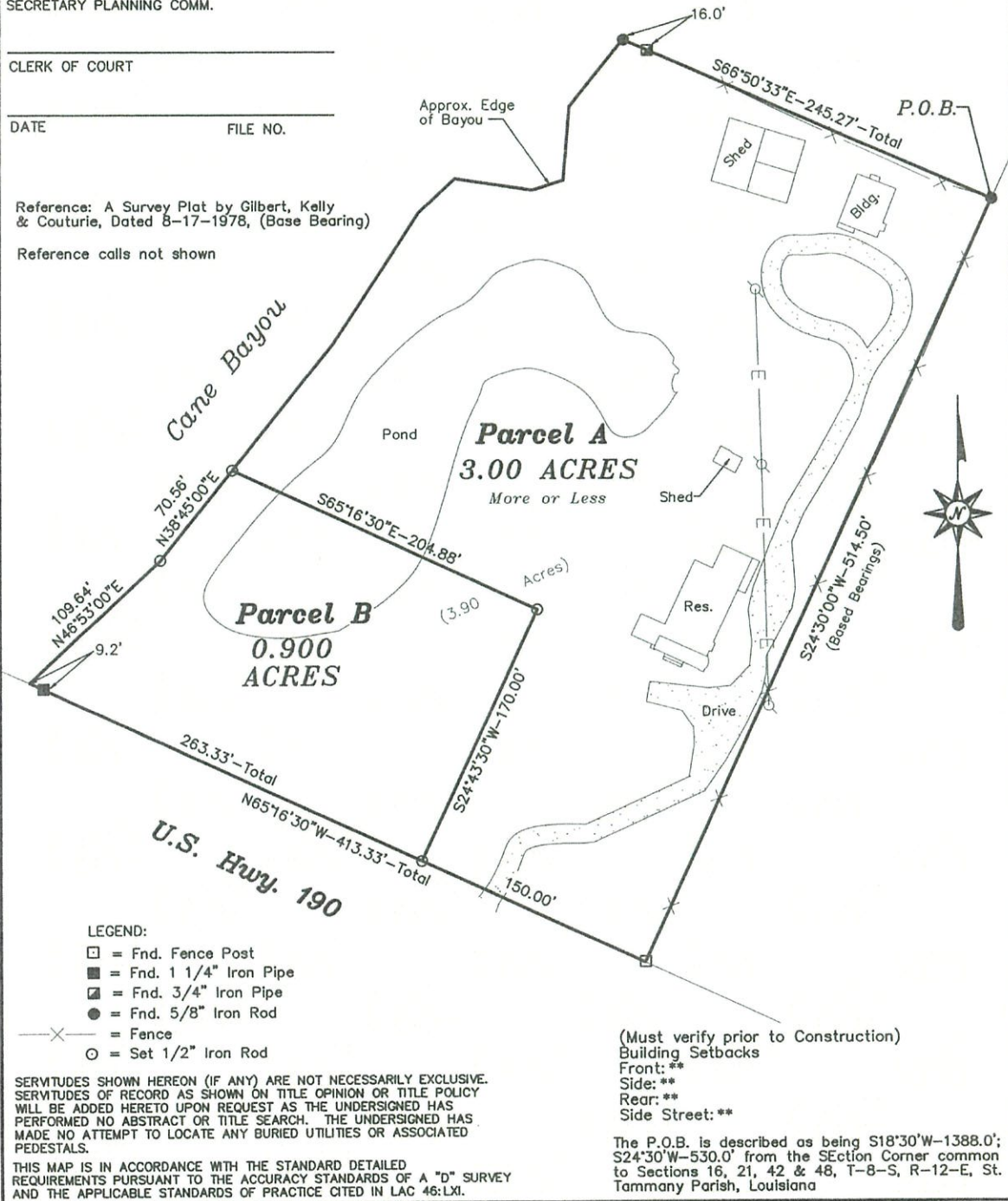
DATE

FILE NO.

Reference: A Survey Plat by Gilbert, Kelly
& Couturie, Dated 8-17-1978, (Base Bearing)

Reference calls not shown

A Minor Subdivision of a 3.90 Acre (more or less)
Parcel of Land, into Parcels A & B, situated in
Section 48, T-8-S, R-12-E, St. Tammany Parish
Louisiana



MAP PREPARED FOR **CHAD ALMQUIST**

SHOWN A ELEVATION SURVEY MADE OF PROPERTY LOCATED IN SECTION 48, T-8-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax
landsur@bellsouth.net email

CERTIFIED CORRECT

BRUCE M. BUTLER, III

BRUCE M. BUTLER, III

LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 80'

DATE: 3-9-2022

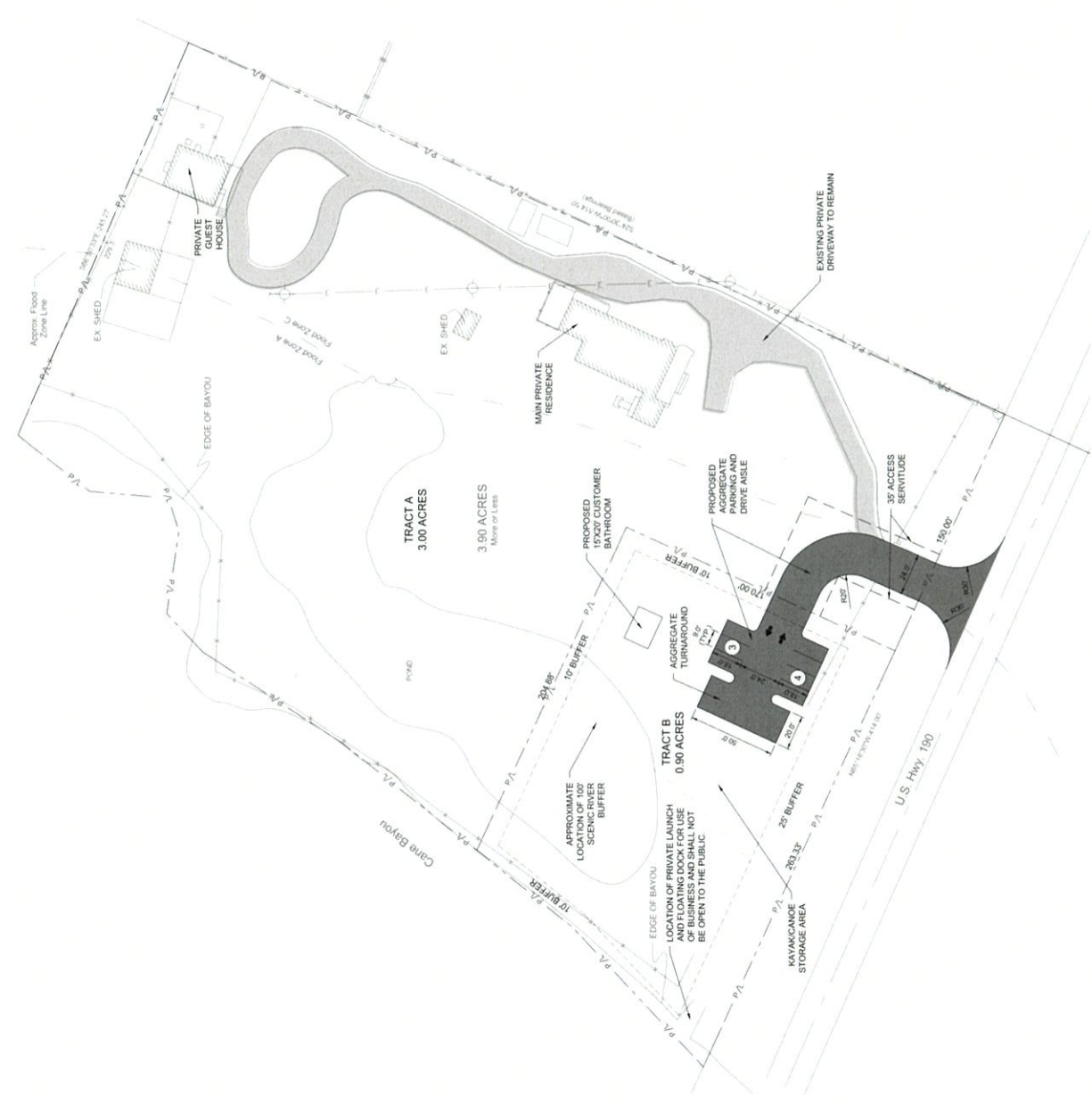
NUMBER: 18090C

Terr3/ChodAlmquistResub

- NOTES**
1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.
 2. SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY DATED 10/10/19 BY TERRY L. BROWN, SURVEYOR, LICENSE NO. 10000, AUGUST 18, 2017 AND SURFACE FEATURES LOCATED BY RANDALL W. BROWN & ASSOCIATES, INC. ON MAY 7, 2020.
 3. SUBJECT PROPERTY IS LOCATED WITHIN UNINCORPORATED ST. TAMMANY PARISH AND IS CURRENTLY ZONED A-2.
 4. THIS SITE PLAN ASSUMES A REZONING OF CBF-1 COMMUNITY BASED FACILITIES DISTRICT WITH A RURAL OVERLAY.
 5. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C PER FEMA MAP NO. 22505-0300C DATED 4-2-1981.

PARKING ANALYSIS

AMUSEMENT ESTABLISHMENT	1 SPACE PER 4 OCCUPANTS AT MAX CAPACITY	2 SPACES
ST. TAMMANY PARISH REQUIREMENT	PLUS 2 SPACES OF PUBLIC SERVICES AT MAX SHFT	2 SPACES
REQUIRED PARKING		6 SPACES
PARKING PROVIDED		7 SPACES



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

Case File Number:	BOA Case No. 2022-2824-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Chanse Mortenson
Location of Property:	74450 LA Highway 437 Covington, Louisiana
Zoning of Property:	A-1 & A-2 Suburban Zoning Districts with a RO Rural Overlay
Variance(s) Requested:	Appeal denial of Administrative Permit to operate a Short-Term Rental

OVERVIEW

Request by applicant to appeal the decision by Parish Official to deny the issuance of an Administrative Permit to operate a Short-Term Rental.

STAFF COMMENTS

Increased usage of short-term rentals (“STRs”) in unincorporated St. Tammany Parish has resulted in a need to regulate their operation. The St Tammany Parish Council (“the Council”) adopted ordinance number 21-4593 establishing regulations for STRs, including the administrative permit application and approval requirements. This ordinance was adopted by the Parish Council on July 8, 2021 and took effect February 1, 2022 (**Exhibit A: STR Ordinance**).

Pursuant to Sec. 130-1836 – RO Rural Overlay, short term rentals may be an allowable use under the Rural Overlay zoning classification with the submission and approval of an administrative permit which must meet the following minimum standards:

1. A recorded Act of Sale or Deed or Louisiana Homestead Exemption that establishes the proposed operator as the owner of the property in which the short-term rental is located
2. One (1) of the following forms of identification for the proposed operator: a copy of valid driver’s license, passport, or voter’s registration
3. Proof of a valid occupational license held by the operator and or owner
4. Proof that the proposed operator has current, valid, general liability coverage, that includes coverage for short term or temporary rentals, of five hundred thousand dollars (\$500,000) or more, verified with a current insurance certificate, for the subject short-term rental.
5. Sworn affidavit executed by the proposed operator certifying that the proposed operator has read and understood all of the minimum standards for short term rentals as set forth in Section 130-2213(58),¹ and that the proposed operator is and shall be through the duration of the permitting term in compliance with all of the minimum standards therein.

¹ The short-term rental (“STR”) regulatory ordinance was adopted with two typographical errors – specifically Sec. 591(b)(12) and (13), which should cite to Sec. 130-2213(58)(a)(8) and Sec. 130-2213(58) respectively because the cited Sec. 130-2213(57) applies to the minimum standards for “Brewery or distillery with tours” and not STRs. The Department of Planning and Development is in the process of amending the ordinance to address these typographical errors. Despite these errors, it should be noted that Ordinance 21-4593 promulgating the STR regulations creates the

6. Sworn affidavit executed by the proposed operator, specifying a designated local responsible party, and certifying that he or she is available twenty-four (24) hours a day when the short term rental is rented and guests are occupying the short term rental to accept telephone calls and respond physically to the short term rental within sixty (60) minutes, and that the contact information for the designated local responsible party, including name, phone number(s), and email address will be provided to all guests and located in a conspicuous location within the short term rental so as to be easily accessible for guests.
7. A notarized copy of a criminal background investigation for the proposed operator and the designated local responsible party (if different), which is to be conducted by the St. Tammany Parish Sheriff's Office.
8. A site and floor plan that depicts a scaled diagram of the short-term rental and that includes, at a minimum, the number of bedrooms, beds, and bathrooms in each short-term rental, and at least one (1) required off street parking space per rented bedroom.
9. An informational brochure shall be required to be located within the short-term rental in a conspicuous location at all times so as to be easily accessible for guests. The brochure shall contain the name and contact information of the designated local responsible party, including cell phone number(s) and email addresses, the contact information for the Planning Department in the event that guests wish to file a complaint or note a violation, the location of the fire extinguisher and a fire evacuation route, parking details, the trash collection procedure and schedule, as well as information regarding the neighborhood and surrounding area, including but not limited to, restrictions on parking, noise, trash, and any other pertinent information of which guests should be aware.
10. Proof that an operable hardwired smoke detector(s), an operable hardwired carbon monoxide detector(s), and an operable fire extinguisher are located in either individual guest room(s) or adjacent hallways

Mr. Chanse Mortenson submitted a Short-Term Rental Administrative Permit Application to the Planning Department on February 16, 2022 for 74450 Highway 437 (**Exhibit B: STR Application**). This application was assigned a case number of 2022-1120-STR and after reviewing the permit application and all supporting documents submitted, the Department of Planning and Development denied the application for the following reasons (**Exhibit C: STR Denial Letter**):

Per Sec. 22-592 – Permit Denial, the Department of Planning and Development may deny issuance of a short-term rental permit if it finds any of the following:

(a)(1) “That the applicant fails to meet the application requirements imposed in this article”

The informational brochure required pursuant to Sec. 130-2213(58)(a)(8)² was not provided or, alternatively, the one-page document submitted with the permit application did not furnish all of the information required. This includes the following information:

- “the contact information for the department of planning and development in the event that guests wish to file a complaint or note a violation”

correct section – Sec. 130-2213(58) – setting forth the minimum standards for short term rentals.

² See footnote 1.

- “parking details”
- “the trash collection procedure and schedule”
- “information regarding the neighborhood and surrounding area, including but not limited to, restrictions on parking, noise, trash, and any other pertinent information of which guests should be aware”

(a)(5) “That the applicant has previously conducted the type of short-term rental being applied for which results in the creation of a public or private nuisance, based at least in part on several formal complaints by guests or neighbors of the short-term rental that are received by the Department of Planning and Development”.

Per Sec. 22-593(a)(3), the Department of Planning and Development shall receive, document, review, and maintain any and all complaints for short term rentals. The Department of Planning and Development has received several emails, phone calls, and letters noting neighborhood concern for the operation of the short-term rental without a permit and in a manner that raises noise, traffic, trash, and health and safety concerns.

Pursuant to Sec. 22-592(c), “A short term rental applicant who is denied the issuance of a short-term rental permit may appeal the decision to the Board of Adjustments within 60 days from the date in which the notice of denial was delivered.” The current request by the applicant is to appeal the denial to issue an Administrative Permit to operate a Short-Term Rental (**Exhibit D: BOA Application Case No. 2022-2824-BOA**).

If the Board of Adjustments chooses to overturn the Department of Planning and Development’s denial of the short-term rental application for an administrative permit, it should be subject to the following conditions:

1. As required in Sec. 22-591(11), the applicant shall submit a sworn affidavit executed by the proposed operator, specifying a designated local responsible party, and certifying that he or she is available twenty-four hours a day when the short term rental is rented and guests are occupying the short term rental to accept telephone calls and respond physically to the short term rental within sixty minutes, and that the contact information for the designated local responsible party, including name, phone number(s) with area code, and email address, will be provided to all guests and located in a conspicuous location within the short term rental so as to be easily accessible for guests.
2. As required in Sec. 22-591(12), the applicant shall submit a copy of the informational brochure with all information as required per Sec. 130-2213(58)(a)(8).³
3. As required in Sec. 22-591(13), the applicant shall submit a sworn affidavit executed by the proposed operator certifying that the proposed operator has read and understood all of the minimum standards for short term rentals as set forth in Section 130-2213(58),⁴ and the proposed operator is and shall be through the duration of the permitting term in compliance with all of the minimum standards therein.

³ See footnote 1.

⁴ See footnote 1.



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6641

ORDINANCE COUNCIL SERIES NO: 21-4593

COUNCIL SPONSOR: STEFANCIK

PROVIDED BY: CIVIL ADA

INTRODUCED BY: MR. AIREY

SECONDED BY: MR. M. SMITH

ON THE 1 DAY OF APRIL, 2021

AN ORDINANCE TO AMEND AND REENACT THE ST. TAMMANY PARISH CODE OF ORDINANCES, CHAPTER 22 PERMITS, AND CHAPTER 130 UNIFIED DEVELOPMENT CODE, TO PROVIDE DEFINITIONS AND REGULATIONS REGARDING SHORT TERM RENTALS, TO PROMOTE THE HEALTH, SAFETY, AND GENERAL WELFARE, AND CONSISTENCY WITH THE COMPREHENSIVE PLAN, BY ESTABLISHING WHERE SHORT TERM RENTAL IS APPROPRIATE, TO ADD SHORT TERM RENTALS AS A PERMITTED USE IN CERTAIN COMMERCIAL AND MIXED USE ZONING DISTRICTS WITHIN UNINCORPORATED ST. TAMMANY PARISH, AND TO PROVIDE FOR PERMITTING OF SHORT TERM RENTALS, AND PENALTIES AND FINES FOR VIOLATIONS. (2021-2348-ZC)

WHEREAS, a short term rental is commonly defined as a dwelling unit rented for a period of less than thirty (30) days for lodging and boarding of transient guests; and

WHEREAS, the increased usage of short term rentals in unincorporated St. Tammany Parish has resulted in a need to better define and establish uniformity for their permitting and use; and

WHEREAS, many communities recently have passed short term rental regulations, taking into account their unique situations in establishing definitions to distinguish short term rental from other related uses, restrictions by geographic area or type, use standards and/or licensing requirements, tax collection, and enforcement; and

WHEREAS, consistent with state and federal law and its Home Rule Charter and Comprehensive Plan, St. Tammany Parish regulates the use of land for the health, safety, and welfare of its citizens through zoning; and

WHEREAS, consistent with the Comprehensive Plan and land-use restrictions of zoning that effectuate the Plan and that protect the integrity of primarily residential districts, prohibiting short term rental in conventional residential zoning districts will promote the health, safety, and welfare of St. Tammany Parish residents and businesses; and

WHEREAS, short term rentals have never been a permitted use in any zoning district and are not compatible with the uses of residentially zoned districts, including Estate Districts, Suburban Districts, and Residential Districts; and

WHEREAS, short term rentals have greater potential negative impacts on residentially zoned districts, including noise, traffic, trash, and health and safety concerns; and

WHEREAS, short term rentals are more compatible with mixed use and commercially zoned districts where residential and commercial uses are allowed to co-exist; and

WHEREAS, nothing in this ordinance shall be construed to ratify any attempts to circumvent Parish ordinances through the use of short term rental contracts to otherwise violate any St. Tammany Parish Government ordinance or regulation, including but not limited to the use of short term rental contract or accept payment for other commercial uses outside of lodging which are not otherwise permitted; and

WHEREAS, nothing in this ordinance shall affect or alter building restrictions, deed restrictions, or restrictive covenants recorded in the land records of St. Tammany Parish against any immovable property; and

WHEREAS, nothing in this ordinance shall ratify past, current, or future violations of building restrictions, deed restrictions, or restrictive covenants recorded in the land records of St. Tammany Parish against any immovable property; and

WHEREAS, to promote the health, safety, and welfare of citizens, the St. Tammany Parish Government considers it necessary to amend the St. Tammany Parish Code of Ordinances and its Unified Development Code to provide definitions and regulations regarding short term rentals in unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Parish Code of Ordinances, Chapter 22 Permits, Taxation and Regulations, and Chapter 130 Unified Development Code to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for permitting, and penalties and fines for violations as follows:

Amend Sec. 22-41. - Retail dealers in merchandise, services and rentals, to add:

(a)(2) jjj. Short term rentals

Amend Sec. 22-116. - Definitions, to add short term rentals to the definition of hotels subject to the hotel tax:

Sec. 22-116. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Hotel, as used herein, means and includes any establishment, including short term rentals, both public and private, engaged in the business of furnishing or providing rooms and overnight camping facilities intended or designed for dwelling, lodging or sleeping purposes to transient guests where such establishment consists of two or more guest rooms does not encompass any hospital, convalescent or nursing home or sanitarium, or any hotel-like facility operated by or in connection with a hospital or medical clinic providing rooms exclusively for patients and their families. Motels and tourist camps and overnight camping facilities are included within the definition in this subsection and shall specifically include establishments providing campgrounds and hook-ups or connection facilities for transient or overnight campers who travel or provide their own equipment but pay fees and consideration for the location and placement and various services for such campers. The term "hotel" used herein shall not include camp and retreat facilities owned and operated by nonprofit organizations exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) of the Internal Revenue Code provided that the net revenue derived from the organization's property is devoted wholly to the nonprofit organization's purposes.

Amend Sec. 130-5. - Definitions, to insert the following in alphabetical order:

Short Term Rental means a dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days. "Short term rental" means and includes any establishment or person engaged in the business of furnishing one or more sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence.

Amend Chapter 22 - Permits, Taxation and Regulations to add a new Article XII - SHORT TERM RENTALS:

Sec. 22-587. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Short Term Rental means a dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days. "Short term rental" means and includes any establishment or person engaged in the business of furnishing one or more sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence.

Designated Local Responsible Party means a person, who can be the operator, and who is designated on the application with his or her contact information provided to guests of a short term rental, and is made available to respond to complaints from either guests or neighbors and shall be available to appear on the premises of the short term rental within sixty (60) minutes to address any issues.

Operator means the owner, operator, agent, representative, or approved applicant who manages or oversees a short term rental and must comply with the requirements of this article.

Sec. 22-588. - Imposition and levy.

There is hereby levied and imposed within the unincorporated areas of the parish an annual permit fee in the amount of seven hundred and fifty dollars (\$ 750.00) for each short term rental operating in the unincorporated areas of the parish, for the purposes of monitoring and enforcing the provisions of this code related to short term rentals. The annual permit fee for each short term rental shall be included with the short term rental permit application submission and due to the Parish of St. Tammany on February 1st of each year. Any corporation, limited liability company or partnership owning, operating, and/or applying for a short term rental permit, shall agree, by signing the application, that said person is personally liable for the permit fee, interest, penalty, court costs and attorney fees due under this Ordinance. Interest on the annual permit fee shall accrue at the rate of one and one quarter percent a month from March 1st until the fee is paid. An additional penalty of five percent per month shall accrue for each month the permit fee is late, not to exceed twenty-five percent of the permit fee. In the event an attorney is employed to collect the annual permit fee and/or enforce any provision of this Ordinance, the operator shall pay a twenty-five percent attorney fee on the total amount of the permit fee, interest, penalty and other fines determined to be due.

Sec. 22-589. - Disbursement.

The proceeds of the annual permit shall be utilized for administration and enforcement.

Sec. 22-590. - Failure to pay; court action.

Failure to pay the permit fee and/or register any short term rental as provided in section 22-588, shall ipso facto, without demand or putting in default, cause said fee, interest, penalties, and costs to become immediately delinquent, and the St. Tammany Parish Government is hereby vested with authority, on motion in a court of competent jurisdiction, to take a rule on the said operator of the short term rental, for which the permit fee, interest, penalties, and costs to be assessed by the St. Tammany Parish Government, is due to show cause in not less than thirty (30) days, exclusive of holidays, after the service thereof, which may be tried out of term and in chambers, and shall always be tried by preference, why said operator should not be ordered to 1) pay all fees, interest, penalties, fines, court costs and attorney fees due, and 2) cease from further operation of any short term rental, and in case said rule is made absolute, the order thereon rendered shall be considered a judgment in favor of the St. Tammany Parish Government, awarding such amounts as determined to be due and prohibiting such operator from further pursuant of said activities and/or operation until such time as he has paid the said delinquent permit fee, interest, penalties, fines, court costs, and attorney fees, and every violation of the injunction shall be considered as a contempt of court, and punished according to law.

Sec. 22-591. - Application requirements and permit approval.

(a) No one shall operate a short term rental without first filing an application, initial or renewal, provided by St. Tammany Parish Government, and obtaining a short term rental permit from the department of planning and development to engage in such business. Where this code allows for a short term rental, including those that are in operation at the time of the effective date of this ordinance, the operator of each short term rental shall have until February 1st, 2022 to submit a completed application for the short term rental permit that must be approved, or face penalties as provided in this article. A

short term rental permit shall not be transferred from one (1) place or one (1) person to another place or person. More than one (1) short term rental may be located on the same property, in which case more than one (1) short term rental permit will be needed (one for each short term rental is required). The requirements for the short term rental permit herein provided are requirements separate and apart from and in addition to the requirements for obtaining an occupational license to operate a business as required per chapter 22, article II, et seq.

(b) The application and all supporting documents shall be retained and reviewed by the department of planning and development, which shall approve or deny the application and provide notice of such. All applications shall include, but not be limited to, the following information and documents:

(1) Name and contact information for the proposed operator of the short term rental, and the address of the short term rental. If the short term rental is owned by a corporation, partnership, sole proprietorship or other entity, the proposed operator shall provide: a sworn affidavit executed by the respective entity authorizing the operator to apply for a short term rental permit in the name of the establishment as required by this article, as well as the name, date, and state under which laws such entity was organized, and if a foreign (out of state) entity, whether such is authorized to do business in the State of Louisiana, the name under which the entity may be doing business, and the name of the principal officer(s) or whoever controls the entity, registered agent and local representatives or partners, and their business addresses. If the short term rental is owned by the proposed operator, an Act of Sale or Deed or Louisiana Homestead Exemption that establishes the proposed operator as the owner of the property in which the short term rental is located. If the proposed operator is a lessee or renter, a sworn affidavit executed by the owner of the property on which the short term rental is located, authorizing the lessee or renter to apply for a short term rental permit, as well as a current lease agreement with the signatures of the proposed short term rental operator and the owner of the property on which the short term rental is located.

(2) One (1) of the following forms of identification for the proposed operator: copy of valid driver's license, passport, or voter's registration.

(3) Payment in the amount of seven hundred and fifty dollars (\$ 750.00) for the annual short term rental permit fee.

(4) Payment in the amount of two hundred and fifty dollars (\$ 250.00) for the non-refundable short term rental application fee.

(5) Proof of valid occupational license as required by chapter 22, article II, et seq.

(6) Proof that the proposed operator has current, valid, general liability coverage, that includes coverage for short term or temporary rentals, of five hundred thousand dollars (\$ 500,000.00) or more, verified with a current insurance certificate, for the subject short term rental.

(7) A site and floor plan that depicts a scaled diagram of the short term rental and that includes, at minimum, the number of bedrooms, beds, and bathrooms in each short term rental, and at least one (1) required off street parking space per rented bedroom.

(8) Proposed maximum number of guests permitted in the short term rental.

(9) Date of proposed commencement of operation, if initial application.

(10) Name and contact information of the designated local responsible party, including phone number(s) with area code and email address. The designated local responsible party may be the proposed operator.

(11) Sworn affidavit executed by the proposed operator, specifying a designated local responsible party, and certifying that he or she is available twenty-four (24) hours a day when the short term rental is rented and guests are occupying the short term rental to accept telephone calls and respond physically to the short term rental within sixty (60) minutes, and that the contact information for the designated local responsible party, including name, phone number(s) with area code, and email address, will be provided to all guests and located in a conspicuous location within the short term rental so as to be easily accessible for guests.

(12) Copy of the informational brochure as required per section 130-2213(57)(a)(8).

(13) Sworn affidavit executed by the proposed operator certifying that the proposed operator has read and understood all of the minimum standards for short term rentals as set forth in section 130-2213(57), and that the proposed operator is and shall be through the duration of the permitting term in compliance with all of the minimum standards therein.

(14) A notarized copy of a criminal background investigation for the proposed operator and the designated local responsible party (if different), which is to be conducted by the St. Tammany Parish Sheriff's Office.

(15) Any additional information deemed necessary and requested by the department of planning and development.

(c) Where the short term rental permit application is approved, the department of planning and development will issue to the operator at the address provided in the application a permit approval notice that includes a short term rental permit number, an expiration date for the short term rental permit, and the maximum number of guests allowed in the short term rental, as determined by the fire marshal and department of planning and development. The short term rental permit number, the expiration date of the short term rental permit, and the maximum number of guests shall, throughout the duration of the permitting term, be contained in any and all advertisements for the short term rental and be displayed within the short term rental in a conspicuous location at all times so as to be easily accessible by guests.

(d) If any pertinent information contained within an operator's short term rental application changes, short term rental operators are required to notify the department of planning and development and provide legitimate documentation confirming said changes. Changes, including but not limited to, the property owner of which the short term rental is located, and/or the designated local responsible party and his or her contact information, shall be promptly provided to the department of planning and development by submitting a sworn affidavit executed by the operator certifying to that effect. Operators who are changing the designated local responsible party shall furnish the department of planning and development with a notarized copy of the criminal background investigation, which is to be conducted by the St. Tammany Parish Sheriff's Office, for the new designated local responsible party, in addition to his or her contact information.

Sec. 22-592. - Permit denial .

(a) The department of planning and development may deny issuance of a short term rental permit if it finds any of the following:

(1) That the applicant fails to meet the application requirements imposed in this article.

(2) That the applicant has knowingly made a false, misleading, or fraudulent statement of material fact in the permit application, or in any other document required therein.

(3) That the proposed short term rental will be conducted in a manner not meeting the health or safety standards established by the ordinances of the parish or laws of the state.

(4) That the proposed short term rental will be conducted in a zoning district in which short term rentals are not a permitted use.

(5) That the applicant has previously conducted the type of short term rental being applied for which results in the creation of a public or private nuisance, based at least in part on several formal complaints by guests or neighbors of the short term rental that are received by the department of planning and development.

(6) That the applicant who operates a short term rental has had three (3) short term rental permits that were suspended in the last ten (10) years from the date of the application or has had a short term rental permit revoked in the last ten (10) years from the date of the application.

(7) That the proposed short term rental has an outstanding notice of violation of the St. Tammany Parish Code of Ordinances, in excess of forty-five (45) days.

(8) That the applicant has been convicted of any crime involving drugs, vice, or felony in a court of competent jurisdiction within the last ten (10) years.

(9) That the applicant is not in good standing with the Parish of St. Tammany and/or State of Louisiana.

(b) Where the short term rental application is denied, the department of planning and development will issue to the applicant at the address provided in the application a notice stating the reasons for denial, as well as a refund for the amount contained in the short term rental permit application, less two hundred and fifty dollars (\$ 250) for the non-refundable application fee.

(c) A short term rental applicant who is denied the issuance of a short term rental permit may appeal the decision to the Board of Adjustment within 60 days from the date in which the notice of denial was delivered.

(d) Nothing in this article shall prevent an applicant from reapplying for a short term rental permit any number of times upon receipt of a notice of denial.

Sec. 22-593. - Violations and notice.

(a) It is unlawful to advertise or operate a short term rental without a valid short term rental permit. Whoever violates the provisions of this section shall be punished by a fine not exceeding five hundred (\$ 500.00) per short term rental, per day. Each day on which a short term rental advertises or operates without a valid short term rental permit shall be considered a separate offense for purposes of this section. Operating a short term rental with a suspended, revoked, or expired short term rental permit shall be considered operating a short term rental without a valid short term rental permit. Advertising a short term rental in any zoning district other than those in which short term rentals are permitted creates a presumption that a short term rental is being operated in violation of this code. Advertising more than one (1) short term rentals that are located on the same property creates a presumption that more than one (1) short term rentals exist on the property, and accordingly, that more than one (1) short term rental permits are needed. A short term rental operator shall be subject to fines and penalties upon good cause shown at a hearing conducted by the Bureau of Administrative Adjudication, through the notice, hearing practice and procedures as set forth in Section 2-562, that the short term rental operator is engaged in operation without a permit. St. Tammany Parish Government reserves the right to use the provisions of section 22-590 of this article to compel and enforce any unpermitted operator to comply with this ordinance.

(1) Failure to renew a short term rental permit prior to its expiration date renders the expired permit immediately invalid. A short term rental operator who timely files for an application for a short term rental permit shall be considered to be in compliance provided that the operator has submitted payment for both the annual permitting fee and non-refundable application fee in full, that the operator is otherwise acting in good faith to obtain the required approvals, and that the application is eventually approved by the department of planning and development.

(2) The department of planning and development shall provide written renewal notice to each operator not later than sixty (60) days prior to expiration of the short term rental permit. In the event the department of planning and development fails to timely send the renewal notice, then the operator shall have sixty (60) days from the date notice is sent to apply. In the event that the department of planning and development fails to send a renewal notice, then the operator shall have sixty (60) days from the expiration date to apply.

(3) The department of planning and development shall receive, document, review, and maintain any and all complaints for short term rentals. The department of planning and development shall, upon request, furnish copies of complaints about a particular short term rental to any interested parish department, including but not limited to, the board of adjustments, bureau of administrative adjudication, and the parish council.

(4) The operator of a short term rental shall not be relieved from any personal responsibility or personal liability for noncompliance with any applicable law, rule, or regulation pertaining to the use and occupancy of the short term rental, regardless of whether such noncompliance was committed by the owner of the property, the operator, the designated local responsible party, the occupants of the short term rental, or their guests.

(5) St. Tammany Parish Government may issue a notice of violation to any occupant or guest, owner, operator, or designated local responsible party, for failure to comply with this article and all applicable laws, rules, and regulations pertaining to the use and occupancy of the subject short term rental. As allowed by law, St. Tammany Parish Government may issue citations for violations of this article, the St. Tammany Parish Code of Ordinances, and any other applicable state or local law.

Sec. 22-594. - Suspension and revocation .

(a) The short term rental permit shall be subject to suspension or revocation upon good cause shown at a hearing conducted by the Bureau of Administrative Adjudication, that the short term rental has engaged in any of the following since issuance of its current short term rental permit:

(1) Failure to comply with the requirements of this article or with applicable provisions of the St. Tammany Parish Code of Ordinances

(2) Refusal and/or failure to remedy building, zoning, or other code violations in accordance with a judicial order.

(3) Any criminal conduct resulting in arrest(s) where the offense occurred on short term rental property by a guest.

(b) Notice, hearing practice and procedures for suspension and revocation hearings by the Bureau of Administrative Adjudication shall follow those set forth in section 2-562, et. seq.

(c) When a short term rental permit is suspended for any legal cause by any lawful authority: no new short term rental permit shall be issued for the same short term rental for a minimum period of sixty-one (61) days, beginning from the first day of the suspension. Suspensions shall last for sixty (60) days from the date the short term rental is suspended. Suspensions shall be reserved for minor or first-time violations. The operator of a suspended short term rental may begin advertising and operating the short term rental under the same permit immediately after the suspension period has concluded.

(d) When a short term rental permit is revoked for any legal cause by any lawful authority: no new short term rental permit shall be issued for the same short term rental for a minimum period of one (1) year and one (1) day, beginning from the first day of the revocation. Revocations shall last for one (1) year from the date the short term rental is revoked. Revocations shall be reserved for major violations or repeated and unresolved minor violations that have previously resulted in suspensions. A short term rental permit with three (3) suspensions in one (1) permitting term shall automatically be revoked, and the revocation time period shall not begin until after the time period for the suspension has concluded. The operator of a revoked short term rental cannot continue to advertise or operate the short term rental until a new permit is obtained after the revocation period has concluded. The operator of a revoked short term rental permit shall surrender the short term rental permit to the department of planning and development forthwith.

(e) To the maximum extent practical, given existing site constraints, short term rentals shall be required to meet all applicable provisions of the St. Tammany Parish Code of Ordinances, and the department of planning and development shall be authorized to inspect a previously suspended or revoked short term rental prior to the re-issuance of a short term rental permit in order to evaluate compliance.

Amend NC-3 Lodging District, specifically Sec. 130-736. - Administrative permits, to add a new:

(4) Short term rentals

Amend NC-4 Neighborhood Institutional District, specifically Sec. 130-760. - Administrative permits, to add a new:

(4) Short term rentals

Amend NC-5 Retail and Service District, specifically Sec. 130-792. - Administrative permits, to add a new:

(4) Short term rentals

Amend NC-6 Public, Cultural and Recreational District, specifically Sec. 130-814. - Administrative permits, to add a new:

(4) Short term rentals

Amend HC-1 Highway Commercial District, specifically Sec. 130-898. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-2 Highway Commercial District, specifically Sec. 130-919. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-2A Highway Commercial District, specifically Sec. 130-946. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-3 Highway Commercial District, specifically Sec. 130-970. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-4 Highway Commercial District, specifically Sec. 130-1003. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-5 Highway Commercial District, specifically Sec. 130-1024. - Administrative permits, to add a new:

(9) Short term rentals

Amend TND-1 Traditional Neighborhood Development District, specifically Sec. 130-1459. - Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend TND-2 Traditional Neighborhood Development District, specifically Sec. 130-1510. - Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend Article V, Division 7 - RO Rural Overlay, specifically Sec. 130-1836. - Administrative permits, to add a new:

(12) Short term rentals

Amend Sec. 130-2213 Minimum standards, to add a new:

(58) Short term rentals.

a. Where a short term rental is allowed, the proposed use shall meet the following criteria:

1. An annual short term rental permit must be obtained and renewed each year in accordance with sec. 22-587, et seq.

2. The operator of a short term rental must carry a valid occupational license, as required per chapter 22, article II, et. seq. throughout the duration of the short term rental permitting term.

3. The operator of a short term rental must carry current, valid, general liability coverage, that includes coverage for short term or temporary rentals, of five hundred thousand dollars (\$ 500,000.00) or more, for the subject short term rental, throughout the duration of the short term rental permitting term.

4. A site plan shall be approved by the department of planning and development prior to issuance of a short term rental permit. At a minimum, this plan shall depict a scaled diagram of the short term rental that includes the number of bedrooms, beds, and bathrooms in each short term rental and at least one (1) required off street parking space per rented bedroom.

5. The number of guests who may occupy a short term rental shall not exceed the maximum allowance as determined by the fire marshal and department of planning and development.

6. The operator of a short term rental is not required to be present during the duration of a short term rental guest's visit, but when the operator is off premises, a designated local responsible party, which may be the operator, must be available twenty-four (24) hours a day during any time a guest is occupying the short term rental to respond to complaints from either guests or neighbors and shall be available to appear physically on the premises within sixty (60) minutes to address any issues. The name and contact information for the designated local responsible party, including phone number(s) with area code and email address, shall be located in a conspicuous location within the short term rental so as to be easily accessible for all guests. The operator is responsible for updating both the department of planning and development and guests thereafter if such information regarding the designated local responsible party and/or his or her contact information changes.

7. Short term rentals shall meet all applicable building, health, fire, and related safety codes at all times. An operable hardwired smoke detector(s) and an operable hardwired carbon monoxide detector(s) are required in either individual guest room(s) or adjacent hallways. An operable fire extinguisher is required to be located inside the premises of short term rental.

8. An informational brochure shall be required to be located within the short term rental in a conspicuous location at all times so as to be easily accessible for guests. The brochure shall contain the name and contact information of the designated local responsible party, including phone number(s) with area code and email address, the contact information for the department of planning and development in the event that guests wish to file a complaint or note a violation, the location of the fire extinguisher and a fire evacuation route, parking details, the trash collection procedure and schedule, as well as information regarding the neighborhood and surrounding area, including but not limited to, restrictions on parking, noise, trash, and any other pertinent information of which guests should be aware.

9. The short term rental permit number, the expiration date of the short term rental permit, and the maximum number of guests allowed in the short term rental as determined by the fire marshal and department of planning and development, shall, throughout the duration of the permitting term, be contained in any and all advertisements for the short term rental and displayed within the short term rental in a conspicuous location at all times so as to be easily accessible for guests.

10. Auctions, weddings, receptions, bingo activities, fund-raising events, banquets, luncheons, seminars, conferences, amplified outdoor music, outdoor karaoke, festivals, commercial functions, and any other similar events are prohibited from occurring at any short term rental.

11. Short term rental operators shall maintain all registration records to include the name, method of payment, and transaction amount of every person who purchases a room in the short term rental for any period of time, including, without limitation, third party rental services(e.g. Airbnb.com, Expedia.com, vrbo.com, etc.), for a minimum of three (3) years from the date of the occupants' departure, and shall be subject to audits by the St. Tammany Parish Sheriff's Office in accordance with applicable laws.

b. Nothing in this section is intended to apply to or prohibit the long-term rental of a dwelling unit for thirty (30) consecutive days or more and where typically the method of rental involves an extended period of time.

c. Nothing in this section is intended to apply to or prohibit the lease, rental, occupancy, or use of a property that is under a pending contract for sale, where the lessee(s) and lessor(s) are parties to the pending sale of said property.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective six (6) months after adoption.

MOVED FOR ADOPTION BY: MR. STEFANCIK BY: MR. M. SMITH

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: DEAN, FITZGERALD, LORINO, TOLEDANO, TANNER, DAVIS, CANULETTE, M. SMITH, O'BRIEN, STEFANCIK, BINDER, AIREY, T. SMITH (13)

NAYS: (0)

ABSTAIN: (0)

ABSENT: CAZAUBON (1)

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF JULY, 2021; AND BECOMES ORDINANCE COUNCIL SERIES NO 21-4593.



MICHAEL B. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:



KATRINA L. BUCKLEY, COUNCIL CLERK



MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MARCH 24, 2021

Published Adoption: July 28, 2021

Delivered to Parish President: July 13, 2021 at 11:20am

Returned to Council Clerk: July 19, 2021 at 9:45am

07/18/2021 @ 2:30pm



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

St. Tammany Parish Application for Short Term Rental
Department of Planning and Development

Type of Application: New ☒ Renewal ☐ (License must be renewed annually) Date: 2/16/22

Property Information

Location of Short Term Rental (General Description) and/or municipal address:

79450 Hwy 437 Covington LA 70435

Present Zoning Classification: ROA-19A-2 Subdivision:

Ward: 3 District: 2 Section: 23822 Township: 11E Range: 11E

Owner Information:

Type of Ownership: Individual: ☒ Corporation ☐ Partnership ☐ Other (please specify) _____

Owner of Establishment: Chance Mortenson

Operator Information:

Full Legal Name: Chance Everett Mortenson Cell Phone Number: [REDACTED]

☒ Is the Operator also the owner of the establishment? yes

Designated Local Responsible Party Information:

Full Legal Name: Jeanne Nicole Theriot Cell Phone Number: [REDACTED]

Mailing Address: [REDACTED] Email Address: [REDACTED]

* The designated local responsible party may be the proposed operator and is not required to be present during the duration of a short term rental guests' visit, but when the operator is off premises, a designated local responsible party, which may be the operator, must be available twenty-four (24) hours a day during any time a guest is occupying the short term rental to respond to complaints from either guests or neighbors and shall be available to appear physically on the premises within sixty (60) minutes to address any issues. The operator is responsible for updating both the Planning Department and guests thereafter if such information regarding the designated local responsible party and/or his or her contact information changes.

To be completed if the property is leased and/or rented by the owner to a third party for operation purposes:

Lessee/Renter Information:

Full Legal Name: _____ Cell Phone Number: _____

Mailing Address: _____ Email Address: _____

Short Term Rental Information:Number of Rooms: 5 Proposed maximum number of guests permitted: 16(sleeps)Date of proposed commencement of operation: ASAP

*Where the short-term rental permit application is approved, the Planning Department will issue to the operator at the address provided in the application a permit approval notice that includes a short-term rental permit number, an expiration date for the short-term rental permit, and the maximum number of guests allowed in the short-term rental, as determined by the Fire Marshal and the Planning Department. This approval notice must be displayed within the short-term rental in a conspicuous location at all times so as to be easily accessible by guests.

Operator Initial Here: CM Jute Designated Local Responsible Party Initial Here: CM Jute**FEE SCHEDULE FOR SHORT TERM RENTAL APPLICATIONS**

As per St. Tammany Parish Code of Ordinances per Sec. 22-591(b)

1. One-Time Non-Refundable Short-Term Rental Application Fee: Two hundred and fifty dollars (\$250.00)
2. Annual Short-Term Rental Permit Fee: Seven hundred and fifty dollars (\$750.00)

SHORT TERM RENTAL REQUIREMENTS

1. The short-term rental permit number, the expiration date of the short-term rental permit, and the maximum number of guests allowed in the short-term rental as determined by the Fire Marshal and Planning Department, shall, throughout the duration of the permitting term, be contained in any and all advertisements for the short-term rental and displayed within the short-term rental in a conspicuous location at all times so as to be easily accessible for guests.
2. Auctions, weddings, receptions, bingo activities, fund-raising events, banquets, luncheons, seminars, conferences, amplified outdoor music, outdoor karaoke, festivals, commercial functions, and any other similar events are prohibited from occurring at any short-term rental.
3. Short term rental operators shall maintain all registration records to include the name, method of payment, and transaction amount of every person who purchases a room in the short-term rental for any period of time, including, without limitation, third party rental services, for a minimum of three (3) years from the date of the occupant's departure, and shall be subject to audits by the St. Tammany Parish Sheriff's Office in accordance with applicable laws.

Operator Initial Here: CM Jute Designated Local Responsible Party Initial Here: CM Jute**SHORT TERM RENTAL VIOLATIONS**

1. An annual permit fee in the amount of seven hundred and fifty dollars (\$750) for each short-term rental shall be included with the short-term rental application submission and is due to St Tammany Parish on February 1st of each year. Interest on the annual permit fee shall accrue at the rate of one and one quarter percent a month from March 1st until the fee is paid. An additional penalty of five percent per month shall accrue for each month the permit fee is late, not to exceed twenty-five percent of the permit fee.
2. It is unlawful to advertise or operate a short-term rental without a valid short-term rental permit. Whoever violates the provisions of this section shall be punished by a fine not exceeding five hundred (\$500) per short term rental, per day. Each day on which a short-term rental advertises or operates without a valid short-term rental permit shall be considered a separate offense for purposes of this section. Operating a short-term rental with a suspended, revoked, or expired short term rental permit shall be considered operating a short-term rental without a valid short-term rental permit. Advertising a short-term rental in any zoning district other than those in which short term rentals are permitted creates a presumption that a short-term rental is being operated in violation. Advertising more than one (1) short term rentals that are located on the same property creates a presumption that more than one (1) short term rentals exist on the property, and accordingly, that more than one (1) short term rental permits are needed.
3. If any pertinent information contained within an operator's short-term rental application changes, short term rental operators are required to notify the Planning Department and provide legitimate documentation confirming said changes. Operators who are changing the designated local responsible party shall furnish the Planning Department with a notarized copy of the criminal background investigation for the new designated local responsible party, in addition to his or her contact information.

Operator Initial Here: CM Jute Designated Local Responsible Party Initial Here: CM Jute

NOTE: THIS DOCUMENT MUST BE SIGNED BY A NOTARY PUBLIC.

By my signature below, I certify that all information submitted for Planning and Development is TRUE and CORRECT and understand that failure to submit TRUE and CORRECT information can result in delay or denial of this application. I further certify that I have read and understand the above important noted relative to the submission of this application and the operation of short-term rentals.

Operator	Date: <u>2-16-22</u>	Designated Local Responsible Party	Date: <u>2/16/22</u>
Name: <u>Chance Mortenson</u>		Name: <u>Jeanne Nicole Theriot</u>	
Address: [REDACTED]		Address: [REDACTED]	
Cell Phone Number: [REDACTED]		Cell Phone Number: [REDACTED]	
Email: [REDACTED]		Email: [REDACTED]	
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>	

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declared me, Notary, that they are the owners or duly authorized representatives of all that certain lot, piece, or parcel of land located in this application, that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 16 day of February, 2022

[Signature]

Notary Public

VICKI H. CONNERS
ID#63216
PARISH OF ST. TAMMANY
COMMISSION FOR LIFE

Covington Castle

74450 Hwy 437
Covington, LA 70435

Chanse Mortenson



Nicole Theriot



All trash needs to be bagged and placed in bins at the end of the driveway before check out at 11:00 p.m.

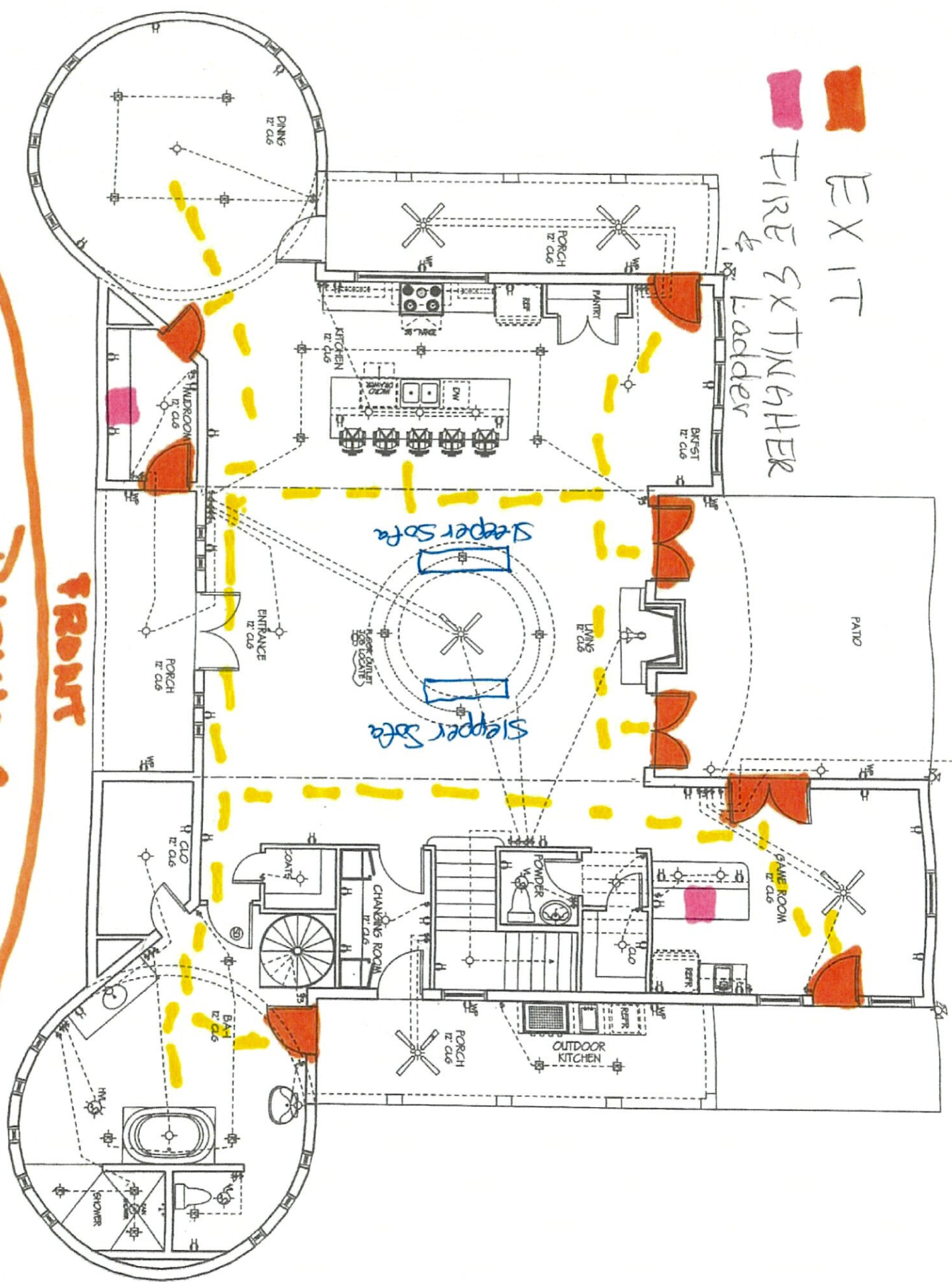
Auctions, weddings, bingo activities, fund-raising events, banquets, luncheons, siminars, conferences, amplified outdoor music, outdoor karaoke, festivals, commercial functions, and any other similar events are prohibited from occurring at any short-term rental

REAR

1st Floor

EXIT

FIRE SEXTINHER
& Ladder



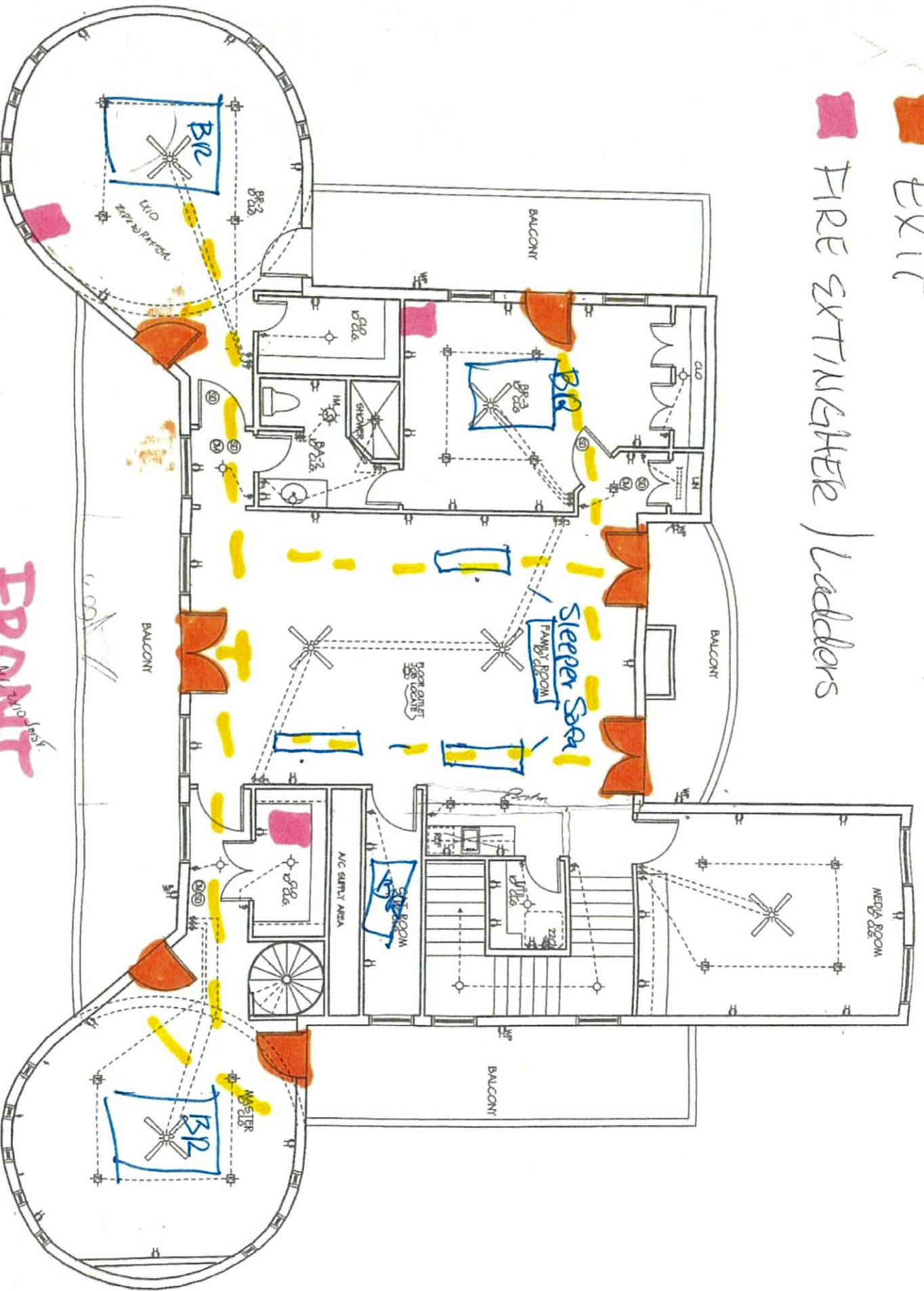
FRONT
DOOR

REAR

2nd Floor

EXIT

FIRE EXTINGUISHER / ladders



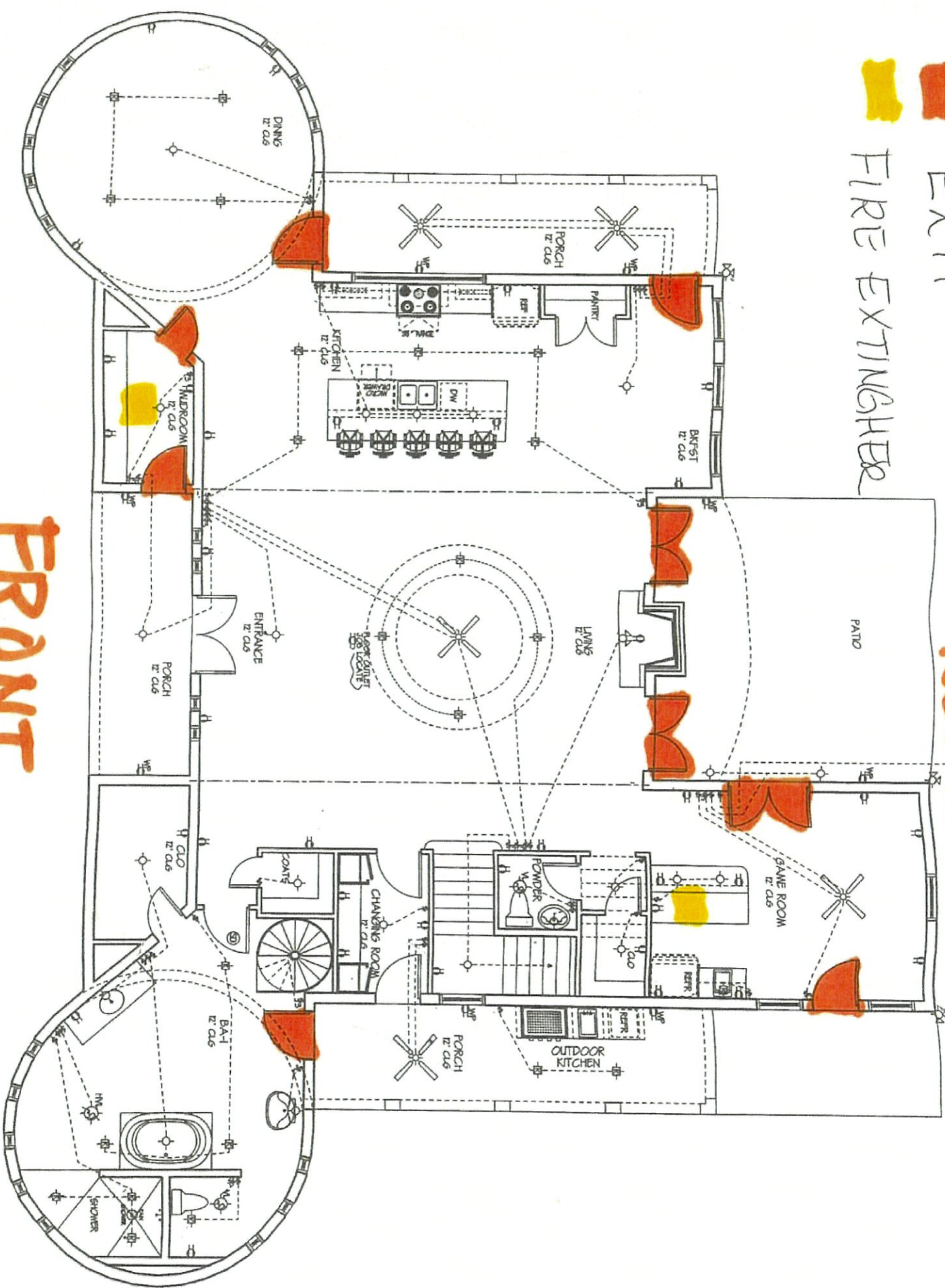
Front



EXIT
FIRE EXTINGUISHER

REAR

1st Floor



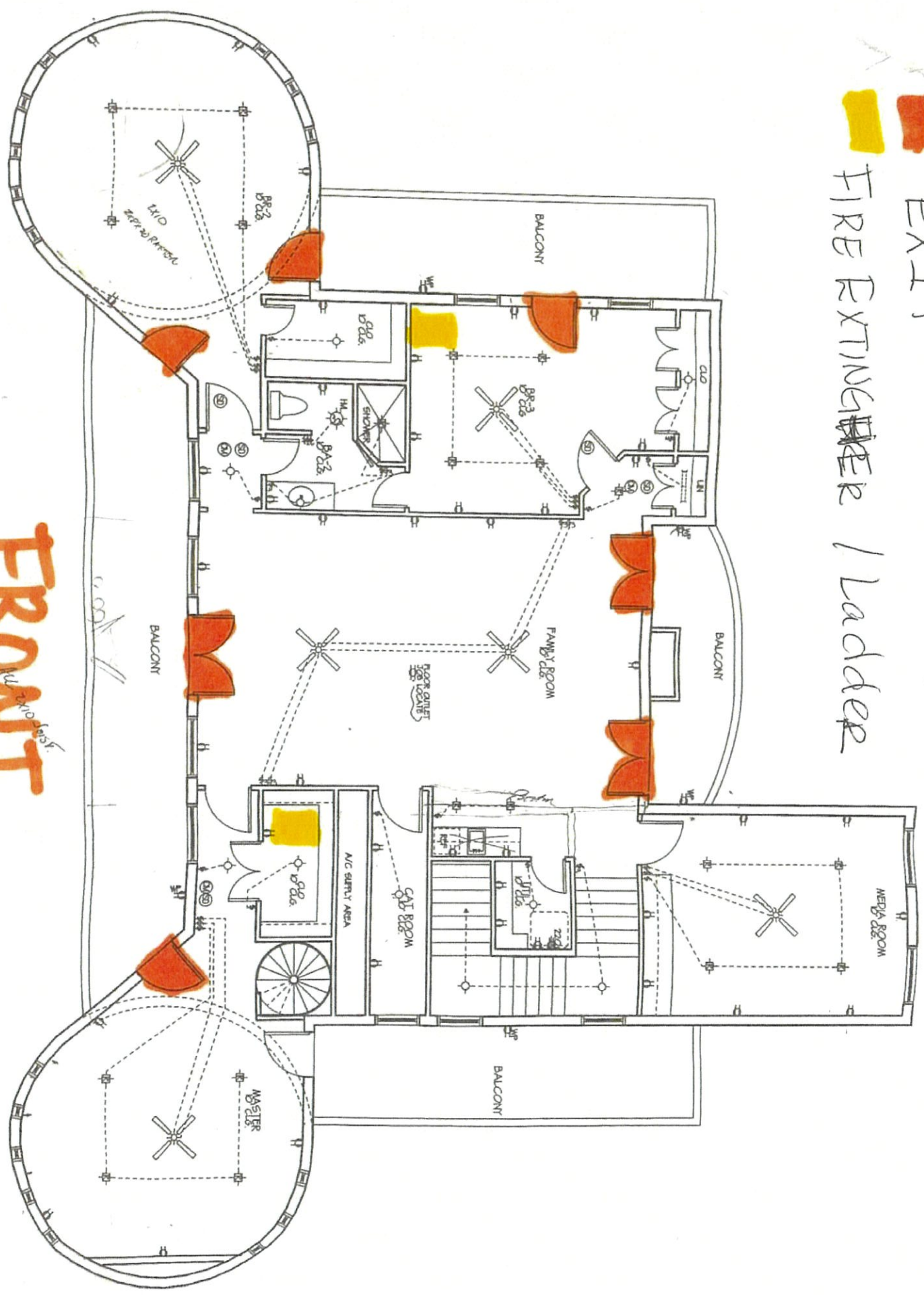
FRONT

Second Floor

EXIT

REAR

FIRE EXTINGUISHER / Ladder



FRONT

From: Airbnb Host Protection Inbox
airbnbhostprotection@aon.com
Subject: RE: Airbnb Host Protection Insurance Inquiry [#789]
Date: Feb 15, 2022 at 3:16:22 PM
To: [REDACTED]

Thank you for your inquiry. Please find attached proof of coverage for Airbnb Hosts.

From: Airbnb Host Protection Insurance
<notifications@cognitofrms.com>
Sent: Tuesday, February 15, 2022 3:20 PM
To: Airbnb Host Protection Inbox <airbnbhostprotection@aon.com>
Subject: Airbnb Host Protection Insurance Inquiry [#789]

ALERT: This message originated outside of Aon's network. **BE CAUTIOUS**
before clicking any link or attachment.

This is a copy of the confirmation email sent to Chanse Mortenson.

Thank you for your inquiry. We're routing it to the right team and will get back to you as soon as possible.

Entry Details

FULL NAME	Chanse Mortenson
EMAIL ADDRESS	[REDACTED]
CONFIRM EMAIL	[REDACTED]
WHICH COUNTRY DO YOU HOST IN?	United States
WHICH STATE?	Louisiana
WHICH PROGRAM ARE YOU INQUIRING ABOUT?	Host Protection Insurance
WHICH TOPIC BEST APPLIES TO	Proof of insurance

YOUR INQUIRY?

PLEASE TELL US MORE:

I'd like to receive a copy of the insurance policy for our parish licensing. Apparently we are all required to have a copy of this with our licensing agreement in Saint Tammany parish Louisiana.

I ACKNOWLEDGE THAT BY
SUBMITTING THIS FORM I AM
CONSENTING TO THE INFORMATION I
HAVE PROVIDED TO BE SENT TO THE
AON/US TEAM FOR HANDLING.

Yes



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
12/17/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Insurance Services West, Inc. San Francisco CA Office 425 Market Street Suite 2800 San Francisco CA 94105 USA		CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:	
INSURED Airbnb Inc, and Airbnb RPG 888 Brannan Street San Francisco CA 94103 USA		INSURER(S) AFFORDING COVERAGE INSURER A: Generali-U.S. Branch INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 11231	

COVERAGES

CERTIFICATE NUMBER: 570090665824

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER: <input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			GLAB0001 General Liab- HPI	12/31/2021	12/31/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE \$1,000,000 PRODUCTS - COMP/OP AGG COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Referenced Host Protection Insurance coverage applies to Hosts located in the United States except for New York State and covers Hosts as insured for covered occurrences in or on an accommodation and during the rental period that is booked through the Airbnb platform. The referenced coverage applies to Hosts on a primary basis, per conditions and exclusions of the policy.

CERTIFICATE HOLDER**CANCELLATION**

Airbnb Inc, and Airbnb RPG 888 Brannan Street San Francisco CA 94103 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Aon Risk Insurance Services West, Inc.</i>
--	--



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Date: February 16, 2022

TO: St. Tammany Parish Sheriffs Office
Tax & Licensing Division

FROM: St. Tammany Parish Government
Department of Planning & Development

RE: Occupational License for Commercial, Industrial & Institutional Businesses

ZONING: A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay District

The St. Tammany Parish Department of Planning & Development has no objection that the applicant:

Chanse Mortenson Airbnb

Receive an Occupational License to operate a **Short-Term Rental** at the following location:

74450 Highway 437 Covington, LA 70435

Contact Information: Chanse Mortenson
Email: [REDACTED]
Phone: [REDACTED]

Should you have any questions, please contact me at (985) 898-2529.

Signature: Erin Cook
Erin Cook, AICP
Senior Land Use Planner

APPROVED
BY ECook DATE 2/16/22

(Completed form must be returned to St. Tammany Parish Sheriff's Office – Occupational License Department)

CHANSE E MORTENSON

Feb 16 2022

DATE

PAY TO THE
ORDER OF

ST Tammany Parish

\$ 1000 ⁰⁰/₁₀₀

One thousand

DOLLARS



Pay to
Safe
Deposit
Box only

FOR

REGIONS

2022-1120

Short term Rental License

Chanse E Mortenson

MP

APPLICATION FOR OCCUPATIONAL LICENSE
ST. TAMMANY PARISH TAX COLLECTOR

P. O. Box 1229
Slidell, La. 70459

985-726-7790
FAX 985-726-7794

PLEASE PRINT WHEN COMPLETING THIS FORM

Classification of Business: (Service, Retail, Contractor, Etc.)

Short term rental



If this is a new business, check the block and enter the opening date:

Date

Occupational license tax fee for new business is \$50.00 / becomes \$25.00 on July 1st of application year.

Total paid:

Check Number or Cash

1. Business Name, Address, and Phone

Business Name:

Chase Mortenson Airbnb

Mailing Address:

[REDACTED]

Business Phone:

504-236-5910

2. Location of Your Business: (please do not use your P. O. Box as your location)

Street Address:

74450 Hwy 437

City/State/Zip:

Covington Louisiana 70435

3. Sole Proprietor

Owners Name:

Mortenson E Chase
Last Middle Initial First

Mailing Address:

[REDACTED]

City/State/Zip:

Phone Number:

Social Security Number:

4. Corporations and Limited Partnerships (For incorporated and limited partnerships only. If incorporated, attach a copy of your State Charter Certificate, please list all officers of corporation.)

OFFICERS:

1. Name:

Jeannine Nicole Theriot Title: Asst Mgr

SSN:

Address:

Home Phone:

2. Name:

Title:

SSN:

Address:

Home Phone:

3. Name:

Title:

SSN:

Address:

Home Phone:

4. Name:

Title:

SSN:

Address:

Home Phone:

Description of activity of business:

I certify to the best of my knowledge, the above information is true and correct.

[Signature]
Signature of Owner, Agent, Officer

Owner
Title

2-11-2022
Date

For Office Use Only

Account Number

Check Number

Date Paid

PARISH WIDE SALES AND USE TAX
REGISTRATION FORM FOR USE IN ALL
CITIES AND UNINCORPORATED AREAS OF
ST. TAMMANY PARISH
SHERIFF'S OFFICE

PLEASE COMPLETE AND RETURN TO:
ST. TAMMANY PARISH
SALES & USE TAX DEPARTMENT
P. O. BOX 1229
SLIDELL, LA 70459
(MAILING ADDRESS IS FOR REGISTRATION APPLICATION INFORMATION ONLY)
(985) 726-7777; (985) 726-7767 Fax

For Sheriff's Office Use Only

Parish Sales Tax Number: _____ Date of Issue: _____

LA Sales Tax #: _____ Federal Tax ID #: _____ Federal Standard Industrial Code: _____

Trade Name on Signs/Advertising: Covington Castle

Legal Name (your name/corporate name): Chance Mortenson / CM Airbnb

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Are you inside city limits? Yes _____ No ☒ If inside List City: _____

Do you have in-store sales, delivery sales, or sales on the internet or a combination (be specific)? no

Physical Address: 74450 Hwy 437 Covington Louisiana 70435

Shopping Center: NA

City: Covington State: Louisiana Zip Code: 70435

Phone Number: _____ Ward Number: NA

Open Date of Business/ Date Began Sales in St. Tammany Parish: 1

A SEPARATE CERTIFICATE IS REQUIRED FOR EACH LOCATION OF YOUR BUSINESS

If any corporation fails to remit the sales and use taxes collected from purchasers or consumers, the Collector is authorized to hold those officers or directors personally liable for the total amount of such taxes, together with any interest, penalties, and fees accruing thereon. Collection of the total amount due may be made from any one or any combination of such officers or directors. A corporation by resolution of the board of directors may designate an officer or director having direct control or supervision of such taxes, and such resolution shall be filed with the Clerk of Court for the Twenty-Second Judicial District of Louisiana. If corporation or partnership Name, Title, Social Security Number, Resident Address, and Phone # of Officers, Directors or Partners.

Owner's Name: Chance Mortenson Social Security Number: _____

Home Address: _____ Home Phone: _____

City: _____ State: _____ Zip Code: _____

OFFICERS: (NO P.O. BOXES MAY BE USED FOR THE ADDRESS)

Name: Chance Mortenson Title: Owner/Manager SSN: _____

Address: _____ Home Phone: _____

City: _____ State: _____ Zip Code: _____

Name: Seanne Nicole Theriot Title: Asst Manager SSN: _____

Address: _____ Home Phone: _____

City: _____ State: _____ Zip Code: _____

Name: _____ Title: _____ SSN: _____

Address: _____ Home Phone: _____

City: _____ State: _____ Zip Code: _____

Agent's/Contact's Name: Chance Mortenson Phone: _____

Address, City, State, Zip Code: _____

Location of Accounting Records: _____

Detailed Description of Nature of Business: Short term rental Airbnb

If an individual is an applicant for a certificate required by this Ordinance, the application must be signed by him; if a partnership or an association of persons, by a member of the firm; and if a corporation, by the proper officer thereof. Any intentional false statement as to any material facts in the application for a certificate shall constitute a misdemeanor.

SIGNATURE OF APPLICANT: Chance Mortenson DATE: 2/11/2022

PRINT OR TYPE APPLICANT'S NAME AND TITLE: Chance Mortenson Owner

Revised 7-10-2014

FROM: ALISON RICH LOUISIANA
PROPERTY, L.L.C.

STATE OF LOUISIANA

TO: CHANSE EVERETT MORTENSON

PARISH OF ST. TAMMANY

St. Tammany Parish 1715
Instrument #: 2439720
Register #: 2606042 cbs
12/17/2018 10:18:00 AM
MB X CB X MI UCC

CREDIT DEED

BEFORE ME, Edward J. Murphy, a Notary Public duly commissioned and qualified in and

for the State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned,
personally came and appeared:

ALISON RICH LOUISIANA PROPERTY, L.L.C., a Louisiana
Limited Liability Company, domiciled in Orleans Parish, licensed to do
and doing business in the State of Louisiana with a mailing address of
[REDACTED] appearing herein through
its Member-Manager, Alison Rich, VENDOR herein,

who declared that it does by these presents grant, bargain, sell, convey, assign, set over and deliver
unto:

CHANSE EVERETT MORTENSON, a person of the full age of
majority, who is now living separate and apart from his wife, Alison Rich,
being separate in property by matrimonial agreement, presently domiciled
in the Parish of St. Tammany with a current mailing address of [REDACTED]
[REDACTED] VENDEE herein

here present, accepting and purchasing for himself, his heirs, successors and assigns, all and
singular, the following described property:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND,
together with all rights, ways, privileges, servitudes, prescriptions,
advantages and appurtenances thereunto belonging or in anywise
appertaining, situated in Sections 22 and 23, Township 6 South,
Range 11 East of the St. Helena Meridian, Greensburg Land District, in
the Parish of St. Tammany, State of Louisiana, described and delineated
according to a survey by Jeron R. Fitzmorris, Land Surveying, Inc., dated
16th July, 1981, more particularly described as follows

FROM THE QUARTER SECTION CORNER between Sections 22 and
23 of the above and foregoing Township and Range, run South 89 degrees
28 minutes East 1439.49 feet to an iron, thence go North 00 degrees 17
minutes East 266.3 feet to an iron, thence go North 89 degrees 43 minutes
West 18 feet to an iron, thence go North 00 degrees 17 minutes East
467.07 feet to an iron situated at the intersection of a road, thence go North
89 degrees 30 minutes West 1074.1 feet to an iron and the Point of
Beginning

FROM THE POINT OF BEGINNING go North 00 degrees 30 minutes
East 200 feet to an iron; thence go South 89 degrees 30 minutes East 787.9
feet to an iron; thence go North 00 degrees 03 minutes East 403.0 feet to an
iron; thence go South 89 degrees 43 minutes East 1127.8 feet to an iron;
thence go South 23 degrees 19 minutes West 127.2 feet to a point; thence
go South 37 degrees 43 minutes West 195.1 feet to a point; thence leaving
the frontage on Lee Road go South 50 degrees 57 minutes East 49.2 feet to
an iron; thence go South 66 degrees 50 minutes East 249.1 feet to an iron

thence go South 21 degrees 28 minutes West 166.6 feet to an iron; thence go South 73 degrees 13 minutes East 154.7 feet to an iron; thence go South 89 degrees 30 minutes East 158.1 feet to an iron set and the Point of Beginning; additionally and most recently described on the survey of Land Surveying, Inc. dated the 4th of December, 2012 , bearing the municipal number 74450 Hwy 437, Covington, Louisiana, 70435

Property Tax Assessment Number 107=010-1079

TO HAVE AND TO HOLD the above described property together with all improvements thereunto belonging unto the said VENDEE, his heirs, successors and assigns, in full ownership of property forever, free from any lien, mortgage, privilege or encumbrance whatsoever, except that granted unto VENDOR by virtue of this Act, with full and general warranty of title, and with full substitution and subrogation to all rights of warranty and other rights held by said VENDOR

THE CONSIDERATION for this sale is the price and sum of FOUR HUNDRED THOUSAND AND NO/ONE HUNDREDTHS (\$ 400,000.00) DOLLARS. In payment of which purchase price the VENDEE has furnished one certain promissory note in the amount of FOUR HUNDRED THOUSAND AND NO/ONE HUNDREDTHS (\$ 400,000.00) DOLLARS, at zero (00%) percent *per annum* interest, made payable in monthly installments of One Thousand Six Hundred Sixty Seven and No/One Hundredths (\$ 1,667.00) Dollars, for a period of twenty (20) years from the initial payment of the said promissory note which note has been paraphed "*Ne Varietur*" by me, Notary. Monthly installments shall begin on the 15th day of December, 2019, and shall continue until paid in full. The default in the payment of any installment promptly when due shall cause the note to become due and payable at the option of the holder, together with all costs, penalties and attorney's fees, the same as though the said note were due and payable by express terms.

IN ORDER to secure the full and prompt payment of the said note, according to the stipulations herein written, in addition to the Vendor's Lien and Privilege granted by law which is specifically retained by the VENDOR, said VENDEE does by these presents specially mortgage and hypothecate unto and in favor of the VENDOR the above described property. The VENDEE further binds himself, his heirs, successors and assigns not to sell, alienate, deteriorate or encumber the said property to the prejudice of this mortgage, and does hereby confess judgment in favor of the said VENDORS for the full amount thereof.

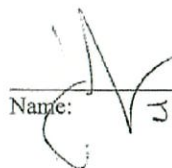
VENDEE commits himself to apply for a Delayed Homestead Exemption to be granted upon the registration of this conveyance in the office of the Clerk of Court. Certificates required

by the Louisiana Civil Code are hereby waived and Notary is held harmless for non-production thereof.

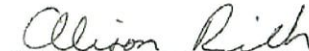
ALL TAXES on the above described property for the three years preceding passage of this Act have been paid and the Parties agree that the taxes for the current year will be paid by the VENDOR.

THUS DONE AND PASSED at my office in Covington, Louisiana, in the Parish of St. Tammany, State of Louisiana, this 10th day of December, 2018, in the presence of the two undersigned competent witnesses, who sign these presents with the said Appearers and me, Notary, after due reading of the whole.


WITNESS 1:


Name: Jonathan Fleming

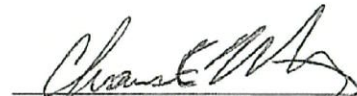
VENDOR:



ALISON RICH LOUISIANA
PROPERTY, L.L.C. by Alison Rich,
Member/Manager

WITNESS 2:


Name: C. LeBlanc

VENDEE:


CHANCE EVERETT MORTENSON
Chance E Mortenson


Edward J. Murphy, Notary Public
Bar Roll No. 9843

Edward J. Murphy, LSBA# 9843
Attorney at Law
216 N. Columbia St., Ste A
Covington, LA 70433

Notary attests to signatures only.

PROMISSORY NOTE

\$ 400,000.00

ST. TAMMANY PARISH, LOUISIANA
10th December, 2018

FOR VALUE RECEIVED, I promise to pay to the order of **ALISON RICH LOUISIANA PROPERTY, L.L.C.**, its successors and/or assigns, or any future holder, at any address where the bearer shall designate, the sum of FOUR HUNDRED THOUSAND NO/ONE HUNDREDTHS (\$ 400,000.00) DOLLARS, at zero (00%) percent *per annum* interest, due and payable in monthly installments of One Thousand Six Hundred Sixty Seven and No/One Hundredths (\$ 1,667.00) Dollars each, for a period of twenty (20) years from the date of the initial payment of this promissory note, monthly installments of which shall begin on the 15th day of December, 2019, and shall continue until paid in full. The said promissory note has been paraphed "*Ne Varietur*" by me, Notary, to identify the same herein with the Credit Sale executed this day with **ALISON RICH LOUISIANA PROPERTY, L.L.C.**

Mortgagor herein guarantees that payment will be promptly made and paid in accordance with the agreed upon terms. Upon failure to make payment on its due date, or should any of the parties hereto fail in business, or become bankrupt, or should have filed against his proceedings in involuntary bankruptcy, or for the appointment of a receiver, or should apply for a respite, this note, at the option of the holder, shall become immediately due and payable in its entirety for the balance then due.

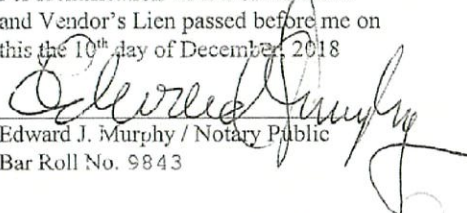
Mortgagor hereto binds himself to pay the fees of any attorney at law who may be employed to recover the amount hereof, or any part hereof, in principal, together with the amount of any penalties incurred as herein provided, or to protect the interest of any holder hereof, or to compromise or to take other action with regard hereto, which fees are hereby fixed at twenty-five (25%) percent of the amount then owing hereon and sought to be collected, protected or preserved, or twenty-five dollars (\$25.00), whichever is greater.

Mortgagor hereby waive presentment for payment, demand, notice of non-payment, protest and all pleas of division and discussion, and agree that the payment hereof may be extended from time to time, one or more times, and that delay may be granted for the performance of the other obligations of this note, all at the option of the holder hereof, and without notices, hereby binding himself unconditionally and as original promisor for the payment hereof, in principal, interest, attorney's fees, costs, as well as for payment of any penalties incurred as herein provided.


CHANSE EVERETT MORTENSON
MORTGAGOR

"NE VARIETUR"

For identification with a Credit Deed
and Vendor's Lien passed before me on
this the 10th day of December, 2018


Edward J. Murphy / Notary Public
Bar Roll No. 9843

Edward J. Murphy, LSA# 9843
Attorney at Law
216 N. Columbia St., Ste A
Covington, LA 70433

RECEIVED

FEB 16 2022

PARISH WIDE SALES AND USE TAX
REGISTRATION FORM FOR USE IN ALL
CITIES AND UNINCORPORATED AREAS OF
ST. TAMMANY PARISH
SHERIFF'S OFFICE

Per SW Abbott PLEASE COMPLETE AND RETURN TO:
ST. TAMMANY PARISH
SALES & USE TAX DEPARTMENT
P. O. BOX 1229
SLIDELL, LA 70459
(MAILING ADDRESS IS FOR REGISTRATION APPLICATION INFORMATION ONLY)
(985) 726-7777; (985) 726-7767 Fax

For Sheriff's Office Use Only

Parish Sales Tax Number: [REDACTED]

Date of Issue: 2/16/2022

LA Sales Tax#: _____ Federal Tax ID#: _____ Federal Standard Industrial Code: _____

Trade Name on Signs/Advertising: Covington Castle AirbnbLegal Name (your name/corporate name): Chance Mortenson

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: 70435Are you inside city limits? Yes _____ No ☒ If inside List City: _____

Do you have in-store sales, delivery sales, or sales on the internet or a combination (be specific)? _____

Physical Address: [REDACTED]

Shopping Center: N/A

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Phone Number: [REDACTED]

Ward Number: _____

Open Date of Business/ Date Began Sales in St. Tammany Parish: 02/17/2022**A SEPARATE CERTIFICATE IS REQUIRED FOR EACH LOCATION OF YOUR BUSINESS**

If any corporation fails to remit the sales and use taxes collected from purchasers or consumers, the Collector is authorized to hold those officers or directors personally liable for the total amount of such taxes, together with any interest, penalties, and fees accruing thereon. Collection of the total amount due may be made from any one or any combination of such officers or directors. A corporation by resolution of the board of directors may designate an officer or director having direct control or supervision of such taxes, and such resolution shall be filed with the Clerk of Court for the Twenty-Second Judicial District of Louisiana. If corporation or partnership Name, Title, Social Security Number, Resident Address, and Phone # of Officers, Directors or Partners.

Owner's Name: Chance Mortenson

Social Security Number: [REDACTED]

Home Address: [REDACTED]

Home Phone: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

OFFICERS: (NO P.O. BOXES MAY BE USED FOR THE ADDRESS)Name: Jeanne Nicole Thibod Title: Asst Mgr

SSN: [REDACTED]

Address: [REDACTED]

Home Phone: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Name: _____

Title: _____

SSN: _____

Address: _____

Home Phone: _____

City: _____ State: _____ Zip Code: _____

Name: _____

Title: _____

SSN: _____

Address: _____

Home Phone: _____

City: _____ State: _____ Zip Code: _____

Agent's/Contact's Name: Chance Mortenson

Phone: [REDACTED]

Address, City, State, Zip Code: [REDACTED]

Location of Accounting Records: HomeDetailed Description of Nature of Business: AirBnB

If an individual is an applicant for a certificate required by this Ordinance, the application must be signed by him; if a partnership or an association of persons, by a member of the firm; and if a corporation, by the proper officer thereof. Any intentional false statement as to any material facts in the application for a certificate shall constitute a misdemeanor.

SIGNATURE OF APPLICANT: [Signature]DATE: 2/16/2022PRINT OR TYPE APPLICANT'S NAME AND TITLE: Chance MortensonOwner

Revised 7-10-2014

RECEIVED

FEB 16 2022

Per KS

APPLICATION FOR OCCUPATIONAL LICENSE
ST. TAMMANY PARISH TAX COLLECTOR

P. O. Box 1229
Slidell, La. 70459

985-726-7790
FAX 985-726-7794

PLEASE PRINT WHEN COMPLETING THIS FORM

Classification of Business: (Service, Retail, Contractor, Etc.) Short term rental

☒ If this is a new business, check the block and enter the opening date: 2-17-2022
Date

Occupational license tax fee for new business is \$50.00 / becomes \$25.00 on July 1st of application year.

Total paid: \$ 10 Check Number or Cash

1. Business Name, Address, and Phone

Business Name: Chase Mortenson Airbnb

Mailing Address: [REDACTED]
City State Zip Code

Business Phone: [REDACTED]

2. Location of Your Business: (please do not use your P. O. Box as your location)

Street Address: 74450 Hwy 437

City/State/Zip: Covington Louisiana 70435

3. Sole Proprietor

Owners Name: Mortenson E Chase
Last Middle Initial First

Mailing Address: [REDACTED]

City/State/Zip: [REDACTED]

Phone Number: [REDACTED] Social Security Number: [REDACTED]

4. Corporations and Limited Partnerships (For incorporated and limited partnerships only. If incorporated, attach a copy of your State Charter Certificate, please list all officers of corporation.)

OFFICERS:

1. Name: Seanne Nicole Theriot Title: Asst Mgr

Address: [REDACTED] Home Phone: [REDACTED]

2. Name: _____ Title: _____ SSN: _____

Address: _____ Home Phone: _____

3. Name: _____ Title: _____ SSN: _____

Address: _____ Home Phone: _____

4. Name: _____ Title: _____ SSN: _____

Address: _____ Home Phone: _____

Description of activity of business: _____

I certify to the best of my knowledge, the above information is true and correct.

[Signature]
Signature of Owner, Agent, Officer

Owner
Title

2-11-2022
Date

For Office Use Only

Account Number _____ Check Number _____ Date Paid _____



St Tammany Parish Sheriff's Office

701 N. Columbia St, Covington, LA 70433

Receipt for Occupational License

Receipt Date: 2/16/2022 2:58:47 PM

Received From: CHANSE MORTENSON AIRBNB

Receipt No: 5350

Identifying #: NEW APP

Cash:	\$0.00	
Check:	\$10.00	#143
Money Order:	\$0.00	
Credit Card:	\$0.00	
<hr/>		
Total Paid:	\$10.00	

Receiving Deputy: Kelley Ola

THIS CERTIFICATE MUST BE PUBLICLY DISPLAYED AS PROVIDED BY LAW

**ST. TAMMANY PARISH
SHERIFF**

P.O. Box 1229 • Slidell, LA 70459

2022

**OCCUPATIONAL
LICENSE
PERMANENT**

Physical Address:

74450 HWY 437
COVINGTON

LA 70435

CHANSE MORTENSON AIRBNB

74450 HWY 437
COVINGTON

LA 70435 0000



License Number 00015584

Date Permit Issued: 02/17/2022

Date Permit Expires: 12/31/2022

Tax Collector, Parish of St. Tammany

Tax Collector - Parish of St. Tammany
Tel. (985) 726-7790

THIS CERTIFICATE IS NON-TRANSFERABLE



St. Tammany Parish Sheriff's Office

RANDY SMITH, Sheriff

PROFESSIONALISM • INTEGRITY • ACCOUNTABILITY • PUBLIC TRUST

2/14/2022 12:19 PM

Pursuant to a request for a background check of all records of the St. Tammany Parish Sheriff's Office, the following check was completed based on information given as follows:

Name: Chanse Mortenson

Date of Birth: [REDACTED]

Social Security: [REDACTED]

Gender/Race: White/Male

Driver's License: [REDACTED]

Address: [REDACTED]

<input type="checkbox"/>	No Arrest Record with the St. Tammany Parish Sheriff's Office
<input checked="" type="checkbox"/>	Arrest Record with the St. Tammany Parish Sheriff's Office (see attached)
<input checked="" type="checkbox"/>	No Traffic Record with the St. Tammany Parish Sheriff's Office
<input type="checkbox"/>	Traffic Record with the St. Tammany Parish Sheriff's Office (see attached)
<input type="checkbox"/>	No Open Warrants with the St. Tammany Parish Sheriff's Office
<input checked="" type="checkbox"/>	Open Warrants with the St. Tammany Parish Sheriff's Office (see attached)

This check does not preclude the possibility of existing arrest records through any surrounding municipality.

"Pursuant to Louisiana law and policy, the St. Tammany Parish Sheriff's Office can make no response or disclosure pertaining to the existence or non-existence of juvenile records without a court order."

The St. Tammany Parish Sheriff's Office does not record or comment on charge disposition. This information must be obtained through the St. Tammany Parish Clerk of Court.

Reference: Mortenson, Chanse 09/12/1973

OPEN WARRANTS		
Date:	Charge:	Agency:
05/20/2020	Contempt of Court for Cruelty to Juveniles and Domestic Abuse Battery	22 nd JDC

ARRESTS			
Date:	Charge:	Type:	Agency:
03/17/2014	Domestic Abuse Battery	Misdemeanor	STPSO
12/27/2019	Cruelty to Juveniles	Felony	STPSO
	Domestic Abuse Battery	Misdemeanor	

Records check by:


Dy. Melissa Nelson

Notary public below for State of Louisiana, Parish of St. Tammany attesting to signatures only.


Name


Date

Records checked for:


Sgt. Krystle Schlesinger
Criminal Records Division
Phone: (985) 809-8242
Fax: (985) 809-8287

Notarization
Constitutes Verification
of Signatures Only



St. Tammany Parish Sheriff's Office

RANDY SMITH, Sheriff

PROFESSIONALISM • INTEGRITY • ACCOUNTABILITY • PUBLIC TRUST

2/14/2022 12:01 PM

Pursuant to a request for a background check of all records of the St. Tammany Parish Sheriff's Office, the following check was completed based on information given as follows:

Name: Jeanne N Theriot

Date of Birth: [REDACTED]

Social Security: [REDACTED]

Gender/Race: White/Female

Driver's License: [REDACTED]

Address: [REDACTED]

<input checked="" type="checkbox"/>	No Arrest Record with the St. Tammany Parish Sheriff's Office	
<input type="checkbox"/>	Arrest Record with the St. Tammany Parish Sheriff's Office	(see attached)
<input type="checkbox"/>	No Traffic Record with the St. Tammany Parish Sheriff's Office	
<input checked="" type="checkbox"/>	Traffic Record with the St. Tammany Parish Sheriff's Office	(see attached)
<input checked="" type="checkbox"/>	No Open Warrants with the St. Tammany Parish Sheriff's Office	
<input type="checkbox"/>	Open Warrants with the St. Tammany Parish Sheriff's Office	(see attached)

This check does not preclude the possibility of existing arrest records through any surrounding municipality.

"Pursuant to Louisiana law and policy, the St. Tammany Parish Sheriff's Office can make no response or disclosure pertaining to the existence or non-existence of juvenile records without a court order."

The St. Tammany Parish Sheriff's Office does not record or comment on charge disposition. This information must be obtained through the St. Tammany Parish Clerk of Court.

Reference: Theriot, Jeanne 3/11/1980

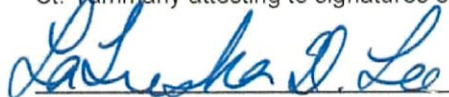
OPEN WARRANTS		
Date:	Charge:	Agency:
NO OPEN WARRANTS		

TRAFFIC				
Date:	Citation:	Charges:	Issuing Agency:	Status:
12/30/2012	100018134	Improper Tinted Windows Amended to No Seatbelts in Use	STPSO	PAID

Records check by:


Dy. Melissa Nelson

Notary public below for State of Louisiana, Parish of
St. Tammany attesting to signatures only.


Name


Date

Records checked for:


Sgt. Krystle Schlesinger
Criminal Records Division
Phone: (985) 809-8242
Fax: (985) 809-8287

Notarization
Constitutes Verification
of Signatures Only



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 18, 2022

Mr. Chanse Mortenson


Mr. Mortenson,

The St. Tammany Parish Planning Department is in receipt of your request for an administrative permit to operate a Short Term Rental at 74450 Highway 437 Covington, LA. After reviewing the permit application and all supporting documents submitted, this letter serves to inform you that the permit application has been **denied** pursuant to St. Tammany Parish Code of Ordinances (the "Code"), Section 22-591, *et seq.*, attached, as a result of your failure to provide all of the required documentation identified in the application, including the following:

Item 9 – Informational brochure required pursuant to Sec. 591(b)(12) was not provided or, alternatively, the one-page document submitted with the permit application did not furnish all of the information required pursuant to Secs. 591(b)(12) and 130-2213(57)(a)(8); and

In addition, your permit application has been **denied** for failure to satisfy or comply with the following sections of the St. Tammany Parish Code of Ordinances:

Sec. 22-592(a)(1): "The applicant fails to meet the application requirements imposed by this article." See reasons identified above.

Sec. 22-592(a)(5): "The applicant has previously conducted the type of short term rental being applied for which results in the creation of a public or private nuisance, based at least in part on several formal complaints by guests or neighbors of the short term rental that are received by the Department of Planning and Development."

The Department of Planning and Development is responsible to receive, document, review, and maintain all complaints for short term rentals, for which several have been collected for this property. As the owner, operator and/or leaseholder of the property at issue, you are a responsible party, and are hereby notified of the denial pursuant to Sec. 22-591(b).

Pursuant to Sec. 22-592(b): "Where the short term rental application is denied, the department of planning and development will issue to the applicant ... a refund for the amount contained in the short term rental permit application, less two hundred and fifty dollars (\$250) for the non-refundable application fee." A refund is currently being processed. Finally, pursuant to Sec. 22-



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

592(c): "A short term rental applicant who is denied the issuance of a short-term rental permit may appeal the decision to the Board of Adjustment within 60 days from the date in which the notice of denial was delivered."

Please note that without an administrative short term rental permit, the property cannot be operated as a short term rental. Please be advised that pursuant to Sec. 22-593 of the Code, you are liable for fines of up to **\$500.00 for each violation, per day, including, without limitation, each day upon which a short-term rental advertises and/or operates**, until the unlawful activity terminates.

You may contact me or any member of my staff for further information pertaining to this process.

Sincerely,

A handwritten signature in blue ink, appearing to be "Michael B. Cooper", followed by a long horizontal line.

Ross Liner, AICP, PTP, CFM
Director of Planning and Development

Enclosures (1)

Cc: Via Email Only
David Fitzgerald
Emily Couvillon
Erin D. Cook
Helen Lambert
Karlin Fitzmorris

BOA CASE NO. 2022-2824-BOA (for office use only)ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APEAL APPLICATION FORM)

(Please "PRINT" on the following lines below. If a company, please include a contact person's name)

APPLICANT'S NAME (PRINT): CHANSE MORTENSONMAILING ADDRESS: [REDACTED]EMAIL: [REDACTED]CITY/STATE/ZIP: COVINGTON LA 70435PHONE NUMBER: [REDACTED]

(same as Home)

(Home Phone #)

(Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED:

ZONING: A-1, A-2 and RO74450 HIGHWAY 437COVINGTONLOUISIANA

Address

City

State

Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

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

VARIANCE/APEAL REQUESTED:

- ☐ Building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ Landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ Landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ Parking area requirements (reduction of parking stalls, parking greenspace islands, etc.)
- ☐ Signage requirements (increase of sign area and/or sign height, lighting, coloring, etc.)
- ☒ Other Permission to operate short-term rental at Property Location, previously Approved

(Specify other variance/appeal on line above)

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

On February 16, 2022, I was Approved for a short-term rental at the Property, see Exhibit 1, and received an Occupational License, see Exhibit 2. On March 18, 2022, I was notified that my Approval was denied, see Exhibit 3. The denial letter cited a brochure issue, which I rectified, cited a brewery ordinance that does not apply (130-2213(57)), and cited a "private nuisance" issue, despite the multiple signed letters I obtained from neighbors approving the short-term rental Property. Being approved, then denied without any material change appears arbitrary and unlawful.

Chanse Mortenson
SIGNATURE OF OWNER/APPLICANT

April 4, 2022

DATE OF APPLICATION





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 18, 2022

Mr. Chanse Mortenson



Mr. Mortenson,

The St. Tammany Parish Planning Department is in receipt of your request for an administrative permit to operate a Short Term Rental at 74450 Highway 437 Covington, LA. After reviewing the permit application and all supporting documents submitted, this letter serves to inform you that the permit application has been **denied** pursuant to St. Tammany Parish Code of Ordinances (the "Code"), Section 22-591, *et seq.*, attached, as a result of your failure to provide all of the required documentation identified in the application, including the following:

Item 9 – Informational brochure required pursuant to Sec. 591(b)(12) was not provided or, alternatively, the one-page document submitted with the permit application did not furnish all of the information required pursuant to Secs. 591(b)(12) and 130-2213(57)(a)(8); and

In addition, your permit application has been **denied** for failure to satisfy or comply with the following sections of the St. Tammany Parish Code of Ordinances:

Sec. 22-592(a)(1): "The applicant fails to meet the application requirements imposed by this article." See reasons identified above.

Sec. 22-592(a)(5): "The applicant has previously conducted the type of short term rental being applied for which results in the creation of a public or private nuisance, based at least in part on several formal complaints by guests or neighbors of the short term rental that are received by the Department of Planning and Development."

The Department of Planning and Development is responsible to receive, document, review, and maintain all complaints for short term rentals, for which several have been collected for this property. As the owner, operator and/or leaseholder of the property at issue, you are a responsible party, and are hereby notified of the denial pursuant to Sec. 22-591(b).

Pursuant to Sec. 22-592(b): "Where the short term rental application is denied, the department of planning and development will issue to the applicant ... a refund for the amount contained in the short term rental permit application, less two hundred and fifty dollars (\$250) for the non-refundable application fee." A refund is currently being processed. Finally, pursuant to Sec. 22-



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Date: February 16, 2022

TO: St. Tammany Parish Sheriffs Office
Tax & Licensing Division

FROM: St. Tammany Parish Government
Department of Planning & Development

RE: Occupational License for Commercial, Industrial & Institutional Businesses

ZONING: A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay District

The St. Tammany Parish Department of Planning & Development has no objection that the applicant:

Chanse Mortenson Airbnb

Receive an Occupational License to operate a **Short-Term Rental** at the following location:

74450 Highway 437 Covington, LA 70435

Contact Information: Chanse Mortenson

Email:

Phone:

Should you have any questions, please contact me at (985) 898-2529.

Signature: _____

Erin Cook

Erin Cook, AICP
Senior Land Use Planner

APPROVED

ECook

2/16/22

THIS CERTIFICATE MUST BE PUBLICLY DISPLAYED AS PROVIDED BY LAW

**ST. TAMMANY PARISH
SHERIFF**

P.O. Box 1229 • Slidell, LA 70459

2022

**OCCUPATIONAL
LICENSE
PERMANENT**

Physical Address:

74450 HWY 437
COVINGTON

LA 70435



License Number

00015584

Date Permit Issued:

02/17/2022

Date Permit Expires:

12/31/2022

CHANSE MORTENSON AIRBNB

74450 HWY 437
COVINGTON

LA 70435 0000

Tax Collector, Parish of St. Tammany

Tax Collector - Parish of St. Tammany
Tel. (985) 726-7790

THIS CERTIFICATE IS NON-TRANSFERABLE

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

Case File Number:	BOA Case No. 2022-2825-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant:	Magnolia Water Utility Operating Company, LLC - Josiah Cox
Representative:	Voelkel McWilliams Construction, LLC – Paysse McWilliams
Location of Property:	North end of Marion Lane, Mandeville, Louisiana
Zoning of Property:	I-2 Industrial Zoning District
Variance(s) Requested:	Waiver of required planting buffers/required number of trees as well as reducing minimum width for driveway.

OVERVIEW

Request by applicant for waivers of the required western and southern planting buffers and required number of Class A & Class B trees and to reduce the minimum required width of a two way driveway from 24 feet to 18 feet.

STAFF COMMENTS

As per the Unified Development Code: Sec.130-1975 (b) (2) *Trees to be preserved in the street planting area and required buffers.* In the street planting areas and required buffer planting areas, all trees over six inches DBH shall be preserved.

Sec.130-1977 (a), (b), (c) & (e) (1) A buffer planting area is defined as an area of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Buffer planting areas shall be designed to provide a horizontal distance and landscaped open space between properties. Buffer planting area width shall be a minimum of ten feet and shall be planted with a minimum of 1 Class A tree and 1 Class B tree every 30 feet.

Driveways through street planting areas. For street frontage of less than 200 linear feet, no more than two one-way driveways, a minimum of 12 feet in width and a maximum of 15 feet in width, or one two-way driveway, a minimum of 24 feet in width and a maximum of 35 feet in width, shall be permitted through the street planting area.

There is no objection to the requests.



TRACT 1, ALAMOSA PARK, PH. 1-A
ST. TAMMANY PARISH, LA.
ZONING: I-2 INDUSTRIAL

OCCUPANCY: NFPA 101 ——— STORAGE
IBC, 2015 ——— STORAGE, GROUP S-1
CONSTRUCTION TYPE — IBC VB, NFPA V (100)

BUILDING AREA	STORAGE	4,050 S.F.
	BUSINESS	1,350 S.F.
	TOTAL	5,400 S.F.

SPECIAL HAZARD PROTECTION — NFPA 101, §7.7 (SEPERATE OFFICE WITH 1 HOUR FIRE BARRIER)

PARKING	STORAGE	4 SPACES
	OFFICE	4 SPACES
	TOTAL	8 SPACES

PRE-ENGINEERED BUILDING SYSTEM
WIND SPEED—130 M.P.H.
BLDG. USE CATEGORY II, GENERAL
LIVE LOAD—125 P.S.F. FLOOR
20 P.S.F. ROOF

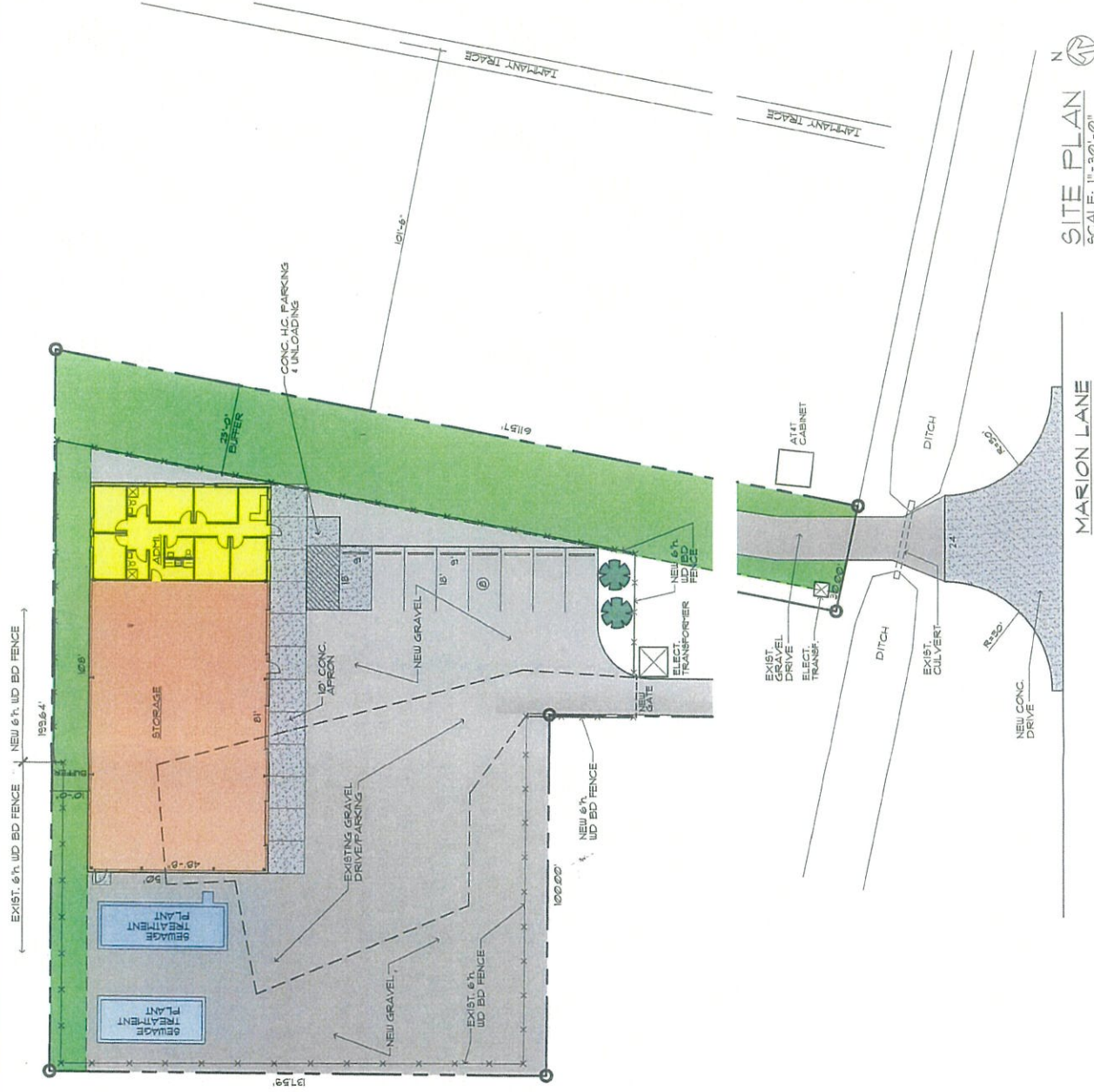
WIND EXPOSURE - C
WIND IMPORTANCE FACTOR 1.00

C100 SITE PLAN
A101 FLOOR PLAN
A201 ELEVATIONS
A251 BUILDING SECTIONS
A401 DOOR, WINDOW & FINISH SCHEDULES
A402 TOILET R/W/BREAK RM PLANS & ELEVATIONS



VICINITY

SITE PLAN
SCALE: 1" = 30' - 0"



BORDER ARCHITECTS, INC.
A PROFESSIONAL CORPORATION
6719 Industry Lane, Suite C,
Covington, Louisiana 70455
(713) 455-6472 (FAX) 455-6471

MAGNOLIA MAINTENANCE BLDG.
ALAMOSA PARK
COVINGTON, LOUISIANA

REVISION DATES:	
NO.	DATE PURPOSE
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[illegible]

SHEET,
6100
OF 1

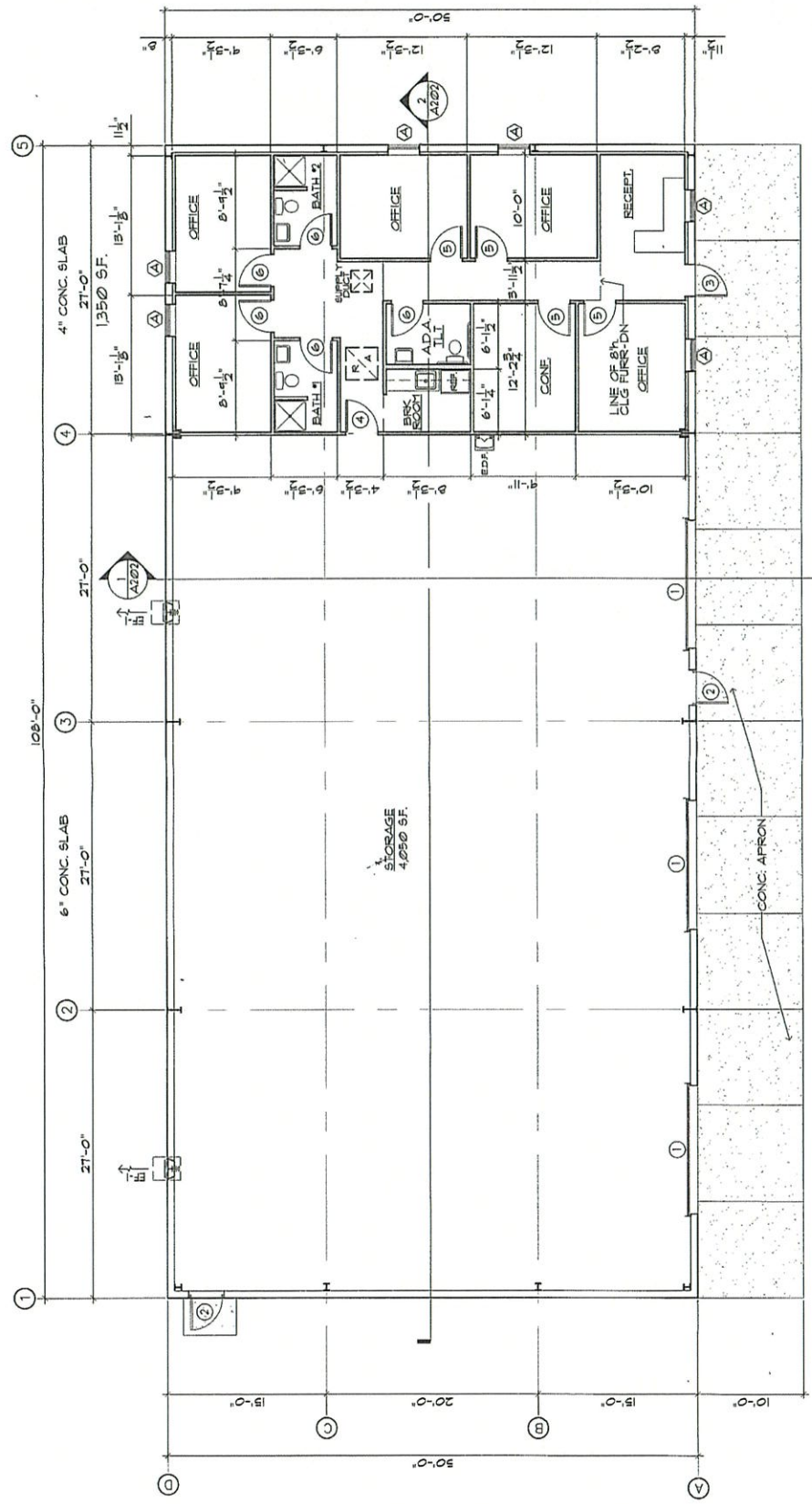
DATE	BY	REVISION
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11-15-22	PM	3
11-15-22	PM	4
11-15-22	PM	5
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11-15-22	PM	7
11-15-22	PM	8
11-15-22	PM	9
11-15-22	PM	10

DATE	BY	REVISION
11-15-22	PM	1
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11-15-22	PM	9
11-15-22	PM	10

MAGNOLIA MAINTENANCE BLDG.
ALAMOSA PARK
COVINGTON, LOUISIANA

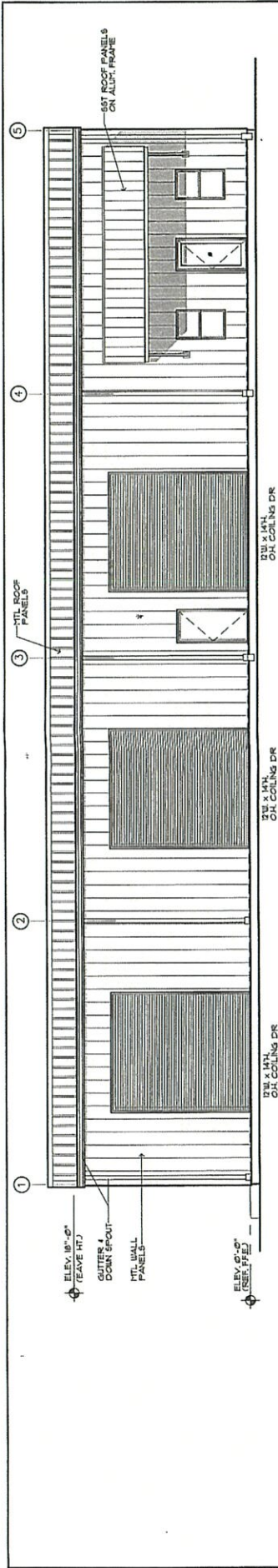
BORDER ARCHITECTS, INC.
A PROFESSIONAL CORPORATION
67154 Industry Lane, Suite C
Covington, Louisiana 70423
TEL 504-833-4100 FAX 504-833-4101

FLOOR PLAN
SCALE: 3/32" = 1'-0"
5,400 S.F.

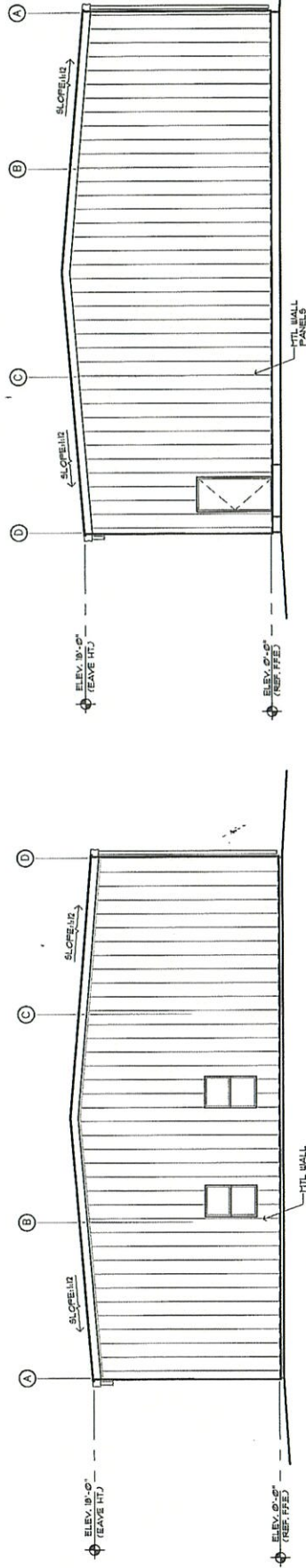


NO.	DATE	BY	CHKD.	DESCRIPTION
1	11-15-23	MM	MM	ISSUED FOR PERMIT

NO.	DATE	BY	CHKD.	DESCRIPTION
1	11-15-23	MM	MM	ISSUED FOR PERMIT

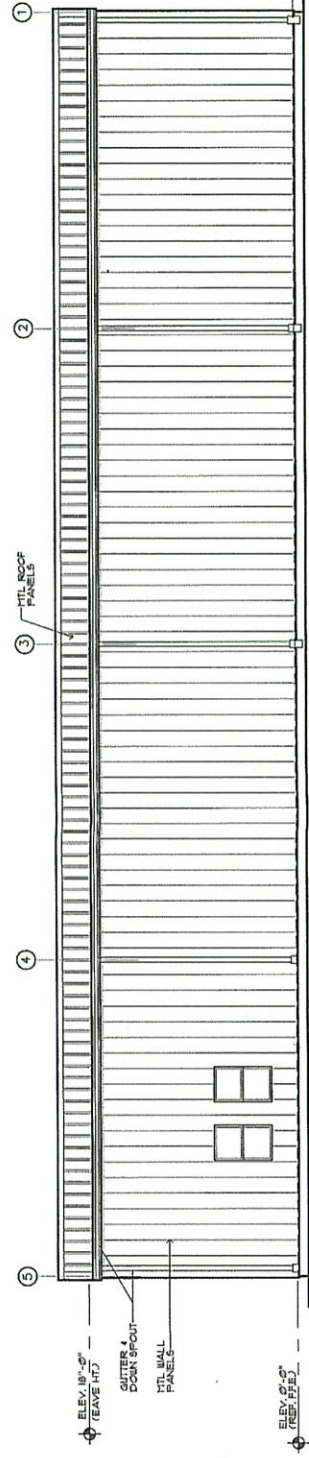


SOUTH ELEVATION
 SCALE: 3/32"=1'-0"



WEST ELEVATION
 SCALE: 3/32"=1'-0"

EAST ELEVATION
 SCALE: 3/32"=1'-0"



EAST ELEVATION
 SCALE: 3/32"=1'-0"

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



4" POST TENSION SLAB

Untitled Map

Write a description for your map.



Legend

Feature 1

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

Case File Number:	BOA Case No. 2022-2826-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Mark L. Moreau
Location of Property:	41473 Herwig Bluff Road Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential Zoning District
Variance(s) Requested:	Increase maximum length of accessory structure.

OVERVIEW

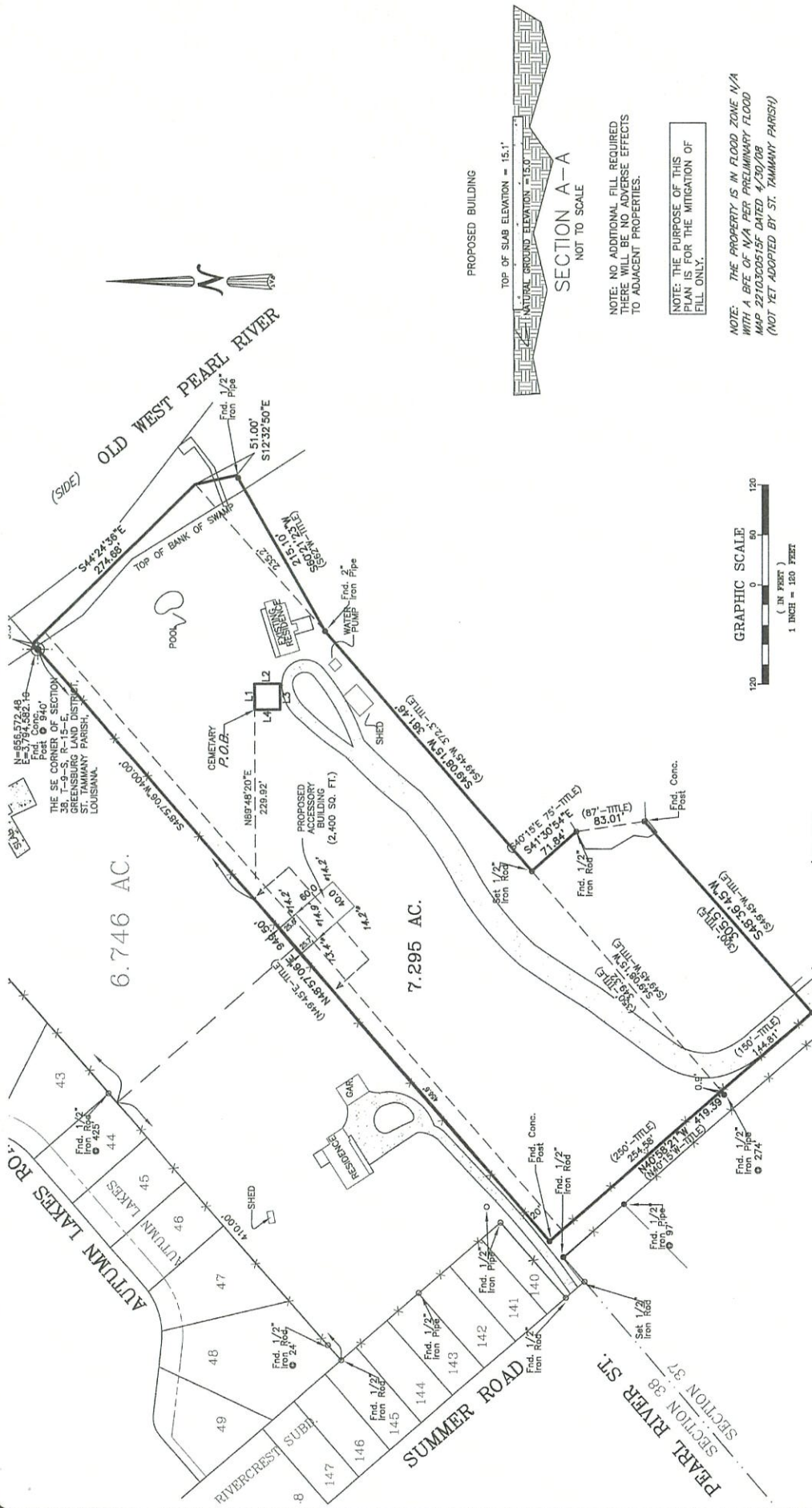
Request by applicant to increase maximum allowable length of an accessory structure from 50 feet to 60 feet.

STAFF COMMENTS

As per the Unified Development Code Section 130-2127 (g) The combined length of an accessory structure shall not exceed 50 feet in all residential districts.

The objective of the request is to allow for the construction of a 2400 square foot accessory building (40' X 60'). Although, no hardship has been demonstrated, staff is not opposed to this request considering that the proposed accessory building will be located on a 7.259 acre parcel of land, and it will not exceed the maximum allowable 7.5 percent of the area of the lot on which the main building is situated.





SCALE: 1" = 100'

DATE: 04/14/2021

DRAWN BY: VLL

CHECKED BY: JDL

DWG. NO: 20210248

SHEET 1 OF 1

A FILL PLAN FOR
A 7.295 AC. PARCEL OF LAND LOCATED IN
SECTION 37, T-9-S, R-15-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

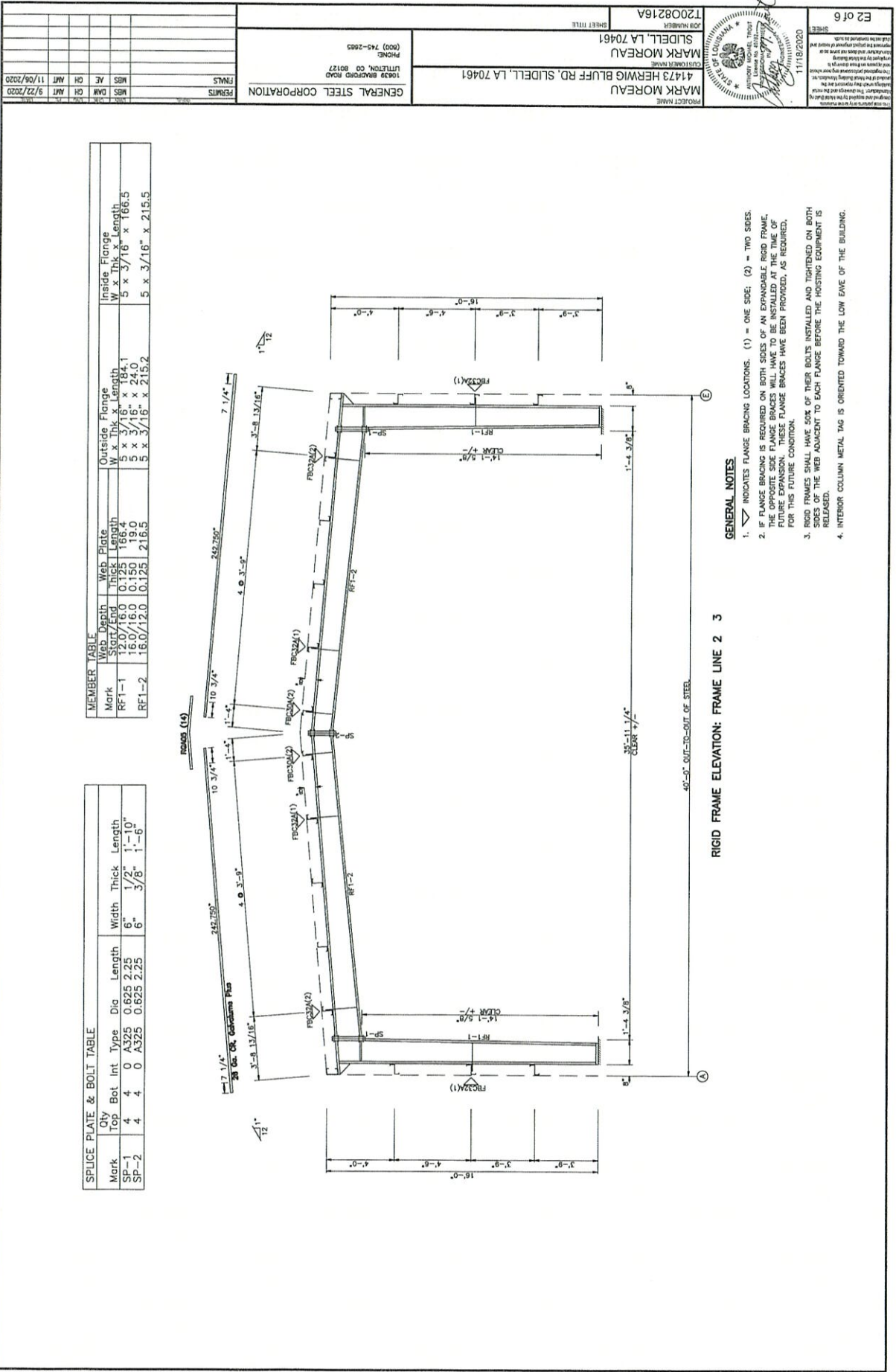
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassco@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

STATE OF LOUISIANA
SEAN M. BURKES
REGISTERED PROFESSIONAL SURVEYOR
LA REG. NO. 4785

MARK MOREAU

I certify that this plot 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 by encroachments indicated on this map. I have excluded Encroachments 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. I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.
F.I.R.M.: 225205 0440 D
DATE: 04/14/2021
ZONE: C & 10'
B.F.E. = N/A & 10'

* Verify prior to construction with local governing body



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

Case File Number:	BOA Case No. 2022-2829-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Brookwood – 190 Covington, LLC
Location of Property:	69008 Hwy 190 Service Road, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial Zoning District.
Variance(s) Requested:	Allow for replacement of trees required to be preserved within buffers.

OVERVIEW

Request by applicant for an after the fact variance request to allow for the replacement of trees required to be preserved within the buffers, with the required number of Class A & Class B trees.

STAFF COMMENTS

As per the Unified Development Code, Section 130-1975 (b) (2) *Trees to be preserved in the street planting area and required buffers*. In the street planting areas and required buffer planting areas, all trees over six inches DBH shall be preserved.

The objective of the request is to allow for the replanting of the required number of Class A & Class B trees within the front, side and rear buffers to replace the 19 existing trees inadvertently remove during the demolition of the previously existing building. While the removed Class A & Class B trees were in good conditions and should have been preserved as required, staff does not have any objection to the proposed landscape plan (see attached), since it will allow to bring the site into compliance.

2022-2829-BOA

HC-3

HELENBURG RD

15

HC-2

HC-3

T7 - R11E

22



HWY 190 SERVICE RD

PONCHITOLAWA DR

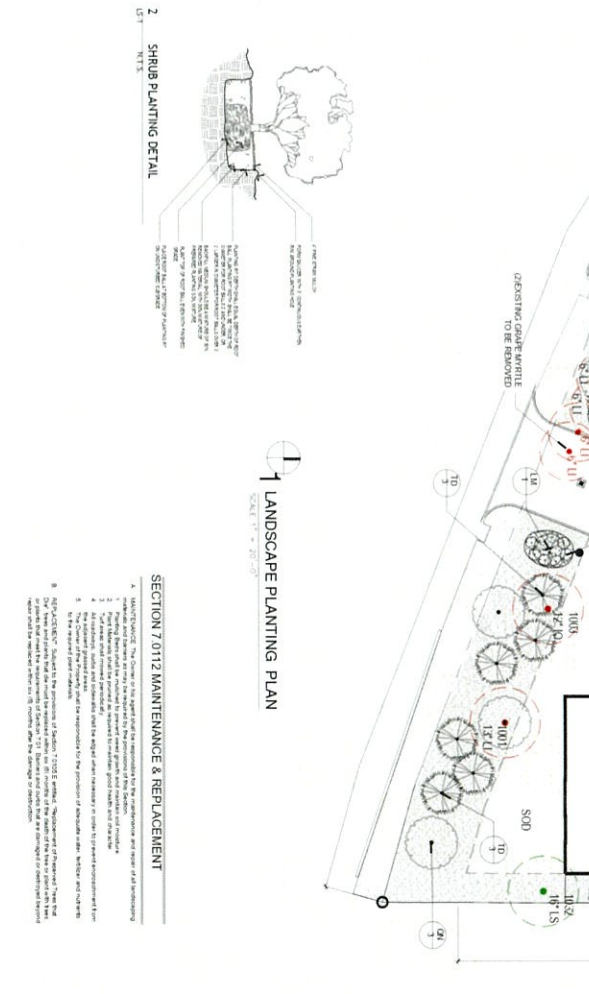
A-2

NC-1

Data provided to DOTD by a commercial vendor.

JOB NO. 21-002	BASIN, LLC	N	VARIANCE REQUEST SKETCH	BROOKWOOD STORAGE	REVISION	DATE
DATE: 04/04/22	ENGINEERING & SURVEYING			69008 US HWY 190 SERVICE RD.		
	2811 TOULOUSE ST. NEW ORLEANS, LA 70119					
	(504) 202-1246			ST. TAMMANY PARISH, LA		
						1



[illegible]

Produktionsjahr
1984 bis 1990
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**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2022-2831-BOA
Initial Hearing Date:	05/03/2022
Date of Report:	04/26/2022

GENERAL INFORMATION

Applicant & Representative:	Robert H. Berning III
Location of Property:	115 Holly Street, Mandeville, Louisiana
Zoning of Property:	A-3 Suburban Zoning District.
Variance(s) Requested:	Reduce required rear yard setback.

OVERVIEW

Request by applicant to reduce the required rear yard setback from 30 feet to 6 feet to add a staircase and a balcony to an existing single-family residence.

STAFF COMMENTS

As per the Unified Development Code Sec 130.474 (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.

A building permit was issued in February 2022 to allow for the existing residence to be remodeled and elevated to meet the base flood elevation requirements. The residence was vertically elevated and remained in its current location, approximately 10 feet from the rear property line. Prior to the elevation, the residence was accessed from some staircases of approximately 3 to 5 steps. Longer and higher staircases have been installed on the front and side to access the residence.

The objective of the request is to allow for the addition of a 3rd staircase, which would extend 4 foot inside the setback and allow access to the residence from the rear balcony. The 3rd staircase would replace a previously existing precast concrete 4 steps attached to the residence before it was elevated.



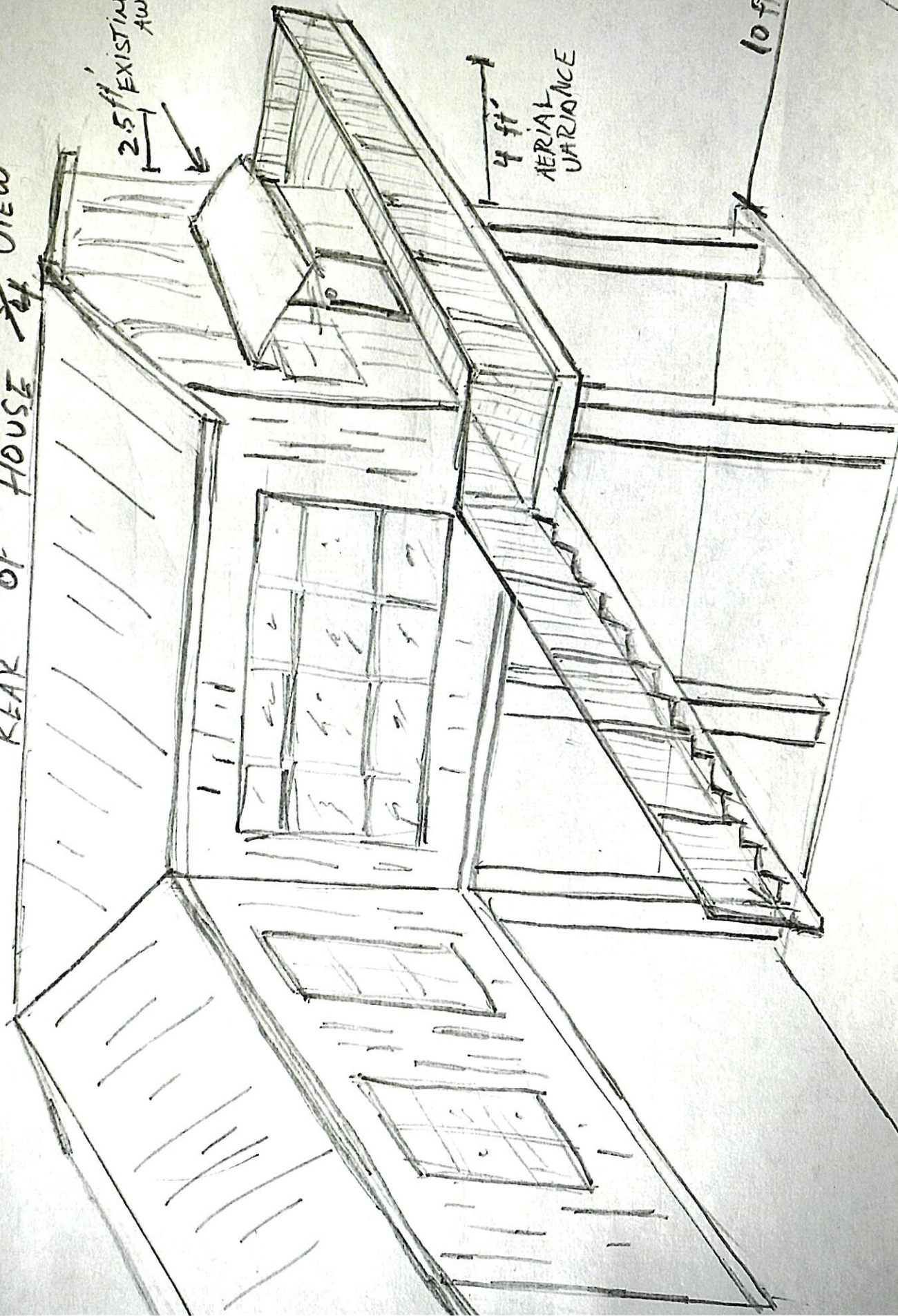
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REAR OF HOUSE ~~3/4~~ VIEW

2.5' EXISTING AWNING

4' AERIAL VARIANCE

10' PROPERTY



campus site planning
master planning
architecture
consulting
interiors
3D modeling
presentation
sustainable design

Kieran J. Weldon, Architect
Partner

Keith A. Barre', Architect
Partner

Vincent Cangiamilla, Architect
Partner
Design Director

Becky Carson Parks, Architect
Executive Vice-President

Beth Gage-Oalman, Architect
Senior Vice-President

April 20, 2022



Mr. Jeffrey D. Schoen, Esq.

Jones Fussell LLP

1001 Service Road East

US Hwy 190, Suite 103

Covington, LA 70433

985-892-4801 T

ids@jonesfussell.com

RE: BOA application for Mr. Robert H. Berning, III
115 Holly Street, Lewisburg/Mandeville, LA 70448
FLWB #222019.01

Dear Jeff:

As requested, I visited the existing residence on April 8, 2022, to visually observe the existing site conditions and elevated house. You and the owner were present at the property during this site visit. At the time, I observed the existing house raised 11' to the bottom of the main new structural steel floor beam with an existing door from a bedroom on the NE side of the rear of the house suspended in air 10' from the property line. **The door is suspended in the air, and with the new elevation of the house floor foundation, a resident or guest may no longer traverse a safe and secure means of egress (escape) to the grade level of the property (level of secure discharge).**

In reviewing *NFPA 2015 Life Safety Handbook for Residential, Boarding, and Lodging establishments* the following sections clarify the requirements of a means of egress from an elevated floor level bedroom to the level of secure discharge:

A.26.5, "an outside stair is used as a primary means of escape. Compliant windows in each of bedroom provide a secondary means of egress."

A.26.3.1.2 "Exterior stairs shall be protected against blockage within the building"

A.26.3.1.2 "Such protection can be accomplished by physical distance, arrangement of the stairs, or a combination thereof."

Thus, based upon the NFPA information above and my experience, in an elevated residence with a central stair outside of the bedroom space itself (in a hallway or foyer of a house that may be obstructed/blocked by a fire) the existing stair should be treated as a secondary or tertiary

Mr. Jeffrey D. Schoen
Mr. Robert Berning III
115 Holy St. Mandeville/Lewisburg, LA 70448
April 20, 2022
Page 2 of 2

means of egress only because the occupant of the bedroom would have to exit through multiple rooms or areas to access it and thus it is not a direct means to escape to a secure level of discharge. **The only way to ensure a direct means of egress in an elevated condition such as this location with a suspended existing door is a new independent stair from the bedroom.**

During my site visit, I also reviewed a sketch (attached is my interpretation) provided by the homeowner to remedy the egress requirements from the existing door and honors the spirit of the NFPA Life Safety Code outlined above. The remedy includes cantilevering a new wood and painted porch and railing and new single flight stair to grade (secure level of discharge). The balcony and stair would be suspended off the new pier foundation and will not have columns to the ground foundation to support this addition. Thus, the porch and stair addition will have no barrier obstructions on the ground levels of the 10' setback from the property line – and would only interrupt the vertical airspace by 4' at 11' above grade. This interruption to the vertical airspace, in my opinion, is no more objectionable than the existing awning over the door for weather protection (which is exceedingly common in South Louisiana and in this neighborhood of Lewisburg) and the design of the stair railing and porch balcony construction is appropriate and complimentary of the architectural vocabulary and style of the existing home and community. Eliminating the columns would also allow for access around the house for first responders.

After you review this opinion letter, if you have any questions, please do not hesitate to contact me.

Very truly yours,

FLWB ARCHITECTS
A Professional Corporation



Kieran J. Weldon, President
Architect, Principal and President