

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
JULY 5, 2022 – 2PM
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA**

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

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

APPROVAL OF THE JUNE 7, 2022 MINUTES

PUBLIC HEARINGS

1- BOA CASE NO. 2022-2874-BOA

Request by applicant in an A-4-A Single Family Residential Zoning District to reduce the required front yard setback from 25 feet to 10 feet and on the required rear yard setback from 20 feet to 10 feet to allow for the placement of a manufactured home.

The property is located: 36383 Edwards Street, Slidell, Louisiana

Applicant & Representative: Lateisha Foster

2- BOA CASE NO. 2022-2933-BOA

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required above ground pool rear yard setback from 10 feet to 5 feet.

The property is located: 612 Pond Court, Covington, Louisiana

Applicant & Representative: Jerry Boudreaux

3- BOA CASE NO. 2022-2940-BOA

Request by applicant in an A-1 Suburban Zoning District for a waiver of the required pond setbacks.

The property is located: End of Koogie Road, Covington, Louisiana

Applicants: Lionel Ingram Family Trust – Michael A. Dugas and Koogie Vision, LLC – Herman Kron

Representative: John Dublin

4- BOA CASE NO. 2022-2941-BOA

Request by applicant in a PUD Planned Unit Development Overlay to increase the maximum allowable length of an accessory building from 50 feet to 58 feet.

The property is located: 368 Pencarrow Circle, Madisonville, Louisiana

Applicant: Joseph Dileo

Representative: Brad Drury

5- BOA CASE NO. 2022-2942-BOA

Request by applicant in a HC-2 Highway Commercial Zoning District to reduce the street side planting area from 15 feet to 11 feet.

The property is located: 71363 Thelma Lane, Covington, Louisiana

Applicant & Representative: Robert Hazard, Jr.

6- BOA CASE NO. 2022-2943-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District to reduce the side yard planting area from 15 feet to 5 feet.

The property is located: 69280 LA Highway 21, Covington, Louisiana

Applicant: Chick-Fil-A, INC – Patrick Thompson

Representative: Burger Engineering, LLC – Bryan M. Burger

7- BOA CASE NO. 2022-2944-BOA

Request by applicant in an A-1 Suburban Zoning District to reduce the required sides and rear no cut buffers from 50 feet to 42 feet to allow for the placement of a fence.

The property is located: 81160 Katie Lane, Bush, Louisiana

Applicant & Representative: Waterhole Fork Farms, LLC – Joseph & Mary Ann Fritscher

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 7, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The June 7, 2022 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Vice-Chairman, Mrs. Thomas.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mrs. Thomas, Mr. Spies (Voting Member), , Mr. Blache, Mr. Swindell (Voting Member)

ABSENT: Mr. Daly

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

APPROVAL OF THE MINUTES

Moved by Mrs. Thomas and seconded by Mr. Swindell to accept the May 3, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

1- 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

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

Robert Harvey: Representative for Impastato Cellars. Seeking a variance to allow for additional parking spaces. Currently have 20 employees. Additional parking spaces were previously available on adjacent property. The property was sold and parking is no longer available. Customers are now parking on the street. Hired Urban System to design additional parking spaces. Refers to revised drawing showing approximately an additional 8-10 parking spaces and access road (45 degree angle and additional shrubs to be provided).

Mrs. Thomas: What is proposed to be taken out?

Robert Harvey: We are proposing to remove some existing greenspace to add parking spaces and access road. Cars will be coming in one way and coming out the other way.

Mr. Spies: Have all trees have already been cut within the front yard?

Robert Harvey: Trees were removed due to the hurricane.

Mr. Swindell: The way the parking spaces are shown on your drawing is not the same as shown on the previously submitted drawing, part of our packet.

Robert Harvey: More difficult to access parallel parking spaces than 45 degree angle parking spaces.

Mr. Swindell: Curb will have to be provided to show the location of the parking spaces and the driveway.

Robert Harvey: Correct. Will be fewer parking spaces than what is shown on the drawing because of some of the existing plumbing on the site.

Mr. Blache: Are some trees and shrubs proposed to be planted?

Robert Harvey: Correct.

Mr. Ballantine: Why not purchasing additional land?

Robert Harvey: Owners of the restaurant were renting land on the adjacent property. The property was too large to purchase to only provide parking spaces.

Mr. Ballantine: How many trees will you provide?

Robert Harvey: We will plant some trees and shrubs and will submit a landscape plan.

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

- Submit revised site plan as presented at the meeting with 45 degree angled parking spaces showing the correct orientation of the circulation/arrows.
- Provide 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.
- Apply for a site work permit.

MOTION CARRIES UNANIMOUSLY

2- 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

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

Lara Jensen: Representative for the owners. At issue right now is two limited buffers on the western boundary of the properties. Submitted letter yesterday in regards to the variance request, with some exhibits & replanting plans. The Board has the power to grant variance when one or more factors are present. Tree factors to take into consideration to grant the variance: Servitude on the eastern boundary of the properties, shape of the lot on the west side is a constraint, internal issues creating hardship, resulting in the reduction of the buildable space to less than 3 acres. If property would be less than 3 acres, no buffers required. Maintaining the required buffers would make the property not buildable. Refers to exhibit 1, survey of the property, property was originally one parcel, long narrow property. On the eastern side of the property there is a 100 foot wide Entergy Servitude, which encroaches on each lot. Survey shows 2 lots over 3 acres, which is not accurate when considering the space that the servitude takes on each property and reduces the size to less than 3 acres.

Mr. Ballantine: What is the remaining total number of acres?

Lara Jensen: I do not have the exact acreage. Refers to the survey and indicate that the property was subdivided into 2 lots. One lot is a Flag lot, pole of the Flag lot is the only way to access both lots. No buffer zone required along western boundary of the private drive. On the eastern side there is a servitude and on the western side, there is a private drive, making the lot narrower. Private drive terminates at the boundary line of lots A-1 & A-2. Permit issued for pond crossing the property line, shown on Exhibit 3. Driveway to Lot A-1 intersect with pond, would like to extend the driveway further south, to avoid conflict with pond. To accomplish, need to take out western buffer. States that the house pad cannot be moved due to the presence of the Entergy Servitude. Cannot be move too much to the south due to the boundary, can't be moved to the north due to the pond and can't move to the west due to the property line, it is basically locked in. Refers to Exhibit 4D showing culvert extend 48 feet long, going through the buffer on Lot A-1. Moving the house pad on lot A-1 is not possible due to the servitude to the west, road to the north, pond to the south and private access road to the west. Electrical poles from Entergy to be installed along the eastern side of private access drive. Will intersect with the buffer zones along the east side of the private drive. Exhibit 5 is a plot plan for lot A-1, refers to buffer zone which would be within 25 feet of the house, which would expose house to trees that could fall during a hurricane. Limited amount of space due to the narrow lots, cannot move the house pads. To support the variance request, submitted 3 landscaping proposals including proposals to build a fence. Not required to replant the western side along the private drive but willing to replant with non-evasive bamboo, will not take over but will provide natural barrier. One landscaping proposal includes crape myrtles and the other one includes live oaks and hardwoods. The 3 proposals are in keeping with the natural esthetics of the environment. Wanted to reach a solution with abutting neighbor but couldn't reach an agreement.

John Forester: Representative for abutting neighbor Mr. Ellis. Exhibits and letters provided by email. After the fact variance, approximately 1 acre of trees removed purposely. Application form originally submitted and drawings show that the buffers were going to remain intact. First step of clearing what done correctly, shows picture with buffers. Shows survey with no cut buffers identified on both lots. Buffers apply to Flag Lot, no request submitted to replace the buffers along the flag lot. Not asking to replace the buffer along the flag lot. Google maps, shows trees removed within the buffers and clear cutting of both lots. Misrepresentation regarding contacting the abutting neighbors and providing contact information. Refers to letters from abutting neighbors in opposition and states that no contact information provided. Refers to presence of pond and servitude should not be taken in consideration to grant variance. Mr. Ellis is not in favor of replanting with invasive bamboo along the property line. Proposed replanting plans have not been submitted to him or Mr. Ellis to for review. Granting the variance will set a precedent. Refers to the list of 5 items that the board must consider to determine if a variance/appeal is eligible to be granted and the arguments from Lara Jensen. Owners were aware of the presence of servitude on lots and house pads can be moved.

Lara Jensen: Unproven allegation incorrect. Landscape and fence proposal support the requests. Did not purposely cut buffers. No buffer zone required along the private drive and where the pond is located. Always been in consultation and tried to work with the Parish and neighbors. No adjoining property to the north. Permit issued for pond. Mr. Ellis could have purchased the property and keep all the trees. No drainage issues/ Building approximately 2000 square foot residence. No evasive bamboo proposed to be planted. Reasons for granting variance are unusual shape of the lot, problems with servitude, presence of the pond and culvert, houses cannot be moved to preserve the buffers. Neighbor present and would like to speak to Board and express no objection.

Kathy Bezany: Lives on Castle Oak Lane, property located approximately ½ mile away from property. No issue with the requested variance. Drive in front of property approximately 3 times per week.

John Martinez: Did not purposely remove the buffers. Inadvertently removed by contractor.

Jonathan Forester: The owners originally submitted permit and sign agreeing to the required buffer. All directly abutting neighbors are not in favor of the requested variance. Explain what the request consists of A-1 & A-2 are 200 foot wide. House can be built within 200 foot wide property. Fence proposal has not been submitted to us to be considered. Refers to misrepresentation and that they were aware of the buffers and granting variance will set a precedent.

Mr. Swindell: Any restrictions in regards to a minimum required distance to build from the servitude?

Mrs. Cook: Construction can be up to the servitude line.

Mr. Swindell: Visited the site. Pictures provided accurately depict the situation of the site. Several times the attorney representing owners requesting variance refers to lots being unbuildable. Even with the presence of servitude and buffers, it is possible to build a house since there is 2 acres of land left. Poor judgement to use servitude as argument since the owners already knew about the

servitude before purchasing the property and to use the presence of the pond since variance was granted by the BOA to allow for the pond to cross the property line. Letter refers to Mr. Ellis concern are not founded. There is no reason for not reestablishing the required buffers.

Mr. Blache: In regards of the removal of the trees, owners admit that they are in violation. Location and size of the houses can be changed and moved. No hardship presented. No issue in regards to no buffers where the pond is located. Violates the intent of the ordinance to maintain the buffers. Not in favor of the requested variance.

Motion by Swindell and seconded by Mrs. Thomas to deny the request.

MOTION CARRIES UNANIMOUSLY

3- BOA CASE NO. 2022-2859-BOA

Request by applicant in an A-2 Suburban Zoning District to reduce the required front yard setback from 25 feet to 11 feet and the required rear yard setback from 12 feet to 11' – 11.5" to allow for the construction of a single family residence.

The property is located: 69177 4th Avenue, Covington, Louisiana

Applicant & Representative: Kayjos Properties Investments, LLC - Erick & Susana Rodriguez
(Mrs. Lambert read the staff report into the record...)

Erick Rodriguez: Explains that he would like to build a house on property. Provides information regarding the configuration of the lot. Cannot build facing Doris Street since it is not open. Request to extend the house towards 4th Avenue. Plans drawn by Diamond Design. Will place the house long way facing 4th Street.

Juanita Manios: Opposed to the request. Built a house on 4th Street using 4 lots. If variance approved, number of houses will multiply and it will increase traffic and flooding issues in the area. Parking is another issue, street is narrow. If parking takes place on the street, have to go around vehicle to travel on 4th Avenue.

Erick Rodriguez: No other options to situate the house on the property as proposed.

Mr. Spies: Are there any houses lined up with the requested 11 foot setback in the front?

Mrs. Lambert: There is another house next door. It appears that they used 3 lots to build the house. Since Doris Street is not open, the house has to face 4th Avenue. If Doris would be open, the proposed plan would meet the required setbacks.

Erick Rodriguez: Tried to meet the setback requirements but the house would be too narrow.

Mr. Blache: How is the front of the property determined? Is it based on the width of the lot?

Mrs. Lambert: The front of the property is always where the address is. Since Doris is not open, the front of the house is on 4th Street. The width of the lot does not determine where the front is located.

Mr. Blache: It appears that the house may not belong on the lots.

Motion by Spies and seconded by Mr. Blache to deny the request.

Mrs. Thomas, Mr. Spies (Voting Member), , Mr. Blache, Mr. Swindell: YEA

Mr. Ballantine: ABSTAIN

MOTION CARRIES

4- BOA CASE NO. 2022-2860-BOA

Request by applicant in an A-1 Suburban Zoning District to reduce the required roadway no cut buffers from 25 feet to 18 feet and the required sides and rear no cut buffers from 50 feet to 36 feet to allow for the placement of a fence.

The property is located: 81160 Katie Lane, Bush, Louisiana

Applicant & Representative: Waterhole Fork Farms, LLC -Mary Ann Fritscher
(Mrs. Lambert read the staff report into the record...)

Joseph & Mary Ann Fritscher: Purchase the property and it is currently not fenced in. Talked to fencing contractor. Need to cut a line to install fence. Not trying to remove the buffer. On the front of the property, facing Katie Lane, right of way can be used to install the fence. Just need to cut some of the 25 foot buffer to be able to complete the construction of the fence on inside of the property and also maintain the fence. On the north, east and west sides there is a no cut buffer. The property is abutting a horse farm on the west side. The owner of the horse farm asked if a portion of the buffer could be cut to allow for the maintenance of their fence. Informed them that there is a no cut buffer and first need to apply for a variance. Abutting neighbor did not sign no objection letter. There are 4 abutting property owners on the east side. Could only get no objection letter from 2 of the 4 property owners. Abutting owner on the north side signed no objection letter. On the sides and in the rear, need more than 7 feet to get the equipment in because there is no right of way to work from. Asking for a 14 foot portion to be cut to allow for construction. Will let buffers grow back. Would like to use the property to raise bees.

Mr. Swindell: Understand the need to build a fence. Is there a way the fence could be constructed inside the property?

Joseph & Mary Ann Fritscher: Need to clear buffers to have sufficient space to bring equipment in to build the fence.

Mrs. Lambert: Ask information regarding the drawing. What is the significance of the lines on the drawing?

Joseph & Mary Ann Fritscher: Purple line is the yard. Yellow line follows the contour of the property and shows the area of the property that does not flood. The orange line is the 31 acres. The northern part is a tributary of the river. Requesting to cut within the 25 foot road buffer to allow for the fence to be constructed and within the 50 foot buffer. Once the fence is installed, maintenance will be done with a weed eater.

Mr. Swindell: Your request is to build the fence on the 50 foot mark. If 7 feet is needed to build the fence, you will have to install the fence 57 feet from the property line. Struggle to vote in favor of the request to allow you to clear 7 feet to allow the construction of a fence along the property line. Fence could be constructed inside the property.

Mr. Spies: No issue if the request would be to clear 7 feet of the buffer. Not in favor of the request to clear 14 feet.

Joseph & Mary Ann Fritscher: Contractor requested 14 feet to bring the equipment and also allow for maintenance. Need fence to prevent the horses and hunter to get on the property.

Mr. Blache: What type of fence are you trying to build? 14 feet is not needed to install fence.

Joseph & Mary Ann Fritscher: Barbed wired is proposed to be installed.

Mr. Spies: Would you accept to change your request to only clear 7 feet?

Joseph & Mary Ann Fritscher: Agree to change request.

Mrs. Couvillon: Clarify the request: Motion to approve the variance to reduce the required road no cut buffer from 25 feet to 18 feet and sides and rear from 50 foot no cut buffer to 43 feet from the property line.

Motion by Spies and seconded by Mrs. Thomas to approve the amended requested variances as follow: reduce the required road no cut buffer from 25 feet to 18 feet and sides and rear 50 foot no cut buffer to 43 feet from the property line.

Further discussion between Board members regarding replanting and maintenance of the area cleared.

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

Mr. Blache, Mr. Swindell: NEA

MOTION CARRIES

5-BOA CASE NO. 2022-2873-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to reduce the required rear yard setback from 22 feet to 20 feet to allow for the construction of a single family residence. The property is located: 13483 Riverlake Drive, Covington, Louisiana

Applicant & Representative: Jefferey Rathburn

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

Jefferey Rathburn: Building permit submitted to construct a house within the Lake Ramsey Subdivision. Asking 2 foot variance will not be encroaching towards neighbor's property, going back towards the lake. Covenants filed in 1995 state setback is 20 feet and 2008 survey show 20 foot setback. Design of the house is based on the survey & lot depth. No objection letter from HOA submitted and no objection letter from the abutting neighbor to the south. Could not get no objection letter from neighbor to the north due to the fact that they do not leave there permanently. Request variance of 2 feet. Started with 2 story home and reduce a one story home which resulted in increase of footprint. For the most part, most of the homes built within the subdivision are 20 feet from the rear property line.

Mr. Ballantine: Historically approved variance request within the Lake Ramsey Subdivision.

Mr. Blache: Other similar requests submitted. Rear yard neighbor is quite distant from rear property line due to the presence of the lake.

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

MOTION CARRIES UNANIMOUSLY

6- BOA CASE NO. 2022-2874-BOA

Request by applicant in an A-4-A Single Family Residential Zoning District to reduce the required front yard setback from 25 feet to 10 feet and on the required rear yard setback from 20 feet to 10 feet to allow for the placement of a manufactured home.

The property is located: 26383 Edwards Street, Slidell, Louisiana

Applicant & Representative: Lateisha Foster

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

Lateisha Foster: Purchase the property in February: dimension of the property are 25 feet by 100 feet. Aware of the required setback. But need to apply for setback variance. It is a long manufactured home but it is going to fit on the property.

Mr. Ballantine: Did you already purchase the manufactured home?

Lateisha Foster: Yes, I already purchased the manufactured home. It is 16 feet X 76 feet.

Barbara Thompson: Oppose the request. Property in question is next to her property. Had to get 3 lots to place manufactured home on the property. There is barely sufficient space for driveway, sewer treatment plan and water well. Only 5 residents on Edward Street and all opposed. Petition submitted by residents of Edward Street.

Mr. Spies: Need a bigger lot or a smaller manufactured home.

Mrs. Lambert: Did you look into purchasing a smaller manufactured home?

Lateisha Foster: Can try to find a smaller manufactured home.

Mrs. Lambert: Suggest the Board to postpone the case to allow Lateisha Foster to find a smaller manufactured home.

Lateisha Foster: Request to postpone.

Motion by Mrs. Thomas and seconded by Mr. Blache to postpone until the July 5th, 2022 BOA meeting.

MOTION CARRIES UNANIMOUSLY

7- BOA CASE NO. 2022-2889-BOA

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required rear yard setback from 30 feet to 10 feet.

The property is located: 538 Solitude Way, Covington, Louisiana

Applicant & Representative: David & Ramona Wildt

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

Ramona Wildt: Family of 5 children. Established in neighborhood for past 8 years. Struggle to find house to accommodate the family. Would like to add on to the house to provide more space for the children. Informed by HOA that the rear yard setback is 10 feet. Only after consulting with different contractors that we were informed to check rear yard setback and it is probably more than 10 feet. Found out that the rear yard setback is 30 feet. At that point plans were already drawn and decided to submit variance request. No objection letters submitted from HOA and abutting neighbors.

Mr. Ballantine: Glad to hear that the requested variance is not an after the fact request.

Mr. Blache: How wide is the greenspace in the rear of the property?

Ramona Wildt: It is approximately 20 feet and very densely wooded as shown on the pictures provided, plus the remaining 10 feet between the addition and the property line. Cannot see abutting neighbor in the rear.

Mr. Blache: Greenspace provides additional privacy in the backyard. With approval from HOA, no objection to the request.

Mr. Spies: Who are the neighbors who signed the no objection letters?

Ramona Wildt: Abutting neighbors to the east and west sides/sharing fences with neighbors.

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

MOTION CARRIES UNANIMOUSLY

8- BOA CASE NO. 2022-2890-BOA

Request by applicant in an A-1A Suburban Zoning District for a waiver of the western side 50 foot no cut buffer and to selectively cut the southern 50 foot and 25 foot no cut buffer and allow for replanting.

The property is located: 194 Rucker Road, Madisonville, Louisiana

Applicant & Representative: Keith Luminais

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

Keith Luminais: Initially granted a clearing permit on property. Drainage problem in the area and other issues found after purchasing the property. Right of way was not granted to my property and another property. Litigation took place and issues were resolved. Rucker Road was constructed and dead ends at the property. No culvert on the north and south sides which is the natural flow of the property. Water around the south side of Rucker Road. Abutting neighbors have a lot of drainage issues/ water on property. Approximately 2 acres already cleared. Will dig a pond of approximately 1 acre to catch the water. Civil Engineer walked the property and determine that topography of the land will have to be modified. Landscape Architect came to the property and determine that there are some invasive species within the buffer. Resulted in the proposed replanting plan submitted to you. After drainage issues are resolved will replant trees.

Mr. Ballantine: Ask Mr. Luminais if he is going to be able to complete the replanting within the proposed timeline.

Keith Luminais: Should finish clearing in July, apply for the pond permit, get with Civil Engineer to formulate the drainage, need to find contractor to do the dirt work. Need sufficient time to allow for the property to settle. It may take 1 ½ year to 2 years.

Mr. Ballantine: Ask staff about the timeline proposed by Mr. Keith Luminais.

Mrs. Lambert: It appears to be accurate considering what needs to be done.

Mr. Blache: Should keep timeline. Always possible to apply for extension.

Motion by Mr. Blache seconded by Mrs. Thomas to approve the variance as requested with a timeline of 18 months and possibility to extend if necessary.

MOTION CARRIES UNANIMOUSLY

9- BOA CASE NO. 2022-2904-BOA

Request by applicant in an A-4 Single Family Residential Zoning District for a reduction of the required rear yard setback from 25 feet to 18 feet.

The property is located: 501 Belle Pointe Loop, Madisonville, Louisiana

Applicant & Representative: Randy J. Hess

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

Randy J. Hess: Request variance to allow for the construction of an outdoor kitchen. The reason for the addition to the house is because as you get into the subdivision, house is the 1st one that people see after passing the pond. There is a pond with fountain directly behind house. No objection letter submitted from neighbor to the west and other neighbor across the street.

Mr. Ballantine: Do you have a no objection letter from HOA as well?

Randy J. Hess: Yes.

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

MOTION CARRIES UNANIMOUSLY

OLD BUSINESS

Mr. Ballantine: After the fact fee increase approved by the Council at the last meeting.

NEW BUSINESS

ADJOURNMENT: Mr. Ballantine, CHAIRMAN

MOTION CARRIED UNANIMOUSLY

MR. TOM BALLANTINE, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.

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

Case File Number:	BOA Case No. 2022-2874-BOA
2 nd Hearing Date:	07/05/2022
Initial Hearing Date:	06/07/2022
Date of Report:	06/28/2022

GENERAL INFORMATION

Applicant & Representative:	Lateisha Foster
Location of Property:	36383 Edwards Street, Slidell, Louisiana
Zoning of Property:	A-4A Single Family Residential Zoning District.
Variance(s) Requested:	Reduce the required front yard setback and rear yard setback

OVERVIEW

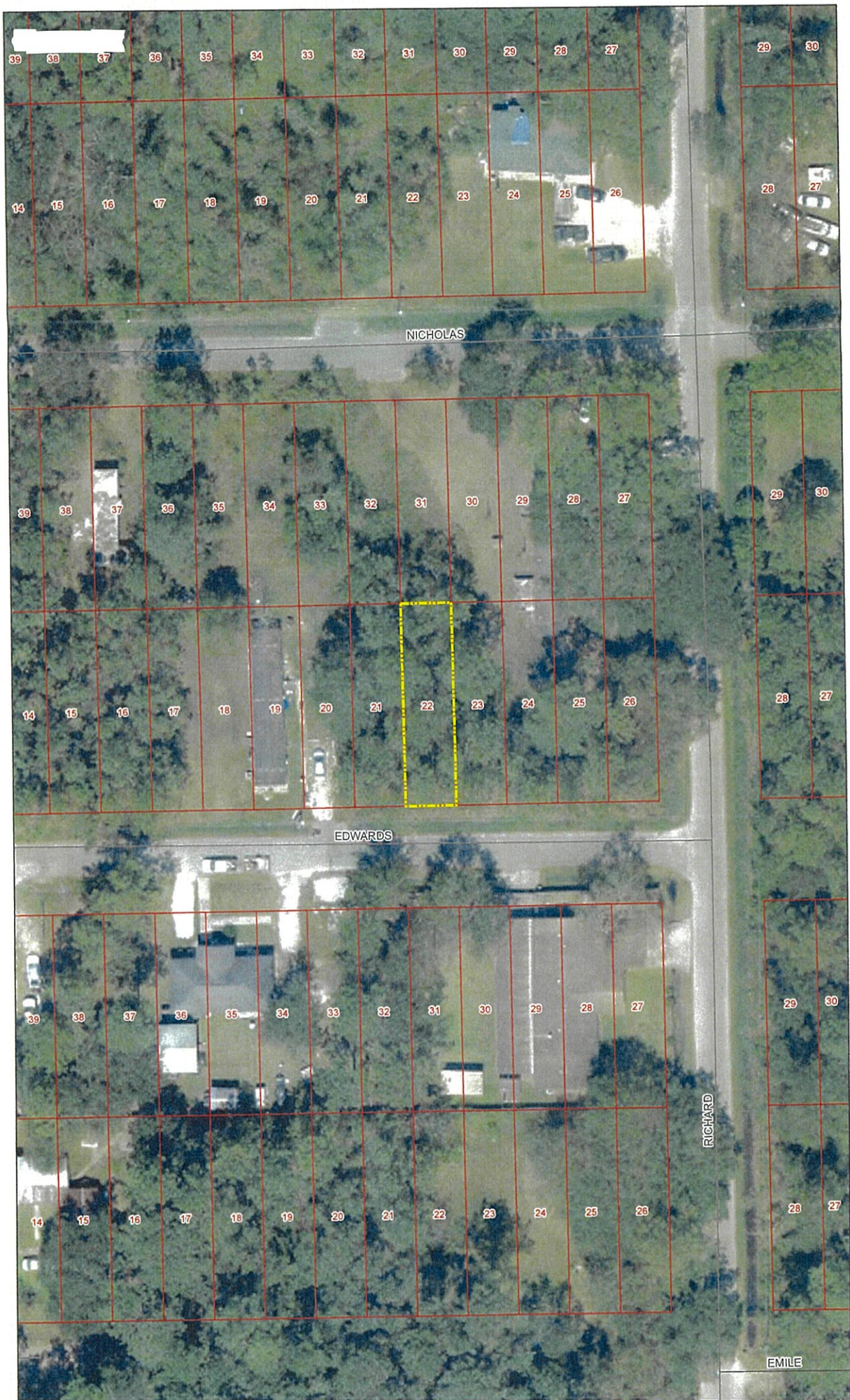
Request by applicant in an A-4A Single Family Residential Zoning District to reduce the required front yard setback from 25 feet to 10 feet and on the required rear yard setback from 20 feet to 10 feet to allow for the placement of a manufactured home.

STAFF COMMENTS

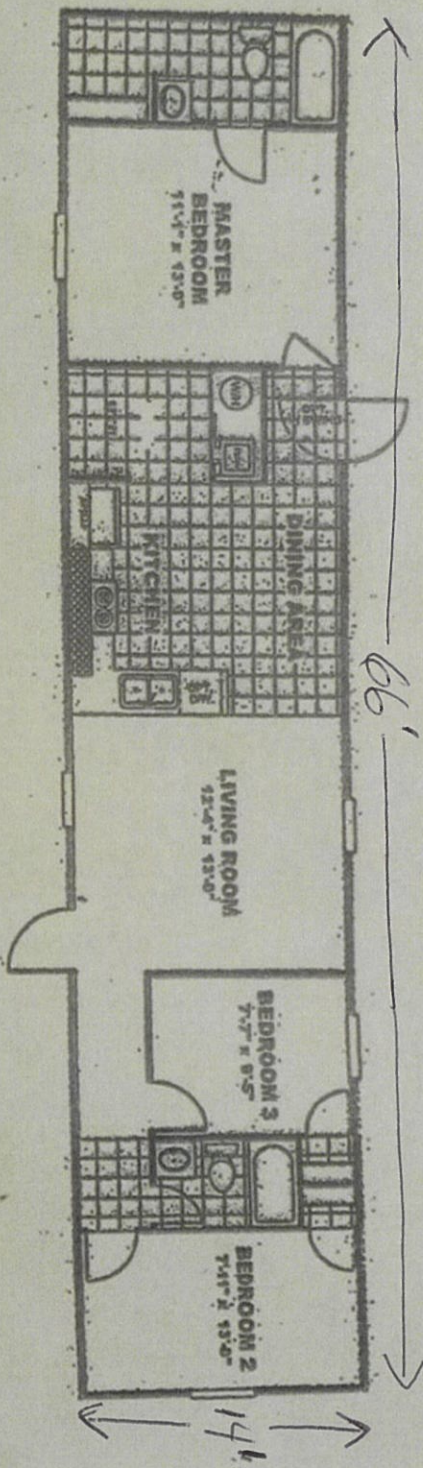
As per the Unified Development Code Sec 130-2191 (a) (1) Front yard setback: 25 feet. (2) Rear yard setback. a. *Standard requirement*. Twenty percent of lot depth or 25 feet, whichever is the lesser.

The objective of the request is to allow for the placement of a manufactured home on the property.

See attached revised plan for a 14 foot wide X 66 foot long manufactured home.



902 sq ft // 3 beds // 2 baths



FREEDOM HOMES

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Covington, LA 70433
freedomhomescovington.com

Sean Simonson
Home Consultant

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The home series and floor plans shown all have starting prices within the price range indicated. Your local home broker can quote you specific prices and terms of purchase for specific homes. This does not include a product and process improvement. All home series, floor plans, specifications, dimensions, features, materials, availability, and starting prices shown are subject to change without notice or obligation. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. Starting prices include the home only, plus typical delivery and installation. Starting prices do not include other costs such as taxes, title fees, insurance premiums, closing or recording fees, third or fourth party fees, optional home features, optional delivery or installation services, white and oak, community or homeowner association fees or any other

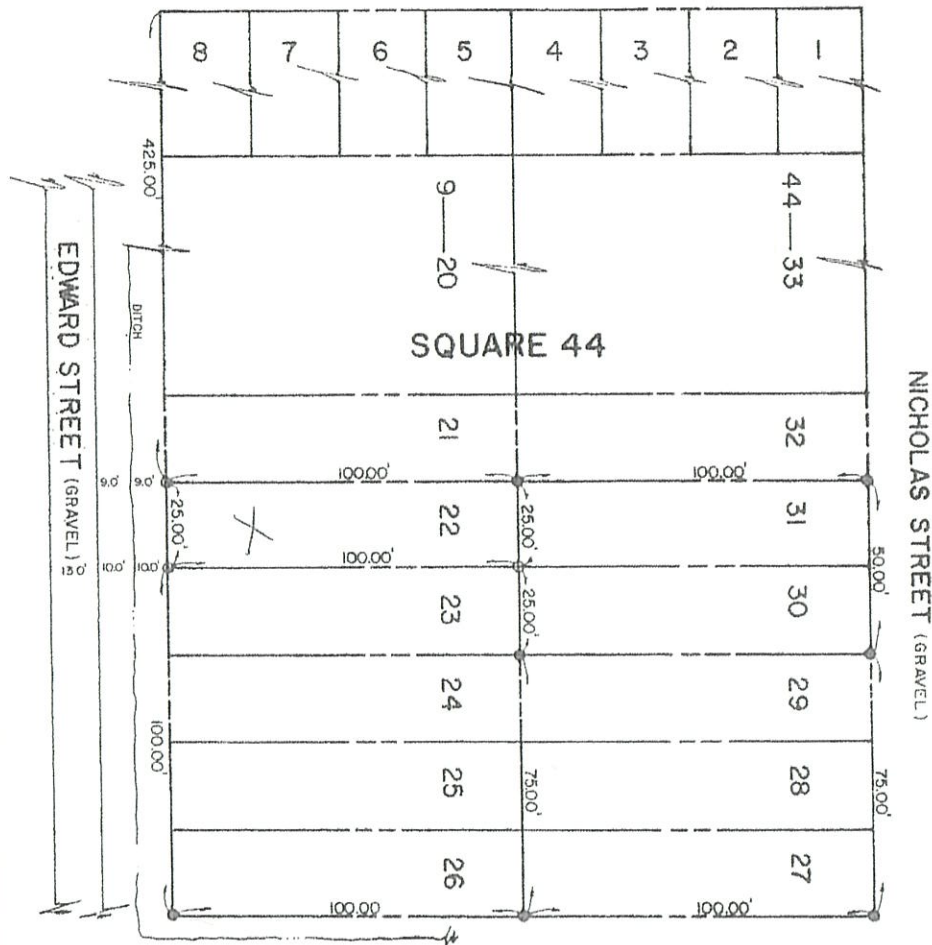
NOTE: ACCORDING TO H.U.D. F.I.A. FLOOD HAZARD BOUNDARY MAP H-01-76, THIS PROPERTY IS:

 NOT IN A FLOOD PRONE AREA

X IS LOCATED IN FLOOD ZONE "C"



AUGUST AVENUE (GRAVEL)



RICHARD AVENUE (GRAVEL)

● IRON FOUND
○ IRON SET

SCALE: 1"=40'

MAP SHOWING SURVEY OF LOT NO. 22, SQUARE 44

SUBDIVISION WEST ADD'N TO MORGAN

LOCATED IN SEC. 28, T8S-R14E, G. L. D. NEAR
SLIDELL, ST. TAMMANY PARISH, LOUISIANA.

FOR VERNELL McKINNIA

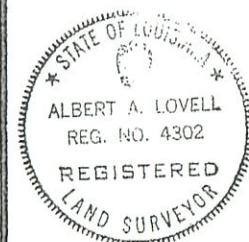
TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

SLIDELL, LOUISIANA

DATE: NOVEMBER 10, 1978

JOB NO. 81317



ALBERT A. LOVELL & ASSOCS., INC.
CONSULTING ENGINEERS

late October

May 17, 2021
Pamela C. Parker
Slidell, LA 70458

To whom it may concern,
I, Pamela Parker, do not
object to Lafashe Foster
placing her 16 x 80 mobile
home next to my dwelling.

I welcome the efficiency,
as well as, the community!

Thank you for your
discretionary consideration concerning
this matter. ~~See below~~ ~~See below~~ ~~See below~~

Sincerely
Pamela C. Parker
61051 Richard Road
Slidell LA 70458

Lateisha Kroe

Barbra Sylve

I barbra have no objections to ms Lateisha putting her 16x80 mobile home on her property. I also have a 16x80 on my property my property goes 25 by 100 feet my set backs are 10 feet front 10 feet back. I see no problem with this.

Barbra Sylve
36271 Edward Stra
Slidell, LA

I have no objections to
Latisha putting a 16x80 trailer
on her property

Monita Freyer
30286 Edward St
Slide 11 CA

Latisha Freyer

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

Case File Number:	BOA Case No. 2022-2933-BOA
Initial Hearing Date:	07/05/2022
Date of Report:	06/28/2022

GENERAL INFORMATION

Applicant & Representative:	Jerry Boudreaux
Location of Property:	612 Pond Court, Covington, Louisiana
Zoning of Property:	PUD Planned Unit Development
Variance(s) Requested:	Reduce the required above ground pool rear yard setback.

OVERVIEW

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required above ground pool rear yard setback from 10 feet to 5 feet.

STAFF COMMENTS

As per the Unified Development Code Sec.130.2213 (35). d. Above-ground swimming pools can only be located on the property in either a side or rear yard area. The inside edge, lip or structure of each swimming pool shall be set back at least five feet from the side property line and ten feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.

The objective of the request is to allow for the reduction of the required rear yard setback to 5 feet to allow for the placement of an above ground pool within the southwest portion of the property. While the property is abutting a 60 foot greenspace, the requested variance is a personal preference rather than a property hardship.





PLAN VIEW

SCALE: 1 BLOCK = 1'-0"

PREPARED BY: JERRY E. BOUDREAUX JR.

NOTES:

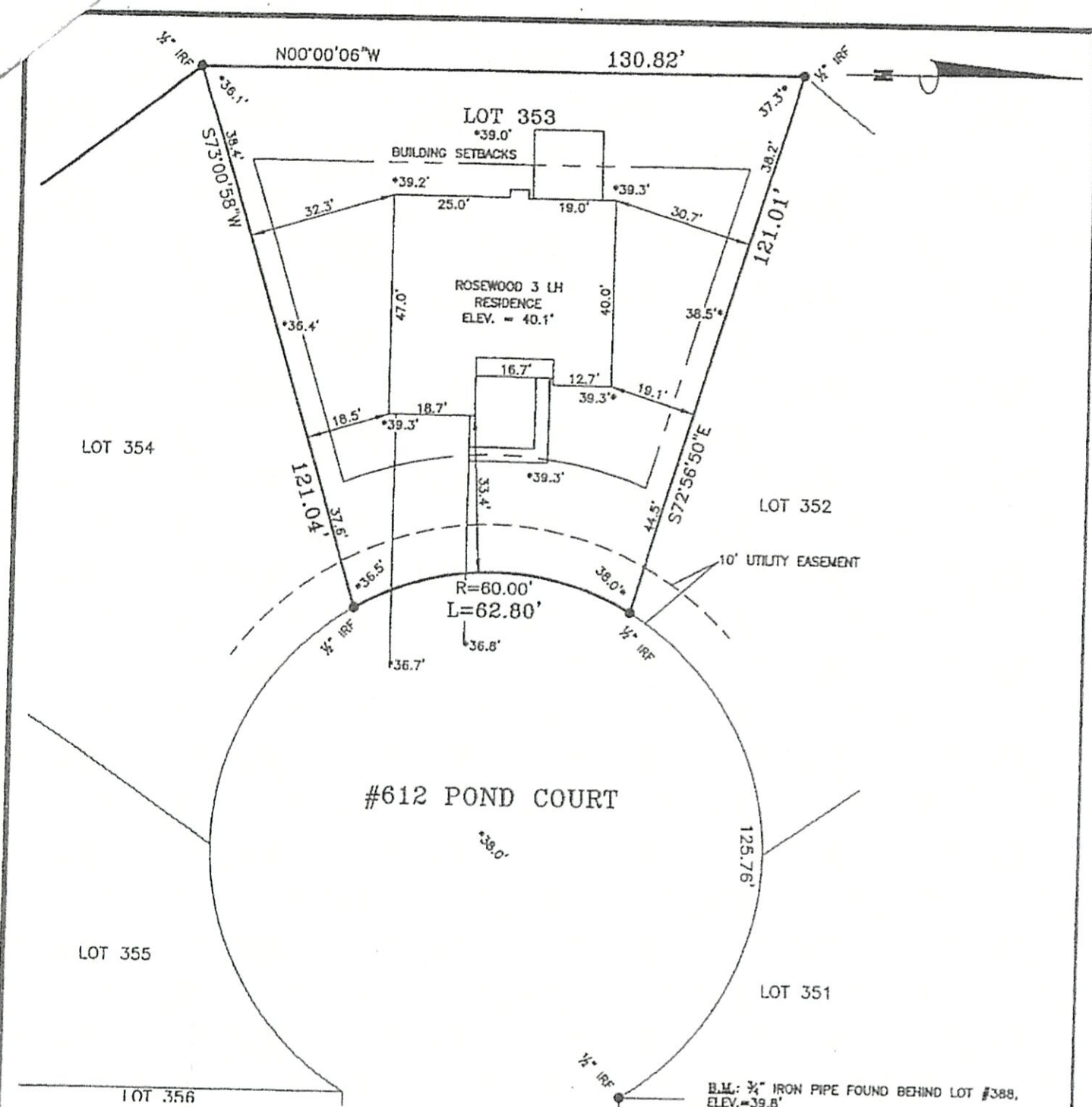
1. CONTRACTOR TO LEVEL GROUND IN PREPARATION OF POOL INSTALLATION.
2. POOL WILL BE INSTALLED ABOVE THE GROUND AND WILL NOT BE RECESSED INTO THE GROUND.
3. THE REAR YARD IS FULLY FENCED.

BLOCK $\frac{1'}{1'-5''}$
BLOCK DETAIL
SCALE: NONE

PROPOSED POOL LOCATION
24' DIAMETER ABOVE GROUND POOL
612 POND CT. COVINGTON LA. 70435

PROPERTY ASSEMENT No: 1078083272





BUILDING SETBACKS:
 FRONT: 25'
 SIDE: 5'
 REAR: 20'
 SIDE STREET: 10'

NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "B" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0125 C ; Revised: OCTOBER 17, 1989

B.M. 1/4" IRON PIPE FOUND BEHIND LOT #388, ELEV.=39.8'

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

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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

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

SURVEY MAP OF LOT 353, PENN MILL LAKES, PHASE 2C

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

Case File Number:	BOA Case No. 2022-2940-BOA
Initial Hearing Date:	07/05/2022
Date of Report:	06/28/2022

GENERAL INFORMATION

Applicants:	Lionel Ingram Family Trust – Michael Dugas and Koogie Vision, LLC – Herman Kron
Representative:	John Dublin
Location of Property:	End of Koogie Road, Covington, Louisiana
Zoning of Property:	A-1 Suburban Zoning District
Variance(s) Requested:	Waiver of the required pond setbacks.

OVERVIEW

Request by applicant in an A-1 Suburban Zoning District for a waiver of the required pond setbacks.

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 25 foot setback from the property line for an existing pond, which is crossing the property line. As shown on the attached survey, there is an existing residence on Parcel B1 and a residence will be constructed on Parcel B2. While there is no objection to the request, a maintenance agreement of the pond shall be provided since the pond will be sitting on 2 separate parcels of land.

HEZZE SHARP RD

A-1

T5-R11E

31

32
A-1

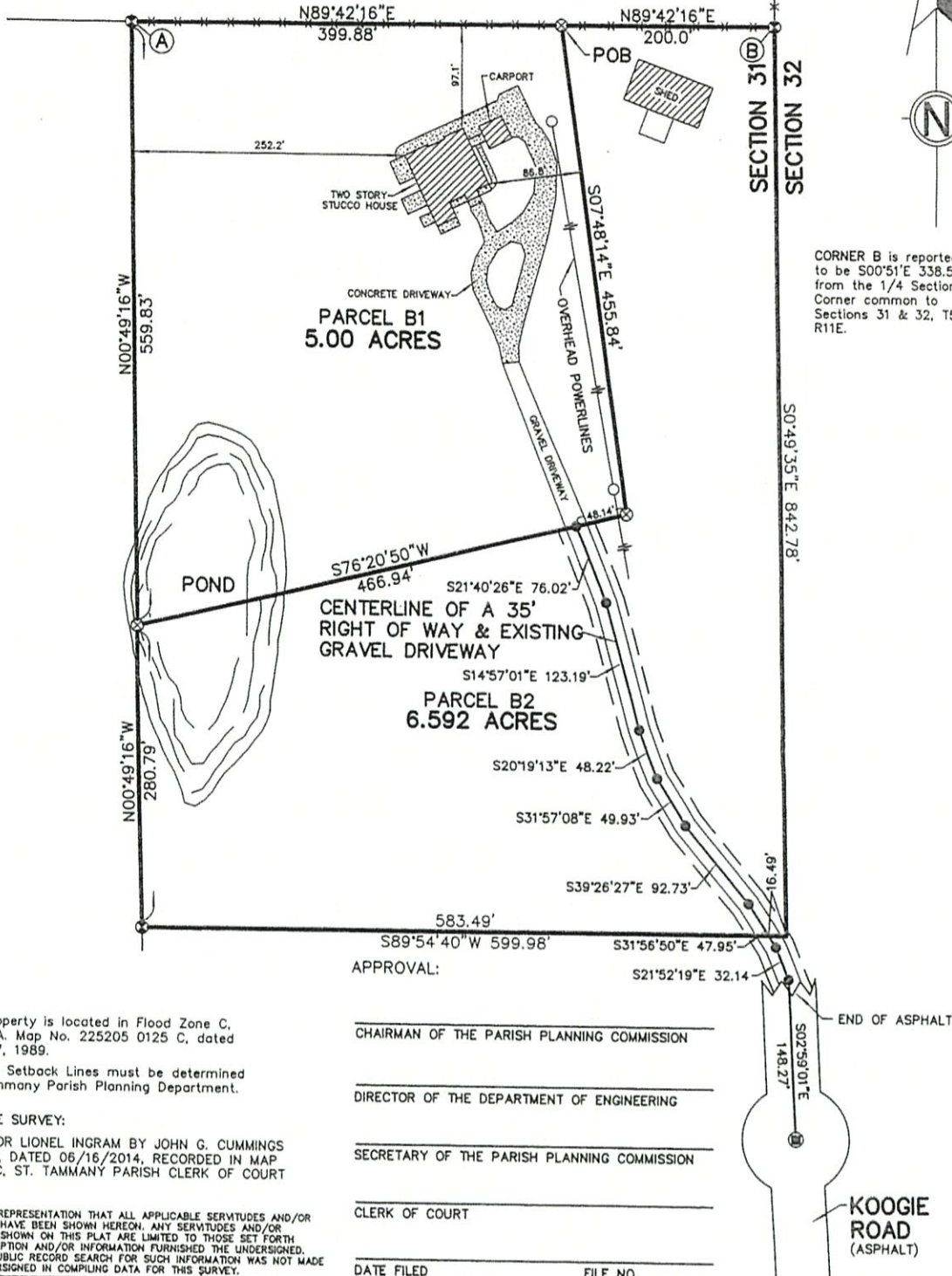
KOOGIE RD



LEGEND

- ⊗ = MAG NAIL FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET UPON APPROVAL
- = POWERPOLE

REFERENCE BEARING:
Iron Rod A to Iron Rod B
N89°42'16"E
(per Reference Survey No. 1)



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

SURVEY FOR LIONEL INGRAM BY JOHN G. CUMMINGS SURVEYOR, DATED 06/16/2014, RECORDED IN MAP FILE 5291C, ST. TAMMANY PARISH CLERK OF COURT OFFICE.

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

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549

FAX (985) 892-9250

PLAT PREPARED FOR: **John Dublin**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF 11.591 ACRES INTO PARCELS B1 & B2, LOCATED IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 11100-RS

DATE: 12/22/2020

REVISED:

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

Case File Number:	BOA Case No. 2022-2941-BOA
Initial Hearing Date:	07/05/2022
Date of Report:	06/28/2022

GENERAL INFORMATION

Applicant:	Joseph Dileo
Representative:	Brad Drury
Location of Property:	368 Pencarrow Circle, Madisonville, Louisiana
Zoning of Property:	PUD Planned Unit Development Overlay
Variance(s) Requested:	Increase the maximum allowable length of an accessory building.

OVERVIEW

Request by applicant in a PUD Planned Unit Development Overlay to increase the maximum allowable length of an accessory building from 50 feet to 58 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.

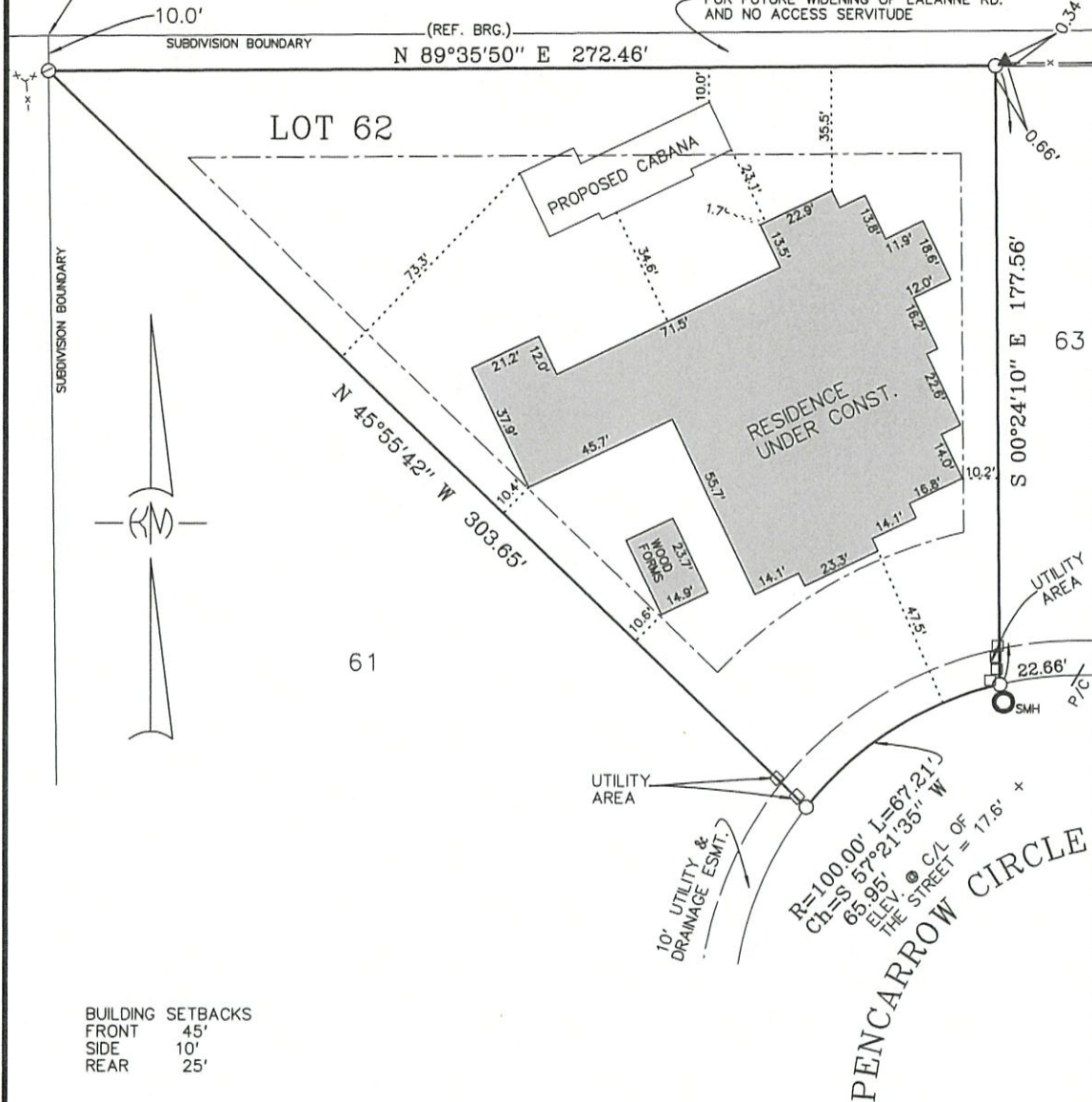
The objective of the request is to allow for the construction of an approximately 1000 square foot accessory structure/ recreation area, covered outdoor kitchen and restroom facility. While the proposed accessory building will not exceed the maximum allowable 7.5 percent of the area of the lot on which the main building is situated, the proposed 58 foot length of the building could be reduced to meet the required maximum allowable length of 50 feet. The variance request is a personal preference rather than a property hardship.



THIS POINT IS DESCRIBED AS BEING
S 00°00'40" W 2956.00' FROM THE
NORTHWEST CORNER OF SECTION 41
TOWNSHIP-7-SOUTH, RANGE-10-EAST

LALANNE ROAD

10' DEDICATED TO ST. TAMMANY PARISH
FOR FUTURE WIDENING OF LALANNE RD.
AND NO ACCESS SERVITUDE



BUILDING SETBACKS
FRONT 45'
SIDE 10'
REAR 25'

-- LEGEND --

- ▲ = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0220 C; REV. 04-02-91

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.



06-09-22

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE:

PLAT OF ARBOR WALK, PHASE 2 BY RANDALL W.
BROWN & ASSOC., INC. FILED 08-18-03, MAP NO. 3124
FROM WHICH SETBACKS, SERVITUDES AND BASIS
OF BEARINGS WERE TAKEN.

BOUNDARY SURVEY OF:

LOT 62, ARBOR WALK, PH. 2
SECTION 41, T-7-S, R-10-E,
G.L.D., ST. TAMMANY PARISH, LA.

PREPARED FOR:

SELAH BUILDERS

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 40'

DATE: 01-24-22

DRAWN: DRJ

JOB NO.: 22-013

REVISED: 05-31-22, 06-09-22

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING VIOLATIONS, CODES, ORDINANCES, REGULATIONS, OR ANY OTHER REQUIREMENTS THAT MAY BE APPLIED TO THIS PROJECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS, TRADE SECRET, CONFIDENTIAL, PROPRIETARY, TRADE SECRET, OR ANY OTHER INFORMATION THAT MAY BE APPLIED TO THIS PROJECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS, TRADE SECRET, CONFIDENTIAL, PROPRIETARY, TRADE SECRET, OR ANY OTHER INFORMATION THAT MAY BE APPLIED TO THIS PROJECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS, TRADE SECRET, CONFIDENTIAL, PROPRIETARY, TRADE SECRET, OR ANY OTHER INFORMATION THAT MAY BE APPLIED TO THIS PROJECT.

TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.



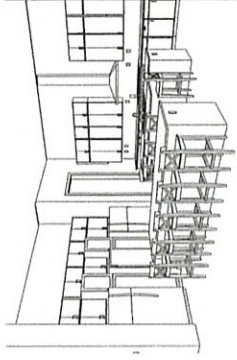
DIAMOND DESIGN
Residential Planners
Covington, Louisiana
985-809-8033

DILEO RESIDENCE
LOT#62 ARBORWALK
ST. TAMMANY PARISH, LA

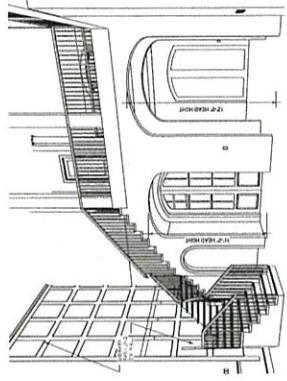
DESIGNED	DATE
2024	03/13/2024
REVISIONS	

PROJECT	DATE
2024	03/13/2024
REVISIONS	

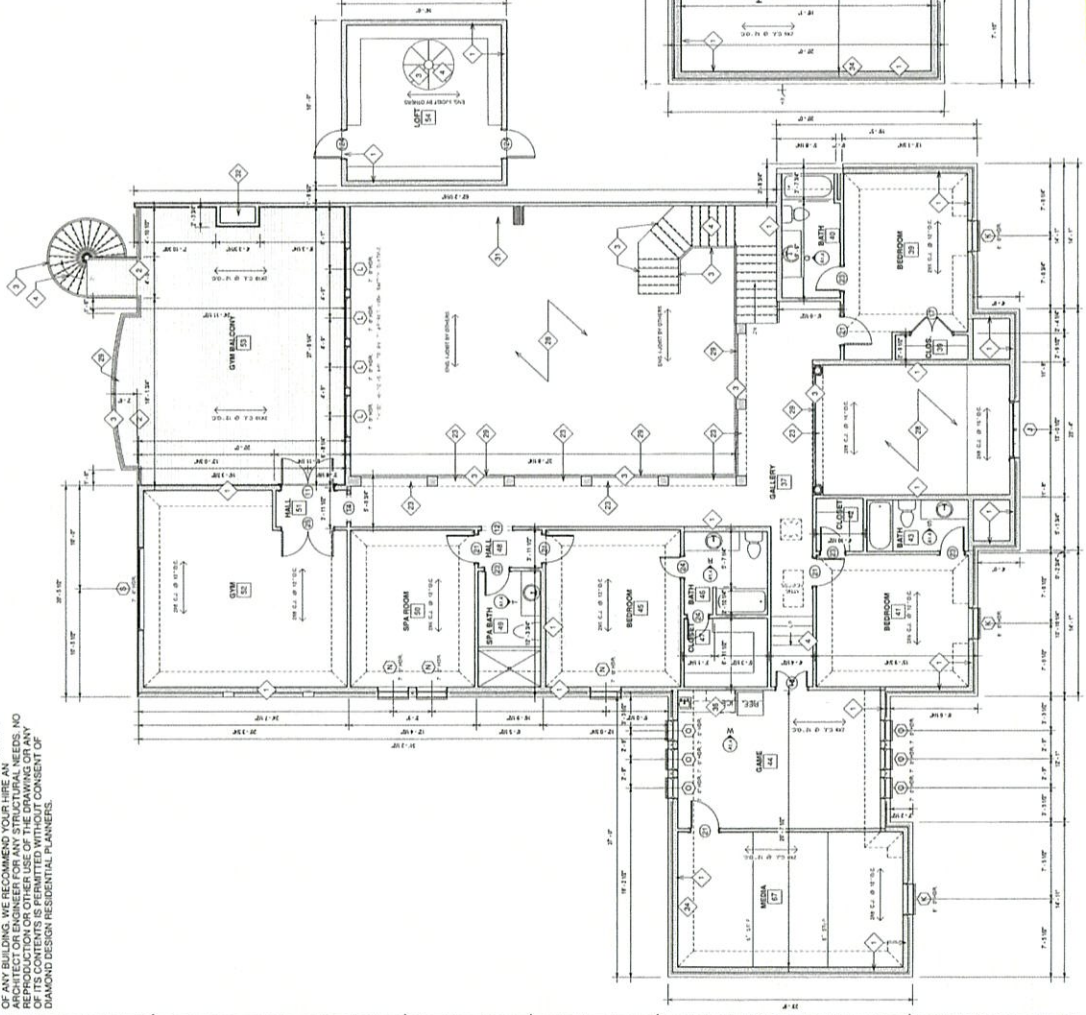
SHEET
A1.3
OF



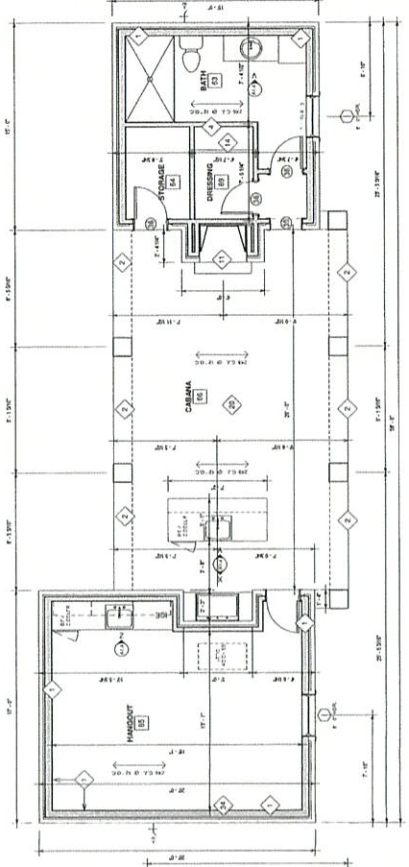
1 VIEW #3 - KITCHEN



2 VIEW #1 - MAIN STAIR



A1 2ND FLOOR
3/16" = 1'-0"



A3 CABANA FLOOR PLAN
1/4" = 1'-0"

From: Dwayne Schaefer / GNO Property Management

Representing Arbor Walk Home Owners Association

To: Joe Dileo

368 Pencarrow Circle

Madisonville, La 70447

Hello Mr. Dileo,

This letter is an acknowledgement from the Arbor Walk HOA stating they have no objection to the building of the rear pool cabana at 368 Pencarrow Circle, Madisonville, LA 70447.

We understand that the structure is 58 ft wide and 20 ft in depth at the furthest points of measurement. We also understand that the guidelines of St. Tammany Parish are 50 ft wide, and that the parish will be willing to write you the variance in order to achieve the current plans already drawn, plotted, and approved by the association on that site. Because the cabana is on one of the larger lots (lot 62) in Arbor Walk Subdivision, and it has no neighbors in the back of this lot, we approve the adjusted size cabana to be constructed.

Thank you,



Dwayne Schaefer / GNO Property Management

985-789-1426

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

Case File Number:	BOA Case No. 2022-2942-BOA
Initial Hearing Date:	07/05/2022
Date of Report:	06/28/2022

GENERAL INFORMATION

Applicant & Representative:	Robert Hazard, Jr.
Location of Property:	71363 Thelma Lane, Covington, Louisiana
Zoning of Property:	HC-2 Highway Commercial Zoning District
Variance(s) Requested:	Reduce the street side planting area from 15 feet to 11 feet.

OVERVIEW

Request by applicant in a HC-2 Highway Commercial Zoning District to reduce the street side planting area from 15 feet to 11 feet.

STAFF COMMENTS

As per the Unified Development Code Section 130-1976. – Street buffer planting areas/setbacks are required to be provided.

In December 2021, a variance was granted by the Board of Adjustment to reduce the required street planting area from 20 feet to 15 feet along Third Street, to allow for the construction of a 12,600 square foot commercial building (60 feet X 210 feet) on a 28,800 square foot parcel of land (2021-2626-BOA).

The objective of the request is to further reduce the street side planting area along Third Street from 15 feet to 11 feet, to allow sufficient space for the access to the required parking spaces. The additional 4 foot is proposed to be constructed as a permeable base system “Tru Grid” that can support vehicular traffic and allow turf to grow. There is no objection to the request since it will allow to meet the minimum required aisle width of 22 feet (back out area) for 90 degree angled parking spaces.



6.6.22

Attn : St Tammany Parish Board of Adjustment

Re : 71363 Thelma Ln Variance Request

I am requesting a specific landscape variance to allow for the required parking depth, drive and front walk width. This variance specifically requests for the allowance of 4' of the landscape buffer along the parking area to be constructed of TruGrid permeable paving system. This system would serve two roles by satisfying the parking and landscape requirements. The Trugrid system allows turf to grow and provides the structural characteristics to support vehicular traffic. This variance request does not interfere with or negate any of the trees or shrubs required by the landscape ordinance.

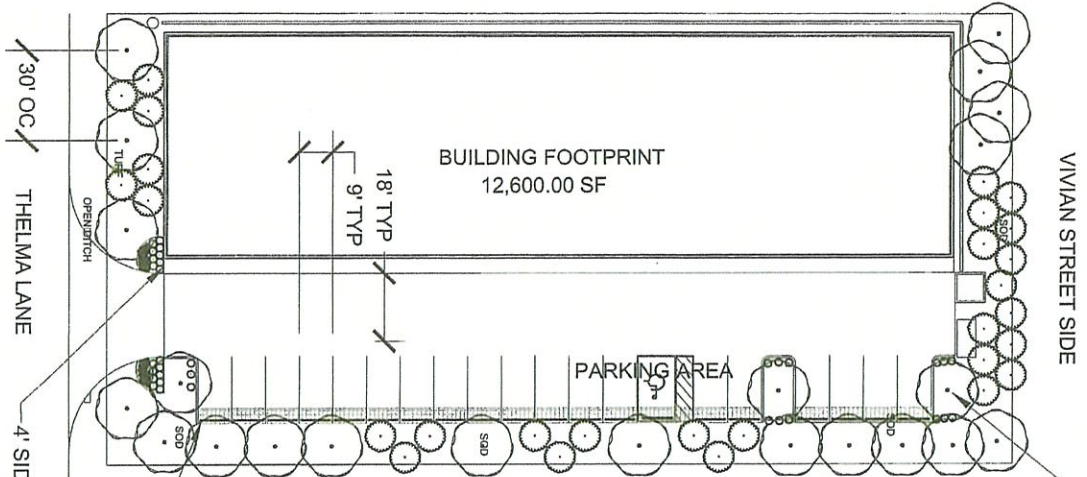
I respectfully request this variance, as this is the last hurdle to overcome since all other permitting plans have been accepted.

Sincerely,



Robert Hazard Jr

4TH STREET SIDE



DUMPSTER AREA
7' WOODEN FENCE
WITH 2-4 GATES

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	ACE DMM	Acer rubrum drummonds	Drummond Red Maple	8' Ht.	Pot	22		Single-Trunk, 1.5" cal min
	DIA BLU	Diospyros tamaritica 'Bluey'	Variagated Wax Lily	1 gal.	Pot	45		
	ILE BUR	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	3 gal.	Pot	33		
	MAG SWE	Magnolia virginiana	Sweetbay Magnolia	8' Ht.		28		Multi-trunk, 3-5 cane min.

NOTES:

ALL LANDSCAPE BUFFERS TO RECEIVE CENTIPEDE SOD - TYPICAL
VARIANCE 2021-2626BOA:

REDUCTION OF SETBACKS FROM 20' TO 15' AND REDUCTION OF SOUTH SETBACK FROM 10' TO 5'
WAIVER OR REQUIRED PLANTINGS ON SOUTH BUFFER
LAND WAS CLEARED AND FILLED IN THE LATE 90'S
NO 6"+ CALIPER TREES ARE WITHIN THE PROPERTY BOUNDARIES
PARKING AREA TO BE CONSTRUCTED OF #57 LIMESTONE
NO CONFLICT WITH EXISTING OR PROPOSED UTILITIES
SEE LIGHTING PLANS FOR LIGHTING LAYOUT

PARKING CALCULATIONS:

1 PARKING SPOT PER 350SF OF OFFICE SPACE
5 OFFICES AT 350SF = 1,750SF OF OFFICE SPACE; TOTAL REQUIRED PARKING SPACES = 5
10,850SF OF WAREHOUSE SPACE
1 PARKING SPACE PER 1,000SF OF WAREHOUSE SPACE; TOTAL REQUIRED PARKING SPACES = 11
3 ADDITIONAL PARKING SPACES PROVIDED
1 HANDICAPPED PARKING SPOT

4' TRUEGRID WITH SOD TO MEET BOTH LANDSCAPE BUFFER AND 22' DRIVEWAY REQUIREMENTS
TRUEGRID WILL ALLOW FOR TURF ESTABLISHMENT AND VEHICULAR TRAFFIC



6-6-22

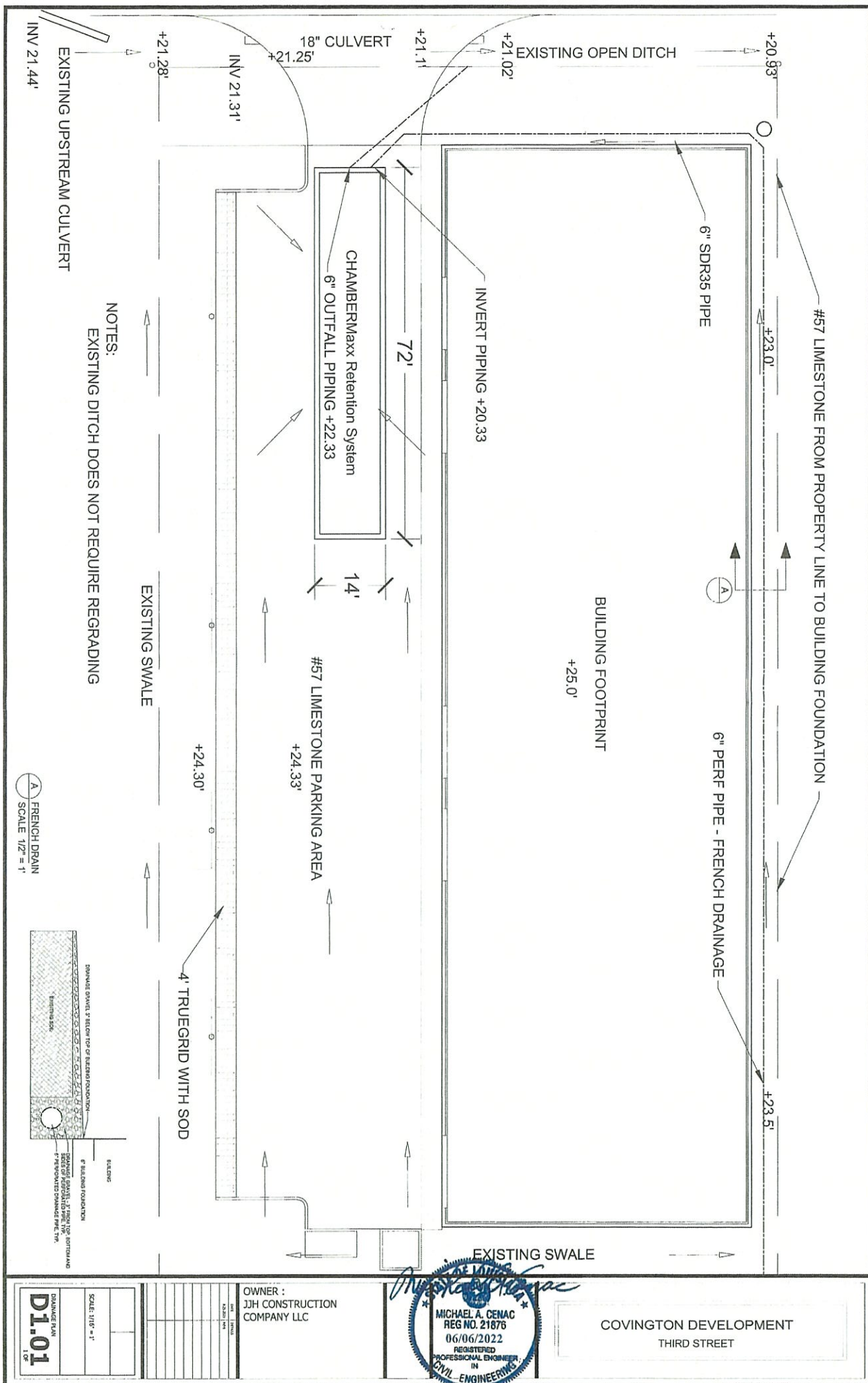
PLANTING PLAN
1.00
1 of 1

DATE: _____
SCALE: 1/32" = 1'

TWIN SHORES
LANDSCAPE & CONSTRUCTION SERVICES INC.
701 S. ALEXANDER ST.
NEW ORLEANS, LA 70119
504.885.5611
WWW.TWINSHORESLANDSCAPE.COM

THIS PLAN IS THE PROPERTY OF TWIN SHORES LANDSCAPE & CONSTRUCTION SERVICES INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TWIN SHORES LANDSCAPE & CONSTRUCTION SERVICES INC.

COVINGTON DEVELOPMENT
JJH CONSTRUCTION CO LLC









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

Case File Number:	BOA Case No. 2022-2943-BOA
Initial Hearing Date:	07/05/2022
Date of Report:	06/28/2022

GENERAL INFORMATION

Applicant:	Chick-Fil-A, INC
Representative:	Burger Engineering, LLC – Bryan M. Burger
Location of Property:	69280 LA Highway 21, Covington, Louisiana
Zoning of Property:	HC-3 Highway Commercial Zoning District
Variance(s) Requested:	reduce the side yard planting area from 15 feet to 5 feet.

OVERVIEW

Request by applicant in a HC-3 Highway Commercial Zoning District to reduce the side yard planting area from 15 feet to 5 feet.

STAFF COMMENTS

As per the Unified Development Code Section 130-1977 (b) *Buffer planting area width*. Side Buffer planting area width shall be a minimum of ten feet.

A 15 foot side buffer planting area was originally provided when the restaurant was constructed. The objective of the request is to allow for the addition of a second drive thru lane. While the second drive thru lane is not required for the operation of the restaurant, it will allow to:

- Improve access to the site and onsite circulation for the vehicle using the drive-thru and the patrons choosing to park and enter the restaurant.
- Increase onsite vehicle stacking and improve the security of the patrons visiting the restaurant by avoiding potential vehicle stacking on Hwy 21.



12022-2943-BOA

HC-3

BREWSTER RD

HC-2

21

A-4 18
Belle Vu Loop

RBCO
HC-3

STIRLING BLVD

MAISON DR

HC-3

EBREWSTER RD

EBREWSTER RD

T7-R10E

46

NC-1

47
T7-R11E

RBCO

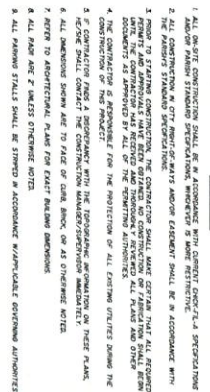
HC-3

41

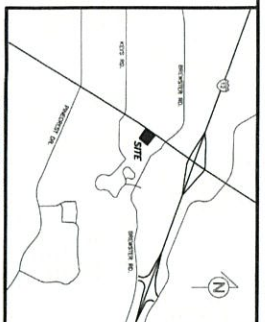
HC-3

NC-1

(VARIABLE WIDTH RIGHT-OF-WAY)



LAYOUT NOTES

VICINITY MAP
N.T.S.

DEPARTMENT OF REVENUE
 100 EAST WASHINGTON
 SPRINGFIELD, ILL. 62762-1000
 (618) 243-1000

17103 Preston Road, Suite 100, Dallas, TX 75240, USA. Tel: +1 972 342 2200. Fax: +1 972 342 2201. E-mail: info@harsco.com. Web: <http://www.harsco.com>

3

B | BURGER
ENGINEERING
Civil Consultants

June 6, 2022

St. Tammany Parish
Department of Planning & Development
P.O. Box 628
Covington, Louisiana 70434

Re: Variance Request
Chick-fil-A
69280 L.A. State Highway 21
Covington, Louisiana
B.E. No. 013-373

Dear Department of Planning & Development,

Please accept this letter as our formal request for two specific variances related to the above existing Chick-fil-A restaurant. The requested variances are listed below:

1. Approval of a variance to reduce the landscape buffer along the south property line from the required 15' to 5'. Plantings within the provided 5' landscape buffer will be provided as shown on the conceptual landscape plan.
2. Approval of a variance to allow up to 30% of the required parking to be located off-site via a parking agreement with the adjacent shopping center. A copy of the off-site parking agreement has been provided.

The requested variances will allow for the construction of a multi-lane order point and an approximate 400 square foot building expansion. The improvements will provide increased stacking for the drive-through as well as increase the speed of service for drive-through customers. The increased drive-through capacity will also reduce the current traffic back-up that exists on L.A. State Highway 21 due to the existing single lane drive-through.

Please contact our office if you have any questions or comments.

Sincerely,



Bryan M. Burger, P.E.

BRYAN M. BURGER, P.E.

17103 Preston Road, Suite 180N | Dallas, Texas 75248 | Office: 972.630.3360 | Fax: 972.630.3380



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

Case File Number:	BOA Case No. 2022-2944-BOA
Initial Hearing Date:	07/05/2022
Date of Report:	06/28/2022

GENERAL INFORMATION

Applicant & Representative:	Waterhole Fork Farms, LLC – Joseph & Mary Ann Fritscher
Location of Property:	81160 Katie Lane, Bush, Louisiana
Zoning of Property:	A-1 Suburban Zoning District
Variance(s) Requested:	Reduce the required sides and rear no cut buffers.

OVERVIEW

Request by applicant in an A-1 Suburban Zoning District to reduce the required sides and rear no cut buffers from 50 feet to 42 feet to allow for the placement of a fence.

STAFF COMMENTS

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

The objective of the request is to allow for the installation of a fence along the property lines for security purposes and to keep trespassers and other animals off the property. There is no compelling reason to support the request since the property is approximately 31 acres and there is sufficient space to maintain the buffers and install a fence.

2022-2944-BOA

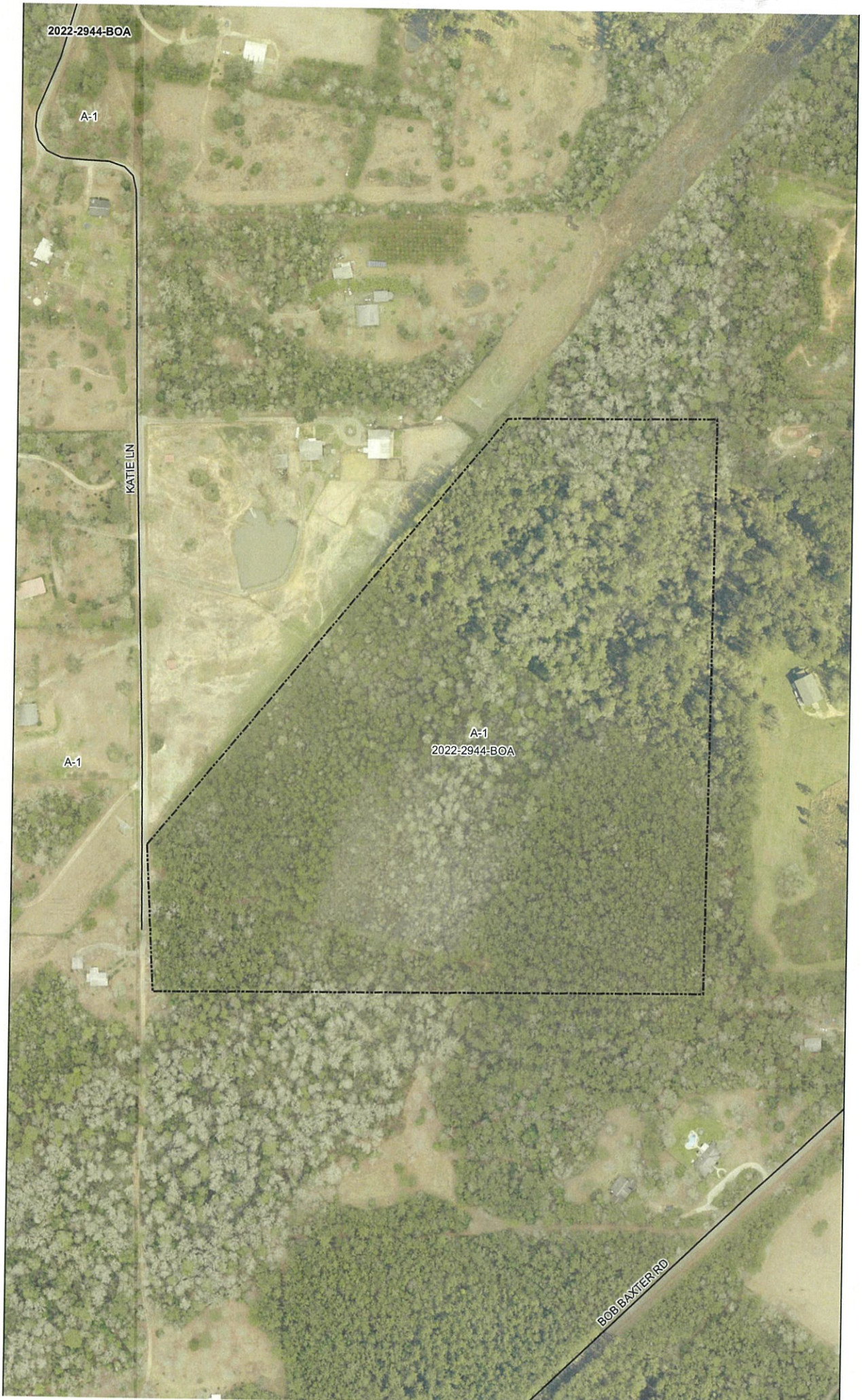
A-1

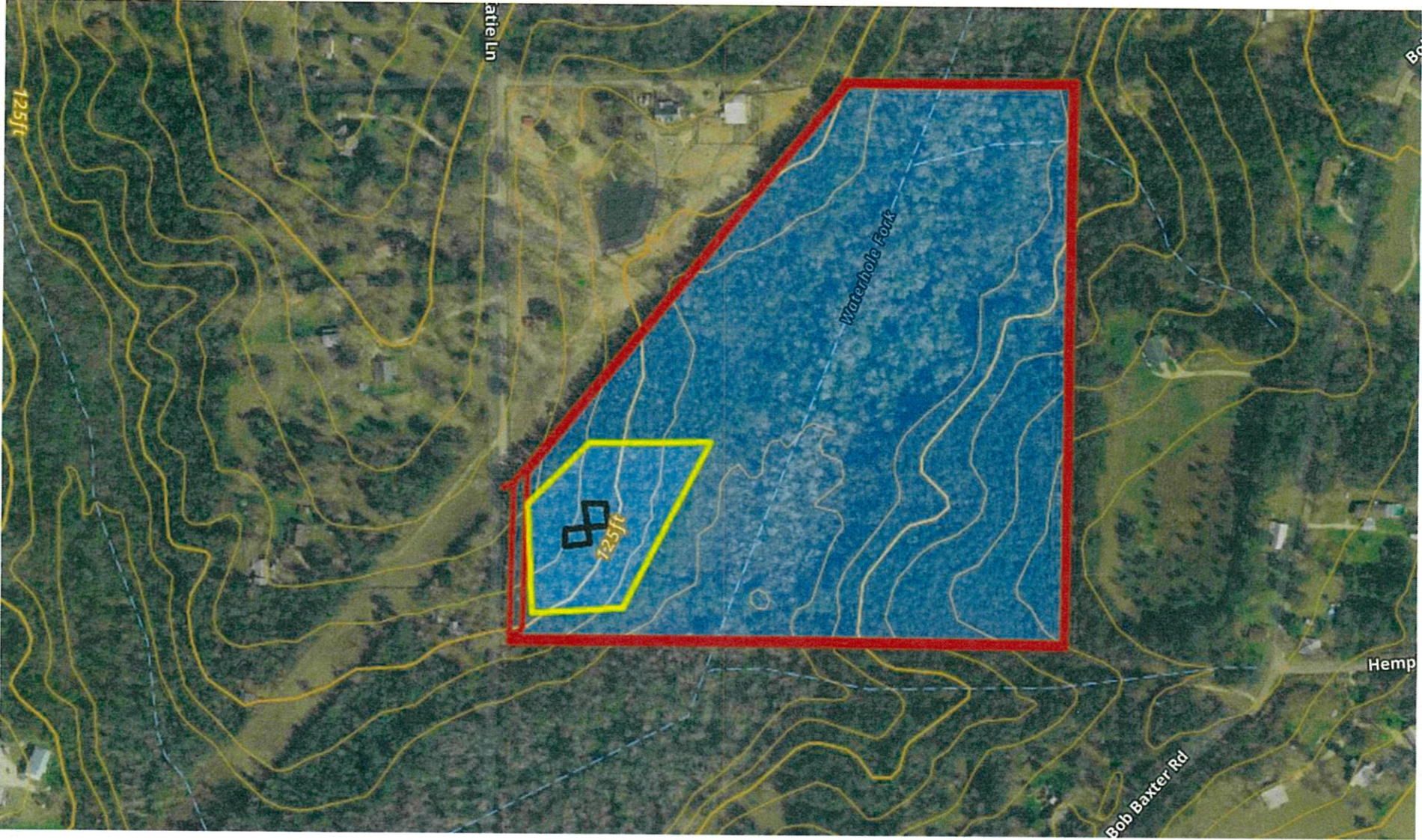
KATIE LN

A-1

A-1
2022-2944-BOA

BOB BAXTER RD





Waterhole Fork Farms, LLC

Supplemental Schedule No. 1

Our request is to obtain a variance for both sides and rear buffers to be able to install fencing on our property border lines for security purposes; specifically, to keep trespassers and hunters off, and prevent the neighbors' horses and dogs from entering our property.

Side and rear buffers: We wish to underbrush the eight-foot perimeter next to our property line within the buffer on the west, north, and east sides of the property to allow for the construction of a fence. We do not intend to remove any established trees that enhance the canopy and beauty of the forest. We only wish to remove the underbrush so that the contractor can get his equipment and materials around the approximately 4,000 linear foot perimeter. The underbrush will grow back in a relatively short period of time.