

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

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

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

APPROVAL OF THE JULY 5, 2022 MINUTES

PUBLIC HEARINGS

1- BOA CASE NO. 2022-2965-BOA

Request by applicant in an A-4 Single Family Residential District to reduce the required north side setback from 24 feet to 18 feet, the required south side setback from 24 feet to 18 feet and the required rear yard/east side setback from 39 feet to 8 feet to allow for the construction of a single family residence.

The property is located: 980 Marina Blvd, Mandeville, Louisiana

Applicant: Lewis & Chillon Kahn

Representative: Paul J. Mayronne

2- BOA CASE NO. 2022-2970-BOA

Request by applicant in an A-3 Suburban District to increase the max allowable length of an accessory building from 50 feet to 70 feet.

The property is located: 30271 N. Dixie Ranch Road, Lacombe, Louisiana

Applicant & Representative: Allison Zinskie

3- BOA CASE NO. 2022-2971-BOA

Request by applicant in an A-3 Suburban Zoning District for a waiver of the required pond setbacks.

The property is located: 12444 & 12448 Stanga Road, Covington, Louisiana

Applicants & Representative: Albert Royce Keaton & Tommy Guidroz

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

The July 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: Mr. Ballantine, Mrs. Thomas, Mr. Spies, Mr. Swindell (Voting Member)

ABSENT: Mr. Blache, Mr. Daly

STAFF PRESENT: Mrs. Lambert, Mrs. Couvillon

APPROVAL OF THE MINUTES

Moved by Mr. Spies and seconded by Mrs. Thomas to accept the June 7, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

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

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

Mrs. Lambert: Requested variance amended to allow for the placement of a 14 feet X 60 feet mobile home.

Mr. Spies: It appears that there is an existing mobile home in close proximity that does not meet the front and rear yard setback requirements.

Mr. Ballantine: Maybe they own multiple lots.

Mrs. Lambert: Unless if they own lots in the rear, it would not meet the rear yard setback requirements.

Mr. Swindell: Is it possible that some of the mobile homes in the area were place without a permit? Did the Board grant setback waivers for mobile homes in the area?

Mrs. Lambert: I do not know if previous waivers were granted in the area.

Barbara Thompson: Own a mobile home in the area. Had to go through the variance and permitting process to place the mobile home on the property. Property in question is abutting her property.

Esther Payton: Own multiple lots in the area. Could be infringing on another property if variance is granted. Discuss the required setbacks. It is a small lot to allow for the placement of mobile home.

Mr. Ballantine: The owner will not be infringing on any other property.

Lateisha Foster: Requesting to place a 14 feet X 60 feet mobile home on the property.

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

Lateisha Foster: Yes.

Barbara Thompson: The owner is requesting to place a 3 bedroom mobile home on the property.

Mrs. Lambert: The request has been amended to place a 14 feet X 60 feet mobile home.

Barbara Thompson: Refers to the location of other mobile homes in the area.

Motion by Mr. Swindell and seconded by Mrs. Thomas to approved the placement of a 60 foot long mobile home with a 25 foot front setback and a 15 foot rear yard setback.

Mr. Ballantine: NAY

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

MOTION FAILED

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

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

Jerry Boudreaux: Based on the size of the pool and shape of my yard and the required setback, I do not have the room to install the pool. There is no residence in the rear and existing drainage on both sides of where the pool will be installed. Received approval from the HOA and submitted letter.

Mr. Ballantine: It appears that there is an imprint in the lawn, within the side yard?

Jerry Boudreaux: There was a pool within the side yard in the past, that I installed. I replaced it with another pool and now seeking to replace with a new pool installed by a pool contractor.

Mr. Ballantine: Does your next door neighbor have a pool within the side yard?

Jerry Boudreaux: Yes. I am trying to install a similar type of above ground pool.

Mr. Spies: What type of material will be used to construct the pool?

Jerry Boudreaux: Above ground pool that will not deteriorate, installed by a pool contractor.

Motion by Spies and seconded by Mr. Swindell to approved the variance as requested.

MOTION CARRIES UNANIMOUSLY

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

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

John Dublin: Property was never officially divided, trying to correct a situation created by the location of the property line across the pond. Will provide required maintenance agreement.

Mr. Ballantine: What is the status of the maintenance agreement?

John Dublin: Waiting on some guidelines from the staff and will provide as soon as information is provided.

Mr. Spies: Since the property line crosses the pond, can one of the owner fill their portion of the pond?

Mrs. Lambert: If they request to fill in the pond, plan would have to be submitted to the Engineering Department to determine if it will affect the drainage on the site.

Mr. Dublin: Would meet all drainage requirements in the event that we decide to fill in the pond. However, it is not in the plan at this time. Unfortunate that the property was split this way.

Mr. Spies: It appears that the survey included in the packet is not the most recent survey since you are stating that it has already been subdivided?

Mrs. Lambert: It has not been officially subdivided. It will be on the July 12, 2022 Planning Commission Agenda for consideration.

John Dublin: The entire 30 acres was subdivided into multiple parcels and this parcel subdivided into 2 parcels: one of 5 acres and the other one of 6.592 acres. Intentions are not clear; however, both of us would like to keep the pond.

Motion by Mrs. Thomas and seconded by Mr. Swindell to approved the variance as requested subject to submitting a maintenance agreement from both property owners.

MOTION CARRIES UNANIMOUSLY

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

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

Brad Drury: Builder representing the property owner. There is a residence under construction on the property. The accessory building has been redesigned. It is a very nice pool cabana. Approved by the HOA. Depth and width had to be changed to meet the owner's desires. The way the owner wanted to have it designed, exceeds the maximum allowable length of 50 feet. Asking for an additional 8 feet to allow owner to build a 58 foot long accessory building. Could not obtain letters of no objections from adjacent property owners. No neighbor in the rear of the property.

Mr. Spies: Ask questions regarding the construction material use for the accessory building and location of the proposed structure.

Brad Drury: The accessory structure is a pool cabana which is proposed to be located in the backyard. Material use is brick with shingle roof.

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

MOTION CARRIES UNANIMOUSLY

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.

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

Robert Hazard, Jr.: Previous variance granted. Small piece of property bounded by some unconstructed streets. A minimum of 4 foot wide sidewalk is required to be provided along the building, resulted in reducing the parking width/travel lane by 4 feet. To gain the additional 4 feet, requesting that 4 feet of the planting area has dual purpose. It can become parking area and allow turf to grow. Product installed on many other commercial jobs and it works very well.

Mr. Ballantine: Ask questions regarding the location of the property.

Robert Hazard, Jr.: Provide information regarding the location of the property. Blighted area. Neighborhood is looking for some improvements. Cleaning up the area.

Mr. Swindell: True Grid is a good product, should be used in more project.

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

MOTION CARRIES UNANIMOUSLY

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

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

Bryan M. Burger: Civil Engineer for the project. Requesting variance to reduce the 15 foot planting area to allow for the construction of a 2nd drive-thru and increase the stacking area. It will allow to reduce the congestion during rush hours.

Mrs. Thomas: Similar requests have been submitted and it makes good sense for traffic flow.

Mr. Swindell: Since trees are being taken out, are the trees going to be replanted?

Bryan M. Burger: Revised landscape plan submitted and significant number of trees will be replanted throughout the site.

Mr. Spies: Glad to hear that additional trees will be planted on the site.

Mr. Ballantine: Did the Parish Landscape Architect approve the proposed landscape plan?

Mrs. Lambert: Yes, it has been approved and reviewed by the Landscape Architect.

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

MOTION CARRIES UNANIMOUSLY

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

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

Joseph & Mary Ann Fritscher: No objection letters from adjacent property owners submitted and hand out distributed to the BOA members. Request variance to underbrush 8 foot perimeter adjacent to property lines with buffers on west, north and east sides of the property to allow for the construction of a fence on the border lines. Purchase the property to construct residence and raise bees. Intent is to develop a forest as a sanctuary for wildlife and plan on keeping the canopy over the entire 31 acre parcel of land, including the perimeter buffers, excluding the 3 acres already cleared for the bees, orchards, home and barn. Our property contains the northern tributary to the Bogue Falaya River. Reviewed Code of Ordinance, which refers to the definition of a tree as any object of natural growth. No cut buffer does not allow for the removal of trees. Coming back in front of Board. Meet with contractor to determine how fence could be constructed with less impact on the removal of trees. Agree to construct the fence with 4wheelers pulling a narrow trailer instead of work truck which will be less invasive. If variance is not approved it will cause undue hardship, due to the fact that after setting up cameras, discovered dogs, hunters and trespassers on the property. Potential liability due to the potential installation of hunting stands. Fence with appropriate signage is necessary to avoid trespassing on the property and potential liability. Privileged to have the property crossed by the northern most tributary to the Bogue Falaya River. Potential issue is someone trespasses on the property and falls into the slough/tributary to the Bogue Falaya River. Construction of an approximately 4000 linear foot fence which will require the installation of 500 T post, 15 rows of hog wire, which is very heavy, plus 4 rows of barbed wire to install over the fence.

Mr. Swindell: Did not vote in favor of the requested variance last month. Did not feel that you had done enough to minimize as much as possible the width of the removal of trees asked for. Good arguments presented to the Board. How far from the property line will the fence be installed? Understand the need to clear to bring equipment on the property and desire to protect the property. What is the plan for the 8 feet after the fence is installed?

Joseph & Mary Ann Fritscher: The fence will be installed on the property line. No trees are proposed to be taken out. Fence will go around the trees or will terminate if there is a very large tree fence and continue on the other side of the tree. It was not explained last month, but the request is to only cut the grass and underbrush. There is an existing powerline on the west side of the property. There is a 16 foot wide buffer removed on our property, more than likely done by the powerline company. Will maintain the property with weed wacker with an approximately 2 foot path. Buffer will allow to have privacy from the neighbors.

Mrs. Thomas: Thanks for the explanation to make the requested variance easier to understand.

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

MOTION CARRIES UNANIMOUSLY

OLD BUSINESS

Mr. Ballantine: Would like to mention that there is no after the fact cases on the July Agenda.

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. 2022-2965-BOA
Initial Hearing Date:	08/02/2022
Date of Report:	07/25/2022

GENERAL INFORMATION

Applicant:	Lewis & Chillon Kahn
Representative:	Paul J. Mayronne
Location of Property:	980 Marina Blvd, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential District
Variance(s) Requested:	Reduce the required sides and rear yard setbacks.

OVERVIEW

Request by applicant to reduce the required north side setback from 24 feet to 18 feet, the required south side setback from 24 feet to 18 feet and the required rear yard/east side setback from 39 feet to 8 feet.

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 side, plus one additional foot for each one foot in building height over 20 feet above base flood elevation.

(4) *Rear yard*. There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.

The objective of the request is to allow for the construction of a single family residence having side yard setbacks of 18 feet and a rear yard setback of 8 feet. While the residence meets the minimum sides and rear yard setbacks, it does not meet the required setbacks since the residence exceeds 20 feet above the base flood elevation, necessitating larger setbacks to be provided, as stipulated above.

Note that the residence is proposed to be located 31 feet from the rear property line; however, the deck, staircases and water feature extends within the required rear yard setback/8 feet from the rear property line.



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

ANDREW J. WALKER

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

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

HOWARD R. FUSSELL
(1937-2015)

June 21, 2022

VIA HAND DELIVERY

St. Tammany Parish Planning Department
c/o Helen Lambert, Assistant Director
21490 Koop Drive
Mandeville, Louisiana 70471

Re: Building Setback Variance Request

Dear Helen:

Please be advised that I represent Chillon Kahn and Lewis Kahn, who are the owners of Parcel G1A-1, Marina Beau Chene Subdivision (the "Lot"). The Lot fronts the Tchefuncta River and is zoned A-4. Mr. and Mrs. Kahn intend to construct their family home on the Lot.

As you are aware, the St. Tammany Parish Unified Development Code, in particular Sections 130-509(b)(2-4), provide the applicable setbacks for residential dwellings located in the A-4 Residential District. In particular, as it relates to the front yard setback, it is thirty (30) feet from the front property line. The setback for the side yards are ten (10') feet, plus one (1) additional foot for each one (1') foot in building height over twenty (20') feet above base flood elevation. For the rear yard, the setback is twenty-five (25') feet, plus one (1) additional foot for every one (1') foot in building height over twenty (20') feet above base flood elevation.

It should also be noted that there is some confusion as to the current FEMA base flood elevation applicable to the Lot. The "old" FEMA maps, which are still technically valid, establish the base flood elevation at nine (9') feet. However, the "new" maps, which have not been technically adopted but are consistently used by St. Tammany Parish for planning purposes, establishes the base flood elevation for the Lot at eleven (11') feet. Accordingly, for the purposes of the construction of the home by my clients, and the requested variances, we are presuming that St. Tammany Parish will utilize the eleven (11') foot base flood elevation.

Ms. Helen Lambert

June 21, 2022

Page 2 of 2

My clients are requesting a variance from the front, side and rear yard setbacks set forth above. In particular, I enclose hereto as Exhibit "A" a site plan sketch prepared by my client's architect. This sketch identifies each variance being requested. As you can see, the variances vary in size but are generally set forth as follows, to-wit:

1. Three (3') feet, four (4") inches in the rear;
2. Five (5') feet, two (2") inches and three (3') feet, three (3") inches along the north side property line;
3. Three (3') feet, six (6") inches and six (6') feet, ten (10") inches along the front property line; and
4. Three (3") feet, eight (8") inches along the south side property line.

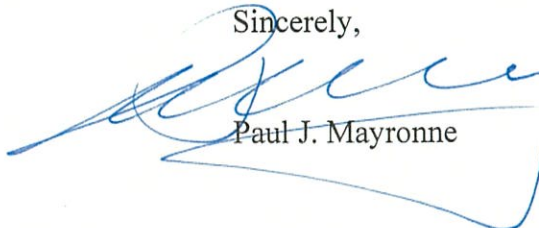
I have also enclosed as a part of Exhibit "A" a sketch showing the height of the proposed home, giving rise to the foregoing variance request.

In considering the foregoing request, it is also important to understand the geography and layout of the Lot. This Lot fronts the Tchefuncta River, and backs up to a very large marsh area. To the north of the Lot, there is an inlet providing boat access to the Marina. In fact, the only real neighbor to the Lot is to the South. As you will see, I have enclosed hereto a letter of no objection from this neighbor. In fact, the neighbor's proposed home will be 87.8 feet from the common property line. This will result in over a hundred (100') feet between homes, if the variances are approved.

I respectfully submit that the granting of the variances will have no negative impact on any of the surrounding properties. This is evidenced by the letters of support which we have enclosed, as well as the remaining documents attached hereto as Exhibit "A". The hardship which is created, and which is not self-imposed or financial, results from the confluence of several factors. First, the location of the Lot along the Tchefuncta River. Second, the unique configuration of the Lot. Finally, the third, is the provision within the St. Tammany Parish Unified Development Code which increases the required setback with the height of the home. In this instance, the height of the home is vitally important given the propensity for flooding in this area. When all of these factors are considered, we believe a hardship exists. Therefore, we also believe that the requested variances are appropriate and necessary.

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

Sincerely,



Paul J. Mayronne

PJM/amh

Enclosures

cc: Mr. and Mrs. Lewis Kahn

Marina Beau Chene, LLC
426 Marina Boulevard
Mandeville, LA 70471
985-845-3454

To whom it may concern:

I am a Member of Marina Beau Chene, LLC ("MBC"), with legal authority on its behalf to sign this letter. MBC is the owner of Parcel K-1, as more fully shown on the re-subdivision plat by Land Surveying, Inc. dated July 11, 2019, last revised May 19, 2021 and being Map File 6102B of the records of St. Tammany Parish. MBC owns one of the three parcels of land adjacent to each other on the Tchefuncte River in the Beau Chene Marina, including Parcel K-2 and Parcel G1A-1.

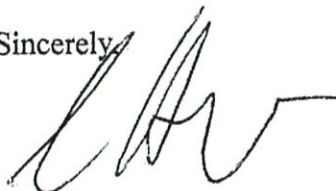
The owners of Parcel G1A-1, municipal address 980 Marina Blvd., Mandeville, Lewis & Chillon Kahn, seek a variance substantially similar to the following, to which I and MBC have no objection:

This request is for a variance from the provisions of Article IV, Division 10. Sec. 130-509 of the St. Tammany Parish Unified Development code to permit a single-family residence with insufficient height-based side and rear yard setbacks.

The residence conforms to the other elements of the code including maximum lot coverage and height regulations. The code prescribes one rear yard of 25 feet and two side yards of 10 feet each plus an additional foot for each foot of building height greater than 20 feet over the base flood elevation in each case. We request a variance to instead provide a 35 foot rear yard and two 20 foot side yards.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Garrett Griggs', with a stylized flourish at the end.

Garrett Griggs
For: Marina Beau Chene, LLC

LAW OFFICE OF TAMMY KARAS GRIGGS
415 E. LOCKWOOD STREET
COVINGTON, LA 70433
Tammy Karas Griggs
Telephone: (985) 247-0345 - Facsimile: (985) 247-0346

To whom it may concern:

I am the owner of Parcel K-2, as more fully shown on the re-subdivision plat by Land Surveying, Inc. dated July 11, 2019, last revised May 19, 2021 and being Map File 6102B of the records of St. Tammany Parish. I own one of the three parcels of land adjacent to each other on the Tchefuncte River in the Beau Chene Marina, including Parcel K-1 and Parcel G1A-1.

The owners of Parcel G1A-1, municipal address 980 Marina Blvd., Mandeville, Lewis & Chillon Kahn, seek a variance substantially similar to the following, to which I have no objection:

This request is for a variance from the provisions of Article IV, Division 10, Sec. 130-509 of the St. Tammany Parish Unified Development code to permit a single-family residence with insufficient height-based side and rear yard setbacks.

The residence conforms to the other elements of the code including maximum lot coverage and height regulations. The code prescribes one rear yard of 25 feet and two side yards of 10 feet each plus an additional foot for each foot of building height greater than 20 feet over the base flood elevation in each case. We request a variance to instead provide a 35 foot rear yard and two 20 foot side yards.

Please feel free to contact me if you have any questions.

Sincerely,


Tammy Karas Griggs

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

Case File Number:	BOA Case No. 2022-2970-BOA
Initial Hearing Date:	08/02/2022
Date of Report:	07/25/2022

GENERAL INFORMATION

Applicant & Representative:	Allison Zinskie
Location of Property:	30271 N. Dixie Ranch Road, Lacombe, Louisiana
Zoning of Property:	A-3 Suburban District
Variance(s) Requested:	Increase the max allowable length of an accessory building.

OVERVIEW

Request by applicant to increase the max allowable length of an accessory building from 50 feet to 70 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 2100 square foot or 30 foot wide X 70 foot long accessory building. Although, no hardship has been demonstrated, staff is not opposed to this request considering that the proposed accessory building will be located on an 8.9 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.



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 9.90 Acre Parcel of Land, into Parcels A & B, situated in Section 16, T-8-S, R-13-E, St. Tammany Parish, La.

Reference: A Survey Map of Subject Property by Wilson-Pope, PLS, Dated 8-1-1988, for Albert Sommers

Reference calls not shown

Bearings were derived by Magnetic Compass

The P.O.B. is described as being N01°56'W-1383.0'; S89°00'W-340.4' from the 1/4 Corner Common to Sections 16 & 21, T-8-S, R-13-E, St. Tammany Parish, Louisiana (as per Angles shown on Reference)

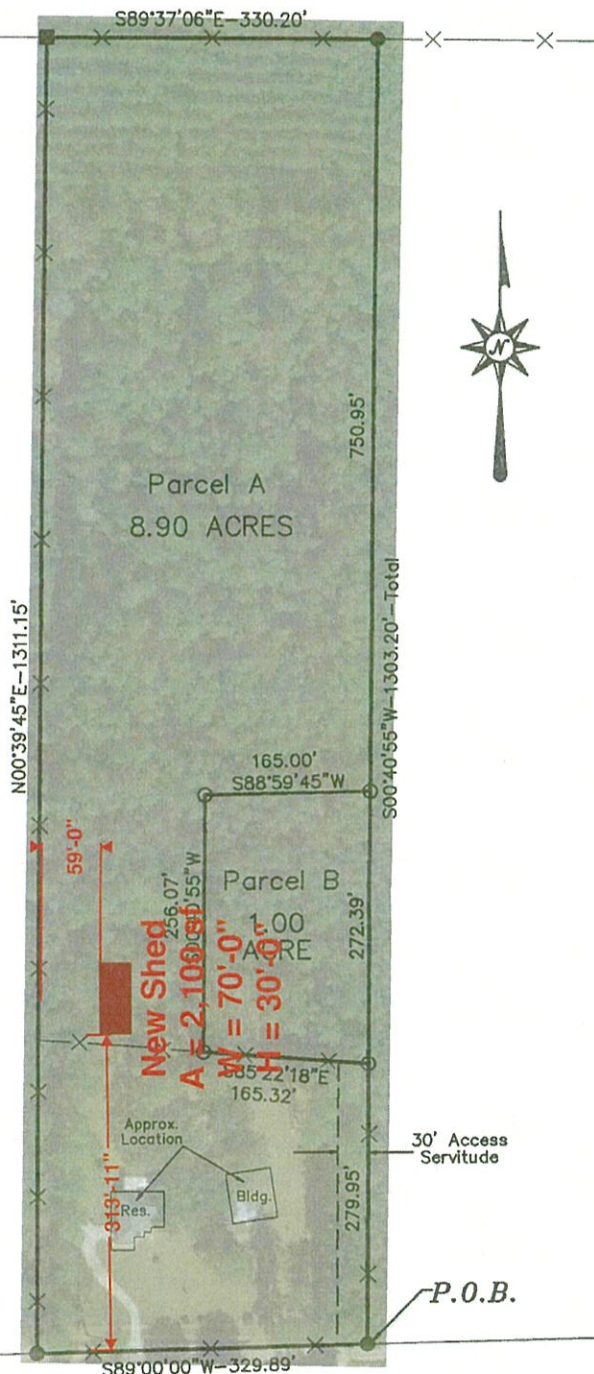
LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1/2" Iron Pipe
- = Set 1/2" Iron Rod
- X— = Fence

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:130.



N. Dixie Ranch Rd.

MAP PREPARED FOR

ALLISON ZINSKIE

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 16, T-8-S, R-13-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. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax
landsurveyingllc@gmail.com

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 50'

DATE:

9-8-2020

NUMBER:

20043

Terr3/AllisonZinskie

Zinskie, Chris

To: zinskie@gmail.com
Subject: FW: Variance support
Attachments: Variant Support Letter.pdf

From: Kathy Zinskie <jkzinskie@verizon.net>
Sent: Tuesday, July 5, 2022 9:10 AM
To: Zinskie, Chris <CHRISTOPHER.ZINSKIE@pbfenergy.com>
Subject: RE: Variance support

External Email: This Message Is From an External Sender

If unknown sender, Do Not click links/attachments. Never give out your user ID or password!

[Report Suspicious](#)

Christopher,

I have no objection to the 70' length of the proposed structure and fully support your variance request. I can provide a signed hard-copy of the letter stating such, if needed.

John Zinskie/s

John Zinskie

30275 N Dixie Ranch Rd.
Lacombe, LA 70445
Phone: (757)876-4553

▶ **St. Tammany Parish Department of Planning &
Development, c/o Subdivision Coordinator**

P.O. Box 628, Covington, Louisiana 70434
Phone: (985)898-2529

To whom it may concern:

We would like to express our support of our neighbors, Christopher and Allison Zinskie. We are aware of their plans to erect a 30' x 70' workshop adjacent to our property and we do not have any objection with the length of the structure exceeding the standard 50' dimension of an accessory structure.

Respectfully,

John Zinskie

5 July 2022

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

Case File Number:	BOA Case No. 2022-2971-BOA
Initial Hearing Date:	08/02/2022
Date of Report:	07/25/2022

GENERAL INFORMATION

Applicant & Representative:	Albert Royce Keaton & Tommy Guidroz
Location of Property:	12444 & 12448 Stanga Road, Covington, Louisiana
Zoning of Property:	A-3 Suburban Zoning District
Variance(s) Requested:	A waiver of the required pond setbacks.

OVERVIEW

Request by applicant for a waiver of the required 25 foot pond setbacks.

STAFF COMMENTS

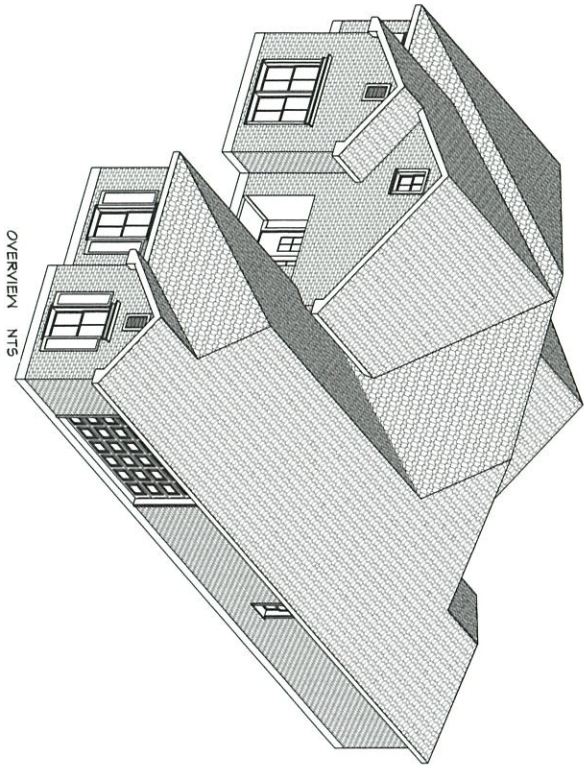
As per the Unified Development Code Sect. 130-2213. - Minimum standards. (47) *Agricultural and decorative ponds*. c. The pond shall be set back a minimum of 25 feet from the front, sides and rear property lines.

The objective of the request is for a waiver of the required setback from the property line to allow for the construction of a 2400 square foot pond crossing the common property line of Parcels B1 & B2, as shown on the attached.

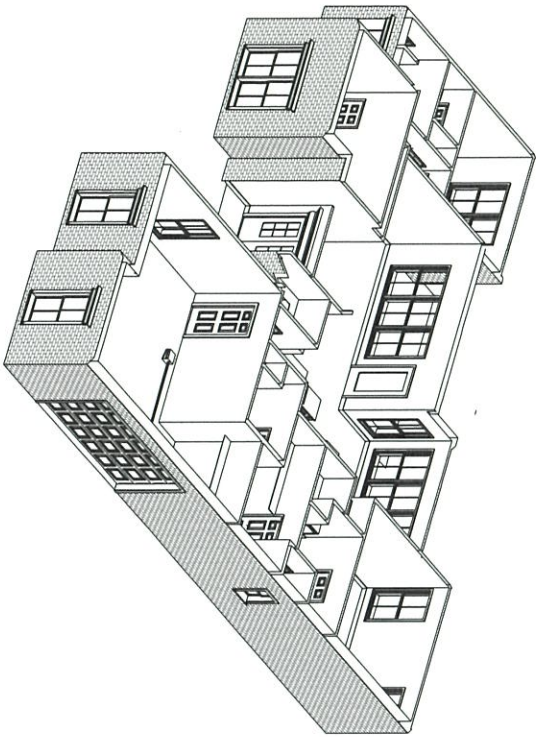
There is no objection to the request since the proposed pond will provide adequate drainage for both parcels of land in a centralized location. Should the Board be in favor of the request, it should be subject to the following:

- Provide a maintenance agreement stipulating that the property owners are responsible for the maintenance of the pond.
- Meeting all minimum standard requirements for a pond and apply for permit.

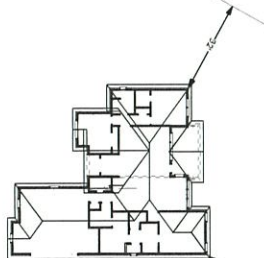




OVERVIEW NTS



FLOOR OVERVIEW NTS

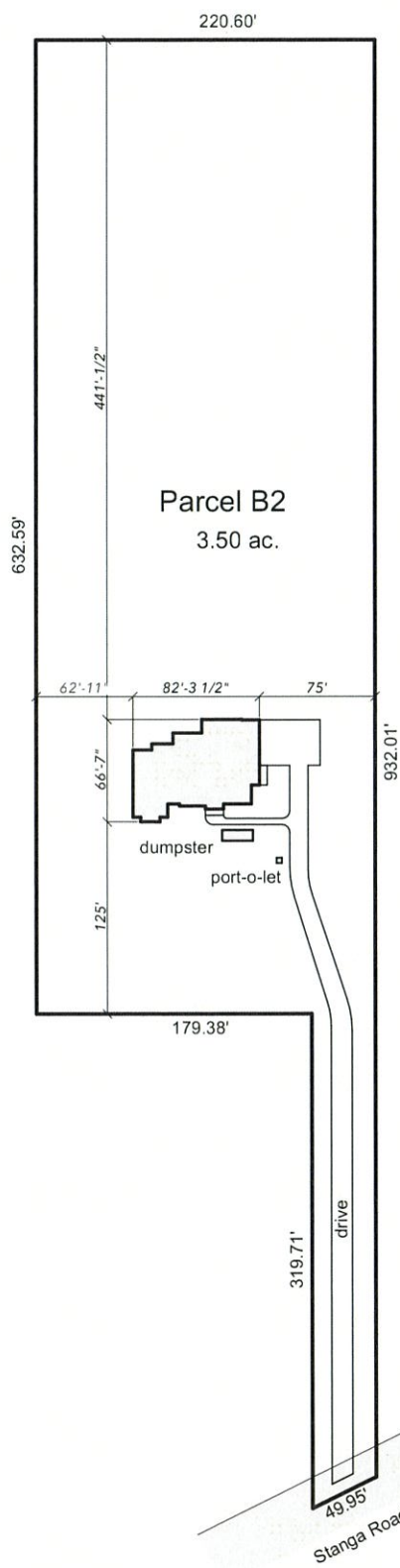


THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH IRC 2015 AND THE AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. WIND LOAD 130 MPH. ALL WALLS CONTINUOUS FROM GROUND FLOOR SLAB TO THE ROOF SHALL BE CONSTRUCTED AS SHEAR WALLS.

STANGA ROAD
ASPHALT

SITE PLAN SCALE 1/4" = 5' 0"

FOOTAGES		CUSTOM HOUSE PLANS	
LIVING AREA	1101 SQ. FT.	PLAN FOR	
KITCHEN	403 SQ. FT.	MR. AND MRS. ROYCE KEATON	
DINING	178 SQ. FT.	12444 STANGA ROAD	
SLEEPING	30 SQ. FT.	CONVINGTON, LA. 70433	
TOTAL FTS	2012 SQ. FT.	DATE	PHONE: 803-355-4402
NOTE: These plans are prepared for a particular project. They are not intended to be a complete set of plans for a building. They are not intended to be used for any other project. They are not intended to be used for any other project. They are not intended to be used for any other project.		PLANNING	
		PAGE	1 OF 7



Tommy and Laura Guidroz
Parcel B2, Stanga Road
St. Tammany Parish, La.

Plot Plan
Scale: 1" = 80"

Setbacks
Front.....
Right Side.....
Left Side.....
Rear.....

Date
7/16/21
PROJECT NO:
6874