

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
DECEMBER 6, 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 NOVEMBER 2, 2022 MINUTES

1- BOA CASE NO. 2022-3095-BOA

Request by applicant in a NC-4 Neighborhood Commercial District to reduce the required setbacks for an existing cellular tower to 40.43 feet & 74.77 feet on the south side, 50.47 feet on the west side and to 15 feet on the east side.

The property is located: 23305 LA Highway 1088, Mandeville, Louisiana

Applicant: Moore 59, LLC – Paul Damian Rees

Representative: Paul Mayronne

Postponed from November 2, 2022 Meeting.

2- BOA CASE NO. 2022-3097-BOA

Request by applicant in a I-1 Industrial District to reduce the required 500 foot setback from the nearest bank of the waterway to 50 feet and reduction of the required 100 foot no cut buffer to 50 feet on the north, south, east and west sides of property.

The property is located: north side of LA Highway 16, Sun, Louisiana

Applicant & Representative: Shane Cambre

Postponed from November 2, 2022 Meeting.

3- BOA CASE NO. 2022-3099-BOA

Request by applicant in an A-2 Suburban District to allow for the placement of an accessory structure within the front yard.

The property is located: 17623 Three River Road, Covington, Louisiana

Applicant & Representative: Vaccaro Group LLC – Nick Vaccaro

4- BOA CASE NO. 2022-3126-BOA

Request by applicant in an A-4 Single Family Residential District to reduce the required front setback from 30 feet to 10 feet to allow for the construction of a single family residence.

The property is located: 1049 Preval Street, Mandeville, Louisiana

Applicant & Representative: Nancy Landers

5- BOA CASE NO. 2022-3127-BOA

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required rear setback from 25 feet to 5 feet to allow for an addition to an existing single family residence.

The property is located: 517 Solitude Way, Covington, Louisiana

Applicant & Representative: Emily Loup

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

The November 2, 2022 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mr. Spies, Mr. Blache, Mr. Sanders, Mr. Swindell, Mr. Daly, Mrs. Thomas.

ABSENT: N/A

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

APPROVAL OF THE MINUTES

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

MOTION CARRIES UNANIMOUSLY

1- BOA CASE NO. 2022-3088-BOA

Request by applicant in an A-4 Single Family Residential District for an after the fact variance to reduce the required side yard setback from 7.5 feet to 0.3 feet & 1.3 feet to allow for the completion of the construction of an attached carport.

The property is located: 329 Moonraker Drive, Slidell, Louisiana

Applicant & Representative: Rayford Campbell

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

Rayford Campbell: Carport was destroyed by Hurricane Ida. Replaced carport on the existing slab. Slab located on the property already extend within the required setback. The new structure was built on the existing slab, which has been in place for many years.

Naomie Hess: Secretary for the Moonraker Island Civic Association. Distributed packets including before picture of the residence when the house was for sale. Shows the front of the house with no carport and area where previous covered patio was located. Also provided pictures showing the new carport which extends up to where the previous patio extended in the past. Carport almost completed, almost fully enclosed. Does not look like a carport, more like an addition to the residence.

Bonnie Peyroux: President Homeowners Association. Variance should not be granted to what appears to be a garage, not a carport. Building is less than a safe distance from the adjacent house. No resident in the adjacent house. Against the building code, which is 5 feet from the property line and against the Fire Code and the HOA Covenants. Could also cause fire safety and drainage

issues. Gate and sidewalk shown on pictures are on the adjacent property. Granting the variance will allow other owners within the subdivision to build as they are pleased. Variance request should be denied and structure removed.

Larry Leehands: No written permission submitted from abutting property owner. The structure is not considered as a carport but as a garage. Concerned with potential fire safety hazard and potential depreciation of adjacent property. No wall or building should be constructed on the fence line. Variance should not be granted and structure should be removed.

Rayford Campbell: Adjacent residence is occupied. The carport is not on the property line, it is located on the existing slab. Only one door, not multiple doors and goes all the way through. The only change is that the structure has sides. There was a pre-existing privacy fence, held up by beam connected to the wall of the adjacent house. The wall is not on same line as the privacy fence. If he would have been aware of the regulation, would have applied for building permit. Wall of the structure is on the edge of the existing driveway.

Naomie Hess: The carport is constructed from the front to the back of the property. Code states how far a residence has to be from the property line/required side setback. The structure is only 4 inches from the property line and if variance is granted, it could cause precedent in the neighborhood.

Larry Leehands: Almost 400 residences within the subdivision, many have long driveway on the side. If variance is approved it means that I can build from corner of my house all the way to the property line because I have pre-existing slab. If variance is granted to allow to have a structure 4 inches from the property line, it could destroy the neighborhood. When the house was purchased, there was no carport.

Mr. Ballantine: Mr. Campbell, are you the contractor doing the work? When did you find out that you had to apply for permit?

Rayford Campbell: Received Cease and Desist and was informed that he needed to apply for the building permit. I am the contractor doing the work.

Mr. Ballantine: From the front of the garage, what is the difference between the setbacks, it goes at an angle? Are you closer to the property line in the rear? Does the construction extend to the rear of the property?

Rayford Campbell: At the end of the home, it makes an angle. There is an existing covered patio and existing cement. Privacy fence is inside my property line. It is a carport with walls.

Mr. Blache: Are you a licensed contractor? Am I correct to state that you did not apply for a building permit?

Rayford Campbell: I am a State Registered Contractor. No I did not apply for a building permit. I was informed by the Building Permit's Office that I could apply for the permit as a licensed contractor or as a homeowner.

Mr. Blache: You still have to meet the Parish regulation.

Rayford Campbell: Since the slab was already there, I assumed that I could build on the existing slab. Already invested \$20,000 in the construction of carport.

Mr. Blache: The Board cannot take into consideration amount of money spent on structure to grant a variance. Side yard setbacks are set up for safety and to reduce potential future drainage issues.

Mr. Spies: Approving the requested variance would create a precedent.

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

MOTION FAILED UNANIMOUSLY

2- BOA CASE NO. 2022-3095-BOA

Request by applicant in a NC-4 Neighborhood Commercial District to reduce the required setbacks for an existing cellular tower to 40.43 feet & 74.77 feet on the south side, 50.47 feet on the west side and to 15 feet on the east side.

The property is located: 23305 LA Highway 1088, Mandeville, Louisiana

Applicant: Moore 59, LLC – Paul Damian Reese

Representative: Shelby Lasalle Jr.

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

Paul Mayronne: Representative for Moore 59, LLC. Request to postpone to allow to present requested information regarding the cellular tower/structural analysis stating that should one or more of the tower's elements fail, the tower is designed to fold over onto the portion of the tower below the failure location.

Motion by Mrs. Thomas and seconded by Mr. Daly to postpone the variance requests to the December 6, 2022 Meeting.

MOTION CARRIES UNANIMOUSLY

3- BOA CASE NO. 2022-3097-BOA

Request by applicant in a I-1 Industrial District to reduce the required 500 foot setback from the nearest bank of the waterway to 50 feet.

The property is located: north side of LA Highway 16, Sun, Louisiana

Applicant & Representative: Shane Cambre

Shane Cambre: Would like to request to postpone to provide additional information.

Mr. Ballantine: Provide list of information to be provided for the December meeting.

Motion by Mrs. Thomas and seconded by Mr. Spies to postpone variance request to the December 6, 2022 Meeting.

MOTION CARRIES UNANIMOUSLY

OLD BUSINESS

Mr. Ballantine: Issue regarding Compensation for the Board Members will be on the November Parish Council Agenda. Mrs. Thomas will be present at the meeting to represent the Board.

Mrs. Lambert: The item will be introduced. No vote taken.

Mrs. Couvillion: It may not be necessary to attend the meeting since it will only be introduced.

Mr. Ballantine: Would like to bring up the issue regarding the vote. Would like to vote on the possibility to change the required votes from 4 votes to 3 votes for a matter to be approved by the Board.

Mrs. Couvillion: It is not required by State Law, it is only in the Board of Adjustment's ByLaws. Suggest that the matter be addressed as part of the Code rewrite.

Mr. Swindell: Is your request to change the vote mostly when only Board members are present?

Mr. Ballantine: Correct, only when only 4 Board members are present.

Mr. Blache: Threshold should remain high. If there are only 4 members present, Board could advise the person filing the variance request that they can request to postpone.

Mr. Spies: Ask that legal explains the reason for voting in favor.

Mrs. Couvillon: All motion should be done affirmatively. When there is motion to deny and it is denied. The result is that there is no action. It should not be the final decision of the Board.

Mr. Swindell: Each Board member should explain their position regarding a variance during the discussion period.

NEW BUSINESS

Presentation of the Commercial Landscape Ordinance by Regan Contois. Presented main points from when a commercial job starts until the end: identify buffers, species of trees/tree survey, trees to be preserved, tree mitigation, pre land clearing inspection required. Live Oak and Cypress Trees are graded: A, B, C or D and percentage of trees to be replanted. If request is to replace more than 50% of existing live oak and cypress trees, Planning & Development requires that variance request be submitted. \$150 per caliper inch to be paid into the tree bank if not replace onsite in kind. Some of the money is used on Parish projects/drainage and replanting of trees. Also informed the Board members of upcoming project, where tree bank money will be used. Document provided to the Board members also provide information regarding tree protection and required information to be provided on a landscape plan, drawn by a Landscape Architect.

Mr. Blache: How does the ordinance apply when large parcels of land are cleared?

Ms. Contois: It is handled on a case by case basis, depending on what was cleared. 3 to 5 gallons trees requested to planted and request to replant certain species of trees, depending on what is available at the nurseries in the area.

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. 2022-3095-BOA
2 nd Hearing Date:	12/06/22
Initial Hearing Date:	11/02/22
Date of Report:	11/28/22

GENERAL INFORMATION

Applicant:	Moore 59, LLC – Paul Damian Rees
Representative:	Shelby Lasalle Jr.
Location of Property:	23305 LA Highway 1088, Mandeville, Louisiana
Zoning of Property:	NC-4 Neighborhood Commercial District
Variance(s) Requested:	Reduce required setbacks.

OVERVIEW

Request by applicant in a NC-4 Neighborhood Commercial District to reduce the required setbacks for an existing cellular tower to 40.43 feet & 74.77 feet on the south side, 50.47 feet on the west side and to 15 feet on the east side.

STAFF COMMENTS

As per St. Tammany Parish Unified Development Code Section 130-2213. (41) *Towers*. A. 2. (iii) Height/setbacks and related location requirements shall be as follows: B. Towers, not located on parish owned property, shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater. Tower setbacks are required to ensure that the fall radius, measured from the base of a tower, is free from any existing structures or residences that could come into contact with potential hazards.

The site is currently developed with a 250 foot high cellular tower meeting the setback requirements on all sides (approved as a conditional use permit in 2001/CP01-07-071). The objective of the request is to allow for the surrounding property to be developed as a 10 lot commercial subdivision, as shown on the attached subdivision plan. The associated subdivision plan shows the location of the cell tower and illustrates the requested setback variances to the south, east, and west sides of the property.

The concern is in regards to the setback variance request, in the event of a tower collapse, the tower could fall on any of the proposed commercial structures and on a public right of way. The radius of the collapse area also creates health and safety concerns for any occupants of the commercial buildings or anyone traveling along Moore Park Drive.

Note that no structural analysis has been provided by the applicant confirming that should one or more of the tower's elements fail, the tower is designed to fold over onto the portion of the tower/collapse. Since that information has not been provided, it is not possible to confirm if the fall radius of the facility is less than 250 feet and if the tower could fall within the proposed setbacks. The requested variances are self-imposed and personal preferences rather than a property hardship.

2022-3095-BOA

ELM

ELM

T7 - R12E

32

1088

LENNY

T8 - R12E

5



J.V. Burkes & Associates, Inc.

1805 Shortcut Highway
Slidell, Louisiana 70458

985.649.0075 office
985.649.0154 fax
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October 4, 2022

Ms. Erin D. Cook, AICP
Planning Department
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

RE: Moore Park – Cell Tower building setbacks

Dear Ms. Cook:

In accordance with the above referenced subdivision application, it was identified that the proposed Tentative Plan has two issues that will need to be brought to the Board of Adjustments on November 2, 2022

Issues that necessitate a variance from the BOA from the existing cell tower

- 1) Section 130-2213(41)(a)(2)(iii)(B) "towers shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater" – we wish it to comply with the attached map – minimum setbacks of front 40ft, rear 40ft, side 15ft
- 2) In addition, Section 130-2213(41)(a)(2)(iii)(D) "all buildings and other structures to be located on the same property as a tower shall conform with the setbacks established for the underlying zoning district". we wish it to comply with the attached map – minimum setbacks of front 40ft, rear 40ft, side 15ft

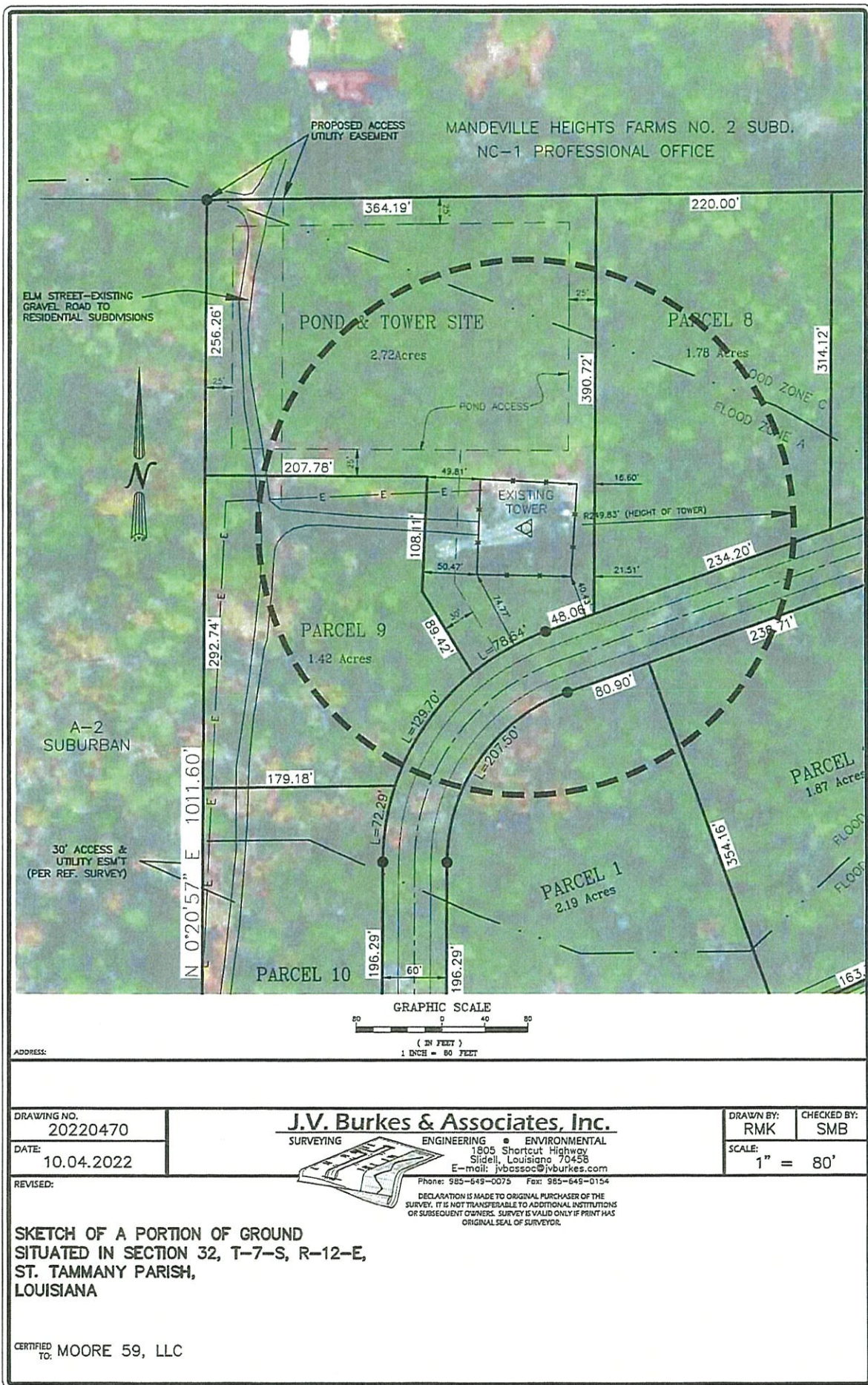
Comments

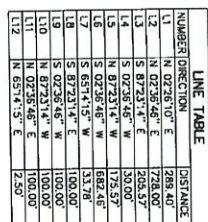
Owner requests a variance to the above two issues. The variance is not self imposed, however it will constitute an unnecessary hardship to the viability of the land. These variances will not have an adverse effect on neighbor's property and this will not constitute a precedent.

Respectfully,

A handwritten signature in blue ink that reads "Sean M. Burkes". The signature is fluid and cursive.

Sean M. Burkes, PE, PLS
J.V. Burkes & Associates, Inc.





LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 02°28'10" E	1269.40
L2	N 02°38'46" E	1728.00
L3	S 87°23'14" E	2656.57
L4	S 02°36'46" W	58.00
L5	N 87°23'14" W	1735.57
L6	S 02°36'46" W	6862.46
L7	S 65°14'55" W	33.78
L8	S 87°23'14" E	1000.00
L9	S 02°36'46" W	1000.00
L10	N 87°23'14" W	1000.00
L11	N 02°36'46" E	1000.00
L12	N 65°14'55" E	2.50

LEGAL DESCRIPTION OF GEONET TOWER, INC., 30' ACCESS & UTILITY EASEMENT
(LENNY LAKE -- 001A044):

[illegible]

LEGAL DESCRIPTION OF GEONET TOWER, INC. 100'x100' LEASE AREA
(LENNY LANE - 001A044):

[illegible]

LEGAL DESCRIPTION OF GEONET TOWER, INC., PARENT PARCEL
(DAVID M. MOORE, OWNER) (LENNY LANE - 001A044):

[illegible]

GENERAL NOTES:
NOT TO SCALE

- 1.) Bearings are LA Grid and distances are horizontal unless otherwise noted. Coordinates are NAD 83 LA SPC South Zone 1702. Elevations are referenced to NAVD 88. All distances are in U.S. Survey feet.
- 2.) This lease exhibit has been prepared partially from an actual field survey and partially from maps and deeds of record. This map represents only a summary of the lease site, and the

- 3.) FLOODNOTE: In accordance with FEMA Flood Insurance Rating Map Panel #22505-0245-C for St. Tommenon Parish, Louisiana, the best raised elevation is 17' 10.00". The property herein is located 1 foot above C-1 (elevation of minimal flooding).
- 7.) ZONING: C2 - Commercial

7.) Reference Map: *See "Reference Map" section.*

A.) Plot of Land Acquired by State, pursuant to the provisions of the Public Land Law, 1932, as amended, and the rules and orders promulgated by Edeia J. O'Connell, State Land Commissioner, dated February 19, 1932.

1. No attorney has been made by Landstate Inc., to verify this, and local ownership, deed restrictions, servitudes, easements, or other burdens on the property other than that claimed by the claim or the representative, the facts are the basis for the property identified on the "Parent Plot". From a careful view inspection of the property and clear that which is depicted on this survey there are no encroachments that affect

the wind and three days of rain, the storm was over. The underground utilities (U&I) are referred to English. Turn 1 COS-288 (66-42880) (NAO 38).

11. **Site Description:** The storm and sanitary sewer structures are located within the storm and outside of design storm are shown. No attempt has been made to locate sub-surface utilities, storm and sanitary sewers lines except as shown.

12. **Site Description:** From Baton Rouge town interverte 12 east for approximately 63 miles to Exit #65, turn off onto ramp 10

[illegible]

BEING A PORTION OF THE DAVID M. MOORE PROPERTY LOCATED IN THE GREENSBURG LAND DISTRICT, SECTION 32, T-12-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANT PARISH, LOUISIANA FOR

THOMPSON ENGINEERING

L. DAVID L. PATTERSON hereby certifies to SCOTT TONGER, ENGINEER, that he is duly qualified to act as a CONSULTANT AND SURVEYOR for the GREENSBURG LAND DISTRICT, SECTION 32, T-12-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANT PARISH, LOUISIANA and that he made a survey on the ground of the property shown and that this drawing accurately reflects the findings of said survey, and that this survey

confer to a Class B Survey in accordance with the State
of Louisiana Minimum Standards for Property Boundary
Surveys.

David Patterson

DAVID L. PATTERSON, P.L.S.
P.L. REGISTRATION NO. 04784

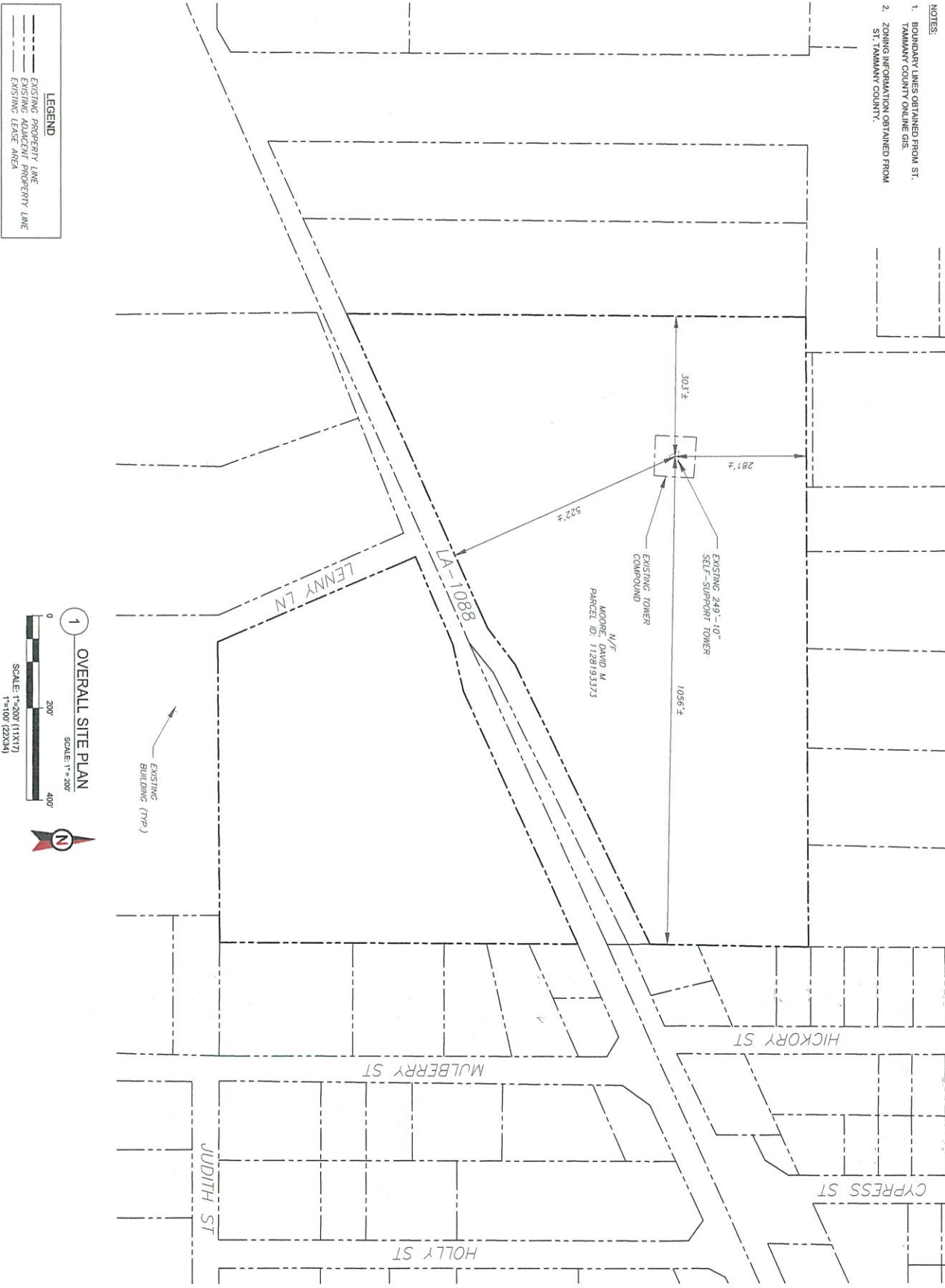
DATE 5/3/01

DATE: 5/3/01 TIME: BY: J.L.H. SHEETS NO. 01 OFF.
JOB # 01-019-050-00 BY D.L.H.

LANDSOURCE
INCORPORATED

A Professional Surveying and Land Information Company
11616 Industry Rd., Suite 4
Dallas, Texas 75244
Phone: (214) 752-0995
Fax: (214) 752-0997
e-mail: ls@landsorce.com
website: www.landsorce.com

- NOTES:
- BOUNDARY LINES OBTAINED FROM ST. TAMMANY COUNTY ONLINE GIS.
 - ZONING INFORMATION OBTAINED FROM ST. TAMMANY COUNTY.



TOWER ENGINEERING PROFESSIONALS
326 TRIVION ROAD
RALEIGH, NC 27603-5530
OFFICE: (919) 661-5351
www.tepgroup.net

REV.	DESCRIPTION	BY	DATE
1	PRELIMINARY	ARS	08/16/21
2	100% CONSTRUCTION	GV	08/20/21
3			
4			

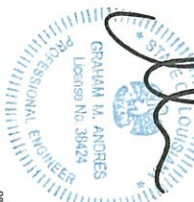
ATC SITE NUMBER:
371660

ATC SITE NAME:
LENNY LANE

T-MOBILE SITE NAME:
QUAL GREENGLOBAL TOWER

SITE ADDRESS:
22325 HWY 1088
NEWELL, LA 70448-0000

SEAL:



08/20/21

T-Mobile

DATE DRAWN:	08/20/21
ATC JOB NO:	13705023
CUSTOMER NAME:	QUAL GREENGLOBAL TOWER
CUSTOMER ID:	MOD04T5E

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-001	0

A 21.69 ACRE TRACT OF LAND
LOCATED IN SECTION 32, T-7-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA

1. **RESEARCH DESIGN AND METHODS.** The study was a descriptive, cross-sectional study of 1000 patients with a confirmed diagnosis of HIV infection, who were recruited from 10 hospitals in the city of Lima, Peru. The study was conducted between January and March 2000. The study was approved by the Institutional Review Boards of the participating hospitals and the National Institute of Health and Human Rights of the Peruvian Ministry of Health.

2. **RESULTS.** The mean age of the patients was 35.5 years (range 18-65 years). The majority of the patients (60%) were male and 40% were female. The majority of the patients (70%) were from the urban area and 30% were from the rural area. The majority of the patients (80%) were from the middle and upper social classes and 20% were from the lower social classes. The majority of the patients (60%) were from the public sector and 40% were from the private sector. The majority of the patients (70%) were from the urban area and 30% were from the rural area. The majority of the patients (80%) were from the middle and upper social classes and 20% were from the lower social classes. The majority of the patients (60%) were from the public sector and 40% were from the private sector.

3. **CONCLUSIONS.** The study shows that the majority of the patients with HIV infection in Lima, Peru, are from the urban area, middle and upper social classes, and public sector. The study also shows that the majority of the patients are from the middle and upper social classes and 20% are from the lower social classes. The majority of the patients (60%) are from the public sector and 40% are from the private sector.

4. **REFERENCES.** 1. World Health Organization. *Global Strategy on Human Immunodeficiency Virus Infection and Acquired Immune Deficiency Syndrome (AIDS)*. Geneva: WHO, 1996.

2. Centers for Disease Control and Prevention. *Guidelines for the Use of Antiretroviral Therapy in HIV-Infected Adults and Adolescents*. Atlanta: CDC, 1998.

3. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 1998*. Lima: INIA, 1999.

4. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 1999*. Lima: INIA, 2000.

5. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2000*. Lima: INIA, 2001.

6. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2001*. Lima: INIA, 2002.

7. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2002*. Lima: INIA, 2003.

8. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2003*. Lima: INIA, 2004.

9. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2004*. Lima: INIA, 2005.

10. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2005*. Lima: INIA, 2006.

11. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2006*. Lima: INIA, 2007.

12. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2007*. Lima: INIA, 2008.

13. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2008*. Lima: INIA, 2009.

14. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2009*. Lima: INIA, 2010.

15. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2010*. Lima: INIA, 2011.

16. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2011*. Lima: INIA, 2012.

17. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2012*. Lima: INIA, 2013.

18. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2013*. Lima: INIA, 2014.

19. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2014*. Lima: INIA, 2015.

20. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2015*. Lima: INIA, 2016.

21. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2016*. Lima: INIA, 2017.

22. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2017*. Lima: INIA, 2018.

23. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2018*. Lima: INIA, 2019.

24. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2019*. Lima: INIA, 2020.

25. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2020*. Lima: INIA, 2021.

26. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2021*. Lima: INIA, 2022.

27. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2022*. Lima: INIA, 2023.

28. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2023*. Lima: INIA, 2024.

29. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2024*. Lima: INIA, 2025.

30. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2025*. Lima: INIA, 2026.

31. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2026*. Lima: INIA, 2027.

32. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2027*. Lima: INIA, 2028.

33. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2028*. Lima: INIA, 2029.

34. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2029*. Lima: INIA, 2030.

35. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2030*. Lima: INIA, 2031.

36. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2031*. Lima: INIA, 2032.

37. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2032*. Lima: INIA, 2033.

38. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2033*. Lima: INIA, 2034.

39. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2034*. Lima: INIA, 2035.

40. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2035*. Lima: INIA, 2036.

41. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2036*. Lima: INIA, 2037.

42. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2037*. Lima: INIA, 2038.

43. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2038*. Lima: INIA, 2039.

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45. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2040*. Lima: INIA, 2041.

46. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2041*. Lima: INIA, 2042.

47. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2042*. Lima: INIA, 2043.

48. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2043*. Lima: INIA, 2044.

49. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2044*. Lima: INIA, 2045.

50. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2045*. Lima: INIA, 2046.

51. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2046*. Lima: INIA, 2047.

52. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2047*. Lima: INIA, 2048.

53. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2048*. Lima: INIA, 2049.

54. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2049*. Lima: INIA, 2050.

55. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2050*. Lima: INIA, 2051.

56. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2051*. Lima: INIA, 2052.

57. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2052*. Lima: INIA, 2053.

58. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2053*. Lima: INIA, 2054.

59. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2054*. Lima: INIA, 2055.

60. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2055*. Lima: INIA, 2056.

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62. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2057*. Lima: INIA, 2058.

63. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2058*. Lima: INIA, 2059.

64. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2059*. Lima: INIA, 2060.

65. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2060*. Lima: INIA, 2061.

66. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2061*. Lima: INIA, 2062.

67. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2062*. Lima: INIA, 2063.

68. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2063*. Lima: INIA, 2064.

69. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2064*. Lima: INIA, 2065.

70. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2065*. Lima: INIA, 2066.

71. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2066*. Lima: INIA, 2067.

72. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2067*. Lima: INIA, 2068.

73. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2068*. Lima: INIA, 2069.

74. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2069*. Lima: INIA, 2070.

75. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2070*. Lima: INIA, 2071.

76. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2071*. Lima: INIA, 2072.

77. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2072*. Lima: INIA, 2073.

78. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2073*. Lima: INIA, 2074.

79. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2074*. Lima: INIA, 2075.

80. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2075*. Lima: INIA, 2076.

81. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2076*. Lima: INIA, 2077.

82. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2077*. Lima: INIA, 2078.

83. National Institute of Health and Human Rights. *Peruvian AIDS Surveillance System Report, 2078*. Lima: INIA, 2079.

84. National Institute of Health and Human Rights.

[illegible]

CERTIFICATION

THIS WAY IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A
PHYSICAL SURVEY MADE ON THIS GRADING UNDER SUPERVISION OF THE
ENGINEER(SHOWN).

JOHN W. BARNES - C.E., L.S. No. 4185

THIS PLAN IS ENTAINED UPON CONSENT BY THE PROPRIETORS OF THE
 STATE OF CALIFORNIA, THAT THE LANDS AND CHANGES OF
 THE MOUNTAIN OF ST. BARBARA WITH MOUNTAIN.

JOHN R. DAVIES - U.S.P. No. 21461

DEDICATION

BE IT RESOLVED, BY THE UNDERSEIGNED OWNER OF THE LAND AS
 STATED ABOVE, THAT HE DOES DECLARE THIS TO BE
 A TRUE AND ACCURATE MAP OF:

MOORE PARK

THE SUBJECT IDENT-OF-WEAY AS SHOWN IN THIS DEVELOPMENT IS
HIGHER DEDICATED TO THE REPETITIVE USE OF THE PUBLIC FOR
PERSONAL USES. VARIANTS SHALL BE RECOVERED FOR FINANCE AND
UTILITIES AS INDICATED HEREIN AND BE CONSIDERED FOR
RENEWED FOR THEIR FINISHED PURPOSES.

APPROVAL _____

FARMER TRAINING COMMISSION CHAIRMAN

FARMER TRAINING COMMISSION SECRETARY

CLERK OF COURT

FBI NUMBER

FBI FILE #

2169 ACRES	10	1,630 L.F.
AFRICA	NO. OF LOTS	LETH. OF STREETS
148 ACRES	67 ROW	NC-4
Avg. LOT SIZE	STREET WIDTH	INDUSTRIAL, RESIDENTIAL, COMMERCIAL
CONCRETE	CENTRAL	SEWAGE
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. FLOOD CONDUITING MAP NO. 22205-0142 C. DATES 10/17/79 FLOOD ZONES: A & C. AVERAGE FLOOD ELEVATION: 12.01. # N/A

ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY. EASEMENT DEPOSITS OF WATER IS DRAINAGE CONDUIT TO LAKE PONTCHARTRAIN.

GRAPHIC SCALE

CONTOURS SHOWN WERE TAKEN FROM USGS DATA AND ARE NOT FIELD VERIFIED, FOR CONCEPTUAL DESIGN ONLY.

—V— TYPICAL LOT DRAINAGE FLOW DIRECTION.

28 SCOTT'S MAPSHEET NUMBER.

CONCEALED SEWER AND WATER WILL BE PROVIDED.

(IN FEET)
1 inch = 80 ft

[illegible]

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



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassett@jvburkes.com
Phone: 885-643-0075 Fax: 885-643-0111

SEAN M. BURKES
LA REG. NO. 27642

ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number:	BOA Case No. 2022-3097-BOA
2 nd Hearing Date	12/06/22
Initial Hearing Date:	11/02/22
Date of Report:	11/28/22

GENERAL INFORMATION

Applicant & Representative:	Shane Cambre
Location of Property:	North side of LA Highway 16, Bush, Louisiana
Zoning of Property:	I-1 Industrial District
Variance(s) Requested:	Reduce required setbacks from the nearest waterway and reduce the required no cut buffers.

OVERVIEW

Request by applicant in a I-1 Industrial District to reduce the required 500 foot setback from the nearest bank of the waterway to 50 feet and reduction of the required 100 foot no cut buffer to 50 feet on the north, south, east and west sides of property.

STAFF COMMENTS

As per St. Tammany Parish Unified Development Code Section 130-2213. (49) *Commercial excavation*. b. *Criteria*. 3. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also be set back a minimum of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.

As per the Unified Development Code Section 130-2213. (49) *Commercial excavation* b. *Criteria*. 1. requires that all commercial excavations shall be set back a minimum of 100 feet from the front, sides and rear property lines of the site.

The objective of the request is to allow for the construction of a road to access a future commercial excavation to be located in the rear of the property. As shown on the attached survey the width of the property varies, being approximately 300 feet at its narrowest point, which could create a hardship to provide the required 500 foot setback from the nearest bank of the waterway and the required 100 foot setback on the west side of the property. However, no evidence has been provided to support the reduction of the required buffers on the entire length of east and west sides of the property and on the north and south sides of the property. Moreover, due to the intensity of the proposed use, buffers should be maintained on the south, east and west sides since there are some existing single family residences on the adjacent properties.

Should the Board be in favor of granting the variance as requested, it should be subject to:

- Submit scaled drawing showing the proposed buffers, size of the road and land clearing application.

Should the Board be in favor of granting the reduction of a portion of the east and west sides of the property, it should be subject to providing a land clearing permit application and a revised plan showing:

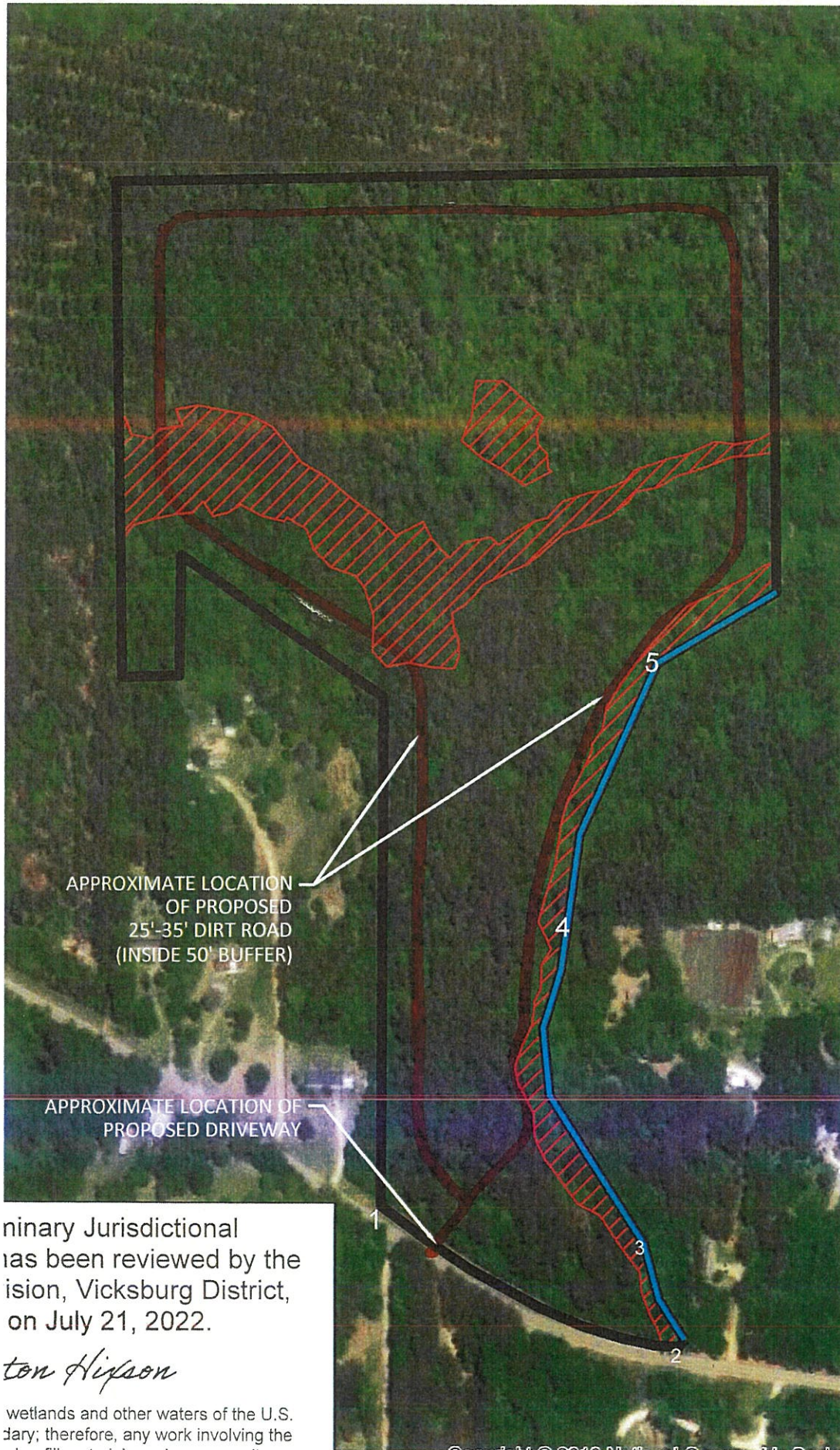
- The required 100 foot no cut buffers on the north, south, west and portion of the east side buffer not abutting the waterway.
- Location of the two way road, including the width of the road, from Highway 16 going north, along the 100 foot no cut buffer, allowing to maximize the width of the required buffer on the east side of the property, where abutting the waterway.
- The size of the buffer on the east side of the property, from the road access to the bank of the waterway.



The subject tract is a 41 acre irregularly shaped tract located near Sun, LA in St. Tammany Parish. It is bordered by wooded land on the east, north, and a portion of the west side. On the southwestern side is large tract residential where two separate residences exist. The southern boundary is LA Highway 16. The property is zoned Industrial, and the owner's intention is to mine sand/gravel off the site. Currently, the no cut buffer on the perimeter is 100 feet, but on the southeastern side of the tract lies a seasonal drainage swale that is considered by some parish documents as a "waterway". With this designation, the land adjacent to this "waterway" has a required 500-foot buffer, which disables approximately half of the tract as un-useable. The request is to reduce the 500' "waterway" buffer to 50', and to reduce the 100' buffer on all other property lines to 50' as well. It is also the intent to not disturb any jurisdictional wetlands that may exist in association with the "waterway", which at a few locations would increase the buffer being requested.

It should be noted that Stream Management Zones for timber harvest and other land activities are generally 25' to 50', hence the quantitative nature of the request. Additionally, mining operations of this type are common in this area. Lastly, it is the intention of the land owner to redistribute un-useable material to reclaim a portion of the site for environmental sustenance and potentially later development as recreation and/or residential land use.

The hardship related to this request basically lies with the shape of the property. Both the 100' and 500' buffers per ordinance affectively make the property unusable for the intended and zoned use.



ninary Jurisdictional
has been reviewed by the
ision, Vicksburg District,
on July 21, 2022.

ton Hixson

wetlands and other waters of the U.S.
dary; therefore, any work involving the

CADD FILE NAME:
EXHIBIT.dwg

DESIGNED BY:	NBZ
DRAWN BY:	NBZ
CHECKED BY:	FMK
JOB NO.	22084
SCALE: (24x36)	N.T.S.
SCALE: (8.5x11)	N.T.S.
DATE:	11.02.22

SHANE CAMBRE PROPERTY
HIGHWAY 16
SUN, LOUISIANA
ST. TAMMANY PARISH

PROPOSED DRIVEWAY/ROAD LOCATION

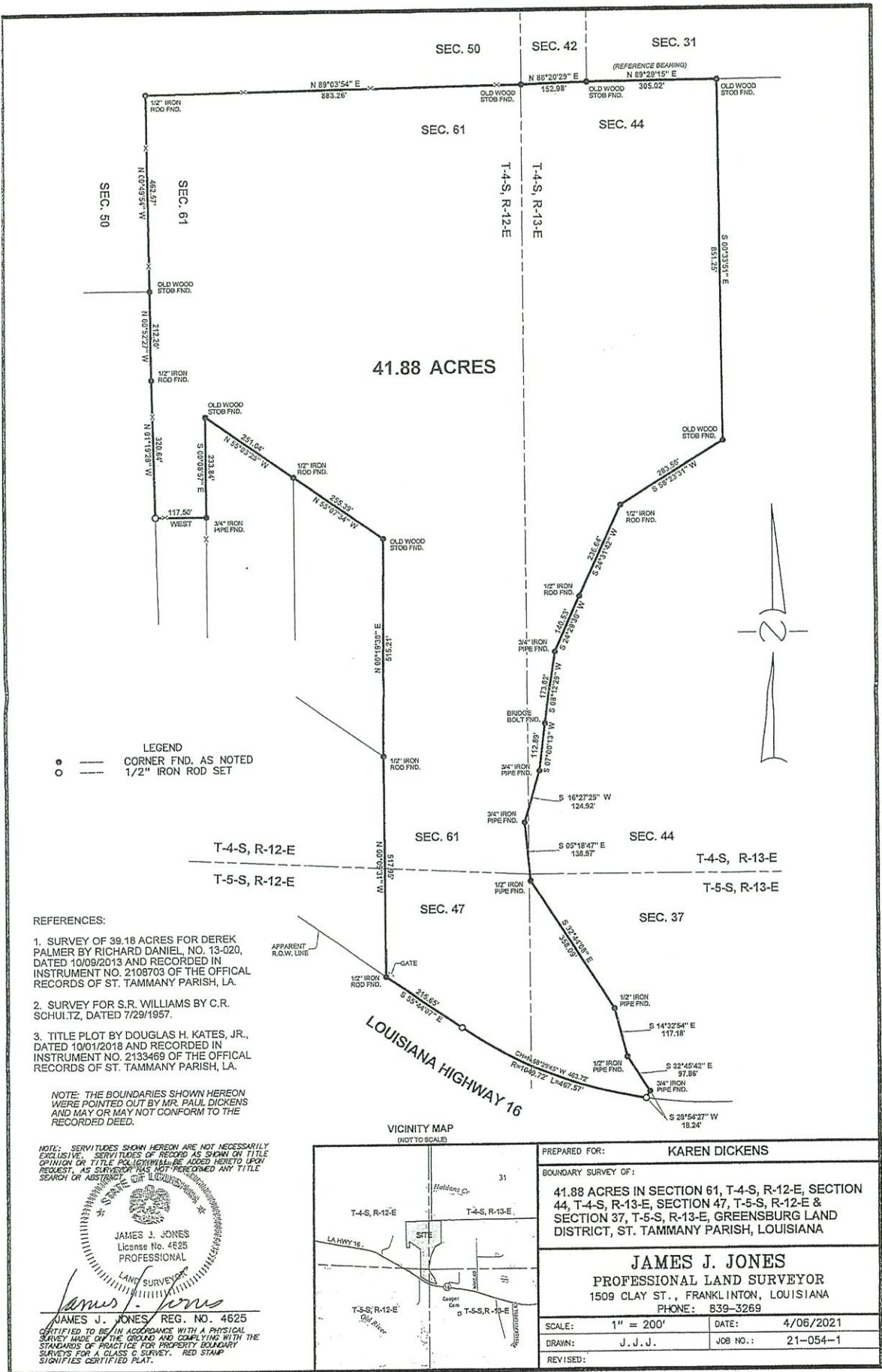
NO.	DATE	REVISIONS	APP'D

STAMP:

Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
638 Village Lane N. • Mandeville, LA 70471 • 985.272.9377

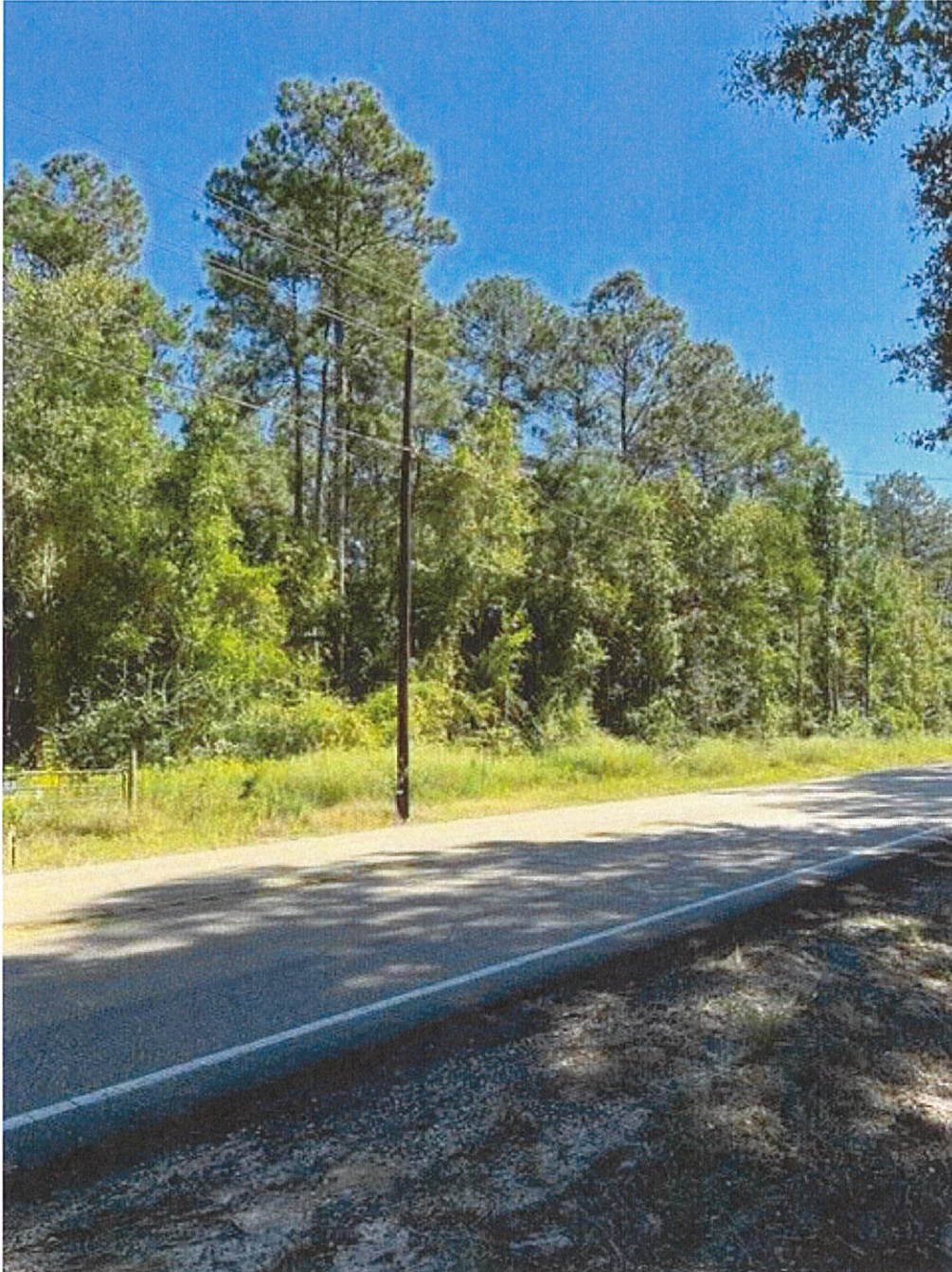
SHEET NO.

EX1.0





Picture 3: Center of waterway near property line



Picture 1: Southwestern corner of property at Hwy 16



Picture 4: Center of waterway, eastern property line



Picture 5: Center of waterway at center of property

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

Case File Number:	BOA Case No. 2022-3099-BOA
Initial Hearing Date:	12/06/22
Date of Report:	11/28/22

GENERAL INFORMATION

Applicant:	Charles Crow
Representative:	Vaccaro Group LLC – Nick Vaccaro
Location of Property:	17623 Three Rivers Road, Covington, Louisiana
Zoning of Property:	A-2 Suburban District
Variance(s) Requested:	Allow placement of accessory structure within the front yard.

OVERVIEW

Request by applicant in an A-2 Suburban District to allow for the placement of an accessory structure within the front yard.

STAFF COMMENTS

As per the St. Tammany Parish Unified Development Code Sec. 130-2127. - Accessory building standards. (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. (e) No accessory building may be located in a required front yard.

The objective of the request is to allow for the construction of a 1500 square foot accessory structure/two car garage with a porch, in front of an existing single family residence. While it may be possible to locate the accessory structure within the rear yard, the structure would have to be elevated due to the topography and the elevation of the land. There is no objection to this request considering that the accessory building is proposed to be located on a 1.23 acre parcel of land, approximately 80 feet from the front property line and it does not exceed the maximum allowable 7.5 percent of the area of the lot on which the main building is situated.





October 7, 2022

To: St Tammany Parish Department of Planning and Development

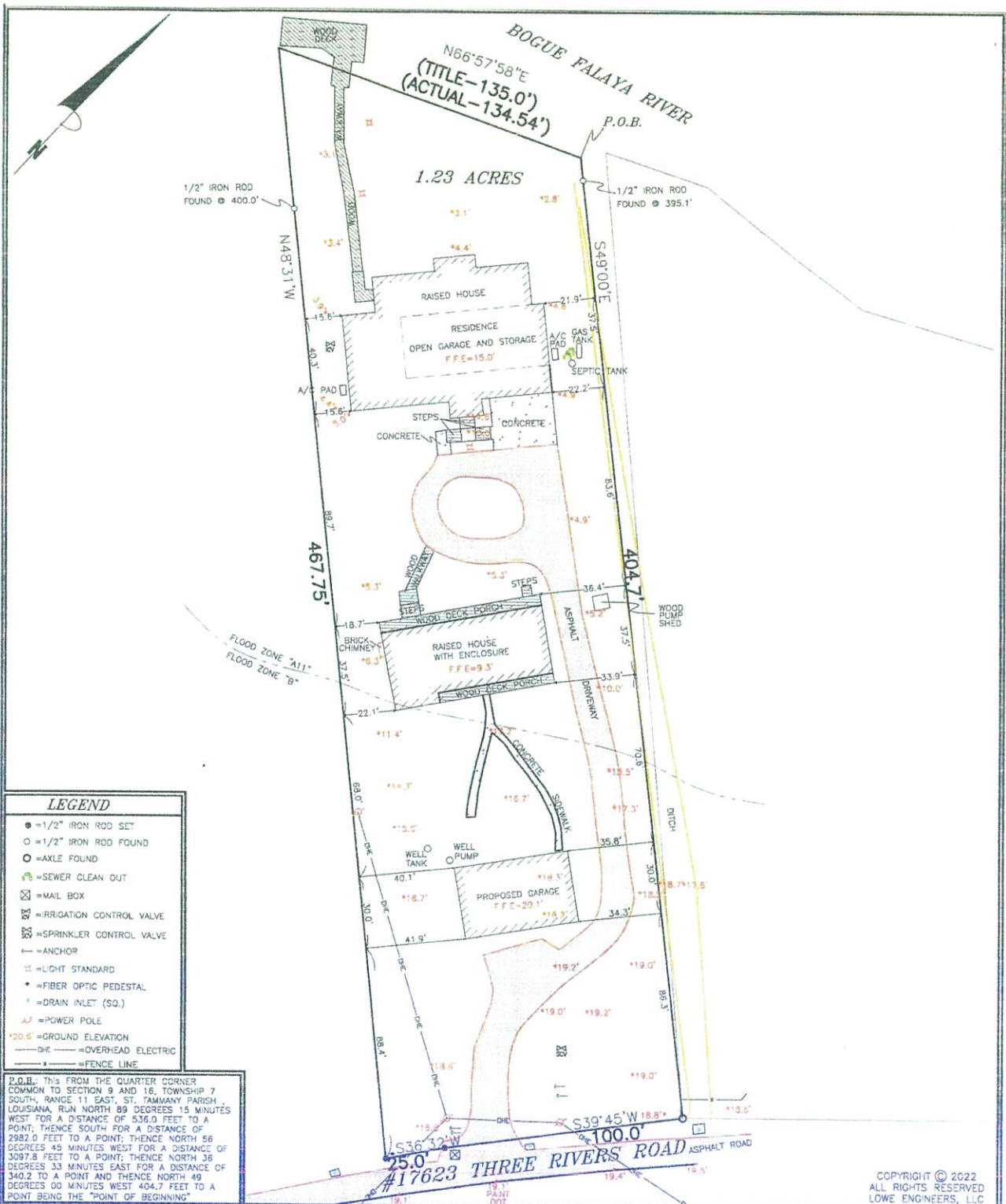
Re: Variance Request

17623 Three Rivers Road
Covington, LA 70433

This variance request is to allow the placement of an accessory structure within the front yard.

Mr. Charles Crow purchased the property at 17623 Three Rivers Road in Covington, LA over twenty years ago. It came with a garage located at the front of the property nearest Three Rivers Road. The garage incurred extensive damage from Hurricane Ida and was crushed with fallen pine trees. The structure's debris was removed and hauled off the property as it was not repairable. Mr. Crow went through a long process of negotiating with his insurance company to receive satisfaction on his claim. As a result, the garage was not rebuilt within six months of being destroyed. After receiving his claim, he commissioned Design Tech to draw blueprints for construction of the newly proposed garage. This added to a lengthy process of being prepared to apply for a permit.

We ask that Planning and Development grant a variance to allow Mr. Crow the ability to construct a two car garage with porch in place of the old structure. He has drawings and stamped engineered plans to ensure a structurally sound building will be constructed and comply with all provisions of the St Tammany Parish Permitting office.



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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

BUILDING SETBACKS: FRONT: N/A, SIDE: N/A, REAR: N/A
REFERENCE SURVEY: A Survey of Lot 16, Cypress Meadow Village, The Meadows Subdivision, Ph. 1 by Clinton P. Lovell dated October 22, 1996.
DATE FOR BEARINGS: The Reference Survey Map.

FLOODZONE 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) "A11" & "B" with a Base Flood Elevation of 12.5' in accordance with Community Panel No. 225205 0230 C (Revised: OCTOBER 17, 1989)

SURVEY MAP OF
A 1.23 ACRE PARCEL OF LAND
 situated in
 Section 17, T-7-S, R-11-E
 St. Tammany Parish, Louisiana
 for
CHARLES & VIRGINIA CROW

Survey No. 22-140272 Date: MAY 31, 2022 LOWE ENGINEERS	Drawn by: DMC Revised: Professional Land Surveyors Planners and Consultants 1011 NORTH CAUSEWAY BLVD., SUITE 34 MANDEVILLE, LA 70471 OFFICE NO. (985)845-1012 FAX NO. (985)845-1778 www.loweengineers.com e-mail: Mandeville@loweengineers.com	Scale: 1" = 40' NOTE: 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. NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned. 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 Survey is Certified True and Correct By John E. Barneau Professional Land Surveyor Registration No. 4423
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October 7, 2022

To: St Tammany Parish Department of Planning and Development

Re: Variance Representation

To Whom It May Concern:

I have entered a contract with Nick Vaccaro and the Vaccaro Group LLC to construct a garage at the front of my property. It is my understanding that we must apply for a variance to move forward with this project. Please accept this letter as my permission to allow Nick Vaccaro to represent me in the process of applying for the variance, as well as representing me at the commission meeting when hearing the facts of this request.

Should you have any questions, please send them to me by way of Mr. Vaccaro and his company. Thank you for your assistance in this matter.

Best regards:

A handwritten signature in black ink, appearing to be 'Charles Crow', written over a horizontal line.

Charles Crow

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

Case File Number:	BOA Case No. 2022-3126-BOA
Initial Hearing Date:	12/06/22
Date of Report:	11/28/22

GENERAL INFORMATION

Applicant & Representative:	Nancy Landers
Location of Property:	1049 Preval Street, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential District
Variance(s) Requested:	Reduce the required front yard setback.

OVERVIEW

Request by applicant in an A-4 Single Family Residential District to reduce the required front yard setback from 30 feet to 10 feet.

STAFF COMMENTS

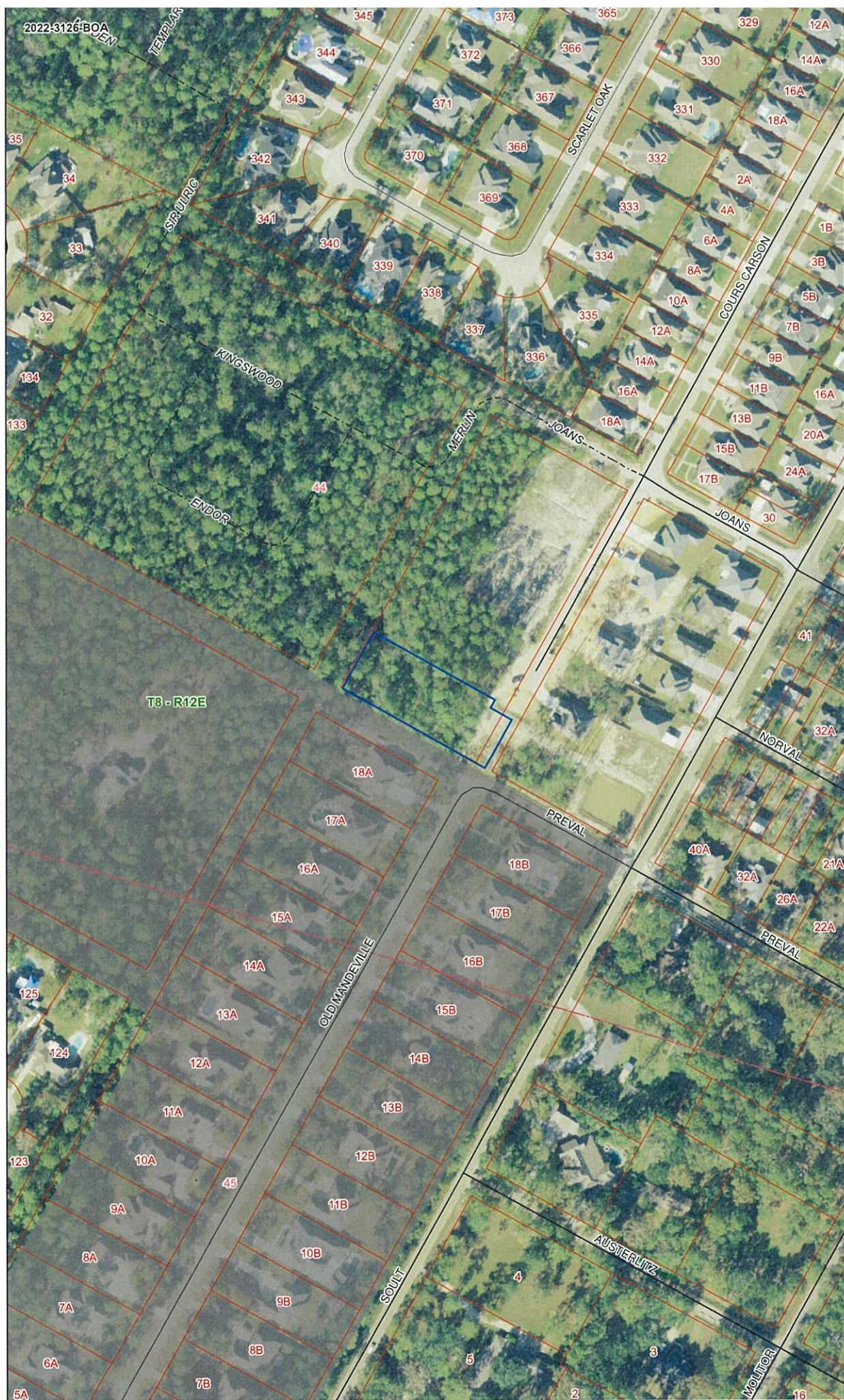
As per the St. Tammany Parish Unified Development Code, Section Sec. 130-509. (b) (2) *Front yard*. Front building lines shall conform to the average building lines established in a developed block; in all cases, this front building line shall be set back a minimum of 30 feet from the front property line.

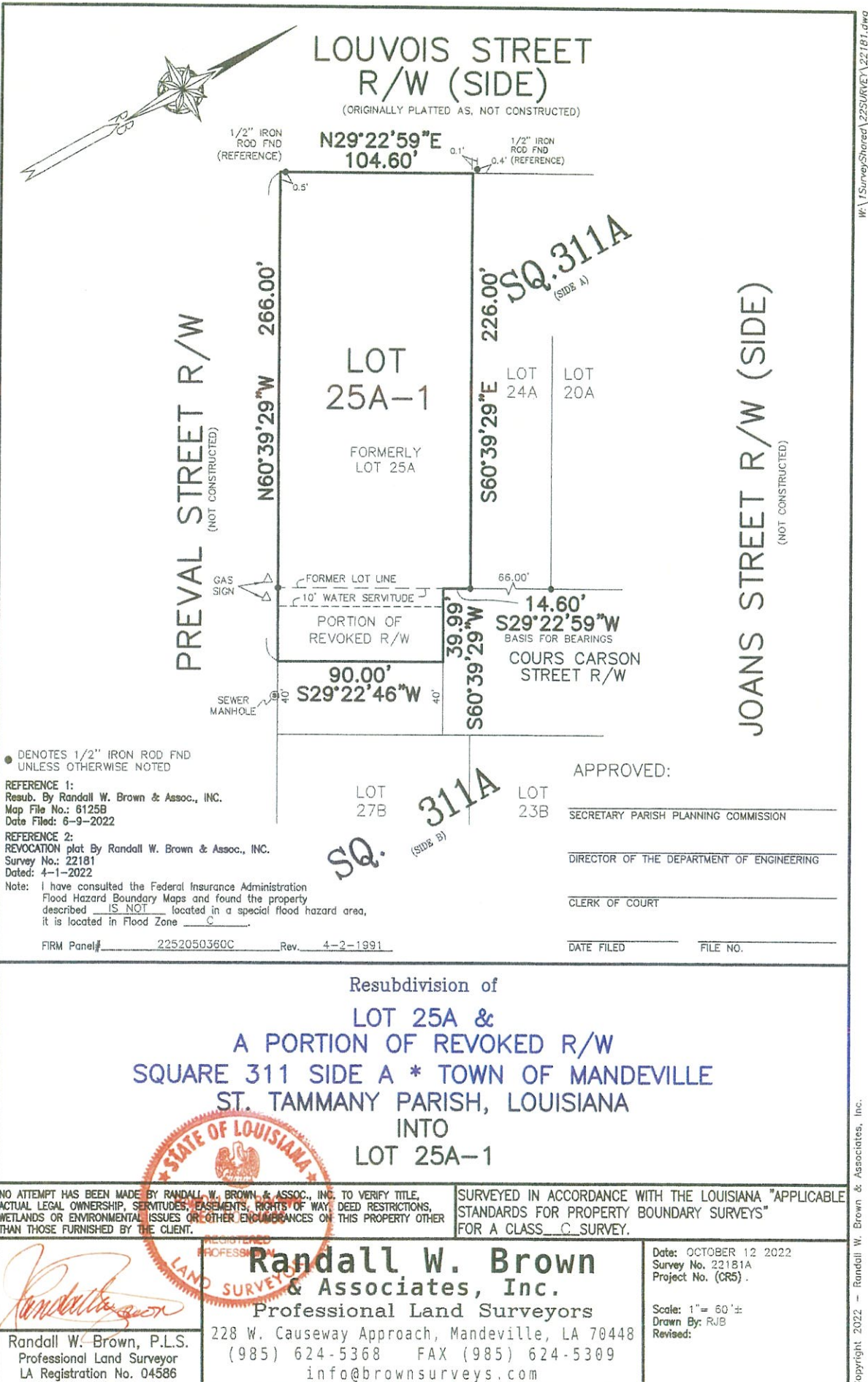
The objective of the request is to allow for the construction of a single family residence (56.11 foot wide X 92.2 foot long) 10 feet from the front property line. As shown on the attached survey, the owner purchased a portion of the Parish Right of way to allow access to Lot 25A-1 from Preval Street. The location of a drainage ditch prevents access to the property from Cours Carson.

Since the property is only 110 feet deep, the size of the residence, as proposed with a depth of 56.11 feet, could not meet the minimum setbacks of 30 feet in the front and 25 feet in the rear. In order to meet the required setbacks, the location of the proposed residence will have to be adjusted and the size of the residence will have to be modified.

Should the Board be in favor of granting the variance, as requested, it should be subject to the attached site plan.

Should the Board not be in favor of granting the requested variance, it should be subject to submitting a revised site plan meeting the setback requirements.



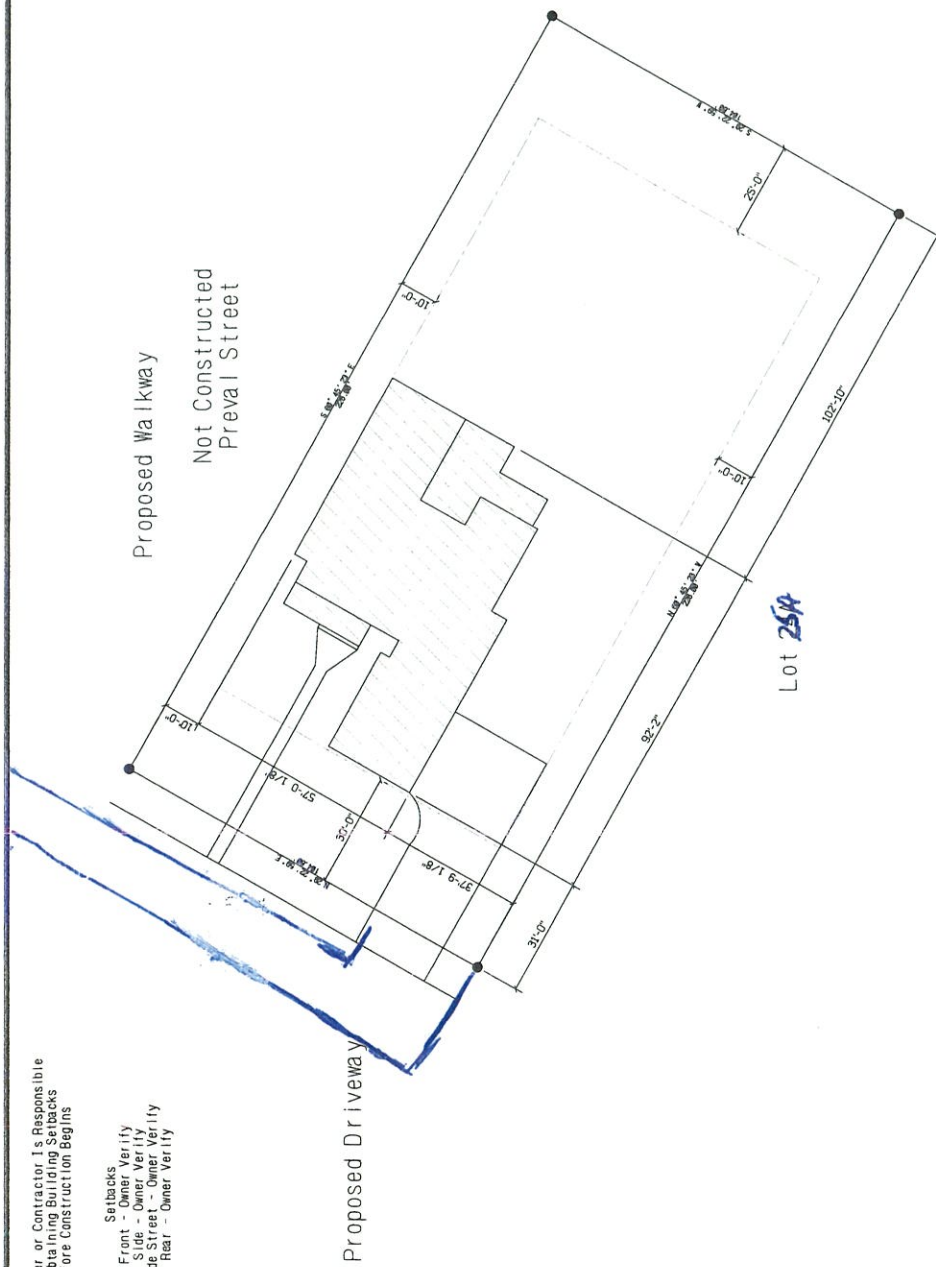


W:\1Survey\Shared\22SURVEY\22181.dwg

Copyright 2022 - Randall W. Brown & Associates, Inc.

Note: Owner or Contractor Is Responsible
For Obtaining Building Setbacks
Before Construction Begins

Setbacks
Front - Owner Verify
Side - Owner Verify
Side Street - Owner Verify
Rear - Owner Verify



PLOT PLAN SCALE 1" = 30'-0"

The Setbacks And Restrictions Shown On This Plot Plan
Are Limited To Those Set Forth In The Description
Of The Lot And Do Not Include Any Other
Restrictions That May Be Imposed By The
City Of St. Tammany Parish, Louisiana.
It Is Recommended That The Owner And Lot Dimensions
Be Confirmed By Professional Land Surveyor And
Owner Before Location Of Building Is Established.

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

Date: 9-9-22

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

Case File Number:	BOA Case No. 2022-3127-BOA
Initial Hearing Date:	12/06/22
Date of Report:	11/28/22

GENERAL INFORMATION

Applicant & Representative:	Emily Loup
Location of Property:	517 Solitude Way, Covington, Louisiana
Zoning of Property:	PUD Planned Unit Development Overlay
Variance(s) Requested:	Reduce the required rear yard setback.

OVERVIEW

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required rear setback from 25 feet to 5 feet.

STAFF COMMENTS

As per the Southdown PUD Planned Unit Development Overlay Subdivision Plan the rear yard setback shall be a minimum of 25 feet from the rear property line.

The objective of the request is to allow for a 25 foot long X 18.11 foot wide/525 square foot addition to an existing single family residence. The proposed addition consists of a covered outdoor kitchen. While the property is directly abutting a 30 foot wide greenspace, the requested variance is self-imposed and a personal preference rather than a property hardship.

Note that Item 11 of the restrictive covenants, listed on the recorded plat of Phase 3C, Southdown Subdivision, indicates the following: although not depicted on the plat, there is a 10 foot drainage servitude along the rear of all lots located within the subdivision. Due to the presence of a 10 foot drainage servitude, no structure can be constructed within the servitude.

Should the Board consider granting a rear yard setback variance, it should be subject to:

- Submitting a revised plan showing/requesting a setback variance of no less than 10 feet from the rear property line and apply for building permit.

Should the Board not be in favor of granting the requested variance, the proposed structure will have to be moved 10 feet from the rear property line and detached from the main residence to meet the St. Tammany Parish Accessory building standards (Unified Development Code Sec. 130-2127).

OPINE

SHADY VIEW

T7 - R10E

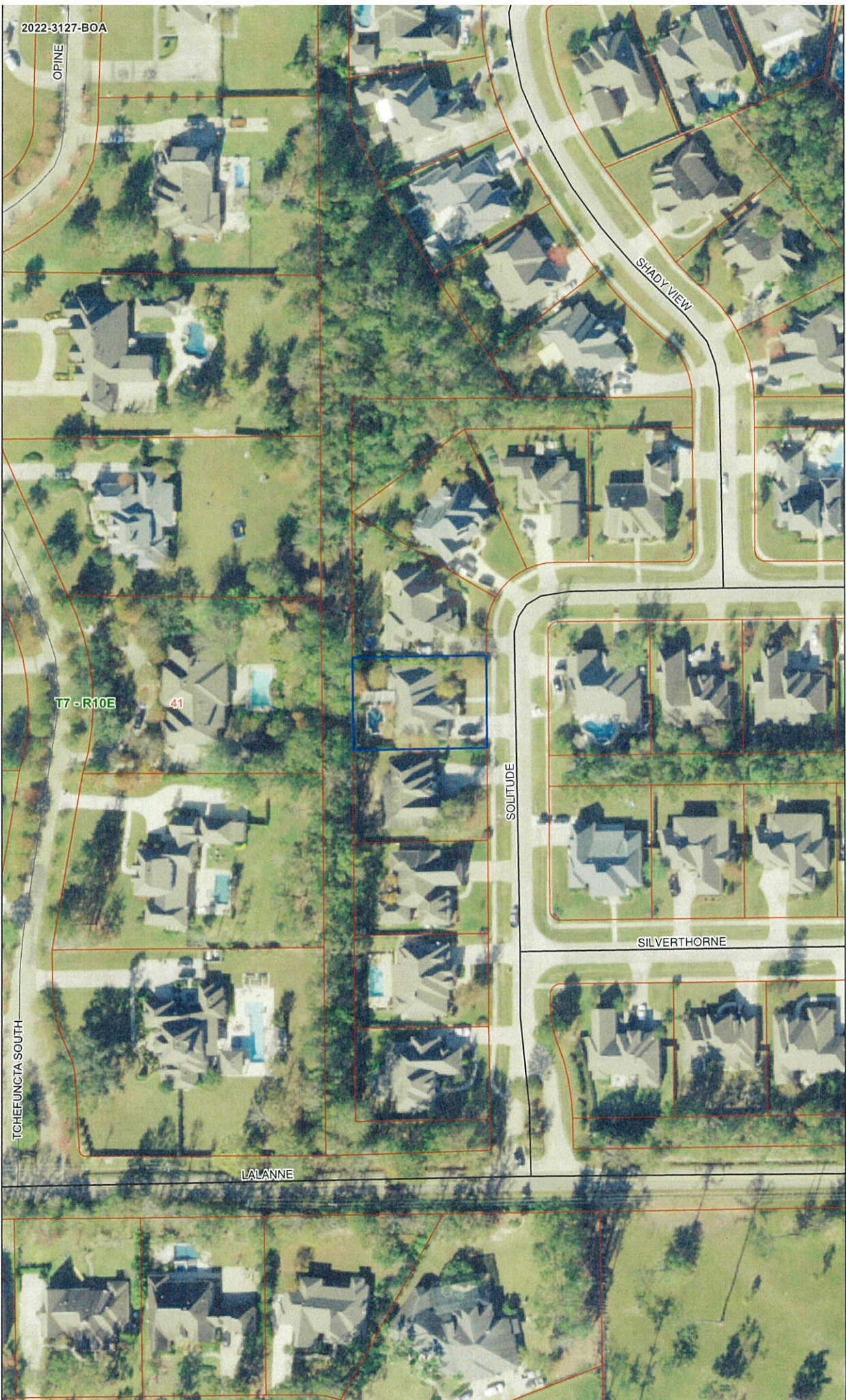
41

SOUTUDE

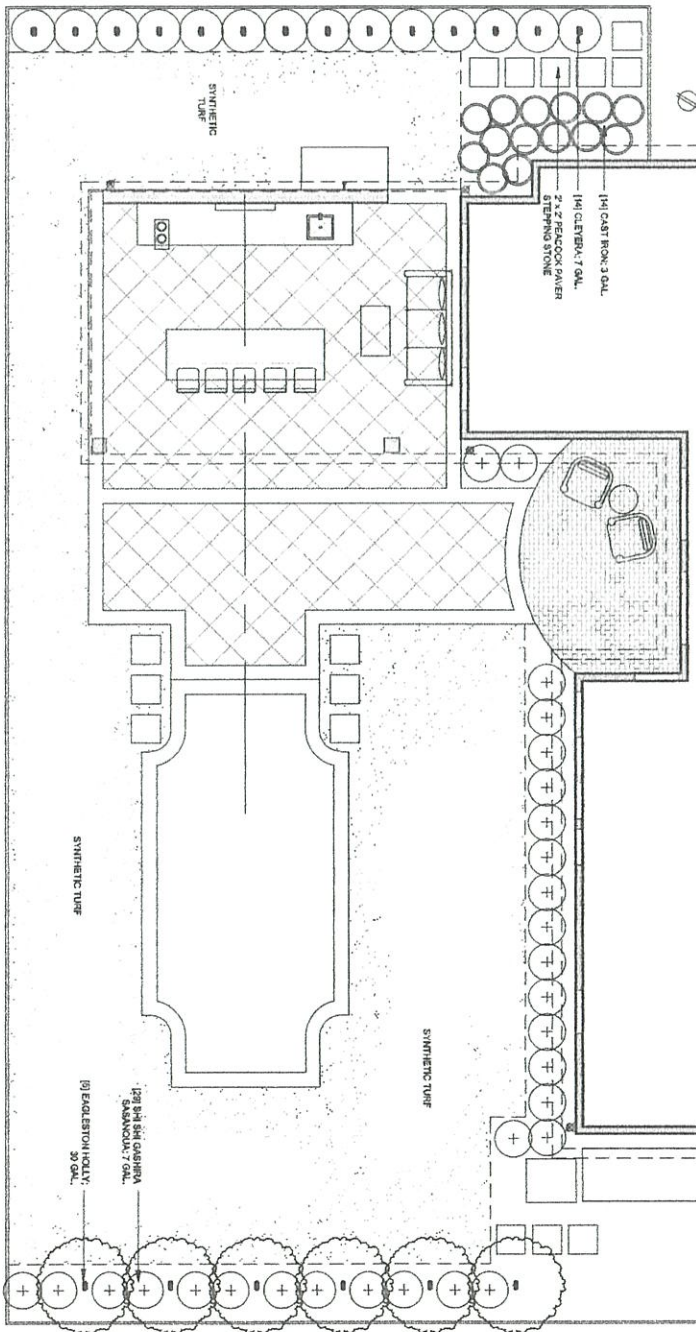
SILVERTHORNE

TCHEFUNCTA SOUTH

LALANNE



We would be scaling back on landscaping behind kitchen and no putting turf back there



A Landscape Plan

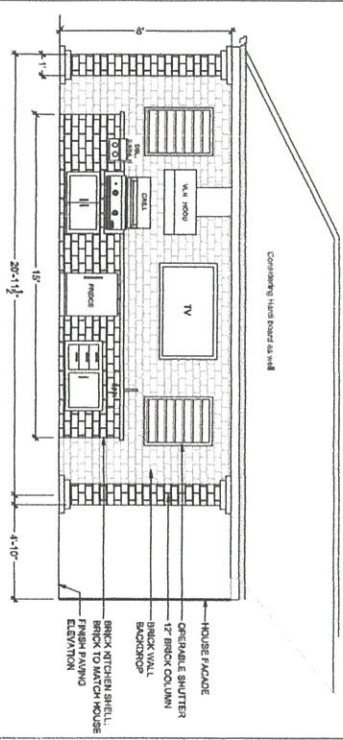
Scale: 1/4"=1'-0"

Sheet No.
PL-1
Planting
Plan

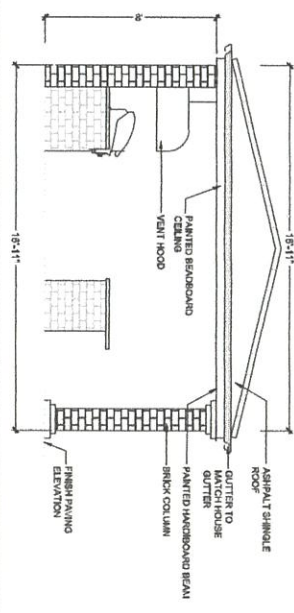
Client Name : Loup
Drawn By : HWI
RFC Date :

Revisions

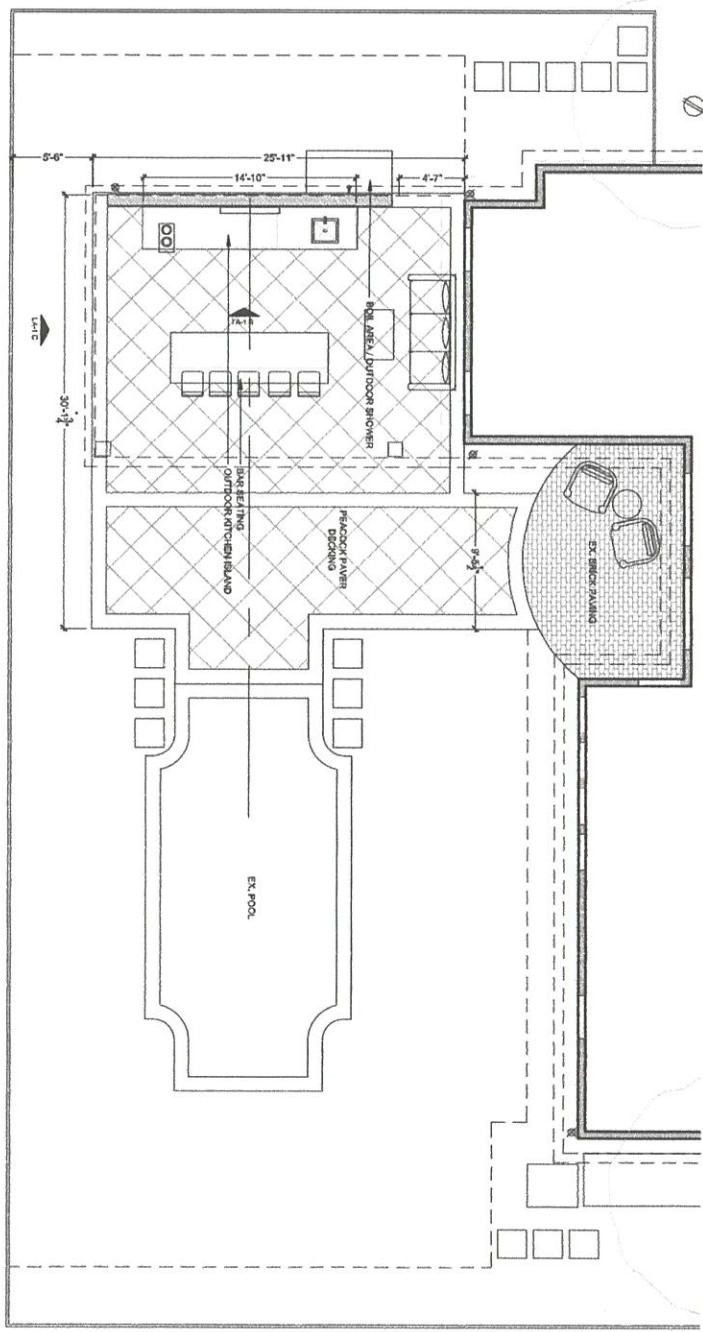
Loup Residence
517 Solitude Way, Covington, LA



B Pavillion Elevation
Scale: 3/8"=1'-0"



C Pavillion Elevation
Scale: 3/8"=1'-0"



A Layout & Materials Plan
Scale: 1/4"=1'-0"

Sheet No.

LA-1

Layout & Materials Plan

Client Name : Loup

Drawn By : HWR

IFC Date :

Revisions

Loup Residence
517 Solitude Way, Covington, LA



381 Hwy 21, Ste. 204
Madisonville, LA 70447
www.gspmla.com
(985) 200-0660

10/18/2022

Benjamin & Emily Loup, III
517 Solitude Way
Covington, LA 70433

Re: ACC Submission for 517 Solitude Way

Dear Benjamin & Emily,

The Southdown Architectural Control Committee has reviewed your recently submitted request for patio renovations. I am pleased to inform you that your request has been approved, as submitted. You may now proceed with your planned project.

Please note that the Architectural Control Committee reserves the right to make a final inspection upon completion to ensure that the alterations made match the request submitted and approved. If, for any reason, you cannot follow the originally submitted plan, kindly submit an additional form detailing the proposed changes and reasons for same.

During the course of your project you must follow all local building codes and requirements. A building permit may be needed and can be obtained through the parish or city permit office.

This approval is based solely on the aesthetics of the proposed change submitted. This approval should **not** be construed as a certification as to the structural integrity of your proposed change or an indication that your proposed project complies with building codes, setback lines and/or servitude encroachments. As a reminder, you are responsible for contacting the appropriate utility companies and the city/municipality before digging to ensure your plans do not encroach on any servitude they may have.

On behalf of the Southdown Architectural Control Committee we appreciate your cooperation in submitting this request and wish you luck in your upcoming project. Again, if you should find that you need to make any changes to your original approved ACC request, please contact our office, as the Board will need to review any deviations from the approved plans.

Kind Regards,
Gulf South Property Management
on behalf of Southdown Property Owners Association

SOUTHDOWN POA

ARCHITECTURAL CONTROL COMMITTEE, Request for Exterior Alteration

Date of Request: 10/5/22 Phone: (225) 802-5658
 Property Owner: Bend Emily Loup Email: emily.loup@gmail.com
 Property Address: 517 Solitude Way Lot #: 5

Please note that the requesting Homeowner(s) must be current with HOA dues and in good standing with the Association for a request to be considered. Complete this form in its entirety (pages 1 & 2). Check desired alterations below, and provide full details of purpose and/or reason, type of materials, color(s) to be used, precise measurements and location on property. Please note the setbacks/measurements of the improvement structure to all property lines. A sketch of any improvements must be on a property plot plan indicating the location, setbacks and details to the home and property lines. Attach additional details, sketch to scale or architectural plan, materials, photos, specifications, etc. Homeowner is solely responsible for obtaining any necessary State or Parish permits. Once all necessary information is received, the Committee will review the documents, possibly perform a site check, and provide a written response to Gulf South Property Management, who will then notify the Homeowner(s) of the Committee's decision.

T Tree Removal ☐ New Construction ☐ Fence ☐ Pool/Spa/Cabana ☐ Pergola/Patio ☒
☐ Paint ☐ Driveway Ext. ☐ Landscaping Plan ☐ Other ☐
☐ Relevant dimensions to project: ☒ Addition ☐

Dimensions: (HxWxD): 8 x 20 x 25 Materials: Brick/Hardi Color: white

Setbacks to property line: Front: N/A Rear: 6' Left side: ~10' Right side: N/A

Additional information: Left side matches existing House line. Will be coming back off existing roof line.

Contractor name, phone #, email: Vincent Cannizaro (985) 916-0509
dependablefence1@yahoo.com

Please send all completed forms via email, post, or deliver directly to:

Gulf South Property Management
 381 Hwy 21, Suite 204
 Madisonville, LA 70447

Office: 985-200-0660

Email: info@gspmla.com

Signatures and acknowledgement of adjacent property owners: This acknowledgement only indicates an awareness of the intent and does not constitute approval or disapproval (if applicable, two signatures required).

Neighbor name/signature: Jenny Schneider

Neighbor name/signature: [Signature]

Applicant(s) Signature: Emily Loup Glenn Stubbfield

Please do not begin work on this project until you receive written approval from Gulf South Property Management

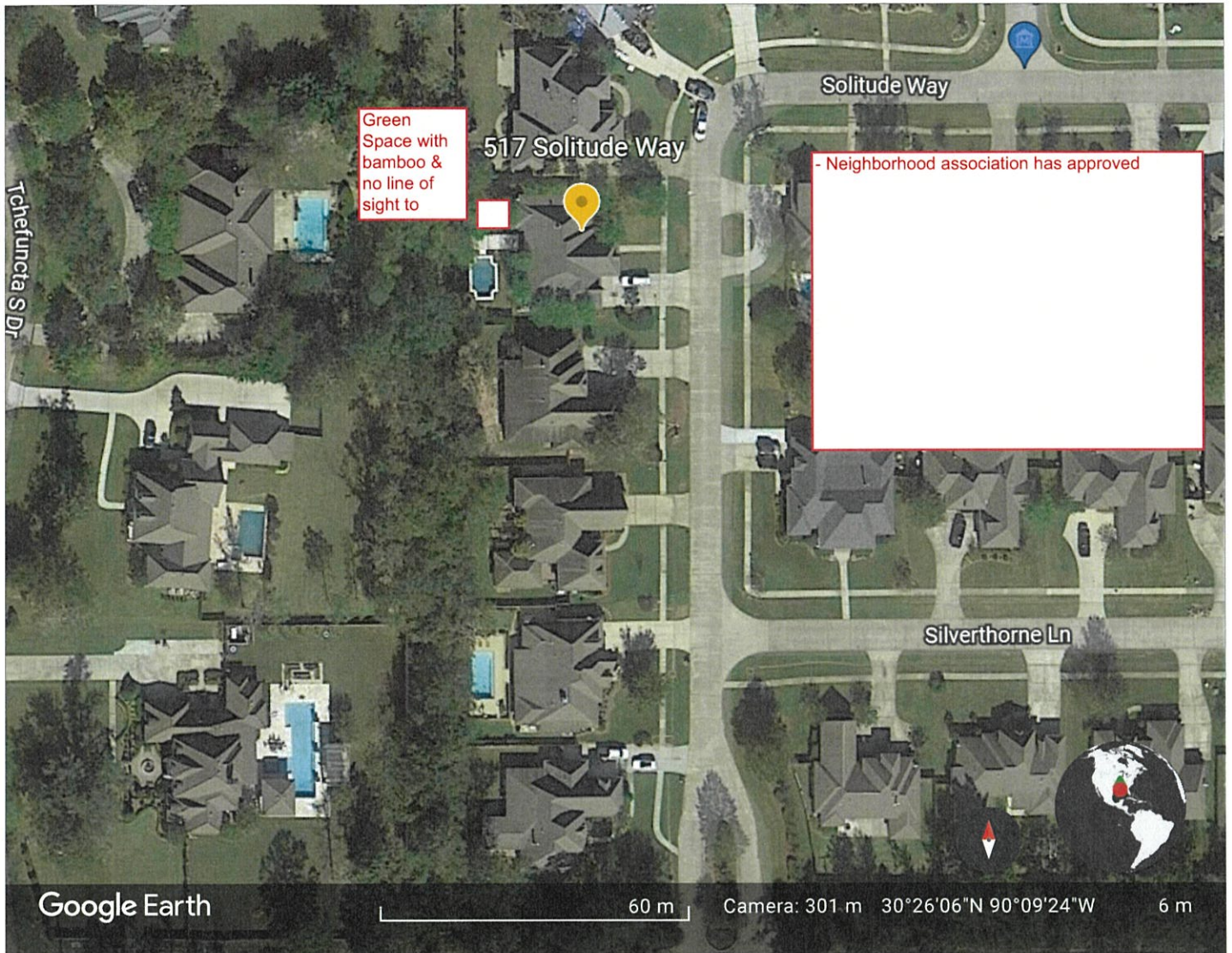
PLEASE NOTE: Upon completion of your project, the ACC, Board and/or Gulf South Property Management reserves the right to inspect all work and improvements, in order to ascertain that your project has been completed as per the submission/approval.

Decision on Request: Approved: _____ Not Approved: _____ Approved as Noted: _____ Withdrawn: _____

Date: _____

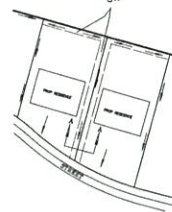
Committee Chairperson Signature: _____





MINIMUM RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE: FRONT - 25', SIDE - 10', REAR - 25' & SIDE STREET - 20'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE "C". F.I.R.M. PANEL NO. 225205 0220 C REVISED 4-2-91.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
9. THE "OPEN" OR GREENSPACE AREAS AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS OF WAY INTERSECT.
11. THERE IS HEREIN AND HEREBY DEDICATED AND ESTABLISHED A DRAINAGE SERVITUDE IN FAVOR OF ALL LOTS IN THE SUBDIVISION TEN (10') FEET WIDE ALONG THE INTERIOR SIDE AND REAR BOUNDARY LINES OF EACH LOT, ALTHOUGH NOT DEPICTED UPON THIS RECORDED SUBDIVISION PLAT, WHICH SERVITUDE 1) RESTRICTS ANY PLACEMENT OF FILL; OR 2) INSTALLATION OF SURFACE SWALES OR SUBSURFACE DRAINAGE BY OR AT THE EXPENSE OF OWNER AS DETERMINED NECESSARY BY THE DEVELOPER OR BY ACC FROM TIME TO TIME TO FACILITATE SURFACE RUNOFF IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN OR TO ACCOMMODATE UNANTICIPATED RUNOFF BECAUSE OF EITHER NATURAL OR MAN-MADE ADVERSE TOPOGRAPHIC FEATURES OR OTHER UNFORSEEN CAUSES.

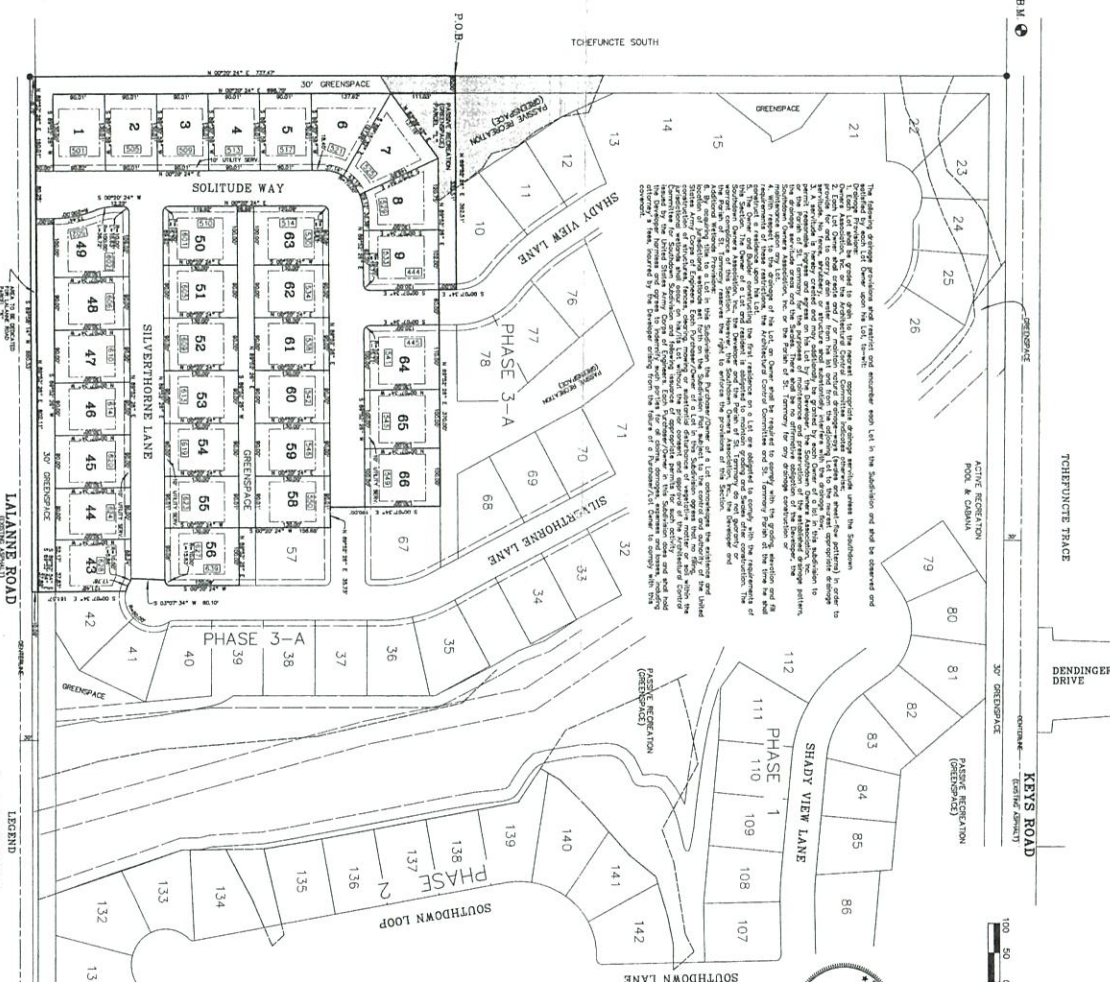
[illegible]

The diagram illustrates a cross-section of a road and its adjacent property. At the top, a horizontal line represents the 'ROADWAY'. Below it, a curved line indicates the 'LIMITS OF FILL'. A vertical line marks the 'PROPERTY LINE'. To the right of the property line, a horizontal line is labeled '10' BUILT-UP SETBACK'. The diagram is oriented vertically, with 'ROADWAY' at the top and 'LIMITS OF FILL' at the bottom.

Figure 1: Driveaway cross-section diagram. The diagram shows a cross-section of a driveway with a 4% slope. The driveway is 10' wide at the top and 10' wide at the bottom. The slope is labeled "4% SLOPE". The driveway is labeled "EXISTING CONCRETE DRIVEWAY". The driveway is shown sloping down to the right, labeled "SLOPE TO MATCH EXISTING GRADE". The driveway is shown sloping down to the left, labeled "SLOPE TO MATCH EXISTING GRADE". The driveway is shown sloping down to the right, labeled "SLOPE TO MATCH EXISTING GRADE". The driveway is shown sloping down to the left, labeled "SLOPE TO MATCH EXISTING GRADE".

The diagram illustrates a typical street section with the following components and dimensions:

- Top Section:** A 12" layer, likely asphalt or concrete, with a width of 12'.
- Subgrade:** A 12" layer below the top section.
- Shoulders:** 12" wide shoulders on both sides of the main travel lanes.
- Travel Lanes:** Two 12' wide travel lanes separated by a 12' wide median.
- Median:** A 12' wide median separating the two travel lanes.
- Curbs:** 12" high curbs on both sides of the travel lanes.
- Base:** A 12" layer below the curbs.
- Subgrade:** A 12" layer below the base.
- Bottom Section:** A 12" layer, likely asphalt or concrete, with a width of 12'.
- Dimensions:** The total width of the street is 48'.
- Labels:** "TYPICAL STREET SECTION" is written vertically in the center. "12" SHAL" is written vertically on the left side. "12" SHAL" is written vertically on the right side. "12" SHAL" is written vertically at the bottom.

[illegible][illegible][illegible]

NOTES

1. ALL LIST CHANGES SHOULD BE IN WRITING.
2. ALL LETTERS TO OR FROM UNIT MUST BE SIGNED BY THE COMMANDER OF THE UNIT SERVICE AREA.
3. THE PROPERTY COMPANY IS NOT TO BE PAID FOR THE MONTHLY RENT UNTIL THE UNIT SERVICE AREA HAS BEEN PAID.

PLAT

RECEIVED
MAY 1 1967
UNIT SERVICE
AREA

SOUTHDOWN
PHASE 3-C
SECTION 41, T-7-S, R-10-E
ST. TAMMANT PARISH, LA.

NAME		DATE
10-11-2006		
KELLY J. MCDUGG & ASSOC., INC.		
CIVIL ENGINEERS & LAND SURVEYORS		
845 GALVEZ ST. - MANDEVILLE, LA 70401		
SCALE	1" = 100'	DATE
DRAWN	R.F.D.	DATE
CHECKED	K.J.M.	DATE