

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
JANUARY 3, 2023 – 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

ELECTION OF OFFICERS

APPROVAL OF THE DECEMBER 6, 2022 MINUTES

1. BOA CASE NO. 2022-3164-BOA

Request by applicant in an A-4 Single Family Residential Zoning District to increase the maximum allowable square footage of an accessory building by adding a carport to an existing garage.

The property is located: 351 Forest Loop, Mandeville, Louisiana

Applicant & Representative: Jerry Schaefer

2. BOA CASE NO. 2022-3167-BOA

Request by applicant in a PUD Planned Unit Development to appeal the decision of a Parish Official regarding the Parish Standby Generator Installation Guidelines concerning the after the fact placement of a generator within the required residential side yard setback.

The property is located: 209 Rue Chantilly Covington, Louisiana

Applicant & Representative: Nancy Hughes

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING DECEMBER 6, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The December 6, 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, Mr. Joyner

APPROVAL OF THE MINUTES

Moved by Mr. Swindell (Voting member until all members present) and seconded by Mr. Blache to accept the November 2, 2022 minutes.

MOTION CARRIES UNANIMOUSLY

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 Reese

Representative: Shelby Lasalle Jr.

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

Paul Mayronne: Representative for Moore 59, LLC. Request to postpone until the February 2023 meeting to allow sufficient time to obtain requested information regarding the cellular tower/structural analysis to confirm 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 Mr. Spies and seconded by Mr. Daly to postpone the variance requests to the February 7, 2023 Meeting.

MOTION CARRIES UNANIMOUSLY

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

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

Paul Mayronne: Representing Shane Cambre. Explains the location of the site and the proposed use as an excavation site and the presence of similar activities in the area. Two variances being requested: sides and rear buffers and waterway buffer. There are two hardships that give rise to these requests. First: it is the shape and configuration of the property, it is very narrow within the first half of the property. Applying required buffers of 100 foot on the west side and 500 foot on the east side would prevent the use of part of the property. Second, the other buffers are overly burdensome and restrict the use of the property. There is a way to provide some buffers and accommodate some of the uniqueness of the site. Refers to the revised drawing/sketch submitted to the Board.

Requests:

- Reduce the required buffer along the waterway from 500 feet to 50 feet, located on the southeast side of the property. A portion of the property is only 300 foot wide, providing the required 500 foot setback would go beyond the property lines. Refers to the stream management zone for timber operations as a basis for the request to reduce to 50 feet. Refers to the pictures provided to the Board as part of the packet/staff report, shows very small waterway, dry during most of the years, only wet during certain time during the year.
- Provide the required 100 no cut buffer along Hwy 16.
- Reduce the required 100 foot buffer to 50 feet on a portion of the west side. Refers to the portion of the property that is only 300 foot wide creating a hardship to provide the required 100 foot no cut buffer.
- Reduce the required 100 foot buffer to 75 feet on the northwest portion of the site, a portion of the north side and a portion of the northeast side with no excavation activities within the 75 foot buffer but to allow to have a 20 foot roadway located within the proposed buffer.
- Waiver of the required 100 foot buffer for a portion of the northern side, where abutting another property zoned I-1. The abutting property to the north is also proposed to be developed as an excavation site.

Franklin Kyle: Engineering Firm working with Mr. Cambre on project and support the request.

Mr. Ballantine: What type of activities are taking place along Hwy 16? Are there any wetlands present on the site?

Paul Mayronne: There are some wetlands along the waterway within the requested 50 foot buffers.

Shane Cambre: There are some existing single family residences and also some existing gravel excavation sites. The Village of Sun was there because of Sand and Gravel operations in the area.

Mr. Spies Sand & Gravel will be the operations taking place on the site? Will it block the waterway?

Shane Cambre: Cannot block the waterway. Drainage will be maintained and will not impede the existing drainage in the area.

Mr. Blache: What sort of negative impact will the activities have in the area, mostly in regards to the reduction of the buffer to 50 feet? Staff do you have any recommendations?

Shane Cambre: I do not see any negative impact?

Mrs. Lambert: As shown on the survey and the drawing, the property narrows down in the middle, which is to be taken into consideration. If the 100 foot buffer and the 500 foot buffer would be provided, it would not be possible to construct an access to the rear of the property.

Mr. Blache: The shape of the property creates its own hardship.

Mr. Daly: If the required 100 foot setback would be maintained, would it considerably reduce the size of the operation or the viability of the operation?

Shane Cambre: It reduces the size of the operation and the size of the ingress and egress.

Mr. Daly: Is it a loop Road? Typical for sand and gravel operation?

Shane Cambre: Correct.

Mrs. Lambert: It appears that there are some existing wetlands on the property, as shown on the drawing.

Paul Mayronne: The operations are going to stay out of the existing wetlands on the east side. The wetlands on the other sides of the property would have to be permitted.

Mrs. Lambert: According to the drawing, the operations would be crossing the wetlands in three different spots. Permits will have to be obtained from the Corp of Engineers?

Paul Mayronne: Correct.

Motion by Mr. Spies seconded by Mrs. Thomas to approve the variances according to the new plan submitted today, wetland permit and land clearing permit, and scaled drawings showing buffers and size of the road.

MOTION CARRIES UNANIMOUSLY

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: Charles Crow

Representative: Vaccaro Group LLC – Nick Vaccaro

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

Nick Vaccaro: Representing property owner Charles Crow. There used to be a garage within the front yard of the property. It was destroyed by Hurricane Ida. Nicer building to be constructed on top of the existing footprint. The main purpose of the garage is to allow to bring personal goods from the home and vehicles to higher ground in the garage.

Mr. Ballantine: Do you know if the neighbors have any objections?

Nick Vaccaro: Did not obtain no objection letters from abutting neighbors.

Mrs. Lambert: Abutting neighbor called to inquire about the variance. Stated no objection.

Mr. Blache: No objection to the requested variance since there was an existing structure on the site. Understand the need to bring personal goods to higher ground.

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

MOTION CARRIES UNANIMOUSLY

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

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

Nancy Landers: Since driveway is now from Preval, front of the house changed and address has to be changed. Triggers the need to request front setback variance.

Mark Check: No longer have any objection to the request. Setback request is to reduce the required front setback, from Preval Street, not from Cours Carson. Speaking for Mandeville Wood Subdivision.

Mr. Blache: Did the Board hear a variance request for the same property in the past?

Mrs. Lambert: It is the same property. The previous request was a request to reduce the side yard setback, when driveway was proposed to be located on Cours Carson.

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

MOTION CARRIES UNANIMOUSLY

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

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

Benjamin Loup: Would like to add an outdoor kitchen, as shown on the plan 10' 6" from the rear property line. Difficult to grow grass in the area where the outdoor kitchen is proposed to be located. It would be a more useable space for the family.

Mr. Ballantine: Do you have an approval letter from the Homeowners Association?

Benjamin Loup: Submitted letter of approval from the Homeowners Association and the neighbors on each side also sign no objection letter.

Mr. Spies: Is there a swimming pool in the yard? The outdoor kitchen will be next to the pool and the wooded area?

Benjamin Loup: The outdoor kitchen will be lined up with the pool and outside of the required 10 foot drainage servitude.

Mrs. Thomas: Similar requests have been submitted in the past. The proposed addition is abutting an existing greenspace. No objection.

Mr. Blache: It appears that the no objection letter from the Homeowner Association is in regards to the aesthetic not the placement of the building.

Motion by Mr. Daly and seconded by Mrs. Thomas to approve the variance according to the revised plan submitted, showing the addition to be located 10' 6" from the rear property line.

MOTION CARRIES

OLD BUSINESS

Tom Ballantine: Will discuss the vote at the next meeting.
Update on the training for the Board members.

NEW BUSINESS

Mr. Ballantine: Compensation for Board members was approved by the Council at the December 1st, 2022 Meeting. Mr. Spies was at the meeting to represent the Board of Adjustment Members.

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. 2022-3164-BOA
Initial Hearing Date:	01/03/23
Date of Report:	12/27/22

GENERAL INFORMATION

Applicant & Representative:	Jerry Schaefer
Location of Property:	351 Forest Loop, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential District
Variance(s) Requested:	Increase the maximum allowable square footage of an accessory building

OVERVIEW

Request by applicant in an A-4 Single Family Residential Zoning District to increase the maximum allowable square footage of an accessory building by adding a carport to an existing garage.

STAFF COMMENTS

As per the St. Tammany Parish Unified Development Code Sec. 130-2127. - Accessory building standards. (c) The size of any accessory buildings shall not exceed 7.5 percent of the area of the lot on which the main building is situated.

The objective of the request is to allow for the addition of a 14' 6" X 42' (609 sq. ft) carport to an existing 25' X 42' (1050 sq. Ft.) garage. The square footage of the garage and the carport will total 1659 sq. ft.

Considering that the size of the property is 120' wide X 125' deep or a total 15,000 square feet:

- the maximum allowable square footage of an accessory building would be of 1,125 square feet.
- The garage and the carport addition will occupy a total of approximately 11.06% of the area of the lot on which the main building is situated.
- The garage and the carport will approximately exceed the maximum allowable percentage by 3.6% or 534 sq. ft., without taking into consideration the separate existing 24' X 26' (624 sq. ft) storage/garage located in the northeast corner of the property.

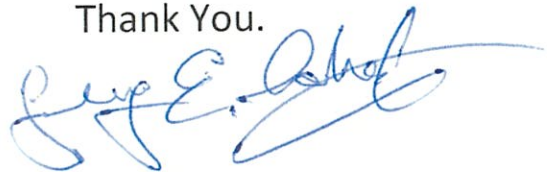
While the carport is proposed to be located over an existing concrete slab, the requested variance is a personal preference rather than a property hardship.

Note that a reduction of the required side yard setback from 7.5' to 5' for the existing garage was granted by the Board of Adjustment in 2014 (case BOA14-05-011).



My name is Jerry Schaefer, I have lived at 351 Forest Loop, in Mandeville, in Deer Run subdivision for over 41 years. I am applying for a variance to construct a carport cover between my house and garage, to protect my travel trailer from the elements. After 25 years with my old camper, I finally decided to upgrade to a newer one and it doesn't fit in my garage. I didn't like the way it looked in my driveway, so I moved it on to the cement pad alongside of my garage behind my 6-foot wooden fence. I would now like to put a cover over it. I was most fortunate to purchase an extra lot when I purchased my home 41 Years ago. Most lots in the subdivision are 60' by 125' feet, total square footage. I would still have approximately 60' by 85' feet of grass back yard, with 7 trees. Therefore, I wouldn't loose any greenspace due to the fact it is already concrete, and I would still have as much or more grass in the back yard than most of my neighbors. The carport cover would be constructed with the same type of materials as my garage. It would have the same trim and roof as the garage since they will be connected. It would be the same depth as the house and the garage 42-feet, and the width would be 14 ½-feet to cover the slab and allow me enough room to get it in and out. I have already spoken to, and have signed "No Objection" letters from the 5 neighbors directly across the street, and from 2 houses on each side of me. We also do not have a homeowners association. The closest thing we have to a HOA would be me. I have been maintaining the signs and light poles to the entrance of the subdivision along with picking up trash in the neighborhood for about the last 25 years. So I am respectfully requesting that you allow me this variance so I can add a cover for my camper along side of my garage.

Thank You.



14'6" X 42' CARPORT AT 351 FOREST LOOP-MANDEVILLE, LA. 70471
Owner / Contractor - JERRY SCHAEFER- 504-578-9444

Open and closed C-purlins will be 6" and 14 gauge steel.

C-purlins will be bolted to existing building C-purlin's with $\frac{3}{4}$ " steel bolts, nuts, and washers.

The 4 post opposite of the building will be 4"X4" – 14 gauge steel.

The 4 post will be spaced 14' apart, and 2 will be anchored to existing slab, and 2 will be in concrete.

All C-purlins will be welded together and welded to the post.

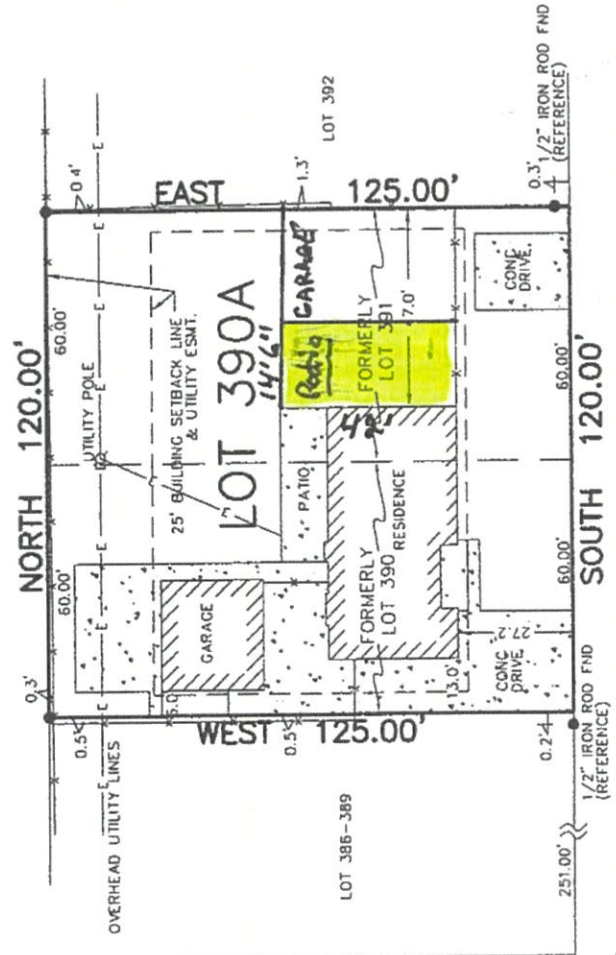
The sheeting will be standard R-panel and 26 gauge to match adjacent building.

The gutter on existing building will be removed from building and replaced on the end of carport. Then matching trim panels will be installed on front and back of carport.

Add patio/carport cover 14'6" x 42'

between house & garage

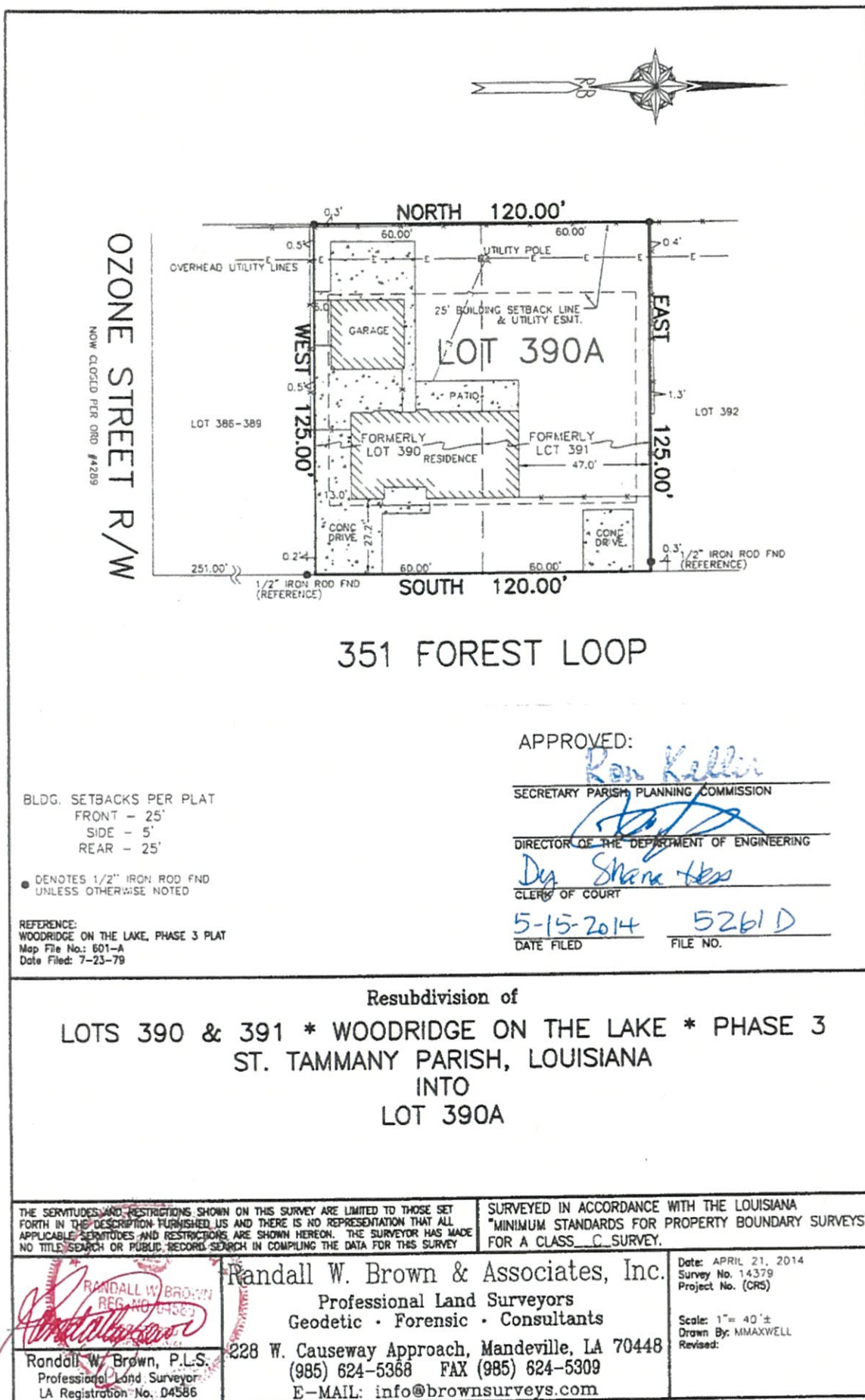
S:\SurveyShored\14SURVEY\14379.dwg

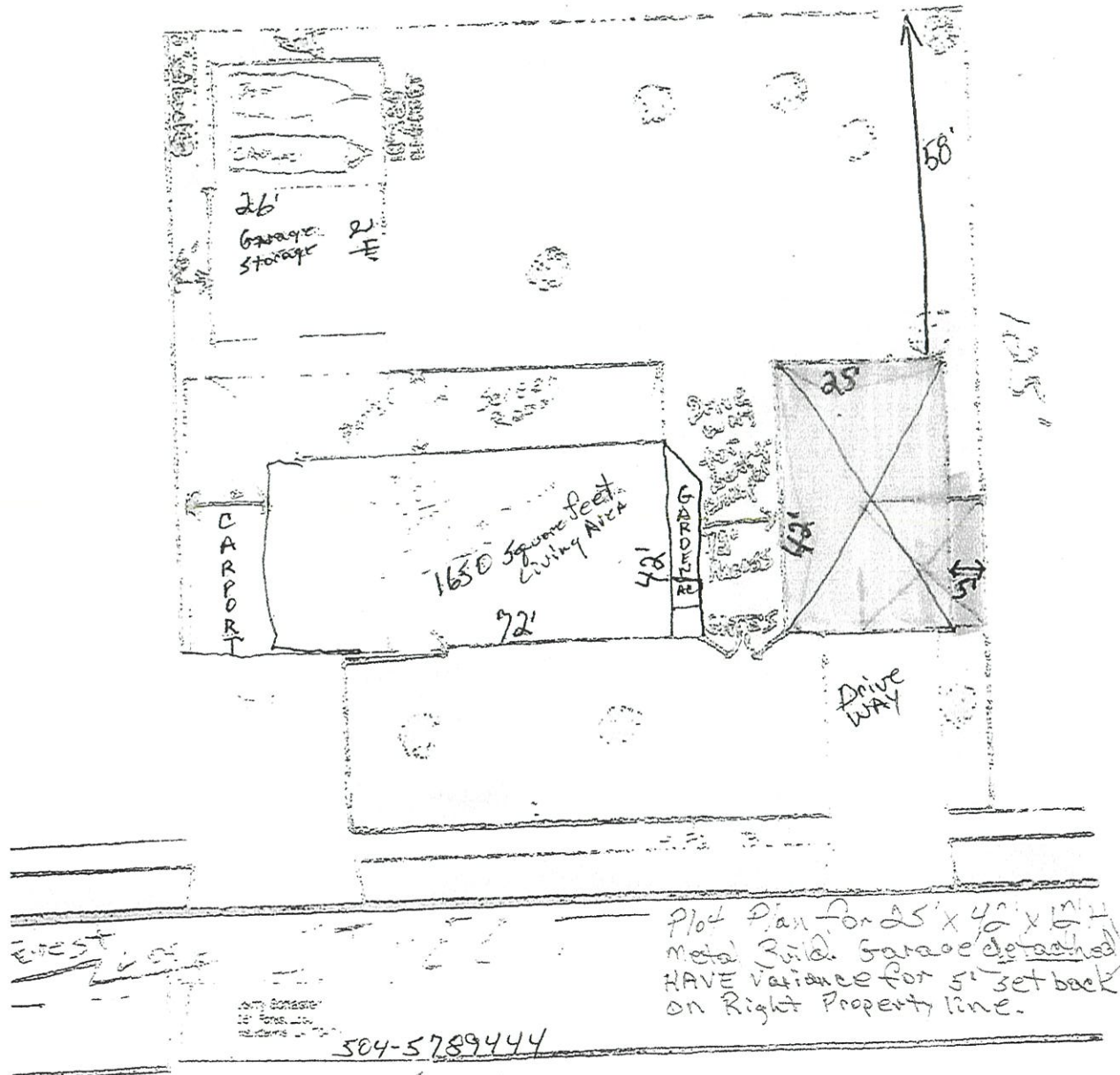


OZONE STREET R/W

NOW CLOSED PER ORD #4289

351 FOREST LOOP





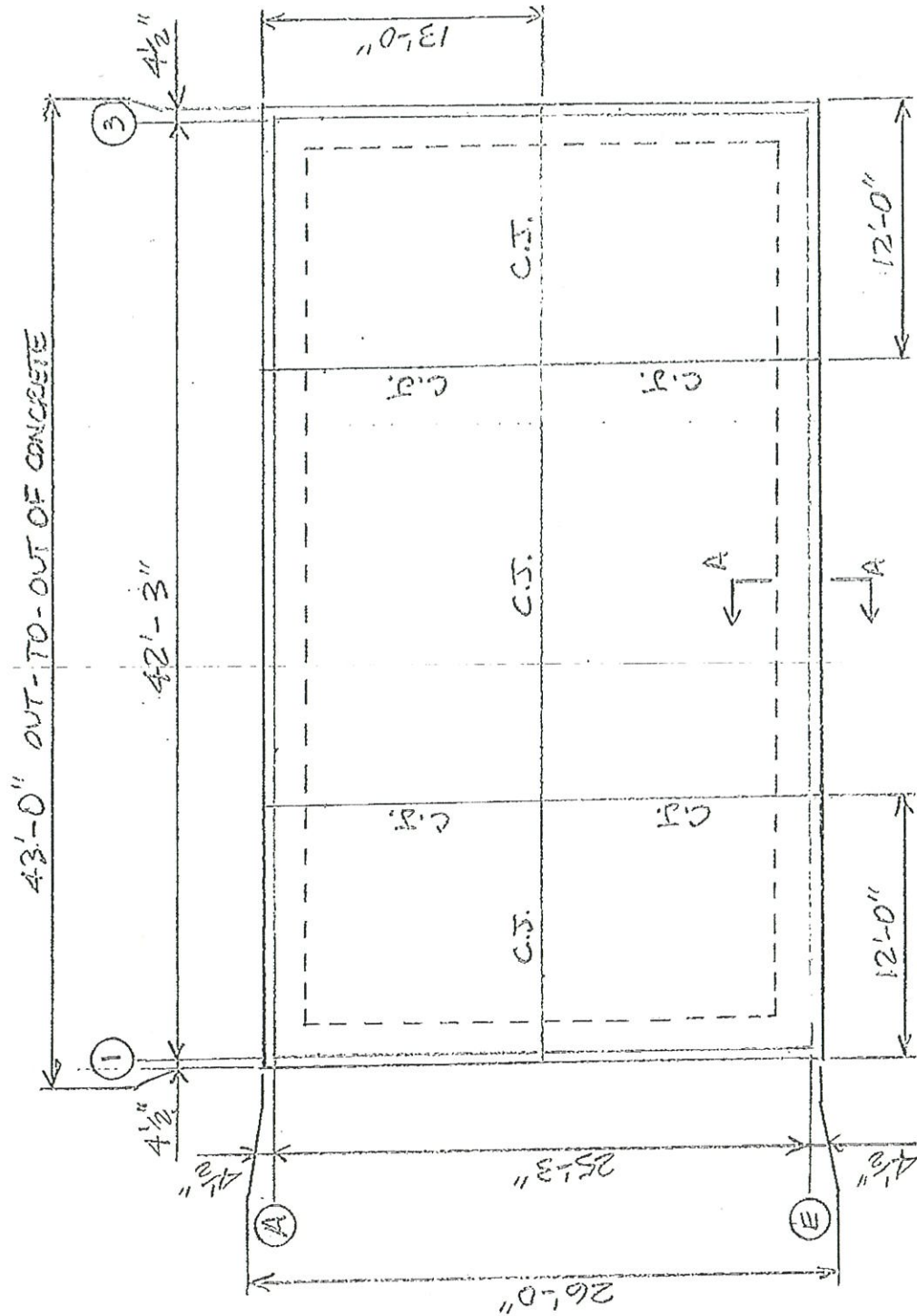
351 Forest Loop
Mandeville LA.
70471

Lot 39C-A
Woodridge on the Lake
Phase 3
Deer Run Subdivision



SHEET SK-1 OF 3
 CLIENT: FOREST CONST. PROJ. NO. _____
 PROJECT TITLE: 351 FOREST LOOP *
 SUBJECT: BUILDING FOUNDATION DESIGN
 CALCULATED BY: R. GARDNER DATE: 6/20/14
 CHECKED BY: _____ DATE: _____

* RESUBDIVISION OF LOTS 390 & 391
 "WOODRIDGE ON THE LAKE" PHASE 3
 ST. TAMMANY PARISH, LA INTO LOT 390A

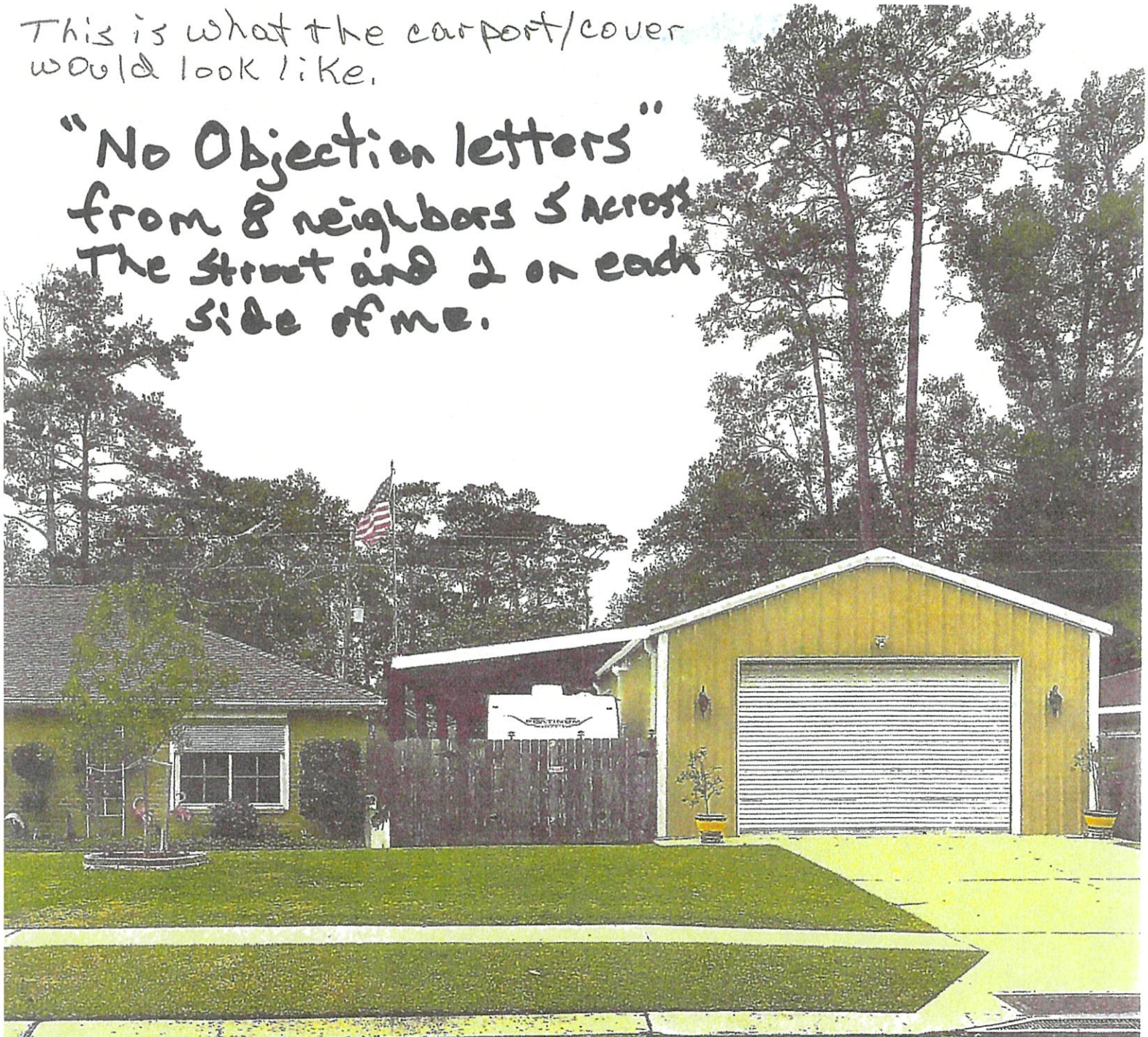


351 Forest Loop
Carport Addition
Tarry Sehnatter
504-578-9444



This is what the carport/cover
would look like.

"No Objection letters"
from 8 neighbors 5 across
The street and 2 on each
side of me.



I am the home owner at 401 Forest
Loop.

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

I have no objection to the
carport cover Mr. Schaefer
wants to build.

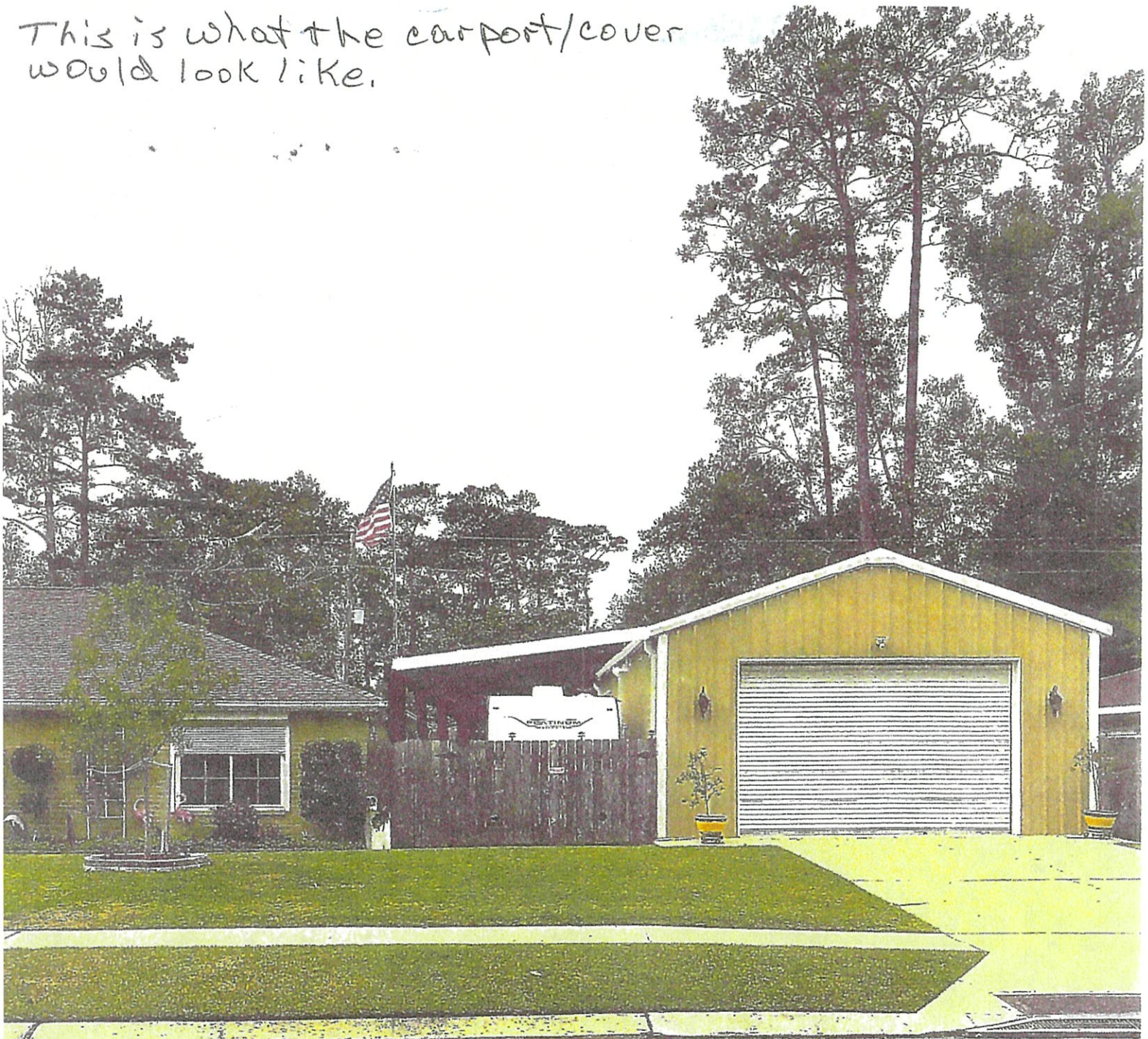
401 F/L
Jeff & Jimmy

DATE - 11-27-2022

Print - Jimmy Schaefer

Sign - [Signature]

This is what the carport/cover
would look like.



I am the home owner at 371 Forest
Loop.

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

I have no objection to the
carport cover Mr. Schaefer
wants to build.

DATE - 11/23/22

Print - Jason Malaison

Sign - [Signature]

371 F/L

Jason
malaison

This is what the carport/cover
would look like.



I am the home owner at 331 Forest
Loop.

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

I have no objection to the
carport cover Mr. Schaefer
wants to build.

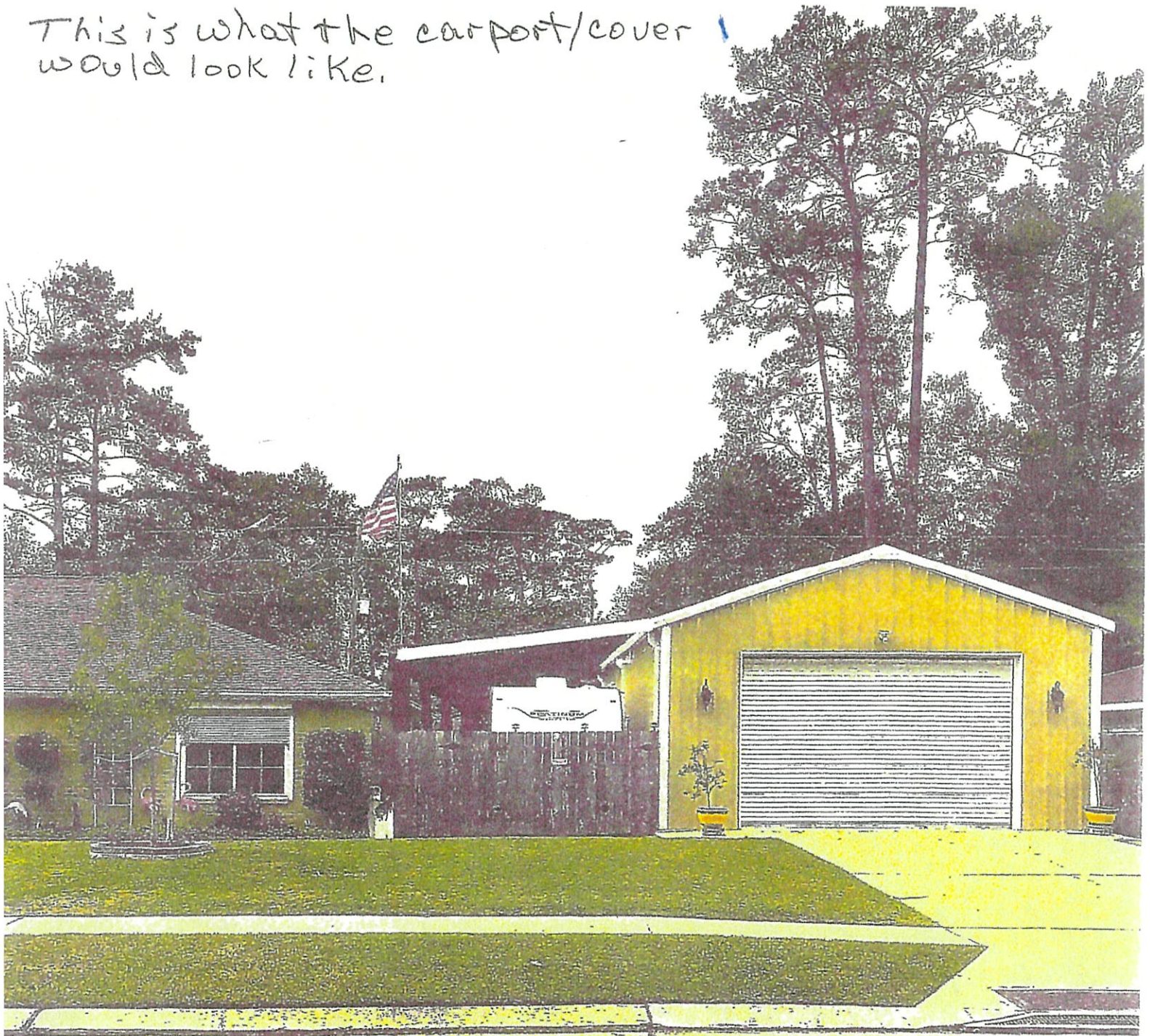
331 F/L
Jerry A. Schaefer

DATE - 11-23-2000

Print - Jerry A. Schaefer

Sign - [Signature]

This is what the carport/cover
would look like.



I am the home owner at 321 Forest
Loop.

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

I have no objection to the
carport cover Mr. Schaefer
wants to build.

321 F/L

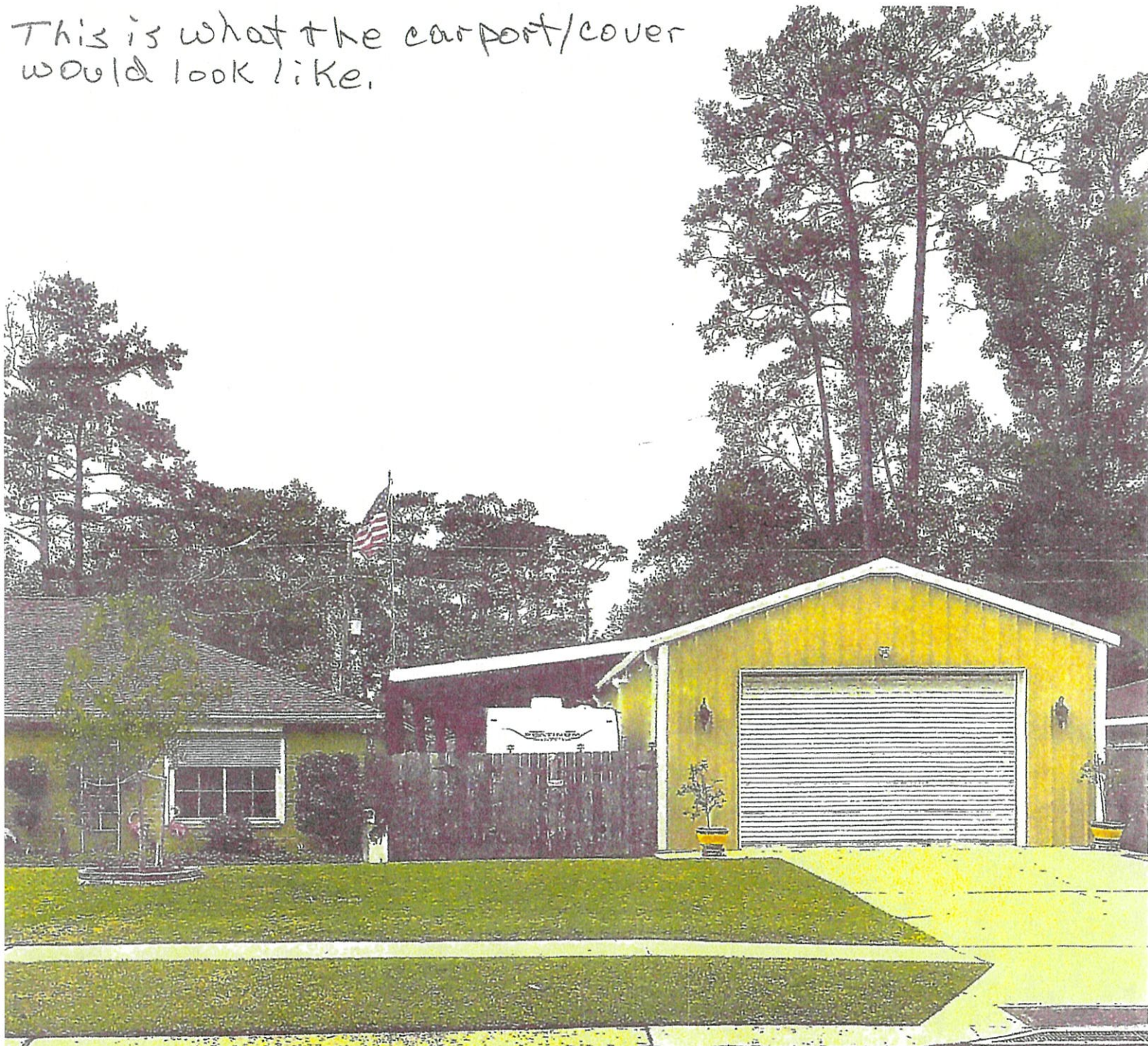
Steven Hennessy

DATE - 11/23/22

Print - Steve Hennessy

Sign - [Signature]

This is what the carport/cover
would look like.



I am the home owner at 340 Forest
Loop.

I have no objection to the
carport cover Mr. Schaefer
wants to build.

DATE - 11-27-22

Print - Scott P. Cassisi

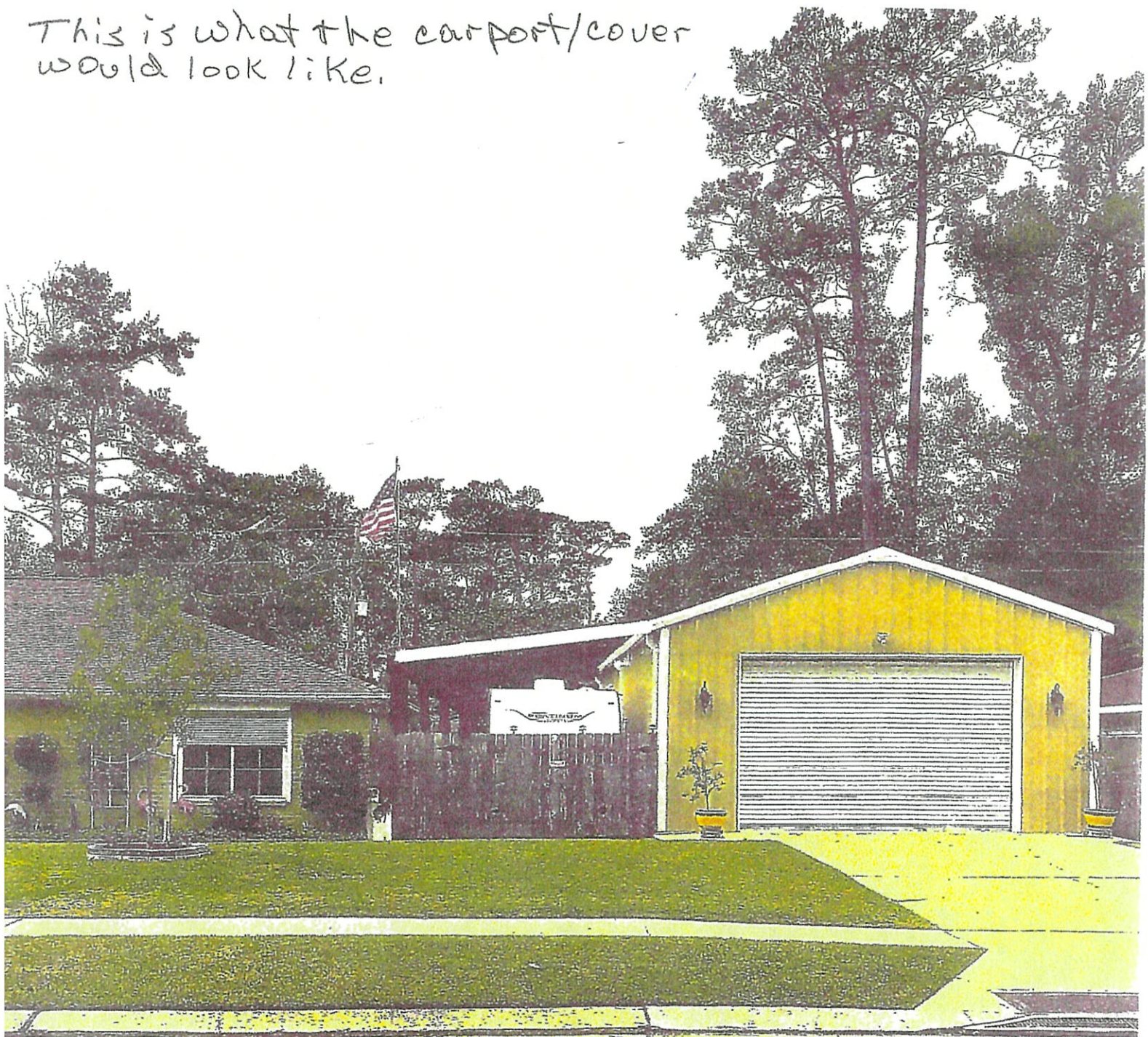
Sign - Scott P. Cassisi

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

340 F/L
Scott Cassisi

This is what the carport/cover
would look like.



I am the home owner at 360 Forest
Loop.

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

I have no objection to the
carport cover Mr. Schaefer
wants to build,

DATE - 11-22-23

Print - Linda Bourgoyne

Sign - Linda Bourgoyne

360 F/L
Linda Bourgoyne

This is what the carport/cover
would look like.



I am the home owner at 350 Forest
Loop.

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

I have no objection to the
carport cover Mr. Schaefer
wants to build.

DATE -

11/22/2022

Print -

Linda L Billingsley

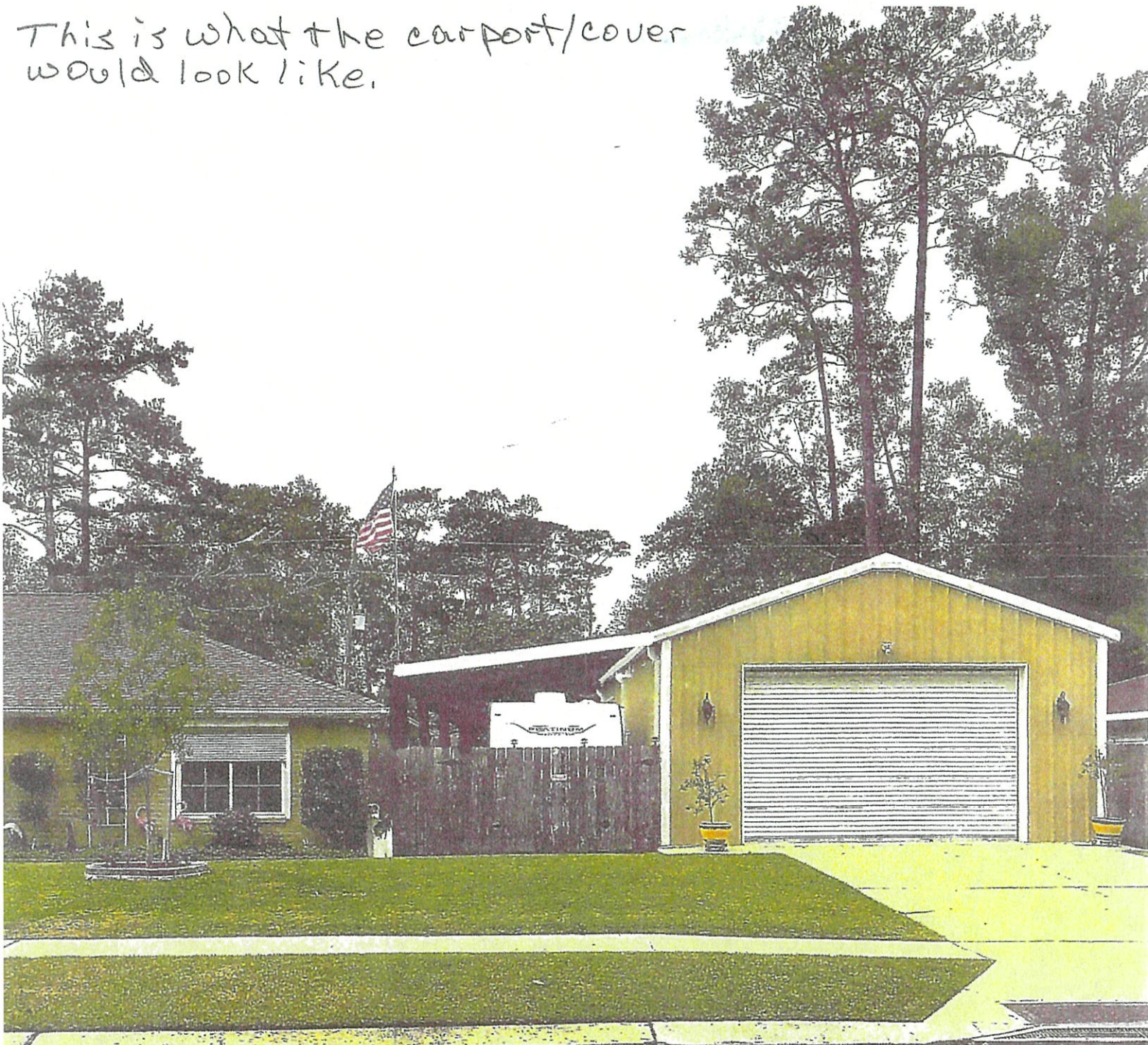
Sign -

Linda L Billingsley

350 F/L

Linda Billingsley

This is what the carport/cover
would look like.



I am the home owner at 330 Forest
Loop.

S

Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471-2633

I have no objection to the
carport cover Mr. Schaefer
wants to build.

330 F/L

Sara Laurence

DATE - 11/22/22

Print - Sara Laurence

Sign - Sara Laurence

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

Case File Number:	BOA Case No. 2022-3167-BOA
Initial Hearing Date:	01/06/23
Date of Report:	12/27/22

GENERAL INFORMATION

Applicant & Representative:	Nancy Hugues
Location of Property:	209 Rue Chantilly Covington, Louisiana
Zoning of Property:	PUD Planned Unit Development Overlay
Variance(s) Requested:	Appeal the decision of a Parish Official

OVERVIEW

Request by applicant in a PUD Planned Unit Development to appeal the decision of a Parish Official regarding the Parish Standby Generator Installation Guidelines concerning the after the fact placement of a generator within the required residential side yard setback.

STAFF COMMENTS

As per the St. Tammany Parish Code of Ordinances – Chapter 105 – Buildings and Construction a building permit and inspections are required to allow the installation of a residential generator. The generator shall also meet the St. Tammany Parish Standby Generator Installation Guidelines and the Manufacturer’s Guidelines

The objectives of the guidelines (see attached St. Tammany Parish and Generac guidelines) are in place due to the potential treat of carbon monoxide poison caused by the generator and for the health, safety and welfare of the citizens. The guidelines also include setbacks from property lines, wall, windows and neighboring house. The objectives of the setbacks are to allow for maintenance of the generator without trespassing on the abutting property and also for the neighbor’s health, safety and welfare.

The generator is currently located 17” from the property line and within 6-7 foot from the neighbor’s residence (no scaled plot plan has been submitted), which is violation of the required 3 foot setback from the property line. According to the attached side elevation plan of the residence, the generator also appears to be in violation of the requirement that there shall be no window within 5 feet of the exhaust of the generator.

The applicant is appealing the decision of a Parish Official in regards to the application of the generator guidelines; requesting to allow the generator to remain in its current location, since there are existing Carbon Monoxide alarms inside the residence, as stated in the attached narrative.

Staff recommends upholding the denial of request to issue the permit for the generator in its current location considering that proximity of the generator to the property line will not allow for maintenance without trespassing on the adjacent property and create concerns regarding health, safety and welfare.

2022-3167-BOA



Nancy Hughes, CPCU
209 Rue Chantilly
Covington, Louisiana 70433

Re: Case #2022-CE-21907

209 Rue Chantilly, Covington, La. 70433
Generator Installation variance appeal

To Whom it may concern:

Please find attached the relevant documentation supporting my request for variance to the "Guidelines for Generator Installation." (3' per St. Tammany revised guidelines dated January 19, 2022 or 5' per Covington fire dept dated October 19 2021, to the property line)

The circumstances relating to the Citation, lack of permit, and variance request, are somewhat confusing and relate to a subcontractor of a Contractor, who appears to have had his license suspended, (unknown to me), prior to the permit application.

Following Ida, on a recommendation, I contracted with Russel Phillips to purchase and install a Generac natural gas Generator in May of 2022, which he did. In August, I received a Citation Notice advising that I was non-compliant, lacking the necessary permits for the Generator as a complaint was made to the Parish. Permits were subsequently denied due to the non-compliant property line, being 2' . We believe all other guidelines are in compliance and in addition, our 2 year old house, is fitted throughout with CO2 alarms.

We are requesting a variance to that setback to the property line recommendation, to allow me to keep the Generator in the same location.

In support of my request for the variance, I enclose the following:

- 1) Emails from the HOA President advising that the Generator may not be placed in any position in the backyard, as this would affect the surrounding neighborhood in general which is a new gated community, including an email stating the ARC approved the current position.
- 2) Letters from homeowners opposite who have no objection to the position of the generator.

3) A letter from our next-door neighbor, who shares the breezeway between our properties, stating she has no objection, and in addition, while I am 2' from the setback, will allow a contractor to access her property in the event the generator needs servicing.

4) A plan of the property indicating the position of the generator in the breezeway, which is 10 feet wide.

In addition, as per note 5, on the Department's appeals guidelines, I do not feel this would establish a precedent. Without exception, all generators installed in this subdivision are between the houses, which, is a precedent.

Signed,

A handwritten signature in blue ink that reads "Nancy Hughes". The signature is fluid and cursive, with the first name "Nancy" being larger and more prominent than the last name "Hughes".

Nancy Hughes, CPCU

Date:

12/5/22

From: hughsie2@aol.com,

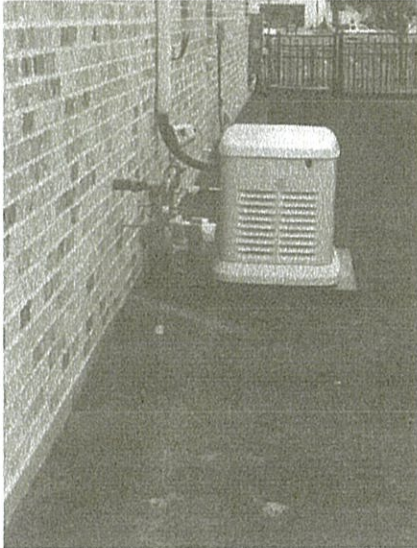
To: hughsie2@aol.com,

Date: Mon, Dec 5, 2022 10:26 am

Attachments: IMG_0282.JPG (978K)

Sent from my iPhone

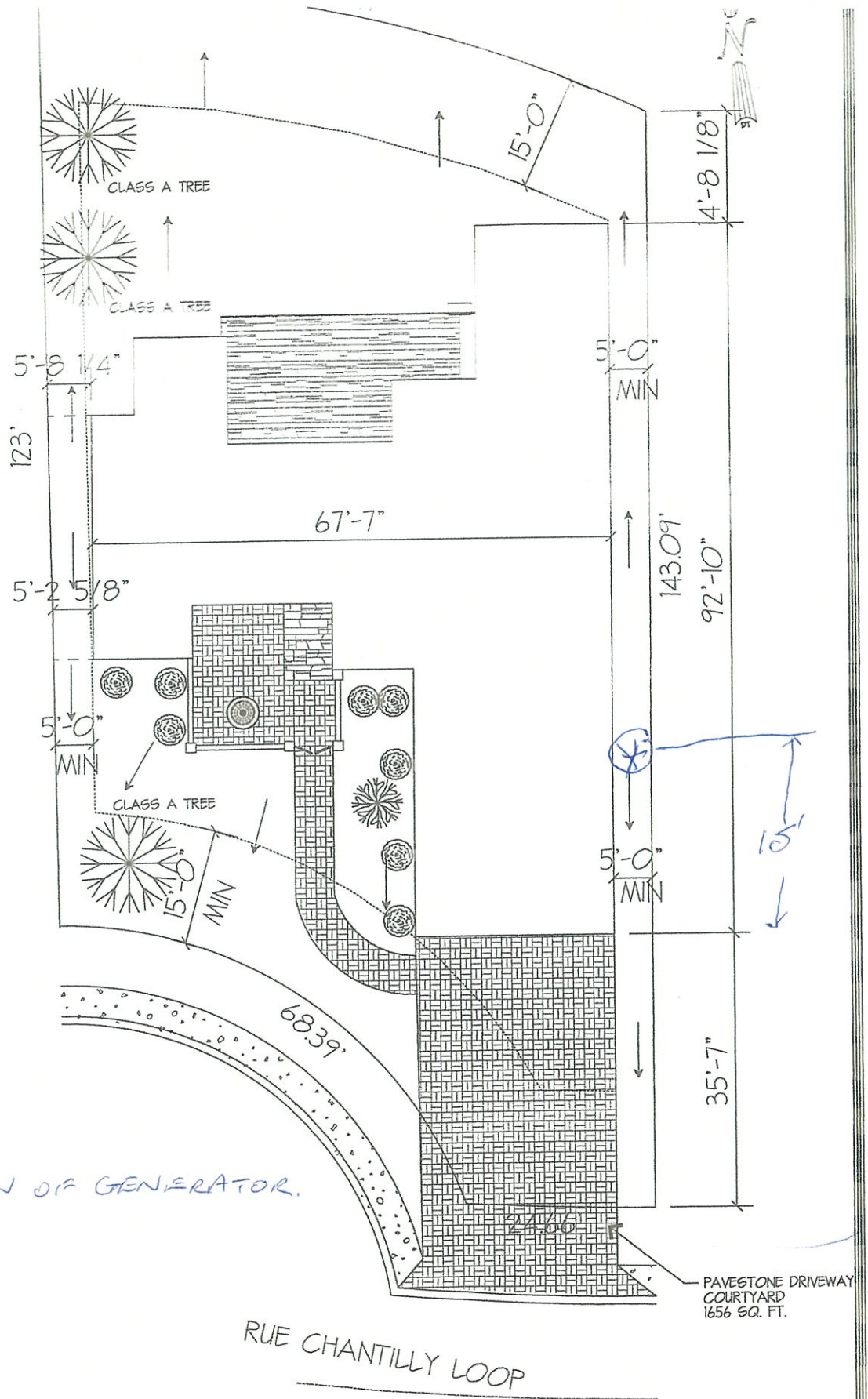
1 Attached Images



WATER.

209 RUE CHANTILLY

LOT 149



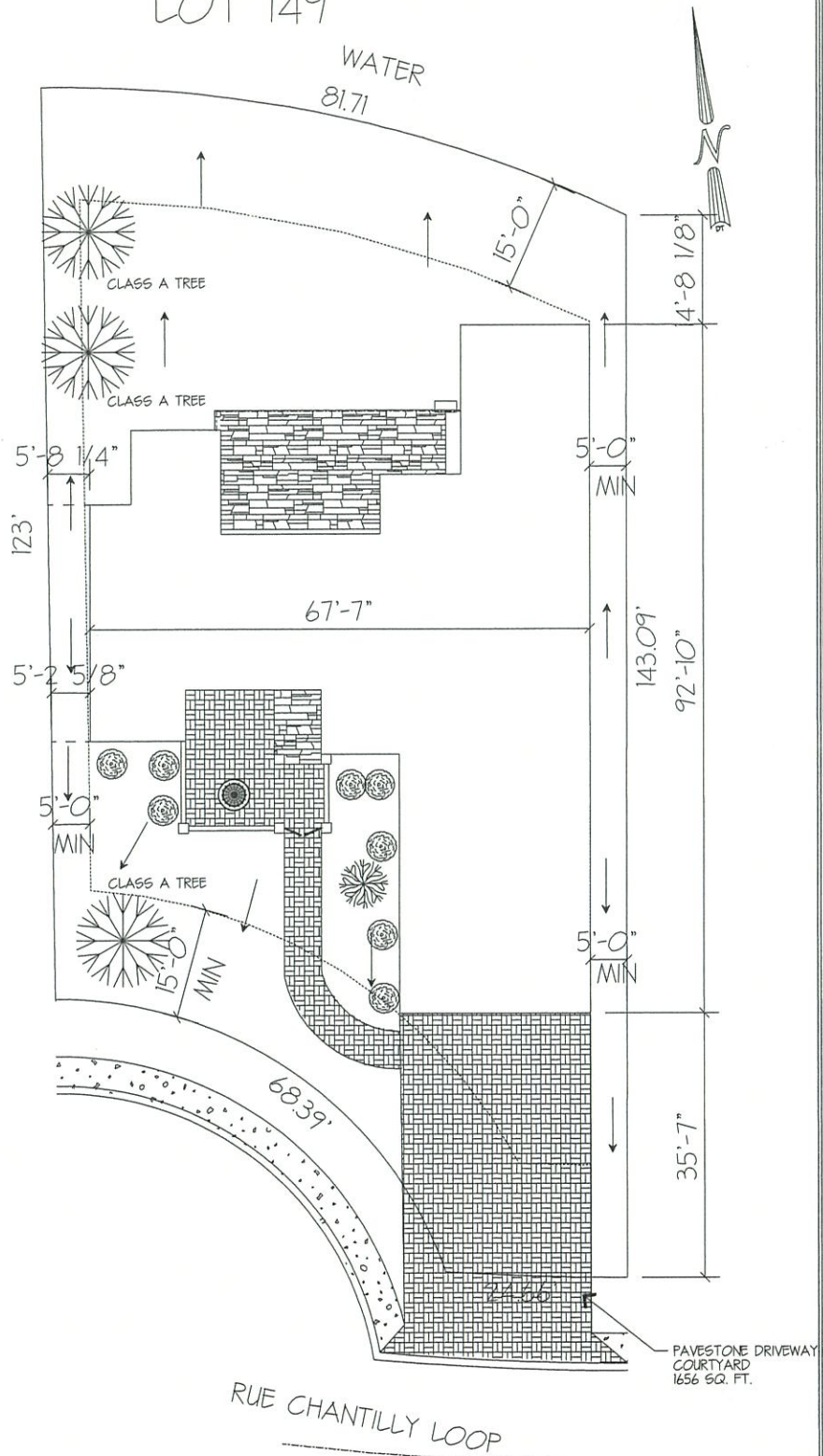
(X) POSITION OF GENERATOR.

THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTECH RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FRONT	15
SIDES	5
REAR	15
SIDE STREET	-

DATE

LOT 149



THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTech RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FRONT 15
SIDES 5
REAR 15
SIDE STREET -

MEMBER

A I
B D®

PLANS FOR:

GEOFF AND NANCY HUGHES
FORSHAG CONSTRUCTION
LOT 149, MAISON DU LAC
ST. TAMMANY PARISH, LA

DESIGNTECH
RESIDENTIAL PLANNERS, INC.

St. Tammany Parish, LA. WEB ADDRESS designtechusa.com

DATE
10-10-19

FLOOD ZONE
C

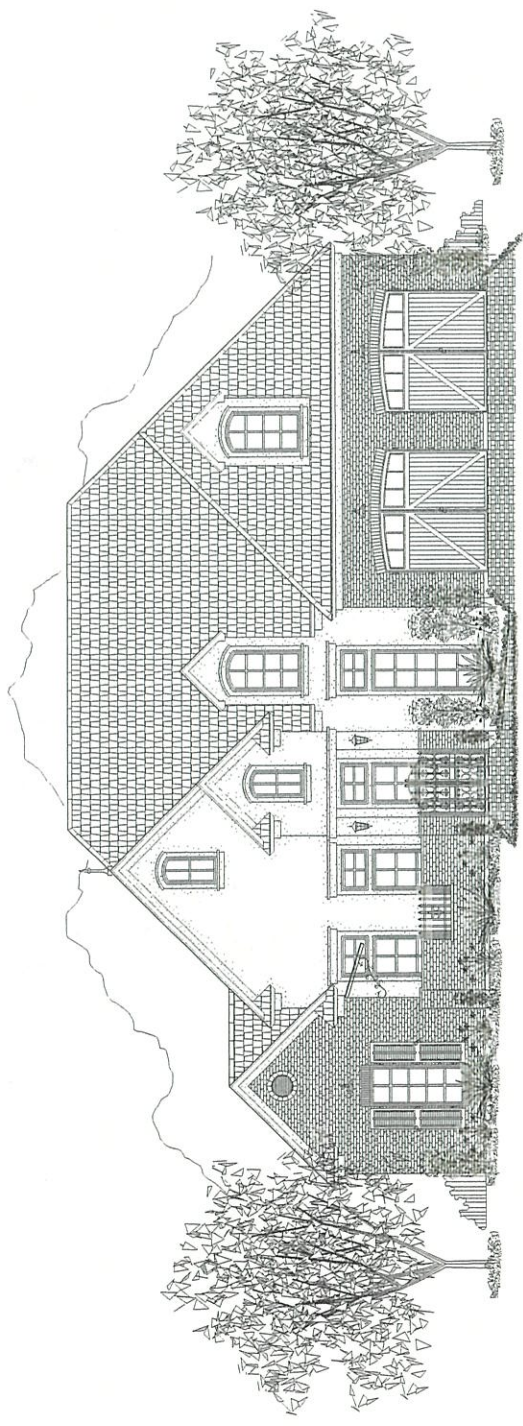
WIND ZONE

PLOT PLAN

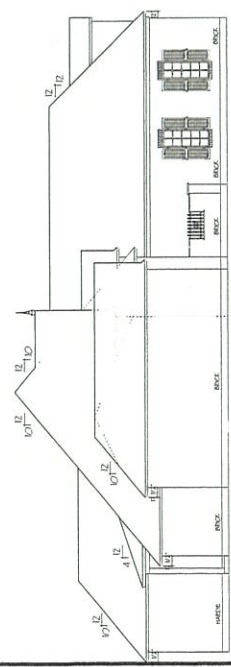
SCALE 1" = 20'-0"

CODE	LIVING	AREA U.B.	INDEX
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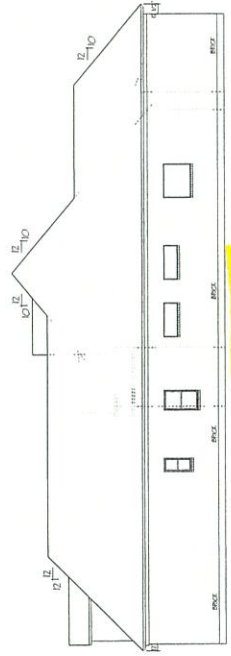
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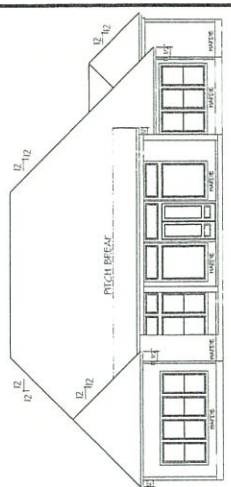
FRONT ELEVATION
SCALE 1/4" = 1'-0"



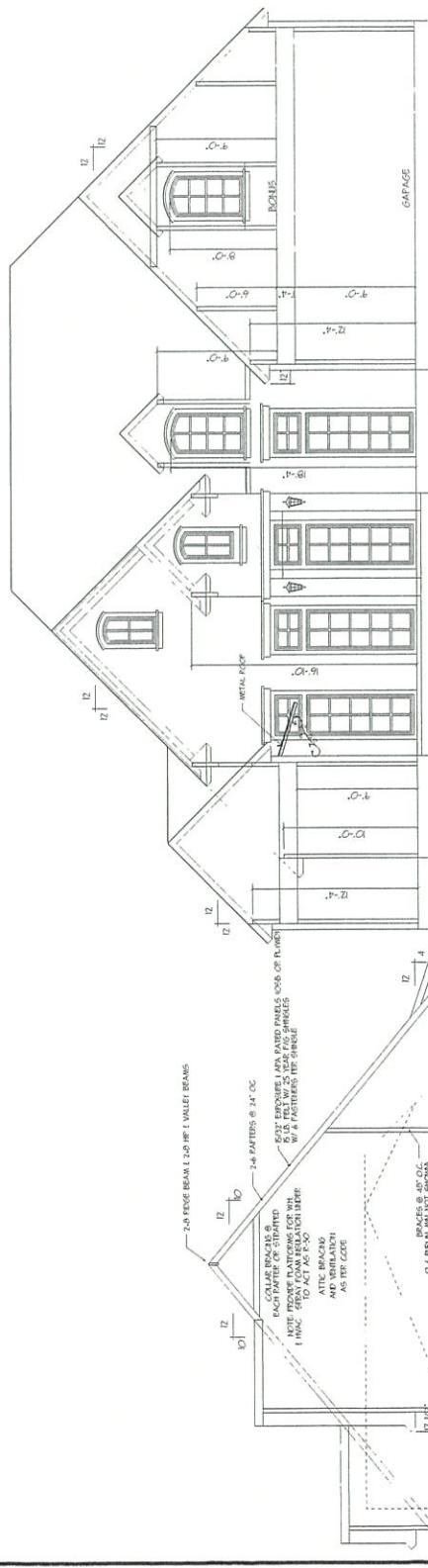
LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



FRONT COURTYARD ELEVATION
SCALE 1/4" = 1'-0"



TYPICAL CROSS SECTION
SCALE 1/4" = 1'-0"

SEE PLANS BY ENGINEER FOR FOUNDATION DESIGN

NOTES

1. EXISTING ROOFING TO REMAIN. ALL ROOFING SHALL BE REPLACED WITH 1/2" OSB SHEATHING AND 1/2" G-30 FLASHING. ALL FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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ELEVATIONS & SECTION

GEORGE AND NANCY HUGHES
FOREMAN CONSTRUCTION
577 TAMMAMT PARRISH, LA

DesignTech
Residential Planners, Inc.
St. Tammany Parish, LA
CONVINCION 985-871-2111 ST. MICHAEL 985-847-8668

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From: .
To:
Subject: RE: 209 RUE CHANTILLY, MAISON DU LAC
Date: Mon, Dec 5, 2022 10:23 am

Geoffrey,

The current position of the generator is approved by the ARC and can remain.

Josh Wainer
Wainer Companies
321 Veterans Blvd., Ste. 201
Metairie, LA 70005
504-834-5511

From: '
Sent: Saturday, December 3, 2022 3:36 PM
To:
Subject: Re: 209 RUE CHANTILLY, MAISON DU LAC

Thank you for your reply.

In presenting a case for a variance, are you agreeable for the generator to remain in its current position?

Have a blessed day.
GEOFFREY HUGHES

On Nov 17, 2022, at 2:19 PM, > wrote:

Geoffrey,

Thank you for the submittal. Unfortunately, your request is denied. I cannot allow generators to be placed within the rear setback of the home, especially on the lake. I believe this will hurt the overall aesthetics of the subdivision and could really hurt peoples property values. I am happy to discuss other locations that are more inconspicuous.

Thanks,

Josh Wainer
Wainer Companies
321 Veterans Blvd., Ste. 201
Metairie, LA 70005
504-834-5511

From
Sent: Thursday, November 17, 2022 2:09 PM
To:
Subject: Generator Geoffrey and Nancy Hughes 209 Rue Chantilly

Josh

As requested here's a picture with my wife standing where the inspector said it should go. The tree has to be removed he said. It's basically in the middle of our yard!!!!

Geoffrey Hughes

From:

Sent: Wednesday, November 16, 2022 4:55 PM

To:

Subject: 209 RUE CHANTILLY, MAISON DU LAC

Please find attached a plan requesting we be allowed to reposition our generator. This will entail removing a tree and placing the generator in appx the same position. FYI, the parish currently are denying the existing position as I do not have 36" to the setback, only 22" necessitating my encroaching on Ms. Rosenbergs property to service. As a matter of interest, she will be putting a generator in the sideway some 10' further along from mine so will need to access my property to service. Your earliest response to this request would be appreciated as we have a court hearing early December

Regards,
Geoffrey Hughes.

<IMG_1227.jpg>

<Generator.pdf>

Generator variance for Nancy Hughes at 209 Rue Chantilly, Covington, Louisiana 70433

I, Pam Rosenberg, of 213 Rue Chantilly, Covington, Louisiana, 70433, have no objection to the current location of the Generator installed at 209 Rue Chantilly, in the breezeway between our homes, directly next to my house.

I also grant access to my property, if and when necessary, for any maintenance to be done to the Generator installed at 209 Rue Chantilly, Covington, Louisiana 70433.

Signed,

Pam Rosenberg

Date:

12-4-2022

Generator variance for Nancy Hughes at 209 Rue Chantilly, Covington, Louisiana 70433

I, Ken Stubbe, of 204 Rue Chantilly, Covington, Louisiana, 70433, have no objection to the current location of the Generator installed at 209 Rue Chantilly, directly opposite my house.

Signed,

A handwritten signature in blue ink, appearing to read 'Ken Stubbe', with a long horizontal flourish extending to the right.

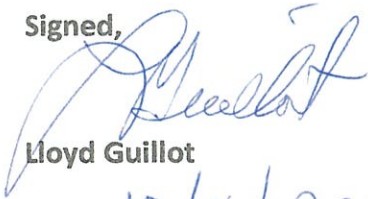
Ken Stubbe

Date: 12/4/2022

Generator variance for Nancy Hughes at 209 Rue Chantilly, Covington, Louisiana 70433

I, Lloyd Guillot of 208 Rue Chantilly, Covington, Louisiana, 70433, have no objection to the current location of the Generator installed at 209 Rue Chantilly, directly opposite my house.

Signed,



Lloyd Guillot

Date: 12/14/2022,







ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 19, 2022

"REVISED" STANDBY GENERATOR INSTALL GUIDELINES

- Generators must be a minimum 5' from walls or combustible materials. Generators shall have a minimum separation of 18" where the following exist:

***Exception: 1. The adjacent wall of the structure has a fire rating of not less than one hour.

2. The weatherproof enclosure is constructed of non-combustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.

- There can be no soffit vents, dryer exhaust, gable vents, ridge vents, weep holes or any other type of opening within 5' of the unit to past the roofline in all directions.
- Mechanical outdoor intake openings for HVAC supply air systems shall be located not less than 10' from the generator enclosure.
- There shall be no windows or doors within 5' of the exhaust end of the generator.
- Generators should be a minimum 15' from a neighboring house. *Recommended.
- There shall be a minimum 3' front and end clearance from shrubs, trees and fences including 3' to the property line.
- Generator exhaust shall not be directed toward the home.
- Crawl space under a raised home shall be sealed off to prevent gases from getting underneath the home.
- Carbon Monoxide detectors shall be installed inside the home on all levels.
- St. Tammany Parish plan review fee **\$50.00**.

Kenny Wortmann

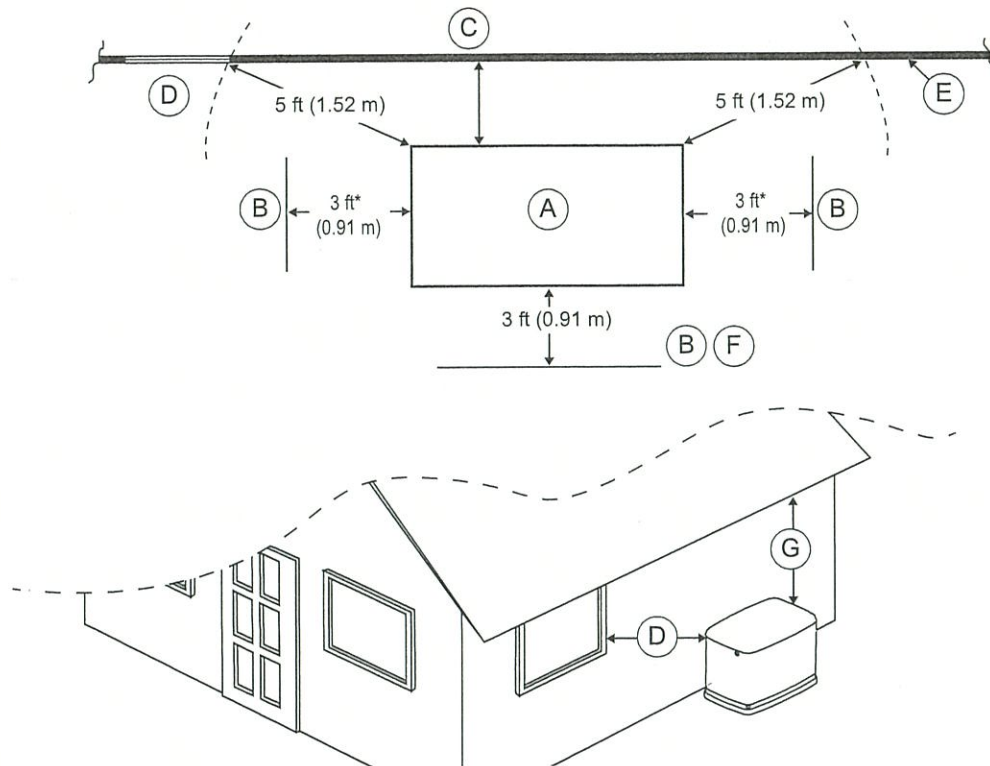
Director, CBO, CFM

Department of Permits & Inspections

985-898-2574 kwortmann@stpgov.org

Section 3: Site Selection and Preparation

Site Selection



001751

001789

Figure 3-1. Installation Clearances

ID	Description	Comments
A	Top of generator	—
B	Front and end clearance	Minimum clear distances cannot include shrubs, bushes, or trees. * See IMPORTANT NOTE on next page.
C	Rear clearance	18 in (457 mm) minimum clearance per NFPA testing, labeling, and listing, unless state or local codes dictate otherwise.
D	Windows and openings	No operable windows, doors, or openings in the wall are permitted within 5 ft (1.52 m) from any point of the generator.
E	Existing wall	One-hour fire rated walls allow closer placement of the generator set. Confirm before installation.
F	Removable fence	Removable fence panels for servicing cannot be placed less than 3 ft (0.91 m) in front of the generator.
G	Overhead clearance	5 ft (1.52 m) minimum distance from any structure, overhang, or projections from the wall. DO NOT install under wooden decks or structures unless this distance is maintained.

See **Figure 3-1**. Install the generator set, in its protective enclosure, outdoors where adequate cooling and ventilating air is always available. Consider these factors:

- The installation of the generator must comply strictly with ICC IFGC, NFPA 37, NFPA 54, NFPA 58, and NFPA 70 standards.
- Install the unit where air inlet and outlet openings will not become obstructed by leaves, grass, snow, etc. If prevailing winds will cause blowing or drifting, consider using a windbreak to protect the unit.
- Install the generator on high ground where water levels will not rise and endanger it. This unit should not operate in, or be subjected to, standing water.
- Allow sufficient room on all sides of the generator for maintenance and servicing. This unit must be installed in accordance with any local, state, or national codes for minimum distances from other structures.
- Clearance from the ends and front of the generator must be 3 ft (0.91 m). This includes shrubs, bushes, and trees. Clearance from the back of the generator must be a minimum of 18 in (457 mm). Clearance at the top should be a minimum of 5 ft (1.52 m) from any structure, overhang, or projections from the wall.

IMPORTANT NOTE: Mechanical and gravity outdoor air intake openings for HVAC supply air systems shall be located not less than 10 feet (3048mm) horizontally from the generator enclosure. See Section 401 in the ICC Mechanical Code for any additional requirements.

- DO NOT install under wooden decks or structures unless there is at least 5 ft (1.52 m) of clearance above the generator.
- Install the unit where rain gutter down spouts, roof run-off, landscape irrigation, water sprinklers, or sump pump discharge does not flood the unit or spray the enclosure, including any air inlet or outlet openings.
- Install the unit where services will not be affected or obstructed, including concealed, underground, or covered services such as electrical, fuel, phone, air conditioning, or irrigation. This could affect warranty coverage.
- Where strong prevailing winds blow from one direction, face the generator air inlet openings to the prevailing winds.

- Install the generator as close as possible to the fuel supply to reduce the length of piping. REMEMBER THAT LAWS OR CODES MAY REGULATE THE DISTANCE AND LOCATION. In the absence of local codes regarding placement or clearance, we recommend following these guidelines:

- Install the generator as close as possible to the transfer switch. REMEMBER THAT LAWS OR CODES MAY REGULATE THE DISTANCE AND LOCATION.
- The generator must be installed on a level surface. The generator must be level within a 0.5 in (13 mm) all around.
- The generator is typically placed on pea gravel, compacted soil, crushed stone, or a concrete pad. Check local codes to see what type is required. If a concrete pad is required, all applicable codes should be followed.

Verify Wi-Fi Range

Refer to the Wi-Fi manual shipped with the unit if planning to use the Wi-Fi feature.

Installation Guidelines for Stationary Air-Cooled Generators

See **Figure 3-1**. NFPA 37 is the The National Fire Protection Association's standard for the installation and use of stationary combustion engines. Its requirements limit the spacing of an enclosed generator set from a structure or wall.

NFPA 37, Section 4.1.4, Engines Located Outdoors: Engines, and their weatherproof housings if provided, installed outdoors shall be located at least 5 ft (1.52 m) from openings in walls and at least 5 ft (1.52 m) from structures having combustible walls. A minimum separation shall not be required where the following conditions exist:

1. The adjacent wall of the structure has a fire resistance rating of at least one hour.
2. The weatherproof enclosure is constructed of noncombustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.

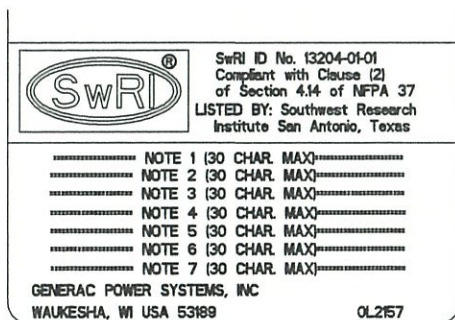
Annex A — Explanatory Material

A4.1.4 (2) Means of demonstrating compliance are by means of full scale fire test or by calculation procedures.

Because of the limited spaces frequently available for installation, it has become apparent that exception (2) would be beneficial for many residential and commercial installations. With that in mind, the manufacturer contracted with an independent testing laboratory to run full scale fire tests to assure the enclosure will not ignite combustible materials outside the enclosure.

NOTE: Southwest Research Institute testing approves 18 in (457 mm) installation minimum from structure (*Figure 3-1*, C). Southwest Research Institute is a nationally recognized third party testing and listing agency.

The criteria was to determine the worst case fire scenario within the generator and to determine the ignitability of items outside the engine enclosure at various distances. The enclosure is constructed of non-combustible materials, and the results and conclusions from the independent testing lab indicated that any fire within the generator enclosure would not pose any ignition risk to nearby combustibles or structures, with or without fire service personnel response.



002158

Figure 3-2. Southwest Research Institute Marking

<http://www2.swri.org/www2/listprod/DocumentSelection.asp?ProductID=973&IndustryID=2>

Based on this testing and the requirements of NFPA 37, Sec 4.1.4, the guidelines for installation of the generators listed above are changed to 18 in (457 mm) from the back side of the generator to a stationary wall or building (C). For adequate maintenance and airflow clearance, the area above the generator should be at least 5 ft (1.52 m) with a minimum of 3 ft (0.91 m) at the front and ends of the enclosure. This includes trees, shrubs, and bushes. Vegetation not in compliance with these clearance parameters could obstruct air flow. In addition, exhaust fumes from the generator could inhibit plant growth. See *Figure 3-1* and the installation drawing within the owner's manual for details.

⚠ DANGER

Automatic start-up. Disconnect utility power and render unit inoperable before working on unit. Failure to do so will result in death or serious injury.

(000191)



⚠ DANGER

Asphyxiation. Running engines produce carbon monoxide, a colorless, odorless, poisonous gas. Carbon monoxide, if not avoided, will result in death or serious injury.

(000103)

NOTE: If the generator is not set to OFF, it can crank and start as soon as the battery cables are connected. If the utility power supply is not turned off, sparking can occur at the battery posts and cause an explosion.

Site Preparation

- Locate the mounting area as close as possible to the transfer switch and fuel supply.
- Leave adequate room around the area for service access (check local code), and place high enough to keep rising water from reaching the generator.
- Choose an open space which will provide adequate and unobstructed airflow.
- Place the unit so air vents will not become clogged with leaves, grass, snow, or debris. Verify exhaust fumes will not enter any building through eaves, windows, ventilation fans, or other air intakes (see *Site Selection*).
- Select the type of base, such as—but not limited to—compacted soil, gravel, or concrete, as desired or as required by local laws or codes. Verify your local requirements before selecting.

Material Sufficient for Level Installation

See **Figure 3-3**. Prepare a rectangular area approximately 5 in (127 mm) deep (A) and approximately 6 in (152 mm) longer and wider (B) than the footprint of the generator. Verify the surface where the generator will be mounted is compacted, leveled, and will not erode over time. A concrete pad can be poured if desired or required.

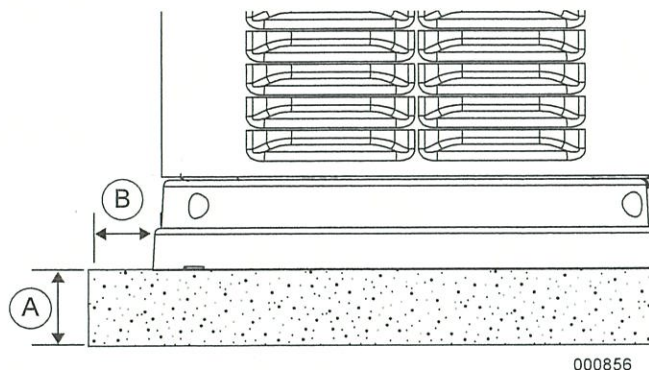


Figure 3-3. Compacted Soil or Gravel Pad

NOTE: If a concrete pad is required, follow all applicable federal, state, or local codes.

Transportation Recommendations

Use a suitable cart or equipment to carry the generator, including the wooden pallet, to the installation site. Place cardboard between the cart and generator to prevent any damage or scratches to the generator.

IMPORTANT NOTE: Do not lift, carry, or move the generator by grasping the louvers. Doing so may bend or damage the sheet metal.

Placement on Roofs, Platforms, and Other Supporting Structures

Where required to place the generator on a roof, platform, or other supporting structure, like a deck, the generator shall be placed in accordance with the requirements in NFPA 37, Section 4.1.3. The generator can be located 18 in (457 mm) from structures having combustible walls and 5 ft (1.52 m) from any operable opening in the structure. The surface beneath the generator and beyond shall be noncombustible to a minimum distance of 12 in (30.5 cm). Consult with the local Building Inspection Department or Fire Department to determine which noncombustible materials are approved for installation.