

**AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
APRIL 4TH, 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

APPROVAL OF THE MARCH 7, 2023 MINUTES

1- BOA CASE NO. 2023-3214-BOA - WITHDRAWN

Request by applicant in a HC-2 Highway Commercial Zoning District for the removal of 24" live oak tree.

The property is located: 67809 LA Highway 41, Pearl River, Louisiana

Applicant & Representative: Executive Holdings, LLC – Corey Smith

2- BOA CASE NO. 2023-3262-BOA - WITHDRAWN

Request by applicant in PUD Planned Unit Development Overlay for a reduction of the side yard setback from 15 feet to 10 feet.

The property is located: Lot #23, Rue Charlotte, Madisonville, Louisiana

Applicant & Representative: L & H Homes, LLC – Brandi Heath

3- BOA CASE NO. 2023-3274-BOA

Request by applicant in an A-2 Suburban Zoning District to reduce the required front yard setback from 50 feet to 47.3 feet.

The property is located: 79 Oaklawn Drive, Covington, Louisiana

Applicant & Representative: Dustin Vincent

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING MARCH 7, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The March 7, 2023 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. Daly, Mrs. Thomas, Mr. Swindell

ABSENT: Mr. Sanders

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

APPROVAL OF THE MINUTES

Moved by Mrs. Thomas and seconded by Mr. Daly to accept the February 7, 2023 minutes.

MOTION CARRIES UNANIMOUSLY

1- BOA CASE NO. 2023-3229-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District & RBCO Regional Business Corridor Overlay for:

- a waiver of the required east side yard buffer and required number of Class A & Class B trees.
- a reduction of a portion of the required 10 foot east side buffer to allow for the placement of the dumpster within the buffer.
- the removal of more than 50% of the protected trees.

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

Applicant & Representative: Burger Engineering, LLC. – Bryan Burger

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

Daniel Carper: Construction Manager for Chick-Fil-A. Objective is to alleviate traffic problem on Highway 21 and within the River Chase Development. Restaurant was built in 2006, drive-thru stacking accommodated 8 to 10 cars and process about 50 cars per hour. Current drive-thru has been modified, which blocks some of the parking spaces. Currently stacking 16 cars before it starts to weave through the traffic and two separate entrances. When it is completely full before it hits the roadway, there is a stacking of about 25 car, with an average of 118 cars per hour. The previous variance request with the two lane drive-thru would allow 32 cars in stack, which is more that what is available today. The addition of the two drive-thru lanes will allow access to parking lot for customers who would like to dine in. Part of the project is a kitchen remodel and addition which will help speed up production and will help get cars through faster. After further review of the plan it appears that more can be done to make it a successful project. Do not want to build as currently approved and end up with another stacking problem. In regards to the dumpster relocation, would like to be able to accommodate the two drive-thru lanes around the back corner of the restaurant to help with flow coming on and out of the site and eliminate as many pinch points as possible.

Car Stacking that was approximately 32 cars is now around 60 cars. At high peak volume, around lunch and dinner times, stacking may go over 30 cars, the third lane would accommodate more stacking. Goal is to completely eliminate any offsite stacking. Trees will have to be taken down. Plan on replacing trees with Class A & Class B trees and replant what cannot fit on the site, within the River Chase Development. For the 3rd lane, will replace trees and some trees within the River Chase Development.

Debra Hebert: Visited site with Nancy Wagner who submitted letter & pictures. Visiting the site, noticed very nice existing trees. Configuration of the three drive-thru lanes will block entrance & exit to the site from the Belk's store side. Prefers that no trees be cut down trees and ask to deny the request.

Daniel Carper: Planning on replanting trees. There will be a 5 foot landscaping buffer between road and drive-thru.

Ballantine: Additional email stating opposition received today.

Mr. Blache: Has there been any consideration in regards to the reconfiguration of the parking lot, such as parking on the outer perimeter to allow stacking within the center portion of the property? Concerned with the request to remove 50% of trees.

Daniel Carper: Went through multiple renditions of the site plan to accommodate 3rd lane. Feels that it is the best to accommodate traffic and parking on site. There is existing cross parking off site and part of the development plan shows a cross walk. No modifications to be done to the frontage along Highway 21, all trees will remain.

Mr. Blache: No Traffic Study provided to confirm that there is a traffic problem, beyond opinion stated.

Daniel Parker: People in the community could probably confirm that there is a problem with stacking on site and within the River Chase Development. No Traffic Study conducted, did not feel it was necessary based on visual observations.

Mr. Blache: Remodel of kitchen will improve efficiency. Not incline to be in favor of the request.

Daniel Carper: Provides additional information regarding the remodel of the restaurant and addition which will allow to provide food faster.

Mrs. Lambert: Has the 2nd drive-thru lane been constructed? Will the 2nd drive-thru lane reduces the stacking on Hwy 21? Questioning the need for a 3rd drive-thru lane. There is a concern from staff regarding the request to remove a considerable number of trees and reduction of the greenspace.

Daniel Carper: The 2nd drive-thru lane has not been constructed yet. It will allow to accommodate approximately 32 cars, current traffic plus an additional 1 or 2 cars. In regards to the current location of the dumpster, it eliminates the possibility to move the cars off the site because of the pinch point it creates. By Pass Lane also allows to speed up the process. Two Drive-thru lanes would be adequate for approximately 80% of the time. For that other 20%, would run the risk of backing up the lane. For the three drive-thru lanes, one lane will be dedicated to standard ordering, second lane will be for online orders and the third lane would open as needed when traffic starts stacking. Assurance for Chick-Fil-A and for the River Chase Development that traffic can be maintained while not affecting the rest of the development.

Mrs. Contois: Staff is attempting to preserve cypress trees and live oaks on the site. They are proposing to replant within the Tree Mitigation Area, which is in the rear of the property, around the detention ponds. If the variance is approved, trees would be replanted in the rear of the development, besides the trees shown on the plan.

Mr. Daly: The third drive-thru lane is only about storage. Concerned about the functionality of the driveway coming to the three lanes and also on the opposite side, the driveway after the order is completed and the location of the driveway. With no modification of access from Highway 21, it is one lane coming in and getting to three lanes is a challenge. Need to have additional consideration for the customer parking versus the customers using the drive-thru versus the existing commercial development to the south.

Daniel Carper: Submitted request to DOTD to increase the size of the driveway from Hwy 21, to improve circulations going on each side of the driveway, but it was not approved and would have required additional variance request.

Mr. Daly: Did the previously approved request go from two drive-thru lanes to one lane?

Daniel Carper: Yes, that's how it was approved. Because of the current location of the dumpster, it has to narrow down to one lane to the pick up window.

Mr. Daly: Adding 2nd drive-thru lane past the dumpster is more beneficial than the 3rd drive-thru lane. There is a need to balance the preservation of the trees and the stacking. It becomes more of functional issue.

Mrs. Thomas: If the requested variance for the 3rd lane is not approved, are you still going to expand the dumpster and add on to the kitchen?

Daniel Carper: Yes, we are going to add on to the kitchen and expand the dumpster. River Chase will have to approve modification of the site plan. The plan submitted with the three drive-thru lanes has been approved by River Chase.

Mr. Spies: Three live oaks will have to be removed to allow for the 2nd drive-thru lane past the dumpster. Are you requesting to replace 15 years old live oak trees with small live oak trees?

Daniel Carper: Will replace trees with required calipers.

Mrs. Lambert: The request is to mitigate the trees on and off the site.

Mr. Spies: Is there a need to plan live oak trees within the River Chase Development?

Ms. Contois: River Chase has an approved landscape plan/RBCO which allows to replace trees on site, within the Tree Mitigation Area/ around the existing detention pond, which is located in the rear of the property. There is no need to add trees in that area, it is the area designate as per the Tree Mitigation Area. Several live oaks and cypress trees will have to be removed.

Daniel Carper: The trees being referenced to are on the side where the pick-up window is located.

Mark Salvetti: Representing River Chase Development, Stirling and Maurmont Properties. Worked with Chick Fil A for the past few years to developed a site plan, even attempted to relocate the restaurant on another site. Feels that the proposed layout is the least impactful to all the retailers within River Chase. Note that Stirling Blvd, located in the rear of the restaurant is private and owned by Stirling Properties. There is a request to reduce the width of the greenspace along Stirling Blvd, but River Chase Development is one 200 acre development, trying to make it one cohesive development, that is pleasing, easy to shop at and safe. If you have driven to the site, mid-day, there is a safety issue coming in and out of Chick Fil A. Other tenants within the development complain about the traffic, we fell it is the best design to accommodate that the least impactful.

Mr. Ballantine: In favor of preserving the buffer. When impeding in the buffer, destroying the objective the regulations. Dumpster already located in close proximity to Stirling Blvd. Issue could be resolved if dumpster is emptied more often. Refers to other similar developments within the Houston area, where trees are preserved.

Mr. Daly: Could enhance the 2nd variance to accommodate the 2nd driveway by the dumpster but not approve the 3rd driveway. 3rd driveway could be granted in the future if necessary, since it is on the periphery of the site.

Mrs. Lambert: The 2nd drive-thru has already been approved.

Daniel Carper: The 2nd drive-thru was already approved up to the dumpster. In regard to the dumpster, it is enlarging, but the footprint is being reduced. There is a storage area and a compactor for one dumpster and it is always breaking. Always need to set up a temporary one. Trying to resolve an issue. New dumpster will be pushed towards the road. No landscaping will be removed. Allows to bring the additional drive-thru by and allows to bring in two containers/compactors

Mr. Daly: More incline to approve the 2nd drive-thru lane and dumpster variances than 3rd drive-thru lane. 3rd drive-thru lane would require a new request for variance.

Motion by Mr. Daly seconded by Mrs. Thomas to only approve the reduction of a portion of the required 10 foot east side buffer to allow for the placement of the dumpster within the buffer.

MOTION CARRIES UNANIMOUSLY

2- BOA CASE NO. 2023-3244-BOA

Request by applicant in an A-3 Suburban Zoning District for a waiver of the required north and south side planting buffers and required number of Class A & Class B trees.

The property is located: 59424 N. Pearl Drive, Slidell, Louisiana

Applicant & Representative: Earl & Nancy Morrison

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

Eddie Powell: Representing the owners of the daycare center. Requesting variance to encroached into the side buffers to allow for the construction of a limestone driveway. The property is only 104 feet wide. Trying to add building with some classrooms in the rear. Only way to access the classrooms and provide additional parking spaces is to add the limestone driveway/loop drive. Some trees are requested to be removed, proposing to increase greenspace in the front, to provide areas to mitigate for the removal of the trees. Expecting to have the property rezoned by the Zoning Commission.

Mr. Ballantine: How long have you been owning the daycare? How many kids attend the daycare?

Nancy Morrison: Purchased the daycare in 2000. There are 100 kids attending daycare and planning to increase to 150 kids. Older kids moved to the new building and will make room for the infants within the existing building. Director of the daycare has been working with the owner for 17 years.

Mr. Blache: Request information regarding the zoning change and how it will impact the variance request in front of the BOA.

Eddie Powell: Property is currently A-3 Suburban District. Daycare facility is grand-fathered in. Without zoning change to ED-1 cannot add the 2nd building.

Mr. Blache: Does the ED-1 zoning require more trees than the A-2 Zoning?

Mrs. Lambert: The property and its surrounding is zoned A-3 Suburban district, which allows for single family residential use. Zoning change request to ED-1 will allow for the site to be in compliance with the appropriate zoning and allow for the construction of the 2nd building. Asking to remove some trees on the site and allow to improve the site with new trees. If they would only be coming for a zoning change, no additional trees would be required.

Ms. Contois: Point of clarification, proposed parking spaces appear to encroach over the property line, in the front. Driveways are close to the property line; will you be able to meet commercial drainage requirements.

Eddie Powell: Existing parking spaces. Asking to add more parking spaces, same existing conditions. Will meet the commercial drainage requirements.

Mrs. Lambert: Parking spaces will have to be moved to be completely on the property. Cars can overhang and suggest to place wheel stops on the property line.

Eddie Powell: Will review the plan to determine if it will fit.

Motion by Mrs. Thomas and seconded by Mr. Spies to approve variances as requested and move the parking spaces on the property.

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

ADJOURNMENT: Mr. Ballantine, CHAIRMAN

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. 2023-3274-BOA
Initial Hearing Date:	04/04/23
Date of Report:	03/28/23

GENERAL INFORMATION

Applicant & Representative:	Dustin Vincent
Location of Property:	79 Oaklawn Drive, Covington, Louisiana
Zoning of Property:	A-2 Suburban Zoning District
Variance (s) Requested:	A reduction of the required front yard setback.

OVERVIEW

Request by applicant in an A-2 Suburban Zoning District to reduce the required front yard setback from 50 feet to 47.3 feet.

STAFF COMMENTS

As per the St. Tammany Parish Unified Development Code A-2 Suburban Zoning District Section 130-449 (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 50 feet from the front property line.

The objective of the request is to allow for the construction of a new covered porch and staircase which are proposed to extend within the required front yard setback. The renovation and additions to the home were prompted by damages incurred from Hurricane Ida. A building permit was also granted in 2022 (B.P. 2022-5627) to raise the residence 6'-7" above ground and bring it to the minimum finish floor elevation of 13'(see attached drawing).

Since the house has been elevated, a porch and staircase are necessary; however, it may have been possible to design the porch and staircase to meet the front setback requirement. The requested variance may be a personal preference rather than a property hardship.



Vincent Variance Request (Lot 324)

**Dr. Dustin & Ashley Vincent
79 Oaklawn Drive
Covington, LA 70433
Tchefuncte Club Estates, Phase I**

March 10, 2023

To the Planning and Permit office of St. Tammany Parish:

On behalf of our clients, Dr. Dustin and Ashley Vincent, I am writing to apply for a front yard variance setback in regards to a new front porch addition. The request is to receive a 47.3' front yard setback instead of a 50' front yard setback for porch addition only.

We would like to propose to add a new front porch on the home, which has recently been raised after flooding during hurricane Ida in August of 2021. Because of the Vincents' odd shaped lot and existing placement of the home, we are working with an unusual situation. The front setback is a curving shape and hitting the existing front of the home at different points. The far right, front corner of the home, as it was built, is 47.3' from the property line; it is currently built 3.7' over the required building setback. This occurs only in the far right triangular corner of that bedroom and not the entirety of the front of the residence. It's a total of 21.9 sf of existing home beyond the setback currently.

Our proposed front porch design is a simple, rectangular layout projecting from the front face of the home. We would like to ask for a variance of 56.5 sf to project beyond the curved, front building setback. At the furthest point, we would be 2'-8" beyond the setback, while on the other end of the porch, we only are projected beyond the setback 1'-8". We will project into the front yard no further than the existing home is currently doing. We are not asking to add conditioned space in that setback, but simply a new outdoor, open air space for them as an entry porch.

Just to clarify, there were two other items that were brought up from planning department, and we want to be sure we are covering our bases on all of your concerns. First, we are within St. Tammany Parish's required 30' side setback on the left of the home, but are beyond the 15' side setback requirement from the local HOA of Tchefuncte Club Estates. I am submitting the letter from HOA, stating that they approve the setbacks of the proposed additions, per my drawings dated 12.15.22. It also approved our front variance request of 2.7' on the proposed front porch.

The second item that was brought to our attention was the projection of our proposed new steps up to the new front entry porch. They project beyond the 50' front setback, but are under the required 5' height. The front porch proposed finished floor height is 5'-5" at the highest point, nearest the front entry door. The first step's tread will be at a height of 4'-9.75", which falls below that 5' threshold. I have attached the front elevation blow up to show the dimensions to the above mentioned heights for further visual explanation.

We are working around an odd shaped lot, and an existing home placement that we can not change. Because of these listed reasons and constraints above, I'd like to apply to get the 47.3' setback variance for the Vincents' proposed porch addition. Please see attached documents of proposed drawings, HOA letter of approval, and blow up of elevations at the front porch steps.

Thanks for your time reviewing this and considering our application. Feel free to email or call me if you have further questions.

Best Regards,



Jessica McCormick Walker, Architect
StudioMV
985.867.5601 P
985.867.5602 F
jessica@studiomvdesigns.com

Matthew Voelkel, Principal
StudioMV
matthew@studiomvdesigns.com







December 21, 2022

Dustin and Ashley Vincent
79 Oaklawn
Covington, LA 70443

Re: Construction

__Dustin and Ashley Vincent__,

Thank you for submitting your plans for _ construction__ for the home at [_79 Oaklawn_](#) to the Tchefuncta Club Estates Architectural Committee for approval.

The AC/C has approved the proposed __ construction__.

The AC/C has approved the front and side setbacks and location of additions per drawings provided by studioMV'S on 12.15.22.

All construction performed in TCE will require both a **Site Deposit** \$3500.00 and an **Environmental Impact Deposit** \$1500.00. Both deposits are refundable upon inspection of the completed construction.

Construction will be permitted to begin upon receipt of the deposits.

Enclosed, you have been provided a copy of the Tchefuncta Club Estates working hour orders, construction guidelines and deposit forms. Please adhere to these guidelines for all work performed in Tchefuncta Club Estates. Please note that the accountability of maintaining the quality of the area around the construction site, including roads, greenspace, culverts, ditches, and other property bordering the construction site will be the responsibility of the property owner. We ask that you discuss with your construction supervisor the rules and policies of construction in Tchefuncta Club Estates.

Also, please verify that your Gate Sentry account for your property set up, activated, and properly designated for construction process to begin.

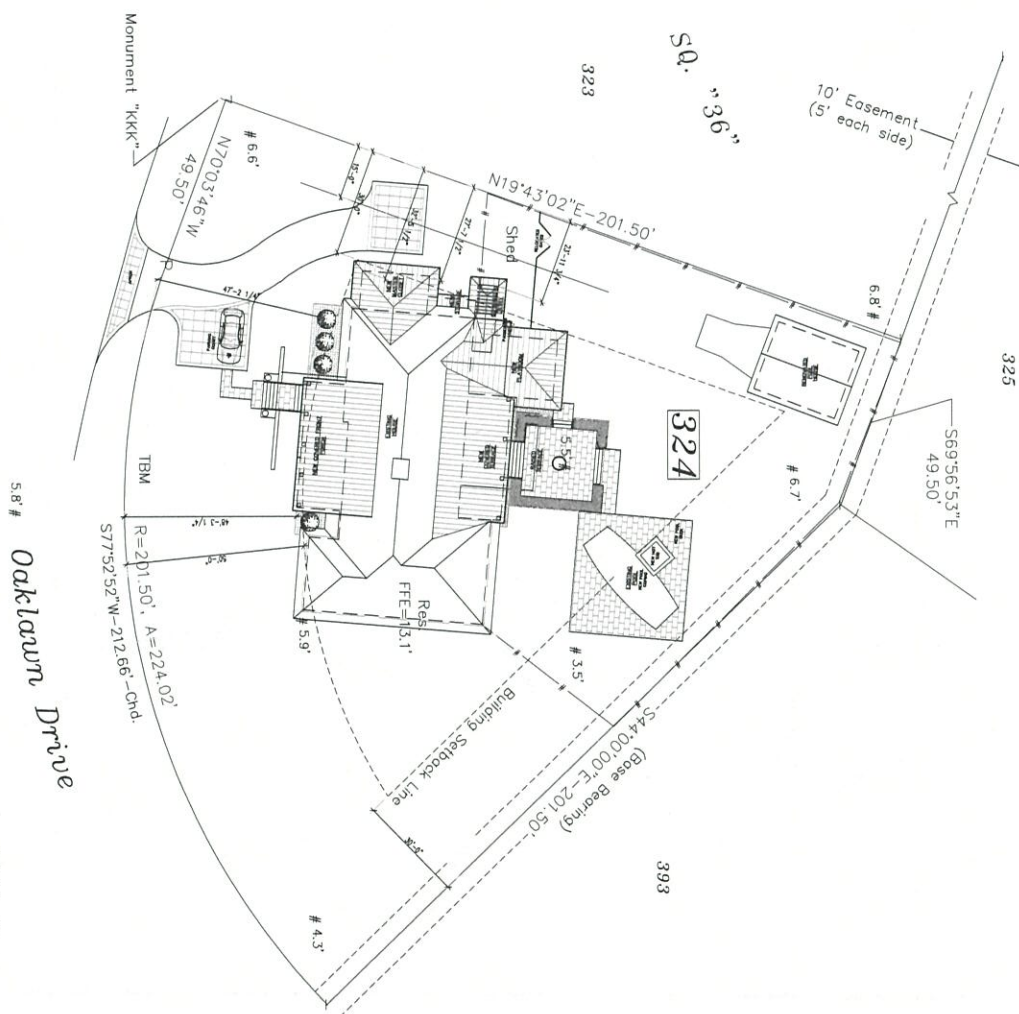
Please contact the TCE Office at 985-892-4739, with any questions you may have regarding this or any other matter.

Regards,

Ryan McCavitt
Director of Operations

Covington, La
Tribune Club Estates
St Tammany Parish
Lot 324, Square 36
Zoned A-2, Suburban District by
St Tammany Zoning Map
Flood Zone A9

+ BUILDING SECTIONS	
MAIN HOUSE	50'-0"
Front Sides	30'-0"
Rear	25'-0"
MAIN HOUSE (porch)	
Front	50'-0"
Sides	15'-0"
Rear	25'-0"
ACCESSORY BUILDING (porch)	
Front	30'-0"
Sides	10'-0"
Rear	10'-0"



VINCENT RENOVATION

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Site Plan
Scale: 1/16" = 1'-0"

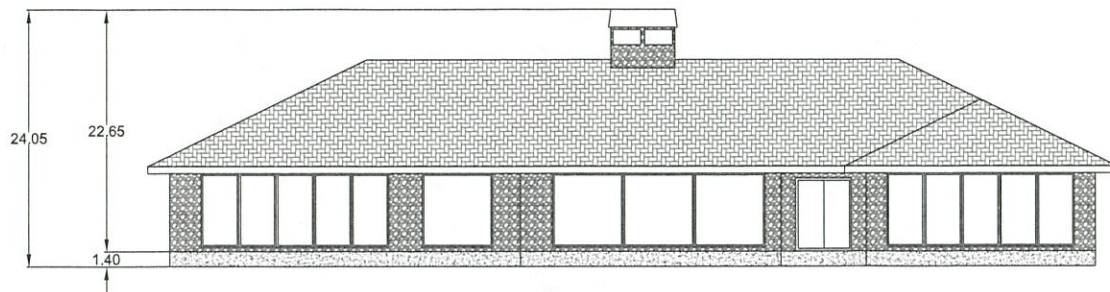
A2

VINCENT RENOVATION
covington
ST TAMMANY PARISH

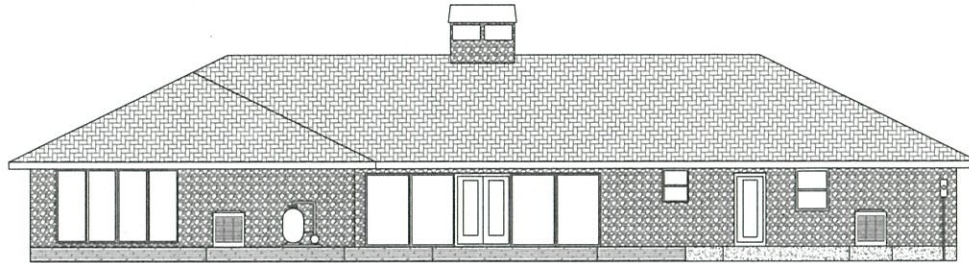
design
color
space
form
interiors

studio **MW**
matthew voelkel llc

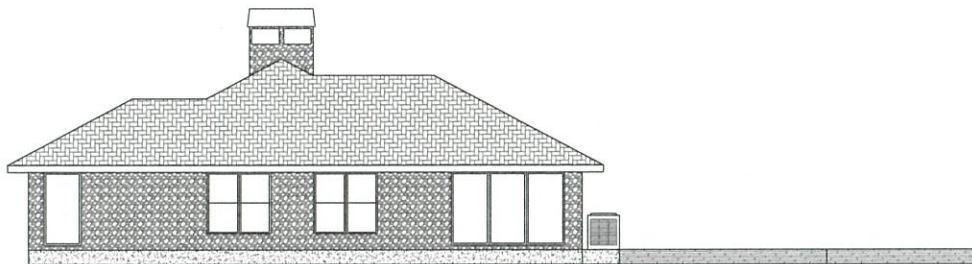
Date	December 14, 2007
Prepared	December 14, 2007
Drawn by	JAG
Sheet Title	Site Plan
Sheet No.	



Front Elevation



Rear Elevation



Right Elevation



Left Elevation



5/10/22

Pre-Lift Side Views
Contractor: Home Team Elevation
and Construction
79 Oaklawn Drive
Covington, LA



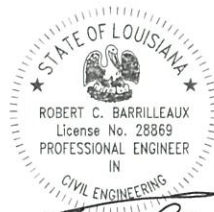
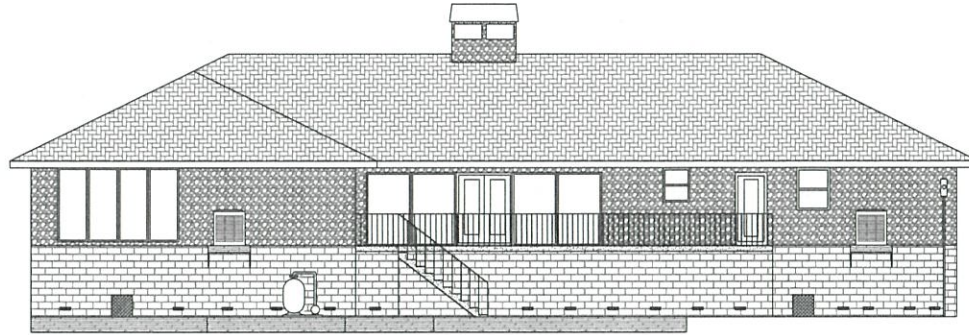
Engineers - Land Surveyors - Environmental Consultants
ph: (985)-542-0391 fax: (985)-542-6515
42333 Deluxe Plaza Suite 8 Hammond, LA
Engineer - Robert C. Barrilleaux, PE # 28869

Date: Mar 7, 2022

Scale: 1" = 12'

Drawn by: TP

Revised:



5/10/22

Post-Lift Side Views
Contractor: Home Team Elevation
and Construction
79 Oaklawn Drive
Covington, LA



Engineers - Land Surveyors - Environmental Consultants
ph: (985)-542-0391 fax: (985)-542-6515
42333 Deluxe Plaza Suite 8 Hammond, LA
Engineer - Robert C. Barrilleaux, PE # 28869

Date: Mar 7, 2022

Scale: 1" = 12'



March 16, 2023
10:14 AM