

**AGENDA MEETING  
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING  
MAY 2<sup>nd</sup>, 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**

**APPROVAL OF THE APRIL 4, 2023 MINUTES**

**1- BOA CASE NO. 2023-3309-BOA**

Request by applicant in PUD Planned Unit Development Overlay for an after the fact request to allow for a 2<sup>nd</sup> monument sign to remain on the site.

The property is located: 510 E Howze Beach Road, Slidell, Louisiana, Ward 9, District 13

Applicant: Group 1 Realty, Inc

Representative: Deep South Signs: Stacie Landry

**2- BOA CASE NO. 2023-3312-BOA**

Request by applicant in a HC-2 Highway Commercial District for variances to increase the maximum allowable height of the base of a monument sign from 2 feet to 5 feet and to increase maximum allowable height of a monument sign from 9 feet to 13 feet.

The property is located: 1951 Gause Blvd East, Slidell, Louisiana, Ward 8, District 13

Applicant & Representative: Vela Development, LLC – Peter Tufaro

**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 than 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 2<sup>nd</sup> drive-thru lane been constructed? Will the 2<sup>nd</sup> drive-thru lane reduces the stacking on Hwy 21? Questioning the need for a 3<sup>rd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> drive-thru lane past the dumpster is more beneficial than the 3<sup>rd</sup> 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 3<sup>rd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> variance to accommodate the 2<sup>nd</sup> driveway by the dumpster but not approve the 3<sup>rd</sup> driveway. 3<sup>rd</sup> driveway could be granted in the future if necessary, since it is on the periphery of the site.

Mrs. Lambert: The 2<sup>nd</sup> drive-thru has already been approved.

Daniel Carper: The 2<sup>nd</sup> 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 2<sup>nd</sup> drive-thru lane and dumpster variances than 3<sup>rd</sup> drive-thru lane. 3<sup>rd</sup> 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 enfants 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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

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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.*

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING APRIL 4, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

The April 4, 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. Blache, Mr. Daly, Mrs. Thomas, Mr. Swindell (Voting member), Mr. Sanders

ABSENT: Mr. Spies

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

**APPROVAL OF THE MINUTES**

Moved by Mr. Blache and seconded by Mr. Thomas to postpone the March 7, 2023 minutes.

**MOTION CARRIES UNANIMOUSLY**

**1- 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

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

Matthew Voelkel: Architect representing the owners. Asking variance regarding an unusual shaped lot, curved lot that is actually in the bend in the road, opposite to wooded sanctuary and lake. Due to Hurricanes Isaac & Ida, house flooded twice. After the first flood and getting approval from FEMA, the owners renovated the residence. More or less 10 years went by and the residence was flooded again due to Hurricane Ida. Owners moved out of the residence to allow to raise the residence. The elevated residence is designed to relate with the street. Front porch and terrace are designed parallel with the original position of the residence. Refers to the drawings submitted to the Board members and site plan. The Thefucnta Club Estate HOA granted the requested variance. It is an open air porch, which originally projected out 3.8 feet when the house was constructed and now projecting into the setback 2'8" on the left side of the house. Not projecting as far as it originally was, just continuing along the same line, to help establish the front porch. It is for an aesthetic decision. The hardship is that the residence flooded twice and trying to make it aesthetically attractive for the neighborhood. Requesting to have the variance approved as requested.

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



**MOTION CARRIES UNANIMOUSLY**  
**OLD BUSINESS**

Mr. Ballantine: Refers to required documents to allow the Board members to be compensated.

Mr. Liner: Will Discuss after the meeting.

**NEW BUSINESS**

Mr. Ballantine: Request to have ID as Board member.

Mrs. Lambert: Will contact HR Department to inquire.

Mrs. Thomas: Ask questions regarding the variance request from Chick-Fil-A.

Mr. Liner: Explained that staff will further review the request and the minutes of the meeting.

**ADJOURNMENT:** Mr. Ballantine, CHAIRMAN

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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**

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Case File Number:	BOA Case No. 2023-3309-BOA
Initial Hearing Date:	05/02/23
Date of Report:	04/24/23

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**GENERAL INFORMATION**

Applicant:	Group 1 Realty, Inc
Representative:	Deep South Signs: Stacie Landry
Location of Property:	510 E Howze Beach Road, Slidell, Louisiana Ward 9, District 13
Zoning of Property:	PUD Planned Unit Development Overlay
Variance (s) Requested:	After the fact request to allow for 2 <sup>nd</sup> monument sign to remain on site.

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**OVERVIEW**

Request by applicant in PUD Planned Unit Development Overlay for an after the fact request to allow for a 2<sup>nd</sup> monument sign to remain on the site.

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**STAFF COMMENTS**

According to the Unified Development Code, Section 130-2012 (b) *Number of monument signs*. One monument sign shall be allowed for each 1,000 feet of street frontage or fraction thereof in excess of the 1,000-foot increments. A property with more than one street frontage shall be allowed one monument sign for each 1,000 feet of street frontage or fraction thereof in excess of the 1,000-foot increments.

- A sign permit was issued in January 2022 for a new “Honda” monument sign (see attached drawing and site plan identified as “New Ground Sign”), to replace the previously existing “Honda” monument sign installed in 2003.
- A second, approximately 30 square foot monument sign “Honda Certified Pre-Owned” (see attached drawing and site plan identified as “New Ground Sign”), was installed on the property without a permit. The second monument sign was installed to replace a smaller sign “Certified Used Cars”, as shown on the attached site plan identified as “Old Ground Sign”.







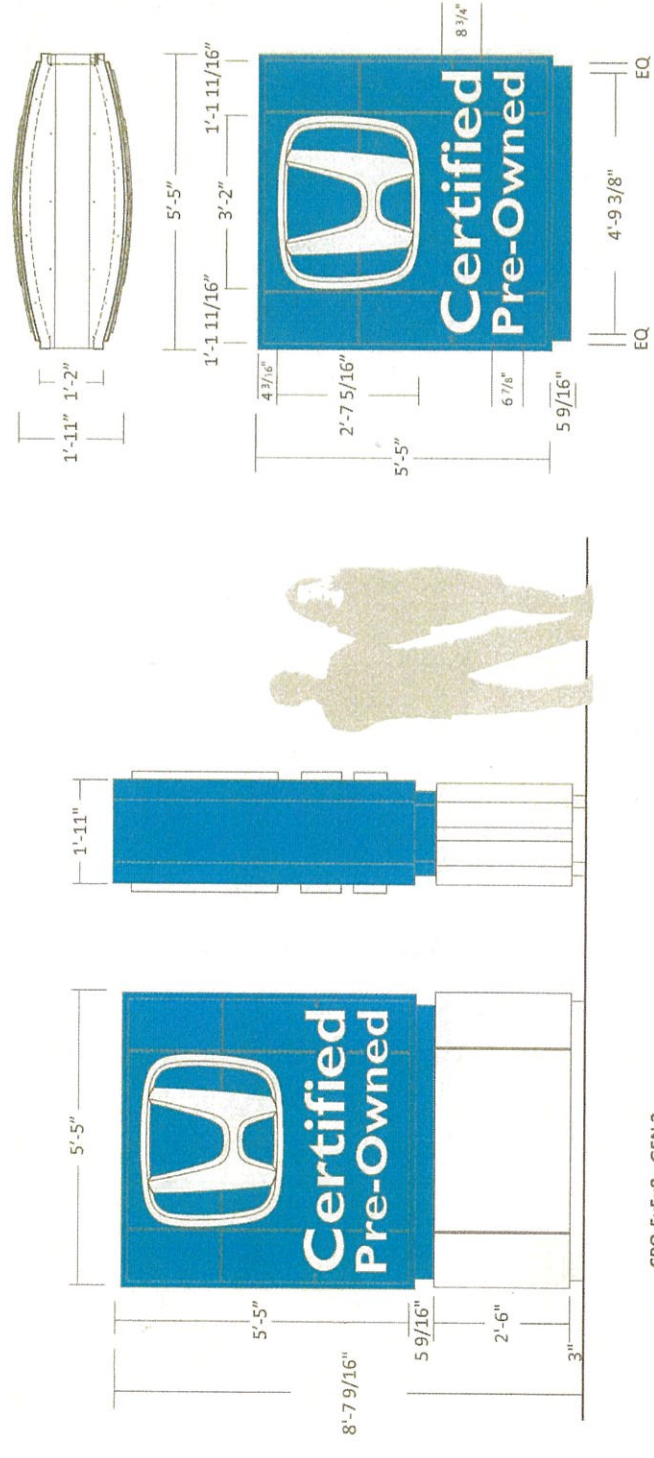
Honda Of Slidell  
510 E Howze Beach Rd  
Slidell LA 70461

Specific Request for a variance appeal:

There was a Certified Sign previously. We are replacing the same number of signs with a "new" Honda Image. The dealership will not be allowed to sell "Certified Honda Cars" and participate in the Certified program with American Honda Motor Co., Inc without an exterior sign. Dealership is simply upgrading the existing signs to environmentally LED signage.



# Gen III Honda Certified Pre-Owned Sign Pylon - 5x5x8



CPO-5x5x8 - GEN 3  
Supply & Install (1) One New Double Face Illuminated Pylon

## Specifications

- Aluminum construction
- Cabinet, EX7 retainers & escutcheon painted to match Honda Blue (PMS 285c)
- Honda blue acrylic molded faces
- Honda logo & Certified Pre-Owned letters white acrylic molded cap on
- White LED illumination
- Blue LED recessed lighting on side of cabinet
- Electrical hook-up by others
- Fiberglass cladding, joint cover and bottom escutcheon Honda white



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This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and LED lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID CF1-42590	
Date: 12-15-2021	Scale: 3/8"=1'-0"
Sales: C. Farmer	Designer: R. Ferrara
Rev. #:	Date:
Revision Note:	
<input checked="" type="checkbox"/> Conceptual Information Request:	
<input type="checkbox"/> Master <input checked="" type="checkbox"/> Electrical	
<input checked="" type="checkbox"/> 120V <input type="checkbox"/> 347V <input type="checkbox"/> Other	
Customer Approval	
Signature	MM/DD/YYYY
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs. The sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.	
All rights reserved. The artwork depicted herein are copyright and the property of Pattison Sign Group. No part of this document may be reproduced in whole or in part without written permission by Pattison Sign Group.	
208765 Honda of Slideell 510 Howze Beach Rd. Houma, LA.	
Sign Item CPO-5x5x8	





Google Maps 509 E Howze Beach Rd

Current  
CERTIFIED  
USED CAR

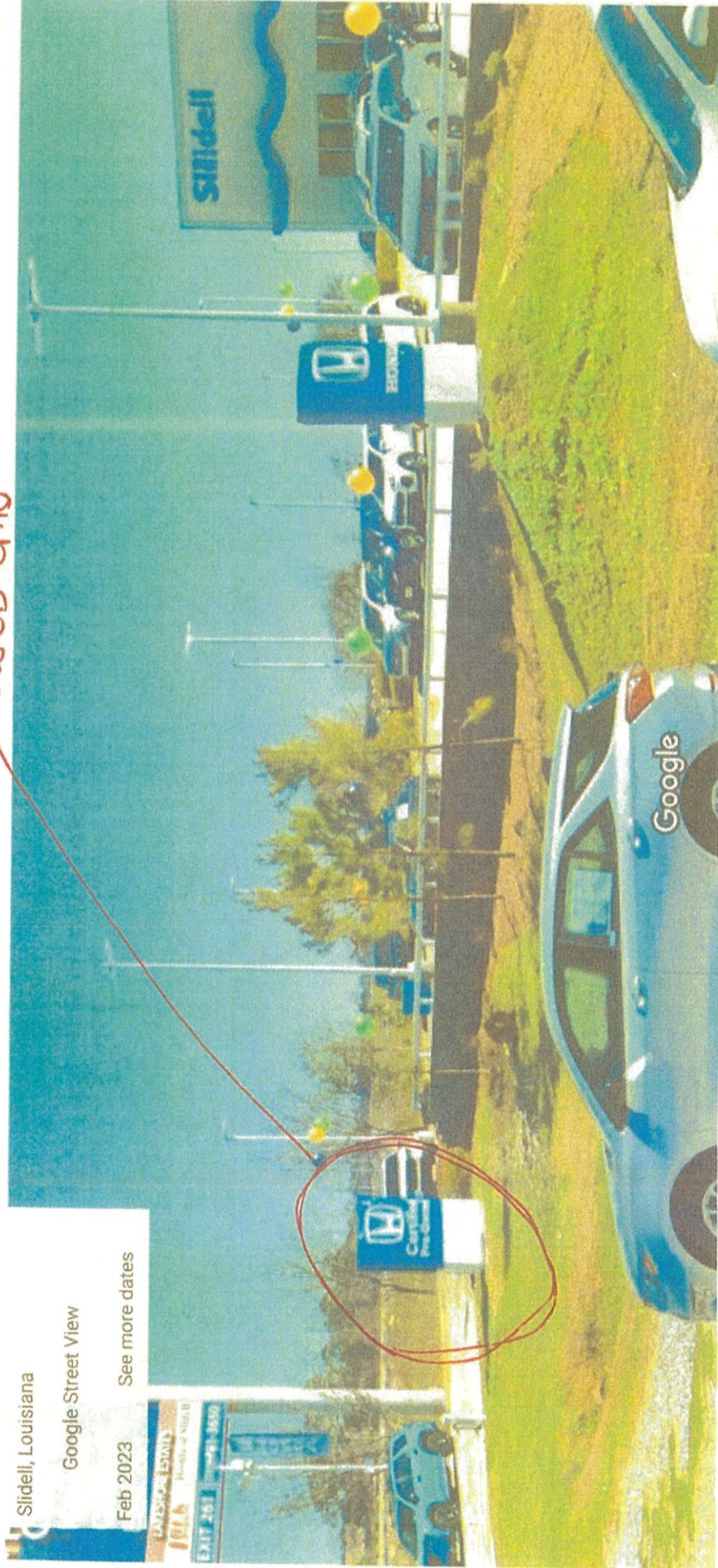


Image capture: Feb 2023 © 2023 Google





# Site Plan

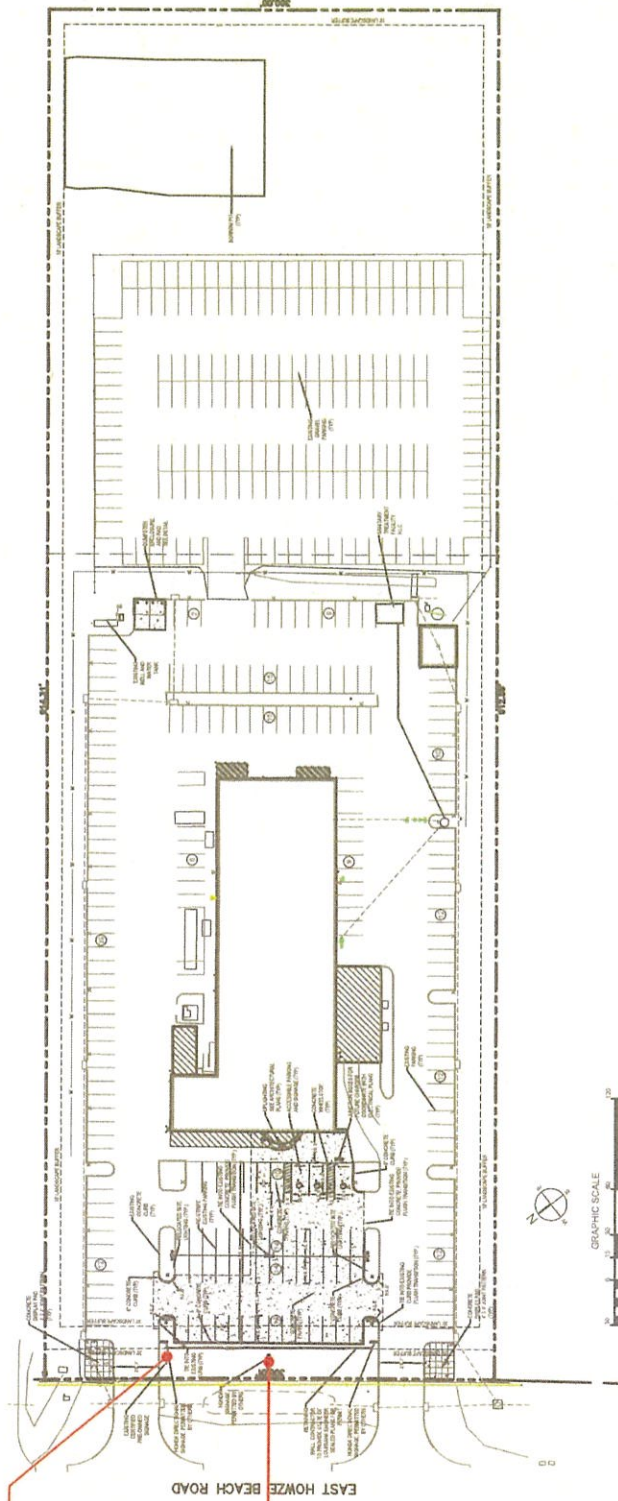
New Ground Signs



CPO-5x5x8 - GEN 3



HBS-5x5x8 - GEN 3



<b>Project ID</b> CF1-42590	
Date:	04-05-2023
Scale:	nts
Sales:	C Farmer
Designer:	R Andree
Rev. #:	
Date:	
Revision Note:	
<b>Missing Information</b> Required:	
<b>Electrical</b> <input type="checkbox"/> 120V <input type="checkbox"/> 347V <input type="checkbox"/> Other	
<b>Customer Approval</b> Signature: _____	
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PPS to provide further details if required.  All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced or used in part without written permission by Pattison Sign Group.	
H208765 Honda of Slidell 510 Howze Beach Road Slidell, LA 70360	
<b>Sign Item</b> Siteplan - New Signs	

Google Maps 508 E Howze Beach Rd

Slidell, Louisiana

Google Street View

Jan 2019 See latest date

previews  
Certified  
used cars (2019)

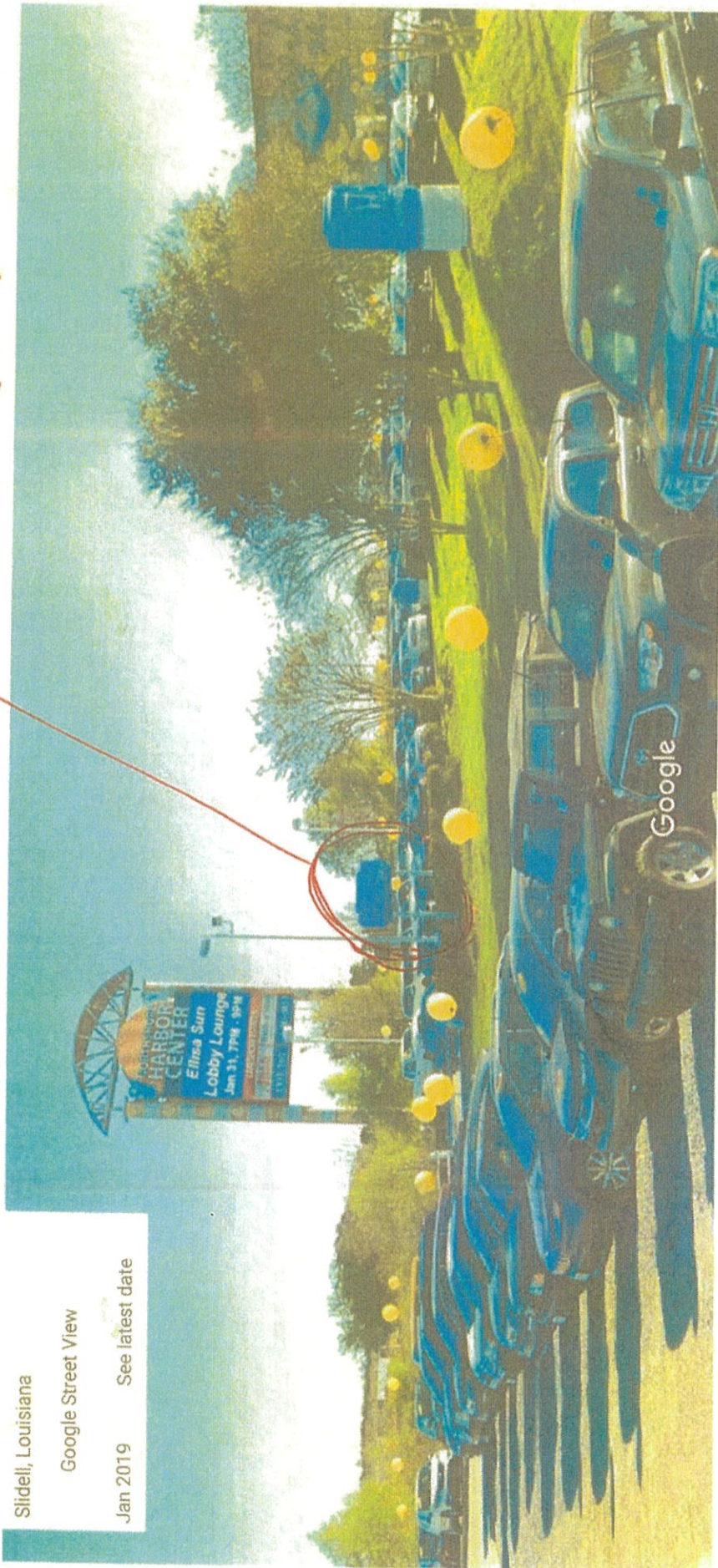


Image capture: Jan 2019 © 2023 Google





Previous

506 E Howze Beach Rd

Google Maps

Slidell, Louisiana

Google Street View

Sep 2016

See latest date

CERTIFIED  
USED CARS (2016)



Image capture: Sep 2016

© 2023 Google





# Site Plan

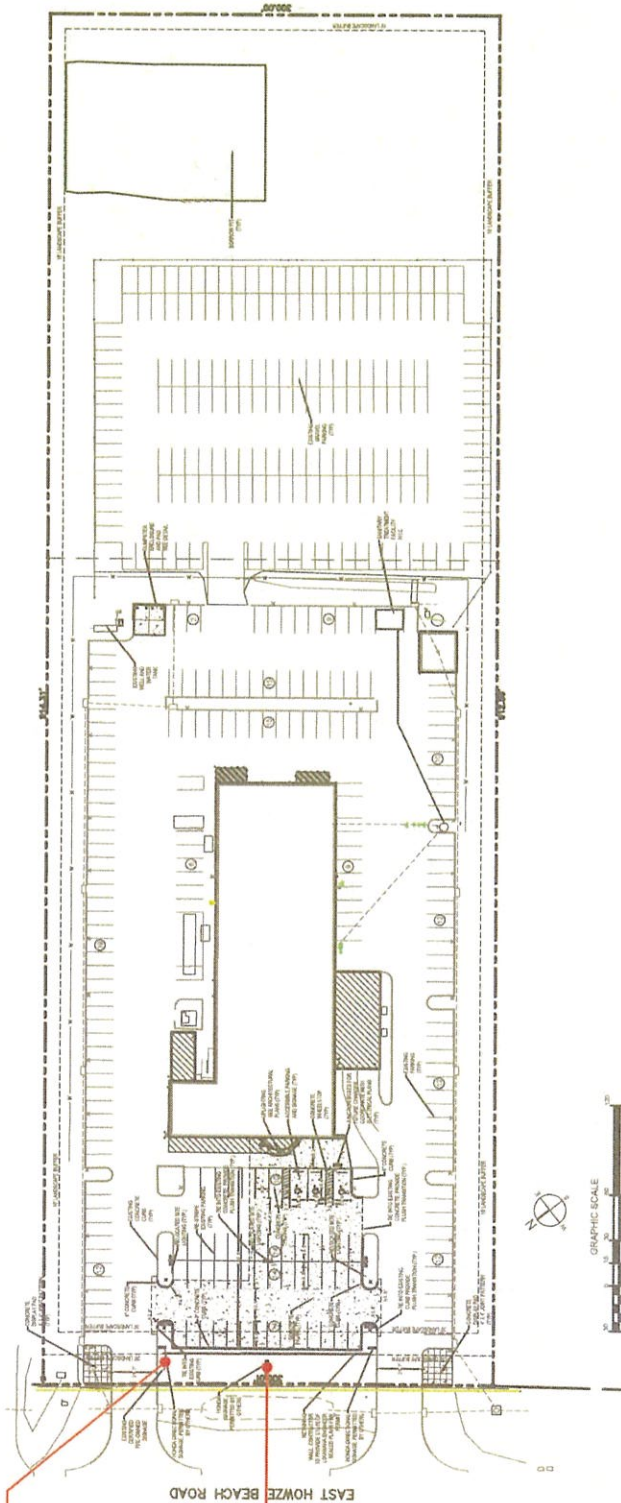
Old Ground Signs



CPO-3x8x11 - GEN 2



HBS-5x5x8 - GEN 2



## Project ID

CF1-42590

Date: 04-05-2023

Scale: nts

Sales: C Farmer

Designer: R Andree

Rev. #:

Date:

Revision Note:

## Missing Information

Required:

## Electrical

☐ 120V ☐ 347V

☐ Other

## Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs. The Customer must provide the following information to provide further details if required:

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H208765

Honda of Slidell  
510 Howze Beach Road  
Slidell, LA 70360

Sign Item

Siteplan - Old Signs

520 West Summit Hill Drive Suite 702 Knoxville TN 37902  
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Fluorescent, Neon and LED signs contain Mercury (Hg).  
Dispose of Hg signs according to Local, Provincial, State or Federal Laws.

This sign to be installed in accordance with the requirements of Article 600 of the  
National Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.







**PUBLIC NOTICE**

An application has been made to the  
BOARD OF ADJUSTMENT  
FOR A VARIANCE/ APPEAL REQUEST  
OF PARISH REGULATIONS

**CASE NUMBER**

**2023-3309-BOA**

and its location on the lot, 11400 Highway 1, Parish  
Council Chamber, P.O. Box 21400, Metairie, LA 70002  
Phone: (504) 885-2429 or 2-200-1531 ext. 200

**05/02/2023**

for more information call  
(985) 898-2429

Posted on 4/19/23 by 2P

APR 19 2023 11:21



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

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Case File Number:	BOA Case No. 2023-3312-BOA
Initial Hearing Date:	05/02/23
Date of Report:	04/24/23

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**GENERAL INFORMATION**

Applicant & Representative:	Vela Development, LLC – Peter Tufaro
Location of Property:	1951 Gause Blvd East, Slidell, Louisiana, Ward 9, District 13
Zoning of Property:	HC-2 Highway Commercial District
Variance (s) Requested:	Increase the maximum allowable height of the base of a monument sign and increase the maximum allowable height of a monument sign.

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**OVERVIEW**

Request by applicant in a HC-2 Highway Commercial District for variances to increase the maximum allowable height of the base of a monument sign from 2 feet to 5 feet and to increase the maximum allowable height of a monument sign from 9 feet to 13 feet

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**STAFF COMMENTS**

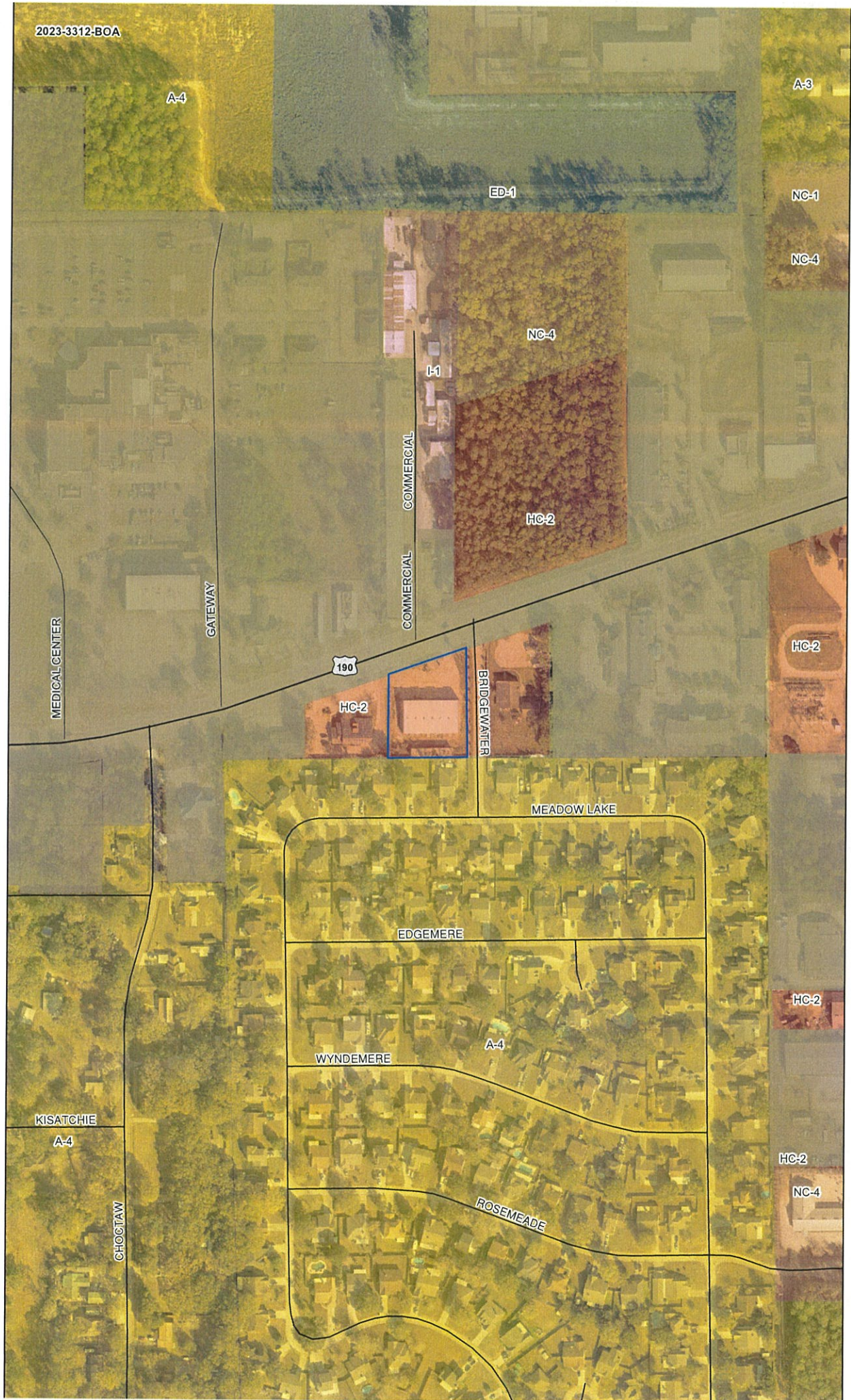
According to the Unified Development Code:

- Section 130.2012 (d) (3) *Height of monument signs*. The height of monument signs shall not be greater than nine feet.
- Section 130.2025 *Monument sign* means a freestanding ground sign: (2) The sign face of which is encompassed on the top, sides and bottom by a border or column of the same or compatible material which border or column is not less than 12 inches wide and not more than 24 inches wide, and which border or column complements and enhances the aesthetic effect of the sign.

The variances are being requested to allow for the placement of a 60 square foot multi occupancy monument sign on existing 5 foot columns, bringing the overall height of the sign to 13 feet.

The columns of an older pylon sign, currently located on the property, are proposed to repurposed as the base for the new monument sign. The base/columns of the existing sign could be reduced to meet the maximum allowable height of 2 feet and to meet the maximum allowable height to 9 feet.







To: Helen Lambert & Regan Contis  
Subject : Sign Variance for 1951 Gause Blvd East.

3/24/2023

I am requesting to be put on the May 2<sup>nd</sup> meeting for a variance allowing a height variance of over all height to Eleven Feet instead of Nine feet as required and a base height of Five feet instead of Three feet as required

I have five proposed tenants and would like to have a new presentable sign for them to each place their business on. The sign is located 7 feet from the front property line. Attached are design drawings from the company building the sign along with an engineering report stating that the existing poles are adequate to support this sign as per current specifications.

This sign will not be a LED moving sign it will be a typical back-lit sign. There are presently three signs at this location from the previous owner, I plan on removing the sign closest to the highway and removing the sign placed on top of the original sign leaving a clean modern sign.

Keep in mind that I am raising the base to allow the lower portion of the sign to be read over the hood of a pick up truck may be parked within the adjacent parking spaces.

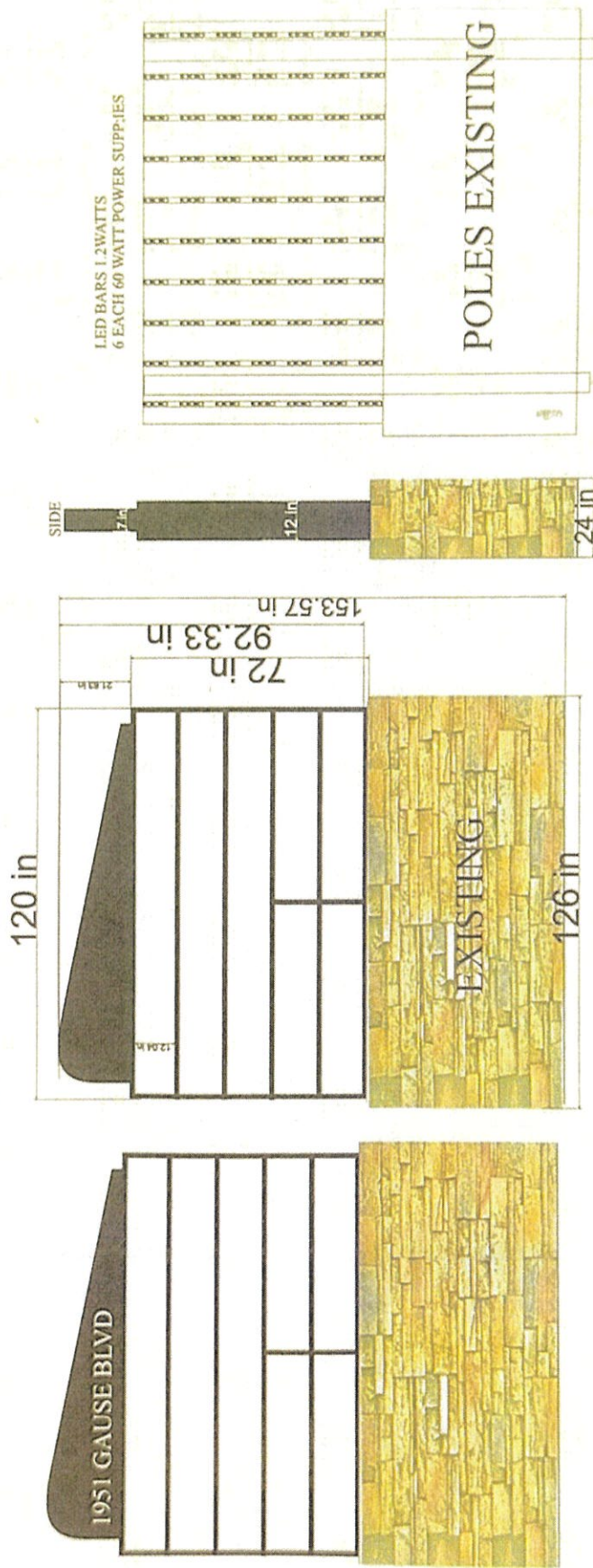
Attachments:

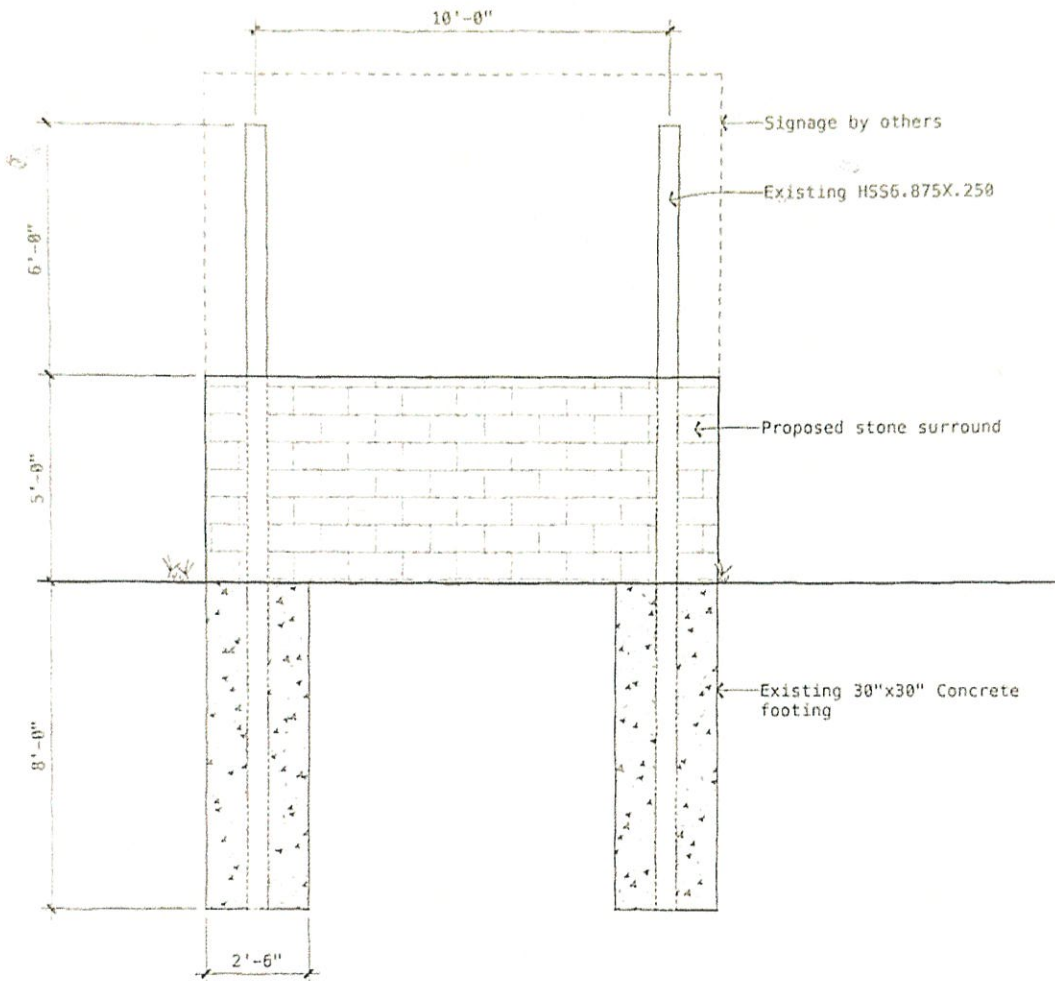
Photos of present site with abandon signs  
Design drawings of proposed sign  
Engineering drawings for sign support post  
Current site plan from J.V. Burke

Peter Tufaro  
504-666-2688  
ptufaro@bellsouth.net



# 2 SIDED LED LIT SIGN CABINET





01

## PYLON SIGN SUPPORT

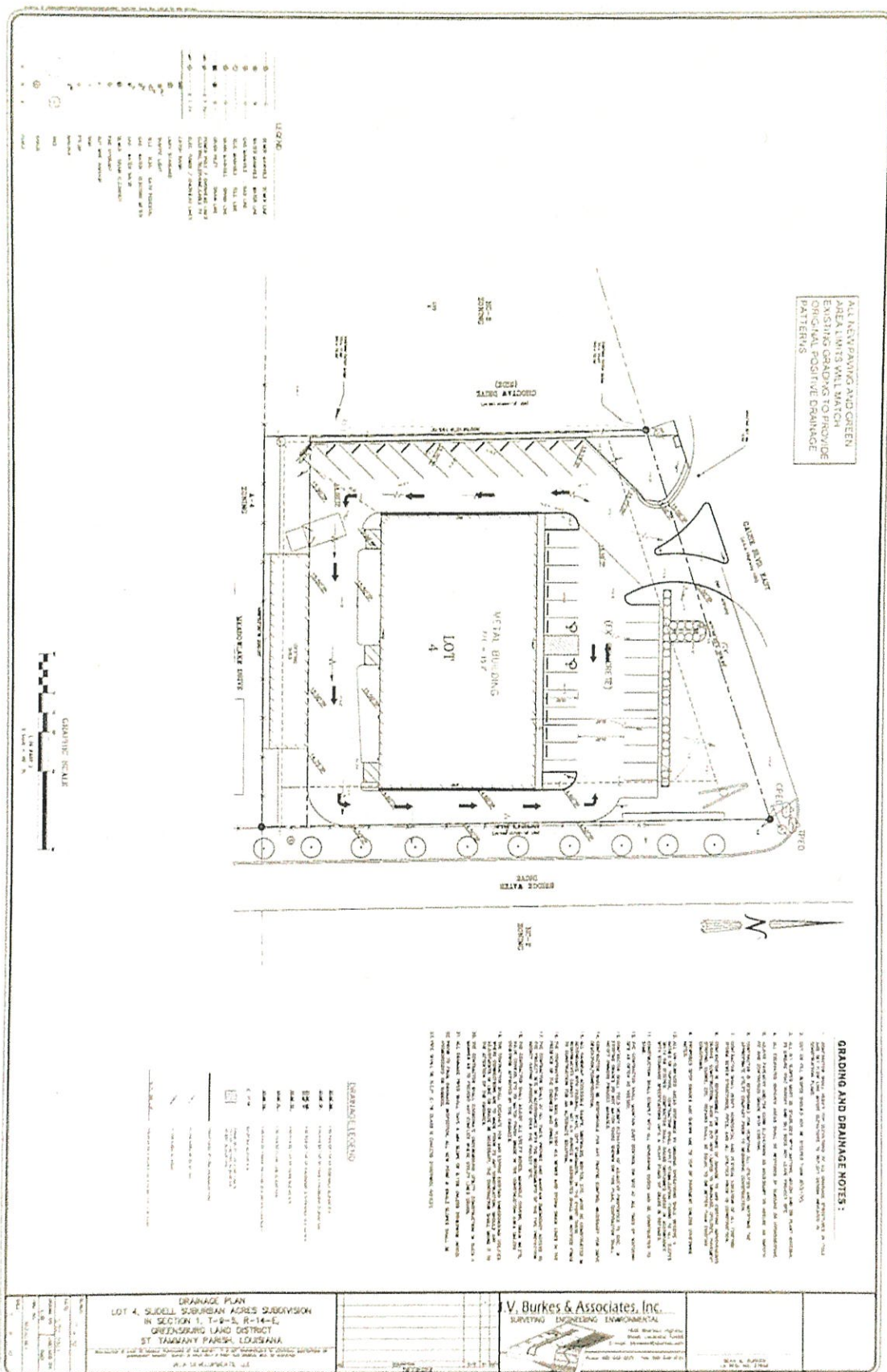
Scale: 1/4" = 1'-0"

1951 Gause Blvd; Slidell LA  
PYLON SIGN FOUNDATION  
2/8/2023



kwaskes collaborative  
900 Camp St #4c7 New Orleans, LA 70130  
(504) 521-7485  
info@kwaskes.com  
LA Architectural Firm # AEC0845





GAUSE BLVD. EAST

(a.k.a Highway 190)

EXISTING SIGN TO  
BE REMOVED

N71°46'22"E 209.90'

7.00'

EXISTING SIGN TO  
BE RENOVATED

DATE:

3/26/27

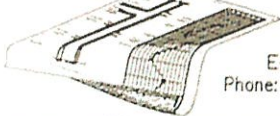
SCALE:

1" = 10'

**J.V. Burkes & Associates, Inc.**

ENGINEERING

ENVIRONMENTAL



1805 Shortcut Highway  
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

**SIGN DETAIL**

**1951 GAUSE BLVD  
SLIDELL, LA**

**GREENSBURG LAND DISTRICT  
ST. TAMMANY PAR., LA**

PATHFILE: Q:\ENGINEERING\2022\20220363\DWGS\CURRENT CAD\1951 Gause Blvd 3 20 23 NO SDE EXT.dwg







Blvd  
CODY  
985-46  
Cody  
985-46  
Cody

Traveling?  
ENVENU  
CODY

COMING SPRING OF 2022  
195 LOUISE BLVD EAST  
CALL 504-666-2688

TIONAL  
A-FENCE  
352-5875

**PUBLIC NOTICE**  
An application has been made to the  
BOARD OF ADJUSTMENT  
FOR A VARIANCE, APPEAL REQUEST  
OF PARISH REGULATIONS  
**CASE NUMBER**  
**2023-3312-BOA**  
will be heard in the St. Tammany Parish  
Council Chambers - 21460 Koolhaas Drive  
Mandeville, LA at 2:00 PM on  
**05/02/2023**  
for more information call  
(985) 898-2529  
Posted on 4-19-23 by AA

APR 19 2023 09:22



