

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
JUNE 6, 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 MAY 2, 2023 MINUTES

1- BOA CASE NO. 2023-3327-BOA

Request by applicant in an A-1 Suburban District to reduce the required setbacks for a cellular tower on the northwest side from 205 feet to 98'8" and on the south side from 205 feet to 80'.

The property is located: 84516 Highway 437, Covington, Louisiana, Ward 2, District 6

Applicant: Arthur J. Heron Jr. & Mabel M. Cowart

Representative: Jeffrey D. Shoen

2- BOA CASE NO. 2023-3346-BOA

Request by applicant in an A-2 Suburban District for an after the fact variance request to reduce the required rear yard setback from 19'3" to 12'

The property is located: 314 Fountain Street, Mandeville, Louisiana, Ward 4, District 4

Applicant: Cassandra L. Luquet

Representative: Charles M. Raymond

3- BOA CASE NO. 2023-3350-BOA

Request by applicant in an A-1 Suburban District to clear 10 feet of the required 25 foot no cut buffer along LA Highway 450 and to clear the underbrush and pine trees within the required 25 foot no cut buffer along Yates Road.

The property is located: northwest corner of LA Highway 450 & Yates Road, Folsom, Louisiana, Ward 2, District 3

Applicant & Representative: Scott Sparks

4- BOA CASE NO. 2023-3351-BOA

Request by applicant in an A-1 Suburban District for an after the fact variance to allow for a driveway to remain within the required 50 foot no cut buffer and maintain a 25 foot no cut buffer along a portion of the north property line.

The property is located: 84540 Camus Lane, Covington, Louisiana, Ward 2, District 3

Applicant & Representative: Joshua McDowell

5- BOA CASE NO. 2023-3353-BOA

Request by applicant in a HC-2 Highway Commercial District for an after the fact variance to allow for an electronic message sign to remain on the face of the building without being incorporated into a sign face and occupying less than one-half the total area of the sign face.

The property is located: 20 Starbrush Circle, Covington, Louisiana, Ward 1, District 1

Applicant & Representative: Farhad Aduli

6- BOA CASE NO. 2023-3358-BOA

Request by applicant in an A-1A Suburban District for an after the fact waiver of portions of the required 50 foot north and south sides no cut buffers.

The property is located: 73125 Military Road, Covington, Louisiana, Ward 3, District 2

Applicant & Representative: Vincent Marziale

7- BOA CASE NO. 2023-3372-BOA

Request by applicant in a CBF-1 Community Based Facilities District to reduce the required setback from 200 feet to 165.25 feet.

The property is located: 2480 Highway 190, Mandeville, Louisiana, Ward 4, District 10

Applicant & Representative: The Field Church, Inc.

8- BOA CASE NO. 2023-3376-BOA

Request by applicant in an A-1 Suburban District to increase the maximum allowable length of an accessory building from 50 feet to 60 feet.

The property is located: 20114 Johnsen Road, Covington, Louisiana, Ward 3, District 2

Applicant & Representative: Gabriel VanBrunt

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING MAY 2, 2023
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MANDEVILLE, LOUISIANA

The May 2, 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, Mr. Spies

ABSENT: Mr. Sanders

STAFF PRESENT: Mrs. Lambert, Mrs. Couvillion, Mrs. Velez

APPROVAL OF THE MINUTES

Moved by Mrs. Thomas and seconded by Mr. Daly to approve the March 7, 2023 minutes.

MOTION CARRIES UNANIMOUSLY

Moved by Mr. Thomas and seconded by Mr. Daly to approve the April 4, 2023 minutes.

MOTION CARRIES UNANIMOUSLY

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 2nd monument sign to remain on the site.

The property is located: 510 E Howze Beach Road, Slidell, Louisiana

Applicant: Group 1 Realty, Inc

Representative: Deep South Signs: Stacie Landry

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

Stacie Landry: The 2nd monument sign was installed without a permit. Was out of the office when the sign was installed.

John Jacobson: From Group 1 Automotive. purchased property in 2009, renovated the dealership and improved the appearance of the site. Found out through the inspection process that no permit was issued for 2nd monument sign "Certified Preowned". Requesting variance to allow for the 2nd monument sign to remain on the site. Refers to the picture of the signs submitted to the board, showing the current 2nd monument sign and the previous signs.

Mr. Blache: Questions regarding the allowable square footage per sign. Noticed that the 2nd monument sign installed is larger than the previous sign. Ask if it falls along the guideline of what is allowed along the street frontage.

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Mrs. Lambert: Only one sign is allowed, not exceeding 32 square feet, per 1000 linear feet of frontage. Permit was issued for the 1st monument sign on the berm. No sign found for the 2nd monument sign that was installed in the past. The new 2nd monument sign “certified preowned” was installed without a permit.

Mr. Blache: Only one monument sign is allowed per 1000 linear foot of street frontage. But there are currently 2 monument signs? Even if they would have wanted to have a 2nd monument sign, they would have had to apply for a variance?

Mrs. Lambert: Correct. Variance could have been requested.

Mr. Daly: Ask question to confirm the square footage of the current 2nd monument sign versus the previous monument sign.

Mrs. Thomas: Understands that Honda requires to have a sign showing that certified cars are available for sale. If no sign, certified cars cannot be sold from the site.

John Jacobson: Correct.

Mr. Spies: No objection to the variance request. It is a small sign compared to the Harbor Center sign. Permit should have been applied for.

Mr. Blache: How many square feet can be allowed per 1000 linear feet of frontage.

Mrs. Lambert: The 24 inches base is not calculated as part of the total allowable square footage of the sign. Maximum allowable square footage is 32 square feet.

Mr. Blache: It is only a pedestal. Both signs have almost the same square footage. Understand the hardship regarding the need for the sign to be allowed to sell certified cars. Would it be possible to incorporate the “certified sign” part with the existing sign?

John Jacobson: Would more than likely have to increase the height of the sign by going vertical. Not sure if it would be allowed. It would be similar to the other dealerships in the area. But it does not give us the ability to add to the sign, considering it is not what Honda allows. Understands that the other dealerships located in close proximity are inside the City limits.

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

2 YEAS

3 NAYS

MOTION FAILED

MINUTES
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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

Applicant & Representative: Vela Development, LLC – Peter Tufaro

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

Peter Tufaro: Purchased the property several years ago. Renovated the building and shows picture. There are many existing signs on the site to be removed. Would like to use the base of one of the existing sign for a new sign. Refers to a letter from Homeowners Association of the adjacent subdivision, who approved the site and landscape plan and confirms that owner will replace the fence. Parking is adjacent to the sign and the vehicle parked in some of the parking spaces in the front will block the visibility of the sign, if it is on a 2 foot pedestal.

Mr. Daly: Does It have to be a monument sign? Does the bottom of the sign have to be wrapped?

Mr. Tufaro: It does not. Assumed it would have a better appearance and meet the engineering/wind load requirements.

Mrs. Lambert: It is required to have a monument sign.

Mr. Daly: No pole signs are allowed.

Mr. Spies: What is the height of the sign?

Peter Tufaro: The existing sign is more than 20 foot tall. Will reduce the height of the sign and keep the brick columns. Will also remove 2 other signs from the property. Refers to the drawing of the sign submitted to illustrate the request. If necessary can remove the address from the sign, but would be helpful to find the location of the business. There is no sign proposed to be placed on the front of the building. Expect to have the site plan approved by the Parish shortly. Provides additional information regarding the driveways accessing the property.

Mr. Blache: Appreciate the revitalization of the building. Refers to the drawing showing the sign. Ask how cars parked along the front planting area would block the visibility of the sign.

Peter Tufaro: Refers to the drawing and the location of the sign and the 2 foot shrubs around the base of the sign.

Mr. Blache: Ask question regarding the location of the greenspace versus the landscaping and the parking spaces.

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Mrs. Lambert: Refers to the drawing and explain the location of parking, greenspace, trees and shrubs.

Mr. Blache: I don't see where the landscaping would block the view of the sign.

Peter Tufaro: Parking at 90 degree angle, property portion of the sign obstructed by cars if the base is reduced to 2 feet.

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

4 YEAS

1 NAY

MOTION CARRIES

OLD BUSINESS

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. 2023-3327-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant:	Arthur J. Heron Jr. & Mabel M. Cowart
Representative:	Jeffrey D. Shoen
Location of Property:	84516 Highway 437, Covington, Louisiana, Ward 2, District 6
Zoning of Property:	A-1 Suburban District
Variance (s) Requested:	Reduce the required setbacks for a cellular tower.

OVERVIEW

Request by applicant in an A-1 Suburban District to reduce the required setbacks for a cellular tower on the northwest side from 205 feet to 98'8" and on the south side from 205 feet to 80'

STAFF COMMENTS

Per Sec. 130-2213(41)(a)(2)(iii)(B) – Minimum Standards of Towers, “towers, not located on Parish owned property, shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater”.

A new 205 ft. tall cell tower is proposed to be erected at the southwest corner of LA Highway 1129 and LA Highway 437, requiring a 205 ft. tower fall radius. The site is currently developed with a residential building, a pole barn and a shed, and abutting a transmission line to the south. The center of the tower is proposed to be located 98.8' from the existing pole barn and within 80' to 100' from the existing electric transmission line. Therefore the barn and the electric transmission lines would be located within the required 205 ft. tower fall radius.

While the existing pole barn is not a permanently occupied structure and a no-objection letter has been submitted from the Electrical company regarding the proposed placement of the tower, no evidence/information has been submitted demonstrating that the tower could not be relocated on the 16.5-acre parcel to meet the setback requirements. However, a structural analysis statement has been provided by the applicant (see attached) confirming that should one or more of the tower's elements fail, the tower is designed to fold over/self-collapse. Consequently, the fall radius of the tower would be less than or equal to approximately 100 feet, which would reduce the potential impact on the existing pole barn located on the property and the abutting electrical transmission line.

Informational: The applicant has submitted a concurrent application to rezone the subject property to accommodate the construction of the cell tower (2023-3321-ZC). This application will be heard before the Zoning Commission on June 6, 2023 and must be approved by the Parish Council.





Tower Engineering, Inc.
556 Jefferson St.
Suite 201
Lafayette, LA 70501

May 26, 2023

St. Tammany Parish Government
Department of Planning & Development
21454 Koop Drive, Suite 1B
Mandeville, LA 70471

**RE: 200' Monopole Tower – Latung
84496 Hwy 437, Covington, LA 70435**

The proposed tower shall be designed for an ASCE 7-16 Ultimate Wind Speed of 127 mph with no ice and a 30 mph with 0.5" ice, Risk Category II, Exposure Category C in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

When designed to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of built-in safety factors.

In addition, this monopole shall be designed to accommodate a theoretical fall radius. The upper 100' of the pole shall be designed to meet the wind loads of the design, however, the lower portion of the pole shall be designed with a minimum 10% extra capacity. Assuming the pole is designed accordingly, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design load), it would yield/buckle at the 100' elevation. The yielded section is designed to swing down and rest on the ground supported by the internal cabling and the safety climb wire, resulting in an approximate 0-ft fall radius.

Sincerely,

David M. Ackermann, PE.
Tower Engineering, Inc.



jds@jonesfussell.com

From: Brant Ratcliffe <bratcliffe@cmiacquisitions.com>
Sent: Friday, February 24, 2023 12:46 PM
To: jds@jonesfussell.com
Cc: Chad Mullen
Subject: FW: Verizon tower proposed near WST T-Line in Folsom, LA

External (bratcliffe@cmiacquisitions.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security](#). Powered by INKY

Jeff,

Here is the approval email from WST Electric. I am working on the other requirement for the Parish.

Thank you,

Brant.

From: Bryan Jones <bjones@wste.coop>
Sent: Friday, February 24, 2023 11:38 AM
To: Brant Ratcliffe <bratcliffe@cmiacquisitions.com>
Subject: RE: Verizon tower proposed near WST T-Line in Folsom, LA

Brant,

WST has no objections to the proposed cell tower site. The transmission line right-of-way is 100' in width. Your proposed site is outside this right-of-way.

Thanks,

Bryan Jones
Manager of Engineering
Washington St. Tammany Electric Cooperative, Inc.
P. O. Box 697
Franklinton, LA 70438
(985) 839-3562 (office)
(985) 515-6005 (cell)

From: Brant Ratcliffe <bratcliffe@cmiacquisitions.com>
Sent: Friday, February 24, 2023 11:06 AM
To: Bryan Jones <bjones@wste.coop>
Subject: Verizon tower proposed near WST T-Line in Folsom, LA

Hi Bryan,



SITE NAME: LATUNG
LOCATION CODE: 301209



SITE DIRECTIONS:
FROM BATON ROUGE, LA MERGE ONTO I-110 S, 0.3 MILES. USE THE LEFT 2 LANES TO TAKE EXIT 1K FOR I-10 E TOWARD NEW ORLEANS, 0.2 MILES. KEEP RIGHT AND MERGE ONTO I-10 E, 4.0 MILES. KEEP LEFT AT THE FORK TO CONTINUE ON I-12 E, FOLLOW SIGNS FOR HAMMOND, 47.4 MILES. TAKE EXIT 47 FOR LA-445 TOWARD ROBERT, 0.3 MILES. TURN RIGHT ONTO LA-445 N, 10.8 MILES. TURN RIGHT ONTO LA-40 E, 8.1 MILES. TURN LEFT ONTO LA-25 N/ORANGE ST, 0.1 MILES. TURN RIGHT ONTO LA-40 E/CLEVELAND AVE, 4.7 MILES. TURN LEFT ONTO LA-437, 3.5 MILES. TURN RIGHT, 331 FT. SITE IS ON THE RIGHT.

PROJECT INFORMATION

ENGINEER:

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
TEL: (337) 886-7176

SURVEYOR:

TURNER SURVEYS, LLC
1128 AVENUE SAINT GERMAIN
COVINGTON, LA 70433
TEL: (504) 952-0290

PROPERTY OWNER:

ARTHUR HERON
84516 HWY. 437
COVINGTON, LA 70435
TEL: (985) 264-2180

PROJECT DATA:

PARISH/COUNTY : ST. TAMMANY PARISH
ZONING : A-1 (SUBURBAN)
TYPE OF CONSTRUCTION : II-B
TYPE OF OCCUPANCY : U
IBC : 2018
LEASE AREA : SEE SHEET C-1

GEOGRAPHIC COORDINATES:

LATITUDE : 30° 39' 49.72" N
LONGITUDE : 90° 06' 49.19" W

UTILITIES:

POWER COMPANY:
WASHINGTON-ST. TAMMANY ELECTRIC COOPERATIVE
(985) 892-8804

FIBER COMPANY:
AT&T
(800) 288-2020

PROJECT DESCRIPTION:

RAWLAND SITE WITH A PROPOSED 200' MONOPOLE TOWER.
INSTALL CONCRETE EQUIPMENT SLAB AND CONCRETE SLAB WITH DIESEL GENERATOR.

PROJECT INFORMATION

T-1 TITLE SHEET AND PROJECT INFORMATION

SURVEY:

SU-1 SITE SURVEY
SU-2 SITE SURVEY

CIVIL:

C-1 PLOT PLAN
C-1A AERIAL OVERLAY
C-2 SITE PLAN
C-3 ENLARGED SITE PLAN
C-4 DETAILED EQUIPMENT LAYOUT
C-5 TOWER ELEVATION

CIVIL:

L-1 LANDSCAPING PLAN
L-2 LANDSCAPING DETAILS



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TOWER ENGINEERING, INC.



556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
A	ZONING CDs	NAS	06/22/2022
B	REVISED ZONING	NAS	04/11/2023
C	REVISED ZONING	MDL	05/09/2023

SITE NUMBER:
301209

SITE NAME:
LATUNG

SITE ADDRESS:
84496 HWY 437
COVINGTON, LA 70435

STAMP HERE:



DRAWN BY:	NAS
CHECKED BY:	DMA
DATE DRAWN:	06/22/2022
TEI JOB NO:	2122-120-1001-018

SHEET TITLE:

**TITLE SHEET
AND
PROJECT
INFORMATION**

SHEET NUMBER: T-1	REV. # C
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Know what's below
Call before you dig.

DESCRIPTIONS:
(SEE DRAWING No. 2 FOR DESCRIPTIONS)

SECTION 32
TOWNSHIP 4 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

2023-3327-BOA

LINE	BEARING	DISTANCE
L1	N85°04'07"W	45.97'
L2	N75°40'03"E	43.34'
L3	N66°56'34"E	428.98'
L4	N66°56'34"E	80.00'
L5	S23°03'26"E	80.00'
L6	S66°56'34"W	80.00'
L7	N23°03'26"W	80.00'

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).
B.M. = BENCH MARK, EL. = ELEVATION

REFERENCE BENCH MARK = TOPCON TOPNET REAL TIME NETWORK, CONTINUOUS OPERATING REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION, USING GEOID 12B.

SITE BENCH MARK = MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF LOUISIANA HWY. 437, NAIL BEING THE P.O.B. OF THE PROPOSED LESSEE 30' ACCESS & UTILITY RIGHT OF WAY. EL. 163.75' N.A.V.D.

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.

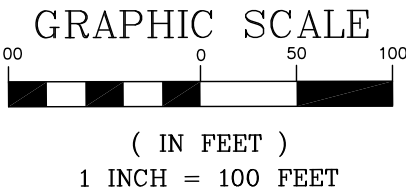
REFERENCES = 1) LEGAL DESCRIPTION OF PARENT TRACT.

2) SURVEY OF PARCEL 1 AND PARCEL 2 IN SECTION 29 & 32, T4S-R11E, BY WAYNE R. SIMKIM. P.L.S., DATED 11/13/2015.

POSTED SPEED LIMIT: NOT POSTED

NEAREST ADDRESS: NEAR 84516 LA HWY 437, COVINGTON, LA 70435

DATE	DESCRIPTION	REVISED
04-11-23	DIMENSIONS TO POLE BARN AND TRANSMISSION LINES SHT. 2	SKT
07-02-22	TITLE COMMITMENT REVIEW	SKT
05-25-22	REVISED TOWER FALL RADIUS	SKT
05-16-22	PRELIMINARY ISSUE	SKT
DATE	DESCRIPTION	REVISED
	REVISIONS	



CENTERLINE OF PROPOSED MONOPOLE
LAT: 30°39'49.72"N
LON: 090°06'49.19"W
GROUND ELEVATION: 163.6 FT.

PARENT TRACT
16.55 Ac.±

ASSESSMENT No. 1350742783
OWNER: ARTHUR J. HERON, JR.
16.55 Ac.±
(PROPERTY LINES FOR PARENT TRACT ARE APPROXIMATE)

LESSEE
80' X 80'
LAND SPACE
0.147 AC.
(6,400 SQ. FT.)

P.O.T.
LESSEE 30'
ACCESS & UTILITY
RIGHT OF WAY

P.O.B.
LESSEE 30'
ACCESS & UTILITY
RIGHT OF WAY

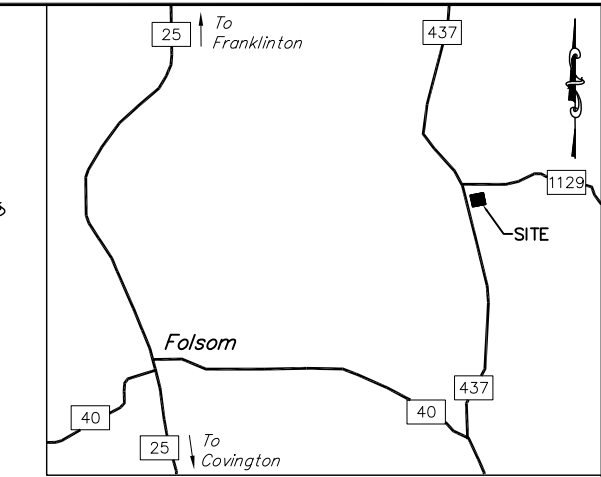
SITE B.M.
EL. 163.75'

LESSEE 30' ACCESS &
UTILITY RIGHT OF WAY



TURNER SURVEYS, LLC

1128 AVENUE SAINT GERMAIN
COVINGTON, LA 70433
Phone: (504) 952-0290
sturner@turnersurveys.net



VICINITY MAP
NOT TO SCALE

PP	POWER POLE
TP	TELEPHONE POLE
LP	LIGHT POLE
ANC	ANCHOR
TELE PED	TELEPHONE PEDESTAL
WM	WATER METER
F	FIBER OPTIC SIGN
X	FENCE
MB	MAIL BOX
T	TRAFFIC SIGN
TREE	TREE
1/2" IRON ROD SET	1/2" IRON ROD SET
UNLESS OTHERWISE STATED	UNLESS OTHERWISE STATED
60d OR MAG NAIL SET	60d OR MAG NAIL SET
UNLESS OTHERWISE STATED	UNLESS OTHERWISE STATED
CROSS CUT IN CONCRETE	CROSS CUT IN CONCRETE
CONCRETE RIGHT OF WAY MARKER	CONCRETE RIGHT OF WAY MARKER
LAT.	LATITUDE
LON.	LONGITUDE
T.B.M.	TEMPORARY BENCHMARK
AC.	ACRES
(REF)	FROM REFERENCE SURVEY
(MEAS)	MEASURED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ. FT.	SQUARE FEET

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.

F. I. A. ZONE: "C"
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO.: 2252050050C
EFFECTIVE DATE: 10/17/1989

NOTE:
PLEASE CONTACT LOCAL OFFICIALS FOR POSSIBLE ADDITIONAL ELEVATION AND/OR SETBACK REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION.

Stanley K. Turner

STANLEY K. TURNER, P.L.S.; LA. REG. NO. 4753
REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY OF
LATUNG-LA TOWER SITE
COVINGTON, LOUISIANA
SECTION 32, T4S-R11E
ST. TAMMANY PARISH, LOUISIANA

DATE: 05/16/22	DRAWN BY: DAS	JOB NO. 22-0068A	DRAWING NO. 1
SCALE: 1" = 100'	CHECKED BY: SKT		

DESCRIPTIONS:

LESSEE 80' X 80' LAND SPACE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 11 EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4 INCH IRON PIPE AT THE INTERSECTION OF THE APPARENT SOUTHERN PROPERTY LINE OF THE PARENT TRACT AND THE APPARENT EASTERN RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 437; THENCE N85°04'07"W A DISTANCE OF 45.97 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF LOUISIANA HIGHWAY No. 437; THENCE N75°40'03"E A DISTANCE OF 43.34 FEET TO A POINT; THENCE N66°56'34"E A DISTANCE OF 428.98 FEET TO A 60d NAIL SET; THENCE N23°03'26"W A DISTANCE OF 65.00 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF BEGINNING; THENCE N66°56'34"E A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S23°03'26"E A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S66°56'34"W A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N23°03'26"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.147 ACRE (6,400 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LESSEE 30' ACCESS & UTILITY RIGHT OF WAY

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 11 EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4 INCH IRON PIPE AT THE INTERSECTION OF THE APPARENT SOUTHERN PROPERTY LINE OF THE PARENT TRACT AND THE APPARENT EASTERN RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 437; THENCE N85°04'07"W A DISTANCE OF 45.97 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF LOUISIANA HIGHWAY No. 437 AND THE POINT OF BEGINNING FOR THE CENTERLINE OF THE LESSEE 30' ACCESS AND UTILITY RIGHT OF WAY; THENCE N75°40'03"E A DISTANCE OF 43.34 FEET TO A POINT; THENCE N66°56'34"E A DISTANCE OF 428.98 FEET TO A 60d NAIL SET ON THE WESTERN LINE OF THE LESSEE 80' X 80' LAND SPACE AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE LESSEE 30' ACCESS AND UTILITY RIGHT OF WAY, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PARENT TRACT

ONE CERTAIN LOT OR PARCEL OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE PARISH OF ST. TAMMANY, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY ENTITLED "SURVEY OF A PORTION OF GROUND SITUATED IN SECTIONS 29 & 32, TOWNSHIP 4 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA" SHOWING A MINOR -SUBDIVISION 21.12 ACRE PARCEL INTO PARCEL 1=16.55 ACRES AND PARCEL 2=4.57 ACRES, SECTIONS 29 AND 32, T4S, R11E, ST. TAMMANY PARISH, LOUISIANA, BY D & S SURVEYORS, INC., WHICH SURVEY IS RECORDED AT MAP #5460E OF THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA, AS PARCEL 1 CONTAINING 16.55 ACRES, SAID PARCEL HAVING SUCH MEASUREMENTS AND DIMENSIONS AND BEING SUBJECT TO SUCH SERVITUDES AS SHOWN ON THE SAID SURVEY.

REPORT OF TITLE NOTES

TURNER SURVEYS, LLC HAS REVIEWED THE REPORT OF TITLE BY U.S. TITLE SOLUTIONS, FILE NO. UST71461, DATE OF REPORT: JUNE 01. 2022, REFERENCE NO. 3000009 900216 FOR SITE, "LATUNG-LA". THE LESSEE LAND SPACE IS 80' X 80', AND 30' ACCESS & UTILITY RIGHT OF WAY ARE LOCATED ON A CERTAIN 16.55 ACRES TRACT SITUATED IN SECTIONS 29 & 32, TOWNSHIP 4 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, NOW OR FORMERLY, PARENT TRACT FOR LAND SPACE AND 30' ACCESS & UTILITY RIGHT OF WAY IS OWNED BY ARTHUR J. HERRON AND MABEL M. COWART.

THE SURVEYOR MAKES NOTE OF THE FOLLOWING ITEMS IN THIS REPORT:

ITEM 4.1 GENERAL PERMIT BY RAFERD R. JENKINS TO SOUTH CENTRAL BELL TELEPHONE COMPANY, DATED MARCH 24, 1983, RECORDED APRIL 05, 1983, IN INSTRUMENT NO: 507612. NOTES: CONSTRUCT, OPERATE AND MAINTAIN COMMUNICATION LINES. PLOTTED AS SHOWN. AFFECTS PARENT TRACT: DOES NOT AFFECT LAND 80' X 80' SPACE OR 30' ACCESS & UTILITY SERVITUDE.

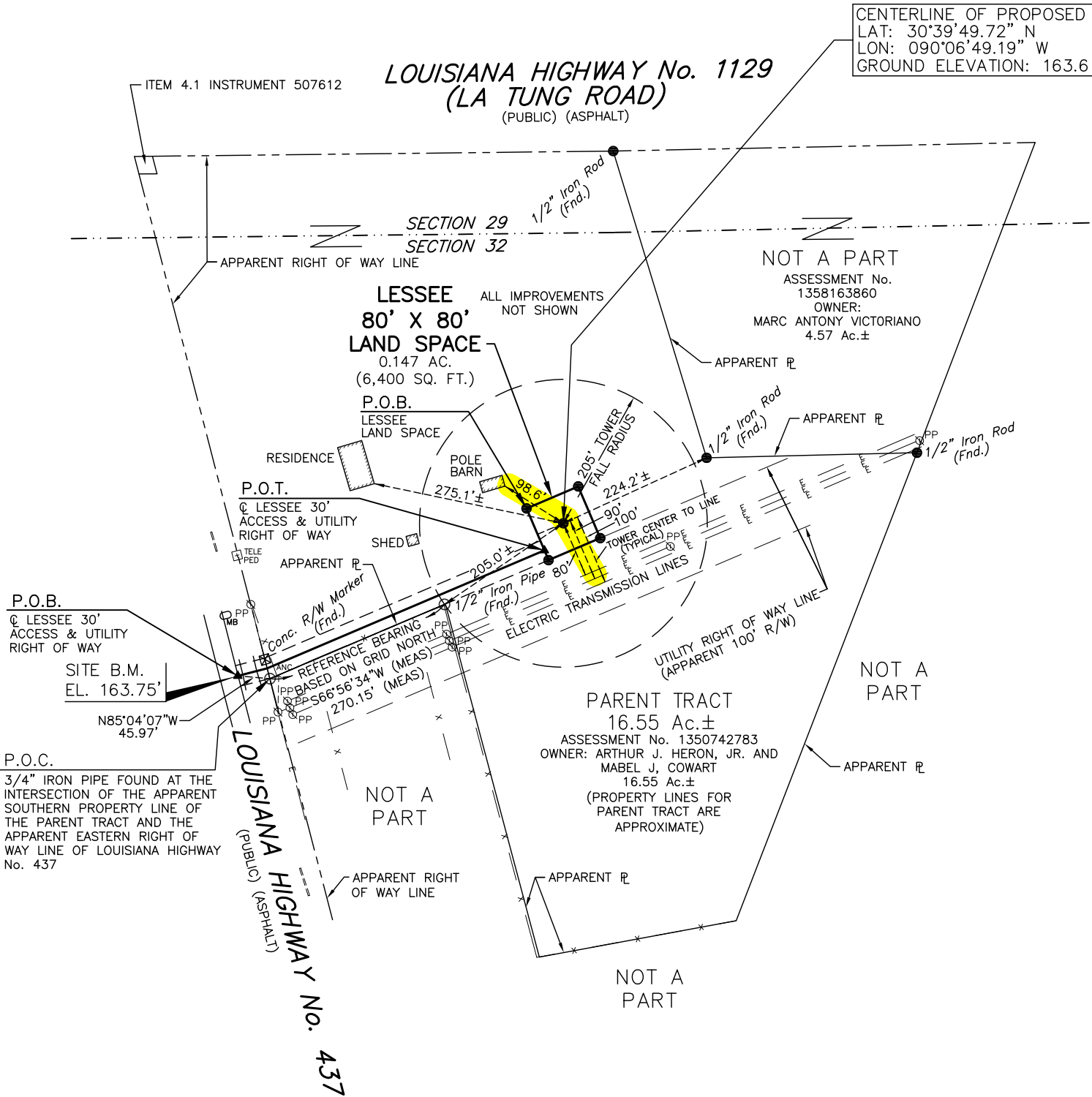
5.1 SURVEY 5460E RECORDED NOVEMBER 20, 2015 IN INSTRUMENT NO: 5460E. THIS SURVEY DEPICTS THE MINI-SUBDIVISION THAT CREATED PARCELS 1 & 2. PARCEL 1 OF WHICH IS THE PARENT TRACT.

SECTION 32
TOWNSHIP 4 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

2023-3327-BOA

LEGEND

- PP E POWER POLE
- TP T TELEPHONE POLE
- LP L LIGHT POLE
- ANC ANCHOR
- TELE PED TELEPHONE PEDESTAL
- WM WATER METER
- Fiber Optic Sign
- x FENCE
- MB MAIL BOX
- d TRAFFIC SIGN
- Tree
- 1/2" IRON ROD SET UNLESS OTHERWISE STATED
- 60d OR MAG NAIL SET UNLESS OTHERWISE STATED
- CROSS CUT IN CONCRETE
- CONCRETE RIGHT OF WAY MARKER
- LAT. LATITUDE
- LON. LONGITUDE
- T.B.M. TEMPORARY BENCHMARK
- AC. ACRES
- (REF) FROM REFERENCE SURVEY
- (MEAS) MEASURED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- SQ. FT. SQUARE FEET



Stanley K. Turner

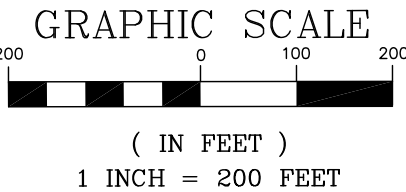
STANLEY K. TURNER, P.L.S.; LA. REG. NO. 4753
REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY OF
LATUNG-LA TOWER SITE
COVINGTON, LOUISIANA
SECTION 32, T4S-R11E
ST. TAMMANY PARISH, LOUISIANA

DATE: 05/16/22 DRAWN BY: DAS JOB NO. 22-00688 DRAWING NO. 2
SCALE: 1" = 100' CHECKED BY: SKT

TURNER SURVEYS, LLC

1128 AVENUE SAINT GERMAIN
COVINGTON, LA 70433
Phone: (504) 952-0290
sturner@turnersurveys.net



DATE	DESCRIPTION	REVISED
04-11-23	DIMENSIONS TO POLE BARN AND TRANSMISSION LINES SHT. 2	SKT
07-02-22	TITLE COMMITMENT REVIEW	SKT
05-25-22	REVISED TOWER FALL RADIUS	SKT
05-16-22	PRELIMINARY ISSUE	SKT
DATE	DESCRIPTION	REVISED
	REVISIONS	



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2920 KINGMAN ST.
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METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
A	ZONING CD#	NAS	06/22/2022
B	REVISED ZONING	NAS	04/11/2023
C	REVISED ZONING	MDL	05/09/2023

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301209
SITE NAME:
LATUNG

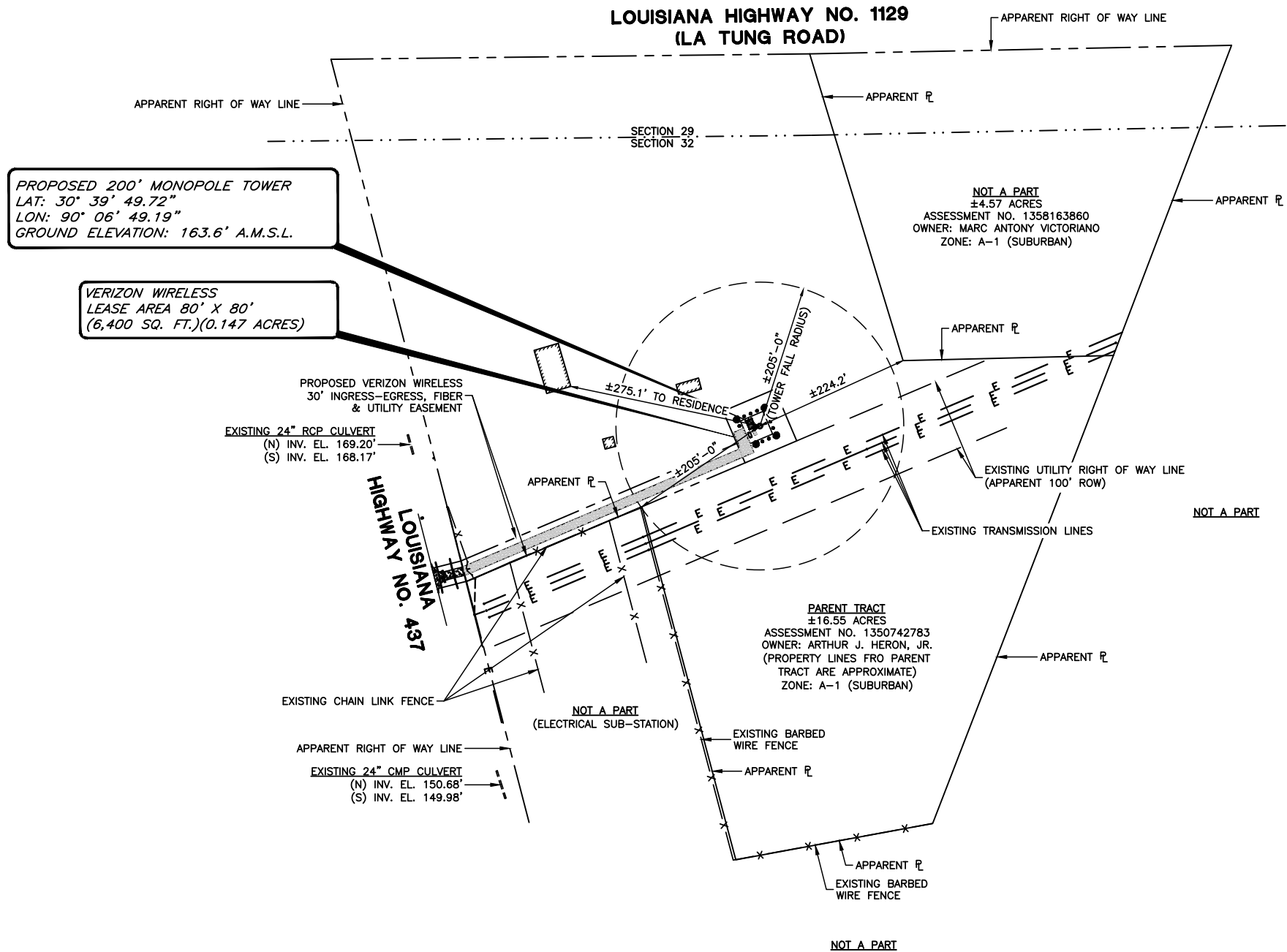
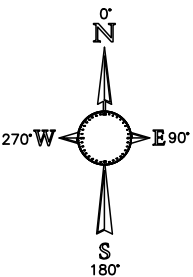
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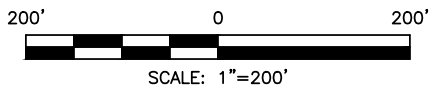
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DATE DRAWN:	06/22/2022
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SHEET TITLE:	

PLOT PLAN

SHEET NUMBER:	REV. #
C-1	C



PLOT PLAN





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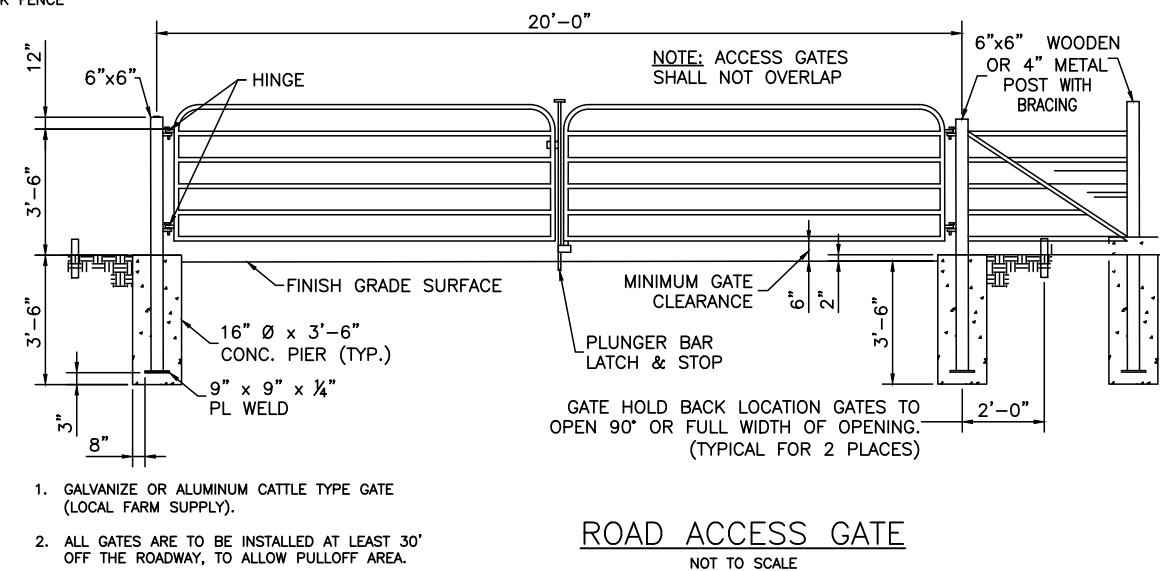
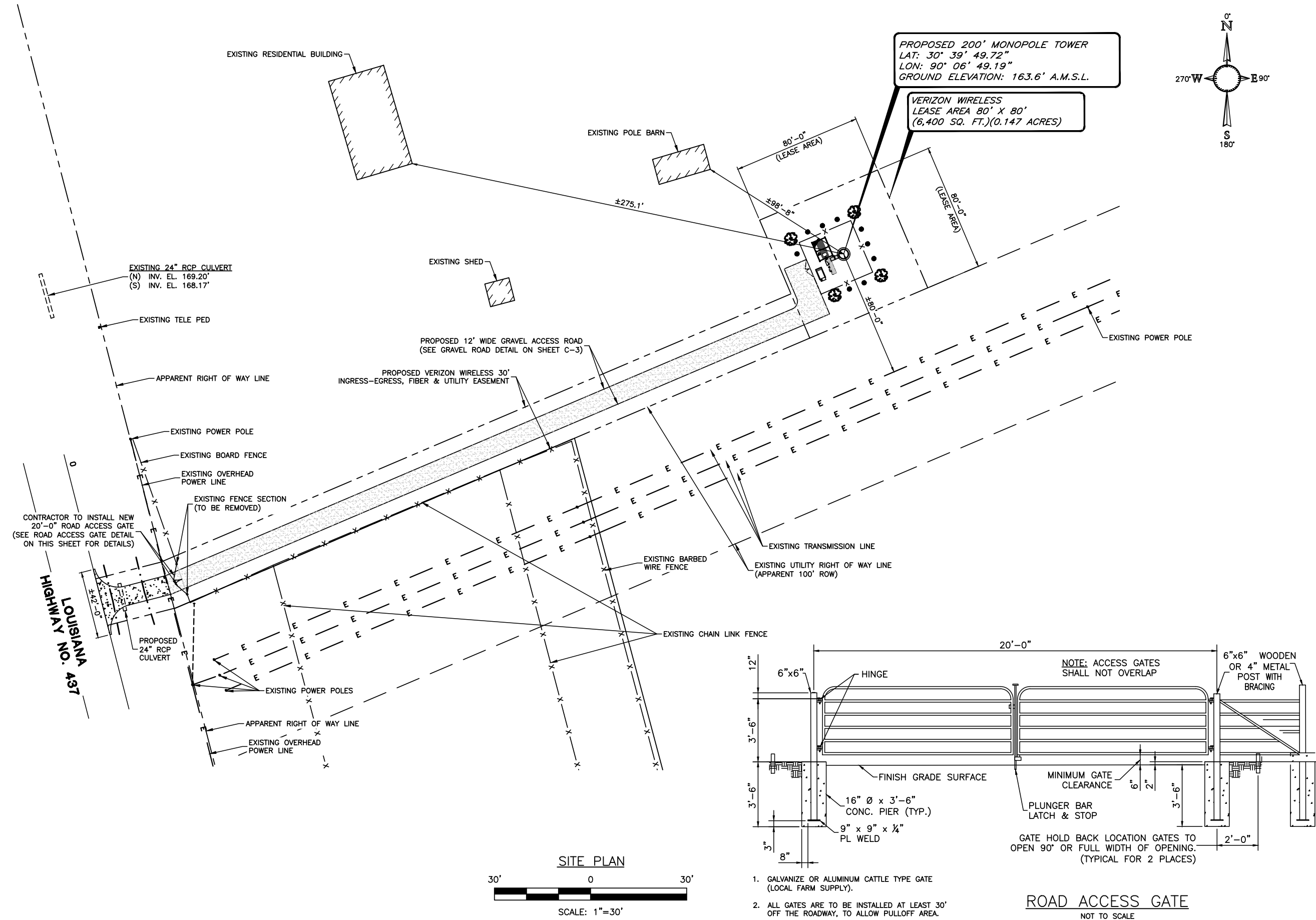
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SITE PLAN

SHEET NUMBER:	REV. #
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C	REVISED ZONING	MDL	05/09/2023

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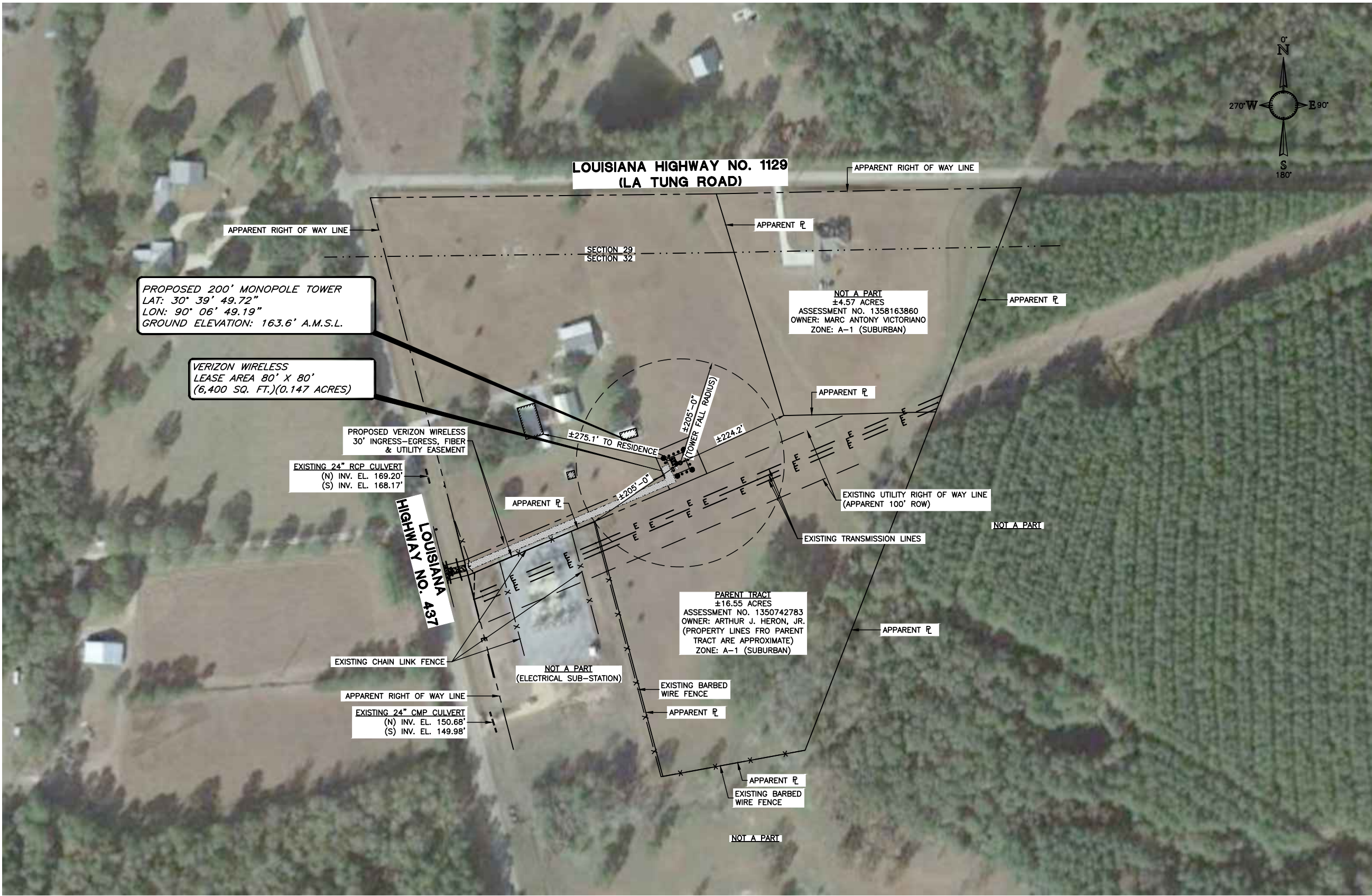
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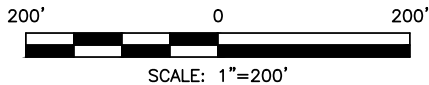
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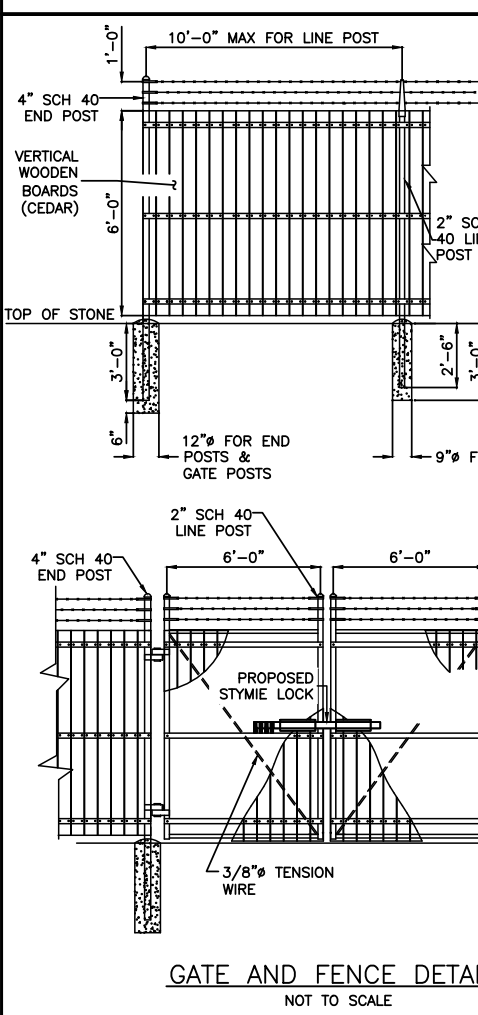
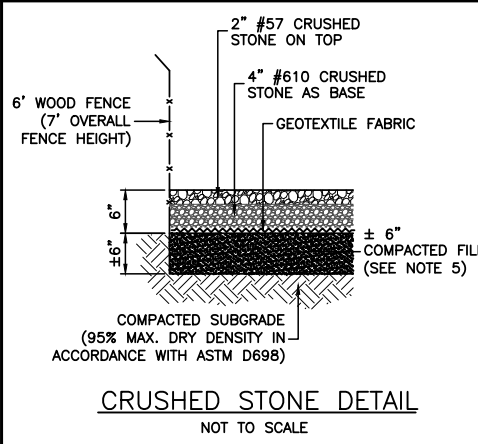
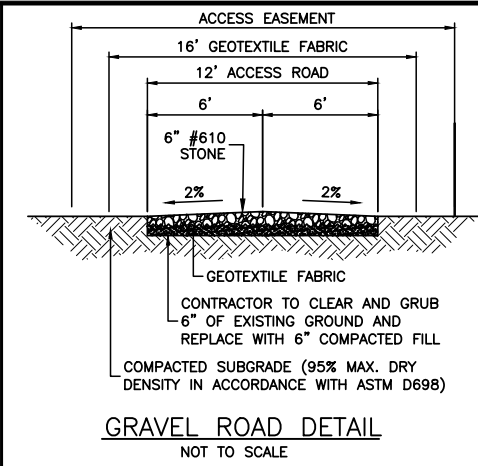
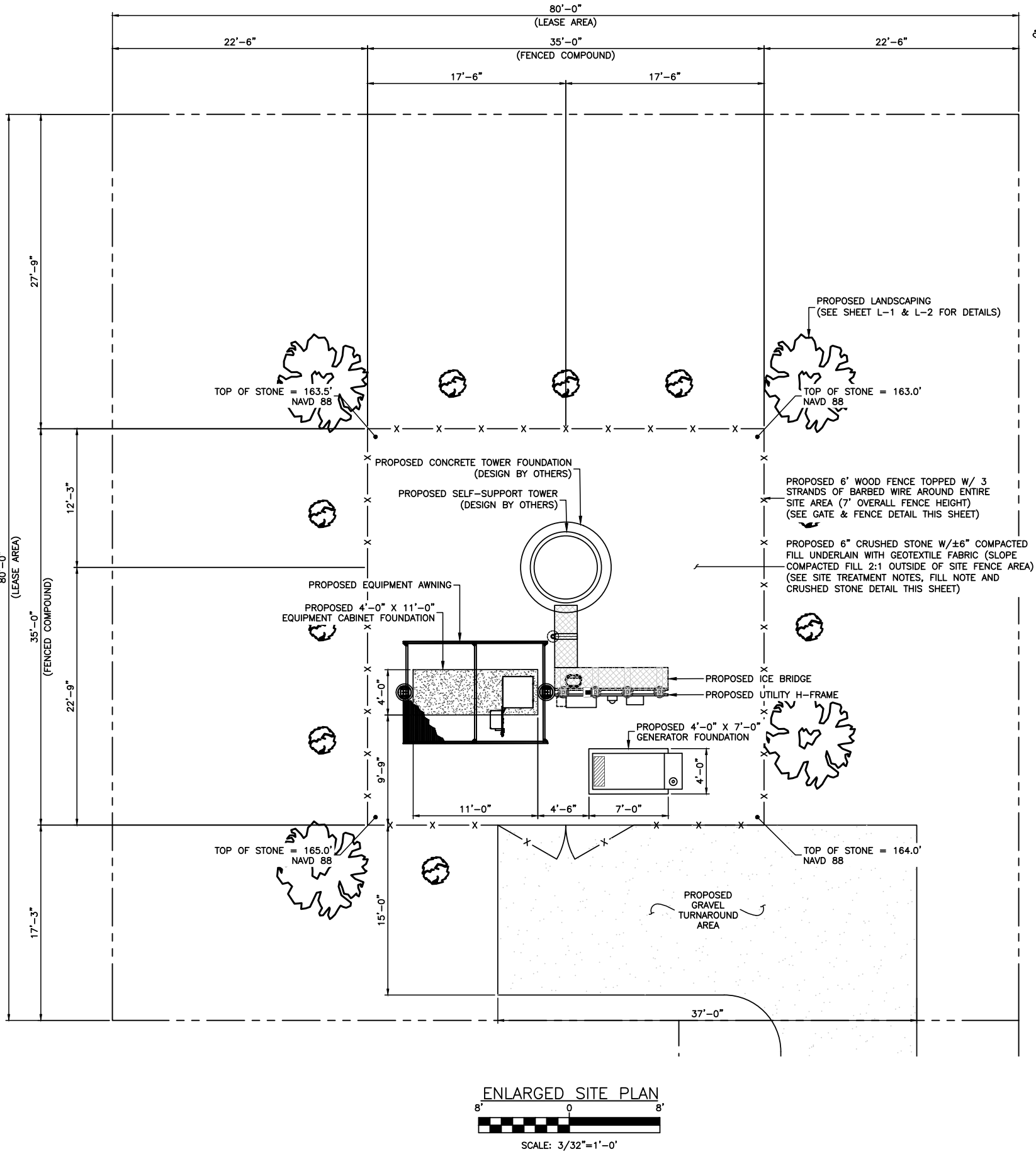
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SHEET NUMBER:
C-1A
REV. #
C



AERIAL OVERLAY





- ROAD CONSTRUCTION NOTES:**
1. CONTRACTOR TO ADEQUATELY GRUB ALL STONE PLACEMENT AREAS FOR THE FULL LENGTH OF THE ACCESS ROAD INSTALLATION.
 2. CONTRACTOR TO PROOF-ROLL THE GRUBBED AREA WITH A WEIGHTED-RUBBER TIERED VEHICLE.
 3. CONTRACTOR SHOULD MITIGATE ALL ENCOUNTERED AREAS WHICH CONTAIN WEAK, YIELDING OR PUMPING SOIL MATERIALS.
 4. IF LARGE MITIGATION AREAS ARE OBSERVED, THE CONTRACTOR SHOULD CONTACT THE ENGINEER FOR ADDITIONAL ROAD INSTALLATION DETAILS.
 5. CONTRACTOR TO REFER TO THE SITE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- SITE TREATMENT NOTES:**
1. 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAIN BY GEOTEXTILE FABRIC, SEE CRUSHED STONE DETAIL THIS SHEET.
 2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
 3. GRADES SHALL BE SET TO ENSURE POSITIVE DRAINAGE OF WATER AWAY FROM ALL FOUNDATIONS.
 4. SEE GEO-TECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
 5. CONTRACTOR TO PLACE BACKFILL AND FILL MATERIAL ON ALL SIDES OF SITE. CONTRACTOR TO REMOVE VEGETATION, BREAK UP SLOPED SURFACED STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

- FENCE DETAIL NOTES:**
1. WOOD BOARDS MINIMUM 5/8" DRESSED THICKNESS. ATTACH EACH BOARD TO POST WITH TWO (2) 6d GALVANIZED NAILS OR #10 GALVANIZED SCREW.
 2. ALL NAILS AND CONNECTORS SHALL BE GALVANIZED.
 3. POSTS SHALL BE EMBEDDED TO WITHIN 6" FROM THE BOTTOM OF THE FOUNDATION.
 4. THE BOTTOM OF THE FENCE MAY NOT CLEAR THE CONTOUR OF THE GROUND BY MORE THAN 3".

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SITE NAME:
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SITE ADDRESS:
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SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: C-3	REV. # C
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1	ZONING CDs	NAS	06/22/2022
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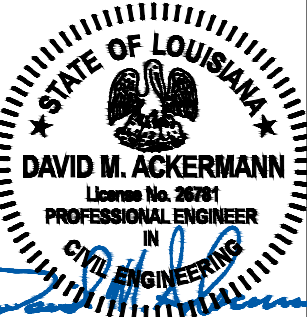
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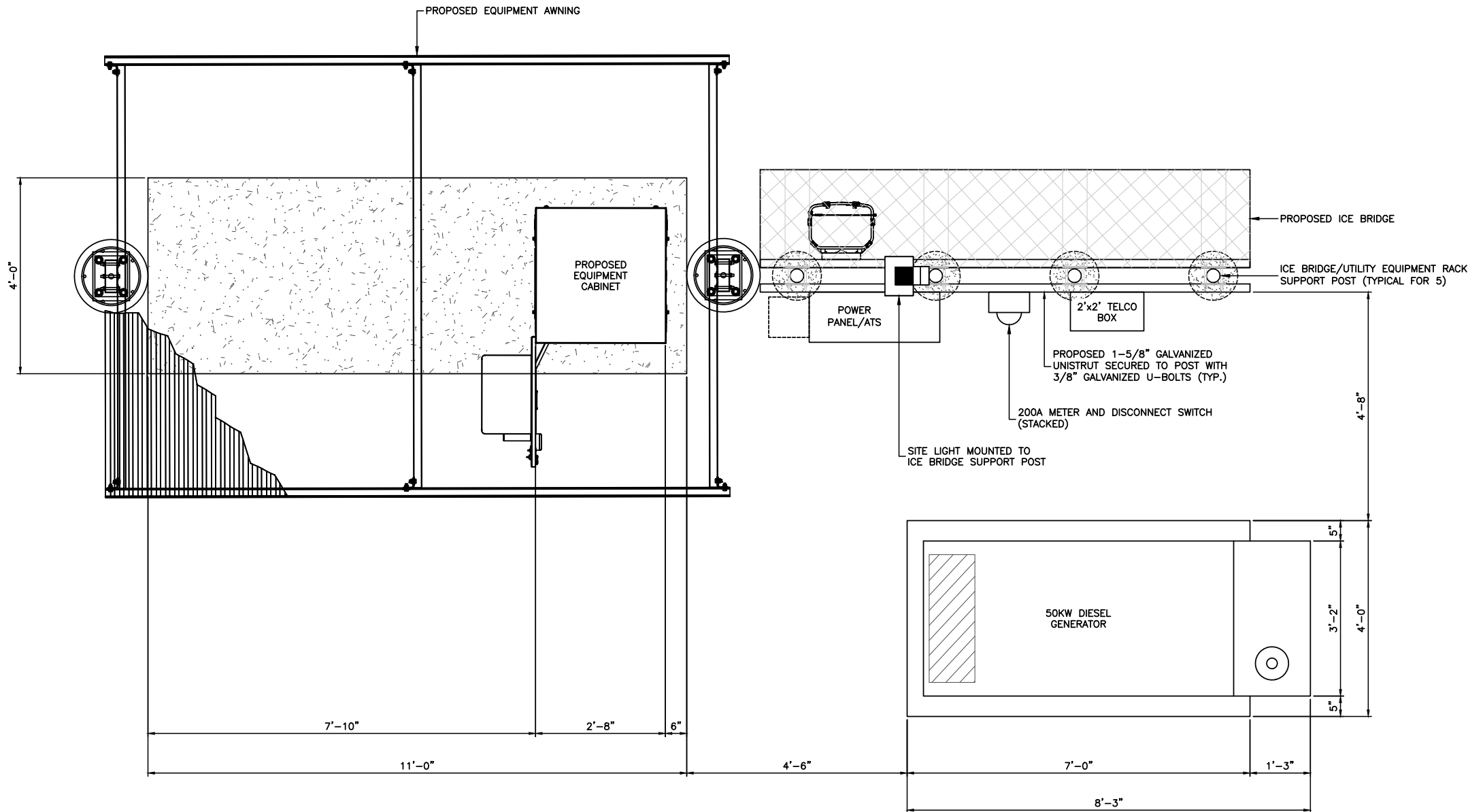
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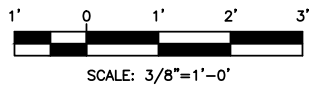
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DETAILED
EQUIPMENT
LAYOUT

SHEET NUMBER:	REV. #
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DETAILED EQUIPMENT LAYOUT



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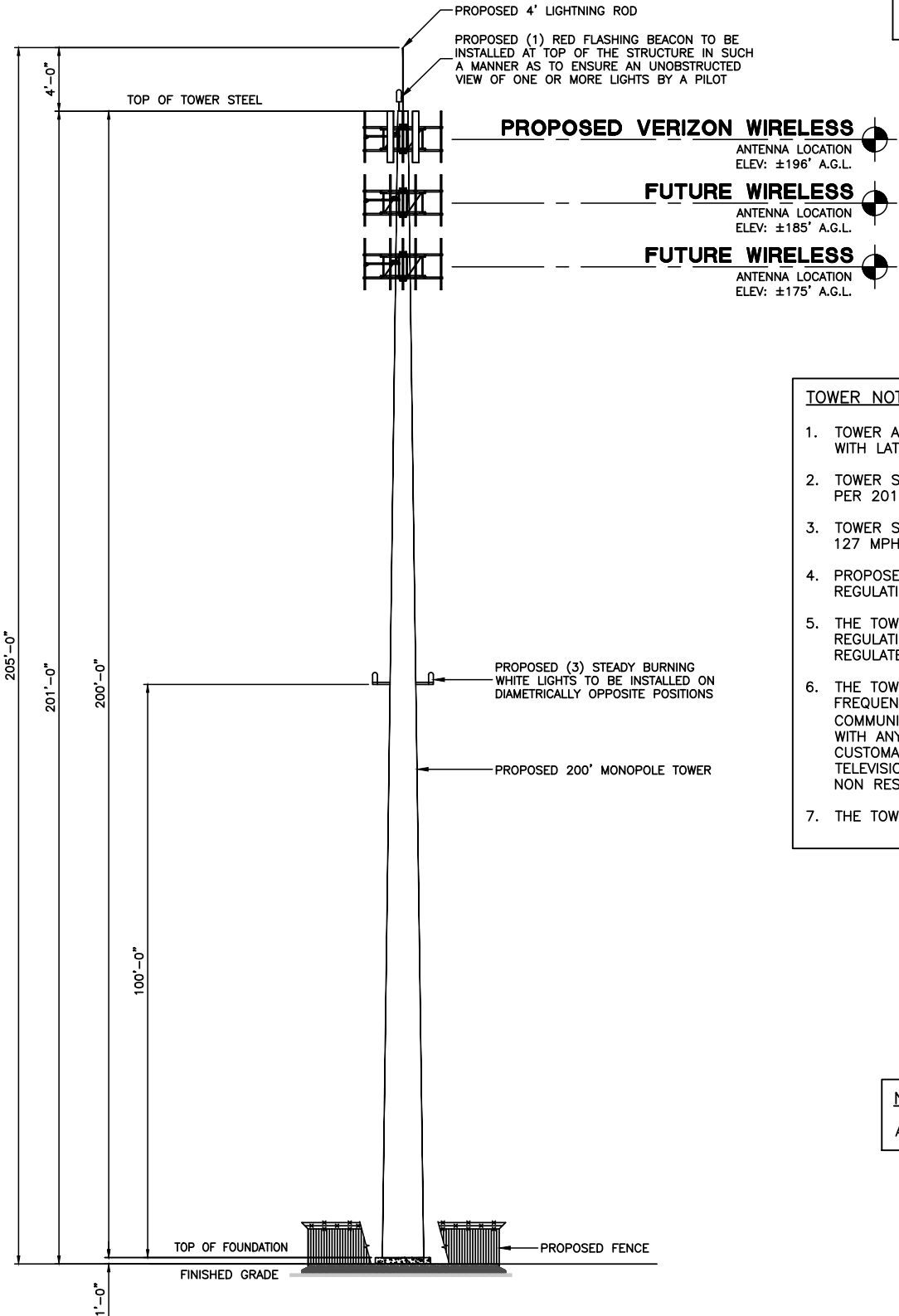
SHEET TITLE:

TOWER
ELEVATION

SHEET NUMBER:	REV. #
C-5	C

RF NOTE:

VERIFY RF DESIGN SPECIFICATIONS WITH RFDS
PROVIDED BY CONSTRUCTION ENGINEER.



TOWER NOTES:

1. TOWER AND/OR ANTENNA SHALL BE DESIGNED IN ACCORDANCE WITH LATEST REVISION OF THE TIA-222 STANDARDS.
2. TOWER SHALL BE DESIGNED TO MEET SEISMIC REQUIREMENTS AS PER 2015 IBC.
3. TOWER SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 127 MPH.
4. PROPOSED EQUIPMENT WILL ABIDE BY ALL FAA AND FCC REGULATIONS.
5. THE TOWER SITE IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES THAT MAY REGULATE TOWER SITING, DESIGN AND CONSTRUCTION.
6. THE TOWER SITE IS IN COMPLIANCE WITH CURRENT RADIO FREQUENCY EMISSIONS STANDARDS OF THE FEDERAL COMMUNICATIONS COMMISSION (FCC); AND WILL NOT INTERFERE WITH ANY PUBLIC SAFETY COMMUNICATIONS AND THE USUAL AND CUSTOMARY TRANSMISSION OR RECEPTION OF RADIO AND TELEVISION SERVICE ENJOYED BY ADJACENT RESIDENTIAL AND NON RESIDENTIAL PROPERTIES.
7. THE TOWER SHALL HAVE A GALVANIZED FINISH.

NOTE:

ALL IMPROVEMENTS NOT SHOWN FOR CLARITY.

TOWER ELEVATION
NOT TO SCALE

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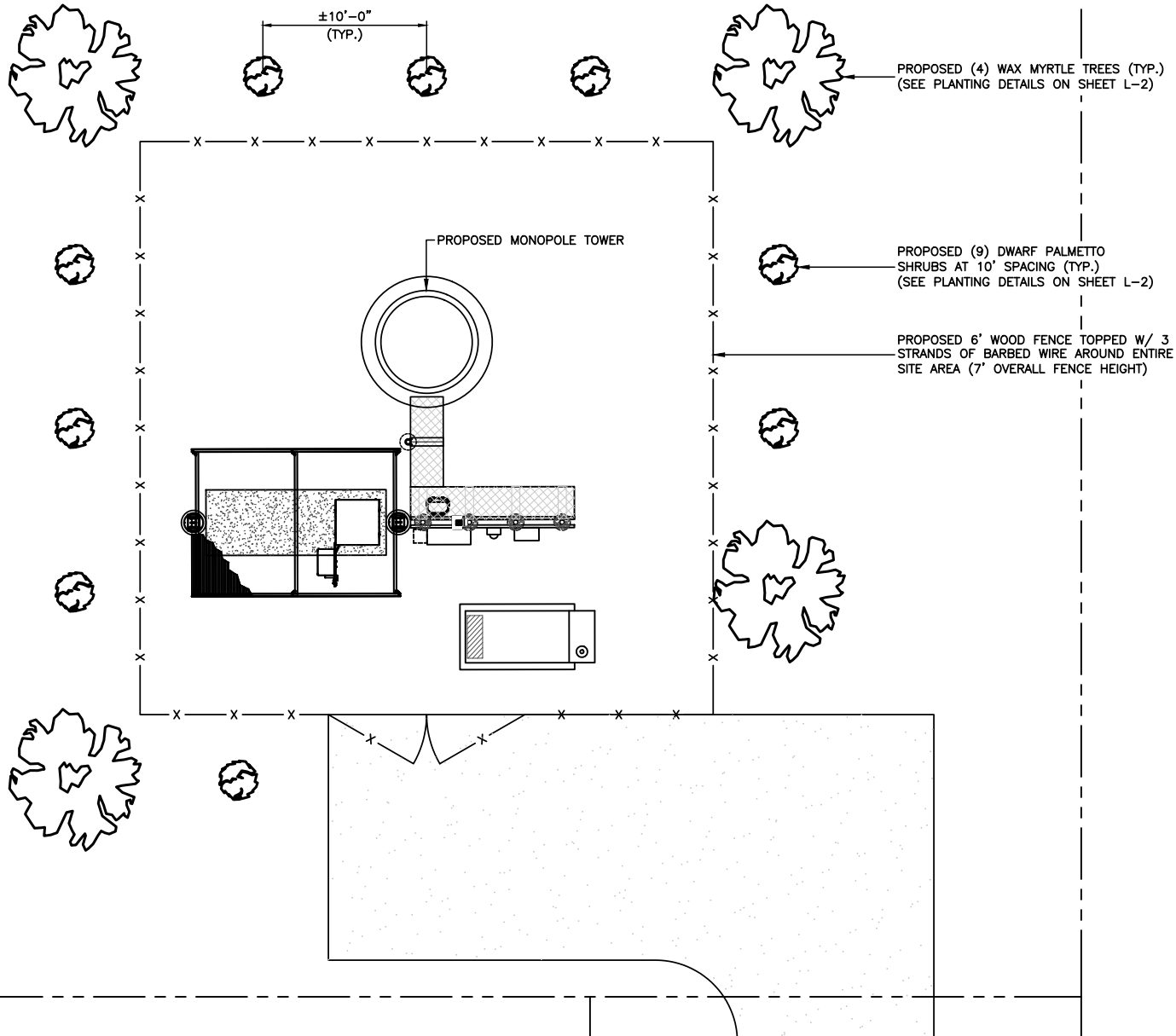
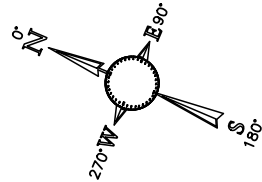
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PLAN

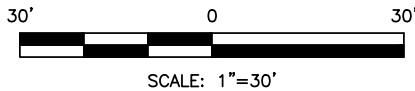
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LANDSCAPING PLAN



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(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
1	ZONING CDs	NAS	06/22/2022
2	REVISED ZONING	NAS	04/11/2023
3	REVISED ZONING	MDL	05/09/2023
4			
5			
6			
7			

SITE NUMBER:

301209

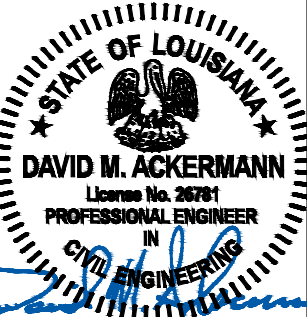
SITE NAME:

LATUNG

SITE ADDRESS:

84496 HWY 437
COVINGTON, LA 70435

STAMP HERE:



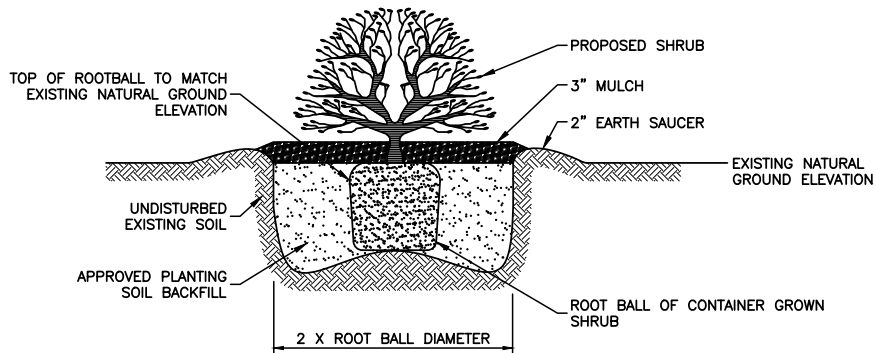
5-9-23

DRAWN BY:	NAS
CHECKED BY:	DMA
DATE DRAWN:	06/22/2022
TEI JOB NO:	2122-120-1001-018

SHEET TITLE:

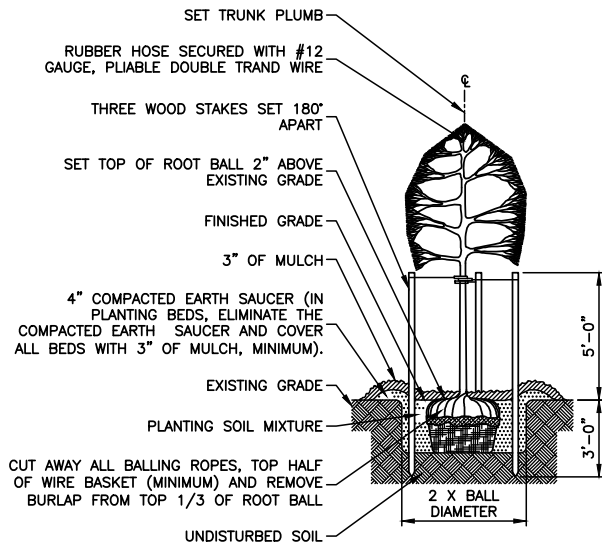
LANDSCAPING
DETAILS

SHEET NUMBER:	REV. #
L-2	C



SHRUB PLANTING DETAIL

N.T.S.



(USE AS REQUIRED)
TREE PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION AS SHOWN ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE BUT IS NOT LIMITED TO THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, AND MATERIALS CALLED FOR, AND PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION AS SHOWN ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTENANCE OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER AND THE FULFILLING OF GUARANTEE PROVISIONS SPECIFIED HEREIN.
2. THE CONTRACTOR SHALL BE FULLY ACQUAINTED WITH THE RELATED PAVING, SITE GRADING, WATER SUPPLY, ELECTRICAL SUPPLY, AND OTHER UTILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGES TO EXISTING FACILITIES THAT MAY RESULT FROM WORK PERFORMED BY THE CONTRACTOR. THE WORK PERFORMED UNDER THIS CONTRACT WILL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION OF SUCH MATERIALS.
5. PLANT MATERIALS WILL BE INSPECTED AT THE JOB SITE BY THE OWNER'S REPRESENTATIVE. WHEN INSPECTION WORK DOES NOT COMPLY WITH PROJECT REQUIREMENTS, CONTRACTOR SHALL REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL WORK IS REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
6. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH DO NOT REPRESENT SUCH AN INSTALLATION.
7. TREES SHALL BE A MINIMUM OF 8 FT. IN HEIGHT WHEN PLANTED. SHRUBS SHALL BE A MINIMUM OF 5 FT. IN HEIGHT WHEN PLANTED. SHRUBS SHALL FORM AN OPAQUE BARRIER AROUND PERIMETER OF SITE AT MATURITY.
8. A MINIMUM PLANTING AREA OF 9 SQUARE FEET IS REQUIRED FOR ALL SHRUBS. ALL PLANTING BEDS SHALL BE MULCHED WITH CYPRESS MULCH IN ACCORDANCE WITH THE PLANTING DETAILS.
9. APPLY "CHIPCO RONSTAR G" WITH A PROPERLY CALIBRATED GRANULAR APPLICATOR AFTER INITIAL PLANTINGS HAVE BEEN COMPLETED. APPLY AT A RATE OF 4 LBS PER 1000 SQ. FT. OF PLANTED AREA SPECIFIED. DO NOT APPLY PRE-EMERGENT CHEMICAL DIRECTLY ON PLANT MATERIAL.
10. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS TOPSOIL, ONE (1) PART CLEAN SAND AND ONE (1) PART COMMERCIAL COMPOST (CONSOLIDATED RESOURCE RECOVERY SCREENED YARD MULCH FINES OR EQUAL). PLANTING SOIL MIXTURE SAMPLE MUST BE SUBMITTED FOR APPROVAL. NO PLANTING SHALL OCCUR UNTIL PLANTING SOIL IS APPROVED.
11. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR FROM PLANTING TIME TO FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
12. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION ON A DAILY BASIS.
13. ALL TREES AND SHRUBS SHALL BE WARRANTED BY THE CONTRACTOR FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
14. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR SHALL REQUEST A FINAL INSPECTION BY OWNER'S REPRESENTATIVE IN WRITING.
15. CONTRACTOR WILL BE NOTIFIED BY LETTER OF FINAL ACCEPTANCE WITHIN TEN DAYS AFTER FINAL INSPECTION OR TEN DAYS AFTER REINSPECTION.
16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE CONTRACTORS ONE YEAR WARRANTY PERIOD BEGINS.

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

Case File Number:	BOA Case No. 2023-3346-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant & Representative:	Cassandra L. Luquet & Charles M. Raymond
Location of Property:	314 Fountain Street, Mandeville, Louisiana, Ward 4, District 4
Zoning of Property:	A-2 Suburban District
Variance (s) Requested:	An after the fact variance request to reduce the required rear yard setback.

OVERVIEW

Request by applicant in an A-2 Suburban District for an after the fact variance request to reduce the required rear yard setback from 19'3" to 12'

STAFF COMMENTS

Per Sec. 130-2191, the standard rear yard setback for a lot of record is 25 ft. or 20% of the depth of the lot, whichever is the lesser. The subject property has a depth of 96.24 ft., thereby necessitating a 19'3" rear yard setback.

Additionally, per Sec. 130-2074(a)(2), a roof may project no more than five feet into a required rear yard if a minimum distance of two feet remains open to the sky between the farthest projection and the lot lines.

Prior applications for after the fact variance requests, were submitted for the same site in 2021 and denied by the Board of Adjustment (2021-2389-BOA; 2021-2480-BOA). Since the Board denied both variance requests, the size of the porch was reduced and brought into compliance before occupancy of the residence was granted (See attached picture).

The current after the fact variance request includes a 7'3" encroachment into the 19'3" required rear yard setback. Because the variance request is for a back porch and open deck, it should be noted that the encroachment is for an approximately 160 sq. ft. (20'x8') structure and amounts to a 37% encroachment into the required rear yard setback. No evidence of hardships or practical difficulties has been demonstrated to warrant the support of the requested variance.

2023-3346-BOA

ELM

FOUNTAIN

OAK

COPAL

DOBY

ATTACHMENT TO ZONING VARIANCE

314 FOUNTAIN STREET

OWNER: WIDOW CASSANDRA L LUQUET

Ms. Luquet is seeking an after the fact variance. She is seeking a variance to allow for the extension of her porch/deck for up to 7'7" into the setback zone. The porch is 19'10" wide x 16'10" deep. The additional portion of 7'7" x 19'10" would be the only incursion into the Parish rear setback requirements. The variance would only apply to the porch/deck. ONLY A PORTION OF THE PORCH/ DECK WOULD INTRUDE INTO THE PARISH SET BACK REQUIREMENTS. SHE IS NOT REQUESTING A VARIANCE FOR THE WHOLE SET BACK.

When she submitted the building plans, the drawings had the porch/deck on the plans with the exact measurements and design. The Parish approved the plans and issued her through her contractor a building permit that allowed the building of the porch as originally designed. The Parish later determined that the building permit was not in compliance with their ordinances and presumably revoked the building permit.

Her contractor filed a request for the variance to the whole setback and it was denied.

She has submitted a petition from her neighbors indicating that they have no objection to the variance.

This area of Lewisburg is a "hodge-podge" of homes and structures built up over the past 50 years where many do not comply with the current Building Codes. Many of her neighbors encroach into the Parish rear setback area. This encroachment would be her neighbor directly behind her where he has a shed that abuts the property line.

A variance would not be detrimental to the neighborhood as many of her neighbors are not conforming with the current building and zoning codes. Many of the homes on the same side of the street as 314 Fountain back up to the property line with no setback in place.

Granting of a variance would not establish a precedent. Only the porch would be included in the variance. The grant would not apply to the whole variance.

At this stage of the structure, removing a portion of the porch would impose an additional and significant cost in excess of \$15,000.00. Practically, tearing the porch out from the house would create an unnecessary hardship because the original design of the house was initially approved by the Parish and the design would have to be reworked.

PETITION

BOARD OF ZONING ADJUSTMENT

TO: BOARD MEMBERS

RE: 314 FOUNTAIN, MANDEVILLE, LA
 MS. CASANDRA LUQUET
 PETITION IN FAVOR OF WAIVER

We are the neighbors of Ms. Casandra Luquet who resides at 314 Fountain in Mandeville. We are in favor of this Board granting Ms. Luquet a waiver to maintain her back yard deck in the form that it now exists.

We have seen the back yard deck or porch in its current condition. We believe that it adds value and it is esthetically pleasing to the neighborhood. The porch matches the house. It does not interfere with the surrounding homes even though it is partially in the set back.

We are aware that the neighborhood has many nonconforming uses grandfathered into the existing code even though today those uses would be in violation of the code. A typical example is that a number of homes have structures intruding into the setback requirements.

We are aware that the variance that Ms. Luquet is requesting only intrudes into the setback in a small manner and does not take up the whole setback nor intrudes from one end of the property to the other end.

We urge the members to grant a variance in favor of Ms. Luquet allowing the continued existence of the porch as it exists today and in its current state.

Our names and addresses and phone numbers are below:

Clif St Germain, 985-624-4883
 SIGNATURE DATE OF SIGNATURE
CLIF ST GERMAIN 324 FOUNTAIN
 PRINT NAME, ADDRESS AND PHONE NUMBER

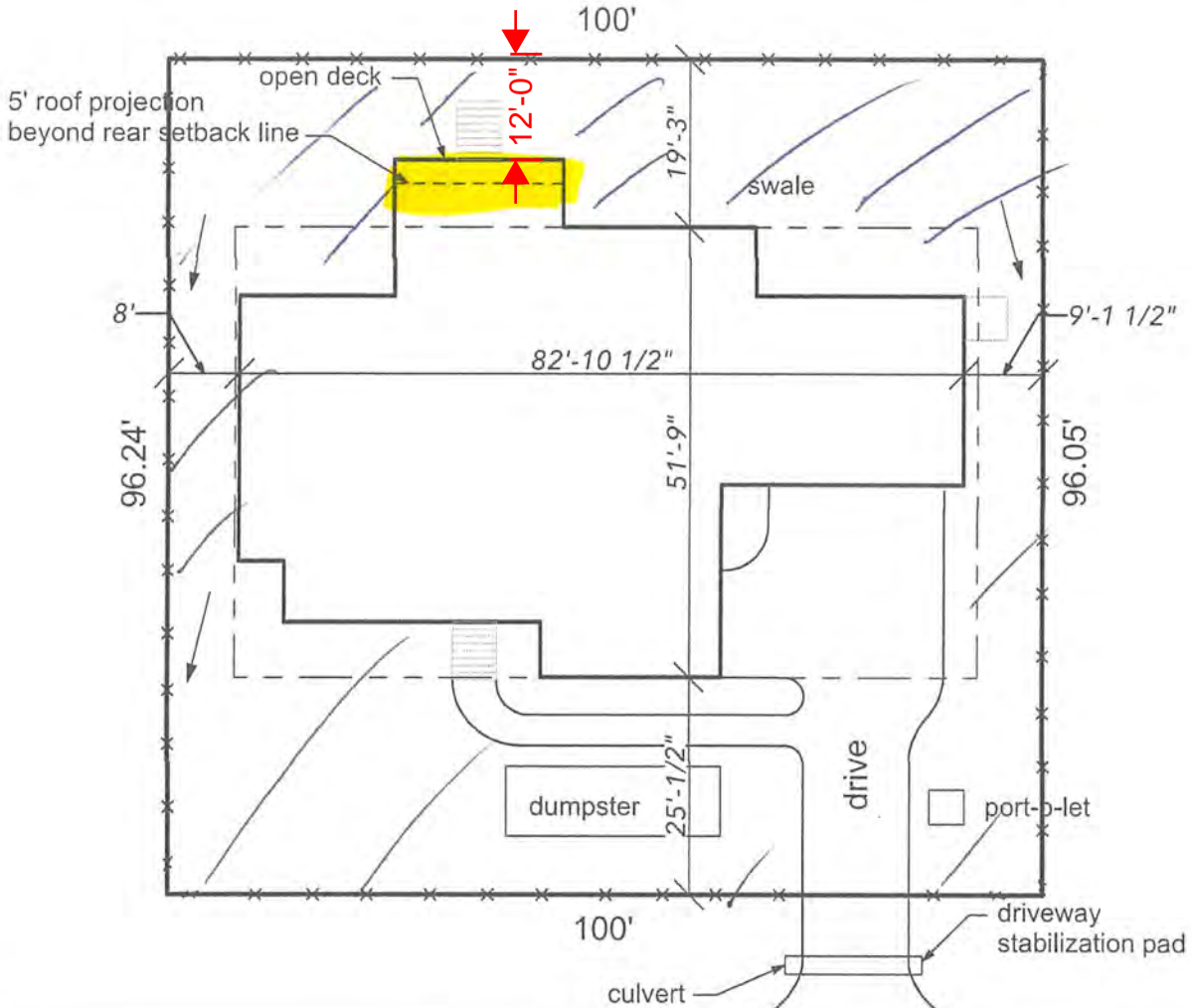
Patricia C. Pata, 985-707-5343 4-22-23
 SIGNATURE DATE OF SIGNATURE
PATRICIA 316 Fountain St.
 PRINT NAME, ADDRESS AND PHONE NUMBER

Virginia Garrison, 4-22-23
 SIGNATURE DATE OF SIGNATURE
Virginia Garrison 310 Fountain St 985-264-3796
 PRINT NAME, ADDRESS AND PHONE NUMBER

Kemp Gordon, 4/22/2023
 SIGNATURE DATE OF SIGNATURE
310 Fountain St 985-624-2651
 PRINT NAME, ADDRESS AND PHONE NUMBER

SIGNATURE

DATE OF SIGNATURE



Fountain Avenue

--- setback line

-x-x-x- silt fence

Roxi and Cassie Luquet
Parcel in lot 39, Fountain Ave.
St. Tammany Parish, La.

Plot Plan

Scale: 1" = 20"

Setbacks

Front..... 25'
Right Side..... 7.5'
Left Side..... 7.5'
Rear..... 19.25'

Date

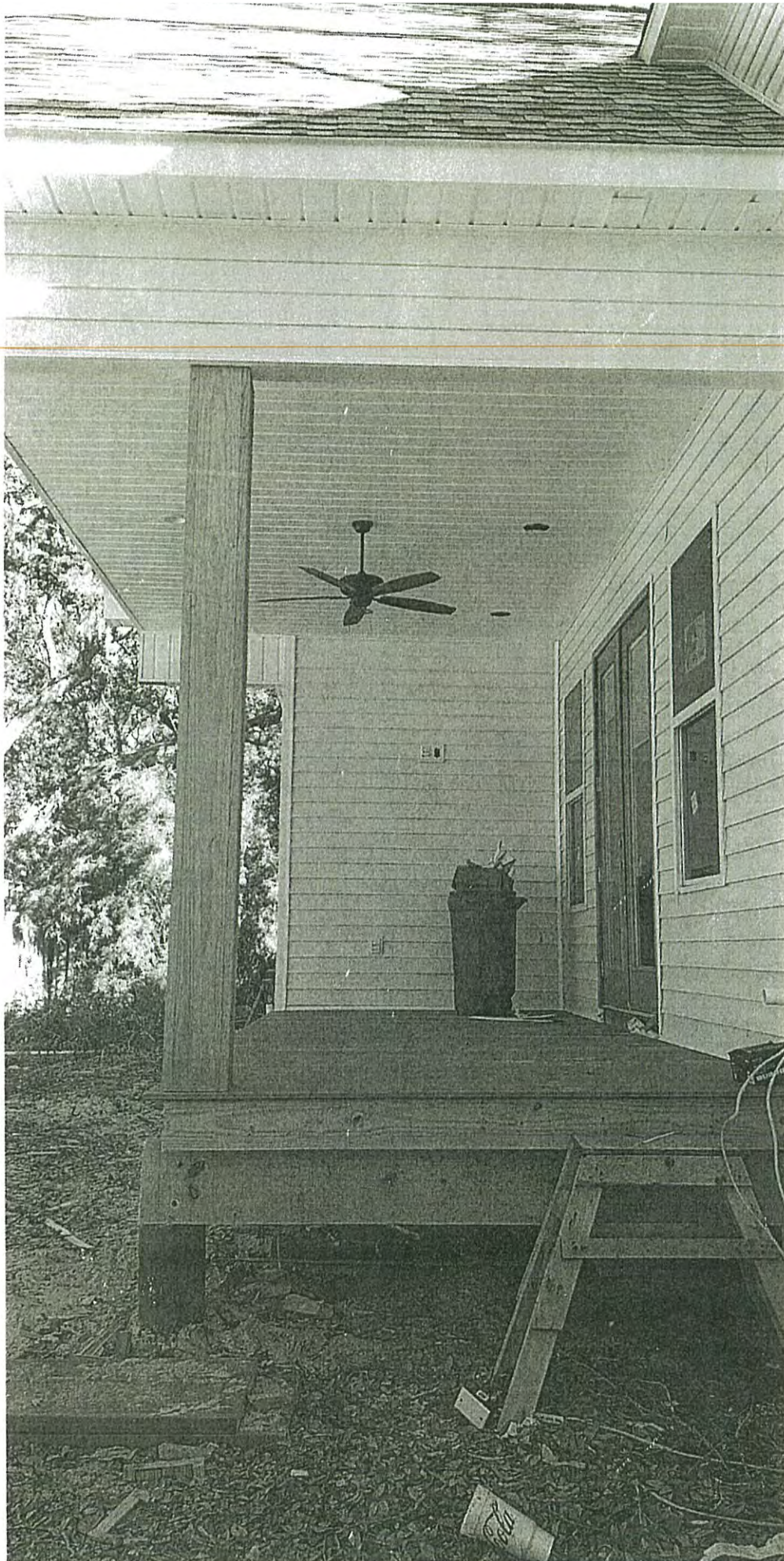
7/23/20

PROJECT NO:

6709



Setback compliance before granting occupancy of the residence. **2023-3346-BOA**



A photograph of a house with a porch under construction. The porch has a wooden deck and a railing. A black trash can is on the porch. A wooden sawhorse is in the foreground. The ground is covered in leaves and debris. A white cup is on the ground.



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

Case File Number:	BOA Case No. 2023-3350-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant & Representative:	Scott Sparks
Location of Property:	Northwest corner of LA Highway 450 & Yates Road, Folsom, Louisiana, Ward 2, District 3
Zoning of Property:	A-1 Suburban District
Variance (s) Requested:	Clear 10 feet of the required 25 foot no cut buffer along LA Highway 450 and clear the underbrush and pine trees within the required 25 foot no cut buffer along Yates Road.

OVERVIEW

Request by applicant in an A-1 Suburban District to clear 10 feet of the required 25 foot no cut buffer along LA Highway 450 and to clear the underbrush and pine trees within the required 25 foot no cut buffer along Yates Road

STAFF COMMENTS

According to the Unified Development Code Sec. 130-2250(b)(2), a minimum uncut buffer of 25 ft. in depth along all roadways and a minimum uncut buffer of 50 ft. in depth adjacent to residential districts is required when the parcel consists of five acres or greater above the Urban Growth Boundary Line.

The subject parcel B1-B consists of 5 acres and is therefore required to maintain a 25 ft. no-cut buffer along LA Highway 450 and Yates Road, and 50 ft. no cut buffers along the northern and western property lines.

- 1- Request to clear 10 ft of the required 25 ft. no-cut buffer along LA Highway 450, to construct a fence in-between the ditch and the existing live oak trees. Note that the 25 ft no cut buffer is proposed to be maintained behind the proposed fence/10 ft cleared area.
- 2- Request to remove any pine trees and underbrush within the required 25 ft. no-cut buffer along Yates Road for the purpose of continuing the proposed fence line around the property. Note that a variety of trees and shrubs are proposed to be planted along Yates Road to recreate a buffer.

Should the Board be in favor of the requested variances, it should be subject to the proposed replanting plan and a date to complete the replanting.

2023-3350-BOA

HART

STARWOOD RANCH

450

YATES

BRUMFIELD

CATS

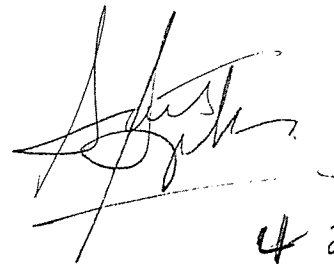
My Request For a Variance is to:

- * MOVE the BUFFER on McDOUGAL RD (Hwy 450) BACK into my PROPERTY APPROX 10-1 IN ORDER TO REVEAL the LARGE OAK TREES matching the neighbor's PROPERTY and to BUILD A FENCE on the INSIDE OF the TREES - ALSO IT WILL ALLOW ACCESS TO maintain that area BETWEEN FENCE + DITCH ALONG Hwy 450

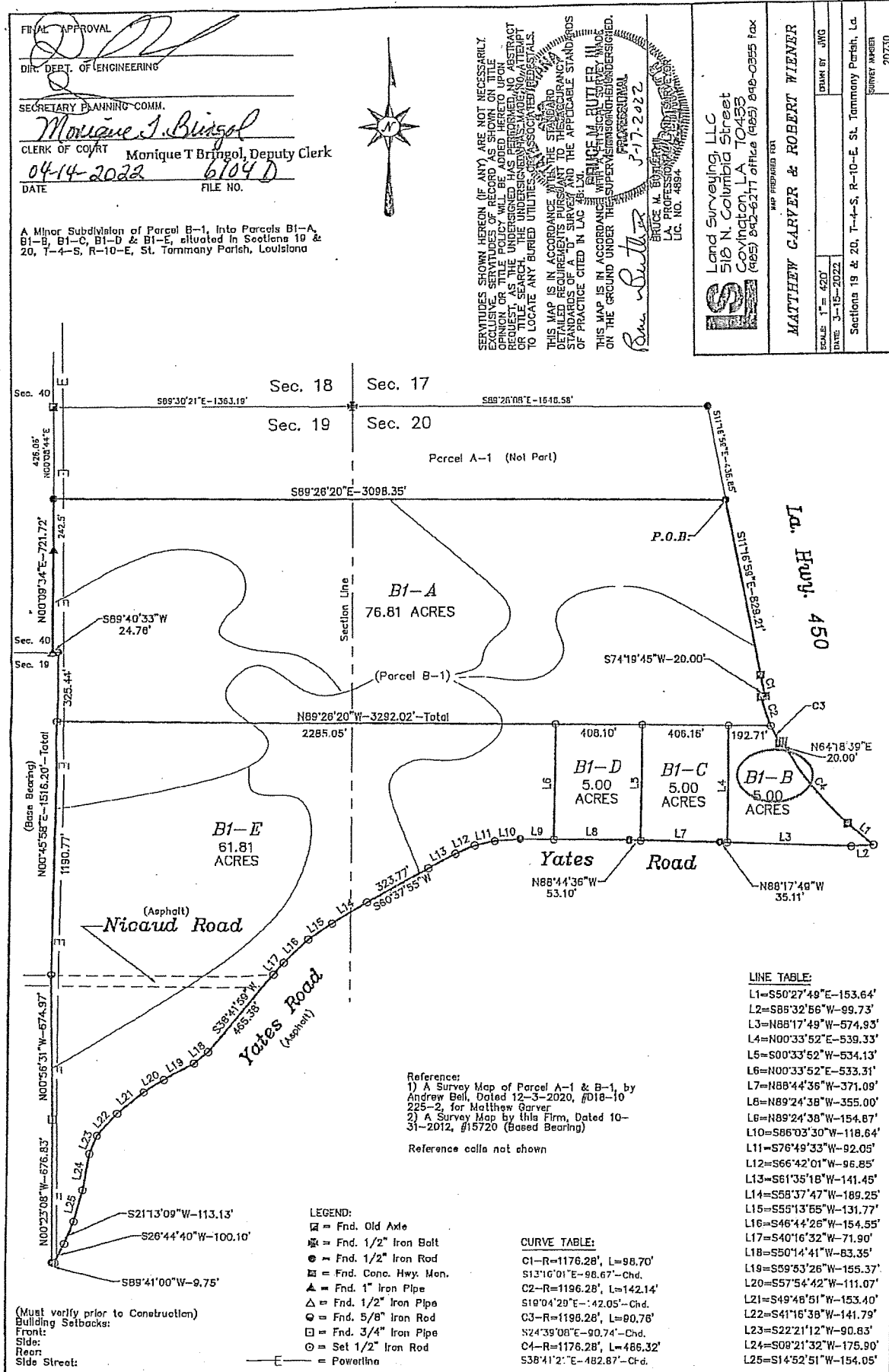
I AM willing to increase BUFFER ALONG THIS SIDE OF PROPERTY as a sound BUFFER. MAINTAIN 25' BUFFER on THIS SIDE

- * REMOVE BRUSH ALONG YATES ROAD to REVEAL OAK TREES THAT NEED TO GROW LARGER & HEALTHY AND NOT A POTENTIAL DANGER. ALSO CONTINUE the FENCE AROUND the PROPERTY + LANDSCAPE and plant shrubs BETWEEN trees to make LOOK SYMMETRICAL

Clear Underbrush + PINE trees within the 25' Buffer + Replant variety of shrubs/trees of different species along fence

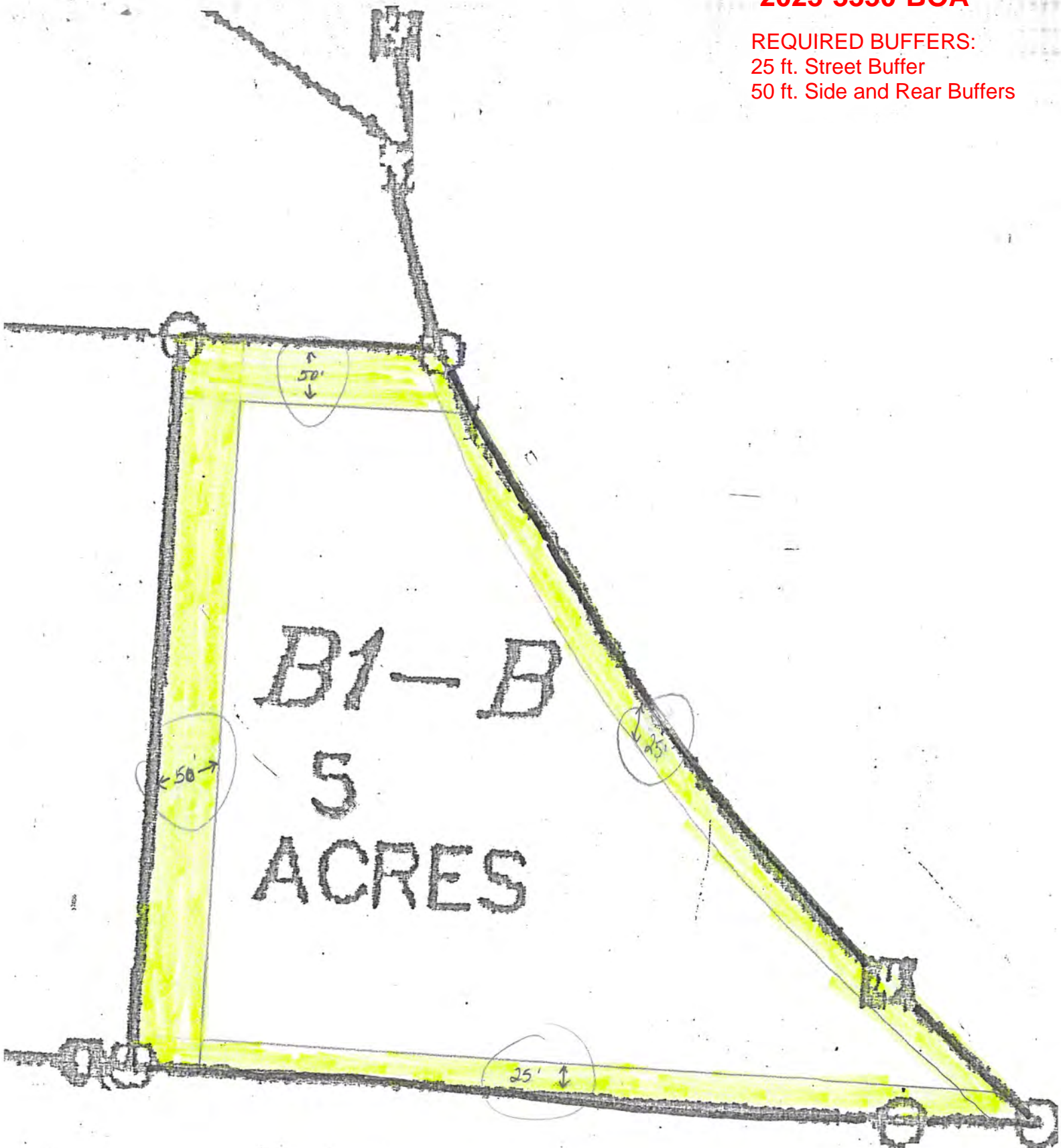


4-25-2023

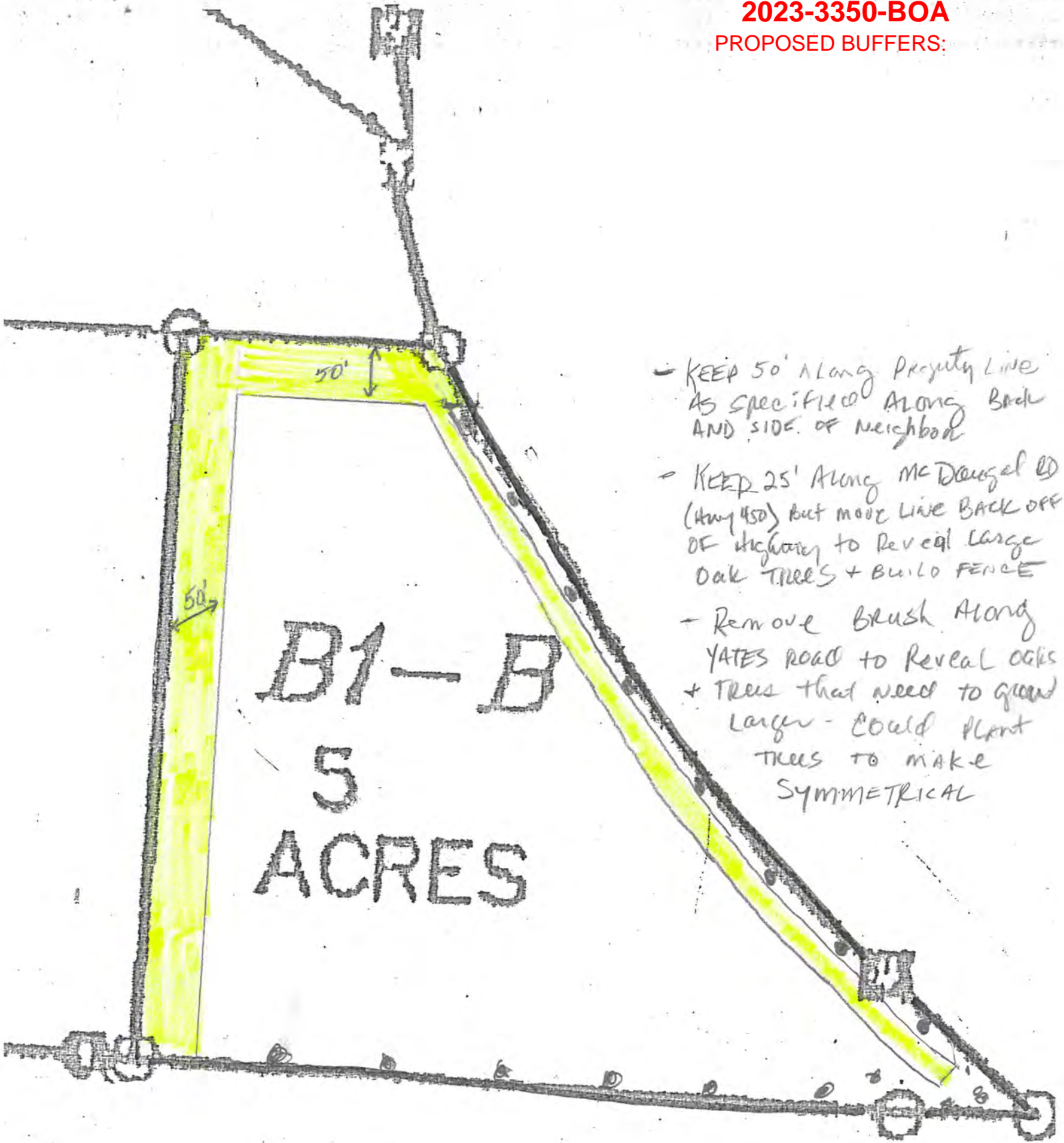


2023-3350-BOA

REQUIRED BUFFERS:
25 ft. Street Buffer
50 ft. Side and Rear Buffers



2023-3350-BOA
PROPOSED BUFFERS:





2023-3350-BOA



2023-3350-BOA



PROPOSED YATES RD SIDE



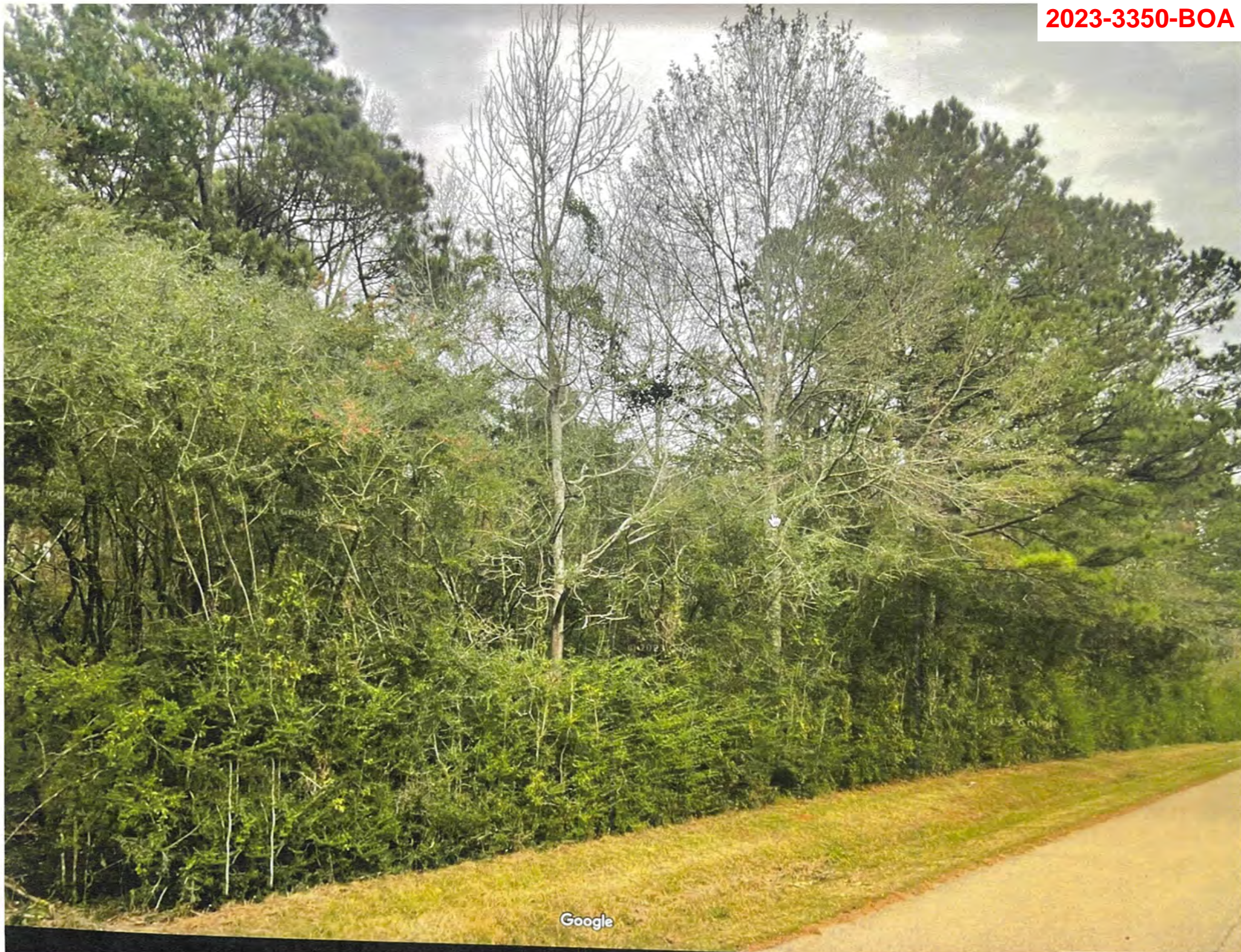
Repose Mc Dougal RD (Aug 80)

2023-3350-BOA





2023-3350-BOA



Google











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

Case File Number:	BOA Case No. 2023-3351-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant & Representative:	Joshua McDowell
Location of Property:	84540 Camus Lane, Covington, Louisiana, Ward 2, District
Zoning of Property:	A-1 Suburban District
Variance (s) Requested:	An after the fact variance to allow for a driveway to remain within the required 50 foot no cut buffer and maintain a 25 foot no cut buffer along a portion of the north property line.

OVERVIEW

Request by applicant in an A-1 Suburban District for an after the fact variance to allow for a driveway to remain within the required 50 foot no cut buffer and maintain a 25 foot no cut buffer along a portion of the north property line

STAFF COMMENTS

According to the Unified Development Code Sec. 130-2250(b)(2), a minimum uncut buffer of 25 ft. in depth along all roadways and a minimum uncut buffer of 50 ft. in depth adjacent to residential districts is required when the parcel consists of five acres or greater located above the Urban Growth Boundary Line.

The 10-acre subject parcel 22B-2A is required to maintain a 25 ft. no-cut buffer along Camus Lane and 50 ft. no-cut buffers along all other property lines. The applicant is requesting an after the fact variance for clearing a 12'x 200' portion of the required northern buffer for the construction of a gravel drive. The reason for clearing this portion of the buffer was due to the large number of existing trees that were damaged and struck by lightning during Hurricane Ida.

As shown on the attached drawing:

- Only the remaining portion of the driveway shown on the drawing is requested to be cleared, 25 feet from the property line.
- The required 50 foot no cut buffer will be maintained for approximately 700 feet of the 1195.27 foot northern side of the property.
- All other required no cut buffers will be maintained as required.
- There is an existing pond, located within the required 50 foot no cut buffer, which will require the maintenance of a cleared area for access.

Staff is not completely opposed to the requested variance considering that the relocation of the road and replanting of the portion of the cleared area/gravel driveway would require the clearing of more trees from the property.

Should the Board be in favor of the variance, as requested, it should be subject to the maintenance all other required no cut buffers and the clearing of a 12 foot portion of the 50 foot no cut buffer, 25 feet from the north property line, up to the existing pond (see attached drawing).

2023-3351-BOA

CAMUS

RED OAK



From:
Sent: Wednesday, April 26, 2023 11:23 AM
To: Helen Lambert
Subject: 84540 Camus Lane / Variance

EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Dear Ms Helen,

This is a letter regarding the request to reduce side yard no cut buffer at 84540 Camus Lane Covington, La.

The reason we clear in that specific spot was because most of the trees were down from Ida. There is still a lot of fallen trees closer to the neighbors property, lightening struck that area and also lots of damage from Hurricane Ida.

Please let me know if any further information is needed. I appreciate all your help.

- Josh & Fran McDowell

April 25, 2023

To whom it may concern,

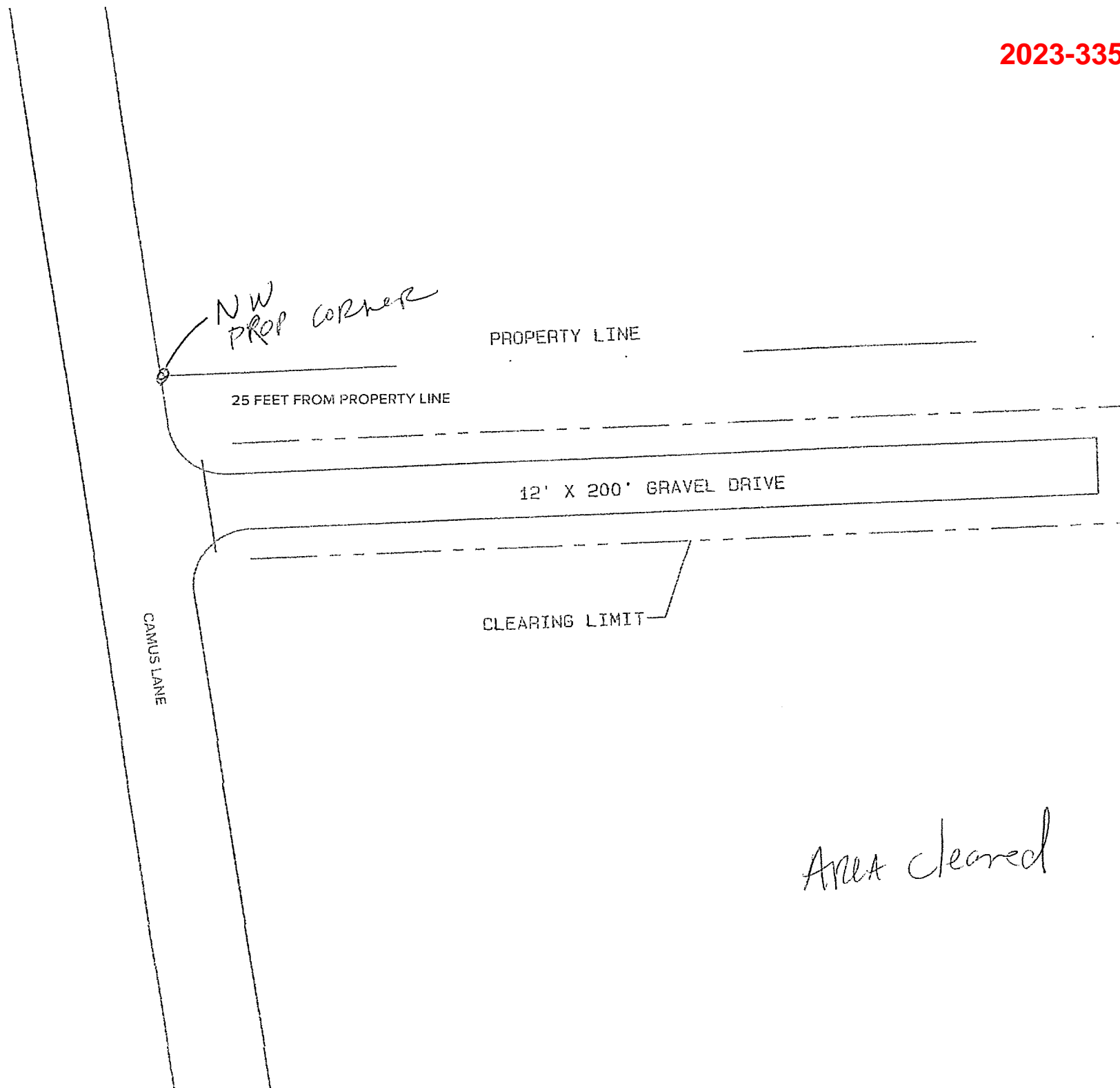
I, ROBERT SCHRODER, give permission to Joshua Mcdowell at 84540 Camus Lane, to have a 25 ft buffer between properties instead of 50ft and fence around his property.

A handwritten signature in cursive script, appearing to read "Bob Shrouder", is written over a horizontal line.

Bob Shrouder

84552 Camus Lane

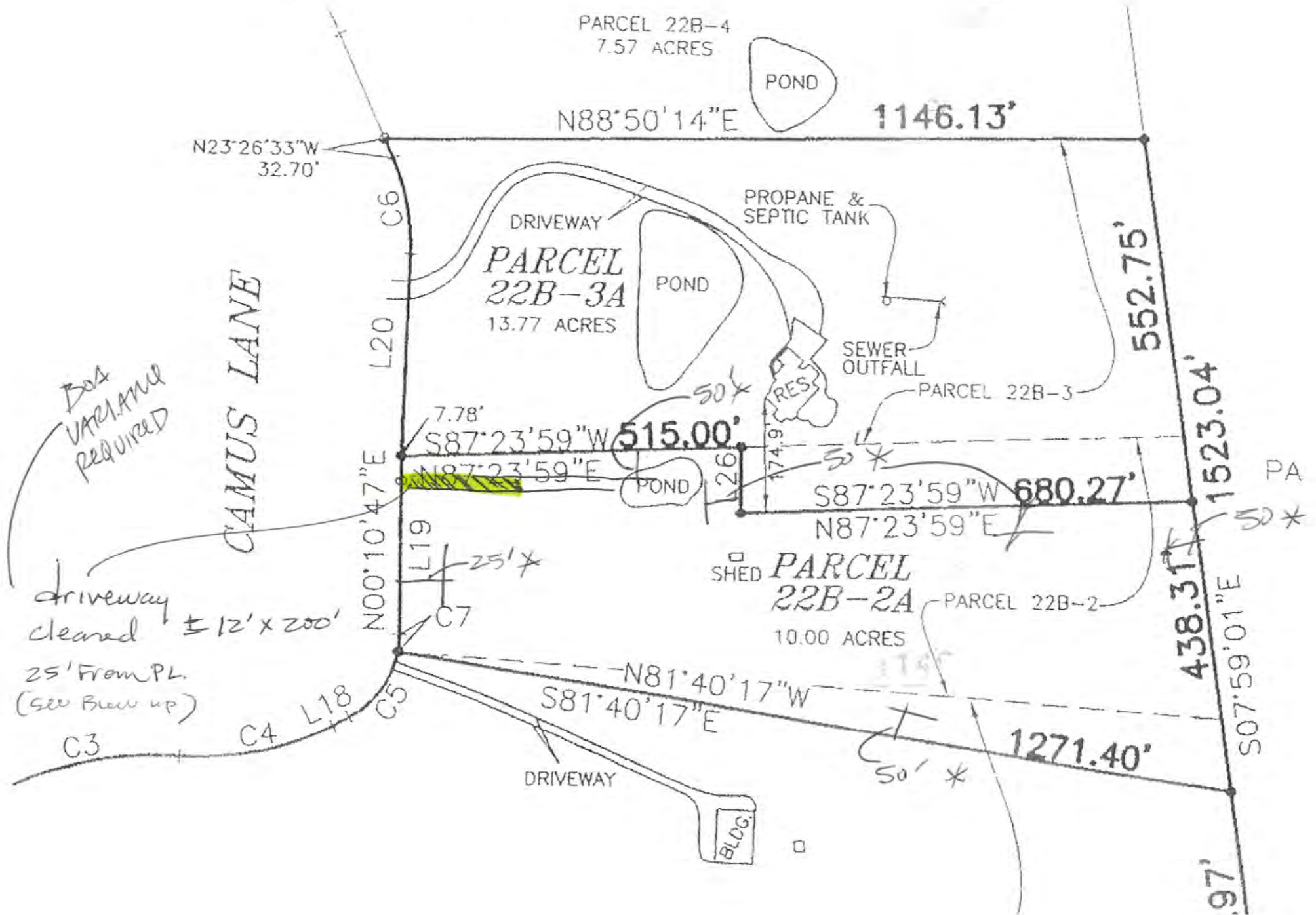
This Survey is Certified
True and Correct By
JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL
John E. Bonneau
JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423



Area cleared

*- no cut futures typ.

FM



Pictures showing the remaining buffer and gravel road.



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

Case File Number:	BOA Case No. 2023-3353-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant & Representative:	Farhad Aduli
Location of Property:	20 Starbrush Circle, Covington, Louisiana, Ward 1, District 1
Zoning of Property:	HC-2 Highway Commercial District
Variance (s) Requested:	After the fact variance to allow for an electronic message sign to remain on the face of the building.

OVERVIEW

Request by applicant in a HC-2 Highway Commercial District for an after the fact variance to allow for an electronic message sign to remain on the face of the building without being incorporated into a sign face and occupying less than one-half the total area of the sign face.

STAFF COMMENTS

Per the Unified Development Code Sec. 130-2013 – Wall Signs for Nonresidential Uses, one wall sign per occupant is permitted at a ratio of one square foot of sign per linear foot of building façade. Additionally, on store frontages located at the corner of a building, which face two different street frontages, or if a business occupies an entire separate structure within a center, additional wall signs are permitted.

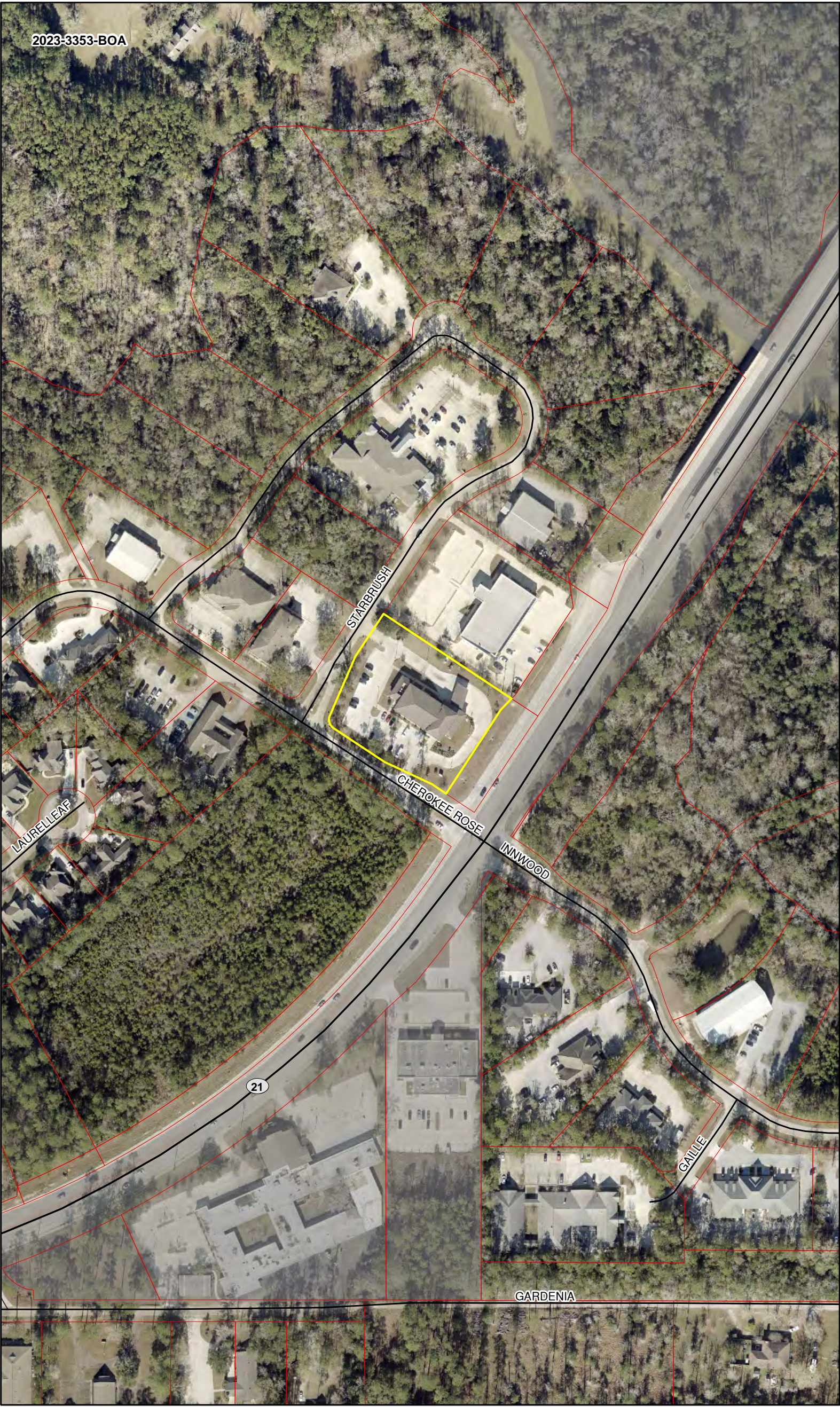
Per the Unified Development Code Sec. 130-2011(6), - Standards Applicable to Nonresidential Uses, changeable message signs are permitted under the following parameters:

- a. The changeable component of the sign must occupy less than one-half of the total area of the sign face
- b. If changeable copy is used, it shall be located adjacent to or integrated into the sign face
- c. Lettering of changeable message signs shall be of a single-style and shall be of uniform color and size
- d. Internal illumination, if any, shall be negative contrast

The applicant submitted a sign permit application for a 145.43 sq. ft. electronic/changeable message fascia sign on a 146.83 linear foot facade in March, 2022. While the request meets the criteria outlined in Sec. 130-2013 – Wall Signs for Nonresidential Uses, it does not meet subsection a. or b. of the criteria outlined in Sec. 130-2011(6). The permit for the sign was originally erroneously issued; however, the applicant was informed that the permit had been rescinded and that the sign could not be erected.

The applicant is requesting for the electronic/changeable message fascia sign to remain on the building, as originally requested and installed.

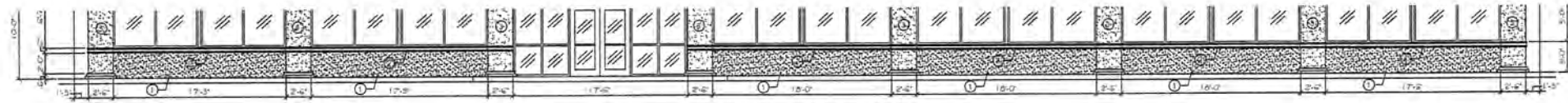
Note that the electronic/changeable message fascia sign could be brought into compliance by reducing the electronic/changeable message portion of the sign to less than one-half of the total area of the sign face.





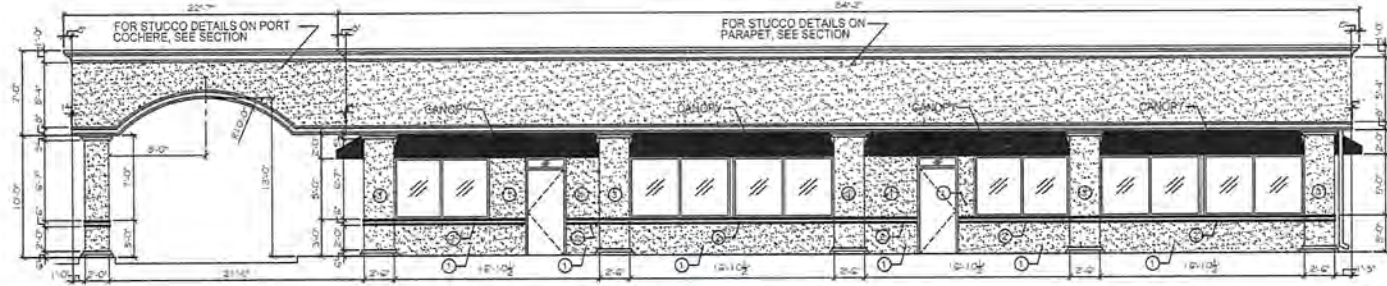
Louisiana Heart and Vascular Institute is requesting a variance for the LED sign at 20 Starbrush Circle Covington, LA. The sign was permitted/approved in March 2022. However, months later, an email was sent stating that the permit was issued in error, that the changeable message should only account for 50% of the sign's face. On multiple occasions prior to ordering the signage, very detailed drafts/drawings, specific sizing, and ordinances were discussed and submitted as requested by the permit office. An additional email was sent to the permit office on July 1, 2022, confirming that all details of the sign were indeed blessed prior to placing the order for the LED sign, as the sign itself was a very large investment.

Dr. Farhad Aduli respectfully requests full usage of signage real estate of the LED portion of the sign. The clinic's intentions with the LED sign are solely to provide the company name, address, phone number and offerings. The backside of the building is what actually faces Highway 21, and there is no other signage for Louisiana Heart and Vascular Institute. We have remained compliant with the ordinances concerning scrolling messages, colors, contrast, dimming, etc. Additionally, there are multiple LED signs throughout the parish who continually exhibit all of the above, including full motion video.



NORTHWEST (FRONT) ELEVATION
SCALE: 3/16"=1'

NOTE: 1" THICK STUCCO ABOVE WINDOWS UNDER CANOPIES



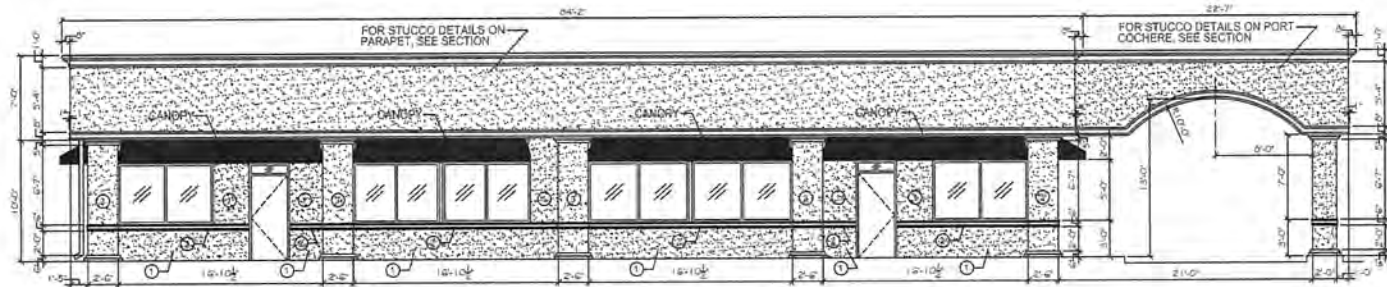
SOUTHWEST (SIDE) ELEVATION
SCALE: 3/16"=1'



SOUTHEAST (REAR) ELEVATION
SCALE: 3/16"=1'

STUCCO LEGEND

- ① 1" THICK STUCCO
- ② 2" THICK STUCCO MOLDING BAND
- ③ 3" THICK STUCCO



NORTHEAST (SIDE) ELEVATION
SCALE: 3/16"=1'

ENGINEERING, INC.

CHIEF ENGINEER
EMMETT
DAMMON, P.E.
CHIEF ARCHITECT
ROBERT
WILTSE

1095 FLORIDA AVENUE
SUITE 101, 70450
OFFICE: 965-649-5332
FAX: 965-641-5950

WEBSITE:
WWW.DAMMONENGINEERING.COM
EMAIL:
DAMMON@DAMMONENGINEERING.COM

ARCHITECTURE
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STUDIES
PLANNING
INVESTIGATION
EXPERT WITNESS

ST. TAMMANY
HEART & VASCULAR
INSTITUTE
STARBRUSH CIRCLE
COVINGTON, LA

EXTERIOR
ELEVATIONS

REV:

SCALE: AS NOTED

JOB#: 2053

DATE: 02-19-10

SHEET 11

A-3

OF 22

2023-3353-BOA

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

Case File Number:	BOA Case No. 2023-3358-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant & Representative:	Vincent Marziale
Location of Property:	73125 Military Road, Covington, Louisiana, Ward 3, District 2
Zoning of Property:	A-1A Suburban District
Variance (s) Requested:	An after the fact waiver of portions of the required 50-foot north and south sides no cut buffers.

OVERVIEW

Request by applicant in an A-1A Suburban District for an after the fact waiver of portions of the required 50-foot north and south sides no cut buffers.

STAFF COMMENTS

According to the Unified Development Code Sec. 130-2250(b)(2), a minimum uncut buffer of 25 ft. in depth along all roadways and a minimum uncut buffer of 50 ft. in depth adjacent to residential districts is required when the parcel consists of five acres or greater within Ward 2.

The subject lot consists of 5.69 acres and is therefore required to provide a 25 ft. no-cut buffer along LA Highway 21 and 50 ft. no cut buffers along all other property lines. The site is developed with an existing single-family dwelling which was constructed in 2006, 28.20' from the southern property line and therefore encroaches into the required southern buffer.

The applicant is requesting an after the fact waiver for removing portions of the required north and south side no cut buffers. The reasons presented for clearing these portions of the required buffers include unsafe and unhealthy trees presenting "significant safety risks" and the installation of a privacy fence and electric gate. The applicant is proposing to replace the trees with "more manageable and aesthetically pleasing landscaping" and has presented a subsequent replanting plan.

Staff is not in favor of the request as the variances are self-imposed and do not constitute a practical difficulty or unnecessary hardship. If the Board does not choose to grant the request for an after the fact variance, it should be subject to a replanting plan enforceable by the St. Tammany Parish Planning Department and include a date in which the replanting must take place.

2023-3358-BOA

CLAUDIA

PINEEDGE

AUGUSTA

ACADIAN

MAGNOLIA GARDENS

ELIZABETH

21

HOLLY

LOWE DAVIS

HARRIS

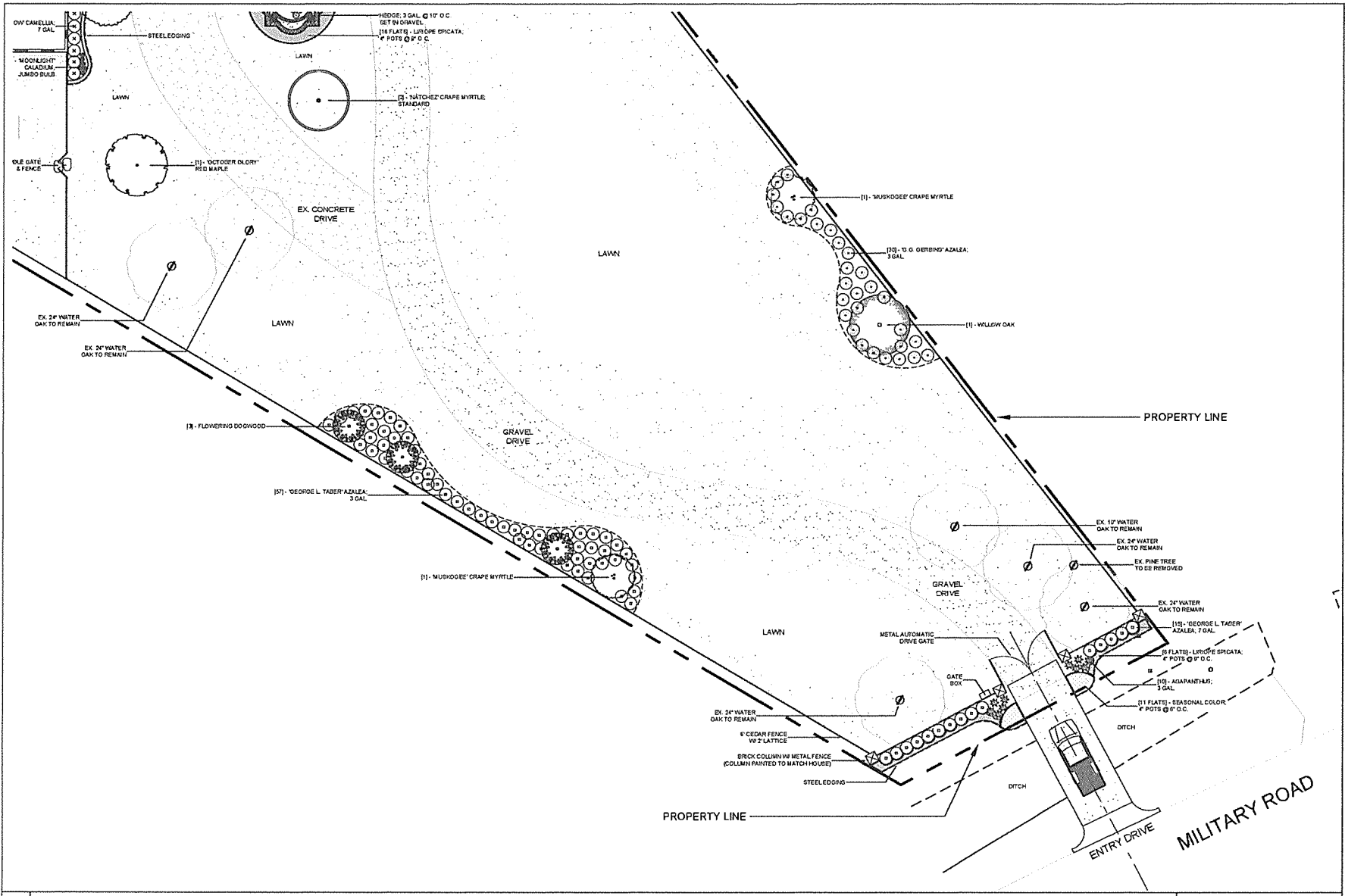
OPELOUSAS

WILKINSON

FERRER

We are seeking a variance to clear several trees and shrubbery located in the buffer zones along the sides and front of the property. The house was built inside the buffer zone 28.20' feet from the property line (See attached survey). Large bushes and trees surround the side of the house and the back barn which pose a significant safety risk to the structures and surrounding areas. It is necessary to remove these trees for safety reasons and also to properly insure the home. There is also an existing 8 foot fence on the neighboring property which we would like to match on the sides of the house for privacy and safety. Currently, the bushes and shrubs on both sidelines are dead or overgrown and need to be removed and replaced with healthier, manageable landscaping. There are also down trees that need to be removed from the sideline. The front of the property has overgrown bushes and trees that are both dangerous and unhealthy. We want to replace with more manageable and aesthetically pleasing landscaping. We also want to install an electric gate for privacy and safety. Please see attached landscaping plan that shows the trees being removed and what will be put in their place. We have contracted with Mullin Landscaping to design and complete this landscaping plan.

 5/1/23
Vincent Marziale



A LAYOUT & MATERIALS PLAN @ ENTRY DRIVE

SCALE: 3/32"=1'-0"

MULLIN
T. (504) 275-6917 | 11550 RIVER ROAD
MULLINLANDSCAPE.COM | ST. ROSE, LA 70007

73125 MILITARY ROAD
COVINGTON, LA 70435

**MARIZALE
RESIDENCE**

REVISIONS

SEAL

SHEET NUMBER

LA-2

LAYOUT & MATERIALS PLAN

PRICING SET | 00.00.23

MULLIN
T (504) 275-6617 | 10350 RIVER ROAD
MULLINLANDSCAPE.COM | ST. ROSE, LA 70087

73125 MILITARY ROAD
COVINGTON, LA 70435

**MARIZALE
RESIDENCE**

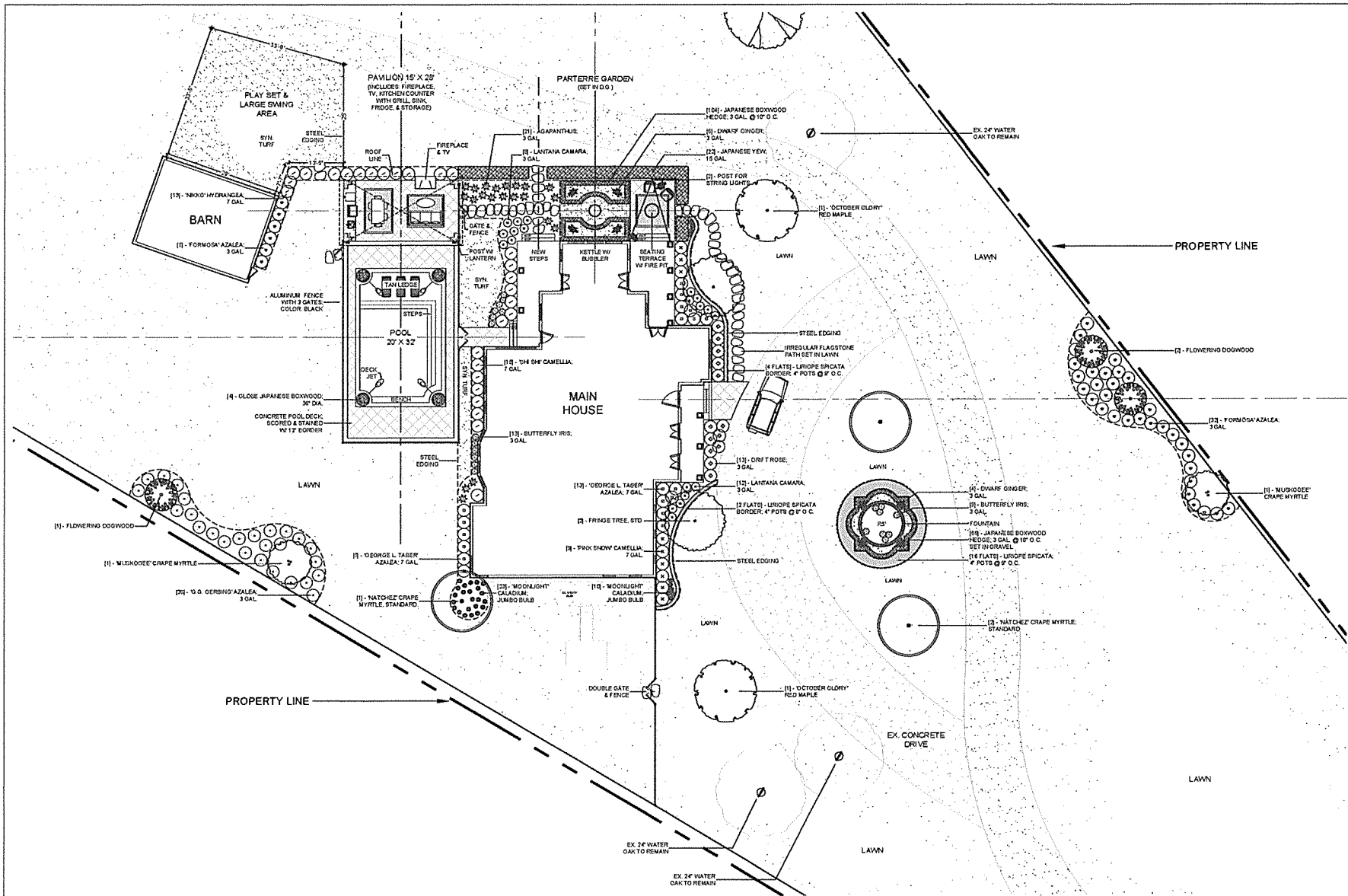
DIVISIONS

REAL

SHEET NUMBER

LA-1

LAYOUT & MATERIALS PLAN



A LAYOUT & MATERIALS PLAN @ MAIN HOUSE

SCALE: 3/32"=1'-0"

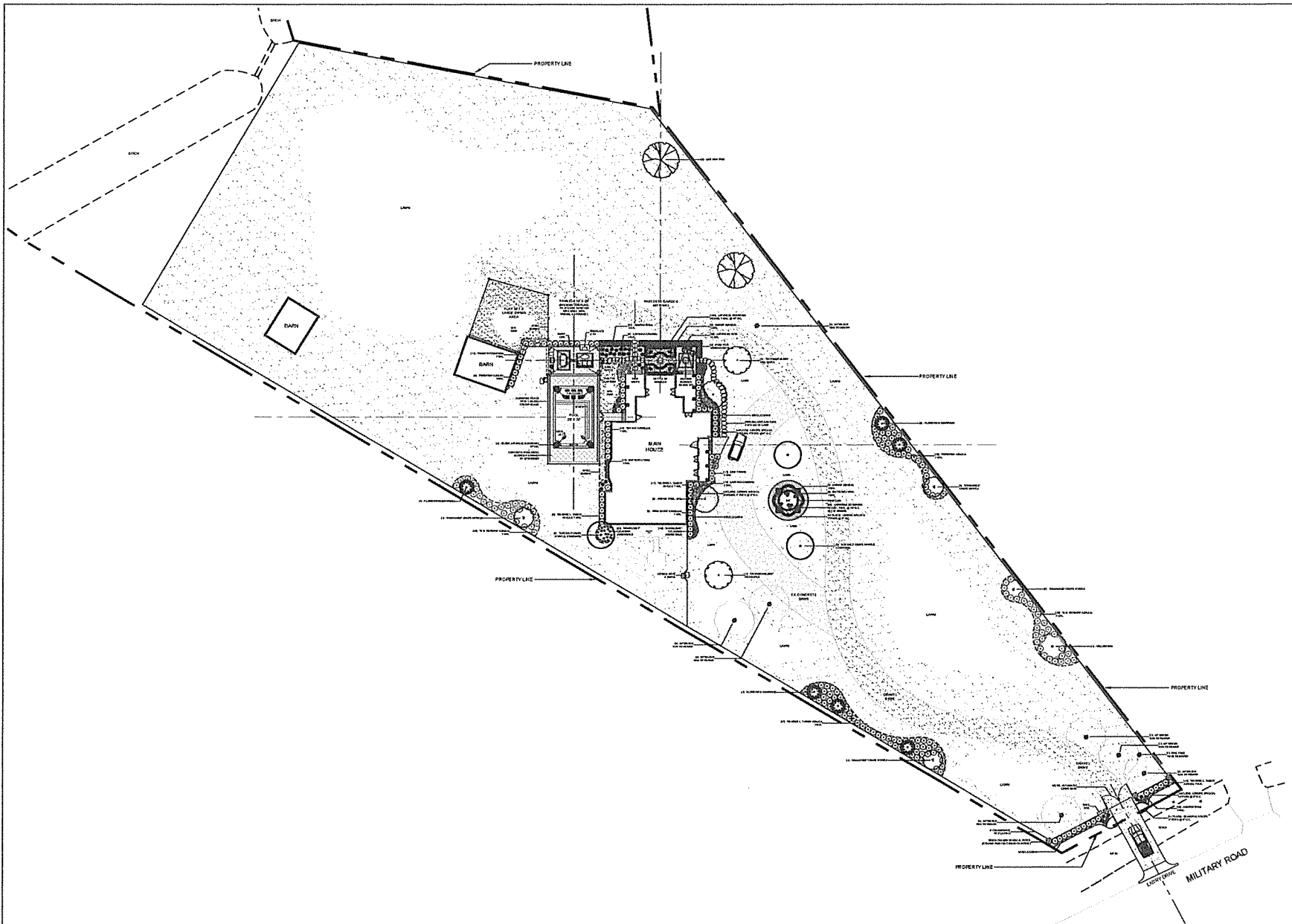
PRICING SET 100.00.23

MULLIN
T (504) 275-6817 | 10356 RIVER ROAD
MULLINLANDSCAPE.COM | ST. ROSE, LA 70087

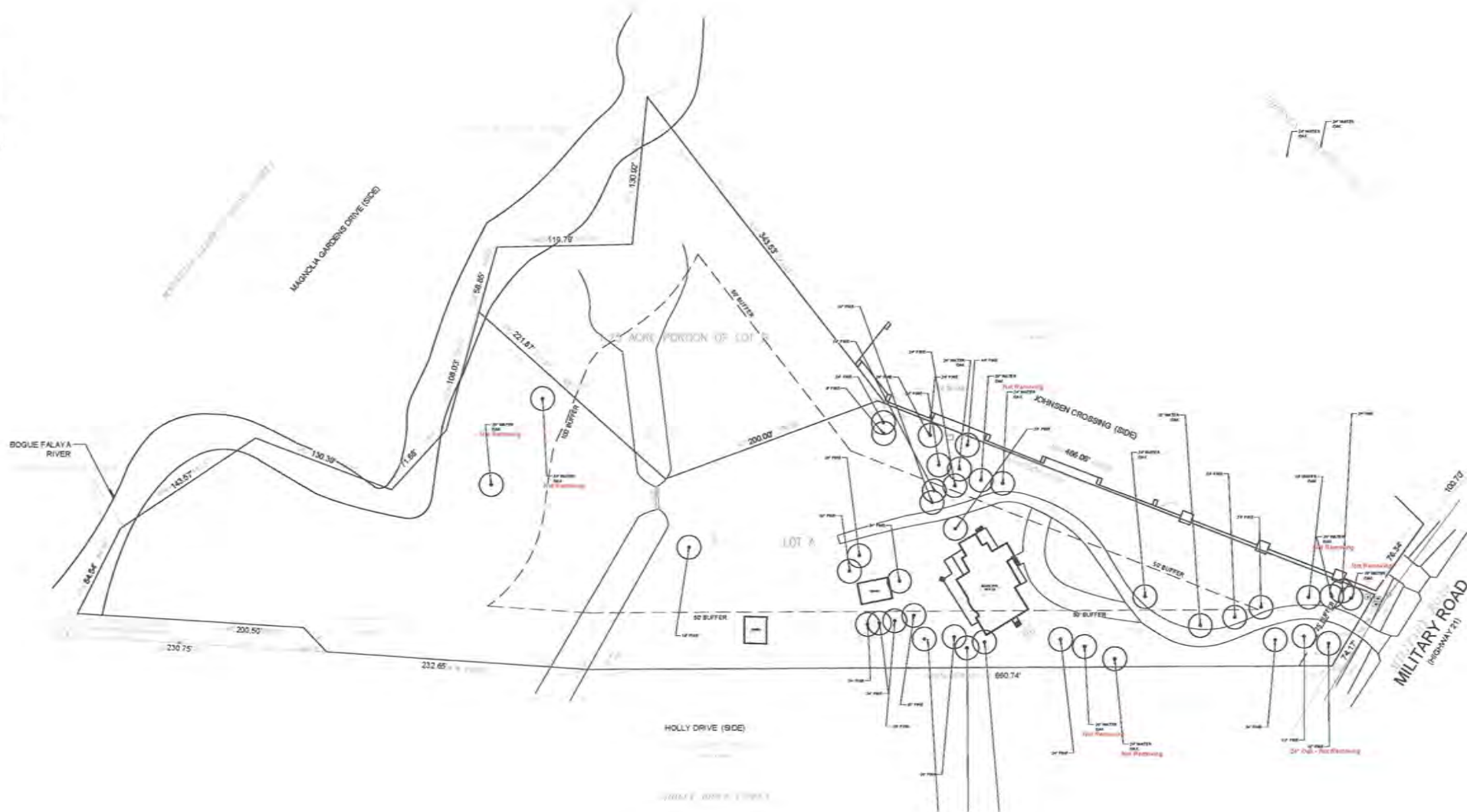
MARIZALE
RESIDENCESHEET NUMBER

SP-1
SITE PLAN

SCALE: 1"=20'-0"



A	SITE PLAN
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**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2023-3372-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant & Representative: The Field Church, Inc.
Location of Property: 2480 Highway 190, Mandeville, Louisiana, Ward 4, District 10
Zoning of Property: CBF-1 Community Based Facilities District
Variance (s) Requested: Reduce the required setback from 200 feet to 165.25 feet.

OVERVIEW

Request by applicant in a CBF-1 Community Based Facilities District to reduce the required setback from 200 feet to 165.25 feet.

STAFF COMMENTS

Per the Unified Development Code Sec. 130-1320(e) – Maximum Structure Size of the CBF-1 Community Based Facilities District, no structure located within 200 feet of any residentially zoned property may have a floor area exceeding 500 sq. ft. in area.

The site is developed with an existing church zoned CBF-1 Community Based Facilities and abuts Highway 190 to the east, an existing storage facility to the south, an existing single-family residential neighborhood to the west, and Bayou Chinchuba to the north.

The objective of the request is to allow for the construction of a 6,720 sq. ft. building to be located 165.25 feet from the abutting residential zoning classification. The new building, proposed to be used for biblical counseling ministry and will allow for the expansion of the church's services.

There is no objection to the request due to the minimal actual impact the new building will create. Based on the site plan provided by the applicant, the placement of the new structure will be in close proximity to Bayou Chinchuba and Highway 190 and should not directly impact any adjacent residential neighbors.



MEADOWBROOK

ST ANN

BLUEWATER

EDGEWATER

CHINCHUBA GARDENS

190

CHINCHUBA CEMETERY

LOBEL

CHERRY CREEK

AARON

WISTERIA

AUTUMN

KIMBERLY

NICOLE

CRISTAL

CHANDON

PIPER

SAVILE DR

LAURA

LONESOME

FOREST GREEN

GREENLEAVES



To whom it may concern,

The variance request is being issued in order to maximize the full use of our current parking lot. If the variance is allowed, this will greatly affect our ability to provide adequate parking for our church members throughout the week. If our request is denied, then we will not be able to install the requested building on our property due to the amount of parking that will be lost. The new building is going to be used for our biblical counseling ministry and will greatly benefit the mental health of our church members as well as the local community as our biblical counseling services are offered to all people. We will be placing the new building upon the existing parking lot along with the necessary structural requirements, and will not need to alter the existing landscape in a dramatic way. Furthermore, there is roughly two-hundred twenty feet between the proposed location of the new building and our closest neighbors property with thick vegetation and trees in-between. Therefore, the addition of this new building will not be seen by our neighbors, therefore, they will not be adversely affected by its presence. Thank you for your consideration of the matter.

Best regards,



Michael Linstead
Church Administrator

[illegible][illegible]

LEGEND

Area Lines	
Subline	
Catchline-Ditch	
Catchline-Zoning Ditch	
Contour Interval Road	
Left Lane	
Property Boundary Line	
Right-of-Way Line	
Subsidiary Line	
Center Line	
Utility Encasement 10'	
Water Line	
Fire Hydrant	
Property Control	
Screen Structure	
Grate Inlet	
Traffic Flow	

Robert Barrilleaux & Associates, Inc.
Civil and Environmental Engineers -
Environmental Consultants - Planning
& Design - Project Management
Ph: (805) 642-0881 Fax: (805) 642-0818
42223 Dupont Place, Suite B, Hawthorne, LA 70603



REVISIONS		DATE	BY
1	DESIGN	000	000
2	APP	000	000
3	APP	000	000
4	APP	000	000
5	APP	000	000
6	APP	000	000
7	APP	000	000

THE NEHEMIAH PROJECT
Commercial Development
Section 41, Township 6S, Range 11E
St. Tammany Parish, State of Louisiana

ISSUE BY	RKL
DATE	05/09/2023
SIZE	1" x 40"
DRAWING NO.	C-21

2023-3372-BOA



2023-3372-BOA



2023-3372-BOA



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

Case File Number:	BOA Case No. 2023-3376-BOA
Initial Hearing Date:	06/06/23
Date of Report:	05/30/23

GENERAL INFORMATION

Applicant & Representative:	Gabriel VanBrunt
Location of Property:	20114 Johnsen Road, Covington, Louisiana, Ward 3, District 2
Zoning of Property:	A-1 Suburban District
Variance (s) Requested:	Increase the maximum allowable length of an accessory building from 50 feet to 60 feet

OVERVIEW

Request by applicant in an A-1 Suburban District to increase the maximum allowable length of an accessory building from 50 feet to 60 feet.

STAFF COMMENTS

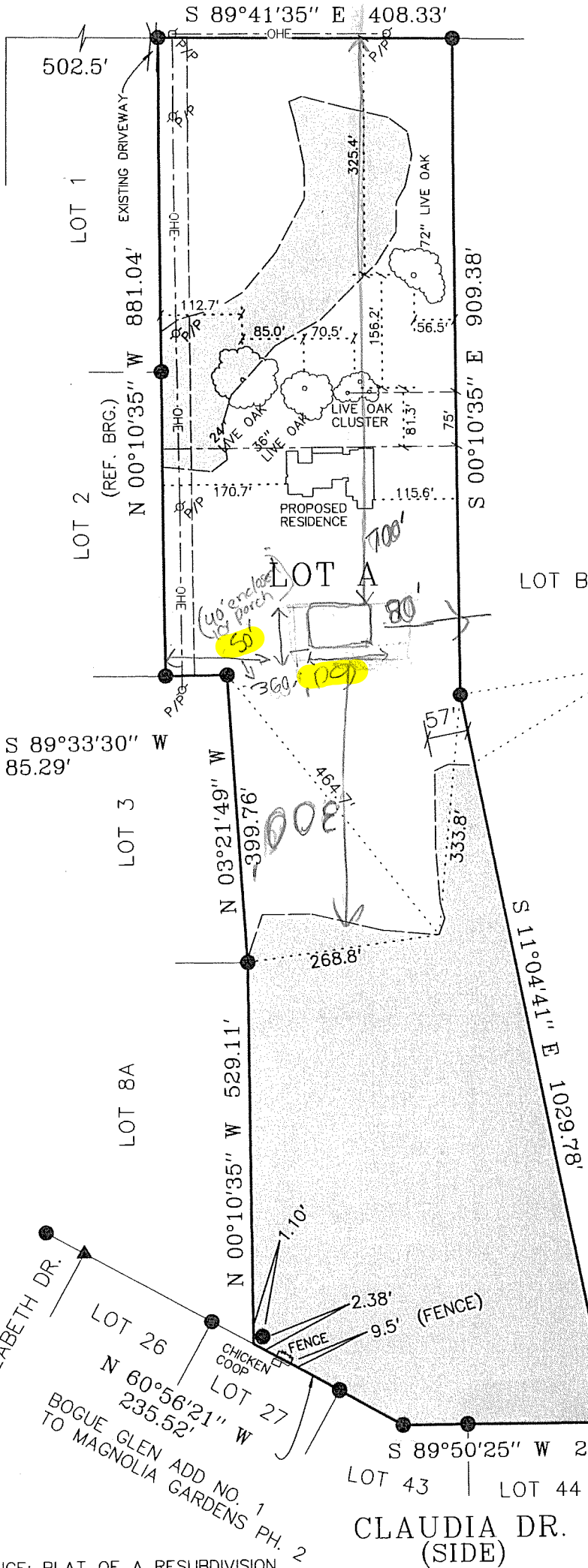
As per Sec. 130-2127(g) of the Unified Development Code, the combined length of an accessory structure shall not exceed 50 ft. in all residential districts.

The objective of the request is to allow for the construction of a 50'x 60' accessory structure which amounts to 3,000 sq. ft. in size and is subsequent to an existing single-family residence. Although no hardship has been demonstrated, staff is not opposed to this request considering that the accessory structure will be located on a 17.5-acre tract of land and will not likely impose adverse impacts to adjacent neighbors. In addition, the proposed structure meets all other accessory building standards.



JOHNSEN RD.

DOGWOOD LANE



LEGEND:

● = 1/2" IRON ROD FOUND

▲ = 1/2" IRON PIPE FOUND

□ = APPROXIMATE LIMITS OF JURISDICTIONAL WETLANDS

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C
RE: FIRM PANEL NO. 225205 0150 & 0230 C
REVISED 10-17-89

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE FILED RECORDS.

KELLY McHUGH
License No. 4443
PROFESSIONAL

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

REFERENCE: PLAT OF A RESUBDIVISION
BY JOHN E. BONNEAU, FILED FOR RECORD
AS MAP FILE NO. 5830C, 03-27-2019.
FROM WHICH SERVITUDE AND BASIS OF BEARINGS
WERE TAKEN

BOUNDARY SURVEY OF:
LOT A, BEING 17.5 ACRES IN
SECTION 26, T-6-S, R-11-E,
G.L.D., ST. TAMMANY PARISH, LA.

PREPARED FOR:
GABRIEL A. VANBRUNT & STEPHANIE CORIELLE VANBRUNT
HANCOCK WHITNEY BANK;
WINTERS TITLE AGENCY, INC.;
FIRST AMERICAN TITLE INSURANCE COMPANY

SCALE: 1" = 200'
DATE: 11-17-20
DRAWN: DRJ
JOB NO.: 20-263
REVISED: 12-07-20, 12-29-20, 02-10-21

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611