

**AGENDA MEETING**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**JULY 5, 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 JUNE 6, 2023 MINUTES**

**1- 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

**Postponed from June 6, 2023 Board of Adjustment meeting.**

**2- BOA CASE NO. 2023-3387-BOA**

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required rear setbacks from 10 feet to 1 foot

The property is located: N. Verona Drive, lots 53 & 54, Covington, Louisiana, Ward 1, District 3

Applicant & Representative: Richard C. Lambert

**3- BOA CASE NO. 2023-3389-BOA**

Request by applicant in an A-2 Suburban District for a waiver of the required 25 foot pond setback between parcels A & B

The property is located: northeast corner of LA Highway 41 & Evans Road, Bush, Louisiana, Ward 5, District 6

Applicant & Representative: Karl Sternberger

**4- BOA CASE NO. 2023-3390-BOA**

Request by applicant in an A-1A Suburban District for a variance to remove 4 trees located within the required southern 50 foot no cut buffer

The property is located: 61308 Lemieux Blvd, Lacombe, Louisiana, Ward 4, District 7

Applicant & Representative: Keith J. Philip Sr.

**AGENDA MEETING**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**JULY 5, 2023 – 2PM**  
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**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**5- BOA CASE NO. 2023-3393-BOA**

Request by applicant in an A-3 Suburban District for a variance to reduce the required rear yard setback from 25 feet to 20 feet and to reduce the required side yard setback from 10 feet to 7 feet  
The property is located: 179 Tchefuncte Drive, Covington, Louisiana, Ward 4, District 4  
Applicant & Representative: Christopher J. Licciardi

**6- BOA CASE NO. 2023-3403-BOA**

Request by applicant in an A-4 Single Family Residential District for a variance to reduce the rear yard setback from 25 feet to 10 feet  
The property is located: 209 Mako Nako Drive, Mandeville, Louisiana, Ward 4, District 4  
Applicant & Representative: Scott & Shari Jernstrom

**7- BOA CASE NO. 2023-3405-BOA – WITHDRAWN**

Request by applicant in an A-3 Suburban District for a variance to clear a portion of the required 25 foot front planting buffer area to allow for clearance for the overhead circuits for a substation.  
The property is located: 73051 Highway 1077, Covington, Louisiana, Ward 1, District 3  
Applicant & Representative: CLECO Power, LLC- Justin G. Fontenot

**8- BOA CASE NO. 2023-3406-BOA**

Request by applicant in a HC-3 Highway Commercial District for a variance to allow for the modification of an existing Pylon sign  
The property is located: northeast corner of US Highway 190 & Park Place Drive, Covington, Louisiana, Ward 3, District 5  
Applicant: St. Tammany Oaks Subdivision Association, LLC- Beau Bryant  
Representative: Michael Saucier

**9- BOA CASE NO. 2023-3407-BOA**

Request by applicant in a NC-4 Neighborhood Institutional District for a variance to reduce a portion of the required side street landscape buffer from 20 feet to 13 feet.  
The property is located: 476 Falconer Drive, Covington, Louisiana, Ward 3, District 5  
Applicant: Crystal Ferris Properties, LLC – Crystal Ferris  
Representative: Thomas Brackley

**10- BOA CASE NO. 2023-3409-BOA**

Request by applicant in an A-2 Suburban District for a variance to allow to clear 10 feet of the required 25 foot roadway no cut buffer and to clear 10 feet of the required 50 foot sides and rear no cut buffers.  
The property is located: 79418 A. Crawford Road, Bush, Louisiana, Ward 5, District 6  
Applicant & Representative: Dupont Homes, LLC – James Dupont



**AGENDA MEETING**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**JULY 5, 2023 – 2PM**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**11- BOA CASE NO. 2023-3413-BOA**

Request by applicant in a PUD Planned Unit Development Overlay for a variance to reduce the front setback from 14 feet to 12 feet

The property is located: 118 Covington Cottage Lane, Covington, Louisiana, Ward 3, District 2

Applicant & Representative: Jim Salvant

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

The June 6, 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, Mrs. Thomas, Mr. Spies,

ABSENT: Mr. Daly, Mr. Sanders, Mr. Swindell

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

**APPROVAL OF THE MINUTES**

Moved by Mrs. Thomas and seconded by Mr. Spies to approve the May 2, 2023 minutes.

**MOTION CARRIES UNANIMOUSLY**

**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

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

Jeffrey D. Shoen: representative for CMI Acquisitions, requesting to construct a 205 foot monopole cellular tower on property owned by Mr. & Mrs. Heron. Appreciate that the Board notified of the presence of only 4 voting members. Request to communicate position on the requested variance, in event there is a need to request to postponed instead of having to file variance with 22<sup>nd</sup> Judicial District Court. Property located in the northern part of the Parish, on Hwy 437/Middle Road. There is a need for cellular phone coverage in the area, due to poor service and drop calls. Radio Frequency Study done to show that locating a cellular tower in the area would provide better service in area and in case of emergency and also to encourage colocation on the tower. The owners of the 16 acre parcel participated in the location of the leased area for the proposed tower and it has been determined that the proposed location is the best place to locate. No objections from abutting property owners. There is a pole barn and WST powerline located within the fall radius of the tower. No objection letter provided from WST. Structural analysis statement has been provided by the applicant confirming that should one or more of the tower's elements fail, the tower is designed to fold over/self-collapse. Refers to the requested zoning change to PF-1 on the Zoning Commission Agenda.

Mr. Spies: Are any of the abutting neighbor's residences located within the fall zone?

Jeffrey D. Shoen: None of abutting neighbor's residence are located within the fall zoned. Abutting property owners are aware of the request.

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

Mr. Spies: How does the tower breaks apart?

Jeffrey D. Shoen: The tower is designed to break at ½ point. First part of the tower fold and then further collapse and settles down to the ground. No linear fall. No objection from abutting neighbors since it will provide better cellular phone coverage in the area. Would like to add that the cellular tower will also allow for colocation.

Mr. Blache: Main concern is the proximity of the transmission line; however, the power company submitted a no objection letter.

Motion by Mr. Spies and seconded by Mrs. Thomas to approve the variances as requested.

**MOTION CARRIES UNANIMOUSLY**

**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

Charles M. Raymond request to postponed until July 5<sup>th</sup>, 2023 Board of Adjustment meeting.

Motion by Mr. Blache and seconded by Mrs. Thomas to postponed until July 5<sup>th</sup>, 2023 Board of Adjustment meeting.

**MOTION CARRIES UNANIMOUSLY**

**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

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

Scott Sparks: Requesting to clear 10 feet of the required 25 foot no cut buffer along Hwy 450 to replace the existing fence with a new one. Will maintain a no cut buffer of more than 25 feet behind the 10 foot to be cleared. Since there is more traffic on that side of property, wants to maintain larger buffer.

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

On Yates Road, would like to remove pine trees and underbrush. Would like to maintain live oak trees and other mature trees. Would like to match the other properties in the neighborhood. Ask for variance before clearing the property. The property is very thickly wooded. Would like to be able to see when backing out the property safely.

Mr. Blache: As shown on the pictures, the property is very thickly wooded. Also shows another picture.

Scott Sparks: Refers to the pictures and explains that it is the neighbor's property. Attempting to accomplish similar landscaping with more trees.

Mr. Blache: Would the replanting consist of a mix of Class A & B trees?

Mrs. Lambert: It could be recommended; however, the plan is not to clear cut. The owner is attempting to maintain most of the trees. One of the reason for the request is to allow to provide sufficient space for the existing live oak trees to grow and replant in the middle.

Mr. Blache: Refers to picture, not the objective of the Board and does not meet the intent of the regulation. No cut buffer has for the most part been cleared.

Scott Sparks: Submitted illustration. Some pine trees will remain. Would like to plant some crape myrtles.

Mr. Spies: What happens if the property is not replanted?

Mrs. Lambert: Board is here to impose a timeline for the replanting. Owner can request an extension to complete the replanting. Code Enforcement could be sent for investigation if necessary.

Motion by Mr. Spies and seconded by Mrs. Thomas to approve the variances as requested, subject to submitting a replanting plan and replanting to be completed by May 1<sup>st</sup>, 2024.

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**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

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

Fran McDowell: Objective of the clearing is to construct driveway on the property. Not aware that a land clearing permit was required.

Mr. Ballantine: Is the no objection letter submitted provided by the abutting property owner to the north?

Frances McDowell: Correct.

Mr. Blache: What is the purpose of clearing the trees and construction the road?

Frances Mc Dowell: Wanted to construct driveway to facilitate access to adjacent properties occupied by family members. Decided to construct driveway in this specific space, since a lot of trees had been damaged by the hurricane and were down, instead of clearing area where there are some existing standing trees. Abutting neighbor agreed with the proposed location of the driveway.

Mr. Blache: Weren't you aware of 50 foot no cut buffer? Would like to have better reason for the clearing besides the pleasure of wanting to walk the property.

Mrs. Lambert: Isn't the objective of the construction of the driveway to access a residence to be constructed in the future?

Frances McDowell: A residence will be constructed in the future. Property was inherited from grand-father.

Mr. Blache: Has the road been inspected by the Parish?

Mrs. Lambert: Code Enforcement went to the site and took some pictures of the road. No violation of fill or drainage observed at this time. While clearing property without a permit is not encourage, requesting the replanting of the 25 foot portion of the no cut buffer and relocation of the road will require the clearing of more mature trees.

Mr. Blache: Did the owner submit a land clearing application?

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

Mrs. Lambert: Land clearing permit application has been submitted. Waiting on the Board to vote on requested variance before continuing the clearing. Note that a 700 foot portion of the property will remain uncut.

Motion by Mrs. Thomas and seconded by Mr. Spies to approve the variances as requested.

**MOTION CARRIES UNANIMOUSLY**

**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

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

Jaime Smith: Representative for Dr. Farhad Aduli.

Mr. Ballantine: Is the sign located along Highway 21?

Jaime Smith: Correct. The building faces both Highway 21 and Starbrush Circle. You have to go on Starbrush Circle to access the parking lot. Contacted St. Tammany Parish in January 2022 before applying for sign permit. Explains that she communicated with Planning staff before purchasing the sign and applying for the building permit. Was later on informed that the permit had been issued in error and that we needed to take it down or restructure and use half of the face of the site. Was suggested by Parish that the sign could be modified and could use half of the entire sign but want to use the entire space of the sign. At this time only the name of the business, address and phone number is advertised on the sign. Asking for variance to use the entire space for the sign, as initially approved.

Farzad Aduli: Indicated that Mrs. Smith and other employees in the office, involved in the permitting process which took approximately 6 months. Referred to the cost of the sign. Don't want to pay for a large sign but only be able to use a portion of it.

Nancy Wagner: After travelling along Highway 21, noted the sign and brightness. Contacted Doctor's office and requested to have to lighting changed to a dark background. The sign is out of character and the Hwy 21 Corridor Overlay does not allow that type of sign. The red print of the electronic is moving. If the sign is not moving, it would be less distracting. The sign is out of character. It would not be as much out of place if the digital portion of the sign would only occupy half of the size of the sign or not moving.

Debra Hebert: Does not wish to speak. Opposed for same reason as Mrs. Wagner.

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

Jaime Smith: Aware of opposition. Took approximately 2 months to get the software and pixels of the sign to work properly. Changed white background for dark background, when found out it was so bright. No scrolling message, no flashing, only changing message on a black background with red letters. Make reference to other LED signs present in the Parish. No intent on placing any offensive sign. Only approximately using 50 percent of the sign at this time, cannot fill 100 percent of the sign at this time.

Nancy Wagner: Big flashing sign referred to is located inside of the City of Covington. If the red writing with dark background remains, it will not be too bad. Does not know the difference between sign scrolling and changing message. The LED message is changing.

Mr. Blache: Suggest that it may be necessary to come up with a compromise, rather than taking sign down and replace it with a sign that meets the Parish requirements. May need to allow for the remaining size of the sign to remain but limit the actual functionality of the sign. Suggest to keep the red letters with black background but not have a moving message which would be more like a monument sign that would have been in front of the building.

Mrs. Couvillion: Ask staff if it will also require a variance from the Highway 21 Planned Corridor District?

Mrs. Cook: The applicable sign regulation is only Section 130-2011 of the Unified Development Code.

Mrs. Thomas: Suggest to have only one message and not moving. Is there a way from software perspective to have only one message per day? It could be a good compromise.

Jaime Smith: It is possible to adjust the timing of the message. Would like to be able to use the entire sign.

Mr. Spies: A monument sign is totally different from a digital sign. How can the error happen?

Mrs. Cook: A monument sign is a completely detached sign. The section of the code referring to changeable message sign is before the regulation regarding monument sign in the Unified Development Code, it was interpreted as if it only referred to the monument sign but it does not, it is related to all signs.

Motion by Mr. Blache and seconded by Mrs. Thomas to approve the variance subject to:

- The sign remaining static daily/within a 24 hour period.
- The sign has only red letters with black background.
- Allow for full usage of the LED portion of the sign.

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**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

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

Vincent Marziale: Was not aware of the requirements regarding the no cut buffers. After being informed by Parish, stopped the clearing and hired Mullin Landscaping to come up with a plan for the landscaping of the entire property, as well as for construction of pool and outdoor kitchen.

Eric Stansbury: Trying to come up with an acceptable replanting plan trees. Asking for a variance. Submitted an elaborate replanting plan to make up for some of the trees taken down. There are also other trees currently down, not removed by contractor but taken down by Hurricane Ida. Hope that the proposed plan will satisfy the replanting and also shows the number of trees proposed to be maintained on the property.

Mr. Spies: Are you going to leave most of the existing trees on the site?

Eric Stansbury: Plan shows trees taking down, trees to remain and trees to be planted.

Mr. Blache: Ask Mr. Marziale if he applied for land clearing permit before removing the trees?

Vincent Marziale: No permit applied for before removing the trees.

Mr. Blache: Trying to understand the hardship/variance request presented to the Board. Can you provide additional information regarding the requested variance, either exception or hardship, aside from what was presented earlier?

Vincent Marziale: Structure/existing residence was constructed within the buffer zone. Some trees will have to be taken down for the safety of the existing residence. Some dead shrubs and trees/undergrowth removed, where we found the location of a neighboring fence, which was more than likely constructed due to the placement of the residence. No trees to be removed from the left side or in the rear of the property besides the construction of a fence. There are 2 trees to be removed obstructing the walkway accessing the Bogue Falaya River. Been working with Mullen Landscaping and would like to replant as per the proposed landscape plan

Mr. Blache: Difficult to grant variance when no permit was applied for before work started. Understand the need to remove trees in close proximity to the existing residence. Strict replanting plan needs to be presented.



**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

Vincent Marziale: Are you referring to the replanting of trees within the buffers? Not a lot of existing trees taken down within the buffers. Most of the landscaping taken down were dead trees and some overgrown shrubs.

Mr. Blache: Do you have plans to replant trees taken down from Hurricane IDA

Eric Stansbury: 20 trees to be replanted, some within the buffers and some around the residence, going from 2 to 6 inches in caliper Oak trees. It is a very elaborate replanting plan.

Mr. Blache: Will the replanting include Class A & B trees?

Eric Stansbury: Correct, Class A & B trees, Live Oak, Crape Myrtles, and native shrubs, as per St. Tammany Parish ordinance. Plan has been reviewed by Parish Landscape Architect.

Mrs. Lambert: Ask question regarding the plans submitted and the number of trees requested to be removed.

Eric Stansbury: Replanting plan shows 20 trees to be planted and additional trees to remain. One plan shows the trees already taken down and other plan showing what is proposed to be replanted.

Mrs. Lambert: According to the plan it appears that only 8 trees were taken down within the buffer. One plan shows what is proposed to be planted and another plan showing trees proposed to remain on the site.

Vincent Marziale: Some of the 8 trees taken down were already damaged/down due to Hurricane Ida.

Eric Stansbury: Proposing to replant more than the 8 trees taken down.

Mrs. Lambert: Confirmed that the requested variance is to approved the replanting plan submitted?

Eric Stansbury: Correct.

Motion by Mr. Blache and seconded by Mrs. Thomas to approve the variance subject to the submitted replanting plan including the replacement of the 8 trees taken down. Replanting to be completed by May 1<sup>st</sup>, 2024.

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**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.

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

Mike Linstead: Family Pastor and Church Administrator for The Field Church. The 7000 square foot building is proposed to replace a smaller building that was originally going to be located on a different portion of the property. Ran into issues with zoning and setback requirements. There is a split zoning going through the property. After further discussion with abutting neighbors, they suggested to move the proposed building to another area on the property. New plan shows the location of the proposed building.

Ryan Logsdon: Southern half of the property is zoned residential while the northern side is zoned commercial. After further discussion with abutting neighbors, decided to move the building within the commercial part of the property with CBF-1 zoning. Ran into some issues regarding required setbacks. There is an existing parking lot encroaching 35 feet inside the required buffer. The corner of the proposed building will be located within the corner of the existing parking lot. All existing trees located within the existing greenspace will be preserved and on both sides of the canal. The abutting residence is more than 200 feet from the proposed building. No impact from engineering standpoint. Since the building will be placed on the existing paved parking lot. It will not create additional runoff.

Mr. Blache: How far is the existing parking lot from the abutting residentially zoned area?

Mike Linstead: There is the Bayou, existing Vegetation buffer, and the existing parking lot is approximately 165 feet from the property line.

Mr. Blache: Where is the buildable area, obviously low area?

Ross Liner: Suggest to take a look at the plan to provide more information.

Mr. Blache: review plans with help of Mrs. Couvillion.

Mrs. Thomas: Are you adding on or tearing down an existing building?

Mike Linstead: Proposing to construct a new building within the existing parking lot.

Mrs. Blache: What is the proposed use of the building?

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

Mike Linstead: The building will be used for Biblical counseling serving the Church and the entire community.

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

**MOTION CARRIES UNANIMOUSLY**

**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

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

Gabriel VanBrunt: Requesting to build a shed on a 17.5 acre parcel. Refers to the Urban Growth Boundary line and regulation allowing agricultural building/larger accessory building on the north side and accessory building no larger than 50 feet X 50 feet on the south side. The proposed shed is 50 feet X 60 feet including a 10 foot porch/overhang. Takes time to obtain Engineering drawings and required documents to apply for the building permit. After applying for the permit, found out the discrepancy in size. Requesting a variance to allow construction of a 60 foot long accessory building. Letter of no objection from abutting property owner submitted at the meeting.

Mr. Ballantine: Many similar requests submitted to the Board. Will the regulation be amended with the Code Rewrite? Request more information regarding the location of the property and the proposed location of the building.

Mrs. Lambert: It will be addressed in the Code Rewrite.

Gabriel VanBrunt: Building is proposed to be constructed within the first half of the property, a certain distance from existing residence.

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

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING JUNE 6, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**OLD BUSINESS**

**NEW BUSINESS**

Mr. Spies inform the Board of his resignation.

**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.*



**BOA STAFF REPORT**  
2023-3346-BOA

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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**Location:** 314 Fountain Street, Mandeville, Louisiana, Ward 4, District 4

**Applicant and Representative:** Cassandra L. Luquet and Charles M. Raymond

**Initial Hearing Date:** June 6, 2023

**Date of Report:** June 27, 2023

**2<sup>nd</sup> Hearing Date:** July 5, 2023

**Posted:** June 21, 2023



**Variance(s) Requested**

After the fact variance request by an 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'.

**Zoning:** A-2 Suburban District

**FINDINGS**

As per the Unified Development Code, 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 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 to 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 consists of 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

Board of Adjustments  
July 5th, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3346-BOA



**BOA STAFF REPORT**  
2023-3346-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

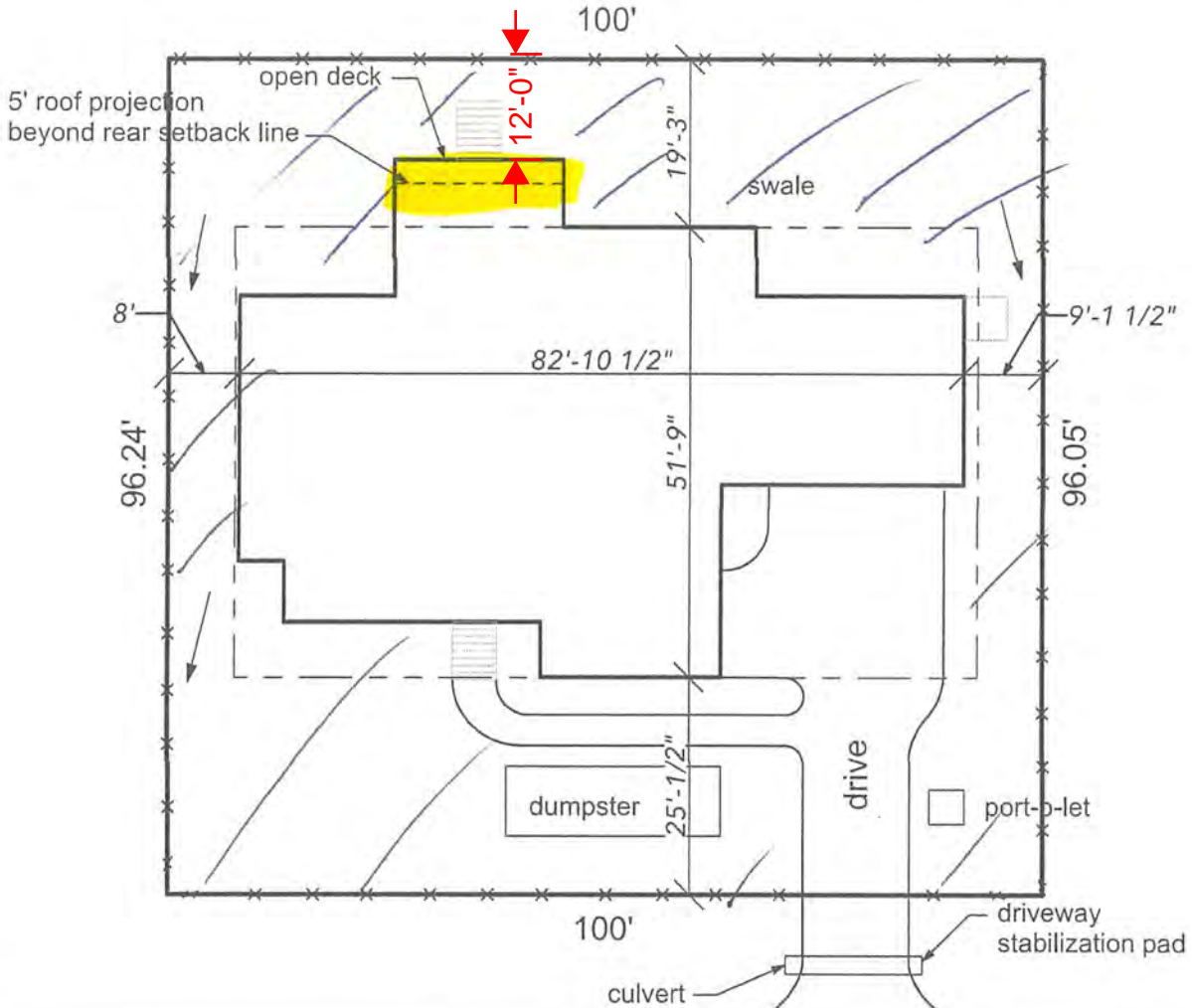
Patricia C. Pata, 985-707-5343 4-22-23  
 SIGNATURE DATE OF SIGNATURE  
PATRICIA 316 Fountain St.  
 PRINT NAME, ADDRESS AND PHONE NUMBER

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

Cliff 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"**

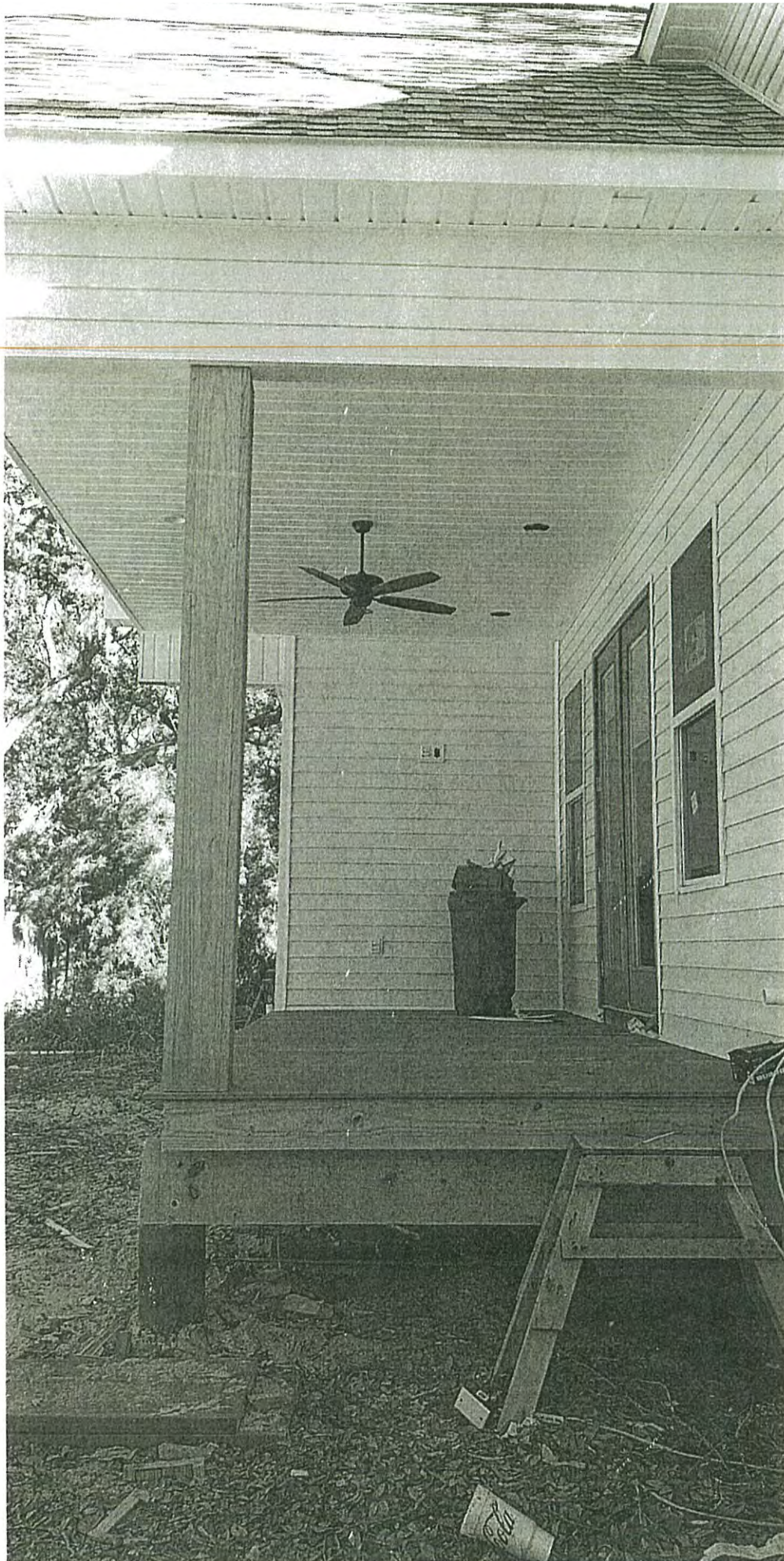
Setbacks	
Front.....	25'
Right Side.....	7.5'
Left Side.....	7.5'
Rear.....	19.25'

Date 7/23/20
PROJECT NO: 6709





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











**BOA STAFF REPORT**  
2023-3387-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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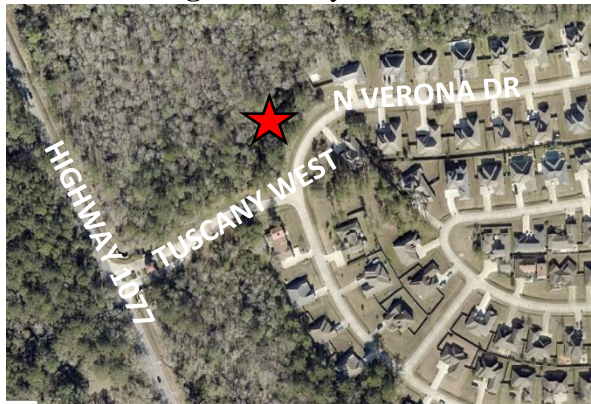
**Location:** N. Verona Drive, lots 53 & 54, Covington, Louisiana, Ward 1, District 3

**Applicant and Representative:** Richard C. Lambert

**Date of Report:** June 27, 2023

**Initial Hearing Date:** July 5, 2023

**Posted:** June 22, 2023



**Variance(s) Requested**

Request by applicant in a PUD Planned Unit Development Overlay to reduce the required rear setbacks from 10 feet to 1 foot on Lots 53 and 54, Tuscany West Estates PUD

**Zoning of Property:** Planned Unit Development (PUD) - Tuscany West Estates

**FINDINGS**

As per the Unified Development Code, Sec. 130-1674(a)(5)(k), Planned Unit Developments must provide the required front, side, and rear yard setback lines on the recorded plat. The required setbacks for the Tuscany West Estates PUD are as follows: Front – 20 ft.; Sides – 5 ft.; Rear - 10 ft.

The applicant is requesting a variance to reduce the required rear yard setback on Lots 53 and 54 from 10 ft. to 1 ft. A majority of the lots within the PUD have an average depth of 120 ft. and the subject lots have an average depth of 91 ft. After applying the required front, rear, and side yard setbacks, the petitioned property is left with an average buildable area of 61 feet of depth x 126 feet of width. This total square footage of buildable area is standard within the Tuscany West Estates PUD and therefore no evidence of hardships or practical difficulties has been demonstrated to warrant the support of the requested variance.



TUSCANY WEST

VERONA

CAPISTRANO

MIRABELLA

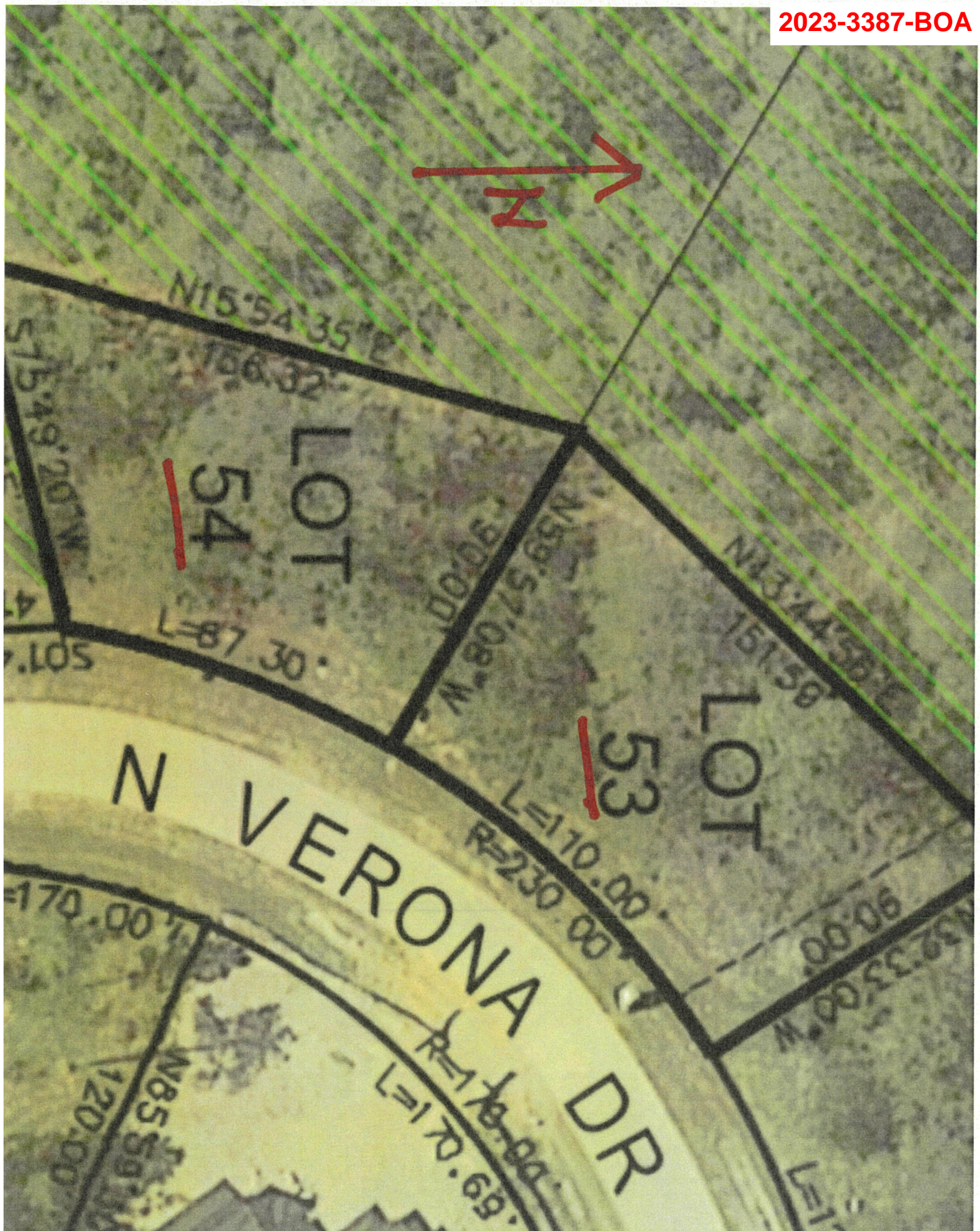
ISABELLA

1077

TURNPIKE RD

STANCA







2023-3387-BOA

# FOR SALE

**5.4 ACRES OF  
PROTECTED  
BEAUTIFUL FOREST  
GREEN SPACE  
BEHIND LOT**

LA HWY 1077

LOT  
54

N VERONA

TUSCANY BLVD

**(985) 264-3766**



# FOR SALE



2.6 ACRES OF  
PROTECTED  
BEAUTIFUL FOREST  
GREEN SPACE  
BEHIND LOT

(985)

264-3766

LOT  
53

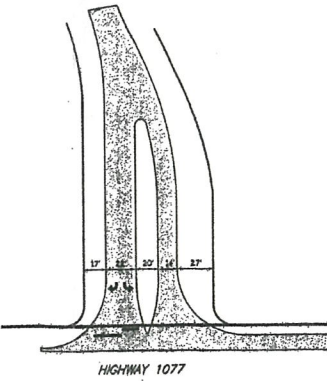
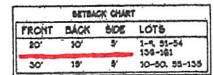
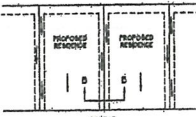
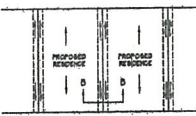
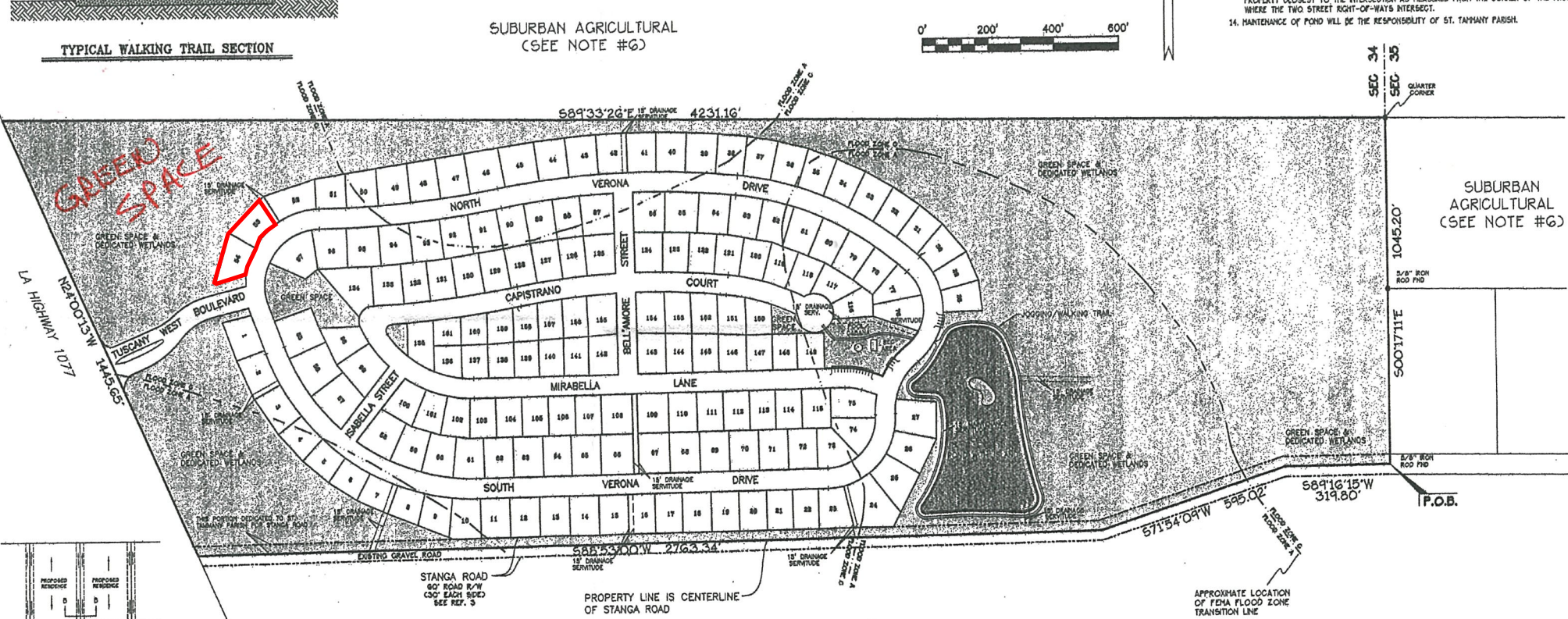
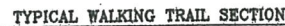
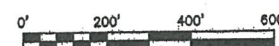
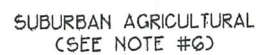
VERONA DR







SECTION 34, TOWNSHIP 6 SOUTH - RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA



LIGHT INDUSTRIAL  
(SEE NOTE #6)

**DEDICATION**  
BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND  
AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE  
THIS TO BE A TRUE AND ACCURATE PLAT OF

## TUSCANY WEST ESTATES

ALL STREET RIGHT-OF-WAYS AS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

### CERTIFICATION

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-8051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

DEVELOPER:  
TUSCANY WEST ESTATES, LLC  
ENGINEER:  
RICHARD C. LAMBERT + ASSOCIATES

APPROVAL: *Emile Lombard*  
CHAIRMAN PARISH PLANNING COMMISSION

FOR:  
TUSCANY WEST ESTATES, L.L.C.  
DEVELOPER

SECRETARY PARISH PLANNING COMMISSION  
E. W. E. [Signature]  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
11-6-2008 4754  
DATE FILED FILE NO.  
Jane C. Murphy  
CLERK OF COURT  
(Sheet 1 of 3)  
[Signature]

TUSCANY WEST ESTATES  
(FORMERLY COUNTRY LANES)  
SECTION 34, TOWNSHIP 6 SOUTH - RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA


DRAWN BY:  
BRC  
CHECKED BY:  
RWB  
DATE:  
AUGUST 4, 2008  
SCALE:  
1"=200'±  
SURVEY No.  
08505

SHEET  
1 OF 3

Z:\Subdivisions\_Projects\ACTIVE\RUSCANY ESTATES\FINAL COVER SHEET.dwg

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5368 • FAX(985) 624-5309

- NOTES:
- 1) A 10' UTILITY EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED.
- 2) 1/2" IRON PIPES TO BE SET AT ALL LOT CORNERS UPON RECORDATION.
- 3) A 15' MAINTENANCE SERVIDUTE IS RESERVED ALONG PERIMETER OF POND.
- 4) SEE SHEET NUMBERS 2 & 3 FOR GEOMETRICS.
- 5)  DENOTES MUNICIPAL ADDRESSES
- 6) INFORMATION OBTAINED FROM ST. TAMMANY PARISH WEBSITE
- 7) IT IS DISCLOSED THAT THERE IS AN OPERATING SHOOTING RANGE LOCATED ADJACENT TO THE NORTH PROPERTY LINE OF THE SUBDIVISION.
- 8) REVISED ON 9-25-08 PER FINAL SUBDIVISION STAFF ANALYSIS REPORT.

## REFERENCE

- 13 SURVEY BY J. W. CURRY & ASSOCIATES, INC.  
DWS No. 104422  
DATED: 12/13/04  
DESCRIPTION OF PARENT TRACT IN VOLUNTARY PARTITION  
OF REG. 1 RECORDED IN COS T66/FOLIO 485  
RECORDED DATE: 9/30/1970  
14 SURVEY OF PARENT TRACT BY LOWELL E. CHAMBERS  
DATED 1/06/1975  
FILED AS INSTR. No. 336411 EN2943  
15 SUCCESSION OF BENNY N. COLLIER RECORDED IN  
COS 711 / FOLIO 371  
RECORDED 8/13/1975  
16 SURVEYS BY LAND ENGINEERING SERVICES INC.  
No. 67-202323, 240470 & 10-11/17/1967  
NSTR. No. 2449725 240470  
17 GOVERNMENT LAND OFFICE (G.L.O.) PLAN OF  
TOWNSHIP 6 SOUTH - RANGE 10 EAST.  
60° SE/4 CORNER OR RIGHT-OF-WAY ALONG THE  
THIRTY (30) FEET AT THE SOUTHERLY CORNERS  
OF THE PROPERTY. INSTR. No. COS 461 FOLIO 233.  
INSTRUMENT No. 244476

**Note:**

Notes: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described \_\_\_\_\_ located in a special flood hazard area. It is located in Flood Zone \_\_\_\_\_ A, B, C

FIRM Parcel# \_\_\_\_\_ 225205 0205 C Rev. 10-17-82

FIRM Parcel# \_\_\_\_\_ 225205 0210 C Rev. 10-17-82

THE SURTIDES 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 EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA  
"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
FOR A CLASS C SURVEY.

### LEGAL DESCRIPTION

A Portion of Ground Located in  
Section 34, Township 6 South - Range 10 East  
St. Tammany Parish, Louisiana

All that certain parcel of ground situated in Section 34, Township 6 South - Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows: From the corner common to Sections 2, 3, 34 and 35 Township 6 South - Range 10 East, go North 00 degrees 15 minutes West, a distance of 1602.9 feet to the Point of Beginning.

From the Point of Beginning go South 89 degrees 16 minutes 15 seconds West, a distance of 319.60 feet; thence go South 71 degrees 54 minutes 09 seconds West, a distance of 595.02 feet; thence go South 88 degrees 53 minutes 00 seconds West, a distance of 2763.34 feet to a point on the easterly right-of-way line of L. H. Hwy. 10773; thence go along easterly right-of-way North 24 degrees 00 minutes 13 seconds West, a distance of 1445.65 feet; thence leaving said right-of-way line go South 89 degrees 33 minutes 26 seconds East, a distance of 4231.16 feet; thence go South 00 degrees 17 minutes 11 seconds East, a distance of 1043.20 feet back to the Point of Beginning.

Said parcel contains 112.490 acres of land more or less





**BOA STAFF REPORT**  
2023-3389-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

[stpgov.org/planning](http://stpgov.org/planning)

**Location:** Northeast corner of LA Highway 41 & Evans Road, Bush, Louisiana, Ward 5, District 6

**Applicant and Representative:** Karl Sternberger

**Date of Report:** June 27, 2023

**Initial Hearing Date:** July 5, 2023

**Posted:** June 21, 2023



**Variance(s) Requested**

Request by applicant in an A-2 Suburban District for a waiver of the required 25-foot pond setback between parcels A & B

**Zoning of Property:** A-2 Suburban District

**FINDINGS**

The petitioned property is comprised of 20.70 acres and is the subject of a concurrent application for a minor subdivision to create Parcels A and B.

As per the Unified Development Code Sec. 130-2213(47)(c), agricultural and decorative ponds are required a minimum setback of 25 feet from the front, sides, and rear property lines. The configuration of the proposed property lines as shown in the minor subdivision plat will traverse through the pond, therefore requiring a variance to the required setbacks between Parcels A and B. The pond makes up a majority of the subject 20.70 acres and therefore, any configuration of the property through minor subdivision would require a variance to the required 25 feet setback.

Informational: Each property owner has completed and signed a pond maintenance agreement claiming responsibility for the private maintenance of the pond which is situated on each respective lot.



2023-3389-BOA

EVANS

LOUIS QUAYE

BOGALUSA HWY

41

WATTS THOMAS

DOUBLER



May 17, 2023

**To**

St. Tammany Parish  
Department of Planning & Development  
P.O. Box 628  
Covington, LA 70434

**To whom it may concern:**

This letter is in regard to property owned by Dustin W. Sternberger, located at 81536 Hwy 41 in Bush, Louisiana. Dustin W. Sternberger is with love and affection donating a portion of this property, that is five (5) acres of land which is located on the corner of Hwy 41 and Evans Road. There is a survey provided by Land Survey LLC showing partial B as being this property and that section of the property is in the existing pond and the pond will be maintained by both owners.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Sternberger', with a large, loopy flourish at the end.

Karl Sternberger  
797 Chevreuil Street  
Mandeville, LA 70448  
985-966-9552  
Karlsternberger @bellsouth.net

POND MAINTENANCE AGREEMENT

BETWEEN

Name

Dustin Sternberger

*Dustin Sternberger*

Address

81536 Hwy 41 Bush LA 70431

Phone number

985-635-8076

Appearer declared that each owner of Lots Parcel A shall be responsible for the private maintenance of that portion of the pond situated on each lot. This private maintenance agreement shall be an encumbrance on the title of each Lot and be binding on the successors and assigns in title of appearer as to each Lot. The pond shall not be expanded is size.

Other stipulations can be added

**BEFORE ME,** the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declared unto me, Notary, that they are the owners or duly authorized representatives of the property described herein, and that their signatures were executed freely and voluntary and that they are duly qualified to sign.

**SWORN TO AND SUBSCRIBED,** before me this 17<sup>th</sup> day of May, 20 23.

*O. Redmon*

NOTARY PUBLIC




OFFICIAL SEAL  
**SHANDA REDMON**  
NOTARY PUBLIC  
BAR ROLL NO. 28195  
STATE OF LOUISIANA  
My Commission is for Life



## POND MAINTENANCE AGREEMENT

BETWEEN

Name Karl Sternberger   
 Address 797 Cherrevil St Mandeville, LA 70448  
 Phone number 985-966-9552

Appearer declared that each owner of Lots Parcel B shall be responsible for the private maintenance of that portion of the pond situated on each lot. This private maintenance agreement shall be an encumbrance on the title of each Lot and be binding on the successors and assigns in title of appearer as to each Lot. The pond shall not be expanded is size.

Other stipulations can be added

**BEFORE ME,** the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declared unto me, Notary, that they are the owners or duly authorized representatives of the property described herein, and that their signatures were executed freely and voluntary and that they are duly qualified to sign.

**SWORN TO AND SUBSCRIBED,** before me this 17<sup>th</sup> day of May, 20 23.



NOTARY PUBLIC



OFFICIAL SEAL  
**SHANDA REDMON**  
 NOTARY PUBLIC  
 BAR ROLL NO. 28195  
 STATE OF LOUISIANA  
 My Commission is for Life

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

A Minor Subdivision of a 20.70 Acre Parcel of Land, into Parcels A & B, in Section 43, T-5-S, R-13-E, St. Tammany Parish La.

Reference:  
1) A Resub Map of Parcels 1, 2 & 3, by James J. Jones, File Date 9-16-2019, File No. 5878C, Clerk of Courts Office (Based Bearings)  
2) A Deed of subject property in Inst. #2337163, Clerk of Courts Office

Deed calls not shown  
Utilities not shown

The P.O.B. is described being N00°15'W-1515.5' from the Corner common to Sections 16, 42 & 43, T-5-S, R-13-E, St. Tammany Parish, Louisiana (as per Ref 1)

- LEGEND:
- = Fnd. 1/2" Iron Rod
  - = Fnd. 3/4" Iron Pipe
  - ▣ = Fnd. 5/8" Iron Rod
  - = Fnd. Conc. Hwy. Mon.
  - = Set 1/2" Iron Rod

(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **KARL STERNBERGER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 43, T-5-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsurveyingllc@gmail.com

*Bruce M. Butler, III*

BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 200'

DATE: 8-29-2022

NUMBER: 20961



**BOA STAFF REPORT**  
2023-3390-BOA

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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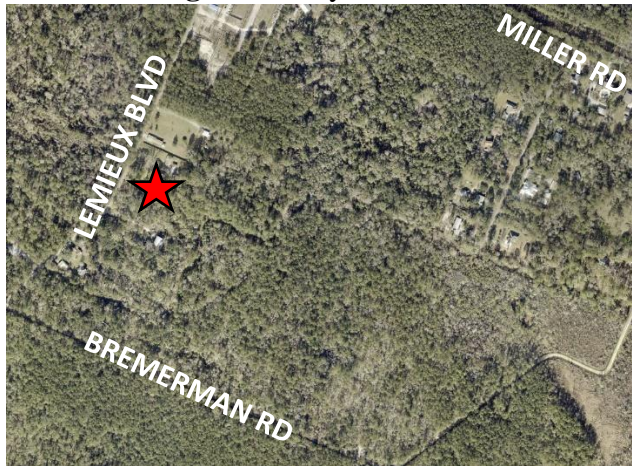
**Location:** 61308 Lemieux Blvd, Lacombe, Louisiana, Ward 4, District 7

**Applicant and Representative:** Keith J. Philip Sr.

**Date of Report:** June 27, 2023

**Initial Hearing Date:** July 5, 2023

**Posted:** June 22, 2023



**Variance(s) Requested**

Request by applicant in an A-1A Suburban District for a variance to remove 4 trees located within the required southern 50 foot no cut buffer

**Zoning of Property:** A-1A Suburban District

**FINDINGS**

The petitioned property is comprised of 3.9 acres and is located within Ward 4. Per the Unified Development Code, Sec. 130-2240(d)(2), all properties three acres or greater which are located within Wards 1, 3, 4, 7, 8, 9, or 10 shall be required to file for and receive a land clearing permit. In addition, per 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 are required to be maintained .

The applicant is requesting to remove a total of 4 trees located within the required southern 50 ft. no cut buffer. The reason for the request is that the 4 pine trees pose a threat to the existing residential structure located on the property. Should the Board be in favor of the requested variance, it should be subject to the maintenance of all other required no cut buffers.



LEMEUX

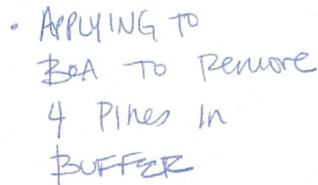
TAMMANY TRACE

MILLER

BREMERMEN









**BOA STAFF REPORT**  
2023-3393-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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**Location:** 179 Tchefuncte Drive, Covington, Louisiana, Ward 4, District 4

**Applicant and Representative:** Christopher J. Licciardi

**Date of Report:** June 27, 2023

**Initial Hearing Date:** July 5, 2023

**Posted:** June 21, 2023



**Variance(s) Requested**

Request by applicant in an A-3 Suburban District for a variance to reduce the required rear yard setback from 25 feet to 20 feet and to reduce the required side yard setback from 10 feet to 7 feet

**Zoning of Property:**

A-3 Suburban District

**FINDINGS**

As per the Unified Development Code Sec. 130-474(b) – Minimum area regulations of the A-3 Suburban District zoning classification, new residential development must comply with the following setbacks: Front – 30 ft.; Sides – 10 ft.; Rear – 25 ft.

The applicant is requesting a variance to reduce the 25 ft. rear yard setback to 20 ft. and reduce the 10 ft. western side yard setback to 7 ft. to allow for the construction of a shed/carport. The subject property is encumbered by a 20 ft. utility servitude along the rear property line which the applicant is trying to avoid by placing the structure within the side yard setback.

No practical difficulty or unnecessary hardship have been demonstrated and the size of the structure could be reduced. In addition, if the applicant were to construct a detached shed/carport, the required side and rear yard setbacks would be reduced to 10 ft., removing the need for a request to reduce the rear yard setback.



2023-3393-BOA

BERTEL

TCHEFUNCTE

TETE LOURS

LONGWOOD



*Chris Licciardi, CKD*  
*179 Tchefuncte Dr.*  
*Covington, LA 70433*  
*985-893-2801*

5-5-23

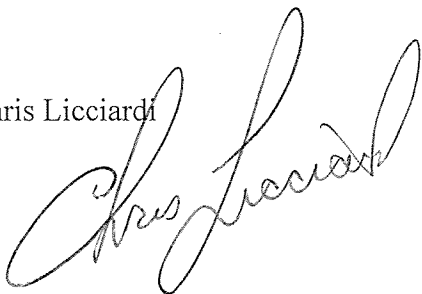
Department of Planning and Development,

I am requesting a rear and side setback variance to place a shed/carport in my rear yard. The variance requested is a reduction of the 25-foot rear setback, set by the parish, to 20 feet, and a reduction of the 10-foot side setback, set by the parish, to 7 feet. The reason for the request is I now have to attach the building to my existing home to avoid the 20-foot unused rear utility servitude placing the building so close to the rear of my home I need to adjust the building so the Garage door is not behind my home restricting its access.

Please contact me if you have any questions or need additional information.

Thank you for your consideration.

Chris Licciardi

A handwritten signature in black ink, reading "Chris Licciardi", written in a cursive style.



**Seth and Paula Wells  
177 Tchefuncte Drive  
Covington, LA 70433**

Department of Planning and Development  
P.O. Box 628  
Covington, LA 70434


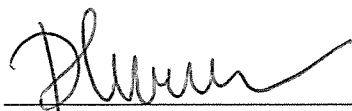
May 5, 2023

To Whom it may concern:

Please accept this letter showing no objection to Chris Licciardi of 179 Tchefuncte Drive requesting a setback Variance to construct a Garage/ Carport on his property behind his home. The variance requested is a reduction of the rear setback of 25 feet set by the parish to 20 feet AND a reduction of the side setback set by the parish of 10 feet to 7 feet. We have reviewed the drawings of the 31 foot by 50 building he intends to build and have no objections.

Please feel free to contact us if you have any questions or need additional information.

Sincerely,

  
\_\_\_\_\_  
Seth Wells  
\_\_\_\_\_  
Paula Wells

**Randy and Melissa Reynolds**  
**181 Tchefuncte Drive**  
**Covington, LA 70433**

Department of Planning and Development  
P.O. Box 628  
Covington, LA 70434

May 5, 2023

To Whom it may concern:

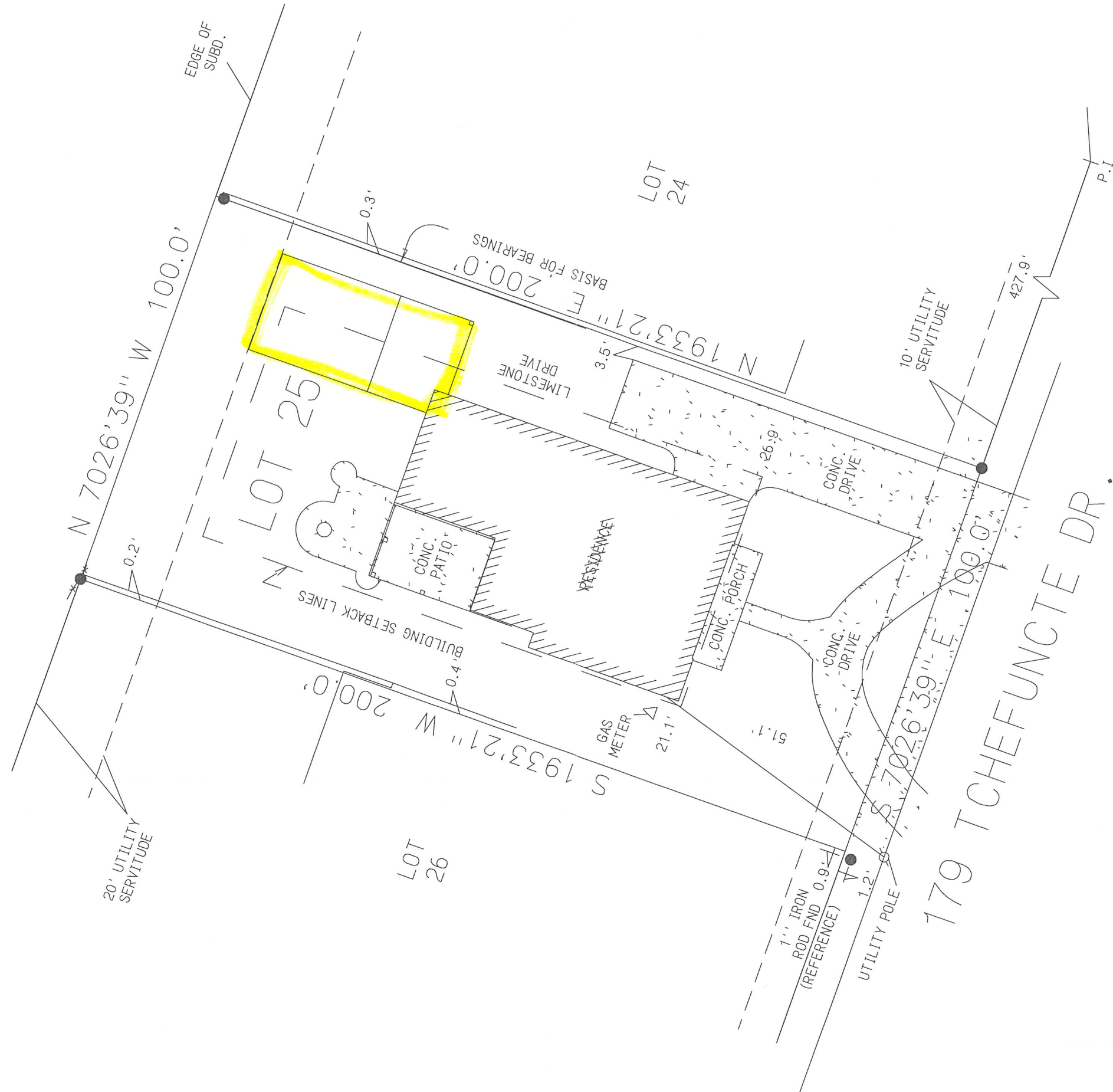
Please accept this letter showing no objection to Chris Licciardi of 179 Tchefuncte Drive requesting a setback Variance to construct a Garage/ Carport on his property behind his home. The variance requested is a reduction of the rear setback of 25 feet set by the parish to 20 feet AND a reduction of the side setback set by the parish of 10 feet to 7 feet. We have reviewed the drawings of the 31 foot by 50 building he intends to build and have no objections.

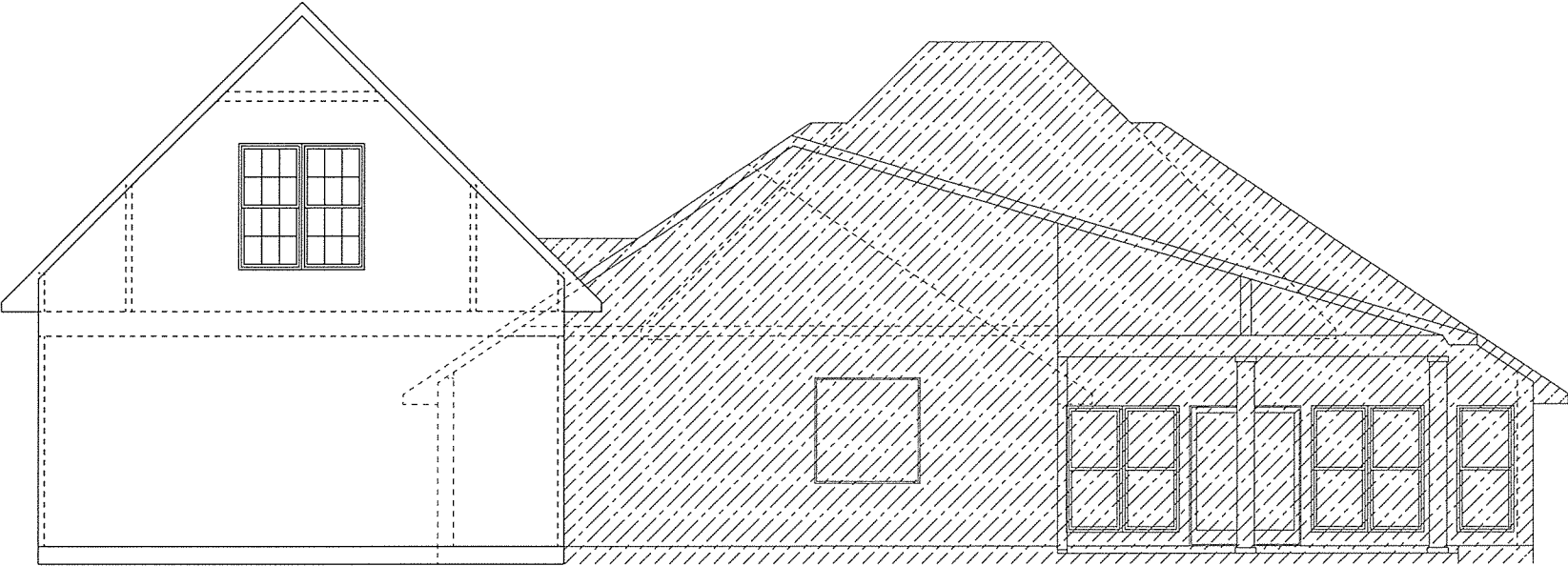
Please feel free to contact us if you have any questions or need additional information.

Sincerely,

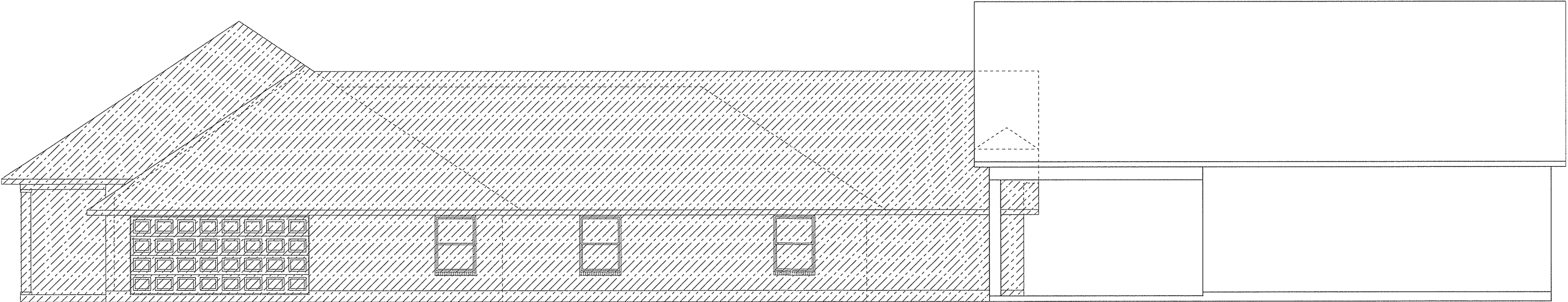
  
Randy Reynolds

  
Melissa Reynolds

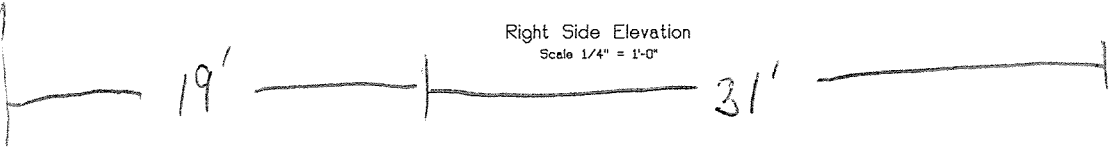




Rear Elevation  
Scale 1/4" = 1'-0"



Right Side Elevation  
Scale 1/4" = 1'-0"



2023-3393-BOA

Living Area	Area	775
Garage		454
Area Under Beam		1,229

Floor Plan  
Scale 1/4" = 1'-0"

**PINNACLE HOME DESIGNS, L.L.C.**  
Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. The contractor shall not be held responsible for any errors or omissions. The information of Pinnacle Home Designs, L.L.C. is provided for your information of the drawing or any of its contents is permitted without consent of Pinnacle Home Designs, L.L.C.  
Copyright © 2023 by Pinnacle Home Designs, L.L.C. All Rights Reserved  
Phone: 800.684.7890 Website: www.pinnaclehomedesigns.com

**FLOOD ZONE**  
C

**WIND ZONE**  
140mph - Exposure B

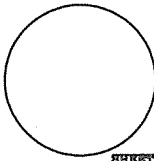
**PLANS FOR:**  
Chris Liccardi  
779 Trenchard Drive  
Lot 22  
Covington Parish, Louisiana  
St. Tammany Parish, Louisiana

**DATE ISSUED:**  
.

**REVISED:**  
.

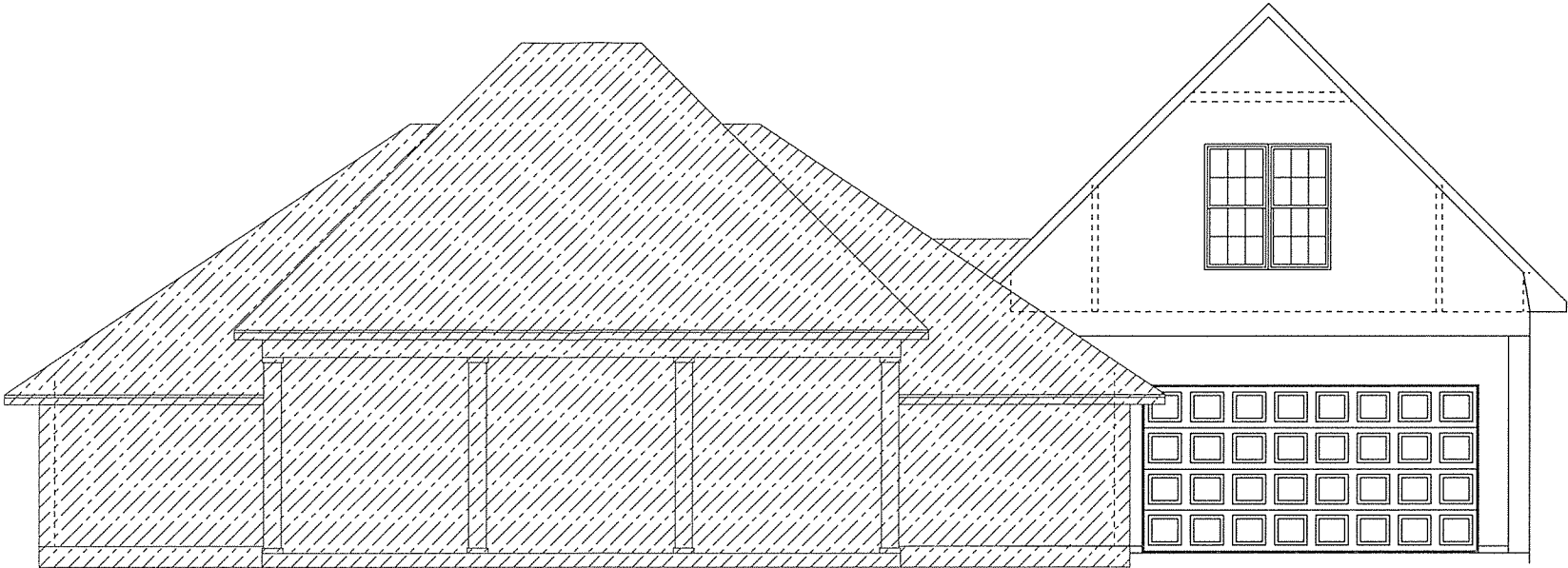
**CODE / L.A. / U.B. / INDEX**  
G-xxx-1229-3988

**SCALE:**  
AS SHOWN

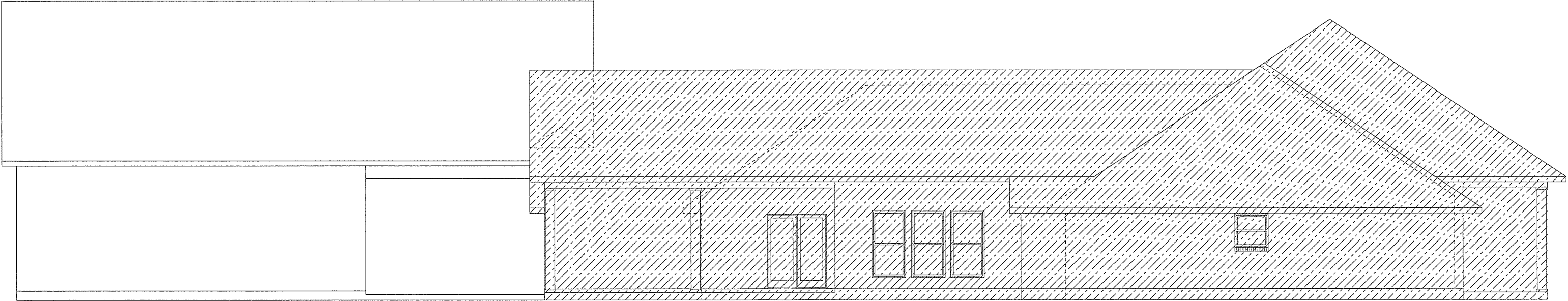


SEAL





Front Elevation  
Scale 1/4" = 1'-0"



Left Side Elevation  
Scale 1/4" = 1'-0"





**BOA STAFF REPORT**  
2023-3403-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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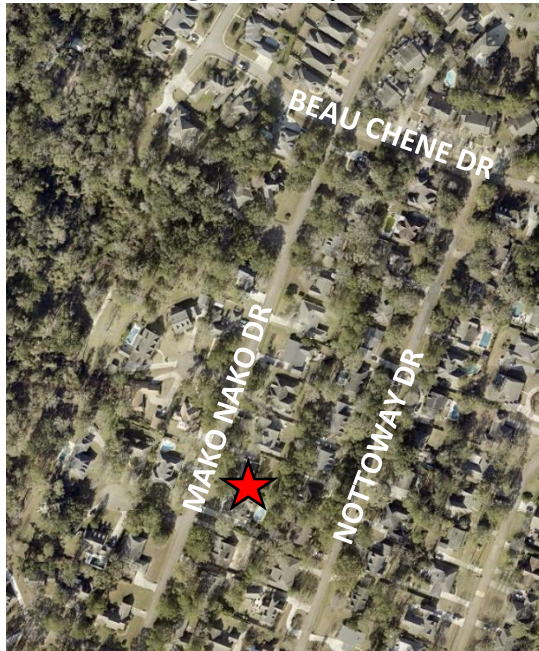
**Location:** 209 Mako Nako Drive, Mandeville, Louisiana, Ward 4, District 4

**Applicant and Representative:** Scott and Shari Jernstrom

**Date of Report:** June 27, 2023

**Initial Hearing Date:** July 5, 2023

**Posted:** June 21, 2023



### **Variance(s) Requested**

Request by applicant in an A-4 Single Family Residential District for a variance to reduce the rear yard setback from 25 feet to 10 feet

### **Zoning of Property:**

A-4 Single-Family Residential District

## **FINDINGS**

As per the Unified Development Code, Sec. 130-509(b) – Minimum area regulations of the A-4 Single-Family Residential District zoning classification, new residential development must comply with the following setbacks: Front – 30 ft.; Sides – 10 ft.; Rear – 25 ft.

The applicant is requesting a variance to reduce the required 25 ft. rear yard setback to 10ft. 3 in. to allow for the construction of a storage shed which will be attached to the rear of the existing garage. The existing garage is currently compliant with the required side and rear yard setbacks.



2023-3403-BOA  
ROGER



CHUKA

CAHOULA

MAKONAKO

COLEWA

WINONA

ADIN

NOTTOWAY

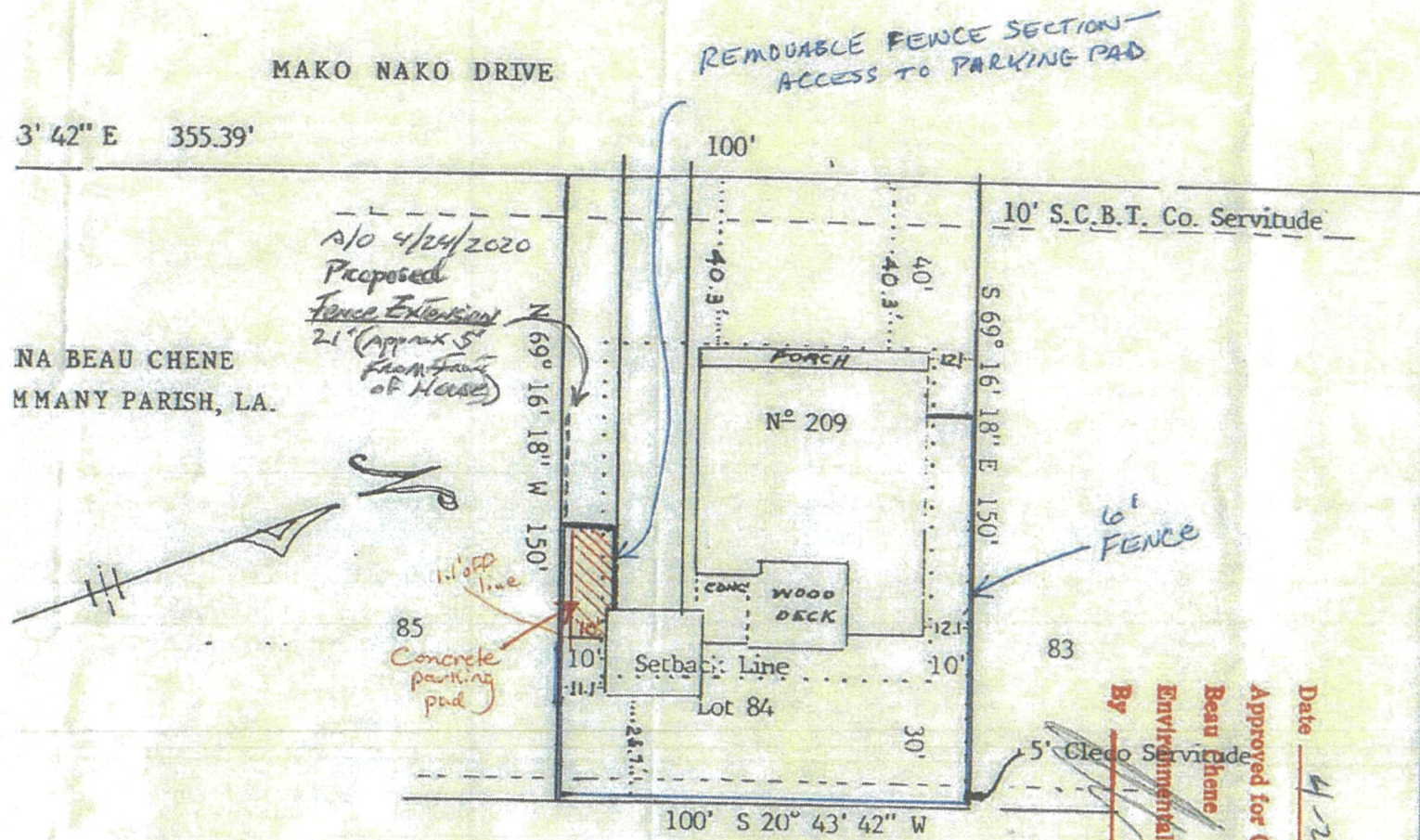
POCOSIN

BEAU CHENE

JACQUELINE

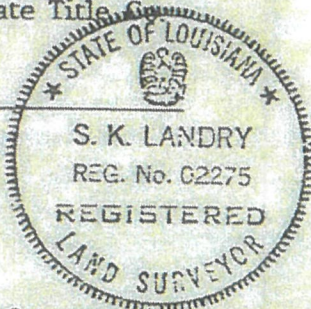
CHACHOULA





to Charlotte Grace MacNicoll wife of &  
Mortgage and Coate Title Co.

day  
ring Co. Inc.  
911  
470-0911  
26-4044



Elevation — M.S.L. required.

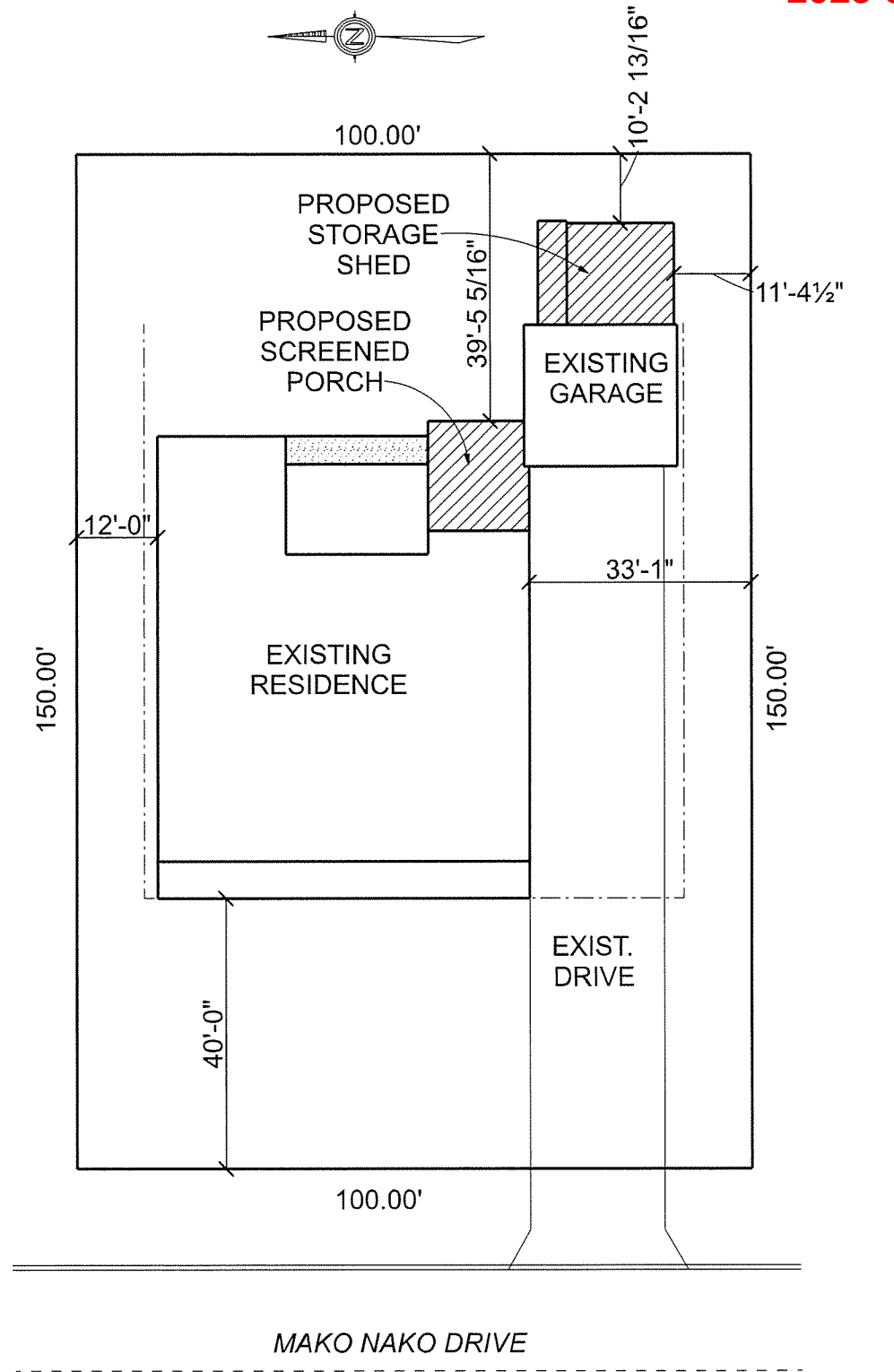
Reference surveys Kelley McHugh 6 / 11 / 84  
S. K. Landry 10 / 7 / 77

Approved for Construction  
By Beau Phone  
Environmental Committee


Date 4-25-90

\* Parking pad documented on this survey  
does not pertain to E.C.O Builders scope  
of work.

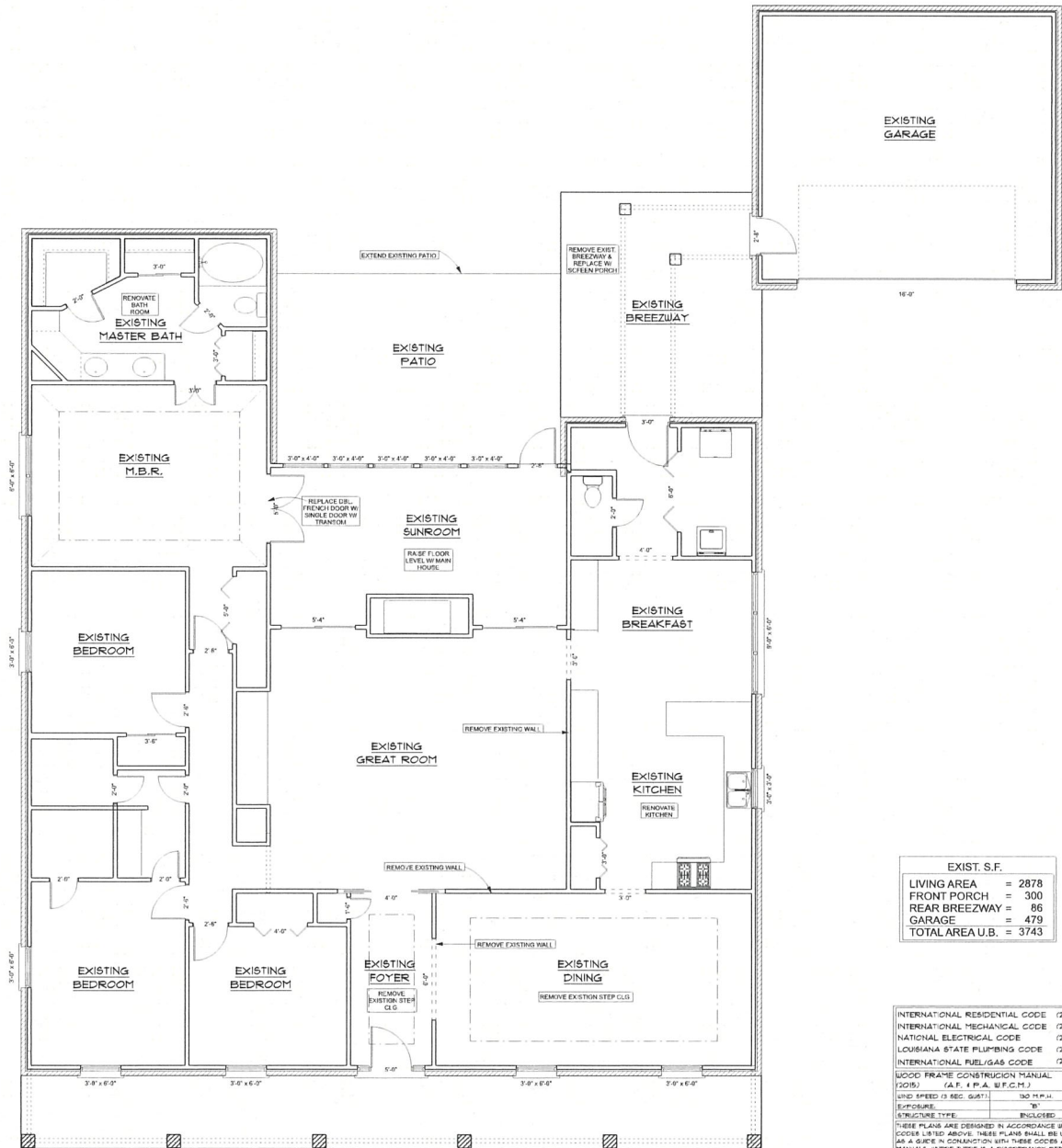




" PLOT PLAN "

	PROFESSIONAL BUILDING DESIGNERS		PLANS FOR:				NOTE:
	CLARKE'S DESIGN SERVICE LLC		JERNSTROM RESIDENCE LOT 84, MARINA BEAU CHENE 209 MAKO NAKO DRIVE ST. TAMMANY PARISH, LA.				THE SETBACKS & RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO CLARKE'S. ALL SETBACKS & LOT DIMENSIONS SHALL BE CONFIRMED BY A PROFESSIONAL LAND SURVEYOR & OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.
	WWW.CLARKESDESIGN.COM (985) 641-0531						
NOTE: 1.) LOT GRADING TYPE "A" 2.) ALL DRAINAGE TO STREET 3.) ELEVATIONS ARE ASSUMED 4.) SIZE, SHAPE, & LOCATION OF WALKS & DRIVEWAY MAY VARY TO SAVE TREES	2/10/2021		CODE	LIV AREA	AREA U.B.	INDEX	SHEET:
	SCALE = 1"= 20'		AD	2878	4199	6783	1 OF 10





EXISTING FLOOR PLAN  
SCALE = 1/4"=1'-0"

EXIST. S.F.	
LIVING AREA	= 2878
FRONT PORCH	= 300
REAR BREEZWAY	= 66
GARAGE	= 479
TOTAL AREA U.B.	= 3743

INTERNATIONAL RESIDENTIAL CODE (2018)	
INTERNATIONAL MECHANICAL CODE (2018)	
NATIONAL ELECTRICAL CODE (2014)	
LOUISIANA STATE PLUMBING CODE (2018)	
INTERNATIONAL FUEL/GAS CODE (2018)	
WOOD FRAME CONSTRUCTION MANUAL (2018) (A.P. & P.A. W.F.C.M.)	
USE SPEED IS REQ. SUB?	NO N.P.M.
EXPOSURE	3"
STRUCTURE TYPE	ENCLOSURE
THESE PLANS ARE DESIGNED IN ACCORDANCE TO THE CODES LISTED ABOVE. THESE PLANS SHALL BE USED AS A GUIDE IN CONJUNCTION WITH THESE CODES AND MANUALS. WHERE THERE IS A DISCREPANCY BETWEEN THE PLANS AND CODE, THE CODE SHALL SUPERSEDE.	
DESIGN CRITERIA	

NOTE:  
THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE PROJECT. IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

PROJECT ARCHITECT  
**CLARKE'S DESIGN SERVICE, LLC.**  
1337 THIRD STREET SUITE 104  
TAMMANY PARISH, LA 70458  
WWW.CLARKESDESIGN.COM (985) 641-0531

PROJECT DESIGNER:  
**CLARKE'S DESIGN SERVICE, LLC.**  
1337 THIRD STREET SUITE 104  
TAMMANY PARISH, LA 70458  
WWW.CLARKESDESIGN.COM (985) 641-0531

JERNSTROM RESIDENCE  
2023 JAKOBY DRIVE  
ST. TAMMANY PARISH, LA  
CODE: AD - 2878 - 4159 - 8783  
DATE: 02-10-21

SHEET DESCRIPTION  
EXISTING FLOOR PLAN  
2 OF 10

EXTERIOR DOORS									
CODE	WIDTH	HEIGHT	THICK	DESCRIPTION	UNITS BETW	REVISION DATE	ROUGH OPENING	WALL THICK	QUANT
(1)	2'-0"	6'-0"	1-3/4"	TORNADO DOOR	R REV		BY MANUF	3'-0"	(2)
(2)	3'-0"	6'-0"	1-3/4"	1-1/2" OVER HANG	L		BY MANUF	3'-0"	(1)
(3)	6'-0"	6'-0"	1-3/4"	FRONTING WALL GLAZING	LR		BY MANUF	2'-0"	(1)
(4)	2'-0"	5'-0"	1-3/4"	SLIDING GLASS	R	VER	BY MANUF	2'-0"	(1)

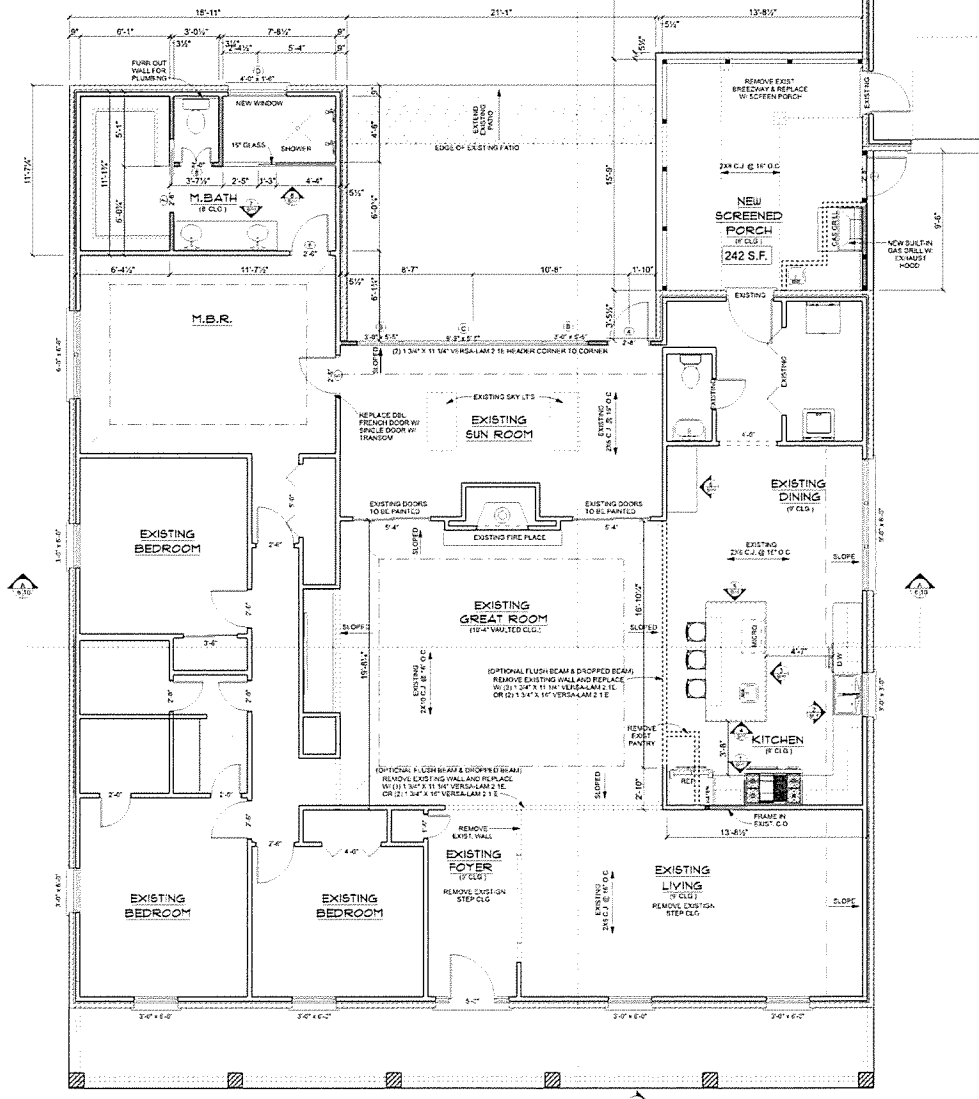
[illegible]

DOOR SCHEDULE								
CHECK ALL OPENINGS AFTER MEETING IN 22" X 28" BOXES BEFORE ORDERING DOORS AND VERIFYING SPECIFICATIONS								
CODE	WIDTH	HEIGHT	DESCRIPTION	APPROX. WEIGHT	TEMPERED GLASS	WEATHER RESISTANT	ENV. TOL.	QUANTITY
A	3'-0"	6'-0"	SINGLE HUNG	N/A	YES	5-15 1/2"	NO	(2)
B	3'-0"	6'-0"	FIXED	N/A	YES	VERIFIED	NO	(1)
C	6'-0"	5'-0"	DOUBLE HUNG	N/A	YES	VERIFIED	NO	(1)
C	4'-0"	1'-6"	FIXED	N/A	YES	5-10 1/2"	NO	(1)

**UNIT DOOR SCHEDULE**

\_\_\_\_\_

15-11-2017



S.F. AFTER ADD.

LIVING AREA	=	2878
FRONT PORCH	=	300
REAR PORCH	=	242
GARAGE	=	479
STORAGE	=	300
TOTAL AREA U.B.	=	4199

FLOOR PLAN

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

LABEL	HOLD DOWN	ROD DIAM	MIN CLR	SCREW SIZE
1	HOU4-S052 5	5/8"	3"	10
2	HOU5-S052 5	5/8"	3"	14
3	HOU8-S052 5	7/8"	< 1/2"	20

YOU SERIES HOLD DOWNS CAN BE INSTALLED EMBEDDED ANCHOR BOLT OR RETRO FIT IN A HOLE 1/8" LARGER THAN ANCHOR. CLEAN A HOLE 12 WAY W/ SET-4 EPXOKI. INSERT AN ANCHOR. ALLOW TO SET & CURE AS PER MANUF. RECOMMENDATIONS.

STHD SERIES HOLD DOWNS MUST BE 1/2" OUT OF CORNER (TO ALLOW FOR SHEAR ATTACHMENT) & HAVE A MIN. 5.5" CONC. STRENGTH.

### CORNER TIE-DOWN L

SEE PLAN FOR HOLD-DOWN

3/4" MIN. RED BAR LENGTH

3/4" MIN. RED BAR

1/2" NUT AND WASHER

ONE 1/2" RED BAR IN EACH CORNER WITH EMBEDDED STRAP

SEE PLAN FOR HOLD-DOWN

3/4" MIN. RED BAR LENGTH

3/4" MIN. RED BAR

1/2" NUT AND WASHER

EMBEDDED ANCHOR BOLT

### TYPICAL CORNER TIE-DOWN

## NOTES

[illegible]

CONNECTIONS SHALL BE PROVIDED TO TRANSFER UPLIFT LOADS FROM THE ROOF ASSEMBLY TO THE FOUNDATION TO CREATE A COMPLETE LOAD PATH. ALL UPLIFT LOADS ARE BASED ON USING FIFTH DECK AS AN ATTACHMENT SURFACE FOR THE LINE LUMBERS. ALL CONNECTIONS SHALL BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS. WHEN CONNECTORS ARE USED IN WET SERVICE CONDITIONS, SEE MANUAL FOR WHICH PROTECTIVE COATINGS TO BE USED. IF THERE ARE ANY VARIATIONS IN CONNECTION VALUES BASED ON ATTACHMENT COUNT, THE DESIGNER SHALL BE CONSULTED PRIOR TO INSTALLATION.

BLUING & CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES PERPENDICULAR TO ROOF FRAMING MEMBERS IN THE FIRST TWO FEET OF FRAMING & SHALL BE SPACED AT A MAX OF 4' O.C.

ROCKING AND CONNECTIONS SHALL BE PROVIDED PERPENDICULAR TO JOIST RUN AND SHALL BE SPACED A MAX. OF 4 FT. O.C. (WHERE JOISTS ARE SPACED 24" O.C. TO EXTERIOR WALLS: 24" - 24" & 24" O.C. - 24" O.C.) THERE SHALL BE ADEQUATE SHEATHING OR BRACING AND ENDS SHALL BE HELD IN PLACE BY SOLID ROCKING, BRIDGING, OR HANGERS AT POINT OF BEARING TO HOLD IN POSITION & PREVENT ROTATION & LATERAL DISPLACEMENT. 24" F.F. SAME AS ABOVE PLUS DIAGONAL CROSS BRACING SHALL BE INSTALLED @ INTERVALS NOT EXCEEDING 8 FT.

**FIRE-LOOKING SHALL BE REQUIRED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, TO FORM AN EFFECTIVE BARRIER BETWEEN STORES & BEHIND TOP STORY & ROOF SPACE. FIRE-LOOKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION AS PER 802.4.1 (I.R.C.)**

BY VENTILATORS AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS  
W/ BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR  
CORNICE VENTS. WHERE EAVE OR CORNICE VENTS ARE INSTALLED  
INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1"  
SPACING SHALL BE MAINTAINED BETWEEN THIS ROOF INSULATION & THE ROOF  
SHEATHING & AT THE LOCATION OF THE VENT.

WHEN USING SPRAY FOAM INSULATION, AS A SEALED INSULATION SYSTEM  
FROM WALL TO RAFTERS, OR AIR VENT BAFFLES AT RAFTERS & ROSE

**ROOF SHEATHING:**

MIN. 1/4" STRUCTURAL SHEATHING INSTALLED ON ALL ROOFS & NAE FOR W/

60 COMMON - 10d BOX NAILS @ 6" x 12" @ INTERIOR ZONES  
60 COMMON - 10d BOX NAILS @ 6" x 12" @ PERIMETER EDGE ZONES  
60 COMMON - 10d BOX NAILS @ 4" x 4" @ GABLE END-WALL RAFTS

OUTERFACE WALL & CEILING SHEATHING:

MIN 7/16" STRUCTURAL SHEATHING ALL EDGES TO BE BLOCKED &  
NAILED W/ 60 COMMON - 10d BOX NAILS @ 6" O.C. @ EDGES &  
12" O.C. IN THE PANEL FIELD (6" x 12")

FULL LENGTH SHEATHING INTERIOR BOARD:

CONCRETE JOINTS @ THE BOTTOM PLATE TO STUD & TOP PLATE TO STUD MAY BE ELIMINATED BY THE USE OF FULL LENGTH STORM BOARD SHEATHING FROM PLATE TO PLATE. SEE MANUFACTURER'S REQUIREMENTS FOR NAILED SPACING TO ACHIEVE PROPER UPLIFT AND SHEAR VALUES.

FLOOR SHEATHING:

EDGES OF FLOOR SHEATHING SHALL HAVE APPROVED TONGUE & GROOVE JOINTS @ SHALL BE SUPPLIED WITH BLOCKING. SHEATHING SHALL BE ATTACHED W/ MIN. AS COMMON NAILS MAX. SPACING OF 6" & 12"

ROOFING:

UNDERLAYMENT SHALL BE FASTENED IN CORROSION RESISTANT FASTENERS & ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER THAN 36" O.C. ANY PITCH BELOW 4:12 SHALL REQUIRE TWO LAYERS OF UNDERLAYMENT (R03.2.3.1).  
ASPHALT SHINGLES SHALL BE CLASS 20 OR "H" AND HAVE A MIN. OF 6 FASTENERS PER SHINGLE. FASTENERS SHALL BE CORROSION RESISTANT (R03.2.6).

**WATER DRAINAGE:**  
WITHIN NATTICA & CRAIN SPACES WHERE ENTRY IS MADE ONLY FOR SERVICES OF UTILITIES, FOAM PLASTICS SHALL BE PROTECTED AGAINST

IGNITION RY 1/2" THICK MINERAL FIBER INSULATION 1 1/4" THICK WOOD  
STRUCTURAL PANELS 3/4" GYP OR CORROSION RESISTANT STEEL HAVING  
A BASE METAL THICKNESS OF 0.015" (R314.53).

WEATHER RESISTANT BARRIER:

ALL EXTERIOR SIDING AND FINISHES MUST BE APPLIED TO CONFORM  
TO THE WEATHER-RESISTANT BARRIER REQUIREMENTS IN SEC. R703.4  
AND WITHSTAND MIN. 130 M.P.H. WINDSPEED.

ROOFING & FLOORING:

ROOFING SHALL BE 1/2" THICK MINERAL FIBER INSULATION 1 1/4" THICK WOOD  
STRUCTURAL PANELS 3/4" GYP OR CORROSION RESISTANT STEEL HAVING  
A BASE METAL THICKNESS OF 0.015" (R314.53).

FACTORY BUILT REFRIGERATORS SHALL BE TESTED IN ACCORDANCE WITH A.S.T.M. STANDARD E-780. EXTENSIONS OF APPLICABLE FACTORY BUILT SHALL BE INCLUDED IN ADDITION TO THE LISTING OF THE F.P.C. HEALTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. (R1000A)

6. HEATING AND COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH A.C.A. MANUAL "J" OR OTHER APPROVED HEATING AND COOLING METHODOLOGIES.

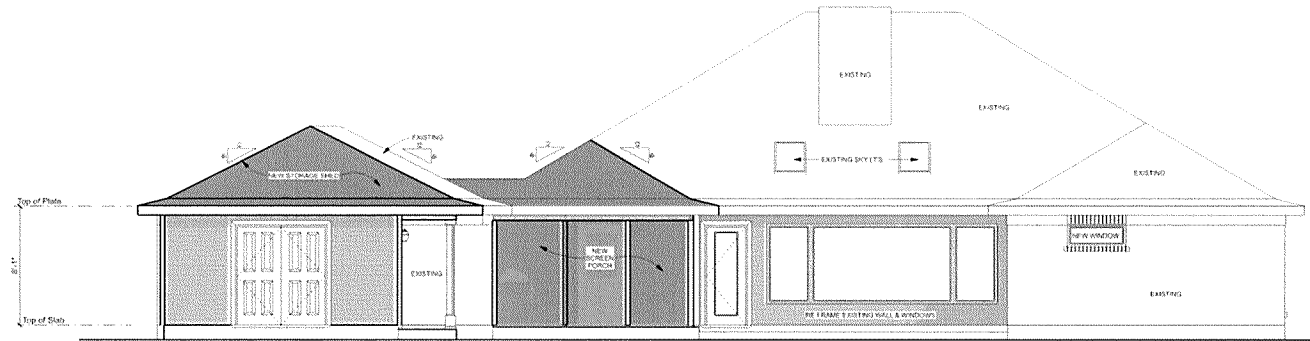
FURNISHED U.S.A. COMPANY

THE LUMBER DESIGN VALUES FOR SOLID SAWN LUMBER ARE BASED ON USING #2 SOUTHERN PINE WITH AN ADJUSTMENT FACTOR FOR SHEAR STRESS OF 1.5 (TABLE 4C WFCM). THIS STATES THAT THE MAXIMUM JOINT 2" NOMINAL LUMBER SHALL BE 34 x WIDE FACE AND THE SIZE OF SHAKE SHALL BE MAXIMUM OF 14 x NARROW FACE.

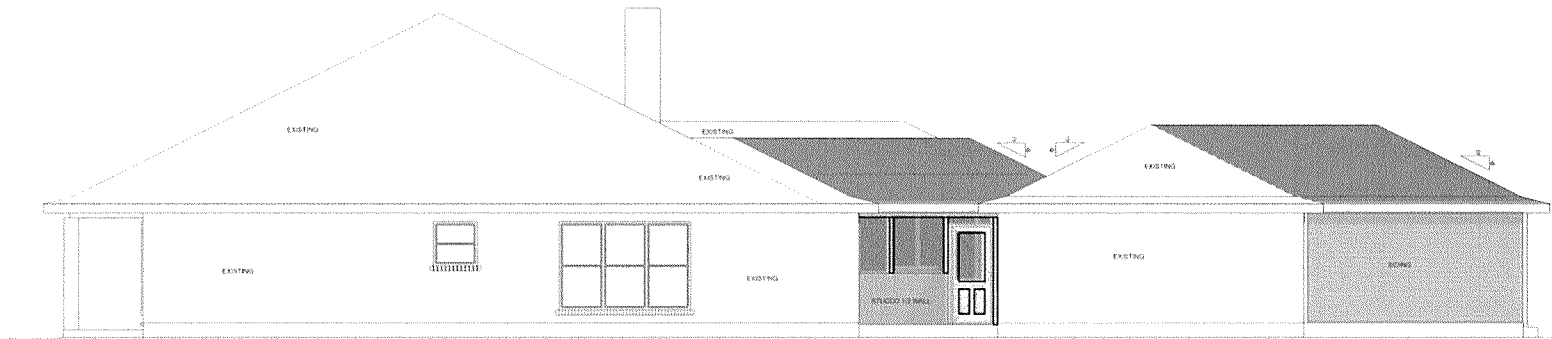
NOTE:

**NOTE:**  
THROUGH EVERY EFFORT  
BEING MADE IN  
IMPROVING THESE  
PLANS, THE  
REACTOR IS  
IMMEDIATELY RESPONSIBLE  
FOR CHECKING THE PLANS  
FOR ACCURACY AND OR  
REVISION BEFORE  
CONSTRUCTION BEGINS

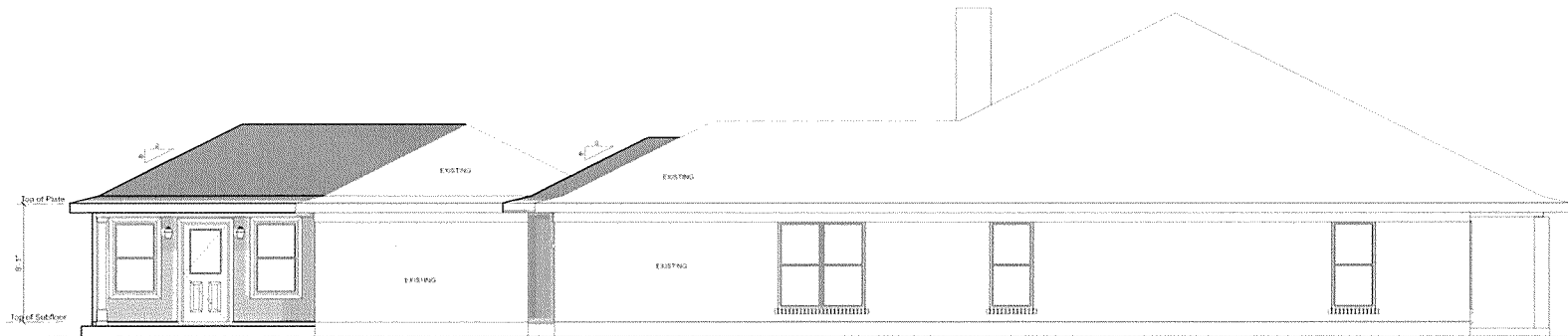




REAR ELEVATION  
SCALE 1/4"=1'-0"



RIGHT ELEVATION  
SCALE 1/4"=1'-0"



LEFT ELEVATION  
SCALE 1/4"=1'-0"

NOT  
FOR CONSTRUCTION  
THIS DRAWING IS NOT  
TO BE USED FOR  
CONSTRUCTION  
WITHOUT THE  
CONSULTATION OF  
THE ARCHITECT

JARBY CLARKE  
ARCHITECT



CLARKE'S DESIGN SERVICE, LLC.  
1537 THIRD STREET SLIDELL, LA 70458  
WWW.CLARKESDESIGN.COM (985) 641-0531



JERNSTROM RESIDENCE  
LOT 84 MARINA BEAU CHENE  
ST. TAMMANY PARISH, LA

DATE 02-10-21  
AD - 2378  
ANALYST  
NOTED  
6783

SHEET DESCRIPTION  
EXTERIOR  
ELEVATIONS



EXISTING



EXISTING



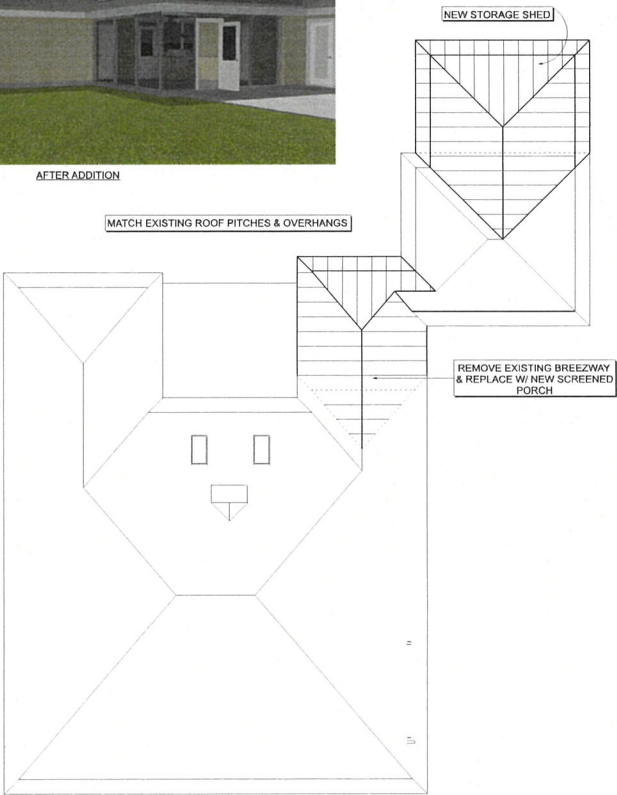
EXISTING



AFTER ADDITION



AFTER ADDITION



ROOF PLAN  
SCALE = 1/8"=1'-0"

NOTE:  
ALL ADDITIONS MADE BY  
CLARKE'S DESIGN SERVICE, LLC  
ARE SUBJECT TO THE  
APPROVAL OF THE  
LOCAL GOVERNMENT.  
IT IS THE RESPONSIBILITY OF THE  
OWNER TO OBTAIN ALL  
NECESSARY PERMITS.

**CLARKE'S DESIGN SERVICE, LLC.**  
1537 THIRD STREET SUITE 100  
SLIDELL, LA 70468  
WWW.CLARKEDESIGN.COM (985) 641-9531

**CLARKE'S DESIGN SERVICE, LLC.**  
1537 THIRD STREET SUITE 100  
SLIDELL, LA 70468  
WWW.CLARKEDESIGN.COM (985) 641-9531

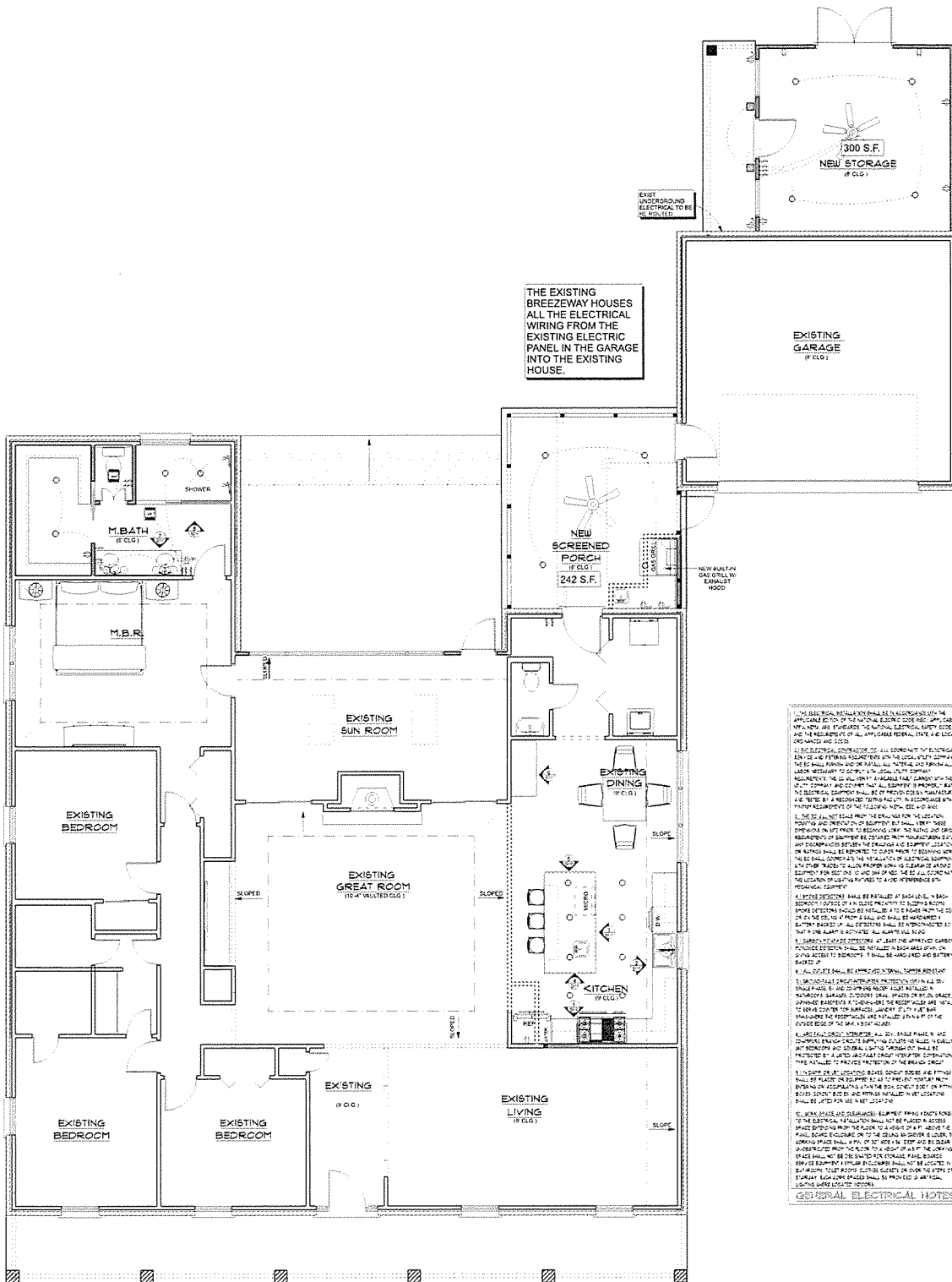
JERNSTROM RESIDENCE  
LOT 84, MARINA BEAUCHENE  
ST. TAMMANY PARISH, LA

DATE	02-10-21	LODGE	AD	2878	ANALYSIS	AD	4199	INDEX	8783
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SHEET DESCRIPTION  
ROOF  
PLAN  
5 OF 10







S.F. AFTER ADD.	
LIVING AREA	= 2878
FRONT PORCH	= 300
REAR PORCH	= 242
GARAGE	= 479
STORAGE	= 300
<b>TOTAL AREA U.B.</b>	<b>= 4199</b>

FLOOR PLAN  
SCALE 1/4" = 1'-0"

DATE	CODE	IN AREA	AREA U.B.	INDEX
02-10-21	AD	- 2878	- 4199	- 6783



**CLARKE'S DESIGN SERVICE,LLC.**

1537 THIRD STREET SLIDELL, LA 70458

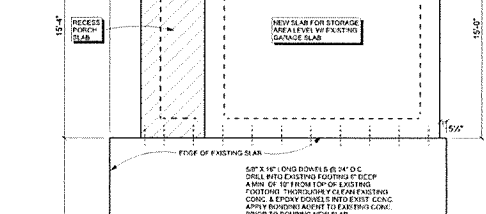
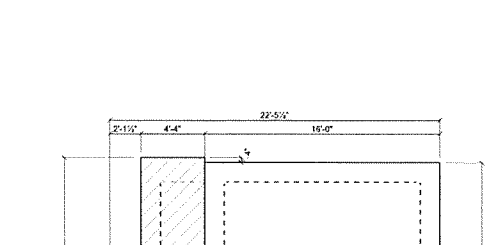
**WWW.CLARKESDESIGN.COM (985) 641-0531**



**DARBY CLARKE**  
ARCHITECT AIA • NCARB

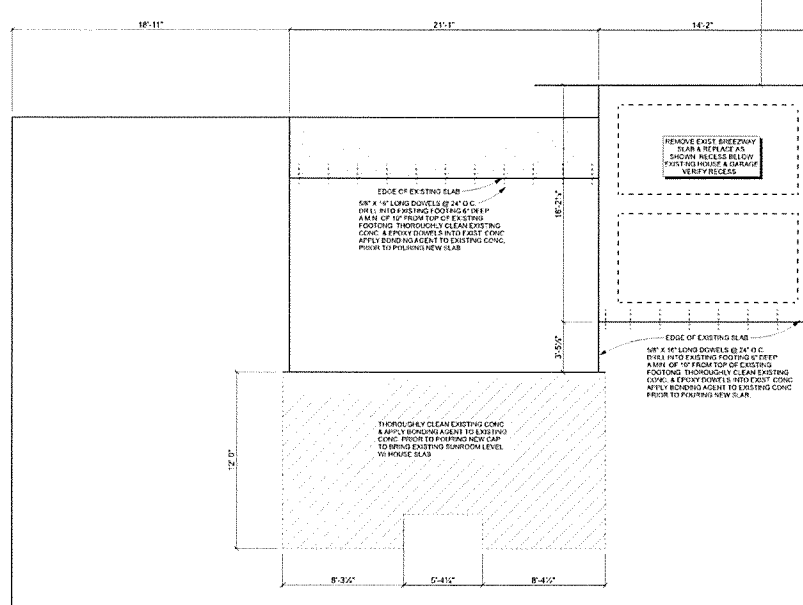
**NOTE:**  
ON EVERY EFFORT  
IN MADE IN  
RING THESE  
VOS THE  
ACTION IS  
TLY RESPONSIBLE  
EERING THE PLANS  
CURITY AND OR  
S BEFORE  
ECTION BEGINS.





SIMPSON BP4S-3  
BEARING PLATE & F.A. ANCHOR BOLT  
5/8" x 15" x 5/8" ANCHOR BOLT W/ BP4S-3 &  
A STANDARD WASHER, EMBEDDED 7" INTO SLAB  
& LOCATED 24" O.C. #8 FROM CORNERS & 48"  
THEREAFTER.

**BEARING PLATE TO FOUNDATION**



**FOUNDATION PLAN**

Helen Lambert

---

**From:** Shari Jernstrom <jernstromshari@aol.com>  
**Sent:** Monday, June 12, 2023 3:39 PM  
**To:** Robin Marquez  
**Subject:** Fwd: Variance

Hi Robin.. there is no issue with the HOA regarding our variance request from the parish. See email below. Hope this helps.  
Shari

Sent from my iPhone

Begin forwarded message:

**From:** Bill Maier <billm@bchoa.org>  
**Date:** June 12, 2023 at 3:15:43 PM CDT  
**To:** "Jernstrom, Scott" <Scott.Jernstrom@marriott.com>  
**Cc:** Shari Jernstrom <jernstromshari@aol.com>  
**Subject:** RE: Variance

You are welcome.

Bill Maier  
BCHOA Manager  
105 Beau Chene Blvd, Suite 102  
Mandeville, LA. 70471  
Website:www.bchoa.org  
Phone:985-231-6285

-----Original Message-----

**From:** Jernstrom, Scott <Scott.Jernstrom@marriott.com>  
**Sent:** Monday, June 12, 2023 3:12 PM  
**To:** Bill Maier <billm@bchoa.org>  
**Cc:** Shari Jernstrom <JernstromShari@aol.com>  
**Subject:** Re: Variance

Excellent news. Bill, thank you for the clarification.

Scott Jernstrom  
Complex Director of Sales & Marketing  
New Orleans Marriott and Sheraton New Orleans  
504-388-7547

Sent from my iPhone

On Jun 12, 2023, at 1:10 PM, Bill Maier <billm@bchoa.org> wrote:



**\*\*This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments\*\***

Shari,

I am sending this email as we discussed as a follow up to our phone conversation.

According to the plat restrictions for your lot, the setbacks for accessory buildings is 10 feet on the rear and 10 feet on the side. The Beau Chene Homeowners Association, Inc.'s Environmental Control Committee, which approves new buildings and other structures in Beau Chene, has always considered the setbacks to be the same for an accessory structure, whether it is attached to the living area of the home or not. Therefore, if you were apply to build an attached storage area on the rear of the garage, which is attached to your house by a breezeway, the ECC would still consider the storage area (or garage for that matter) as an accessory building needing to only meet the setbacks above. No variance from the ECC would be needed.

Thanks,

Bill Maier  
BCHOA Manager  
105 Beau Chene Blvd, Suite 102  
Mandeville, LA. 70471  
Website: [www.bchoa.org](http://www.bchoa.org)  
Phone: 985-231-6285

-----Original Message-----

From: Shari Jernstrom <[jernstromshari@aol.com](mailto:jernstromshari@aol.com)>  
Sent: Saturday, June 10, 2023 9:55 AM  
To: Bill Maier <[billm@bchoa.org](mailto:billm@bchoa.org)>  
Cc: Scott Jernstrom <[Scott.Jernstrom@marriott.com](mailto:Scott.Jernstrom@marriott.com)>  
Subject: Variance

Hi Bill,

Can I meet with you on Monday or Tuesday about getting a variance for our home at 209 Mako Drive? We are looking to replace the shed by extending the garage.

Thank You,  
Shari Jernstrom



**BOA STAFF REPORT**  
2023-3406-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stp.gov.org/planning](http://stp.gov.org/planning)

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**Location:** Northeast corner of US Highway 190 & Park Place Drive, Covington, Louisiana, Ward 3, District 5

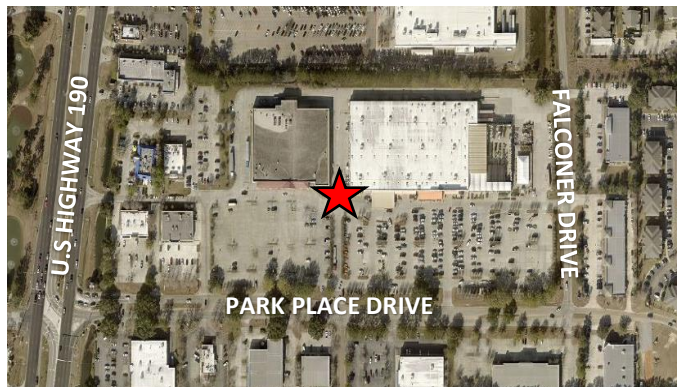
**Applicant:** St. Tammany Oaks Subdivision Association, LLC - Beau Bryant

**Representative:** Michael Saucier

**Date of Report:** June 27, 2023

**Initial Hearing Date:** July 5, 2023

**Posted:** June 23, 2023



**Variance(s) Requested**

Request by applicant in a HC-3 Highway Commercial District for a variance to allow for the modification of an existing pylon sign.

**Zoning of Property:**

HC-3 Highway Commercial District

**FINDINGS**

As per the Unified Development Code Sec. 130-2023, pole signs are prohibited to all allowable uses within the Unified Development Code. The existing pylon sign located at the entrance of the St. Tammany Oaks commercial subdivision was constructed prior to the implementation of the governing Unified Development Code and is therefore considered a legally nonconforming sign. Per Sec. 130-2025(b), a legally nonconforming sign shall immediately lose its legally nonconforming designation if the sign is replaced with a sign face which differs in sign message, or if it is repaired or improved by any means to an extent of more than 30 percent of its replacement cost.

The applicant is requesting a variance to modify the existing legal nonconforming sign, originally approved as a conditional use permit (CP98-12-112), to allow for the placement of new panels to advertise new businesses within the commercial subdivision. Staff is not opposed to the requested variance as the size of the sign is being reduced by 38 sq. ft. on the north and south elevations, and by 44 sq. ft. on the west elevation. Additionally, the existing east elevation sign will be removed and replaced with a stucco panel. The applicant has also expressed interest in removing the existing metal roof on the sign which would reduce the height of the sign from 26 ft. to 23 ft.

Board of Adjustments  
July 5th, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3406-BOA













2023-3406-BOA

May 25, 2023

Helen Lambert  
21454 Koop Dr.  
Building B, Suite 1B  
Mandeville, LA 70471

Re: Variance Request  
Pylon Signage  
Family Entertainment Redevelopment  
Tammany Oaks Shopping Center

Dear Helen,

Enclosed please find a Variance Applications for the referenced project pylon signage. This application is strictly with the pylon sign on Highway 190 which is owned by The Tammany Oaks Property Owners Association. Their representative has signed the application. I am the applicant, and also one of the major lot Owners within the Development. The application is also a variance associated with the Urban Air / Goldfish Swim Club projects to be located on Lot 2-A. Attached are drawings to those applications which explain what we are proposing to do and how it relates to the current signage ordinance.

Additionally, this variance request is strictly being submitted due to the fact that the sign is currently non-conforming. We are proposing to simply renovate the sign and place new sign panels on it to accommodate the Goldfish Swim Club/Urban Air/Exp Games/Ice Cream Shop tenants who will occupy the former rouse building. It should also be noted that the total square footage of the signs is actually being slightly reduced from 144 ft.<sup>2</sup> per foot on its north, south, and west elevations to 106 on the North and South elevations, and 100 SF on the West. Additionally, we will be removing the Shopping Center identification sign on the east elevation and placing a blank stucco panel where the sign was to be located for the east elevations provided. Lastly, we are contemplating removing the old metal roof thereby lowering the signs overall height by 3 to 4 feet.

Please look over the attached documents and provide me with any comments or questions you may have. We would appreciate staff support as this is a major improvement to this old structure. Thank you.

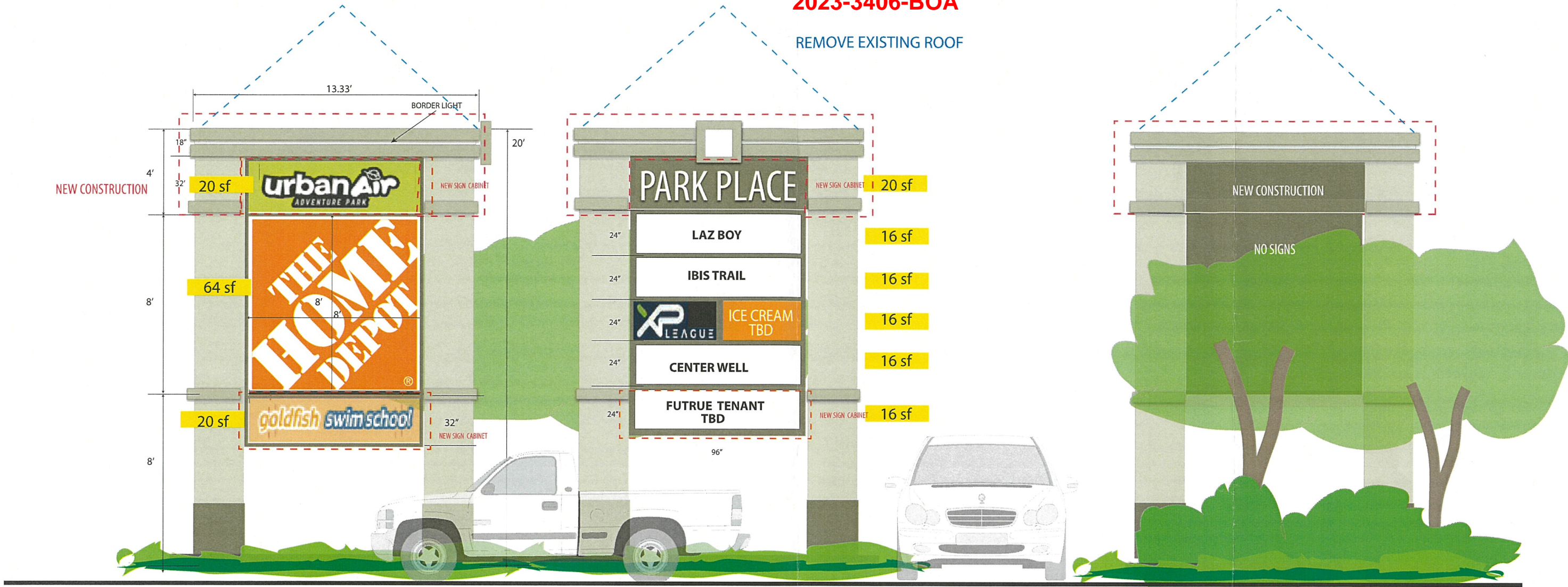
Sincerely,

Michael Saucier  
President



2023-3406-BOA

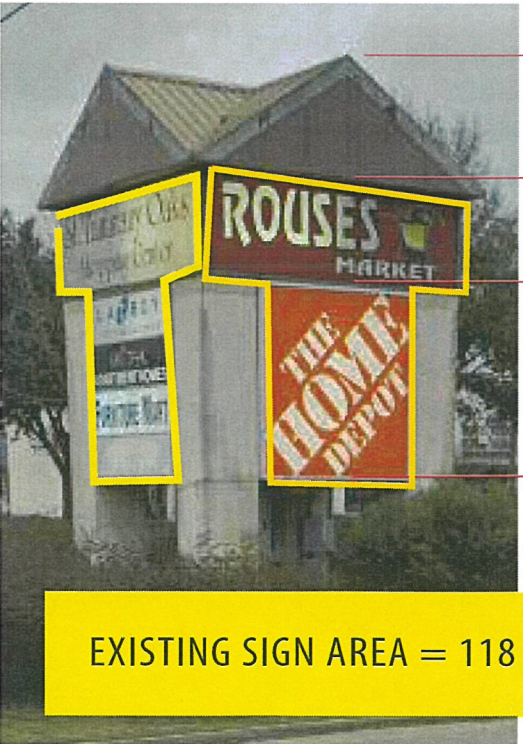
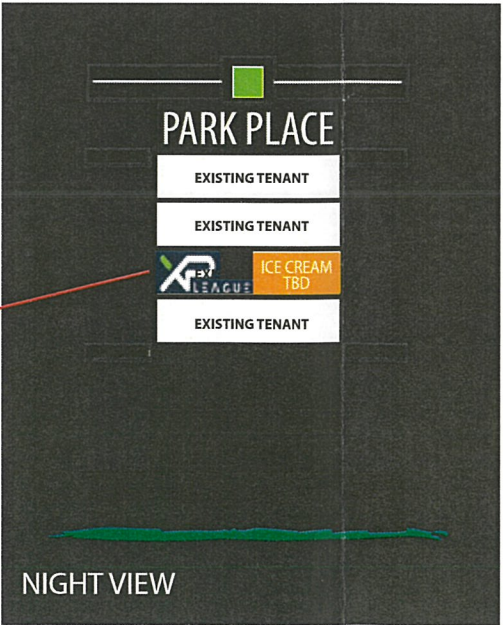
REMOVE EXISTING ROOF



NORTH AND SOUTH ELVATION  
SIGN AREA 104 SF.

WEST ELEVATION  
SIGN AREA 100 SF.

EAST ELEVATION



EXISTING SIGN AREA = 118 SF.



NEW COLORS



David Barr  
504.237.2101 c  
davidbarr@opagraphics.com  
LA. CONTR. LIC# 56397





Hwy 190 Pylon Sign

MONUMENT Sign

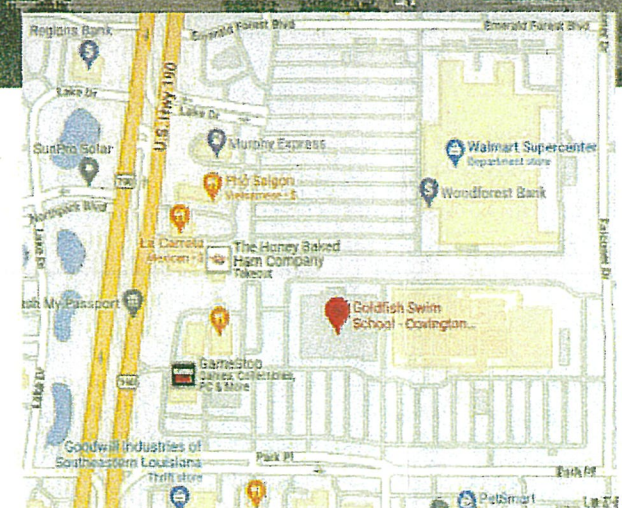
A



SP

## Site & Sign Location Plan

Scale: 1/128" = 1'-0"



VICINITY MAP



**Client:**  
Urban Air  
50 Park Place Drive  
Suite 200  
Covington, LA 70433

**Location Address:**  
Urban Air  
50 Park Place Drive  
Suite 200  
Covington, LA 70433

**Description:**  
Site Plan

**2023-3406-BOA**

**Color Key:**

**Layout Date:**  
03/31/2023 - SK

**Revision Date:**  
04/10/2023 - SK

**File Name:**  
30738\_Covington.pdf  
**Project Number:** 30738



222 North Kenhorst Boulevard, Reading, PA 19607 | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

**Sign Management Made Simple**





## BOA STAFF REPORT

2023-3407-BOA

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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**Location:** 476 Falconer Drive, Covington, Louisiana, Ward 3, District 5

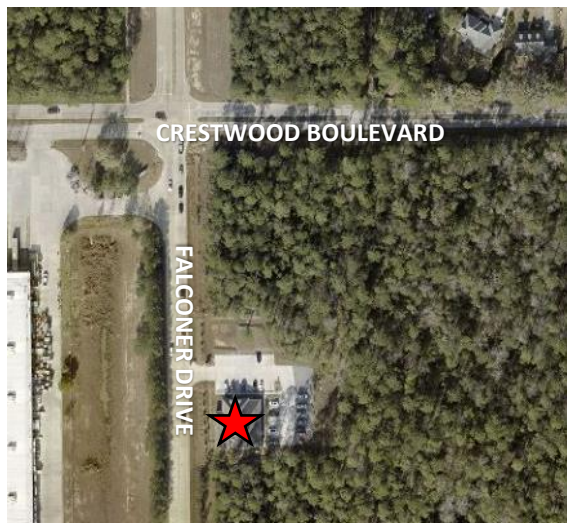
**Applicant:** Crystal Ferris Properties, LLC - Crystal Ferris

**Date of Report:** June 27, 2023

**Representative:** Thomas Brackley

**Posted:** June 23, 2023

**Initial Hearing Date:** July 5, 2023



### Variance(s) Requested

Request by applicant in a NC-4 Neighborhood Institutional District for a variance to reduce a portion of the required side street landscape buffer from 20 feet to 13 feet.

### Zoning of Property:

NC-4 Neighborhood Institutional District

## FINDINGS

As per the Unified Development Code, Sec. 130-1976(a)(2), if a property has an average depth of 300 feet or less and abuts two or more streets or roads, the street planting area shall be a minimum of 20 ft. on all streets upon which the property abuts.

The subject property is currently developed with a 5,000 sq. ft. rehab facility which was constructed under the current governing Unified Development Code in 2017. The applicant is proposing to add a second story to the existing building and is requesting a 7 ft. variance to encroach in the required 20 ft. southern street buffer to allow for the construction of an external staircase.

Staff is not in favor of the request considering the staircase as proposed would be 13 feet from an unconstructed right of way, which, if developed would pose a safety concern for the structure and motorist. In addition, more than half the site is undeveloped and could be configured to allow for the staircase to be located within the buildable area of the site.





2023-3407-BOA

11TH

12TH

14TH

LANDRY KATE

NMI

FALCONER  
FALCONER

ELLWOOD

STONEWOOD

WOODMONT

KIRKWOOD

STONEWOOD

TURNWOOD

HOMESWOOD

CRESTWOOD

FALCONER

17TH

H

18TH

HOTEL

19TH

H

EMERALD FOREST

EMERALD FOREST

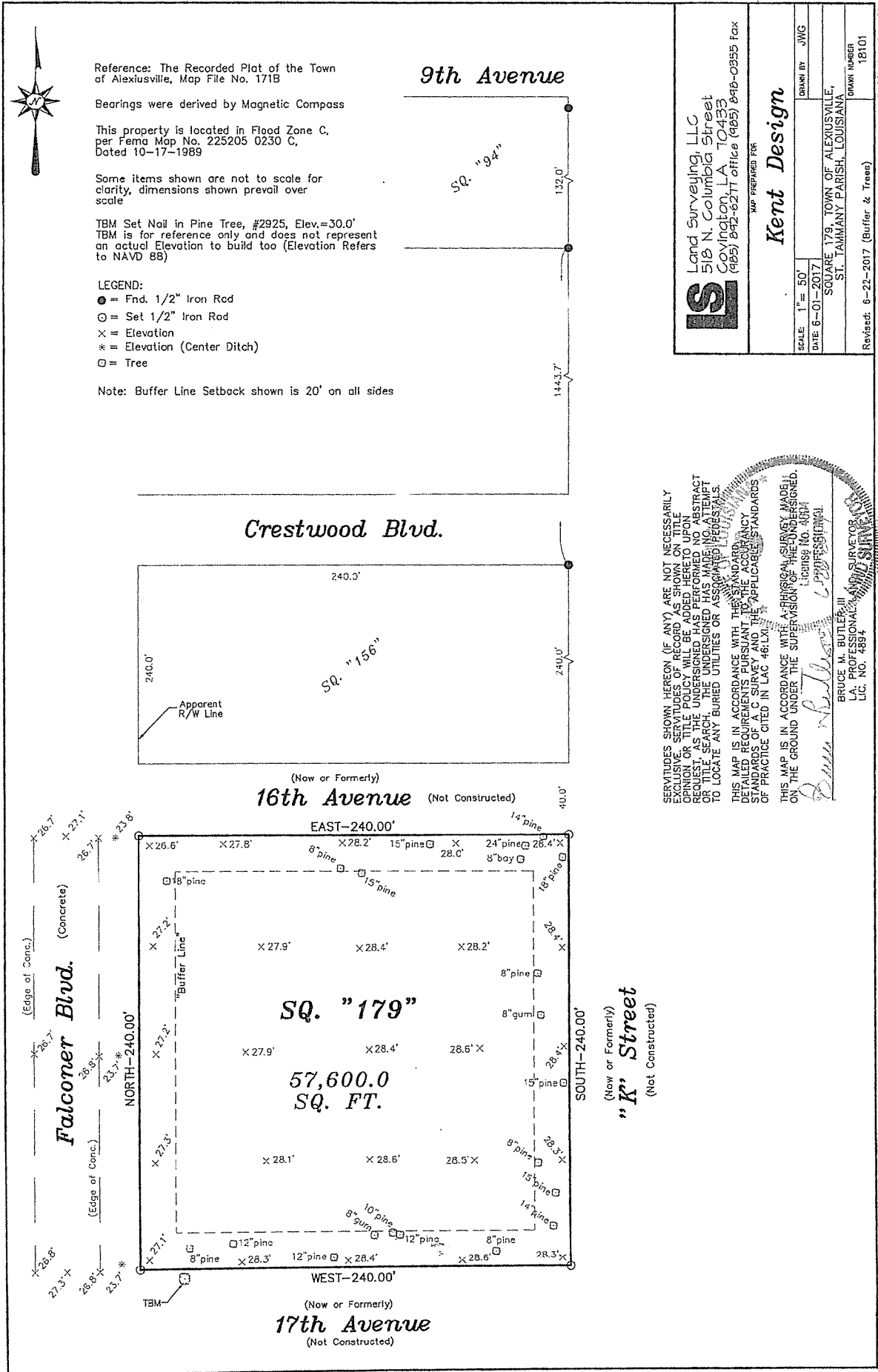
EMERALD FOREST

FALCONER

FLEUR

JARDIN





















**BOA STAFF REPORT**  
2023-3409-BOA

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

---

**Location:** 79418 A. Crawford Road, Bush, Louisiana, Ward 5, District 6

**Applicant and Representative:** Dupont Homes, LLC – James Dupont    **Posted:** June 21, 2023

**Initial Hearing Date:** July 5, 2023

**Date of Report:** June 27, 2023



**Variance(s) Requested**

Request by applicant in an A-2 Suburban District for a variance to clear 10 feet of the required 25-foot roadway no cut buffer and to clear 10 feet of the required 50-foot sides and rear no cut buffers.

**Zoning of Property:** A-2 Suburban District

**FINDINGS**

The petitioned property is comprised of 44.12 acres and is located within Ward 5. As per the Unified development code Sec. 130-2240(d)(2), all properties five acres or greater which are located within Wards 2, 5, or 6 shall be required to file for and receive a land clearing permit. In addition, per Sec. 130-2250(b)(2), a minimum uncut buffer of 25 ft. in depth is required along the roadway and a minimum uncut buffer of 50 ft. in depth is required adjacent to residential districts.

The applicant is requesting a variance to clear 10 feet of the required 25 foot no cut buffer along A Crawford Road and to clear 10 feet of the required 50 foot sides and rear no cut buffers to allow for the construction of a fence. Note that, as shown on the attached drawing, the 25 foot required no cut buffer is proposed to be maintained behind the 10 foot area requested to be cleared and the required 50 foot no cut buffers along sides and the rear of the property are proposed to be maintained behind the requested 10 foot area to be cleared.

Should the Board be in favor of the request, it should be subject to only clear the 10 foot area, along the property line, and maintain the required no cut buffers behind the 10 foot area, requested to be cleared.



2023-3409-BOA

KEATON

A CRAWFORD

COWART BUSH

LOCK NO 2

BOGALUSA HWY

ORIEGE

41

HARTLEY

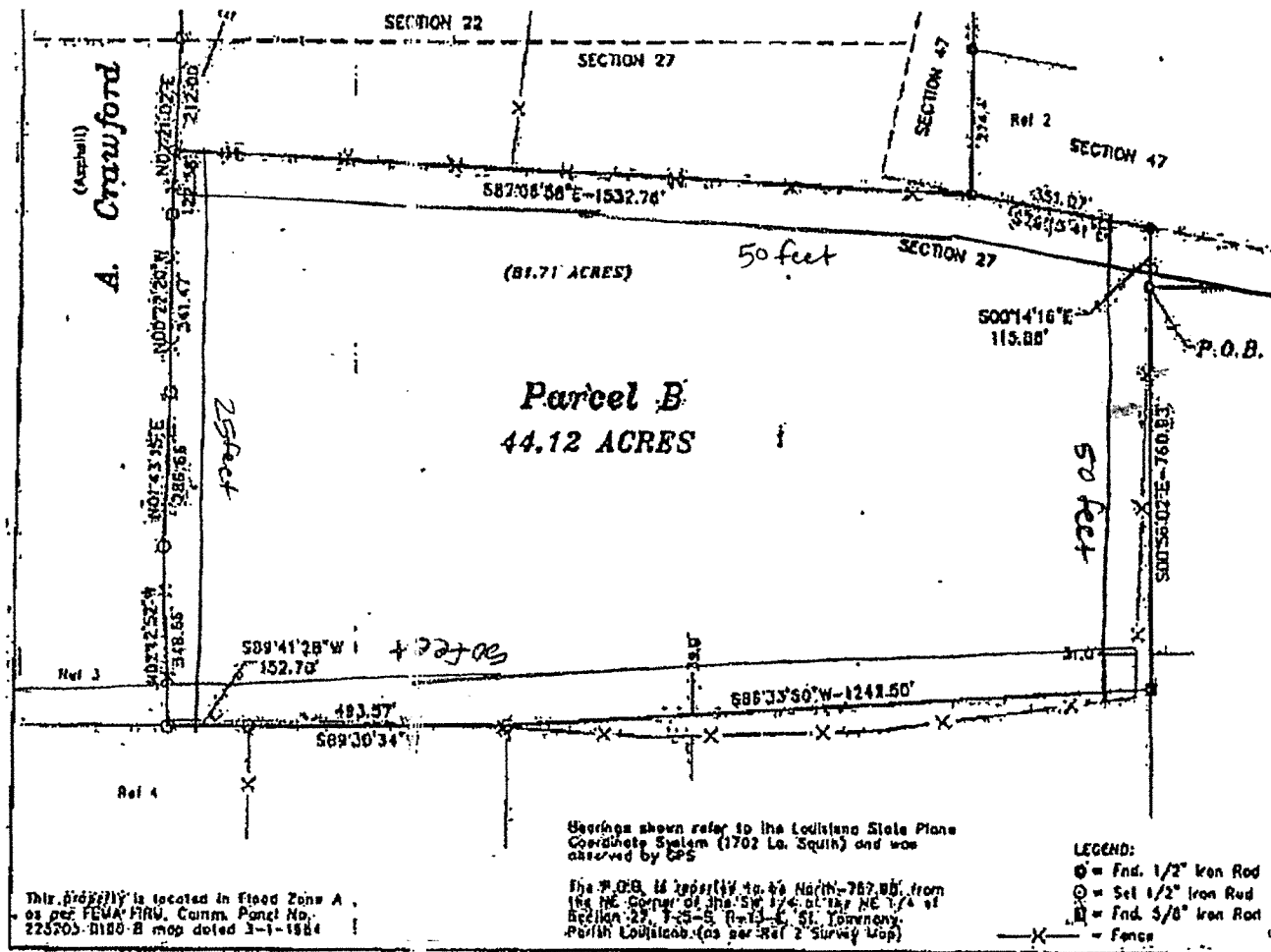
LA SLADE















**BOA STAFF REPORT**  
2023-3413-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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**Location:** 118 Covington Cottage Lane, Covington, Louisiana, Ward 3, District 2

**Applicant and Representative:** Jim Salvant

**Date of Report:** June 27, 2023

**Initial Hearing Date:** July 5, 2023

**Posted:** June 22, 2023



### **Variance(s) Requested**

Request by applicant in a PUD Planned Unit Development Overlay for a variance to reduce the front setback from 14 feet to 12 feet.

**Zoning of Property:** Planned Unit Development (PUD) – Covington Place Cottages, Phase 1

### **FINDINGS**

As per the Unified Development Code, Sec. 130-1674(a)(5)(k), Planned Unit Development Overlay, required front, side, and rear yard setback lines must be provided on the recorded plat. The required minimum setbacks for the Covington Place Cottages PUD Subdivision, Phase 1 are as follows: Front: 14 ft.; Sides: 4 ft.; Rear: 8 ft.

The applicant is requesting a variance to reduce the required front yard setback on Lot 65 from 14 ft. to 12 ft. to allow for the construction of a single-family residence. The reason for the requested reduction of the setback, is due to the presence of the larger and deeper Parish Right of Way, located between the edge of road and the front property line of Lot 65. As shown on the attached drawing, the right of way is larger and deeper in front of the lot in question because of the configuration of Covington Cottage Lane, making a slight curve directly in front of the lot.

The larger and deeper right of way will require the construction of a longer driveway and make the residence appear to be further away from the edge of the concrete road/Covington Cottage Lane; however, it will not prevent the construction of a residence on the lot. Note that the four abutting lots to the south, are identical in size (50 foot wide X 60 foot deep) as lot 65, and developed with residences, located 14 feet from the front property line, as required by the PUD.







Jim Salvant  
313 Opine Ct.  
Covington, LA 70433  
504-296-2980

RE: Lot 65 Covington Cottage Lane  
Covington, LA 70433

To the Board:

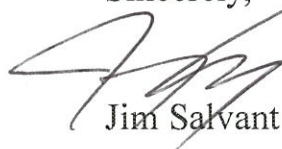
I, Jim Salvant, applicant, am requesting a variance for the front yard setback line of Lot 65 (118 Covington Cottage Lane) to be reduced from 14' required by the parish, to 12' requested by the applicant. The lot is 60' (left and right side) by 50' (front and rear). The original development of Covington Cottage Lane had the street going straight in front of Lot 65 (Attachment A).

The reason for this request is DSLD developed the land to the left of Lot 65 and in doing so, Covington Cottage Lane "angles" away from Lot 65, leaving the front of lot 65 much larger on the left side (Attachment B, "Aerial View").

As the house is currently designed, all exterior walls are on all setback lines. The front elevation has the garage front wall in the same plane as the living room and bedroom front wall (Attachment C). By granting the requested 2' variance, the designer can bring the living room and bedroom front wall 2' closer to the street, making the elevation more aesthetic (Attachment D). The majority of homes in this area have a portion of the front elevation 2' to 3' in front of the garage or vice versa, giving the elevation dimension.

It would be greatly appreciated for the variance to be approved in order to allow this home to be designed in accordance with other homes in the developed area.

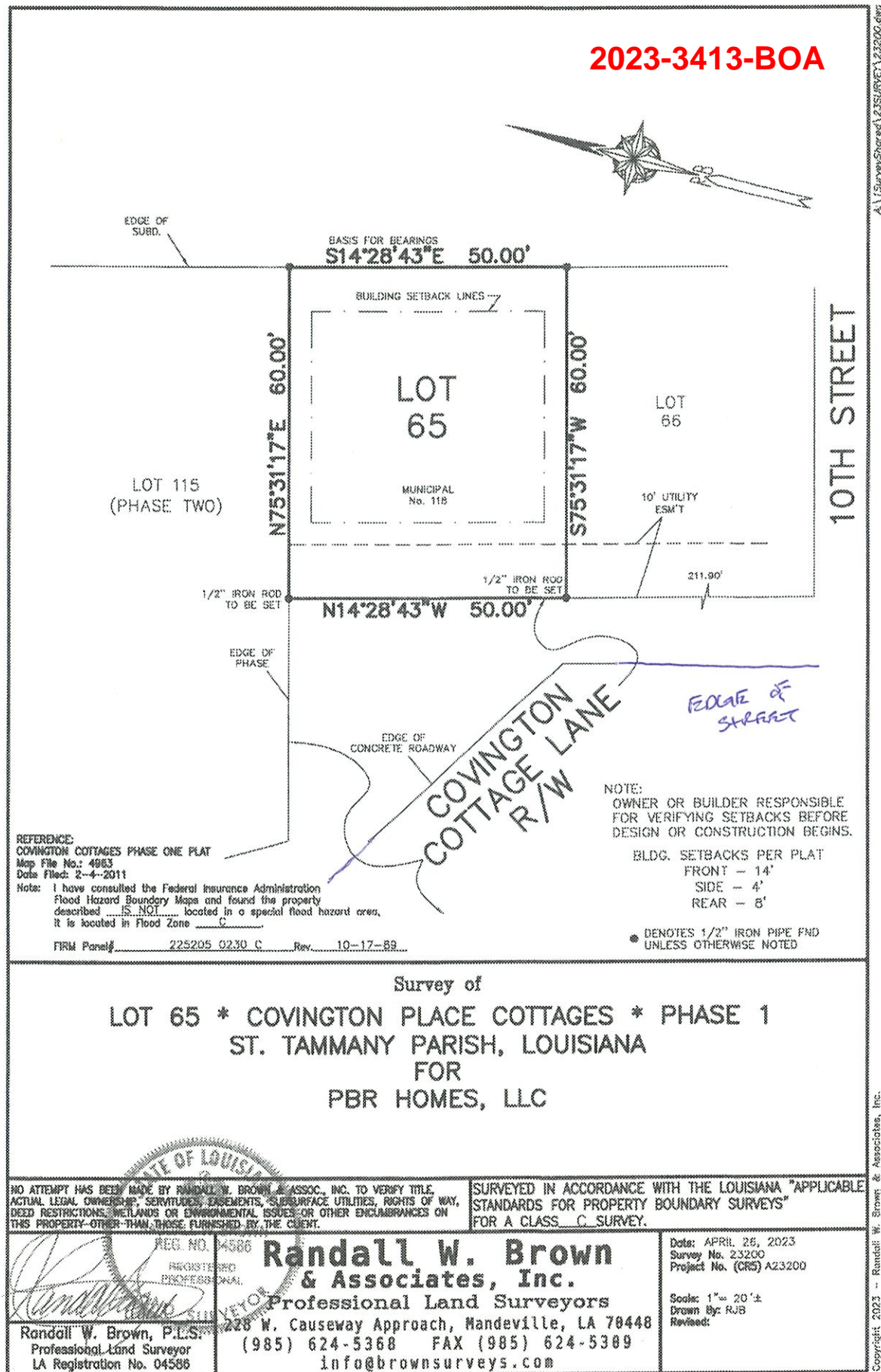
Sincerely,



Jim Salvant



2023-3413-BOA



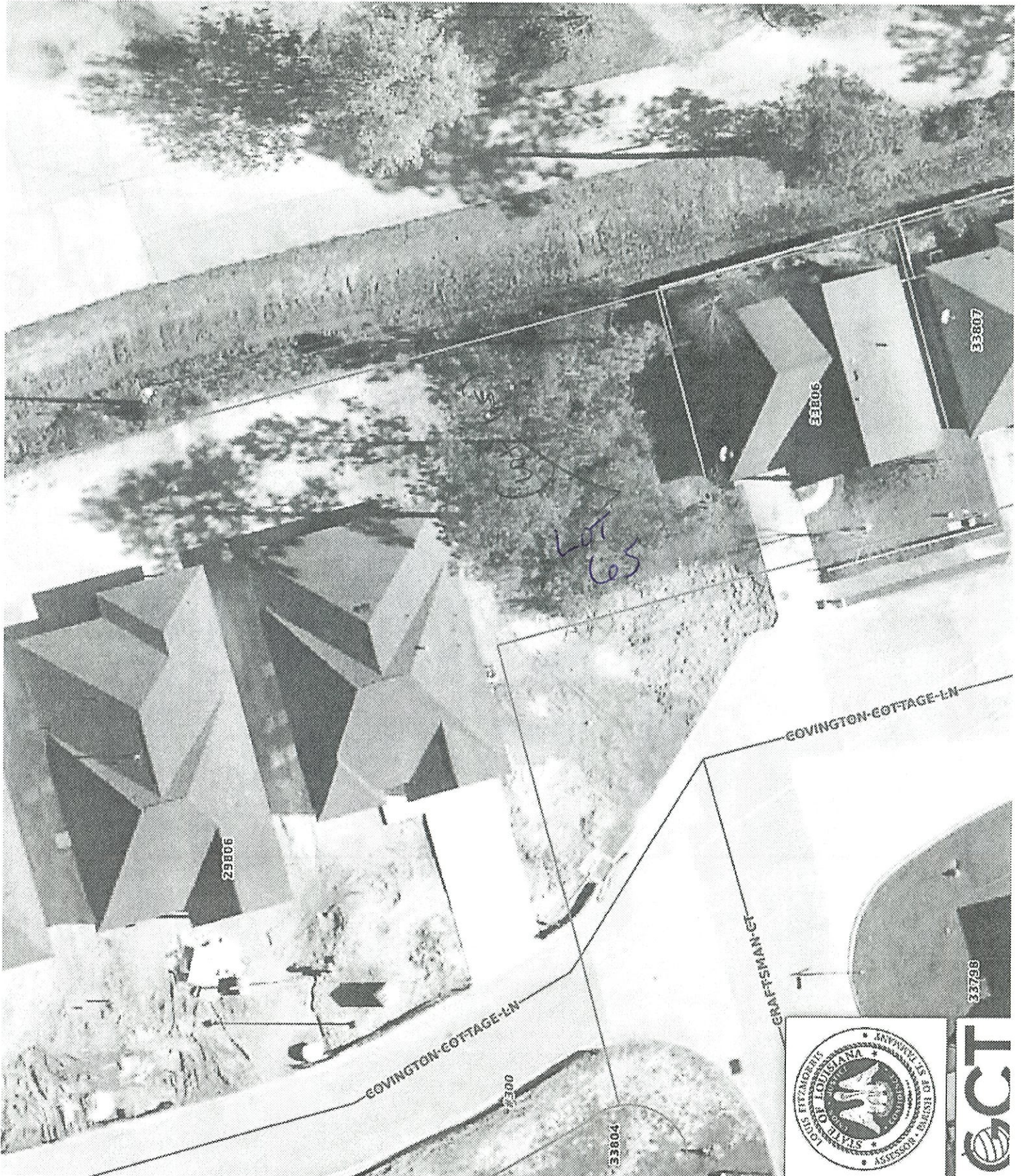






AIRIAL View  
ATTACHMENT B

2023-3413-BOA





CURRENT  
DESIGN

ATTACHMENT C

S14°28'43"E  
50.00'

8'-0" REAR  
SETBACK

4'-  
SE

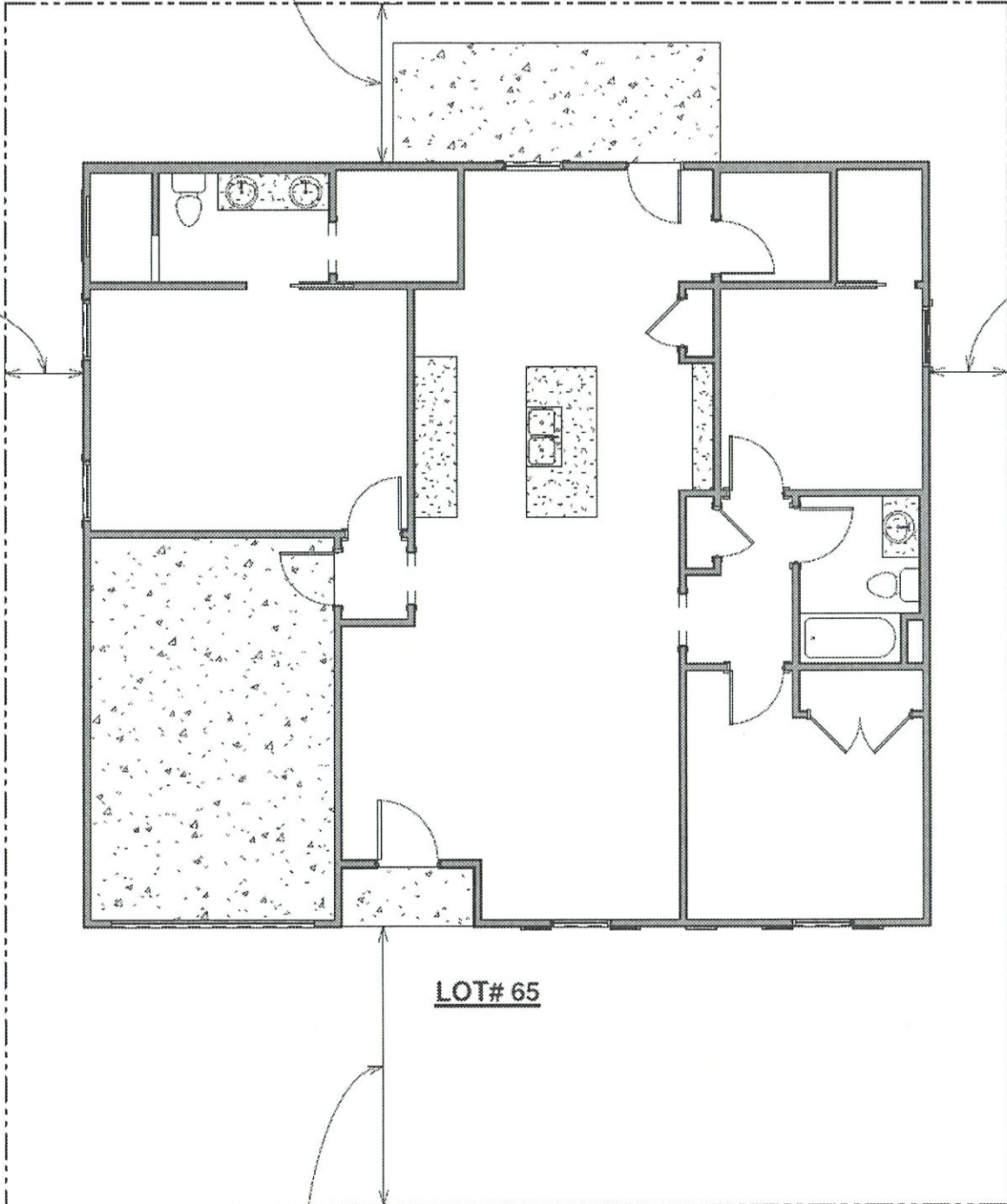
N75°31'17"E  
60.00'

S75°31'17"W  
60.00'

LOT# 65

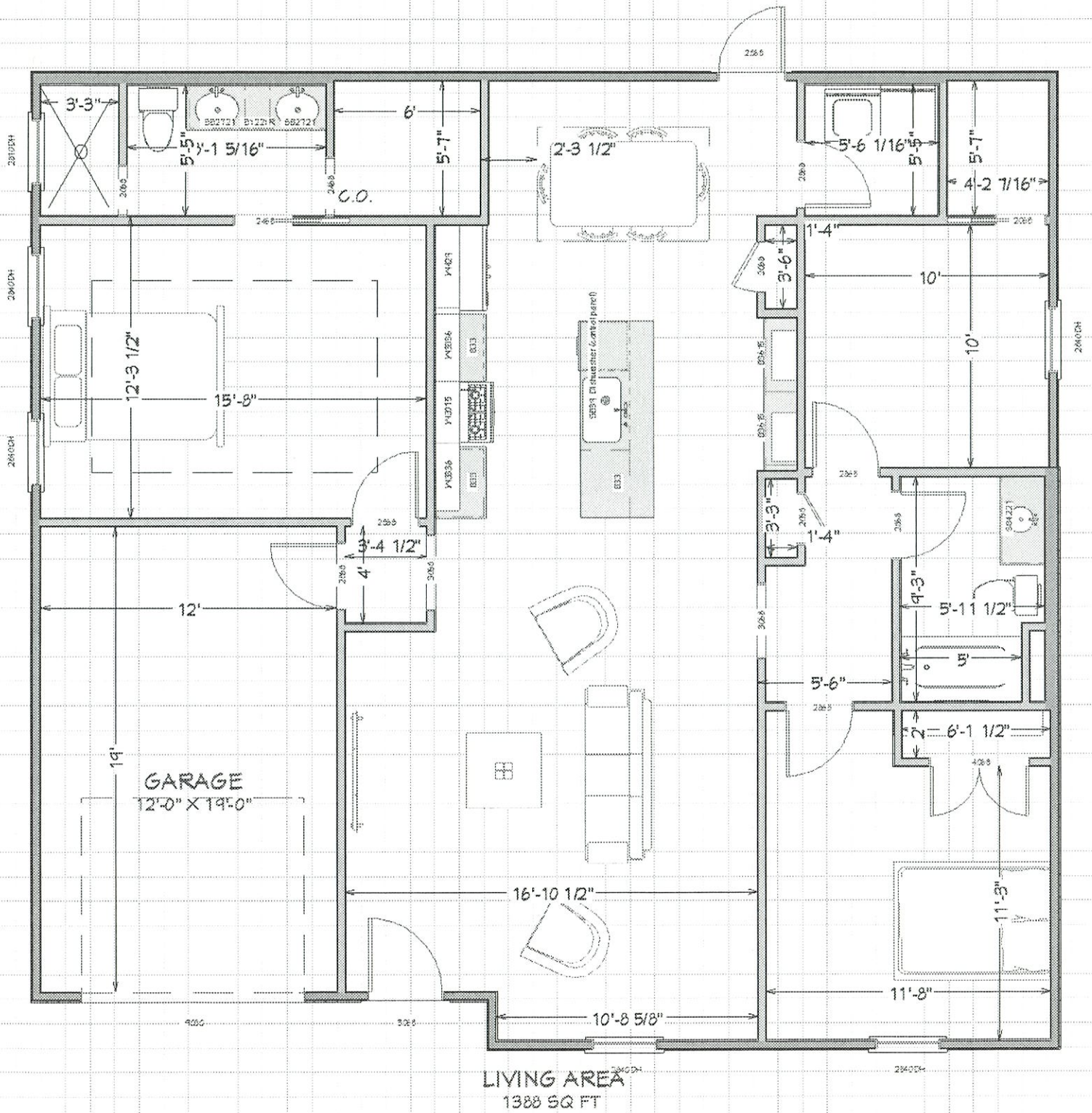
14'-0" FRONT  
SETBACK

COTTAGE LANE





**2023-3413-BOA**





Current  
Design

