

**AGENDA MEETING**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**SEPTEMBER 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 AUGUST 1, 2023 MINUTES**

**1- BOA CASE NO. 2023-3430-BOA**

Request by applicant in a HC-2 Highway Commercial Zoning District to appeal the decision of a Parish Official regarding the issuance of land clearing permit and building permits.

The property is located: 72147 Military Road, Covington, Louisiana, Ward 3, District 2

Applicant & Representative: Robert Barnett

**2- BOA CASE NO. 2023-3474-BOA**

Request by applicant in a PUD Planned Unit Development Overlay for a variance to reduce the rear yard setback from 50 feet to 35.1 feet

The property is located: 609 Northwoods Drive, Abita Springs, Ward 6, District 6

Applicant: Steven & Sherri Barton

Representative: Jones Fussell - Jeff Schoen

**3- BOA CASE NO. 2023-3484-BOA**

Request by applicant in a HC-2 Highway Commercial District for a variance to remove six live oak trees within a commercial development.

The property is located: On the east side of LA Highway 1077, north of Faust Road, Covington, Ward 1, District 1

Applicant: Quick Way Food Store – James Ballard

Representative: Kyle Associates, LLC - Eddie Powell

**4- BOA CASE NO. 2023-3485-BOA**

Request by an applicant in an A-2 Suburban District for a variance to reduce the front yard setback from 50 feet to 25 feet

The property is located: on the east side of Kokomo Lane, Bush, being Lots 7I and 7H, Bushwood Estates, Ward 5, District 6

Applicant: Secret Cove, LLC – Deborah Hogan

Representative: Jones Fussell – Paul Mayronne

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**5- BOA CASE NO. 2023-3491-BOA**

Request by an applicant in an A-4 Single-Family Residential District for a variance to reduce the rear yard setback from 10 feet to 6 feet to allow for the construction of an accessory structure and to exceed the total allowable size of all accessory buildings and structures on a lot above 7.5% of the area of the lot on which the main building is situated.

The property is located: 1826 Dupard Street Mandeville, Ward 4, District 10

Applicant & Representative: James and Marilyn Clark

**6- BOA CASE NO. 2023-3492-BOA**

Request by an applicant in an A-1A Suburban District for:

- a waiver to the required 25 foot no cut street buffer along 16<sup>th</sup> Street for 153 feet.
- a waiver to the required 50 foot no cut buffer on the south side for 153 feet.
- a reduction of the required 50 foot no cut buffer to 25 feet for approximately 207 feet.

The property is located: 61270 Fish Hatchery Road, Lacombe, Ward 7, District 7

Applicant & Representative: Mary Mistretta and Avery Ferrara

**7- BOA CASE NO. 2023-3502-BOA**

Request by an applicant in an A-2 Suburban District to allow for the construction of an accessory building in the front yard.

The property is located: 730 Copal Street, Mandeville, Ward 4, District 4

Applicant & Representative: Salem K. David, Jr.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING AUGUST 2, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

The August 2, 2023 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mr. Blache, Mrs. Thomas, Mr. Sanders (Voting Members)

ABSENT: Mr. Daly & Mr. Swindell

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

**APPROVAL OF THE MINUTES**

Moved by Mr. Blache and seconded by Mrs. Thomas to approve the July 5, 2023 minutes.

**MOTION CARRIES UNANIMOUSLY**

Motion by Mr. Blache and seconded by Mrs. Thomas to move up 2023-3441-BOA.

**MOTION CARRIES UNANIMOUSLY**

**1- BOA CASE NO. 2023-3441-BOA**

Request by applicant in an A-2 Suburban District for an after the fact request to exceed the maximum allowable height for an accessory structure and to exceed the 25% allotted expansion amount of a legal non-conforming structure.

The property is located: 28480 Lapont Drive, Lacombe, Louisiana, Ward 7, District 7

Applicant: Anthony Matthew

Representative: Garry Jones

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

Garry Jones: Representative for the owners. Owners attempted to have existing structure elevated structure to provide secured storage. Would like to remove bottom floor of the existing structure. Originally started by elevating the ceiling of the existing structure with the objective of moving personal belongings higher. Contactor assumed that the floor could be raised, which created the situation. Content stored on the ground was previously lost when water rose from the bayou. Attempting to obtain elevated secured structure and no longer use the bottom floor for storage which is constantly prone to flooding. Asking the Board to consider requested variance. Property has been surveyed, fill plan and engineer drawings have been submitted to comply with the requirements to complete the structure. Submitted letter of no objection from adjacent property owner.

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING AUGUST 2, 2023**  
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Mr. Blache: Asked Mr. Jones if he was the contractor on the job.

Garry Jones: No I was not the contractor on the job. A carpenter was originally hired to elevate the ceiling of the accessory structure. He took it beyond the scope of work that was originally approved on the permit. At this point I have been assisting the owner to provide the required documents for the permit. If variance granted I will be involved with completion of the structure under the owner's authority.

Mr. Blache: The issue that we face is that a permit was issued for a certain level of work and it was exceeded. For the Board to grant the variance we need to determine that there is a benefit to the public or that there is a hardship beyond a monetary hardship. Hardship needs to show an issue with the property itself. Difficult for the Board to approve without setting a precedent.

Garry Jones: There is an existing building in place and there is a 5 foot porch that the carpenter added around the top. The storage building was existing; however when the water rises, personal belongings float out of the building. The existing building has been elevated in its current position to provide secure storage. If variance approved, can lower the height of the building or shrink the size of the structure.

Mrs. Matthew: Would like to have elevated secured storage for personal belongings.

Mrs. Thomas: Is it possible to modify the structure to meet the regulations?

Mrs. Lambert: Looking at the building itself without the porch, a permit could have been granted to just elevate the building itself without the porch. One of the options is to remove the porch facing the water, which would bring the structure back to the current setback. A porch was also added on the other sides and staircase. No setback violations on the sides and front. Addition of a deck without a permit. To bring into compliance, the front deck would have to be removed.

Mr. Blache: Would a variance be required for the height of the building?

Mrs. Lambert: The issue with the height can be resolved since they agreed to remove the bottom floor of the accessory structure. It would meet the base floor elevation.

Mrs. Thomas: The porch is the main issue.

Mrs. Lambert: It is for the Board to decide if they would require to remove the entire porch or just the portion facing the water. The stairs are necessary due to the height of the building.

Mr. Ballantine: Is the existing residence a 3 story building?

Garry Jones: Correct.

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING AUGUST 2, 2023**  
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Mrs. Matthew: The porch can be removed. Bought the property not knowing that the area floods.

Motion by Mrs. Thomas and seconded by Mr. Blache to approve the requested variance with condition to remove back portion of the porch facing the water and remove the bottom floor.

**MOTION CARRIES UNANIMOUSLY**

**2- BOA CASE NO. 2023-3439-BOA**

Request by applicant in an I-2 Industrial District for an after the fact waiver of the required 10 foot buffer on each side of the property line for lots 20 & 22A and for the waiver of the required number of Class A & Class B trees.

The property is located: East side of Winward Drive, being lots 20 & 22A, Covington, Louisiana, Ward 1, District 3

Applicant & Representative: Lamp Design Build, LLC/Matthew Lamp  
(Mrs. Lambert read the staff report into the record...)

Matthew Lamp: Brought in as Design Contractor after the for the project. Owners requested our presence at the meeting as representative and to help mitigate the issues. Benefit to request variance is that the required number of trees that would have to be planted within the side buffers are proposed to be planted within front buffer, as well as additional shrubs and Class B trees which is more visible from the street. The 2 parcels of land are small, as the way it was originally designed, it is not feasible to be used individually. It is approximately a total of more or less than 1 acre of land.

Mr. Ballantine: The application form refers to Tempest Storm Rentals Company?

Matthew Lamp: The property is being leased to an out of State Company, a company who provide power equipment for emergency situations.

Mr. Blache: Who owns the storage facility?

Matthew Lamp: The lots are owned by Cain Properties. Entergy trucks stored in outdoor facility secured by an opaque fence.

Mr. Blache: Can the property be subdivided into 1 lot, as suggested by staff?

Matthew Lamp: It is not possible because the 2 lots are financed separately. Should be able to function as one property. If needed could function as 2 separate properties.

Motion by Mr. Blache and seconded by Mrs. Thomas subject to the landscape plan submitted and meeting all the required drainage requirements.

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING AUGUST 2, 2023**  
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**3- BOA CASE NO. 2023-3442-BOA**

Request by applicant in an I-2 Industrial District for an after the fact waiver of the required 10 foot internal side buffers for lots 3A & 5A and the required number of Class A and Class B trees and a waiver for the northern side buffer on Lot 5A and the required number of Class A & Class B trees. The property is located: 650 & 800 Winward Drive, Covington, Louisiana, Ward 1, District 3  
Applicant & Representative: Lamp Design Build, LLC/Matthew Lamp

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

Matthew Lamp: Brought in as Design Contractor after the for the project. Owner thought that a permit was in place. It is not possible to plant buffer on the north side and extend the building. A hardship would be that there is an existing buffer in the northern side ditch; however, it is not allowed to plant in the Parish Maintained Servitude. Plan originally submitted was to plant in the servitude but it was not allowed by the HOA. The owner's plan is to extend the building towards the west. While variances were approved in the past, the buffers were not in place after purchasing the property. The 2 lots were functioning as one single piece of property. There was a precedent set with the lack of the interior buffers. Would like the Board to note that the outdoor storage yard is behind an opaque fence and that there is an existing 25 foot buffer in the rear with trees approximately 50 foot tall. Beyond that buffer there is a 99 foot drainage servitude. Residential Development in the rear came after the Industrial park was development. The function of the property is not that industrial per say, it is more for storage of equipment. It should not be a concerned for the abutting neighbors, even more after it is completely enclosed and obscured with a fence. Offer to plan ten 4 inch live oaks within the street buffer, which are going to be 14' to 16' tall. The trees cost \$1000 per tree and plan on adding 10 additional Class A trees, in addition to the required landscaping. Would like the Board to consider the additional proposed landscaping as an asset since Winward Drive is highly travelled road.

Mr. Sanders: Can you provide more information regarding the disagreement with the HOA?

Matthew Lamp: Original request was to add buffer in the servitude for drainage; but it would have only been allowed if the HOA does agreed. There is an existing buffer on the north side, inside of the servitude, but the HOA did not agree to the request.

Mr. Sanders: Did you start the project without a permit?

Matthew Lamp: The project was started by another contractor. Brought in to help mitigate the issues. The property was used as a sand volleyball court. The work that has been done consists of removing the sand and replacing with aggregate material. No construction has been taking place.

Mr. Sanders: There is still objections about the project from the HOA?

Matthew Lamp: No objection from the HOA about the project only about the placement of landscaping within the servitude, maintained by the HOA. Variance being requested does not require any maintenance on the part of the HOA or any involvement.

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Mrs. Thomas: Did you apply for the permit?

Matthew Lamp: Submitted site work permit which is still under review. Invite the Board to look at Sheet LS1, it shows the proposed landscape plan, showing the massive live oaks, proposed to be planted along Winward Drive.

Motion by Mr. Blache and seconded by Mr. Sanders to approved the requested variance subject to the site and landscape plan submitted at the meeting.

**MOTION CARRIES UNANIMOUSLY**

**OLD BUSINESS**

Mr. Ballantine: Request information regarding Picture ID.

Mrs. Lambert: Human Resources Department can provide Picture ID after the meeting.

**NEW BUSINESS**

Mr. Ballantine: Would like to have Board member appointed that would be a representative of another area of the Parish.

**ADJOURNMENT: MR. TOM 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**  
2023-3430-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:** 72147 Military Road, Covington, Ward 3, District 2

**Applicant & Representative:** Robert Barnett

**Posted:** August 17, 2023

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

**Date of Report:** August 29, 2023



**Variance(s) Requested**

The applicant is requesting to appeal the decisions made by Parish Officials regarding the issuance of a land clearing permit and building permits.

**Zoning of Property:** HC-2 Highway Commercial District

**FINDINGS**

Appeal Issue #1 – Jurisdiction

St Tammany Parish Planning & Development Department staff have been advised by our legal counsel, the Civil Division of the District Attorney’s Office, that the Board of Adjustments does not have jurisdiction to determine Mr. Barnett’s claim. Pursuant to the BOA Bylaws, Article II, Section 1, the Board hears appeals or applications for variation or modification from the UDC and/or the Parish Flood Plain Ordinance. Section 5 provides that “No application for a variation or modification of the provisions of the UDC and/or the Floodplain Ordinance shall be accepted by the secretary, or heard by the Board, except in a specific case and from an order, decision, or determination made by the Director of the Department of Development relative to the UDC, or by the Floodplain Administrator relative to the Floodplain Ordinance.” Therefore, the BOA does not have jurisdiction to determine the legality or enforceability of parish ordinances unless the issue specifically pertains to the UDC or the Floodplain Ordinance. We have been advised by the District Attorney that Mr. Barnett may appeal this determination (lack of jurisdiction) to the 22<sup>nd</sup> Judicial District Court for St. Tammany Parish.





**BOA STAFF REPORT**  
2023-3430-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

Appeal Issue #2 – Permits issued to non-owner

The complaint regarding whether the permits were issued to someone other than the owner, please see Karin Jones' affidavit.

Appeal Issue #3 – Code Enforcement complaint

Concerning Mr. Barnett's appeal related to Code Enforcement, Mr. Barnett did not attach his complaint and therefore staff nor the BOA has had sufficient information to consider his appeal. Should we receive additional information staff will supplement its report to the BOA.

2023-3430-BOA

A-1A

190

HC-2

TAMMANY TRACE

MILITARY RD

HWY 21

JENKINS

CRAWFORD

NC-1

1ST

190B

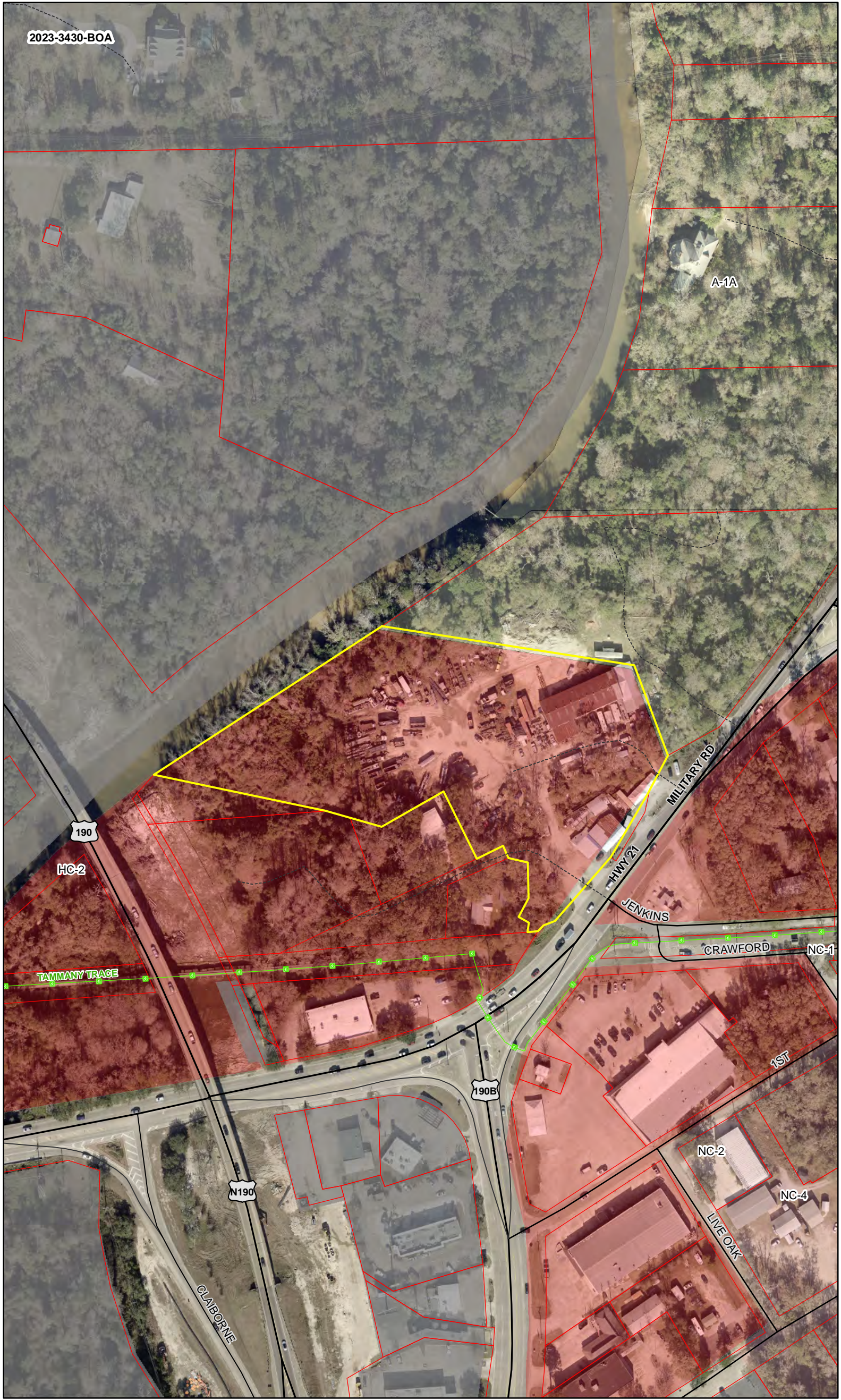
N190

CLABORNE

NC-2

NC-4

LIVE OAK



**ST. TAMMANY PARISH**

**STATE OF LOUISIANA**

**AFFIDAVIT**

BEFORE ME, the undersigned Notary Public, duly qualified in and for the Parish of St. Tammany, State of Louisiana, came and appeared:

**KARIN JONES**

who, after being identified and duly sworn, attested and stated the following:


1. I am the Commercial Facilitator, Permits and Inspections- St Tammany Parish.
2. Pursuant to my duties as Commercial Facilitator I review commercial permit applications for accuracy and compliance with Parish Ordinances.
3. I reviewed the applications filed with our office that concern a 5.33 acre parcel of property on Military Road in St. Tammany Parish owned by BCP Northshore Properties, LLC.
4. Permit requests were received online and processed in accordance with Parish Ordinances. As part of the review process, we received the recorded cash sale showing BCP Northshore Properties, LLC as the owner. All subsequent applications reflect BCP Northshore Properties, LLC as the owner pursuant to department policy (See attached)
5. Completed permit application requests are issued to the registered Contractor per Parish Ordinances.
6. Permit Applications Status as follows:
  - 2023-1124 Demo permit, issued.
  - 2023-1024-LC Land Clearing, issued.
  - 2023-2129 Building Townhouse, under review
  - 2023-2130 Building A, under review
  - 2023-2131 Building B, under review
  - 2023-2319 Bike shed renovation, issued.
7. Remaining information that must be submitted for unissued permits (2023-2129 Building Townhouse, 2023-2130 Building A & 2023-2131 Building B:
  - DES: Engineering review of Plans & Specs for Letter of No Objection
  - Impact Fee payment (see attached calculations)
  - Engineering Approval per mark ups sent to applicant 06-14-2023 (see attached)

- Planning Approval per mark ups sent to applicant 06-14-2023 (see attached)
- Traffic Approval per mark ups sent to applicant 06/30/2023 (see attached)

8. The list below is a summary of the information pertaining to the six permits:

Permit No.	Date Submitted	Description	Owner	Applicant	Date Approved
2023-3328-MSA	4/14/2023	RE-SUB	BCP NORTHSHORE PROPERTIES LLC	Chris Clement, HRI Properties	
2023-1124	3/15/2023	DEMO PERMIT	BCP NORTHSHORE PROPERTIES LLC	Michelle Burkhart, HRI Properties	5/24/2023
2023-1024-LC	3/9/2023	LAND CLEARING	BCP NORTHSHORE PROPERTIES LLC	Dimitria Williams, HRI Properties	6/1/2023
2023-2129	5/9/2023	BUILDING T	BCP NORTHSHORE PROPERTIES LLC	Michelle Burkhart, HRI Properties	
2023-2130	5/9/2023	BUILDING A	BCP NORTHSHORE PROPERTIES LLC	Michelle Burkhart, HRI Properties	
2023-2131	5/9/2023	BUILDING B	BCP NORTHSHORE PROPERTIES LLC	Michelle Burkhart, HRI Properties	
2023-2319	5/19/2023	BIKE SHED RENO	BCP NORTHSHORE PROPERTIES LLC	Michelle Burkhart, HRI Properties	6/5/2023

I have personal knowledge of the forgoing, and it is true and correct to the best of my knowledge, information, and belief.

  
 Karin Jones

SWORN TO AND SUBSCRIBED BEFORE  
me this 10 day of August, 2023.

  
 NOTARY PUBLIC



**ANGEL L. BYRUM**  
 Notary Public  
 Notary ID No. 132455  
 Orleans Parish, Louisiana

June 15, 2023

APPEAL OF PERMITTING

The initial purpose and intent of this initial appeal is to oppose any multi-family development in District #1 and #2 of this Parish and any related permitting by the Parish, including the proposed Covington Ridge Trace Apartments..

Reference is made to the Parish Code of Ordinances Section 130-32 et seq.

I wish to appeal, as a citizen of and domiciled in Covington, Louisiana, the issuance of any permits whatsoever concerning Covington Trace Ridge Apartments, including, but not limited to:

1. Permit 2023-1124 (issued 5/24/23)
2. Permit 2023-1024 (issued 6/1/23)  
(issued about 4 hours prior to the Parish Council meeting on 6/1/23)
3. Permit 2023-2319 (issued 6/5/23)(after the signing of a Moratorium)

Attached are copies of known permits.

Attached is a copy of the signed moratorium of 6/1/23 that was unanimously passed by the Parish Council 'effective immediately'.

The moratorium, signed 6/8/23 is retroactively effective 6/1/23.

No permit issued after June 1, 2023 is legal, authorized or effective, as per law.

Attached is also Ordinance Council Series No. 23-5151 for consideration.

I incorporate, in full, a pending complaint lodged with Parish Code Enforcement under my signature. Upon information and belief, Parish officials will not investigate any complaints concerning Covington Trace Ridge Apartments because of a "pending investigation of the Office of the Parish President".

Reference is also made to the real estate records of this Parish in that permits have been issued to applicants who do not own the real estate at Covington Trace Ridge Apartments.

Please set this Appeal for hearing.

Sincerely yours,



Robert A. Barnett  
P.O. Box 4269  
Covington, La. 70434  
504-722-1042  
[rbarnett109@gmail.com](mailto:rbarnett109@gmail.com)



# ST. TAMMANY PARISH BUILDING PERMIT

Permit Number 2023-1124

Permit Issued 5/24/2023

21490 Koop Drive, Mandeville, La 70471, Phone (985) 898-2574 Fax (985) 898-2785  
520 Old Spanish Trail, Slidell, La 70458, Phone (985) 646-4166 Fax (985) 646-4174

**2023-3430-BOA**

Project Address 72147 MILITARY RD COVINGTON LA 70435	
Subdivision	Lot No. Parcels 128763 - 72147 Military Road, Covington, LA 70435

### Owner

Owner Military Road Revitalization Company, LLC - Dimitria Williams	
Address 812 Gravier Street, Suite 200 New Orleans, LA 70112	
Work Phone	Cell Phone
(504) 566-3056	
E-mail dimitria.williams@hriproperties.com	

### Contractor

Contractor IMPETUS BUILDERS LLC - WESLEY PALMISANO	
Address 1730 TCHOUPITOULAS ST NEW ORLEANS, LA 70130	
Work Phone	Cell Phone
(504) 620-8022	
E-mail wjp@wjpalmisano.com	

Designation Commercial	
Specific Use Demolition	
Total Sq. Ft.	Living Sq. Ft.
104910	12,903 dem
Value \$25,000,000.00	

### Flood Information

Flood Zone
Base Flood Elevation

### Payment Information

Total \$1287.50	Balance
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Requirements
1 -> Issue Permit
2 -> Administrative Inspection
3 -> Issue Certificate of Occupancy

Notes:
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Separate permits are required for Electrical, Plumbing, Mechanical and Gas work. This permit is null and void if work or construction has not commenced within six (6) months of issuance or if suspended or abandoned for a period of six (6) months.

The granting of this permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

I UNDERSIGNED CERTIFY THAT I HAVE RECEIVED THE ABOVE MENTIONED DOCUMENTS AND FULLY UNDERSTAND MY RESPONSIBILITIES.

Issued By

Contractor Owner

Signature

Signature



# ST. TAMMANY PARISH BUILDING PERMIT

Permit Number 2023-1024-LC

Permit Issued 6/1/2023

21490 Koop Drive, Mandeville, La 70471, Phone (985) 898-2574 Fax (985) 898-2785  
520 Old Spanish Trail, Slidell, La 70458, Phone (985) 646-4166 Fax (985) 646-4174

**2023-3430-BOA**

Project Address	72147 Military Road Covington, LA 70433 LA
Subdivision	Lot No.

### Owner

Owner	BCP Northshore Proeprties, LLC - Michael Champagne	
Address	101 Ridgewood Dr Mandeville, LA 70471	
Work Phone	Cell Phone	(985) 966-1256
E-mail	9661256@gmail.com	

### Contractor

Contractor	Impetus Builders, LLC - Dupre Christopher	
Address	1730 Tchoupitoulas New Orleans, LA	
Work Phone	Cell Phone	(504) 620-8022
E-mail	cdupre@buildimpetus.com	

Designation	Commercial	
Specific Use	Land Clearing	
Total Sq. Ft.	Living Sq. Ft.	0
Value	\$0.00	

### Flood Information

Flood Zone	
Base Flood Elevation	

### Payment Information

Total	\$257.50	Balance	
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### Requirements

- 1 -> Engineering Land Clearing Review
- 1 -> Planning Land Clearing Review
- 1 -> Public Works Land Clearing Review
- 3 -> Issue Land Clearing Permit

### Notes:

Notes:
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# ST. TAMMANY PARISH BUILDING PERMIT

Permit Number 2023-1024-LC

Permit Issued 6/1/2023

21490 Koop Drive, Mandeville, La 70471, Phone (985) 898-2574 Fax (985) 898-2785  
520 Old Spanish Trail, Slidell, La 70458, Phone (985) 646-4166 Fax (985) 646-4174

2023-3430-BOA

Denied for Engineering and planning per Comments sent on 4-12-2023. Have surveyor mark on survey top of bank of Bogue Falaya and mark 50 foot no cut buffer from top of bank on survey. Additional Planning requirements about updated tree survey needs to be addressed. -SML 4/13/2023

Initial site visit to grade live oaks and cypress on site was conducted on 4/12/2023.

Tree survey needed to be corrected/updated with more accurate information based on the site visit.

Updated tree survey was submitted on 5/3/2023.

Resubdivision of the property was completed on 5/9/2023. Upon review, Engineering provided a mark up to show the 50' no cut buffer from top of bank of the Bogue Falaya River.

Planning sent this tree survey/buffer diagram to applicant for signature to clarify the clearing limits. Additionally Planning notified applicant that a pre-LC site visit is required to verify that fencing is in place around all live oaks and cypress and 50' buffer is staked. 5/22/2023

This property appears to contain waterways which require a minimum uncut buffer of 100 feet in depth (50feet each side) per Sec. 130-2250. Drainage onto, through, or from this property shall not be blocked and erosion control shall be used where needed. Best management practices per the Recommended Forestry Best Management Practices for Louisiana published by the state department of environmental quality including the use of waterbars shall be used as needed. This authorization does not eliminate the need to secure other required approvals, if applicable, from the U.S. Army Corps of Engineers, Louisiana Department of Natural Resources, Louisiana Department of Environmental Quality, Louisiana Department of Wildlife and Fisheries, or any other Federal, State, or Local agency. -SML 6/1/2023

Approved for Planning. Pre LC site visit was conducted on 5/31/2023. All flagging and fencing was in place per code. Maintain tree protection and fencing on all live oaks & cypress until/unless otherwise approved by Planning Dept.

RKC 6/1/2023

Separate permits are required for Electrical, Plumbing, Mechanical and Gas work. This permit is null and void if work or construction has not commenced within six (6) months of issuance or if suspended or abandoned for a period of six (6) months.

The granting of this permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

I UNDERSIGNED CERTIFY THAT I HAVE RECEIVED THE ABOVE MENTIONED DOCUMENTS AND FULLY UNDERSTAND MY RESPONSIBILITIES.

Issued By

Contractor Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature





# ST. TAMMANY PARISH BUILDING PERMIT

Permit Number 2023-2319

Permit Issued 6/5/2023

21490 Koop Drive, Mandeville, La 70471, Phone (985) 898-2574 Fax (985) 898-2785  
520 Old Spanish Trail, Slidell, La 70458, Phone (985) 646-4166 Fax (985) 646-4174

2023-3430-BOA

Project Address	
72151 HWY 21 COVINGTON LA 70435	
Subdivision	Lot No.
Unincorporated St. Tammany	1

### Owner

Owner	
BCP NORTHSORE PROPERTIES	
Address	
812 Gravier Street, Suite 200 New Orleans, LA 70112	
Work Phone	Cell Phone
(504) 566-3056	
E-mail	
dimitria.williams@hriproperties.com	

### Contractor

Contractor	
IMPETUS BUILDERS LLC - WESLEY PALMISANO	
Address	
1730 TCHOUPITOUS ST NEW ORLEANS, LA 70130	
Work Phone	Cell Phone
(504) 620-8022	
E-mail	
wjp@wjpalmisano.com	

Designation	
Commercial	
Specific Use	
Remodel	
Total Sq. Ft.	Living Sq. Ft.
324	324
Value	
\$69,461.00	

### Flood Information

Flood Zone	
A	
Base Flood Elevation	
20	

### Payment Information

Total	\$599.78	Balance
-------	----------	---------

### Requirements

- 0 -> Electrical Temporary Pole
- 2 -> DES Approval
- 2 -> Engineering Approval
- 2 -> Flood Plan Review
- 2 -> Permit Application
- 2 -> Planning Approval
- 2 -> SFM Plan Review
- 3 -> Issue Permit
- 5 -> Electrical Rough In
- 5 -> Framing
- 6 -> Electrical Service
- 7 -> Electrical Final
- 7 -> Mechanical Final
- 8 -> Building Final
- 9 -> Fire Marshal Letter
- 10 -> Issue Certificate of Occupancy
- 11 -> CO Ready for Customer

### Notes:

There will be no plumbing in the structure. This will be used as an accessory bike storage shed serving the apartment residents.

Existing building footprint, drainage and traffic to remain. Engineering approval for interior remodel only, no site work or exterior work to be done to the grounds. -SML 6-5 -2023

Separate permits are required for Electrical, Plumbing, Mechanical and Gas work. This permit is null and void if work or construction has not commenced within six (6) months of issuance or if suspended or abandoned for a period of six (6) months.

The granting of this permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

I UNDERSIGNED CERTIFY THAT I HAVE RECEIVED THE ABOVE MENTIONED DOCUMENTS AND FULLY UNDERSTAND MY RESPONSIBILITIES.

Issued By

Contractor Owner

Signature

Signature

IN# 1589274  
Filed 11/13/2006

2023-3430-BOA

CASH SALE

UNITED STATES OF AMERICA

BY: LOYD CONTRACTING, INC.

STATE OF LOUISIANA

TO: BCP NORTSHORE  
PROPERTIES, L.L.C.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 10<sup>th</sup> day of November, 2006, before me, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

**PERSONALLY CAME AND APPEARED:**

**LOYD CONTRACTING, INC., (TIN# XX-XXX2345)**, a Louisiana corporation having a registered office in St. Tammany Parish, State of Louisiana, herein represented by Gerald C. Loyd, President, duly authorized by resolution of the Board of Directors recorded at conveyance office book 1203 folio 811 in the records of St. Tammany Parish, Louisiana; its mailing address is P.O. Box 610, Abita Springs, LA 70420;

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

**BCP NORTSHORE PROPERTIES, L.L.C. (TIN #XX-XXX0355)**, a Louisiana limited liability company organized pursuant to articles of organization filed with the Louisiana Secretary of State, herein represented by Michael J. Champagne, Jr., duly authorized member/manager of the company by virtue of Unanimous Consent, a copy of which is attached hereto and made a part hereof; its mailing address being P.O. Box 1202, Covington, LA 70434;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

All that certain parcel of ground situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, being more fully described as follows:

Commence from the 2<sup>nd</sup> mile post from the Southeast corner of Township 6 South, Range 11 East and go North 89 degrees 35 minutes West, a distance of 2328.0 feet; thence go North 29 degrees 30 minutes West, a distance of 1258.0 feet; thence go North 52 degrees 00 minutes West, a distance of 484.0 feet; thence go North 67 degrees 00 minutes East, a distance of 158.5 feet to the Point of Beginning;

From the Point of Beginning go South 61 degrees 34 minutes 49 seconds West, a distance of 157.81 feet; thence go South 62 degrees 27 minutes 18 seconds West, a distance of 220.47 feet; thence go North 25 degrees 39 minutes 39 seconds West, a distance of 128.96 feet; thence go South 57 degrees 30 minutes 21 Seconds West, a distance of 112.00 feet; thence go North 77 degrees 51 minutes 29 seconds West, a distance of 108.51 feet; thence go North 77 degrees 31 minutes 56 seconds West, a distance of 299.93 feet; thence go North 56 degrees 41 minutes 54 seconds East, a distance of 467.74 feet; thence go South 81 degrees 06 minutes 10 seconds, a distance of 440.00 feet; thence go South 20 degrees 26 minutes 10 seconds East, a distance of 165.78 feet back to the Point of Beginning.

St. Tammany Parish 20  
Instrmnt #: 1589274  
Registry #: 1669450 SHC  
11/13/2006 3:38:00 PM  
MB CB X MI UCC

Said parcel contains 4.6 acres of land, more or less.

Being the same property acquired by Loyd Contracting, Inc. from St. Tammany Homestead Association dated August 23, 1991 and filed for record in the office of the Clerk of Court for St. Tammany Parish, Louisiana in conveyance office book 1475 folio 251.

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

TO HAVE AND TO HOLD the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of SIX HUNDRED TWO THOUSAND FIVE HUNDRED FIFTY AND NO/100 (\$602,550.00) Dollars, lawful current money of the United States of America, which amount the said purchaser has paid in ready cash, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

All state and parish taxes assessed against the property herein conveyed up to and including 2005 are paid. The taxes for the year 2006 are to prorated and will be paid by the Purchaser. Taxes for the year 2007 and future ad valorem property taxes shall be paid by the Purchaser.

SIGNATURES ON THE FOLLOWING PAGE

**UNANIMOUS CONSENT OF  
THE MEMBERS OF BCP NORTSHORE PROPERTIES, LLC**

The undersigned, representing all of the Members of BCP Northshore Properties, LLC, hereby consent in writing to the following resolutions which are hereby adopted by the Members, as follows, to wit:

**BE IT RESOLVED THAT** Michael J. Champagne, Jr. or Richard O. Bessent on behalf of BCP Northshore Properties, L.L.C., are hereby authorized and empowered to purchase or sell any and all immovable property situated in the State of Louisiana, for such prices or consideration and on such terms and conditions which in their sole and uncontrolled discretion they shall deem necessary or advisable.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are hereby authorized and empowered to accurately describe the land to be purchased, and approve any survey thereof, and to accept title to the land on behalf of the limited liability company. The consideration of sale shall be for cash or credit which Michael J. Champagne, Jr. or Richard O. Bessent shall in their sole and uncontrolled discretion deem necessary or advisable.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are hereby authorized and empowered for and on behalf of and in the name of this limited liability company to sell any property standing in the name of the limited liability company for such sums, whether cash or credit, which Michael J. Champagne, Jr. or Richard O. Bessent in their sole and uncontrolled discretion shall deem necessary or advisable.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are hereby authorized and empowered to appear before any Notary Public and execute any acts of sale conveying with full warranty the limited liability company's interest in and to any property owned by the limited liability company, or to enter into any act of correction of any act of sale, mortgage, option, agreement, or any other document on behalf of the limited liability company.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are hereby authorized and empowered for and on behalf of and in the name of this limited liability company to execute any purchases and sales on such terms, conditions and agreements as they in their sole and uncontrolled discretion shall deem necessary and proper, to sign all papers, documents and acts necessary in order to purchase or convey property on behalf of the limited liability company, to receive and receipt for the proceeds thereof, to make payment of the sales price and to do any and all other things necessary or proper to carry out said purchases or sales.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are hereby authorized and empowered for and on behalf of the limited liability company to borrow any sum of money, in addition to any outstanding loans, from any person, firm or corporation willing to loan the same, or to arrange for the extension or renewal of any indebtedness due by this limited liability company or utilize the assets of this limited liability company as security to induce any creditor of this limited liability company not to call in any of the demand notes of this limited liability company. In order to accomplish such purposes, or for any other purpose, are hereby authorized and empowered to execute and endorse on behalf of this limited liability company a note or notes, payable at such time, bearing such interest, and containing such terms, conditions and provisions, as in their sole discretion they may deem necessary and advisable.

**BE IT FURTHER RESOLVED** that in order to secure said note or notes, to be executed by Michael J. Champagne, Jr. or Richard O. Bessent they are hereby further authorized and empowered to appear before any Notary Public and execute an act of mortgage, or act of collateral mortgage in such form, and containing such terms and conditions as they in their sole and absolute discretion may deem necessary and advisable, including without limitation, a waiver of appraisalment, pact de non alienando, confession of judgment and the usual Louisiana security clauses, bearing against any property owned by the limited liability company.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are hereby further authorized and empowered to execute any and all note or notes, documents or other instruments in writing, and to pledge, pawn or hypothecate such note or notes or any note or notes secured by mortgage or collateral mortgage to secure any other note or notes executed for and on behalf of this limited liability company to obtain such loan or loans; to pledge, pawn and hypothecate, any and all other securities belonging to this limited liability company in their sole and absolute discretion as they may deem necessary as security for any indebtedness so created in accordance herewith, or any prior existing indebtedness of this limited liability company.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are further authorized and empowered to execute any all documents in connection with the business affairs of the said limited liability company concerning all movable and immovable property, and all documents and other instruments in writing, including, but not limited to, all affidavits in connection with the business of the limited liability company, options to purchase or sell property, purchase agreements to purchase or sell property, all bond for deed contracts, counter letters, partition agreements, acts of exchange, dation en paiements, servitude agreements, acts of dedication, acts of donation, leases, subordinations, building contracts, releases of any nature, compromises, powers of attorney or mandates, boundary agreements, timber sales, acts of correction, documents imposing restrictive covenants on property, or any other document related to the movable or immovable property owned by the limited liability company.

**BE IT FURTHER RESOLVED** that Michael J. Champagne, Jr. or Richard O. Bessent are authorized and empowered to do any and all things necessary in furtherance of the above transactions with this limited liability company.

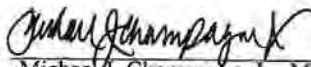
**CERTIFICATE**

The undersigned being all of the Members of BCP Northshore Properties, LLC, hereby certify that the above is a true and correct copy of the resolutions duly adopted by the Members, that the resolutions have not been rescinded or modified, and that they remain in full force and effect.

Dated: November 10, 2006

**MEMBERS:**

**BCP NORTHSHORE  
PROPERTIES, L.L.C.**

By:   
Michael J. Champagne, Jr., Member/Manager

By:   
Richard O. Bessent, Member

THUS DONE AND PASSED in St. Tammany Parish, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:

*Eddie F. [Signature]*  
Eddie F. [Signature]  
*Bryan D. Pignon*  
BRYAN D. PIGNON

VENDOR:

LOYD CONSTRUCTION, INC.

By: *Gerald C. Loyd*  
GERALD C. LOYD, President

PURCHASER:

BCP NORTSHORE  
PROPERTIES, L.L.C.

By: *Michael J. Champagne, Jr.*  
MICHAEL J. CHAMPAGNE, JR.  
Member/Manager

*Paul J. Mayronne*  
PAUL J. MAYRONNE  
NOTARY PUBLIC, LA BAR ROLL NO. 25788

ORDINANCE

ORDINANCE CALENDAR NO. 7254AA

ORDINANCE C. S. NO. 23-5152

COUNCIL SPONSOR MR. DEAN

PROVIDED BY: CIVIL DISTRICT ATTORNEY

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. FITZGERALD

ON THE 18<sup>TH</sup> DAY OF MAY, 2023

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM ON RECEIPT OF SUBMISSIONS BY THE PARISH ZONING COMMISSION FOR THE REZONING OF MULTI-FAMILY PROPERTY AND/OR ON THE ISSUANCE OF CERTAIN PERMITS BY THE PARISH DEPARTMENT OF PLANNING AND DEVELOPMENT/PERMITS FOR THE CONSTRUCTION OR PLACEMENT OF NEW MULTI-FAMILY BUILDING STRUCTURES ON PROPERTY ZONED A-6, A-7, A-8, OR HIGHWAY COMMERCIAL ZONING CLASSIFICATIONS WITH LODGING (INCLUDING APARTMENTS, HOTELS, MOTELS) IN WARDS 1, 2, AND 3, DISTRICTS 1 AND 2.

WHEREAS, multi-family dwellings are defined under St. Tammany Parish Code of Ordinances, Sec. 130-5 as three or more dwelling units on a lot; and

WHEREAS, the population growth in Districts 1 and 2 have outpaced improvements to traffic and drainage infrastructure in those areas; and

WHEREAS, additional traffic created by the high density of multi-family developments disproportionately impacts the already overburdened roads in the moratorium area; and

WHEREAS, ongoing improvements to traffic and drainage infrastructure in the moratorium area will help alleviate traffic and drainage concerns when completed; and

WHEREAS, additionally, St. Tammany Parish Government is in the process of drafting a new development code, as well as developing comprehensive drainage and transportation plans; and

WHEREAS, the revised development code and the drainage and transportation plans help guide public and private decisions about future growth and necessary infrastructure improvements, especially in high density residential areas; and

WHEREAS, it is necessary to temporarily suspend receipt of submissions by the Parish Zoning Commission for the re-zoning of property to multi-family residential zoning districts A-6 through A-8, and Highway Commercial zoning classifications with lodging (including apartments, hotels, motels), and/or on the issuance of permits for new construction or placement of any new residential building structures in a multi-family residential district (A-6 through A-8), or Highway Commercial zoning classifications with lodging (including apartments, hotels, motels), on property located in Wards 1, 2 and 3, Districts 1 and 2, pending completion of the new development code and the implementation of traffic plan improvements; and

WHEREAS, this moratorium will not affect the development of property for which the issuance of permits has been approved by the Parish Department of Planning & Development prior to adoption of this ordinance; nor the development of property that has received multi-family zoning approval from the St. Tammany Parish Zoning Commission prior to June 1, 2023, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor the rezoning or development of single or two-family residential properties (A-1 through A-5) or non-residential commercial properties; and

2023-3430-BOA

WHEREAS, in accordance with the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-620, a copy of this proposed ordinance has been placed on the parish website for a period of thirty (30) days prior to its introduction, and all other requirements of said section have been met prior to its introduction.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that in accordance with the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, the Parish Council imposes a Six (6) Month moratorium on receipt of submissions by the Parish Zoning Commission for the re-zoning of property to multi-family residential zoning districts A-6 through A-8 and/or on the issuance of permits for new construction or placement of any new building structures in a multi-family residential district (A-6 through A-8) or Highway Commercial zoning classifications with lodging (including apartments, hotels, motels) on property located in Wards 1, 2 and 3, Districts 1 and 2.

BE IT FURTHER ORDAINED that this moratorium will not affect the development of property for which issuance of permits has been approved by the Parish Department of Planning & Development and/or Department of Permits prior to adoption of this ordinance; nor the development of property that has received multi-family zoning approval from the St. Tammany Parish Zoning Commission prior to June 1, 2023, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor the rezoning or development of single or two-family residential properties (A-1 through A-5) or non-residential commercial properties.

BE IT FURTHER ORDAINED that the moratorium imposed may be vacated, in whole or in part, by resolution of this governing body pursuant to Part I, Chapter 2, Article XVI, Section 2-624 of the Parish Code of Ordinances.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective immediately upon final adoption.

MOVED FOR ADOPTION BY: MR. FITZGERALD

SECONDED BY: MR. DEAN

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: DEAN, FITZGERALD, CAZAUBON, LORINO, TOLEDANO, TANNER, DAVIS, CANULETTE, M. SMITH, O'BRIEN, LAUGHLIN, BINDER, AIREY, RANDOLPH (14)

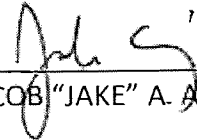
NAYS: (0)

ABSTAIN: (0)


ABSENT: (0)




THIS ORDINANCE WAS DECLARED ADOPTED AT A SPECIAL MEETING OF THE PARISH COUNCIL ON THE 1<sup>ST</sup> DAY OF JUNE, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-5152.

  
\_\_\_\_\_  
JACOB "JAKE" A. AIREY, COUNCIL CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

  
\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT  
06/08/2023 @ 3:00 PM

Published reintroduction: May 31, 2023

Published adoption on: June 21, 2023

Delivered to Parish President: June 02, 2023 at 8:35am

Returned to Council Clerk: June 08, 2023 at 4:15pm



**BOA STAFF REPORT**  
2023-3474-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:** 609 Northwoods Drive, Abita Springs, Ward 6, District 6

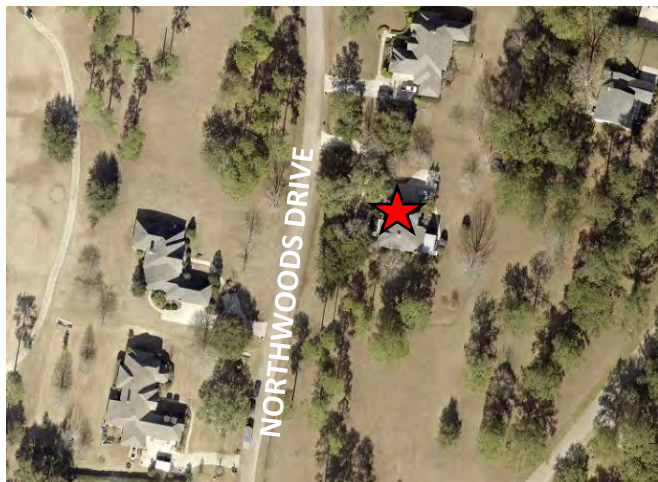
**Applicant:** Steven & Sherri Barton

**Representative:** Jones Fussell - Jeff Schoen

**Posted:** August 17, 2023

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

**Date of Report:** August 29, 2023



**Variance(s) Requested**

Request by applicant for a variance to reduce the rear yard setback from 50 feet to 35.1 feet

**Zoning of Property:** PUD Planned Unit Development Overlay

**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 Lot 64, Block D, Money Hill Plantation, Phase 1 are as follows: Front – 30 ft.; Sides – 20 ft.; Rear - 50 ft.

The applicant is requesting a variance to reduce the required rear yard setback on Lot 64 from 50 ft. to 35.1 ft. While the dimensions of the lot are slightly less than the average of the lots within Block D, the final plat took individual parcel sizes into account when assigning the required setbacks. As such, there is no evidence of hardship or practical difficulties that have been demonstrated to warrant the support of the requested variance.

Informational Item: This request has been approved by the Money Hill ACC/ARC Committee subject to approval by the Board of Adjustments.

2023-3474-BOA

TRAILHEAD

CHINAWOOD

PUD

NORTHWOODS



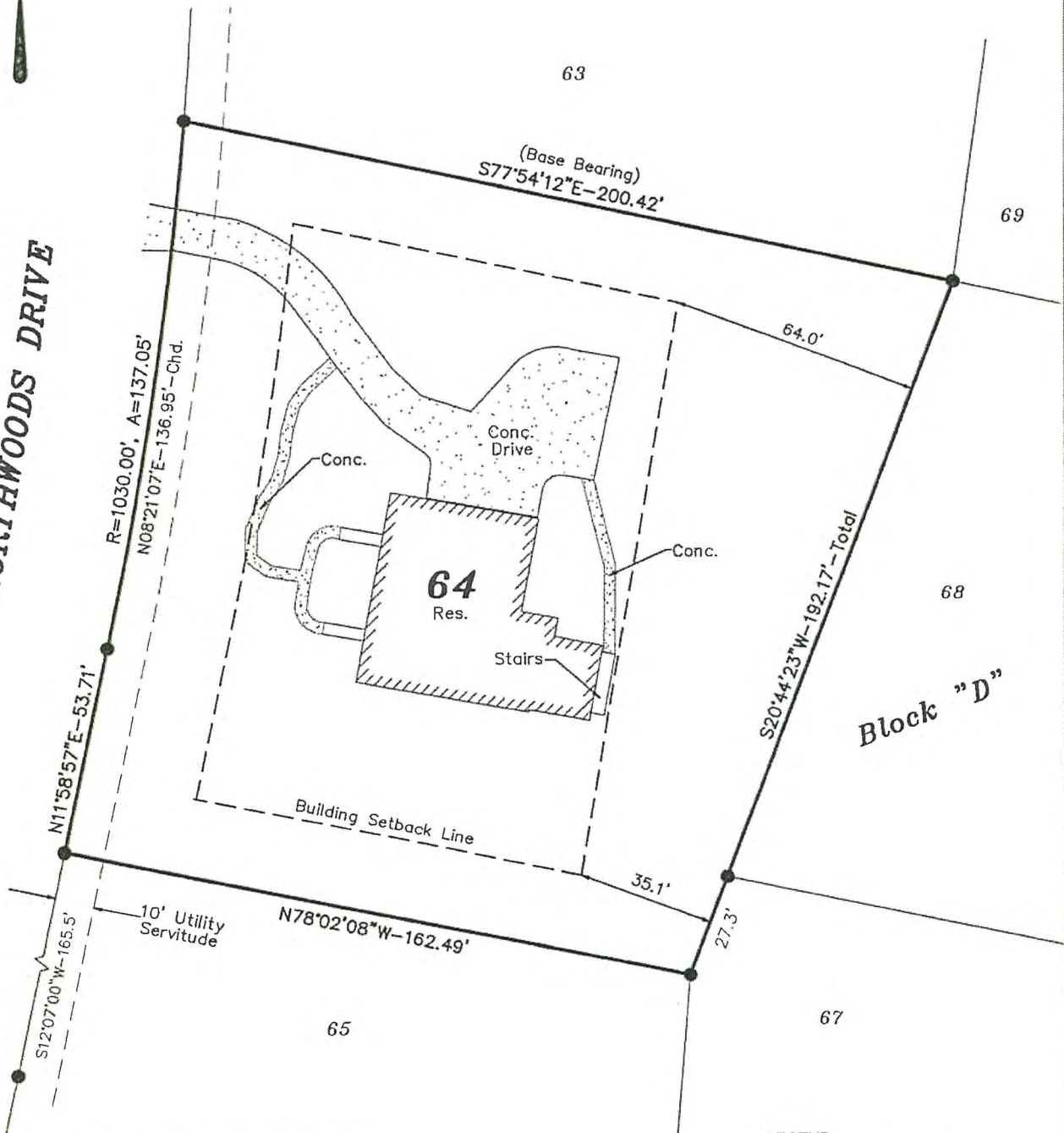
Reference: Recorded Plat of Money Hill Plantation, Phase 1, Clerk of Courts Office (Based Bearing)

Plat bearing calls not shown

This property is located in Flood Zone C, per Fema Map No. 225205 0175 C, Dated 10-17-1989



NORTHWOODS DRIVE



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 C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:  
● = Fnd. 1/2" Iron Rod

(Must verify prior to Construction)  
Building Setbacks  
Front: 30'  
Side: 20'  
Rear: Varies (as shown)  
Side Street: \*\*

MAP PREPARED FOR **SHERRI LEWTER BARTON & STEVEN BRADLEY BARTON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN HOMESITE 64, BLOCK "D", MONEY HILL PLANTATION, PHASE 1, 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**  
License No. 4894  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 40'

DATE: 7-14-2022

NUMBER: 20881

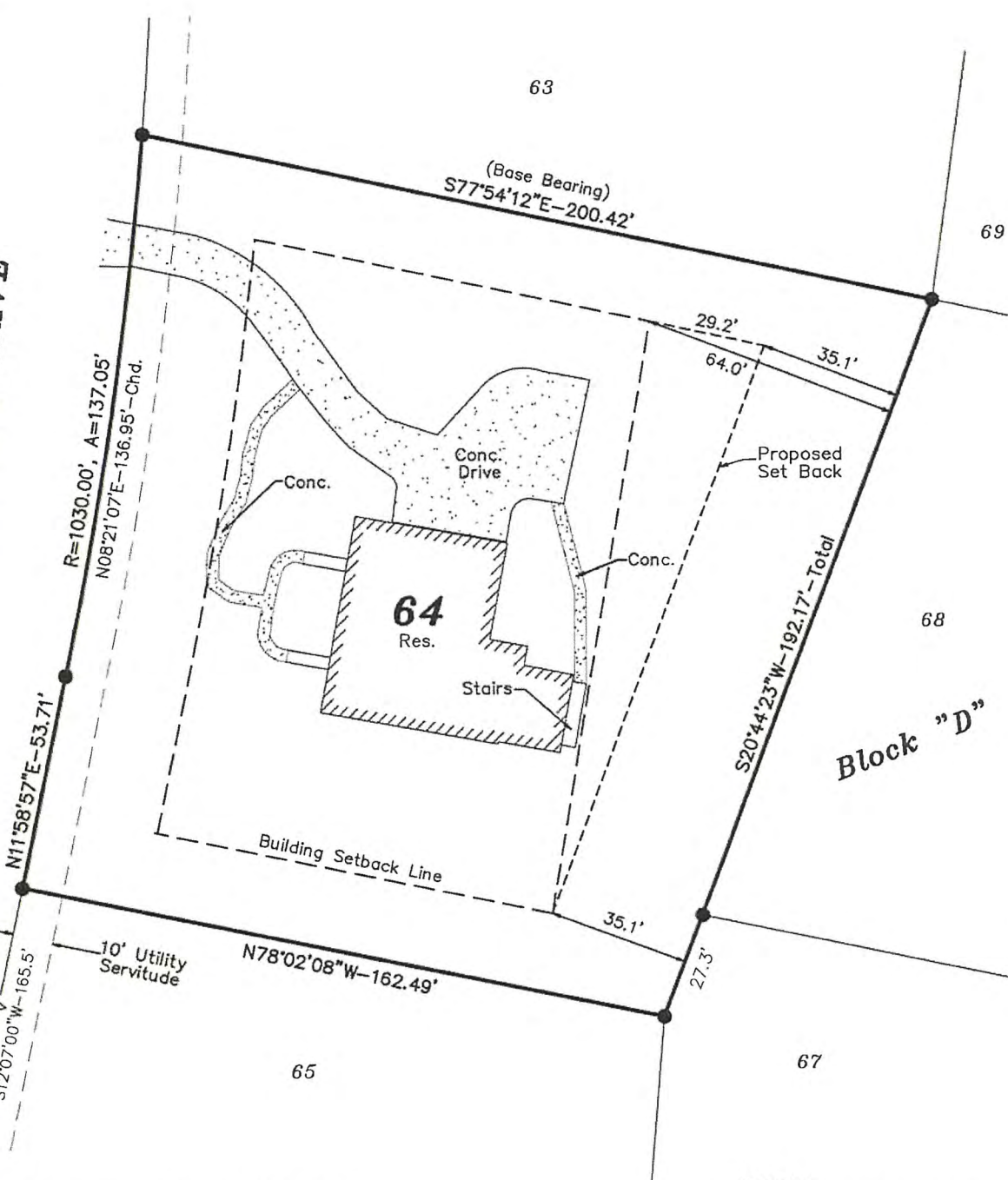
Reference: Recorded Plat of Money Hill Plantation,  
Phase 1, Clerk of Courts Office (Based Bearing)

Plat bearing calls not shown

This property is located in Flood Zone C,  
per Fema Map No. 225205 0175 C,  
Dated 10-17-1989



**NORTHWOODS DRIVE**



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 C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.

**LEGEND:**

● = Fnd. 1/2" Iron Rod

(Must verify prior to Construction)  
Building Setbacks  
Front: 30'  
Side: 20'  
Rear: Varies (as shown)  
Side Street: \*\*

MAP PREPARED FOR **SHERRI LEWTER BARTON & STEVEN BRADLEY BARTON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN HOMESITE 64, BLOCK "D", MONEY HILL PLANTATION, PHASE 1, 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

Revised: 07-12-2023 (Prop. Set Back)

SCALE:

1" = 40'

DATE:

7-14-2022

NUMBER:

20881

2023-3474-BOA



July 11, 2023

Steven Barton & Sherri Barton  
609 Northwoods Drive  
Abita Springs, LA 70420

RE: Other-Setback Variance

Dear Steven Barton & Sherri Barton:

Thank you for completing the Money Hill Homeowners Association, Inc. Application for Modification and providing the supporting documentation for the following:

Setback variance

This letter is to inform you that your application has been approved by the ACC/ARC Committee with the following stipulations:

**Variance for modification of rear setback is supported but must also be approved by the parish. Additional information regarding the proposed addition to the existing house must be submitted and approved by ARC before any construction begins. The addition must be designed and positioned such that it seamlessly integrates with the style and form of the existing structure in a manner would be indicative of it being part of the original construction. This outcome applies not only to the street view but also views from adjacent properties.**

We appreciate your understanding and patience during this process.

If you have any questions or concerns regarding the committee's determination, please contact your property manager. Their contact information is provided below:

Tim Carroll  
tim@gnoproperty.com  
(504) 528-7028

Sincerely,

LaRae Bowman  
Customer Service Manager  
customerservice@gnoproperty.com



**BOA STAFF REPORT**  
2023-3484-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:** On the east side of LA Highway 1077, north of Faust Road, Covington, Ward 1, District 1

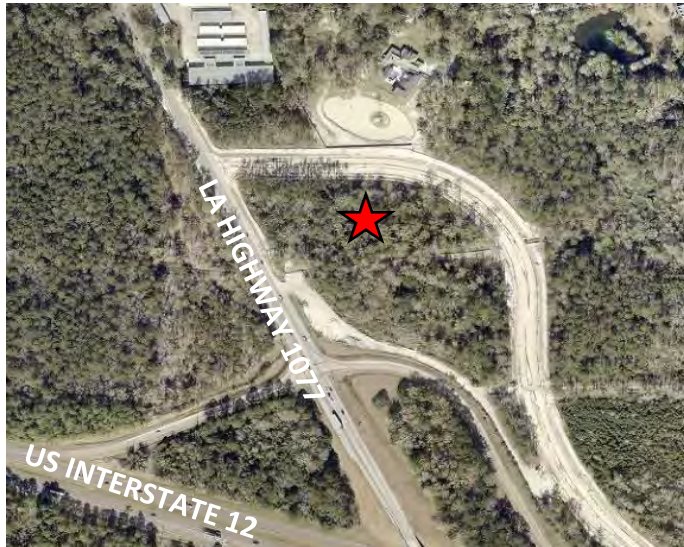
**Applicant:** Quick Way Food Store – James Ballard

**Representative:** Kyle Associates, LLC - Eddie Powell

**Posted:** August 18, 2023

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

**Date of Report:** August 29, 2023



**Variance(s) Requested**

Request by applicant for a variance to remove six live oak trees within a commercial development.

**Zoning of Property:** HC-2 Highway Commercial District

**FINDINGS**

The subject 3.03 acre property is zoned HC-2 Highway Commercial District and located along LA Highway 1077, north of I-12. The site is proposed to be developed with a gas station and convenience store. There are 10 existing live oaks on the property totaling 314 caliper inches. Per the Unified Development Code Sec. 130-1975 – “Tree Preservation”, all live oak trees over six inches DBH shall be preserved wherever they may be located on the property.

The Unified Development Code Sec. 130-1975 – “Removal of Live Oak Trees” allows for the administrative consideration of the removal of live oak trees based on the placement of infrastructure, structure, or improvements. Staff has determined that although the ordinance requires “all existing live oaks over 6” DBH be preserved on the site wherever they may be located on the property”, some consideration should be taken where the trees preclude reasonable use and development of the property. The 10 existing live oak trees located on the subject property have been graded as follows (see Table 1): Grade A Live Oaks: 4, Grade B Live Oaks: 4, Grade C Live Oaks: 2



**BOA STAFF REPORT**  
2023-3484-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

As shown on the attached drawing, a total of 6 Live Oak trees are requested to be removed from the site. While staff is not opposed to the removal of 5 of the 6 Live Oak trees requested to be removed, it has determined that the 36” caliper Live Oak tree, identified as number 1293 on the plan, should not be removed. This Live Oak does not preclude reasonable use of the property, and the redesign of the development plan is possible to ensure protection of this tree. In an effort to preserve the tree canopy along a State highway and protect the Parish’s heritage trees, staff has determined that the two large Grade A Live Oaks labeled as tree #'s 1293 and 1295 on the plan should be preserved.

Additionally, a driveway permit for the proposed access from Hwy 1077 has not been granted from DOTD and the additional access currently proposed to be located from an unconstructed portion of Ochsner Extension has not been granted by the Parish. As the location of the driveways could potentially change in the future, staff recommends that if the variance to remove 6 Live Oak trees is granted it should be contingent upon the driveway location along LA Highway 1077 and along Ochsner Extension remain where they are currently proposed. Otherwise, the need to remove the 36” caliper live oak, identified as tree number 1293 on the plan, could be mitigated.

Informational Item: The applicant is proposing to mitigate 108 inches of the 314 inches cut on site and pay into the tree bank for 76 inches of the 314 inches.

<b>Table 1: Live Oak Trees</b>			
<b>Tree Number</b>	<b>Inches</b>	<b>Remove/Keep</b>	<b>Grade</b>
1293	36”	Remove	A
1295	36”	Keep	A
1297	24”	Remove	B
1298	24”	Remove	B
1299	24”	Remove	C
1301	48”	Remove	A
1302	52”	Remove	A
1308	20”	Keep	B
1310	30”	Keep	B
1417	20”	Keep	C
Total Inches Proposed to be Kept – 106”		Total Inches Proposed to be Removed – 208”	



ED-2

PF-1

HWY 1085

2023-3484-BOA

WHISKEY OAKS

HC-2A

A-1

NC-4

HC-2

HC-1

LAKE EMED

TURNPIKE RD

OCHSNER HWY 107 CONNECTOR

12E

12W

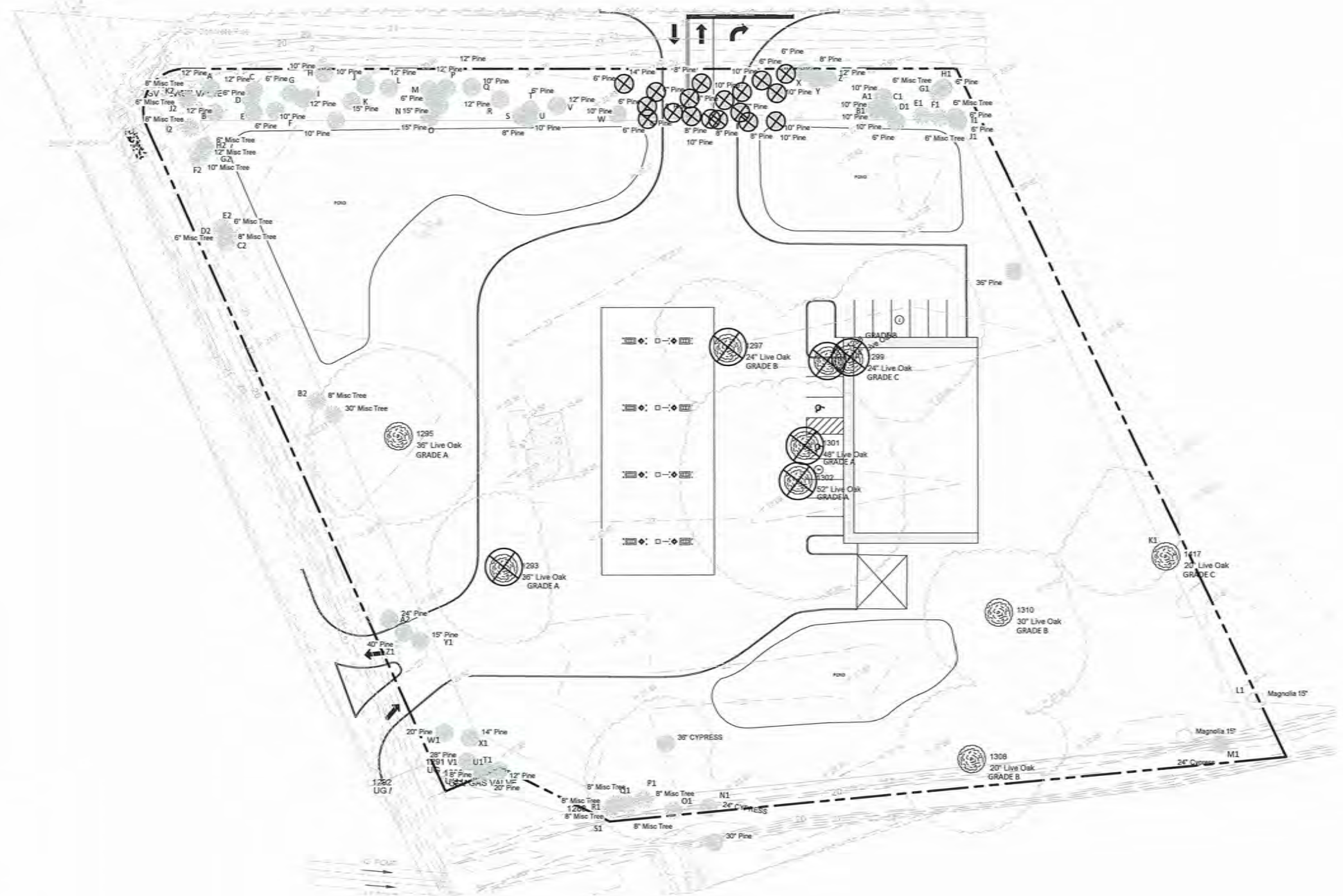
FOXFIELD

LAKE

I-2



Plot Date: Monday, July 24, 2023 11:26:23 AM  
 User: Nicole Zurbrug  
 File: N:\2023\2111 - Quickway #6 Development\Drawings\Site\PL-SITE REVISION 1.dwg



**2023-3484-BOA**

EXISTING LIVE OAKS TO BE REMOVED

TREE TYPE	SIZE	GRADE	MITIGATION INCHES
1299	36"	A	36"
1297	24"	B	18"
1298	24"	B	18"
1299	24"	C	12"
1301	48"	A	48"
1302	52"	A	52"
TOTAL INCHES			184

CADD FILE NAME:  
PL-SITE REVISION 1.dwg

DESIGNED BY: JEP	SCALE: (22x34) 1" = 30'
DRAWN BY: NBZ	SCALE: (11x17) 1" = 60'
CHECKED BY: JEP	DATE: 07.24.23
JOB NO. 22111	

QUICK WAY FOOD STORE #6  
 HIGHWAY 1077  
 COVINGTON, LA  
 ST. TAMMANY PARISH

SITE PLAN

NO.	DATE	REVISIONS	APP'D

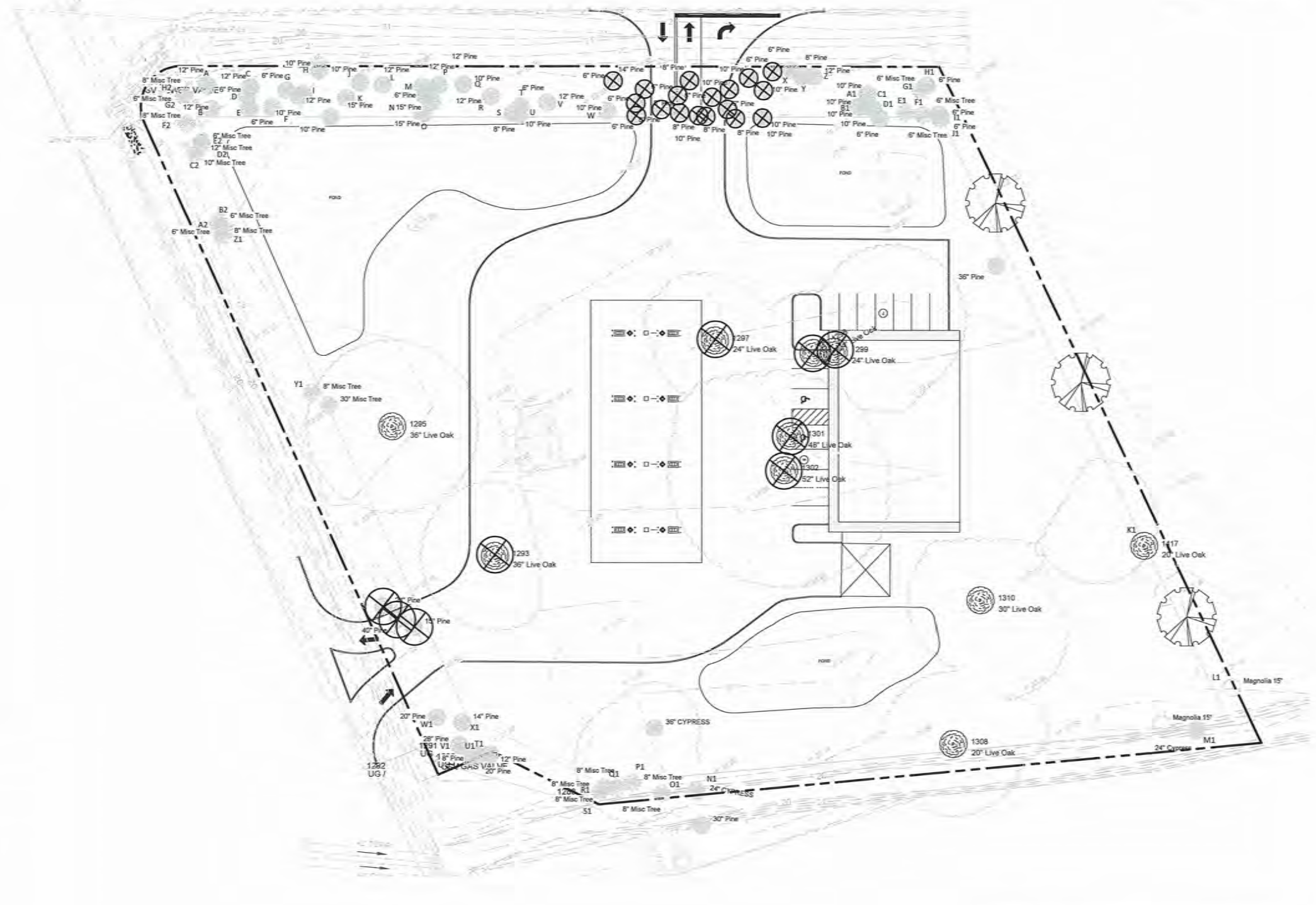
PRELIMINARY DOCUMENTS  
 THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JAMES E. POWELL, JR., P.E. LA-31068



SHEET NO.  
**C1.0**

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User: Nicole Zarrigues  
Plot Date: Monday, July 24, 2023 11:27:04 AM

2023-3484-BOA



**EXISTING TREES TO REMAIN (NORTHERN BUFFER)**

TREE TYPE	SIZE	TYPE	CLASS	CREDIT
A	12"	PINE	A	2
B	12"	PINE	A	2
C	12"	PINE	A	2
D	6"	PINE	A	2
E	6"	PINE	A	2
F	10"	PINE	A	2
G	6"	PINE	A	2
H	10"	PINE	A	2
I	12"	PINE	A	2
J	10"	PINE	A	2
K	15"	PINE	A	3
L	12"	PINE	A	2
M	6"	PINE	A	2
N	15"	PINE	A	3
O	15"	PINE	A	3
P	12"	PINE	A	2
Q	10"	PINE	A	2
R	12"	PINE	A	2
S	8"	PINE	A	2
T	6"	PINE	A	2
U	10"	PINE	A	2
V	12"	PINE	A	2
W	10"	PINE	A	2
X	6"	PINE	A	2
Y	8"	PINE	A	2
Z	12"	PINE	A	2
A1	10"	PINE	A	2
B1	10"	PINE	A	2
C1	10"	PINE	A	2
D1	10"	PINE	A	2
E1	6"	MISC	A	2
F1	6"	MISC	A	2
G1	6"	MISC	A	2
H1	6"	PINE	A	2
<b>TOTAL CREDITS</b>				<b>71</b>

**EXISTING TREES TO REMAIN (EASTERN BUFFER)**

TREE TYPE	SIZE	TYPE	CLASS	CREDIT
I1	6"	PINE	A	2
J1	6"	PINE	A	2
K1	20"	LIVE OAK	A	3
L1	15"	MAGNOLIA	A	3
<b>TOTAL CREDITS</b>				<b>10</b>

**EXISTING TREES TO REMAIN (SOUTHERN BUFFER)**

TREE TYPE	SIZE	TYPE	CLASS	CREDIT
M1	15"	MAGNOLIA	A	3
N1	24"	CYPRESS	A	4
O1	8"	MISC	A	2
P1	8"	MISC	A	2
Q1	8"	MISC	A	2
R1	8"	MISC	A	2
S1	8"	MISC	A	2
<b>TOTAL CREDITS</b>				<b>17</b>

**EXISTING TREES TO REMAIN WESTERN BUFFER)**

TREE TYPE	SIZE	TYPE	CLASS	CREDIT
T1	20"	PINE	A	3
U1	8"	PINE	A	2
V1	28"	PINE	A	4
W1	20"	PINE	A	3
X1	14"	PINE	A	3
Y1	8"	MISC	A	2
Z1	8"	MISC	A	2
A2	6"	MISC	A	2
B2	6"	MISC	A	2
C2	10"	MISC	A	2
D2	12"	MISC	A	2
E2	6"	MISC	A	2
F2	8"	MISC	A	2
G2	6"	MISC	A	2
H2	8"	MISC	A	2
<b>TOTAL CREDITS</b>				<b>35</b>

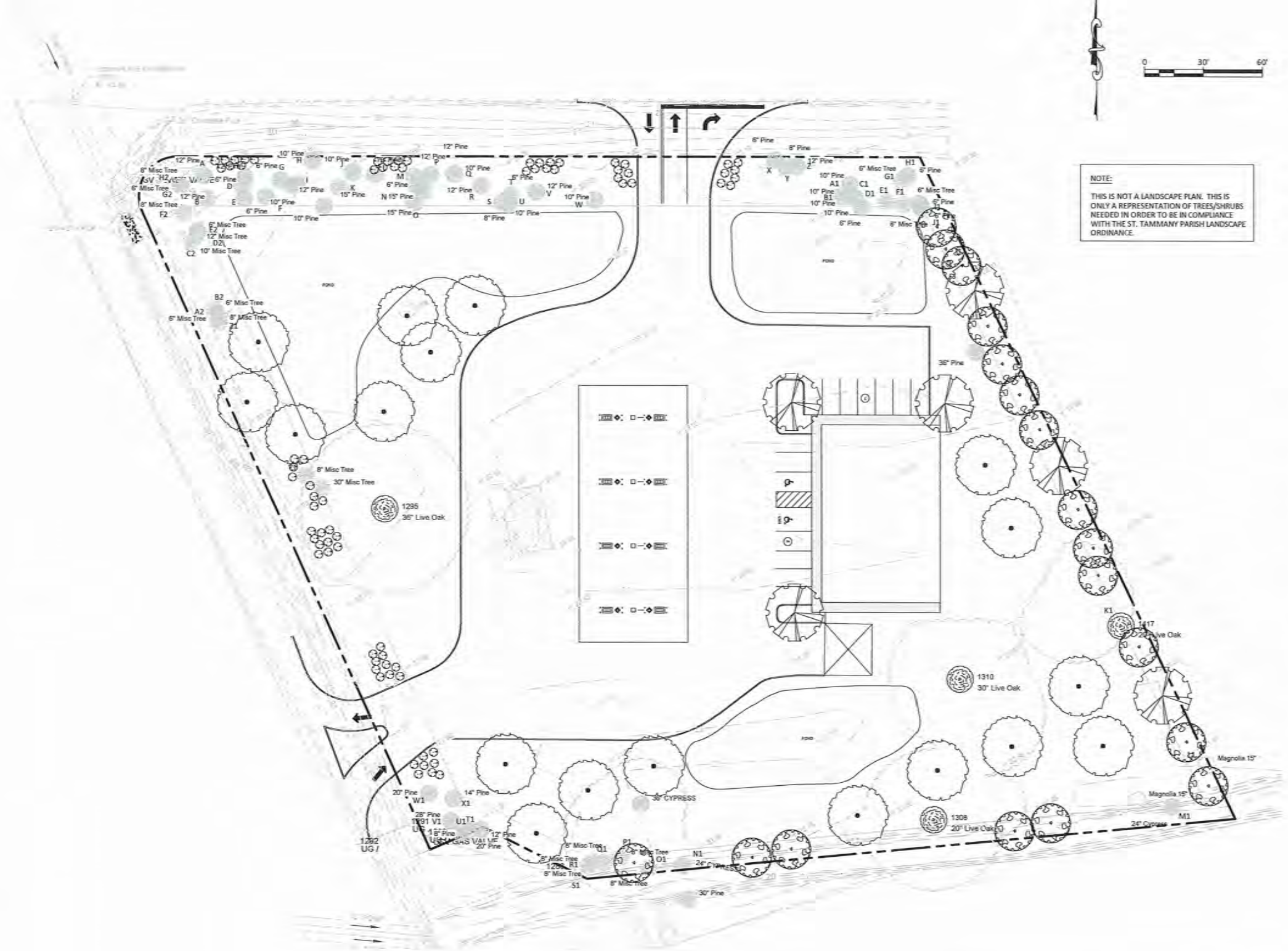
**EXISTING LIVE OAKS TO BE REMOVED**

TREE TYPE	SIZE	GRADE	MITIGATION INCHES
1293	36"	A	36"
1297	24"	B	18"
1298	24"	B	18"
1299	24"	C	12"
1301	48"	A	48"
1302	52"	A	52"
<b>TOTAL INCHES</b>			<b>184</b>

CADD FILE NAME: PL-SITE REVISION 1 LANDSCAPE.dwg			
DESIGNED BY: JEP	DRAWN BY: NBZ	CHECKED BY: JEP	JOB NO. 22111
SCALE (23004): 1" = 30'		SCALE (11047): 1" = 60'	
DATE: 07.24.23			
QUICK WAY FOOD STORE #6 HIGHWAY 1077 COVINGTON, LA ST. TAMMANY PARISH			EXISTING TREES
APP'D			
REVISIONS			
NO.	DATE		
<b>PRELIMINARY DOCUMENTS</b> THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JAMES E. POWELL, JR., P.E. LA-31063			
 <b>Kyle Associates, LLC</b> <small>Planning, Engineering, and Landscape Architecture 616 Village Green Ct., Mandeville, LA 70071 • 985.272.9377</small>			
SHEET NO.			
L1.0			

Plot Date: Monday, July 24, 2023 11:30:59 AM  
 User: Nicole Zeifrigue  
 File: \\2023\22111 - Quickway #6 Development\Drawings\Civil\PL-SITE REVISION 1 LANDSCAPE.dwg

2023-3484-BOA



**NOTE:**  
 THIS IS NOT A LANDSCAPE PLAN. THIS IS ONLY A REPRESENTATION OF TREES/SHRUBS NEEDED IN ORDER TO BE IN COMPLIANCE WITH THE ST. TAMMANY PARISH LANDSCAPE ORDINANCE.

**NORTHERN BUFFER/STREET PLANTING**  
 (376.15 L.F.) (25' BUFFER)

**TREES:**  
 CLASS "A" TREES REQUIRED - 13  
 CLASS "A" TREE PROPOSED - 0  
 CLASS "B" TREES REQUIRED - 13  
 CLASS "B" TREES PROPOSED - 0

SHRUBS REQUIRED = 38  
 SHRUBS PROPOSED = 38

TREE CREDITS AVAILABLE - 71

TOTAL CREDITS USED 26

**EASTERN BUFFER**  
 (370.80 L.F.) (10' BUFFER)

**TREES:**  
 CLASS "A" TREES REQUIRED - 13  
 CLASS "A" TREE PROPOSED - 3  
 CLASS "B" TREES REQUIRED - 13  
 CLASS "B" TREES PROPOSED - 13

TREE CREDITS AVAILABLE - 10

TOTAL CREDITS USED 10

**SOUTHERN BUFFER**  
 (330.70 L.F.) (10' BUFFER)

**TREES:**  
 CLASS "A" TREES REQUIRED - 11  
 CLASS "A" TREE PROPOSED - 0  
 CLASS "B" TREES REQUIRED - 11  
 CLASS "B" TREES PROPOSED - 5

TREE CREDITS AVAILABLE - 17

TOTAL CREDITS USED 17

**WESTERN BUFFER/STREET PLANTING**  
 (353.81 L.F.) (25' BUFFER)

**TREES:**  
 CLASS "A" TREES REQUIRED - 12  
 CLASS "A" TREE PROPOSED - 0  
 CLASS "B" TREES REQUIRED - 12  
 CLASS "B" TREES PROPOSED - 0

SHRUBS REQUIRED - 36  
 SHRUBS PROPOSED - 36

TREE CREDITS AVAILABLE - 35

TOTAL CREDITS USED 24

**LIVE OAK MITIGATION**

ON-SITE:	108 INCHES
OFF-SITE: (STP TREE BANK)	76 INCHES
<b>TOTAL:</b>	<b>184 INCHES</b>

CADD FILE NAME:  
 PL-SITE REVISION 1 LANDSCAPE.dwg

DESIGNED BY: JEP	DRAWN BY: NBZ	CHECKED BY: JEP	JOB NO. 22111
SCALE: (22x44) 1" = 30'	SCALE: (13x17) 1" = 60'	DATE: 07.24.23	

QUICK WAY FOOD STORE #6  
 HIGHWAY 1077  
 COVINGTON, LA  
 ST. TAMMANY PARISH  
 LANDSCAPE PLAN

NO.	DATE	REVISIONS	APP'D

**PRELIMINARY DOCUMENTS**  
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SHEET NO.  
**L2.0**

(Please state on the following lines below your specific request for a variance/appeal:)

To facilitate the reasonable development of the existing commercial property, six (6) existing live oak trees must be removed and parish staff has indicated this requires BOA approval. All reasonable efforts have been made to avoid removing these trees but to provide for the gas pumps/c-store building, required parking/site circulation and drainage, these live oak trees must be removed. A preliminary plan has been provided that shows the site along with the impacted trees and proposed mitigation plan.

  
SIGNATURE OF OWNER/APPLICANT

07.24.23  
DATE OF APPLICATION

**POWERS OF THE BOARD TO GRANT VARIANCES/APPEALS**

The St. Tammany Parish Board of Adjustment is limited in its power to grant variance/appeal requests as mandated by State and Parish Law. The board must consider the following in order to determine if a variance/appeal is eligible for granting:

1. *Is the variance/appeal request self-imposed?*  
Variances/appeals may not be granted by the board if the request is considered a "personal preference".
2. *Does the variance/appeal request constitute a financial hardship?*  
Variances/appeals may not be granted by the board if the request is considered strictly a financial hardship.
3. *Does the variance/appeal request present a practical difficulty or unnecessary hardship?*  
If the applicant can prove through testimony and presentation of factual documentation and/or evidence to the board that a practical difficulty or unnecessary hardship would be imposed if a variance/appeal was not granted, then the board may consider granting the variance/appeal request.
4. *Does the variance/appeal request impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood?*  
If the variance/appeal request adversely effects an adjacent property owner and/or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the board may decide not to grant the applicant's variance/appeal request.
5. *Will the granting of the variance/appeal request constitute establishing a precedent?*  
The board may deny the granting of a variance/appeal request which may result in the establishment of a dangerous or unfavorable precedent to the parish.



12673 STEPTOE RD  
ROSELAND, LA 70456  
P.O. BOX 769  
ROSELAND, LA 70456

PHONE: 985-748-6993  
FAX: 985-748-8365

July 21, 2023

To Whom It May Concern,

This letter authorizes James Powell with Kyle Associates to sign the Board of Adjustments application and to represent me on my behalf at the Board of Adjustments meeting.

If you should need any additional information, you may contact me at the number listed above.

Thank you in advance for your cooperation in this matter.

Regards,

A handwritten signature in black ink, appearing to read "James Ballard", with a long horizontal stroke extending to the right.

James Ballard, President  
Quick Way Food Store



**BOA STAFF REPORT**  
2023-3485-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:** on the east side of Kokomo Lane, Bush, being Lots 7I and 7H, Bushwood Estates, Ward 5, District 6

**Applicant:** Secret Cove, LLC – Deborah Hogan

**Representative:** Jones Fussell – Paul Mayronne

**Posted:** August 17, 2023

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

**Date of Report:** August 29, 2023



**Variance(s) Requested**

Request by applicant for a variance to reduce the front yard setback from 50 feet to 25 feet

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

**FINDINGS**

Per the Unified Development Code, Section 130-449(b), setbacks for property which are zoned A-2 Suburban District are as follows: Front – 50 ft.; Sides – 15 ft.; Rear 25 ft.

The applicant is requesting a variance to reduce the front yard setback from 50 ft. to 25 ft. on Lot 7I and Lot 7H. As shown on the resubdivision plat provided, the Pearl River Canal runs through the subject properties, making the buildable depth of the lot much less than originally platted. A reduction in the required front setbacks would allow reasonable development of the property.

2023-3485-BOA

KOKOMO

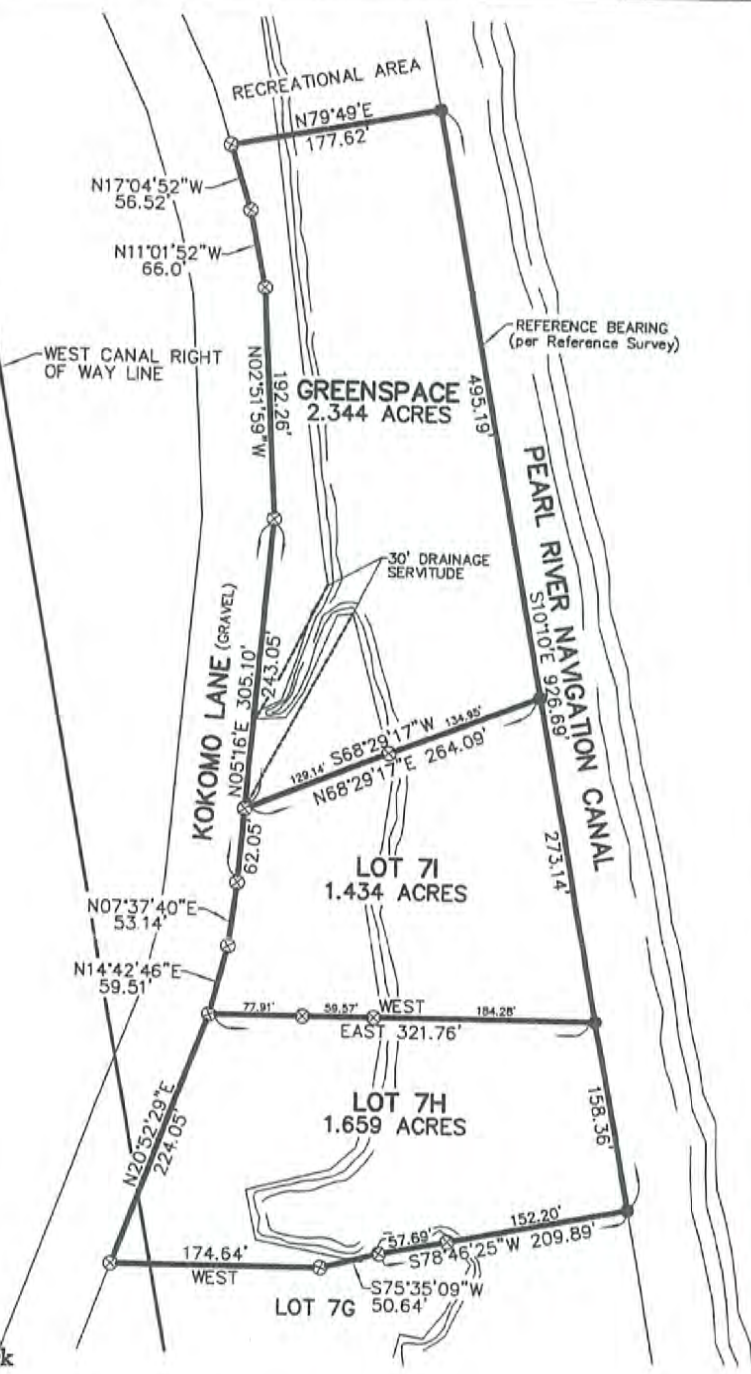
A-2

PF-2

BUSHWOOD







**LEGEND**  
 ⊗ = 1/2" IRON ROD SET

**NOTE:**  
 This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 D180 B, dated March 1, 1984.

**APPROVAL:**  
 \_\_\_\_\_  
 CHAIRMAN OF THE PLANNING COMMISSION  
 \_\_\_\_\_  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
 \_\_\_\_\_  
 SECRETARY OF THE PARISH PLANNING COMMISSION  
*Shana Tranchant*  
 CLERK OF COURT Shana Tranchant, Deputy Clerk  
 05-15-2019      5841 B  
 DATE FILED      FILE NO.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

**REFERENCE SURVEY:**  
 Plat of Bushwood Estates Re-Plat by John G. Cummings, Surveyor, dated August 7, 2018, Job No. 9709-PD, filed St. Tammany Parish Clerk of Court Map File No. 5786.

503 N. JEFFERSON AVENUE  
 COVINGTON, LA 70433  
**JOHN G. CUMMINGS & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 PHONE (985) 892-1549  
 FAX (985) 892-9250

PLAT PREPARED FOR: **Secret Cove, LLC**  
 SHOWING A SURVEY OF: **A RESUBDIVISION OF 5.437 ACRES OF GREENSPACE INTO LOT 7H, 7I, AND GREENSPACE, BUSHWOOD ESTATES (RE-PLAT), LOCATED IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.  
*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'      JOB NO. 9709-GS/RSB      DATE: 1/30/2019      REVISED:

WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
MARGARET H. KERN  
CALVIN P. BRASSEAUX  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE  

---

ANDREW J. WALKER  
KATHERINE L. RIECKE

**JONES FUSSELL, L.L.P.**

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
FAX (985) 892-4925

HOWARD R. FUSSELL  
(1937-2015)

July 24, 2023

**VIA HAND DELIVERY**

Ms. Helen Lambert  
St. Tammany Parish Department of Development  
P.O. Box 628  
Covington, LA 70434

**Re: Variance Request for Lots in Bushwood Estates Subdivision**

Dear Helen:

In accordance with the Application to which this letter is attached, my client is seeking a variance from the fifty (50') foot front setback on two (2) lots within Bushwood Estates. The lots in question are 7I and 7H, all as set forth on the resubdivision plat prepared by John G. Cummings and Associates which is attached hereto and made a part hereof.

The reason for the variance being requested on each of these lots is the limited depth of the lots and the fact that much of these lots are actually within the Pearl River Navigational Canal. The encroachment of the canal into these lots significantly reduces the buildable area within each lot. In order to provide a more adequate building area, a variance is being requested to reduce the front fifty (50') foot setback to twenty-five (25') feet.

I would also point out we have made similar requests for other similar lots within Bushwood and the variance has been approved. Currently, a variance reducing the front setback to twenty-five (25') has been approved for Lots 13, 14 and 15. Further, there has been no detrimental impact on the Subdivision as a result of these variances being granted.

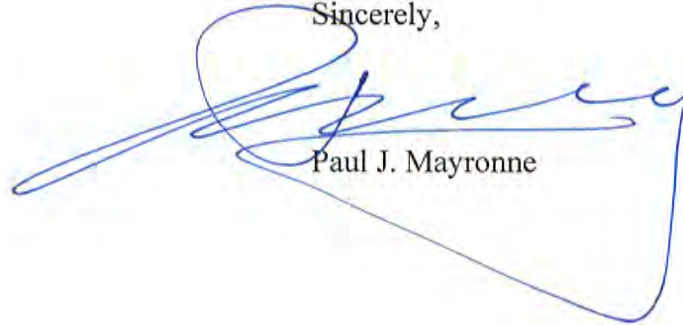
For the foregoing reasons, we would respectfully request that a variance be granted reducing the front setback line on each of the lots subject to this request from fifty (50') feet to twenty-five (25') feet.

Ms. Helen Lambert  
July 24, 2023  
Page 2 of 2

2023-3485-BOA

Thank you for your assistance and should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul J. Mayronne", is written over the typed name. The signature is stylized with a large loop at the beginning and a long horizontal stroke.

Paul J. Mayronne

PJM/amh  
Enclosures



**BOA STAFF REPORT**  
2023-3491-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)

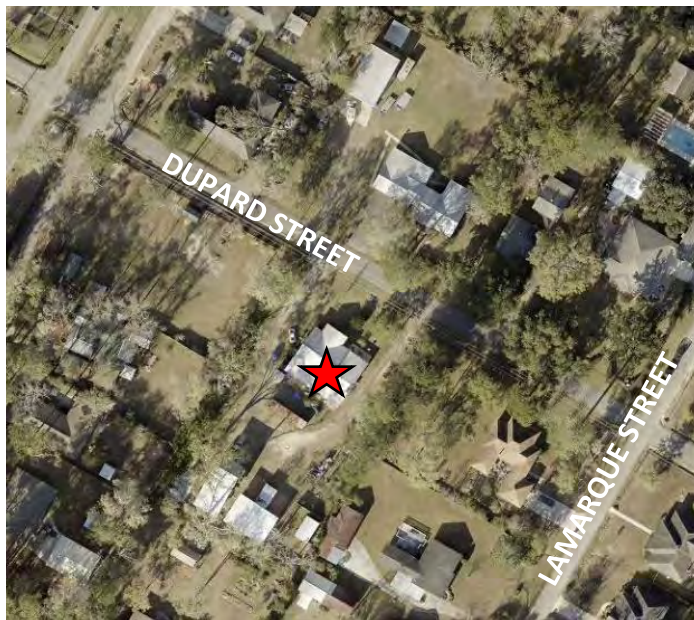
**Location:** 1826 Dupard Street Mandeville, Ward 4, District 10

**Applicant & Representative:** James and Marilyn Clark

**Posted:** August 17, 2023

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

**Date of Report:** August 29, 2023



**Variance(s) Requested**

Requests by applicant for:

1. A variance to reduce the rear yard setback from 10 feet to 6 feet to allow for the construction of an accessory structure
2. Exceed the total allowable size of all accessory buildings and structures on a lot above 7.5% of the area of the lot on which the main building is situated.

**Zoning of Property:** A-4 Single-Family Residential District

**FINDINGS**

The applicant applied for a permit for a foundation for a future accessory building which was approved and issued in 2021 (2021-60424). The applicant later applied for the associated building permit for the construction of the accessory structure in May of 2023 (2023-1197). The building permit was denied by the Department of Planning & Development for encroachment into the required 10 ft. rear yard setback as well as exceeding the total allowable size of all accessory buildings and structures on a lot above 7.5% of the area of the lot on which the main building is situated.

As per the Unified Development Code Sec. 130-2127(a), any accessory building must be set back a minimum of 10 ft. from an interior rear lot line. As shown on the plot plan, the subject workshop is proposed to be setback 6 ft. from the rear lot line, necessitating a variance of 4 ft. While foundation permit for the structure was issued in 202 with a rear yard setback of 6 ft., the applicant is now requesting a variance of the rear yard setback in order to construct the accessory building.



**BOA STAFF REPORT**  
2023-3491-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

Additionally, as per the Unified Development Code Sec. 130-2127(c), the size of any accessory buildings shall not exceed 7.5 percent of the area of the lot on which the main building is situated. The subject property is comprised of 38,698.99 sq. ft., or .89 acres. 7.5% of the total size of the property is 2,902 sq. ft. As shown in Table 1, the total size of all accessory structures currently on the property is 2,835 sq. ft. The subject 18' x 20' workshop would bring the total allowable size of all accessory buildings and structures to 3,691 sq. ft., necessitating a required variance of 856 sq. ft.

**Table 1: Property History**

<b>Project</b>	<b>Permit/Case #</b>	<b>Issue Date</b>	<b>Square Footage</b>
Residential remodel	2012-7282	7/16/2012	2,087 sq. ft.
Building without a permit	2019-CE-18121	12/11/19	N/A
After the fact building permit for a garage	2020-49593	1/15/2020	<b>950 sq. ft.</b>
BOA request to reduce the rear yard setback from 31 ft. to 13.5 ft. for the construction of a second residence	2020-2064-BOA	11/4/2020 – Request Granted	Never Constructed
Accessory home gym and game room	2021-57469	4/22/2021	<b>1,885 sq. ft.</b>
Foundation only	2021-60424	7/28/2021	<b>360 sq. ft.</b>
Workshop	2023-1197	Subject of Requested Variances	
In ground swimming pool	2023-3429	7/25/2023	496 sq. ft.
<b>Total</b>			<b>3,691 sq. ft.</b>

2023-3491-BOA

GERARD ST

HENRY CLAY

NC-4

MARIGNY

DESTIN

LAMARQUE

A-4A



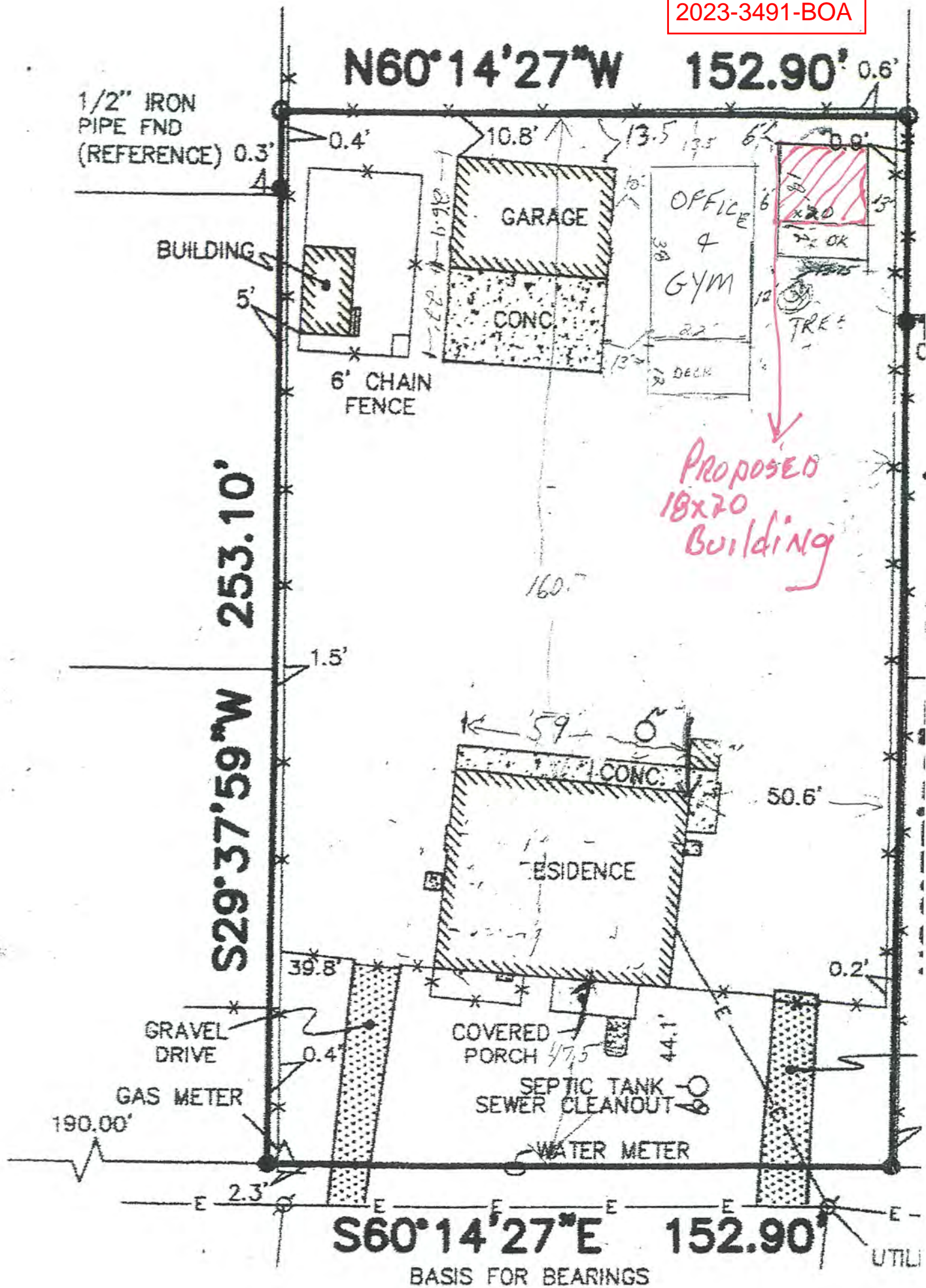
A-4

DUPARD

MCNAMARA

CAROLINE

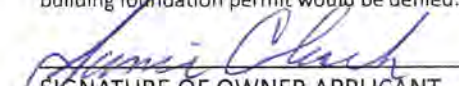
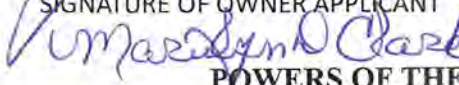
FOY

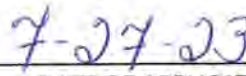


(Please state on the following lines below your specific request for a variance/appeal:)

2023-3491-BOA

We applied for a building foundation permit (2021-60424), providing our property survey and noted in red that we were constructing an 18 x 20 building (workshop). The building foundation permit was reviewed and approved with the knowledge of the 6' setback from the property line by the St. Tammany Parish Permitting & Planning Departments on July 27, 2021. We applied for the building permit for this approved foundation on March 20, 2023. St. Tammany Parish Planning Department denied the building permit because of the setback. We have come before the St. Tammany Parish Board of Adjustment to grant our previously approved request for this building. To date the cost of building foundation and floor coating has set us back over \$4,000. We also incurred cost to St. Tammany Parish as reflected \$416 building foundation review and permit, \$350 building permit and \$250 variance request. It is obvious that we would not have spent this sizable amount of money (over \$5,000) if the building foundation permit would be denied.

  
SIGNATURE OF OWNER APPLICANT  


  
DATE OF APPLICATION

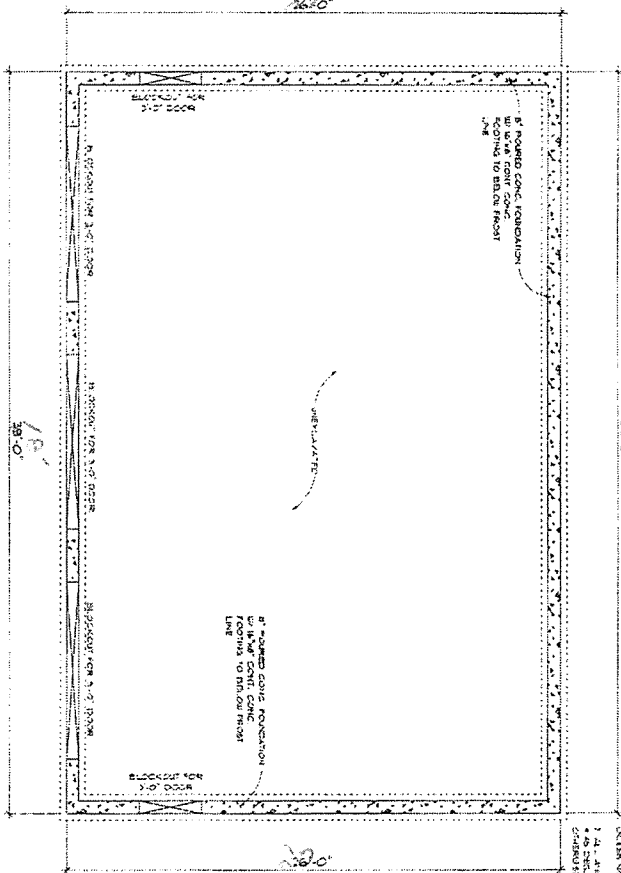
**POWERS OF THE BOARD TO GRANT VARIANCES/APPEALS**

The St. Tammany Parish Board of Adjustment is limited in its power to grant variance/appeal requests as mandated by State and Parish Law. The board must consider the following in order to determine if a variance/appeal is eligible for granting:

- Is the variance/appeal request self-imposed?*  
Variances/appeals may not be granted by the board if the request is considered a "personal preference".
- Does the variance/appeal request constitute a financial hardship?*  
Variances/appeals may not be granted by the board if the request is considered strictly a financial hardship.
- Does the variance/appeal request present a practical difficulty or unnecessary hardship?*  
If the applicant can prove through testimony and presentation of factual documentation and/or evidence to the board that a practical difficulty or unnecessary hardship would be imposed if a variance/appeal was not granted, then the board may consider granting the variance/appeal request.
- Does the variance/appeal request impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood?*  
If the variance/appeal request adversely effects an adjacent property owner and/or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the board may decide not to grant the applicant's variance/appeal request.
- Will the granting of the variance/appeal request constitute establishing a precedent?*  
The board may deny the granting of a variance/appeal request which may result in the establishment of a dangerous or unfavorable precedent to the parish.



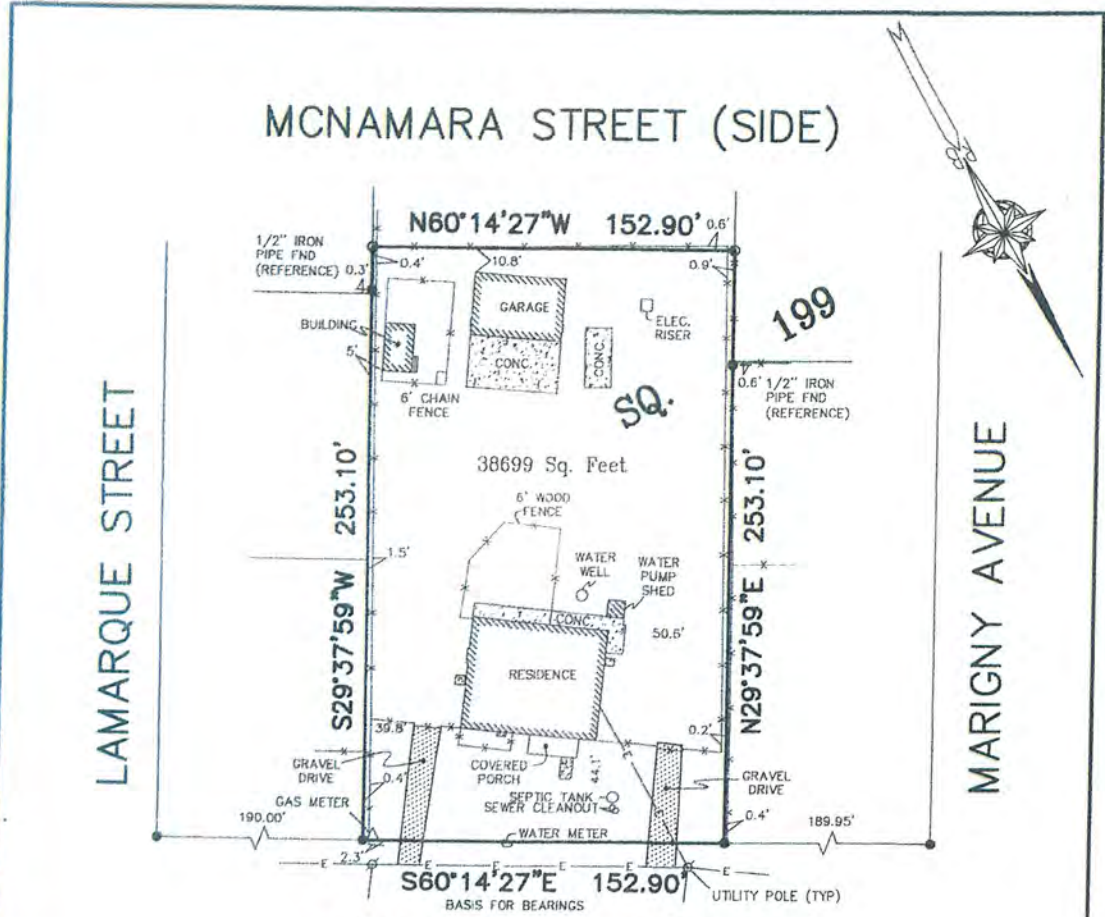
FOUNDATION PLAN



GENERAL NOTES:  
 FOUNDATION SHALL BE  
 18" TO BELOW FINISH GROUND  
 UNLESS NOTED OTHERWISE  
 1. ALL DIMENSIONS SHALL BE  
 CENTER TO CENTER UNLESS  
 OTHERWISE NOTED

SHEET <b>4</b> OF 9	<b>29243</b> 9 2018	<small>           THESE PLANS ARE THE PROPERTY OF ADVANCED HOUSE PLANS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REPRODUCTION OR DISTRIBUTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ADVANCED HOUSE PLANS, INC. IS STRICTLY PROHIBITED.         </small>	advancedhouseplans		<b>HARTLEY - 2x6</b>	FIELD FOUNDATION DATE
------------------------------	------------------------	--	--------------------	--	----------------------	-----------------------------

2023-3491-BOA The purchase of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions. See AdvancedHousePlans.com A02-463-04



1826 DUPARD STREET

NOTE:  
BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.

REFERENCE:  
Revised By Randall W. Brown & Assoc., INC.  
Map File No.: 3823E  
Date Filed:

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C.

FIRM Panel# 2252050360C Rev. 4-2-91

NOTE:  
OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON PIPE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
A CERTAIN PARCEL OF GROUND SITUATED IN SQUARE 199  
TOWN OF MANDVILLE  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
JAMES CLARK

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

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

*(Signature)*  
RANDALL W. BROWN  
REG. NO. 04586  
Professional Land Surveyor  
LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5386 FAX (985) 624-5309  
E-MAIL: info@brownsurveys.com

Date: JANUARY 5, 2020  
Survey No. 13725  
Project No. (CR5) B19725.TXT  
Scale: 1" = 60' ±  
Drawn By: J.E.D.  
Revised:

Copyright 2020 - Randall W. Brown & Associates, Inc.



**BOA STAFF REPORT**  
2023-3492-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

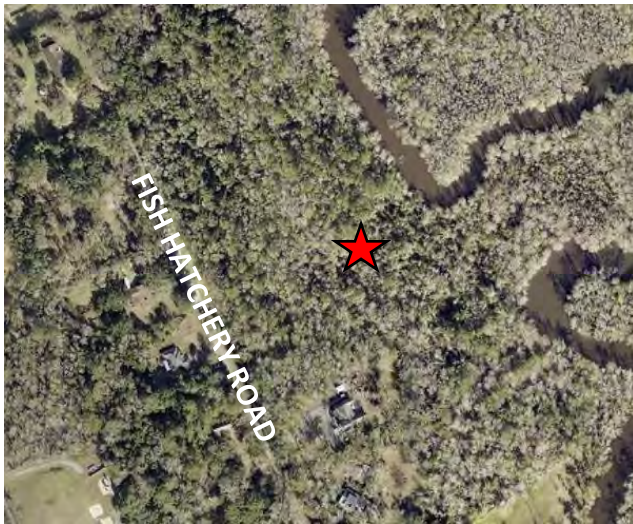
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

**Location:** 61270 Fish Hatchery Road, Lacombe, Ward 7, District 7

**Applicant & Representative:** Mary Mistretta and Avery Ferrara    **Posted:** August 25, 2023

**Initial Hearing Date:** September 5, 2023    **Date of Report:** August 29, 2023



**Variance(s) Requested**

1. A waiver to the required 25 foot no cut street buffer along 16th Street for 153 feet.
2. A waiver to the required 50 foot no cut buffer on the south side for 153 feet.
3. A reduction of the required 50 foot no cut buffer to 25 feet for approximately 207 feet.

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

**FINDINGS**

The petitioned property is comprised of three acres and is located within Ward 7. Per the Unified Development Code, Sec. 130-2240(d)(2), all properties three acres or greater which are located within Wards 1, 3, 4, 5, 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.

Northern property line requests:

- A waiver to the required 25 ft. no cut street buffer along 16<sup>th</sup> Street for 153 ft.,

Southern property line requests:

- A waiver to the required 50 ft. no cut buffer on the south side for 153 ft.
- A reduction of the required 50 ft. no cut buffer to 25 ft. for approximately 207 ft.



**BOA STAFF REPORT**  
2023-3492-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

The subject property is 150 ft. in width along Fish Hatchery Road for 360 ft. and then gets wider as the property gets closer to Bayou Lacombe. Imposing the required 25 ft. street buffer to the north and the required 50 ft. side buffer to the south allows for a buildable width of 75 ft. along the front portion of this site. While staff recognizes the constraints of the property related to the width along Fish Hatchery Road, staff is not in favor of the complete elimination of the street buffer along 16<sup>th</sup> Street or the 50 ft. side yard buffer along the southern portion of the property.

Informational item: Per Sec. 130-2250(a)(2)(b)(1), a minimum 100 ft. uncut waterway buffer is required along Bayou Lacombe.

2023-3492-BOA

PF-1

A-1

A-3

A-1A

NC-6

ED-1

ST MARY

HC-3

12TH

PF-2

ST JOSEPH

13TH



(Please state on the following lines below your specific request for a variance/appeal:)

I am proposing to have 20' no cut buffers on either side of my house and 25' no cut buffer in the front. One side of my house is next to a street that has not been cut in yet, which I think only requires a 25' no cut buffer. I am proposing this because my house is 80' wide + additional width needed for a driveway. My parents own the land next to me that is not getting built on. A letter from them is attached which states there is no objection to a 20' no cut buffer. I do want to make it known that my fiance and I have no intention on cutting in much of a backyard or anything behind the house because of the type of landscape it is (my fiance is a really big nature lover and doesn't want to touch anything besides where we are putting the house). That leaves over 2.5 acres of my property that wont be cut in. I also cant change much of the dimensions of my house because the land does drop quickly into Flood Zone B, which is why we are building in the front of the property.

Amend : Per land Clearing plat

Mary Kate Mistretta  
SIGNATURE OF OWNER/APPLICANT

7/28/23  
DATE OF APPLICATION

**POWERS OF THE BOARD TO GRANT VARIANCES/APPEALS**

The St. Tammany Parish Board of Adjustment is limited in its power to grant variance/appeal requests as mandated by State and Parish Law. The board must consider the following in order to determine if a variance/appeal is eligible for granting:

1. *Is the variance/appeal request self-imposed?*  
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2. *Does the variance/appeal request constitute a financial hardship?*  
Variances/appeals may not be granted by the board if the request is considered strictly a financial hardship.
3. *Does the variance/appeal request present a practical difficulty or unnecessary hardship?*  
If the applicant can prove through testimony and presentation of factual documentation and/or evidence to the board that a practical difficulty or unnecessary hardship would be imposed if a variance/appeal was not granted, then the board may consider granting the variance/appeal request.
4. *Does the variance/appeal request impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood?*  
If the variance/appeal request adversely effects an adjacent property owner and/or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the board may decide not to grant the applicant's variance/appeal request.
5. *Will the granting of the variance/appeal request constitute establishing a precedent?*  
The board may deny the granting of a variance/appeal request which may result in the establishment of a dangerous or unfavorable precedent to the parish.

7/28/2023

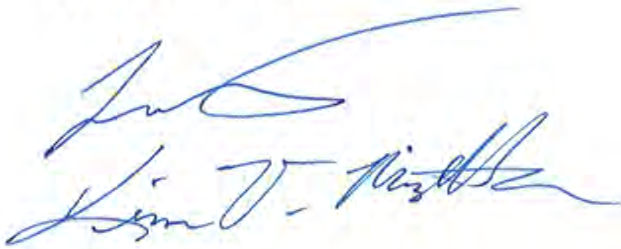
To Whom it may concern:

We, Frank and Kim Mistretta, are the landowners of Tract Y demonstrated on Survey Number: 2015 004 B. Our daughter, Mary Kate Mistretta, and her fiancé, Avery Ferrara, own Tract Z demonstrated on Survey Number: 2015 004 B.

We have no issue as the landowners of the neighboring lot for the tree buffer to be reduced to 20'.

Regards,

Frank & Kim Mistretta

Handwritten signatures of Frank and Kim Mistretta in blue ink. The signature of Frank is on top, and the signature of Kim is below it.



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
 Clerk: *Shana Hess*  
 Shana Hess, Deputy Clerk  
 04-18-2018 57830  
 DATE FILED MAP FILE NO.

REFERENCE SURVEY:  
 1. A SURVEY BY JOHN G. CUMMINGS AND ASSOCIATES WITH NUMBER 02498 DATED SEPTEMBER 24, 2001  
 BASIS FOR BEARINGS:  
 The Reference Survey.  
 NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

• 8" IRON PIPE FOUND  
 • 8" IRON ROD SET (AFTER APPROVAL)  
 • 8" IRON ROD FOUND  
 • 8" IRON ROD FOUND  
 COPYRIGHT © 2018  
 ALL RIGHTS RESERVED  
 JOHN E. BONNEAU & ASSOCIATES, INC.

A RESUBDIVISION MAP OF  
 SQUARES 133, 134, 135 & 136, AND A PORTION OF  
 THE REVOKED JOSEPHINE STREET LACOMBE PARK  
 into  
 TRACTS W, X, Y & Z, LACOMBE PARK  
 Headright 40, T-8-S, R-12-E & R-13-E  
 St. Tammany Parish, Louisiana  
 for  
 BEIER PROPERTY MANAGEMENT, L.L.C.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C", "B" & "A5" with a Base Flood Elevation of "11" in accordance with Community Panel No. 225205 0360 C; Revised APRIL 02, 1991

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A PROFESSIONAL SURVEY.

Survey No. 2016 004 B Drawn by: SPH Scale: 1" = 100'  
 Date: NOVEMBER 22, 2016 Revised: 02/06/18(RESUB)

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 NORTH CAUSEWAY BLVD, SUITE 34 • MANDEVILLE, LA 70471  
 (985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
 www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

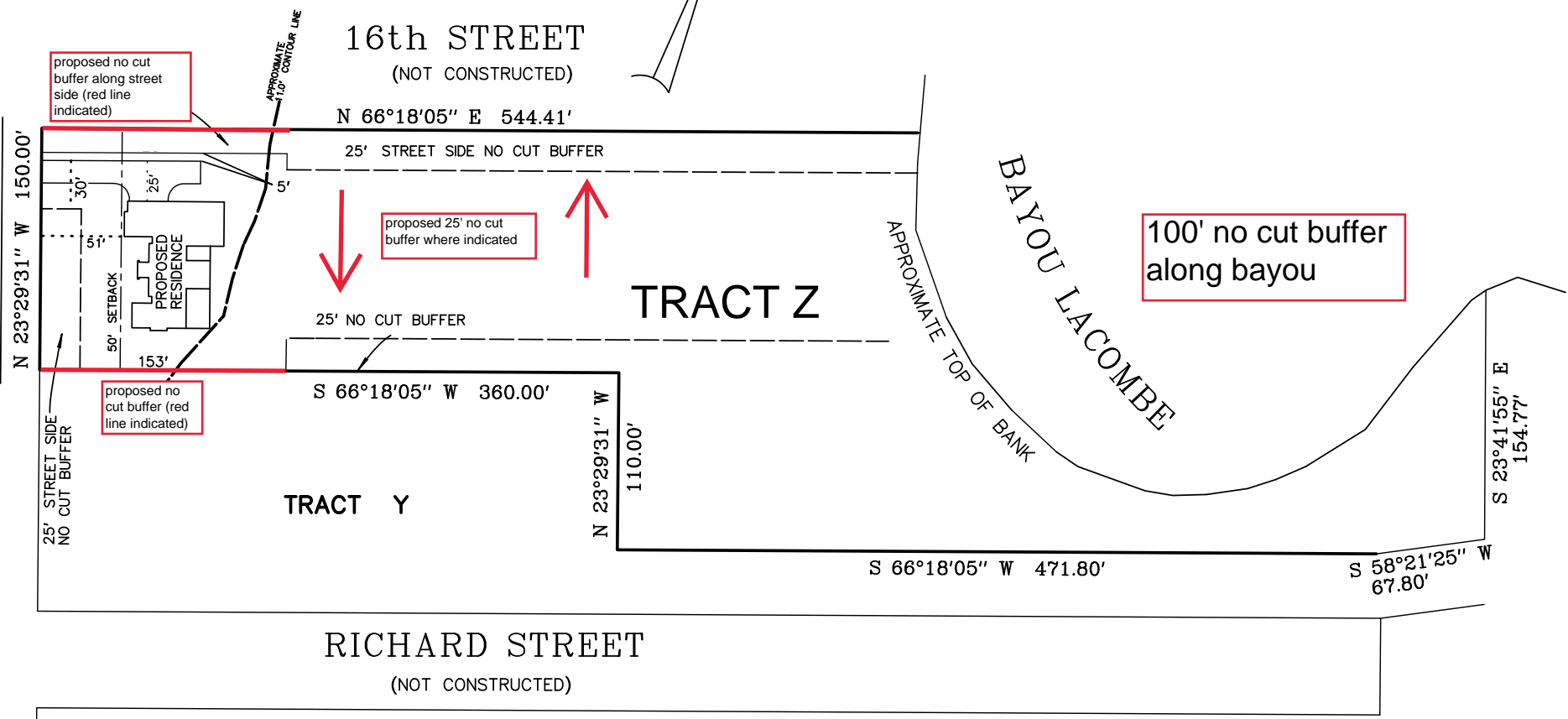
NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

John E. Bonneau  
 License No. 1423  
 State of Louisiana  
 Professional Land Surveyor  
 Registration No. 4423



2023-3492-BOA

FISH HATCHERY ROAD



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

LAND CLEARING PLAT

TRACT Z, LACOMBE PARK,  
 HEADRIGHT 40, T-8-S, R-12-E, & R-13-E,  
 G.L.D., ST. TAMMANY PARISH, LA.

SCALE:	1" = 100'	DATE:	07-27-23
DRAWN:	DRJ	JOB NO.:	23-131
REVISED:			



**BOA STAFF REPORT**  
2023-3502-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:** 730 Copal Street, Mandeville, Ward 4, District 4

**Applicant & Representative:** Salem K. David, Jr.

**Posted:** August 17, 2023

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

**Date of Report:** August 29, 2023



**Variance(s) Requested**

Request by an applicant to allow for the construction of an accessory building in the front yard.

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

**FINDINGS**

Per the Unified Development Code Section 130-2127(e), no accessory building may be located in the required front yard. The subject property is currently developed with a single-family residence which has been in existence since before 1998. Although the property was constructed to face the lake, the residence is accessed from the northerly Copal Street and was therefore was assigned a Copal Street address. This address assignment established the property’s front yard which is along Copal Street and its rear yard which is along Lake Pontchartrain. As such, the owner is requesting a variance to the aforementioned accessory building standard to place a 40’x24’ accessory buiding in the property’s front yard.

Informational: The proposed accessory structure meets all other applicable accessory structure regulations including providing the following setbacks: Front: 825 ft.; Western Side: 77 ft.; Eastern Side: 10 ft.; Southern Side: 671 ft.

2023-3502-BOA

RANDOM OAKS

COPAL

DAVID

MULBERRY

FRONT

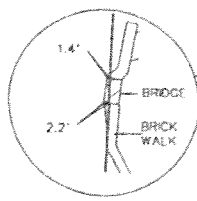
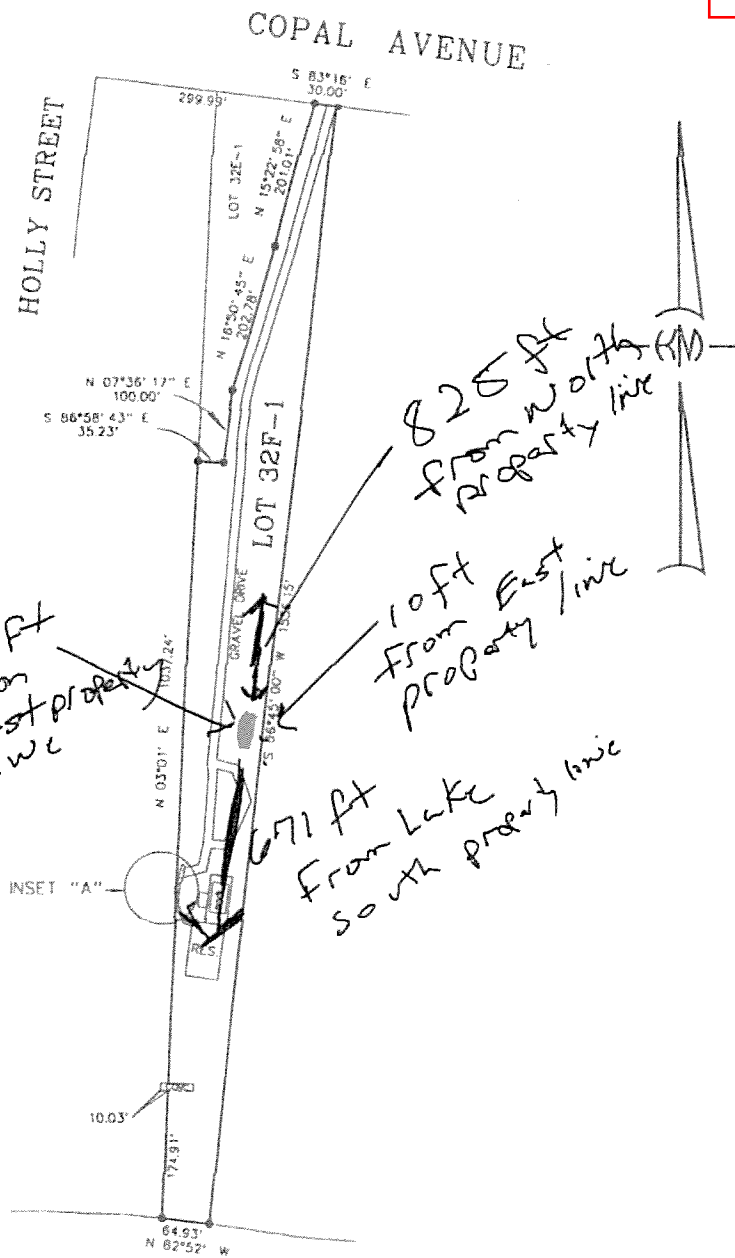
A-2

NORTHLAKE

A-3

HOLLY



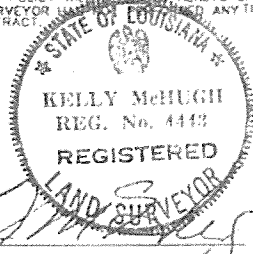


- LEGEND --
- = 1/2" IRON ROD SET
  - = 1/2" IRON PIPE FOUND

LAKE PONTCHARTRAIN

THIS PROPERTY IS LOCATED IN FLOOD ZONE V15; BASE FLOOD ELEV. 15.0'; F.I.R.M. PANEL NO. 225205 0355C; REV. APRIL 2, 1991

NOTE: SERVIDUES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVIDUES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE DEEMED HERE TO UPON REQUEST, AS SURVEYOR HAS CONDUCTED ANY TITLE SEARCH OR ABSTRACT.



*Kelly J. McHugh*  
 KELLY J. McHUGH REG. NO. 4443

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

REFERENCE: RESUBDIVISION PLAT BY JERON R. FITZMORRIS, DATED 9-22-93 AND NUMBERED 4817A

BOUNDARY SURVEY OF:  
**LOT 32F-1, LEWISBURG**  
**SECTION 44, T-8-S, R-11-E,**  
**ST. TAMMANY PARISH, LA.**

PREPARED FOR:  
**WENDELL GAUTHIER**

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

SCALE: 1" = 200'	DATE: 2-16-98
DRAWN: R.F.D.	JOB NO.: 98-050
REVISED:	

21'-0"  
BASED ON TWO (2) SECTIONS

RIDGE CAP TO ROOF STEEL  
W/ STITCH SCREWS @ 9" O.C.

2"x6" - #2 - P.T.  
EAVE GIRT

2"x4" - #2 - P.T.  
COLUMN BRACING

BEVEL CUT EAVE  
GIRT TOP TO MATCH  
ROOF SLOPE

EXTERIOR TRUSS TO COLUMN  
(SEE DETAIL B SHEET 3)  
FOR CONNECTION DETAILS

6"x6" - #2 - P.T.  
TIMBER COLUMN

6"x6" - #2 - P.T.  
TIMBER COLUMN

6"x6" - #2 - P.T.  
TIMBER COLUMN

18'-0" MAX

EXISTING GROUND

10'-0" (BAY SPACING)

10'-0" (BAY SPACING)

20'-0"

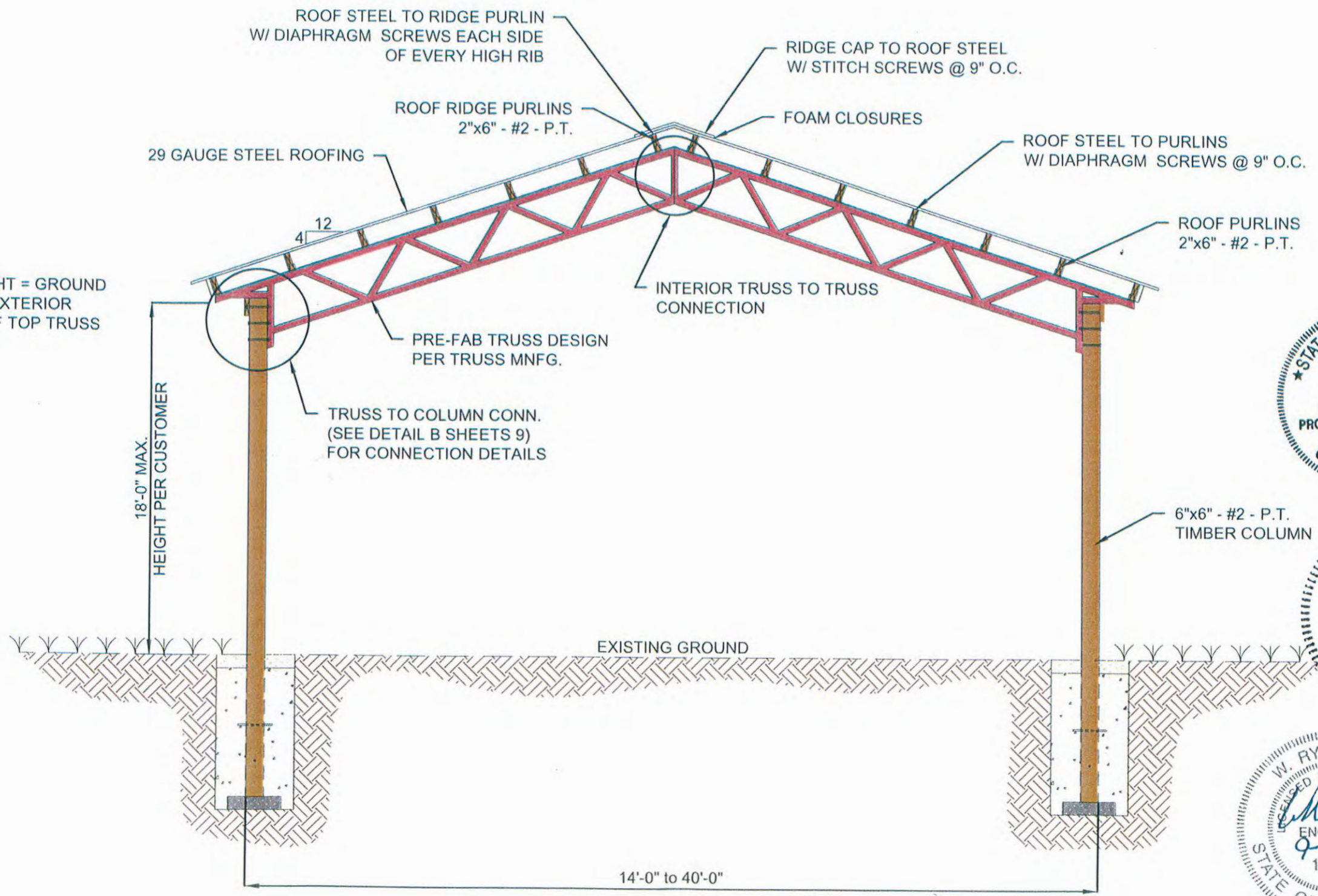
NO. OF BAYS PER CUSTOMER

NOTE:  
EAVE HEIGHT = GROUND  
LEVEL TO EXTERIOR  
BOTTOM OF TOP TRUSS  
CHORD



SECTION BB - SIDE ELEVATION - OPEN

DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-13
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	OPEN

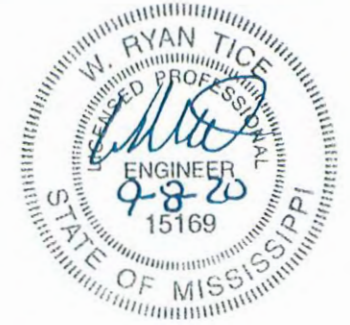


**NOTE:**  
EAVE HEIGHT = GROUND  
LEVEL TO EXTERIOR  
BOTTOM OF TOP TRUSS  
CHORD

18'-0" MAX.  
HEIGHT PER CUSTOMER

EXISTING GROUND

14'-0" to 40'-0"



SECTION AA - FRONT ELEVATION - OPEN

DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	OPEN

To the Distinguished Members of the Tammany Parish Board Adjustment:

I am requesting a variance so that an accessory structure can be built on my property in the "front yard".

When this house was originally built, the front of house was along the lake, and still is. Due to a change in the address by the Parish, the "back yard" was designated as the "front yard". In other words, the back yard has always been the "back yard", and the front yard has always been the "front yard", but the street along the "front yard" no longer exists and when that changed the "back yard" became the "front yard" for purposes of the address.

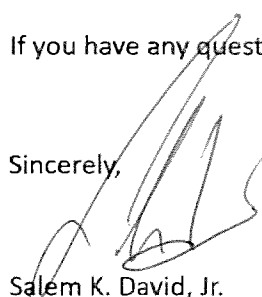
When viewing this structure, it would be considered to be at the back of the house. It is the only place on the property it can be built since it obviously can't be built between the house and the lake. In addition, the proposed structure will still be approximately 825 feet from Copal Street.

This structure is very necessary to store equipment to maintain this 4 acre property. The lack of storage is quite a hardship since all lawnmowers, tractors, gas containers are currently stored under a 100 + year old historic house, which is not safe.

I would appreciate your consideration of this variance. I appreciate the opportunity to express the need for variance and assure you I would never jeopardize the integrity of this beautiful, historic property. This is the only variance we are requesting and will, of course, comply with all set back rules, etc.

If you have any questions or need additional information, please let me know.

Sincerely,



Salem K. David, Jr.

**Helen Lambert**

---

**From:** salem david  
**Sent:** Saturday, August 19, 2023 9:06 AM  
**To:** Helen Lambert  
**Subject:** Fwd: Board of Adjustments

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

Please see below  
Thank you,  
Salem

Sent from my iPhone

Begin forwarded message:

**From:** Suzanne Edwards  
**Date:** August 19, 2023 at 8:58:26 AM CDT  
**To:**  
**Subject:** Board of Adjustments

Dear Salem,  
Kevin and I have no objection to you building an accessory building in your front yard. Thank you for calling to let us know and thank you for following the rules. Please feel free to give the BOA our number if there is a problem.  
Suzanne and Kevin Edwards  
109 Holly St.



**Helen Lambert**

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**From:** salem david  
**Sent:** Tuesday, August 22, 2023 9:15 AM  
**To:** Helen Lambert  
**Subject:** Fwd: Proposed Structure

**EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

Please see below

Sent from my iPhone

Begin forwarded message:

**From:** Christopher Cappo  
**Date:** August 22, 2023 at 9:13:10 AM CDT  
**To:** salem david  
**Subject:** Proposed Structure

Dear Salem,

I am writing you to let you know that I have no objection to you building a structure in your front yard, (that which is facing Copal St).

I really appreciate you citizenship and for following the local codes.

Please feel free to include my consent in your petition to the Parish code enforcement office.

My home address is:  
111 Holly St.  
Mandeville, LA 70448

With best regards, I remain  
Sincerely

Christopher Cappo  
CEMI-USA

C:  
O:  
F: !

[www.cemi-usa.com](http://www.cemi-usa.com)

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