

**AGENDA MEETING**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**OCTOBER 10, 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 SEPTEMBER 5, 2023 MINUTES**

**1- BOA CASE NO. 2023-3430-BOA – POSTPONED FROM 09/05/23 MEETING**

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. 2023-3503-BOA**

Request by an applicant in an I-2 Industrial District to reduce the required rear yard buffer from 25 feet to 10 feet to allow for the construction of a fire station.

The property is located: 425 Leeward Loop, Covington, Louisiana, Ward 1, District 3

Applicant: St. Tammany Fire Protection District # 13 – Lonnie Johnson, Fire Chief

Representative: Joseph F. Schneider, Jr. AIA

**3- BOA CASE NO. 2023-3524-BOA**

Request by an applicant in an A-4 Single-Family Residential District to reduce the required front yard setback from 30 feet to 25 feet, reduce the required rear yard setback from 25 feet to 15 feet, and reduce the required southern side yard setback from 10 feet to 5 feet to allow for the construction of a single-family residence.

The property is located: on the west side of Savoie Drive, north of Piper Lane, being Lot 49, Parc Du Lac Subdivision, Mandeville, Louisiana, Ward 4, District 10

Applicant & Representative: Tony and Selena Cartaginese

**4- BOA CASE NO. 2023-3530-BOA**

Request by an applicant in an I-2 Industrial District for a reduction of the required number of Class A and Class B within the eastern and western side yard buffers and for a waiver of the required number of Class A & Class B trees within the northern rear yard buffer.

The property is located: 1303 Poole Drive, Covington, Louisiana, Ward 3, District 3

Applicant & Representative: Solid Tops Inc. – Nick Del Bianco

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**5- BOA CASE NO. 2023-3531-BOA**

Request by an applicant in an HC-3 Highway Commercial District to remove an 18” protected live oak tree.

The property is located: on the north side of LA Highway 22, on the east side of Belle Point Drive, and on the west side of Perrilloux Road, Madisonville, Louisiana, Ward 1, District 1

Applicant: Highway 22 – Perrilloux, LLC – Beau Bryant

Representative: Daigle, Fisse & Kessenich -Brittany Walker

**6- BOA CASE NO. 2023-3534-BOA**

Request by an applicant in a Planned Unit Development for an after the fact variance to reduce the required rear yard setback from 55 feet to 40.92 feet and the required northern side yard setback from 5 feet to 2 feet to allow for the completion of the construction of an outdoor kitchen.

The property is located: 3290 Rousset Ridge Drive, Slidell, Louisiana, Ward 9, District 13

Applicant: Wayne & Felicia Nelson

Representative: First Rate Investment Services, LLC - Archie L. Jefferson

**7- BOA CASE NO. 2023-3535-BOA**

Request by an applicant in an A-4 Single-Family Residential District to reduce the northern side yard setback and the western rear yard setback from 10 feet to 3 feet to allow for the construction of an accessory structure.

The property is located: 917 Crestwood Drive, Covington, Louisiana, Ward 3, District 2

Applicant & Representative: Jeffery Lasseigne

**8- BOA CASE NO. 2023-3536-BOA**

Request by an applicant in an A-2 Suburban District to reduce the required 50 foot no cut buffer along the southern side property line to 25 feet for sixty-five linear feet to allow for the construction of an accessory structure.

The property is located: on the east side of Gitz Lane, Madisonville, Louisiana, Ward 1, District 4

Applicant: Dr. John DeVun

Representative: Boudreaux Builders - Clayton Boudreaux

**9- BOA CASE NO. 2023-3537-BOA**

Request by an applicant in a Planned Unit Development to reduce the required rear yard setback from 10 feet to 5 feet to allow for the construction of an accessory structure.

The property is located at 340 Old Place Lane, Madisonville, Louisiana, Ward 1, District 1

Applicant & Representative: Dwayne and Christina Hector

**10- BOA CASE NO. 2023-3538-BOA**

Request by an applicant in an A-2 Suburban District to increase the maximum allowable size of a boat house from 800 sq. ft. to 1,000 sq. ft. on a state-designated scenic river.

The property is located: 60187 Sherwood Drive, Lacombe, Louisiana, Ward 7, District 7

Applicant & Representative: Kenneth Knecht

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**11- BOA CASE NO. 2023-3551-BOA**

Request by an applicant in an A-3 Suburban District for a waiver of the required 50 foot no cut buffers along the eastern, western, and southern property lines and a waiver of the required 25 foot no cut buffer along the northern property line.

The property is located: 62285 Highway 1091, Pearl River, Louisiana, Ward 8, District 14

Applicant & Representative: Van & Lisa Robin

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
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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. Swindell (Voting Member)

ABSENT: Mr. Sanders, Mr. Daly

STAFF PRESENT: Mrs. Lambert, Mrs. Couvillion, Mrs. Cook, Mr. Liner & James Bolner.

**APPROVAL OF THE MINUTES**

Moved by Mrs. Thomas and seconded by Mr. Blache to approve the August 2, 2023 minutes.

**MOTION CARRIES UNANIMOUSLY**

**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

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

Robert Barnett: Handed packet of information/exhibits to be presented/introduced during the meeting. What brings us here today are 2 separate matters that are pending. First issue is the appeal of the complaint made to Code Enforcement Division that dealt with the allegation of fill and clearing on this property without permits. Second issue is three permits issued untimely, prematurely, improperly, surreptitiously, regarding a project that has been known by the Administration for over two years. The Board has two options today: to thumbs up that the permits were not properly done or thumbs down that they need to be rescinded. BCP Northshore properties owns this property as of this week. I personally ran the records and the property has not been transferred. A Public Record Request submitted and received 15,000 pages of documents, and I have found no proof or agency between BCP Northshore properties are the prospective owners. This is an important matter because some of the paperwork shows that permits were to someone who does not own the property. Exhibit 14 regarding permit issued on May 24<sup>th</sup>, 2023 to Military Road Revitalization, meaning HRI. You can see here that the permit was issued to an entity who does not own it, someone who has no agency. Exhibit 14: June 1<sup>st</sup>, 2023 Land Clearing permit was issued and on a permit was issued for a Bicycle Shed on June 5<sup>th</sup>.

Moratoriums in effect May 4<sup>th</sup>, 2023 and June 1<sup>st</sup>, 2023. Resolution passed unanimously by the Council, that there was an investigation enacted to look into to what happened in this case. Exhibit 20: President Cooper instructed in writing that Council members could not talk to the staff, which is direct violation of the Charter. Exhibit 22: No net fill ordinance written many years ago, but fill

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was brought onto the property as shown on the pictures. Exhibit 24: photographs of pile driving with no permit and later on remove on June 1<sup>st</sup>, 2023. Within the next week they removed the piles, they were sitting there ready to go. Activities on the property by entity who does not own the property. Exhibit 25: Photographs and video that reflects that the property flooded in 2016 and jumped the bank, went on the Boston Street side, approximately 2 foot of water on the property.

In regards to traffic back up, many pictures taken, even before school started. Traffic is horrendous. Exhibits 33 & 35: Internal memo from State stating that there is no traffic impact impact and that only right turn will be allowed, no left turn allowed. People need to go out of downtown Covington and to get into the existing daycare which has 100 kids there now, and now you're adding 100 more cars and there's no left turn. Looking at the map, they've got to go to Melissa Lane, come around and try to take a left on Highway 36 and get to Military Road and make another left to comeback, which will create a problem. Parish stated that no Traffic Study will be required. Complaints submitted and photographs showing that clearing has been done in the back and the trees pushed into the ravine, down by the river which will cause a problem downstream. No permit issued. Department of Wildlife and Fisheries will not take in complaint until it is possible to demonstrate that there is an impact. Only way to demonstrate impact is after the project is completed.

Funding for the project was through the Office of Community Development. Discussion took place with head of Office of Community Development, Mr. Forbes, informing him of moratorium in place and traffic and flooding issues. Mr. Forbes stated that the Office of Community Development does not get involved in local community issues.

Important emails in the Packet: Exhibit 28: Comment period established by the Parish, internal memo issued by the Parish President stating that there shall be no permit issued until June 8<sup>th</sup>, 2023. Exhibit 38: Three building permits issued, look at the end of the packet, documents explaining that there is a lack of notice and a need for notice. Permits issued in May and in June, there are exchanges stating that Parish cannot issue notices to the public, which is the reason why the public is here today, they cannot do it timely. Notice to be issued by HRI not BCP. HRI agrees to issue notices. Declaration from the Legal Department shown in Exhibit 39, no posting at the US Post Office with permission. They violated their own agreement, not only June 8<sup>th</sup>, 2023 deadline, but notifying the public. Exhibit 41: two posts by Mr. Cooper: June 8<sup>th</sup> post stating that no permit has been issued, which is incorrect. Exhibit 43: Letter to the editor at the newspaper: no permits have been issued. Introducing all exhibits 1 to 43 into the records, in case there is an appeal. One final comment in regards to the problem with traffic: incident in Rouses parking lot where someone was having a medical incident and the Fire Department & Ambulance could not get out of downtown Covington in time and someone died.

Jeffrey Shoen: Represent Military Revitalization, developer for the project Military Trace Ridge Apartment. Staff report read to the Board is the recommendation from Parish Legal Counsel/District Attorney's Office that the Board of Adjustment does not have jurisdiction to hear the first matter as it relates to the permits. Certainly will allow the Board to make that determination

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and deliberation later. Whether you decide to hear the matter or decide if the Board has jurisdiction or not, there are certain points that I would like to make as outlined on the memo. The memo is only two pages and refer to documents in the memo that are attached. I disagree with Mr. Barnett's position. Complaint to the Board is in regards to the effectiveness and retroactivity of the moratorium ordinance as it relates to the three permits that were issued: Clearing permit, a demolition, and a document styled as a building permit for the retrofit of one of the building. Mr. Barnett's argument is that moratorium was retroactively effective and that it became effective on June 1<sup>st</sup>, 2023. Moratorium was passed by the Council on June 1 and signed by President Cooper on June 8<sup>th</sup>. Permits were issued on May 24<sup>th</sup>, 2023 and June 1<sup>st</sup>, 2023, before the Council took action. And the third permit was issued on June 5<sup>th</sup>, 2023, after the Council adoption, three days before President Cooper signed. Memorandum shows specific law in effect, unless the ordinance specifically specifies a date when the ordinance is effective, the ordinance is presumed to become effective 15 days after adoption. Memo, page 1, towards the bottom, gives you the provision of the Home Rule Charter, which is the governing law of St. Tammany Parish which says that until the ordinance received final approval when it is signed the ordinance by the Chief Executive Officer or the Parish President. The ordinance does not show a date as to when it becomes effective. If moratorium ordinance was validly adopted and became final 15 days after its adoption, after signature by Mr. Cooper, all three permits that were issued May 24<sup>th</sup>, 2023, June 1<sup>st</sup>, 2023, and June 5, 2023, all prior to the final adoption of the moratorium ordinance, none of which were issued at some point that became ineffective due to some retroactive application.

Other things to bring to your attention, there are provisions in the moratorium itself that says that it shall be not be applicable to where the issuance of permit has already been approved by the Parish Department of Planning & Development and the Department of Permits. The moratorium does not affect the development of property that already received multi family zoning approval. The property is zoned HC-2 Highway Commercial Zoning District and multi family is a permitted and legal use under the HC-2 Highway Commercial Zoning District, supported by memo issued by the Director of the Department of Planning & Development. The moratorium ordinance's final adoption, all three permits had already been issued and under the term of the moratorium ordinances, it is not applicable to any project where permits have been issued and to the three permits. My client agrees that traffic, drainage, and clearing are extremely important to this project and any project. Contrary to Mr. Barnett's opinion, a Traffic Impact Analysis has been submitted and latest version is currently under review by the Engineering Department. A drainage study has been submitted for months and is under review by the Engineering. Developer understand that development cannot take place until it meets all the applicable laws.

Not familiar with Mr. Barnett's suggestion that regarding lack of notice or posting. Does not fully understand the issue. Knows that everything that has been asked by client as a developer, tried to perform to the best of their ability. Did not receive any specific email or letter stating that we did not do something that we were supposed to do to develop project in accordance with Parish Law. While project has cause great concerns, as a Board, I hope you understand, when this site was selected, I and others on our team investigated if the development of an apartment complex was a permitted use at that location under that particular zoning. We came to the conclusion that it did

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allow it, meaning it was a permitted use. Started working with Parish Government in order to learn what is needed to be submitted in order to get the necessary permits to build the project. Client is a successful developer over many states, doing it properly building a project that in facts works. If intitled to a permit client want to build a project that works.

Robert Barnett: We are not here to fight whether or not the use is allowed under HC-2, it should be handled by another entity perhaps court. This is not about the effective date of the moratorium. The moratorium that was in effect on June 1<sup>st</sup> is effective on the date June 1<sup>st</sup>, 2023. You have a deadline, whether notices were issued or not, the records are very clear, between the Parish and HRI: we cannot post this timely. HRI said: we will do it but did not. That is what the Post office records reflect. Look at June 8<sup>th</sup>, permits were issued before the comment period was up. All the permits done were premature, Board if it does the right thing should take that into consideration and require that permits be started all over again. Period of comments was up by your own black and white admission.

Issue about flooding and fill: refers to the pictures. Appeal submitted to Code Enforcement, after the June 1<sup>st</sup> Council meeting. Resolution passed by Council regarding investigation of the Parish President. Appeal to Code Enforcement including pictures showing fill brought it, land clearing, pilings, traffic issues. I did a public records request and they're not even producing that which has been filed. The only thing I have is an exhibit from them, Exhibit 19, which is a one page document stating that the site is under investigation. Contacted Code Enforcement office asking why is the Department of Code Enforcement not investigating the complaints. Currently under investigation, no action will be taken during other investigation is taking place. Filed appeal, there should be investigation taking place by the Parish claims that have been made. June 8<sup>th</sup>, 2023 deadline needs to be considered, since it did not hit before permits were issued. As a Board you have the ability to vote the permits out and make them start over with the correct entity.

Alouyse Kissgen: Would like to voice her opinion regarding not building the project and would like the Board to rescind the permits. Request additional time to voice her opinion. Own the property across the street from the project, tenant occupies the existing structure on the property and will move out if the project is constructed and there is no improvement in regards to the traffic in question. There is talk of a traffic circle, which will improve the situation. Currently, the traffic in section of the highway is impossible. The Board needs to vote to rescind the building permit and ask the developer to start over.

Mr. Ballantine: explain procedure of the meeting: 5 minutes rebuttal in favor of the project.

Terry Louis Stevens: Obtained a copy of the same PRR Mr. Barnett requested. There are 14,000 documents in it and some were duplicates. States that she is an expert public record requestor and reviewer. She attended meeting that took place last week downtown Covington. While truth and facts are important, there were some non-facts that were conveyed at the meeting and some today. First, one of the public record request shows that Mr. Fitzgerald, Councilman for the area, who claimed that he did not know about this project, was invited at a meeting in April 2023. Do not

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know if Mr. Fitzgerald attended but he was notified and there was a meeting. Affidavit included in the PRR where it shows that BCP Northshore property is the one who obtained the land clearing and demolition permits, which could be done without any building permit. The building permit was for a 324 square foot bike shed. No permission was granted to complete the entire project. The truth of the matter is that this particular property was rezoned, the Parish Council allowed apartments under HC-2 in 2009. This particular developer looked for a piece a property where apartments were allowed. If the project would be in A-8 zoning category, it would have been possible to 150% of the amount of apartment on it. This is actually a downzoning for what it would be if it would have been a multi-family zoned property. It is zoned HC-2 and it allows apartments. That is the part that is really important. The Parish Council did not put a moratorium on HC-2 in the meeting minutes from the June meeting. The did start an investigation but I reviewed all the documents very closely, there is no slide of hand, no nonsense. This was completely above board and very professionally handled and there are valid arguments for an appeal.

Jeffrey Shoen: Regarding the statement from Mr. Barnett, particularly with regard to whether the permit was issued to the appropriate entity: invites the Board to take a look at the affidavit, attached to the staff report, signed by Karin Jones, the Commercial Facilitator for the Department of Permits & Inspections, Item 5 indicates that completed commercial permit application forms are issued to registered contractor Parish Ordinances. Confirmed by affidavit that the permit was issued to the appropriate party, who is the contractor. Permits are not issued to owners since they do not have licenses to build, construct, and develop. Contractors are regulated by laws and have to be licensed. Ask the Board to take a look at the moratorium ordinance, attached to the memorandum submitted to the Board on the 2<sup>nd</sup> page. The moratorium ordinance, there is a section that specifically says: effective date, this ordinance shall become effective immediately, upon final adoption. Revers to first page of the memorandum which says with the final approval of the ordinance by the President. This ties us back to the June 8<sup>th</sup> date. Parish Law clearly states that the ordinance is officially adopted after the President signs.

Mrs. Couvillion: Received more speaker cards than the allowed time to hear all the speakers. All who submitted a Speaker card and did not have to speak, the speaker cards will be part of the hearing. Under the rules of the BOA each side shall have ten minutes per side and shall have five minutes of rebuttal records of the shall. There is no mechanism for the BOA to extend the time period.

Public/Audience request time to speak.

Mrs. Couvillion: Explains that the BOA is a quasi-judicial board and it operates more like a court as opposed to the Parish Council. Those are the rules of the Board of Adjustment adopted by the Parish Council.

Peter McEnery: Preventing the public from expressing their opinion. Handouts submitted to Board member Mr. Blache, want to make sure it is part of the records.

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Mr. Ballantine: Confirms that the handouts will be part of the records.

Mr. Blache: Question to Legal Counsel whether the Board has jurisdiction to make a decision today, because if don't we are wasting everyone's time.

Mrs. Thomas: Would like to understand what the Board is allowed to do or not do in this situation. The Board has to follow the Board's rules and the Parish Council's rules.

James Bolner: From the District Attorney's office. The Board of Adjustment is a Board with very limited jurisdiction, it is a quasi-judicial Board, it does not make legal interpretations in the sense that a judge does. There is pending litigation right now where all these issues are presented and when the individuals in the public will have an opportunity to speak is not an issue that is relevant to the issue of whether or not there is jurisdiction for the Board to decide this issue. There are two types of issues that the Board can make decisions: Flood Plain issues and Unified Development Code issues. The Board is not tasked to decides issues that are specifically relegated to the judiciary. Neither one was address by Mr. Barnett or Mr. Shoen. The provision of the Parish ordinances, the charter of the rules applicable to the Board of Adjustment are very clear and that's the limit of jurisdiction. The other issue the Board can address is whether or not the permits were properly issued to BCP Northshore Properties LLC as evidence by Karin Jones affidavit which is an issue that is pretty final. And the last issue which is whether or not Mr. Barnett's complaint about Code Enforcement was property brought before the Board. My understanding is that the information that he relied on when he spoke was included in the information handed to the Board members just before the meeting began. That information was not submitted to staff, I would submit to you that that issue is not right for determination. The Board can comeback and address at a later date or the Board can rule on it now. The first issue is not an issue in the opinion of the District Attorney that the Board has jurisdiction over.

Robert Barnett: Explain his position/opinion regarding appeal to the Board by referring to document submitted at the beginning of the meeting.

James Bolner: Mr. Barnett is incorrect in regards to the disqualification which does not pertain to me. It was an issue that was addressed by Judge Burris in the litigation and it is inappropriate for Mr. Barnett to bring it up as a spectator from the audience in the way that he did. The issue about jurisdiction, there is a need to look at more than one sentence taken out of context. It is a more complicated issue, the Legal Department has formulated an opinion and provided it to you through the Planning Staff and it stands for what it is.

Mr. Ballantine: How would the Board like to proceed? There are two issues that the Board can provide guidance on, more than likely, one of those should be postponed to a later date.

Mr. Blache: One of the issue the Board could look at is whether or not the building permits were issued properly and in a timely manner. Is it correct?

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James Bolner: The Board can address the issue of whether the permits were issued to the proper entity. The timeliness is a different question.

Mr. Ballantine: Was the permit issued to BCP?

James Bolner: There is no dispute that BCP Northshore is the current owner of the property, and that any permits according to the Department of Permits & Inspection has been identified with that owner and are also identified with a specific contractor. As stated by Mr. Shoen, permits are issued to contractors. Military Road Revitalization Company LLC has not been issued any permits in connection with this property. There are six permits, three permits were issued and none of those permits are for new construction of multi-family housing. The three permits that are not issued, are subject to the moratorium, and will not be issued, unless a court finds that the moratorium is unconstitutional.

Robert Barnett: States that he has issues with comments being made by Counsel. Dispute issuance of building permits.

Mr. Swindell: How does the Board make formal note that it should not make any action on issue No. 1? Is it outside of our purview?

Mrs. Couvillion: In the reading of the appeal of those three permits that were issued: land clearing, demolition, and remodeling of bike shed. Three basis for the appeal as per the Department of Development, Issue no 1 described in staff packet was that there is a moratorium in place, and that the permits should not have been issued because the moratorium was in place for multi-family properties. The 2<sup>nd</sup> issue is that permits were issued to an applicant who does not own the real estate of the Covington Ridge Apartments. Issue 3: complaint lodged with Code Enforcement under my signature, and Parish officials are not investigating Covington Ridge Apartment because of pending investigation of the office of the Parish President.

Mr. Swindell: Do I need to make a motion that the Board should not take action on Issue 1 based on the District Attorney's opinion?

Mr. Blache: Can the issues be taken individually?

Mrs. Couvillion: Yes

Motion by Mr. Swindell and Seconded by Mrs. Thomas that the Board does not take action on Issue No. 1., based on the District Attorney's opinion.

Mrs. Couvillion: Is it under the grounds of lack of jurisdiction by the Board of Adjustment?

Mr. Swindell: Yes

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Request by Mr. Barnett and public/audience to be allowed to speak.

Mrs. Couvillion: Explains the procedures of the Board of Adjustment: Read the Bylaws, Article 1, when hearing a case, the Board of Adjustment shall adhere to the following format, the case shall be read into the record by the Board Chairman, staff shall read the staff report into the record, the applicant presents his or her side of the case, 10 minutes maximum time, opponent if any presents their side if applicable 10 minutes maximum time, the applicant can offer his or her rebuttal followed by the rebuttal of the opponents, if any, 5 minutes of maximum time. The floor is closed and the Board deliberates the case and action is taken by the Board.

**MOTION CARRIES UNANIMOUSLY**

Motion by Mr. Swindell and Seconded by Mr. Blache that the Board approve appeal Issue 2 that the permit was issue to someone other than the owner.

**MOTION FAILED UNANIMOUSLY**

Mr. Swindell: Should a motion be made that the Board not rule on Issue 3 due to the lack of information? Information has not been presented to the Board to make a decision. Does the Board have to make a motion to move Issue 3 to another meeting?

Mrs. Couvillion: The Board has the authority to request additional information from the applicant Motion to postpone can be made and request additional information.

Mr. Ballantine: Does the Board still have jurisdiction issue?

Mrs. Couvillion: I don't know if the jurisdiction has been considered since the information has not been provided.

James Bolner: The Board still have jurisdiction.

Mr. Liner: There is currently an open investigation and the investigation is ongoing. Code Enforcement takes all the complaint seriously.

Mr. Blache: Is there a time frame to provide the information?

Mr. Liner: Before the next meeting. We can report back to this board and let you know if it should be an agenda item or not.

Motion by Mr. Swindell and Seconded Mrs. Thomas to request additional information regarding Issue 3 and to postpone until next meeting.

**MOTION CARRIES UNANIMOUSLY**

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**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

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

Jeffrey Schoen: Representative for the property owner. The owners live in Money Hill Subdivision. Refers to 3<sup>rd</sup> page of the staff report where it shows the location of the residence and existing setbacks. Money Hill is a Planned Unit Development and the developer had the ability to adopt setbacks. The setbacks are approved by the Parish Zoning Commission and by ordinance ultimately by the Parish Council. Not typical code setback setbacks, such as A-2, A-3 or A-4 zoning districts. Owners would like to enlarge house towards the rear and request an adjustment of the rear yard setback. Refers to the 4<sup>th</sup> page of the staff report: proposed uniform setback of 35 feet, which would allow addition to the residence. Refers to the last page of staff report which consist of the HOA approval letter. Letter also include the need to come in front of the Board of Adjustment for approval. Requesting a plat amendment is also a possibility but it would be a longer process. Feels that variance request in front of the Board is more efficient. Request consist of a reduction of one end of the rear yard setback from 64 feet to 35 feet to make it uniform.

Mr. Ballantine: Are the owners present?

Jeffrey Schoen: No they are not present.

Mr. Ballantine: Request the contractor to come to the podium to provide additional information regarding the requested variance.

Mike Martin: The owners are requesting to add on to their home. Because of the inconsistency in rear yard setback, which is not consistent with adjacent lots setbacks, appear to be parallel with the rear lot lines. Current setbacks are 65 feet on one side and 35 feet on the other side in the rear. Cannot construct the addition unless if the setbacks are consistent.

Mr. Ballantine: Why is there a need to expand the house?

Mike Martin: Would like to have a one story addition to accommodate large family.

Mr. Blache: Are the rear yard setback uniform at 50 feet? The rear yard setback should be reduced to 50 feet or to 65 feet.

Jeffrey Schoen: Ask Mr. Blache if he stated that the setback should be 50 feet?

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING SEPTEMBER 5, 2023**  
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**MANDEVILLE, LOUISIANA**

Mr. Blache: It should be 50 feet.

Jeffrey Shoen: 50 feet is not the standard rear yard setback. It is a PUD and when the lot in question was laid out, the setbacks were set and 35 feet and 65 feet.

Mr. Blache: Asked Mr. Shoen if he is referring to uniformity with back lots?

Jeffrey Shoen: Many of the lots have a 35 foot setback.

Mr. Blache: No issue with the request.

Mrs. Thomas: Is there any objection from the abutting neighbors?

Jeffrey Shoen: No objections from neighbor and HOA.

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

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING SEPTEMBER 5, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
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**MANDEVILLE, LOUISIANA**

**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

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

Eddie Powell: Representative/Engineer for the project. Identify the project and location: southeast corner of Hwy 1077 & new connector road: Gas Station and Convenience Store. Initial drawing submitted showed that the request was to remove 6 of the 10 existing live oak trees on the property. After reviewing the staff report, site plan has been adjusted to request to remove 5 centrally located live oak trees, where the pumps and building are proposed to be located. Submit to staff revised plan showing the preservation of live oak tree identified as “1293”, located along Highway 1077. Inches of trees will have to be mitigated onsite, through the tree mitigation bank or offsite at different locations. Looking for approval of the revised plan submitted today.

Nancy Wagner: Thank Board for service. Refers to the Parish variance application form which states: Does the variance/appeal request impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood? Wants to point out that the property in question is flood prone. School site of Hannan High School flooded in 2021. Live oak trees help with run off. Remind the Board that Chick Fil A were instructed to redesign. Quickway asked for zoning change to HC-3. Councilman Dean introduced text change which was approved by the Council to allow more pump under HC-2 Zoning District. There is an existing Quickway on the south side of I-12 which appears to operate well. The request is premature since no driveway permits have been approved by the Parish and DOTD. If pumps have to be located where Live Oak trees are located, another use may be more suitable for the property. Traffic and drainage are issues that are concerns in St. Tammany Parish.

Mr. Ballantine: Other speaker Deborah Hebert in opposition.

Deborah Hebert: In opposition but does not wish to speak.

Eddie Powell: Trees do absorb a lot of water. Large number of trees are proposed to be preserved on the property. Went through approximately ten renderings of the site plan. Live oaks to be removed are in the center of the property and if not removed it would preclude the site from being developed. Working on site design including drainage, driveway permits with Parish and DOTD, preservation of trees and live oak trees. Only 8 pumps are proposed on the site. Will have to mitigate some fill. Would appreciate support from the Board for the removal of the live oak trees.

**MINUTES**  
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Mr. Ballantine: Looking at the revised plan, which are only lines on the drawings. Ask the reason for the not being able to preserve all live oak trees. Can the building be moved over to maintain all the trees?

Eddie Powell: Need sufficient space for proper circulation and for parking. Proposed footprint of the building is probably the smallest that can physically fit on the property to make it a viable gas station. Extensive number of live oak and cypress trees to be preserved on the site, making it impossible to move the building in that direction. Live oaks to be removed are grouped together in the center. There is no way to preserve all live oak trees.

Nancy Wagner: Refers to Chase Bank site on Highway 21, Covington: original plan was to cut live oak tree. Since there was opposition from the neighbors, the site was redesign to preserve the trees.

Mr. Swindell: Thanked Eddie Powell for redesigning the site and taking into consideration staff comments. Appreciate research done by Mrs. Wagner on previous cases and precedent that the Board may or may have not set in the past and appreciate the flood concerns. Not a professional Engineer and refers to the Code as a guide to protect the Board when making decisions. Hard to make a judgement on opinion, since it may or may not result in more flooding. Is it possible to make a motion and add stipulations regarding the live oak tree as if the Board should require payment to the tree bank?

Mrs. Lambert: Yes. It can be part of your motion to pay into the tree bank and replacement onsite. If the Board made a motion to allow to plant offsite, would need to determine where the trees would be planted.

Mr. Blache: Is it possible to identify the age of the live oak trees identified on the plan as “1301” 38 inches and “1302” as 52 inches? Value live oak trees and wonder if there is a way to work through this to look for other options.

Mrs. Lambert: Would have to inquire with Parish Landscape Architect.

Mr. Blache: Name live oak trees by numbers, referring to the plan, considerably large live oak trees. Is it possible to move the building?

Eddie Powell: Went through redesigning exercises several times to have the least impact on the live oak trees. If the site plan is shifted it would impact live oak trees identified as “1301” & “1302

Mr. Blache: It will take a long time to get trees back.

Mrs. Thomas: Question regarding the location of the driveway, since the permits have not been granted. Could it affect the decision the Board makes today? Would additional variances have to requested?

**MINUTES**  
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Mrs. Cook: If the location of the driveways has to be changed, there is a possibility that the site may have to come back in front of the Board to ask for additional variances.

Mrs. Thomas: It may be possible that the Board is jumping ahead if variances are granted since the driveway permits have not been granted. Concerned that the Board does not have all the information.

Eddie Powell: If no variances is granted, it is not possible to get site plan approval from the Planning Department. TIA will be provided. Waiting on DOTD to provide the scope. The intent of the Traffic study is to prove that proposed right in and right out turns are the ideal location as proposed on the site plan.

Joyce Lowe: How old is a 3 foot in diameter Oak tree? Referring to website: Oak trees take between 60 and 80 years to reach a tree foot diameter.

Hunt Raguso: General Contractor for the construction of the Quickway. Owner went through large efforts to preserve live oak trees. Ordinance states that live oak trees shall be allowed to be removed if it precludes development of the property. Building and paving essential to the development and pond and drainage. This is a no net fill site. Special circumstances for site are to be taken into consideration since fill mitigation is required for this site. Need space to provide for design and special circumstances. Drainage requirements are set by the Parish and are required regardless of preservation of the trees and the proposed development and it will be met. The ordinance also states that it shall be permitted to remove live oak tree if it prevents necessary access to the building site. The owner of the property, Mr. Ballard, originally owned a portion of the property where the connector road is being constructed and he has been committed to make it a nice project. In order to remove the live oak trees it will have to be mitigated by either replacing the tree onsite or pay into the tree bank.

Motion by Mr. Swindell seconded by Mrs. Thomas to approve as per the revised plan submitted, to only remove 5 live oak trees and subject to meeting the required mitigation.

Mr. Blache, Mrs. Thomas & Mr. Swindell: Yeas  
Mr. Ballantine: Nay

**MOTION FAILED**

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**MANDEVILLE, LOUISIANA**

**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

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

Paul Mayronne: Representative for the owner Deborah Hogan/Secret Cove LLC. The two lots are located in Bushwood Estates. Bushwood Estates is a low density development, located in the northeastern part of the Parish, along the Pearl River Canal. The subdivision is about 20 lots on approximately 100 acres. All the lots back up to the Pearl River Canal. Request is to reduce the front setback on the two lots from 50 feet to 25 feet. Hardship created due to part of the lots fall within the canal. Rear lot line goes into the canal. Similar requested granted by the Board in the past on other lots within the subdivision. If the Board grants the request it would not be uncommon. When requesting variance to reduce the front setback, bring the building closer to the road, it brings up a question regarding the street space and what is located across the roadway. Street scape is unique to this area since all the lots are located between Kokomo Lane and the canal. There are no homes on the other side of Kokomo Lane, no development, vacant greenspace. Request approval of the variance.

Mr. Ballantine: Is there a HOA?

Paul Mayronne: There is a HOA of approximately 8 residents within Bushwood Estates. The members of the HOA were made aware of the requested variance. Mrs. Hogan is the developer and still in charge of HOA. Properties were posted as required. Not aware of anyone in objection.

Motion by Mr. Blache seconded by Mr. Swindell to approved the variance as requested.

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
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**MANDEVILLE, LOUISIANA**

**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

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

Marilyn Clark: Property owner. Asked question regarding the variance in regards to the 7.5% of the lot and if it was still necessary.

Mrs. Lambert: Confirmed that variance for structures exceeding 7.5% of the area of the lot on which the main building is situated, is no longer necessary.

Marilyn Clark: Explained that building permit for foundation was issued in 2021. At the time of application, submitted plot plan showing proposed 18' X 20' accessory building. Foundation was inspected and approved with "J" hook in the foundation. After application was submitted for building permit for accessory structure, building permit was denied. Requesting variance to reduce rear yard setback to allow for the building to be placed on the existing foundation that was originally approved.

Don Esquinance: Not necessarily in opposition. Property owner, on the east side of the property in question. Asking question regarding the variance for the 7.5%. Under A-4 Single Family Residential District, how many accessory structures are allowed to be constructed?

Mr. Ballantine: The variance regarding the 7.5% is not being addressed today. Discussing the accessory building where the slab was already poured.

Don Esquinance: Did the Parish already issue a building permit for the property with the allowance of the setback?

Marilyn Clark: Answer from audience: no building permit for accessory structure has not been issued.

Mr. Blache: Did Board grant variance on this property in the past?

Mrs. Lambert: Variance was granted for a different accessory building on the same property?

Mr. Blache: Was the accessory structure constructed?

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Marilyn Clark: Confirmed that previous accessory building was constructed. Requested variance on the agenda today is for a small accessory building. Did not want to cut existing trees, that's the reason for placing the foundation in proposed location. Location of the foundation was granted when permit was approved.

Mr. Swindell: Building permit was submitted for the slab. Does the slab require the same setback as the accessory building? If the same setback does not apply to the slab, is it the reason no variance was requested in front of the Board?

Mrs. Lambert: Correct, since it is a flat surface, the setback does not always apply to a slab.

Mr. Swindell: It appears that there was no error on the part of the Parish for granting the permit for the foundation only. While the drawing may have shown "J" hooks, it cannot be assumed by whoever reviewed the permit that an accessory structure was going to be placed on the slab.

Marilyn Clark: It was shown in red on the drawing that a building was proposed to be constructed on the foundation

Mr. Swindell: Don't disagree with what you are trying to explain.

Marilyn Clark: After permit was granted, Parish inspected the site and passed inspection. Told from the get go that the "J" hooks were for the proposed accessory structure. Refers to the amount of money spent on project.

Mr. Swindell: Many projects that come in front of the Board do not meet setback and unfortunately cause some financial hardship. However, Board cannot grant variance based on financial difficulty. Understand intent to put building on the slab. The person who reviewed the permit did not make the assumption that an accessory building was going to be placed on the slab. Ask question regarding the trees to be preserved which is the reason for requesting the accessory building to be placed in the proposed location.

Marilyn Clark: The trees that are proposed to be preserved are 75 years old and are huge. Do not want to demo slab to build another slab. Had the utility lines hand trenched to make sure the trees are preserved. Ask the Board to consider the variance request. Thought that we were doing everything right and meet all the requirements,

Mrs. Thomas: Responsibility of the Board is to enforce the code. However, variances can be requested. The requested variance is tricky. What you proposed shows that there would be a building. Appreciate the fact that you are trying the preserve the trees.

Mr. Ballantine: Is there a HOA in the area? Any objection from the neighbors?

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Marilyn Clark: Neighbors are aware of what is going on. No complaints have been brought up to her attending.

Mr. Ballantine: Nothing in writing?

Marilyn Clark: No HOA or no objection letter from the abutting neighbors.

Mr. Blache: What is the impact going to be regarding the requested variance? Not uncommon in the area for request to come in front of the Board. Do not think that the variance will have any impact on the neighborhood. It appears that there is no issue in regards to the setback from other property owner in area. Abutting neighbor who spoke previously did not appear to have any issues with the requested setback variance.

Mrs. Clark: Confirm that it is an older neighborhood.

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

**MOTION CARRIES UNANIMOUSLY**

**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

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

Avery Ferrara and Mary Mistretta: Property owners. Plan to build first home on subdivided lot, which is only 150 feet along Fish Hatchery Road. Would like to amend request to reduce 25 foot buffer to 15 foot buffer on the north side for 153 feet, and on the south amend request to reduce buffer from 50 feet to 15 feet for 153 feet. Decided to amend request after reading staff comments. No objection from abutting property owner since they are the parents of Mary Mistretta. After doing some researched, found out that since the property is zoned A-1A, it should be 200 foot wide. Since the property is 150 foot wide, it is difficult to meet the required buffer. Also aware that the regulation may be changed and that the required buffers would only apply to property of 5 acres or larger. The property is 2.99 acres but surveyor signed off on survey as 3 acre property.

Mr. Ballantine: Refers to the site plan and the proposed location of the house. Can the house be relocated in the rear of the property?

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**MANDEVILLE, LOUISIANA**

Mary Mistretta: Because of the elevation of the property, refers to the survey and contour line shown on the survey. States that there is significant drop off in the rear of the property and wants to build in the more elevated area. Would like to only clear the area for the house and the driveway and have the remaining portion of the property remain wooded.

Avery Ferrara: The 100 foot required no cut buffer in the rear of the property, along the scenic river, will be preserved.

Mr. Ballantine: Is there a HOA in the area? No objection from the abutting neighbors since they are parents of Mary Mistretta.

Mr. Blache: Requesting more information regarding the amended requests to reduce the buffers.

Mary Mistretta: On the south side requesting a reduction of the buffer from 50 feet to 15 feet only along where the house is proposed to be constructed and transition back to the required 50 foot no cut buffer. On the north side, requesting to reduce the buffer from 25 feet to 15 feet for 153 feet to allow for the construction of the house and would transition to the required 25 foot no cut buffer as you get further into the property.

Mr. Blache: It is an odd shape piece of property.

Mr. Swindell: Are you going to maintain the 25 foot no cut buffer along Fish Hatchery Road?

Mary Mistretta: Yes, along Fish Hatchery Road, the entire buffer will be maintained.

Mr. Swindell: Drawing shows the 25 foot buffer along Fish Hatchery Road to be maintained, but it does not show the proposed 15 foot buffers on each side.

Mrs. Lambert: States that they are requesting to amend the variance request to 15 feet on each side.

Mr. Swindell: Appreciate the amended request submitted to attempt to keep 15 feet on each side. Agree that it is an odd shape lot between Fish Hatchery Road and the contour line.

Mrs. Lambert: Clarifies the amended requests:

- instead of a waiver to the required 25 foot no cut street buffer along 16<sup>th</sup> Street for 153 feet, the request is to allow a reduction of the required 25 foot buffer along 16<sup>th</sup> Street to 15 feet for 153 feet.
- Instead of a waiver to the required 50 foot no cut buffer on the south side, the request is to allow for a reduction of the required 50 foot buffer to 15 feet for 153 feet.
- a reduction of the required 50 foot no cut buffer to 25 feet for approximately 207 feet.

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**MANDEVILLE, LOUISIANA**

Motion by Mr. Swindell seconded by Mrs. Thomas to approve variance based on amended requests submitted at meeting.

- reduction of the required 25 foot buffer along 16<sup>th</sup> Street to 15 feet for 153 feet.
- reduction of the required 50 foot buffer to 15 feet for 153 feet.
- reduction of the required 50 foot no cut buffer to 25 feet for approximately 207 feet.

**MOTION CARRIES UNANIMOUSLY**

**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.

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

Salem K. David, Jr.: Original house was constructed in 1800's. and there was a street along the lake. Understand the reason why accessory building would not be allowed to be built in the front yard. However, in this case, the accessory structure will not be seen from Copal Street. All neighbors are in favor of the requested variance. Need good safe alternative for storage. No other location that would be more adequate to build the accessory structure.

Motion by Mr. Ballantine seconded by Mr. Blache to approved the variance as requested.

**MOTION CARRIES UNANIMOUSLY**

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**OLD BUSINESS**

Mr. Ballantine: Ask about appointment of a new board member.

Mrs. Couvillion: The Council received Mr. Spies letter of resignation. No new appointee on the agenda. Will send reminder email to the Council.

Mr. Blache: Can the Board make a recommendation to the Council?

Mrs. Couvillion: Cannot make a recommendation as a Board but as a member of the community.

Mrs. Thomas: We can contact our Council Representative and make a recommendation as a citizen?

Mrs. Couvillion: You can contact your Council Representative or all 14 Council Representative and make a recommendation.

Mr. Swindell: Stated that Mr. Lorino appointed him; however, he will now be in District 5.

Mr. Ballantine: Would like to request to have a representative from Lacombe, for geographic diversity.

Mrs. Couvillion: You can make the request to the Council.

**NEW BUSINESS**

Discussion took place among the Board members regarding the October meeting.

**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, Louisiana, Ward 3, District 2

**Applicant & Representative:** Robert Barnett

**Date of Report:** October 3, 2023

**Posted:** September 19, 2023

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



**Variance(s) Requested:**

Request by an applicant to appeal the decision of a Parish Official regarding the issuance of land clearing permit and building permits.

**Zoning of Property:**

HC-2 Highway Commercial Zoning  
District

**FINDINGS**

The applicant has filed a “pending complaint lodged with Parish Code Enforcement...upon information and belief that Parish officials will not investigate any complaints concerning Covington Trace Ridge Apartments because of a pending investigation of the Office of the Parish President”.

1. June 5, 2023 - A formal complaint was filed with the Department of Code Enforcement regarding a “suspicious area of fill” and “evidence of pile driving on the property without being issued a permit”.
2. June 5, 2023 – A Code Enforcement officer visited the site and drafted a report of the findings which reads as follows:

“Officer Theriot is dispatched to this property in response to work activity requiring Permits. This Site is the proposed area for the Covington Ridge Trace Apartments. Officer observes approximately 10 Pilings that were driven along with some dirt work that was performed. Officer speaks with the current property owner who states that he has not yet sold the property to the Developer. Property owner also states that he did the dirt work but did not bring any new fill into the location. He also states that the Developer drove in the



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

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

Pilings but they are test Pilings to determine if the area is worthy of holding them. Officer obtains photographs and shows them to Assistant Director of Planning and Development Helen Lambert who states that no Permit is required for the Pile Driving. Officer also gets with Assistant Director Theodore Reynolds who states that Director Daniel Hill inspected the Site and no Permit was needed for the dirt work. This Site does have a Land Clearing Permit that can be found at 2023-1024. This case will be closed but may be re-opened if any violations become known.”

3. September 29, 2023 – The Planning Department’s Landscape Architect, Ms. Regan Contois, RLA inspected the subject property to determine the status of the Land Clearing permit which was issued June 1, 2023 (2023-1024-LC). Upon inspection Ms. Contois observed that no clearing has begun. Ms. Contois also observed the status of the renovation permit for the bike shed remodel which was issued June 5, 2023 (2023-2319) and witnessed that no work has taken place. In regards to the demolition permit which was issued on May 24, 2023 (2023-1124), Ms. Contois observed no demolition has begun.

As such, the property has been fully inspected over several months and the status is current as of the date of this report, October 3, 2023.

2023-3430-BOA

A-1A

190

HC-2

TAMMANY TRACE

MILITARY RD  
HWY 21  
JENKINS

CRAWFORD

NC-1

190B

N190

CLABORNE

NC-2

NC-4

LIVE OAK

1ST

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)

**2023-3430-BOA****Inspection Report****Inspection Date:**  
**6/9/2023 1:31:00**  
**PM****NO VIOLATION****should contact St. Tammany Parish at**  
**(985) 898-2574 for further information.**

Project Number	Work Order ID	Inspection ID
<b>2023-CE-23324</b>	<b>23326266</b>	<b>17868908</b>

Jurisdiction	Inspection type	Inspector
St. Tammany	Initial Site Visit Inspection	Lance Theriot

Customer	Address	Phone
	72147 Military Rd Covington, LA	

Scheduled	Completed	Uploaded
6/5/2023 12:00:00 AM	6/9/2023 1:31:00 PM	6/9/2023 1:46:55 PM

**Details**

05 JUN 2023 - Officer Theriot is dispatched to this property in response to work activity requiring Permits. This Site is the proposed area for the Covington Ridge Trace Apartments. Officer observes approximately 10 Pilings that were driven along with some dirt work that was performed. Officer speaks with the current property owner who states that he has not yet sold the property to the Developer. Property owner also states that he did the dirt work but did not bring any new fill into the location. He also states that the Developer drove in the Pilings but they are test Pilings to determine if the area is worthy of holding them. Officer obtains photographs and shows them to Assistant Director of Planning and Development Helen Lambert who states that no Permit is required for the Pile Driving. Officer also gets with Assistant Director Theodore Reynolds who states that Director Daniel Hill inspected the Site and no Permit was needed for the dirt work. This Site does have a Land Clearing Permit that can be found at 2023-1024. This case will be closed but may be re-opened if any violations become known.

**You can download this report or request additional inspections at**  
**[www.MyGovernmentOnline.org](http://www.MyGovernmentOnline.org).**  
**For software assistance please call 866.957.3764.**  
**For questions about this inspection please contact your jurisdiction**

**2023-3430-BOA****Inspection Report****Inspection Date: 6/9/2023 1:31:00 PM****NO VIOLATION**

**should contact St. Tammany Parish at  
(985) 898-2574 for further information.**

## Inspection Checklist Details

**(1) Property Posted:** No Violation Observed*This question has no comments***(2) Posted Date (If Posted):***This question has no comments***(3) Reported By:** Parish Department*This question has no comments*

**The information included in this report is also available at  
**MyPermitNow.org****



**BOA STAFF REPORT**  
2023-3503-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:** 425 Leeward Loop, Covington, Louisiana, Ward 1, District 3

**Applicant:** St. Tammany Fire Protection District # 13 – Lonnie Johnson, Fire Chief

**Representative:** Joseph F. Schneider, Jr. AIA

**Date of Report:** October 3, 2023

**Posted:** September 19, 2023

**Initial Hearing Date:** October 10, 2023



**Variance(s) Requested:**

Request by an applicant to reduce the required rear yard buffer from 25 feet to 10 feet to allow for the construction of a fire station.

**Zoning of Property:**

I-2 Industrial District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 130.1977(b) - *Buffer planting area width*, "Buffer planting area width shall be a minimum of ten feet, except that buffer planting area width for an industrial use abutting a non-industrial use shall be a minimum of 25 feet".

The objective of the request is to allow for the construction of a fire station and to allow sufficient space in the rear of the property to provide adequate turning radius for the tanker and pumper trucks. There is no objection to the request considering that a 10-foot greenspace is proposed to be provided in the rear, the existing 29-foot drainage servitude will be maintained as required, and the site is abutting a property zoned HC-2 Highway Commercial District in the rear.

2023-3503-BOA

NORTHPOINTE

WINWARD

T7 - R10E

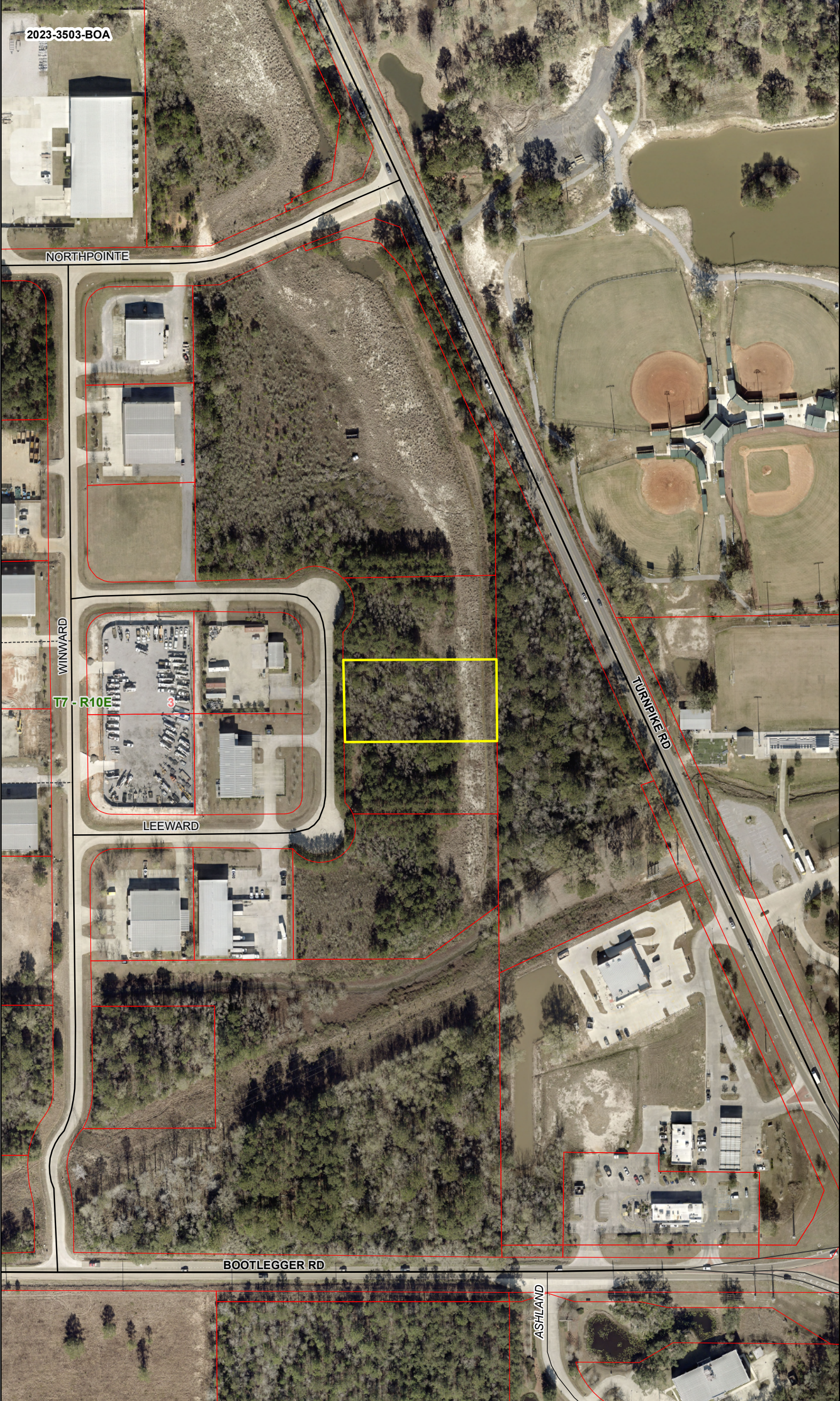
3

LEEWARD

BOOTLEGGER RD

ASHLAND

TURPIKE RD



**JOSEPH F. SCHNEIDER, JR. AIA**  
**a r c h i t e c t**

---

**105 EVANGELINE DRIVE**  
**SLIDELL, LOUISIANA 70460**  
**(985) 847-0714**  
**e-mail: jfsarchitect@charter.net**

July 31, 2023

St. Tammany Parish Government  
Department of Planning & Development  
21454 Koop Drive, Bldg. B  
Mandeville, Louisiana 70471

**RE: New Fire Station No. 134**  
**St. Tammany Fire District NO. 13**  
**425 Leeward Loop-Northpointe Park**  
**Covington, Louisiana**

St. Tammany district is in the process of designing a new station at the above address. The site is 1.2 acres (zoning I-2) requires a 30' front buffer, 10' side buffers, and a 25' rear buffer since it backs HC-2 zoning.

The rear of the site has an existing 29' drainage servitude that abuts the rear HC-2 zoning property facing LA Hwy. 1077

The STFD-13 is requesting a variance to reduce the required 25' rear buffer to a 10' landscape buffer to accommodate the turning radius of the fire district's tanker and pumper trucks.

The combination of the 29' drainage servitude and a 25' required landscape buffer would make the rear access into the new planned building difficult to maneuver.

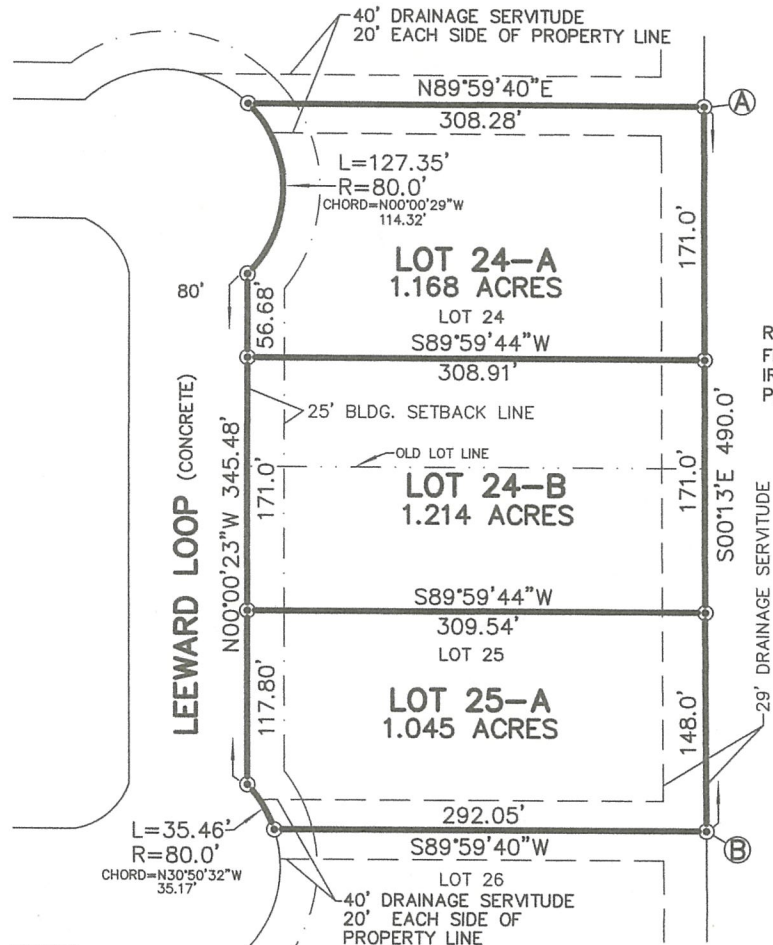
Your consideration regarding this reduced required rear landscape buffer would be deeply appreciated.

Sincerely,

Joseph F. Schneider, Jr. AIA  
Architect

cc/ Lonnie Johnson, Chief STFD 13





REFERENCE BEARING:  
FROM IRON ROD A TO  
IRON ROD B S00°13'E  
PER REFERENCE SURVEY

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT *Pamela M. Tripp*, Deputy Clerk

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 COMPILING DATA FOR THIS SURVEY.

LEGEND  
© 1/2" IRON ROD SET

NOTES:

1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Plat of Northpointe Business Park, Phase 2 by Richmond W. Krebs, Surveyor, dated January 10, 2007, filed St. Tammany Parish Clerk of Court Map File No. 4637.

2. Plat of Northpointe Business Park, Phases 1, 2, 3, & 4, (Amendment to Detention Areas) by Byron J. Oncale, Surveyor, dated June 16, 2015, filed August 19, 2015 in St. Tammany Parish Clerk of Court Map File No. 5416.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

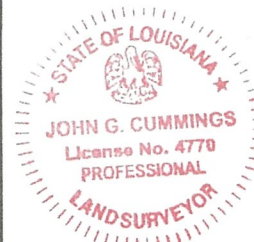
COVINGTON, LA 70433

PLAT PREPARED FOR: **Northpointe Business Park, LLC**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 24 & 25 INTO LOTS 24-A, 24-B & 25-A, NORTHPOINTE BUSINESS PARK, PHASE 2, 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.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 20291

DATE: 12/08/2020

REVISED: 1/12/2021  
1/19/2021

ELEVATION DATUM = NAVD 1988  
BASE FLOOD ELEVATION = 24.0'

2023-3503-BOA

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S89°59'44"W  
(per Reference Survey)



21

23

24-A

25-A

TEMPORARY BENCHMARK  
(MAG NAIL)  
N=718072.334  
E=3542273.865  
ELEV=23.31  
(STATE PLANE COORDINATE SYSTEM = LA SOUTH NAD-83)

LOT 24-B  
1.214 ACRES

LEGEND  
⊙ = 1/2" IRON ROD SET  
○ = SEWER CLEAN-OUT  
□ = FIRE HYDRANT  
□ = WATER VALVE  
NG = NATURAL GROUND  
TB/TBD = TOP BANK OF DITCH  
CL/CLD = CENTERLINE OF DITCH  
EOC = EDGE OF CONCRETE  
CLRD = CENTERLINE OF ROAD  
INV = INVERT

NOTES:

1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1999.
2. BUILDING SETBACK LINES:  
FRONT = 25'  
REAR & SIDE YARD = 0' FOR PARTY WALLS, OTHERWISE 5'.  
If adjoining a non industrial zoning district, then the front yard requirements shall apply to the rear and sides. However, Parish minimum landscape buffer requirements will apply that may exceed minimum setback requirements.  
SETBACKS TO BE VERIFIED BY ST. TAMMANY PARISH.

REFERENCE SURVEY:

Survey for Northpointe Business Park, LLC by John G. Cummings, Surveyor, dated December 12, 2020, latest revision January 19, 2021, filed, St. Tammany Parish Clerk of Court Map File No. 5993B.

**John G. Cummings & Associates**  
PROFESSIONAL LAND SURVEYORS  
503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (985) 892-1549

PLAT PREPARED FOR: **St. Tammany Parish Fire District 13**

SHOWING A SURVEY OF: **LOT 24-B, NORTHPOINTE BUSINESS PARK, PHASE 2, ST. TAMMANY PARISH, LOUISIANA.**

SCALE: 1" = 20' DATE: 6/8/2023 JOB NO. 20291-24BTF REVISED:

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

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.

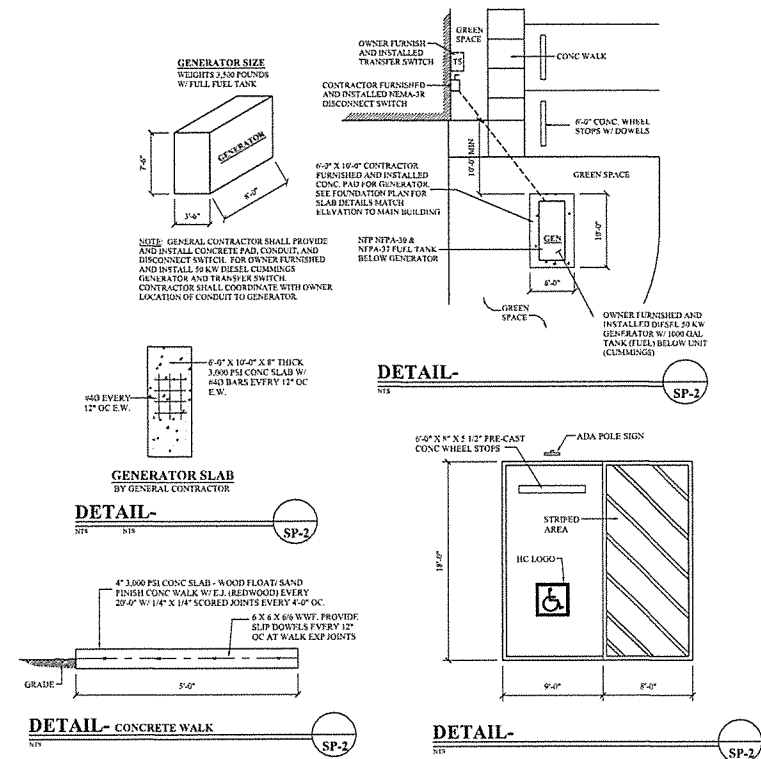
JOHN G. CUMMINGS, P.L.S.



SCALE: 1" = 20'-0"

**BID ALTERNATE NO. 2: DELETE 20'-0" CONC PAVING AND ADD 40'-0" ROOF EXTENSION AND RELATED FOUNDATION AT REAR OF BUILDING**

THESE DESIGN AND CONSTRUCTION DOCUMENTS AT THE SOLE PROPERTY OF JOSEPH F. SCHNEIDER, JR. AIA, ARCHITECT. NO USE OR REPRODUCTION OF THESE DOCUMENTS OR PARTIAL USE OR PARTIAL REPRODUCTION IS ALLOWED. NO USE OF THESE DRAWINGS WITHOUT THE WRITTEN EXPRESSED PERMISSION OF JOSEPH F. SCHNEIDER, JR. ARCHITECT IS ALLOWED.



### DETAIL-

### GENERATOR SLAB

### DETAIL

**DETAIL- CONCRETE WALK**

### DETAIL

SP-2



**BOA STAFF REPORT**  
2023-3524-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

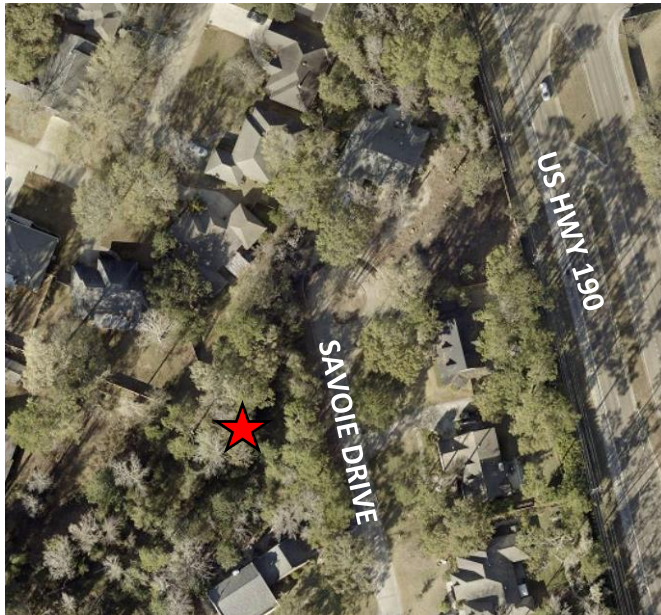
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**Location:** West side of Savoie Drive, north of Piper Lane, being Lot 49, Parc Du Lac Subdivision, Mandeville, Louisiana, Ward 4, District 10

**Applicant & Representative:** Tony and Selena Cartaginese    **Date of Report:** October 3, 2023

**Posted:** September 26, 2023

**Initial Hearing Date:** October 10, 2023



**Variance(s) Requested:**

Request by an applicant to:

1. Reduce the required front yard setback from 30 feet to 25 feet
2. Reduce the required rear yard setback from 25 feet to 15 feet
3. Reduce the required southern side yard setback from 10 feet to 5 feet

**Zoning of Property:**

A-4 Single Family District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code, Section 130-509(b) – Minimum Area Regulations for the A-4 Single Family Residential District, the following required setbacks apply:

(2) *Front yard.* Front building lines shall conform to the average building lines established in a developed block; in all cases, this front building line shall be set back a minimum of 30 feet from the front property line.

(3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width of ten feet each, plus one additional foot for each one foot in building height over 20 feet above base flood elevation. For single-family cluster developments (zero lot line) there shall be at least one side yard, having a minimum width of 25 feet, plus one additional foot for each foot

Board of Adjustments  
October 10, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3524-BOA



**BOA STAFF REPORT**  
2023-3524-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

in building height over 20 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.

(4) *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.

The applicant is requesting several setback variances to construct a new single family residence on the .32-acre site, which is triangular in shape and has an average depth of 158 feet. The variances requested include the following:

1. Reduction of the required 30-foot front yard setback to 25 feet for the construction of a front porch
2. Reduction of the required 25-foot rear yard setback to 15 feet for the construction of a two-car garage
3. Reduction of the required 10-foot southern side yard setback to 5 feet for the construction of the main residence

While the applicant could potentially reduce the size of the proposed residence to meet the minimum required setbacks and avoid the need for the requested variances, the triangular shape of the lot could constitute a hardship since the depth is not consistent and tapers down to zero foot on the northern side. Additionally, the subject property is one of the last remaining undeveloped lots in the subdivision and granting the requested variance should not establish a precedent for future development of the neighborhood.



CHINCHUBA CEMETERY

AARON

CHERRY CREEK

WISTERIA

T8-R11E

190

NICOLE

SMOLE DR

LONESOME

CRISTAL

CHANDON

PIPER



SITE PLAN  
VARIANCE  
REQUEST

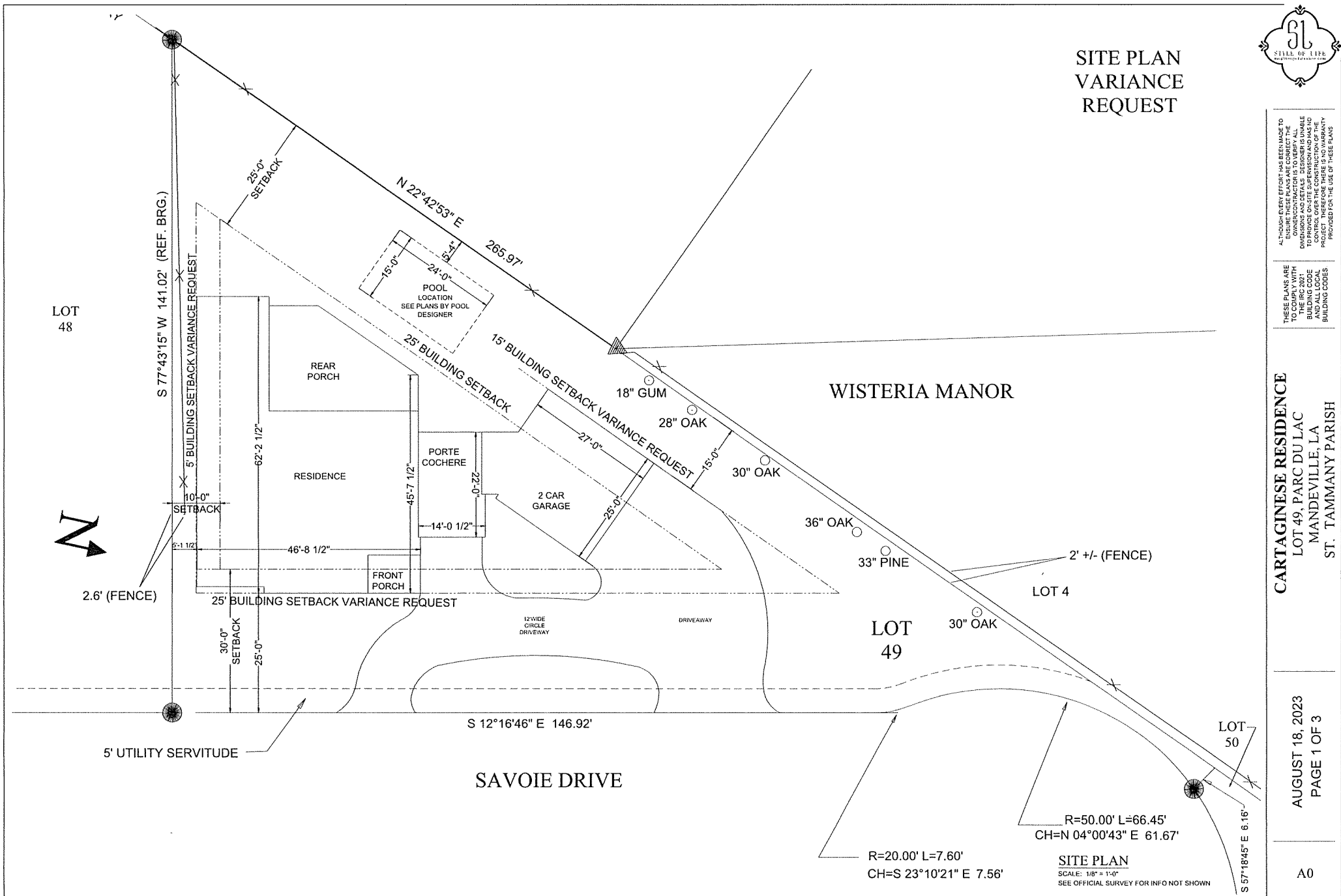
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO  
VERIFY THE ACCURACY OF THE INFORMATION  
CONTAINED HEREIN, THE DESIGNER ASSUMES  
NO LIABILITY FOR ANY ERRORS OR OMISSIONS  
WHICH MAY BE MADE IN THE PREPARATION  
OF THESE PLANS. THE USER OF THESE PLANS  
SHOULD OBTAIN A PROFESSIONAL SURVEY  
FOR THE PROJECT.

THESE PLANS ARE  
TO COMPLY WITH  
THE IRC 2021  
AND ALL LOCAL  
BUILDING CODES

CARTAGINESE RESIDENCE  
LOT 49, PARC DU LAC  
MANDEVILLE, LA  
ST. TAMMANY PARISH

AUGUST 18, 2023  
PAGE 1 OF 3

A0





**BOA STAFF REPORT**  
2023-3530-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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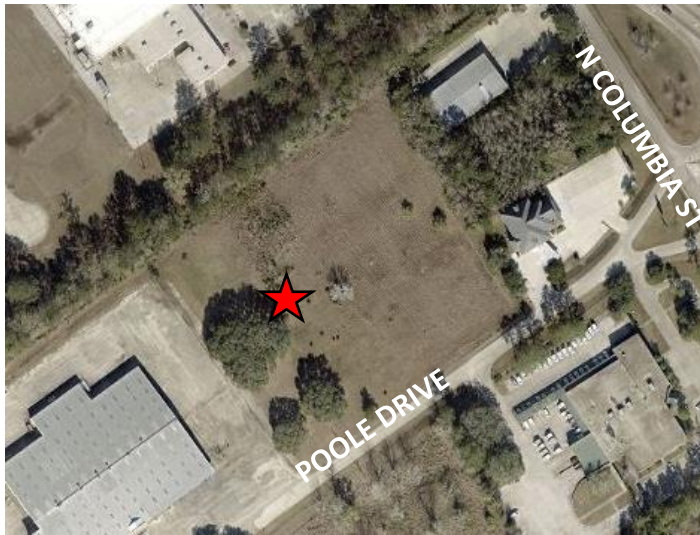
**Location:** 1303 Poole Drive, Covington, Louisiana, Ward 3, District 3

**Applicant & Representative:** Solid Tops Inc. – Nick Del Bianco

**Date of Report:** October 3, 2023

**Posted:** September 19, 2023

**Initial Hearing Date:** October 10, 2023



**Variance(s) Requested:**

Request by an applicant to:

1. Reduce of the required number of Class A and Class B within the eastern and western side yard buffers
2. Waiver of the required number of Class A & Class B trees within the northern rear yard buffer.

**Zoning of Property:**

I-2 Industrial District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 130-1977 – Side and Rear Buffer Planting Area Requirements:

b) *Buffer planting area width.* Buffer planting area width shall be a minimum of ten feet, except that buffer planting area width for an industrial use abutting a non-industrial use shall be a minimum of 25 feet.

(e) *Planting requirements in buffer planting areas.*

(1) *Trees required if unencumbered by utility servitude.* Subject to the reduction and credit for existing trees as set forth in section 130-1975, the following minimum number of trees shall be planted in the buffer planting areas which are not encumbered by a servitude or easement: One Class A and one Class B for each 30 linear feet of the buffer planting area.



**BOA STAFF REPORT**  
2023-3530-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

According to the aerial photograph, it appears that the canopy of the existing live oak trees located on the adjacent property to the west extends over the property line of the parcel in question. Due to the large canopy of the abutting live oak tree, a reduction in the required number of Class A & Class B trees could be considered where the canopy of the tree encroaches over the western side property line.

The plan also shows the location of a proposed power pole line within the western side buffer, which could justify the reduction of the required number of Class A or Class B trees and/or replacement with shrubs in the event that proposed powerline could not be relocated.

While staff is not completely opposed to the request, no hardship has been demonstrated to be in support of the elimination of all of the required plantings within the rear buffer area or the east and west side buffer areas, as proposed on the attached plan.

Staff suggests that the request be postponed and that a revised landscape plan be submitted showing:

- Show the size of the canopy of the existing live oak trees on the abutting property including the encroachment of the canopy on the subject property and the proposed reduced number of Class A & Class B trees.
- If the powerline, which is proposed to be located within a portion of the western buffer cannot be relocated, provide the required number of shrubs within the area encumbered by the powerline and provide the servitude agreement.
- Provide the servitude agreement and show the size of the servitude where the existing power line is identified on the plan along the rear of the property. Provide the required 10 foot greenspace and required number of Class A & Class B trees outside of the servitude.
- Provide the required number of Class A & Class B trees in the east side buffer and northern rear buffer.

2023-3530-BOA

PRIVETTE

190

MAIN

COLUMBIA

POOLE

45

CORPORATE

T6-R11E

POOLE

38

CHAMPAGNE

**Solid Tops Inc.**  
**1303 Poole Drive, Covington LA**

I have the following concerns with the attached Landscape set my architect has created per St. Tammany' codes. He expressed his concerns to the planning board, but their only comment was "Sorry, it is the code" which I think it totally unacceptable. I still must pull the permit but want to make sure my thoughts are heard before submitting.

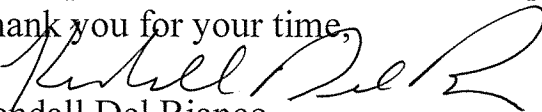
1. There are way too many trees figured for (52). I am on a 1.31 cleared, vacant, lot. The trees can be found on the side walls running along my fence on each side of the property. The trees are Swamp Chestnut Oaks which in their lifetime can grow to be 80 ft tall which will damage my foundation.
2. Hurricanes/Storms damaging my security fence, my building, or my future neighbor's property by falling. There will be a roofing company going up next door in the future.
3. Cost, I am looking at over 20k or more for trees that will not survive/work in the space because there is not enough room between my building and fence for them to properly grow.
4. Insurance, my carrier will make me cut them if they touch the building or non-renew my policy.
5. Pests, termites, etc.
6. The Utility company, on the left side wall we have two poles that need to be placed and the utility company will make me move them. These trees will make it hard for them to access the lines in the back as well.
7. Trucks, I have big trucks carrying slabs that will be coming through the yard and the trees may be in their way once they get bigger.
8. I2, I am in an industrial zone. I am not a big box store.
9. Building view, once they get too big, they will block my building from the street.
10. My surrounding neighbors do not have this much landscaping.
11. A new industrial park that just went up does not have any landscaping.
12. I am on cleared, vacant land, therefore do not have to promote forest stimulation.

The codes have unrealistic views. This landscape set will not

work for my space per my Landscape Architects professional opinion. I have also attached another landscape set that my architect designed that is, however, a more realistic approach for my future building and that will work on my land.

Please take my thoughts and concerns into consideration. I do mind putting in landscaping but on a realistic level. I am the owner of this property and should have some say in how it is developed and how much I want to spend.

Thank you for your time,



Kendall Del Bianco

100-05 NO. ON 314

SOLID TOPS









PLANTING NOTES:

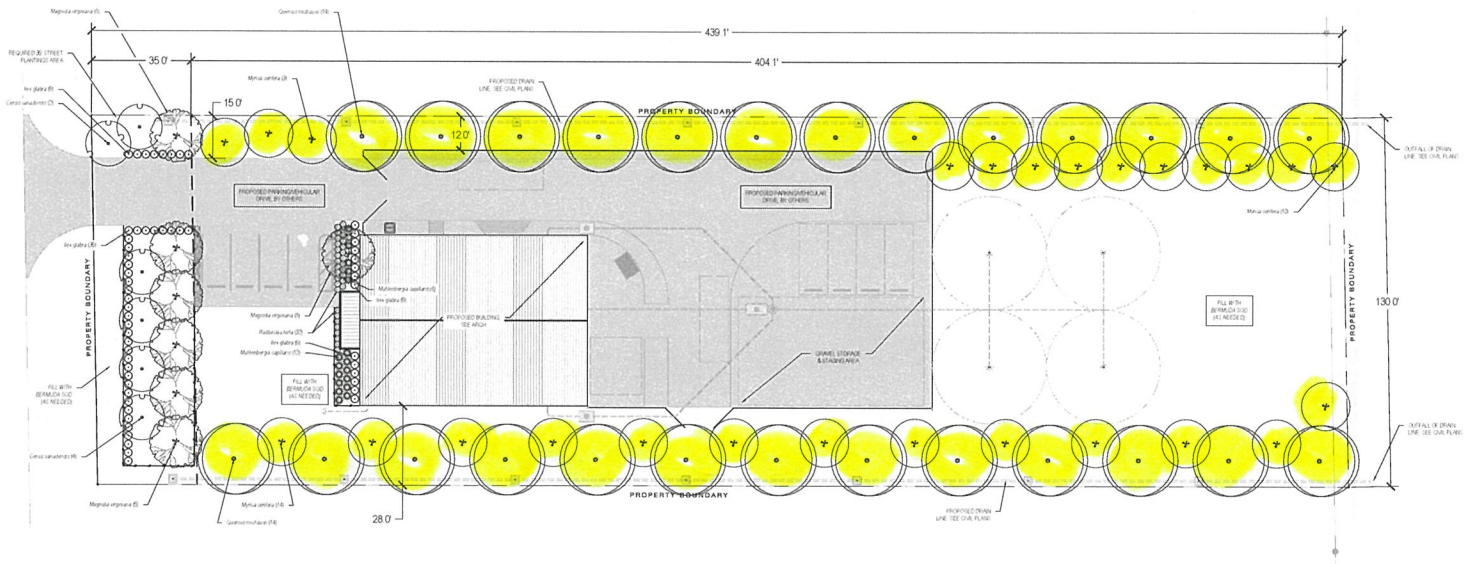
1. REFER TO SPECIFICATIONS FOR INFORMATION REGARDING THE PROTECTION OF EXISTING TREES AND OTHER PLANT MATERIALS.
2. ALL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR IS TO CONDUCT INDEPENDENT ASSESSMENT IN ORDER DETERMINE QUANTITIES NECESSARY TO MEET DESIGN INTENT.
3. THE INSTALLATION OF ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION OF THE PROJECT MANUAL:
  - 3.1. SECTION 32 80 00 PLANTING
  - 3.2. SECTION 32 82 10 SEEDING
  - 3.3. SECTION 32 92 23 SODDING
  - 3.4. SECTION 32 94 13 LANDSCAPE EDGING
  - 3.5. SECTION 32 91 13 SOIL PREPARATION
4. ANY SUBSTITUTION IS MADE TO THE PLANT SPECIES, SIZES, AND SPECIFICATIONS SHOWN ON THIS PLAN MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

SITE PLAN NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
2. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF MANDEVILLE. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
3. COORDINATE WITH OWNER TO LAY OUT PROPERTY LINE.
4. BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ARE FROM:
  - FACE OF CURB TO FACE OF CURB
  - FACE OF CURB TO PROPERTY LINE
  - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
  - PROPERTY LINE TO BUILDING FACE
6. ALL CURB RADI SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

PLANTING SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING	NOTES
	SWEETBAY MAGNOLIA	Magnolia virginiana	7	7G / 14"	15'-0" min	Specimen, Multi-trunk, 4-5ft Ht
	SWAMP CHESTNUT OAK	Quercus Michauxii	26	25G / 21"	20'-0" min	Single trunk, 8ft Ht, dominant leader with 5ft min. crotch height
	WAX MYRTLE	Myrica cerifera	26	7G / 14"	6'-0" min	3-4ft HT, 1.5-1.75ft Spr
	RED BUD	Cercis canadensis	6	15G / 17"	12'-0" min	Specimen, Multi-trunk, 1" - 1.25" Cal., 7-8ft HT, 3ft min Spread
	MUHLY GRASS	Muhlenbergia capillaris	18	3 Gal	18" O.C.	Specimen, full, 18" Ht. min
	INKBERRY	Ilex glabra	57	3 Gal	24" O.C.	Full, dense, planted as continuous hedge, 24" min Hgt, 18" min Spd
	BLACK-EYED SUSAN	Rudbeckia hirta	32	4" pots	6" O.C.	full, dense, planted as groundcover
	STEEL EDGING	-	240 LF	12"	-	Stainless steel landscape edging per detail



**SOLID TOPS**  
POOLE DRIVE - SECTION 38, T6S, R11E  
ST. TAMMANY PARISH, LOUISIANA

PRELIMINARY  
has been prepared in accordance with the provisions of the Louisiana Professional Land Surveyor Act, R.S. 9:4801, et seq., and the Louisiana Professional Engineer Act, R.S. 9:4801, et seq.



DESCRIPTION	DATE
1	
REV. NO.	DATE
AD	
CHECKED BY:	
AD	
DATE:	AUGUST 16, 2023



PLANTING PLAN

SHEET NUMBER:  
**L1**

Erin D. Cook

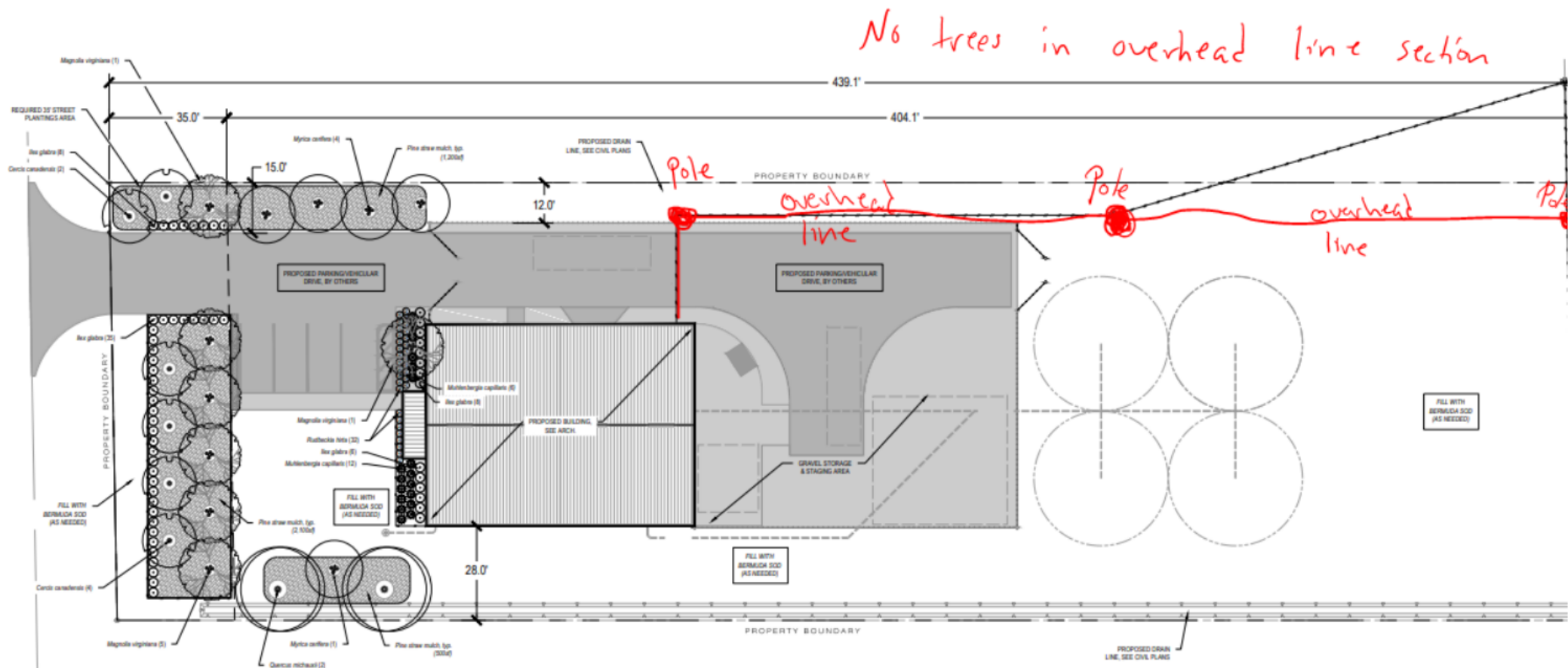
From: Nicolas Del bianco <nicolas5595@att.net>  
Sent: Tuesday, September 19, 2023 10:35 AM  
To: Erin D. Cook  
Subject: Solid Tops Inc

2023-3530-BOA

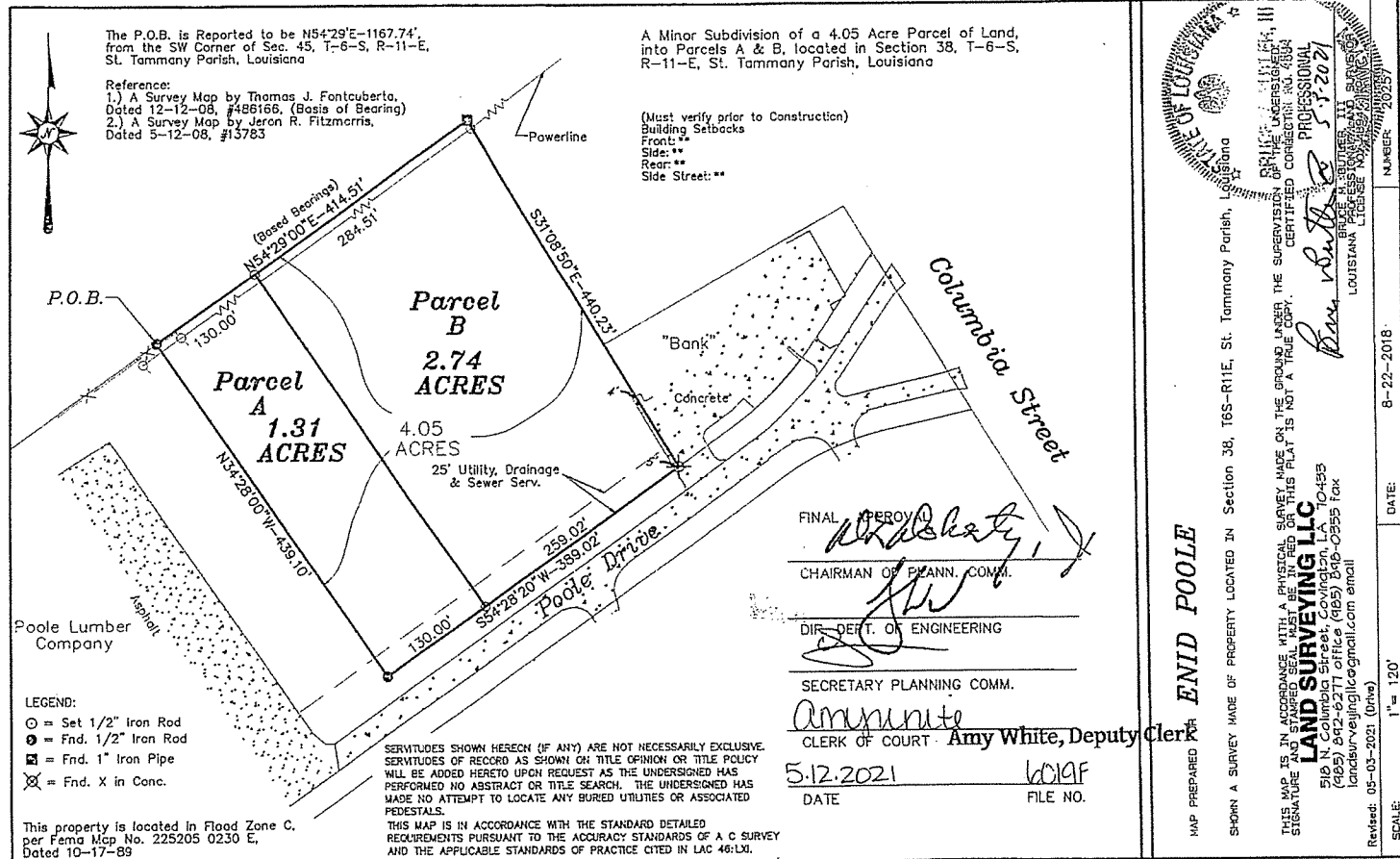
EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Morning Erin,

Please see attached from Cleco. Their engineer said no trees where the power lines are which means the existing in the back and the new lines in red. I didn't know if you needed this information for your file. We also have a spray head irrigation system in the rear which needs to be kept clear for evaporation according to state board of health. Thank you!



2023-3530-BOA



0010 WINTER OAK LOT (42) CLEARLY 1.5 ACRES

2023-3530-BOA



2023-3530-BOA

Another Industrial Warehouse



2023-3530-BOA



2023-3530-BOA



2023-3530-BOA





**BOA STAFF REPORT**  
2023-3531-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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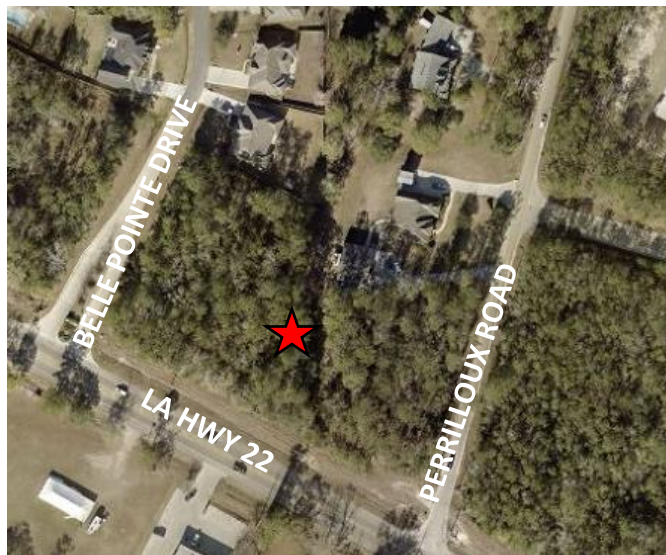
**Location:** North side of LA Highway 22, on the east side of Belle Pointe Drive, and on the west side of Perrilloux Road, Madisonville, Louisiana, Ward 1, District 1

**Applicant:** Highway 22 – Perrilloux, LLC – Beau Bryant

**Representative:** Daigle, Fisse & Kessenich - Brittany Walker    **Posted:** September 25, 2023

**Initial Hearing Date:** October 10, 2023

**Date of Report:** October 3, 2023



**Variance(s) Requested:**

Request by an applicant to remove an 18” protected live oak tree.

**Zoning of Property:**

HC-3 Highway Commercial District

**FINDINGS**

As 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 subject site is made up of a total of 2.911 acres including Lot A, which is 1.968 acres and Lot B, which is .943 acres. Both lots are zoned HC-3 Highway Commercial District and although separate lots of record, the sites are being reviewed concurrently. The owner is currently seeking to develop:

- Lot A with a shopping center which will have a primary access from LA Highway 22.
- Lot B with a separate shopping center which is proposed to be accessed from Hwy 22 through lot A and from Perrilloux Road.



## **BOA STAFF REPORT**

2023-3531-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

## **PLANNING & DEVELOPMENT**

**Ross Liner**  
Director

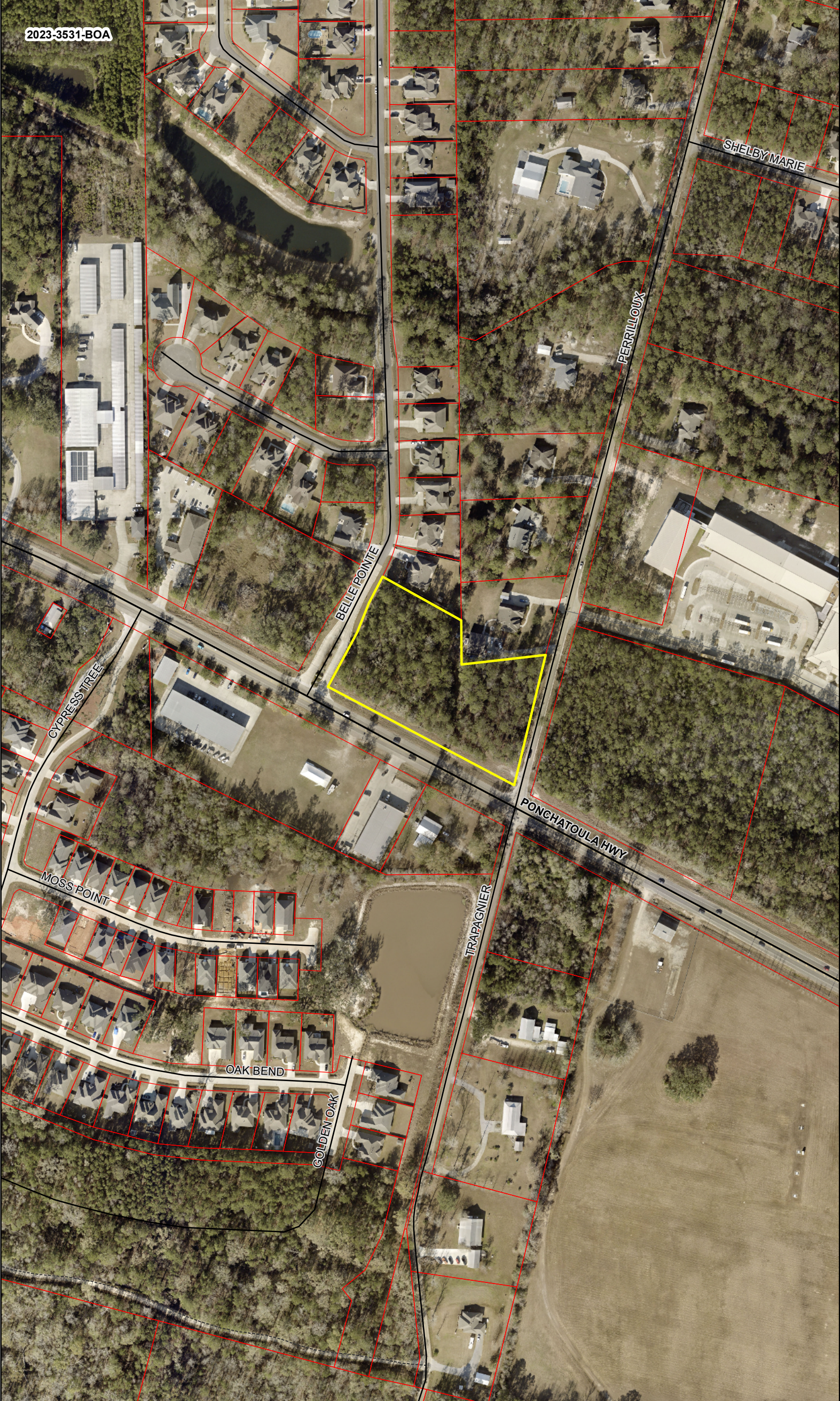
As shown on the attached site plan labeled A2, the owner is requesting a variance to remove the single 18" live oak tree located on Lot B to allow for a secondary access drive to Lot A. Per Sec. 130-1975(c)(2)(b) – Removal of Live Oak Trees, "for new construction, if the development can be reasonably reconfigured to provide reasonable use, then such reconfiguration shall be made".

As indicated in the attached narrative, the applicant claims that the placement of a second cross access driveway is necessary to connect Lot B from the entrance/driveway on Perrilloux Road to Lot A. The proposed driveway would require the removal of an existing 18" live oak tree. Staff has considered other possible options to save the 18" live oak on Lot B such as:

- jogging the location of the proposed driveway to the south by 7 feet to allow for the 25 foot buffer to be maintained as required by the restrictive covenant.
- allowing the existing cross-access agreement between Lots A and B to include a shared parking agreement for both buildings. Note that site work and building permits have been issued for the proposed development on Lot A. 45 spaces were required for this development and the approved plans provided 58 spaces. Although staff has not reviewed the new proposed site plan for Lot B, a 4,500 sq. ft. building would require 13 spaces, assuming all the proposed uses are retail or office in nature. This brings the total required parking count for the entire development to 58 parking spaces. As shown, rerouting the proposed two-way drive to the north would eliminate three parking spaces. Assuming the uses on Lot B are retail and office type uses, the total development site would be required 58 parking spaces and is providing 73 parking spaces.
- The CLECO transformer indicated by a red x and shown on the plan labeled A1 was approved in a different location on the original approved plans for Lot A.
- The extension of the entrance from Perrilloux Road to Lot A is not needed and site circulation is possible with the elimination of this portion of the internal drive.

Should the Board be in favor of the request to remove the 18" live oak on Lot B, it should be subject to the attached live oak mitigation plan, which meets the mitigation requirements for a Class B live oak as defined in the Unified Development Code: "Removal of any six inches in caliper or greater live oak tree shall be replaced with an equal number of inches of live oaks at a minimum of 2.5 live oaks".

Should the Board not be in favor the variance request, it should be subject to the removal of the second cross-access between Lots A and B which is proposed to be an extension of the access from Perrilloux Road or the relocation of the proposed cross access to the south, the relocation of the CLECO transformer, and the reduction of the number of parking spaces on Lot A (including cross access parking agreement).



**BRITTANY J. WALKER**

Please Reply To:

P.O. Box 5350  
 Covington, LA 70434-5350  
 985.871.0800 main  
 985.792.8121 direct  
 985.792-8221 fax  
[bwalker@daiglefisse.com](mailto:bwalker@daiglefisse.com)

Physical Address:  
 227 Highway 21  
 Madisonville, LA 70447

August 28, 2023

**VIA HAND DELIVERY:**

St. Tammany Board of Adjustment  
 Koop Drive Complex  
 21454 Koop Dr., Suite 1B  
 Mandeville, LA 70471

Re: St. Tammany Parish Board of Adjustment Application – Attached Narrative  
 Our File No. 433-30

Dear St. Tammany Parish Board of Adjustment:

We represent Highway 22-Perrilloux, LLC, which is represented herein by its manager Beau Bryant (collectively referred to herein as “Mr. Bryant”), in connection with its Application for a Variance to remove one (1) live oak tree. Below we provide an overview of the property and the intended use of said property in an effort to provide insight into why the removal of the requested live oak is necessary for the reasonable use, access, and anticipated traffic flow of the property at issue. Without the requested variance, Mr. Bryant asserts that maintaining the live oak at issue will create a great hardship in reasonably developing the parcel at issue.

Mr. Bryant is the owner of approximately 2.911 acres, consisting of Lot A (consisting of approximately 1.968 acres) and Lot B (consisting of approximately .943 acres), located on the north side of LA HWY 22, east of Belle Pointe Drive, west of Perrilloux Road, Madisonville, Louisiana (collectively, the Property”). Lot B was originally approximately 1.043 acres; however, a portion of Lot B is currently being acquired by DOTD for a future roundabout at the intersection of Perrilloux Road and LA Hwy 22. Mr. Bryant is in the process of developing Lot A and expects to develop Lot B in the near future.

The requested variance is due to the need for a two-way paved driveway from the entrance off Perrilloux Road through Lot B and connecting Lot A. Site Plan A2, a copy of which is attached hereto, depicts the anticipated development on both Lots A and B. Site Plan A2 also depicts the desired location for the two-way paved driveway behind the anticipated development on Lot B and coming down through the 18” live oak tree on Lot B and directly in front of the 17” 25” forked live oak tree on Lot A. The desired placement of the paved driveway requires the removal and mitigation of the 18” live oak tree located on Lot B and is the subject of the requested variance. Mr. Bryant asserts that the location of the paved driveway as depicted on Site Plan A2 is necessary for the following reasons:

- a. Placement of Entrance from Perrilloux Road. The entrance from Perrilloux Road onto Lot B must be placed on the northern portion (rear) of the lot to prevent interruption of the future roundabout.
- b. Governing Restrictive Covenants. The proposed layout abides by and does not interfere with the 25' buffer on the northern portion (rear) of both lots pursuant to certain restrictive covenants imposed by Belle Pointe Development, L.L.C. filed in the St. Tammany Parish Public Records at Instrument No. 1585780 (the "Restrictive Covenants").
- c. Desired Traffic Flow. The proposed layout allows for optimal traffic flow by allowing traffic to flow directly from Perrilloux Road to the front center of both Lots A and B without requiring traffic to go around Lot A in an effort to get to Lot B. Further, this layout does not force traffic to go past and interfere with traffic at the entrance of the development on LA Hwy 22, nor does it force traffic through the circulation drive around the drive-thru located on Lot A. It is noted that traffic cannot flow from Perrilloux Road directly down the eastern portion (right side) of Lot B, as that is a one way for an anticipated drive-thru and circulation lane that will exit on Perrilloux Road.
- d. Does Not Interfere with Other Live Oak Trees. The proposed layout does not negatively affect or impact any other live oak trees located on the lots.
- e. Maximum Parking Spaces. The proposed layout allows for the maximum number of parking spaces for both lots.

Several other locations for the two-way paved driveway were considered and reviewed. However, Mr. Bryant asserts that those placements are not suitable for the following reasons:

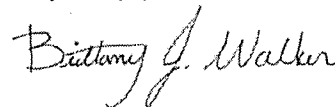
- a. Inability to go Straight Behind Lots A and B. As illustrated on Site Plan A1, a copy of which is attached hereto, placement of the proposed paved driveway from the entrance on Perrilloux Road straight along the northern portion (rear) of Lot B and Lot A behind the live oak at issue on Lot B creates the following negative impacts:
  - i. It decreases the number of parking spaces on Lot A by approximately five (5), as illustrated with the shaded parking spaces on the northern portion of Lot A.
  - ii. It would improperly place the paved driveway within the 25' buffer on the northern portion (rear) of both lots in violation of the Restrictive Covenants.
  - iii. It would place the paved driveway within the dripline of the 26" live oak tree located on the northern portion (rear) of Lot A.

- iv. It would have an immense adverse effect on the traffic flow of the development by pushing all traffic from Perilloux Road behind the development and around Lot A through the circulation lane abutting the drive-thru lane and pass the entrance (and its traffic) of the development in order to park in front of Lot B.
  - v. It would still require the removal and mitigation of the 18" live oak tree located on the left side of Lot B, as the proposed development would be within the dripline. It is noted that the dripline of this live oak covers a large portion of the center of Lot B and prevents reasonable use and development of Lot B.
- b. Inability to go Straight Down the Property Line between Lots A and B. As illustrated on Site Plans A1 and A2, there are several AT&T boxes that are placed directly on the property line between Lots A and B. Mr. Bryant has been in contact with AT&T in an attempt to have these boxes relocated. However, AT&T is unwilling to relocate the boxes.
- c. Placement Right Behind the AT&T Boxes would Harm Another Live Oak. If the paved driveway were located right behind the 18" live oak on Lot B and behind the AT&T boxes on the property line between Lots A and B, it would run directly through the 17" 25" forked live oak tree on Lot A.

A letter from James R. Aultman, with James R. Aultman an Architectural Corporation, the architect who prepared Site Plans A1 and A2, is attached hereto identifying the impacts discussed above.

For the reasons set forth above, Mr. Bryant requests a variance to remove and mitigate the 18" live oak tree on Lot B. If you have any questions or need any additional information, please reach out to us at any time. We appreciate your consideration and review.

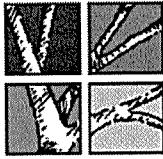
Very truly yours,



Brittany J. Walker

BJW/  
Enclosures

cc: Mr. William F. Kingsmill, III (via email only)  
Mr. Beau Bryant (via email only)  
Ms. Alison Bondurant (via email only)



James R. Aultman, AIA  
An Architectural Corporation

728 West 25th Avenue  
Covington, Louisiana 70433

## Commercial Project Perrilloux and Hwy 22

### A1 – rerouting the drive to connect Lots A&B.

About five parking spaces are removed from Lot A.

The green space around the existing Live Oak at the rear of the building is reduced and creeps beneath the drip line.

Once traffic from Perrilloux connects with the drive on Lot A, it is a one-way drive so the traffic must go all the way around the building on Lot A, past the entrance to the development and then park in front of the building on Lot B.

The Live Oak on Lot B is too close to the building and would need to be mitigated.

### A2 – having the drive come down the left side of the building on Lot B.

No drives go through the 25' buffer required by the restrictive covenant.

Traffic off Perrilloux goes to the front of the building on Lot B without circling the building on Lot A and crossing the entry.

The Live Oak on Lot B is within the drive and would need to be mitigated.

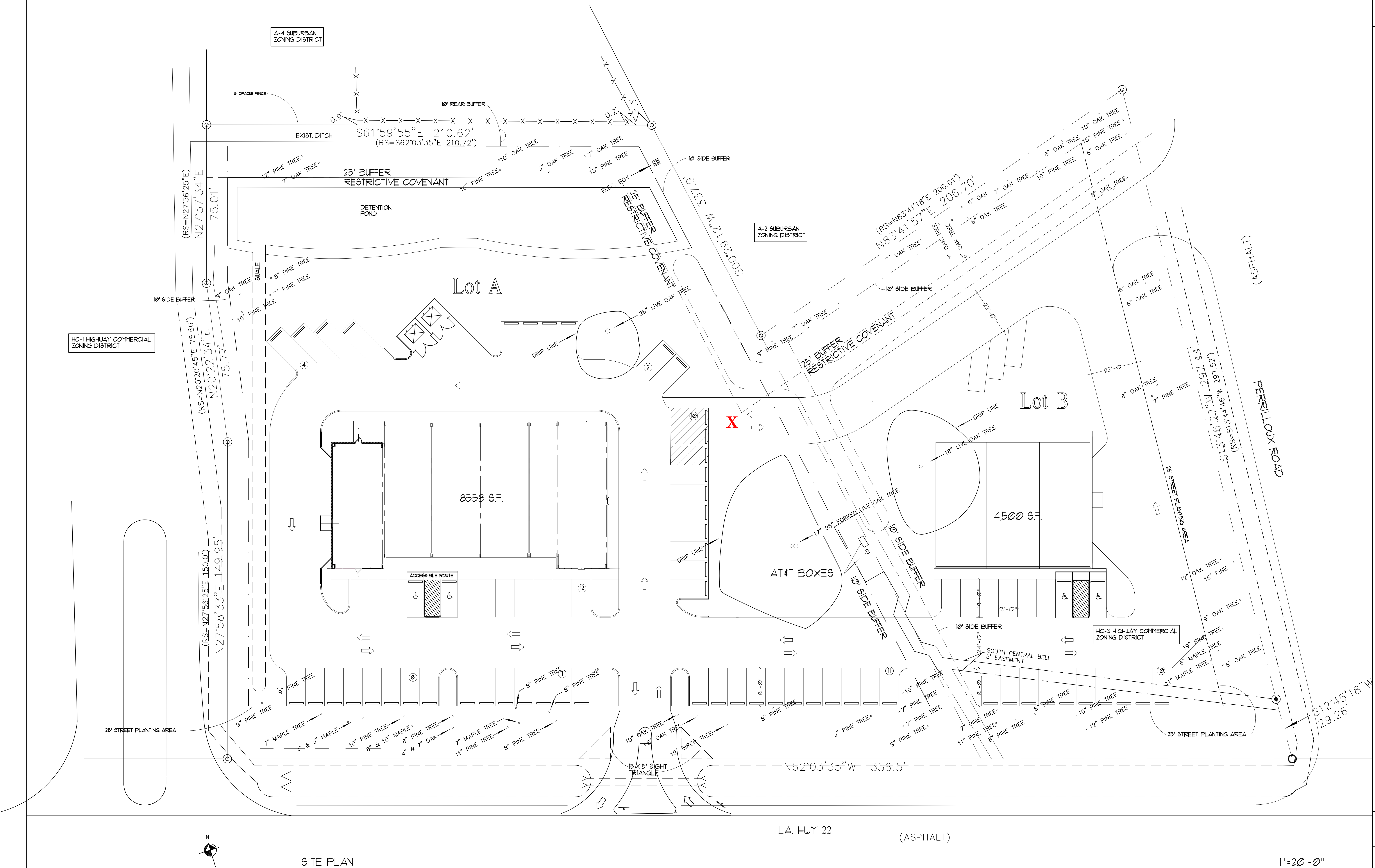


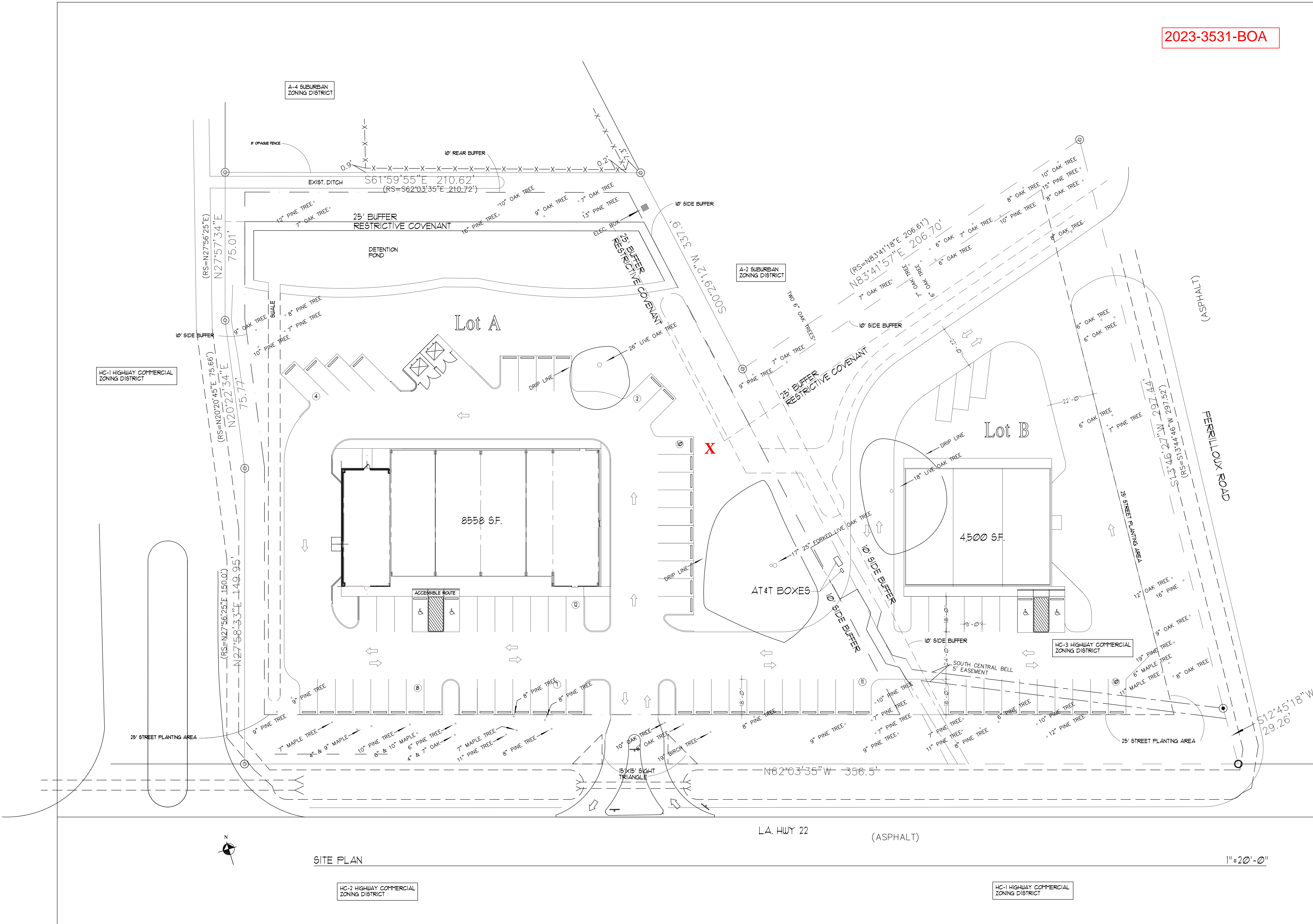
To whom it may concern,

Upon meeting with the Cleco engineering department on Monday, September 25<sup>th</sup>, 2023 at the Beau Perriloux commercial new development, it was decided by Cleco engineering and myself that the only placement for the 15KVA transformer serving the building would be parallel with the rear of the building to the east outside of the driveway/parking lot. Setting the transformer here serves the customer best and gives Cleco the proper clearances needed per Cleco requirements.

Thanks,

Brandon Riordan





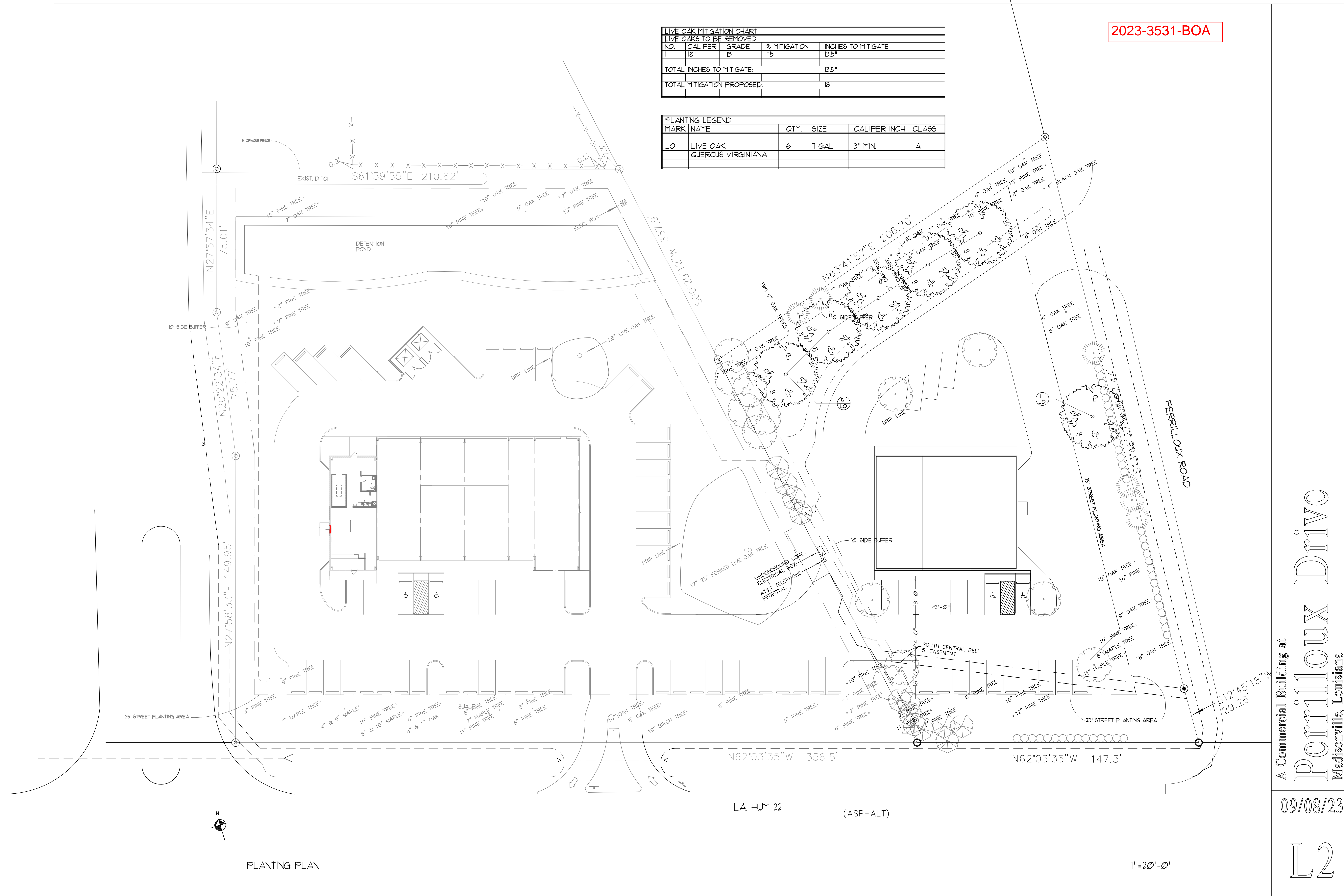
A Commercial Building at  
**Perrilloux Drive**  
Madisonville, Louisiana

08/28/23

A2

LIVE OAK MITIGATION CHART				
LIVE OAKS TO BE REMOVED				
NO.	CALIPER	GRADE	% MITIGATION	INCHES TO MITIGATE
1	18"	B	75	13.5"
TOTAL INCHES TO MITIGATE:				13.5"
TOTAL MITIGATION PROPOSED:				18"

PLANTING LEGEND					
MARK	NAME	QTY.	SIZE	CALIPER INCH	CLASS
LO	LIVE OAK QUERCUS VIRGINIANA	6	1 GAL	3" MIN.	A



PLANTING PLAN

1"=20'-0"

A Commercial Building at  
**Perrilloux Drive**  
Madisonville, Louisiana

09/08/23

L2



**BOA STAFF REPORT**  
2023-3534-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:** 3290 Rousset Ridge Drive, Slidell, Louisiana, Ward 9, District 13

**Applicant:** Wayne & Felicia Nelson

**Representative:** First Rate Investment Services, LLC - Archie L. Jefferson

**Posted:** September 27, 2023

**Initial Hearing Date:** October 10, 2023

**Date of Report:** October 3, 2023



**Variance(s) Requested:**

Request for an after the fact variance to:

1. Reduce the required rear yard setback from 55 feet to 40.92 feet
2. Reduce the required northern side yard setback from 5 feet to 2 feet

**Zoning of Property:**

PUD Planned Unit Development

**FINDINGS**

As per the Unified Development Code, Sec. 130-1674(a)(5)(k), Planned Unit Developments must provide the required front, side, and rear yard setback lines on the recorded plat. The required setbacks for the Lakeshore Villages Phase 9-A PUD are as follows: Front – 20 ft.; Sides – 5 ft.; Rear - 55 ft.

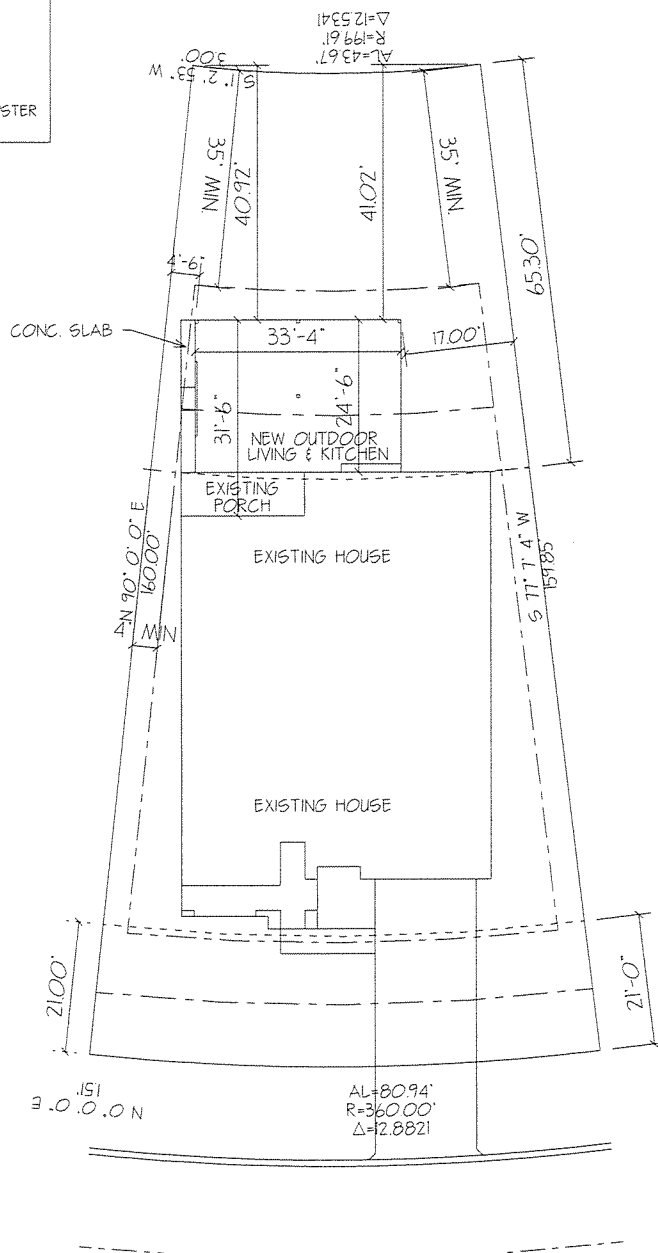
The applicant is requesting an after the fact variance to reduce the required rear yard setback from 55 feet to 40.92 feet and to reduce the required northern side yard setback from 5 feet to 2 feet to complete the construction of a 33'4" x 24'6" outdoor kitchen. No evidence of hardships or practical difficulties has been demonstrated to warrant the support of the requested variance.



## STORMWATER CONTROL LEGEND

	EXIT PAD
	VEGETATED BUFFER
	EROSION MAT
	RIP RAP
	SILT FENCE
	DRAINAGE DIRECTION
	PORTALET
	TRASH DUMPSTER

2023-3534-BOA



THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTECH RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FRONT 20'  
SIDES 4'  
REAR 35'

MEMBER

A B D®

## PLANS FOR:

FIRST RATE INVESTMENT SERVICES, LLC  
3290 ROUSSETE RIDGE DRIVE  
ST. TAMMANY PARISH, LA

HOUSE PLANS BY

**DESIGNTECH**  
OF LOUISIANA, LLC

St. Tammany Parish, LA.

WEB ADDRESS [designtechusa.com](http://designtechusa.com)

DATE

8-16-23

FLOOD ZONE  
CWIND ZONE  
130 MPH

## PLOT PLAN

SCALE 1" = 20'-0"

CODE

LIVING

AREA U.B.

INDEX

R

O

825

13065



## Helen Lambert

---

**From:** Noah Thomas  
**Sent:** Thursday, September 28, 2023 1:05 PM  
**To:** Planning  
**Subject:** Re: Objection to Variance

2023-3534-BOA

EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Reference to Case Number  
2023-35354-BOA  
3290 Rousset Ridge Dr Slidell, , La 70461

[Sent from Yahoo Mail for iPhone](#)

On Thursday, September 28, 2023, 1:00 PM, Noah Thomas <

Attention: Erin Cook

Our names are Noah Thomas and Bobbie Robinson-Thomas. We I reside at 3286 Rousset Ridge Drive Slidell, La. 70461. I live next door to Wayne and Felicia Nelson. We are in objection to the extended work that has been done or being done. The present structure does present a problems with encroachments with respect to boundaries also it obstructs our view of the lake, as well a restriction of natural rays of Sunlight to the upkeep of our lawn.

We ask that you do not approve and allow the ongoing infringement of this structure.

With Regards,

Noah and Bobbie Thomas

[Sent from Yahoo Mail for iPhone](#)



**BOA STAFF REPORT**  
2023-3535-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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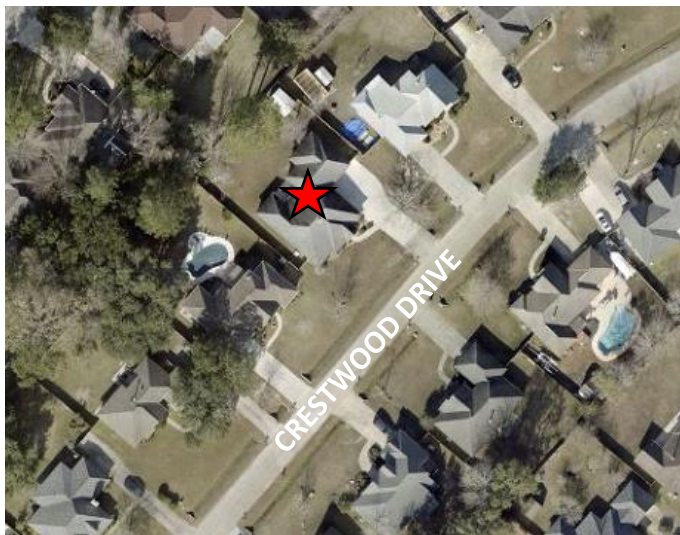
**Location:** 917 Crestwood Drive, Covington, Louisiana, Ward 3, District 2

**Applicant & Representative:** Jeffery Lasseigne

**Posted:** September 28, 2023

**Initial Hearing Date:** October 10, 2023

**Date of Report:** October 3, 2023



**Variance(s) Requested:**

Request to reduce the northern side yard setback and the western rear yard setback from 10 feet to 3 feet to allow for the construction of an accessory structure.

**Zoning of Property:**

A-4 Single-Family Residential District

**FINDINGS**

Per the Unified Development Code Section 130-2127:

(a) accessory buildings must be located at least 40 feet from the front lot line and 10 feet from any side or rear lot line.

(h) The previous provisions notwithstanding, for property zoned A-4 and A-4A, accessory buildings with a size of less than five percent of the area of the lot on which the main building is situated may be located five feet from the nearest interior side lot line provided the building length does not exceed 30 feet, the building height does not exceed 19 feet and the remaining requirements of this section are met.

The applicant is requesting to reduce the required rear and side yard setbacks from 10 feet to 5 feet to allow for the construction of a 30' x 20' detached garage. No evidence of hardship or practical difficulties that have been demonstrated to warrant the support of the requested variance.



**BOA STAFF REPORT**  
2023-3535-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*Informational Items:*

- Since the property is zoned A-4 Single Family Residential District and meets the criteria listed under Unified Development Code Section 130-2127(h), the accessory structure may be located five feet from the nearest interior side lot line.
- As per the St. Tammany Parish Floodplain Administrator, it is recommended that the accessory structure be located a minimum of 5 feet from the property line. While the property is not located in an official Critical Drainage Area, a drainage plan will have to be submitted to confirm that water is being captured on the property and does not intrude on the neighbor's property.
- See the attached no objection letters from abutting property owners.

2023-3535-BOA

STONEWOOD

MAPLEWOOD

HOMWOOD

CRESTWOOD

PENWOOD

MAPLEWOOD

MILLWOOD

GREENCREST

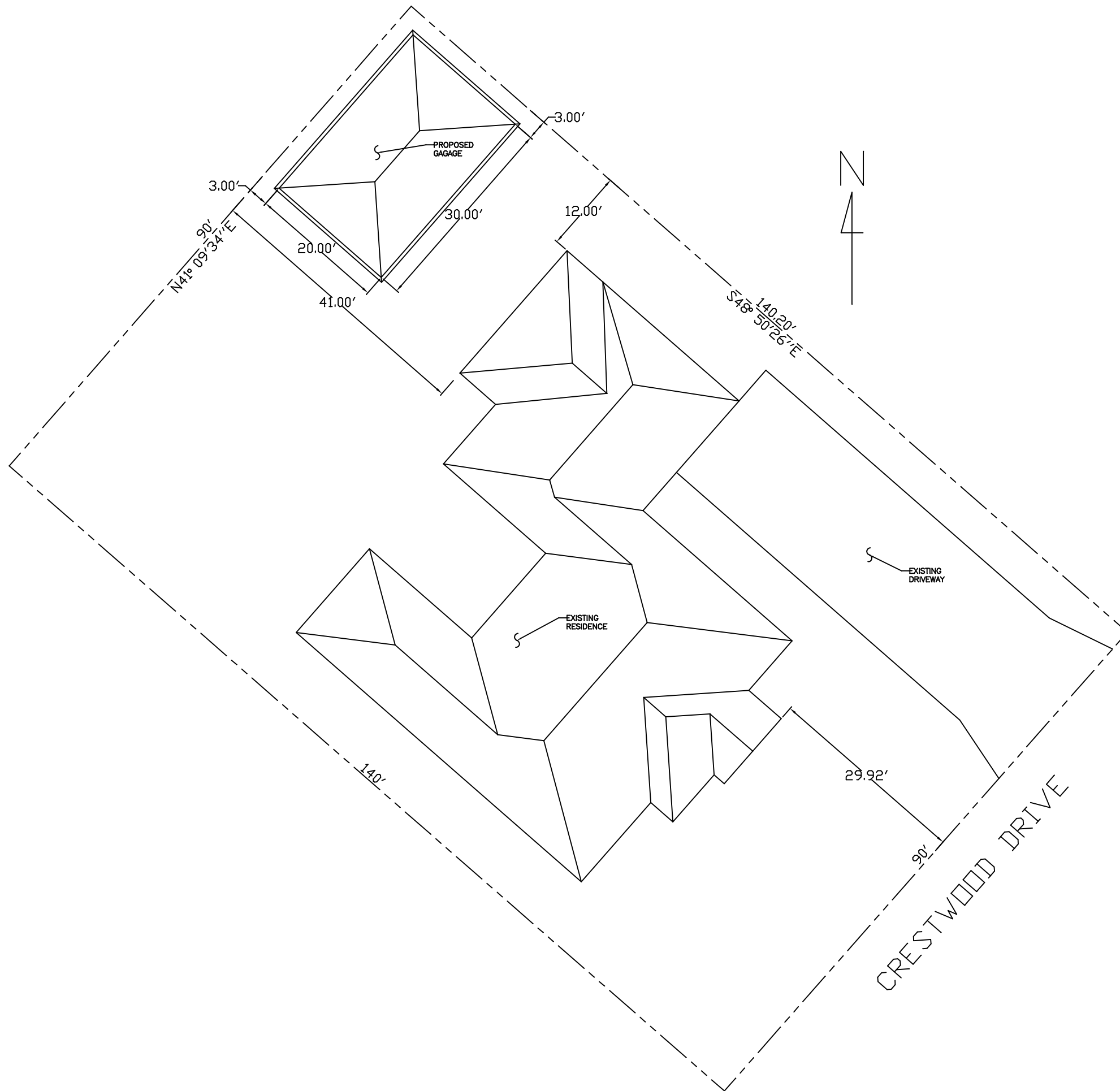
BAMBOO

BENTWOOD

T7-R11E

11





PROPERTY INFORMATION TAKEN FROM:  
ST. TAMMANY CLERK OF COURT – FILE# 1333

DESCRIPTION:  
FINAL SUBDIVISION PLAT OF CRESTWOOD ESTATES  
LOCATED IN SECTION 11, TOWNSHIP 7  
SOUTH RANGE 11 EAST

HOME OWNER:  
LASSEIGNE RESIDENCE  
917 CRESTWOOD DR.  
COVINGTON, LA 70433

Ted May, P.E.  
LICENSE # 26845  
(504) 655-4431  
tjmayjr@outlook.com

TITLE:  
PLOT PLAN SHOWING  
PROPOSED GARAGE

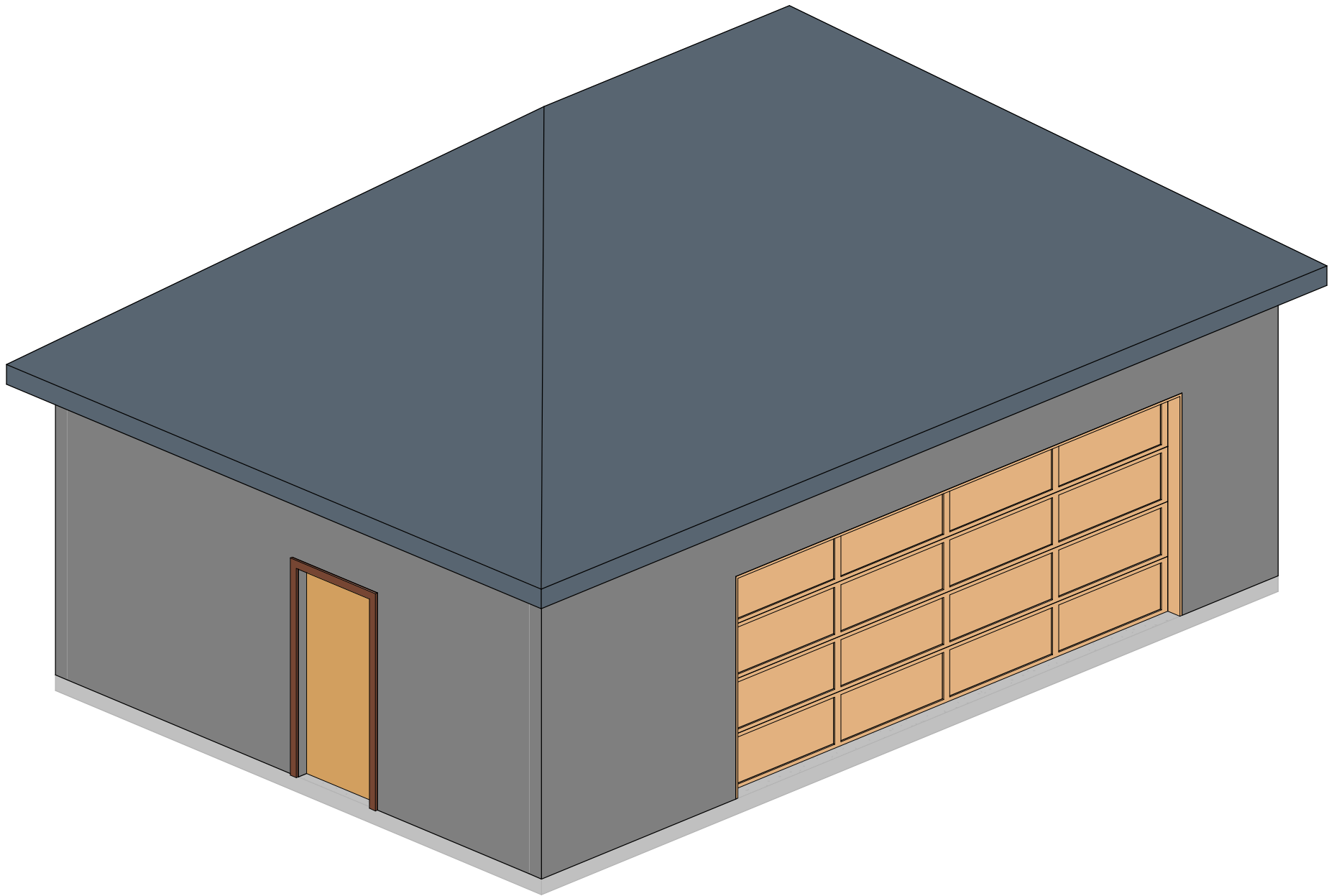
DATE:  
8/25/2023

SCALE:  
1/16"=1'-0



8/25/2023

2023-3535-BOA



OWNER BUILDER

LASSEIGNE RESIDENCE

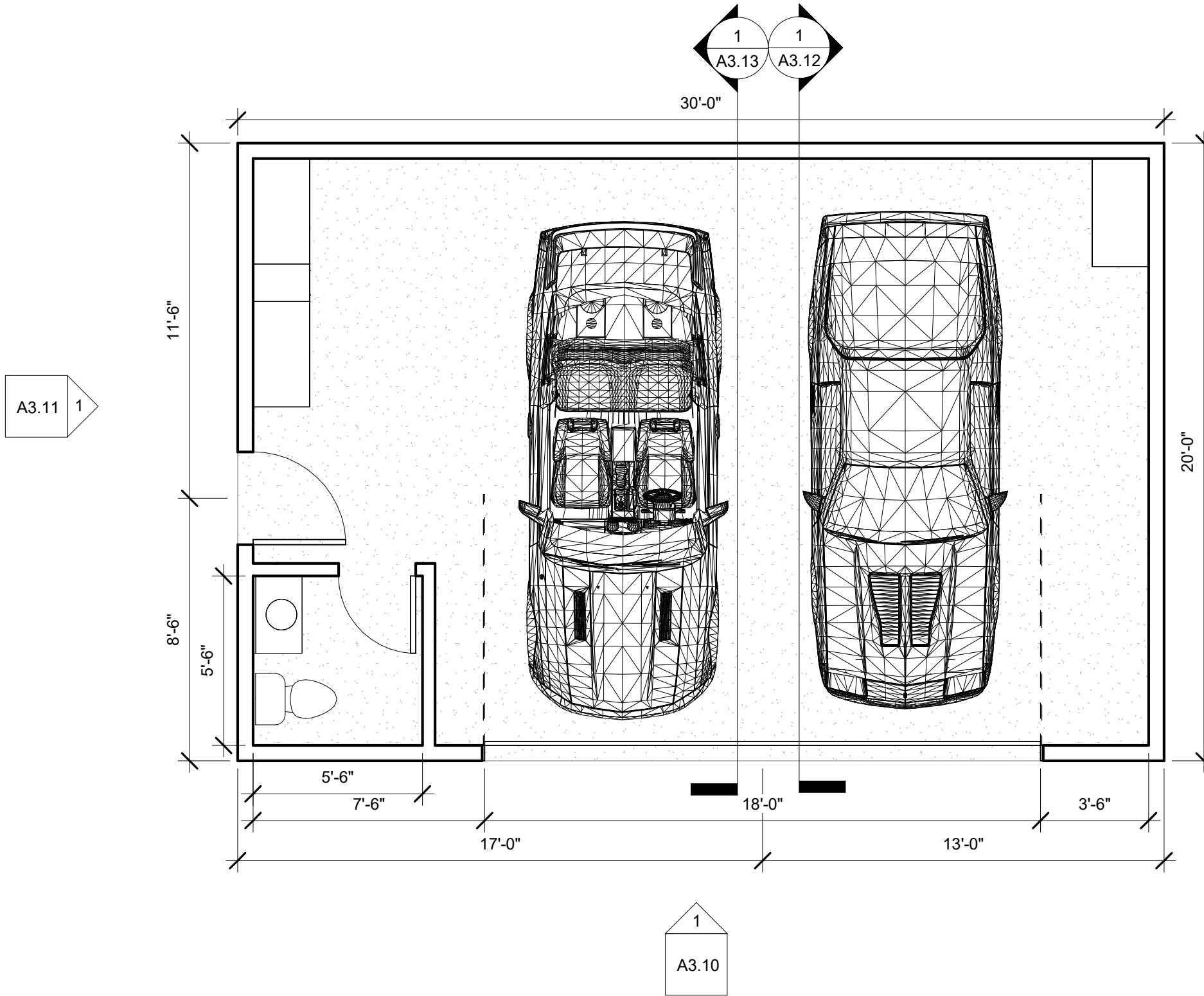
917 Crestwood Dr.  
Covington, LA 70433

SHEET NAME
GARAGE MODEL
SHEET NUMBER
A0.00

GARAGE FLOOR PLAN

# GARAGE FLOOR PLAN

1/4" = 1'-0"



2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE  
917 Crestwood Dr.  
Covington, LA 70433

SHEET NAME

GARAGE  
FLOOR PLAN

SHEET NUMBER

A1.00

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

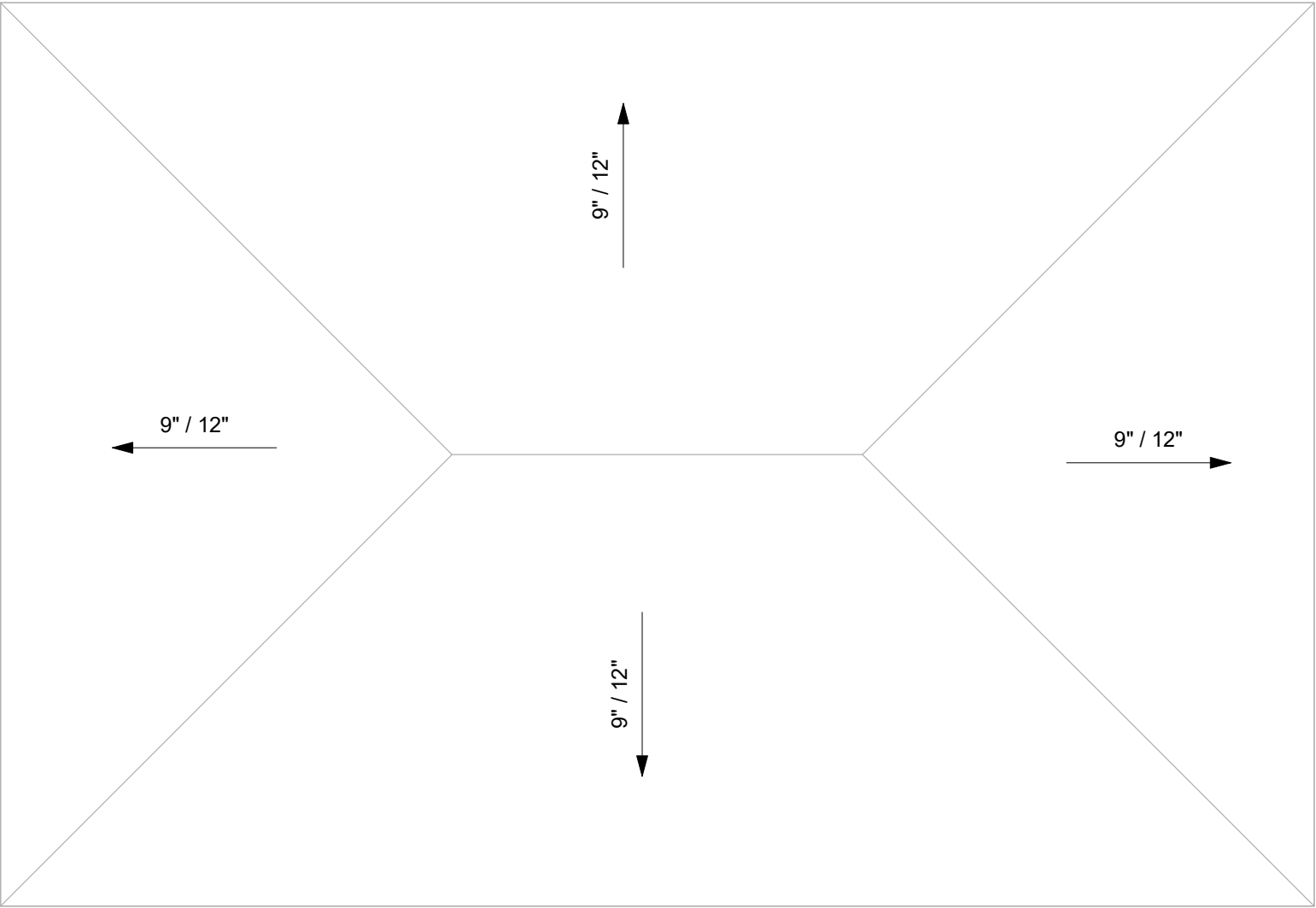
917 Crestwood Dr.  
Covington, LA 70433

SHEET NAME

GARAGE ROOF  
PLAN

SHEET NUMBER

A1.01



GARAGE ROOF PLAN

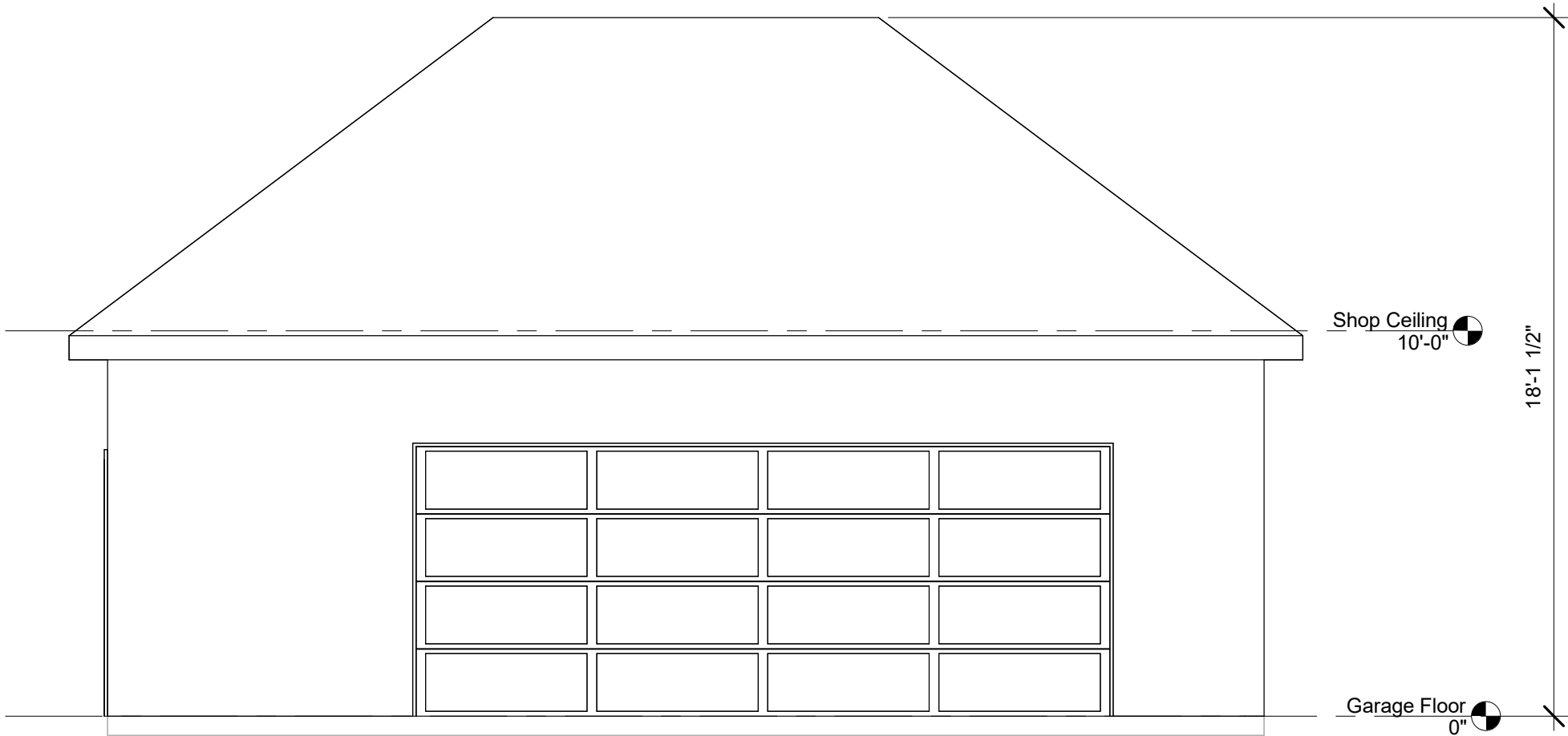
1/4" = 1'-0"

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.  
Covington, LA 70433



FRONT GARAGE ELEVATION

1/4" = 1'-0"

SHEET NAME

EXTERIOR  
ELEVATION

SHEET NUMBER

A3.10

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

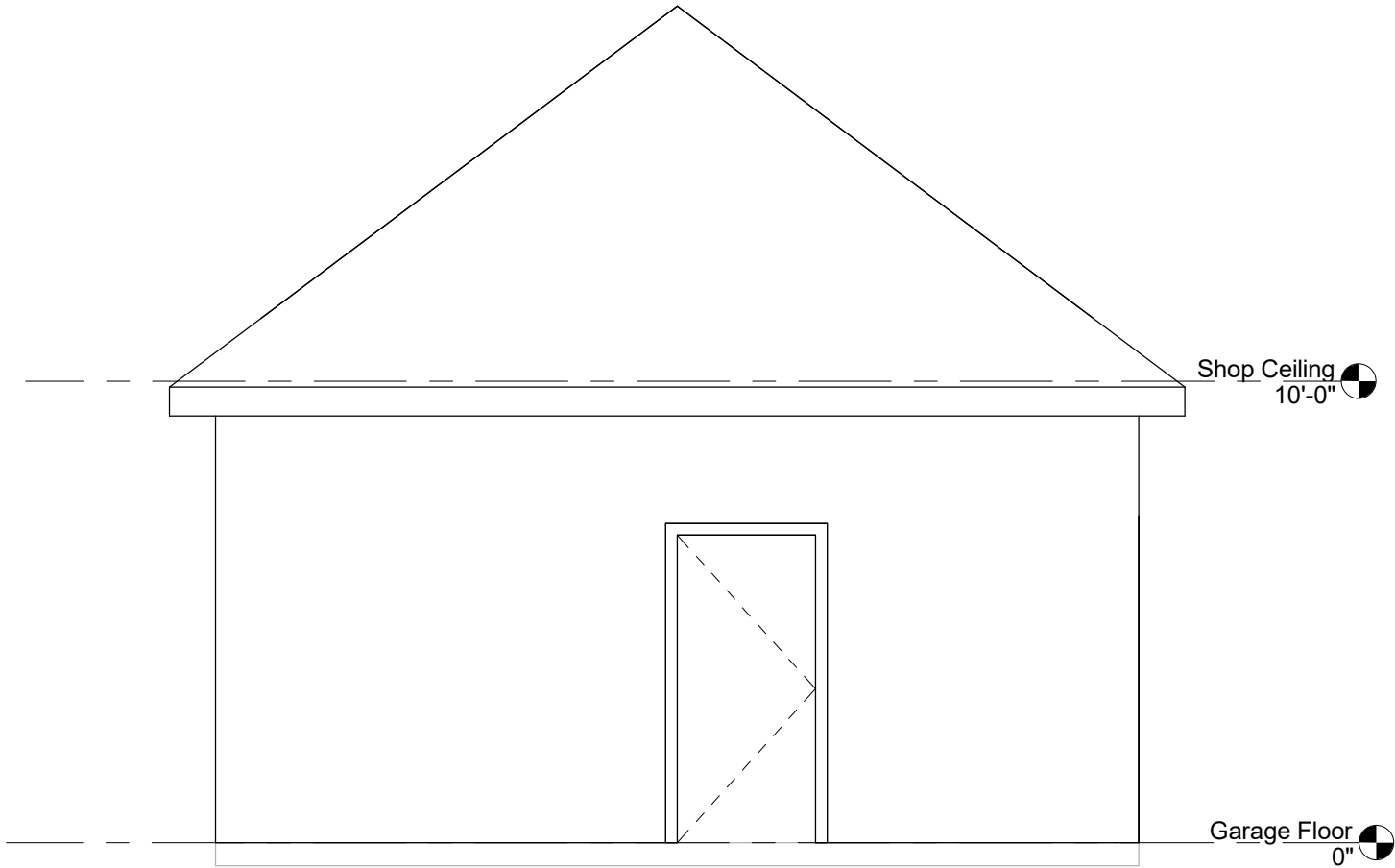
917 Crestwood Dr.  
Covington, LA 70433

SHEET NAME

EXTERIOR  
ELEVATION

SHEET NUMBER

A3.11

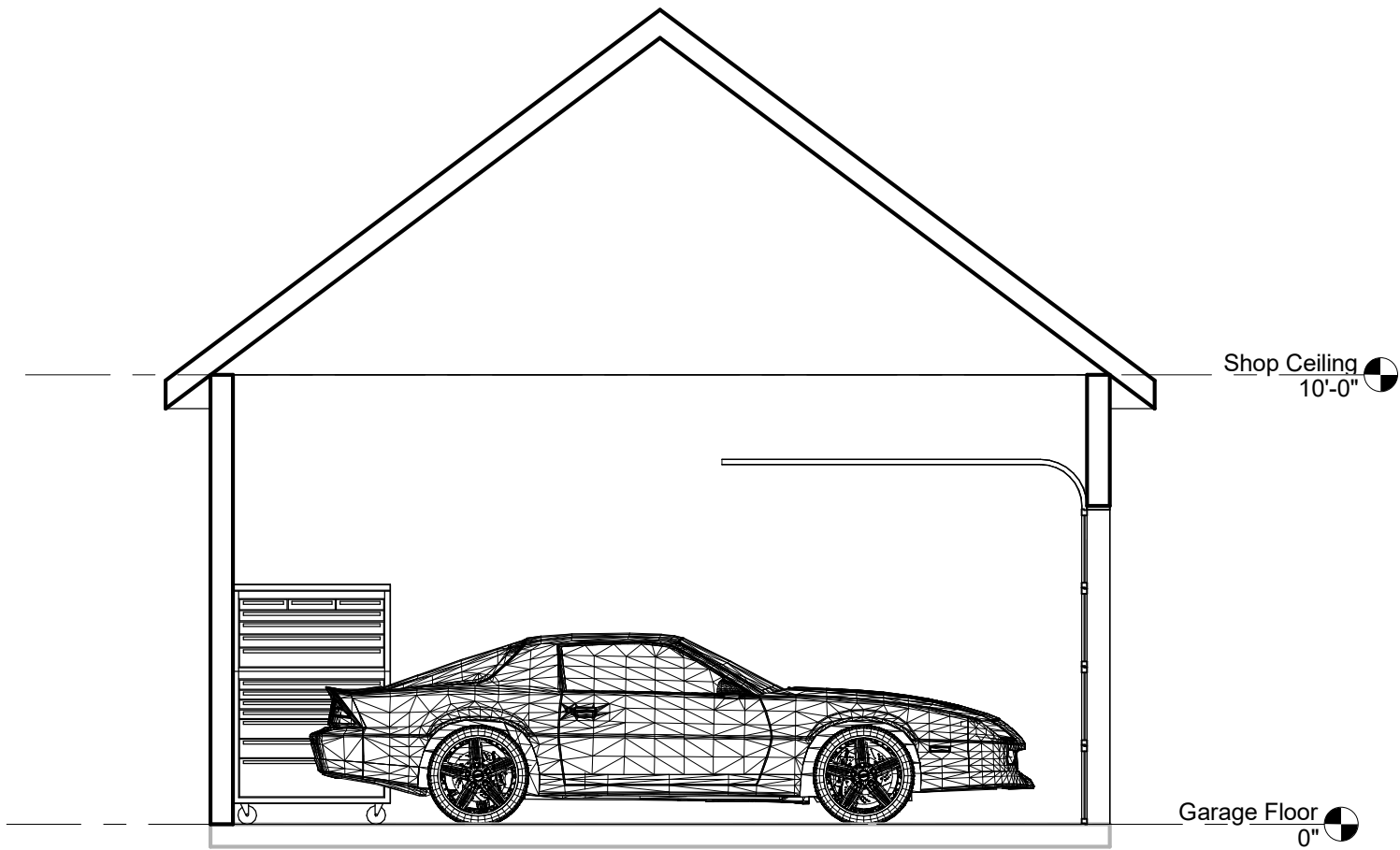


LEFT GARAGE ELEVATION

1/4" = 1'-0"

LASSEIGNE RESIDENCE

917 Crestwood Dr.  
Covington, LA 70433



Section 1

1/4" = 1'-0"

SHEET NAME

INTERIOR  
SECTION

SHEET NUMBER

A3.12

2023-3535-BOA

OWNER BUILDER

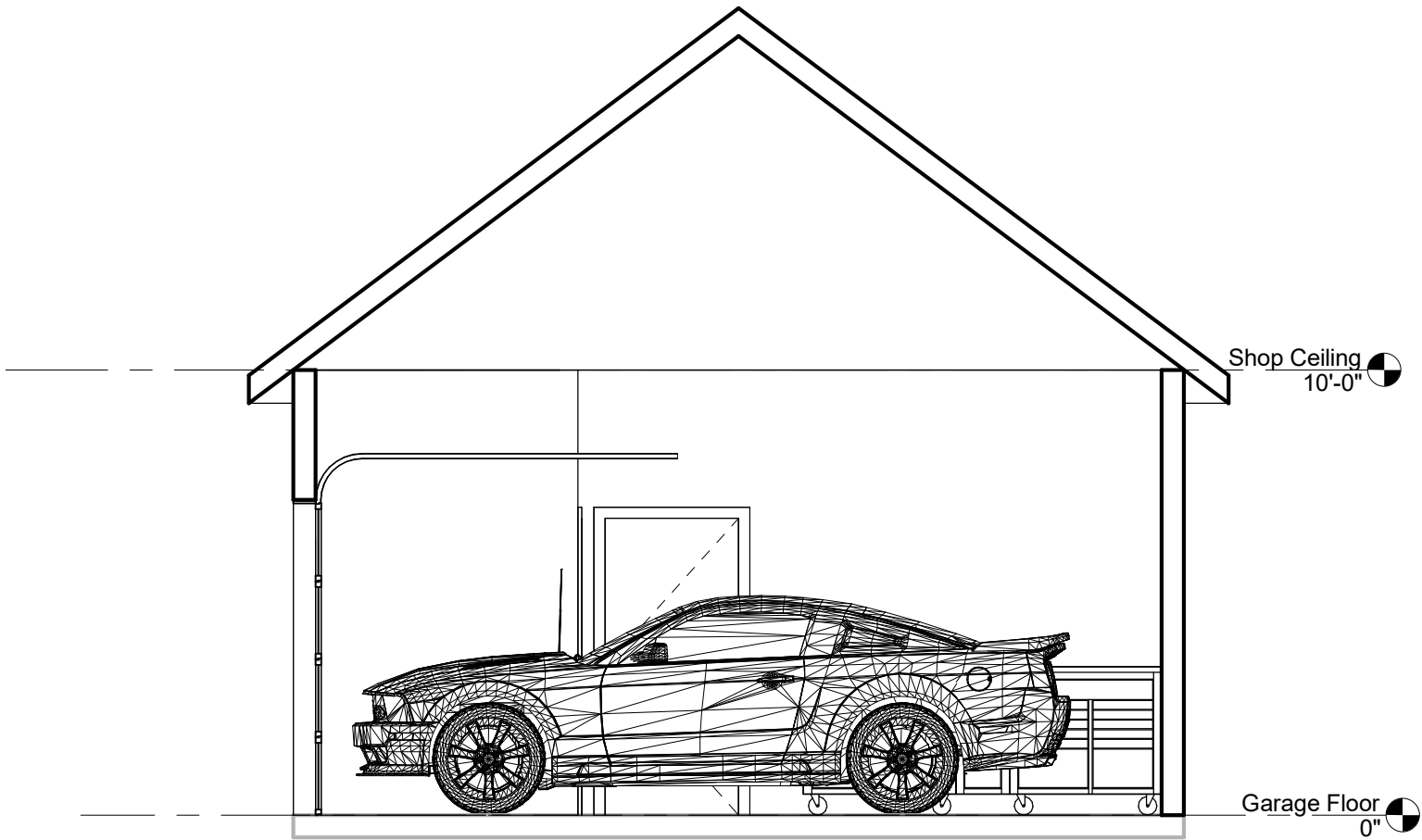
LASSEIGNE RESIDENCE  
917 Crestwood Dr.  
Covington, LA 70433

SHEET NAME

INTERIOR  
SECTION

SHEET NUMBER

A3.13



Section 2  
1/4" = 1'-0"

**To Whom It May Concern:**

To Whom It May Concern:

1 Heather Hines (Resource Ten, LLC) owning the home at 525 Homewood Dr

Agree that I do not oppose Jeffery Lasseigne, living at 917 Crestwood Drive, Covington, LA 70433, to build a garage that will be 3 feet from the back fence and 3 feet from the side fence measuring 20 feet deep by 30 feet wide. The side fence, when looking at the house, is on the right side of the house.

I see no reason for me, Heather Hines, the signed below to have any opposition to Jeffery Lasseigne building the garage in the back yard of 917 Crestwood Drive, Covington, LA 70433.

Sincerely,

Sincerely, Heather Hines Heather Hines 9-15-23  
Signature Print Name Date

To Whom It May Concern:

I Janet Pizzuto owning the home at 913 Crestwood Dr.

Agree that I do not oppose Jeffery Lasseigne, living at 917 Crestwood Drive, Covington, LA 70433, to build a garage that will be 3 feet from the back fence and 3 feet from the side fence measuring 20 feet deep by 30 feet wide. The side fence, when looking at the house, is on the right side of the house.

I see no reason for me, \_\_\_\_\_, the signed below to have any opposition to Jeffery Lasseigne building the garage in the back yard of 917 Crestwood Drive, Covington, LA 70433.

Sincerely,

<u>Janet M Pizzuto</u>	<u>JANET M PIZZUTO</u>	<u>9/15/23</u>
Signature	Print Name	Date

To Whom It May Concern:

I Rose Pizzitola owning the home at 921 Crestwood Ave.

Agree that I do not oppose Jeffery Lasseigne, living at 917 Crestwood Drive, Covington, LA 70433, to build a garage that will be 3 feet from the back fence and 3 feet from the side fence measuring 20 feet deep by 30 feet wide. The side fence, when looking at the house, is on the right side of the house.

I see no reason for me, Rose Pizzitola, the signed below to have any opposition to Jeffery Lasseigne building the garage in the back yard of 917 Crestwood Drive, Covington, LA 70433.

Sincerely,

 Rose Pizzitola 9-14-23-

Signature

Print Name

Date



**BOA STAFF REPORT**  
2023-3536-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:** 265 Gitz Lane, Madisonville, Louisiana, Ward 1, District 4

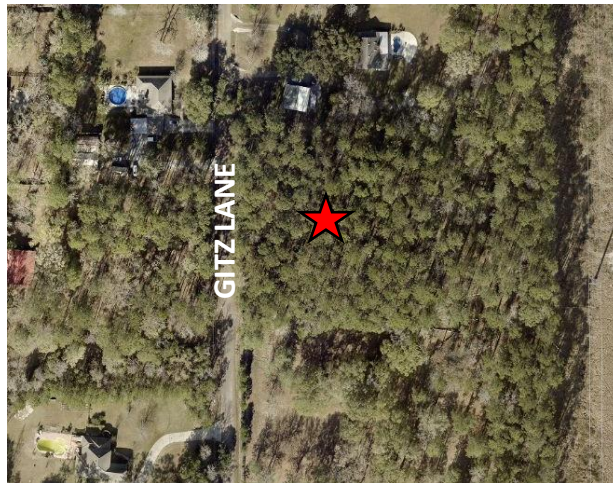
**Applicant:** Dr. John DeVun

**Representative:** Boudreaux Builders - Clayton Boudreaux

**Posted:** September 27, 2023

**Initial Hearing Date:** October 10, 2023

**Date of Report:** October 3, 2023



**Variance(s) Requested:**

Request to reduce the required 50 foot no cut buffer along the southern side property line to 25 feet for sixty-five linear feet to allow for the construction of a 55'x31' accessory structure.

**Zoning of Property:**

A-2 Suburban District

**FINDINGS**

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 feet in depth along all roadways and a minimum uncut buffer of 50 feet in depth adjacent to residential districts are required to be maintained. The petitioned property is comprised of three acres and is located within Ward 1.

The applicant is requesting a variance to reduce the required 50-foot southern side yard buffer to 25 feet for sixty-five linear feet, for approximately 45 linear feet, to allow for the construction of an accessory structure. The subject property is three acres in size and 283 foot wide. No evidence of hardship or practical difficulties that have been demonstrated to warrant the support of the requested variance to reduce the required 50 foot no cut buffer.

Board of Adjustments  
October 10, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3536-BOA



**BOA STAFF REPORT**  
2023-3536-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

In addition, per Sec. 130-2127 – Accessory Building Standards, the combined length of an accessory structure shall not exceed 50 feet in all residential districts.

The accessory building is proposed to be 31' wide x 55' long, which totals 1705 sq. ft. Although no hardship has been demonstrated, staff is not opposed to this request considering that the accessory structure will be located on a 3 acre tract of land and will not likely impose adverse impacts to adjacent neighbors. In addition, the proposed structure meets all other accessory building standards.

2023-3536-BOA

GITZ

16

T7 - R10E

15

FAIRFIELD OAKS

SWEET CLOVER

PINE NEEDLE

PEONY

SPRING HAVEN

PINE GROVE

KNOTTY PINE

FOLIAGE

AUTUMN CREEK

FOLIAGE

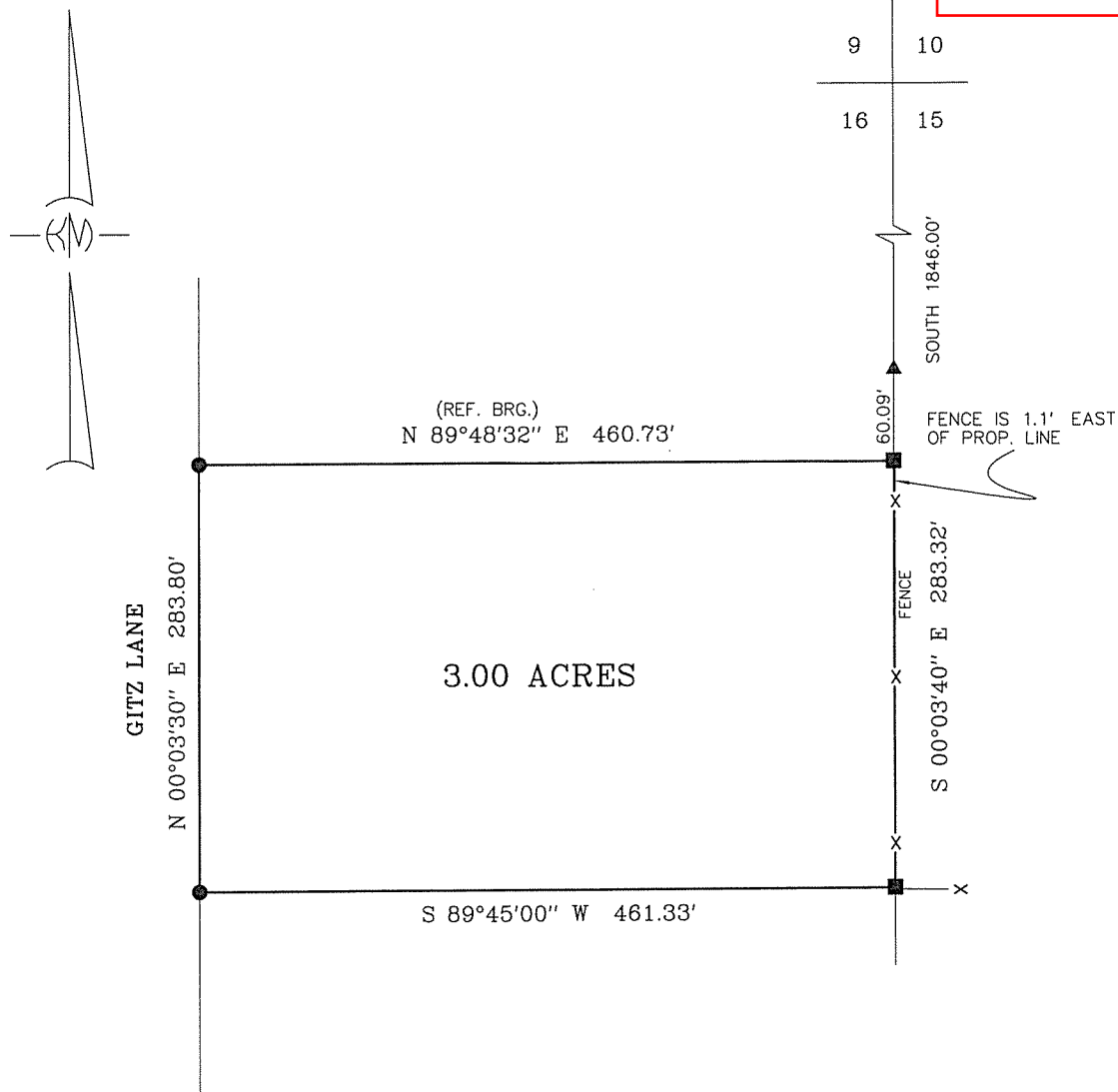
DECIDUOUS

TUMBLE CREEK

CEDAR CREEK

SWEET PEA

42



NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NO BUILDING SETBACKS OR SERVITUDS SHOWN HEREON.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1/2" IRON PIPE FOUND
- ▲ = 1" SQ. BAR FOUND

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C ; BASE FLOOD ELEV. N/A ; F.I.R.M.  
PANEL NO.225205 0205 C ; REV.10-17-89

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

KELLY J. McHUGH  
License No. 4443  
PROFESSIONAL

11-23-22  
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; A SURVEY BY JOHN G. CUMMINGS & ASSOC.  
DATED 08-11-2016, JOB NO. 16223

BOUNDARY SURVEY OF:

3.00 ACRES  
SECTION 16, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH LA.

PREPARED FOR:

JOHN & KATHY DeVUN

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

SCALE: 1" = 100'

DATE: 11-22-22

DRAWN: MDM

JOB NO.: 22-312

REVISED:

August 29, 2023

To: St. Tammany Parish Permits  
Board of Variance

From: Dr. John D. DeVun

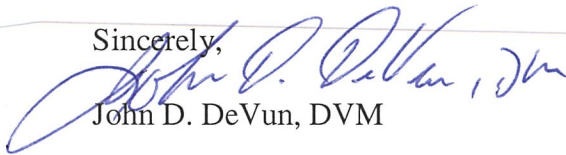
To Whom It May Concern:

I have requested Clayton Boudreaux of Boudreaux Builders to make a variance request regarding no cut buffers on my property located at:

249 Gitz Lane  
Madisonville, LA 70447

We are requesting a 25 foot buffer zone along the secondary garage instead of the 50 foot buffer zone. This would apply to the south side of the secondary garage only.

Sincerely,



John D. DeVun, DVM



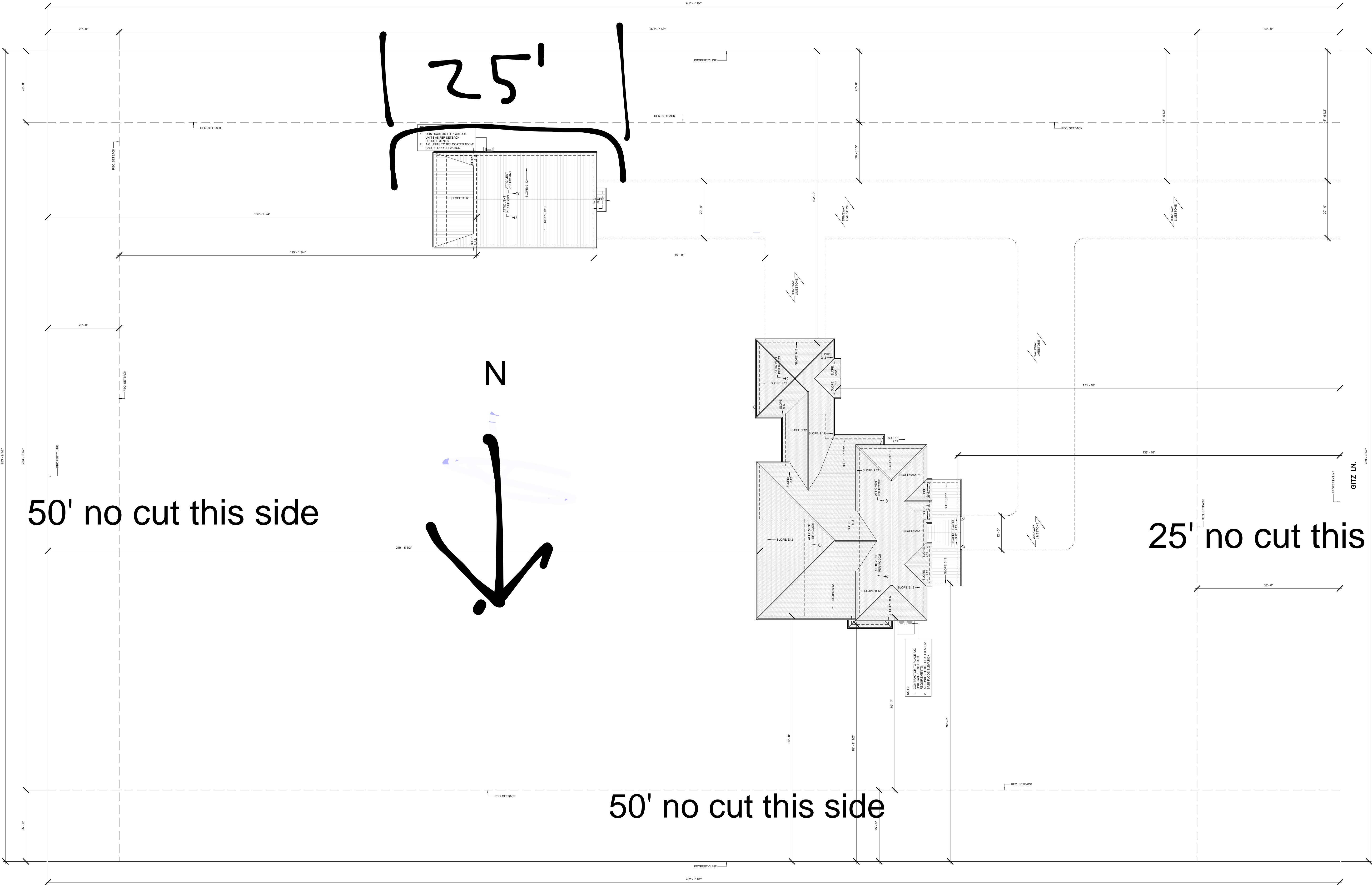
Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837

De Vun Residence  
New Single Family Residence  
249 Gitz,  
Mandisonville, LA 70447

PROJECT NUMBER: 8.1.2023  
DATE: 8.1.2023  
DRAWN BY: DMS  
CHECKED BY: JEF  
TITLE: Site Plan

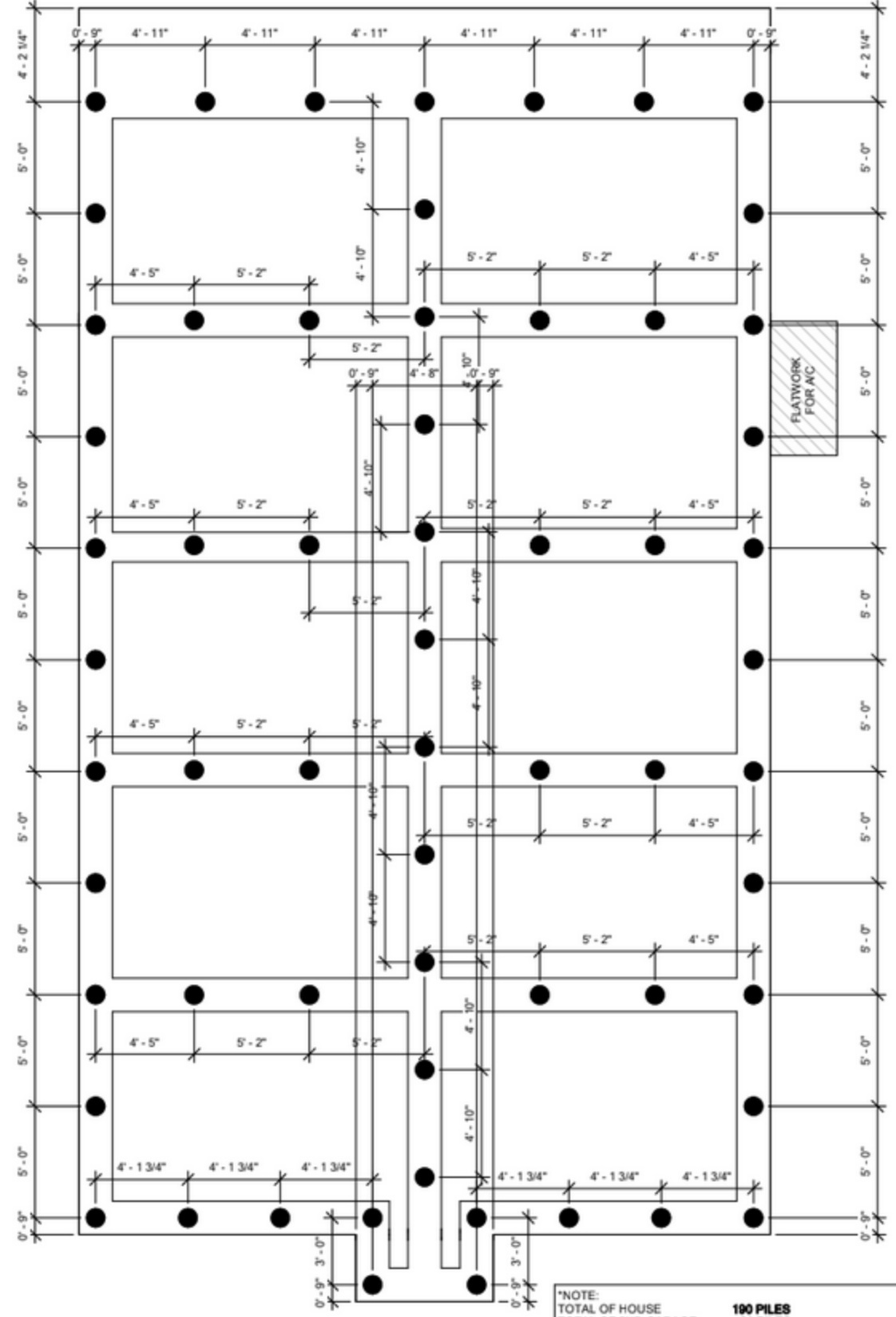
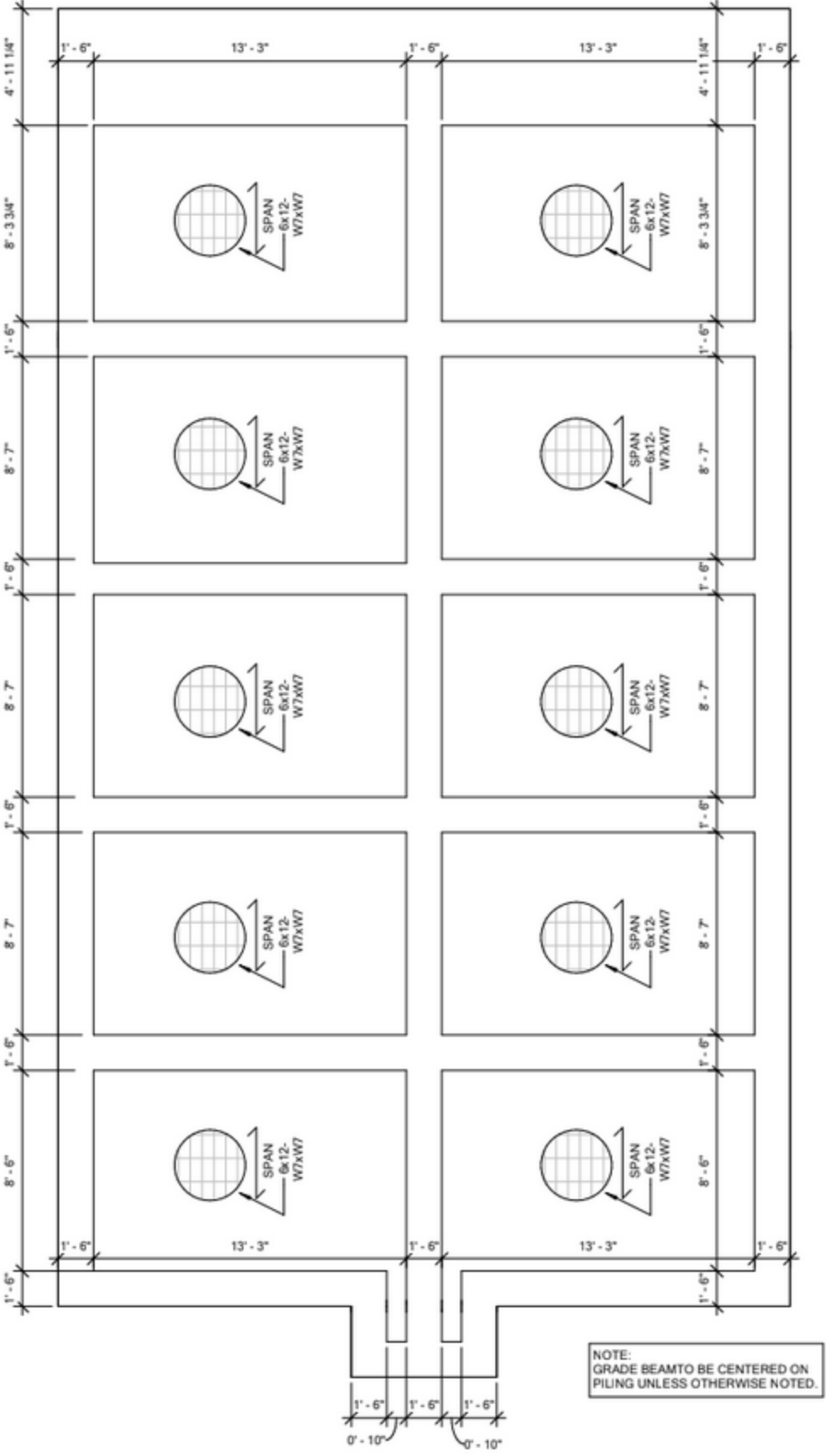
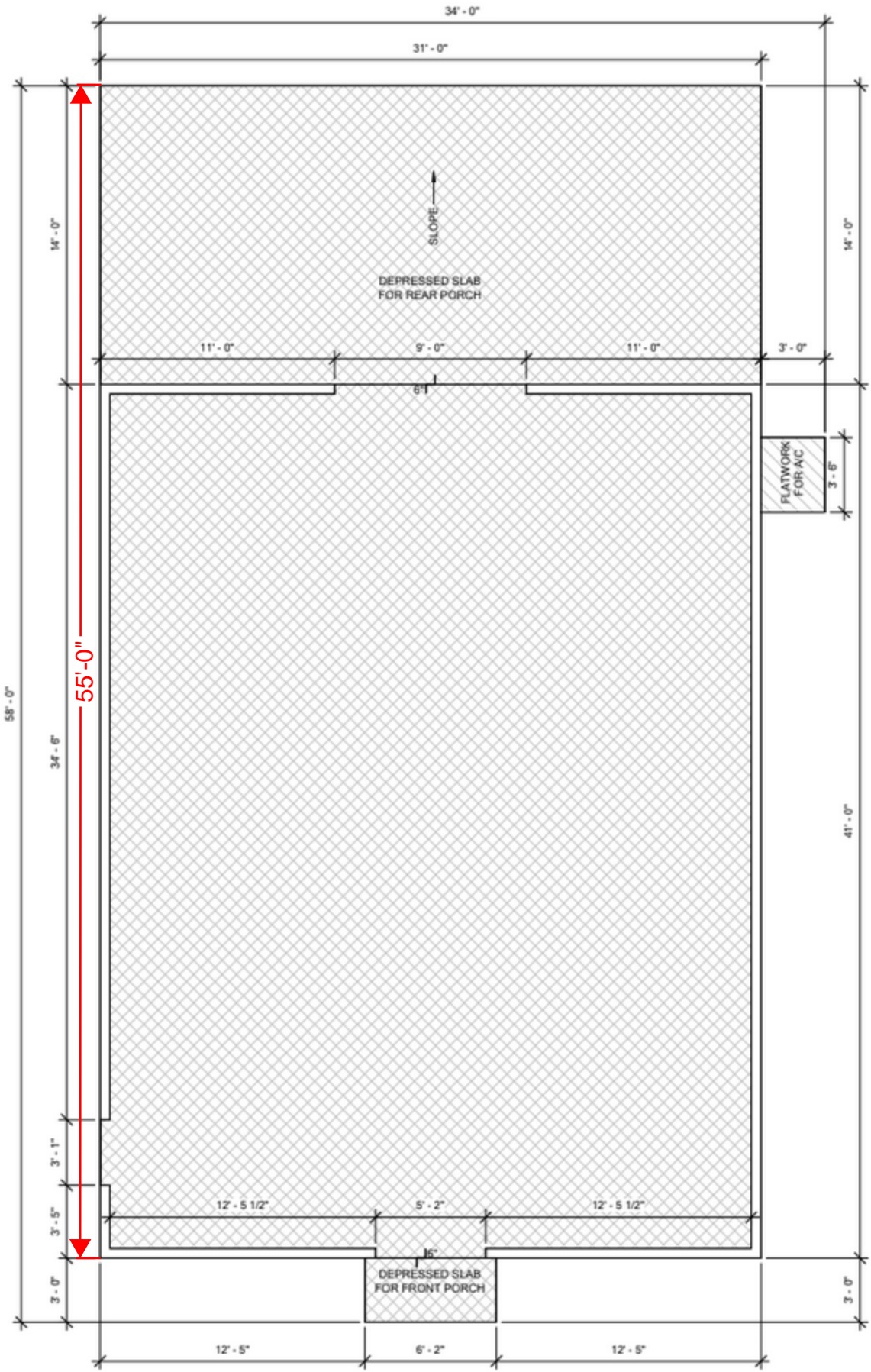
SHEET:

A-1.1



1 Site Plan  
A-1.1 1/16" = 1'-0"

NOTE:  
SEE SURVEY TO VERIFY SITE  
DIMENSIONS AND ANY OTHER  
EXISTING CONDITIONS.



1 Slab Plan, Garage  
S-1.3 1/4" = 1'-0"

2 Grade Beams Layout, Shop  
S-1.3 1/4" = 1'-0"

3 Piling Layout, Shop  
S-1.3 1/4" = 1'-0"



**BOA STAFF REPORT**  
2023-3537-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:** 340 Old Place Lane, Madisonville, Louisiana, Ward 1, District 1

**Applicant & Representative:** Dwayne and Christina Hector    **Posted:** September 27, 2023

**Initial Hearing Date:** October 10, 2023    **Date of Report:** October 3, 2023



**Variance(s) Requested:**

Request to reduce the required rear yard setback from 10 feet to 5 feet to allow for the construction of an accessory structure.

**Zoning of Property:**

PUD Planned Unit Development

**FINDINGS**

Per the Unified Development Code Section 130-2127, accessory buildings must be located at least 40 feet from the front lot line and 10 feet from any side or rear lot line.

The applicant is requesting a variance to reduce the required rear yard setback to 5 feet in the rear of the property to allow for the construction of a 16' x 17.5', or 280 square foot accessory structure. No evidence of hardship or practical difficulties have been demonstrated to warrant the support of the requested variance.

*Informational Items:*

- The Raiford Oaks Home Owner's association provided a letter of support in regards to the requested setback variance.
- The property is abutting a preserved greenspace area in the rear.

Board of Adjustments  
October 10, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3537-BOA

2023-3537-BOA

HERITAGE OAK

LAUREL OAKS

OLD PLACE

WATER

STRAWBERRY

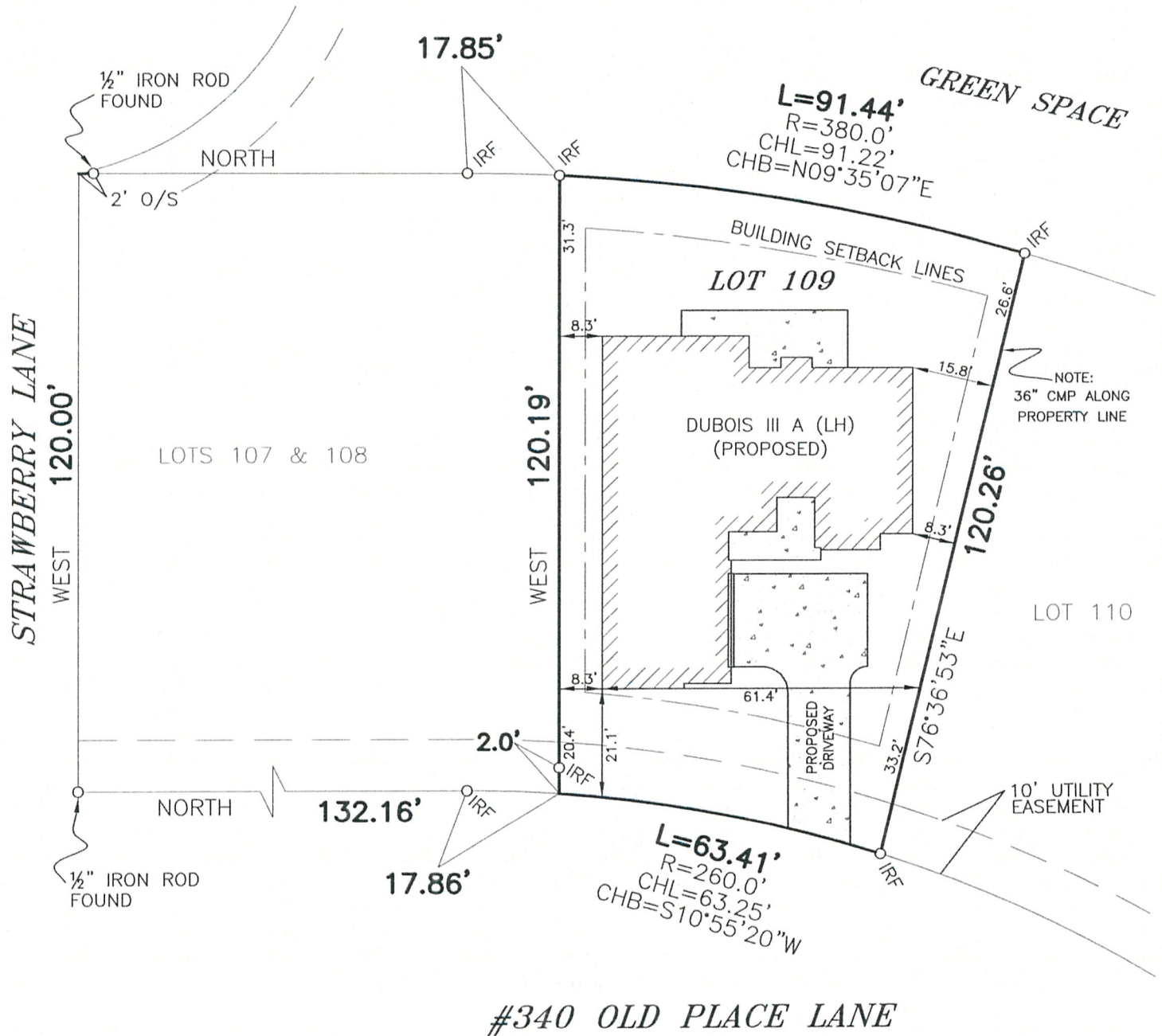
T7 - R10E

18

17



2023-3537-BOA



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JOHN E. BONNEAU & ASSOCIATES, INC.

**BUILDING SETBACKS:**

FRONT: 20'  
SIDE: 5'  
SIDE STREET: 10'  
REAR: 10'

**REFERENCE SURVEY:**

The Recorded Subdivision Map.

**BASIS FOR BEARINGS:**

The Recorded Subdivision Map.

**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" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0205 C; Revised: OCTOBER 17, 1989

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

**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.

**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.

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 CLASS C SURVEY.

SURVEY MAP OF  
**LOT 109, RAIFORD OAKS, PHASE III**  
in  
St. Tammany Parish, Louisiana  
for  
**DSLD HOMES, LLC**

Survey No. 2014 340  
Date: MAY 29, 2014

Drawn by: JCB  
Revised:

Scale: 1" = 30'

**JOHN E. BONNEAU & ASSOCIATES, INC.**

Professional Land Surveyors • Planners and Consultants

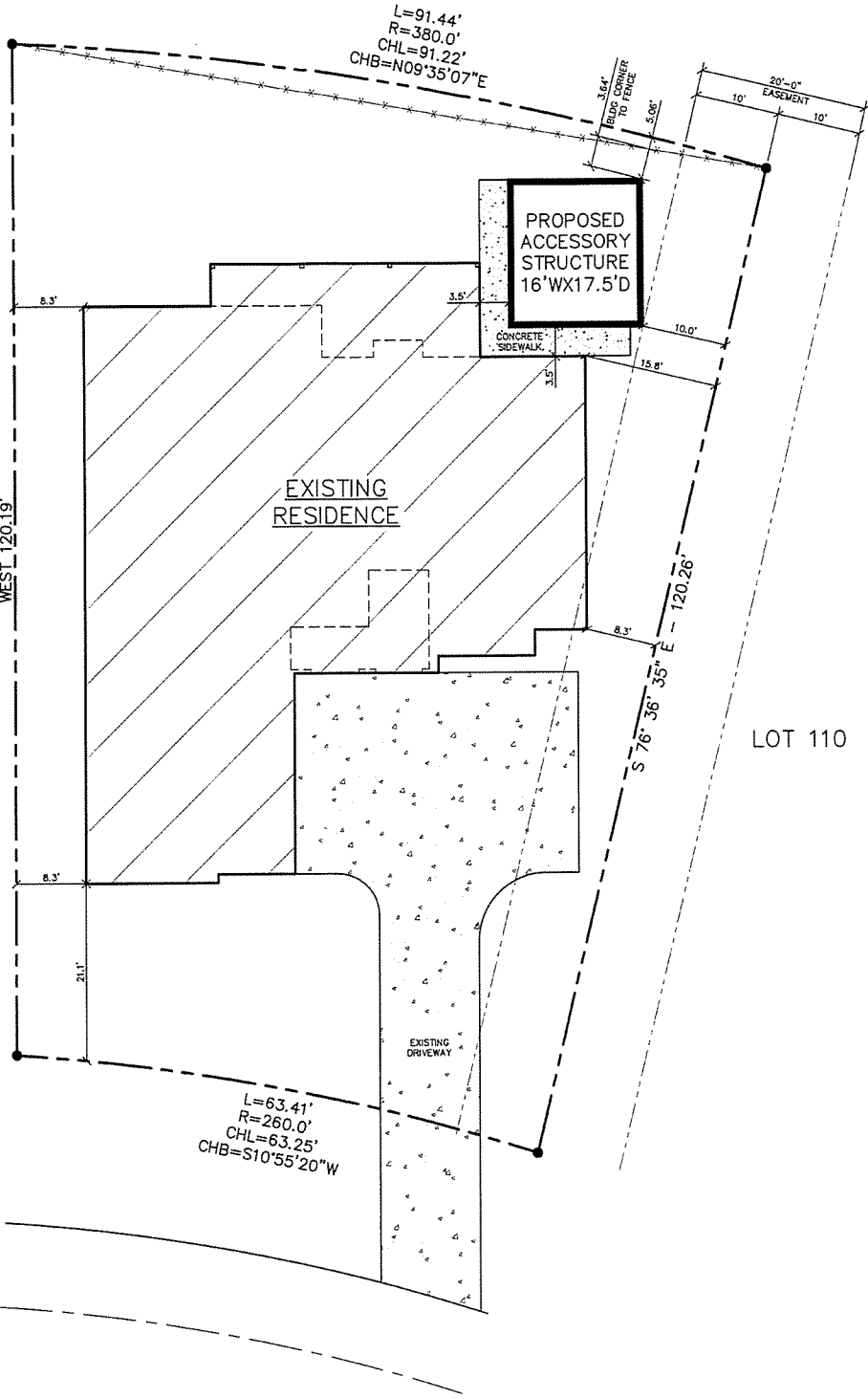
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447  
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

This Survey is Certified  
True and Correct By

**JOHN E. BONNEAU**  
REG. No. 4423  
REGISTERED  
PROFESSIONAL  
SURVEYOR

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

LOT 108



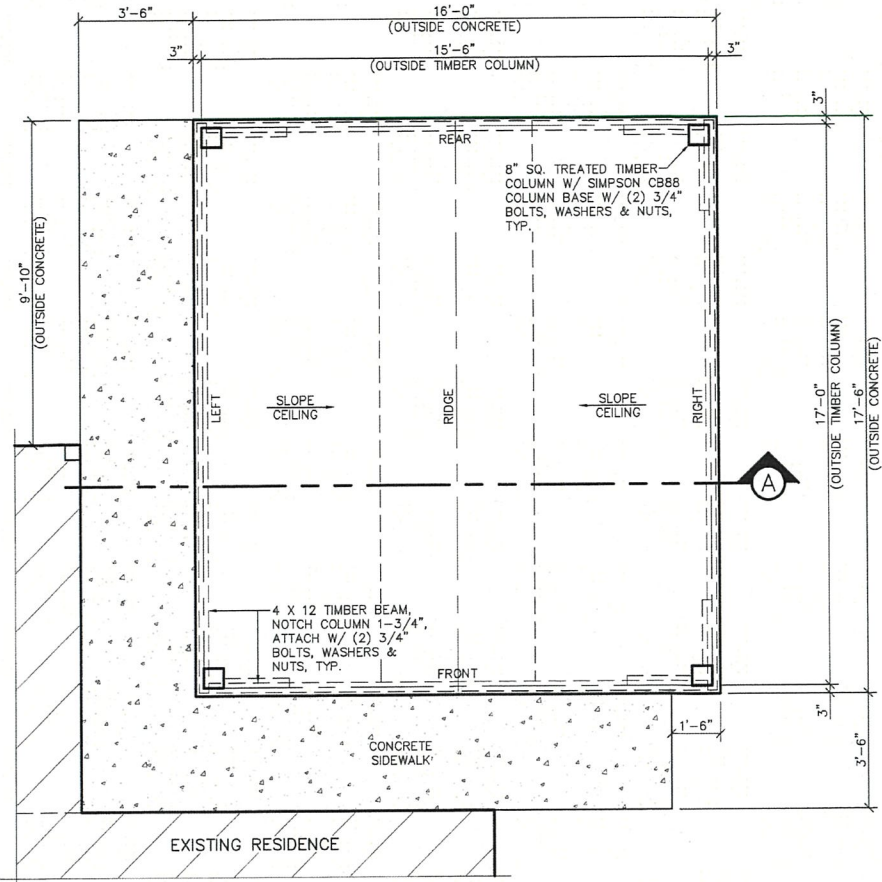
#340 OLD PLACE LANE  
LOT 109, RAIFORD OAKS, PHASE III  
ST. TAMMANY PARISH, LOUISIANA

SITE PLAN

SCALE: 1" = 10'-0"

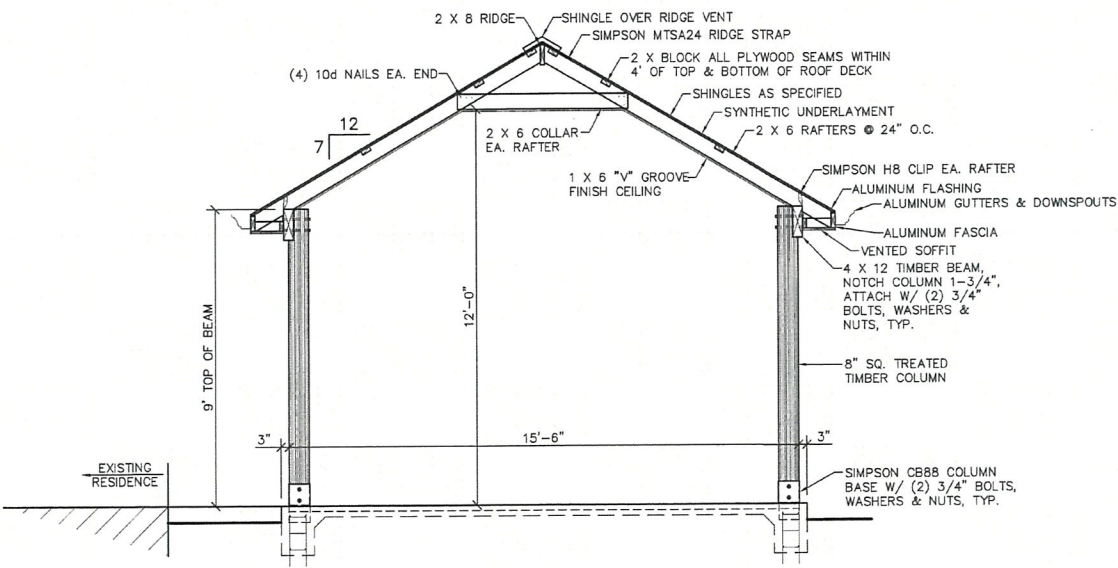
PROPOSED RESIDENTIAL ACCESSORY STRUTURE FOR:  
DWAYN & CHRISTINA  
HECTOR  
340 OLD PLACE LANE, MADISONVILLE, LA. 70447

DRAWN: MMD/SI	
CHK'D: _____	
SCALE: NOTED	
DATE: 11JUL23	
APPROVED BY: _____	
JOB # 2340	CAD # 2340-SITE
FILE #	



FLOOR PLAN

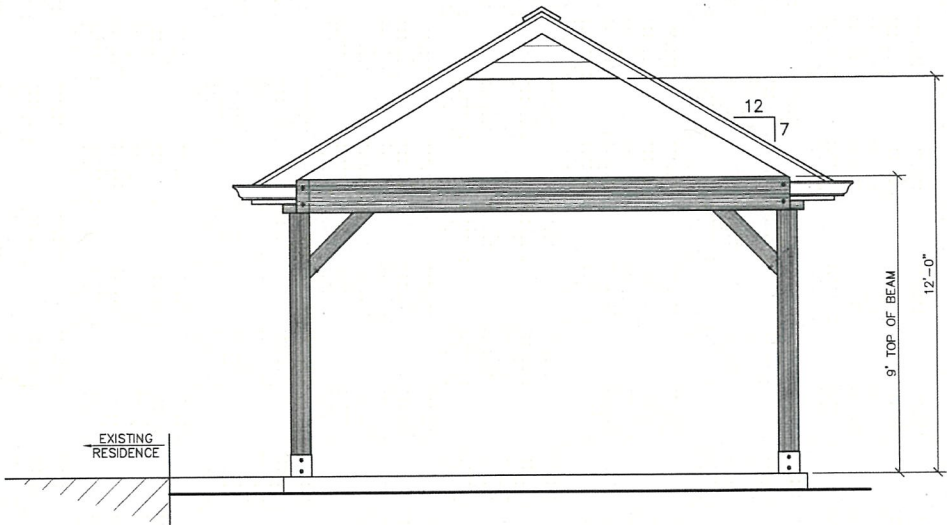
SCALE = 3/8" = 1'-0"



SECTION

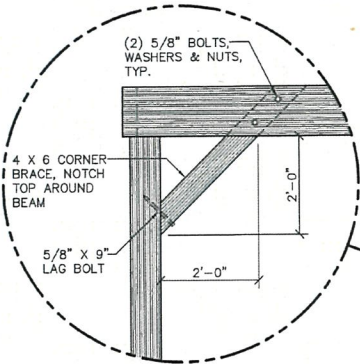


SCALE = 3/8" = 1'-0"

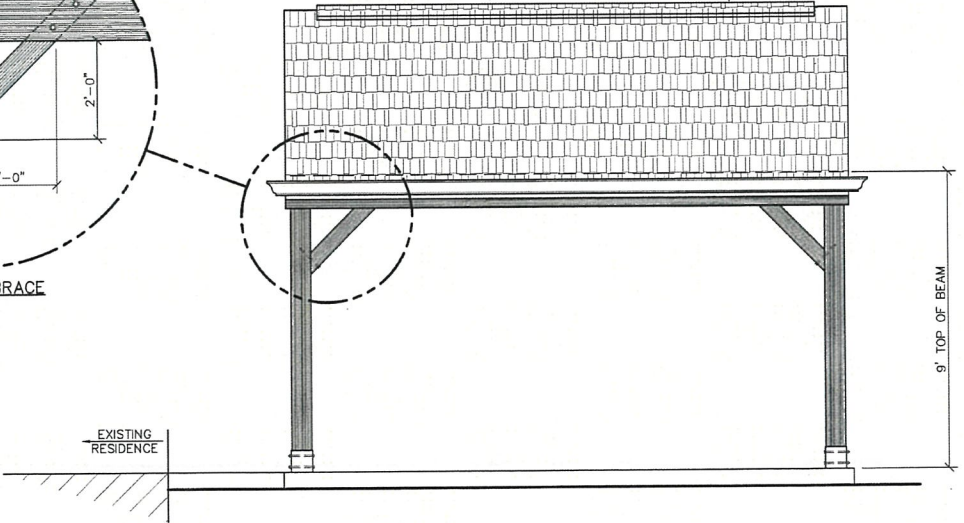


FRONT & REAR ELEVATION

SCALE = 3/8" = 1'-0"



CORNER BRACE

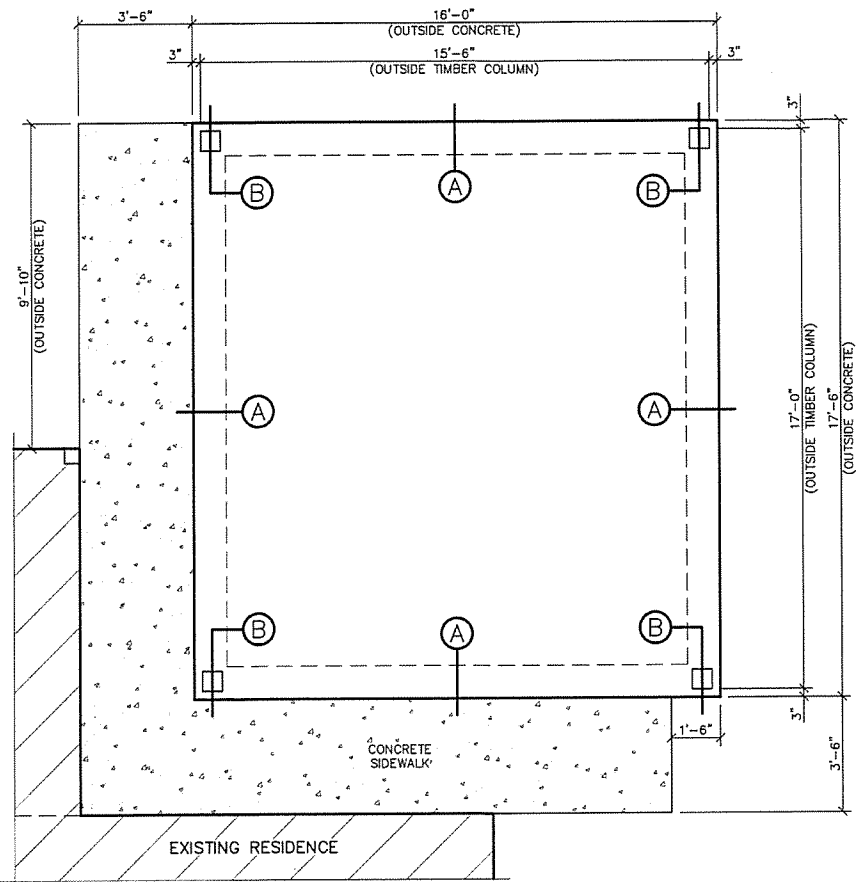


LEFT & RIGHT ELEVATION

SCALE = 3/8" = 1'-0"

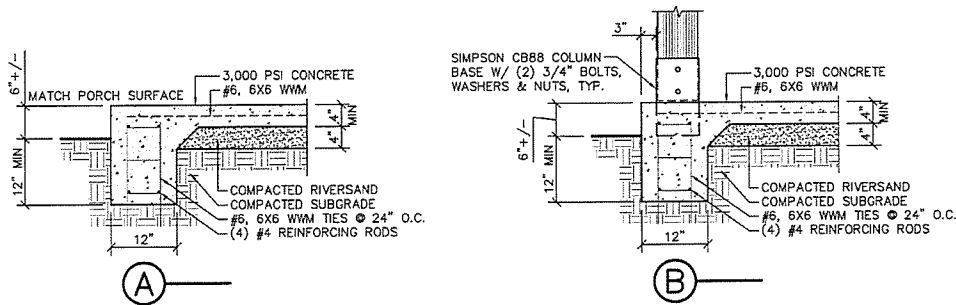
PROPOSED RESIDENTIAL ACCESSORY STRUTURE FOR:  
**DWAYN & CHRISTINA**  
**HECTOR**  
340 OLD PLACE LANE, MADISONVILLE, LA. 70447

DRAWN: MMDSI
CHK'D:
SCALE: NOTED
DATE: 11JUL23
APPROVED BY:
JOB # 2340 CAD # 2340-FLOOR SHEET # 2 OF 5



FOUNDATION PLAN

SCALE = 3/8" = 1'-0"



FOUNDATION FOOTINGS

SCALE = 3/4" = 1'-0"

GENERAL NOTES:

1. All fill beneath floor slabs shall be compacted to a 95% density.
2. All waterproof membrane shall be taped at joints and all holes or tears also taped.
3. All steel mesh shall be placed on metal chairs so steel will lay at centerline of slab. Steel mesh shall be lapped and tied.
4. All reinforcing steel and mesh shall conform to ASTM A36 or A-615 (grade 60).
5. All reinforcing rods shall be overlapped, when required, a minimum of 20 times the diameter of the rod, e.g. 5/8"  $\phi$  rod  $\times$  20 = 12'-1/2".
6. All reinforcing rods shall be bent around all corners a minimum of 24".
7. All concrete strengths in 28 days shall develop 3,000 psi, in accordance w/ AC-1 Building Code Requirements (latest ed.).
8. Concrete shall be of a consistency to flow into all formed areas and vibrated to eliminate "honeycomb" effect at slab edges.
9. Anchor bolts shall be placed at proper locations and with proper projection before concrete is poured.
10. Elevations given hereon is relative to existing grade which is assumed to be zero (0). Grade is also to be assumed to be the average highest point at the actual building location.
11. The details on this page have been adequate for most soil conditions & are furnished as a guide. The provider of this page does not assume responsibility for soil conditions & their relation to these details. Should the soil conditions be less than adequate, unstable or suspect, the user is urged to adjust to the conditions with the aid of a soil study, testing or borings provided by a professional in this field.

SUBGRADE AND FILL GENERAL NOTES

1. FILL BENEATH EARTH SUPPORTED SLABS, FOUNDATIONS & PAVING
  - A. All fill beneath earth supported slabs, foundations & paving shall be a sandy soil less than 10% by weight passing the No. 200 sieve and Plasticity index of 6% or less or shall be a cohesive soil with Plasticity index between 12-22 and a Liquid Limit between 30 & 42. Cohesive soil shall classify as CL in accordance with the United Soil Classification System. Fill shall be completely free of debris, organic matter and chlorides. This material shall be placed in 6 inch thick loose layers & each shall be compacted to 95% of its maximum dry density as obtained by the Standard Proctor Test (ASTM D698). Each layer shall be compacted prior to placing the succeeding layer. Fill shall be placed at a moisture content within  $\pm$  3% of the optimum Proctor Moisture.
2. SUBGRADE PREPARATION BENEATH EARTH SUPPORTED SLABS, FOUNDATIONS & PAVING
  - A. In the area where fill is to be placed remove all surface vegetation & loose topsoil & organic material such as grass, tree stumps, etc. If necessary, disc the subgrade & allow to dry (or add water) as required to obtain optimum moisture content in the top 6 inch layer.
  - B. After completing the above preparation, proof roll the entire area which receives fill with a 48 inch diameter sheep's foot roller filled with sand and water. Any soft spots or slump holes shall be mucked out & backfilled with the river sand fill above specified. Soft spots & holes which have been refilled shall be compacted to 95% of Standard Proctor Density before any new fill is placed.
  - C. Compact the prepared subgrade to 95% of Standard Proctor Density before any new fill is placed.
  - D. No fill shall be placed until the subgrade has been certified as complying with these specifications.

PROPOSED RESIDENTIAL ACCESSORY STRUTURE FOR:  
**DWAYN & CHRISTINA**  
**HECTOR**  
340 OLD PLACE LANE, MADISONVILLE, LA. 70447

DRAWN: NMDSI	
CHK'D:	
SCALE: NOTED	
DATE: 11JUL23	
APPROVED BY:	
JOB # 2340	CAD # 2340-FOUND SHEET # 3 OF 5



08/03/2023

Dwayne Hector, Christina Hector  
340 Old Place Lane  
Madisonville, LA 70447

Re: 340 Old Place Lane - Architectural Review Request - Concrete Pad & Concrete Walkway

Dear Homeowner(s):

Thank you for submitting your plans to the Architectural Control Committee. Your application has been approved based on the conditions listed below.

- Any deviation to these plans must be re-submitted to the committee for review and written approval.
- Homeowner is responsible for obtaining permits from City/Parish and for complying with any City/Parish/State ordinance.
- Homeowner is responsible for any damages caused to neighboring and/or common properties as a result of this project, including drainage matters.
- Contractor or homeowner must clean site daily.
- Construction vehicles may not be parked on the street overnight and dumpsters may not be parked in the street at any time.
- Project must be completed within a reasonable amount of time and not longer than stated on your application.
- Project must be completed in accordance with the guidelines established in the subdivision's restrictive covenants.

Again, we thank you for submitting the proper documentation for the committee to review.

Sincerely,

Stacy Johnston for  
Raiford Oaks Homeowners Association, Inc.  
PO Box 1071  
Madisonville, LA 70447

stacy@renmgt.com / (985) 624-2900 ext. 103



## BOA STAFF REPORT

2023-3538-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:** 60187 Sherwood Drive, Lacombe, Louisiana, Ward 7, District 7

**Applicant & Representative:** Kenneth Knecht

**Date of Report:** October 3, 2023

**Posted:** September 19, 2023

**Initial Hearing Date:** October 10, 2023



### Variance(s) Requested:

Request to increase the maximum allowable size of a boat house from 800 sq. ft. to 1,000 sq. ft. on a state-designated scenic river.

### Zoning of Property:

A-2 Suburban District

## FINDINGS

Per the Unified Development Code Section 130-2128 – Boat houses and boat slips, “no boat house shall exceed 1,600 square feet, except that any boat house constructed on a state-designated scenic river shall not exceed a size of 800 square feet”.

The applicant is requesting a 200 ft. variance to reconfigure an existing 12’ x 24’ boat house to a 16’ x 45’ boat house on Bayou Lacombe, which, according to Louisiana Wildlife and Fisher is listed as a natural and scenic river from its headwaters to Lake Pontchartrain. Although no evidence of hardship or practical difficulties have been demonstrated to warrant the support of the requested variance, it should be noted that over 400 feet of the applicant’s property runs along the river therefore protecting this portion of the river’s bend from further encroachment from boat houses being built on neighboring lots. Staff is not opposed to this request.

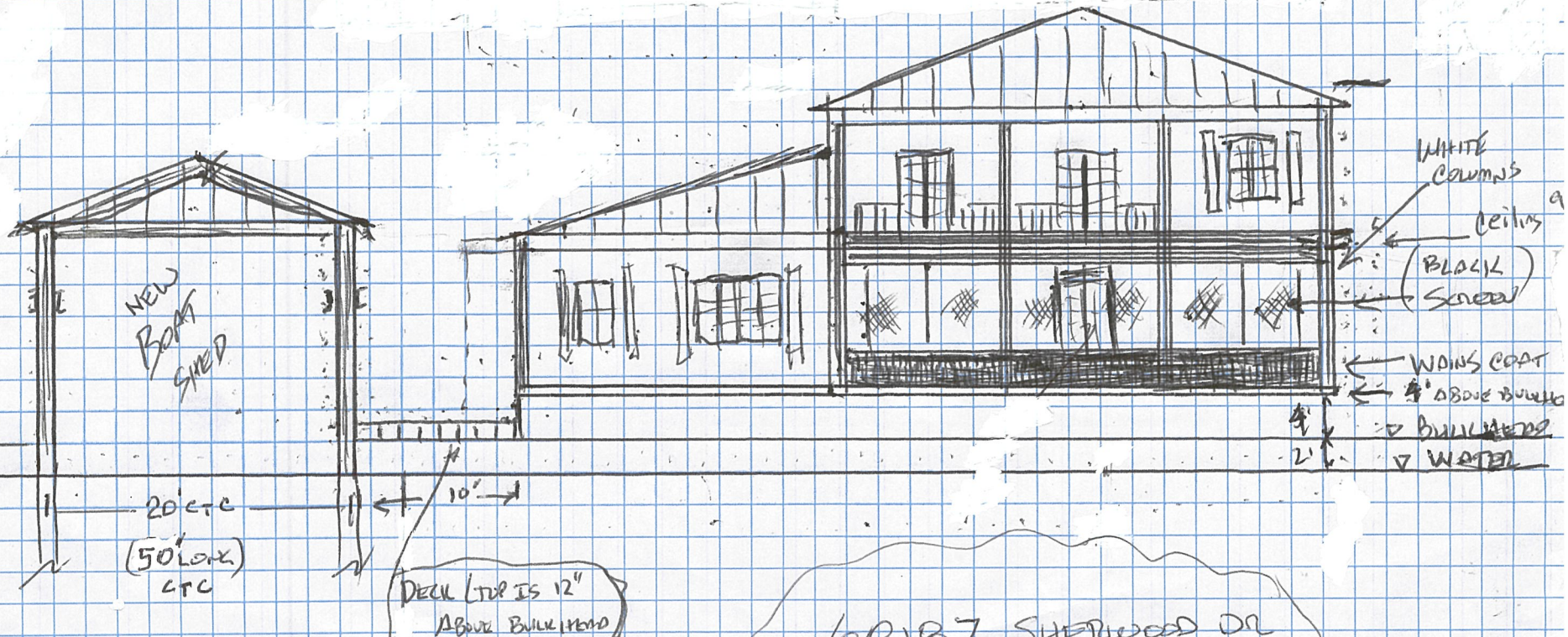
Board of Adjustments  
October 10, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3538-BOA



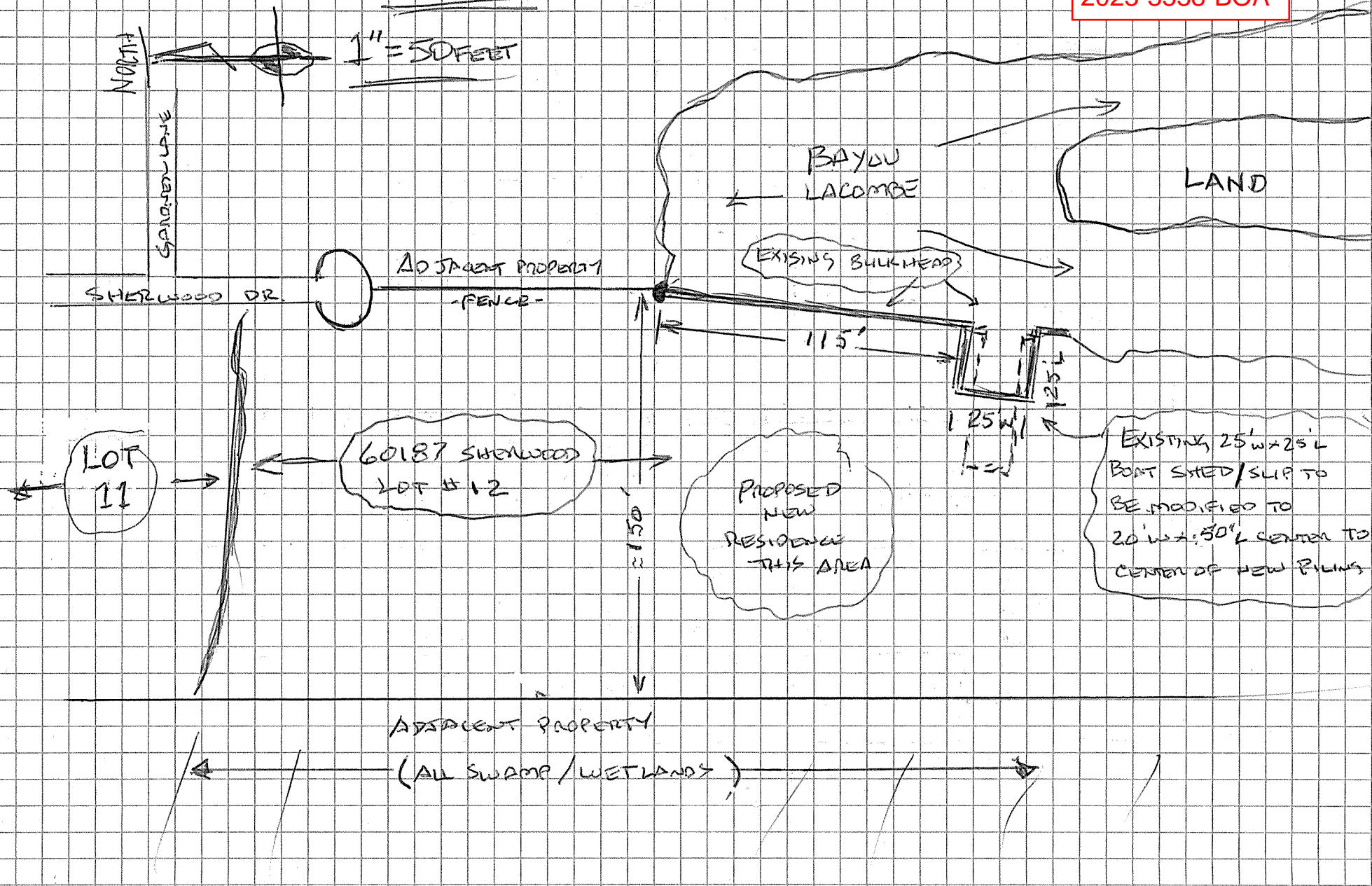
LOOKING FROM BOYD  
ELEVATION VIEW  
OF  
PROPOSED BOAT HOUSE  
AND NEW RESIDENCE

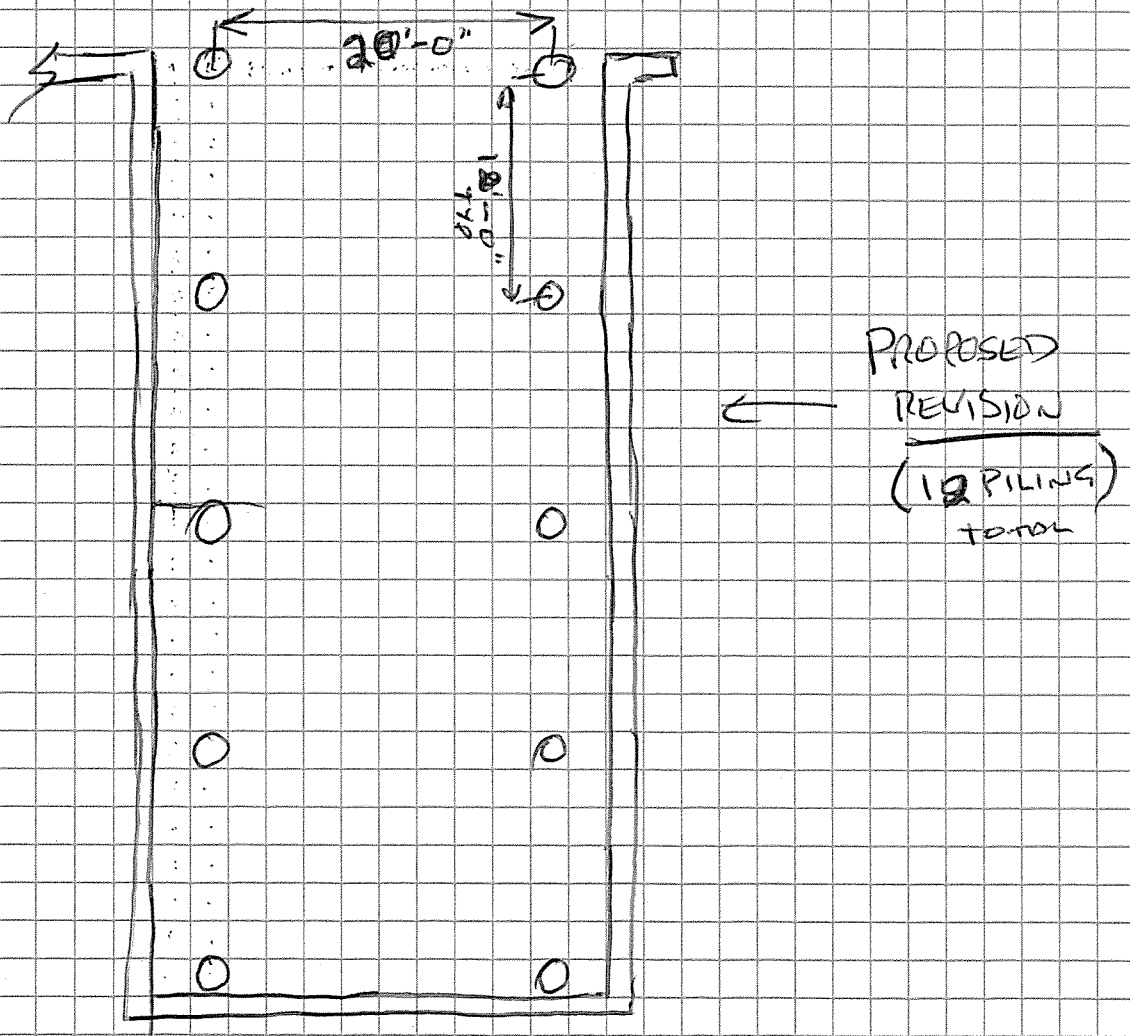
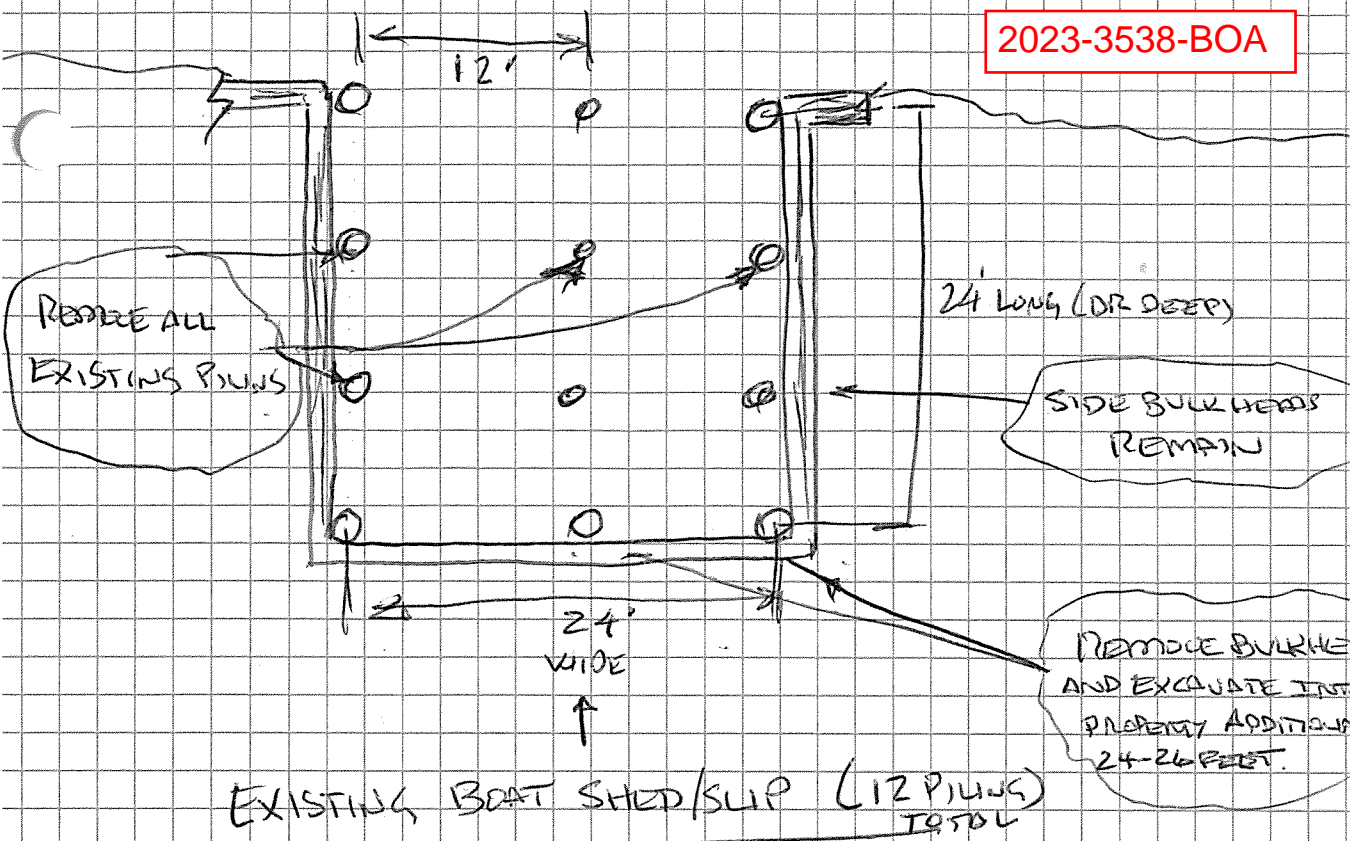


60187 SHERWOOD DR  
LA COMBE LOUISIANA

# Plot Plan

2023-3538-BOA







## BOA STAFF REPORT

2023-3551-BOA

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

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

---

**Location:** 62285 Highway 1091, Pearl River, Louisiana, Ward 8, District 14

**Applicant & Representative:** Lisa and Van Robin

**Date of Report:** October 3, 2023

**Posted:** September 20, 2023

**Initial Hearing Date:** October 10, 202



### Variance(s) Requested:

Request by an applicant in an A-3 Suburban District for a waiver of the required 50 foot no cut buffers along the eastern, western, and southern property lines and a waiver of the required 25 foot no cut buffer along the northern property line.

### Zoning of Property:

A-2 Suburban District

## FINDINGS

The subject property is comprised of 3.539 acres and is located within Ward 8. 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.

The request consists of a waiver of the required no cut buffers on each side of the property. While staff recognizes the constraints of the property such as the presence of a servitude of passage to Lot C and being an odd shape lot, it appears that some of the required buffers could be maintained.



**BOA STAFF REPORT**  
2023-3551-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

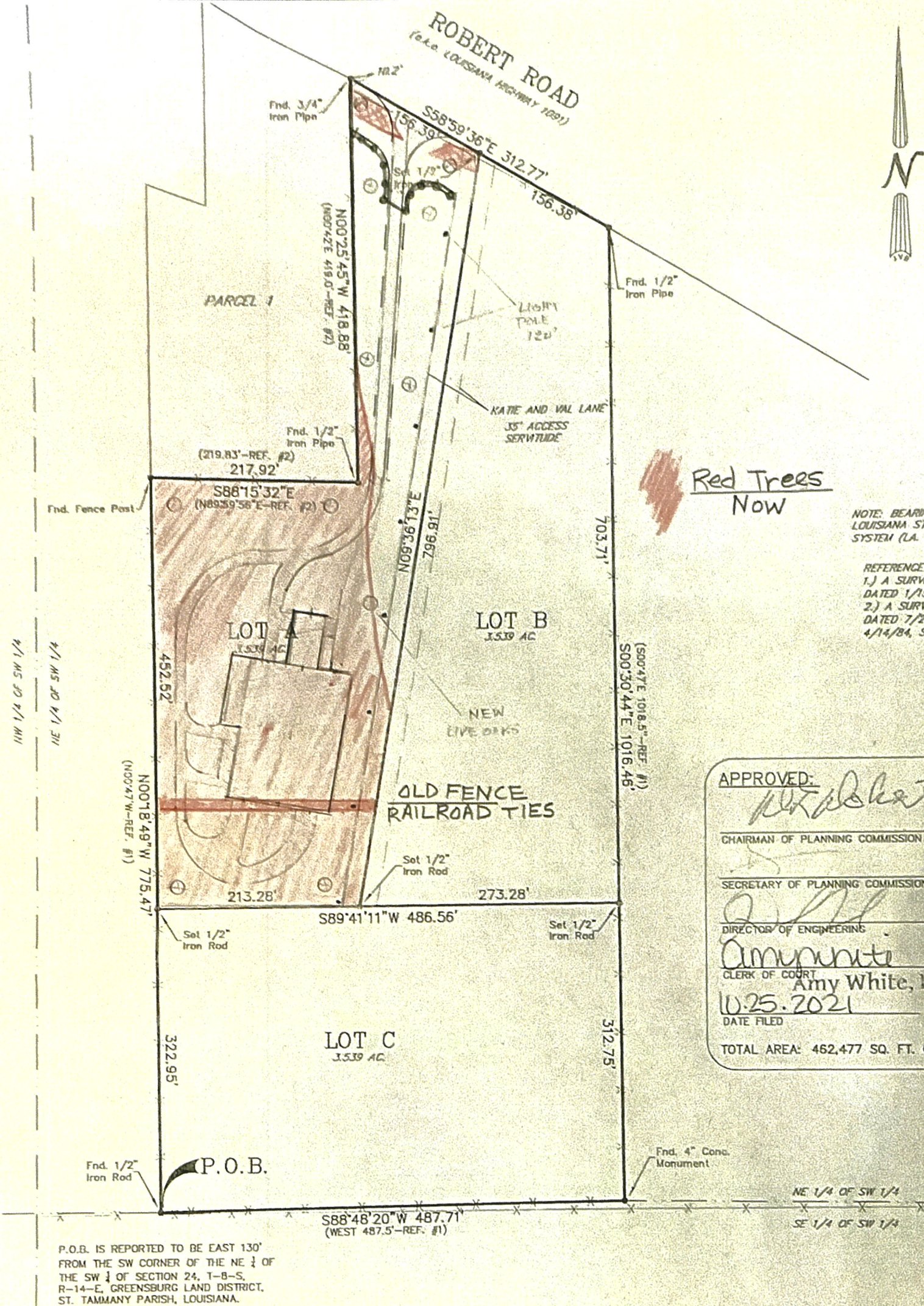
Should the Board be in favor of the waiver of all required buffers, it should be subject to:

- Preserving the existing live oak tree located in close proximity to Robert Road.
- Planting of 10 live oak trees as shown on the drawing.
- Planting of shrubs to create buffers along the property lines.



Hi Mitchell,

We are asking for a waiver of the 50 ft buffer around the property lines. On the east side of the property, the brush is approximately 80% cleared. We are assuming it was done when the neighbor was clearing their property or that's just how it was. We are not sure. On the other sides of the property, it is mostly brush and small pine trees. The 50 ft buffer would limit us to our build. Even though the property is 3.5 acres, the configuration of the property limits us. The front of the property is approximately a little over a acre and is too narrow to build on. We would use that part for a driveway. The south part is a little over 2 acres and is usable. With having a 50 foot buffer, we would be down to an acre to build on. That includes, the home, a building and 2 roads which is needed for our 45 foot motor home and with the stacker trailer it is 75 feet total. To get in and out of the property requires a space to turn around. Please see attached drawings. There is a small section of brush in front of the property by the highway and one big live oak tree. We will clear that spot to help the tree flourish. We will be installing a gate 100 ft from the Highway. We had an arborist come out and take a look at what is there. He determined that there was only one good live oak tree. There is also a water oak tree that is infested with termites. He said the young pines have no value and can be replaced with new trees. He said that the rest of the the trees were a danger to not only our property but also to the neighboring properties. We intend on planting at least 10 additional live oak trees. What is around the 50 ft buffer is brush and small pines. The new trees would serve as food and shelter sites for reproduction and also be used as resting and nesting places for birds and small animals. We would also add shrubs to the property to provide a safe, dense cover for animals. Once we start clearing the land, we will have a better sense of what is needed for wildlife. We ask the board to please consider our waiver. We will do what's best for the environment. Thank you in advance.



NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (L.A. SOUTH 1702).

REFERENCE SURVEYS:  
1.) A SURVEY BY IVAN BORDEN DATED 1/19/72.  
2.) A SURVEY BY IVAN BORDEN DATED 7/21/83, LAST REVISED 4/14/84, SURVEY NO. 34306/38621.

APPROVED: *[Signature]*  
CHAIRMAN OF PLANNING COMMISSION DATE  
SECRETARY OF PLANNING COMMISSION DATE  
DIRECTOR OF ENGINEERING 10/21/21 DATE  
CLERK OF COURT  
Amy White, Deputy Clerk  
10.25.2021 6057A  
DATE FILED FILE NO.  
TOTAL AREA: 462,477 SQ. FT. OR 10.617 ACRES

BUILDING SETBACKS  
(Verify Prior to Construction)  
Front Setback  
Side Setback  
Rear Setback

ADDRESS: ROBERT ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205 0430 D  
F.I.R.M. Date 9/21/99  
ZN C B.F.E. N/A  
Verify prior to construction with Local Governing Body.

DRAWING NO. 20210256

DATE: 8/13/21

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL CHECKED BY: RMK

SCALE: 1" = 120'

REVISED: 10/14/21 ADD KATIE AND VAL LANE PER PARISH

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A MINOR SUBDIVISION MAP OF A 10.617 ACRE PARCEL INTO LOT A, LOT B AND LOT C SITUATED IN SECTION 24, T-8-S, R-14-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: THE ESTATE OF CATHERINE LAMBERT

SURVEYED BY: SEAN M. BURKES  
LA REG. NO. 4785