

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
NOVEMBER 1, 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 OCTOBER 10, 2023 MINUTES

1- 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 Cartaginense

POSTPONED FROM OCTOBER 10, 2023 MEETING

2- 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

POSTPONED FROM OCTOBER 10, 2023 MEETING

3- 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

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4- BOA CASE NO. 2023-3539-BOA

Request by an applicant in a Planned Unit Development Overlay to relocate the required street buffers and associated landscaping to the interior of the drive isles on certain parcels and the elimination of the required landscape buffers and the associated landscaping on a certain parcel.

The property is located: on the east and south sides of Oak Harbor Boulevard, west of Interstate 10, Slidell, Louisiana, Ward 9, District 12

Applicant: Rouses Enterprises, LLC – Manuel Naredo

Representative: Duplantis Design Group – Ashley Ruh, PE

5- BOA CASE NO. 2023-3587-BOA

Request by an applicant in an A-4 Single Family Residential District for a variance to reduce the required 25 ft. front yard setback to 15 feet

The property is located: 36332 Lawrence Street, Slidell, Louisiana, Ward 9, District 14

Applicant: Melvin G. Ramos Munoz & Karen Morales

Representative: Karen Morales

6- BOA CASE NO. 2023-3596-BOA

Request by an applicant in a PUD Planned Unit development Overlay for an after the fact variance request to reduce the required front yard setback from 25 feet to 21 feet 9 inches to allow for the completion of the construction of a single family residence.

The property is located: 30788 Rowley Drive, Lacombe, Louisiana, Ward 7, District 11

Applicant: DSLD Homes, LLC – Lee Foster

Representative: DSLD Homes, LLC Dustin Craig

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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The October 10, 2023 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Ballantine.

The roll was called as follows:

PRESENT: Mr. Ballantine, Mr. Blache, Mr. Daly, Mr. Swindell & Mr. Sanders (Voting Member)

ABSENT: Mrs. Thomas

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

APPROVAL OF THE MINUTES

Moved by Mr. Daly and seconded by Mr. Blache to approve the September 5, 2023 minutes.

MOTION CARRIES UNANIMOUSLY

Moved by Mr. Blache and seconded by Mr. Daly to hear case 2023-3537-BOA.

MOTION CARRIES UNANIMOUSLY

1- 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

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

Dwayne and Christina Hector: Property owners. Requesting to reduce the setback from 10 feet to 5 feet to accommodate an accessory structure.

Mr. Blache: No issue with variance request. HOA agrees with the request. Space behind does not create any issue since it is open space.

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

MOTION CARRIES UNANIMOUSLY

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2- 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

Robert Barnett: We are here for the continuance from last meeting. Asked if he could request to make some corrections to the minutes of the September 5, 2023 meeting, since there are some deficiencies. Is it done? Does the public get to comment?

Mr. Ballantine: The minutes have been approved by the Board members.

Robert Barnett: Without the interaction of the public to say what may or may not be missing from the minutes?

Mrs. Couvillion: Ask if a speaker card was submitted requesting to speak regarding the meeting minutes.

Mrs. Lambert: No.

Robert Barnett: No speaker card has been submitted. The Chairman said that if there would be comments, he could fit people in. States that he would like the records to reflect that there is some discrepancy in the transcription of the September 5, 2023 meeting minutes. No public comment period available.

Continuation from last meeting because there was a complaint that the records were not complete. Public Records Request made and complaint lodge that the Parish Administration did not conduct any investigation regarding issues with pile driving and fill. Request was made and complaint lodge. Parish sent out a memo that the site will not be investigated because of the pending investigation that the Parish had against the Parish President. Rephrase: Complaint lodge with Code Enforcement. Within the complaint, items were submitted including photographs and form filled out for Code Enforcement to investigate whether there were issues on the site. Code Enforcement responded that nothing will be done because there is a pending investigation of the Parish President's Office or the Administration. Nevertheless, Parish did not make the Public Record Request available until today, 1:30PM. Public Records do not reflect what was originally lodged with the Parish: original complaint and the photographs. It is a concern. Nothing can be done about it because this is what was produced, not what was originally turned in.

Last time here, the Board, based on the opinion of the District Attorney's Office, said that the Board had no jurisdiction. The Board took up part of the issue and the Board voted it down. I forgot who made the original motion decided that the Board did not have jurisdiction. Lawsuit filed 2023-15888 within the 30 day period against the Parish according to what happened last time. Procedurally we are back here again. In regards to the complaint that was lodged: nothing I can do

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about what was produced today, besides presenting to the Board that it is incomplete. Perhaps, the matter should be continued today, to allow Code Enforcement to provide the Board with everything filed and produced: photographs and original complaint which appears to be missing. If the Board decides to move forward today and vote down, I cannot prove a negative, all that was provided. Records reflect exhibits 1 to 43 handed to Board last time, incorporate the new ones the new one file in the law suit filed with the 22nd Judicial District Court: Exhibit 1 to 44. The Board is in possession of the photographs. Photographs do not appear in Mrs. Lambert's staff report of trucks delivering fill and land clearing and the original complaint. Board needs to consider getting the records before making a decision. Aerial photographs and personal photograph that I took of trucks delivering fill did not make it into the records. Somehow did not make it into the records. One thing about the pile driving. Staff report indicates that pile driving does not require a permit. Problem with the developer, that no one asked the essential question of the developer: when were piles driven and what were the trucks doing in May on the property bringing in presumably fill on the property. I don't think that people just bring in fill and trucks overnight and just live it parked overnight in the real work. It just doesn't happen that way. Procedural problem since matter was dismissed and Board took it up. It appears that the investigation is not complete. What is of concerns is if you are having pile driving put in before Louisiana One Call 811 is contacted to put in pilings. As everybody knows they go out there and spray the ground to show where all the improvements are. Activities took place before 811 was called. Essential questions should be: what were those trucks doing there and the pile driving, when was it put in? Inadequately before the Board today, Mr. Ballantine and the matter should be continued until the staff in Building B gets the questions answered. I cannot prove a negative. Offers, file and introduced documents. Will reserve remaining 3 minutes.

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

Jeffrey Shoen: Representing current property owner BCP Northshore Properties, LLC and Military Road Revitalization, LLC, developer and prospective purchaser for the project Military Trace Ridge Apartment. Contrary to Mr. Barnett's views, I find the staff report incredibly comprehensive in terms of investigating the complaints that were made. It is interesting to me that there seems to be a chronology of immediate actions as it relates as looking into the specific complaints that were made. Complaints were delineated with specificity in terms of land clearing permit but there was no evidence of land clearing. There was a building permit issued for the remodel of a building but there was no evidence of any remodel of the building. If there was some dirt moved on the site, the owner acknowledged that he did the dirt moving and none of the dirt came from off site. Assistant Director of Planning & Development and Director of the Engineering Department were involved in the investigation, because it is a hot button case. Parish went out of their way and did a good job to respond and handling the complaint. I do not have a problem with the complaint, in the sense that anyone has the right to look into if the code is being followed. It is his belief that the code was not followed. I am here today to tell you that I have talked to my clients, which are the current owner and the prospective purchaser and that the only things that they have done is to move some dirt on site and the developer drove test piling, Before doing so it was determined and confirmed that no permit were needed to drive the tests piling. There is no harm and no foul in this

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particular instance. Would like to stress that because there was a complete and full investigation as documented in the staff report, there is no need for a continuance today. Mr. Barnett & I and our clients may disagree as to what happened. Mr. Barnett has already initiated some litigation against the Parish and if he wishes to continue he has every right to do so I respect the process. I don't believe that it is a matter that needs to be postponed or continued. What could we ask staff to do? What else does the Board need to make a determination on the issue. I request that the Board should dismiss the appeal filed by Mr. Barnett because there is no evidence of code violation by owner or prospective purchaser as it relates to land clearing, the movement of dirt or driving of test piles.

Robert Barnett: Matter should be continued because the record is incomplete. It does not include the original complaint and the attachments. I don't understand why or how the Board should decide with only the unilateral production from staff but not what came from the complaint. That is really problematic. As to the land clearing, the records reflect that the permit was issued on June 1st, 2023, the aerial I provided in the exhibits attached reflect land clearing before June 1st, 2023. It is clear and can be seen and if you walk the site and with the photographic proofs.

Jeffrey Shoen: With regards to Mr. Barnett's last comments, if he has walked the site, he has done so without authority and I respectfully ask that he does not enter the site again.

Robert Barnett: Answer away from the podium, stating that it was done from aerial.

Jeffrey Shoen: Asked to confirm that he has the podium and that he will not speak over Mr. Barnett. Thought that he heard Mr. Barnett stating that he walked the site, maybe I misunderstood. Also wants to make sure that Mr. Barnett understands that he is not to physically enter the site without asking permission. Came back to the podium to tell the Board that the people who went out to investigate the site because a complaint was filed. We should have confidence that Parish staff that went out had copies of the complaint filed and photographs and anything else that had been lodged. That's the reason Parish staff went to the site. It's poppycock to suggest that ~~is that~~ they did not have what they needed to look at the site and I have no doubt as Parish Government ~~should~~ that they were very vigilant. If they would have seen any evidence of impropriety, someone doing what they are not supposed to do, the current land owner or the prospective purchaser would have been advised accordingly. Thinks that there is a reason why the land owner or the prospective purchaser were not advised accordingly, and that is that the heat of the battle has giving everyone some view that we are doing something terrible at that site. The battle over if there should be an apartment complex on that site is not a battle before this board today. The question posed to the Board today is should Mr. Barnett's appeal of decision made by Parish Officials, as it relates to matters of Code Enforcement be overwritten or reversed. Ask the Board to look at the record, assume that a valid complaint was filed with the proper documentation and look at the clear and convincing findings reported in the staff report and dismiss these appeals.

Robert Barnett: Approach the podium and ask to speak and explain to the Board that he did not trespass and it was all done by aerial.

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Mr. Ballantine: States that Mr. Barnett's time to speak is expired.

Mr. Daly: This matter had three parts last time. Two were taken at the last meeting and the third one is specific to the Code Enforcement question and wants to make that clear today.

James Bolner: Last meeting, the issue was that there was no complaint given to staff. Only a statement that there was a complaint was available. It has been rectified. The ultimate issue is whether or not the Board has jurisdiction and we are in the same place we were at the last meeting, additionally giving the fact that Mr. Barnett has file litigation, and has indicated that he intends to include this issue with his litigation. It would be appropriate to differ on the issue and I do not have any issues with Mr. Barnett's request for continuance to verify the fact that staff has reviewed all the photographs including the photographs referenced that were taken by a drone.

Mr. Blache: Would like to ask Staff if they have seen any evidence of photographs.

Mrs. Lambert: Aware of complaint filed.

Mr. Blache: Was the Information regarding the complaint available to the staff to conduct the investigation?

Mrs. Lambert: Yes. All the information was made available to Code Enforcement.

Mr. Daly: The question that is being asked is to review the Code Enforcement report for this case or is it to determine if the investigation was actually conducted? We do have evidence that it was conducted, at this point; however, it was not available at the last meeting.

Mr. Ballantine: Staff has completed land clearing and pile driving and maybe even the demolition investigation on the site verses the permit that was issued. There is nothing in violation of those permits.

Mr. Daly: That was the finding that was submitted to the Board. Not sure of what the question is will be taken as part of the motion that we do or what is the jurisdiction. The Board is limited as to what this Body can decide, so it would have to be phrased very specifically, whether the Code Enforcement action was taken or not or make a determination. But it was.

Mr. Swindell: In reviewing the minutes from last month's meeting, Mr. Bolner advised the Board can make decisions on two different types of issues: Floodplain issues and Unified Development Code issues. This issue does not belong in front of this Board. Am I misinterpreting this somehow?

Mr. Bolner: No.

Mr. Swindell: I don't appreciate the fact that Mr. Barnett is smart enough to know that these issues

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do not belong in front of this Board. Here we are again with the drama that we had last month for an issue that this Board is not charged with. I am going to make a motion that the Board not take any ruling on this similar to what the Board did last month.

Mr. Blache: I'll second that motion.

Motion by Mr. Swindell seconded by Mr. Blache that no action be taken by the Board today.

Mr. Ballantine: Discussion. No action should be taken today, since it is not something for this Board to act on. My only feeling is in regards to the permits which were properly issued. Question was whether we were going to overturn the decision of the Council or the staff in issuing those permits. In that way we could have voted on that otherwise it may come before us again.

Mr. Daly: If it ever comeback in front of the Board again, it will be more refined within the purview of what we can decide upon. This is very open ended for our body.

Mr. Blache: In our role as Board of Adjustment, we are to determine if inappropriate activity has occurred in term of a decision made by the staff. Am I correct? If the staff has made a decision that is not in accordance with what the land use ordinances are, then it can be appealed and the Board can make that determination?

Mr. Bolner: To the extent that it pertains to the Unified Development Code or Floodplain issues, yes. But this Board is not charged with oversight of Code Enforcement.

Mr. Blache: It your opinion that the Board, at this point in time, is not in authority to make that decision?

Mr. Bolner: That's correct.

Mr. Daly: Much like we cannot change zoning we cannot deal with variances to zoning. Ask to have the motion restated.

Mr. Barnett: Ask to make additional comments.

Mr. Ballantine: No, Sir.

Mr. Barnett: You will not allow me to make comments after a second? A motion and a second allows for comments. Roberts Rules of order.

Mr. Ballantine: Comments by the Board members. The discussion was for the Board. We are at the point of voting. Thank You Sir. Please be seated.

Mr. Barnett: Note my objection for the record.

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Mr. Ballantine: Anymore comments from the Board?

Mr. Daly: Ask to have the motion restated.

Mr. Swindell: Repeat the Motion, which is to remove this item from the agenda due to lack of jurisdiction.

Mr. Ballantine: Mr. Blache seconded it a second time.

4 YEAS: Mr. Blache, Mr. Daly, Mr. Swindell & Mr. Sanders

1 NAY: Mr. Ballantine

MOTION CARRIES

3- 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

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

Joseph F. Schneider, Jr.: Architect for the project. Request is to reduce the required rear yard buffer from 25 feet to 10 feet 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. A 10-foot buffer will be provided in the rear and will maintain the existing 29-foot drainage servitude.

Lonnie Johnson: submit request to allow sufficient space in the rear of the property to provide adequate turning radius for the tanker and pumper trucks. It will allow to construct a one way in around to building and come out in the front on Leeward Loop.

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

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4- 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 Cartaginense

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

Tony and Selena Cartaginense: The request is pretty much what you pointed out: it's in a triangular and just trying to fit the building requirements and with our plans and get a little bit of variance on it.

Mr. Ballantine: Would you just step aside let me see if there is anyone here that is in objection to this request? Is there anybody named Adair here? We received a letter of objection from some of your neighbors. Do you want me to read it?

Mrs. Lambert: It is for you to decide if you would like to read it. All the Board members have a copy.

Mr. Ballantine: I choose not to read the letter of objection. Is there a HOA in Park du Lac Subdivision?

Tony and Selena Cartaginense: Yes, there is and it has been 100% approved.

Mr. Ballantine: But you do not have that in writing.

Tony and Selena Cartaginense: I have it here, it was sent by email. I sent it to Erin. Handed a copy to Erin.

Mr. Couvillion: Read email: The HOA board has officially approved the variance for rear setbacks to be 15 ft as shown on the attached site plan.

Mr. Daly: The letter we received in opposition was not from the HOA or the neighborhood. It is from the abutting property owner and it was specific to the rear yard setback, which the HOA is in favor of. I believe the 25 feet to 15 feet variance is for the rear yard setback and pertaining to the garage specifically?

Tony and Selena Cartaginense: Yes it is mostly for the main structure and because of the depth of the triangle.

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Mr. Daly: When there is an irregularly shaped lot we usually give a little more discretion. But since we have a neighbor that is immediately abutting, that presents challenges. Is there an issue if that variance would not be approved? Could the garage be moved or otherwise reconfigured?

Tony and Selena Cartaginense: Everything had to be shift to the left to fit the garage.

Mr. Daly: It is a triangular property.

Tony and Selena Cartaginense: We don't really have a rear backyard. We don't have four corners it is a three sided property.

Mr. Swindell: How long have you own the property?

Tony and Selena Cartaginense: Owned it for three months

Mr. Swindell: I'm just looking to establish the fact that all these clearances existed before you bought the property. Normally, when we have an HOA that's in agreement, as it was stated, we usually side with the property owners. But in this case there is an objection from the neighbor behind you. I don't know if you have seen that email but they have a good argument. They purchase the property with the assumption that that we would protect the setbacks that are in effect. I struggle to approve knowing that that there is an objection by an adjacent property. I understand this lot is irregular. The reason why I asked the ownership question is because I feel like you went into it knowing that it was irregular and hoping that you would be able to build within these setbacks. If it's not approved, I realize it's going to be a challenge but I think that it is something that you accepted when you bought the property. You know that there was going to be a challenge to build within those setbacks. I'm still undecided at this moment and I'll be absolutely clear when I do decide.

Tony and Selena Cartaginense: We have to have a 2800 square foot house on that particular lot. It is required by the HOA. We bought a lot that has been there for 30 years. Nobody has done anything with the lot and people complained about it because it was a dump. People on the other side have been upset ever since we bought the lot.

Mr. Swindell: If the variance is not approved by the Board, the challenge is going to be to have to go back to HOA and put a request in that does not go into these setbacks.

Mr. Blache: I think that there is no opposition to the south side setback. There are options that can be looked at in terms of the actual construction layout of the of the building, that would still satisfy the required 2,800 square foot. I think Mr. Swindell is absolutely right. You did go into it knowing this is kind of a weird shaped lot. Maybe your architect needed to use a little bit more imagination on how to make that work.

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Mr. Ballantine: I too am uncomfortable with this and can't support it. I support Mr. Blache's comments. Does anyone else has anything to say? Can I have a motion?

Mr. Daly: We can postpone, because I have feeling that it will be in the negative and there is large appeal process. We can postpone until the next meeting if the issue with the rear setback, with the garage can be rectified. I am just making a recommendation to the applicant. If case it is postponed, it gives you the opportunity to redesign and change the variance.

Mrs. Couvillion: The Board can vote to postpone the case. If the variance were to be denied the owners could not come back with the same variance for one year. If the variance request is modified they could comeback.

Mr. Ballantine: The request for postponing has to come from the applicant.

Mr. Swindell: Do we need to take the variance requests up individually if it is not postponed? Because there are three variances listed.

Mrs. Couvillion: The Board can do it which way all right so see fit.

Mr. Swindell: Let me just make a comment relative to postponement: I think that would be smart because the HOA approval that you read, only deal with the rear yard setback, which I find interesting because the rear yard setback abuts what I think is a different neighborhood. I would encourage you to go back to the HOA and get some agreement to the to the other two sides which are relative to the neighborhood itself: the front yard setback and the south side yard. HOA should bless those, likewise the neighbors on each sides? Those are the questions that the Board are typically asking and the information that we looking for when people come to the Board with those requests. I think you're likely to get the Board on a positive note if you were to return after postponement. It would be my suggestion for you to request to postpone.

Mr. Blache: We want to try and find ways to say yes but it has to make sense too. If you want to work with us we will be agreeable to work with you.

Tony and Selena Cartaginense: I don't understand, since she is in a different neighborhood: Wisteria.

Mr. Ballantine: She is an adjacent neighbor and lives in St. Tammany Parish which just happens to be in the back, in a different subdivision.

Tony and Selena Cartaginense: Been giving us problems since we bought the lot.

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Mrs. Lambert: While your abutting neighbors may not change their opinion, the Board is offering you to postpone your case and get a chance to talk to the HOA and determine if they would be in favor of the other variances that you are requesting. There may be a way to reconfigure the garage or and make some smaller changes. The request for the postponement has to come from you.

Tony and Selena Cartaginense: We went to the HOA and they approved us. That is who we thought we had to speak to. We always knew what we bought and should have known better. But at the same time you can't really tell what you buy into because it was so much densely wooded. Couldn't get a good idea until we started clearing and realized that we just need a small little setback variance on the garage. It is not like if our house is up to rear property line.

Mr. Blache: Would you like to formally request to postpone?

Tony and Selena Cartaginense: Yes

Mr. Swindell: It is critical that you guys understand that we like to work with people in these scenarios. I would like you to know that if I would have to vote right now, I would vote not to approve the variances as requested. You have a chance now to go back and reduce the size of your garage, get out of the setback where that neighbor is adjacent to your property. I would also advise you to address those other two variances with your HOA and come back with a letter blessing those other two setbacks.

Motion by Mr. Blache seconded by Mr. Swindell to postpone the request until the November 1st, 2023 meeting.

MOTION CARRIES UNANIMOUSLY

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5- 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

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

Kendall Del Bianco: Nick Del Bianco's wife: Our commercial lot is located at 1303 Poole Drive in Covington. This is my engineer Joe Reed, he is helping and would be better explain the requested variances.

Joe Reed: This is my daughter and I am the engineer for the project. We are trying to design two large drainage ditches as required by the Parish. As of right now we are in the permitting phase for this project. We are trying to finish up to get started with the construction. The size of the ditches is going to be quite large to meet the requirements from the parish for drainage for a 10% retention. There is a CLECO powerline in the rear of the property where there is an existing drainage ditch and a 30 foot Right of Way to remain clear because the other side of the property is full of trees, where we are abutting Winn Dixie shopping center. CLECO wants to run the power line down the east side of the property all the way to the front to provide power to our building and to the property next door. No building has been constructed on the abutting property but they are in the process of designing.

On each side of the property, CLECO instructed us that we cannot have anything in that area at all. Because it will be destroyed if they have to get there to work on the powerlines, it's going to get cut down: 15 ft on each side and 30 feet in the back. We are trying to plan ahead and not plant trees or any vegetation where we know that it is going to have to come out. It is costly and it's going to cost us a lot of money. Trying to plan ahead and get variances to save us some cost and some work basically. That is the reason why we are here.

Mr. Blache: What sort of building is planned and for what type of business?

Kendal Del Bianco: Commercial and residential fabrication of countertops in a 4,800 square foot warehouse with a small office in the front.

Mr. Blache: I'm total in agreement as far as trying not to plant under the canopy of the oak tree. It does not make any sense. Aware that planting Class A & B trees under the CLECO right of way is prohibited but require planting C Class shrubs.

Kendall Del Bianco: I asked the engineer at CLECO about planting shrubs and he stated that no vegetation should be planted under the powerline. I've also recommended that to them but they're not in agreeance with my suggestion.

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Mr. Blache: I'm sympathetic those two issues. Beyond that I think that that the planting still needs to exist on the right or left sides.

Kendall Del Bianco: I also have issues with the location of the ditch as well engineering came back last week and said our slope was too steep so we had to widen the ditch to 12 feet. That is right where the trees would be planted.

Mr. Blache: How would that affect your building in terms of the footprint for the building?

Joe Reed: Do you have a drawing of the of the property?

Mr. Blache: Yes, I see the drawing.

Joe Reed: We have a revised plan and we are still in the permitting phase. Want to show that the new ditch is really wide and takes up pretty much the property. From the property line to the fence on the left side and then there is the driveway and no planting is allowed within the ditch because it is going to affect the drainage and not drain properly. The drainage has to go from the front to the back of the property because there is no drainage in the front. The property is on a private street next to Poole Lumber. There is a little swale along the front but we cannot dig a ditch. Drainage has to be directed to the highway because the property next door is private. In fact we had to get permission from property owner in the rear, that own the drainage ditch, to drain into that ditch.

Mr. Blache: Question for staff: Has there been discussion in regards to tree mitigation or the mitigation fund for trees?

Mrs. Lambert: I am not aware of any request to mitigate the trees. While they are required to meet the drainage requirements, the ordinance clearly states that the required number of trees is supposed to be provided, it could be by providing an additional 10ft green space. It looks like they are providing a 28 foot side yard setback between the building on the east side of the property. I don't know how wide the ditch has to be but there should be sufficient room to at least provide some trees. In regards to the rear planting area, some trees could be planted outside of the required rear 30 foot right of way. Is it what CLECO is asking, to maintain a 30 foot clear right of way?

Joe Reed: CLECO is requiring 30 feet in the rear that they want to keep clear from the property line. There is a power line in the rear where we are getting electricity from.

Mrs. Lambert: This is one of the reason why staff suggested to postpone the case because it appears that there might be some information that we didn't have in regards to 30 foot right of way. As of right now the request is basically not to plant any trees. Might be a way to amend the request and plant some trees.

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Joe Reed: It is not that we don't want to landscape. We are just don't want to have to tear it all out. It is expensive if we can know up front and not incur the cost we would like to try and do that.

Mr. Daly: Staff is recommending postponement with the provision of submitting a planting plan which seems to be a good idea. If there are any tweaks based on the planting, it's much easier for the Board to make that decision. It is up to you if you want to postpone.

Joe Reed: Basically we should go ahead with planning design since we are still in the permitting phase, and resubmit to the Permit's office?

Mrs. Lambert: Resubmit to the Planning Department.

Mr. Daly: The Planning Department will let you know if the variances are still needed or additional variances, based on the revised plan

Mr. Ballantine: Postponement has to come from applicant and you would submit a revised landscaping plan for the entire property.

Joe Reed: We agree.

Mr. Daly: From there you can determine if any additional variances are needed.

Motion by Mr. Daly and seconded by Mr. Swindell to postpone the variance requests to the November 1st, 2023 meeting.

MOTION CARRIES UNANIMOUSLY

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6- 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

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

Britney Walker: Attorney representing Highway 22- Perrilloux LLC. Also here today: Manager Bo Bryant and we have James Aultman who is the architect for the development to answer any questions you may have.

Mr. Bryant is currently developing a piece of property like Erin stated on the corner of Highway 22 and Perrilloux Road which comprised of two parcels as you'll see on the site plans we submitted: lot A and lot B. Requesting a variance to have one Live Oak Tree on lot B to be removed because if you can see the drip line covers a large portion of the center of the property therefore which preclude reasonable use and development of the property. We submitted a photo of the live oak just so we could all kind of be on the same page about what we were looking at today. Mr. Bryant also submitted a mitigation plan to provide for the replanting of six live oak trees, five of which would be in the back of lot B, being in the buffer zone so that it could thrive in an area that's outside of development. Also, it would provide a natural barrier between the development and the residents located behind the development.

The staff report notes that the mitigation plan submitted meets the requirements of the unified development code pertinent to the variance request. It is important to note that the code provides that a live oak tree shall be permitted to be removed if the live oak denies or precludes reasonable use of the property. One of the factors stated is if the live oak impacts the buildable area. Secondly it goes on to state that an application for tree removal and replacement shall be granted if the live oak is located in an area where a structure is to be placed and if not removed will deny reasonable use of the property and reasonable reconfiguration is not possible. Mr. Bryant asserts that if he is not unable to remove the live at issue, he will be unable to reasonably develop this property. It will have a massive impact on the buildable area and as we have discussed today reasonable reconfiguration is not possible. We submitted several site plans we would like to look to demonstrate what the development looks like on lot two.

First we would like to look at the plan it's labeled A2. Mr. Bryant and Mr. Aultman assert that this is the safest layout configuration and the traffic flow for the development. In developing the site plan two important issues were considered and are important to note. First the potential widening of Perrilloux Road and second the roundabout at the corner of Highway 22 and Perrilloux. DOTD had extensive conversations with Mr. Bryant about the portion of the property they are going to take from Lot B in order to make the roundabout happen. That being said although engineering is

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still undergoing they've estimated it'll be approximately 5,000 square feet which will then make Lot B under an acre.

The several beneficial points of plan A2 that we'd like to point out are the fact that you can see how large the drip line of the live oak tree is and falls into that 4500 square foot building. By placing it here; however, it makes it the least impact of the potential widening of Perrilloux Road or the roundabout. Second it provides for several ways for patrons to enter and exit and maneuver in the development. You can see if you have a patron coming in on Perrilloux and they are driving down on what we are asserting is the best two-way paved location on the side of Lot B, they can go and see a tenant in Lot B and then exit on the circulation lane on the right hand side on Perrilloux Road and come out. Or they can take a right, park in front of lot A to see a tenant on lot A or if they want to go through the drive-thru it's going to be on the west side of lot A and they can circulate around the building. You can see there is a lot of different ways for the patrons to maneuver in a safe way in this development as set forth in the site plan A2.

However one when working with Planning and Development they suggested two possible options which we would like to walk through today. The first is possibly making the development on Lot B smaller. The problem is that it is not financially feasible or cost effective. Mr. Bryant utilized the exact same numbers on lot A so the amount per square foot he is going to be receiving in rent plus the amount of the what it cost to build the property and all the numbers when it came down to it, the revenue was not going to be sufficient to cover the cost of the construction loan and the development. Anything under 4500 ft is not financially feasible or cost effective. Second Planning and Development suggested reconfiguring the 4500 square building to try to be completely outside the drip line so they could coexist so we've submitted we had Mr. Aultman prepare what that scenario would look like. If you can look at site plan A3 you'll see on the right hand side it says A3 at the bottom, this shows what that suggested reconfiguration would look like. It also provides for the 2A paved road to be on the back portion of lot A and B as also suggested as a possible reconfiguration by planning and zoning. Plan A3 was submitted.

Erin: Plan A3 was submitted yesterday I believe. We forwarded it to the Board members. You should have it in your inbox and you should have it here. We made a copy for you we just thought this was the best way to illustrate what the scenario would actually look like.

Britney Walker: Do you all have a copy of plan A3 now?

Mrs. Lambert: Yes, I distributed a copy of plan A3 just before the meeting. If you look through the paperwork that I distributed you should have a copy. It starts with the letter on top.

Britney Walker: Mr. Bryant and Mr. Aultman assert that this is a dangerous access and would likely create poor circulation and make this development less desirable for patrons because of these difficulties. You can see in this configuration, in order to be completely outside the drip line of the live oak, that's on lot B, the development of 4500 square feet would have to be right alongside the street planning buffer adjacent to parallel road. You can also see that it creates a dead end which

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would make it almost impossible for the patrons to safely exit Lot B. Because if all of these parking spaces are full arguably they're going to have to do what: reverse out? It is essentially a dead end it is not a way for people to leave the property because now you have no circulation lane, like you did on plan A2, on the side adjacent to Perrilloux Road. Also, one of the big problems we have here is if you have a patron entering on Perrilloux road they're coming down this two-way drive they're going to have to go all the way behind lot A, pass the drive-thru right here and the circulation lane and then fight the traffic at the main entrance which is on Highway 22. Then pull all the way down just to get to Lot B and then there's no easy way to get out.

One of the things in our review, Mr. Aultman noted that it was going to be very difficult for an emergency vehicle to be able to exit this. Another thing he noted was the practicality of the any patron who enters on Perrilloux Road, are likely going to try to take a left hand turn on the side of the development on a lot which is a one-way. It is not wide enough to be a two-way so most patrons are not going to want to go all the way around the building. They are going to try to take a left on a one way street which is going to be a huge safety issue. We assert that the most reasonable, feasible and the safest layout for the development is set forth in plan A2; however, that would require the removal of one live oak tree but the replanting of six live oak trees. We wanted to reserve the last few minutes see if you had any questions and we have Mr. Aultman is here today if you have any questions for him.

Mr. Ballantine: Ask if there is any opposition in the audience regarding the request? Would like to note that we have serious objection letters in writing from Elizabeth "Liz" Cassagne and Steve & Lesley Roberts. All letters of objection in one version or another. The rules are pretty strict in St Tammany Parish. You can't cut down a live oak tree especially one like with this substantial size. I'm concerned about the precedent of cutting down a live oak tree Would you like to comment on that?

Britney Walker: Yes. Honestly the code provides for a way to cut the Live Oak in a situation like this, where it completely impacts the ability to develop this property and it's expressly stated in the unified development code. There is no way to develop the property because of where it is located.

Mr. Ballantine: I've reviewed all comments submitted. We are talking about lines on the paper now and we can move lines around and provide access to both lots A and B. Whether it is two entrances rather than one going across both lots. I understand that separate entrances may be more expensive.

Britney Walker: The other issue we are going to have is with DOTD. They made it very clear that it is likely going to be a right turn only, and in and out off of Perrilloux Road. With the roundabout and the taking that is going to occur, it is going to make this more difficult because there is going to be a median which may likely surpass that entrance right there. Without having an entrance and connecting the two developments it is almost going to be unusable. Here we have a very particular situation that is not always common when you have the roundabout, the potential widening of Perrilloux in the future, you have this tree which is almost in the center. You are almost forced

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because of the roundabout to connect the two developments in order to make them usable as a whole. Because you are going to have a right in and right out on both sides and there is one entrance. It is not something you see every day. In regards to the objections if I understand correctly, Mr. Bryant actually spoke to the residents. There is only one resident behind Lot B and there was no objection. However, those in objection are probably, we believe are the home owners in Belle Pointe. The homeowners in Belle Pointe connects with lot A. Lot A is not at issue today. Lot B is essentially where the live oak is situated.

Mr. Ballantine: The objections are all with regard to an 18 inch Live Oak Tree.

Mr. Blache: Couple of points you need to consider: you mentioned revenue. You know that your client could not make this work from a revenue standpoint and I am sure you are aware that we can't consider that. That cannot be a consideration of our decision as to whether or not your client can make money. Not that we're opposed to people making money, that's not the issue. But our guidelines clearly state that financial considerations cannot be given to a project: yea or nay. The other thing and it just breaks my heart because we keep getting cases like this, we had one like this last time, it is like a part of my soul starts to leave me, not that I am a huge tree hugger but these live oak trees take forever to come back. It is going to be a long time before we see a tree like this. There is a reason we have this protection for these trees because they are disappearing quickly.

Britney Walker: One thing that may be helpful is that Mr. Aultman, landscape architect, told us that if we develop around this tree, putting any development substantially close to this tree or near the drip line, puts it at risk. We are suggesting, what he had presented, is planting them in the buffer zone, that they maintain, in an undeveloped area, and will actually last longer and be in a safer area. He said that more likely than not, when you develop around a live oak the live Oaks don't survive.

Mr. Blache: I've seen this before where we replace a live oak and it kept dying. Like three or four different times, we replanted it but it just wouldn't take. I don't know what circumstances were around it. I finally gave up and we put something else in. It was just horrible because it had been a beautiful oak tree previously. To that it is just my whole perspective on this. I get that you want to be able to develop your property to the fullest but there is a consideration that we are losing this. At this point in time I have not decided completely on how to handle this.

Britney Walker: But how do you how do you mesh that with the fact that the code states that affect the developable area of the lot? It is almost in the center of the property. You can't really develop this property because the dripline takes up so much of the center of the property.

Mr. Blache: I think you can. I don't have an answer for you.

Mr. Swindell: I'd just like to state that I appreciate the fact that you've dug into the specific English used in the Unified development code and applied it here. I especially respect the argument that you put forward with regards to the traffic circle. Unfortunately none of that shows in the drawing

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and I think seeing that, we would have a better understanding of the impact that that may have in the future. May drive a few of the board members to and at least give them more information anyway. I personally am a little different than what these guys are stating. I think the tree is quite restrictive in the way this property is designed. As long as the effort is put forth to replant according to the way that are required in the unified development code. I would tend to support this especially with regards to the information about the traffic circle. Although I do think that you might want to consider postponing and having some definitive information with regards to showing that on some drawings and make another run at this with this group.

Britney Walker: Thank you. My only comment is DOTD is still engineering. We don't know when we would have that information. They've suggested about 500,000 square feet I will say our client has another development where they're working with DOTD and at the last minute they moved it completely north. Currently where you would have it on site plan A3 it would have taken in a large portion of this building DOD has expressly asked our client not to build anything towards that intersection because they said it's going to make it very difficult of course for them when the taking occurs at a later point in time we're trying to prevent that Alto together by pushing it more interior um and utilizing the code which you know allow us for opportunities to do.

Mr. Daly: Can you talk about the location of the CLECO Transformer, you didn't cover that? Is that still an issue in terms of its placement?

Britney Walker: I mean it's going to be an issue in the sense that with the original plans provided, It was offsite, that was what they thought, just seeing the aerial photos. They came onsite recently, Mr. Bryant can comment on this. In addition we provided the letter from the electrician. Once CLECO came out on site they only allowed for one location and it has already been put in. They said this was the only location that was reasonable in order to service both Lots A and B, without having to go around. Because they say it's not as reliable and it's more difficult because they were going to have to fight going around the live oak on Lot A. You can see where that live oak is, and the extensive path it takes and that Mr. Bryant is trying to save and maintain here. However, if we went with the site plan A3 and the two-way drive, which we have to have a drive that connects lot A and lot B, with this roundabout, if we do it on the exterior, on the back side, it goes straight through to where the transformers is already located now. CLECO is telling us they're not willing to necessarily move it so we would have to figure that battle.

Mr. Ballantine: I recognized myself and this comment I guess is for the Board: I think historically we have supported the trees and not cutting down the live oak trees. And I know there may have been instances. But I think we've tried to save the trees. Any other questions or comments?

Mr. Blache: The developer is here as well as the landscape architect?

Britney Walker: Mr. Aultman is here who is the architect for the property. He is willing to discuss anything you may.

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Mr. Blache: I maybe have a question for him. I don't know and this just may seem bizarre but I may have made mention of this last meeting, we had case similar to this. I drove up and down Carrolton Avenue, just recently and if you've not been out that way you'll see the beautiful live oak trees that seem to be prospering even though they're surrounded by concrete and by asphalt. Constant up and down pounding of a trolley car and I guess my question is what would be the circumstance if you were to build under. Is that even feasible? I am not looking at the actual tree itself, but I mean is that even a consideration? If so what are the likelihood that the tree could survive?

Randy Aultman: That's a great question and the answer is I don't know. Trees are like people they're all different and that one particular tree, it may be vigorous even though it's got some die bags on it or it may be not doing well at all. Once you put a little bit of concrete on some of those roots it may tip the scales the wrong way. I apologize there's just no way to answer that. I know there are examples of that where you see that tree is just going to die and it lives and I've seen other ones where they do everything they can to save it and it just dies. But I would like to say that if you do allow that one tree to be cut, the requirement is for I think thirteen & 1/2 inches of mitigation so we were proposing 18 inches of Live Oak mitigation so there would be six new trees. Hopefully they will be planted when the weather is cool and they will be watered. You get a decent landscape contractor knows what he's doing, the trees have the best chance to live.

Mr. Ballantine: Thank you. Any other questions? Somebody like to try a motion?

Mr. Swindell: I would like to make a motion again in the affirmative. I'll make a motion to approve the variance as requested, with the replanting plan and site plan A2 site plan

Mr. Ballantine: You make a motion to approve it so that we can vote in the negative.

Mr. Swindell: You guys vote how you want but I will vote for it, because I appreciate the hardship that this tree is creating and I think the replanting plan more than makes up for it.

Mr. Ballantine: We have a motion by Mr. Swindell. How about a second?

Mr. Daly: I'll second the motion.

Mr. Blache: I'll just say that I you know I understand what we're bound by and so regretfully I think I'm going to vote for this. But it just doesn't make me happy to do it quite frankly.

Motion by Mr. Swindell seconded by Mr. Daly to approved the variance as requested, subject to the replanting plan and site plan A2.

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4 YEAS: Mr. Blache, Mr. Daly, Mr. Swindell & Mr. Sanders
1 NAY: Mr. Ballantine

MOTION CARRIES

7- 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

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

Archie L. Jefferson: Representing the property owners. Was not the contractor when the project started. The owners did not apply for building permit. Did not speak to HOA & neighbors. Revised site plan submitted for patio cover.

Mr. Ballantine: Objection from abutting property owner submitted stating that it is blocking view of the lake.

Mr. Blache: Mr. Jefferson, you are here to fix the situation?

Archie L. Jefferson: Correct. Do not understand how the structure can block the view of the lake.

Mr. Blache: No permit issued for the outdoor kitchen. May have to tear it down

Archie L. Jefferson: Agree that property owner should have applied for the building permit. Did not hear from the HOA. Letter of no objection from neighbor was uploaded to the portal.

Mr. Swindell: Issue should not be postponed to make it fit the setbacks

Mr. Sanders: Go back to the drawing board and get approval from HOA

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

MOTION IS DENIED AND CARRIES UNANIMOUSLY

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8- 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

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

Jeffery Lasseigne: Property owner requesting variance to amend the setback for the construction of a two-car garage in the backyard. Received approval from HOA. Email confirmation sent to the Planning Department.

Erin: States that she received the email from HOA and can read to the Board.

Mr. Ballantine: Please read it so we have it in record.

Erin: Architectural committee approved for you to remove four trees in your backyard so you can erect the unattached garage structure but ask that you not remove the trees until you received the building permit from the parish. The architectural committee also agreed to approve the plans you submitted for the unattached garage if you receive a building permit from the parish or a letter from the parish saying you're not required to have a permit for the garage.

Mr. Ballantine: The letter does not address the setback variance.

Erin: No, it does not mention the setbacks.

Mr. Daly: How will you access the garage in the backyard?

Jeffery Lasseigne: There is a gate on the right side of the property and I am going to widen that gate. I have enough room to build a driveway to access the garage. I can make that a 10 foot gate that'll open up so that I can fit my car through.

Mr. Daly: Facing the house, I see that there is a current driveway and you plan on going around?

Jeffery Lasseigne: That's correct there is a current driveway that's right. Neighbors signed a letter not opposing what I'm going to do.

Mr. Blache: Question for staff: do we have any issues with side yard setbacks in terms of where the driveway would probably be widened? Do we allow encroachment of the driveway in the side yard and if so what material would be required to construct it?

Mrs. Lambert: The driveway will have to be 5 feet from the property line.

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Mr. Blache: Does that present a problem for widening that access to the back?

Mrs. Lambert: Yes it does.

Mr. Blache: We have another issue too that we didn't discuss or it's not actually on the variance request as I understand. Would you not just move the building back and be in compliance? Do you understand and realize that one of the reasons for the setback is because of the runoff issues for your neighbors?

Jeffery Lasseigne: I was going to be built in compliance with the drainage requirements. Not aware of drainage issues.

Mr. Blache: You have to contain the water on your property instead of it flowing off of your roof into your neighbor's yard. Three feet is not a whole lot especially when you look at the slope of the roof. I'm not engineer but I'm just thinking it's probably going to be an issue.

Jeffery Lasseigne: I can put gutters around the garage. I can make the water flow like it needs to be, where it is not intruding on the neighbor's yard.

Mr. Blache: Back to my question: Could you move it 10 feet up and meet the setbacks?

Jeffery Lasseigne: I cannot move it 10 feet because I am not going to be able to get the car in the garage.

Mrs. Lambert: I just want to bring it your attention that you can place the building 5 feet from the side property line but it has to be 10 feet from the rear property line.

Jeffery Lasseigne: I was not aware that I could be 5 feet from the side. I was told that I had to be 10 feet from the rear and 10 feet from the side. But I can move the building to be 5 feet from the side. But I cannot meet the 10 foot rear setback because the building will be too close to the house.

Mrs. Lambert: What type of material will you be using to construct the driveway?

Jeffery Lasseigne: Concrete.

Mrs., Lambert: The concrete has to be 5 feet from the side property line. If we do 12 feet minus 5 feet, you have 7 feet left for your driveway.

Jeffery Lasseigne: Original request was to be 3 feet from the property line.

Mr. Daly: The request is for 3 feet, which would be revised to go to 5 feet for the northern and western setbacks.

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Mrs. Lambert: While the request is for the garage to be 3 ft from the rear and 3 feet from the side, there is no request submitted for the driveway. The driveway will have to remain 5 ft from the side property line.

Jeffery Lasseigne: Do I need to request to postpone and resubmit to have driveway 3 feet from the property line?

Mr. Blache: Does the case have to be readvertised or can it be handled here?

Mrs. Lambert: The request will have to be readvertised.

Jeffery Lasseigne: I request to postpone.

Mr. Swindell: Ask if the building could be rotated 90 degrees, push the building further in the backyard and meet the required setbacks.

Jeffery Lasseigne: Because I wouldn't be able to meet the 10 foot setback from the rear property line. In the back of my house there is a shed and there is a door on the back side of my house that's facing the backyard that has access to the shed .

Mr. Swindell: You would have to resolve that but physically it would be possible to do that.

Jeffery Lasseigne: Not with the 10 feet from the back fence.

Mr. Swindell: I recognize the difficulty.

Jeffery Lasseigne: A 30 foot wide garage being 10 feet from the back property line. I would not have access to the other side of my yard.

Mr. Swindell: You are asking to overlook the setback requirements. There are other alternatives. It may cost you some money. But there are there are alternatives to what you're trying to do here and still satisfy you getting a two-car garage The point is that this is totally a matter of that you would like an additional storage and you are asking us to overlook the setback for whatever it is for, cars, lawnmowers, whatever doesn't matter.

Mr. Blache: Variance request needs to be based on hardship. We are trying to help you find an alternative.

Jeffery Lasseigne: I don't see how turning 90 degrees would be Need additional garage for cars, car trailer and tools.

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Mr. Blache: This an alternative that may not be something that works for you but what we're saying is this variance request doesn't work for hardship. That's the reason we are having a hard time dealing with this. We would love to say go ahead put it up, we love it, your neighbors say it is great, but it is watering down our whole variance process. Otherwise why even have a variance process.

Mr. Ballantine: Do we need a new drainage plan?

Mrs. Lambert: As per the staff report, the St. Tammany Parish Floodplain Administrator 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

Mr. Blache: Needs to be readvertised, because of the need for a request to be submitted for the driveway. HOA needs to agree with setbacks and submit document.

Jeffery Lasseigne: I would like to request to postpone.

Moved by Mr. Swindell and seconded by Mr. Blache to postpone to the December 5th, 2023 meeting.

MOTION CARRIES UNANIMOUSLY

9- 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

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

John DeVun: I am the property owner of this lot that we bought about 3 to 4 years ago. We are looking to build a home on it. I do woodworking. The shop would be actually just pushed over a little bit so I can actually not have it in a view of my backyard. Also if I would actually have to shift the property over to the left, it would be asymmetrical on the property. The total property buffer zone that will be allowed on this property is 59,000 square feet. I am asking for 1,600 square feet of it not to be buffer and to move that building over just about 15 feet and it won't encroach on the backyard of the property. The building is going be 40 feet with a 14 foot lean to in the back. It will allow it not to have a sticking out portion and this way it is going to be in the back of the building and it will not be seen from the street. There is plenty of green space that we are going to keep for our own sake. It is just a place to put my woodworking shop. We have reduced the

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landscaping off of the driveway. By taking it out and just put a driveway to the garage, what we are asking for is just a very small portion of the almost 60,000 square feet of buffer space to be utilized for just moving over that building just about 20 feet to 25 feet.

Mr. Ballantine: Please step back to the side. Anyone here in objection to this request? I recognize myself: we do not have any objection letters or no nobody seems to be objecting to this. Is there an HOA?

John DeVun: No Sir, no HOA. I talked to Mr. Joe Regard who is south of me and we talked had a very cordial conversation about it went all very well. His wife was going to show up to support me but she's not here today. It is going to be a nice building made of fiberboard hardy plank, same color as the house. This is our final home so we are not going to skimp on anything for the neighborhood.

Mr. Swindell: I am a civil engineer by education so I appreciate your desire to keep this as symmetrical as possible. You have three acres and I just can't support cutting down more than necessary just so you don't have to look at the garage from your back porch. I can't find a reason to support putting it in the proposed location and giving you the ability to cut down more of the no cut buffer than necessary. I think there are options if you don't want to see the garage. You can shift the house over a little bit. There are just so many options here to do something different. I am just telling you I can't support it.

Mr. Daly: I think in the past, we have supported when the structure exceeded the linear outline on a certain lot size but I don't remember giving a buffer variance based on lot size. Just talking consistency and that sort of thing. I am just stating that I think we've usually done it by the size of the accessory dwelling unit not the status of the buffer. It is a comment to the Board in terms of consistency and precedent.

Mr. Blache: With regards to 50 foot no cut buffer, that's sort of been a sacred rule here that we don't violate that with a few exceptions. We have some issues where people need a drive access to the property. Whether the contour of the property just didn't allow for a straight end and they had to utilize that 50 foot no cut buffer. But there is always been a good reason. I unlike Mr. Swindell like visual tension I don't like conformity. I would disagree with him. I have to say this too I would feel almost hypocritical after this gentleman just walked out the door and I told him you haven't shown me a hardship. I don't see a hardship here I think that we have to be consistent in our decision-making process. Although that everything is not always the same. I can't see myself telling one man yes and one man no for basically same situation or similar situation and that there is no hardship that has been expressed or shown.

John DeVun: There is almost 60,000 square feet of buffer zone. I'm asking for 1250 square feet. I understand that there is a rule that says 50 foot no cut buffer but on a 40 acre lot it would only take up to 1/8 of that space. The buffer is taking up almost 45% and I'm asking for less than 3% variance not of the whole thing.

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Mr. Blache: I get it. Give me a good reason for a hardship and we'll go forward with it.

John DeVun: I don't see it. I think the hardship is that that it is unnecessary basically to shift something over to make it look abnormal.

Mr. Blache: I don't know that this is one of the hardship we can consider.

John DeVun: I am going to live there so it is for me.

Mr. Blache: I understand and I apologize but that's not something we can consider.

Mr. Swindell: I just want to point out that we should take this up in two fashions. The one for the no cut buffer and the other for the size of his accessory building. I don't have an issue with the size of the accessory building. I just have an issue with the no cut buffer

Motion by Mr. Swindell and seconded by Mr. Sanders relative to the 50 foot side yard buffer approve the variance as requested.

MOTION FAILED

Motion by Mr. Swindell seconded by Mr. Sanders to approve the increase of the size of the accessory building.

MOTION CARRIES UNANIMOUSLY

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

Kenneth Knecht: Could you please provide the size of the boat house?

Erin: The existing boat house appears to be 12 feet by 24 feet and the proposed boat house appears to be 16 feet by 45 feet.

Kenneth Knecht: it's roughly 20 feet by 50 feet which is what was requested center to center.

Mrs. Lambert: Your request was advertised for 1,000 square Feet.

Mrs. Cook: It could be that I misunderstood the hand drawings that were given but the request was advertised correctly.

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Mr. Ballantine: Is there any opposition? Seeing none does the board have any questions?

Mr. Blache: What is your reason for your request to increase the size of the boat house?

Kenneth Knecht: The existing boat shed was for a couple of small boats. I bought the property and we are building our second home there and the boat obviously won't fit in it. That boat shed is 24 feet by 24 feet and the boat is 46 foot long and is over 16 foot wide. Obviously, it can't fit so we want to dredge. It is dredged into the property now, but we are going to continue. Obviously we have to get Corp of Engineers permits and DNR. Rather than bringing the boat out, we are bringing it back into the property so that the boat doesn't protrude into the body of water. Just need a home for the boat, big enough to house it.

Mr. Blache: Staff can you give us some sort of historical information with regards to the limitation of the size of the boat house? I'm trying to understand better why that is? Also I am assuming he is going to need some sort of approval from the Corp of Engineers to do that work as well actually.

Kenneth Knecht: The Scenic Rivers group, Mr. Davis I believe, stated that he would have no issues with the boat shed being that size. He actually went out and looked at the property and said he would have no issues with the boat shed being a 1000 square feet, provided the Parish granted a variance for the extra 200 square feet.

Mr. Blache: I'm trying to understand that this is more than of an aesthetic issue or is it a practical issue? I don't understand what the limitation is?

Kenneth Knecht: It's aesthetic.

Mrs. Lambert: This is a particular case because he has more than 400 foot of frontage which is not always the case and because to limit the size of the boat house and sometimes it's just sticks out very deep into the Scenic River so that's the reason for the regulation. In this case it's a little bit different as I said because of the frontage along the Bayou, on this particular property. I also confirmed with Sabrina Schenk in our office and she was aware of the request. I brought this up to her attention and she said she had no objection. She reviews all the Corp permit requests and was going to add that documentation to the permit.

Mr. Blache: I know that it is within the rights of the Board to do some sort of exception if other conditions exist like this. I would like to ask staff if there are other circumstances where we've approved requests like this?

Mrs. Lambert: Not that I'm aware of Sir.

Mr. Swindell: I can appreciate the desire to increase the size of your boat shed, living on a waterway. Because you're increasing the depth from 20 feet away from the river, from 24 feet to 50 ft essentially you're doubling the depth. Are there any trees that you've got to cut down in order

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to dig that out and put your sheet piles? Are you taking any steps to mitigate that?

Kenneth Knecht: I talked with the Scenic River people they said I would have to plant some more trees. I am planning on planting somewhere along the order of a dozen of Live Oaks or Sand Oaks on the property and then add some cypress trees. One of them is a pine tree.

Mr. Swindell: We are not as worried about pine trees as much. Would you be willing to formalize that? Maybe we can put that into the request. We can word that into an approval/motion, that he provides some layout of current trees that he's going to lose and provide a replanting plan.

Mrs. Lambert: Yes you can.

Mr. Swindell: You know because I think in that fashion I would support it. I think it's important that we maintain the scenic waterways. You are going to make something that's I think quite nice looking as long as it fits within what we've got there so I think I'm good.

Mr. Blache: Can I just have one more question from staff? Because like I said don't want to seem hypocritical when we make these decisions, obviously every case is different, I know that one of the exception rules is that if it benefits the parish then we can make those decisions in the affirmative. I would question you, when you said that at some point in time you could put it outside into the Bayou itself or into the to the Waterway? But you would rather not do that? You would rather have it on the inside is that correct?

Kenneth Knecht: It is a hazard in other words if you put the boat into the Bayou since it is fairly narrow.

Mr. Blache: If you were to put the boat shed into the bayou or for that matter if you ran it parallel to the bayou, it still has to go out 20 feet into the bayou, this way it protects the bayou and anyone on the bayou. The boat shed is actually on land okay it's physically inside the property curve what I'm saying is nothing prohibit from parking the boat on the bayou right now at this point in time right well no

Mr. Swindell: He could anchor it out there without any issue but he may not get approval to put pilings.

Kenneth Knecht: The Corp would have more issues with putting the piling out into the bayou.

Mr. Blache: I guess I'm building a case that this would be a positive or would benefit the Parish, in the sense of safety. Aesthetically it would be better. I'm just having a hard time, we don't see a real hardship here there. But there should be an exception if it does benefit the parish in some fashion.

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Mr. Daly: I guess now I've organized my thoughts so we've talked about the horizontal depth. I have a feeling that part of the regulation with the Scenic Rivers is also about actually the vertical structure aspect of it. Does it need to be a vertical structure or could it just be a mooring that goes into the property.

Kenneth Knecht: It has to be tall enough for the boat. The boat is roughly 10 feet tall.

Mr. Daly: Does it need a vertical structure for the boat ?

Kenneth Knecht: a roof?

Mr. Daly: Yes, a roof?

Kenneth Knecht: I would like to have a roof. The boat is on Treasure Isles right now in a 30 feet X 50 feet boat shed which is covered. By covering the boat it protects the boat and it's easier to work on it when it's covered. Rather than a boat slip, we are building a boat house to cover the boat and that is not an issue as on whether it was 800 square feet or 1000 square feet, it would still have a roof. There is a limitation. I went over it with Mrs. Lambert when I went over to her office. The height of the boat shed relative to the height of the house there are some guidance there that she gave me. We are going to comply. No variance requested for the height.

Mr. Daly: I just want to square that so really when you get down to it this variance is sort of on the interior land side of the property not on the water side correct, not horizontally necessarily, which would be at the river Frontage.

Mr. Ballantine: Would someone like to make a motion?

Mr. Swindell: If you go 50 feet back, we don't have any surveys or anything that show your property and shows this boat house, you're not going to create any setback issues because your property gets quite narrow down there. You are not going to have any side yard setback issues in that if he goes to 50 feet, it is 150 feet wide at that point where the boat shed is okay.

Kenneth Knecht: We are only coming in 25 feet.

Motion by Mr. Swindell seconded by Mr. Sanders to approve the variance as requested with the condition that Mr. Knecht submit a plan showing the trees that he has to remove in order to install the boat shed and a replanting plan to make up for those trees.

MOTION CARRIES UNANIMOUSLY

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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

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

Van & Lisa Robin: This is the property that we purchased to build a barn. What we want to discuss is the property configuration. The property is not actually a square it is more like the shape of a hammer, with the back part of the property being approximately 2 acres and in the front being an acre. The way we wanting to develop this piece of property, we want to clear the property in order to create what we have on the drawing. There is a lot of brush on the property. We had someone come out and look at the trees that are currently there and what was usable and what was not usable. We had an arborist come out and look at that. There is an oak tree in the driveway that we can work around and keep that tree since it is in good shape there is a tree in the back of the property that has termites and wasn't sure if it could be saved. If we could save it that would be great. We would like to do that and then there's another one in the back of the property and on the side of the property that is supposed to be in good shape. We would like to keep that one as well. We would like to take the brush out around the perimeter of the property and then because it's small pine trees and just kind of funky brush and we want to create something pretty around there with some new trees and with some new shrubbery around the house.

In the front of the property, if you look at the picture on Robert Road, in the front of the highway, it's actually like an S turn, we are concerned about the safety in that area. We want to put a fence 50 feet back and then do a 100 foot recessed remote gate to enter because we have a 75 foot motor home. The motor home with the trailer that goes with it is stacker trailer is 75 feet. To get that in we would like to do a recess 100 feet there to get it off of the road before we go into the driveway because we want to fence it and secure it.

We are looking to put a fence around the whole property to secure the property. On the eastern side, the power lines are going to have to come in there. We can't go with underground electrical. They are going to have to go overhead so the remaining of the trees that's to the back will to have to be removed just to get the power to the building and to keep all the sewer and the water lines and anything else that is going to have to take place. We want to keep it all on that eastern side. Mostly all of that is cleared now, but the rest of the property around the back they have some old pilings that made up a fence years back. We want to really take all that out because it is a threat to everything that's around there because it's made out of old railroad ties staked in the ground. We want to take all old debris out of there and in the front it is the same way they did the cross the front where old railroad cross ties. It is not safe to the environment or anything we want to clear up the property and clean it up to where we can build a nice facility and few nice oak trees on the property. We just need to clear and after this cleared we will get a better direction and a survey of

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where we want to put the building. They did not measure it exactly, but after surveyed and everything and cleared then we'll know exactly where that tree is and the building we may have to move it over 10 feet.

Mr. Ballantine. Is there anyone else in objection to this request? Seeing none, I will open it to the board. I recognize myself. Who owns Lot C?

Van & Lisa Robin: Lot C is for sale. It is owned by the Lambert family. When somebody passed away they split it up, which is why this lot is shaped kind of funny. Lot C may be purchased from the gentleman's daughter. I think in the back there is a little bit of wetlands.

Mr. Swindell: Your request to us is to allow you to eliminate the no cut buffers altogether.

Van & Lisa Robin: Well what's there is just like kind of trash so we kind of just want to clean it up and just make it look prettier.

Van & Lisa Robin: It was a pasture at one time.

Mr. Swindell: When I look at the aerial view, it's hard to tell but there is obviously a lot of green on it whether it's trash or not. You have been now through the whole meeting and you've heard the conversation. I'm really hard pressed to just say yeah you go ahead and cut it I recognize you're going to make it look better you know like we're we've been charged with trying to trying to maintain this unified development code and I mean obviously there's some leeway especially when hardships are considered. I think that reducing the no cut buffer so you can make the driveway through that narrow section that that obviously makes a lot of sense but eliminating the no cut buffer all together on the back of the property, just doesn't make sense to me. I understand the drives and everything now that I hear you have an RV and a big trailer and you want to do a barndominium. I understand the necessity to drive into that building in itself but that doesn't make for a hardship. Hardship is only created by the size of the house that you want to build and the equipment that you own. It is not a hardship that the property itself is creating. I am hesitant to vote for this. I think, I would rather see is if some effort to preserve the buffers on each side and especially in the back. Preserve those buffers on each side would make at least a case for me to vote in an affirmative.

Van & Lisa Robin: The railroad fence is 15 feet to 20 feet from the property line, so we're going to keep a hazardous waste on the property? I wanted to take it out that back section because if you actually look at the property the fence is it's less than 25 feet where they had put this fence for the cattle years ago. It is made out of old railroad ties and what has grown through it is just a nightmare. If you want to look at the pictures that we submitted.

Mr. Swindell: I understand what you're saying. But if you were to go dig up in our minutes in the time I've been on this board, we at least granted variances to install fences and we were very careful about the amount of space granted so the property owner still preserved a no cut buffer on the

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inside of that fence line. Allowed for fence installation and maintenance and it's that type of effort that would help persuade me to vote in a positive fashion. Without any effort, I would vote no on this.

Van & Lisa Robin: We are looking to put a fence around the property. It is useless for me to build this if I can't secure it.

Mr. Swindell: I agree. All you've got is just planting a few trees. There is no other buffer between you and the adjacent property owners. The Unified Development Code says that there should be.

Van & Lisa Robin: If you're looking between where we are now and lot B, that whole side is already clear so when they moved in lot B and built lot B they cleared that because they had to build. It would have to be cleared anyway to get electricity, water, sewer & gas and everything back there.

Mr. Swindell: Just for the record I love the effort up front, along the highway I think it's great and honestly you know you figure out what you have to maintain in that narrow section up in the front of the property. I just think there should be more in the back of the property and what you heard us advise other people that were in front of us earlier. Take the feedback we're giving and you have a chance without costing you any more money or time to apply, to wait and reapply.

Van & Lisa Robin: We are not worried about what it's going to cost because we just want it to look really nice and build what we want to build. Right now we currently have a 1,400 square foot building that we house cars. Collects muscle cars and hot rods so what we want to do this. Need to build something bigger back there to be able to come in and out with the motorhome and with the trailers. Would keep everything we can that is salvageable but we are talking about the railroad ties and all that has to come out it just looks junky. Anything as making it look good or putting up trees or bushes, you know we would be able to do it all. We just don't want it to look kind of crappy around a fence line where we got to keep that maintained look so

Mr. Swindell: Without dragging this on I think you need to dig in to the to the unified development code and understand what the no cut buffers are and the intent of what those are doing. I understand what you are saying but there's no effort right now to do anything to get close to that. As it stands, if you bring this to a vote here I'm going to vote no.

Van & Lisa Robin: We could discuss that. It is the first time I've ever been before a board. We don't know what to do we would just like to clear some of the land.

Mr. Swindell: I may not be the only one voting no but if you're trying to convince me to vote Yes I would recommend to postpone this and take a shot at real landscape design and do something to preserve those no cut buffers around the back side of your property. That is what's going to convince me to do something different.

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Van & Lisa Robin: How do we fence this? Are you going to allow us to cut 5 feet or 10 feet around the perimeter of the property to fence it.

Mr. Ballantine: We are not in the fencing business. We are not going to advise you on how to fence your property.

Mr. Daly: I'm pretty much in agreement with Mr. Swindell, especially about the front. That's not really an issue. It's the back and the vagueness and I don't think the no cut buffer prevents you from removing the railroad ties.

Van & Lisa Robin: The trees are hooked in the railroad ties and grew up in it. We have to pull the trees out with the rails, which includes large pine trees. Another thing that we were discussing with the arborist too, is that he was saying that because the trees are so congested that when you start cleaning everything out that those big tall trees could fall.

Mr. Daly: Usually what we see in this case is more detail especially in the back end about what is being preserved and what's being removed that kind of thing. I think this is the level of detail that we're asking for, sort of the tree inventory and what would be removed.

Van & Lisa Robin: Is it possible to start clearing it and see what we have as we go?

Mr. Daly: It depends on the caliper size the tree.

Van & Lisa Robin: We walked the property but it's really thick and it's kind of hard to really look and judge so I guess what we're here for is to find out what we can do.

Mr. Daly: The arborist would be the one that would be the tree inventory in person.

Mr. Blache: Going back to the case just a moment ago, in regards to the 50 foot no cut buffer, there have been exceptions to that rule. Certainly on the west side of the property that would be an exception, to allow for you to have ingress to your property, to your garage. It has really been the one of the biggest reasons we have allowed that. It is not for the whole property. The western side of the property is where that driveway would come in so that allows you to have the turning radius. On the west side, those areas that are not part of that driveway, need to maintain the 50 foot buffer as well on the east side and on the rear. This country property. I think a lot of people need to understand that we maintain those 50 foot buffers for a reason.

Van & Lisa Robin: If we take the 50 foot no cut buffer from all around then the three acres that we purchase is going to be useless.

Mr. Blache: We will allow you to make some exceptions where it's necessary or and we've allowed that in the past.

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Van & Lisa Robin: Can we request to reduce the buffers?

Mr. Blache: I would suggest that you listen to what Mr. Swindell had offered: come back with a plan that you know fits the guidelines. You can use the staff to get an idea of what you need to do and then put together a plan that that would work. But just to throw a blanket out there and say we don't really want to put the trees because it was pasture at one time anyway and it doesn't matter that doesn't really fit the unified development code.

Van & Lisa Robin: But can you answer the question about putting the fence around on the property line?

Mr. Blache: You can get some guidance from the staff in terms of the building permit and that sort of thing because you're going have to have to get a permit for that. I'm assuming anyway. The idea is to maintain as much of the canopy as possible because it's disappearing. You know I grew up here originally and there was trees everywhere. Now they're just disappearing and that's the reason people are coming here. People coming here say that they love trees and they cut them down. That is what we are trying to protect and maintain is that quality of life.

Van & Lisa Robin: I'm a tree person too. Big oak tree person. The oak trees that is there is beautiful and that's what I loved about this part of this property. We were just talking about all the big tall pines or little pines or a brush. and all that kind of stuff.

Mr. Blache: Not only do they are they pretty but they actually serve as a function in terms of flooding and everything else so there's there is a lot of reasons for this.

Van & Lisa Robin: I guess we just need to go back and discuss with staff.

Mr. Blache: I would suggest you take Mr. Swindell's advice. it's good advice.

Mr. Ballantine: Any other comments or questions?

Mr. Blache: Would you like to postpone and come back?

Mr. Ballantine: Yes they are nodding their head for postponing.

Motion by Mr. Swindell seconded by Mr. Sanders to postpone this case the November 1st, 2023 meeting.

MOTION CARRIES UNANIMOUSLY

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING OCTOBER 10, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

OLD BUSINESS

Mr. Swindell: New Board member appointment yet?

Mr. Ballantine: Looking to the Council for geographical diversity.

NEW BUSINESS

Mr. Ballantine: New cases for next month?

Mrs. Lambert: 3 new cases and the cases postponed today. Confirm the date of the November Meeting: Wednesday, November 1st, 2023.

ADJOURNMENT: MR. TOM BALLANTINE, CHAIRMAN

MR. TOM BALLANTINE, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.



BOA STAFF REPORT
2023-3524-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stp.gov.org/planning

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

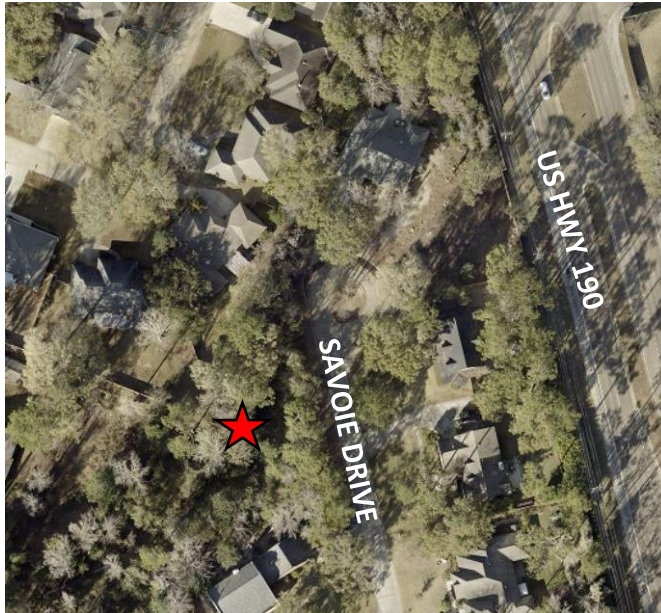
Applicant & Representative: Tony and Selena Cartaginense

Date of Report: October 23, 2023

Initial Hearing Date: October 10, 2023 - Postponed

Posted: October 19, 2023

2nd Hearing Date: November 1st, 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
November 1st, 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 90 feet. The originally requested variances consisted of reduction of front, side and rear setbacks. The amended list of requested variances includes the following:

1. Reduction of the required 30-foot front yard setback to 25 feet to allow for the porch to extend within the front setback.
2. Reduction of the required 10-foot southern side yard setback to 7 foot-.50 inches, which would allow for the residence to impede into the side yard setback.

While the applicant could potentially reduce the size of the proposed residence to meet the minimum side and front 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.

Informational Items:

No objection letter from Homeowners Association and list of restrictive covenants.



CHINCHUBA CEMETERY

AARON

CHERRY CREEK

WISTERIA

190

T8-R11E

40

NICOLE

SNOLE DR

LONESOME

CRISTAL

CHANDON

46

47

PIPER

2023-3524-BOA



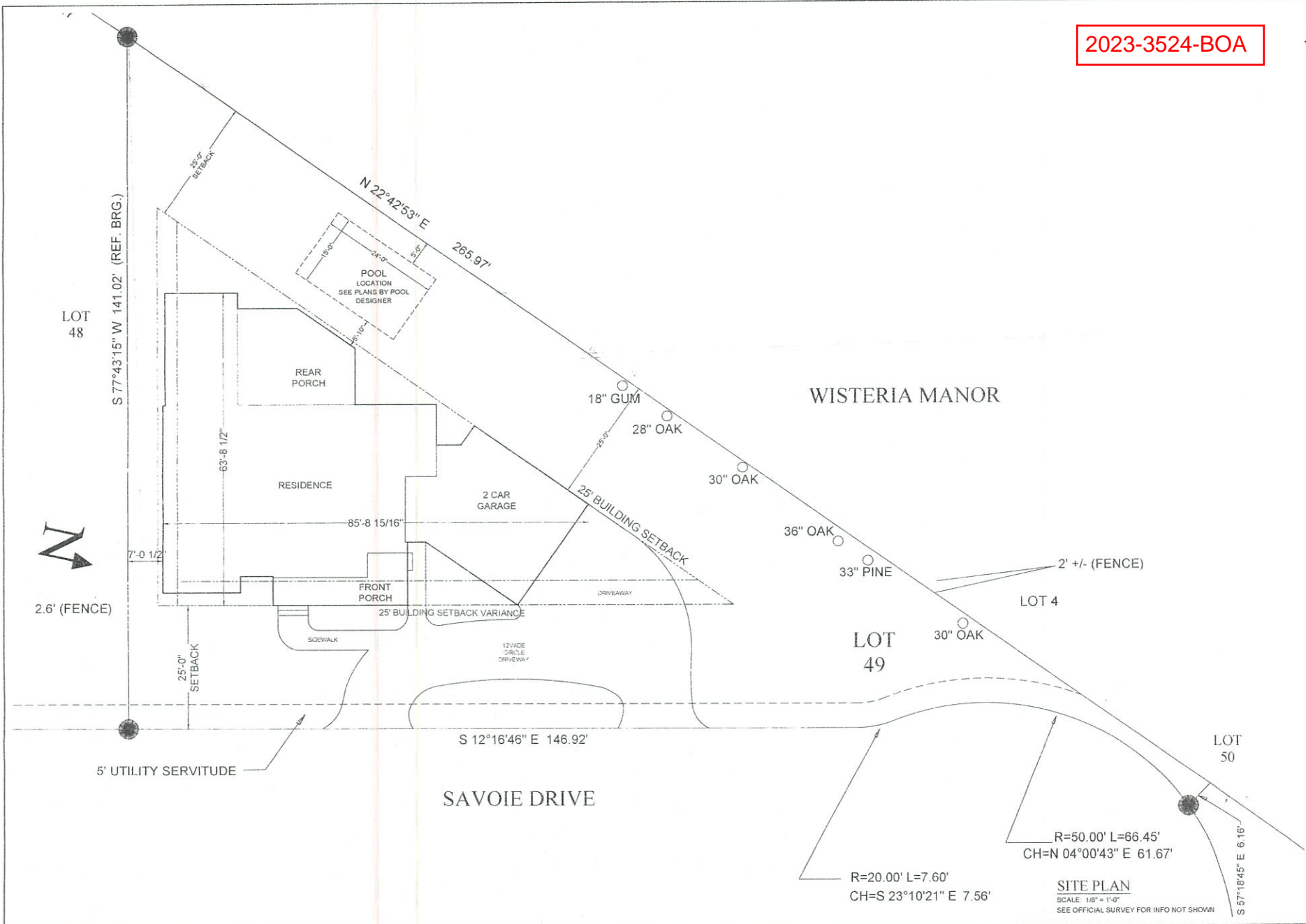
ALTHOUGH THESE PLANS HAVE BEEN MADE TO
ENSURE THESE PLANS ARE CORRECT THE
OWNER/CONTRACTOR IS TO VERIFY ALL
DIMENSIONS AND LOCATIONS OF ALL
TO PROVIDE ON-SITE SUPERVISION AND HAS NO
CONTROL OVER THE CONSTRUCTION OF THE
PROPERTY PROVIDED FOR THE USE OF THESE PLANS

THESE PLANS ARE
TO COMPLY WITH
LOCAL ORDINANCES
BUILDING CODE
AND ALL LOCAL
BUILDING CODES

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

OCTOBER 11, 2023
PAGE 1 OF 10

A0



2023-3524-BOA



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

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO
ENSURE THE ACCURACY OF THESE PLANS,
THESE PLANS ARE FOR INFORMATION ONLY.
THESE PLANS ARE NOT TO BE USED FOR
CONSTRUCTION OR FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT. THE
ARCHITECT ASSUMES NO LIABILITY FOR
ANY ERRORS OR OMISSIONS IN THESE
PLANS. THEREFORE, THERE IS NO WARRANTY
PROVIDED FOR THE USE OF THESE PLANS.

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

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

Helen Lambert

From: Rachel Turner <rachelmoturner@gmail.com>
Sent: Thursday, October 12, 2023 10:46 AM
To: Helen Lambert; selenamarie1177@gmail.com
Subject: Lot 49 Parc du Lac (Selena & Tony Cartagenise)

EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Parc du Lac homeowners association does not object to setback variance on all sides of lot 49 because it meets all setback requirements as set forth in the covenants and restrictions.

Sincerely,
Rachel Turner, Vice President
985-778-1878

PARC DU LAC BUILDING GUIDELINES

MAY 1990

INTRODUCTION

PARC DU LAC HAS BEEN DESIGNED TO PRESERVE AND ACCENTUATE THE HARMONY AND TRANQUILITY FOUND IN ST. TAMMANY PARISH. THE HOMES IN PARC DU LAC WILL CONTRIBUTE TO THIS UNIQUE ENVIRONMENT.

TO ASSURE THAT THE PLANNING IDEALS AND INTEGRITY OF THE COMMUNITY ARE MAINTAINED AS YOU AND YOUR NEIGHBORS CONSTRUCT YOUR NEW HOMES, YOU WILL BE ASSISTED THROUGHOUT THE DESIGN AND PLANNING PROCESS BY THE ARCHITECTURAL REVIEW COMMITTEE.

AS THESE DESIGN GUIDELINES HAVE BEEN ESTABLISHED TO PROVIDE RESIDENTS, THEIR ARCHITECTS AND CONTRACTORS WITH A SET OF RULES FOR THE PREPARATION OF THEIR DRAWINGS AND SPECIFICATIONS WHICH ENCOURAGE QUALITY, ATTENTION TO DETAIL AND FORETHOUGHT, THE AESTHETIC HARMONY, NATURAL TRANQUILITY AND OVERALL PROPERTY VALUES OF PARC DU LAC WILL BE PRESERVED AND HEIGHTENED.

THE COMMITTEE WILL USE THE GUIDELINES SET FORTH IN PARC DU LAC'S ACT OF RESTRICTIONS. THIS GUIDE HAS BEEN PREPARED FOR YOUR USE IN UNDERSTANDING WHAT THESE RESTRICTIONS MEAN, AS WELL AS PROVIDING YOU AND YOUR BUILDER WITH A SET OF MINIMUM ACCEPTABLE GUIDELINES FROM WHICH TO WORK.

AS WITH ALL REGULATIONS, IT IS DIFFICULT TO ANTICIPATE EVERY POSSIBLE SITUATION. THEREFORE, THE ARCHITECTURAL REVIEW COMMITTEE MAY CONSIDER THE MERITS OF ANY PROJECT THAT HAS SPECIFIC CIRCUMSTANCES THAT MAKE COMPLIANCE WITH THESE GUIDELINES CUMBERSOME OR IMPRACTICAL.

PRELIMINARY REVIEW

A PRELIMINARY REVIEW OF YOUR PLANS SHALL BE CONDUCTED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC). THIS PRELIMINARY REVIEW SHALL SERVE AS AN INDICATION OF YOUR CONFORMANCE TO THE SPECIFIC REQUIREMENTS AS OUTLINED IN THE RESTRICTIONS AND DESIGN GUIDELINES.

BEFORE THE START OF ANY CONSTRUCTION ACTIVITY, LOT CLEARING OR OTHERWISE, AN APPLICATION FOR APPROVAL OF THE WORK AND, IN SOME CASES, A BUILDER'S RESUME' AND FINANCIAL STATEMENTS MUST BE SUBMITTED BY THE PROPERTY OWNER TO THE ARC. THIS APPLICATION MUST BE ACCOMPANIED BY A FEE OF \$100. IN ADDITION, EACH OWNER MUST PROVIDE A \$300 DAMAGE DEPOSIT TO BE HELD UNTIL FINAL INSPECTION. ALL DOCUMENTS MUST BE SUBMITTED IN DUPLICATE (TRIPPLICATE WILL EXPEDITE PROCESS, HOWEVER) TO EITHER: ~~74 PIPER LANE, #2 CRISTAL COURT, OR #3 CRISTAL COURT.~~

ARCHITECTURAL SUBMISSION:

FLOOR PLANS DRAWN AT 1/8" = 1'-0 OR LARGER
HOUSE ELEVATIONS FOR ALL SIDES, SHOWING ALL FINISH MATERIAL AND DOOR AND WINDOW LOCATIONS, PROPOSED ROOFING, EXTERIOR FINISH, AND FENCES.

LANDSCAPE ARCHITECTURAL SUBMISSION:

SITE PLAN DRAWN AT 1" = 20' SHOWING ALL PROPOSED STRUCTURES (INCLUDING FENCES), FINISHED SLAB ELEVATION, FRONT CURB ELEVATION, SETBACKS, DRIVEWAYS AND WALKWAYS, AS WELL AS EXISTING TREES. ALL TREES PROPOSED TO BE CUT MUST BE TAGGED AND APPROVED. REMOVAL OF ANY TREES NOT APPROVED WILL RESULT IN A FORFEIT OF DAMAGE DEPOSIT.

PLANTING PLAN SHOWING PROPOSED MASSING OF PLANT MATERIAL AND GENERIC NAME (I.E., FLOWERING SHRUB, SHADE TREE, GROUNDCOVER, ETC.). FRONT YARD SODDING REQUIRED.

GRADING PLAN SHOWING PROPOSED AND EXISTING 1' CONTOURS AND ANY SIGNIFICANT SPOT ELEVATIONS. ALSO TO BE SHOWN ARE SITE DRAINAGE PATTERNS AND ANY NEW DRAINAGE STRUCTURES TO BE INCLUDED ON THE SITE. SITE SECTION BUILDING MASS, EXISTING GRADE, AND PROPOSED FILL.

ONE SET OF THE REQUIRED DOCUMENTS WILL BE RETAINED BY THE ARC AND THE OTHER SET WILL BE MARKED AND RETURNED TO THE PROPERTY OWNER.

FINAL DESIGN APPROVAL

UPON RECEIPT OF PRELIMINARY DESIGN APPROVAL, YOU MAY PROCEED WITH FINALIZING THE PLANS FOR YOUR NEW HOME AND PROPERTY. PRIOR TO COMMENCING ANY YOU MUST RECEIVE FINAL APPROVAL AND A PERMIT FOR CONSTRUCTION. TO RECEIVE YOUR PERMIT, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED:

CONSTRUCTION SCHEDULE

SITE LIGHTING PLAN (IF APPLICABLE)

LIST OF ALL PAVING MATERIAL OTHER THAN CONCRETE

DETAILS OF POOLS, PATIOS, WALLS, FENCES AND OTHER
STRUCTURES TO CONVEY CONSTRUCTION AND FINISHED
APPEARANCE

ONE SET OF THESE PLANS WILL BE KEPT BY THE ARCHITECTURAL REVIEW COMMITTEE AND ONE SET WITH STAMPED APPROVAL WILL BE RETURNED TO THE OWNER.

THE ARCHITECTURAL REVIEW COMMITTEE WILL RETAIN THEIR RECORD SET OF DRAWINGS FOR A MAXIMUM OF ONE HUNDRED TWENTY (120) DAYS AFTER DATE OF APPROVAL. IF WORK HAS NOT STARTED OR OWNER NOT FILED FOR AN EXTENSION WITHIN THIS TIME PERIOD, THE APPROVAL WILL EXPIRE.

SITE DESIGN

THE SITING OF YOUR HOME ON THE LOT YOU HAVE SELECTED IS AN IMPORTANT DESIGN DECISION. THE ARCHITECTURAL REVIEW COMMITTEE SHALL CONSIDER EACH SITE PLAN INDEPENDENTLY AND STUDY ITS IMPACT UPON ADJACENT HOMESITES AND THEIR VIEW CORRIDORS TO LAKES. CARE MUST BE TAKEN TO LOCATE EACH STRUCTURE SO AS NOT TO INFRINGE UPON VIEW CORRIDORS, ADJACENT STRUCTURES AND HOMESITES AND NATURAL AMENITIES OF THE AREA. PLEASE CONSIDER THE FOLLOWING:

- | | |
|---|---|
| 1. PHYSICAL TERRAIN OF THE SITE | 5. DRIVEWAY ACCESS |
| 2. VIEWS FROM THE HOMESITE | 6. HEIGHT, BULK AND MASS OF STRUCTURES |
| 3. VIEW TO THE HOMESITE FROM ADJACENT LOTS | 7. FINAL GRADE OF IMPROVEMENTS CAUSES WATER RUN OFF TO STREET OR POND |
| 4. NATURAL AMENITIES SUCH AS EXISTING VEGETATION AND WATER CHANNELS | |

CONFORMANCE TO THESE GUIDELINES WILL BE ASSURED THROUGH THE DESIGN REVIEW PROCESS.

BUILDING SETBACKS

FRONT SETBACKS - 25 FEET MINIMUM
SIDE SETBACKS - 5 FEET MINIMUM

REAR SETBACKS - 25 FEET MINIMUM
CORNER SETBACKS - 25 FEET MINIMUM

THE DEDICATION OF SERVITUDES, EASEMENTS AND RESTRICTIVE COVENANTS REQUIRES THAT STRUCTURES, DRIVEWAYS, WALKWAYS, GARAGES, AND ANY OTHER PROPOSED IMPROVEMENTS BE STAKED OUT AND APPROVED BY THE COMMITTEE BEFORE ANY SITE WORK IS BEGUN. ANY TREES TO BE CUT MUST BE MARKED.

GRADING AND DRAINAGE

PARISH ORDINANCES REQUIRE THAT ALL RUN-OFF DRAIN TO THE STREET.
FROM A PRACTICAL STANDPOINT, LAKE LOTS MAY DRAIN TO THE LAKE.

DRIVEWAYS, WALKWAYS AND SIDEWALKS

THE DRIVEWAY AND WALKWAYS LEADING TO YOUR HOME ARE AN IMPORTANT COMPONENT OF THE SITE DESIGN. BOTH THE WALKWAYS AND DRIVEWAYS SHOULD REFLECT THE DESIGN AND MATERIAL SELECTION OF YOUR NEW HOUSE. AS A MINIMUM, ALL WALKWAYS SHALL BE OF 4" REINFORCED CONCRETE, AND SHALL BE FULLY PAVED WIDTH OF NOT LESS THAN 9'.

THE ARC RECOMMENDS THE USE OF BRICK, PAVERS, OR PATTERNED CONCRETE FOR DRIVEWAYS AND/OR WALKWAYS. ASPHALT OR SHELL WALKS AND DRIVES WILL NOT BE ALLOWED.

NO DRIVEWAY SHALL BE LOCATED CLOSER THAN TWO FEET TO ANY SIDE PROPERTY LINE.

WALLS, FENCES, AND HEDGES

WALLS AND FENCES SHOULD BE CONSIDERED AS AN EXTENSION OF THE ARCHITECTURE OF THE RESIDENCE. THEY SHOULD SERVE TO MAKE A TRANSITION BETWEEN THE MASS OF THE ARCHITECTURE AND THE NATURAL FORMS OF THE SITE. ALL WALLS AND FENCES SHOULD BE DESIGNED TO BE COMPATIBLE WITH THE TOTAL SURROUNDING ENVIRONMENT AND SHOULD NOT BLOCK NATURAL VIEWS. FENCES, WALLS AND HEDGES SHOULD BE CONSIDERED DESIGN ELEMENTS TO ENCLOSE AND DEFINE COURTYARDS, TO EXTEND AND RELATE THE BUILDING FORMS TO THE LAND, AND TO AFFORD A SENSE OF PROPERTY DEFINITION AND PROVIDE PRIVACY WHERE NEEDED.

ALL SOLID WALLS, FENCES AND HEDGEROWS SHALL NOT EXCEED SIX FEET IN HEIGHT, AND MUST BE APPROVED BY THE ARC PRIOR TO INSTALLATION.

IDEALLY, AN AGREEMENT BETWEEN ADJACENT LOT OWNERS REGARDING DESIGN SHOULD BE REACHED WHEN POSSIBLE, BEFORE SUBMITTING PLANS TO THE ARC FOR REVIEW. THE FENCE FACING THE FRONT STREET SHOWS THE ATTRACTIVE SIDE.

LANDSCAPING

THE ARC REQUIRES A LANDSCAPE PLAN SHOWING THE NAME AND PLACEMENT OF PLANT MATERIAL AS WELL AS QUANTITY AND SIZE BE SUBMITTED DURING THE REVIEW PROCESS.

THE LANDSCAPE DESIGN SHOULD UTILIZE EXISTING TREES AND COMPLIMENT THIS WITH TASTEFUL LANDSCAPING. IN ADDITION TO THE LANDSCAPING OF YOUR CHOICE, YOU ARE ENCOURAGED TO INSTALL A SELECT NUMBER OF TREE(S) TO REPLACE TREES REMOVED DURING CONSTRUCTION.

FRONT YARD SODDING IS MANDATORY. COMPLETE YARD SODDING IS ENCOURAGED.

STREET APPEARANCE

ADDRESS NUMBERS

ADDRESS NUMBERS WILL BE DISPLAYED ON THE FRONT OF HOMES SUBJECT TO THE COMMITTEE'S APPROVAL. SUGGESTED LOCATIONS INCLUDE TO THE RIGHT OF THE FRONT DOOR, OVER THE DOOR, OR ETCHED IN THE TRANSOM. ONLY THE SIZE AND TYPESTYLE SELECTED BY THE ARCHITECTURAL REVIEW COMMITTEE WILL BE ALLOWED.

FLAGPOLES

PERMANENTLY INSTALLED FLAGPOLES WILL NOT BE PERMITTED. TEMPORARY FLAGPOLES , INSTALLED ON NATIONAL HOLIDAYS IN EITHER THE YARD OR ON THE FRONT OF THE HOUSE, ARE PERMITTED.

POOLS, SPAS AND HOT TUBS

LOCATION OF POOLS, SPAS AND HOT TUBS SHALL BE APPROVED B Y THE ARC, AND SHOULD CONSIDER SETBACKS, DRAINAGE, EXISTING TREES, SIZE, SHAPE, AND EQUIPMENT LOCATION. POOLS SHALL NOT BE LOCATED WITHIN ANY RESTRICTED SIDE OR REAR AREA. ALL POOLS SHALL BE PROTECTED WITH A FENCE THAT CONFORMS TO THE PARC DU LAC RESTRICTIONS.

RADIO AND TELEVISION ANTENNAS

NO TELEVISION ANTENNA, SATELLITE DISH, RADIO RECEIVER OR OTHER SIMILAR DEVICE SHALL BE ATTACHED TO OR ON ANY PORTION OF THE HOUSE UNLESS CONTAINED ENTIRELY WITHIN THE INTERIOR OF A BUILDING OR OTHER STRUCTURE.

NO RADIO OR TELEVISION SIGNALS OR ANY OTHER FORM OF ELECTROMAGNETIC RADIATION SHALL BE PERMITTED WHICH MAY UNREASONABLY INTERFERE WITH THE RECEPTIO N OF TELEVISION OR RADIO SIGNALS WITHIN THE DEVELOPMENT.

PIERS, BULKHEADS AND WHARVES ARE PROHIBITED ON ALL LAKEFRONT LOTS.

HEIGHT, BULK AND MASS

THE MINIMUM FLOOR-TO-CEILING HEIGHT FOR THE FIRST FLOOR SHALL BE NO LESS THAN NINE (9) FEET.

THE MINIMUM ENCLOSED LIVING SPACE, NOT INCLUDING GARAGES OR OPEN PORCHES, IS 2800 SQUARE FEET. THE ARCHITECTURAL CONTROL COMMITTEE WILL CONSIDER VARIANCES FOR LOWER SQUARE FOOTAGES WHERE QUALITY AND VALUE CAN BE EXHIBITED. THIS DECISION IS SUBJECTIVE. THE APPRAISED VALUE FOR HOUSE EXCLUSIVE OF LAND SHALL NOT BE LESS THAN \$150,000. THE ARC CAN REQUIRE A CERTIFIED APPRAISAL FOR APPRAISER OF ITS CHOICE PRIOR TO APPROVAL OF PLANS. COST OF APPRAISAL TO BE PAID BY OWNER.

EXTERIOR TREATMENTS

THE EXTERIOR TREATMENT OF YOUR RESIDENCE IS THE MOST VISIBLE PART OF THE FINAL DESIGN. THE USE OF MATERIALS APPROPRIATE AND INDIGENOUS TO LOUISIANA WILL CREATE AN HARMONIOUS NEIGHBORHOOD. TOWARD THIS END, THE ARC WILL REVIEW ALL FINISH MATERIAL SELECTIONS AND APPROVE THEM BASED ON THEIR COMPATIBILITY WITH SURROUNDING STRUCTURES AND THE HARMONY WITHIN THE SUBDIVISION.

MATERIALS SUCH AS STUCCO, WEATHERBOARD AND BRICK ARE COMMON TO MANY OF THE FINE HOMES BUILT IN THIS AREA. CARE SHOULD BE TAKEN TO INSURE THE MATERIALS SELECTED ENHANCE THE QUALITY AND AESTHETIC VALUES OF THE SUBDIVISION.

THE COLOR OF YOUR HOUSE SHOULD BE CHOSEN TO COMPLIMENT THE SURROUNDING ENVIRONMENT WHILE PROJECTING YOUR OWN PERSONALITY AND TASTE. ALL COLORS SHOULD BE SUBMITTED WITH PLANS PRIOR TO SITE WORK.

ROOFS

ROOF DESIGN IS IMPORTANT TO THE OVERALL DESIGN OF YOUR HOME. ALL ROOFS MUST HAVE A MINIMUM PITCH OF 7-12. ROOFTOP DECKS AND BALCONIES MAY BE PERMITTED BY THE APPROVAL OF THE ARC, UPON REVIEW OF THEIR EFFECT OF THE ROOF MASS AND ADJACENT STRUCTURES.

ROOF MATERIAL SHOULD BE A 3-DIMENSIONAL ARCHITECTURAL SHINGLE.

CORRUGATED FIBERGLASS WILL NOT BE PERMITTED EITHER AS A ROOFING OR SKYLIGHT MATERIAL.

CIMMNEYS SHOULD BE PROPERLY ENCLOSED, PROPORTIONED, AND PLACED.

ALL STACK VENTS AND ATTIC VENTILATORS SHOULD BE LOCATED ON THE REAR SLOPE OF THE ROOF WHEN POSSIBLE. THEY SHOULD BE EITHER PAINTED OR ENCLOSED IN A VENEER TO MINIMIZE THEIR IMPACT.

OTHER STRUCTURES

GARAGES

GARAGES SHALL SUFFICIENTLY SIZED TO ACCOMMODATE AT LEAST TWO AUTOMOBILES. MINIMUM PLATE HEIGHT SHALL BE NINE (9) FEET. IF THE GARAGE IS TO BE A FREE-STANDING STRUCTURE IT MUST COMPLY WITH ALL SITE SETBACKS AND BE COMPATIBLE WITH THE DESIGN OF THE MAIN AS TO ROOF DESIGN AND MATERIALS.

STORAGE SHEDS

STORAGE SHEDS SHOULD BE SUBMITTED TO AND BY THE ARC. THE MATERIAL USED AND THE FORM STRUCTURE SHOULD RELATE TO YOUR HOUSE. THEY SHOULD BE SITED IN ACCORDANCE WITH ALL SETBACK GUIDELINES.

AIR CONDITIONING COMPRESSORS AND METER BOXES

ALL CONDITIONING COMPRESSORS, METER BOXES AND SIMILAR EQUIPMENT SHALL BE SCREENED FROM THE STREET AND FROM SIDE VIEW BY APPROPRIATE LOCATION AT THE BACK OF EACH RESIDENCE OR BY PLANTINGS, AS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.

DECKS/PATIOS

DECKS SHOULD BE A LOGICAL EXTENSION OF YOUR HOME'S FLOORPLAN AND EXTERIOR DESIGN. PARTICULAR ATTENTION SHOULD BE PAID TO THE DETAILING OF THE RAILINGS AND STAIRS. PRESSURE TREATED PINE GRADE NUMBER ONE OR BETTER WILL BE REQUIRED AS A MINIMUM FOR DECK CONSTRUCTION.

PRIOR TO THE CONSTRUCTION OF ANY ON-SITE STRUCTURE (INCLUDING BUT NOT LIMITED TO THOSE MENTIONED) APPROVAL MUST BE RECEIVED FROM THE ARCHITECTURAL REVIEW COMMITTEE. IF YOU ARE UNSURE AS TO WHETHER YOUR PROJECT WILL REQUIRE APPROVAL, PLEASE CHECK WITH THE ARC FIRST.

CONSTRUCTION GUIDELINES

THERE WILL BE NO WASHING OF ANY TRUCK ON THE STREETS. WASHING OF CONCRETE DELIVERY TRUCKS MUST BE DONE ON THE CONSTRUCTION SITE OR OUTSIDE THE SUBDIVISION. WASHING OF CONCRETE TRUCKS WITHIN THE ROADWAY WILL NOT BE PERMITTED.

LOUD RADIOS OR NOISE WILL NOT BE ALLOWED WITHIN THE SUBDIVISION.

SPEED LIMIT - 25 MPH

VACANT LOTS

LOTS SHALL NOT BE USED AS A DUMPING GROUND FOR RUBBISH. THE COST OF REMOVAL WILL BE BILLED TO THE OWNER.

CONTRACTORS ARE REQUIRED TO KEEP THEIR JOB SITES AS NEAT AND CLEAN AS POSSIBLE. CONSTRUCTION MATERIALS SHALL BE STORED IN A NEAT AND ORDERLY MANNER AT ALL TIMES DURING CONSTRUCTION. MUD FROM CONSTRUCTION VEHICLES SHALL BE REMOVED FROM STREETS IN A TIMELY MANNER -- SPECIFICALLY, WITHIN 10 DAYS AFTER SLAB IS POURED. MATERIALS ARE NOT PERMITTED TO ACCUMULATE ON ANY LOT FOR A PERIOD EXCEEDING 180 DAYS FROM THE FIRST DELIVERY. SHOULD THE ARC HAVE TO ARRANGE CLEANING OR CLEARING THE OWNER WILL BE CHARGED.

ALL PERSONNEL WORKING IN THE COMMUNITY ARE TO INSURE THAT THEY WILL KEEP ALL AREAS IN WHICH THEY WORK OR TRAVEL THROUGH FREE OF DISCARDED MATERIALS SUCH AS LUNCH BAGS AND ODD MATERIALS. OBJECTS SHOULD NOT BE THROWN OUT OF CARS AND TRUCKS. STOCK PILING OF ANY MATERIALS ON ADJACENT LOTS IS NOT ALLOWED.

BUILDERS WILL BE ALLOWED TO PLACE ONE SIGN ON A LOT DURING CONSTRUCTION, SUBJECT TO APPROVAL BY THE ARC.

UNIMPROVED LOTS ARE SUBJECT TO DUES OF \$120 PER YEAR, PAYABLE THE FIRST OF EACH YEAR. IMPROVED LOTS ARE SUBJECT TO HOMEOWNER'S DUES OF \$360 PER YEAR, PAYABLE THE FIRST OF EACH YEAR, OR AS TWO INSTALLMENTS OF \$180 IN JANUARY AND JULY.

A LOT IS CONSIDERED IMPROVED ONCE A SLAB IS POURED.



BOA STAFF REPORT
2023-3530-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

Location: 1303 Poole Drive, Covington, Louisiana, Ward 3, District 3

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

Date of Report: October 23, 2023

Initial Hearing Date: October 10, 2023 - Postponed

Posted: October 19, 2023

2nd Hearing Date: November 1st, 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.

While the most up to date landscape plan shows a CLECO servitude along the easternmost property line and the northern rear buffer, the applicant has not provided any official servitude information and therefore the full planting requirements are still applicable. Additionally, the site plan shows a proposed powerline along the westernmost property line, located entirely outside of the buffer. The latest site and landscape plan submitted show the elimination of nearly all of the required plantings for the location of drainage swales within the required buffers. No



BOA STAFF REPORT
2023-3530-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

documentation or hardship has been provided/demonstrated to date to support the requested variances.

Perimeter Buffer and Planting Requirements and Variance Requests			
	Required	Provided	Variance Request
Street Buffer	35 ft Buffer with ground cover	35 ft. Buffer with ground cover	N/A
Plantings	7 Class A Trees 7 Class B Trees 13 Shrubs	8 Class A Trees 4 Class B Trees 35 Shrubs	3 Class B Trees
Staff Comment: The original variances did not include a request to reduce the required number of Class A and Class B trees within the street buffer. The application to be amended and request to be readvertised.			
Western Side Yard Buffer	10 ft. Buffer with ground cover (3,940 sq. ft.)	5 ft. Buffer with ground cover (300 sq. ft.)	3,640 sq. ft. of side yard buffer
Plantings	13 Class A Trees 13 Class B Trees	4 Class B Trees	13 Class A Trees 9 Class B Trees
Staff Comment: The reason for this request is to use the required side yard buffer/planting area for drainage swales. As indicated on the attached topographic survey, the property is not currently encumbered by existing ditches and no hardships has been provided to date to support this request. Additionally, the canopy of the tree located on the neighboring property, which was referenced to in the previous staff report, is no longer an issue. The site plan shows that the side yard buffer is encumbered by a CLECO servitude. However, it appears that the CLECO lines are running outside of the required 10 ft. buffer. No servitude information has been provided to date.			
Eastern Side Yard Buffer	10 ft. Buffer with ground cover (3,940 sq. ft.)	6' x 177' area with ground cover (1,062 sq. ft)	Variance to provide 1,062 sq. ft. strip of landscape area outside of the buffer
Plantings	13 Class A Trees 13 Class B Trees	29 Shrubs	13 Class A Trees 13 Class A Trees
Staff Comment: The reason for this request is to use the required side yard buffer and planting area for drainage swales. As indicated on the attached topographic survey, the property is not currently encumbered by existing ditches and no hardships has been demonstrated to date to support this request. Additionally, the site plan shows that the side yard buffer is encumbered by a CLECO servitude. However, no servitude information has been provided to date.			
Northern Rear Yard Buffer	10 ft. Buffer with ground cover (1,300 sq. ft.)	28' x 76' area with ground cover (2,230 sq. ft.)	Variance to provide 2,230 sq. ft. strip of landscape area outside of the buffer
Plantings	13 Class A Trees 13 Class B Trees	0 Class A Trees 5 Class B Trees	13 Class A Trees 8 Class B Trees
Staff Comment: The site plan shows that the rear of the property is encumbered by a 30' CLECO Easement. While there are existing powerlines to the rear of the property, no servitude information has been provided.			

2023-3530-BOA

PRIVETTE

190

MAIN

COLUMBIA

POOLE

45

CORPORATE

T6-R11E

POOLE

38

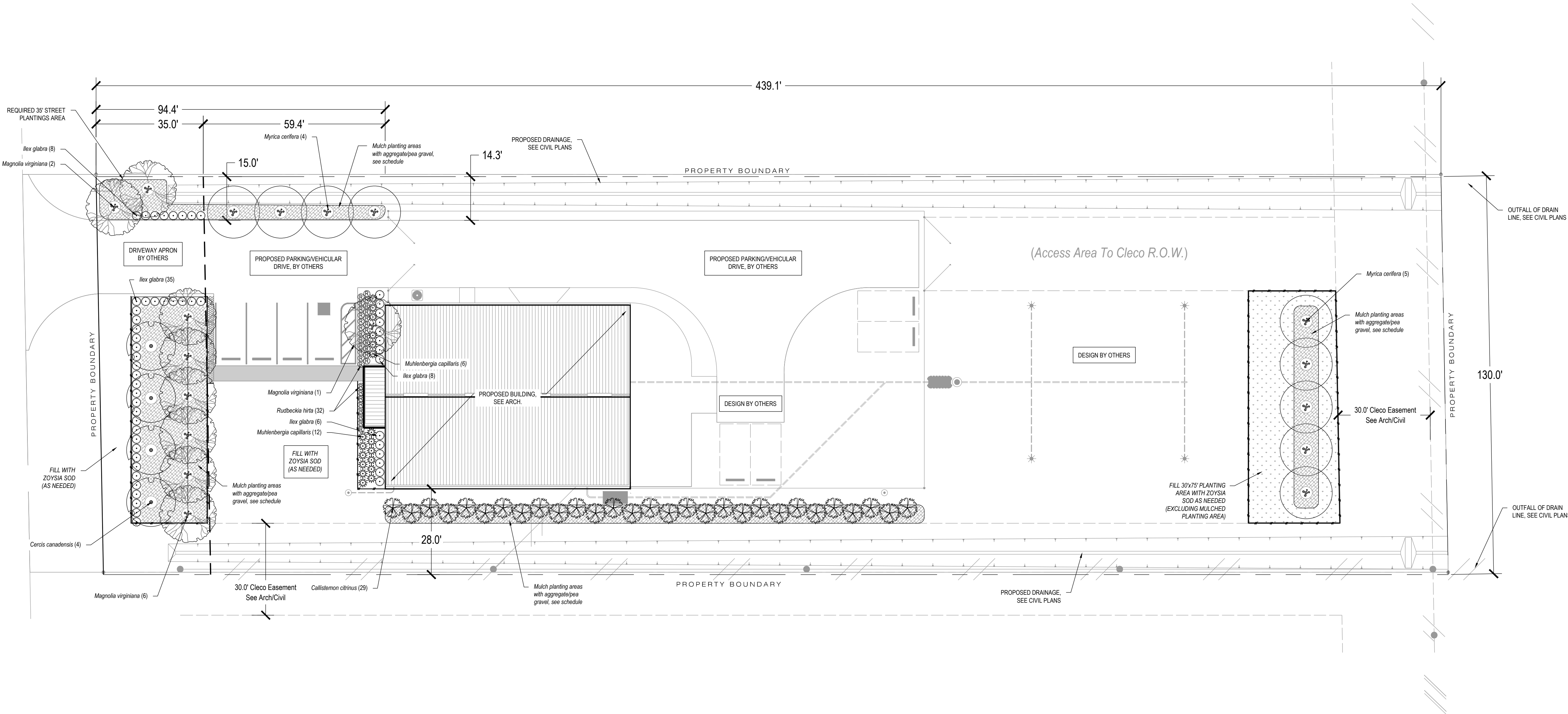
CHAMPAGNE

- PLANTING NOTES:**
- REFER TO SPECIFICATIONS FOR INFORMATION REGARDING THE PROTECTION OF EXISTING TREES AND OTHER PLANT MATERIALS
 - 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.
 - THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH ALL ST. TAMMANY PARISH CODE OF ORDINANCE LANDSCAPE REQUIREMENTS.
 - 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:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
 - COORDINATE WITH OWNER TO LAY OUT PROPERTY LINE.
 - BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
 - 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
 - ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
 - 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.

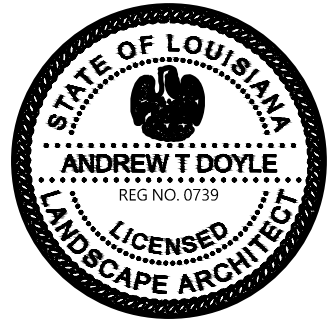
PLANTING SCHEDULE						
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING	NOTES
	SWEETBAY MAGNOLIA	Magnolia virginiana	9	25G / 21"	15'-0" min.	Specimen, Multi-trunk, 2.5" Cal. (min.), 10-12ft Ht
	BOTTLEBRUSH	Callistemon citrinus	29	15G / 17"	6'-0" O.C.	Bush, dense, full, 3-4ft Ht
	WAX MYRTLE	Myrica cerifera	9	7G / 14"	6'-0" min.	3-4ft HT, 1.5-1.75ft Spr
	RED BUD	Cercis canadensis	4	25G / 21"	12'-0" min.	Specimen, Multi-trunk, 1.5" Cal., 8-10ft Ht, 3ft min. Spread
	MUHLY GRASS	Muhlenbergia capillaris	18	3 Gal.	18" O.C.	Specimen, full, 18" Ht. min.
	INKBERRY	Ilex glabra	54	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
	River Rock or Pea Gravel Mulch	N/A	±3,950 SF	Per Owner	-	River rock, aggregate, or pea gravel mulch per owner direction, 3" thick layer across all planting areas
	STEEL EDGING	-	385 LF	12"	-	Stainless steel landscape edging per detail

Commercial Plans
RECEIVED
10/17/2023
DEPARTMENT OF
ENGINEERING
ENGINEERING
REVIEW COPY

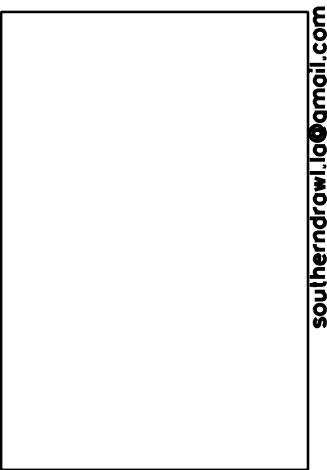


SOLID TOPS
POOLE DRIVE - SECTION 38, T6S, R11E
ST. TAMMANY PARISH, LOUISIANA

PRELIMINARY
THIS DOCUMENT IS FOR PERMITTING
PURPOSES ONLY AND SHALL NOT
BE USED FOR CONSTRUCTION,
BIDDING, RECORDATION, OR CONVEYANCE

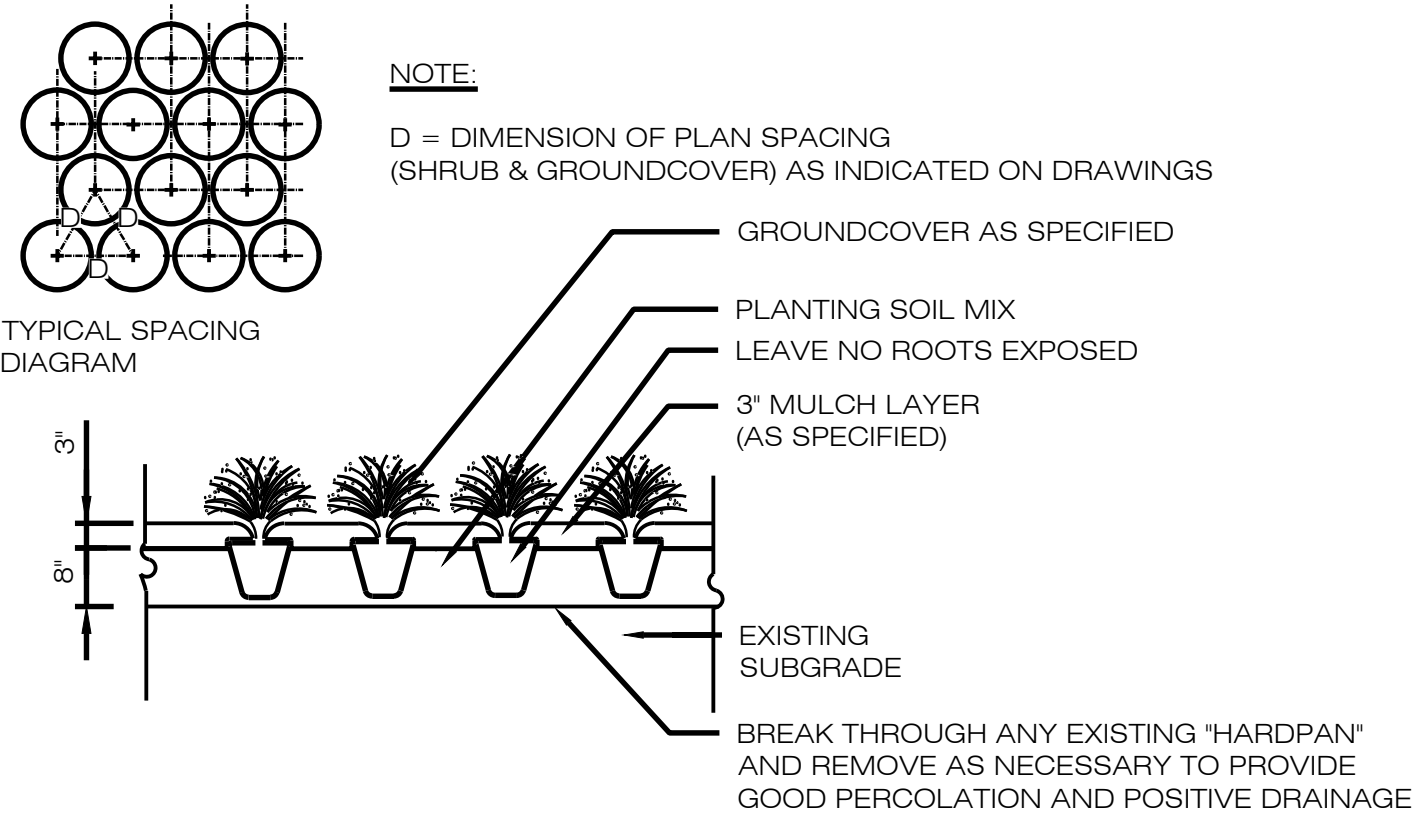


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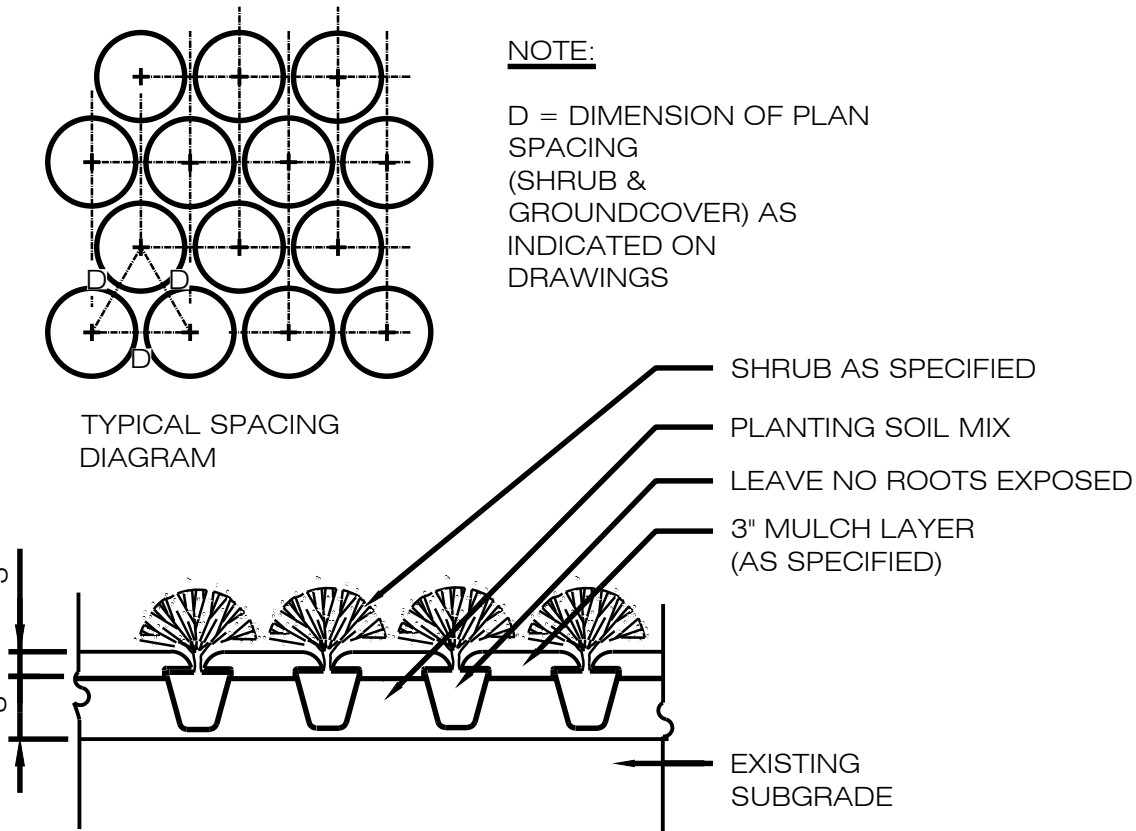


PLANTING PLAN

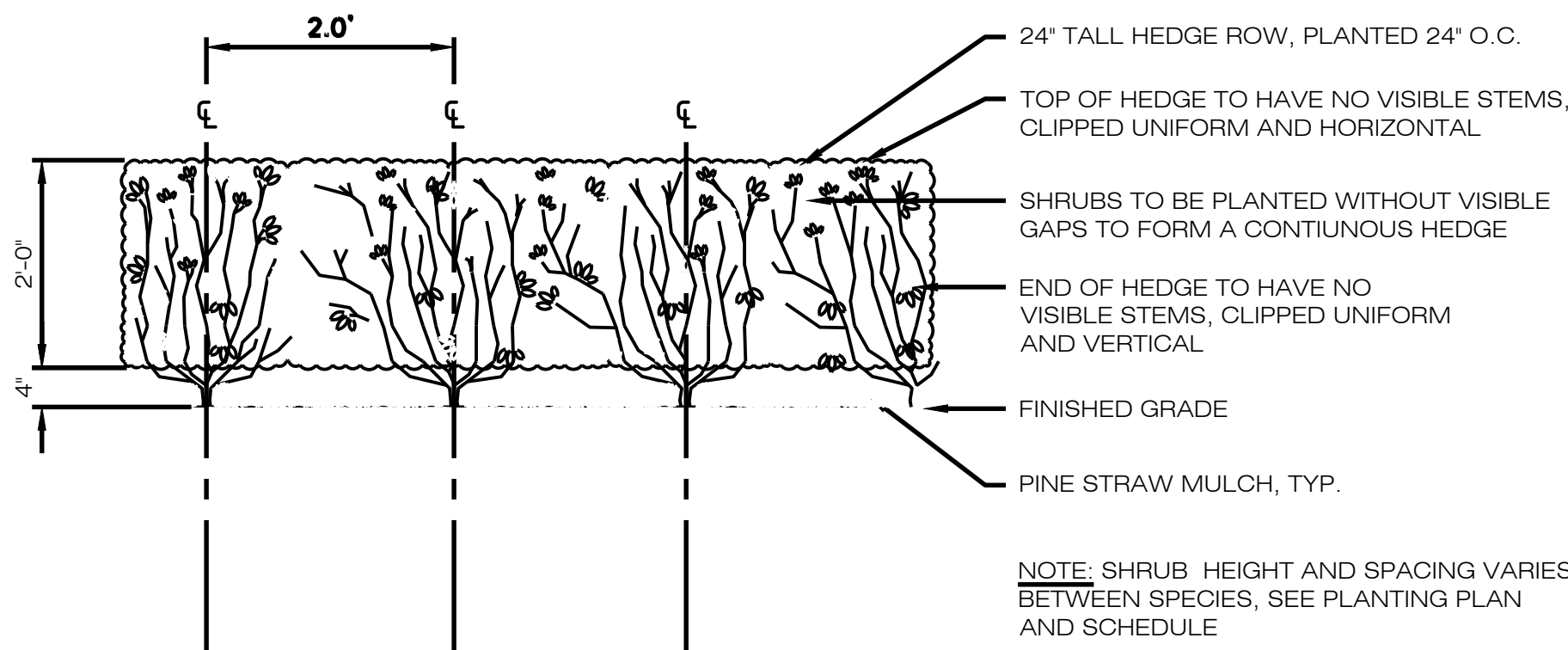
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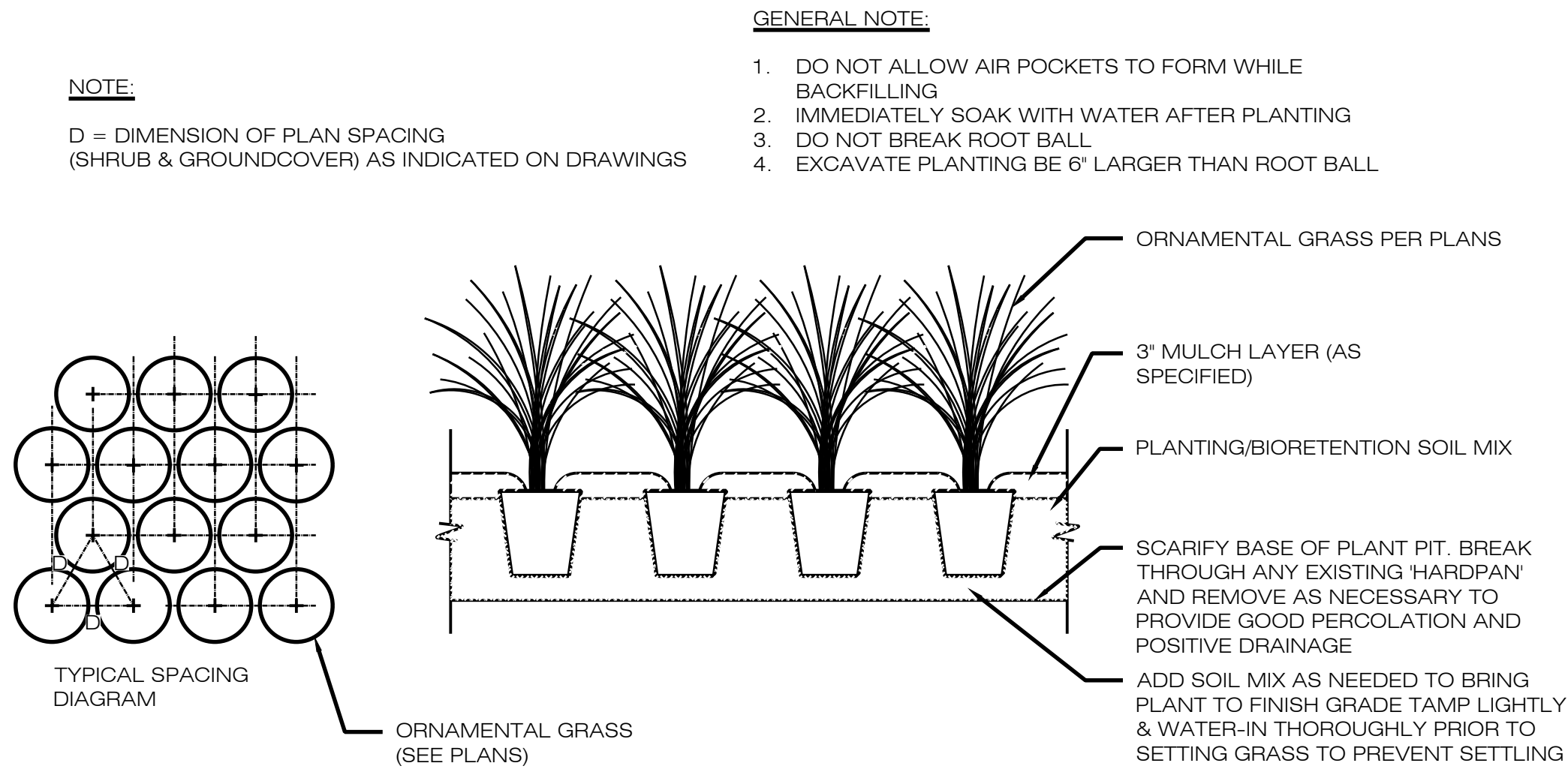
1 GROUNDCOVER PLANTING, TYP. NOT TO SCALE



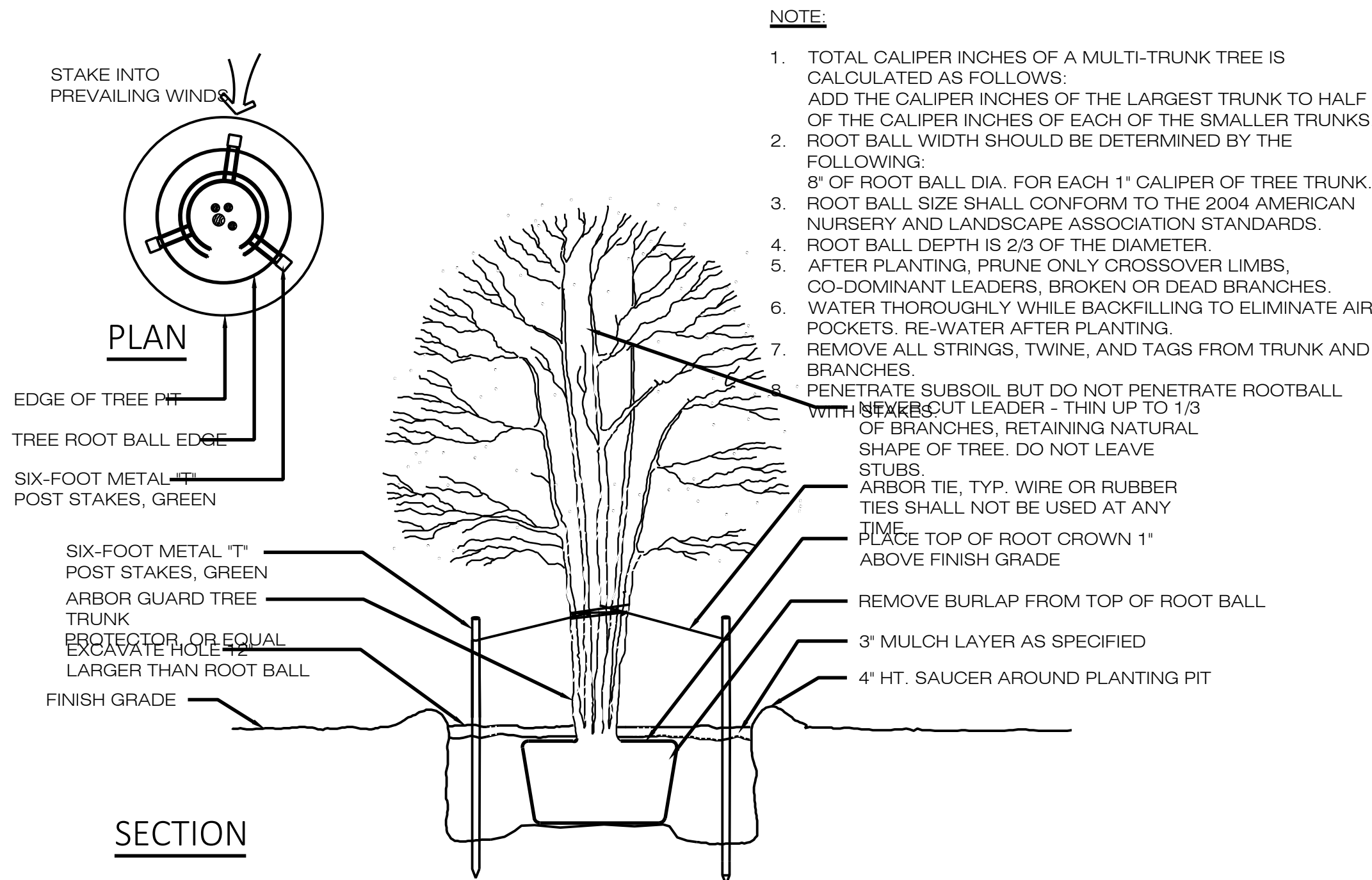
2 SHRUB PLANTING, TYP. NOT TO SCALE



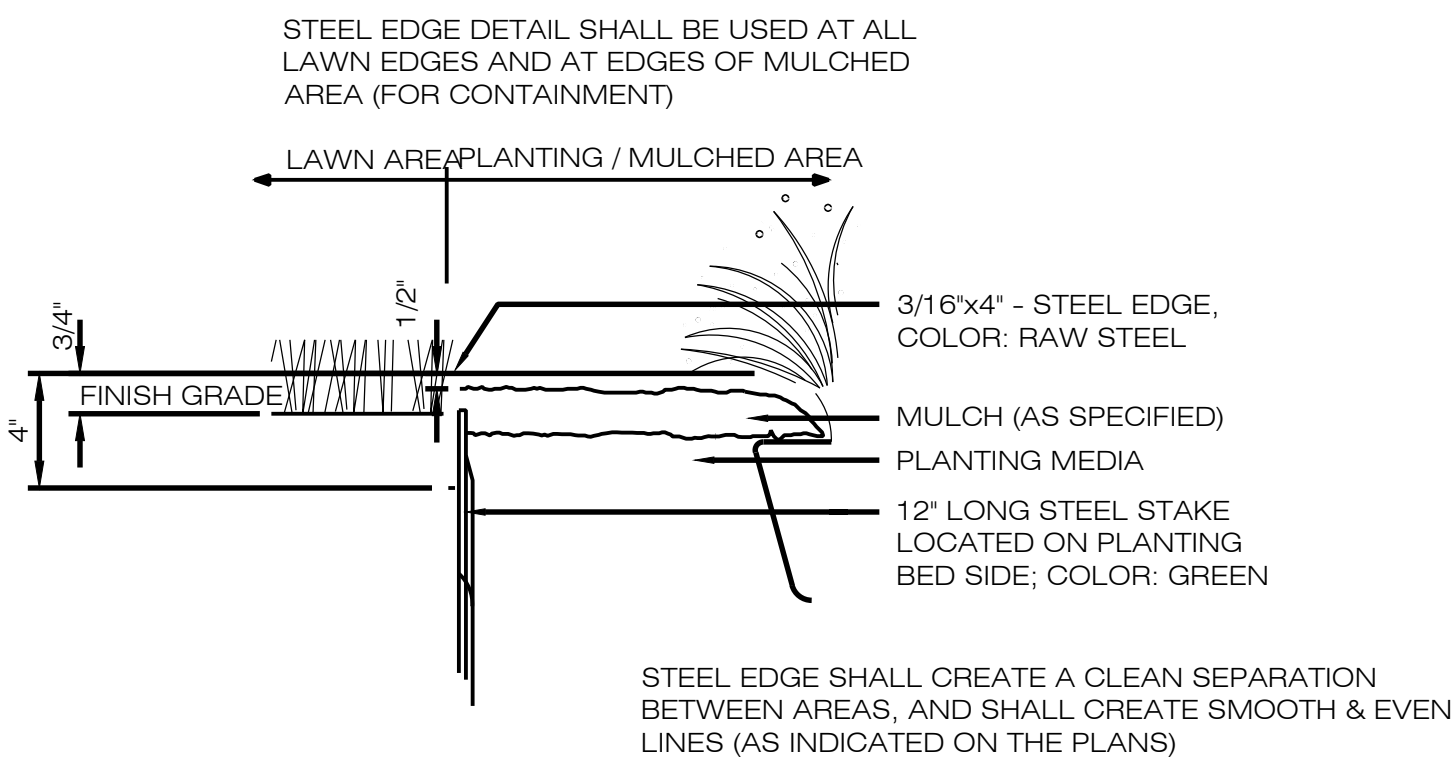
3 HEDGE PLANTING, TYP. NOT TO SCALE



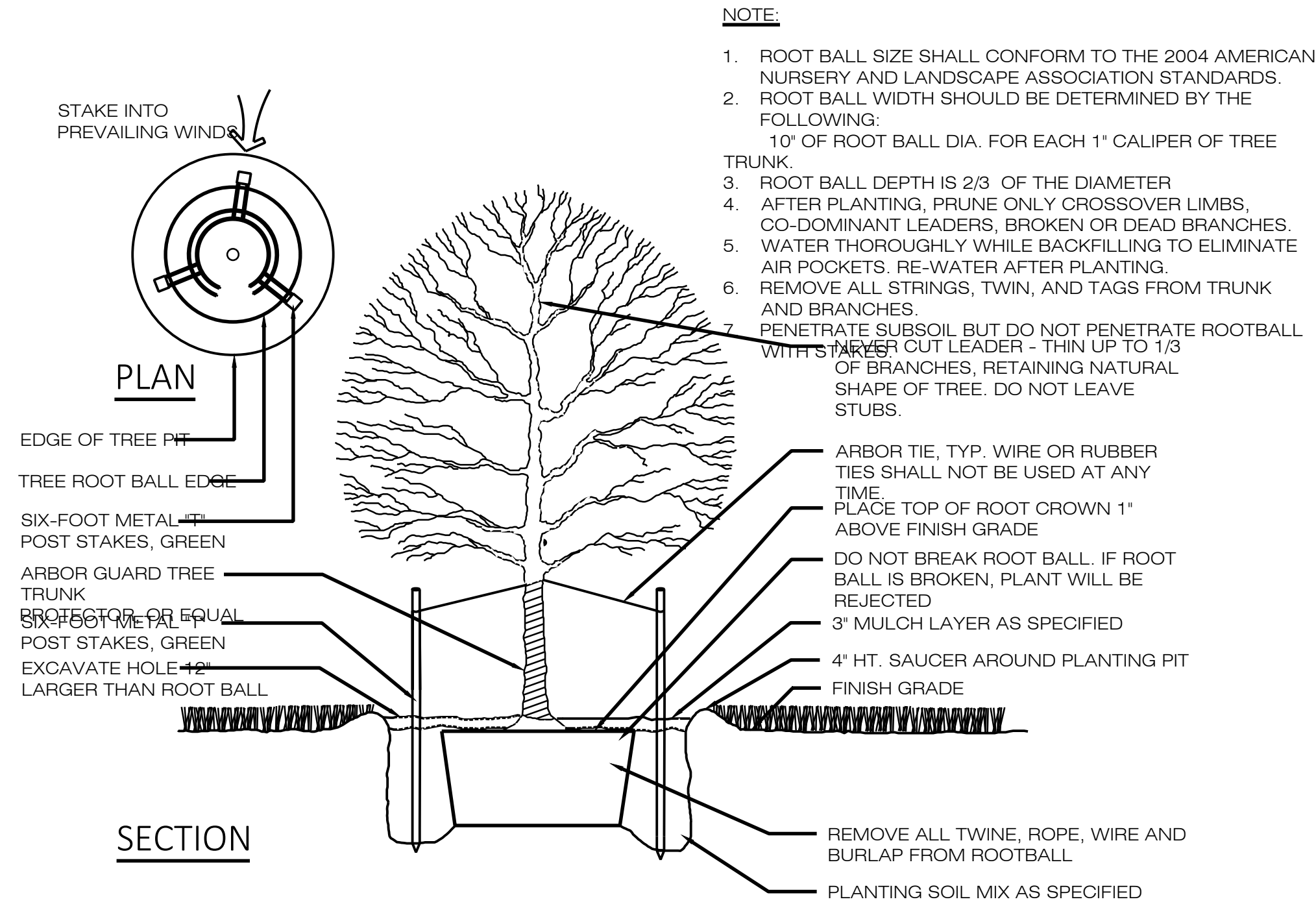
4 ORNAMENTAL GRASS PLANTING, TYP. NOT TO SCALE



5 MULTI TRUNK TREE PLANTING NOT TO SCALE



6 STEEL EDGING, TYP. NOT TO SCALE



7 SINGLE TRUNK TREE PLANTING NOT TO SCALE

REV.	NO.	DATE	DESCRIPTION
1			

DRAWN BY:
AD
CHECKED BY:
AD
DATE:
OCTOBER 14, 2023

southern@drawlog@gmail.com

PLANTING
DETAILS

SHEET NUMBER:
L2

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.

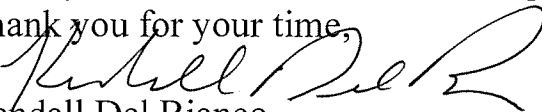
1. There are way too many trees figured for (52). I am on a 1.31 cleared, vacant, lot. The trees can be found on the side walls running along my fence on each side of the property. The trees are Swamp Chestnut Oaks which in their lifetime can grow to be 80 ft tall which will damage my foundation.
2. 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

Erin D. Cook

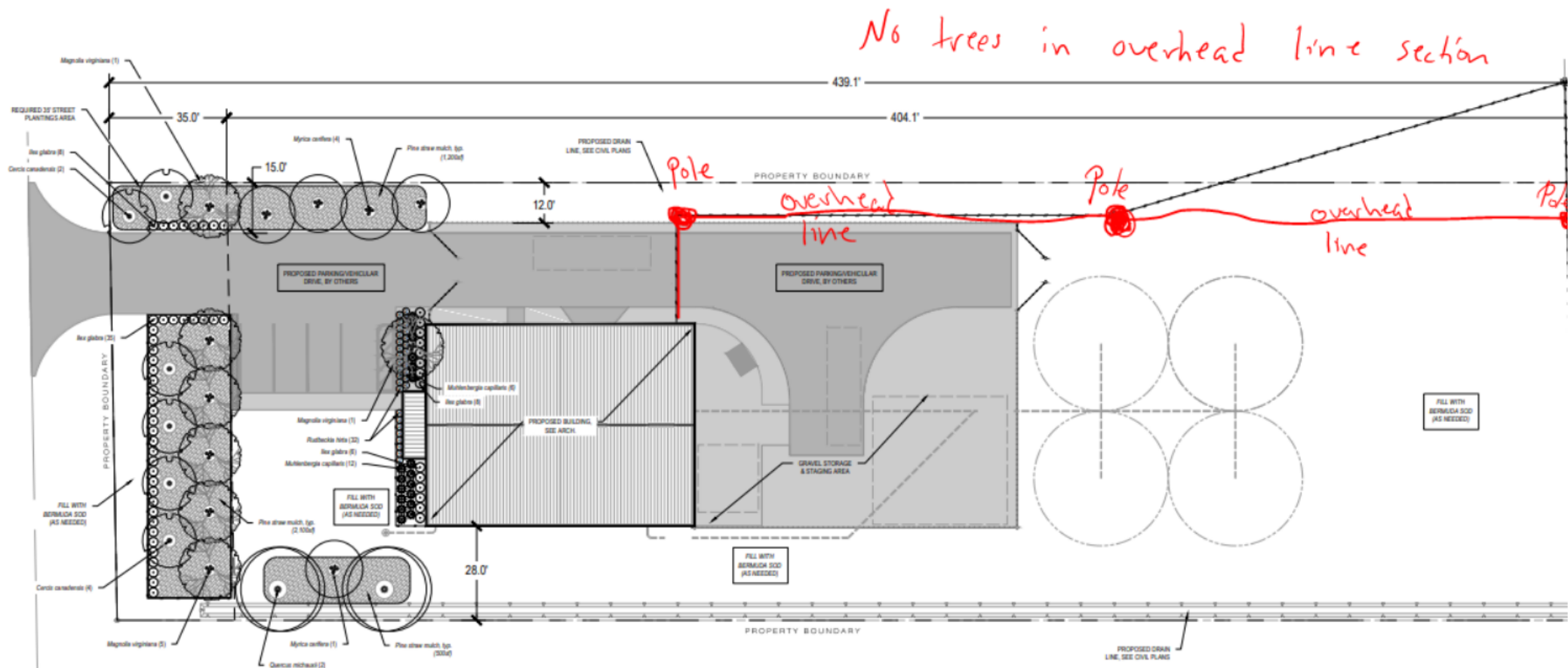
From: Nicolas Del bianco <nicolas5595@att.net>
Sent: Tuesday, September 19, 2023 10:35 AM
To: Erin D. Cook
Subject: Solid Tops Inc

2023-3530-BOA

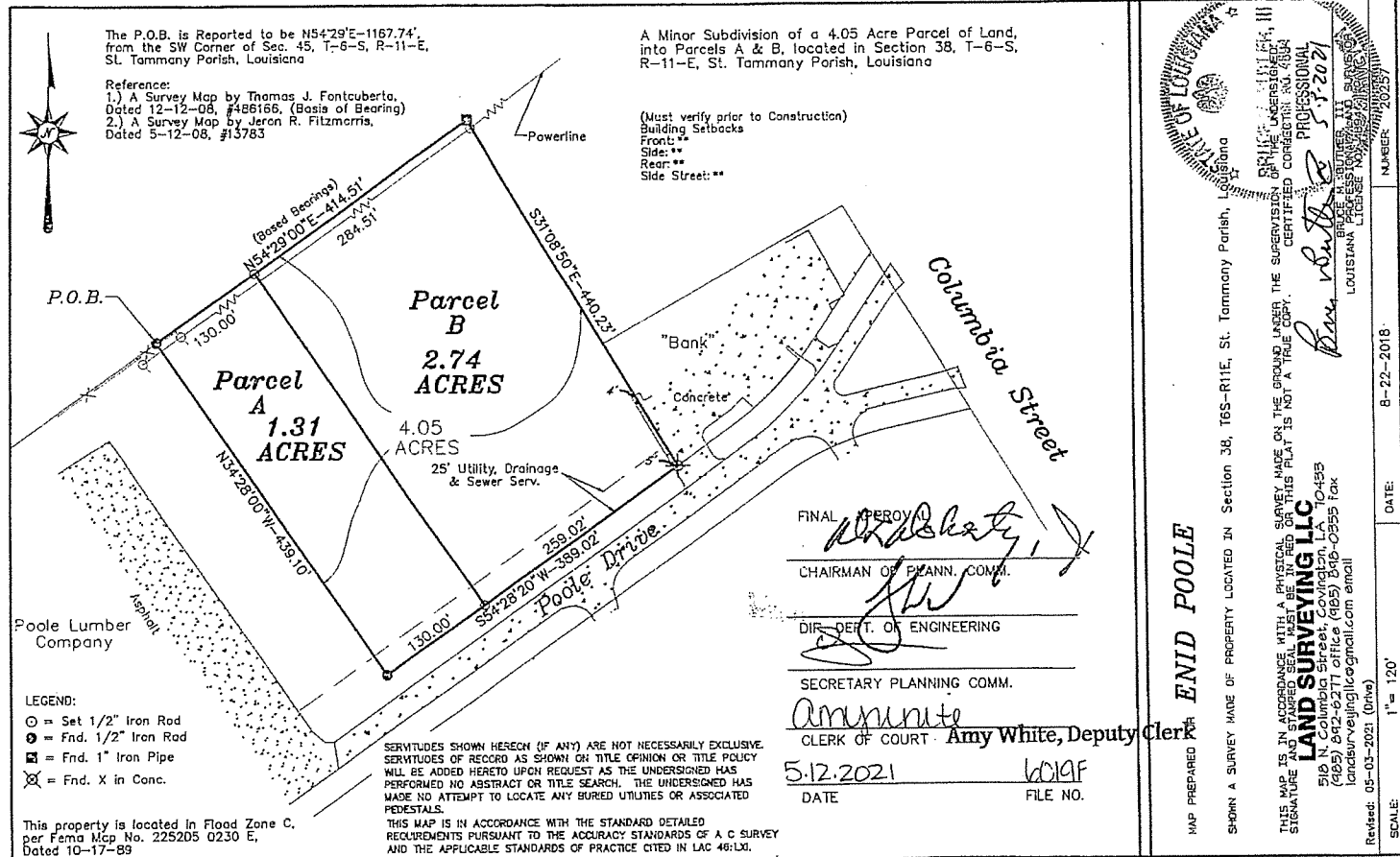
EXTERNAL EMAIL - THINK BEFORE YOU CLICK

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



2023-3530-BOA



2023-3530-BOA

Another Industrial Warehouse



2023-3530-BOA



2023-3530-BOA



2023-3530-BOA





BOA STAFF REPORT
2023-3551-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

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

Applicant & Representative: Lisa and Van Robin

Date of Report: October 23, 2023

2nd Hearing Date: November 1st, 2023

Posted: October 19, 2023

Initial Hearing Date: October 10, 2023



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 original request was to waive the 50 ft. no cut buffers along all property lines for the construction of a single-family residence. The revised request consists of a waiver of the required no cut buffers as follows:

North side lot line: From 50 ft. to 40 ft – 45 ft.

West side lot line: From 50 ft. to 35 ft.-40 ft.

South side lot line: From 50 ft. to 45 ft.

Board of Adjustments
November 1st, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3551-BOA

**BOA STAFF REPORT**

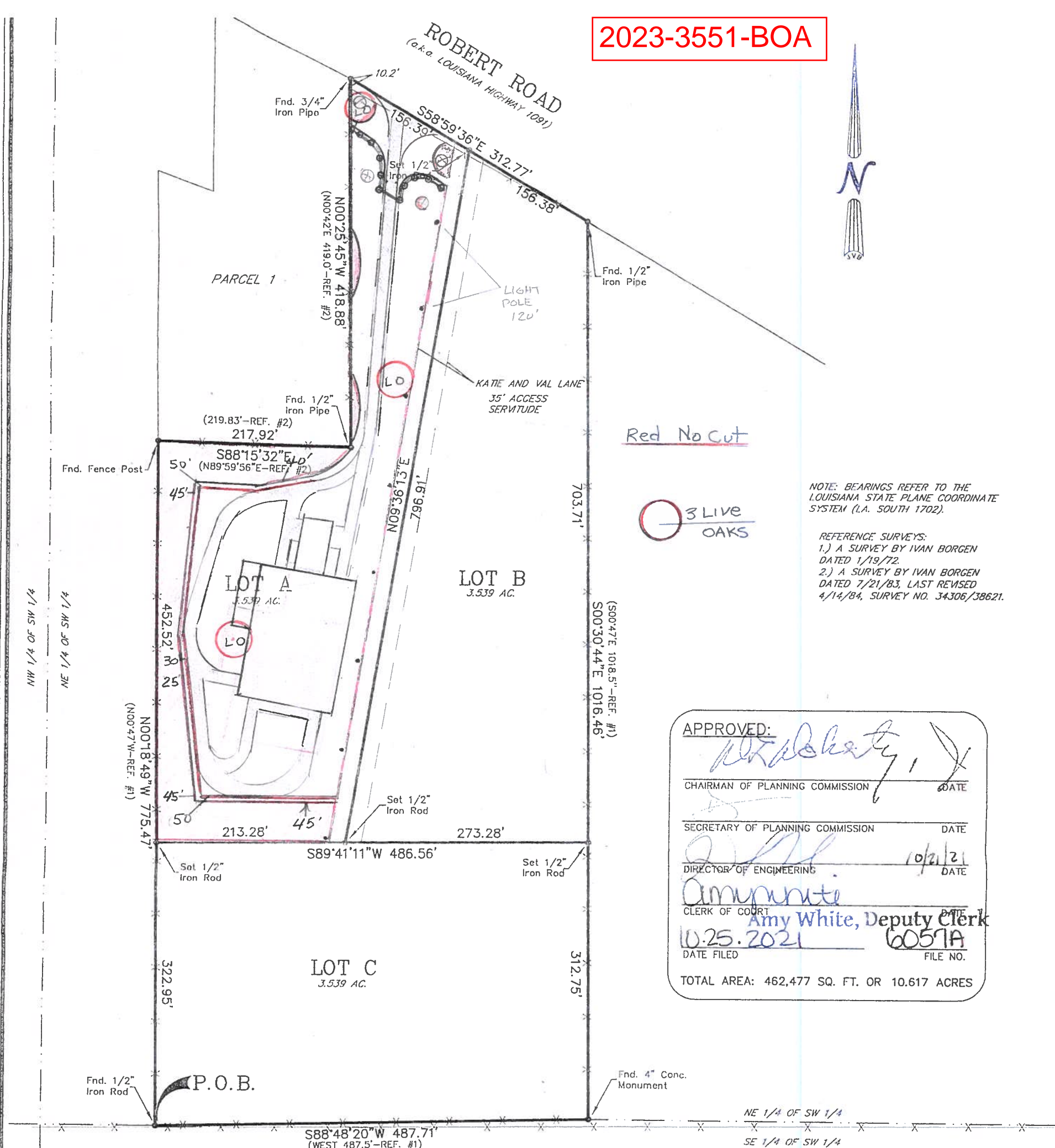
2023-3551-BOA

MICHAEL B. COOPER
PARISH PRESIDENT**PLANNING & DEVELOPMENT****Ross Liner**
Director

The site is encumbered with an existing 35' access servitude, 17'6" of which runs along the property's eastern property line. Additionally, the application of the required buffers to the front of the property would prohibit its development due to the site's configuration. The reason for the request is to protect the existing live oak located along the western side of the proposed residence and to allow for a wider turning radius to accommodate larger vehicles within the home's garage.

Should the Board be in favor of the amended waivers, it should be subject to preserving the three existing live oak trees located on the property.





APPROVED:

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

DATE FILED

TOTAL AREA: 462,477 SQ. FT. OR 10.617 ACRES

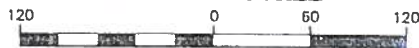
NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (L.A. SOUTH 1702).

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 *[Signature]* 10/21/21 DATE
 CLERK OF COURT *[Signature]*
 DATE FILED 10-25-2021 FILE NO. 60571A

GRAPHIC SCALE



(IN FEET)
 1 INCH = 120 FEET

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 4/21/99
 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

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

DRAWN BY:

JDL

CHECKED BY:

RMK

SCALE:

1" = 120'

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

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
 REG. NO. 1796
 SEAN M. BURKES
 LA REG. NO. 4785



BOA STAFF REPORT
2023-3539-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

Location: on the east and south sides of Oak Harbor Boulevard, north of the I-10 service road, Slidell, Louisiana, Ward 9, District 12

Applicant: Rouses Enterprises, LLC – Manuel Naredo

Representative: Duplantis Design Group – Ashley Ruh, PE

Posted: October 19, 2023

Date of Report: October 23, 2023

Initial Hearing Date: November 1st, 2023



Variance(s) Requested:

Relocate the required street buffers and associated landscaping to the interior of the drive isles on certain parcels and the elimination of the required landscape buffers and the associated landscaping on a certain parcel.

Zoning of Property: PUD Planned
Unit Development Overlay

FINDINGS

A Consent Judgement was filed by the 22nd Judicial District Court in 2004 which requires the subject property to be compliant with the 1987 St Tammany Parish Land Use Regulation Zoning Ordinance No. 523 (Docket No. 97-11083). The petitioned property is the subject of a potential minor subdivision request which would create individual parcels out of a larger development site.

Per Section 5.1604(3)(a), commercial uses must provide a 15' deep street planting area which shall contain a minimum of one Class A tree every 20 linear feet of building site frontage or fraction thereof.

Additionally, per Sec. 5.1604(4), a minimum side and/or rear yard planting area depth of 5' for the first 100' of lot depth of width or fraction thereof; and 1 additional foot for each additional 20' of lot depth or width or fraction thereof shall be required. One Class B tree is required within the side and rear yard planting area for each 30' of frontage. The side yard planting area depth need not exceed 15 feet and the rear yard planting area depth need not exceed 25 feet.



BOA STAFF REPORT
2023-3539-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The applicant is requesting a variance to relocate certain required street and side buffers and associated required landscaping to allow a more cohesive site design. Specifically, the applicant is requesting the following:

Outlot #1

- Northern side property line – Reduction of the required 13’ side yard buffer to 10’ and a relocation of the total buffer and plantings to the north side of the property line along the common drive isle.
- Eastern side property line – Reduction of the required 10.5’ side yard buffer to 10’ and a relocation of the total buffer and plantings to the northeastern side of the property line along the common drive isle.

Outlot #2

- Southern rear property line - Reduction of the required 15’ rear yard buffer to 10’ and a relocation of the total buffer and plantings to the north side of the property line along the common drive isle.
- Eastern side property line – Reduction of the required 15’ side yard buffer to 10’ and a relocation of the total buffer and plantings to the east side of the property line along the common drive isle.

Outlot # 3

- Western side property line – Reduction of the required 16’ side yard buffer to 10’ and the relocation of the total buffer and plantings to the west side of the property line along the common drive isle.
- Eastern side property line – Relocation of the total buffer and plantings to the east side of the property line along the common drive isle. (5 ft. required)
- Southern rear property line - Relocation of the total buffer and plantings to the north side of the property line along the common drive isle. (10 ft. required)

Grocery Tract 7.10-acres

- Western side property line –
 - Reduction of the required 15’ side yard buffer to 10’ along the northwest portion of the property.
 - Elimination of the required 15’ side yard buffer and associated plantings to 0’ along the southwest portion of the property
- Northern side property line – Elimination of the required 15’ side yard buffer and associated plantings to 0’ along the northern property line.
- Eastern side property line – Reduction of the required 15’ side yard buffer to 10’



BOA STAFF REPORT
2023-3539-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

A majority of the requested variances agree with today's Unified Development Code planting standards which require 10' side and rear buffers where a commercial property abuts another commercial property. In addition, the applicant is seeking to mitigate the elimination of the buffer requirements along the common drive isles within the vehicular use areas through the addition of larger endcaps and median row plantings. Staff has concluded that the suggested plan meets the intent of the current buffer and landscaping regulations while allowing the individual parcel configurations to function as a single development site.





- 1 GALLERIA BLVD, SUITE 1506
METAIRIE, LA 70001
- 504.434.6565
- WWW.DDGPC.COM

2023-3539-BOA

AUGUST 29, 2023

ROUSES 89 - OAK HARBOR BLVD. SLIDELL, LA

DDG PROJECT # 21-904

To whom it may concern,

DDG, on behalf of Rouse's Market, is requesting a variance to the St. Tammany code for a reduction of building setbacks and landscape buffers on the proposed development along Oak Harbor Boulevard in Slidell, Louisiana.

The variance is warranted, as it is common in overall shopping center developments to have internal property lines along the driveways with shared access agreements/cross access servitudes with the proposed out lots. The out lots will not have access to the main highway, with the only access to these lots being through the proposed grocery and retail lots. By having the property lines through the roadway, the other lots are sharing in the common maintenance of the roadway, drainage, etc. for the overall site. In addition, landscape buffers on the out lots will be relocated to the outside of the roadway adjacent to the property line.

Sincerely,

Ashley Ruh, PE
Project Manager
Duplantis Design Group



TREE CHART					
	TYPE	DRIP LINE		TYPE	DRIP LINE
T1	OAK TREE	10'	T16	18" OAK TREE	18'
T2	15" OAK TREE	15'	T17	10" PINE TREE	10'
T3	15" OAK TREE	15'	T18	15" PINE TREE	10'
T4	30" OAK TREE	25'	T19	12" PINE TREE	10'
T5	24" OAK TREE	16'	T20	10" PINE TREE	10'
T6	24" OAK TREE	20'	T21	15" PINE TREE	10'
T7	24" OAK TREE	20'	T22	18" PINE TREE	10'
T8	30" OAK TREE	25'	T23	12" PINE TREE	10'
T9	30" OAK TREE	22'	T24	10" PINE TREE	10'
T10	30" OAK TREE	20'	T25	TREE	10'
T11	30" OAK TREE	20'	T26	CLUSTER OF TREES	
T12	18" OAK TREE	20'			
T13	36" OAK TREE	22'			
T14	36" OAK TREE	30'			
T15	24" OAK TREE	25'			

SURVEY REFERENCE

- A MINOR SUBDIVISION OF REMAINDER OF OAK HARBOR COMMERCIAL PARCEL 13-1 INTO PARCELS 13-1-A 13-2-B AND 13-4 OAK HARBOR PARCEL BY DAVID B. FAZEKAS, R.L.S. DATED APRIL 30, 2013.
- RESUBDIVISION OF PARCEL 13 INTO PARCEL 13-1, 13-2 & 13-3, OAK HARBOR COMMERCIAL BY W/E PROFESSIONAL SURVEYS DATED DECEMBER 23, 1998. LAST REVISED JANUARY 20, 1999.
- SURVEY OF PARCEL 13, OAK HARBOR COMMERCIAL BY W/E PROFESSIONAL SURVEYS DATED APRIL 20, 1944. LAST REVISED AUGUST 22, 1994..

BASIS OF BEARING

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G NETWORK SOLUTION ON 01-11-2022 NAVD 88/NAD 83 GEOID 12A.

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY.
THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

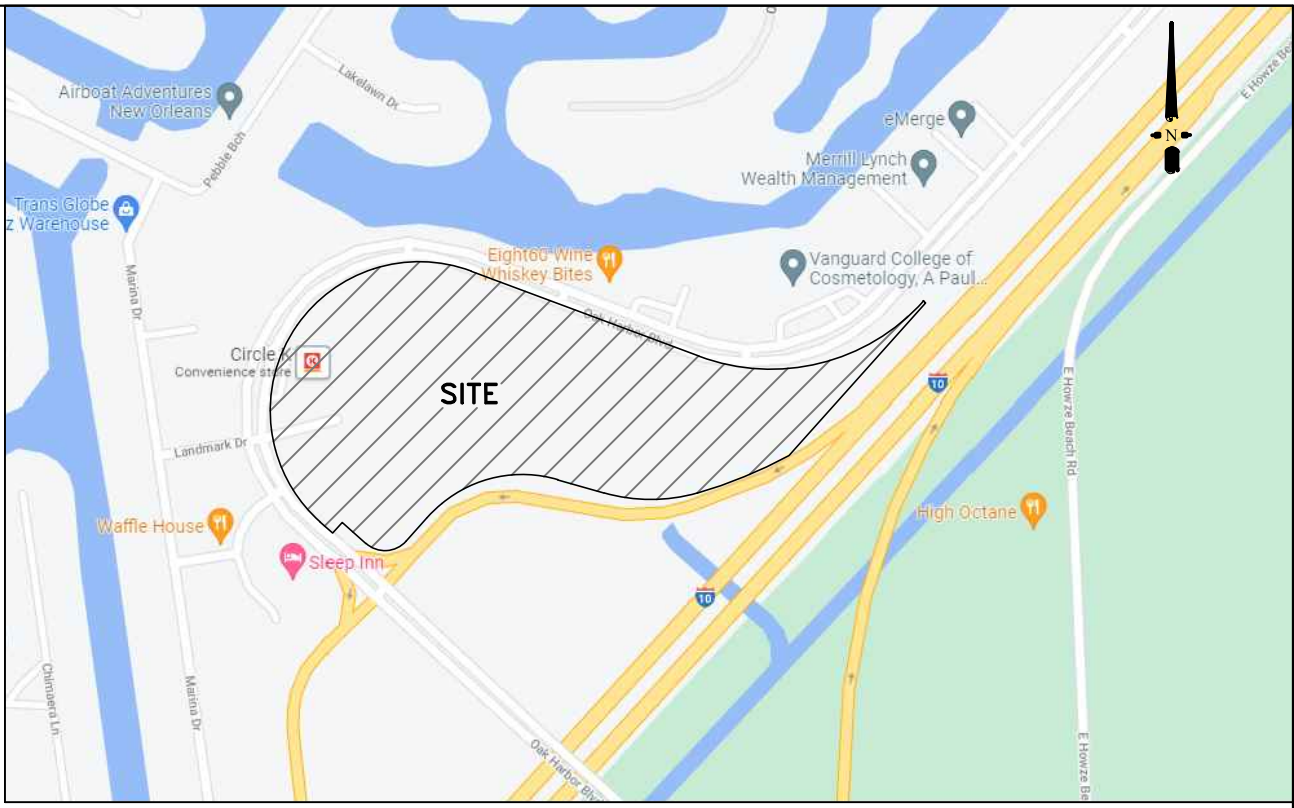
ELEVATION NOTES

- ELEVATIONS ARE SHOWN IN NAVD 88. ELEVATIONS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G SOLUTION 01-11-2022 NAVD 88 GEOID 12A.
- TBM #1: CUT ON CONCRETE LIGHT POLE AT RIGHT SIDE ENTRANCE TO PRIVATE ACCESS SERVITUDE.
ELEVATION = 8.00'

TBM #2: CUT ON LOT FACE CONCRETE LIGHT POLE MEDIAN AT LEFT FACE CORNER LOT 13-4.
ELEVATION = 8.00'

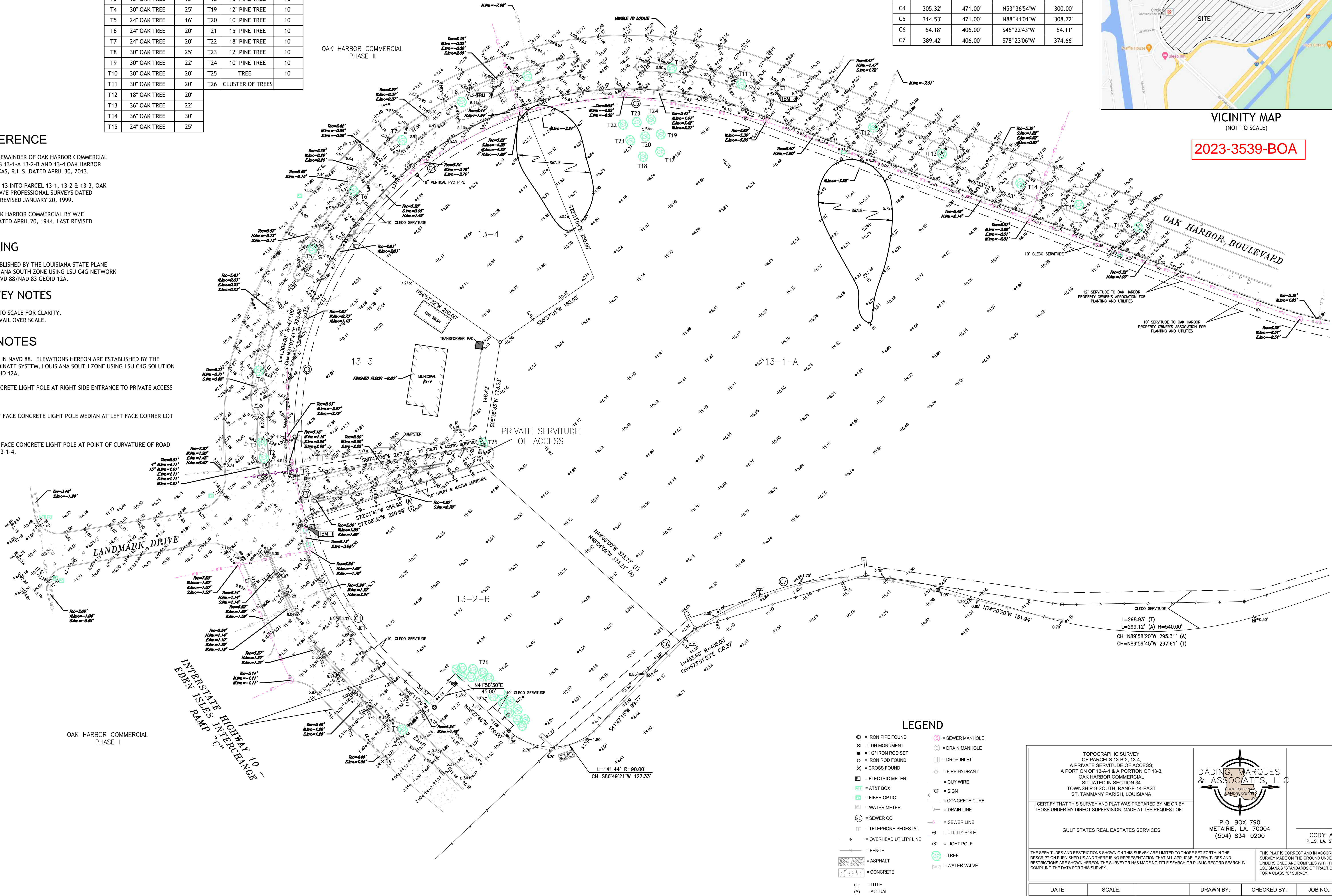
TBM#3: CUT ON LOT FACE CONCRETE LIGHT POLE AT POINT OF CURVATURE OF ROAD ALONG PARCEL 13-1-4.
ELEVATION = 8.00'

CURVE DATA				
	LENGTH	RADIUS	CHORD	DISTANCE
C1	270.09'	471.00'	N31°45'47"W	266.41'
C2	65.19'	471.00'	N11°22'13"W	65.13'
C3	348.96'	471.00'	N13°49'10"W	341.04'
C4	305.32'	471.00'	N53°36'54"W	300.00'
C5	314.53'	471.00'	N88°41'01"W	308.72'
C6	64.18'	406.00'	S46°22'43"W	64.11'
C7	389.42'	406.00'	S78°23'06"W	374.66'



VICINITY MAP
(NOT TO SCALE)

2023-3539-BOA



LEGEND

- = IRON PIPE FOUND
- = LOH MONUMENT
- = 1/2" IRON ROD SET
- = IRON ROD FOUND
- = CROSS FOUND
- = ELECTRIC METER
- = AT&T BOX
- = FIBER OPTIC
- = WATER METER
- = SEWER CO
- = TELEPHONE PEDESTAL
- = OVERHEAD UTILITY LINE
- = FENCE
- = ASPHALT
- = CONCRETE
- = SEWER MANHOLE
- = DRAIN MANHOLE
- = DROP INLET
- = FIRE HYDRANT
- = GUY WIRE
- = SIGN
- = CONCRETE CURB
- = DRAIN LINE
- = SEWER LINE
- = UTILITY POLE
- = LIGHT POLE
- = TREE
- = WATER VALVE
- (T) = TITLE
- (A) = ACTUAL

TOPOGRAPHIC SURVEY OF PARCELS 13-B-2, 13-4, A PORTION OF 13-A-1 & A PORTION OF 13-3, OAK HARBOR COMMERCIAL SITUATED IN SECTION 34 TOWNSHIP-9-SOUTH, RANGE-14-EAST ST. TAMMANY PARISH, LOUISIANA		 DADING, MARQUES & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYORS		CODY A. DIMARCO P.L.S. LA. ST. REG. NO. 5049	
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:		GULF STATES REAL ESTATES SERVICES			
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
01-11-2022	1" = 60'	J.R.	C.A.D.	61341	1 OF 1

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE
DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND
RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN
COMPLYING THE DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE
UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF
LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS
FOR A CLASS "C" SURVEY.

2023-3539-BOA

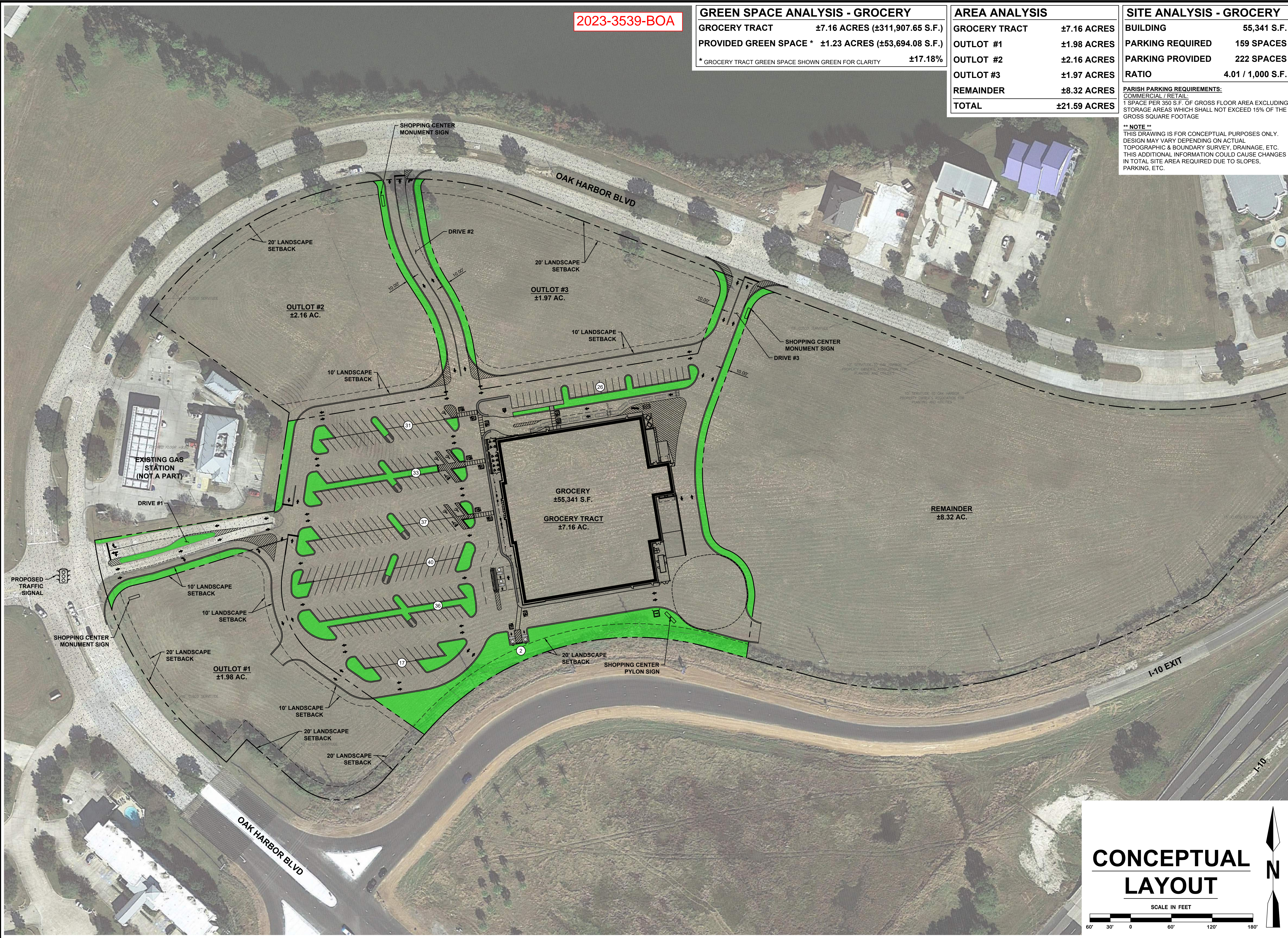
GREEN SPACE ANALYSIS - GROCERY		
GROCERY TRACT	±7.16 ACRES (±311,907.65 S.F.)	
PROVIDED GREEN SPACE *	±1.23 ACRES (±53,694.08 S.F.)	
* GROCERY TRACT GREEN SPACE SHOWN GREEN FOR CLARITY		±17.18%

AREA ANALYSIS	
GROCERY TRACT	±7.16 ACRES
OUTLOT #1	±1.98 ACRES
OUTLOT #2	±2.16 ACRES
OUTLOT #3	±1.97 ACRES
REMAINDER	±8.32 ACRES
TOTAL	±21.59 ACRES

SITE ANALYSIS - GROCERY	
BUILDING	55,341 S.F.
PARKING REQUIRED	159 SPACES
PARKING PROVIDED	222 SPACES
RATIO	4.01 / 1,000 S.F.

PARISH PARKING REQUIREMENTS:
COMMERCIAL / RETAIL
1 SPACE PER 350 S.F. OF GROSS FLOOR AREA EXCLUDING STORAGE AREAS WHICH SHALL NOT EXCEED 15% OF THE GROSS SQUARE FOOTAGE

**** NOTE ****
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.



PROPOSED GROCERY & RETAIL

SLIDELL, LOUISIANA
ST. TAMMANY PARISH

DDG
314 EAST BAYOU ROAD | THIBODAUX, LA
985.447.0090

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 21-904
ISSUED FOR REVIEW
09-20-2023

CHECKED
DRAWN BY
MPR
GJP
SHEET

P-14

SITE ANALYSIS - OUTLOT #1	
BUILDING	4,400 S.F.
PARKING REQUIRED	27 SPACES
PARKING PROVIDED	42 SPACES
RATIO	9.55 / 1,000 S.F.

SITE ANALYSIS - OUTLOT #3	
BUILDING	9,900 S.F.
PARKING REQUIRED	71 SPACES
PARKING PROVIDED	88 SPACES
RATIO	8.89 / 1,000 S.F.

* ASSUME RESTAURANT 36 OCCUPANTS + 5 EMPLOYEES
** ASSUME RESTAURANT 90 OCCUPANTS + 15 EMPLOYEES, DRIVE-THRU 30 OCCUPANTS + 5 EMPLOYEES

PARISH PARKING REQUIREMENTS:
COMMERCIAL / RETAIL:
1 SPACE PER 350 S.F. OF GROSS FLOOR AREA EXCLUDING STORAGE AREAS WHICH SHALL NOT EXCEED 15% OF THE GROSS SQUARE FOOTAGE
RESTAURANT:
1 SPACE PER EVERY 3 OCCUPANTS AT MAXIMUM OCCUPANCY AS ESTABLISHED BY THE STATE FIRE MARSHALL + 1 SPACE PER EACH EMPLOYEE AT MAXIMUM SHIFT
**** NOTE ****
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

PROPOSED GROCERY & RETAIL

SLIDELL, LOUISIANA
ST. TAMMANY PARISH



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 21-904
ISSUED FOR REVIEW
09-20-2023

CHECKED
DRAWN BY MPR
GJP
SHEET

P-14 EX-2





BOA STAFF REPORT

2023-3587-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

Location: 36332 Lawrence Street, Slidell, Louisiana, Ward 9, District 14

Applicant & Representative: Melvin G. Ramos Munoz & Karen Morales

Date of Report: October 23, 2023

Initial Hearing Date: November 1st, 2023

Posted: October 19, 2023



Variance(s) Requested:

Request by an applicant to reduce the required 25 ft. front yard setback to 15 feet.

Zoning of Property:

A-4 Single Family Residential

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.

The objective of the request is to allow for an addition of 10'- 5 1/4" X 36' 1 1/2" or approximately 376 square feet to an existing single-family residence. The addition is proposed to be located 15' - 2" from the front property line, which is the current setback for the existing single family residence. A potential hardship to take into consideration is the depth of property which is only 75 foot deep.



BOA STAFF REPORT
2023-3587-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

While it may be possible to meet the required 25-foot front yard setback, it would require a reconfiguration of the site plan and the interior plan, or a reduction of size of the proposed addition. Also, relocating the proposed addition towards the rear of the property would require a variance request to reduce the rear yard setback and would leave approximately 2 feet between the addition and the existing pump house.

7-BOA

SIGRID

A-3

PRIVATE

12W

12E

LAWRENCE

A-4

HERMINA

ERIC

EMILE

JOEPPER

URILDA

A-2

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

JOEPPER

A-2

EMILE

A-4

HERMINA

URILDA

ERIC

This aerial map displays a residential neighborhood with property boundaries delineated by red lines. A specific property, located at the intersection of Joepper and Lawrence streets, is highlighted with a blue border. The map includes several labels for streets and property names. The streets shown are SIGRID, JOEPPER, EMILE, LAWRENCE, HERMINA, URILDA, and ERIC. Property names include A-2, A-3, and A-4. Highway markers for 12W and 12E are also visible. The map shows a mix of residential buildings, trees, and open land.

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7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

A-4

HERMINA

JOEPPER

A-2

EMILE

URILDA

ERIC

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

JOEPPER

A-2

EMILE

A-4

HERMINA

URILDA

ERIC

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

JOEPPER

A-2

EMILE

A-4

HERMINA

ERIC

URILDA

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

JOEPPER

A-2

EMILE

A-4

HERMINA

ERIC

URILDA

7-BOA

SIGRID

A-3

PRIVATE

12W

12E

LAWRENCE

A-4

HERMINA

JOEPPER

A-2

EMILE

URILDA

ERIC

This aerial map displays a residential neighborhood with property boundaries delineated by red lines. A specific property, located at the intersection of Joepper and Lawrence streets, is highlighted with a blue border. The map includes several labels for streets and property names. The streets shown are SIGRID, JOEPPER, EMILE, LAWRENCE, HERMINA, URILDA, and ERIC. Property names include A-2, A-3, and A-4. Highway markers for 12W and 12E are also visible. The map shows a mix of residential buildings, trees, and open land.

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

A-4

HERMINA

JOEPPER

A-2

EMILE

URILDA

ERIC

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

A-4

HERMINA

JOEPPER

A-2

EMILE

URILDA

ERIC

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

JOEPPER

A-2

EMILE

A-4

HERMINA

URILDA

ERIC

This aerial map displays a residential neighborhood with property boundaries delineated by red lines. A specific property, located at the intersection of Joepper and Lawrence streets, is highlighted with a blue border. The map includes several labels for streets and property names. The streets shown are SIGRID, JOEPPER, EMILE, LAWRENCE, HERMINA, URILDA, and ERIC. Property names include A-2, A-3, and A-4. Highway markers for 12W and 12E are also visible. The map shows a mix of residential buildings, trees, and open land.

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

A-4

HERMINA

ERIC

EMILE

JOEPPER

URILDA

A-2

7-BOA

SIGRID

PRIVATE

A-3

12W

12E

LAWRENCE

A-4

HERMINA

ERIC

EMILE

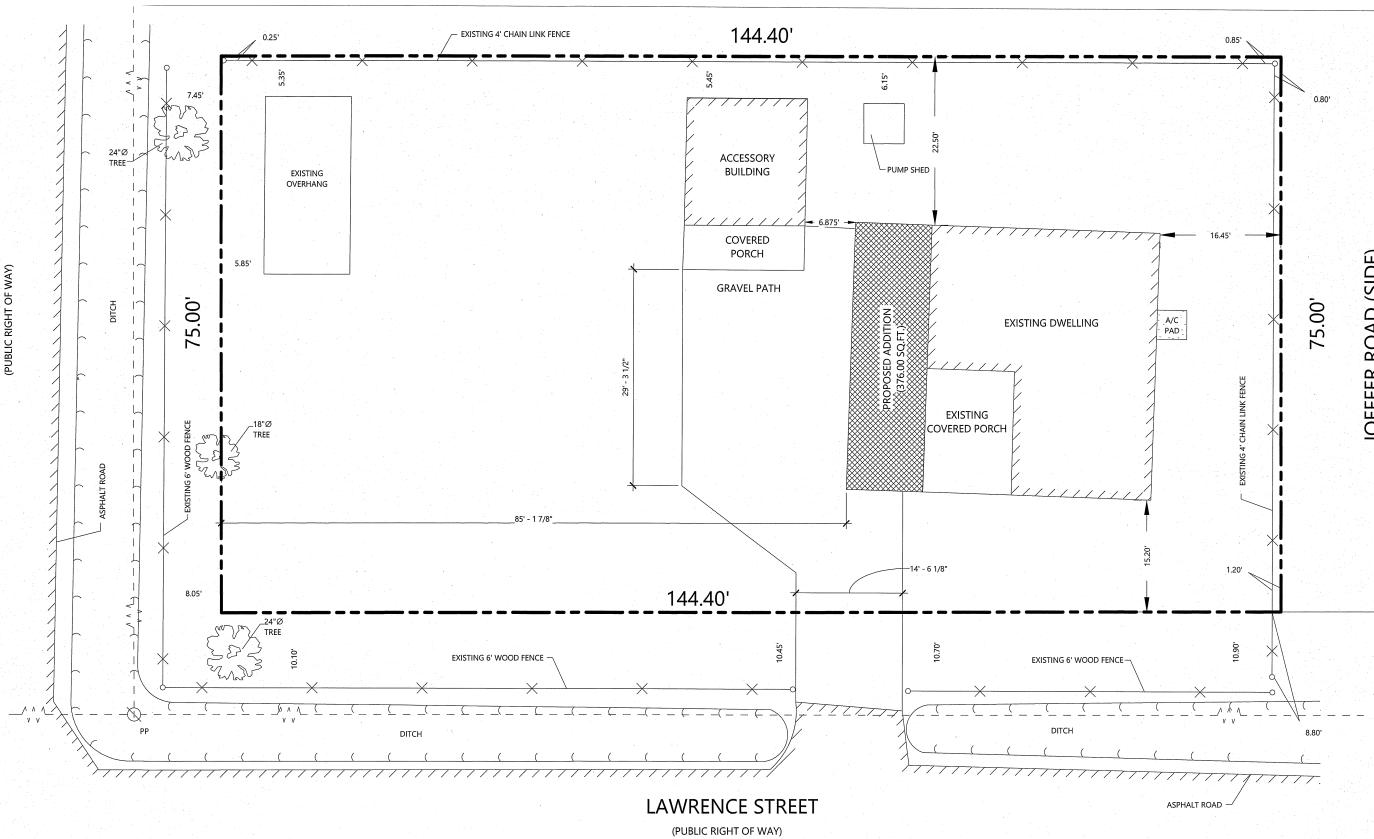
JOEPPER

URILDA

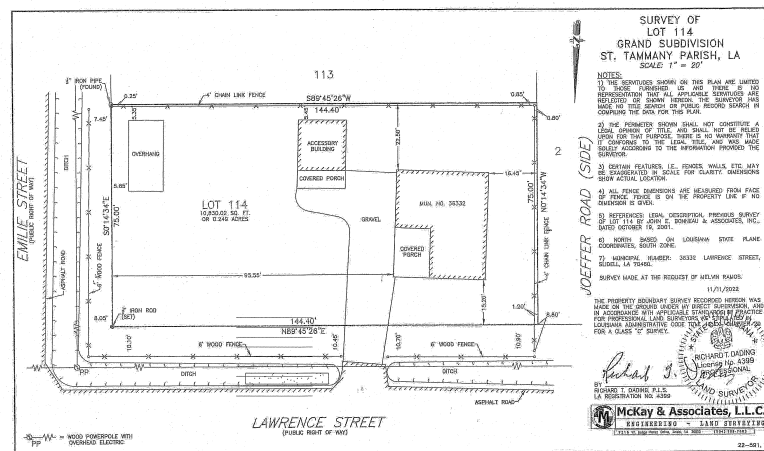
A-2

EMILIE STREET

(PUBLIC RIGHT OF WAY)



1. PROPOSED SITE PLAN
1/8" = 1'-0"

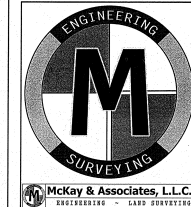


SURVEY OF
LOT 114
GRAND SUBDIVISION
ST. TAMMANY PARISH, LA
SCALE: 1" = 20'

NOTES:
1. THE INFORMATION SHOWN ON THIS PLAN ARE LIMITED TO THE DATA FURNISHED TO AND USED BY THE SURVEYOR. THE SURVEYOR HAS NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA FURNISHED TO HIM OR HER.
2. THE PROPERTY OWNER SHALL NOT CONSIDER A CLAIM OF TITLE OR RIGHT OF EASE OR ANY OTHER RIGHT OR INTEREST IN THE PROPERTY OR ANY PART THEREOF AS A BASIS FOR THE SURVEY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA FURNISHED TO HIM OR HER.
3. THE PROPERTY OWNER SHALL NOT CONSIDER A CLAIM OF TITLE OR RIGHT OF EASE OR ANY OTHER RIGHT OR INTEREST IN THE PROPERTY OR ANY PART THEREOF AS A BASIS FOR THE SURVEY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA FURNISHED TO HIM OR HER.
4. THE PROPERTY OWNER SHALL NOT CONSIDER A CLAIM OF TITLE OR RIGHT OF EASE OR ANY OTHER RIGHT OR INTEREST IN THE PROPERTY OR ANY PART THEREOF AS A BASIS FOR THE SURVEY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA FURNISHED TO HIM OR HER.
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10. THE PROPERTY OWNER SHALL NOT CONSIDER A CLAIM OF TITLE OR RIGHT OF EASE OR ANY OTHER RIGHT OR INTEREST IN THE PROPERTY OR ANY PART THEREOF AS A BASIS FOR THE SURVEY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA FURNISHED TO HIM OR HER.

11/17/2022
THE PROPERTY BOUNDARY SURVEY REPORTED HEREON WAS MADE ON THE GROUNDS UNDER THE DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION. THE SURVEYOR HAS NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA FURNISHED TO HIM OR HER.

BY: *Richard J. O'Garra*
RICHARD J. O'GARRA
REGISTERED PROFESSIONAL SURVEYOR
NO. 4399
STATE OF LOUISIANA
McKay & Associates, L.L.C.
ENGINEERING - LAND SURVEYING
10115 N. 10TH AVE., SUITE 100, NEW ORLEANS, LA 70132
22-591, 01



Notes:
1. SITE PLAN OF LOT 114, GRAND SUBDIVISION, ST. TAMMANY PARISH, LA.
2. SETBACK REQUIREMENTS (ZONE: A-4)
2.1. FRONT = EXISTING
2.2. SIDE = 10'
2.3. CORNER = N/A
2.4. REAR = EXISTING
3. BASED ON A SURVEY BY MCKAY & ASSOCIATES, DATED: NOVEMBER 11, 2022

WINDOW OR BALCONY LOCATED IN REAR BEING SERVED BY ROOMS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1 1/4" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT THEREON PROVIDED.

NOTE: ALL QUANTITIES ARE ESTIMATED. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE.

Owner	
MELVIN RAMOS	
Location	
ADDITION 36332 LAWRENCE ST., SLIDELL, LA 70460	
Plan Issue Date	
4/27/2023	
Sheet Name	
SITE PLAN	
Checked By	Sheet Number
C.M.	0.1
C.G.	
Project Number	
22-591	

REV.	DATE	REVISED	ISSUED BY

AREA	
NAME	AREA (SQ.FT.)
EXISTING	1123 SF
ADDITION	292 SF
COVERED FRONT PORCH	84 SF
GRAND TOTAL:	1500 SF

- AREA NOTES
- AREA DESIGNATED LIVING IS AREA UNDER ROOF.
 - ALL EXISTING AREAS ARE APPROXIMATE.

WINDOW SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	QTY	
AA	Window-Double-Hung: 36" x 60"	3' - 0"	5' - 0"	7' - 0"	6	
ZZ	<varies>	<varies>	<varies>	7' - 0"	5	

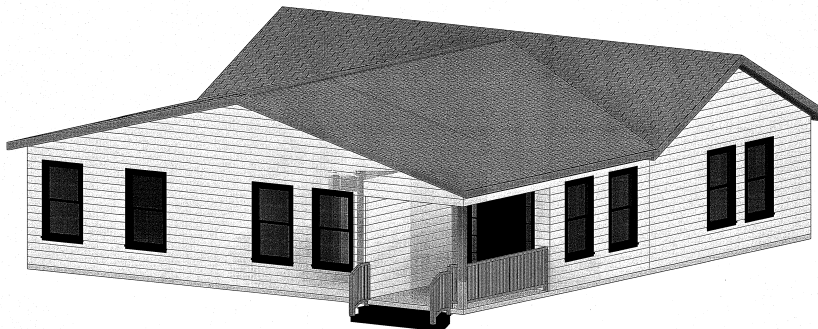
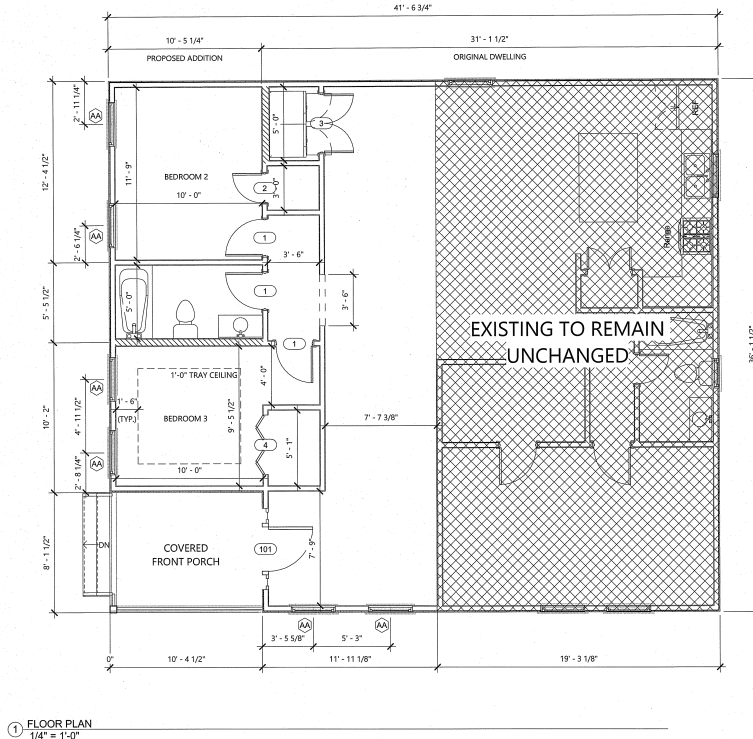
- WINDOW NOTES
- WINDOWS SELECTED BY OWNER. CONTRACTOR SHALL CONSULT WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
 - WINDOWS MUST MEET THE SAFETY GLAZING / TEMPERED GLAZING REQUIREMENTS PER THE IRC 2021, SECTION 308.
 - WINDOWS MUST MEET THE EGRESS REQUIREMENTS PER THE IRC 2021, SECTION 310.2.
 - WINDOWS INSTALLED IN BATH / SHOWER ENCLOSURES TO BE IN ACCORDANCE WITH THE IRC 2021, SECTION 308.4.5.
 - WINDOW ENERGY PERFORMANCE RATING: U-FACTOR = 0.35; SOLAR HEAT GAIN COEFFICIENT = 0.35.
 - WINDOW FLASHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - WINDOWS WITHIN 2' OF DOOR SHALL BE TEMPERED.
 - WINDOWS WITH 9 S.F. OF PANE OR LARGER WITHIN 18" FROM THE FLOOR WITH A WALKING SURFACE WITHIN 36" SHALL BE TEMPERED.
 - WINDOWS MUST MEET THE GLAZING REQUIREMENTS PER THE IRC 2021, SECTION 301.2.1.2.
 - WINDOWS NOT TAGGED ON FLOOR PLAN ARE TAGGED ON ELEVATIONS.
 - ALL WINDOWS NOT TAGGED ARE EXISTING AND ARE TO REMAIN UNCHANGED.
 - ROW "72" INDICATES EXISTING WINDOWS AND ARE FOR VISUAL PURPOSES ONLY. SIZE, LOCATION, AND COUNT TO FIELD VERIFY.
 - SOME EXISTING WINDOWS TO BE RELOCATED AS PER PLAN.

DOOR SCHEDULE		
NUM	TYPE	QTY
1	Door-Interior-Single-2-Panel-Wood: 30" x 80"	3
2	Door-Interior-Single-2-Panel-Wood: 24" x 80"	1
3	Double-4-Panel-Wood: 48" x 80"	1
4	Blld-4 Panel: 1.48"x80"	1
100	<varies>	4
101	Relocated Existing Front Door: 36" x 84"	1

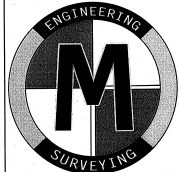
- DOORS NOTES
- DOORS SELECTED BY OWNER. CONTRACTOR SHALL CONSULT WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
 - DOORS MUST MEET THE SAFETY GLAZING / TEMPERED GLAZING REQUIREMENTS PER THE IRC 2021, SECTION 308.
 - DOOR FLASHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL DOORS NOT TAGGED ARE EXISTING AND ARE TO BE REMAINED UNCHANGED.
 - ROW "100" INDICATES EXISTING DOORS AND ARE FOR VISUAL PURPOSES ONLY. SIZE, LOCATION, AND COUNT TO BE VERIFIED.
 - SOME EXISTING DOOR TO BE RELOCATED AS PER PLAN.

- FLASHING NOTES
- WINDOW FLASHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - DOOR FLASHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - FLASHING SHALL BE INSTALLED ALONG ROOF LINE AT ALL CHIMNEY INTERFACES IF APPLICABLE.

* CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS *



2 3D MODEL



McKay & Associates, L.L.C.
1111 E. 11th St., Suite 100, Tulsa, OK 74103
Phone: (918) 438-1111 Fax: (918) 438-1112

- Notes
- CODE:**
 - DESIGN WIND SPEED = 140 MPH
 - 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE
 - INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600)
 - CONTRACTOR:**
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND SET-UP OF THE STRUCTURE, INCLUDING VERIFYING ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, THE BRACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
 - UTILITIES:**
 - MUST BE CONNECTED IN ACCORDANCE WITH APPLICABLE AND LOCAL SPECIFICATIONS
 - DRAINAGE NOTES:**
 - PLUMBING SHALL CONFORM WITH ALL BUILDING CODES THAT ARE APPLICABLE.
 - ALL PLUMBING VENTS, A/C FLUE AND WATER HEATER FLUE ROOF PENETRATIONS ARE TO BE INSTALLED SUCH THAT THEY OCCUR ON THE REAR OF ROOF AREAS AND ARE ALSO PAINTED A COLOR TO MATCH THE ROOF.
 - ATTIC:**
 - ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS.
 - 1 SQ. IN. PER 1 SQ. FOOT OF ATTIC SPACE FOR VENTILATION.
 - ATTIC ACCESS TO BE LOCATED IN HALL.
 - SIMPSON HANGERS REQUIRED FOR T-JOINT CEILING JOIST CONNECTIONS SUCH AS ATTIC ACCESS.

WIND BORNE DEBRIS PROTECTION
WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WIND STRUCTURAL RAKES WITH A MIN. THICKNESS OF 1/8" AND A MAX. SPAN OF 8 FEET SHALL BE PROVIDED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. RAKES SHALL BE PRESS FIT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

NOTE: ALL QUANTITIES ARE ESTIMATED. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE.

Owner

MELVIN RAMOS

Location

ADDITION
36332 LAWRENCE ST.,
SLIDELL, LA 70460

Plan Issue Date

4/27/2023

Sheet Name

PROJECT INFO & FLOOR
PLAN

Checked By

Sheet Number

C.M.

Drawn By

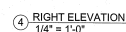
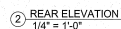
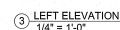
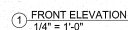
C.G.

Project Number

22-591

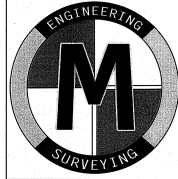


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REV.	DATE	REVISED	ISSUED

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C.M.	0.3
Drawn By	
C.G.	
Project Number 22-59	



McKay & Associates, L.L.C.
REGISTERED - LAND SURVEYOR
10175 E. 10th Ave. Suite 100, Aurora, CO 80015

Notes

- ATTIC:
 - ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS.
 - 1 SQ. IN. PER 1 SQ. FOOT OF ATTIC SPACE FOR VENTILATION.
 - ATTIC ACCESS TO BE LOCATED IN HALL.
 - SIMPSON HANGERS REQUIRED FOR ALL T-JOINTS CEILING JOISTS CONNECTIONS SUCH AS ATTIC ACCESS.
- ROOF NOTES:
 - BARGE RAFTERS AND LOOKOUTS SHALL BE THE SAME SIZE AS RAFTERS. LOOKOUTS SHALL BE PLACED AT 16" O.C. MAX.
 - RIDGES, HIPs, AND VALLEYS SHALL HAVE A MIN. DEPTH EQUAL TO OR GREATER THAN THE SLOPED DEPTH OF THE RAFTERS.
 - CONNECT RAFTERS TO HIPs AND VALLEYS WITH (7) 16D NAILS LATERAL SUPPORT SHALL BE PROVIDED FOR RAFTERS LARGER THAN 2"X8".
 - SUPPORT RAFTERS AS REQUIRED TO LIMIT RAFTER SPAN PER SHOWN NOTES WITH PURLINS OF EQUAL SIZE WITH 2"X8" BRACING AT 4 FT. MAX. O.C. NOT ALL PURLINS AND BRACING SHOWN.
 - CONSULT SHOWN NOTES ON SHEATHING THICKNESS AND FASTENERS.
 - ROOF UNDERLAYMENT AND ATTACHMENT SHALL MEET THE MIN. REQUIREMENTS OF THE APPROPRIATE BUILDING CODE.
 - ROOFING AND ATTACHMENT SHALL MEET THE MIN. REQUIREMENTS OF THE APPROPRIATE BUILDING CODE.

LEGEND

→	ROOF SLOPE
○	BRACE LOCATION
○→	BRACE LOCATION AND DIRECTION OF BRACE TO SUPPORT LOCATION BELOW
---	PURLIN OR ATTIC BEAM (ATTIC BEAM INDICATES BEAM SUPPORTED ABOVE CEILING JOISTS)
---	EXTERIOR WALL
---	INTERIOR WALL
###	SPECIFIED ATTIC BEAM (SEE ATTIC BEAM SCHEDULE)

HEAD BOARD CORNER PROTECTION

WINDOWS IN BUILDING LOCATED IN WIND Borne CORNER REGIONS SHALL HAVE GLAZED CORNER PROTECTION FROM WIND Borne CORNER. WOOD STRUCTURAL PANELS (UP TO MAX. THICKNESS OF 7/16" AND A MAX. SPAN OF 8 FEET) SHALL BE PERMITTED FOR CORNER PROTECTION. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HANGERS PROVIDED.

NOTE: ALL QUANTITIES ARE ESTIMATED. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN.

Owner:

MELVIN RAMOS

Location:

ADDITION
36332 LAWRENCE ST.,
SLIDELL, LA 70460

Plan Issue Date:

4/27/2023

Sheet Name:

FOUNDATION & FRAMING PLANS

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C.M.

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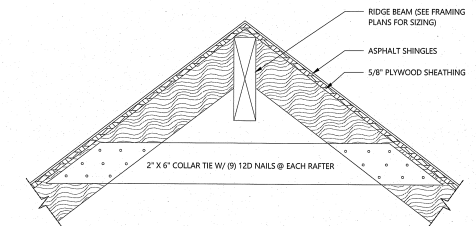
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Project Number:

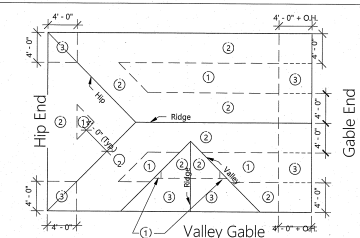
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- CONCRETE:
 - MINIMUM COMPRESSIVE STRENGTH 4000 PSI AT 28 DAYS.
 - PLACEMENT AND CURING SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, ACI 302.1R, AND ACI 318.
 - FORMWORK SHALL BE IN ACCORDANCE TO ACI 302.1.
 - A POLYETHYLENE MEMBRANE SHALL BE PLACED OVER THE SOIL GRADE MATERIAL TO REDUCE SLAB SUB-GRADE FRICTION.
- STEEL:
 - LAPPS, SPICES AND TIE LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACT MANUAL OF STANDARD PRACTICE, DETAILS, AND DETAILING OF CONCRETE REINFORCEMENT, ACI 318, ACI 315 AND IN ACCORDANCE WITH C.A.S.I. STANDARDS.
 - REINFORCING STEEL SHALL BE GRADE 60 BAR CONFORMING TO THE LATEST EDITION OF ASTM.
 - BAR REINFORCING SHALL BE IN ACCORDANCE TO ASTM-615.
 - WELDED WIRE REINFORCEMENT SHALL BE IN ACCORDANCE TO ASTM A-185.
- UNDERGROUND UTILITY NOTE:
 - THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS, WHERE FOUND. THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
 - UTILITIES MUST BE CONNECTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REQUIREMENTS.



7 RIDGE BEAM DETAIL
1 1/2" = 1'-0"



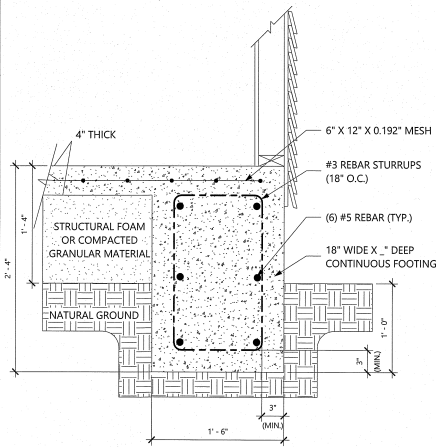
8 ROOF DIAPHRAGM
1/8" = 1'-0"

ZONE OR DIAPHRAGM	WOOD SPACING	INTERMEDIATE SPACING
1	6" O.C.	12" O.C.
2	6" O.C.	6" O.C.
3	4" O.C.	4" O.C.

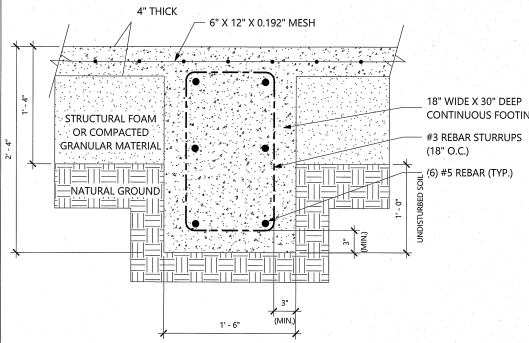
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EXISTING FOUNDATION
TO REMAIN UNCHANGED

1 FOUNDATION PLAN
1/4" = 1'-0"



4 EXTERIOR FOOTING DETAIL
1 1/2" = 1'-0"



5 INTERIOR FOOTING DETAIL
1 1/2" = 1'-0"

EXISTING CEILING FRAMING
TO REMAIN UNCHANGED

2 CEILING FRAMING PLAN
1/4" = 1'-0"

EXISTING ROOF FRAMING
TO REMAIN UNCHANGED

3 ROOF FRAMING PLAN
1/4" = 1'-0"

PLUMBING NOTES CONT.

- 1) ALL REVENTS TO BE ABOVE CEILING UNLESS SHOWN OTHERWISE.
- 2) RUN GAS PIPING JUST ABOVE CEILING UNLESS SHOWN OTHERWISE.
- 3) PLUMBING CONTRACTOR TO SEAL ALL FIXTURES TO WALL AND/OR FLOOR WITH SILICONE SEALANT.
- 4) ALL PLUMBING TO BE INSTALLED TO PREVENT CONTAMINATION OF WATER SUPPLY BY PROVIDING BACKFLOW PREVENTION IN SUPPLY LINES TO: DISHWASHER, SERVICE SINK, AND HOSE BIBS OR WHEREVER REQUIRED.
- 5) PLUMBING DRAWINGS ARE SCHEMATIC AND ARE INDICATIVE OF METHOD AND GENERAL ROUTING. WHERE JOB INTERFERENCES DEVELOP, AND IF THE GENERAL CONTRACTOR OBJECTS, THIS CONTRACTOR SHALL RELOCATE HIS PIPING, ETC. AS REQUIRED TO CLEAR DUCTWORK, CONDUIT, ETC. AT NO EXTRA COST TO THE OWNER.
- 6) FURNISH AND INSTALL APPROVED VACUUM BREAKERS AT ALL HOSE BIB FAUCETS.
- 7) AT EACH WATER SUPPLY TO HOT WATER HEATERS, FURNISH AND INSTALL A CHECK VALVE.
- 8) NO VENT STACK TO BE LOCATED WITHIN 10' OF FRESH AIR INTAKES.
- 9) WHERE REQUIRED BY LOCAL CODE, GAS REGULATORS SHALL BE VENTED TO EXTERIOR IN ACCORDANCE WITH CODE.
- 10) PROVIDE AND INSTALL MIXING VALVES AT ALL SINKS.
- 11) FACTORY INSTALLED INSULATION ON WATER HEATERS TO BE RATED R-12, MIN.
- 12) GAS RISERS TO ROOF TO BE OF SINGLE PIECE ASSEMBLY WITH NO JOINTS AND SLEEVED WHERE REQUIRED.
- 13) ALL PIPING AND PIPE TAKE-OFFS ARE SPACED FOR CLARITY. INSTALL HORIZONTAL RUNS ABOVE CEILING AS CLOSE TO ONE ANOTHER AS POSSIBLE.
- 14) GAS LINES TO EACH GAS-USING APPLIANCE OR ITEM OF EQUIPMENT SHALL CONTAIN AND ACCESS AND CUT-OFF VALVE.

PLUMBING GUIDELINES:

1) FOR DRAINAGE SYSTEMS BENEATH THE SLAB PVC DWV SCHED. 40S OR CAST IRON DRAINAGE WASTE SYSTEMS ARE ACCEPTABLE.

2) ALL FIXTURES REQUIRE TRAPS TO BLOCK SEWER GASES FROM ENTERING THE BUILDING. SOME FIXTURES ARE TRAPPED BELOW THE FLOOR LEVEL AND SOME ARE TRAPPED ABOVE THE FLOOR LEVEL.

A. BELOW FLOOR LEVEL:

BATH TUBS, SHOWERS, FLOOR DRAINS, WASHING MACHINES, AND DRAINS FOR CENTRAL AIR CONDITIONS, AND UNDER BAR ICE MAKERS.

B. ABOVE SLAB LEVEL:

SINKS, LAVATORIES, SOME WASHING MACHINES, DISHWASHERS, AND WATER COOLERS.

PLUMBING WATER SYSTEMS:

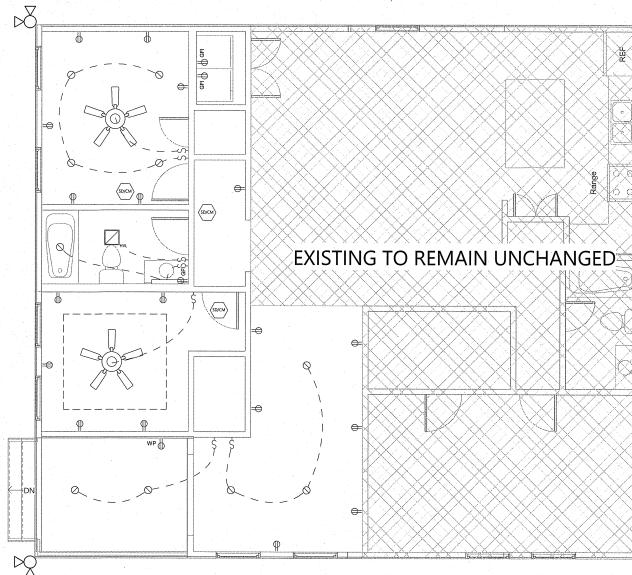
- 1) ALL WATER USED FOR HUMAN CONSUMPTION IS CALLED POTABLE WATER, AND MUST BE PIPED IN A MANNER TO PREVENT CONTAMINATION. ALL WATER LINES BENEATH THE CONCRETE SLAB MUST BE OF TYPE "L" OR "K" SEAMLESS COPPER TUBING. THE JOINTS MUST BE SOLDERED WITH LEAD FREE SOLDER.
- 2) THE PIPE MANIFOLD MUST BE MAINTAINED 3/4" IN DIAMETER UNTIL THE LAST FIXTURE IS TO BE FED. THIS SUPPLY LINE CAN BE 1/2" IN DIAMETER. ALL FIXTURES MUST HAVE CUT OFF VALVES. AIR CUSHIONS MUST BE INSTALLED TO PREVENT HARSH WATER HAMMERING TO HAPPEN WHEN FAUCETS ARE OPEN AND CLOSED.
- 3) SEWER VENTS ARE REQUIRED TO EXTEND ABOVE THE ROOF. THE NORMAL HEIGHT IS 9' ABOVE THE FINISH FLOOR. EXCEPT WHERE ANOTHER OCCUPIED AREA MAY HAVE A WINDOW, OR FRESH AIR INTAKE IN THE AREA, OR WHERE UNUSUAL WIND CURRENTS MAY CAUSE SEWER GAS PROBLEMS, IN THIS CASE THE VENTS MUST BE EXTENDED HIGHER.
- 4) SEWER DRAINS OUTSIDE OF THE BUILDING EXTENDING FROM THE BUILDING TO THE SEWER TREATMENT PLANT MAY BE OF 3034 PLASTIC DRAINPIPE.

PLUMBERS NOTES:

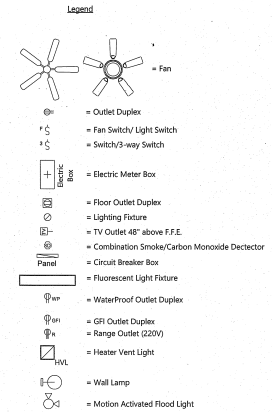
- WHERE PRACTICABLE, PLUMB HOSE BIBS & MAJOR WATER SERVICES IN PARALLEL.
- DO NOT PLACE ANY VENTS, STACKS, ETC. ON THE FRONT ELEVATION.
- SUPPLY GAS SERVICE TO:
 - HVAC UNITS
 - HOT WATER HEATER
 - COOKTOP
 - GRILL
 - GAS LAMPS
 - DRYER
- LOCATE FAUCET ON TUB IN MASTER BATH AS PER OWNER.
- PLUMBER TO VERIFY ALL DRAIN SIZES ARE UP TO CODE BEFORE CONSTRUCTION.
- PLUMBING SHALL CONFORM WITH ALL BUILDING CODES THAT ARE APPLICABLE WITH THE JOB.
- NO VENTS OR PIPES SHALL EXT. OR BE SEEN ON THE FRONT ELEVATION.
- HOT WATER HEATER & A/C SHALL DRAIN TO PLUMBING.
- PARISH APPROVED SEPTIC SYSTEM.

MECHANICAL NOTES:

1. DUCTWORK TO BE FLEX DUCT WITH 1-1/2" VAPORSEAL INSULATION WRAP.
 2. DUCTS ARE TO BE SUPPORTED WITH NON-ABRASIVE STRAPS SUSPENDED FROM RAFTERS AT 8'-0" ON CENTER AND HELD OFF OF CEILING JOISTS.
 3. RETURN AIR AND PLENUM DUCT TO BE INTERNALLY LINED WITH HIGH DENSITY FIBERGLASS.
 4. FLOAT SWITCH REQUIRED ON HVAC DRAIN PAN.
- HVAC DRAIN LINE AND P-TRAP TO BE INSULATED.



1. PROPOSED ELECTRICAL PLAN
1/4" = 1'-0"

**ELECTRICAL NOTES:**

1. ALL WORK AND MATERIALS SHALL CONFORM TO LATEST ADOPTED NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS REQUIREMENTS.
2. COORDINATE WITH UTILITY COMPANY AS REQUIRED. ELECTRICAL CONTRACTOR SHALL SIZE CIRCUITS, PANELS, ETC., AND PROVIDE ALL ACCESSORIES NECESSARY FOR A COMPLETED AND SAFE OPERATING SYSTEM.
3. ALL MATERIALS TO BE NEW AND U.L. APPROVED, WHERE REQUIRED. BRANCH CIRCUIT WIRING SHALL BE MIN. #12 AWG. WITH FULL GROUND TYPE NM-COPPER.
4. PROVIDE GROUND BARS, AS REQUIRED.
5. CONTRACTOR SHALL COORDINATE WITH MECHANICAL INSTALLATION LOCATION OF A/C COMPRESSOR DISCONNECT.
6. AFEI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS, ETC.
7. SMOKE DETECTORS: (A) SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE, IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, WITH A BATTERY BACKUP. (D) SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN AIR GRILLE OR ANY PADDOLE FAN BLADE. CARBON MONOXIDE DETECTORS REQUIRED OUTSIDE OF EACH BEDROOM.
8. KITCHEN: (A) ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. (B) THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.
9. BATHROOMS: (A) ALL RECEPTACLES SHALL BE GFI PROTECTED. (B) LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATION." (C) LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATION."
10. EXTERIOR RECEPTACLES SHALL ALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.
11. A RECEPTACLE (NOT SHOWN ON THE PLAN) WILL BE INSTALLED ON THE EXTERIOR WALL WITHIN 25 FEET OF THE AIR CONDITIONING EQUIPMENT.
12. ATTIC LIGHT AND RECEPTACLE REQUIRED (NOT SHOWN).
13. LIGHTING AND PLUMBING FIXTURES AS PER OWNER.

REV.	DATE	REVISED	ISSUED BY

**Notes****MECHANICAL NOTES:**

1. DUCTWORK TO BE FLEX DUCT WITH 1-1/2" VAPORSEAL INSULATION WRAP.
2. DUCTS ARE TO BE SUPPORTED WITH NON-ABRASIVE STRAPS SUSPENDED FROM RAFTERS AT 8'-0" ON CENTER AND HELD OFF OF CEILING JOISTS.
3. RETURN AIR AND PLENUM DUCT TO BE INTERNALLY LINED WITH HIGH DENSITY FIBERGLASS.
4. FLOAT SWITCH REQUIRED ON HVAC DRAIN PAN.
5. HVAC DRAIN LINE AND P-TRAP TO BE INSULATED.
6. DRYER VENT MUST VENT TO THE OUTSIDE AND BE OF A LENGTH NOT TO EXCEED REQUIREMENTS PER IRC 2021.
7. HEATER/VENTS MUST BE VENTED TO THE OUTSIDE DIRECTLY.
8. VENTED KITCHEN HOOD TO VENT DIRECTLY TO EXTERIOR PER IRC 2021 AND MANUFACTURER'S SPECIFICATIONS.

WINDOW GLAZING PROTECTION

ANY WORK IN BUILDING LOCATED IN WIND Borne COASTAL REGION SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND Borne LOADS. WIND PROTECTION SHALL BE WITH A MINIMUM OF 5'x10' AND A MAX. SPAN OF 8' FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANEL SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

NOTE: ALL QUANTITIES ARE ESTIMATED. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN.

Owner

MELVIN RAMOS

Location

ADDITION
36332 LAWRENCE ST.,
SLIDEL, LA 70460

Plan Issue Date

4/27/2023

Sheet Name

M.E.P. PLANS

Checked By

C.M.

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C.G.

0.5

Project Number

22-591



MAXIMUM SPAN FOR CEILING JOIST						
	10/5 NO ATTIC STORAGE			20/10 LIMITED ATTIC STORAGE		
SIZE	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2" X 6"	16' - 3"	14' - 9"	12' - 11"	13' - 11"	12' - 0"	9' - 10"
2" X 8"	21' - 5"	19' - 6"	17' - 0"	17' - 7"	15' - 3"	12' - 6"
2" X 10"	26' - 0"	24' - 10"	20' - 11"	20' - 11"	18' - 1"	14' - 9"

SPANS ARE TAKEN FROM THE SOUTHERN PINE IN 2015 WFCM BASED ON NUMBER 2 GRADE SOUTHERN PINE

MAXIMUM SPAN FOR FLOOR JOIST						
	30/10 SLEEPING ROOMS			40/20 ALL OTHER ROOMS		
SIZE	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2" X 6"	11' - 3"	10' - 3"	8' - 6"	9' - 10"	8' - 6"	7' - 0"
2" X 8"	15' - 7"	13' - 3"	10' - 10"	12' - 6"	10' - 10"	8' - 10"
2" X 10"	19' - 10"	15' - 8"	12' - 10"	14' - 9"	12' - 10"	10' - 5"
2" X 12"	24' - 2"	18' - 6"	15' - 1"	17' - 5"	15' - 1"	12' - 4"

SPANS ARE TAKEN FROM THE SOUTHERN PINE IN 2015 WFCM BASED ON NUMBER 2 GRADE SOUTHERN PINE

MAXIMUM SPAN FOR RAFTERS			
	20 PSF LIVE LOAD / 20 PSF DEAD LOAD		
SIZE	12" O.C.	16" O.C.	24" O.C.
2" X 6"	13' - 6"	11' - 8"	9' - 6"
2" X 8"	17' - 1"	14' - 9"	12' - 1"
2" X 10"	20' - 3"	17' - 6"	14' - 4"
2" X 12"	23' - 10"	20' - 8"	16' - 10"

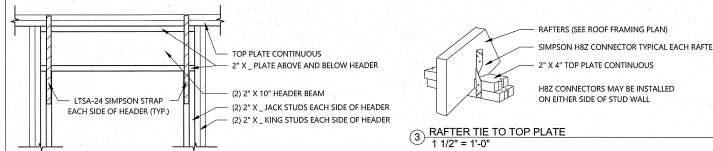
SPANS ARE TAKEN FROM THE SOUTHERN PINE IN 2015 WFCM BASED ON NUMBER 2 GRADE SOUTHERN PINE

MAXIMUM SPAN FOR HEADERS @ WALL OPENINGS				
SIZE OF HEADER	SUPPORTING ROOF ONLY 1	STORY ABOVE	2 STORIES	NONE
2 - 2" X 6"	6'	4'	-	-
2 - 2" X 8"	8'	6'	-	10'
2 - 2" X 10"	10'	8'	6'	12'
2 - 2" X 12"	12'	10'	8'	16'

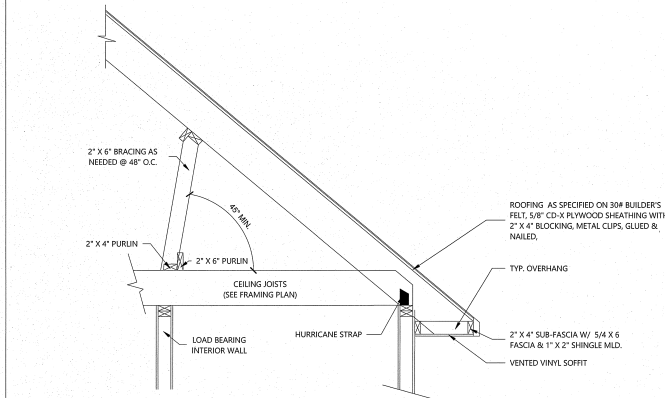
SPANS ARE TAKEN FROM THE WFCM 2015 EDITION BASED ON NUMBER 2 GRADE LUMBER WITH 10' TRIBUTARY FLOOR AND ROOF LOADS.

GENERAL NOTES:		
1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF EXTERIOR STUDS		
2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED		
3. THESE PLANS WERE DESIGNED IN ACCORDANCE WITH GENERAL CONSTRUCTION PRACTICES OF THE AREA IN WHICH THEY WERE DESIGNED AND TO THE CURRENT CODES. DUE TO VARYING CONDITIONS AND TRADE PRACTICE, IT MAY BE NECESSARY TO MODIFY OR ADJUST THE PLAN TO MEET LOCAL CONDITIONS. CONSULT YOUR LOCAL PERMIT DEPARTMENT. IT IS THE RESPONSIBILITY OF THE PLAN PURCHASER OR CONTRACTOR TO VERIFY ALL DATA OF THE PLANS AND TO ADJUST PLAN AS NECESSARY TO MEET ALL FEDERAL, STATE AND LOCAL CODES.		
4. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION.		
5. DESIGN LOADS ARE AS FOLLOWS PER SQUARE FOOT:		
LOCATION	LIVE	DEAD
FLOOR (SLEEPING ROOMS)	30	10
FLOOR (OTHER ROOMS)	40	10
ATTIC W/ NO STORAGE	10	10
ATTIC W/ STORAGE	30	10
ROOF (NO CEILING)	20	10
ROOF WITH CEILING	30	15
SNOW LOADS 5PSF. RAFTER SIZES MAY NEED TO BE INCREASED FOR HIGHER SNOW LOADS.		

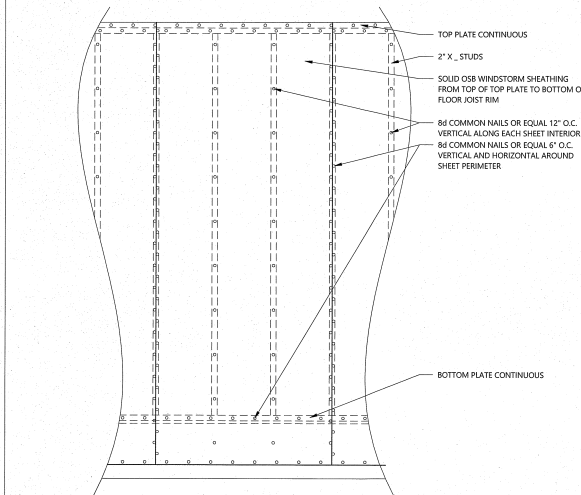
1 SPAN TABLES
3/8" = 1'-0"



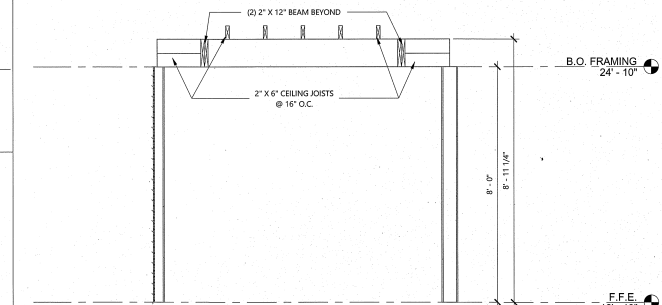
2 STRUCTURAL DOOR/WALL HEADER
DETAIL
3/4" = 1'-0"



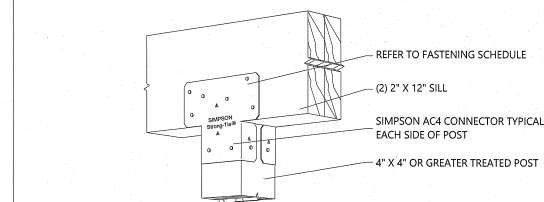
4 ROOF BRACING TO INTERIOR WALL
3/4" = 1'-0"



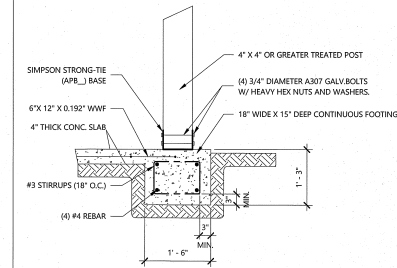
5 EXTERIOR WALL SHEATHING
3/4" = 1'-0"



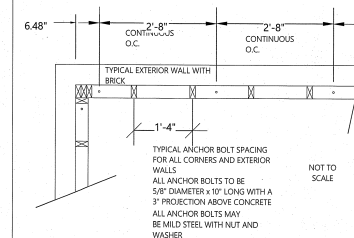
7 BEDROOM 3 TRAY CEILING SECTION
1/2" = 1'-0"



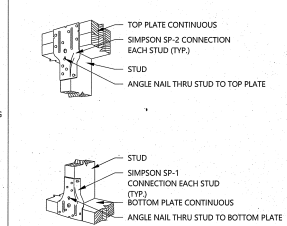
8 TOP COLUMN CONNECTION DETAIL
3/4" = 1'-0"



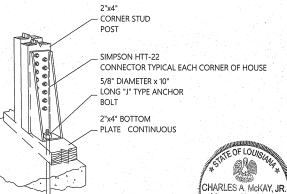
WOOD COLUMN CONNECTION TO CONCRETE DETAIL
3/4" = 1'-0"



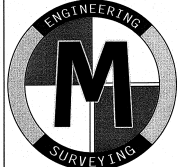
ANCHOR BOLT LAYOUT AND CORNER TIE DOWN DETAIL
1/16" = 1'-0"



9 STUD TO PLATE CONNECTIONS
1 1/2" = 1'-0"



REV.	DATE	REVISED	ISSUED BY



McKay & Associates, L.L.C.
ENGINEERING - LAND SURVEYING
1101 S. 10th St., Suite 100, Fort Worth, TX 76104

- Notes
- INSULATION MINIMUMS:
A. FLOORS R-13 BATT
B. WALLS R-13 BATT (2" X 4")
R-19 BATT (2" X 6")
C. CEILING R-30 BLOWN (STANDARD)
 - ALL EXTERIOR WALLS ARE CONSTRUCTED WITH SOLID OSB WINDSTORM SHEATHING AND HARDBOARD SIDING. WINDSTORM SHEATHING USED AS TENSION CONNECTION.
 - EXTERIOR WALLS ARE 2x6 STUDS WITH 1/2" DRYWALL. INTERIOR WALLS ARE 2x4 STUDS WITH 1/2" DRYWALL. PLUMBING WALLS ARE 2x6 STUDS WITH WATER RESISTANT DRYWALL.
 - STUDS:
A. 2" X 4" STUDS @ 16" O.C.
B. MAX HEIGHT 10'-4"
C. 2" X 6" STUDS @ 16" O.C.
D. MAX HEIGHT 16'-4"

WOOD BORING BORING RESULTS
WINDOWS IN BUILDING LOCATED IN WIND BORNE DERRIS REGION SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE BORING WOOD STRUCTURAL FRAMES WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PROUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT INFORMATION PROVIDED.
NOTE: ALL QUANTITIES ARE ESTIMATED. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN.

Owner
MELVIN RAMOS

Location
**ADDITION
36332 LAWRENCE ST.,
SLUIDELL, LA 70460**

Plan Issue Date
4/27/2023

Sheet Name
NOTES & DETAILS

Checked By	Sheet Number
C.M.	0.6
Drawn By	
C.G.	

Project Number
22-591











BOA STAFF REPORT
2023-3596-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

Location: 30788 Rowley Drive, Lacombe, Louisiana, Ward 7, District 11

Applicant: DSLD Homes, LLC – Lee Foster

Representative: DSLD Homes, LLC Dustin Craig

Date of Report: October 23, 2023

Initial Hearing Date: November 1st, 2023

Posted: October 19, 2023



Variance(s) Requested:

Request by an applicant for an after the fact variance request to reduce the required front yard setback from 25 feet to 21 feet 9 inches to allow for the completion of the construction of a single-family residence

Zoning of Property:

PUD Planned Unit Development

FINDINGS

As per the Unified Development Code, Sec. 130-1674(a)(5)(k), a Planned Unit Development Overlay must provide the required front, side, and rear yard setback lines on the recorded plat. The Oaklawn Trace Subdivision requires that the front yard setback be a minimum of 25 feet from the front property line.

The objective of the request is to allow for the completion of a single-family residence which is currently under construction. As stated in the attached narrative, the house is currently framed with a roof and has HVAC rough-in, electrical rough-in, and plumbing top-out completed. Construction was stopped immediately upon determining the encroachment within the front yard setback. The applicant is requesting to provide a 21.9' front yard setback in lieu of the required 25 ft.

2023-3596-BOA

A-4

PUD

ROWLEY

FAIRFAX

HUEY

TAMMANY TRACE

MAIN

A-3

GREENSPACE

CALCULATIONS :

- LOT — 8,022.56 SQ. FT.
- HOUSE — 2,442.36 SQ. FT.
- CONCRETE CALC. — 880.02 SQ. FT.
- SOD CALC. — 5,660.47 SQ. FT.

HOUSE PLANS PROVIDED BY DSLD HOMES, LLC

The survey map shows Lot 35 bounded by Lot 36 to the west, Lot 34 to the east, and Lot 37 to the south. The northern boundary is defined by bearings N30°03'06"W and N07°53'21"W, with distances of 48.96' and 35.58' respectively. The western boundary is S59°56'54"W (120.00') and the eastern boundary is N76°54'02"E (120.52'). A proposed building footprint (ROWLAND H-V (LH) (PROPOSED)) is shown with dimensions 11.2' and 10.2'. A 16' PROPOSED DRIVEWAY is located at the bottom center. A DITCH runs along the southern boundary. Easements include a 10' UTILITY SERVITUDE and a 10.7' E.O.A. (PAINT DOT). Survey points are marked with letters T, S, C, and TV. A north arrow is located in the top right corner.

- = 1/2" IRON ROD FOUND
- ⌚ = ELECTRICAL BOX
- = ELECTRICAL CONDUIT
- ⌚ = CABLE PEDESTAL
- ⌚ = TELEPHONE PEDESTAL
- ⊙ = SEWER CLEANOUT
- ⊙ = SEWER MANHOLE

#30788 ROWLEY DRIVE

#	RADIUS	LENGTH	CHORD	BEARING
C1	130.00'	47.84'	47.58'	S19°30'30"E

BUILDING SETBACK
FRONT: 25'
SIDE: 5'
SIDE STREET: 10'
REAR: 25'

REFERENCE SURVEY.
The Recorded Subdivision Map.

THE 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 0395 D: Revised: APRIL 02, 1991

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 "STANDARDS OF PRACTICE FOR BOUNDARY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

located in
Section 33, Township-8-South, Range-13-East
(Greensburg Land District)
St. Tammany Parish, Louisiana
for
DSL D HOMES, LLC

Scale: 1" = 30'

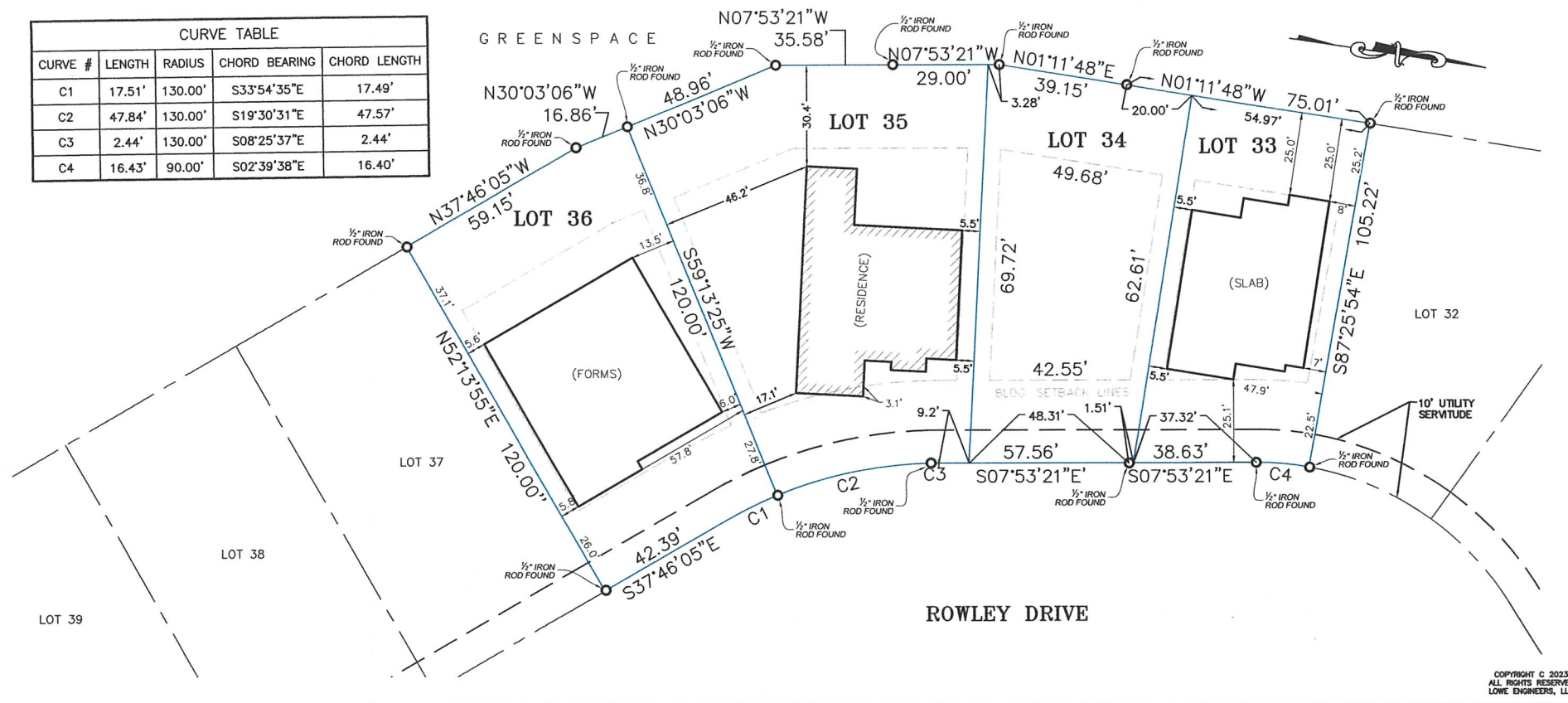
This Survey is Certified
True and Correct By



Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL
John E. Bonneau
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	17.51'	130.00'	S33°54'35"E	17.49'
C2	47.84'	130.00'	S19°30'31"E	47.57'
C3	2.44'	130.00'	S08°25'37"E	2.44'
C4	16.43'	90.00'	S02°39'38"E	16.40'



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LOWE ENGINEERS, LLC

BUILDING SETBACKS:

FRONT: 25'
SIDE: 5'
REAR: 25'

REFERENCE SURVEY:

The Recorded Subdivision Map.

BASIS FOR BEARINGS:

The Recorded Subdivision Map.

A LOT LINE MAP OF
LOTS 33, 34, 35, & 36, OAKLAWN TRACE, PHASE 2
in
St. Tammany Parish, Louisiana
for
DSL D HOMES, LLC

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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS 2 SURVEY.

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.

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 0395 D ; Revised: APRIL 02, 1991

Survey No. 23-140417

Date: SEPTEMBER 18, 2023

Drawn by: MAB

Scale: 1" = 30'

Revised:

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified
True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

PRELIMINARY

Description of issue on front building line setback

The home at 30788 Rowley Dr in Lacombe, LA on Oaklawn Trace 35 was poured and constructed over the front building setback line. The house currently is framed with a roof and has hvac rough-in, electrical rough-in and plumbing top out completed. Construction was stopped immediately upon realization of this setback encroachment. The building setback is 25' and we are asking that it be reduced to 21.9'.