

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
JANUARY 3, 2024 – 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 DECEMBER 5th, 2023 MINUTES

1- BOA CASE NO. 2023-3535-BOA - WITHDRAWN

Request by an applicant in an A-4 Single-Family Residential District to reduce the rear yard setback from 10 feet to 5 feet to allow for the construction of an accessory structure and to reduce the required side yard setback for a driveway from 5 feet to 3 feet.

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

Applicant & Representative: Jeffery Lasseigne

POSTONED FROM OCTOBER 10TH, 2023 & DECEMBER 5TH, 2023 MEETINGS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
DECEMBER 5TH, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The December 5th, 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. Daly, Mr. Swindell & Mrs. Thomas

ABSENT: Mr. Blache & Mr. Sanders

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

APPROVAL OF THE MINUTES

Moved by Mr. Swindell and seconded by Mr. Daly to approve the November 1st, 2023 minutes.

MOTION CARRIES UNANIMOUSLY

1- 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

POSTPONED FROM OCTOBER 10, 2023 MEETING

Mrs. Lambert informs the Board that the owner is requesting to postpone the variance request until the January 3rd, 2024 meeting.

Motion by Mrs. Thomas seconded by Mr. Swindell to postpone until the January 3, 2023 meeting.

MOTION CARRIES UNANIMOUSLY

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
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2- BOA CASE NO. 2023-3613-BOA

Request by an applicant in a HC-3 Highway Commercial District to increase the maximum allowed square footage of a monument sign from 32 square feet to 52 square feet.

The property is located: 4095 LA Highway 59, Mandeville, Louisiana, Ward 4, District 5

Applicant: Waring Oil Company, LLC – Charles Wilson

Representative: Munn Enterprises, Inc. -Kerri McAlpin Little

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

Kerri McAlpin Little: Representative from Munn Enterprises, Inc, manufacturer and installation Company. Asking to have variances granted as requested. Lots of existing trees on the property where the sign is proposed to be located. Asking for variance for a little bit more than 20 square feet to make the sign more visible. It is a Texaco gas station and their Techron branding needs more square footage for the night vision. The dual vinyl makes a contrast and the 52 square foot will allow to achieve the visibility. The branding of the company has to be meet and visible. The changeable message sign with LED gas prices is just under half.

Mrs. Thomas: We have looked at these types of signs before and approved similar variances based on current technology and it is safer for the drivers.

Mr. Swindell: I struggle with this variance request. Parish adopted the Unified Development Code many years ago for a reason. The reason is to carry us into a much different style and preserve trees and do all these other things. A lot of the reasoning in the documentation that was submitted was all about what other people have done in the area. All are legal non-conforming signs but the standards are different now and as a parish, we cannot start granting variances that does not meet current code just because others didn't have to do it 10 years ago. I'll be honest I like the layout of the sign and it seems appropriate. You are asking for 20 more square feet but that's 60% larger than what the unified development code allows. Changeable message portion can't be less than one half the total area of the sign face but if we grant you the ability to go 60% larger essentially now we're giving you 60% more for changeable space. I struggle with what we're charged with, which is upholding this unified development code that was all done for a reason and we have to start somewhere.

Mr Daily: I echo what Mr. Swindell said. As we evolved and regulation changes, there will be some non-conforming uses out there but we need to stick to the code. My question is about the exceedance. It looks like it's mostly the bottom part, the Techron branding. You probably can't have it without that but is it fair to say that's pretty much what's causing the in exceedance and that the normal Texaco and the gas price changeable section is sort of within the code?

Kerri McAlpin Little: It definitely is and Techron is one of the things that they require. The Texaco stations is required to have the Techron and it has to be a certain a certain size for visibility.

MINUTES
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Mr. Swindell: Reminds the Board members that he is going to make a motion to approve this variance as requested so that this is in the affirmative.

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

Motion Failed.

Mr. Swindell, Mr. Daly: YEAS

Mr. Ballantine & Mrs. Thomas: NAYS

3- BOA CASE NO. 2023-3619-BOA

Request by an applicant in a NC-4 Neighborhood Institutional District for an after the fact variance request to replace existing trees, originally planned to be maintained within the street planting area and the side buffer planting areas, with equally credited trees.

The property is located: 222 LA Highway 21, Madisonville, Louisiana, Ward 1, District 1

Applicant: Ellison Holdings, LLC - Wayne Krentel

Representative: Jones Fussell – Jeffrey Shoen

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

Jeffrey Shoen: Jones Fussell Law Firm. Representing Ellison Holdings LLC which is the owner of the property and McDaniel Dermatology Skin Surgery Institute which will be the occupant of this facility. With me Wayne Kentel, general contractor and Dr. Brianna McDaniel who is the dermatologist currently doing business in Ashland Business Park. Will be moving obviously from that location to this new location. I have John Catalanotto with Fairway engineering who is the professional involved with some of the site plan elements. Giving a brief history, as staff has stated, property located on Highway 21. Needed a zoning change to facilitate this use but also because it was in the Highway 21 Corridor we needed to have a Planned Corridor review and both of those elements were presented to the zoning commission. As part of the plan corridor review you submit a landscape plan that gets approved as well as your site plan. This project is about 98% complete with about a \$3.5 million investment in the ground. A building that is soon to be ready for occupancy as my client's lease ends at the end of this month December and her plan is to occupy and open for business in January 2024.

We come to the table acknowledging that some trees were taken out of the buffers during the construction process. A variety of reasons as to why some of those trees were taken down: some in our view had failed and did not have good health, some had been struck by lightning, some quite frankly may have been taken out by mistake and error on our part to the extent there's a confession and an apology. I offer that sincerely but we knew that we would be required to meet of course the landscape plan that had been approved by the zoning commission and also landscape requirement that is set by code We appreciate the fact that staff, for the last 6 to 8 weeks has worked very closely with us, in identifying not only what was taken down but more importantly how we might replant to meet code. I would like to be a little more specific with regard to what we've presented

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MANDEVILLE, LOUISIANA

you today. You probably read through the staff report in preparation for the meeting. Staff has clearly stated that the initial plan that we submitted to staff for this hearing, did in fact meet the minimum requirements and met code, but staff felt that because trees had been removed without permission that we should go beyond code and in fact replace one for one all trees that had been taken out unauthorized. We agree with that premise there is no push back so we submitted a plan two weeks or so ago for staff review that we thought would satisfy the one requirement. There was some discussion and we didn't get it quite right so we came back and made further adjustments on the plan that you was handed out this afternoon, which we believe meets not only code, It exceeds code. Most importantly I think it meets this idea of one for one meaning that whatever was taken has now in fact been replaced. With those things having been said and with a project that will soon be seeking a certificate of occupancy for a very good dermatologist that has a flock of patients that need to have a place to go in January, we respectfully request that you consider granting this after the fact variance, so that we can complete the planting plan as indicated and proceed toward finishing up what I think will be not only a good project for my client but one that's very handsome and fits into that Highway 21 Corridor. If you have further questions or comments that I or the consultant can address we'll be glad to do so during the hearing otherwise we would respectfully appreciate you grant the variance for the reason stated.

Mr. Ballantine: Is there anyone here in opposition to this case? Seeing none.

Mr. Swindell: I really appreciate the recognition of staff's comments and the work you guys did with the staff in order to get to the plan that was just put in front of us today. I had a page worth of notes, I was going to explain why I didn't feel like I was going to vote for this for this request. I'm now changing so at the end of this I will vote to support this request but I want to make sure that I state the reasons why I wouldn't have. When somebody in the future goes to look at our minutes or look at some history they understand the work that I think that should be done, as long as I'm on the board. I think you stated it just right Mr. Shoen, that you know the original revised plan that that we have in our packet according to the staff comments just didn't replant one for one. It may have met the code but it didn't replant one for one and I think, at least since I've been on this board, we've really set a standard about being not harder, but really paying particular attention to these after the requests. I think that it certainly is important that you guys made it to that mark of the one for one replanting despite the errors that were made with removal of those trees so I'll just say it again I appreciate the effort to get to that point. Erin, can you confirm that this does meet the one for one replanting that that you guys asked for in the comments?

Mrs. Cook: Yes sir it does.

Mrs. Thomas: I would totally agree with what Mr. Swindell said. I too was going to have to back off on that but since they have worked with it and I commend that. I do appreciate you all working with the staff because especially after the fact, we tend not to support.

MINUTES
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MANDEVILLE, LOUISIANA

Motion by Mr. Swindell seconded by Mr. Daly to approved the requested variance based on the plan submitted on December 1st, 2023

MOTION CARRIES UNANIMOUSLY

Mr. Ballantine: Recognize couple in the audience.

Charlie Clark: I live 21458 Casril Drive. I am a patient of McDaniel Dermatology and I was trying to make sure that I had a place to go in January. I appreciate who you are and what you've done and I certainly support what's going on here. I spent 31 years as a conservation officer with the Louisiana Department of Wildlife and Fishery so renewable natural resources are what I gave the best years of my life for and you're doing the right thing here and I appreciate it.

NEW BUSINESS

OLD BUSINESS

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
2023-3535-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: 917 Crestwood Drive, Covington, Louisiana, Ward 3, District 2

Applicant & Representative: Jeffery Lasseigne

Initial Hearing Date: October 10, 2023

2nd Hearing Date: December 5th, 2023

3rd Hearing Date: January 3rd, 2024

Posted: December 15, 2023

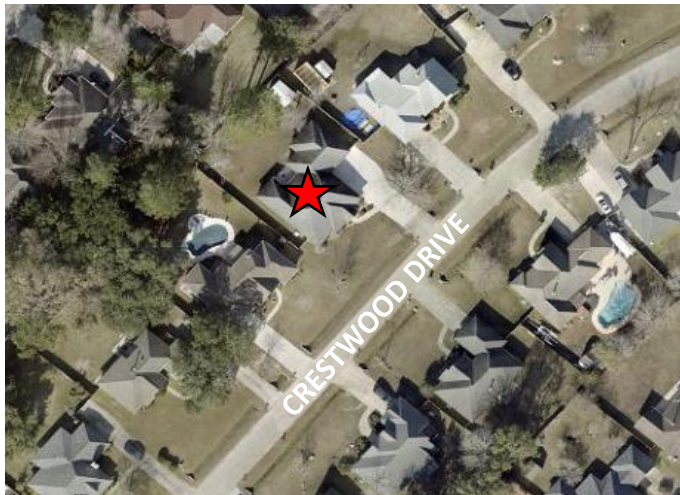
Date of Report: December 22, 2023

Variance(s) Requested:

Request to reduce the western rear yard setback from 10 feet to 5 feet to allow for the construction of an accessory structure and to reduce the required side yard setback for a driveway from 5 feet to 3 feet.

Zoning of Property:

A-4 Single-Family Residential District



FINDINGS

Per the Unified Development Code Section 130-2127:

- (a) accessory buildings must be located at least 40 feet from the front lot line and 10 feet from any side or rear lot line
- (h) The previous provisions notwithstanding, for property zoned A-4 and A-4A, accessory buildings with a size of less than five percent of the area of the lot on which the main building is situated may be located five feet from the nearest interior side lot line provided the building length does not exceed 30 feet, the building height does not exceed 19 feet and the remaining requirements of this section are met.

The applicant is requesting to reduce the required rear setback from 10 feet to 5 feet to allow for the construction of a 30' x 20' detached garage. A second variance is also being requested to reduce the required side yard setback for a driveway, to access the proposed accessory building, from 5 feet to 3 feet.

Board of Adjustments
January 3rd, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3535-BOA



BOA STAFF REPORT
2023-3535-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

While, no evidence of hardship or practical difficulties have been demonstrated to warrant the support of the requested variances, the following documents have been submitted:

- Drainage plan showing proposed drainage pattern and location of subsurface drainage

Should the Board be in favor of the requested variances, it shall be subject to the following:

- All comments listed on the attached markup summary addressed and a subsequent approval of the drainage plan by the Engineering Department;
- Submit STP Stormwater Agreement which must be filled out and signed by the owner or contractor
- Apply for and obtain a building permit
- Complete all required drainage improvements and pass all required inspections prior to the occupancy of the accessory structure

Informational Items:

- As per the St. Tammany Parish Floodplain Administrator, it is recommended that the accessory structure be located a minimum of 5 feet from the property line. While the property is not located in an official Critical Drainage Area (CDA), a drainage plan must be submitted to confirm that water is being captured on the property and does cause adverse drainage issues.

2023-3535-BOA

STONEWOOD

MAPLEWOOD

HOMWOOD

CRESTWOOD

PENWOOD

MAPLEWOOD

MILLWOOD

GREENCREST

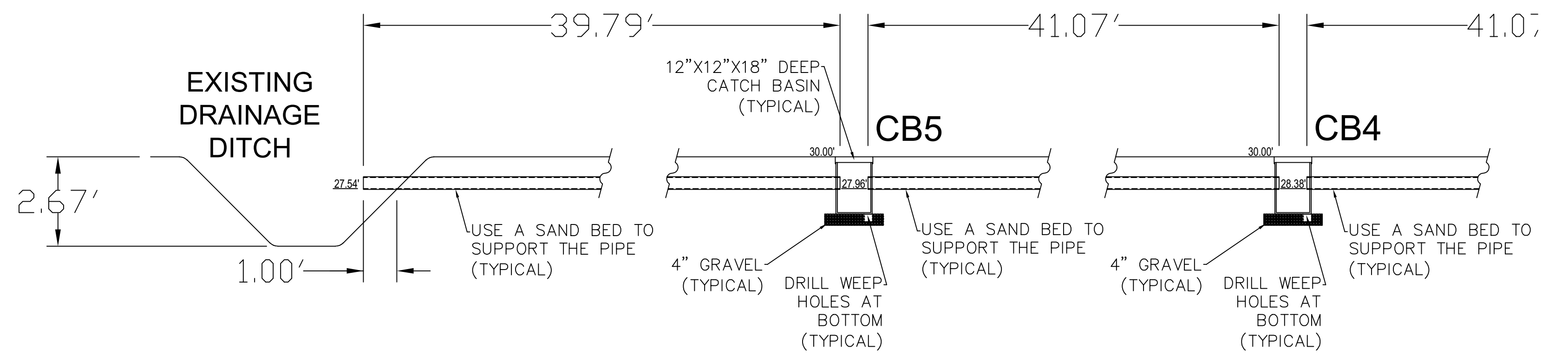
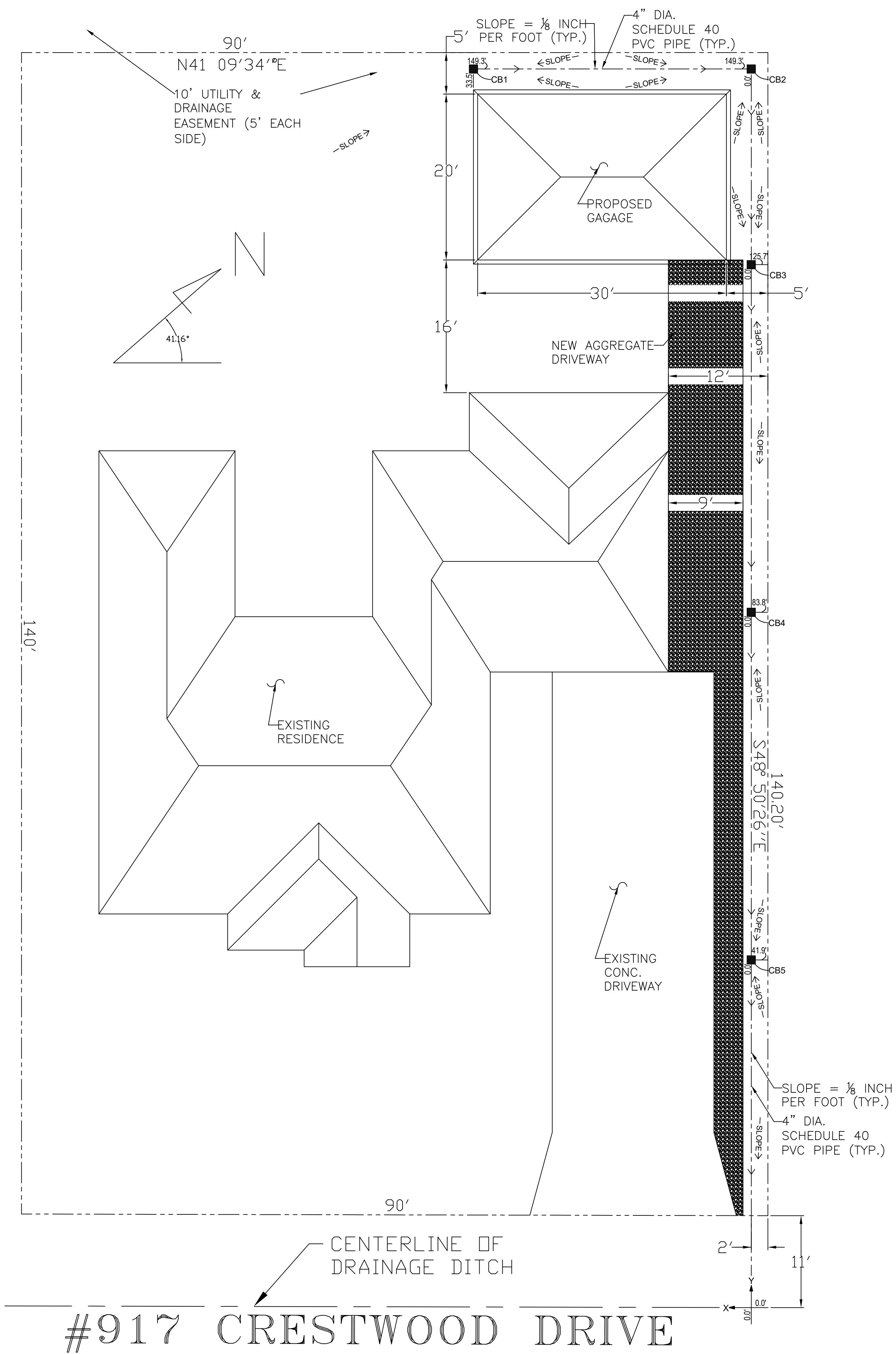
BAMBOO

BENTWOOD

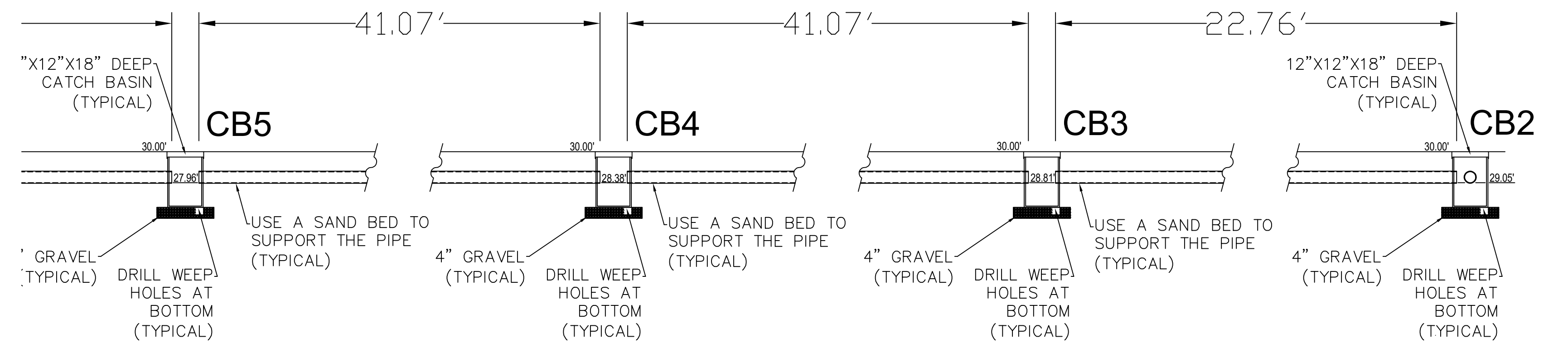
T7-R11E

11

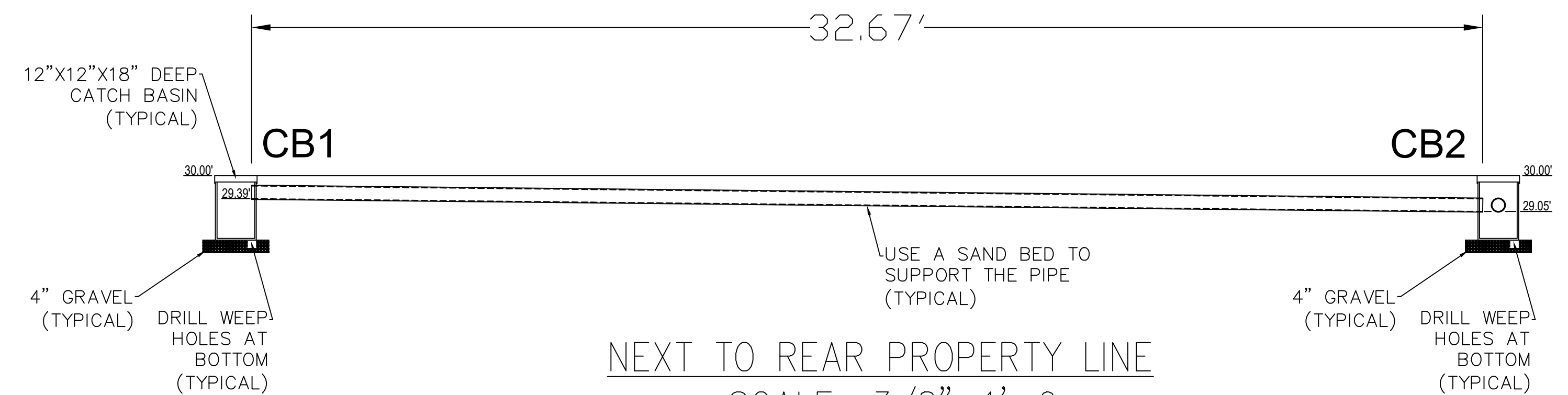




NEXT TO SIDE PROPERTY LINE
SCALE: 3/8"=1'-0



NEXT TO SIDE PROPERTY LINE
SCALE: 3/8"=1'-0



NEXT TO REAR PROPERTY LINE
SCALE: 3/8"=1'-0

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

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

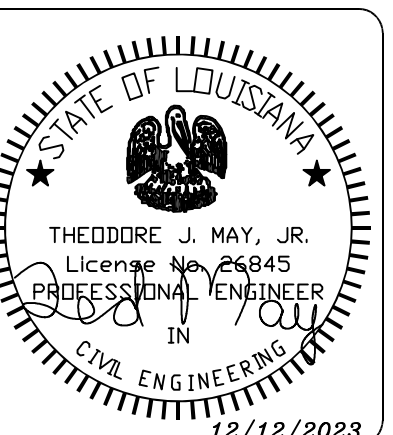
Ted May, P.E.
LICENSE # 26845
(504) 655-4431
tjmayjr@outlook.com

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

TITLE:
PLOT PLAN SHOWING
PROPOSED GARAGE
AND DRAINAGE PLAN

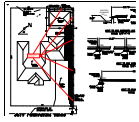
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12/12/2023

SCALE:
1/8"=1'-0



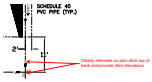
Mark ups Jeff's Plot Drainage Plan 121223.pdf Markup Summary

Drainage Plan (9)



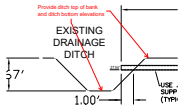
Subject: Drainage
Page Label: Drainage Plan
Page Index: 1
Author: Sean M Ladreyt
Date: 12/15/2023 9:16:59 AM
Area: 0
Status:
Color: ■
Layer:
Space:

Provide call out for proposed length for all sections of pipe.



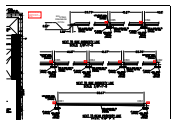
Subject: Drainage
Page Label: Drainage Plan
Page Index: 1
Author: Sean M Ladreyt
Date: 12/15/2023 9:16:59 AM
Area: 0
Status:
Color: ■
Layer:
Space:

Clearly delineate on plan ditch top of bank and provide ditch elevations



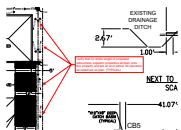
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Page Label: Drainage Plan
Page Index: 1
Author: Sean M Ladreyt
Date: 12/15/2023 9:16:59 AM
Area: 0
Status:
Color: ■
Layer:
Space:

Provide ditch top of bank and ditch bottom elevations



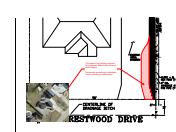
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Page Label: Drainage Plan
Page Index: 1
Author: Sean M Ladreyt
Date: 12/15/2023 9:16:59 AM
Area: 0
Status:
Color: ■
Layer:
Space:

Verify that entire side of property is at 30' elevation as shown on call outs



Subject: Drainage
Page Label: Drainage Plan
Page Index: 1
Author: Sean M Ladreyt
Date: 12/15/2023 9:16:59 AM
Area: 0
Status:
Color: ■
Layer:
Space:

Verify that for entire length of proposed subsurface, adjacent properties all drain onto this property and are all at or above 30' elevation as called out on plan. (TYPICAL)



Subject: Drainage
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 12/15/2023 9:16:59 AM
Area: 0
Status:
Color: ■
Layer:
Space:

The shape of the existing concrete drive appears different per historical aerial images.

Revise plan accordingly to delineate new vs. existing concrete areas.



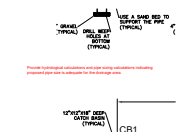
Subject: Driveway Culvert
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 12/15/2023 9:15:04 AM
Area: 0
Status:
Color: ■
Layer:
Space:

Clarify if existing driveway culvert is to be modified/extended for additional concrete area. If so, provide culvert modification details.



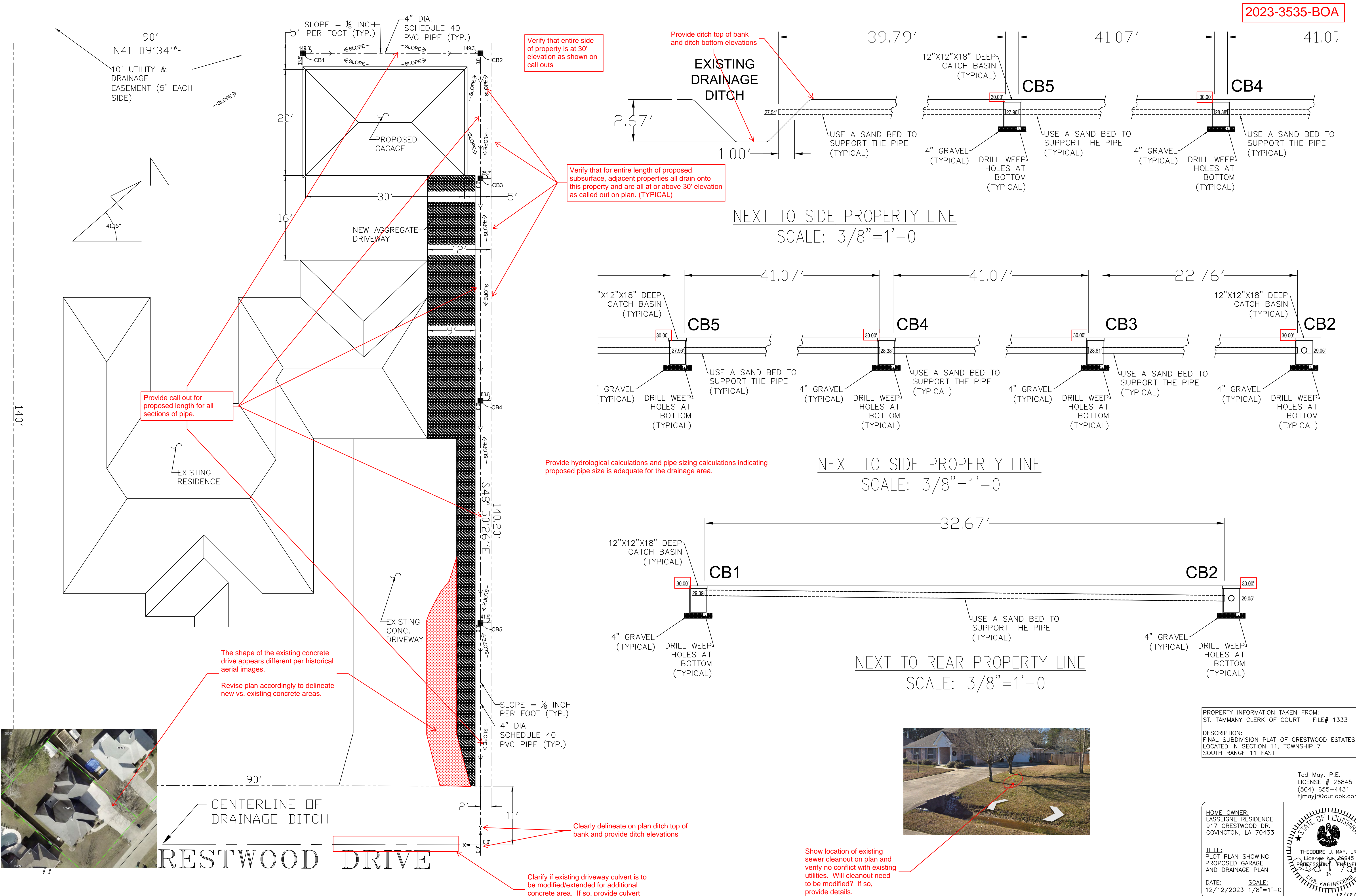
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Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 12/15/2023 9:17:13 AM
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Status:
Color: ■
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Space:

Show location of existing sewer cleanout on plan and verify no conflict with existing utilities. Will cleanout need to be modified? If so, provide details.



Subject: Hydrological Analysis & Pipe Sizing
Page Label: Drainage Plan
Page Index: 1
Author: Chris A. Cloutet
Date: 12/15/2023 9:14:14 AM
Area: 0
Status:
Color: ■
Layer:
Space:

Provide hydrological calculations and pipe sizing calculations indicating proposed pipe size is adequate for the drainage area.



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

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

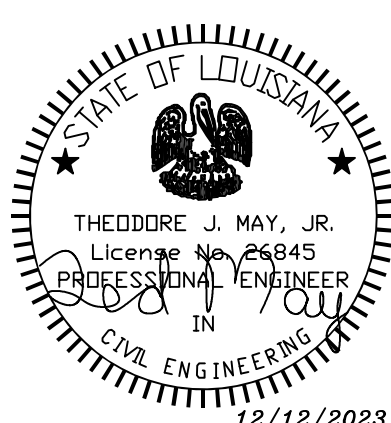
Ted May, P.E.
LICENSE # 26845
(504) 655-4431
tjmayjr@outlook.com

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

TITLE:
PLOT PLAN SHOWING
PROPOSED GARAGE
AND DRAINAGE PLAN

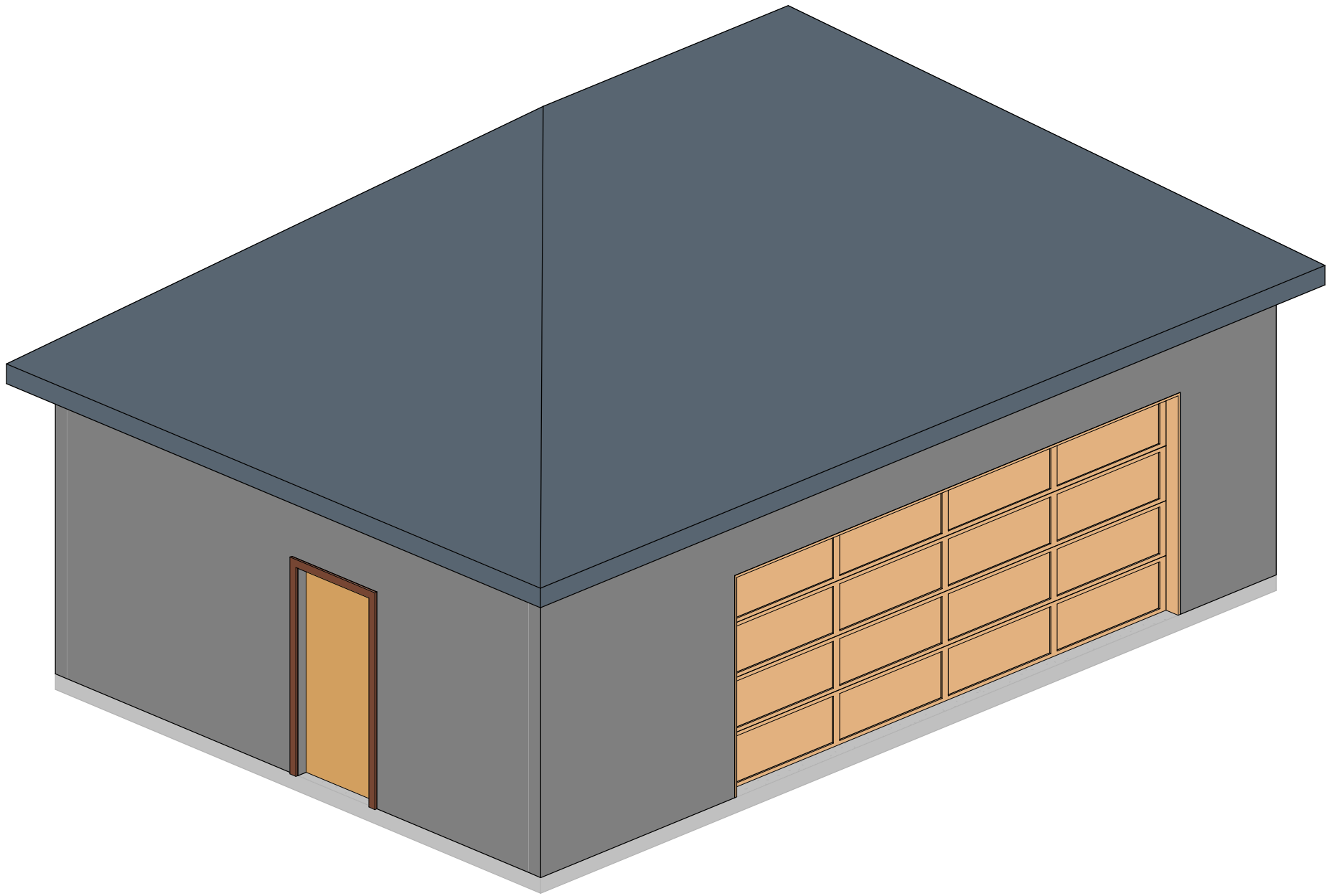
DATE:
12/12/2023

SCALE:
1/8"=1'-0



Show location of existing sewer cleanout on plan and verify no conflict with existing utilities. Will cleanout need to be modified? If so, provide details.

2023-3535-BOA



OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

GARAGE
MODEL

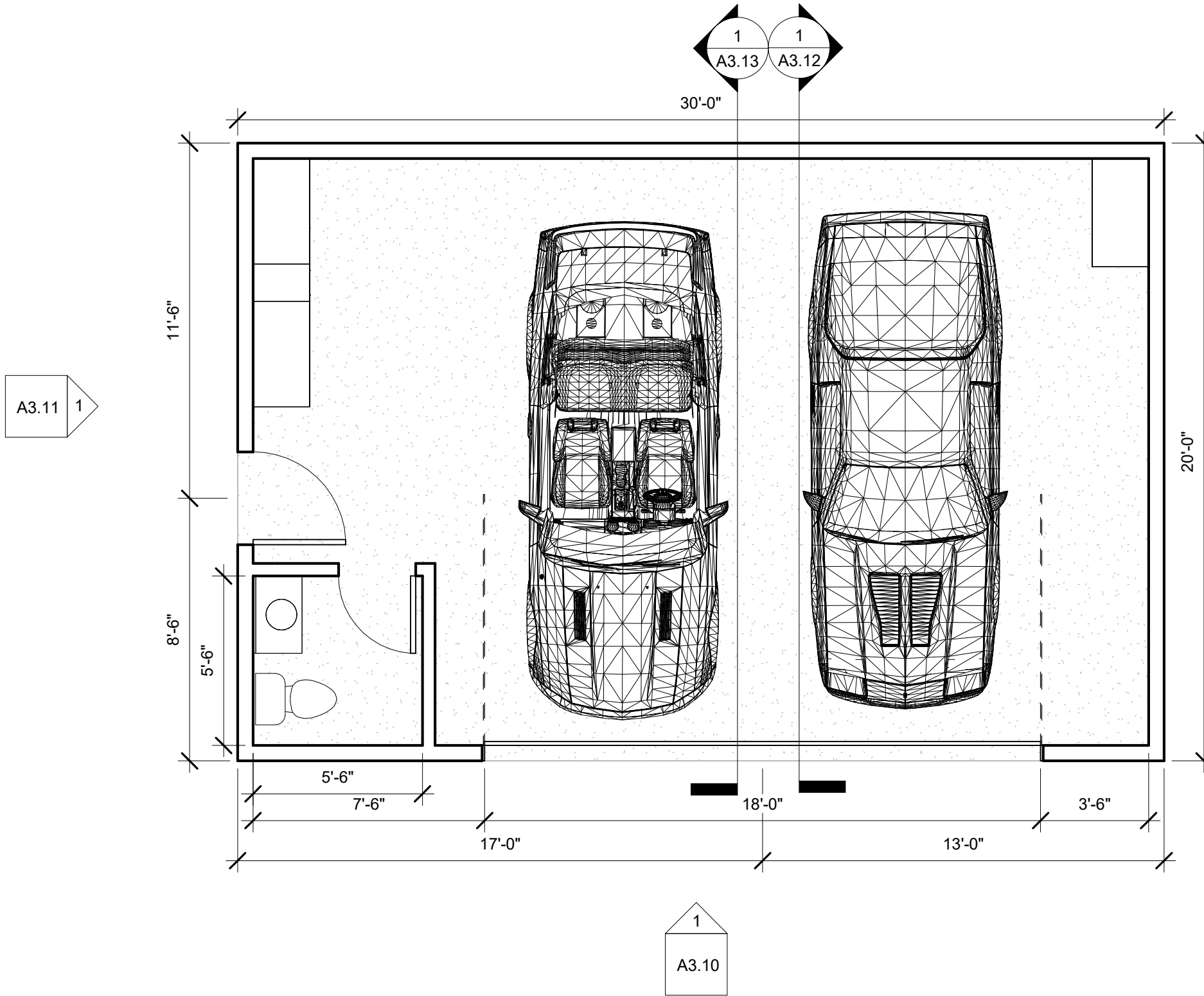
SHEET NUMBER

A0.00

GARAGE FLOOR PLAN

GARAGE FLOOR PLAN

1/4" = 1'-0"



2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.
Covington, LA 70433

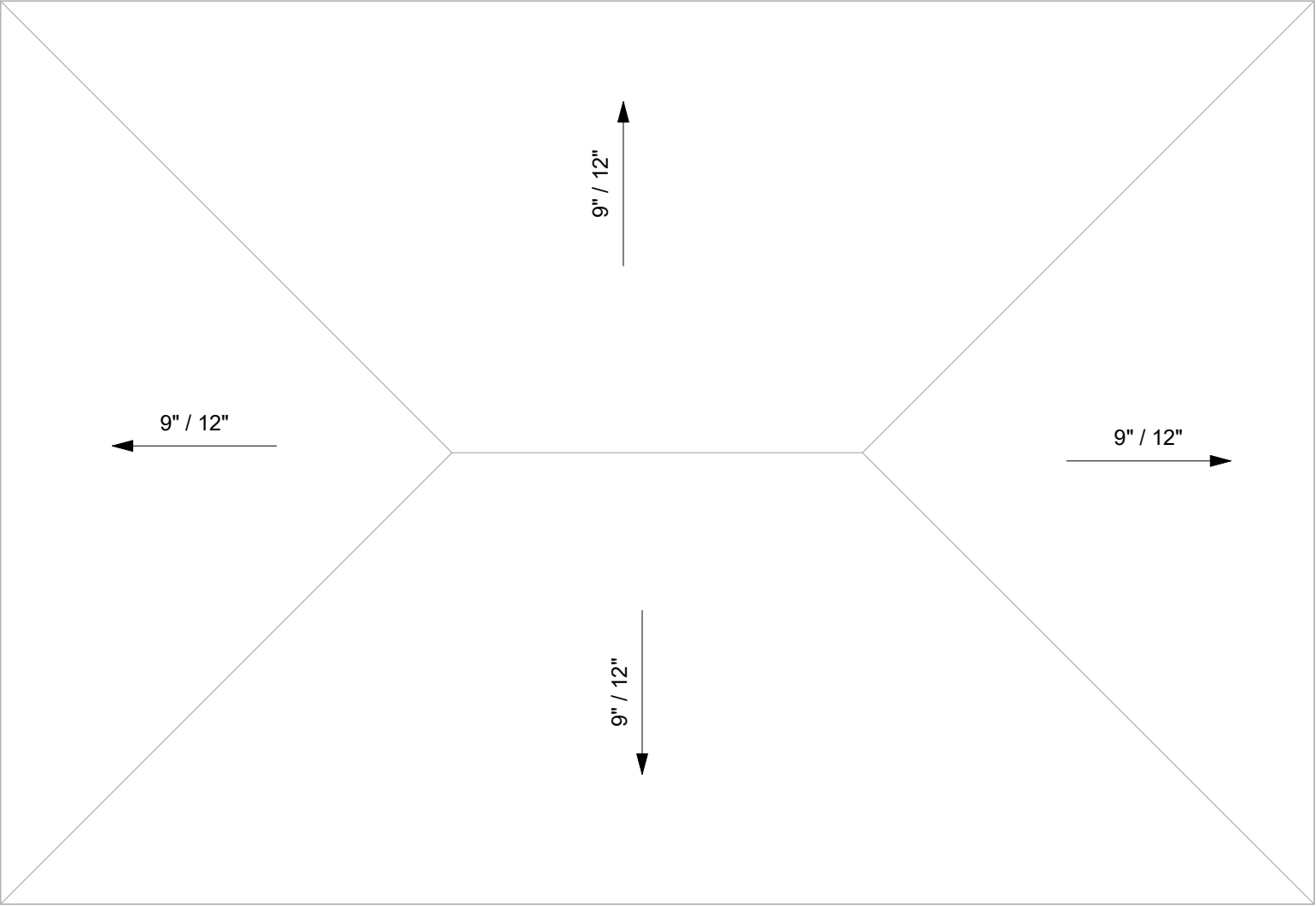
SHEET NAME

GARAGE
FLOOR PLAN

SHEET NUMBER

A1.00

GARAGE ROOF PLAN



2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

GARAGE ROOF
PLAN

SHEET NUMBER

A1.01

GARAGE ROOF PLAN

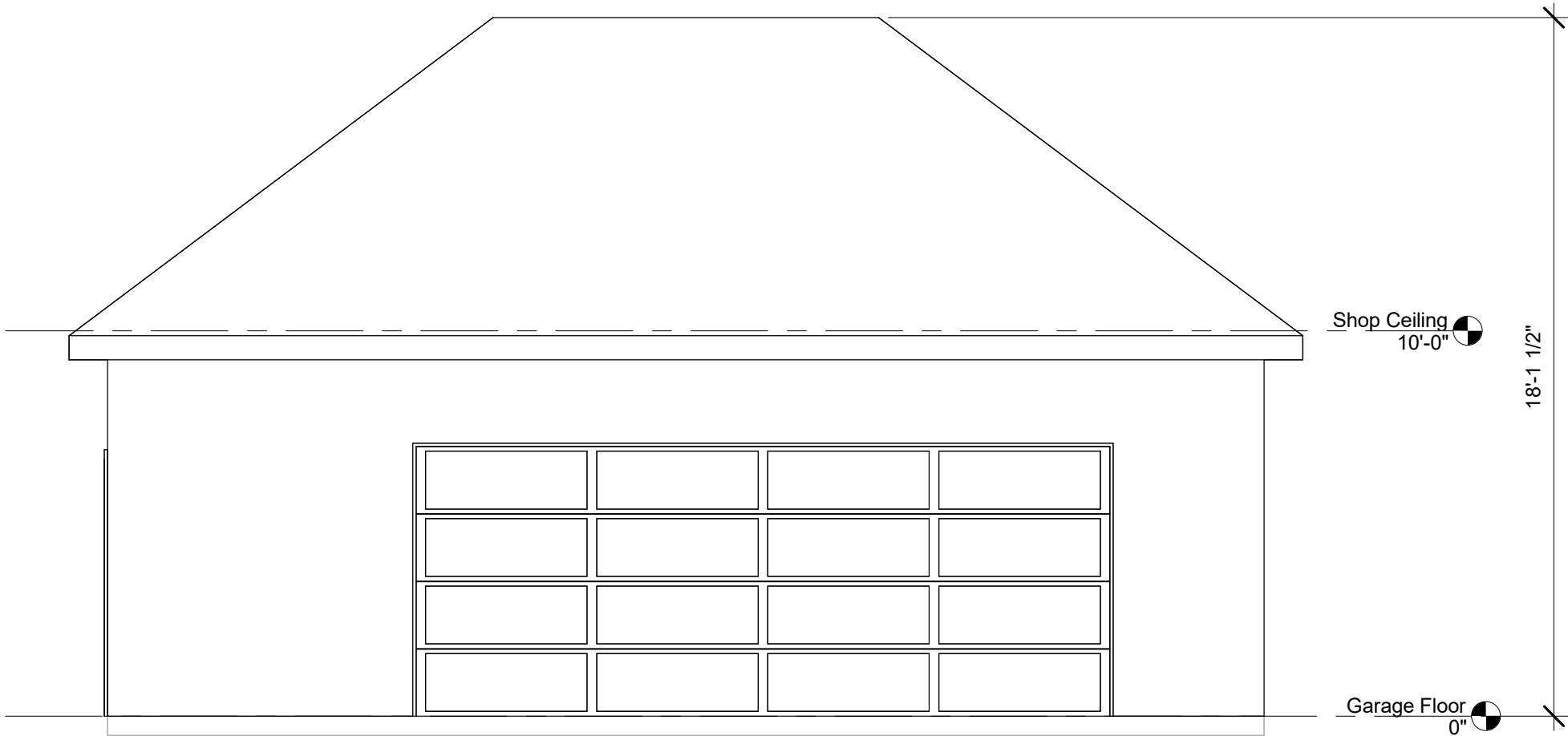
1/4" = 1'-0"

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

917 Crestwood Dr.
Covington, LA 70433



FRONT GARAGE ELEVATION

1/4" = 1'-0"

SHEET NAME

EXTERIOR
ELEVATION

SHEET NUMBER

A3.10

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

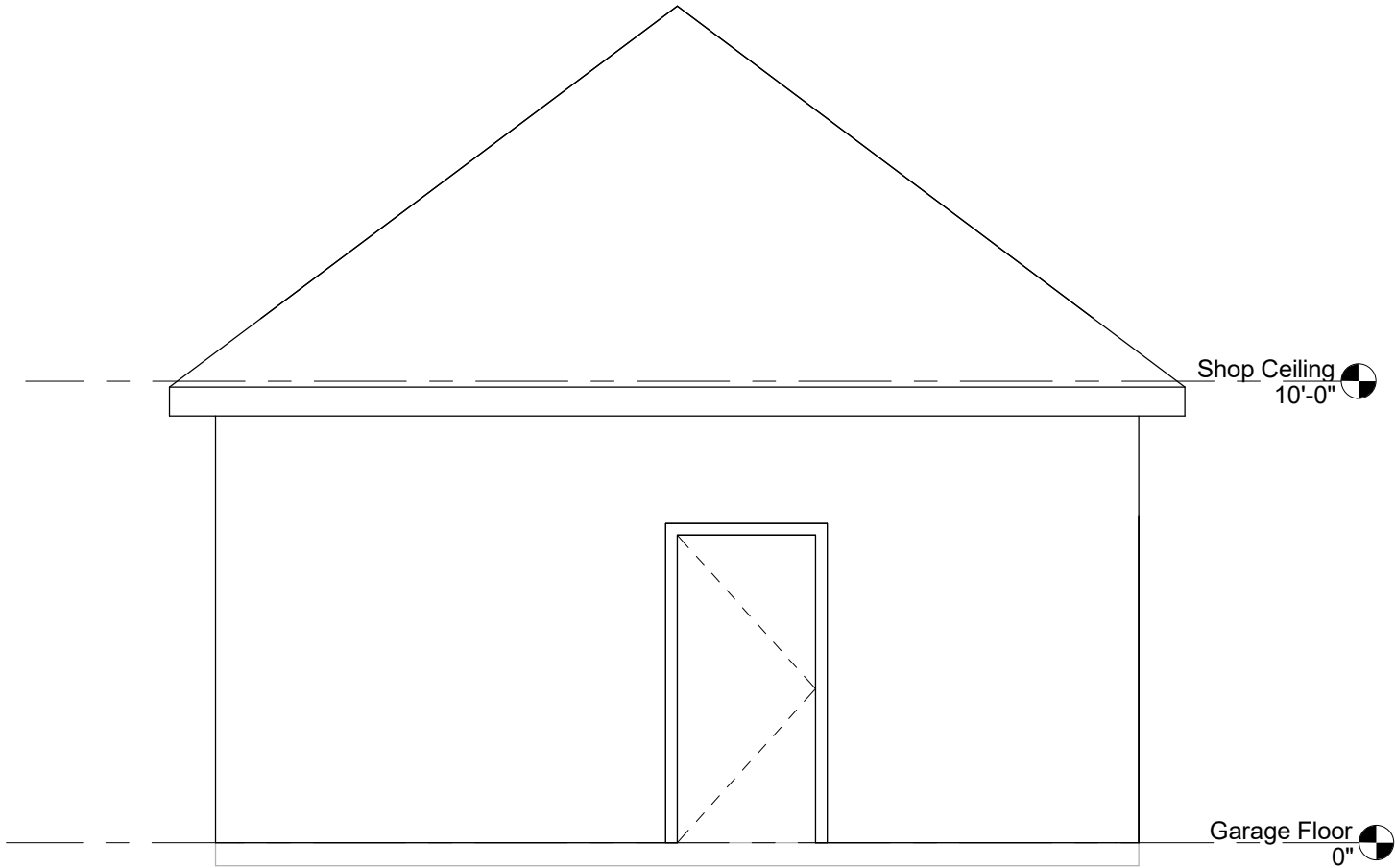
917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

EXTERIOR
ELEVATION

SHEET NUMBER

A3.11



LEFT GARAGE ELEVATION

1/4" = 1'-0"

2023-3535-BOA

OWNER BUILDER

LASSEIGNE RESIDENCE

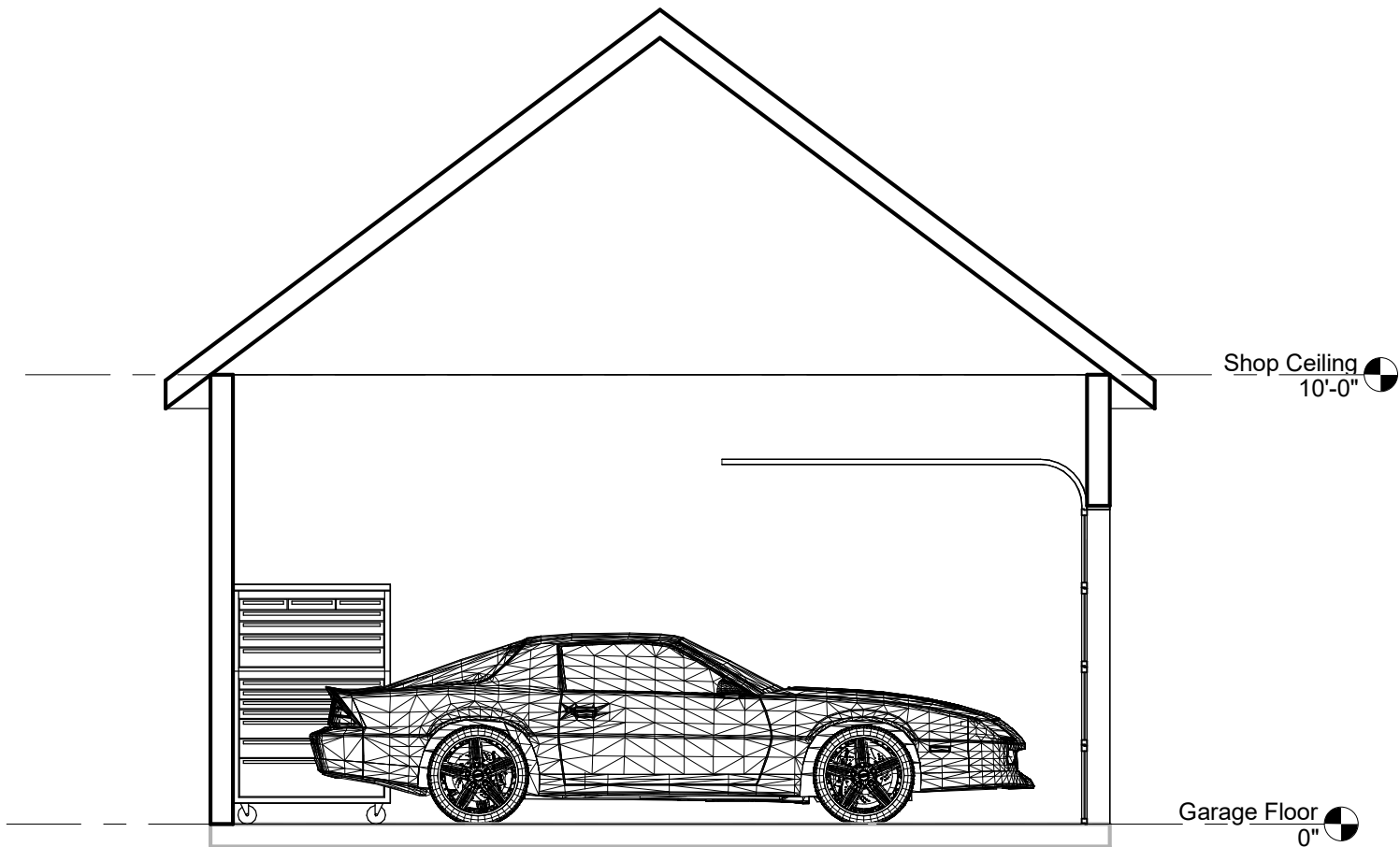
917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

INTERIOR
SECTION

SHEET NUMBER

A3.12



Section 1

1/4" = 1'-0"

INTERIOR SECTION

LASSEIGNE RESIDENCE

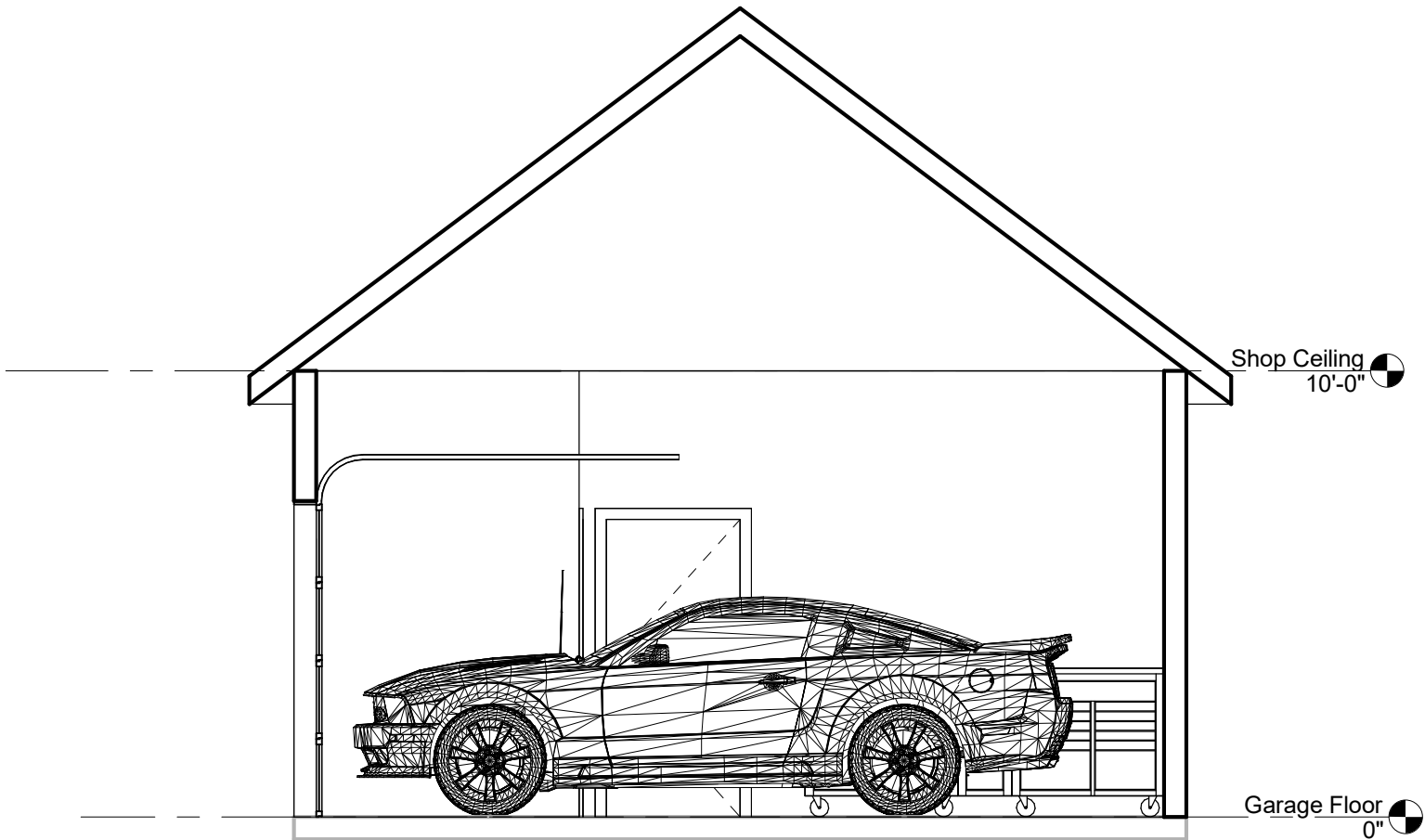
917 Crestwood Dr.
Covington, LA 70433

SHEET NAME

INTERIOR
SECTION

SHEET NUMBER

A3.13



Section 2

1/4" = 1'-0"

To Whom It May Concern:

To Whom It May Concern:

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

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

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

Sincerely,

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

To Whom It May Concern:

I Janet Pizzuto owning the home at 913 Crestwood Dr.

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

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

Sincerely,


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

To Whom It May Concern:

I Rose Pizzitola owning the home at 921 Crestwood Ave.

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

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

Sincerely,

Signature

Rose Pizzitola
Print Name

9-14-23-
Date