

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
APRIL 2nd, 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

ELECTION OF OFFICERS

APPROVAL OF THE MARCH 5, 2024 MINUTES

1- BOA CASE NO. 2024-3734-BOA

Request by applicant in an A-4 Single Family Residential Zoning District for a variance to reduce the required rear yard setback from 10ft to 9ft

The property is located: 38356 North 2nd Avenue, Pearl River, Louisiana

Applicant & Representative: Lynell Crawford

2- BOA CASE NO. 2024-3739-BOA

Request by applicant in a PUD Planned Unit Development Overlay for an after the fact variance to reduce the front yard setback from 25 feet to 9 foot 33 inches

The property is located: 225 Bon Temps Roule Mandeville, Louisiana

Applicant & Representative: Jane Garden

3- BOA CASE NO. 2024-3740-BOA

Request by applicant in a PUD Planned Unit Development Overlay for a variance to increase the maximum allowable square footage for a directional sign from 4 square feet to 30.75 square feet

The property is located: 66595 & 66599 Wadsworth Blvd, Mandeville, Louisiana

Applicant & Representative: Love's Travel Stop – Brad Peck

4- BOA CASE NO. 2024-3742-BOA

Request by applicant in a HC-3 Highway Commercial Zoning District for a variance to increase the maximum allowable square footage of a single occupancy monument sign from 32 square feet to 61.7 square feet and to increase the maximum allowable height of the base of the sign from 24 inches to 30 inches.

The property is located: 61017 Highway 11, Slidell, Louisiana

Applicant: Quick Trip Corporation

Representative: Jones Fussell, LLP – Jeffrey Shoen

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
MARCH 5TH, 2024
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The March 5 2024 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 & Mr. Blache

ABSENT: Mr. Sanders & Mrs. Thomas

STAFF PRESENT: Mrs. Lambert & Mrs. Couvillion

APPROVAL OF THE MINUTES

Moved by Mr. Blache and seconded by Mr. Daly to approve the February 6th, 2023 minutes, subject to correction of the vote for case.

MOTION CARRIES UNANIMOUSLY

BOA CASE NO. 2024-3713-BOA

Request by applicant in a HC-3 Highway Commercial District to reduce the required side yard buffer planting area from 10 feet to 4' 6" to allow for an addition to an existing patio.

The property is located: 206 Lake Drive, Suite 15, Covington, Louisiana, Ward 3, District 5

Applicant: Ruddigore, LLC – Barry Spizer

Representative: Jeffrey Shoen

Jeffrey Shoen: From Jones Fussell Law Firm, representing the owner of the property Ruddigore LLC, spearheaded by Mr. Barry Spizer and tenants Greg and Tammy Buie. I would like to start by talking about the business and where it is located because I think it will put into context the variance that we seek. Most of you hopefully are familiar with NorthPark, located on the west side of US Highway 190, just north of I-12, a long standing development mixture of residential, institutional and commercial uses. Some of you may have dined at McAllister's restaurant within the past 10 or so years. McAllister's restaurant has been dark for 6 to 12 months. Greg and Tammy Buie are bringing to the area the first "Toasted Yolk" restaurant, open from 7AM until 3PM, for breakfast, brunch and lunch. It will be the Buie's third franchise.

McAllister's restaurant had the benefit of having a covered patio area on the north side of the building, next to Zea's restaurant. In looking at the plan and it was determined that the current patio only really facilitates a two top or two seat tables. My client wishes to have four top seatings and needs to expand the patio. We realized that there was enough real estate owned as part of the lease to increase the size of the patio. What we did not realize at first was that it was already encroaching into the required 10-ft buffer. That's an existing condition that is grand-fathered in. We would like to further utilize some of that buffer area to expand the hard surface. We will also have a covering and we are going to look at some pictures in the packet that I have handed out to

MINUTES
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MANDEVILLE, LOUISIANA

you. The nice outdoor seating will be able to be enjoyed by the patrons of the restaurant. Staff has been helpful with this request over the last two or three months. Ross Liner, Director of the Department of Development also did a site visit. To offset the request for the variance, something that might improve the existing conditions of the site and maybe justify allowing us to expand the seating area. The current patio is already encroaching 1 foot 1 inch into the required 10-ft buffer area. The request is to encroach into the 10-ft buffer area another 4 foot & 5 inches. Makes reference to the document submitted, plans and pictures and provides further explanations.

There is an opportunity to get a variance coupled with the assurance that we are going to beautify the existing area and improve it. It is fair to say that the requested variances will not take away from the existing conditions. We hope that you will consider granting our variance so that the restaurant can open maybe for Mid-April or May.

Mr. Blache: Mr. Shoen, thank you very much for the presentation. Looking at the existing condition of the building and where you pointed out to the location of the AC systems and such, as I look at the rendering behind where this patio would be, I see some additional construction there, did we address that as well? Does that also go into the side servitude?

Jeffrey Shoen: Yes, that's correct. It would just be a flat continuance of the building.

Mr. Daly: Question for staff in regards to the beautification, it is adequate? Subject to providing site and landscape plan or would more be necessary to be provided?

Mrs. Lambert: Staff is satisfied with submission of landscape plan with species of trees and shrubs to be planted.

Mr. Ballantine: Any comments from the adjacent restaurant: Zea's?

Jeffrey Shoen: Mr Spizer also own the site and is the landlord for Zea's. Looking forward to having the Toasted Yolk as a neighbor and there are no windows on the south side of the Zea's building and of course nothing on their side of the property line is being disturbed in any way: landscaping, drainage green space.

Mr. Ballantine: What about parking?

Jeffrey Shoen: Not part of the variance request. Staff worked with us to make sure that it meet the parking requirements. Permit issued for interior renovations.

MINUTES
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MANDEVILLE, LOUISIANA

Motion by Mr. Blache seconded by Mr. Daily to approve the variance subject to:

- Applying for site work permit and meet all required drainage requirements.
- Provide a site and landscape plan showing the species of all bushes to be planted on the site and 3 additional Class A trees within the rear/western existing planting buffer.

MOTION CARRIES UNANIMOUSLY

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
2024-3734-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: 38356 North 2nd Avenue, Pearl River, Louisiana, Ward 8, District 14

Applicant & Representative: Lynell Crawford

Posted: March 12, 2024

Initial Hearing Date: April 2, 2024

Date of Report: March 25, 2024



Variance(s) Requested:

Reduce the required rear yard setback from 10ft to 9ft

Zoning of Property:

A-4 Single Family Residential District

FINDINGS

According to the St. Tammany Parish Unified Development Code Section 130-2191. - Lot of record. (2) Rear yard setback a. *Standard requirement.* Twenty percent of lot depth or 25 feet, whichever is the lesser.

The request is to allow for the reduction of the required rear yard setback from 10 feet to 9 feet to allow for the placement of a 16 foot deep X 80 foot wide manufactured home on the property. While the property is only 50 feet in depth, no evidence of a practical difficulty or unnecessary hardship has been submitted to support the requested variance.



N-2ND AV

N-3RD ST

HAAS RD

MANSFIELD

ASHTON PARK

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

this 1 ft. variance would allow me to get a 16 ft wide mobile home, which would give a lot more room for the size family I have.

POWERS OF THE BOARD TO GRANT VARIANCES/APPEALS

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

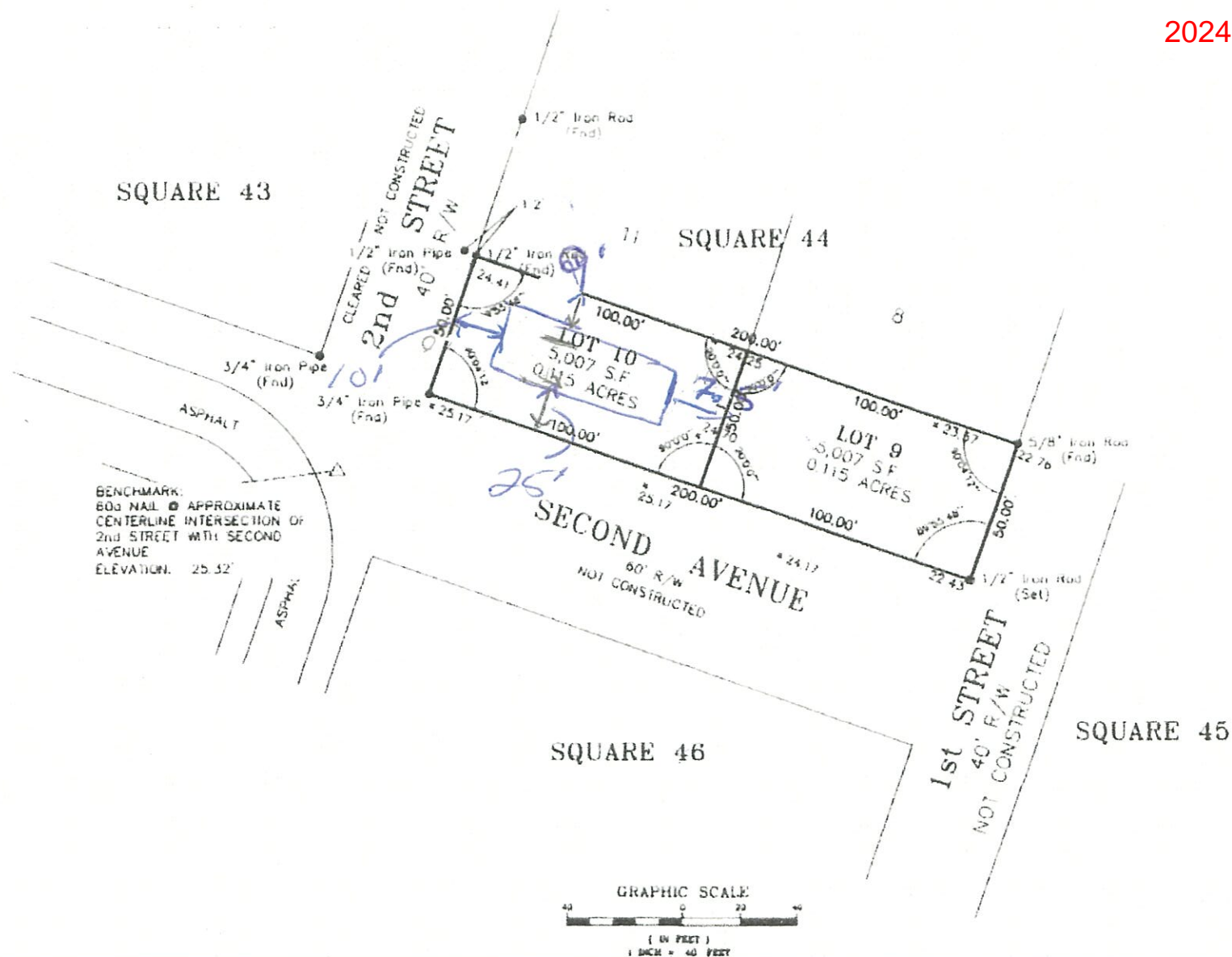
1. *Is the variance/appeal request self-imposed?*
Variances/appeals may not be granted by the board if the request is considered a "personal preference".
2. *Does the variance/appeal request constitute a financial hardship?*
Variances/appeals may not be granted by the board if the request is considered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

Per number 3 above, please use the lines below to state the practical difficulty or unnecessary hardship which constitutes the requested variance:

the house which is on the property now is an 18 wide home I would just like to replace that cabin with a 16 wide mobile home. My sister owns the property behind me and is not in objection to my request

Lyndee Crawford
SIGNATURE OF OWNER/APPLICANT

2/21/2024
DATE OF APPLICATION



E: 1" = 40'

10/21/09

IN BY: BC CHECKED BY: JDL

NO: 20090995

T 1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either across any of the property lines, except as shown. Encroachments shown herein are not necessarily exclusive. Encroachments 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.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

FIRM: 225285 0410 C
DATE: 10/17/09
ZONE: A
B.F.E. # 26

* Verify prior to construction with local governing body.

**A SURVEY PLAT OF LOTS 9 & 10, SQ. 44,
INTO LOT 10-A, SQUARE 44,
TOWN OF ALTON,
LOCATED IN SECTION 23, T-8-S, R-14-E,
ST. TAMMANY PARISH, LA.**

Deception 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. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class "S" survey. Bearings are based on record bearings unless noted otherwise.

LYNNEL TAYLOR

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING & ENVIRONMENTAL



1625 HWT 190 EAST
Slidell, Louisiana 70458
E-mail: jburkes@jburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800





BOA STAFF REPORT
2024-3739-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: 225 Bon Temps Roule Mandeville, Louisiana, Ward 4, District

Applicant & Representative: Jane Garden

Posted: March 15, 2024

Initial Hearing Date: April 2, 2024

Date of Report: March 25, 2024



Variance(s) Requested:

After the fact request to reduce the front yard setback from 25 feet to 9' 33"

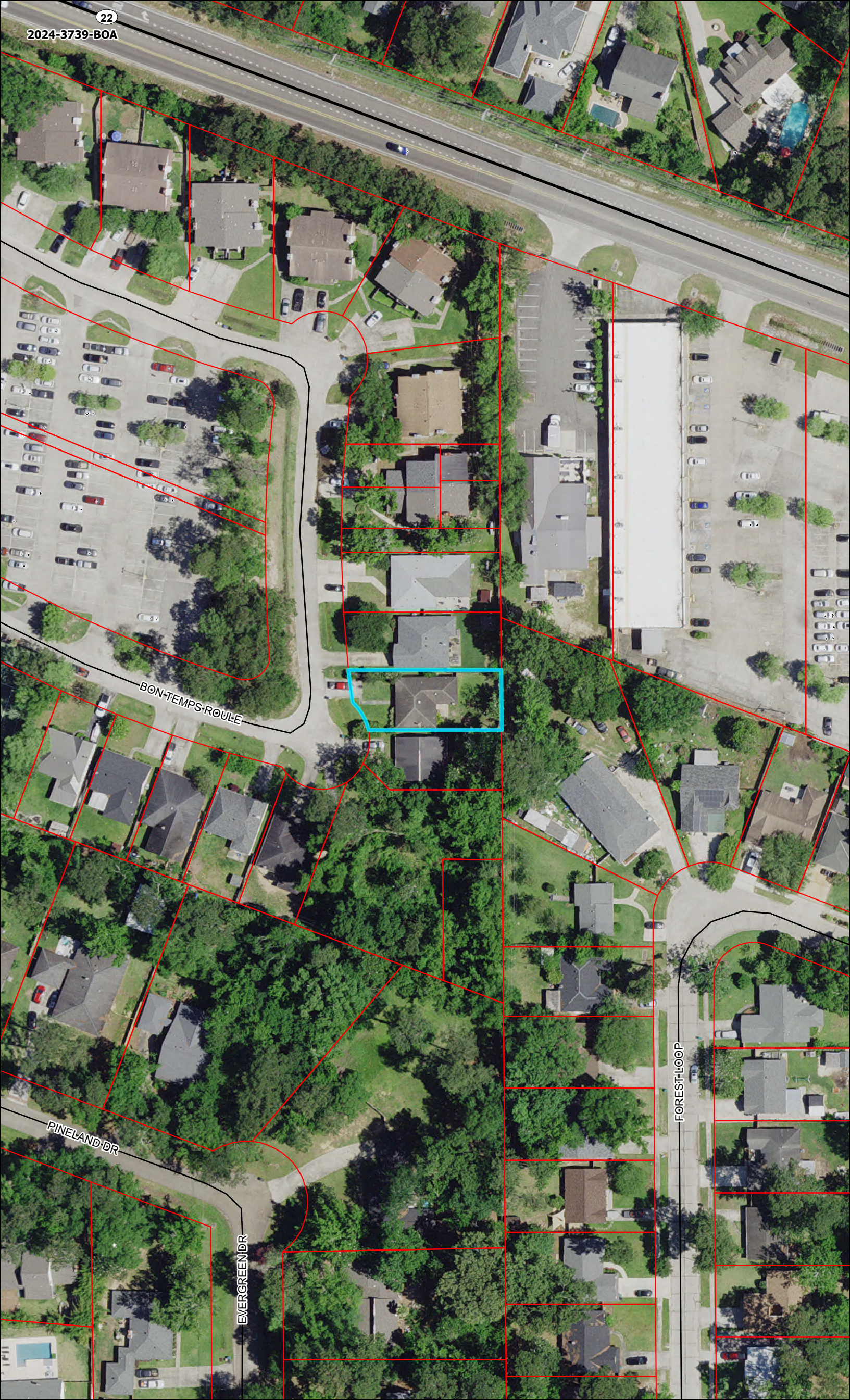
Zoning of Property:

PUD Planned Unit Development Overlay

FINDINGS

According to the approved plat of the Bon Temp Roule Village PUD Subdivision the front yard setback must be a minimum of 25 feet.

The request is to allow for an after the fact reduction of the required front yard from 25 feet to 9' 33" to allow for an addition to remain on the property as constructed. The addition consists of a 221.65 square foot (15'5" X 14'3") bonus room added on to the front of the existing residence, as shown on the attached pictures. The applicant has not provided factual documentation or evidence that a practical difficulty or unnecessary hardship exists. However, the applicant has provided no objection letters from all property owners that flank the subject property which are attached here within.



February 26, 2024

Ms. Jane Garden
225 Bon Temp Roule
Mandeville, Louisiana 70471

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

To the Board of Adjustments, St Tammany Parish Louisiana:

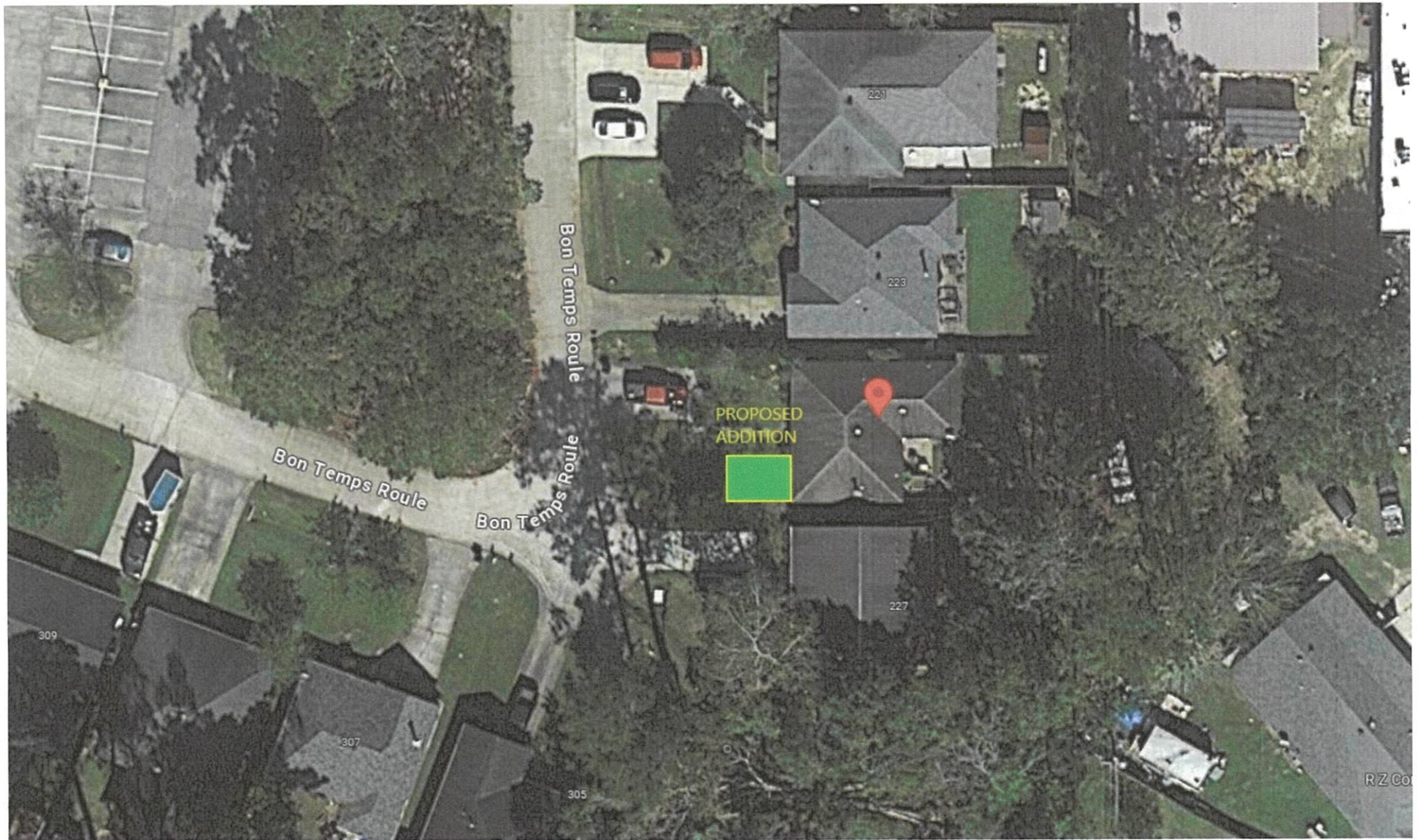
I am writing to request a variance to the Front Building Setback on my property. I am requesting that my Front Building Setback be reduced from 25' required by the parish to 9' requested by the applicant. The reason for this request is due to being conned by a person who led me to believe that they were a Licensed Contractor. I hired Robert Johnson (DBA Affordable Painting/drywall floor repairs), who presented as a Licensed Contractor. The fake Contractor began Construction on the addition of a bonus room to the front of my house. I was under the impression that the Contractor had all the necessary permitting taken care of once he began construction. I was misled and lied to, by said fake contractor. I paid for professional Construction Documents and they were provided to the Contractor for his use. I was not aware that the Project was not Permitted for Construction until a Parish official appeared at my Home and posted a CEASE & DESIST Notice. I have filed a Police report with the STPSO Department (#2023180743).

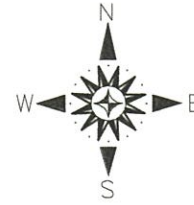
Included please find the Plot Plan depicting my existing house footprint along with the Proposed addition, Setback delineation, Property Lines, and Road paving Geometry. You will note that my property is located on a Cul De Sac and the Radius of my Property line is located 26' back from the Edge of Road Pavement. The Proposed addition will be located and additional 9' back beyond that, locating it 36.5' back from the road, and will not encroach on any adjacent property sight lines. (See attached aerial Image). My neighbors are all aware of my plans and have no reservations and no objections to the Project. At this point I have a partially built addition that needs to be finished. The Foundation is in place and the framing and roofing has been partially completed. It would create a huge financial hardship to have this structure removed if my variance is not approved. I hired what I believed to be a licensed Contractor to build my addition and have lost \$60k so far. I have already contacted a New Licensed Contractor willing to take over the Project and complete the remaining work along with any repairs necessary to bring project into compliance. This will also be at additional cost to me. The approval of this variance will not constitute establishing a precedent of a dangerous or unfavorable nature to the parish.

The addition was designed with care and conscientiousness of my neighbors. I believe that my circumstance fulfills the hardship requirements for a variance and kindly ask you to review and grant such variance. Thank you for your time and consideration.

Sincerely,
Jane Garden
225 Bon Temp Roule
Mandeville, LA 70471







1 PLOT PLAN
C1 SCALE: 1" = 20'-0"

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN ASSURING THE ACCURACY OF THESE PLANS, THE CONTRACTOR AND SUB-CONTRACTORS MUST VERIFY ALL DETAILS AND BE RESPONSIBLE FOR SAME. ANY ERRORS AND/OR OMISSIONS MUST BE ADDRESSED PRIOR TO BEGINNING OF CONSTRUCTION. THE DESIGNER ASSUMES NO RESPONSIBILITY AND/OR LIABILITY.

PLOT PLAN

TIRADO DESIGN SERVICES

JOSE TRADO 30 MARY STREET MADISONVILLE, LA. (985) 687-4899 ajlirad2100@yahoo.com

MS. JANE GARDEN
225 BON TEMPS ROULE
MANDEVILLE, LOUISIANA 70471
ST. TAMMANY PARISH

2024-3739-BOA

ORIGINAL
Home



2024-3739-BOA



2024-3739-BOA



2024-3739-BOA



2024-3739-BOA



2024-3739-BOA



2024-3739-BOA





2024-3739-BOA



2024-3739-BOA

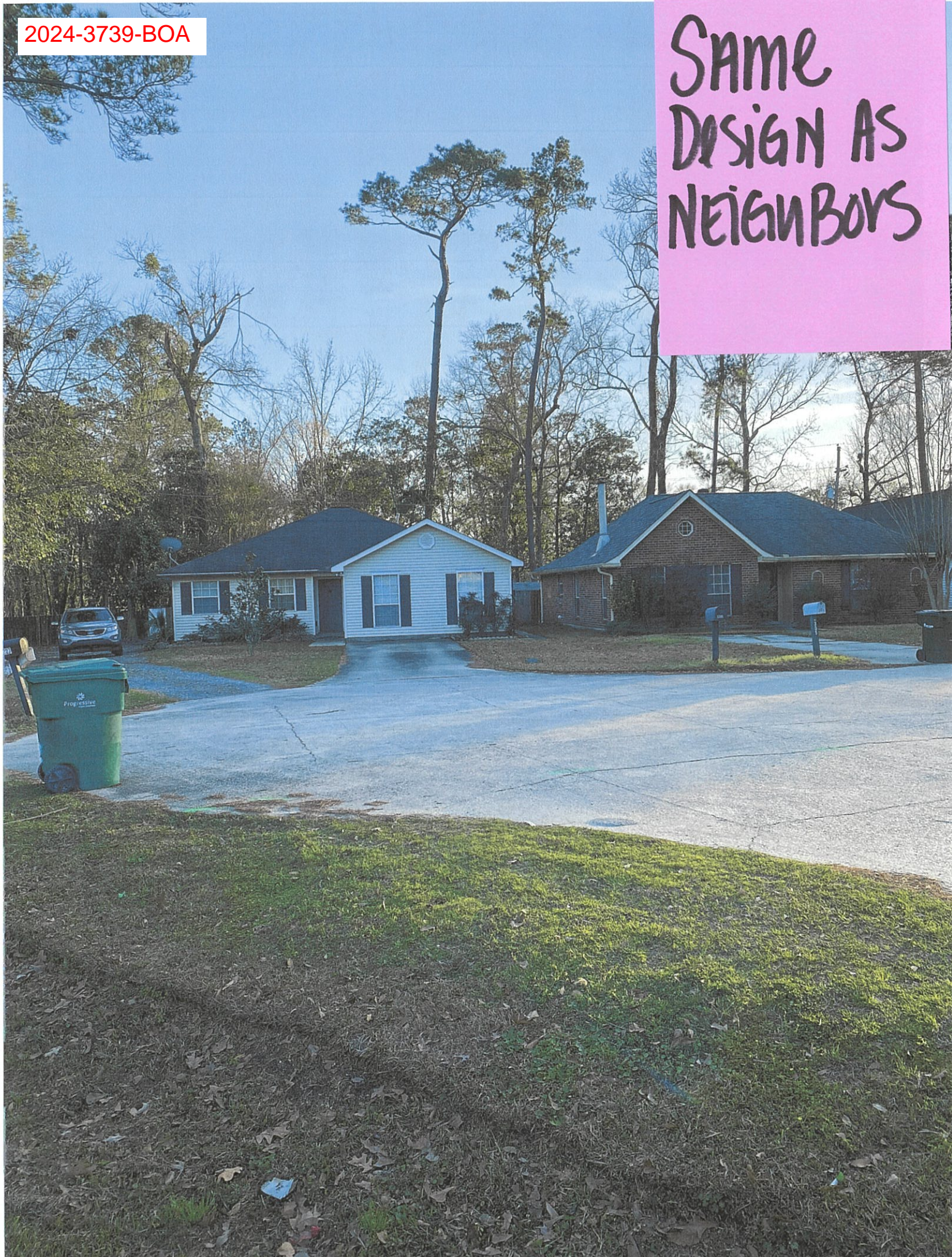


2024-3739-BOA



2024-3739-BOA

SAME
DESIGN AS
NEIGHBORS



2024-3739-BOA

NEIGHBOR
LETTERS.

To whom it may concern:

My name is Charles Serpas. I live at 223 Bon Temps Roule Mandeville, LA

Jane Garden is my neighbor. Her address is 225 Bon Temps Roule Mandev

I don't have an issue with her current build out and home improvement pr

If you would like to contact me directly, my email address is

My contact number is

Thank you,

Charles Serpas

Charles Serpas

Date: 2/25/2024

February 25, 2024



Revision on your 225 Bon Temps Roule House buildout. From Erin

1 message

Kenneth Maxwell <

Sun, Feb 25, 2024 at 9:56 PM

To: ""

Robbie Rockwell

Re: Revision on Jane Garden 225 Bon Temps Roule, Mandeville, La. 70471 House buildout.
From neighbor Erin Sullivan Fleming 305 Bon Temps, Roule, Mandeville, La. 70471.

I am in full support of Jane Garden's build out and necessary revisions thereof to her home:
225 Bon Temps Roule, Mandeville, La. 70471.

Sincerely,
Erin S. Fleming



jane garden

Planning and Development

1 message

Deidre McMurray

Sun, Feb 25, 2024 at 12:51 PM

To: Jane Neighbor

St. Tammany Parish Planning and Development Dept.
21454 Koop Dr, Mandeville, LA 70471

To whom it may concern,

I'm writing in support of Jane Garden's addition at 225 Bon Temps Roule in Mandeville. As a single mother of three children in a smaller house, she has spoken of desperately needing more room for the entire 10 years that she has lived in our neighborhood. She is an amazingly, hard-working, loving mother, and I was so excited when she told me she was finally going to be able to add an extra bedroom for her family.

It's been a long, painstaking process for her and we were all surprised to hear that there was another setback that we were not aware of and was not shown on her survey. She thought she had done all preparations properly to add the extra bedroom. The addition where the bedroom has been added is already attractive and will add not only to the quality of her family's life, but to the improvement and beautification our little neighborhood as well.

Respectfully,
Deidre McMurray
221 Bon Temps Roule
Mandeville, LA 70471



jane garden <jane.garden@gmail.com>

Jane's Home Construction

1 message

disisfun11 <disisfun11@gmail.com>

Thu, Feb 22, 2024 at 6:56 AM

To: "

To Whom it may concern,

My name is Kevin Cavaretta and I reside at:
303 Bon Temps Roule
Mandeville, LA. 70471

I am writing this to express my support for Jane's addition to her lovely home. I have no problem with this at all. I am sure Jane will do everything in her power to make it a beautiful addition not only to her house, but to our neighborhood as well.

Thanks,
Kevin Cavaretta

Sent from my Galaxy

Subject: Fwd: Statement of no objection

2024-3739-BOA



j mooney

Wed, Feb 21, 12:02 PM (5 d)

You are viewing an attached message. Gmail can't verify the authenticity of attached messages.

Get [Outlook for iOS](#)

From: j mooney <

Sent: Tuesday, February 20, 2024 9:56:24 PM

To:

Subject: Statement of no objection

To: St. Tammany Parish Planning and Development Department and all other concerned parties

Sir/Ma'am, please accept this notice as confirmation I have no objections to Ms. Jane Garden proceeding with her improvement and build-out of her primary residence at 225 Bon Temps Roule, Mandeville, LA 70471.

I, Joseph Mooney, own and reside at 311 Bon Temps Roule, Mandeville, LA. If you wish to contact me with any questions or for further verification, I may be reached at [redacted] by email at [redacted]

Thank you for your consideration.



BOA STAFF REPORT
2024-3740-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: 66595 & 66599 Wadsworth Blvd, Mandeville, Louisiana, Ward 4, District

Applicant & Representative: Love's Travel Stop – Brad Peck

Posted: March 11, 2024

Initial Hearing Date: April 2, 2024

Date of Report: March 25, 2024



Variance(s) Requested:

Request for a variance to increase the maximum allowable square footage for a directional sign from 4 square feet to 30.75 square feet

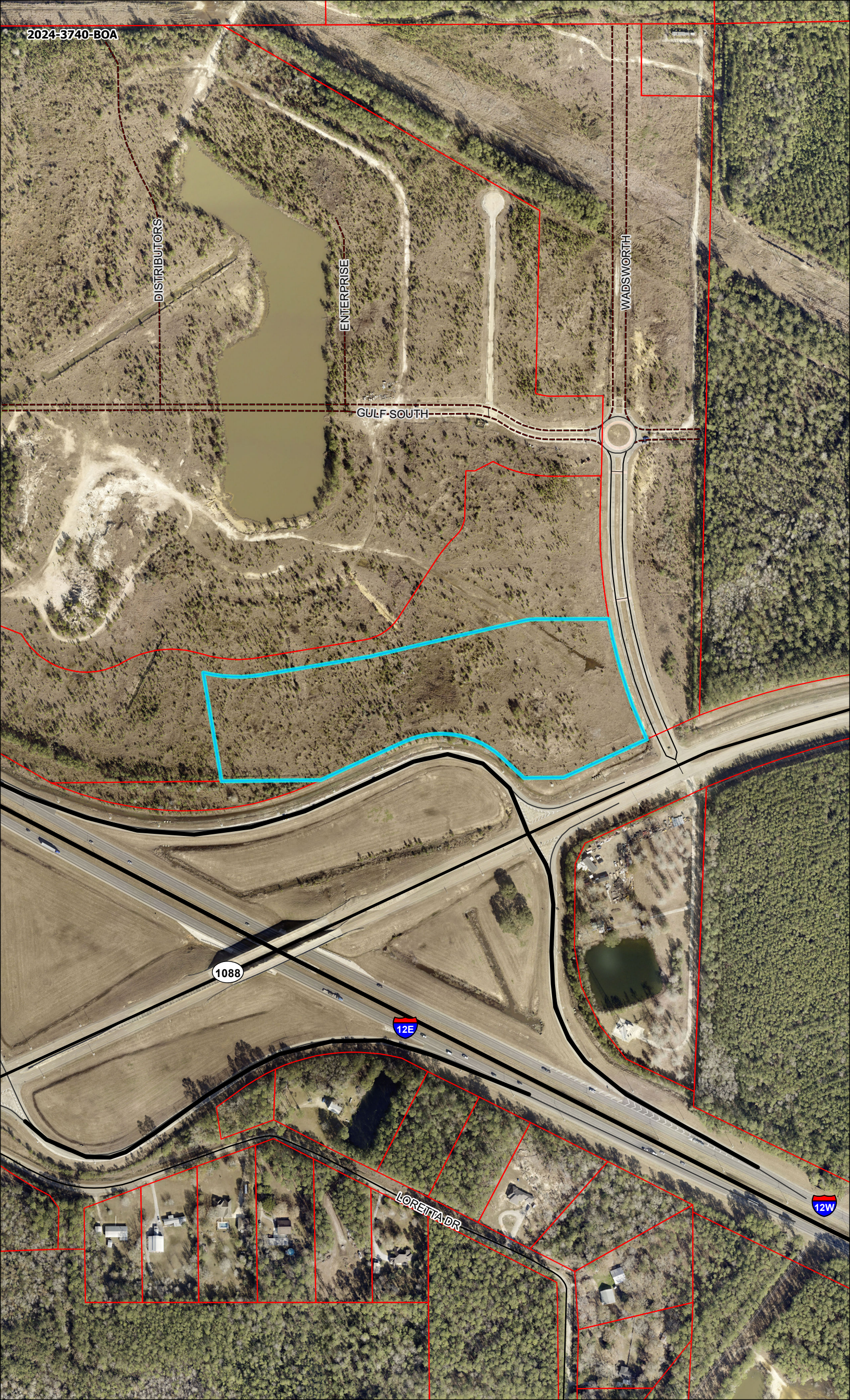
Zoning of Property:

PUD Planned Unit Development Overlay

FINDINGS

As per the St. Tammany Parish Unified Development Code Section 130-2016 (6) *Private directional signs*. Private directional signs, not exceeding four square feet in sign area per sign, are allowed.

The objective of the request is to allow for 30.75 square foot directional sign for a CAT Scale, which is proposed to be located on a site to be developed with a gas station. The CAT Scale provides “certified weighing” for large transportation vehicles. According to the attached narrative, a larger directional sign will allow truck drivers to quickly identify the location of the scale, negotiate the proper turns and facilitate traffic flow on the site.



DISTRIBUTORS

ENTERPRISE

GULF-SOUTH

WADSWORTH

1088

12E

12W

LORETTA DR

Subject: Request for CAT Scale Sign Variance

Dear St Tammany Parish Government,

I hope this letter finds you well. I am writing to express the necessity of including a CAT Scale structure as part of the sign package for the upcoming Love's development. This facility will be equipped with a CAT Scale to provide Certified Weighing for large transportation vehicles.

The inclusion of a CAT Scale structure is crucial for several reasons. Firstly, it plays a pivotal role in protecting the condition of local and interstate highway systems by assisting truckers in adhering to proper legal weight limits. The overhead cabinet and pole supports are integral operational elements designed to aid in aligning trucks as they mount the certified scales, ensuring accurate weight measurements.

The height of the structure is essential to provide adequate clearance below the cabinet for over-height loads, a common occurrence in the use of certified truck scales. Moreover, the cabinet's visibility to drivers, positioned above other truck traffic as they enter the truck stop en route to the weigh facility, is imperative. This visibility allows drivers to successfully negotiate the proper turns, promoting a smooth and efficient traffic flow and minimizing recycling traffic caused by initial alignment challenges.

Over 1,400 scale facilities nationwide have demonstrated that the overhead panel and support posts are invaluable aids for drivers in properly aligning their trucks on the scale. Beyond serving as an alignment guide, the structure is essential for mounting intercom and closed-circuit camera equipment. This equipment facilitates remote communications and visual monitoring of the vehicle and its driver by the Weigh Master from the fuel counter located in the Convenience Store.

In light of these considerations, I kindly request your support in ensuring that the CAT Scale Signage for the Love's development includes the integral structure with overhead cabinet and pole supports. This will not only enhance the efficiency of the weighing process but also contribute to maintaining the integrity of our highway systems.

Thank you for your attention to this matter, and I am open to any further discussions or requirements to facilitate the successful implementation of this request.

Sincerely,

Erica Marlowe - Effective Images

Erica Marlowe, Effective Images

THE FOLLOWING SIGNS AND FOUNDATIONS: 48
TERRACE STREET SIGN, LOWE'S DISCOUNT
STORE SIGN, B&B SIGN, 10' X 10' SIGN, 10' X
ELECTRICAL CONNECTIONS ARE BY THE GC.
CONCRETE FOUNDATIONS FOR THE SIGN, 10' X
G.C. & SIGN CONSTRUCTION, 10' X 10' FIELD VEHICULAR
LOCATIONS & ORIENTATIONS OF PILES.
STANDARD SIGNS WITH OWNERS' DESIGNS FOR
INSTALLATION.
PAINTING, LOWE'S DISCOUNT SIGN SHALL BE
YELLOW, B&B SIGN SHALL BE RED, 10' X 10' SIGN
PAINTING, LOWE'S DISCOUNT SIGN SHALL BE
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CONSTRUCTION MANAGER'S DESIGNS FOR
INSTALLATION.
8. THE FOLLOWING SIGNS AND FOUNDATIONS: 48
TERRACE STREET SIGN, LOWE'S DISCOUNT
STORE SIGN, B&B SIGN, 10' X 10' SIGN, 10' X
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PAINTING, LOWE'S DISCOUNT SIGN SHALL BE
CONSTRUCTION MANAGER'S DESIGNS FOR
INSTALLATION.



2024-3740-BOA

AUTO/TRUCK PARKING SPACES:

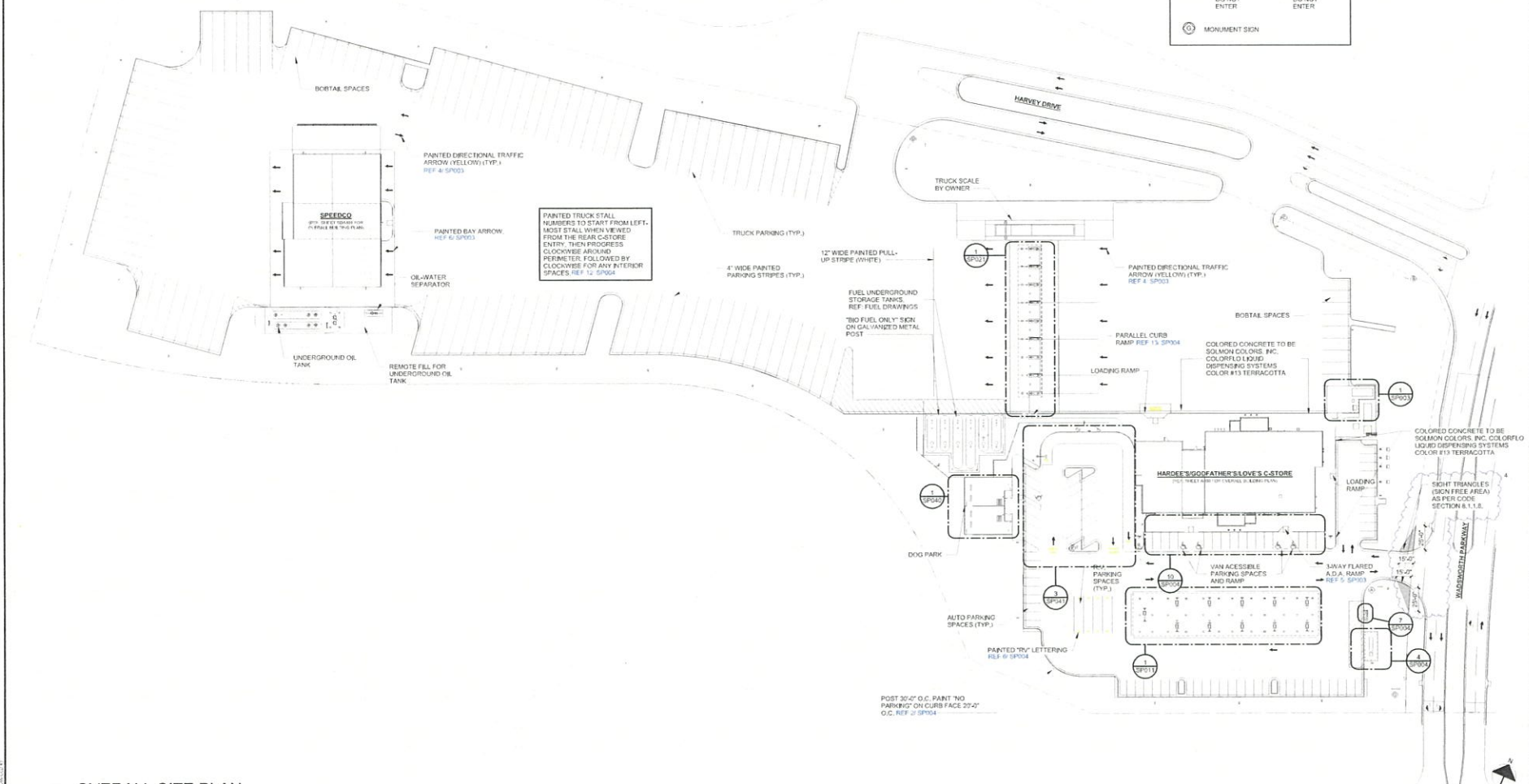
TRUCK PARKING SPACES (NON-ACCESSIBLE) = 97
ACCESSIBLE = 0
AUTO PARKING SPACES (NON-ACCESSIBLE) = 82
ACCESSIBLE = 5
BOATAIL PARKING SPACES = 19
RV PARKING SPACES = 4
TOTAL SITE PARKING SPACES = 207

SIGNAGE LEGEND:

A	1'-6" X 2'-6" DIRECTIONAL NORTH SIDE	SOUTH SIDE
	AUTOS	AUTOS
B	1'-6" X 2'-6" DIRECTIONAL NORTH SIDE	SOUTH SIDE
	AUTOS	TRUCKS
C	1'-6" X 2'-6" DIRECTIONAL EAST SIDE	WEST SIDE
	TRUCK FUELING	THANK YOU
D	1'-6" X 2'-6" DIRECTIONAL EAST SIDE	WEST SIDE
	TRUCK PARKING	THANK YOU
E	1'-3'X3 HARDEE'S DIRECTIONAL	ENTER
F	1'-3'X3 HARDEE'S DIRECTIONAL	DO NOT ENTER
G	MONUMENT SIGN	

GENERAL NOTES

1. THE OWNERS SIGN CONTRACTOR WILL INSTALL THE FOLLOWING SIGNS AND FOUNDATIONS. HE REE SIGN, STREET SIGN, LOVE'S DIRECTIONAL SIGN, BUILDING MOUNTED SIGNS, THE ELECTRICAL CONNECTIONS ARE BY THE GC.
2. REFER TO CIVIL DRAWINGS FOR PAVING TYPES.
3. G.C. & SIGN CONTRACTOR TO FIELD VERIFY LOCATIONS & ORIENTATIONS OF FREE-STANDING SITE SIGNS WITH OWNER PRIOR TO INSTALLATION.
4. PARKING LOT STRIPING COLOR SHALL BE YELLOW UNLESS NOTED OTHERWISE. TRUCK FUEL PUMP STRIPING COLOR SHALL BE WHITE.
5. ALL PAINTED PARKING LOT STRIPING/STRIPE SHALL BE VERIFIED WITH LOVE'S FIELD CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
6. ALL BOLLARDS, RAIL S, BARRIERS, OR GUARDS ARE USED ONLY TO PROVIDE VISUAL CUES SEPARATING PEDESTRIAN EQUIPMENT AND VEHICLE AREAS AND ARE NOT INTD TO COMPLY WITH ASCE, ASTM F306, ASTM F2054, OR ANY PROVISION ESTABLISHING TESTING OR RATING REQUIREMENTS FOR VEHICLE IMPACT.
7. ARCH FEE = 100. CIVIL FEE = 1000.



1 OVERALL SITE PLAN



ISSUE BLOCK	ADD #1	06/20
4	CCD #3	02/15

CHECKED BY JMA
DRAWN BY
DOCUMENT DATE 4/14/2024
PROTO: T1
PROTO CYCLE: 04



SITE PLAN

SHEET SP001

CAT SCALE SIGNS ~ MANDEVILLE, LA

2024-3740-BOA




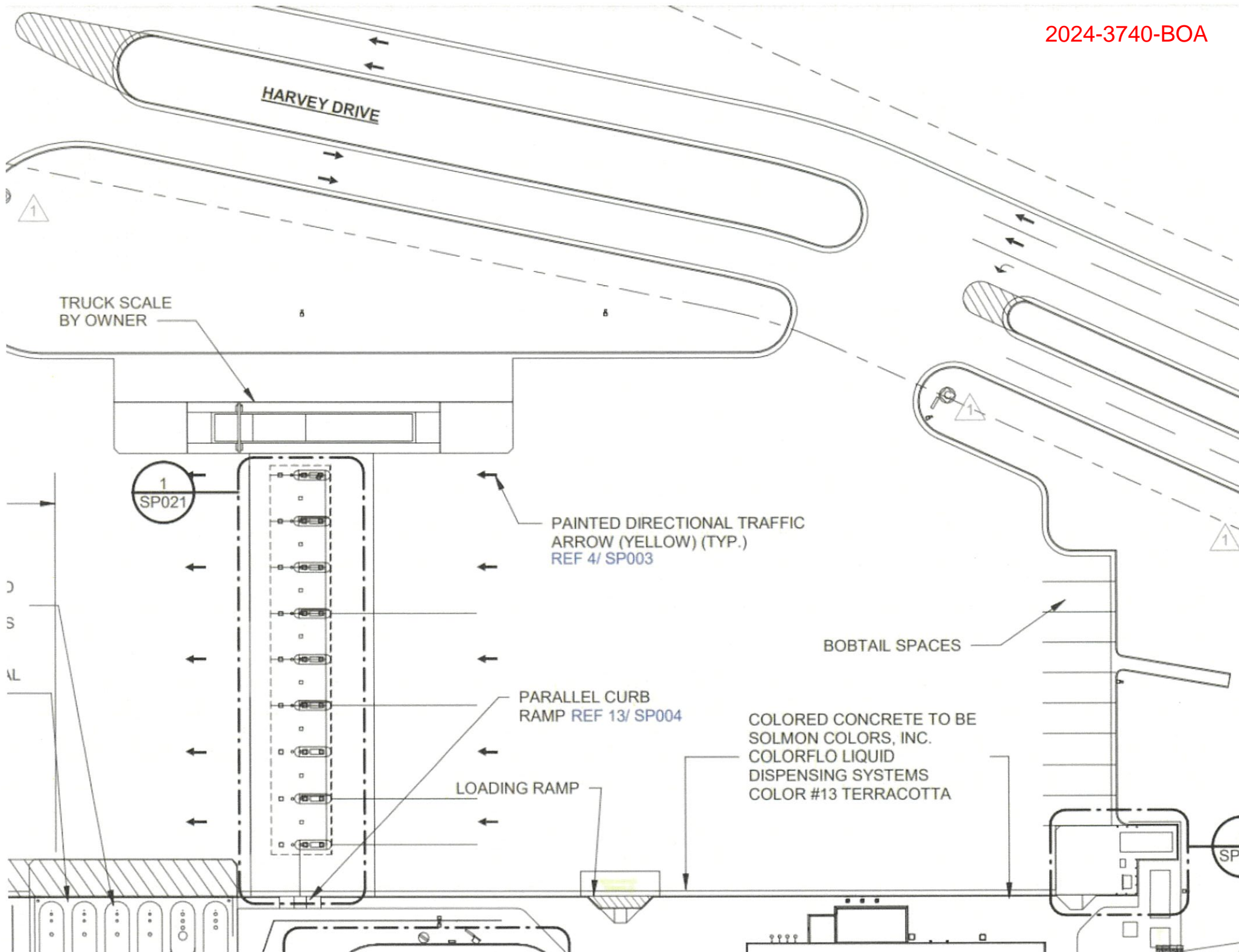
NIGHT VIEW

OVERALL HEIGHT: 22'	TOTAL SQ. FT.: 36.75
6' X 5' 1 1/2" CAT SCALE SIGN = 30.75 SQ. FT.	
2' X 3' INFORMATION SIGN = 6 SQ. FT.	
16' FROM GRADE TO BOTTOM OF CAT SCALE	



DRAWING FOR REPRESENTATION PURPOSES ONLY - SIGN MANUFACTURED BY OTHERS

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
MANDEVILLE, LA	4/13/23	EI82304-1315	1 - 2/20/24	NOT TO SCALE	JLW	
			JLW			





BOA STAFF REPORT
2024-3742-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: 61017 Highway 11, Slidell, Louisiana, Ward , District

Applicant: Quick Trip Corporation

Representative: Jones Fussell, LLP – Jeffrey Shoen

Posted: March 11, 2024

Initial Hearing Date: April 2, 2024

Date of Report: March 25, 2024



Variance(s) Requested:

Request for a variance to increase the maximum allowable square footage of a single occupancy monument sign from 32 square feet to 61.7 square feet and to increase the maximum allowable height of the base of the sign from 24 inches to 30 inches.

Zoning of Property: HC-3 Highway
Commercial District

FINDINGS

As per the Unified Development Code Section 130-2012 (d) (2) Area. The total sign area for each allowed single occupancy monument sign constructed shall not exceed 32 square feet.
and

As per the Unified Development Code Section 130-2025 monument sign means a freestanding ground sign: (2) The sign face of which is encompassed on the top, sides and bottom by a border or column of the same or compatible material which border or column is not less than 12 inches wide and not more than 24 inches wide, and which border or column compliments and enhances the aesthetic effect of the sign.

The objective of the request is to allow for a 61.7 square feet single occupancy monument sign on a 30 inches base. While the proposed sign does not exceed the maximum allowable height of 9 feet, the height of the base is proposed to exceed the maximum allowable height by 8 inches and the face of the proposed monument sign almost doubled the maximum allowable square footage of 32 square feet. No factual documentation or evidence that a practical difficulty or unnecessary hardship have been demonstrated to warrant support of the request. However, the variance includes a request to forgo the 2nd allowable monument sign in order to place a larger monument sign, as shown on the attached drawing. Note that since the property is located at the at the intersection of US Highway 11 & Browns Village Road, one monument sign is allowed on each street frontage.

Board of Adjustments
April 2, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3742-BOA

2024-3742-BOA

JOHNNY F SMITH BLVD

MECHANICAL DR

J F SMITH AV

FRICKE RD

11

BROWNS VILLAGE RD

N RIDGEWOOD DR

E HILLCREST DR

E PINEHILL DR

W QUEENS DR

KNIGHTS DR

ROCKS DR

CHESS DR

S QUEENS DR

Slidell

BROWN SWITCH RD

12W

12E

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

ANDREW J. WALKER
KATHERINE L. RIECKE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW
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P.O. Box 1810
COVINGTON, LOUISIANA 70434-1810
TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

2024-3742-BOA

February 28, 2024

HAND DELIVERED

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

**RE: Variance Application by QuikTrip Corporation to
St. Tammany Parish Board of Adjustment
61025 U.S. Highway No. 11, Slidell, Louisiana
Our File S-21,966**

Dear Ms. Lambert:

In connection with the above referenced matter, our Firm represents QuikTrip Corporation, the owner of the above referenced property and Petitioner herein, which respectfully requests a grant of variance as to the size of the proposed monument sign to be constructed on U.S. Highway No. 11.

Accordingly, enclosed herewith please find the following documents, to-wit:

- (1) Executed original of ST. TAMMANY PARISH BOARD OF ADJUSTMENT (VARIANCE/APPEAL APPLICATION FORM);
- (2) Check payable to Parish of St. Tammany in the amount of \$400.00;
- (3) Survey of Jacobs dated January 19, 2024, showing the location of the proposed monument sign, as well as the location of the monument sign on Browns Village Road;
- (4) Proposed Horizontal Monument Sign drawing by Allen Industries, last revised February 17, 2024; and

February 28, 2024

Page 2

- (5) Photographs of Business Signs in the vicinity.
- (6) Cash Sale filed October 18, 2023 as Instrument No. 2390053;

The variances sought include:

- (1) A “base” of 2 feet 6 inches beyond the 2 foot maximum base requirement; and
- (2) A 61.7 s.f. monument sign face beyond the 32 foot maximum sign face requirement.

My client is willing to forego/forfeit the monument sign right and opportunity on Browns Village Road if the variances are granted (the site would have one monument sign on La. Hwy. 11 only). Furthermore, because of the distance of the site from I-12, and in light of other non-conforming business signs in the vicinity, it is hoped that the BOA will consider these variance requests.

Unless I hear from you to the contrary, I shall assume that you have received all necessary documents in order to accept this application and advertise the case for hearing on Tuesday, April 2, 2024, at 2:00 P.M. by the St. Tammany Parish Board of Adjustment.

At the appropriate time, please give me a call when you are working on the Staff Reports if any further information is needed.

Thank you for your cooperation and courtesy in the handling of this matter.

Very truly yours,

JONES FUSSELL, L.L.P.

BY: 

JEFFREY D. SCHOEN

JDS:swg

Enclosures

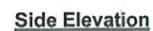
cc: QuikTrip Corporation

XXXX-MH-E3PGQ-CC-62
Horizontal Monument Sign

- Notes:**

- 

Project Information



Side Elevation

7381

This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

1-800-967-2553
www.allenindustries.com

