

AGENDA MEETING
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
MAY 7TH, 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 APRIL 2ND, 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

POSTPONED FROM APRIL 2ND, 2024 MEETING.

2- BOA CASE NO. 2024-3767-BOA

Request by an applicant in an A-2 Suburban District for an after the fact variance to reduce the required rear yard setback from 25ft. to 23.5ft. and the required side yard setback from 10ft. to 6ft.

The property is located: 269 Magnolia Street, Mandeville, Louisiana

Applicant & Representative: Roashawn Taylor

3- BOA CASE NO. 2024-3781-BOA

Request by applicant in an A-4 Single Family Residential District for a variance to reduce the required rear yard setback from 25ft to 10ft to allow for an addition to a single family residence

The property is located: 126 East Ruelle, Mandeville, Louisiana

Applicant & Representative: Davis & Suzanne Brister

4- BOA CASE NO. 2024-3782-BOA

Request by applicant in a HC-2 Highway Commercial District for a variance to remove three (3) existing trees located within the west side planting buffer.

The property is located: North side of LA Highway 1085, west of LA Highway 1077, Covington, Louisiana

Applicant & Representative: Waffle House Inc. - Butch Baur for Northpoint Business Park LLC

5- BOA CASE NO. 2024-3783-BOA

Request by applicant in a HC-2 Highway Commercial District for a waiver of the required 10 foot side yard buffers and the required number of Class A & Class B trees.

The property is located: 1701 and 1705 LA Highway 59, Mandeville, Louisiana

Applicant: CSP-NE Real Estates, LLC

Representative: Paul J. Mayronne

6- BOA CASE NO. 2024-3784-BOA

Request by applicant in an I-2 Industrial District for a variance to move the required street buffer on the north side of the proposed access road.

The property is located: north side of South Krentel Road, Lacombe, Louisiana

Applicant: I12 Holdings, LLC – Mark Sieverding

Representative: Paul J. Mayronne

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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The April 2, 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. Swindell, Mr. Blache, Mr. Sanders & Mrs. Thomas

ABSENT: Mr. Daly

STAFF PRESENT: Mrs. Lambert & Mrs. Couvillion

APPROVAL OF THE MINUTES

Moved by Mr. Blache and seconded by Mr. Swindell to approve the March 5, 2024 minutes.

MOTION CARRIES UNANIMOUSLY

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

Move to postponed to the end of the meeting.

Motion by Mr. Blache seconded by Mr. Swindell to postponed until the May 7, 2024 meeting.

MOTION CARRIES UNANIMOUSLY

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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

Jane Garden: Had the addition built from a contractor that didn't pull a permit. Had to file a police report regarding contractor who build addition. Since then, we have been trying to do this the right way since we didn't realize he was not a real contractor. We hired Mr. Rockwell to come in, oversee the construction and bring structure up to code. Bought the house 10 years ago and it was very small. It is the first house in this neighborhood to become modern. My plan was to take this house, located in Franco's neighborhood, and modernized it. I added some hardy board to the addition to make it look pretty and all my neighbors love it. Neighbors are all very happy with it because it brings their property value up and I kept it in the style of the existing house.

Mr. Ballantine: You stated that another neighbor did a similar addition in close proximity?

Jane Garden: Correct, but my addition is with hardy board, which is more modern. The structure is about 90% completed. I have five no objection letters from neighbors.

Mr. Blache: Was any sort of inspection done? In regards to the foundation? Is the structure safe, does it meet code?

Mrs. Lambert: I'm not aware that we have done any inspections. No inspections will be taking place until the permit issued. Revised plans will have to be submitted.

Mr. Blache: Is there any sort of servitude located within the setback?

Mrs. Lambert: I am not aware of any servitude existing within the property.

Mr. Blache: The original contractor did not apply for a permit before beginning construction?

Jane Garden: No permit was applied for. My design was supposed to be followed by the plans from the architect. The plans were drawn by the architect up to code. Mr. Rockwell, new contractor, is going to take over the construction.

Mr. Swindell: I appreciate the fact that you said that you are responsible. I consider this as if you would have made the request prior to the construction took place. With all the letters of support, I would tend to vote in favor.

Mrs. Thomas: I think the fact that all of your neighbors are in favor (6 letters). I will support it as well.

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Moved by Mr. Swindell and seconded by Mr. Sanders to approve as requested.

MOTION CARRIES UNANIMOUSLY

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

Brad Peck: I am a real estate project manager for Love's Travel Stop. Home office is located in Oklahoma City. Cat scale is a scale for trucks to make sure they are legal when they get on the road. There are some legal requirements. The scale actually weighs each axle separately and gives them the opportunity to adjust and to distribute weight evenly so that the Department of Transportation doesn't pull them over and give them a ticket for destroying our roads. That's the purpose of a scale. The scale will be located on the back side of our facility, adjacent to our diesel base, where the trucks fill up. We will have a fueling canopy with eight bays for trucks to fuel and the CAT scale is proposed to be located next to the canopy.

The packet that I brought today is to show you some illustrations of the cat scale signage. The first page shows what we would build if the code would allow and what would it would look if we were to build it to the current code. The top of the sign is the actual indicator for the cat scale to enter on one side and do not enter on the other side. The sign that you see, which is about mid-pole, is actually a call box and an instruction box. When the truck pulls up and push the button, it calls the store and an attendant will walk them through the process and taking the weight. The attendant let them know when the weighting process is completed. The truck pulls out and comes inside to get a printed copy of their scale result. The second page shows the variance we are asking for so it shows the difference between what is code what we are asking for. The third page shows what type of sign is typically installed at a truck stop. We understand that there is a huge difference between what is allowed in St. Tammany Parish compared to what we usually install at truck stops. The CAT Scale sign indicates to the driver where the entry to the scale is located and how to align to get on the scale between the two poles. The larger sign will help the driver entering the property and show where the scale is located and align to pull onto the scale.

Mr. Swindell: I appreciate the fact that you have presented multiple options and you are attempting to comply with the Unified Development Code and what you are presenting is a compromise compared to the sign typically installed. I have voted a certain way since I have been on this board since the Parish adopted the Unified Development Code. I do not see the necessity for this sign to be bigger than what the Unified Development Code allows. The bigger sign can be for advertisement. I think it's important that we stick to the code. If we think that the size of the sign needed to be bigger, we should change the Unified Development Code. I think I'm going to vote to not support this.

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Mrs. Thomas: Is there a legal code in the state of Louisiana that mandates that truck drivers need to have awareness of where scales are located?

Brad Peck: I am not aware of any legal application in regards to the size of the sign. This will be our 12th location in the state of Louisiana. Other stores in the state and out of state have the larger sign as shown on the pages I presented to you. We are trying to increase it from the 4 Square foot total allowed to a larger sign to indicate where the scale. If you can imagine that you are entering a parking lot with moving trucks, moving cars and trying to identify where the scale is located. Sign is a valuable tool to a truck driver trying to get to the right place and to help them to see where they need to be.

Mrs. Thomas: If this Board is opposed to this, based upon our own Parish codes, how are you going to get the information out to the truck driver so that they know that the scale is available?

Brad Peck: We would construct the sign you see on the front page which is the what is currently allowed by your code.

Mr. Swindell: I just did a quick search on my phone just out of curiosity and if you type in "CAT Scale" it's quite obvious and it's a real easy search to find locations. Internally, it might be a little more challenging with the smaller sign to find the scale. But granted a 20 foot tall a truck drivers know where to go.

Mr. Ballantine: I am going to be in support of this request. I'm going back to history of this location when there was a contentious use at the parish council level for what was going to go in in the corner there at Highway 1088 and I-12 and it finally passed. It's going to be a huge trucking conglomeration and the trucks are going to be running late at night and early in the morning. The sign is going to be back and you are not going to see the sign from any place because once that other truck stop gets built it's going to be hidden back there. If the sign is a little bigger, it will help those trucks get in and out of there. It would be consistent with the needs of the parish, not having the trucks waiting around. I support the requested variance.

Mr. Blache: I support your request. Obviously there are certain codes and regulations that we are charged with following and I am 100% behind that. I believe that we are also placed on this board to use reason per the situation and considering how it is this going to affect this and what it does for safety. I don't think that it is going to compromise our sign package or create a precedent.

Mrs. Couvillion: Question for staff: is it considered as a directional sign, not a pole sign?

Mrs. Lambert: Correct, it is considered a directional sign.

Mrs. Couvillion: I just wanted to confirm because this Board cannot grant variances on pole signs.

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Mr. Swindell: I appreciate the effort here but if you look at where this scale is relative to where the trucks pull in they are going to see the small sign. It is being classified as a directional sign because they want the advertising. It is so close to the interstate that it is to be visible from the Interstate.

Mr. Blache: If I am correct, the sign is going to be in the rear of the site and it will not be visible from the Interstate.

Brad Peck: The sign will not be visible for the most part from the Interstate. It may be possible to see an aura at night from some of the lighting, which won't be much. We are aware of the requirements of directional lighting and we will keep parking lot lights at a certain minimum since we are not allowed to have overflow. Because of where the scale is located, not up adjacent to I-12, there may be some visibility from Highway 1088. Obviously, the store will be seen from Highway 1088. The goal is to make sure that the drivers are seeing where they need to be going, towards the scale.

Mr. Ballantine: I am going to make a motion.

Mrs. Couvillion: You cannot make a motion, because you are the chairman.

Mr. Ballantine: I am the chairman and I can make a motion according to Robert's Rules.

Mrs. Couvillion: You cannot make a motion according to the BOA bylaws.

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

MOTION CARRIES

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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

Jeff Shoen: Representing the owner petitioner and applicant Quick Trip Corporation which hopes to build a fueling facility at this location. I got to listen to the case before this. It is not a parallel but there are certainly some similar issues. Assuming you have the staff report in front of you, if you look at the second page you will see that this site is located on the west side of US Highway 11, north of I-12 at the Pearl River Exit. The site is currently occupied by a strip shopping center that was partially devastated by Hurricane Katrina and has been sitting partially vacant since. The southern portion of the site is proposed to be redeveloped with a Quick Trip Gas station. If you look on page 5, in the packet, it shows the proposed sign. Asking for a variance and bringing something to the table by way of mitigation. Initial concern is the location of the gas station, away from the Interstate, and the size of the sign of the adjacent Exxon gas station sign. They fear that it just would not be easy for the public travelling on Interstate 12 to see them. Next to last page shows the location of the two monuments signs and where the signs would be erected, one on Highway 11 and the other one on Browns Village Road. Looking at that, I explained and we agreed that the need for extensive signage on Browns Village Road is not great. Browns Village Road is heavily traveled by business owners, customers and residents but the point is you have a captive audience from people that are back on Browns Village Road because 99% of them are going to be coming to Highway 11. Decision was made to forgo the sign on Browns Village Road and keep the character of the road but ask for an enhanced sign on Highway 11.

There are two issues to bring up: one is the maximum allowable height base and the maximum allowable height of the sign is 9 feet, but the proposed sign about 8 feet and 4 inches. Notice that the regulation allows for a base of a maximum of 2 feet. The request is to allow for an additional 6 inches bringing the total height of the base to 30 inches to give the sign a little more height and provide better visibility. I wanted to explain that we are doing sort of an offset and that we wanted to make sure that the sign does not go to the maximum allowable height of 9 foot tall. This allocation of needing six more inches on the base will actually allow our sign to be just a little higher.

We also made sure that the square footage of the single sign that we propose on Highway 11 is approximately, but just a little less than two times the face of the two signs, if we had one sign on Browns Village Road for 32 square feet and one sign on Highway 11 for 32 square feet. Is that perfect? No but at least I wanted you to see that there was some thinking as it relates to request to have a conditioned variance, meaning that we would only have one monument sign on Highway

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11. The total square footage is no different than if we had two signs. I think we accomplished something in the spirit of the Unified Development Code. The Code discourages the proliferation of signs. Rather than having two signs, we are requesting to have one sign, none on the Browns Village Corridor. From a height perspective, we have not requested that we go beyond the 9 foot maximum height.

In regards to the existing signage located in the area, attached to your staff report is examples of existing larger signs in the area such as Exxon, which is located immediately to the south and Circle K, McDonald's, Burger King and Waffle House located in the area. Also taking into consideration that some properties are inside the City limits of Slidell. I am not suggesting that we are subject to the same rules but that when this company comes in to redevelop this site, put the site back into commerce, and help themselves as a business and help the Parish, it is difficult for them to compete knowing that everyone else in that area have bigger signs. It is no one's fault the code is the code as Mr Swindell said in the prior case, there are reasons the code was put together. What hopefully I have demonstrated today is that maybe there are some mitigating factors that you might consider:

1. proliferation of signs, will have one rather than two signs
2. the distance of this property from Interstate 12. The site is not abutting I-12.
3. the fact that we are redeveloping a property that has been blighted for 20 years.
4. we have looked at the overall height and tried to stay within code, we are requesting to allocate six more inches for the base.
5. Last but not least in doing one sign rather than two we did keep the square footage of the face of the sign within an area of less than 64 feet.

With all those things having been said please consider granting a variance to Quick Trip as they look forward to being a part of our community and think this signage will help direct the public to their place of business, if they care to do business there. If any of you have any questions I will be glad to address them at the appropriate time.

Mr Swindell: Mr. Shoen, I think this is back in in December we had a very similar conversation with a group that was looking to develop a gas station. I appreciate your guidance to them, it is very smart to go from two signs to one sign and doing your best to compromise. The logic that you use and supporting arguments are good. I am staying strong to my stance where we have to start somewhere and if we don't and we only start with the places that don't have any grandfathered non-conforming signs then we are going to allow this argument for every companies to located near an exit to Interstate 12, that don't comply with our Unified Development Code. I think this is a great property and I think even with smaller signs they are going to stand and make a lot of money. As a group, we need to be strong enough to just say that there is a need to follow the Unified Development Code. Despite the effort and the good faith put into it, we have to start somewhere. And for me I started in December with the site on Highway 1088 and I'm going to vote no to this.

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Jeff Shoen: I certainly respect your view. The thing that I would offer about starting somewhere is that I am not sure that this is a step backwards if this variance is granted. If we were not sacrificing a sign opportunity on Browns Village Road or if we were exceeding the height of the sign and there could be a lot of other factors to consider. I think the real problem in my view is that maybe there is not enough flex in the Unified Development Code to accommodate. It is not your fault or mine and I am not suggesting that. I am only saying that the rigidity of the code make it difficult for every property to fit into a canned rule. I think that is why we have a Board of Adjustment. The last thing I will say is that it is really important to encourage out of state well accomplished business and investment into our Parish. Particularly where we are going to take a blighted property and make it more tax productive, make it more productive for consumers, make it nicer to the eye. There are a lot of good things happening on Highway 11 just to the north. As you may know, Chris Jean has developed a series of properties: Funeral Home, crematorium, business park and a variety of things that in my view are nice. Getting back to the comment, it's a good discussion and I hope we can provide this company its best opportunity to be successful.

Mr. Blache: I have a question for you regarding the base of the of the Monument sign that you are talking about. Has there been any conversation about providing any kind of planting around the base of the monument sign, just to kind of dress it up? Just before you even answer that, I will just also follow up with my comments and having seen a ton of these kind of cases in my past involvement with the City of Mandeville. City of Mandeville had really strict sign ordinances and got an even stricter. I will just tell you my first job out of school was for a national sign company and I understand and appreciate the importance of signage to a small business and even a larger business as well especially when you're competing against larger signs like this. The need to be seen is obviously important; however, as you know we cannot take that into consideration in terms of a monetary hardship. This has actually happened in the City of Mandeville, we have an Overlay District but we don't have an overlay District along the Highway 190 Corridor. Mandeville has certain rules and the parish has certain rules and they collide and it creates an unfair advantage. What I think is necessary here when we consider these things is that the parish be a partner with businesses and not see it as an adversarial type arrangement. A lot of times we throw too many strict rules on businesses and prevent them from being successful. At the end of the day as a Parish we are successful when they are. I would consider this very carefully and say that I love the idea that we are not increasing the amount of sign clutter. When the request is to go down to one sign versus two or three or whatever that you're allowed because the property is on a corner, that makes a difference to me. There is no increase in the footprint or size of the sign and limiting the clutter of signs. I think we need to look at this on the case by case basis. I am thankful that the property is coning back into commerce and I wants to give it every benefit that we can for it to be successful.

Mr. Sanders: I passed that building up and it was really trashed and it is great to bringing it back to commerce.

Mr. Ballantine: I took a few trips to the site to see the property and I think it is time to put it back into commerce. I'm going to be a yes vote.

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Mr. Swindell: I would like to add one thing and then I really have a question for staff. Nowhere does it say that if we don't approve this that they are not going to develop the property. I just don't want to confuse those two things. They are asking for us to approve a larger sign because they would like to have a larger sign. It is more visible and I get all the reason. Question for staff: if they are going to forgo the sign on Browns Village Road as a condition of this variance, what mechanism does the parish have to stop whether this owner or another in the future from applying for a permit to put a sign on Browns Village Road?

Mrs. Lambert: It is staff's responsibility to do the research and make sure that rules are applied correctly. In our permitting system, all the permits and variances are all joined together and it is possible to make a quick research.

Mr. Swindell: In that regard, it is good that there is a standard protocol to do some research.

Mrs. Couvillion: A new sign permit is required for each sign.

Mr. Blache: Also, a certain amount of square footage will be granted per location. At this point the maximum square footage of sign has been reached.

Mrs. Lambert: Correct.

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

Mr. Blache: Should a condition be added requiring some landscaping around the base?

Jeff Shoen: I am confident that if the variance is granted, we can do some landscaping around the base. There is no prohibition from providing landscaping around the base?

Mrs. Lambert: No prohibition. If Mr. Sanders wants to amend his motion.

Jeff Shoen: No issue to provide landscaping around the base if included in the motion.

Mrs. Lambert: What type of landscaping would be provided?

Jeff Shoen: We can provide low ground cover and a drawing showing what will be planted.

Motion by Mr. Sanders seconded by Mrs. Thomas to approve the variance as requested subject to providing landscaping around the base of the sign which would consist of low ground cover.

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NEW BUSINESS

Mrs. Thomas: Requested some information regarding process of appointment of the Board members coming up at the May Council meeting.

Mrs. Couvillion: All the terms of the Board members are expired. All the Board members are up for reappointment. Working on process where the Council would vote on the appointment of the Board members at the May Council meeting.

OLD BUSINESS

ADJOURNMENT: MR. TOM BALLANTINE, CHAIRMAN

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: April 19, 2024

2ND Public Hearing Date: May 7th, 2024

Initial Hearing Date: April 2, 2024

Date of Report: April 30, 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 PARC

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

this 1ft. variance would allow me to get a 16ft 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:

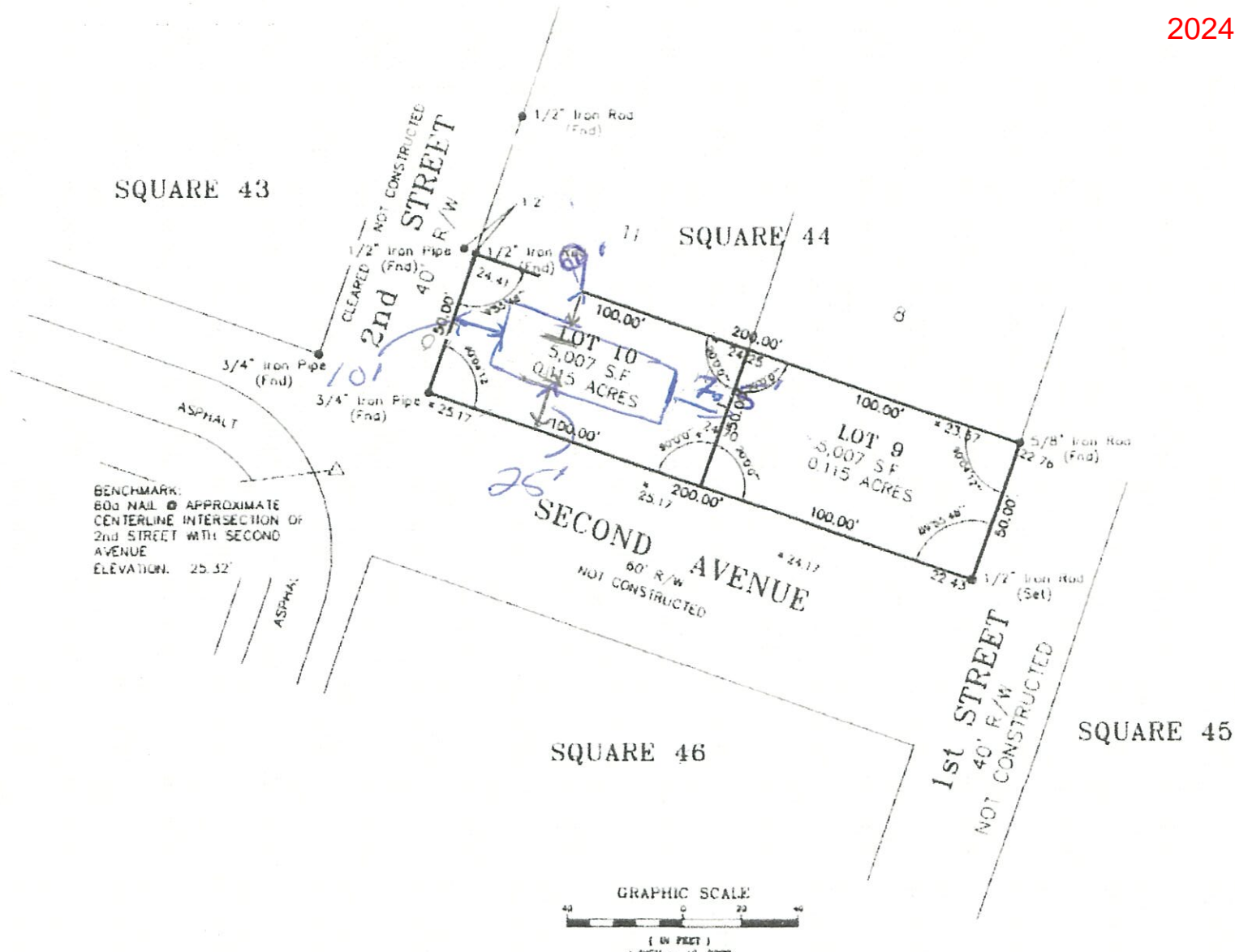
1. *Is the variance/appeal request self-imposed?*
Variances/appeals may not be granted by the board if the request is considered a "personal preference".
2. *Does the variance/appeal request constitute a financial hardship?*
Variances/appeals may not be granted by the board if the request is considered 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 obstacle to my request

Lynne Crawford
SIGNATURE OF OWNER/APPLICANT

2/21/2024
DATE OF APPLICATION



E:	1" = 40'
D:	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 way across any of the property lines, except as shown. Encroachments shown hereon are not necessarily exclusive. Encroachments of record as shown on title opinion or title policy will be added hereon 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.

F.I.R.M. 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.

Deportation is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is void 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

1620 HWY 190 EAST
Slidell, Louisiana 70458
E-mail: jburkes@jburkes.com

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

STATE OF LOUISIANA
SEAN M. BURKES
REG. NO. 4786
REGISTERED
LAND SURVEYOR

SEAN M. BURKES
LA REG. NO. 4785



BOA STAFF REPORT
2024-3767-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: 269 Magnolia Street, Mandeville, Louisiana, Ward 4, District 10

Applicant & Representative: Roashawn Taylor

Posted: April 22, 2024

Initial Hearing Date: May 7th, 2024

Date of Report: April 30, 2024



Variance(s) Requested:

After the fact variance to reduce the required rear yard setback from 25ft. to 23.5ft. and the required side yard setback from 10ft. to 6ft.

Zoning of Property:

A-2 Suburban District

FINDINGS

According to the St. Tammany Parish Unified Development Code Section 130-2191 – Lot of Record setbacks:

- The rear yard setback required for a lot of record is 20% of the depth of the lot or 25 feet, whichever is lesser
- The side yard setback required on a corner side is not less than 10 feet.

The subject property is developed with an existing 1000 square foot single-family residence and an existing shed located in the rear of the property. Both structures were constructed prior to the establishment of the Unified Development Code and any regulating setbacks for residential construction. The narrative explains that there is an existing 1000 square foot home on the property and a shed located in the rear of the property which currently house a washer and dryer. The applicant applied for a building permit to remodel the shed (2023-3682) which has been issued. The scope of work/remodel was to place the roof on the structure, add washer and dryer, new walls, concrete, electrical, and piping.



BOA STAFF REPORT
2024-3767-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

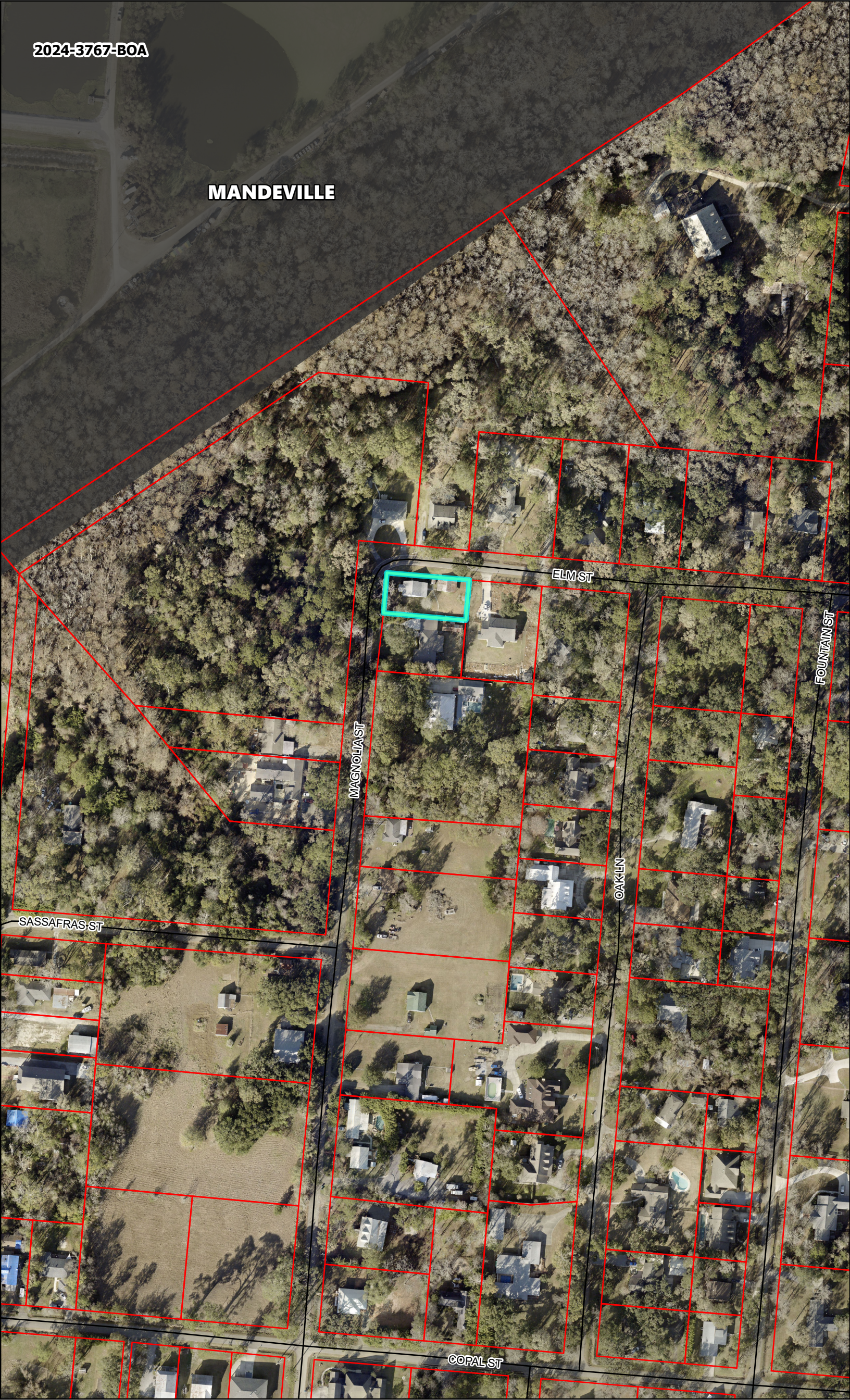
The shed is currently located 23.5 feet from the rear property line and 6 feet from the northern corner side lot line. The requested variances consist of 1.5 feet for the rear yard setback and 4 feet for the corner side yard setback.

The objective of the request is to allow to amend the original remodel application to add a 13'x 28' covered breezeway to connect the two structures at the roof line, therefore making this an extension of the single-family residential structure.

Granting the requested variances from the Board of Adjustments will allow the applicant to revise their application to construct the breezeway connecting the primary residential structure and the existing shed and to ensure the shed meets all requirements of the International Residential Code (IRC).

The applicant has provided letters of no objection from the abutting neighbors to the west and the south. These are the only properties which directly abut the subject property.

MANDEVILLE



ELM ST

MAGNOLIA ST

SASSAFRAS ST

OAK LN

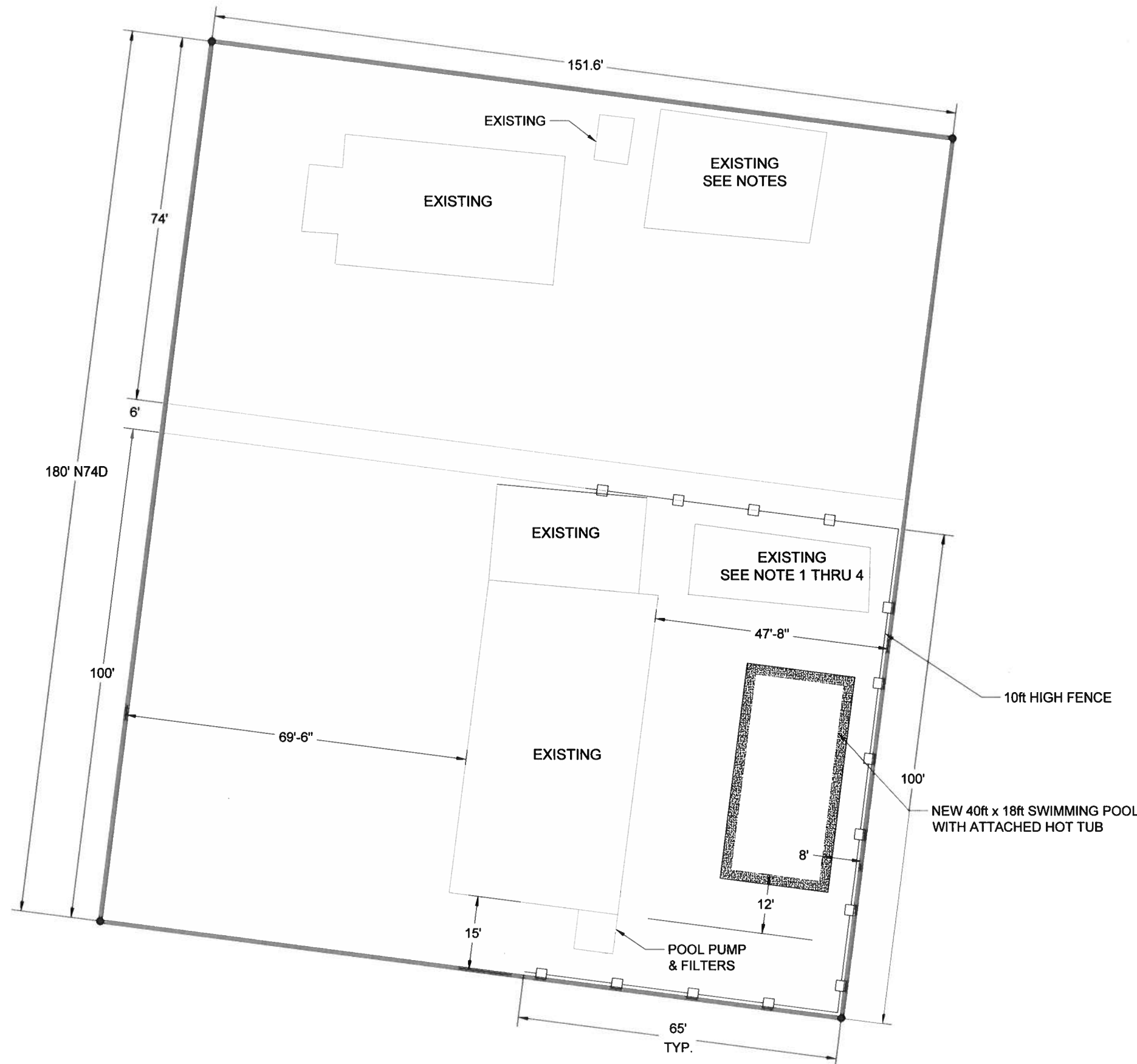
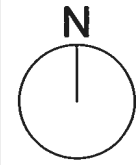
FOUNTAIN ST

COPAL ST

2024-3767-BOA

NOTES:

1. DUE TO PRIOR DAMAGE WE WILL BE ADDING NEW WALLS, WINDOWS, AND DOORS TO ENIRE STRUCTURE.
2. WE WILL CONNECT THE EXISTING CAR-PORT TO THE EXISTING BACK STRUCTURE AND ADD A 6ft x25ft CONCRETE STRIP.
3. EXISTING STRUCTURE IS LARGER THEN IT APPEARS ON MAP STRUCTURE IS 35ft X 20ft CONCRETE IS 35ft x 25ft
4. THIS BACK STRUCTURE WILL BE RAISED 8ft WITH A NEW SHED ROOF ADDED.
5. EAST AND WEST SIDE OF THIS STRUCTURE IS A COVERED 26ft x 8ft AREA ON EACH SIDE. BOTH AREAS HAVE EXISTING GRAVEL WHICH WILL BE CONCRETE AND ENCLOSED WITH WOOD ALONG WITH A NEW ROOF TO ENTIRE STRUCTURE. NEW WINDOWS AND DOORS WILL BE ADDED.
6. FILL WILL BE HAULED AWAY, EXPECT WHAT NEEDED FOR BACK FILL ,AND TO RAISE SWIMMING POOL , A 2ft CONCRETE WALKWAY WILL BE POURED AROUND POOL.



PROPERTY LAOUT
3/32" = 1'-0"

Not for Construction

DATE	REV	DESCRIPTION	BY

**ACCESS CONSTRUCTION
DESIGN SERVICES INC.**
21212 Smith Road Covington, LA 70435
Phone: 985.875.9395 \ FAX: 985.807.5615
DESIGN BUILD SERVICES



Joseph A. Mistich AIA LEED
SIGNATURE
6.24.2023
DATE

Hightide Engineering

DESIGNED: _____ DATE ISSUED: 5.10.2023
CHECKED: _____ ISSUED FOR: _____

OWNER:	ANTONINA SCARIANO & SHAWN TAYLOR
PROJECT:	0000.00
TITLE:	PROPERTY LAYOUT

SHEET
A-102

SCOPE OF WORK:

THE INTENT OF THIS PROJECT IS FOR THE EXISTING SHED TO BE RENOVATED AS FOLLOWS:

1. RAISE EXISTING SHED ROOF, SHORE OR REMOVE AS NEEDED TO EXTEND EXISTING WALLS AND POSTS. IF REMOVED REINSTALL TO MATCH EXISTING.
2. REPLACE WOOD POSTS OF (2) SIDE SECTIONS WITH 2 X4 STUD EXTERIOR WALL TO 8'-0" LOW POINT (L.P.) # 10'-0" HIGH POINT (H.P.).
3. SISTER 2X4 STUDS AT EXISTING STUD WALL AT CENTER AREA OF SHED FROM 8'-0" TO 10'-0". DOUBLE PLATE AT TOP AND P.T. PLATE AT BOTTOM.
4. PLACE 4" CONCRETE TOPPING OVER EXISTING AS INDICATED.
5. CUT EXISTING CONCRETE TO PLACE NEW UTILITIES.
6. RELOCATE WATER PUMP # TANK, AND WATER HEATER FROM EXISTING PUMP HOUSE.
7. EXTEND ALL WATER LINES, SEWER LINES, AND ELECTRICAL TO NEW LOCATION IN SHED AS REQUIRED TO SERVE NEW LOCATION.

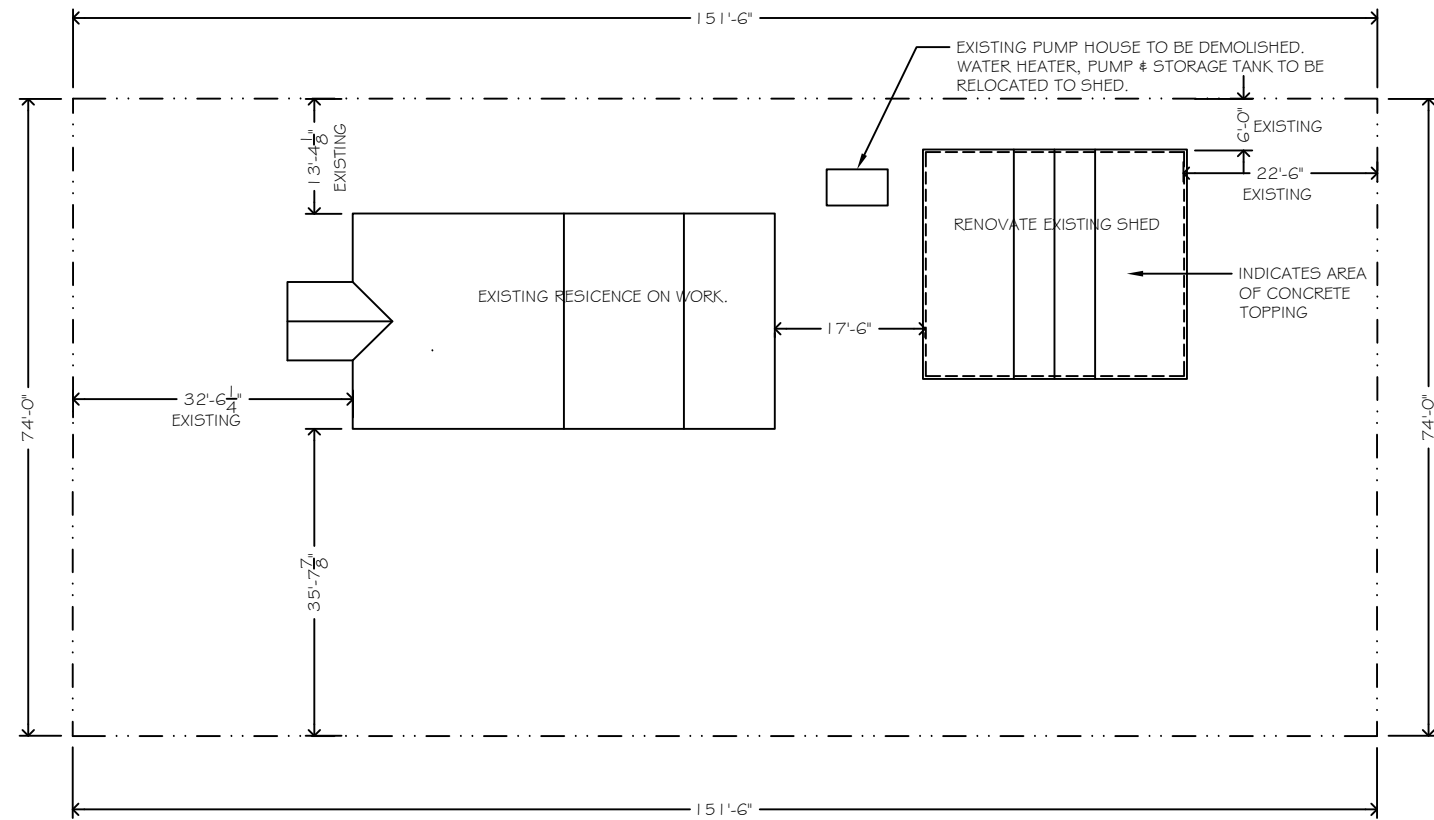
GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY TO INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 AND ALL OTHER APPLICABLE SAINT TAMMANY ZONING/BUILDING RULES/REGULATIONS.
2. CONTRACTOR SHALL REMOVE AND MODIFY ALL EXISTING CONDITIONS AS REQUIRED FOR NEW WORK.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS, DETAILS AND REQUIREMENTS OF THE DRAWINGS AND NOTES PRIOR TO START OF WORK.
4. OWNER SHALL OBTAIN AND PAY FOR ALL PERMITS AND ASSEMENTS REQUIRED FOR DEMOLITION AND CONSTRUCTION.
5. OWNER SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ADDITIONAL DRAWINGS, CALCULATIONS REQUIRED BY THE GOVERNING AUTHORITY OR UTILITY COMPANIES.

FRAMING NOTES:

1. ALL WOOD FRAMING FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA. THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE CABO BUILDING CODE 1995. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH A WASTE BOURN PRESERVATIVE.
2. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 2 EQUAL GRADE WITH A MAXIMUM MOISTURE CONTENT OF 15%.
3. LOCATE 4 (FOUR) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOPPLATE. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16d NAILS AT @12"O.C. AND WITHIN 3" OF EACH END. CUT STUD CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.
4. EXISTING WALLS TO BE EXTENDED TO MATCH EXISTING. CONTRACTOR TO SUBMIT PLAN OF ACTION NECESSARY TO EXTEND 8'-0" WALLS TO 10'-0" HIGH.
5. PLYWOOD ROOFING- APA 24/0, 1/2" THICK NAILED WITH 8d NAILS SPACES AT 6"O.C. AT PANEL EDGES AND 12"O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLY- CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOIST.
6. NAIL PLYWOOD EDGES WITH 8d NAILS AT 6"O.C. AT PANEL EDGES AND 12"O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.
7. BORED HOLES- PROVIDE CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1 1/4" IN DIAMETER AND NOT IN THE MIDDLE OF THE SPAN.
8. COORDINATE FRAMING WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS.
9. BLOCK ALL STUDS WHERE REQUIRED FOR SHEETING OR FIXTURES. (SEE NOTE # 14)
10. ALL RAFTERS SHALL BE NOTCHED TO PROVIDE FULL BEARING AT SUPPORT.
11. PROVIDE DOUBLE FRAMING AT ALL ROOF PENETRATIONS.
12. JOIST HANGERS SHALL BE MANUFACTURE'S SPECIFICATIONS. USE HANGERS FOR BEAM AND JOIST WHICH FRAME TO BEAM AT THE SAME ELEVATION. JOIST HANGERS SHALL BE THE SAME SIZE AS MEMBERS BEING SUPPORTED.
13. STRAPS ALL PLATES CUT AWAY FOR PLUMBING WITH 1/12" WIDE x24ga.GALVANIZED STRAPS 18" LONG BOTH SIZE OF WALL.
14. PROVIDE AT LEAST ONE (01) ROW OF HORIZONTAL BLOCKING ALL BEARING STUD WALLS UNDER 8' AND TWO (02) ROWS IN STUD WALLS OVER 8'. PROVIDE 01 ROW OF HORIZONTAL BLOCKING IN ALL NON-BEARING WALLS OVER 8'.
15. PROVIDE AT LEAST 01 ROW OF BRIDGING OR BLOCKING AT ALL JOIST SPANNING OVER 8'. PROVIDE AT LEAST 02 ROWS OF BRIDGING OR BLOCKING AT ALL JOIST SPANNING OVER 14'.
16. THE VERTICAL CUT FOR NOTCHES OR BLOCKING AT END OF HORIZONTAL FRAMING MEMBERS SHALL NOT BE GREATER THAN 25% OF THE MEMBER DEPTH. IN ADDITION, STEEL SADDLE IS REQUIRED AT ALL BUTT JOINTS OF FRAMING MEMBERS.
17. USE 2X6 STUDS AT ALL PLUMBING WALLS.
18. WIND BRACING- PROVIDE APA 4"x8"x1/2" PLYWOOD ON ALL EXTERIOR WALL CORNERS IN EACH DIRECTIONS AND A MAXIMUM OF 20' (TWENTY FEET) ON CENTER ALONG EXTERIOR.
19. WALLS OF SLAB TO UNDERSIDE RAFTER, NAIL PLYWOOD EDGES WITH 8d NAILS 6"O.C. AT PANEL EDGES AND 12"O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.
20. STEEL LINTEL SHALL BE HOT DIPPED GALVANIZED AND BEAR AT LEAST 8" (EIGHT INCHES) ON MASONRY AT EACH END.
21. PROVIDE WOOD CORNER BRACING OR PLY WOOD SHEATHING AT EACH CORNER IN BOTH DIRECTIONS OF ALL FLOORS, MAXIMUM SPACING OF EXTERIOR BRACING SHALL BE 20' (TWENTY FEET).
22. COLLAR BRACING REQUIRED AT EVERY OTHER RAFTER.
23. ATTACH CEILING JOISTS TO ALL INTERIOR WALLS.
24. PLACE AT LEAST ONE (01) ROW OF CONTINUOUS HORIZONTAL BRIDGING FOR ALL FLOOR JOISTS. (SEE NOTE NUMBER 14)

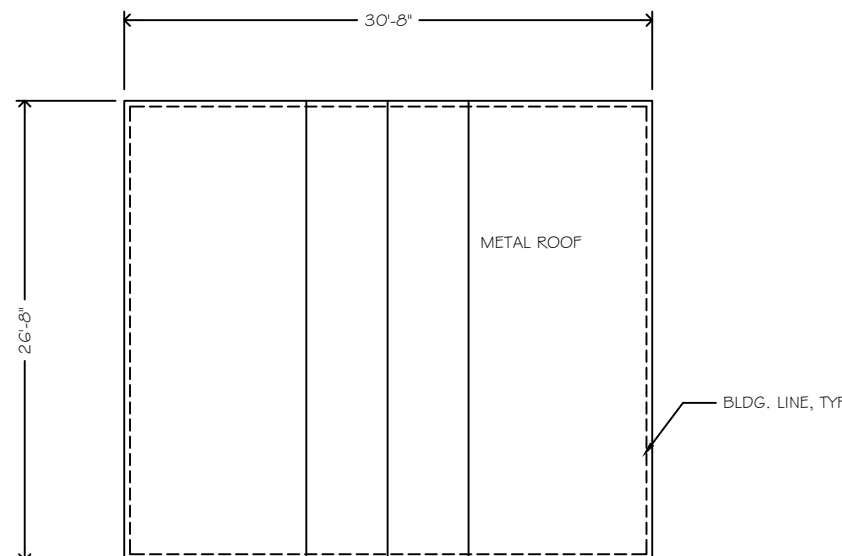
ELM STREET



PLOT PLAN

SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"

HURRICANE RESISTANT NOTES :

1. NOT USED
2. NOT USED
3. PROVIDE NOMINAL SIZE 1/2" (ONE/HALF INCH) PLYWOOD SHEATHING
4. PROVIDE * BRACING* FOR ALL ROOF PURLIN.
5. PROVIDE *SIMPSON H1* STRAPS OF RAFTER TO TOP PL
6. PROVIDE *SIMPSON H6* STRAPS OF RAFTER TO STUDS.
7. PROVIDE *SIMPSON HPAHD* TO HOLD DOWN ANCHOR AT THE ENDS OF ALL SHEAR PANELS/WALLS (ALL EXTERIOR CORNER AND EACH SIDE OF OPENING - DOOR/ WINDOW).
8. ALL *ROOF SHEATHING* SHALL BE MINIMUM 1/2" (ONE/HALF INCH) THICK PLYWOOD ANCHORED WITH 8 GATES. (EIGHT) PENNY COMMON NAIL 6"(SIX INCHES) ON CENTER SPACING.
9. NOT USED
10. USE 6 (SIX) NAILS * PER ROOF SHINGLE *.
11. NOT USED
12. NOT USED
13. ALL GLASS WINDOWS / DOORS MUST BE WIND RESISTANT.

General Notes

ROASHAWN TAYLOR
SHED RENOVATION
269 MAGNOLIA ST.
MANDEVILLE, LOUISIANA 70448

No.	Revision/Issue	Date

Firm Name and Address

Joe Ledesma, designer
823 Mehle Street
Arabi, Louisiana 70032

Project Name and Address

Project	PROJECTNAME	Sheet	AI
Date	DATE		
Scale	SCALE		

MAGNOLIA

SEAN - 269 MAGNOLIA R.I. .dwg

I, Roashawn Taylor of 269 Magnolia St. in Lewisburg, LA feels as if my circumstance warrants a variance due to the unfortunate original placement of the existing garage/shed. I purchased this home 2 years ago after being abandoned and dilapidated for 5 years. After the remodel of the home, I was granted the permit to do a \$60,000 remodel to the shed due to it being a huge safety hazard. The original house and shed were built in 1929 prior to the current setbacks. The home is a little under 1000 sq. ft., leaving no room for laundry and storage. The laundry and storage is located in the shed which is 18 ft away from the back door of the home. An 13'x28' covered breeze way would connect the two structures at the roof allowing a clear dry passage to the laundry room making this an extension to the home. The setbacks for this property location is 25 ft from the rear property (East), but the original & remodeled placement of the shed is 23.5ft from the rear and 6 ft from the street side (North). This variance would allow me to build a sufficient breezeway connecting the two structures, for a dry passage, if allowed. Attached are 2 written letters of no objection by the (2) adjacent property owners.

I, ANTONINA SCARIANO, OF
265 MAGNOLIA STREET HAVE NO
OBJECTION TO THE HOME ADDITION
OF A 13 x 28 COVERED BREEZEWAY
AT 269 MAGNOLIA STREET.

ANTONINA SCARIANO



3-25-24

I, MONIKA VALJAK, OF
159 ELM STREET HAVE NO
OBJECTION TO THE HOME
ADDITION OF A 13 x 28
COVERED BREEZEWAY AT
269 MAGNOLIA STREET.

MONIKA VALJAK

Valjak 3/25/2024



BOA STAFF REPORT
2024-3781-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: 126 East Ruelle, Mandeville, Louisiana, Ward 4, District 4

Applicant & Representative: Davis & Suzanne Brister

Posted: April 22, 2024

Initial Hearing Date: May 7th, 2024

Date of Report: April 30, 2024



Variance(s) Requested:

Reduce the required rear yard setback from 25ft to 10ft to allow for an addition to a single-family residence

Zoning of Property:

A-4 Single Family Residential District

FINDINGS

According to the St. Tammany Parish Unified Development Code Section 130-509. – (b). (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 subject property is developed with an existing single-family residence located within the Beau Chene subdivision and abutting the golf course. The request is for a 15-foot rear yard setback reduction which will allow the applicant to reconstruct an outdoor patio 10 feet from the rear property line.

Note that the request has been approved by the Beau Chene HOA and the applicant stated they received verbal support from their neighbors to the south.

2024-3781-BOA



LONGWOOD

RUELLE

VERMILLION

BEAUCHENE



BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chêne Blvd., Suite 102, Mandeville, LA 70471

Phone: (985) 231-6285 Fax: (985) 231-6286

Website: www.bchoa.org

March 22, 2024

Davis and Suzanne Brister
126 East Ruelle
Mandeville, La. 70471

Re: Lot 530

Dear Davis and Suzanne:

The Environmental Control Committee has approved your application to install a patio, patio cover and outdoor fireplace at the above referenced location as per the approved plan. The ECC approved a 10-foot variance on the rear for the patio cover based on the reasons noted by you as applicant: the appearance is attractive and blends with the home and nearby structures; the space between the lot and the course which is filled with trees; the location on the course with the cart path on the other side and the course owner's support and the neighbor's support. In addition, staff noted to the ECC the neighbor was previously granted a 4-foot variance for similar reasons. Also, it was observed that requiring the posts to be set back with greater overhang would not look good and would put posts into the usable areas of the slab.

Please contact me if you have any questions.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'W. Maier', written in a cursive style.

William E. Maier
BCHOA Manager/ECC Secretary

Copy of Approved Plan and Permit Enclosed

To the Environmental Control Committee,

We are the owners of the home on 126 East Ruelle Drive. We desire to reconstruct our outdoor patio. As part of the reconstruction, we want to expand the area a bit, which would require a variance.

Please consider our request to pour the outdoor patio slab such that it comes 20 feet from the house, and with the roof covering it such that the support posts are at the edge of the slab 20 feet from the rear. Thus, we are requesting an 10-foot variance from the required 20-foot rear setback for outdoor kitchens on golf course lots (per Guideline P of the ECC Guidelines).

Note that we are not building an actual kitchen. We are building a fireplace (pictures included) which will fall into our current set back and thus not require a variance.

We believe this outdoor area will modernize the back of our home, blend in with other outdoor structures along the golf course, as well as blend in with our home's interior, all of which was renovated and redecorated within the past five years.

Note that there is a lot of space between our property line and the fairway. There is a large empty area with 10 – 12 pine trees that settles between the fairway and our property line. The cart path is on the other side of the fairway from us as well, and so we don't expect this expansion to interfere with golf play at all.

I have spoken with Mr. Chris Inman about our plans and he has given us his support. Our neighbors, Paul and Elizabeth Miller also fully support our plans. I have not been able to speak with my neighbor on the other side – Rick Schneider – as he and his family spend the majority of their time in Houston, coming to Mandeville only a handful of times per year.

Please do not hesitate to call me with any questions.

985-373-6045.

Sincerely,
Davis Brister

DATE 3-20-24
Approved for Construction yes
Beau Chene
Environmental Co
By [Signature]

Bill Maier

From: Lacey Hill <lacey@trigroupbuild.com>
Sent: Wednesday, March 6, 2024 1:43 PM
To: Bill Maier; davis brister
Subject: RE: Variance Follow Up
Attachments: Plot Plan.pdf; Brister Foundation.pdf; Brister Survey_.pdf; Brister Plan.pdf

Bill,

Please see the attached drawings and plot plan needed for Beau Chene approval and variance.

The following materials will be used during construction:

1. Standing seam roof (Bronze or dark bronze to coordinate with existing roof)
2. Hardi board soffit and fascia board to match existing house
3. Beaded board ceiling- painted.
4. Brick and Post columns to match existing house (Brick at the bottom of post with 8 inch post.
5. Brick ledge surrounding patio
6. Ceramic outdoor tile layed on top of slab.

Please let me know if anything additional is needed.

Sincerely,
Lacey

DATE 3-20-24
 Approved for Construction yes
 Beau Chene
 Environmental Co
 By [Signature]

From: Bill Maier <billm@bchoa.org>
Sent: Monday, March 4, 2024 5:50 PM
To: davis brister <davisbrister@hotmail.com>
Cc: Lacey Hill <lacey@trigroupbuild.com>
Subject: RE: Variance Follow Up

Davis,

Thanks for your email. I was out this morning with a family situation and have been catching up all afternoon. Hence the late reply.

If you move the fireplace within the current structure, then a you would not need a setback variance for the fireplace.

If you still want to pour the outdoor kitchen/patio slab such that it comes 20 feet from the house, and then put the roof over it such that the support posts are at on the edge of the slab 20 feet from the rear, then you will need an 8-foot variance from the required 20-foot rear setback for outdoor kitchens on golf course lots (per Guideline P of the ECC Guidelines). The slab itself doesn't need a variance because it is flatwork. But since it will be covered to create the outdoor kitchen that will need a variance. Again, the location of the posts determines the amount of variance needed. That is, for ex., if the posts were set at 18-feet from the rear of the house (which is 32 feet from the rear line) and roof overhang covered the back part of the slab, then a 6-foot variance would be needed.

The plot plan will need to reflect the location of the fireplace and the posts for the roof.

Bill Maier

From: Lacey Hill <lacey@trigroupbuild.com>
Sent: Friday, March 8, 2024 10:17 AM
To: Bill Maier; davis brister
Subject: RE: Variance Follow Up
Attachments: Plotplanupdates3.8.2024.pdf; IMG_5506.jpeg

Hey Bill,

Please see the attached plot plan with the fireplace measurements. There will be no outdoor kitchen on the patio. The new fireplace will be within the existing variance and will be ventless. It will be a brick fireplace with no chimney, gas burning ventless with a 2 foot hearth. Please let me know if you need any additional details. I have attached a picture of the fireplace that we are envisioning for your reference.

Sincerely,
Lacey

DATE 3-20-24
Approved for Construction: [Signature]
Beau Chene
Environmental Co.
By [Signature]

From: Bill Maier <billm@bchoa.org>
Sent: Thursday, March 7, 2024 3:06 PM
To: davis brister <davisbrister@hotmail.com>; Lacey Hill <lacey@trigroupbuild.com>
Subject: RE: Variance Follow Up

Davis,

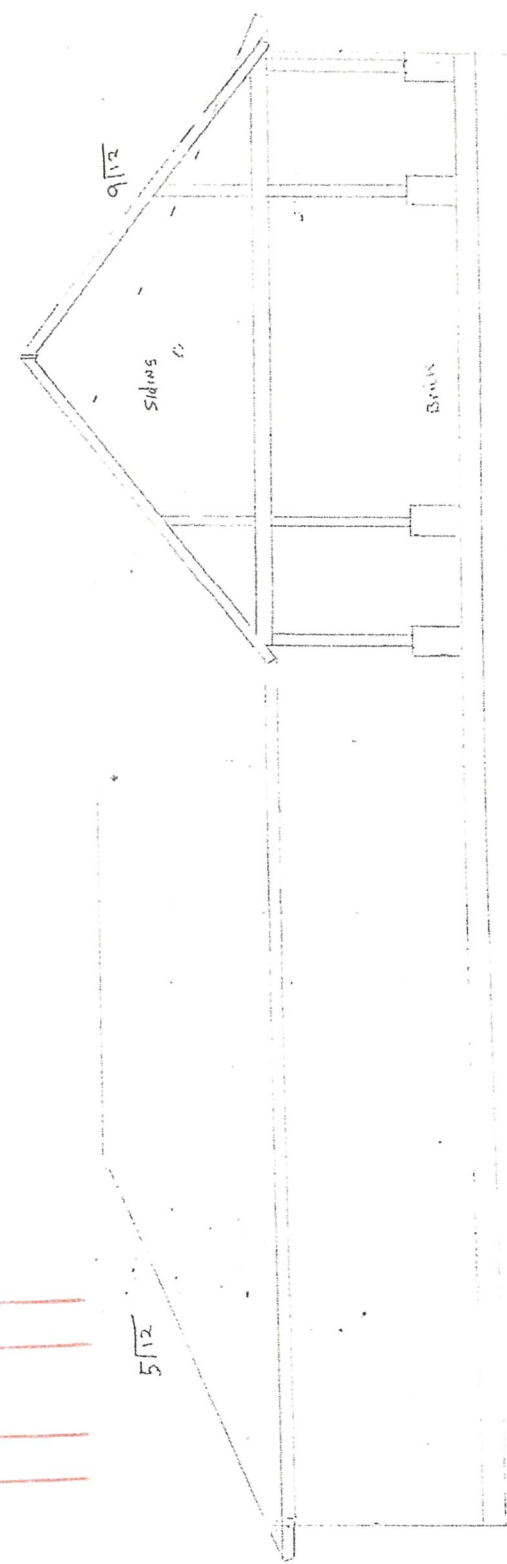
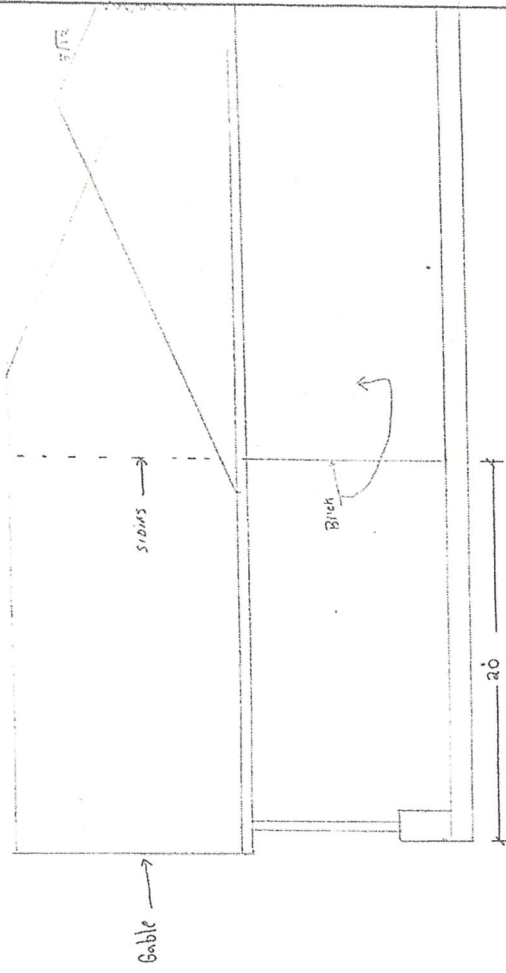
I'm sorry I overlooked sending this reply earlier. Yes, you should write a letter /email with your reasons for the variance request.

Thanks,

Bill Maier
BCHOA Manager
105 Beau Chene Blvd, Suite 102
Mandeville, LA. 70471
Website:www.bchoa.org
Phone:985-231-6285

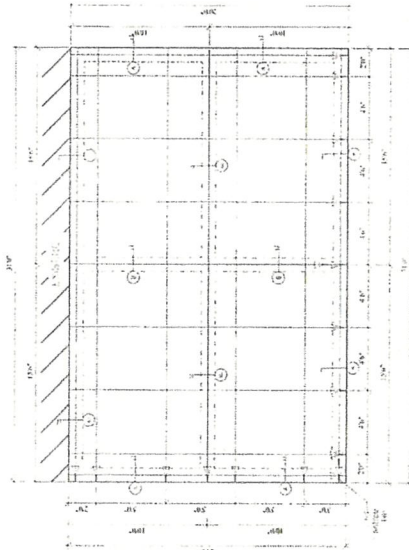
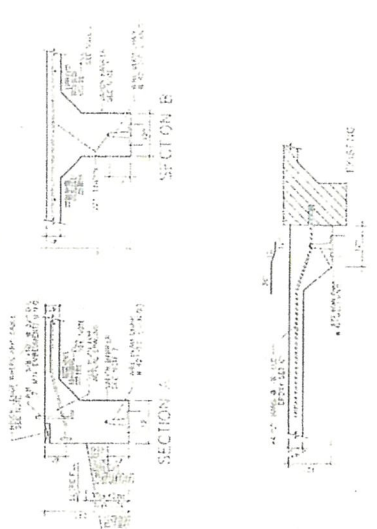
From: davis brister <davisbrister@hotmail.com>
Sent: Wednesday, March 6, 2024 3:37 PM
To: Lacey Hill <lacey@trigroupbuild.com>
Cc: Bill Maier <billm@bchoa.org>
Subject: Re: Variance Follow Up

Bill,
Also - as mentioned - I'm flying blind so let me know if these details cover the variance request or if I should write a letter with that specific request.



DATE 3-20-24
 Approved for Construction: yes
 Beau Chene
 Environmental Co
 By [Signature]

126 EAST ROCHELLE	
SCALE:	APPROVED BY:
DATE:	REVISED:
DRAWING NUMBER:	



DO NOT USE THIS PLAN TO SET FORMS!



1. The slab shall be for normal weight concrete.
2. The concrete shall be placed in a single lift.
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49. The concrete shall be placed in a single lift.
50. The concrete shall be placed in a single lift.

NOTE: THE RESPONSIBILITY OF THE DESIGNER TO PROVIDE THE LARGEST DRAINAGE AWAY FROM THE FOUNDATION FROM THE TIME FORMS ARE SET UNTIL THE CONSTRUCTION OF THE BUILDING IS COMPLETE IS NOT TRANSFERRED TO THE CONTRACTOR FOR THE DURATION OF THE BUILDING.

P.T. SLAB AREA = 630.0 sq. ft.

TRI GROUP HOMES
15 EAST KOBLE, ST. JOHNSBURY VERMONT 05478

ACADIAN STRUCTURAL SOLUTIONS
5592 ALLEN RD. SUDDLE VALLEY, CA 94961

SCALE: 1/4" = 1'-0"
DATE: 02/21/24
DRAWN BY: JAV
PROJECT No.: 2024-3781-BOA

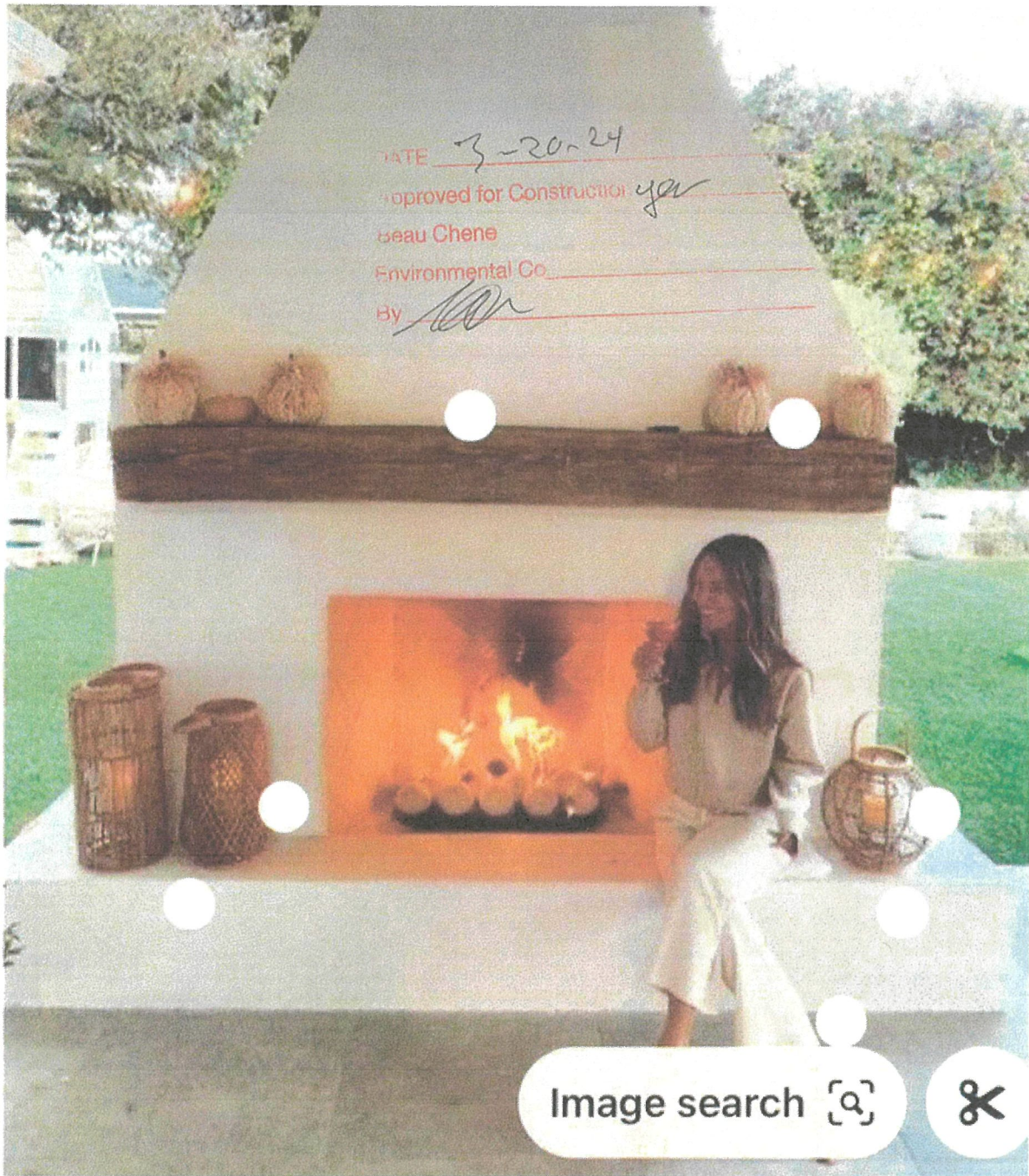
DATE 3-20-24

Approved for Construction yes

Beau Chene

Environmental Co

By [Signature]



Article from LTK - Sep 24, 2021

6.5" x 6" Woven Cattail ... curated on LTK

Shop 6.5" x 6" Woven Cattail ... and other curated products on LTK, the easiest way to shop ... more



Read it



Save



Shop the look



FAIRWAY

Scale 1/8" = 1'

Rear P/L

N 30° 30' 00" E

100.00'

Uncovered Concrete Area

Covered Area with Standing Seam Metal Roof

80'-0"

15'

45'-0"

99'-10"

101'-8 1/2"

COVERED AREA WITH STANDING SEAM METAL ROOF

99'-10"

99'-10"

99'-10"

OVERVIEW

1'-0" STEP

12'-0" DECK

STEEL FLANGE PLATE UP NEXT TO G.A.C.

12" HIGH LOGGAGE

DATE

3-28-24

Approved for Construction

By: [Signature]

Environmental Co.

By: [Signature]

RIGHT

SHORE

ATTENTION

#2



BOA STAFF REPORT
2024-3782-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: North side of LA Highway 1085, west of LA Highway 1077, Covington, Louisiana, Ward 4, District 4

Applicant & Representative: Waffle House, Inc – Butch Baur

Posted: April 22, 2024

Initial Hearing Date: May 7th, 2024

Date of Report: April 30, 2024



Variance(s) Requested:

Remove three (3) existing trees located within the west side planting buffer

Zoning of Property:

HC-2 Highway Commercial 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*, the side yard buffer planting area shall be a minimum of ten feet. Per Section 130-1975 – “Tree Preservation”, all trees over six inches DBH shall be preserved within the required buffers.

The subject property is part of an undeveloped tract within Northpointe Business Park which is proposed to be developed with a restaurant.

The applicant is seeking a variance to remove three (3) trees within the western side yard buffer which consist of an 18” pine, a 15” pine, and an 8” maple. The request is due to the extension of underground gas and electrical lines to connect to the cooking equipment which proposed to be located along the back wall of the building. The existing trees proposed to remain within the western side buffer provide 10 tree credits. The applicant is proposing to plant 12 new trees, therefore exceeding the planting requirements for the side yard buffer.

2024-3782-BOA

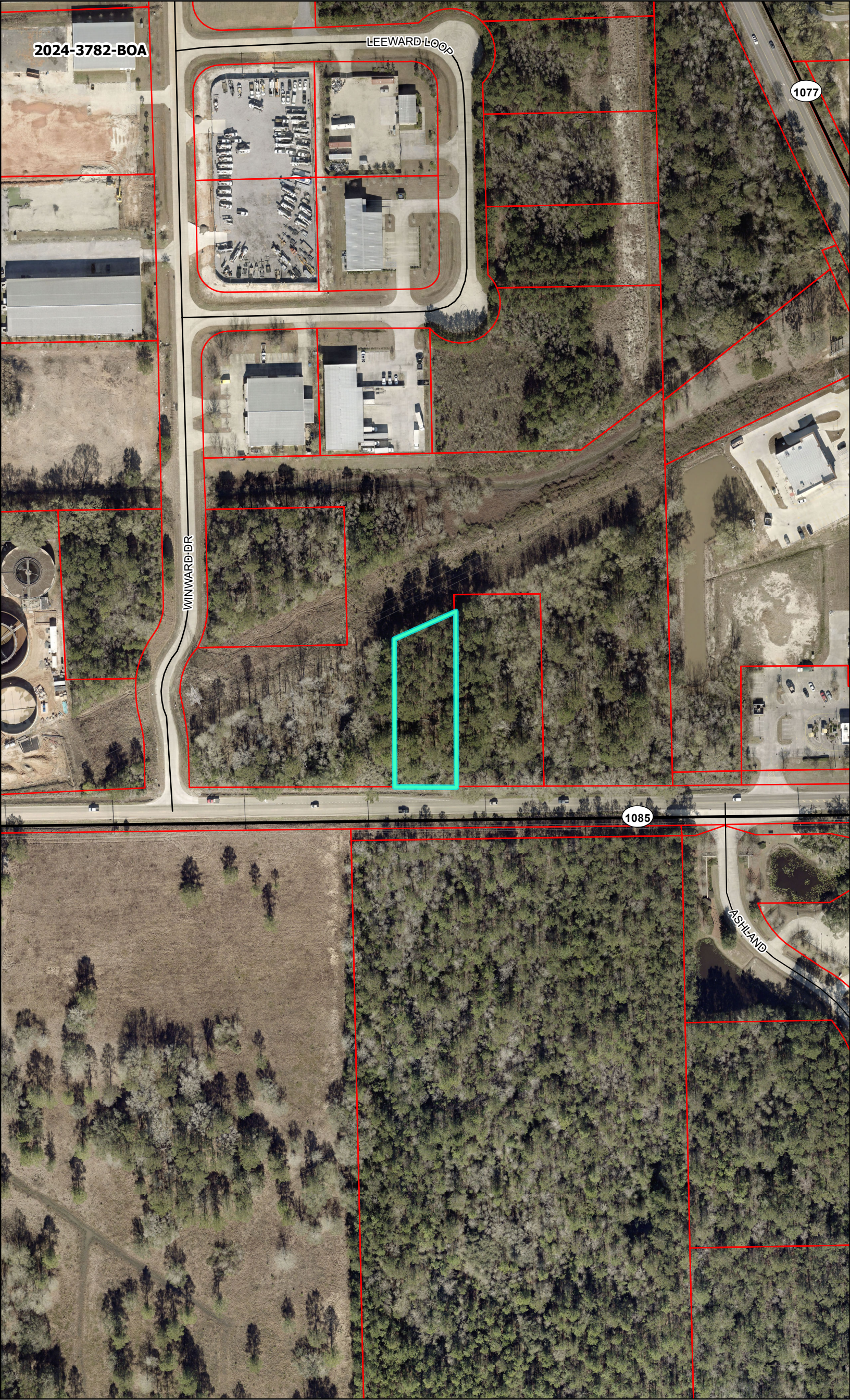
LEEWARD LOOP

1077

WINWARD DR

1085

ASHLAND



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

DUE TO UNDERGROUND GAS * ELECTRIC ENTERING THE WEST SIDE OF
THE BUILDING WE NEED TO REMOVE 3 EXISTING TREES IN WEST LANDSCAPE
BUFFER. WE ARE ABLE TO REPLACE 2 TREES BUT WILL STILL BE SHORT 4 TREES.

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:

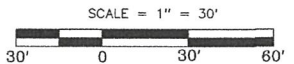
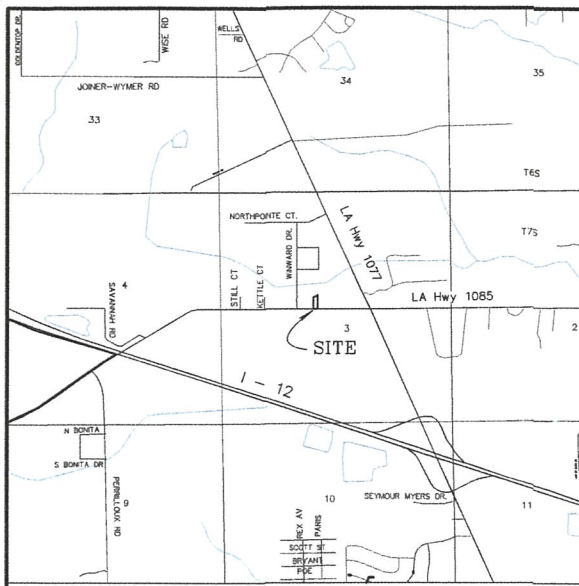
- 1. *Is the variance/appeal request self-imposed?*
Variances/appeals may not be granted by the board if the request is considered a "personal preference".
- 2. *Does the variance/appeal request constitute a financial hardship?*
Variances/appeals may not be granted by the board if the request is considered 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:

ALL OF OUR COOKING EQUIPMENT IS MOUNTED ON THE BACK WALL. WE
CANNOT RUN UNDER THE BUILDING WITH GAS AND ELECTRIC.


SIGNATURE OF OWNER/APPLICANT

3/25/24
DATE OF APPLICATION



- LEGEND**
- = 1/2" IRON ROD FOUND
 - = TREE
 - + 22.67' = SPOT ELEVATION
 - ⊕ = BENCHMARK - 600 NAIL IN 28" PINE, ELEVATION = 25.00' (AS-SHOWN) BENCHMARK IS REFERENCED TO NAVD 88, GEOID 18

NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES.
- THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- THIS PROPERTY DOES NOT APPEAR TO HAVE ANY EVIDENCE OF BEING USE FOR SOLID WASTE DUMP OR LANDFILL.
- THIS PROPERTY SHOWS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- ELEVATIONS HEREON ARE REFERENCED TO NAVD 88, GEOID 18.
- THIS PROPERTY IS ZONED HC-2
- FIELD WORK WAS COMPLETED 11-14-23

TITLE INSURANCE CO. - FIRST AMERICAN TITLE INSURANCE CO.
 ISSUING AGENT - UNITED TITLE OF LOUISIANA, INC.
 COMMITMENT NO. NCS-1194728-ORL
 EFFECTIVE DATE 10-12-2023

TREE BUFFERS

FRONT 35'
 SIDE 10'
 REAR 10'

(PROVIDED BY ST. TAMMANY PARISH)

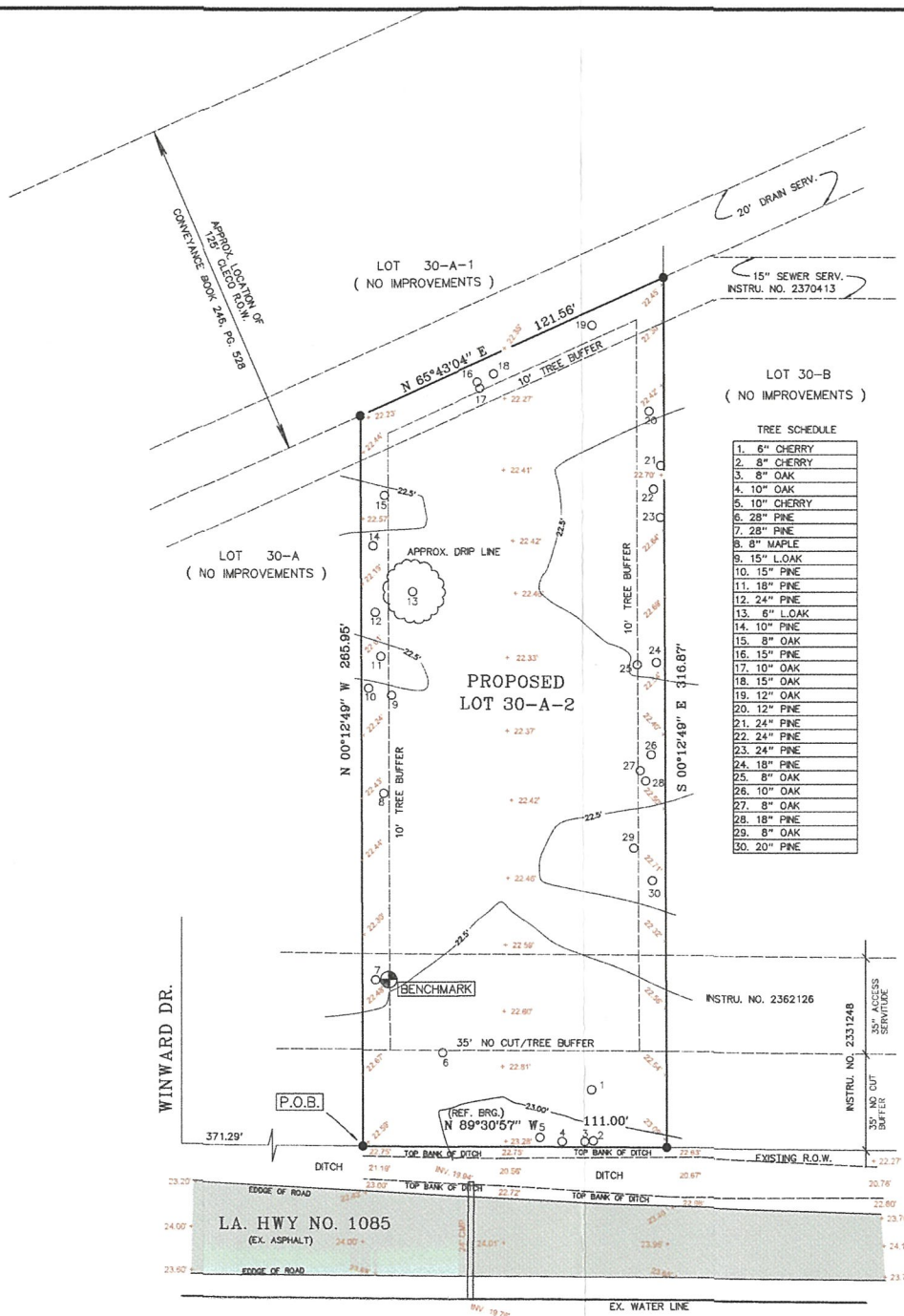
BUILDING SETBACKS

FRONT 35'
 SIDE 10'
 REAR 10'

(PROVIDED BY ST. TAMMANY PARISH)

FLOOD ZONE NOTE:

THE SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED IN FLOOD ZONE: "A" BASE FLOOD ELEVATION UNDETERMINED. COMMUNITY PANEL NO.: 225205 0210 C EFFECTIVE DATE: 10/17/1998



TREE SCHEDULE

1.	6" CHERRY
2.	8" CHERRY
3.	8" OAK
4.	10" OAK
5.	10" CHERRY
6.	28" PINE
7.	28" PINE
8.	8" MAPLE
9.	15" LOAK
10.	15" PINE
11.	18" PINE
12.	24" PINE
13.	6" LOAK
14.	10" PINE
15.	8" OAK
16.	15" PINE
17.	10" OAK
18.	15" OAK
19.	12" PINE
20.	12" PINE
21.	24" PINE
22.	24" PINE
23.	24" PINE
24.	18" PINE
25.	8" OAK
26.	10" OAK
27.	8" OAK
28.	18" PINE
29.	8" OAK
30.	20" PINE

- SCHEDULE B, PART I Exceptions**
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (NOT PLOTTABLE)
 - Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land (NOT PLOTTABLE)
 - Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (NOT PLOTTABLE)
 - Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records. (NOT PLOTTABLE)
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (NO ENCROACHMENTS)
 - Any mineral or mineral rights leased, granted or retained by current or prior owners. (NOT PLOTTABLE)
 - Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water. (NOT PLOTTABLE)
 - Taxes and assessments for the year and subsequent years, not yet due and payable. (NOT PLOTTABLE)
 - Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (NOT PLOTTABLE)
 - Any mineral or mineral rights leased, granted or retained by current or prior owners and all appurtenant surface rights, including servitudes, for the exploration, development, production and removal of said oil, gas, water and other materials. (NOT PLOTTABLE)
 - Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The Company does not insure the area, square footage, or acreage of land. (NO INACCURACIES)
 - Right of Way Permit form Alpha Goodbee Seeger, et al in favor of Central Louisiana Electric Company, Inc. recorded December 29, 1967 in Book 246, Page 528 of the Conveyance Records of St. Tammany Parish, Louisiana. (PLATTED)
 - Oil, Gas and Mineral Lease from The Goodbee Company to Gulf Oil Corporation recorded June 16, 1971 in Book 616, Page 140 of the Conveyance Records of St. Tammany Parish, Louisiana. (NOT PLOTTABLE)
 - Right of Way Grant from Alfred C. Seeger, et al in favor of the Town of Madisonville, a Louisiana Municipality recorded October 8, 2004 under instrument No. 1456190 of the Conveyance Records of St. Tammany Parish, Louisiana. (DOES NOT AFFECT PROPERTY, NOT PLOTTABLE)
 - Mineral Reservation contained in the Cash Sale recorded December 3, 2004 under instrument No. 1466867 of the Conveyance Records of St. Tammany Parish, Louisiana. (PERTAINS TO PROPERTY, NOT PLOTTABLE)
 - Act of Perpetual Utility Servitude from Northpointe Business Park L.L.C. to Southeastern Louisiana Sewer & Water Co. L.L.C. recorded May 25, 2006 under instrument No. 1554620 of the Conveyance Records of St. Tammany Parish, Louisiana. (DOES NOT AFFECT PROPERTY, NOT PLATTED)
 - Underground Servitude Agreement in favor of Geaco Power LLC recorded March 16, 2007 under instrument No. 1610583 of the Conveyance Records of St. Tammany Parish, Louisiana. (DOES NOT AFFECT PROPERTY, NOT PLATTED)
 - Developmental Agreement by and between the Parish of St. Tammany and Northpointe Business Park, L.L.C. dated June 28, 2007 recorded March 16, 2007 under instrument No. 1624765 of the Conveyance Records of St. Tammany Parish, Louisiana. (DOES NOT AFFECT PROPERTY, NOT PLATTED)
 - Any all servitudes, easements, or setbacks as shown on the resubdivision map of Lot 30 recorded June 2, 2022 under instrument No. 2331248 of the Conveyance Records of St. Tammany Parish, Louisiana. (PLATTED AND LABELED HERON)
 - Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between PPCW 1085 LLC and Northpointe Business Park, LLC dated February 10, 2023 recorded February 13, 2023 under instrument No. 2352126 of the Conveyance Records of St. Tammany Parish, Louisiana. (PLATTED AND LABELED HERON)
 - Act of Perpetual Utility Servitudes from Northpointe Business Park, L.L.C. and PPCW 1085, LLC recorded May 3, 2023 under instrument No. 2370413 of the Conveyance Records of St. Tammany Parish, Louisiana. (PLATTED AND LABELED HERON)
 - Restrictions contained in Dedication of Servitudes, Easements and Restictive Covenants by Northpointe Business Park, L.L.C. for Northpointe Business Park dated March 7, 2007, recorded March 22, 2007, under instrument No. 1611404; as amended by First Amendment and Modification to Restrictive Covenants and Dedication of Servitudes and Easements dated May 18, 2007, recorded May 18, 2007 under instrument No. 161728; both of the Conveyance Records of St. Tammany Parish, Louisiana. INSTRU. NO. 1611404 (AFFECTS PROPERTY, NOT PLOTTABLE) INSTRU. NO. 161728 (AFFECTS PROPERTY, NOT PLOTTABLE)

LEGAL DESCRIPTION

LOT 30-A-2 NORTHPOINTE BUSINESS PARK

A certain parcel of land situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Corner common to Sections 3, 4, 33, & 34 Township 7 South, Range 10 East and measure South 00°00'22" East a distance of 1349.21 feet to a point; Thence North 89°59'40" East a distance of 1340.78 feet to a point; Thence South 00°07'08" East a distance of 1330.15 feet to a point; Thence North 89°30'57" East a distance of 845.52 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING measure North 00°12'49" East a distance of 265.95 feet to a point; Thence North 85°43'04" West a distance of 121.56 feet to a point; Thence South 00°12'49" West a distance of 316.87 feet to a point; Thence North 89°30'57" West a distance of 111.00 feet to the POINT OF BEGINNING, and containing 0.742 acre(s) of land, more or less.

2024-3782-BOA

NOTE:

SURVEYORS CERTIFICATION TO: WAFFLE HOUSE, INC., FIRST AMERICAN TITLE INSURANCE CO., UNITED TITLE OF LOUISIANA, INC. AND NORTHPOINTE BUSINESS PARK, L.L.C. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MAMM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-3, 6(a), 7(a), 8-9, 11(a), 12 and 16-18, OF THE TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 11-14-23, DATE OF MAP IS 11-28-23, (REVISED 01-11-24)

KELLY J. McHUGH
 License No. 4443
 PROFESSIONAL

Call before you dig.
 1-800-272-3020

ELEVATIONS HEREON ARE REFERENCED TO NAVD 88 GEOID 18

REFERENCE: 1. PLAT OF A RESUBDIVISION BY THIS FIRM, FILED FOR RECORD 01-13-2022, MAP FILE NO. 60770
 2. A PLAT BY JOHN G. CUMMINGS & ASSOC., FILED FOR RECORD 07-20-2011, MAP FILE NO. 4998
 3. A PLAT BY ACADIA LAND SURVEYING LLC, FILED FOR RECORD 08-19-2015, MAP FILE NO. 5418
 4. PROPOSED RESUB OF LOT 30-A-2

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR:
WAFFLE HOUSE, INC.
NORTHPOINTE BUSINESS PARK, LLC
FIRST AMERICAN TITLE INSURANCE CO.

PROPOSED LOT 30-A-2
 NORTHPOINTE BUSINESS PARK, PHASE 3
 SECTION 3, T-7-S, R-10-E, G.L.D.
 ST. TAMMANY PARISH, LOUISIANA.

REVISIONS	DATE
MARK	01-18-24

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

SCALE: 1" = 30'
 DATE: 11-20-23
 DRAWN: NDM
 JOB NO.: 23-225
 CHECKED: KJM
 DWG. NO.: 23-225 ALTA



BOA STAFF REPORT
2024-3783-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: 1701 and 1705 LA Highway 59, Mandeville, Louisiana, Ward 4, District 5

Applicant: CSP-NE Real Estates, LLC

Representative: Paul J. Mayronne

Posted: April 22, 2024

Initial Hearing Date: May 7th, 2024

Date of Report: April 30, 2024



Variance(s) Requested:

Waiver of the required 10 foot side yard buffers and the required number of Class A & Class B trees.

Zoning of Property:

HC-2 Highway Commercial 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*, the side yard buffer planting area shall be a minimum of ten feet. and (e) *Planting requirements in buffer planting areas*. (1) the following minimum number of trees shall be planted in the buffer planting areas which are not encumbered by a servitude or easement: 1 Class A and 1 Class B trees per each 30 linear feet of the buffer planting area.

The subject property is developed with a gas station and a retail shopping center. While two distinct developments, these structures are located on a single parcel, being a 2.83-acre tract. The owners of the property have submitted a concurrent minor subdivision application to subdivide the property and create two lots of record for each respective development.



BOA STAFF REPORT
2024-3783-BOA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

As can be seen in the minor subdivision survey attached here within, the proposed property line which separates Parcel A and Parcel B has generated the requirement for a 10-foot side yard buffer area on each parcel and the required number of Class A & Class B trees. While Parcel B is providing a roughly 14' side yard buffer along the common property line, Parcel A is not providing any buffer area due to the location of the existing drive isle on the retail shopping center site. As such, the applicant is seeking a waiver for the required 10-foot side yard buffer and all associated plantings.

Should the Board be in favor of the requested variance, it should be subject to:

- Replacing the existing shrubs located within the parking islands, at the end of each parking row, with 1 Class A tree in each island for a total of 7 Class A trees.

2024-3783-BOA

BROWNING

FOUNTAINS PARK

TAMVEST CT

SONNS

1088

59

SPARTAN DR

MEINERS RD

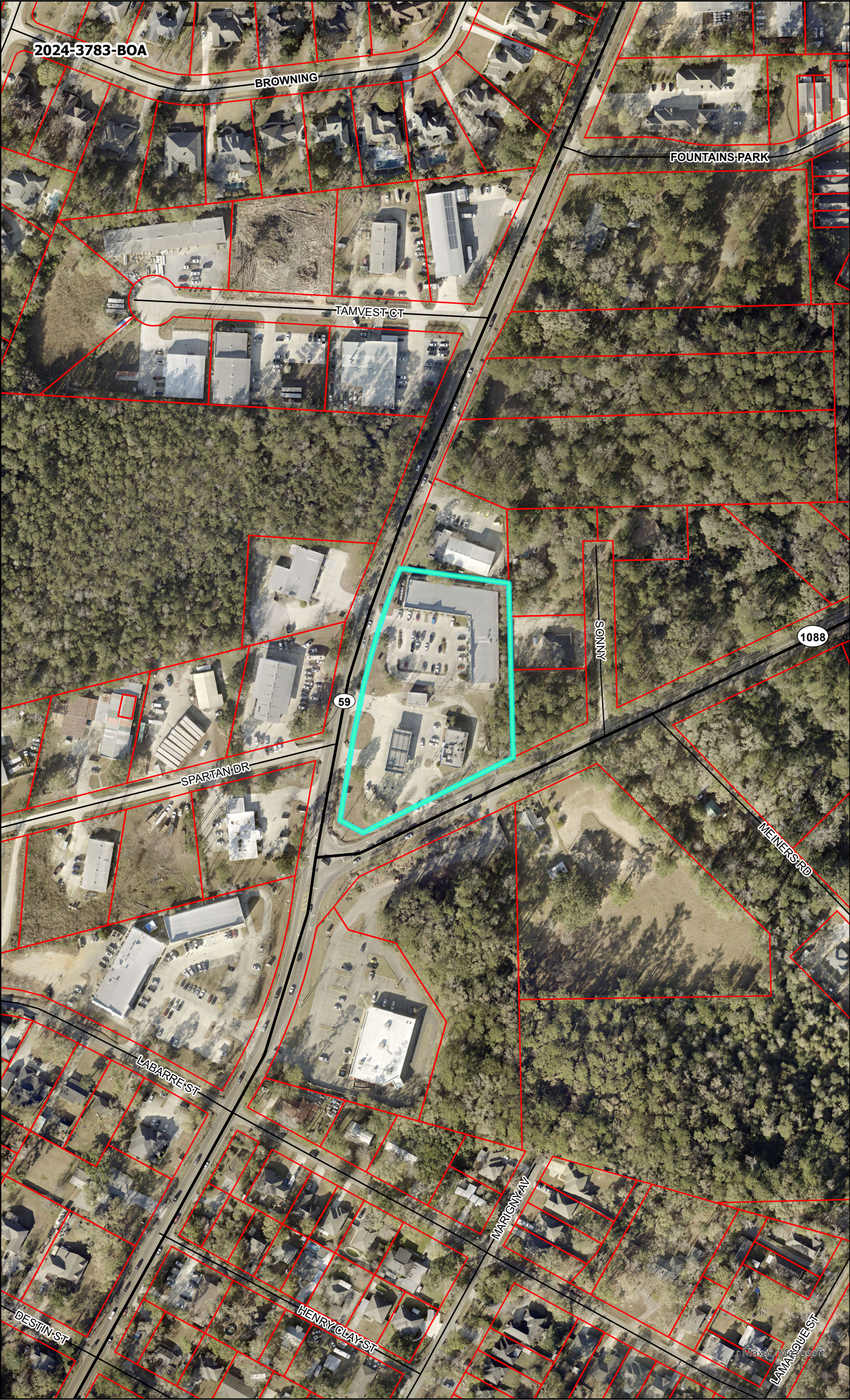
LABARRE ST

MARIGNY AV

DESTIN ST

HENRY CLAY ST

LAMARQUE ST



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

ANDREW J. WALKER
KATHERINE L. RIECKE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

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

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

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

HOWARD R. FUSSELL
(1937-2015)

March 20, 2024

VIA HAND DELIVERY

St. Tammany Parish
Department of Development
c/o Helen Lambert, Assistant Director
21490 Koop Drive
Mandeville, LA 70471

Re: Variance Request for Side Lot Line Buffer

Dear Helen:

Please be advised that I represent CSP-NE Real Estate, LLC (the "Owner"), which is the owner of two parcels of property, measuring 2.83 acres and 0.25 acres respectively, located at the intersection of LA Hwy 59 and LA Hwy 1088 (the "Property"). As is described in more detail below, the Owner is proposing to resubdivide the Property into Parcel A and Parcel B, all as set forth on the proposed resubdivision plat prepared by Lowe Engineers (the "Plat") which is attached hereto as Exhibit "A." In accordance with the application to which this letter is attached, the owner is seeking a variance from the ten-foot (10') side lot line buffer requirement for the reasons more particularly set forth below.

In order to better understand the reasons for this variance request, it is important to understand the history of this Property. First, this property has been fully developed for decades. There is today, and has been for more than twenty (20) years, a strip shopping center and a gas station convenience store both located on the Property. These two distinct uses are owned and operated by different individuals.

The Property has historically been owned by the same family for more than thirty (30) years. However, last year, the family decided that it was in their best interest to sell. Accordingly, the owners of the two improvements jointly agreed to purchase the Property, with the intent of then resubdividing the Property into individual parcels so that each parcel could then be owner-occupied. In order to achieve the foregoing, the Owner has filed a resubdivision application to create Parcel A and Parcel B, as set forth on the Plat.

In preparing and submitting the resubdivision application, the Owner became aware of the fact that the current improvements on the Property, which have existed for decades, do not

Ms. Helen Lambert
March 20, 2024
Page 2 of 2

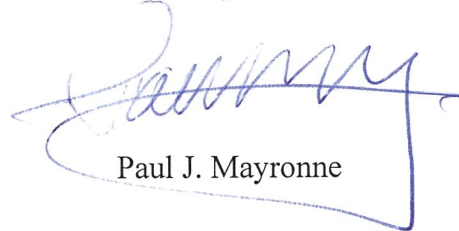
allow for the ten-foot (10') side lot line buffer between Parcel A and Parcel B. Upon recognizing that the current improvements on the Property prohibit the establishment of this buffer, it was determined that this variance would need to be needed and requested.

I respectfully suggest that the granting of this variance would have no detrimental impact on any of our surrounding neighbors or the community in general. In fact, it will simply allow the status quo to remain. The need for the variance arises out of the decades long improvements that have been in place on the Property and the current desire to create owner-occupied parcels out of the property. It is our sincere belief that having each of the proposed parcels being owner-occupied will produce better results for the community and our surrounding neighbors, as this will continue to encourage the proper maintenance and upkeep of each parcel. Moreover, new capital investments are proposed for the parcels, to upgrade them, if and when the individual ownership of each parcel can be achieved.

For the foregoing reasons, we respectfully request that a variance be granted relieving the Owner of the obligation to have the ten-foot (10') side lot buffer area, along the new proposed lot line between parcels A and B, as set forth on the Plat.

Thank you for your assistance, and should you have any questions, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM/amp
Enclosures

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	235.94'	2966.46'	N18°03'32"E	235.88'
C2	75.00'	2966.46'	S15°03'22"W	75.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.17'	N51°46'40"W

2024-3783-BOA

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

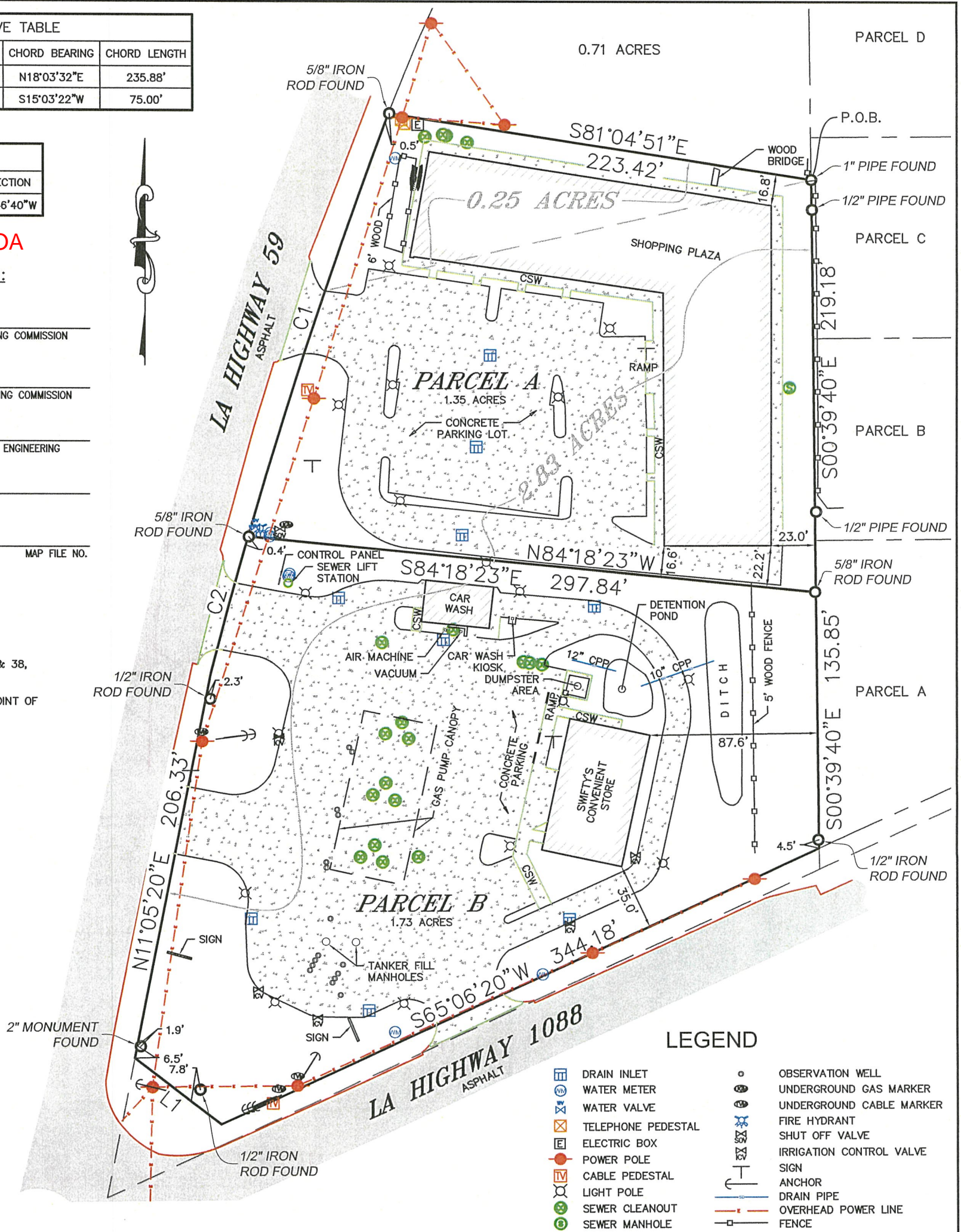
SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

P.O.B.
COMMENCE AT THE CORNER
COMMON TO SECTIONS 1, 2, & 38,
T-8-S, R-11-E, THENCE
S73°14'E-1389.0'; THENCE
N00°04'E-1129.38' TO THE POINT OF
BEGINNING.



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ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

BUILDING SETBACKS:
FRONT: N/A
SIDE: N/A
SIDE STREET: 10'
REAR: 25'

REFERENCE SURVEY:
PLAT OF 2.81 ACRES, BY EDDIE J.
CHAMPAGNE DATED MAY 28, 1965.
BASIS FOR BEARINGS:
REFER TO LOUISIANA STATE PLANE
COORDINATE SYSTEM (LOUISIANA SOUTH
1702)

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

A MINOR SUBDIVISION MAP OF
±2.83 & 0.25 ACRES INTO PARCELS A & B
situated in
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST
St. Tammany Parish, Louisiana
for
LARD OIL COMPANY

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 Nos. 225205 0360 C & 225205 0245 C ; Revised: APRIL 2, 1991 & OCTOBER 17, 1989

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

Survey No. 23-140461
Date: NOV 8, 2023
Drawn by: SAC
Scale: 1" = 60'
Revised:

STATE OF LOUISIANA
Professional Seal of John E. Bonneau
John E. Bonneau
Professional Land Surveyor
Registration No. 4423



BOA STAFF REPORT
2024-3784-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: South side of South Krentel Road, Lacombe Louisiana, Ward 7, District 7

Applicant: I12 Holdings, LLC – Mark Sieverding

Representative: Paul J. Mayronne

Posted: April 22, 2024

Initial Hearing Date: May 7th, 2024

Date of Report: April 29, 2024



Variance(s) Requested:

Move the required street buffer on the north side of the proposed access road.

Zoning of Property:

I-2 Industrial District

FINDINGS

According to the St. Tammany Parish Unified Development Code Section. Sec. 130-1976. Street planting areas. (a) *Definition*, (1) A street planting area is the area along the street or road along which a property abuts which is designated for the preservation of trees and for landscaping.

The requested variance is to allow for the placement of the required 30-foot street planting buffer along the north of the access road rather than along the property line where it is currently required. As shown on the attached aerial, there is a portion of an existing dirt road which provides access to the existing cell tower site and the subject property from South Krentel Road. The existing road runs along the interstate where the street buffer is required to be. The variance to provide the street buffer to the north of the access road will allow the applicant to improve the existing dirt road to the required standards and extend the road to access the western portion of the subject property.



BUILDERS

KRENTEL RD

KRENTEL RD S

12W

12E

434



SIEVERDING

— CONSTRUCTION, INC —

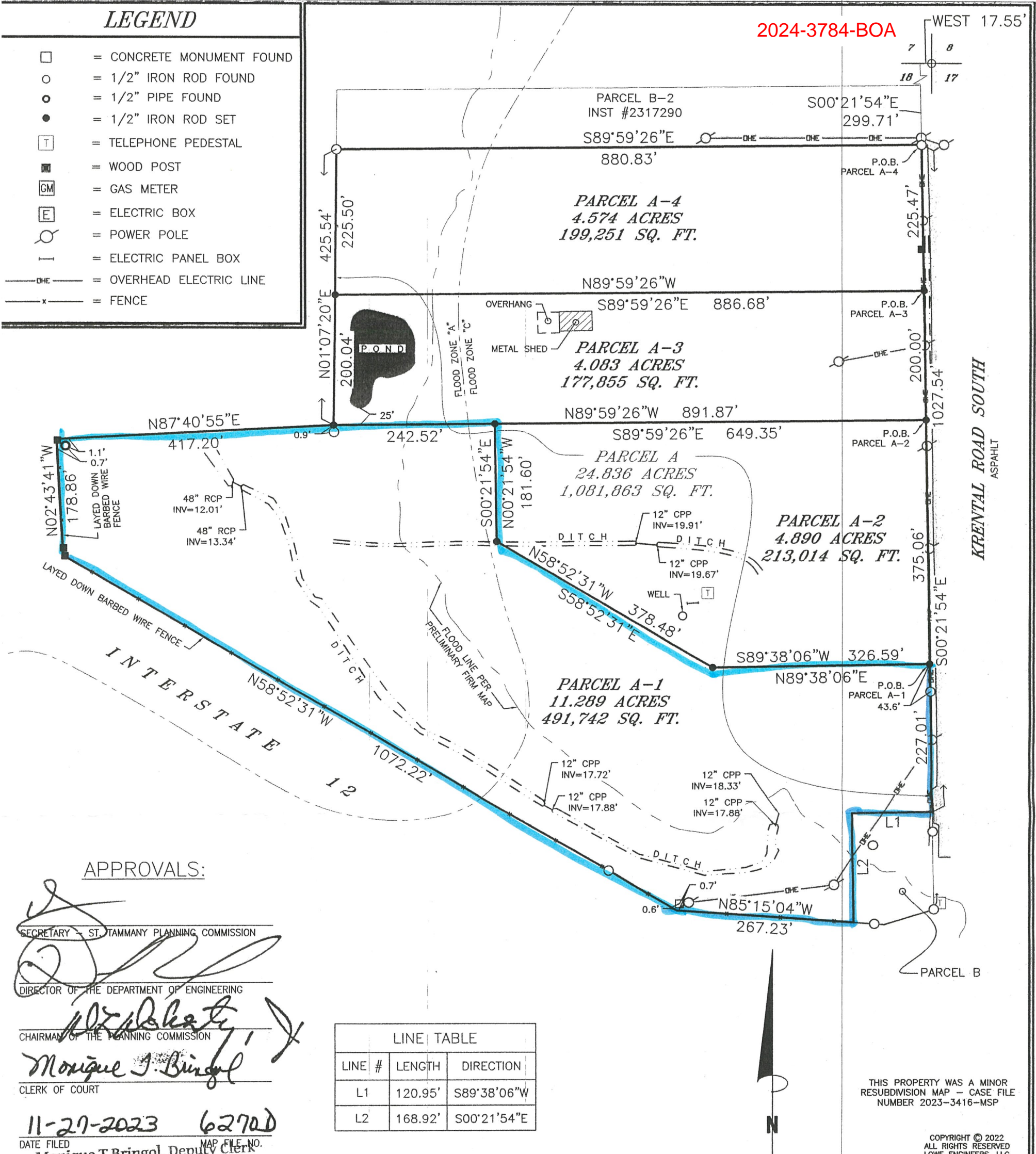
1. There is an existing roadbed on the property that has been in place for decades. It would be better for all involved if you were able to keep the new road within the existing road footprint.
2. The drainage for the site will work better if you are able to have the road along the property line. It will allow you to better capture all of the runoff from the site and direct it to your detention pond.
3. There is an existing greenbelt buffer along I-12. If the variance is granted it will result in a buffer, road, and then another buffer which will result in an overall more attractive site.
4. The request is not about reducing the buffer. The required buffer will be provided. The request is only about the location of the buffer and we believe the proposed location is better than what is currently required by the Parish.

LEGEND

- = CONCRETE MONUMENT FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" PIPE FOUND
- = 1/2" IRON ROD SET
- ⊞ = TELEPHONE PEDESTAL
- = WOOD POST
- GM = GAS METER
- E = ELECTRIC BOX
- ⊙ = POWER POLE
- I = ELECTRIC PANEL BOX
- DHE— = OVERHEAD ELECTRIC LINE
- x— = FENCE

2024-3784-BOA

WEST 17.55'



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 CHAIRMAN OF THE PLANNING COMMISSION
 Clerk of Court
 11-27-2023 6270D
 DATE FILED MAP FILE NO.
 Monique T Bringol, Deputy Clerk

LINE #	LENGTH	DIRECTION
L1	120.95'	S89°38'06"W
L2	168.92'	S00°21'54"E

THIS PROPERTY WAS A MINOR RESUBDIVISION MAP - CASE FILE NUMBER 2023-3416-MSP

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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 "D" SURVEY.

REFERENCE SURVEY: REFERENCE SURVEY: A SURVEY MAP OF A CERTAIN PARCEL OF LAND LOCATED IN SECTION 18 TOWNSHIP 8 SOUTH RANGE 13 EAST, FOR A. J. WARD, BY IVAN M. BORGAN, DATED 4-18-84, RECORDED AS MAP #541487.

BUILDING SETBACKS:
 FRONT: N/A
 SIDE: N/A
 SIDE STREET: N/A
 REAR: N/A

BASIS FOR BEARINGS/ANGLES: THE REFERENCE SURVEY.

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) "A" & "C" with a Base Flood Elevation of 22' in accordance with Community Panel No. 225205 0385 ; Revised: OCTOBER 17, 1989

Survey No. 23-140192A Drawn by: SAC Scale: 1" = 150'
 Date: 10-10-2023 Revised:

A RESUBDIVISION MAP OF
PARCEL A BEING 24.836 ACRES
 into
PARCELS A-1, A-2, A-3, AND A-4
 situated in
SECTION 18, TOWNSHIP 8 SOUTH, RANGE 13 EAST
 St. Tammany Parish, Louisiana
 for
SIEVERDING CONSTRUCTION, LLC

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

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.

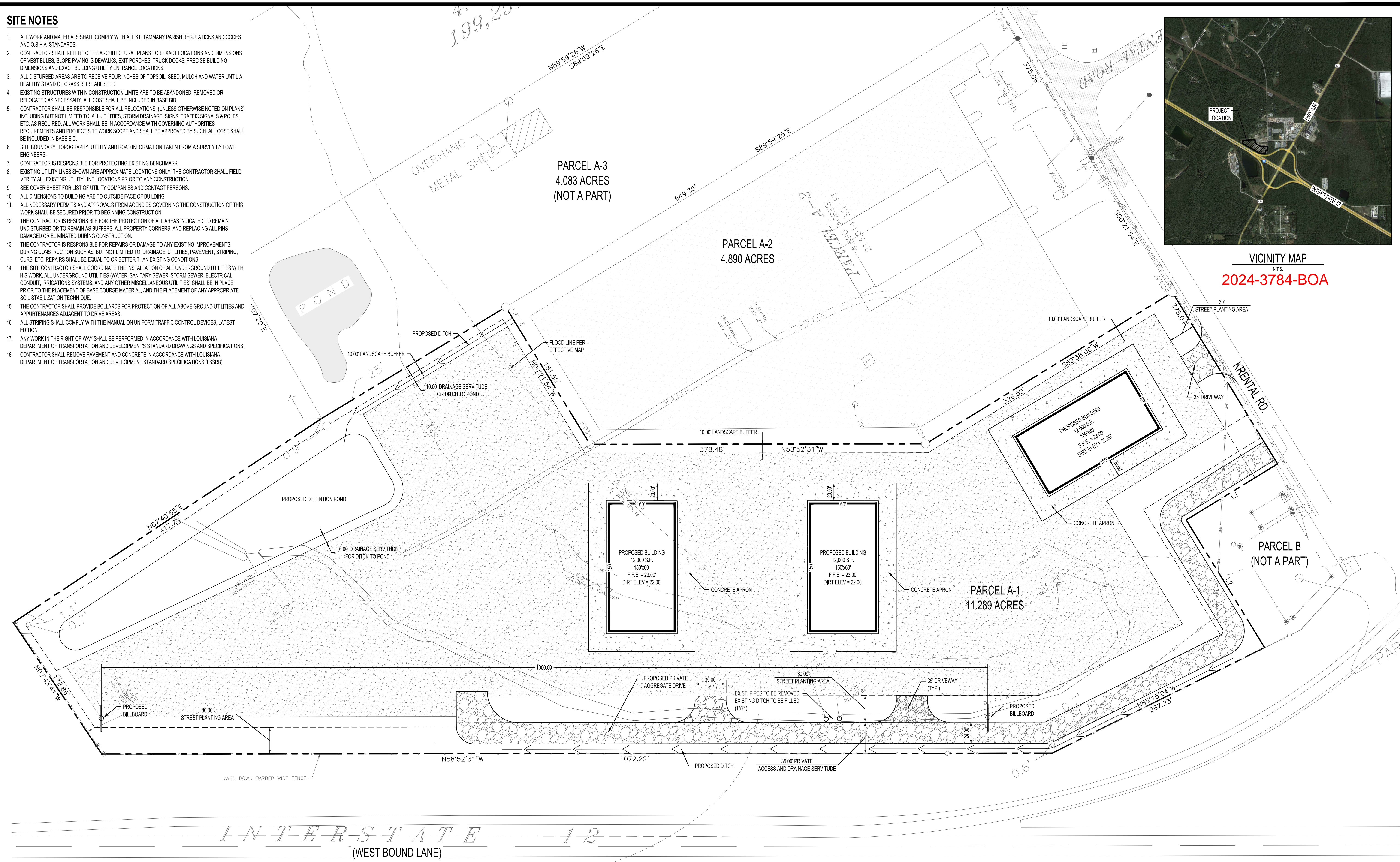
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

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.

This Survey is Certified True and Correct By
 JOHN E. BONNEAU
 LICENSE No. 4423
 PROFESSIONAL
 JOHN E. BONNEAU
 Professional Land Surveyor
 Registration No. 4423

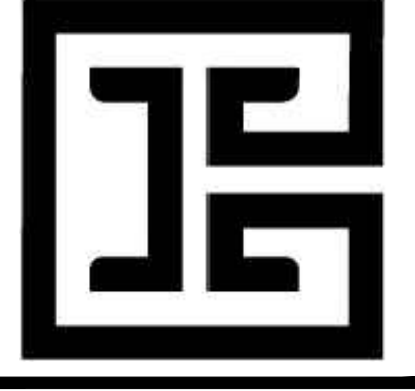
SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ST. TAMMANY PARISH REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SCOPE AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY LOWE ENGINEERS.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
8. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION.
9. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
10. ALL DIMENSIONS TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
11. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS. ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED OR ELIMINATED DURING CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATIONS SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
15. THE CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
16. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
17. ANY WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT'S STANDARD DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT STANDARD SPECIFICATIONS (LSSRB).



REVISION	BY

HIGH TIDE CONSULTANTS LLC
 409 W 21ST AVENUE - SUITE B
 COVINGTON, LA 70433
 www.hightidela.com



Signature: *Robert LaPrade*
 DATE: APRIL 4, 2024
 PROFESSIONAL ENGINEER
 STATE OF LOUISIANA
 REG. NO. 10843
 CIVIL ENGINEER

SEWERING COMMERCIAL PARK MASTER PLAN
 KRENEL ROAD
 LACOMBE, LA
 SEWERING CONSTRUCTION
 278 GENERAL PATTON AVE SUITE 600
 MANDEVILLE, LA 70471

DRAWN	KRG
CHECKED	RCG
ISSUED DATE	04/04/24
ISSUED FOR	BOA SUBMITTAL
PROJECT NO.	24-118
FILE	24-118 SITE
SHEET	C-1