AGENDA

ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING TUESDAY, MARCH 3, 2015 - 3:00 P.M. ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING 21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE FEBRUARY 3, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-03-007

Request by owner for a variance of a side yard setback requirement in a Planned Unit Development (P.U.D.) zoning district, from 30' required to approximately 19 ½" requested. The property is located at 5 Briar Hollow Drive in Tchefuncta Club Estates Subdivision, Covington, Louisiana.

Owner: Darren & Kim Coughing

BOA CASE NO. 15-03-008

Request by owner for a variance of front yard landscape buffer widths along U.S. Highway 190 and Poplar Street in a HC-2 Highway Commercial zoning district, from 20' required to varying depths to 14' to 8' requested. The property is located at 2104 Gause Boulevard in Slidell Manor Subdivision, Slidell, Louisiana.

Owner: Resource Bank (Doug Ferrer, Representative)

OLD BUSINESS

BOA CASE NO. 15-02-006

Request by applicant for a variance of a rear yard set back requirement in a Planned Unit Development zoning district from 10' required to approximately 3' requested. The property is located at 80 Hummingbird Lane, in Tchefuncta Club Estates Subdivision, Covington, Louisiana. Applicant: Harrison Custom Homes, L.L.C.

(A request for the board to reconsider their decision based on new evidence)

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING 3:00 PM - TUESDAY, FEBRUARY 3, 2015 LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING MANDEVILLE, LOUISIANA

The February 3, 2015 meeting of the St. Tammany Parish Board of Adjustments was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

PRESENT: Mr. Fandal, Mr. Brookter, Mr. Schneider, Mr. Gordon and Mr. Ballantine

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Hand

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Schneider to accept the January 6, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-01-003

Request by applicant for a variance of a rear yard setback requirement from 25' required to approximately 10' requested in an A-4 Single Family Residential zoning district.

Applicant: Chris Monaghan

(Mr. Keller read the staff report into the record...)

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-02-005

Request by applicant for a variance of Chapter 7 of the St. Tammany Parish Code of Ordinances, <u>Drainage and Flood Control</u>, Article I, relative to the placement of fill on property, in an A-4 Single Family Residential District.

Applicant: Heivert M. Castaneda

(Mr. Keller read the staff report into the record...)

Mr. Gordon: This is the second one that we have reviewed recently and I still don't think we

should be approving something that we don't know what the hardship is.

(Discussion ensued amongst the board members regarding the merits of the request...)

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance as requested.

MOTION CARRIED 4 YEAS TO 1 NAY (Mr. Gordon)

BOA CASE NO. 15-02-006

Request by applicant for a variance of a rear yard setback requirement in a Planned Unit Development zoning district from 10' required to approximately 3' requested. Applicant: Harrison Custom Homes, L.L.C.

(Mr. Keller read the staff report into the record...)

The applicant was represented by Ms. Colleen Hawley, 41 Larkspur Lane, Covington, LA, whom made the following opening comments:

- My house was destroyed by fire and this is the last lot in this phase of the subdivision.
- I was told that right down the street from me, a variance was granted similar to what I am asking for.
- The archetectual control committee has no problem with what I'm doing.
- I don't want to go through amending my plans.

Mr. Ballantine: I heard that there was a green belt buffer that was owned by Christwood. I'm concerned if they decide to build behind there.

Ms. Hawley: No, this is a greenbelt.

Ms. Hawley: Only a portion of my house is vilolating the setback.

Mr. Gordon: You designed a house on a lot that it would not fit on?

Ms. Hawley: We had drawn up the plans earlier based on putting this house on a bigger lot, but due to delays, we lost the lot and this is the last lot in the subdivision.

Mr. Schneider: Without seeing the design drawings of the house it's hard to see what's going on. You have an unused part of the lot, so why can't you redesign your house plan to make everything fit?

Ms. Hawley: We already "tweaked" the plan based on the size of the lot.

Ms. Hawley: I'm not impacting anybody in the neighborhood.

Mr. Gordon: My problem is that we are bound by our by-laws and I don't see a hardship so I can't support the request.

Ms. Hawley: This backs up to the woods and the neighborhood doesn't have a problem with it.

Mr. Brookter: I feel uncomfortable about granting a variance... maybe the owner will change his mind and then we all have done this for nothing.

Moved by Mr. Ballantine and seconded by Mr, Schneider to deny the variance request.

MOTION CARRIED 4 YEAS TO 1 NAY (Mr. Fandal)

OLD BUSINESS

NEW BUSINESS

The board directed Mr. Keller to request that the director of Engineering and staff be present at the next meeting in order to discuss the "fill ordinance" and the role that the board plays relative to variances.

ADJOURNMENT

MR. TIM FANDAL, 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.

ST. TAMMANY PARISH BOARD OF ADJUSTMENT STAFF ANALYSIS REPORT

Case File Number:

BOA Case No. 15-03-007

Initial Hearing Date: Date of Report:

March 3, 2015 February 18, 2015

GENERAL INFORMATION

Applicant(s) Name:

Darren & Kim Covghlin

Location of Property: Zoning of Property:

5 Briar Hollow, Covington, Louisiana Planned Unit Development (P.U.D.)

Variance(s) Requested:

Side yard setback

OVERVIEW

As the board recalls, last month we heard a similar case (BOA Case No. 15-02-00) represented by Ms. Colleen Hawley. Since said meeting new evidence has come to light where the parish has issued in the past several variances for setbacks through the zoning commission (please refer to the amended staff report for said case).

The applicant has a 30' side yard setback which seems quite excessive since the side yard abuts a 50' wide greenbelt buffer. And the applicant is requesting only about a 10 ½' encroachment into the setback.

STAFF COMMENTS

Therefore, based on the evidence presented in the staff report for the case mentioned above, illustrating that the parish has set precedence by granting several variances for setbacks in this development in the past, and given that the encroachment is only 10 ½' into the setback which still leaves 19 ½' feet to the side property line, and with an additional 50' wide greenbelt on top of that, the staff has no objection to the variance request.

BOA CASE NO. 5-03-007 (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT (VARIANCE/APPEAL APPLICATION FORM)

(Please print on the foll	lowing lines below. If a compa	ny, please include	a contact person name also.)
APPLICANTS NAME:	N 0	ahlin	
MAILING ADDRESS:	900 Village Walk	Road	
CITY/STATE/ZIP:	Covington, LA -	70433	
PHONE NUMBER:	702 - 523 - 5452 (King (Home Phone #)	m) 702 - 3 (Cell Pho	- Otto (Finite on)
PROPERTY LOCATIO	N FOR VARIANCE REQUES	TED: ZONING	} :
5 Briar Hollow	Covington	LA	Tohe Fronta Club Fst
Address	City	State	Subdivision (if applicable)
(Pleases check the appli	cable boxes below:)		
	 □ A variance of the (Unified De □ Appeal of an adverse decision □ Appeal the interpretation by a Development Code) 	n made by a parish	official(s) of the (Unified
□ landscape buffers (redougles of landscaping within buf □ parking area requireme	uction of front, side and/or rear suction of front, side and/or rear fers (reduction of the number or ents (reduction of parking stalls, increase of sign area and/or sign	yard buffer setbac f trees, bushes and parking greenspa	Vor shrubs) ce islands, etc)
□ other			
(Specify other v	ariance/appeal on line above)		
Example: Applicant is reshe parish, to approximate the parish.	1	yard setback requi	rement from 25' required by
	resting a variance or		ide getback from
30' as listed	for the PVD to 19	-6.	
$\rightarrow \rightarrow \rightarrow \rightarrow$	-		
7 m C	rufu		36 15
SIGNATURE OF APPL	!CAMT	DATE	APPLICATION

St. Tammany Parish Board of Adjustment Variance Request

5 Briar Hollow/Lot 500 Tchefuncta Club Estates

We are requesting a variance to modify the side yard setback on the left side of the house from 30' as specified in the PUD to 19'-6". The lot is 140' wide, but with 30' side setbacks we are only left with 80' to build in. We have found it very difficult to keep the width of the house down to 80' while trying to keep with the overall size of the houses that are being built in this new area of the subdivision. Because there is greenspace on the left side of the property and therefore no immediate neighbors we feel like the impact of this request is extremely minimal. We have received approval from the Architectural Control Committee for Tchefuncta Club Estates and greatly appreciate your consideration of this matter.



TCHEFUNCTA CLUB ESTATES, INC.

Founded in 1956
Office Phone 985-892-4739
Fax 985-892-1760

January 22, 2015

Re: Lot 500, Tchefuncta Club Estates, Phase II

#5 Briar Hollow Drive

TO WHOM IT MAY CONCERN:

In reference to the above captioned parcel, I wanted to let you know that I am the head of the Architectural Control Committee for Tchefuncta Club Estates and we have worked with the owners of this property, Darren and Kim Coughlin over the last few months in assisting with their plans for their home. I am aware of the 30' setbacks and side setbacks as required in the Planned Urban Development for Phase II of Tchefuncta Club Estates; however, in this particular instance, our Committee has looked at the plans and reviewed the lot. The lot is only 140' wide, yet it is over 434' deep. The lot faces in an east/west direction and on the south side of the property line there is a 60' green space that is owned by Tchefuncta Club Estates. We have looked at the plans which ask for a variance of 10' 6". Based on the overall layout of the plan and the fact that there is an additional 60' of green space on the same side of the house where they are requesting the variance, we are in favor of allowing the variance to accommodate the Coughlin's house.

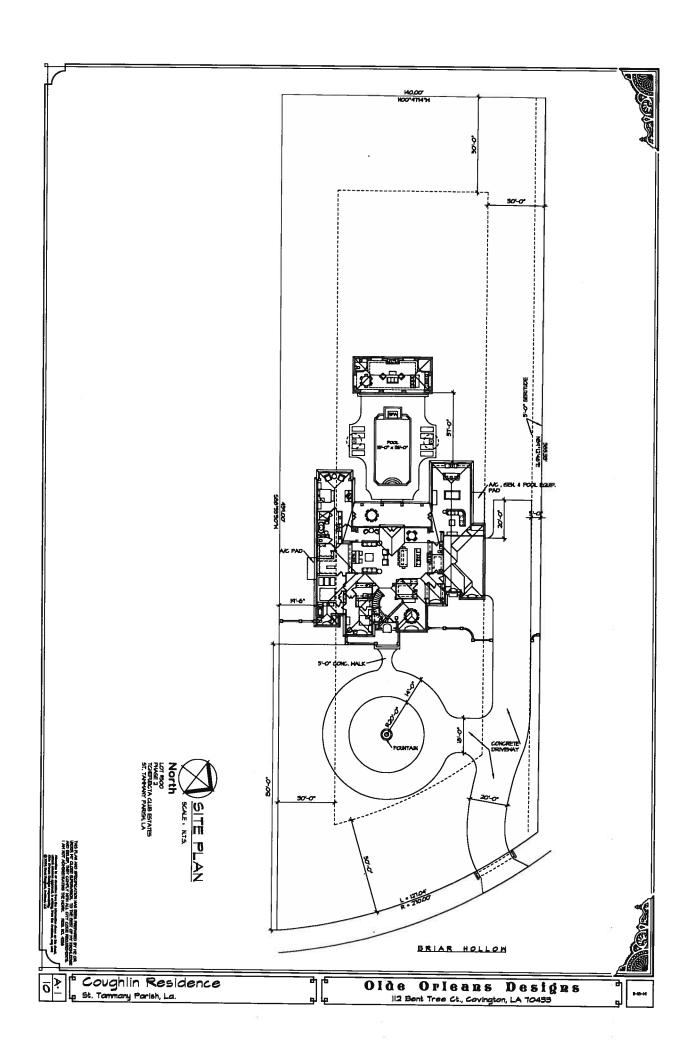
If you have any questions or comments, please give me a call at (985) 264-5684.

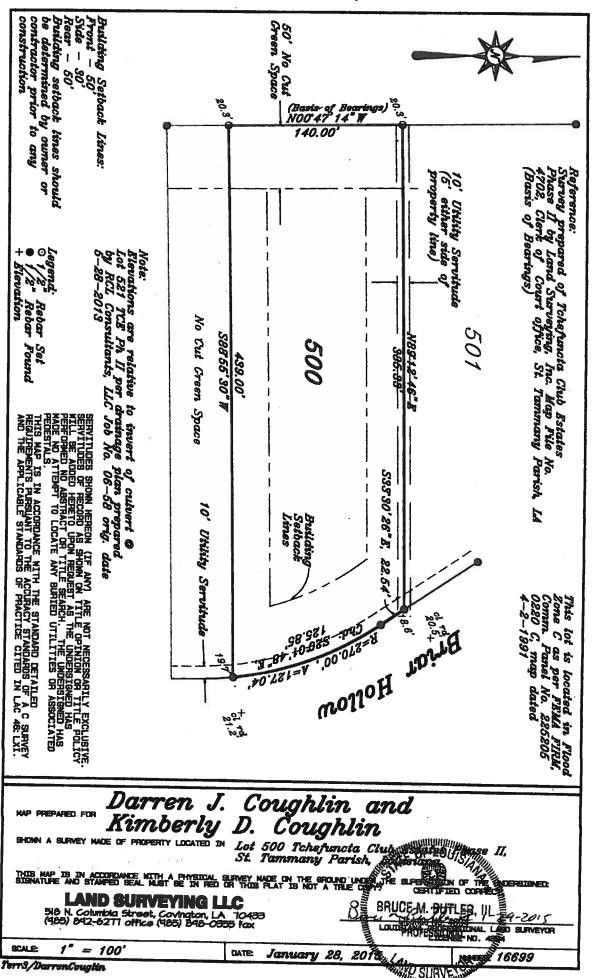
Respectfully submitted,

Charles Barnett

Architectural Control Committee Chairperson

Tchefuncta Club Estates







ST. TAMMANY PARISH BOARD OF ADJUSTMENT STAFF ANALYSIS REPORT

Case File Number:

BOA Case No. 15-03-008

Initial Hearing Date:
Date of Report:

March 3, 2015 February 18, 2015

GENERAL INFORMATION

Applicant(s) Name:

Resource Bank (Doug Ferrer)

Location of Property:

2104 Gause Boulevard West, Slidell, Louisiana

Zoning of Property:

HC-2 Highway Commercial District

Variance(s) Requested:

Front yard landscape buffers

OVERVIEW

Resource Bank is planning to locate a new bank on the site (see site plan attached) at the corners of U.S. Highway 190 West, and Cherry and Poplar Streets. And as you can see per the site plan, they are requesting relief from the 20' wide front yard planting buffers along the highway and Poplar Street based on their redesign of the site. The applicant claims that the variances are needed due to the redesign, which creates parking in the front of the building with a one-way drive that exits onto Popular Street. The applicant further claims that the parking is needed in the front of the building, and that due to the existing site layout (see site plan attached) which was formerly an Ochsner Clinic, would restrict the commercial viability of same if the variances were not granted.

STAFF COMMENTS

The staff understands the applicants argument; however, fails to see a hardship or practical difficulty as defined by code and the by-laws of the board.

Based on the size of the building, the bank would need approximately 20 parking spaces; however, the current site layout for the former Ochsner Clinic had 34 parking spaces. So by the applicant redesigning the site to provide their expressed need, and not a requirement, to have parking space in the front of the building, appears to have caused in essence their own self-imposed hardship.

Therefore, for the reasons as stated above, the staff does not support the variances requested.

BOA CASE NO. 15-03-008 (for office use only)

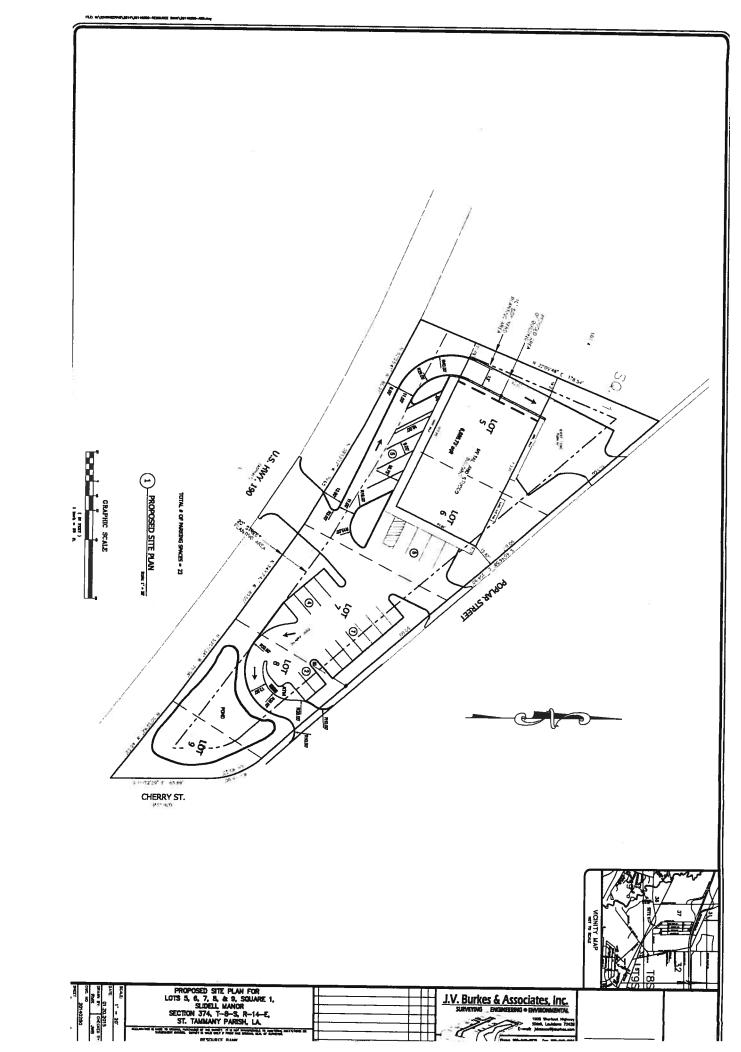
ST. TAMMANY PARISH BOARD OF ADJUSTMENT (VARIANCE/APPEAL APPLICATION FORM)

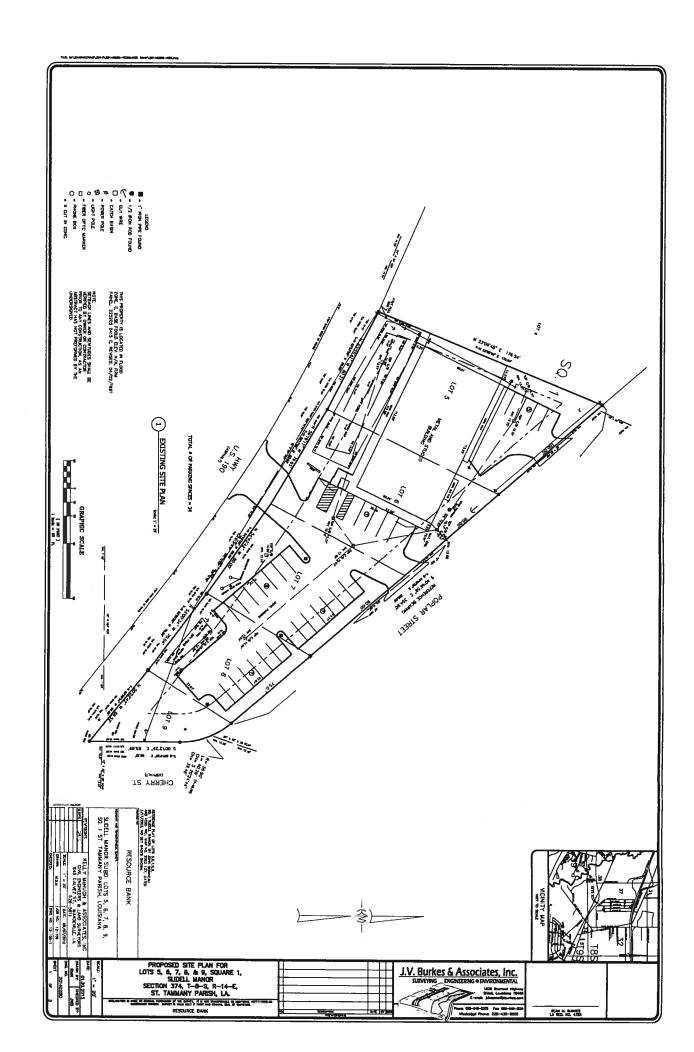
(Please print on the following)	owing lines bel	ow. If a company,	please include a	contact person name also.)			
APPLICANTS NAME:	PLICANTS NAME: Resource Bank (Contact Person: Doug Ferrer)						
MAILING ADDRESS:	70533 Highv	way 21, Suite 101					
CITY/STATE/ZIP:	Covington, L	A 70433-8101	·				
PHONE NUMBER:	985-893-0978						
	(Home Phone #)		(Cell Phone #)				
PROPERTY LOCATIO	N FOR VARIA	NCE REQUESTE	ZD: ZONING:	HC-2			
2104 Gause Boulevard	West	Slidell	Louisiana	Slidell Manor			
Address		City	State	Subdivision (if applicable)			
(Pleases check the appli	cable boxes be	low:)					
	□ Appeal of an □ Appeal the in Development REQUESTED: uction of front, fuction of front,	side and/or rear ya side and/or rear ya	nade by a parish o arish official(s) o rd setbacks) ard buffer setback	f the (Unified			
□ parking area requirements (reduction of parking stalls, parking greenspace islands, etc) □ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc)							
□ other	(increase or sig.	ir aroa unavor orgin i	orgin, irgining, c	oloring, olo)			
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(Please state on the followard (Please state on the followard) Example: Applicant is returned the parish, to approximate	equesting a vari	iance for a front ya		ence/appeal:) rement from 25' required by			
Applicant is requesting a			•				
_			• • •	109' (29% of total length of			
the front street planting area). This is to allow additional parking to the front of the building. The unusal shape of the lot together with the existing site layout restricts the commercial viability of the property							
resulting in non-use of th	ne property. The	e area size of requ	ested variance is				
existing parking and the addition of other areas to the street planting area.							

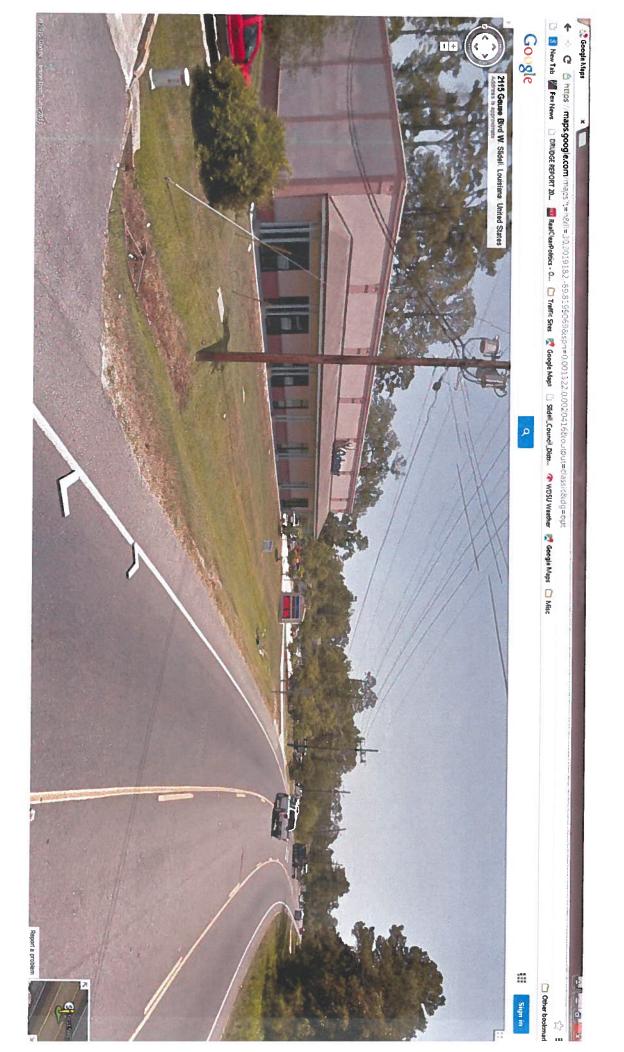
SIGNATURE OF APPLICANT John Bordelos

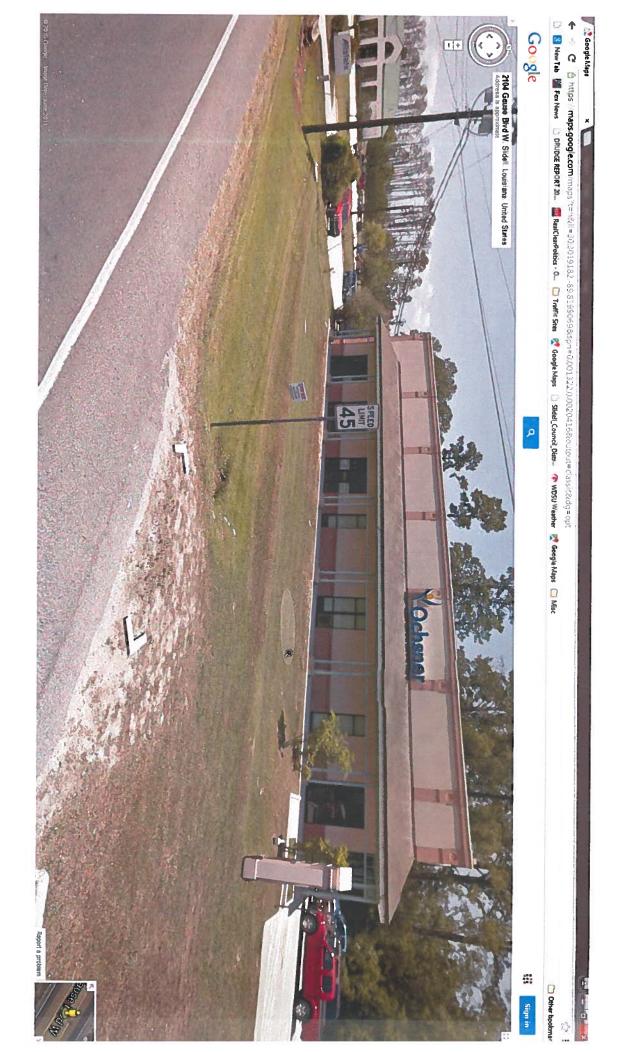
Febuary 3, 2015

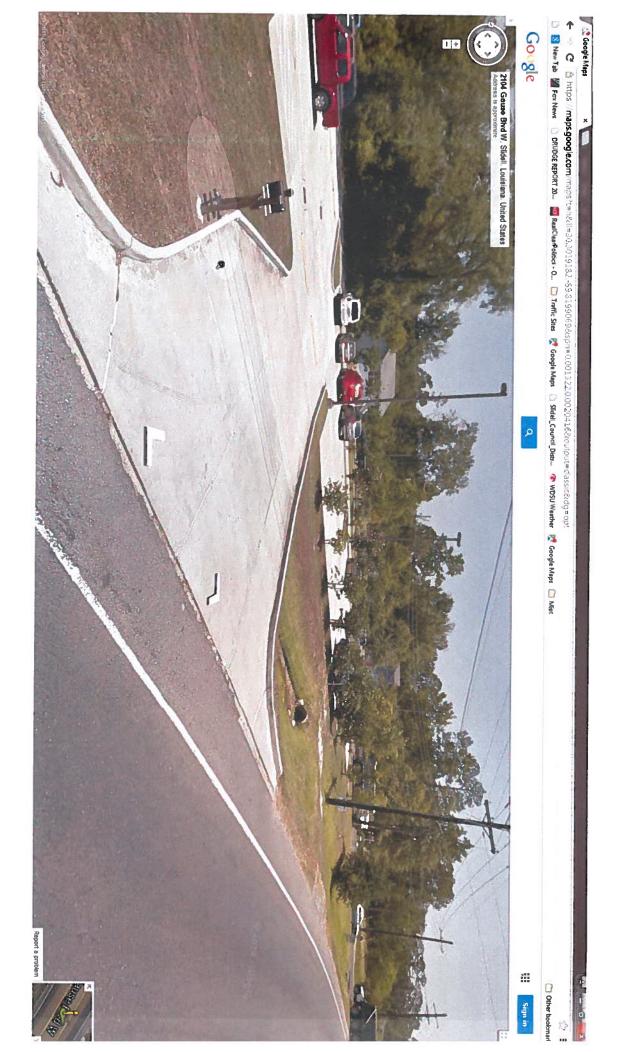
DATE OF APPLICATION



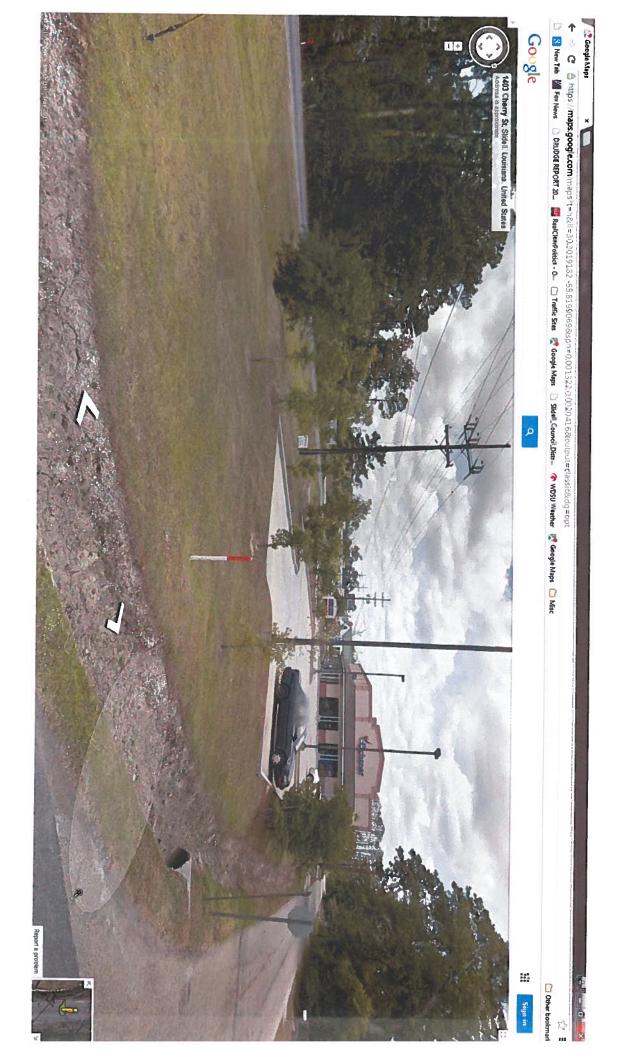












ST. TAMMANY PARISH BOARD OF ADJUSTMENT STAFF ANALYSIS REPORT

Case File Number:

Date of Report:

BOA Case No. 15-02-006 (REVISED)

Initial Hearing Date:

February 3, 2015 February 18, 2015

GENERAL INFORMATION

Applicant(s) Name:

Harrison Custom Homes, L.L.C.

Location of Property:

80 Hummingbird Road, Covington, Louisiana

Zoning of Property:

Planned Unit Development (P.U.D.)

Variance(s) Requested:

Rear yard setback

OVERVIEW

It has come to light subsequent to the meeting that variances within this development were indeed granted for setbacks by the zoning commission. Back in April of 2012, the zoning commission, who had the authority at the time to review such matters, granted variances by waiving the 5' side yard setbacks for two lots (550 & 551) based on the fact that the lots were separated by a large drainage/greenspace and would therefore have no adverse impact (see site plans attached).

Then in July of 2013, the zoning commission granted another variance, this time for a rear yard setback for lot 554A (see site plan attached), citing the reason for approval based on a large 50' wide greenbelt to the rear of the property which would serve as an adequate buffer to the adjacent property owned by Christwood; and

Lastly, as recently as April of 2014, the zoning commission granted another rear yard setback variance for lot 528A (see site plan attached), citing their approval based on the same reason as stated above for lot 554A relative to the buffer in the rear.

STAFF COMMENTS

Based on the evidence presented above, illustrating that the parish has set precedence in this development by granting several variances for setbacks prior, the staff recommends that the board reverse their decision of denial from the February 3, 2015 meeting and grant the variance for the rear yard setback as requested.

BOA CASE NO. 15-02 - 006 (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT (VARIANCE/APPEAL APPLICATION FORM)

(Please print on the following lines below. If a company, please include a contact person name also.)
APPLICANTS NAME: HAYVISON CUSTOM Homes, LLC
MAILING ADDRESS: 33 Prives dale
CITY/STATE/ZIP: Covivation LA 70433
PHONE NUMBER: 985-630-5367 (Home Phone #) (Cell Phone #)
PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PUO
Address City Scare Subdivision (if applicable) Plane
(Pleases check the applicable boxes below:)
REQUEST FOR: A variance of the (Unified Development Code) Appeal of an adverse decision made by a parish official(s) Appeal the interpretation by a parish official(s) of the (Unified Development Code)
VARIANCE/APPEAL REQUESTED:
□ building setbacks (reduction of front, side and/or rear yard setbacks) □ landscape buffers (reduction of front, side and/or rear yard buffer setbacks) □ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs) □ parking area requirements (reduction of parking stalls, parking greenspace islands, etc) □ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc)
□ other
(Specify other variance/appeal on line above)
(Please state on the following lines below your specific request for a variance/appeal:) Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.
Setback requirement from 10' to 3'
I own the adjacent lot to the vest.
Assuration 1/12/15
SIGNATURE OF APPLICANT DATE OF APPLICATION

Ron Keller

From:

Colleen Hawley <colleenhawley@live.com>

Sent:

Monday, February 09, 2015 8:25 AM

To:

Ron Keller Erin Stair

Cc: Subject:

Board of Adjustments request for variance rehearing

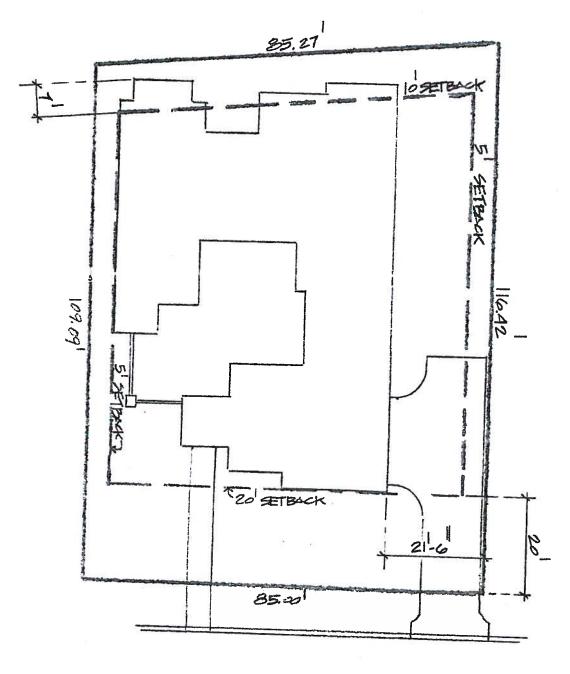
Ron:

I am putting in writing via this email a formal request that my application for a variance for a reduction in the rear setback of my lot (549-A) located at 80 Hummingbird Rd in Tchefuncte Club Estates be placed on the Board of Adjustments agenda for reconsideration at the next meeting (first Tuesday in March). Please call me if you need me to take any further action. My cell # is 504-289-4641.

Many Thanks for your assistance.

Regards,

Colleen Hawley



HUMMINGBIRD ROAD

TOHEFUNCTA CLUB ESTATES #549A.



TCHEFUNCTA CLUB ESTATES, INC.

Founded in 1956
Office Phone 985-892-4739
Fax 985-892-1760

January 12, 2015

Re: Lot 549, Tchefuncta Club Estates, Phase II

TO WHOM IT MAY CONCERN:

The Architectural Control Committee has been working with Ms. Colleen Hawley and her design team over the last few months and we have received and reviewed the plan for her to build a home on Lot 549. Our review of the submittal indicates that the front 20' setback and 5' side setbacks are still applicable and the owner will be building her house within those setbacks. We have also been asked to approve a variance regarding a 7' rear setback and based on the fact that this property does not impede on any of the other adjacent property owners, we have given her our approval to request and obtain this variance from the Parish. We have actually had a similar situation with another lot several lots away and also provided a variance on this lot as well. This particular rear setback of 10' backs up to some "no cut buffer" and approximately 60 acres of undeveloped land that is currently owned by Christwood.

If you have any questions or comments, please give me a call at (985) 264-5684.

Respectfully submitted,

Charles Barnett

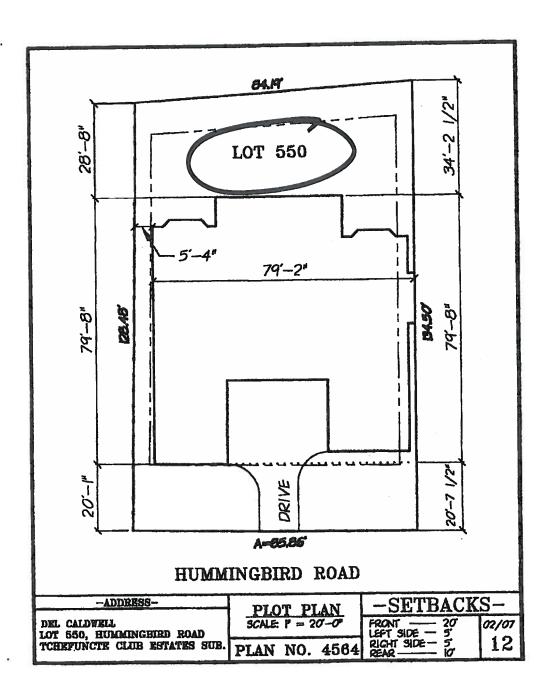
Architectural Control Committee Chairperson

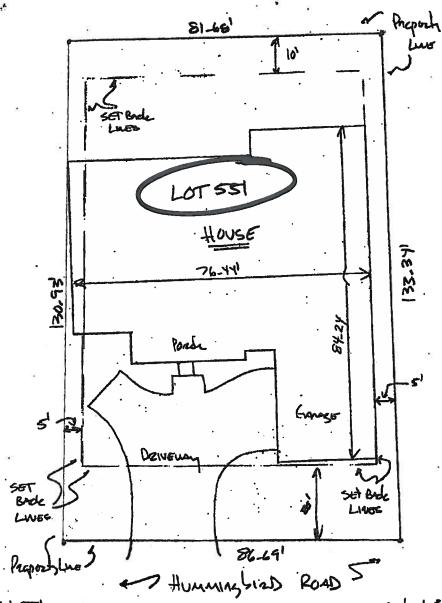
Tchefuncta Club Estates

CB/jw

02/18/2012 10:59

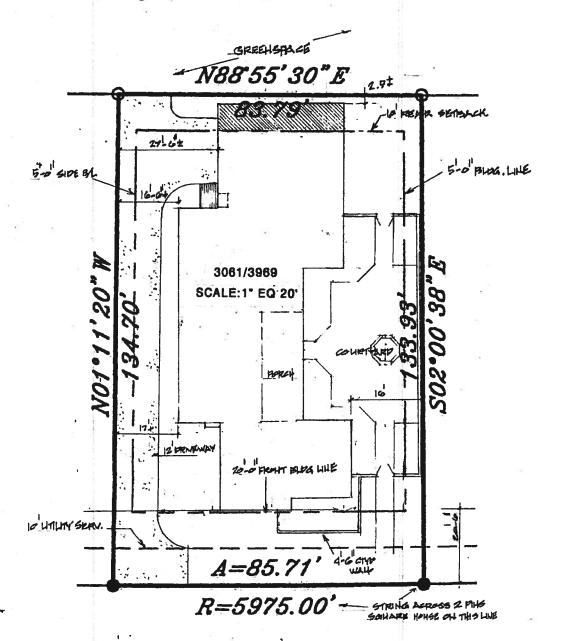
2006-07-083





Cot. 551 TOHE FUNCTE CLUB ESTATES SCALE 1-8/32 = 1-5614_

LOT 554A



HUMMINGBIRD ROAD

LOT 554A
TCHEFUNCTA CLUB ESTATES PHASE II

GREEHSPACE 12.9± 27 6 ± 5-0 6106 8/ 3061/3969 SCALE: 1" EQ 20" PORCH 20-0 FRONT BLES LINE 10 UTILITY SERV A=85.71' R=5975.00'-SARING ACROSS 2 PHS SOHARE HOUSE ON THIS LINE

HUMMINGBIRD ROAD

TCHEFUNCTA CLUB ESTATES PHASE I