

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, MAY 5, 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 APRIL 7, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-05-011

Request by applicant for variances of planting requirements along a side yard setback and fencing in a HC-2A Highway Commercial zoning district. The property is located on the northeast corner of U.S. Highway 190 Service Road and Bodet Lane, north of Mandeville, Louisiana.

Applicant: McCalman, L.L.C.

BOA CASE NO. 15-05-012

Request by applicant for a variance for an accessory building setback requirement in a residential zoning district from 40' required to approximately 7.6'. The property is located at 1401 Rue Des Jardin in Versailles Subdivision, south of Covington, Louisiana.

Applicant: Ronald Parks

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, APRIL 7, 2015

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The April 7, 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. Schneider, Mr. Gordon, Mr. Ballantine and Mr. Perry

ABSENT: Mr. Brookter

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Schneider to accept the March 3, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-04-009

Request by owner for variances of signage requirements in a HC-2 Highway Commercial zoning district, for sign area, height, color scheme and setback from front property line.

Applicant: Clearwater Pools & Spas

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

Mr. Peter Gitz appeared on behalf of the company.

Mr. Keller: A question came up as to if the sign and/or a portion of the planter box encroached into the State right-of-way.

Mr. Gitz: Yes, by approximately six to seven feet.

Mr. Keller: The board cannot grant a variance for encroachments onto other peoples property.

Mr. Sevante: Although the sign has been there for a long time, the board could grant approval; however, the Louisiana DOTD would have to give their approval.

Mr. Fandal: Was the sign shifted?

Mr. Gitz: No. Just the bottom was filled in and the planting area added.

Mr. Gordon: Who did the electrical?

Mr. Gitz: The electrical was always in the sign. Only a meter was added.

(General discussion ensued regarding if the board could approve a variance with the sign encroaching into the State right-of-way...)

Moved by Mr. Perry and seconded by Mr. Ballantine to postpone this matter for up to 90 days to allow the applicant time to get approval from LADOTD to permit the sign to stay where it's at.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-04-010

Request by owner for a variance of a front and side yard requirement from 25' and 10' required respectively to approximately 23' and 8' requested, in an A-4 Single Family Residential zoning district.

Owner: The Earnest Corporation

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

Mr. Mark Inman appeared on behalf of the corporation.

Mr. Fandal: Do you have anything to add to what Mr. Keller said?

Mr. Inman: No Sir.

Moved by Mr. Ballantine and seconded Schneider to grant the variances as requested.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

Mr. Keller stated that to the contrary, as previously reported relative to the ethics laws, a board member who is appointed to their position and needs to recuse themselves relative to a particular case on the docket, cannot under any circumstances participate in the discussion, debate or voting of said case.

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. 15-05-011
Initial Hearing Date: May 5, 2015
Date of Report: April 14, 2015

GENERAL INFORMATION

Applicant(s) Name: Mc Calman, L.L.C.
Location of Property: northeast corner of U.S. Highway 190 Service Rd., and Bodet Lane
Zoning of Property: HC-2A Highway Commercial
Variance(s) Requested: side yard plantings and elimination of fencing requirements

OVERVIEW

The applicant is requesting a variance for the placement of Class A & B trees along the eastern planting buffer boundary line and the elimination of the required fencing due to the fact that said boundary line already has a mature and long-standing thicket of bamboo (see pictures attached). According to the applicant's representative, the property will be developed for a four story office building (see narrative attached).

STAFF COMMENTS

Due to fact that the mature bamboo thicket is existing and actually acts as an opaque green living screen, thereby supplanting the need for additional plantings and fencing, the staff has no objection to the proposed variance requests.

BOA CASE NO. 15-05-011 (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: McCalman, L.L.C. c/o Jeffrey D. Schoen

MAILING ADDRESS: P.O. Box 1810

CITY/STATE/ZIP: Covington, LA 70434

PHONE NUMBER: 985-892-4801
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2-A

Northeast corner of Bodet Lane and U.S. Hwy. 190 Service Road East
Address City State Subdivision (if applicable)

(Please 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:)

Applicant respectfully requests a variance to waive the requirement of
constructing a fence and required Class A and Class B plantings along and
inside the eastern boundary of subject property in light of the existing
mature bamboo stand in said area.

Samuel M. Camp
SIGNATURE OF OWNER/APPLICANT
McCALMAN, L.L.C. BY
Samuel M. Camp, Manager

March 17, 2015
DATE OF APPLICATION

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

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

March 17, 2015

HAND DELIVERY

Mr. Ron Keller
Senior Planner
St. Tammany Parish
Department of Planning
P. O. Box 628
Covington, LA 70434

RE: Variance Request to St. Tammany Parish Board of Adjustment
Applicant: McCalman, L.L.C.
2.210 Acres in Section 22, Township 7 South, Range 11 East
St. Tammany Parish, Louisiana
Location: NE Intersection of Bodet Lane
And U.S. Hwy. 190 Service Road East
Our File S-19,104

Dear Mr. Keller:

Please be advised that our Firm represents McCalman, L.L.C., represented by its duly authorized Manager, Samuel M. Camp in connection with the above referenced matter, and in connection therewith, enclosed please find the following documents and appropriate comments, to-wit:

1. Original executed Variance Application Form.
2. Original \$200 check payable to Parish of St. Tammany.
3. Drawings:
 - a) Vicinity Map dated June 12, 2014

Mr. Ron Keller
Senior Planner
St. Tammany Parish Department of Planning
March 17, 2015
Page 2

- b) Parish Landscape Plan of Mullin Landscape Associates, LLC dated September 23, 2014
 - c) Parish Landscape Plan of Mullin Landscape Associates, LLC dated September 23, 2014, revised March 16, 2015
 - d) Photograph of bamboo stand (with equipment)
 - e) Photograph of bamboo stand (without equipment)
4. Copy of the Deed of Acquisition by Luck Family Trust to McCalman, L.L.C. dated October 25, 2013 recorded as Instrument No. 1921167.

The Applicant is developing a 4-story (approximately 50,000 square foot) office building on subject property and because of a long-standing bamboo stand along the eastern boundary of the property, the Applicant would prefer not to remove the bamboo stand and replace it with the required code Class A and Class B Plantings, as well as construct a fence, as shown on the Site Plan of Mullin Landscape Associates, LLC dated September 23, 2014.

In light of the foregoing, it is respectfully requested that a variance be granted by the St. Tammany Parish Board of Adjustment as to the applicable sections of the Unified Development Code (including, but not necessarily limited to, the section shown below) so as to allow a waiver of the code required plantings within the buffer along and inside the entire eastern boundary of subject property, as well as construction of a fence, said sections including:

- 1. 7.0107 Side and Rear Planting Area Requirements
- 2. Sub-Section E. Planting Requirements and Buffer Planting Areas
- 3. Sub-Section F. Fences and Buffer Planting Areas

Please let me know if you have any questions or comments, and please confirm that this matter will be taken up at the regular meeting of the BOA on Tuesday, May 5, 2015 at 3:00 p.m.

Mr. Ron Keller
Senior Planner
St. Tammany Parish Department of Planning
March 17, 2015
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Thank you for your consideration of this matter.

With best regards,

Very truly yours,

JONES FUSSELL, L.L.P.

BY: 

JEFFREY D. SCHOEN

JDS:swg

Enclosures

cc: McCalman, L.L.C.



WWW.MILLPLANDSCAPE.COM

**THE
PARISH
LANDSCAPE
PLAN**

Date 9-23-14

ORG. FILE	
CLASSIFIED BY	MMAP

Document ID: INV015

CONFIDENTIAL

SCALE 1/16" =

5467

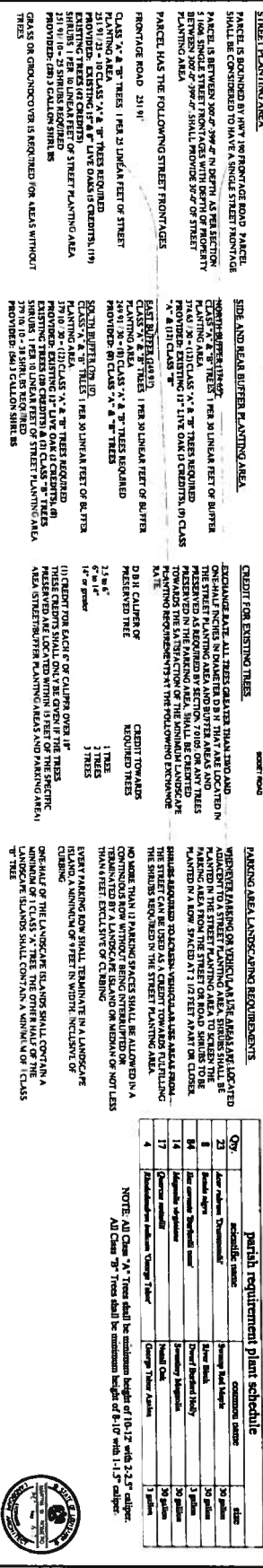
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Downloaded from <http://ajph.org/> at 11:00 AM on September 11, 2012



NOTE: All Class "A" Trees shall be minimum height of 10-12' with 2-2.5" caliper. All Class "B" Trees shall be minimum height of 8-10' with 1-1.5" caliper.



A VICINITY MAP FOR A NEW OFFICE BUILDING
covington, louisiana
june 12, 2014





02/09/2015 09:45

02/09/2015 09:44



**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 15-05-012
Initial Hearing Date:	May 5, 2015
Date of Report:	April 14, 2015

GENERAL INFORMATION

Applicant(s) Name:	Ronald Parks
Location of Property:	1401 Rue Des Jardin in Versailles Estates S/D, Covington, LA
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	setbacks for accessory structures

OVERVIEW

Parish code requires that all accessory buildings setback at least forty (40') from all street frontages on a given lot. However, in this case, the staff feels that a hardship is evident due to the unusual layout of the lot where the lot is surrounded by street frontage on three sides of the property (see site plan attached).

The applicant is seeking variances for a storage building and pool cabana setback, which in reality, based on the orientation of the primary residence on the property, equates to a rear yard.

Additionally, the applicant submitted a revised site plan, which increases the setback of his pool cabana from approximately (7 ½') feet to (8'-9").

STAFF COMMENTS

The staff concurs with the applicant that lot layout, being surrounded on three sides with street frontage, presents some difficulty from being able to comply with the letter of the law relative to accessory building setbacks. Furthermore, if the street frontage located on the rear property line was a normal backyard that abutted another lot or an open space, the setback requirement would be 10'; and if you apply that logic, the proposed storage building would be in compliance with parish code and only a portion of the pool cabana would encroach into the 10' setback.

Therefore, for the reasons as stated above, the staff feels that a hardship and/or practical difficulty is evident and has no objections to the proposed variance requests for the storage building and pool cabana.

**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: RONALD PARKS

MAILING ADDRESS: 1401 RUE DES JARDIN

CITY/STATE/ZIP: COVINGTON, LA 70433

PHONE NUMBER: 985-327-7458 (Home Phone #) (601) 259-5969 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Residential

1401 RUE DES JARDIN COVINGTON LA VERSAILES ESTATES
Address City State Subdivision (if applicable)

(Please 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:)

LOT WITH MULTIABLE FRONT LOT SETBACKS, REDUCTION
OF AVE. LACROIX TO A REAR SETBACK (SEE PLAN) ATTACHED
PLAN

Ronald Parks
SIGNATURE OF OWNER/APPLICANT

4/7/15
DATE OF APPLICATION

April 8, 2015

St. Tammany Parish Planning Department
21490 Koop Road, #500
Mandeville, Louisiana

Re: 1401 Rue Des Jardin
Covington, Louisiana 70430
Backyard Improvements

To Whom it May Concern:

This letter is in reference to the proposed backyard improvements for my property located at 1401 Rue Des Jardin in Covington, Louisiana. My Contractor was in the process of framing the foundation for the proposed storage building when he noticed difference in the angle of the existing fence that surrounds a lift station located on the property from the plan to the field measurements. He contacted the City to discuss the discrepancy and was told to halt construction and that the permit (#2015-21954) previously issued on March 25, 2015 was suspended until a meeting with the Board of Adjustments takes place to review the entire project.

This particular lot has roadway frontage on three sides. The southern portion of the property (rear of the house) has frontage along Avenue Lacroix and the northern portion (front of the house) and eastern portion of the lot has frontage along Rue Des Jardin. I was informed that the City is using a 25' setback on all sides facing a roadway, and considering all three sides to be front yards.

Abiding by the 25' setback in the rear of the house nearly eliminates any portion of the lot for typical backyard improvements. In addition, the City has a lift station located on my property, further reducing the size of the rear yard.

In an attempt to increase the amount of available storage for my property, a detached storage building is being proposed inside the fenced rear yard. The storage building will be constructed to match the house in exterior details including the same brick on all sides and architectural shingles. Additionally, I plan to install a below-grade swimming pool and open air cabana. All of these improvements were submitted to, and approved by, the homeowner's association prior to submission to the City.

Enclosed are photographs of the property and of the approval letter by the homeowner's association.

Sincerely,

Ronald K. Parks
Homeowner

RODNEY DURST

ISSANCE
Property Management

MOBILE: 985-966-9966
OFFICE: 985-231-7188
FAX: 985-624-7968
RODNEY@RENMG.COM
2 ST. ANN DR. SUITE 1, MANDEVILLE LA 70471



A Division of Renaissance Realty Services

Susan Smith & Ronald Parks
1401 Rue De Jardin
Covington LA 70433

Re: Pool & Cabana

Dear Mr. Parks

We have received your application dated and the Architectural Committee has approved your plans with the following conditions:

- Any deviation to these plans must be re-submitted to the committee for review and written approval;
- Homeowner is responsible for obtaining any permits required from the Parish;
- Homeowner is responsible for complying with any St. Tammany Parish or State ordinances;
- Homeowner is responsible for any damages caused by him or any contractors to neighboring and/or common properties as a result of this project;
- Contractor or homeowner must clean site daily;
- Construction vehicles may not be parked on the street overnight;
- Project must be completed within a reasonable amount of time.

Thank you for submitting the proper documentation for the committee to review. Should you have any questions, please feel free to contact me.

Sincerely,

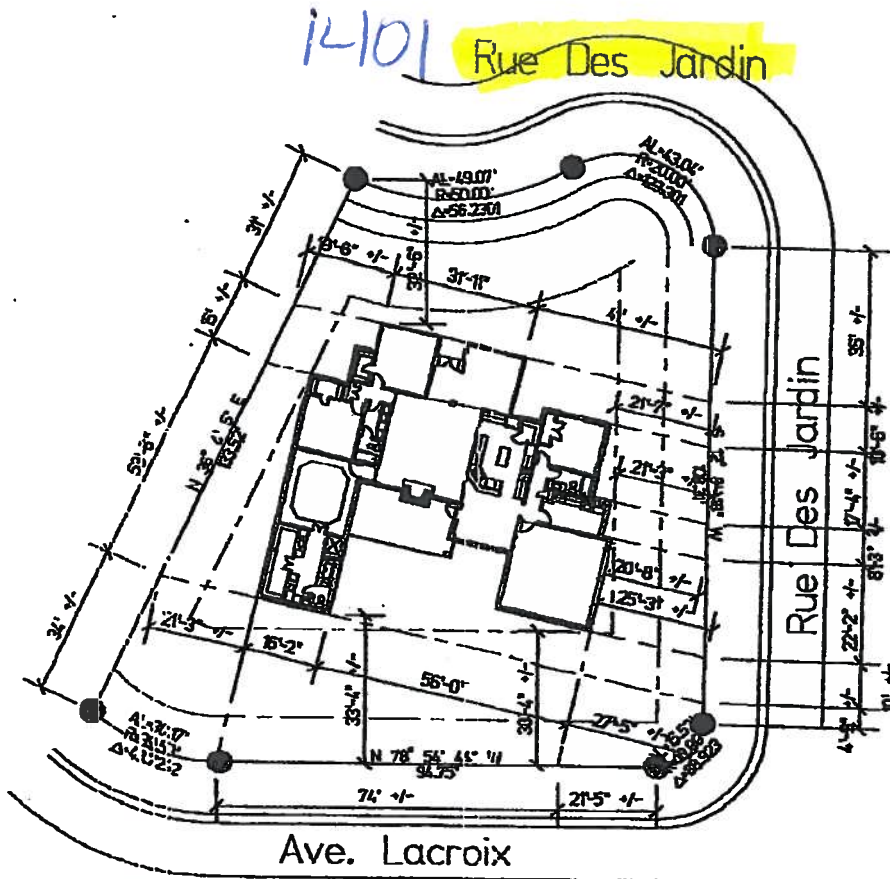
Susan Fink
*Association Manager for
Versailles Property Owners Association, Inc.*

A Division of Renaissance Realty Services, LLC
506 E. Rutland Street, Covington, LA 70433
Phone: 985-624-2900
Email: info@renmgt.com

The Setbacks And Restrictions Shown On This Plot Plan
Are Limited To Those Set Forth In The Description
Furnished To Us. It Is Recommended That Setbacks
And Lot Dimensions Be Confirmed By Professional
Land Surveyor And, Owner Before Location Of Building
Is Established.

Building Setbacks	
Front	30'
Side	10'
Rear	25'
Side Street	20'

Note: Setback Lines Shall
Be Verified By Owner or
Contractor Prior To
Construction.



Date: 2-13-13

PLOT PLAN

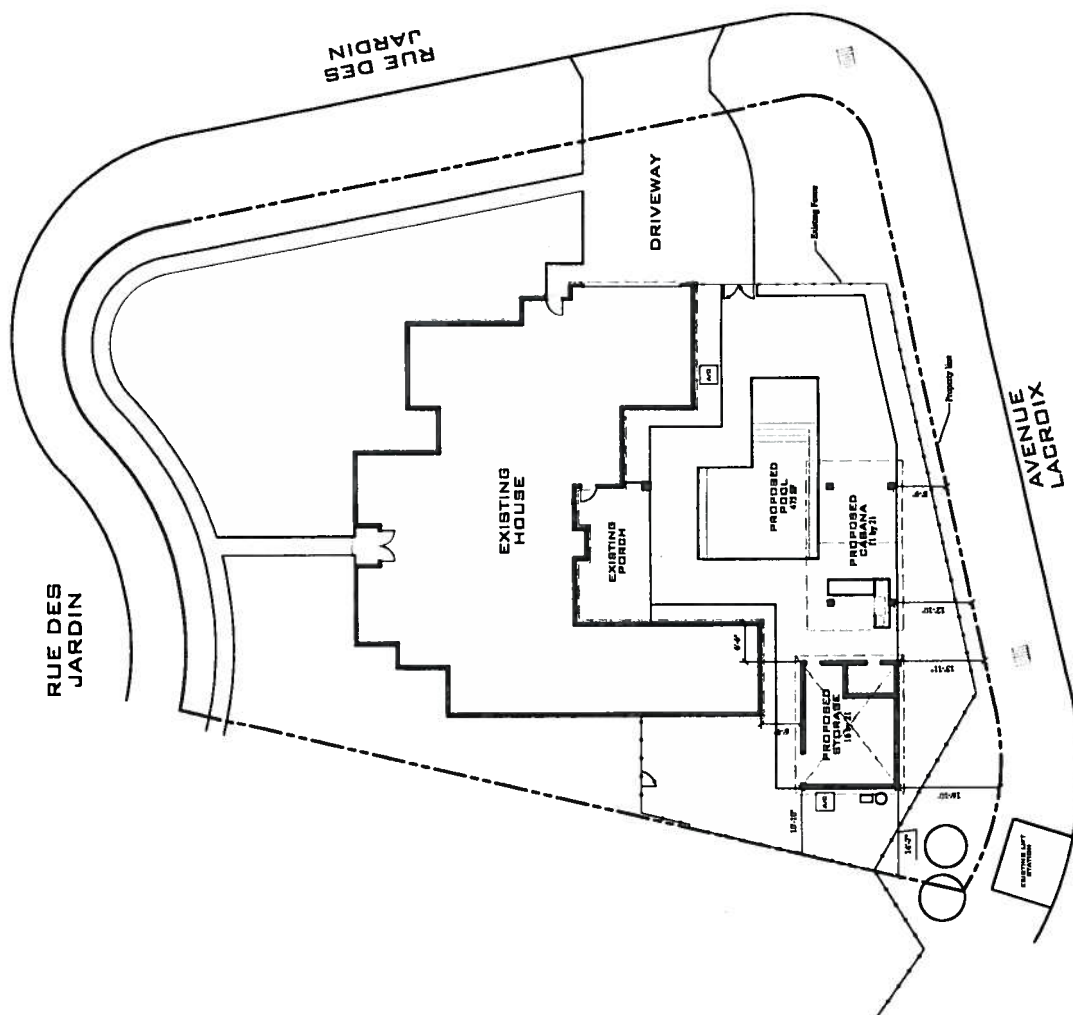
SCALE 1" = 40'-0"

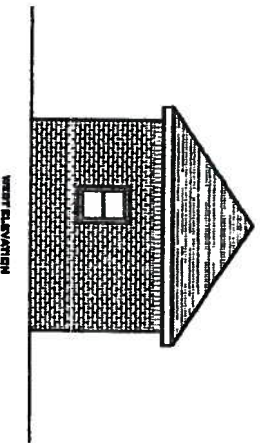
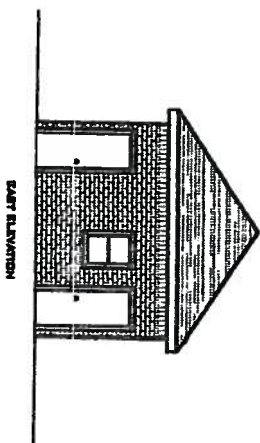
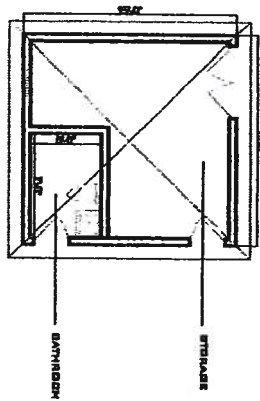
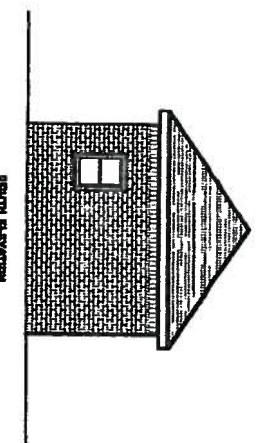
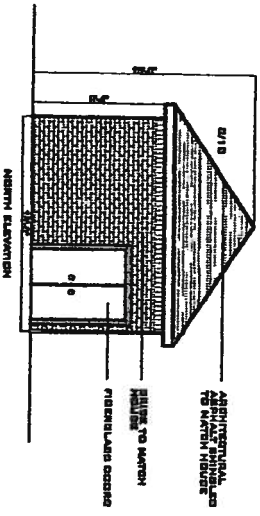
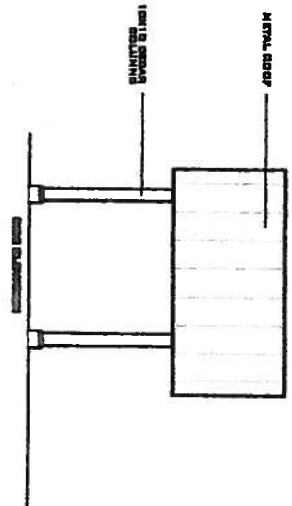
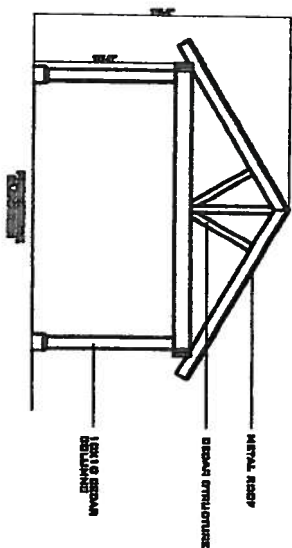
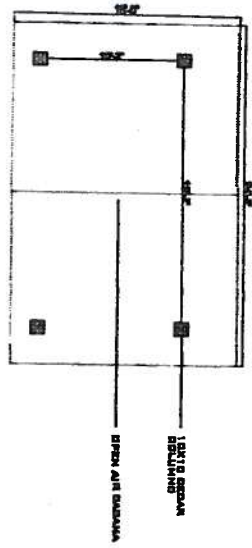
Plans For:
G.M.I. Construction, Inc.

Lot 256, Versailles
St. Tammany Parish, Louisiana

OVERALL SITE PLAN

— 24 —





PARKO RESIDENCE
 1401 BLUE PINE LANE
 BOVINGTON, LA 70458
 PROPOSED STRUCTURES
 SCALE: 1/8"=1'-0" (11X17)



ST. TAMMANY PARISH BUILDING PERMIT

Permit Number **2015-21956**

Permit Issued **03/24/2015**

21490 Koop Drive, Mandeville, La 70471, Phone (985) 898-2574 Fax (985) 898-2785
520 Old Spanish Trail, Slidell, La 70458, Phone (985) 848-4166 Fax (985) 848-4174

Project Address 1401 RUE DES JARDIN COVINGTON LA 70433	
Subdivision VERSAILLES SUBDIVISION, PH 5C T	Lot No. 256

Owner

Owner SUSAN SMITH & RONALD KENT PARKS SUSAN SMITH & RONALD KENT PARKS	
Address 1401 RUE DES JARDIN COVINGTON LA 70433	
Work Phone	Cell Phone (601) 259-5969
E-mail RONKPARKS@GMAIL.COM	

Contractor

Contractor SUSAN SMITH & RONALD KENT PARKS SUSAN SMITH & RONALD KENT PARKS	
Address 1401 RUE DES JARDIN COVINGTON LA 70433	
Work Phone	Cell Phone (601) 259-5969
E-mail RONKPARKS@GMAIL.COM	

Designation Residential	
Specific Use Swimming Pool	
Total Sq. Ft. 475	Living Sq. Ft. N/A
Value \$35,000.00	

Location Information

Section 16	Township 7S	Range 11E
Ward 3	District District 5	
Assessment Number 107-808-3577		

Payment Information

Received	Payment Type	Reference #	Amount
03/23/2015	Check	4047	\$152.50
Total \$152.50		Balance \$0.00	

Requirements

- 0 -> Partial Inspection
- 0 -> Electrical Temporary Pole
- 1 -> Permit Application
- 2 -> Flood Plan Review
- 2 -> Planning Approval
- 2 -> DES Approval
- 2 -> Engineering Approval
- 3 -> Issue Permit
- 5 -> Drainage
- 5 -> Electrical Underground
- 6 -> Electrical Final
- 6 -> Drainage Final
- 7 -> Issue Certificate of Occupancy
- 8 -> CO Ready for Customer

Separate permits are required for Electrical, Plumbing, Mechanical and Gas work. This permit is null and void if work or construction has not commenced within six (6) months of issuance or if suspended or abandoned for a period of six (6) months.

The granting of this permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

I UNDERSIGNED CERTIFY THAT I HAVE RECEIVED THE ABOVE MENTIONED DOCUMENTS AND FULLY UNDERSTAND MY RESPONSIBILITIES.

Issued By

Signature

Contractor
Owner

Signature



ST. TAMMANY PARISH BUILDING PERMIT

Permit Number **2015-21957**

Permit Issued **03/25/2015**

21490 Koop Drive, Mandeville, La 70471, Phone (985) 898-2574 Fax (985) 898-2785
520 Old Spanish Trail, Slidell, La 70458, Phone (985) 848-4168 Fax (985) 848-4174

Project Address 1401 RUE DES JARDIN COVINGTON LA 70433		Requirements 0 -> Partial Inspection 0 -> Electrical Temporary Pole 1 -> Permit Application 2 -> Building Plan Review 2 -> Flood Plan Review 2 -> Planning Approval 2 -> DES Approval 2 -> Engineering Approval 3 -> Issue Permit 5 -> Drainage 6 -> Plumbing Underground 7 -> Foundation 8 -> Electrical Rough In 8 -> Mechanical Rough In 8 -> Plumbing Rough In 9 -> Framing 10 -> Electrical Service 11 -> Mechanical Final 11 -> Plumbing Final 11 -> Drainage Final 11 -> Electrical Final 12 -> Building Final 13 -> Issue Certificate of Occupancy 14 -> CO Ready for Customer
Subdivision VERSAILLES SUBDIVISION, PH 5C T 256		
Owner		
Owner SUSAN SMITH & RONALD KENT PARKS SUSAN SMITH & RONALD KENT PARKS		
Address 1401 RUE DES JARDIN COVINGTON LA 70433		
Work Phone	Cell Phone (601) 259-5969	
E-mail RONKPARKS@GMAIL.COM		
Contractor		
Contractor SUSAN SMITH & RONALD KENT PARKS SUSAN SMITH & RONALD KENT PARKS		
Address 1401 RUE DES JARDIN COVINGTON LA 70433		
Work Phone	Cell Phone (601) 259-5969	
E-mail RONKPARKS@GMAIL.COM		
Designation Residential		
Specific Use Accessory		
Total Sq. Ft 336	Living Sq. Ft N/A	
Value \$26,880.00		
Location Information		
Section 16	Township 7S	Range 11E
Ward 3	District District 5	
Assessment Number 107-808-3577		
Payment Information		
Received	Payment Type	Reference # Amount
03/23/2015	Check	4047 \$138.60
Total \$138.60		Balance \$0.00

Separate permits are required for Electrical, Plumbing, Mechanical and Gas work. This permit is null and void if work or construction has not commenced within six (6) months of issuance or if suspended or abandoned for a period of six (6) months.

The granting of this permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

I UNDERSIGNED CERTIFY THAT I HAVE RECEIVED THE ABOVE MENTIONED DOCUMENTS AND FULLY UNDERSTAND MY RESPONSIBILITIES.

Issued By

Signature

Contractor
Owner

Signature















