

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JUNE 2, 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 MAY 5, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-06-013

Request by applicant for a variance of a side yard setback requirement for an accessory structure in an A-4 Single Family Residential zoning district from 5' required to approximately 2 ½' requested. The property is located at 58405 Choctaw Drive, in Robert Park Subdivision, Slidell, Louisiana.
Applicant: Derrick Armand

BOA CASE NO. 15-06-014

Request by applicant for an "after the fact" variance of a side and rear yard setback requirement for an accessory building in an A-4 Single Family Residential zoning district from 10' and 10' required respectively to approximately 3' and 6' requested. The property is located at 513 English Oak Drive, in Grand Oaks Subdivision, Madisonville, Louisiana.
Applicant: Ali Affan Syed

BOA CASE NO. 15-06-015

Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 13' requested. The property is located at 212 Jacqueline Drive, in North Beach Subdivision, Slidell, Louisiana.
Applicant: Benny Besson

BOA CASE NO. 15-06-016

Request by applicant for an "after the fact" variance for a maximum length of 50' permitted for an accessory building to approximately 58' requested in an A-2 Suburban zoning district. The property is located at 23166 Rollins Street, in Litoff Subdivision, Mandeville, Louisiana.
Applicant: Kirk Van Camp

BOA CASE NO. 15-06-017

Request by applicant for a variance to reduce the front and side yard landscape buffers and plantings in order to install 8 new parking spaces in a HC-2 Highway Commercial zoning district. The property is located at 240 LA Highway 22, Mandeville, Louisiana.

Applicant: Capritto Investments, L.L.C.

BOA CASE NO. 15-06-018

Request by applicant for variances to waive some side yard landscape buffers and plantings in a HC-2 Highway Commercial zoning district. The properties are located at 144 & 150 New Camellia Boulevard, in Tammany West Multiplex Subdivision, Covington, Louisiana.

Applicant: Jeff Borne

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, MAY 5, 2015

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The May 5, 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. Perry

ABSENT: Mr. Ballantine

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the April 7, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

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.

Applicant: McCalman, L.L.C.

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

Mr. Jeff Schoen, with the law firm of Jones Fussell, L.P., P.O. Box 1810, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- The staff report explains the situation well.
- The pictures in your packet should show the bamboo.
- It's an incredible bamboo stand.
- If we had to comply strictly with the law, we would have to tear down the bamboo screen and plant new class A & B trees and we don't want to do that.

Mr. Perry: What's on the east side?

Mr. Schoen: There is a driveway that leads back to a residence at the end.

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

MOTION CARRIED UNANIMOUSLY

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'.

Applicant: Ronald Parks

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

The applicant appeared on his own behalf and made the following initial comments:

- I have a letter from my neighbor that has no objection to what I am doing.
- There is also a sewerage lift station on the corner of my lot.

Mr. Gordon: Is that fence shown in the pictures a privacy fence?

Mr. Parks: Yes.

Moved by Mr. Perry and seconded by Mr. Schneider to grant the variance as requested.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

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. 15-06-013
Initial Hearing Date: June 2, 2015
Date of Report: May 18, 2015

GENERAL INFORMATION

Applicant(s) Name: Derrick Armand
Location of Property: 58405 Choctaw Drive, Slidell, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Side yard setback

OVERVIEW

In summary, according to the applicant, back in December of 2014, he went to the permit office with a drawing and picture depicting the construction of a solar array that he would be building on his property, and was told that he did not need a permit.

Shortly after installing his poles in the ground for the solar array, code enforcement told him that he needed to go back to the permit office since they were concerned regarding how close the poles were to the property line. Again he was told that he did not need a building permit.

Shortly after continuing construction, code enforcement came out to his property and he was told that someone in code enforcement had changed their mind and a permit would be needed after all. The applicant filed for the permit but the permit was denied and he was instructed to file for a variance due to the structure being too close to the side property line (see narrative attached from the applicant and letter from his attorney for specifics).

STAFF COMMENTS

After interviewing the primary parish officials involved with the applicant's case, being Irma Russell with the Code Enforcement division and Helen Lambert, Assistant Director of the Department of Development, it appears that when the applicant initially submitted a drawing and picture of what he wanted to do, he did not include any that depicted the construction of a roof. According to Ms. Lambert, the installation of just poles in the ground does not constitute a structure so a permit is not required. However, Ms. Lambert indicated that she was not provided any drawings or pictures of the roof being included as part of the construction until well after the

construction had commenced. Therefore, according to Ms. Lambert, due to the roof addition, it is considered a structure and a permit would be needed; and since the poles are setback within the 5' side yard setback, a variance application would need to be filed.

Notwithstanding the appellant's claims that he was misled or that there was a misunderstanding regarding what he wanted to construct on his property, there appears to be no evident hardship or practical difficulty, other than financial since money was spent for materials to construct his solar array. And as the board is well aware, a variance cannot be issued based exclusively on a financial hardship. Therefore, the staff does not support the variance request.

**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: Derrick Armand

MAILING ADDRESS: 58405 Choctaw DR.

CITY/STATE/ZIP: Slidell LA 70461

PHONE NUMBER: (985) 649-2991 (Home Phone #) (985) 774-7123 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family
58405 Choctaw Dr Slidell LA Robert Park
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:)

The Permits office "Changed there Mind" after
several people said they are sure I can build
it where it currently is today. And now I have
to pay \$1000 Derrick Armand
5-4-2015
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION
to pay for this "Too Bad"

Derrick Armand

58405 Choctaw Drive

Slidell, La 70461

Dear Committee ,

First, let me take this opportunity to thank you for reviewing this ongoing issue for solar installation at the above residence.

I began my solar project in December of 2014 . The first step was with WST Electric Company. I had to be in complete agreement and compliance with their regulations. They had to move the electric pole in the correct manner of their statues before I could start building. They completed the install.

I therefore went to the permits office with pictures and drawings of exactly what I intended to do. The office said Permits or Setbacks are not applicable to solar installation.

With that information I started my solar rack by setting all the poles exactly where they currently are today. My neighbor called immediately and code enforcement shows up the next day. Irma Russell came out. She asked if I had a permit. I explain that I went to the permit office and again was told, No permit was required and there are No setbacks. She was surprised , she thought the setback was 5 feet. We talked and agreed that we should make sure I have all the permits required and exactly what the setbacks are. We decided to document everything to make sure this information was correct. Again, I went back to the permit office to make double sure everyone was one the same page so there were no surprises. I requested a permit to build a solar rack; again I had all my drawings and pictures. Same results, different day! "you do Not need a permit nor are there Any setbacks". I explained I was sent by code enforcement and asked: "Are you sure?" , I was told Yes, but waited while they made yet another call the the supervisor. After talking, It was stated .. "I am Positive, No Permit, No Setbacks. I believed them again.

I came home and called Irma, she had left her number. I told her the names of the people I talked to and what they said. She was surprised. She told me she would investigate and called me back. "We are going to make sure everything is good before starting."

At this point, The poles could easily be moved in an hour at little cost.

After two days, Irma called me back. I 100% believe Irma Russell investigated and discussed this manner with those she needed to and came up with her own decision. Remember she thinks the setbacks are 5 feet, but wants this to be correct, after all there are many people involved.

Her results are this, "You have permission from permits to build your rack where it is. No Permits, No Setbacks. " I thanked her and said "Have a good weekend", what more could I have possibly done? After the rack is complete as it stands today, all panels in place and ready to solar power my house, Irma came out to say "they changed their minds." I reminded her that we made 100% sure that Everything was good. She agreed and told me I needed to call Helen Lambert which I did. She wanted to know why I built so high? I explained (I believe I faxed a letter) but I definitely talked to her, but after the rack was completed. I explained that she changed her mind after she saw it built.

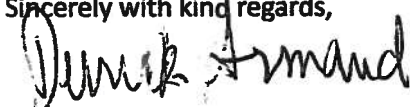
Many things are essential to solar working properly: The rack is at a 7/12 pitch, 30 degrees facing due south. Exactly the distance from house and 2 oak trees -to prevent shading-and as close to the electric meter as possible. This rack is perfect, Science wise, Construction wise and Beauty wise.

Irma requested that I go get a permit, still No Problem, I went to the Permit office again. I tell them I am requesting a permit. They said OK , BUT Double Fee because its already built. I asked them to please Not double the fees because it's not my fault. She called her boss. At this point everyone knows I am the guy on Choctaw. They refused, Double Fees ONLY, I did pay the regular fee and a couple of days later, I got turned down, the same poles I started the project with, are 3 feet from the property line but should be 5 feet. They then put a Stop Seize Red sign on my fence.

This seems Crazy, every month since January, I estimate I lose 150.00 in energy savings. So much time and now lawyer expenses. There is not a single thing I could have done to stop this comedy of errors. I believe everyone would agree with that. We changed our mind is not a good enough reason.

I believe Irma Russell and I have the exact same story.... The Truth.

Sincerely with kind regards,

A handwritten signature in black ink that reads "Derrick Armand". The signature is written in a cursive, flowing style.

Derrick Armand

**HUVAL VEAZEY
FELDER & RENEGAR**
— A LIMITED LIABILITY COMPANY —
ATTORNEYS AT LAW

STEFINI W. SALLES
Special Counsel
SSalles@hvfr-law.com

532 EAST BOSTON STREET
COVINGTON, LOUISIANA 70433
PHONE: (985) 809-3800
FAX: (985) 809-3801
www.hvfr-law.com

LAFAYETTE
2 FLAGG PLACE
P.O. BOX 80948
LAFAYETTE, LA 70598-0948
PHONE: (337) 234-5350
FAX: (337) 234-5310

Please Respond to the Covington Office

April 7, 2015

VIA EMAIL ONLY

dshenton@stpgov.org
Ms. Deborah Henton
St. Tammany Parish Government-Legal Department
21454 Koop Drive
Mandeville, Louisiana 70471

Re: 58405 Choctaw Drive, Slidell, Louisiana, Derrick Armand

Dear Ms. Henton:

As you are aware, there have been numerous misunderstandings concerning Mr. Armand's request for a permit at his home, 58405 Choctaw Drive, Slidell, Louisiana 70461, for the installation a solar rack with solar panels. Mr. Armand is hereby requesting that the Parish work with him on the double fees for the permit that were imposed upon him as a result of the solar panel rack not being in compliance with the Parish Ordinances. The following is a history of Mr. Armand's request for a permit and the project itself:

- In December of 2014, Mr. Armand went to the permit office with a drawing and picture showing the solar rack that he would be building. He was told that a permit would not be necessary and that there were no setback requirement for a solar rack.
- Mr. Armand then set poles to begin construction of the solar rack.
- Two days later, Mrs. Irma Russell from Code Enforcement went to Mr. Armand's home. Mrs. Russell suggested that Mr. Armand go back to the permit office and request the issuance of a permit.
- Mr. Armand went to the permit office with pictures and drawings and a request from Mrs. Russell to obtain a permit. He was again informed that he did not need a permit.
- Mr. Armand then contacted Mrs. Russell to explain what happened during his visit to the permit office. She informed Mr. Armand that she would investigate the issue and call him back. Mrs. Russell did inform Mr. Armand that she was concerned about zero setbacks, but Mr. Armand was told several times at the code enforcement office that there were no setback requirements for the solar rack.

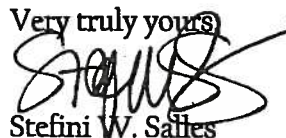
HUVAL VEAZEY FELDER & RENEGAR, LLC

- Two days later, Mrs. Russell called to inform Mr. Armand that she had checked and that Mr. Armand had the permission of code enforcement to start building and that there were in fact no setbacks for the solar rack.
- Mr. Armand built the rack according to the pictures and diagrams that he took to the permit office.
- Mrs. Russell went back to Mr. Armand's home after the solar rack had been completed and all solar panels were in place and ready to be connected to a meter. Mrs. Russell informed Mr. Armand that someone at code enforcement had changed their mind and that a permit was in fact needed.
- Mr. Armand returned to the permit office to apply for a permit. Mr. Armand paid the fee for the permit, but not the double fine fee. He was then informed that the cost would be double because it was already built. He questioned the double fine since he was told that the permit was not needed. The person at the permit office called her supervisor. Mr. Armand was told that he did not need to pay a double fee.
- A few days later, Mr. Armand received a call from the permit office that the permit was denied, because the poles for the solar rack were too close to the fence, and that he needed to reapply for a variance.
- Mr. Armand called "Ron" for variance, and he was told that he would owe \$500 for the variance.

In sum, Mr. Armand was told by four (4) different people that a permit was not required and there were no setbacks in effect for solar racks. Mr. Armand was willing to and able to obtain a permit back in December when the project started. However, it appears that there was a misunderstanding and miscommunication between the employees at the Slidell Permit Office. Had the permit been issued originally, the poles could have been moved with little to no cost to Mr. Armand at the beginning of the project. Mr. Armand cannot afford to pay a double fine for the variance, which was necessitated as a direct result of various individuals at the Slidell Permit Office.

Accordingly, Mr. Armand requests that the Parish work with him concerning the double fee. As set forth above, Mr. Armand has already paid the initial cost to obtain the permit. Please contact me should you have any questions or concerns.

With kind regards and best wishes, I remain

Very truly yours

Stefini W. Sales

SWS/bca

cc Derrick Armand (via email only)



Derrick Armand <shutterspecialist@gmail.com>

FW: 58405 Choctaw Drive, Slidell, Louisiana
4 messages

Stefini Salles <ssalles@hvfr-law.com>
To: "shutterspecialist@gmail.com" <shutterspecialist@gmail.com>
Cc: Brandi Abadie <babadie@hvfr-law.com>

Wed, Apr 8, 2015 at 12:29 PM

GOOD NEWS! I would recommend you print this and bring it to the permit office. Now you can get the panels hooked into the meter!

From: Deborah S. Henton (mailto:dshenton@stpgov.org)
Sent: Wednesday, April 08, 2015 12:27 PM
To: Stefini Salles
Cc: Kelly M. Rabalais; Kenny Wortmann; Helen Lambert; Irma Russell; Ronald S. Hagan
Subject: 58405 Choctaw Drive, Slidell, Louisiana

Dear Ms. Salles,

Kenny Wortmann, the Director of Permits and Regulatory, and I have had the opportunity to review your April 7, 2015 letter, which provided Mr. Armand's accounting of the history regarding his project at the above address. Mr. Wortmann and I have determined that there may have been a miscommunication between Mr. Armand and the Parish with regard to whether a building permit was required for what he intended to build at the above address. Because of this, the Parish is able to waive the FIVE HUNDRED DOLLAR (\$500.00) double fee charge for applying for a building permit after construction.

Regards,

Deborah Henton
Associate Counsel

St. Tammany Parish Government - Legal Department
dshenton@stpgov.org
P.O. Box 628, Covington, LA 70434 (mailing address)
21454 Koop Drive, Suite 2G, Mandeville, LA 70471 (physical address)
Office: 985.888.3427
Fax: 985.867.5124

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Stefini Salles <ssalles@hvfr-law.com>
To: "shutterspecialist@gmail.com" <shutterspecialist@gmail.com>
Cc: Brandi Abadie <babadie@hvfr-law.com>

Wed, Apr 15, 2015 at 2:21 PM

I left a message yesterday and today. I sent this email as well.

From: Stefini Salles
Sent: Wednesday, April 15, 2015 2:21 PM
To: 'Deborah S. Henton'
Cc: Kelly M. Rabalais; Kenny Wortmann; Helen Lambert; Irma Russell; Ronald S. Hagan; Brandi Abadie
Subject: RE: 58405 Choctaw Drive, Slidell, Louisiana

There is still a problem! The Slidell office is insisting that Mr. Armand apply for a variance and pay a \$500 fee. Mr. Armand is extremely discouraged and frustrated. Any guidance you can offer would be greatly appreciated.

Thanks,

Stefini W. Salles
Huval Veszei Felder & Renegar, L.L.C.
532 East Boston Street
Covington, LA 70433
(985) 809-3800 (telephone)
(985) 809-3801 (facsimile)
www.hvfr-law.com

[Quoted text hidden]

Stefini Salles <ssalles@hvfr-law.com>
To: "shutterspecialist@gmail.com" <shutterspecialist@gmail.com>
Cc: Brandi Abadie <babadie@hvfr-law.com>

Wed, Apr 15, 2015 at 2:30 PM

From: Stefini Salles
Sent: Wednesday, April 15, 2015 2:30 PM
To: 'Deborah S. Henton'
Cc: Brandi Abadie
Subject: RE: 58405 Choctaw Drive, Slidell, Louisiana

I thought based on your email that the \$500 fee was being waived. If the permit office would have let him apply for the permit when he originally started the project, then he would not have been too close to the property line. I thought all extra fines/fees were waived. This has been very frustrating for Mr. Armand. I truly believe he was trying to do the right thing by obtaining the permit. There were NUMEROUS visits to his property and NO ONE ever mention he was too close to the property line until the structure was complete. He was told numerous times there were no restrictions for solar racks. Is there anything that can be done?

Thanks,

Stefini W. Salles
Huval Veazey Fekler & Renegar, L.L.C.
532 East Boston Street
Covington, LA 70433
(985) 809-3800 (telephone)
(985) 809-3801 (facsimile)
www.hvfr-law.com

From: Deborah S. Henton [<mailto:dshtonon@stpgov.org>]
Sent: Wednesday, April 15, 2015 2:24 PM
To: Stefini Salles
Subject: RE: 58405 Choctaw Drive, Slidell, Louisiana

Hey, Stefani. So sorry I have not been able to call you back. I thought it was understood that Mr. Armand had to get the permit for the structure, AND apply for a variance because of the two-foot proximity of the structure to the property line. We had talked about there being two problems earlier. Deb

Deborah Henton

Associate Counsel

St. Tammany Parish Government - Legal Department
dshtonon@stpgov.org
P.O. Box 628, Covington, LA 70434 (mailing address)
21454 Koop Drive, Suite 2G, Mandeville, LA 70471 (physical address)
Office: 985.898.3427
Fax: 985.887.5124

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From: Stefini Salles [<mailto:ssalles@hvfr-law.com>]

[Quoted text hidden]

[Quoted text hidden]

Stefini Salles <ssalles@hvfr-law.com>
To: Derrick Armand <shutterspecialist@gmail.com>, Brandi Abadie <babadie@hvfr-law.com>

Wed, Apr 15, 2015 at 3:04 PM

Sent from my iPhone

Begin forwarded message:

From: Kenny Wortmann <kwortman@stpgov.org>
Date: April 15, 2015 at 2:58:00 PM CDT
To: Stefini Salles <ssalles@hvfr-law.com>, "Deborah S. Henton" <dshtonon@stpgov.org>
Cc: "Kelly M. Rabalais" <kmrabalais@stpgov.org>, Helen Lambert <hlambert@stpgov.org>, Irma Russell <irussell@stpgov.org>, "Ronald S. Hagan" <rshagan@stpgov.org>, Brandi Abadie <babadie@hvfr-law.com>, Ron Keller <rkeller@stpgov.org>, Becky Calais <becky@stpgov.org>
Subject: RE: 58405 Choctaw Drive, Slidell, Louisiana

The only fee that I can waive is the double permit fee (fine) for starting construction without a building permit. The regular permit fees apply. Any fees associated with a variance will apply. Keep in mind that these are separate fees. I hope this clears things up. The building permit fee is \$138 for permit application number 2015-21127.

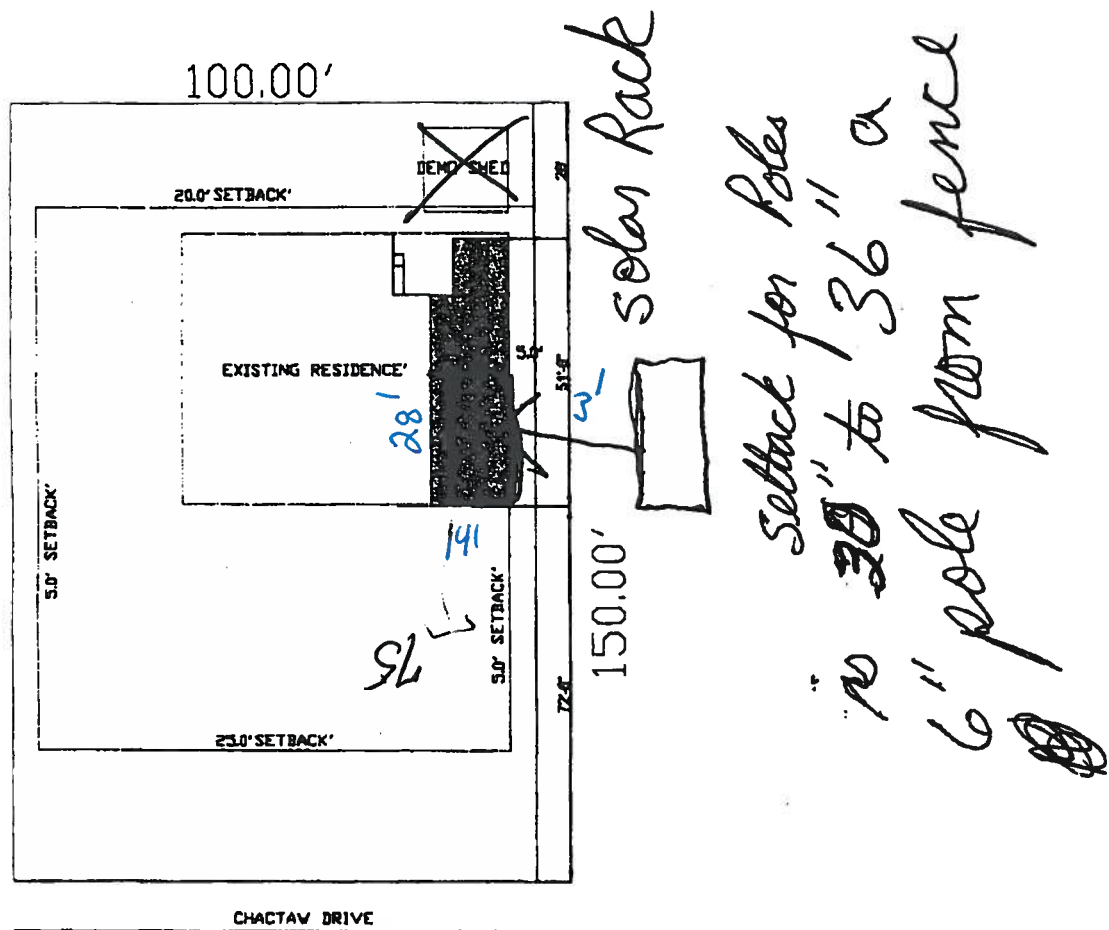
The \$500 is for the variance and fine. That fee will be reduced to \$200 for the same before mentioned reason. Please let me know if there are any other questions.

Kenny Wortmann
Director, CBO
Department of Permits and Regulatory
St. Tammany Parish Government, LA
985-898-2574
kwortmann@stpgov.org

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GARAGE ADDITION FOR R. DERRICK ARMAND



SITE PLAN

Poles are 3' from fence

The rack is perfect to the sun it get 10 hours of direct sun a day the government requires half that.

ATT:

Ron Keller

Donnick Armwood
58405
Slidell LA 70461

Electric Meter

Wire

Poles are touch 5' apart

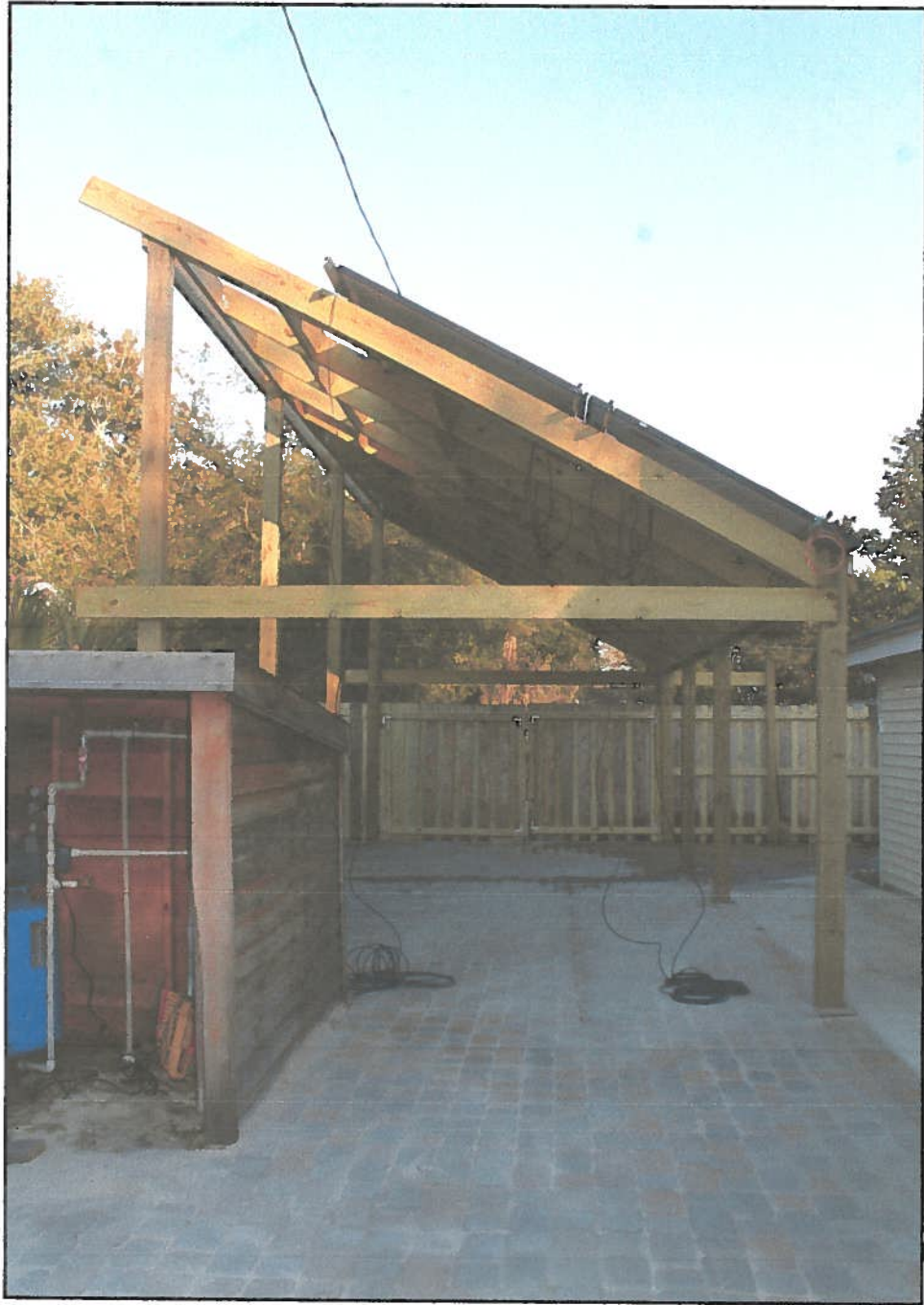
Peak of roof
Saves on other side

OAK T
26 Pa
10 1/2 K

REF
moly
system

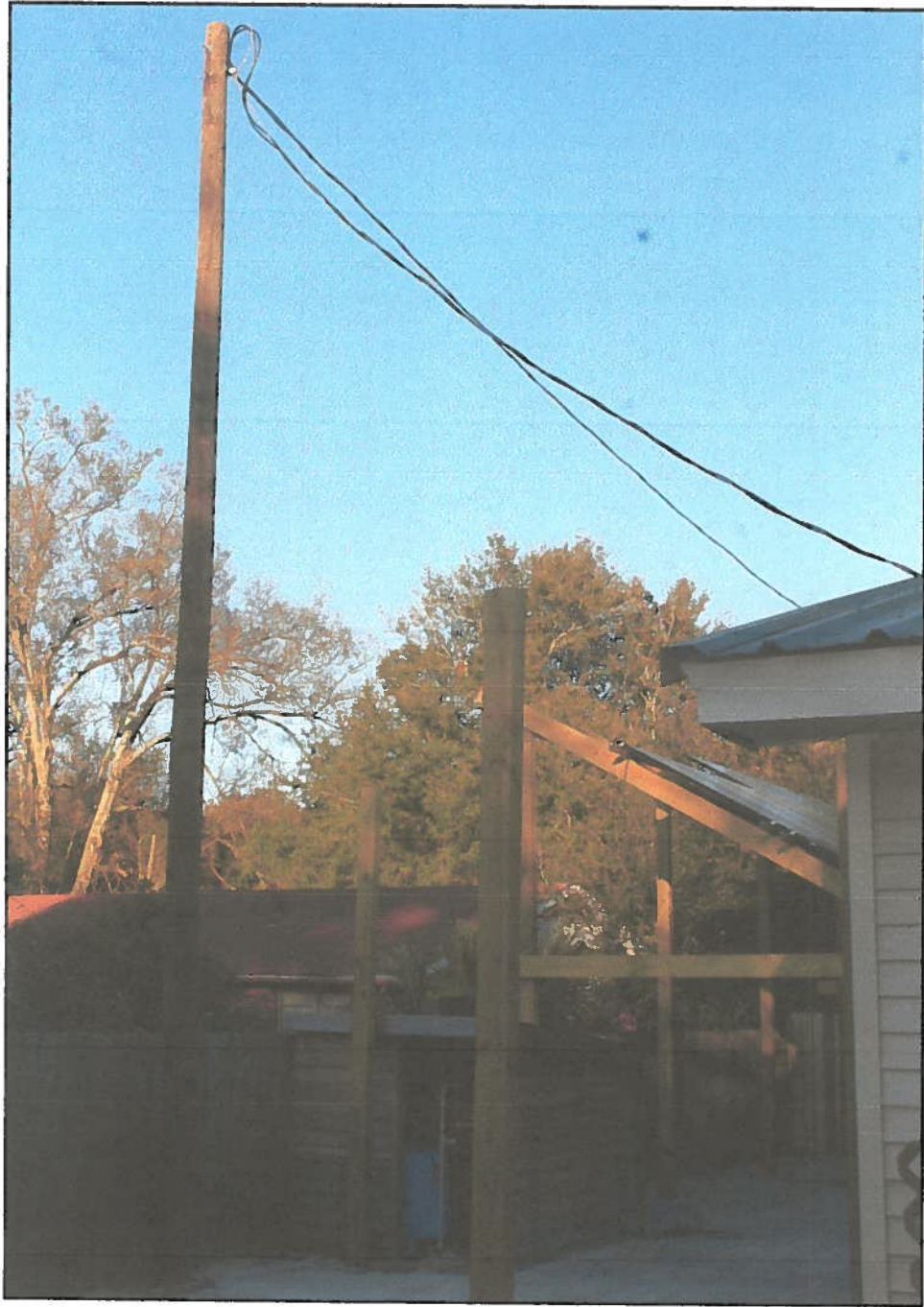
The rack is 3' from fence
the pitch is 7/12 at a 30° angle facing due South

Height seen it 15' high
four feet 8' high
just above to not get shaded from the house on back tree.
It's perfect.









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

Case File Number: BOA Case No. 15-06-014
Initial Hearing Date: June 2, 2015
Date of Report: May 18, 2015

GENERAL INFORMATION

Applicant(s) Name: Ali Affan Syed
Location of Property: 513 English Oaks Drive, Mandeville, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Side and rear yard setbacks

OVERVIEW

The applicant applied for an “after the fact” building permit back in 2014 after being cited by code enforcement in which he submitted a site plan depicted 8' setbacks for an accessory structure for a side and rear yard. The parish at that time issued a permit for the setbacks in error due to fact that the structure was required to be set back 10' from the side and rear yard property lines.

However, recently due to an anonymous complaint, the property was cited again by our code enforcement division for violating said setbacks when it was discovered that the applicant had originally provided an inaccurate site plan which depicted the 8' and 8' side and rear yard setbacks respectively; when in fact, the setbacks for the structure were actually 3' on the side and 6' on the rear. Hence, the variance request by the applicant for permitting said setbacks.

STAFF COMMENTS

Although the parish originally approved a building permit in error with improper side and rear yard setbacks, since the original filing by the applicant was also erroneous as well by incorrectly depicting the real building setbacks of 3' and 6' respectively, in the staff's opinion, should negate any favor or latitude to the applicant that would otherwise be considered when the parish issues a permit in error.

Furthermore, since the applicant has not provided any documentation or evidence as to what hardship or practical difficulty that he has with complying with code, if any, the staff recommends denial of the proposed variance request.

BOA CASE NO. 15-06-014 (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: ALI AFFAN SYED

MAILING ADDRESS: 513 ENGLISH OAK DR

CITY/STATE/ZIP: MADISON VILL 70447

PHONE NUMBER: 985-981-8471
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family

513 ENGLISH OAK DR MADISON VILL LA GRAND OAKS
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:

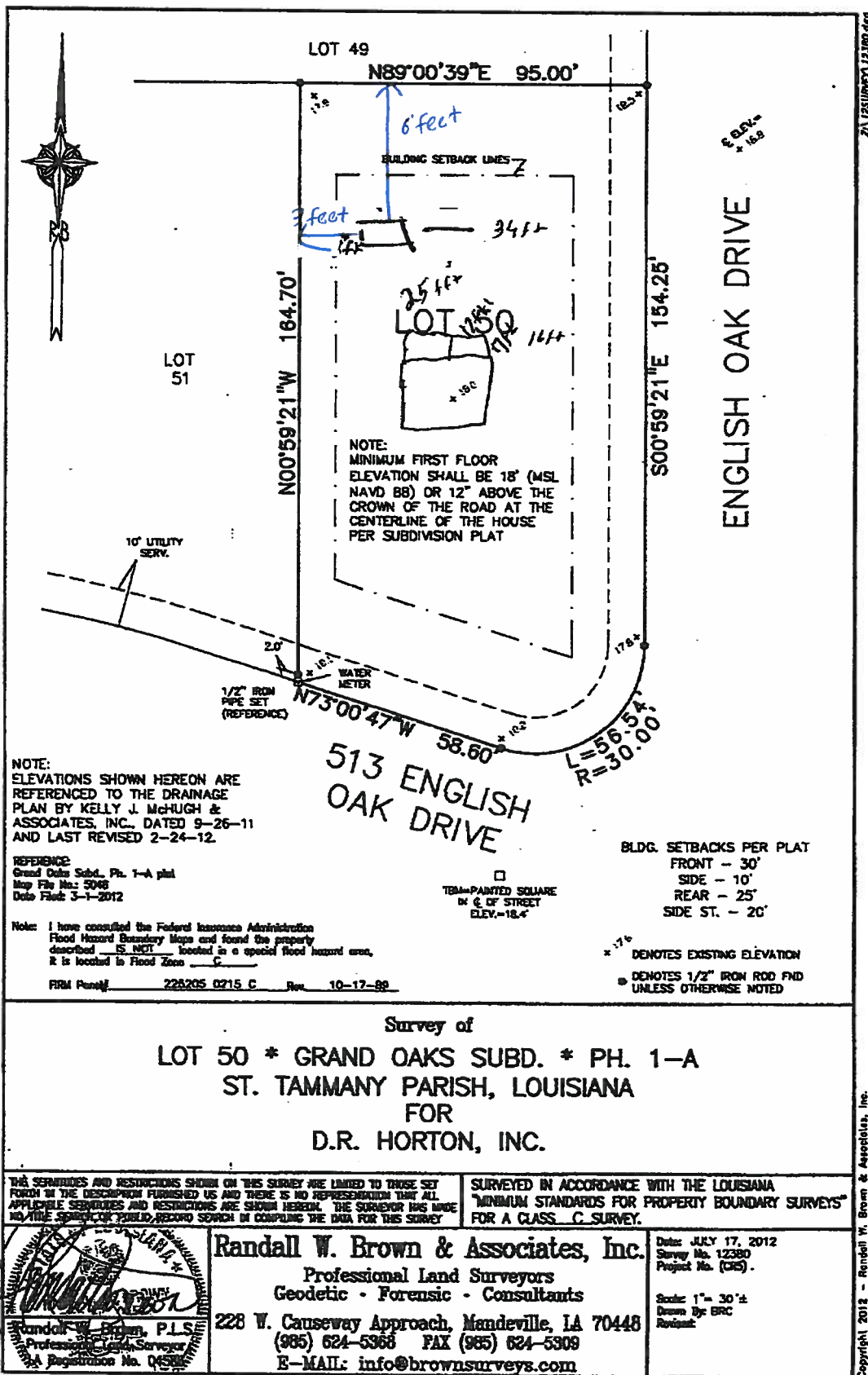
☒ building setbacks (reduction of front, side and/or rear yard setbacks)
☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
☐ other see Attached REF 2014-15943
(Specify other variance/appeal on line above)

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

Reduce backyard to side back from
the 10 feet to 6 feet and side yard side back
from 10 feet to 3 feet.

Syed
SIGNATURE OF OWNER/APPLICANT

04-28-2015
DATE OF APPLICATION



Welcome, Helen Lambert
Log Out | Change Password | My Account

Home Projects Plan Review Work Orders Reports Administrator Help

Tue, Apr 28th 2015 - 11:23:04 AM

> Home

View Permit Notes View Audit Trail Email Notification

Add New Message

View Closed Messages

do not issue occupancy possible setback violation.

Created By: Helen Lambert on 4/23/2015

Show Control Panel

Jurisdiction: St. Tammany Project Type: Permit Project Number: 2014-15943

Project

Requirements

Additional Fees

Payments

Alerts

Actions

Permit Photos

Add

Add new photo to this project

Project Details

Project Number

2014-15943

[AUTO GENERATED]

Status

Designation

Active

Residential

Project Name

STORAGE BUILDING WITH ATTACHED PORCH BUILT WITH NO PERMIT

Project Description

STORAGE BUILDING WITH ATTACHED PORCH BUILT WITH NO PERMITS

POSTED BY CODE ENFORCEMENT

Specific Use

Accessory

Certificate of Occupancy

Print Placard

Physical Address

Add Address

This address is not verified.



Address Search

Address

513 ENGLISH OAK DR

Place Name / City

MADISONVILLE

State

LA

Zipcode

70447

Description

HWY 22 TOWARDS PONCHATOULA RT INTO GRAND OAKS

Project Date & Time

Created

02/18/2014 03:26:03 PM

Updated

02/27/2014 11:19:13 AM

Created By

Lottie Brock

Updated By

Karin Jones

Contact Information

Add Contact

Scroll to new contact

Owner

Business Name

ALIA & QURAT H SYED

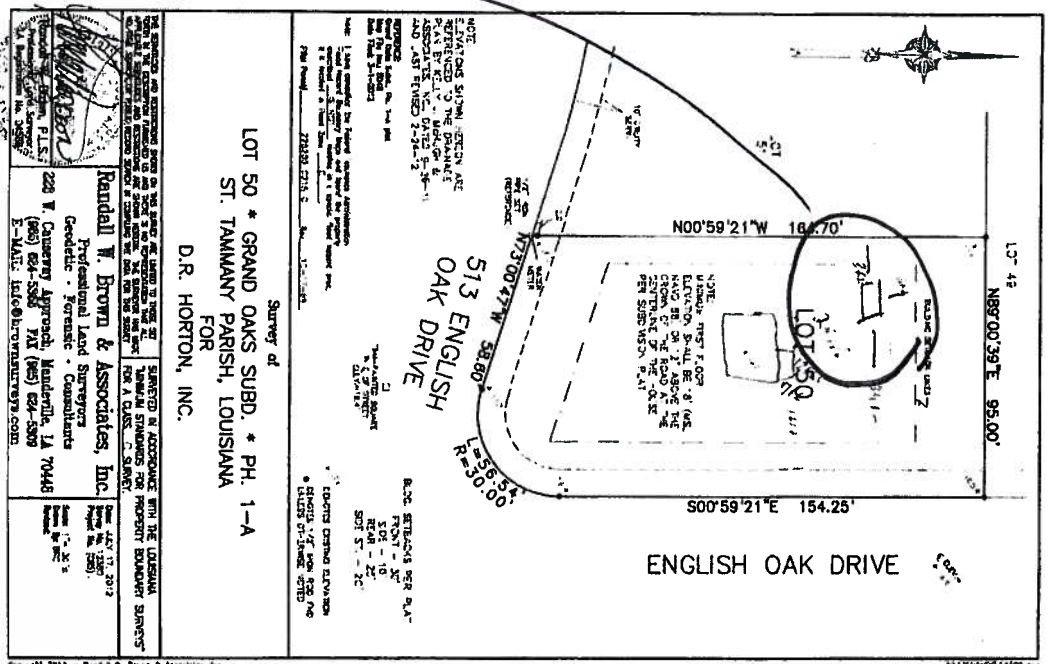
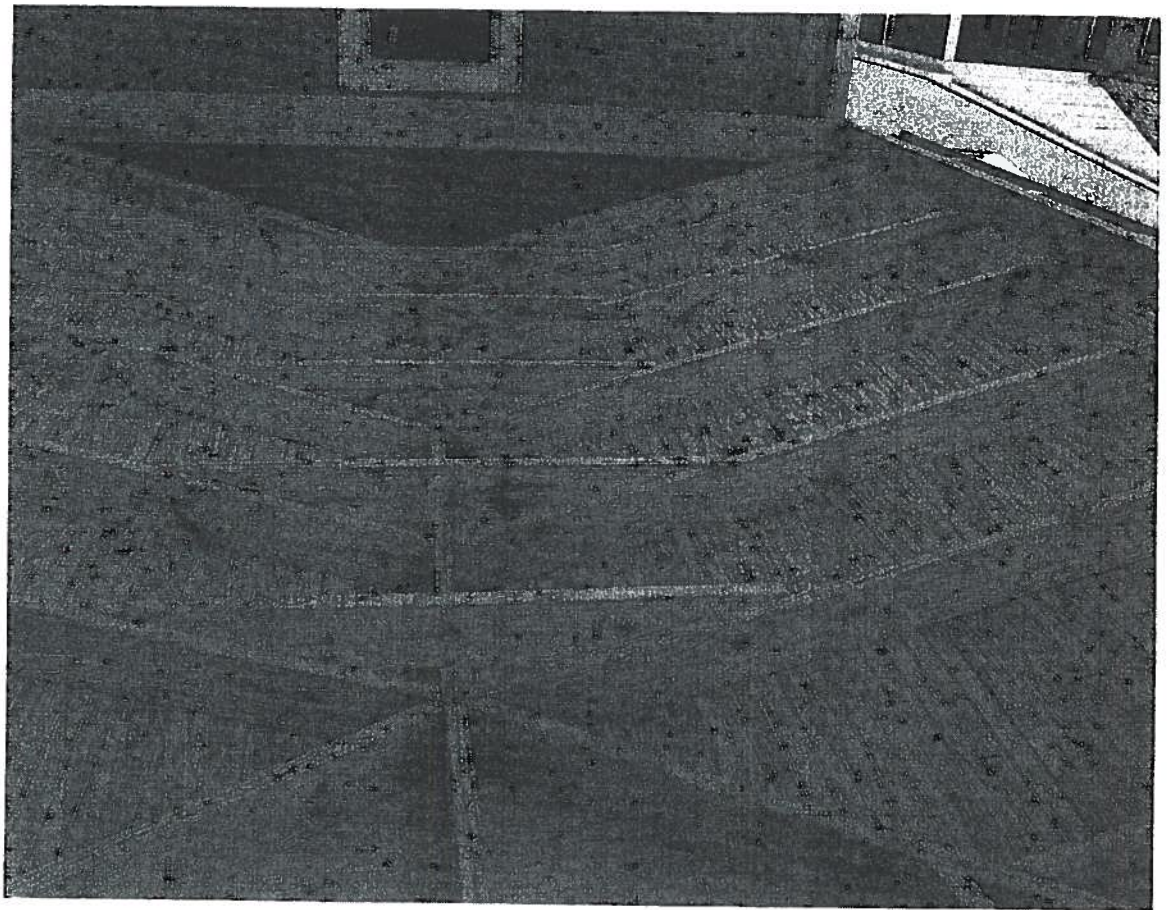
First Name

ALIA & QURAT H

Last Name

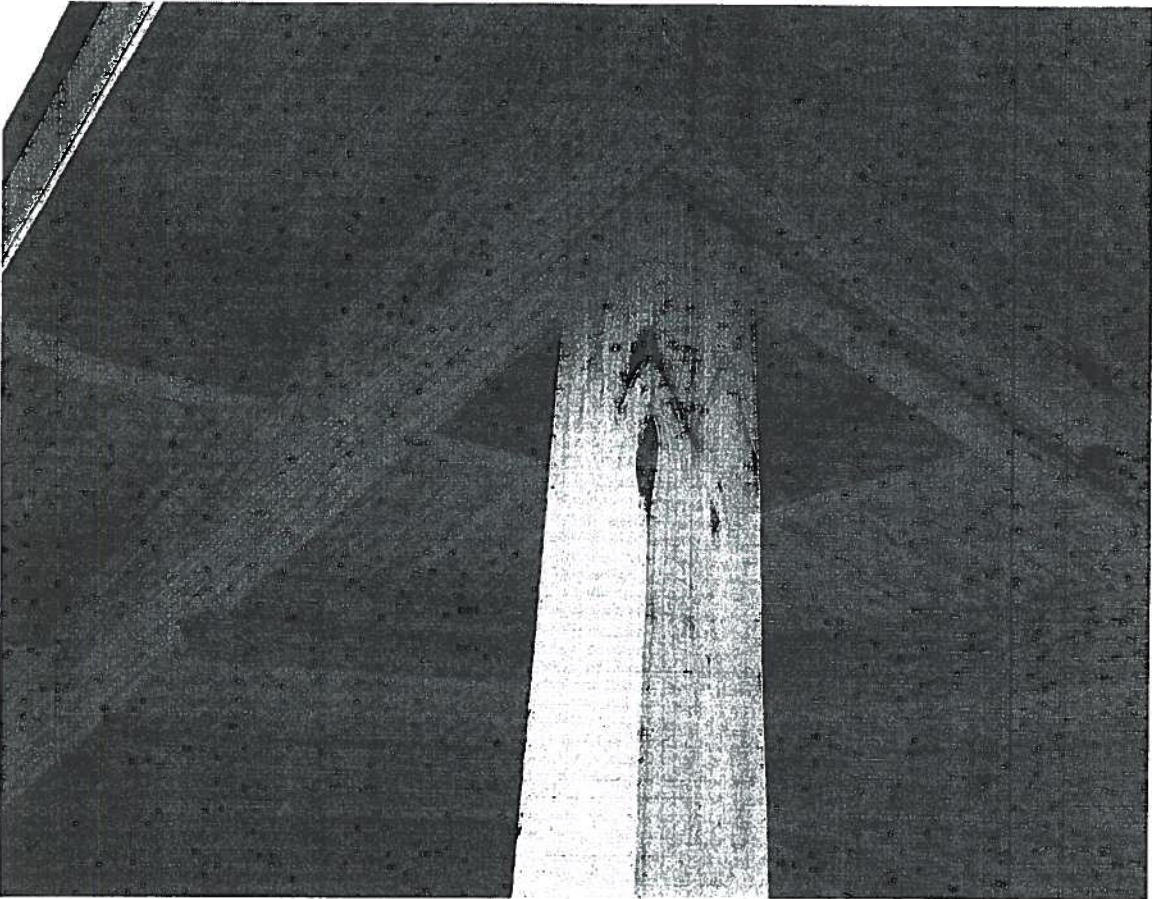
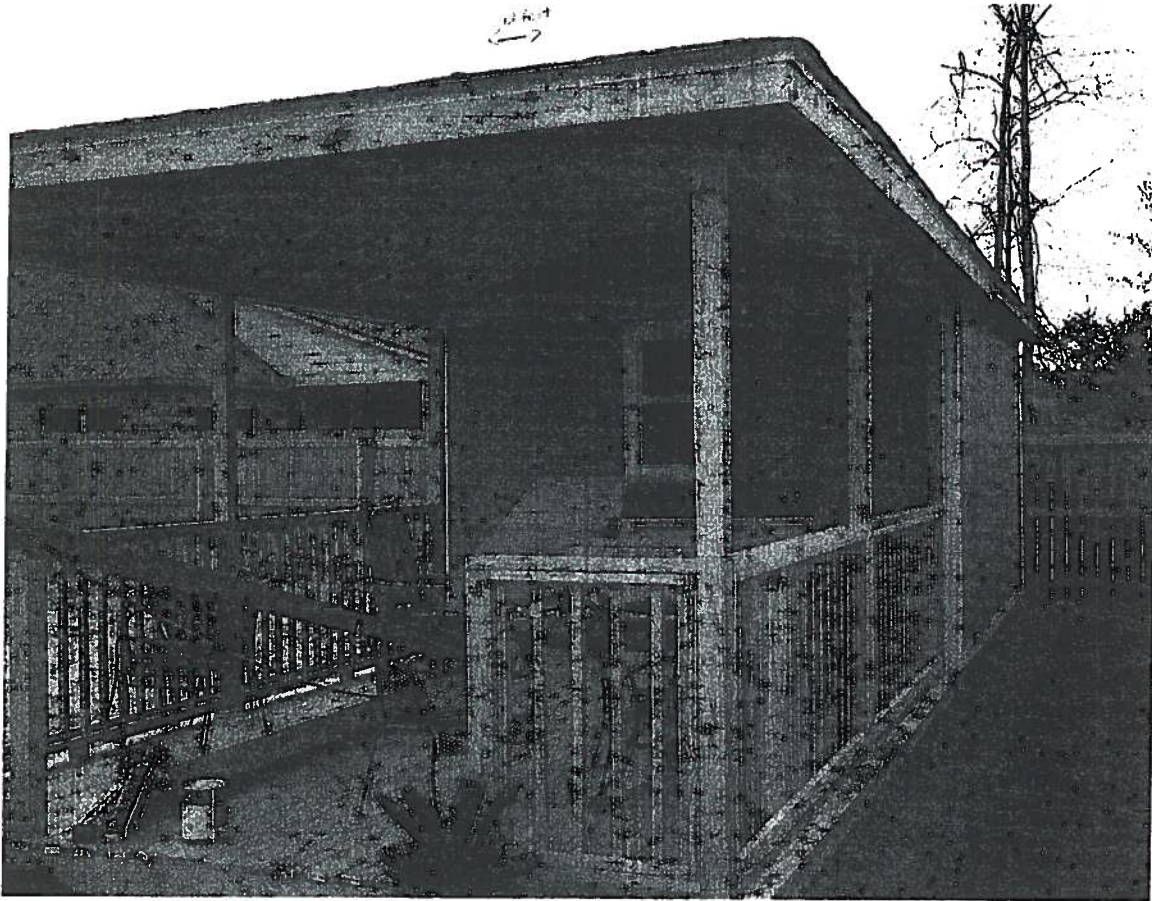
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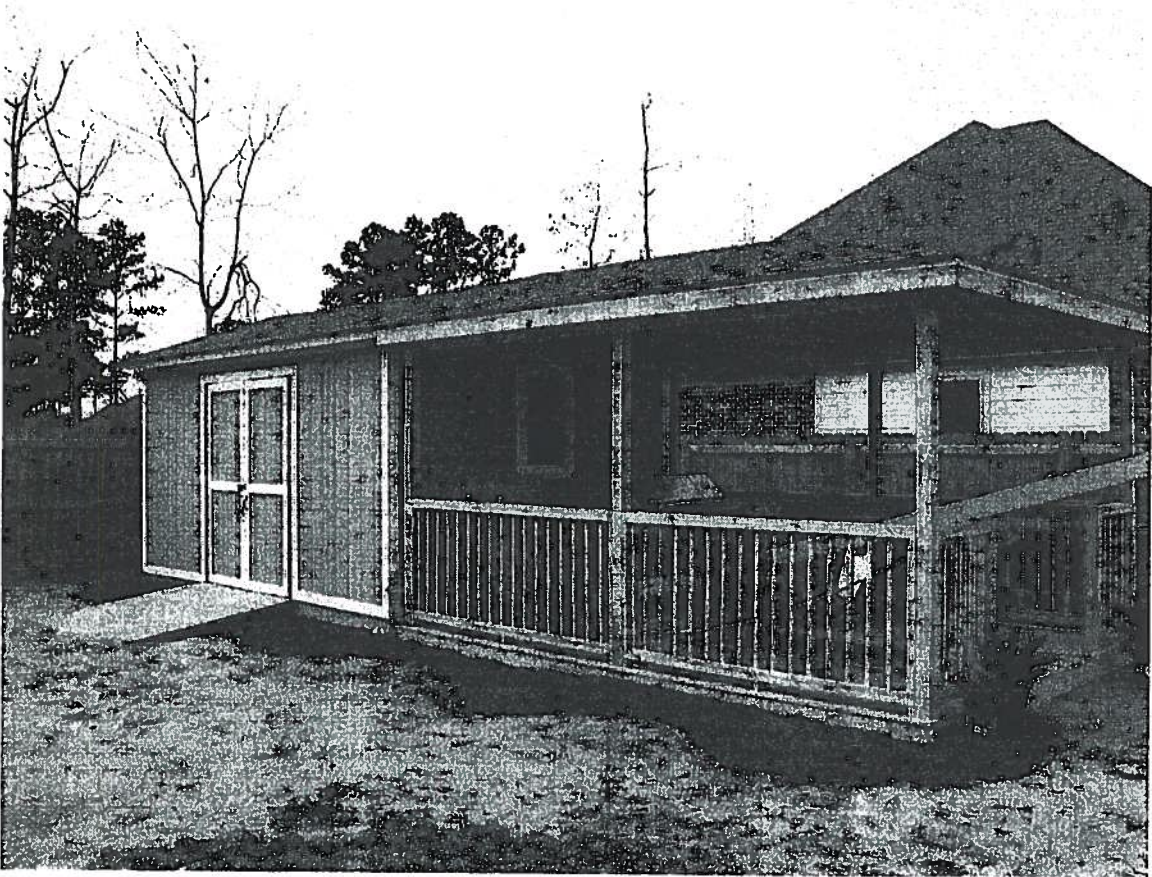
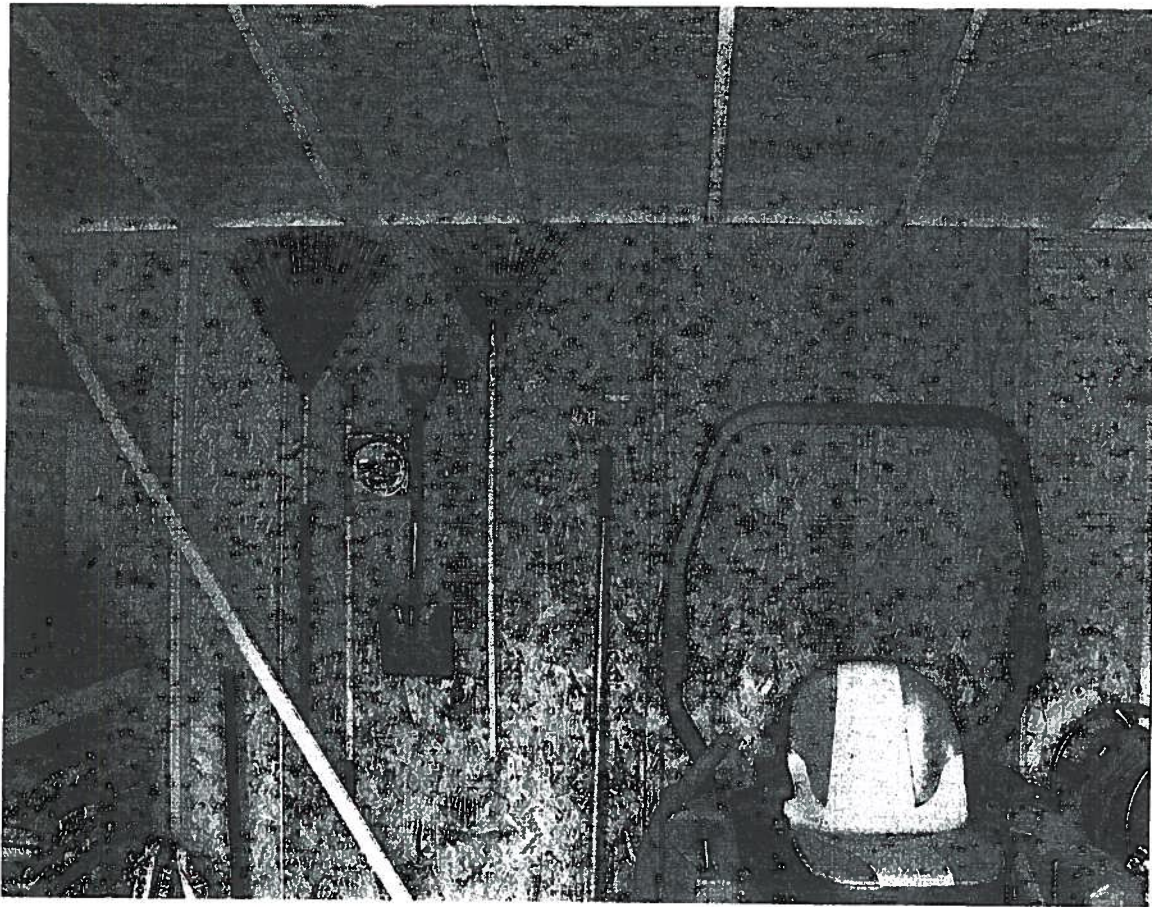
Save

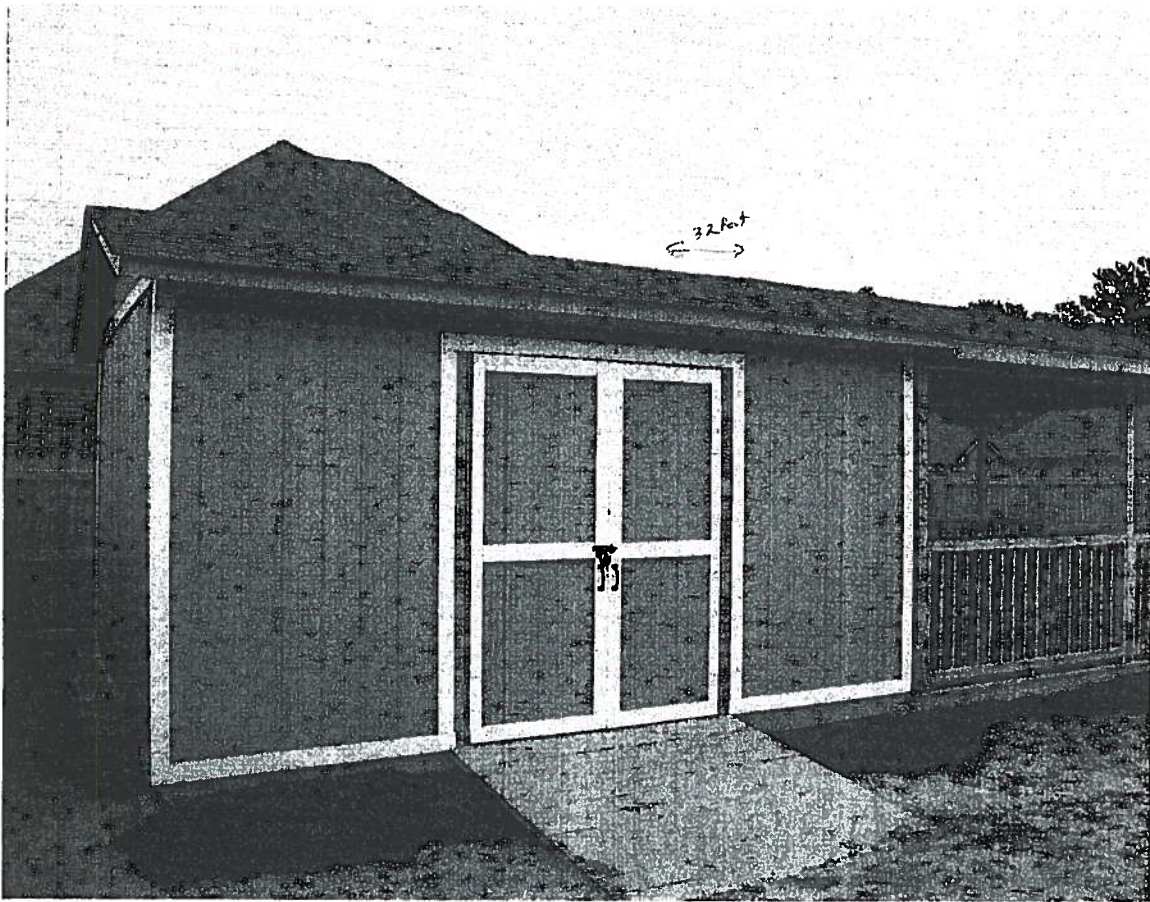
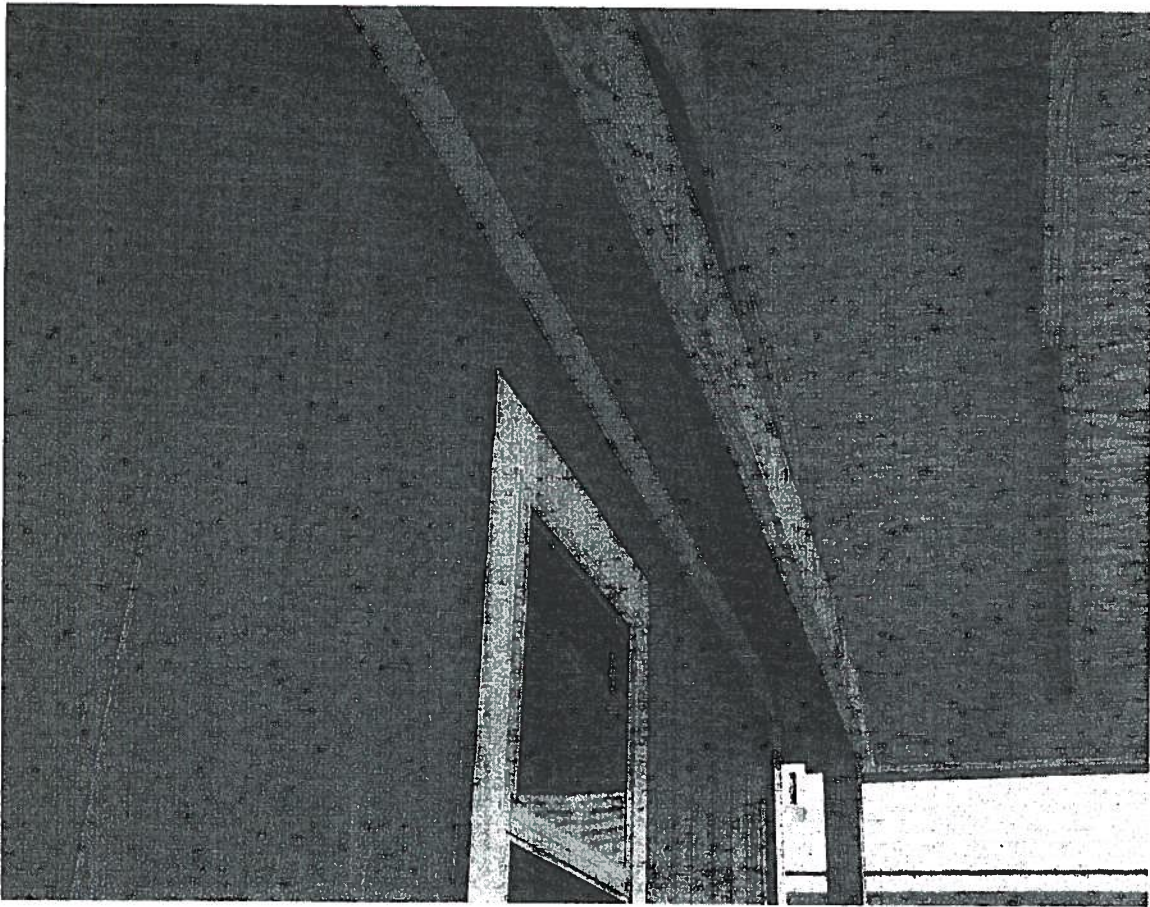


2014 Permit description
8' side yard and rear
yard setbacks.

12-10-1
←







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

Case File Number:	BOA Case No. 15-06-015
Initial Hearing Date:	June 2, 2015
Date of Report:	May 18, 2015

GENERAL INFORMATION

Applicant(s) Name:	Benny Besson
Location of Property:	212 Jacqueline Drive, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front yard setback

OVERVIEW

The applicant is requesting a variance for a front yard setback requirement to approximately twelve (12') feet based on the fact that the land area relative to the building envelope is limited due to the property abutting a water body to the rear of said property.

STAFF COMMENTS

In the past, the board has granted several setback variances for lots within this subdivision due to the limitations of said lots relative to the land to water ratio, which makes it difficult to build a modestly sized dwelling on a property in order to meet all parish setback requirements.

Therefore, since the square footage of the proposed home is modestly sized in comparison to the size of the lot, and due to established precedence, and for the reasons as stated above, the staff has no objection to the proposed variance request.

BOA CASE NO. 15-06-015 (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: BENNY BESSON

MAILING ADDRESS: 15116 STAFFORD ESTATES SUB RD

CITY/STATE/ZIP: GONZALES, LA 70737

PHONE NUMBER: 225-572-4271
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: RESIDENTIAL A-4

212 JACQUELINE DR SLIDELL LA NORTH SHORE BEACH SUB.
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...)

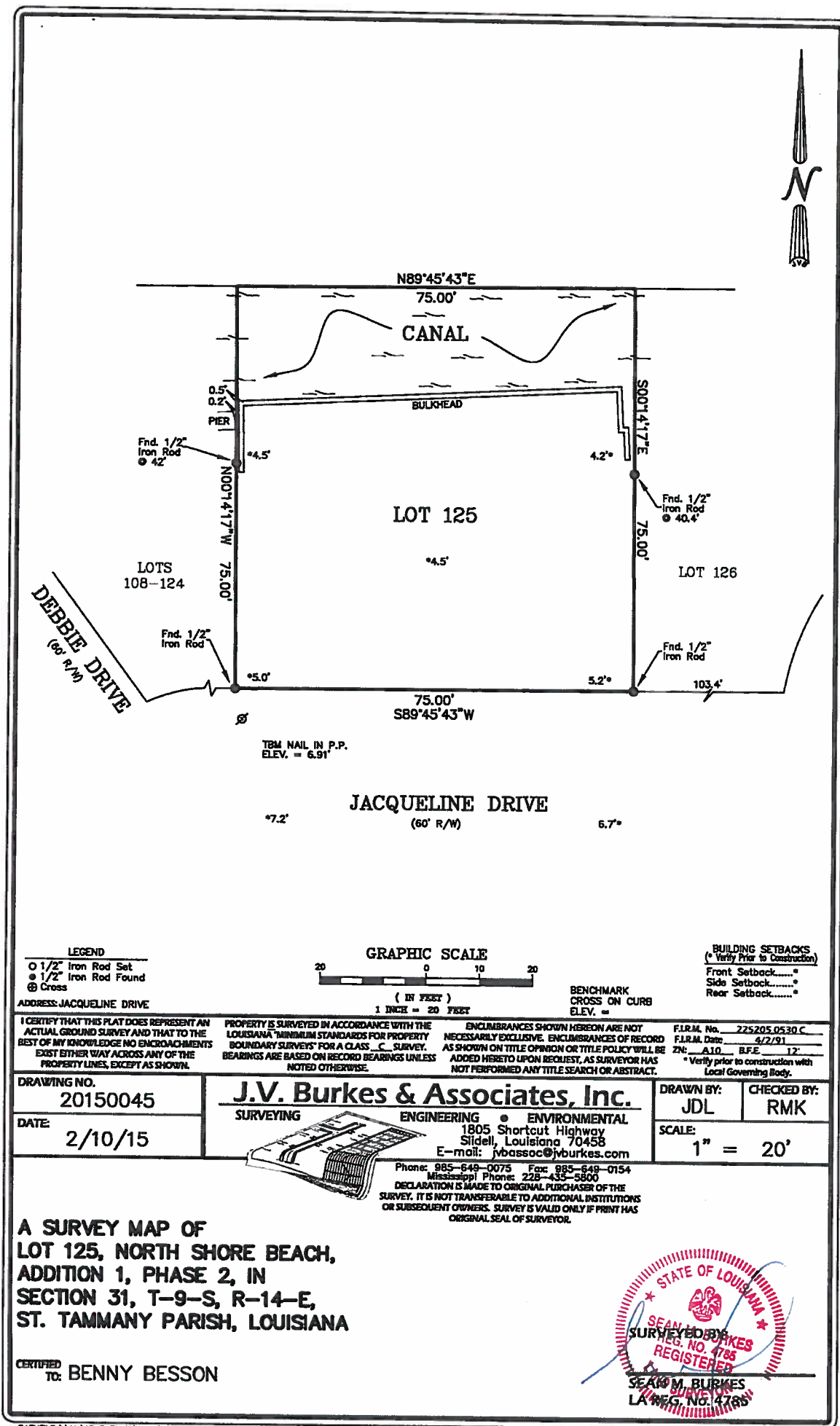
☐ other _____
(Specify other variance/appeal on line above)

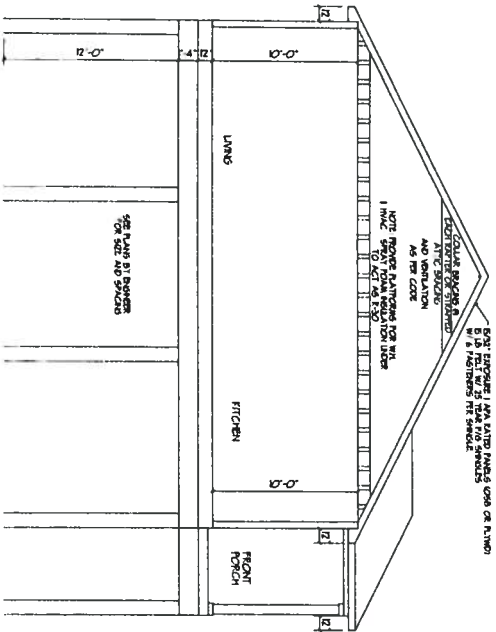
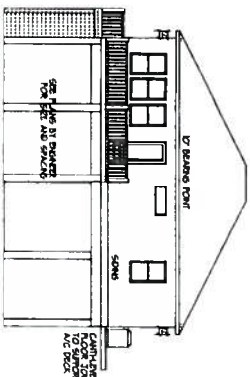
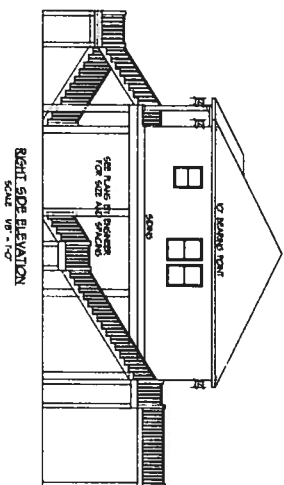
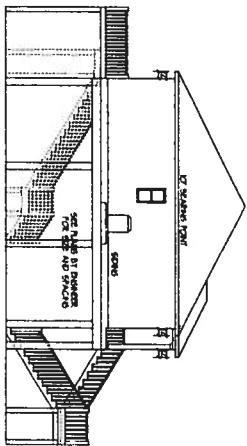
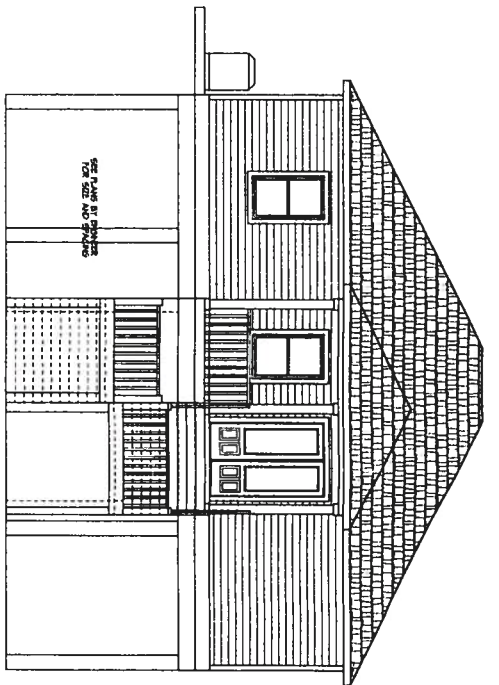
(Please state on the following lines below your specific request for a variance/appeal:)

A variance for a front yard setback from 25 feet required by the
parish, to 12 feet requested by the applicant.

Benny Besson
SIGNATURE OF OWNER/APPLICANT

MAY 3, 2015
DATE OF APPLICATION





ELEVATIONS & SECTION

DESIGNED BY
DAVID CHAMBERS
CONSTRUCTION
LOT 105 NORTH SHORE BEACH
ST TAMMANY PARISH, LA

Design Tech
St. Tammany Parish, LA

CONSTRUCTION 98-471-2111 SLD/ELL 98-471-2448

DATE 4-23-15

NO. 10550

DATE 4-23-15

DATE 4-23-15

DATE 4-23-15

DATE 4-23-15

DATE 4-23-15

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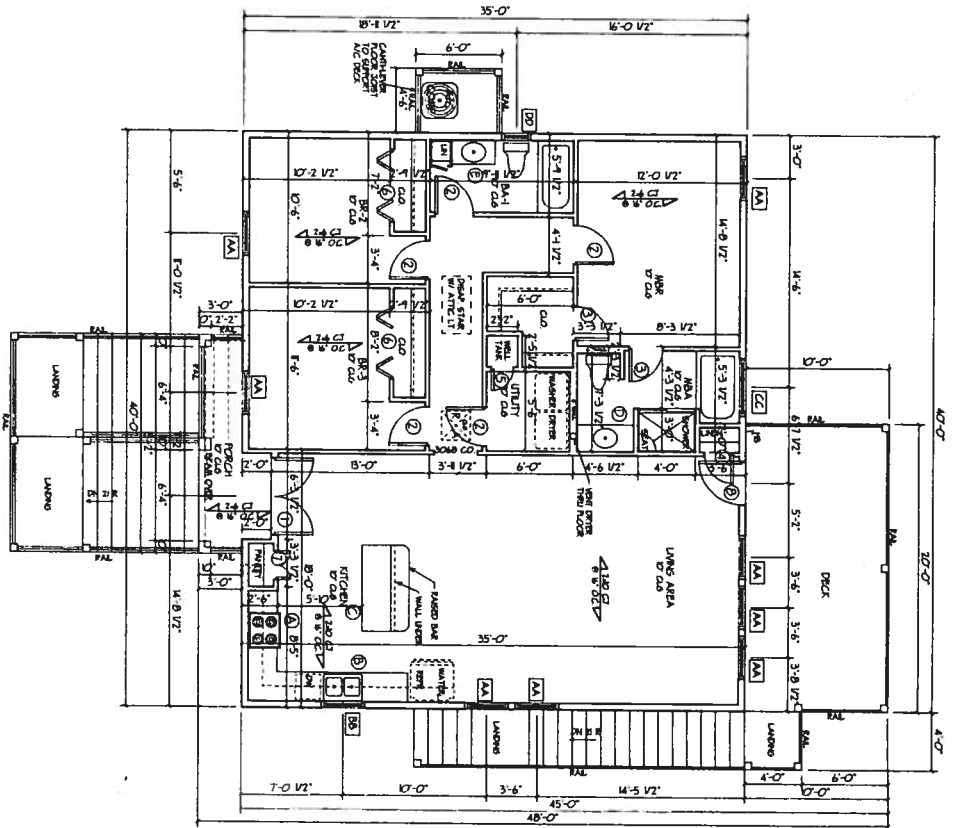
DATE 4-23-15

DATE 4-23-15

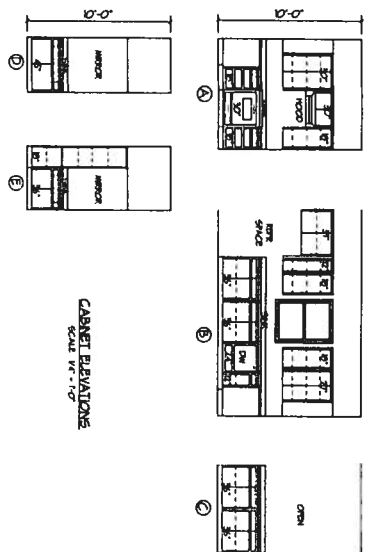
DATE 4-23-15

DATE 4-23-15

DATE 4-23-15



6' EXTERIOR WALLS



CABINET ELEVATIONS
SCALE 1/4" = 1'-0"

[illegible]

1. CONFIRMER SHALL SELECT NUMBER 1. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
2. CONFIRMER SHALL SELECT NUMBER 2. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
3. CONFIRMER SHALL SELECT NUMBER 3. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
4. CONFIRMER SHALL SELECT NUMBER 4. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
5. CONFIRMER SHALL SELECT NUMBER 5. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
6. CONFIRMER SHALL SELECT NUMBER 6. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
7. CONFIRMER SHALL SELECT NUMBER 7. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
8. CONFIRMER SHALL SELECT NUMBER 8. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
9. CONFIRMER SHALL SELECT NUMBER 9. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)
10. CONFIRMER SHALL SELECT NUMBER 10. SCORE INDICATES BESTING OF THE OTHER CONFIRMER. NUMBER OF THE PLANTS GAZE AT THE PLANT. GAZE TIME: 1-4 (4=GOOD, 3=OK, 2=POOR, 1=BAD, 0=NO GAZE)

DATE	DESCRIPTION	NOTE
1A	3050 VINYL SH	B-C
B8	3040 VINYL SH	B-C
CC	406 FIXED GLASS	B-C
DD	2040 VINYL SH	B-C

[illegible]

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[illegible]





10 m

Next door neighbor
Jacqueline Pr.

13'



New construction
~~NOT~~ over water





BUILT OVER
WATER
2 hours dam



PRE KATLINA HOUSE OVER WATER



215'



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

Case File Number: BOA Case No. 15-06-016
Initial Hearing Date: June 2, 2015
Date of Report: May 18, 2015

GENERAL INFORMATION

Applicant(s) Name: Kirk Van Camp
Location of Property: 23166 Rollins Street, Mandeville, Louisiana
Zoning of Property: A-2 Suburban
Variance(s) Requested: Accessory building length of 50' exceeded

OVERVIEW

The applicant is requesting a variance due to the fact that he constructed an “after the fact” shed and was cited by our code enforcement division for not having a building permit, and at the same time, found to also in violation of the maximum length permitted for an accessory structure of 50', which said structure was constructed to a 58' length.

STAFF COMMENTS

The applicant, based on his narrative (see attached), argues that he should be permitted to keep his structure on the property “as-is” due to facts that the property to the rear is vacant, the property to the west is owned by him, and on the other side of his property, he alleges that there is a structure on the property that is “approximately” 62' in length.

In the staff's opinion, the aforementioned arguments do not lend validity to his variance request because the property to the rear, while currently vacant, could be built upon at any time in the future, his property to the west could be sold to another, and as for the alleged improper length of the building on one side of his property, we don't know the circumstances as to how or when that building was constructed, even if found to be in violation.

Furthermore, since the size of the accessory building appears to be oversized and out of character based on the size of his lot (approximately 1 acre), and his profession that without the overhang, the building would be in compliance with code at 40'x40' in dimensions, the staff recommends denial of the proposed variance request and recommends that the applicant be required to remove or alter the overhang in order to comply with parish code, and to be given ninety (90) days in which to comply.

BOA CASE NO. 15-06-016 (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: Kirk Van Camp

MAILING ADDRESS: 23166 Rollins St

CITY/STATE/ZIP: Mandeville, LA, 70471

PHONE NUMBER: 504-415-7319
(Home Phone #) (Cell Phone #)

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

23166 Rollins St Mandeville LA
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 Blkg exceeds the size req of 50'
(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.

[Signature]
SIGNATURE OF APPLICANT

5/4/15
DATE OF APPLICATION

May, 5, 2015

Kirk VanCamp
23166 Rollins Street
Mandeville, La 70471

To whom it may concern:

Please let this letter serve as a written statement explaining my building that is measuring over the footage allowed. My actual building is 40x40 with the overhang included it brings it to over the 50' range. The lot that is directly behind me is vacant and I also own the land on the west side of me and have a residence that is on the other side of me which has a building that is larger than mine approximately 62' in width. I would ask that you consider your decision of the variance of my building when making your decision. Thank you for your consideration in this matter.

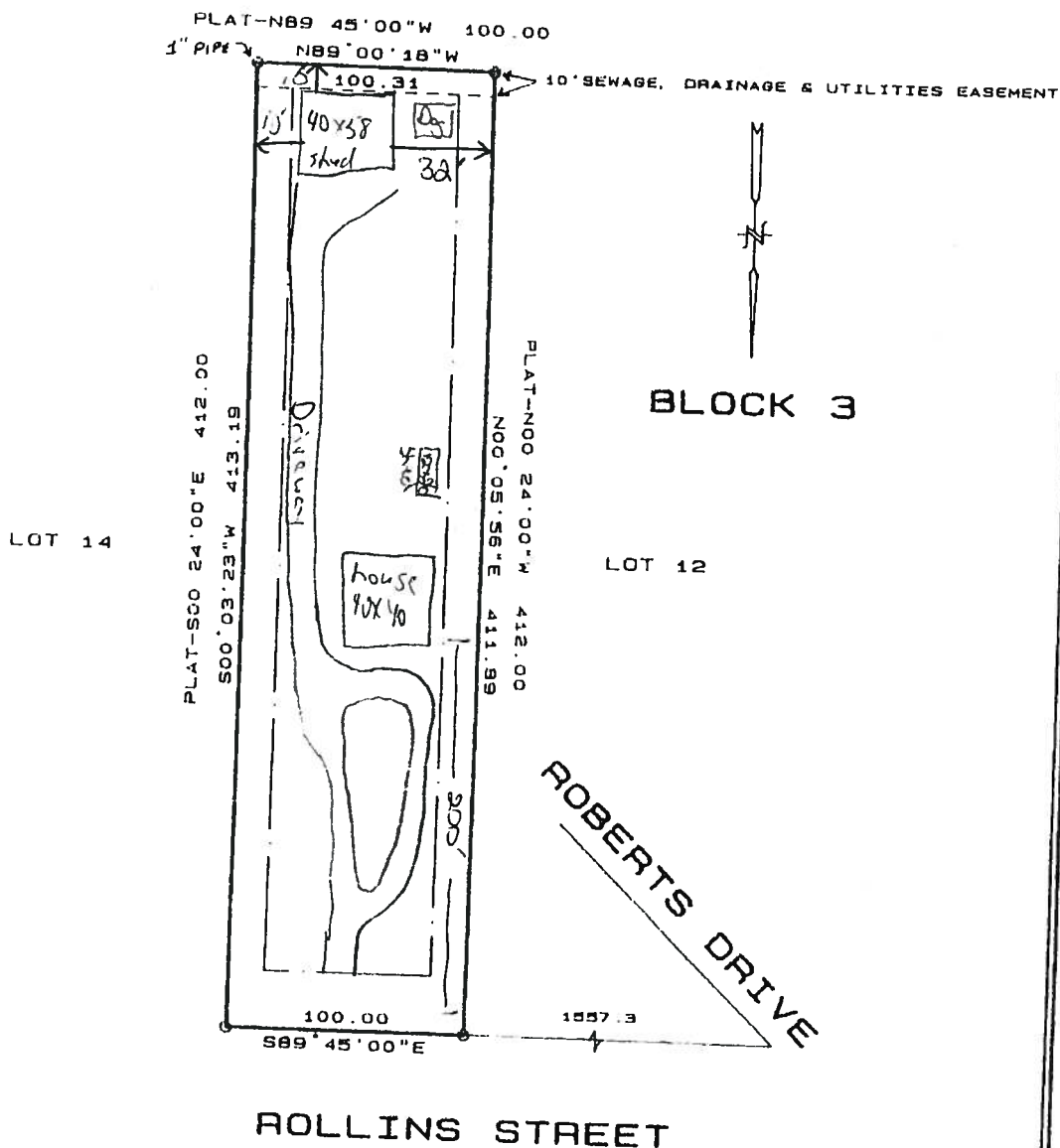
Regards,



Kirk VanCamp

LEGAL DESCRIPTION:

LOT 13, BLOCK 3, LITOFF SUBDIVISION, according to the plat thereof as recorded in Map File No. 9-A, Clerk of Court, St. Tammany Parish, Louisiana.



CERTIFIED TO:
KIRK VAN CAMP
ST. TAMMANY HOMESTEAD

LEGEND:
O SET 1/2" IRON ROD
X FOUND 1/2" IRON ROD
X FOUND OLD WOOD
FENCE X
JEOPARDY RECORD
JEOPARDY LINES
FRONT 25 SIDES 15
REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standards provided by the ALTA / ASCE Land Title Surveying Standards for the accuracy standards of a SUBURBAN SURVEY. The applicable standards of practice cited in LAC 404:11. Signature must be in H&D and dated by the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	OPN: 288200 0240 C
BOUNDARY	18 JUL 08	FIRM DATE: 2 APR 01
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		WASH FLOOD:
AS-BUILT		REVISED:
JOB NO.	4820	SCALE: 1 inch = 80 ft

PRICE W. POPE, JR.
REG. NO. 457
REGISTERED PROFESSIONAL
WILSON-POPE, PLS
LOUISIANA REGISTERED LAND SURVEYORS
1800 BURG DRIVE
MANDERVILLE, LOUISIANA 70448
TEL: (504) 828-8881 FAX: (504) 828-8828



















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

Case File Number:	BOA Case No. 15-06-017
Initial Hearing Date:	June 2, 2015
Date of Report:	May 18, 2015

GENERAL INFORMATION

Applicant(s) Name:	Capritto Investments, L.L.C.
Location of Property:	240 Highway 22, Mandeville, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	Front and side yard buffers

OVERVIEW

The applicant is seeking to eliminate all but 5' of the 25' wide front yard landscape buffer in order to provide 6 additional parking spaces, and a portion of the northwest side yard buffer in order to provide an additional 2 parking spaces for the what the applicant claims is needed due to the volume of his restaurant business (Impastato Cellars).

STAFF COMMENTS

The staff would typically not be supportive of a request such as this, especially since a front yard buffer is considered the most important in terms of aesthetics. However, due to the fact that the front yard buffer appears to be rather sparse in terms of landscaping, if the applicant would be willing to work with our resident landscape architect to come up with a landscaping plan that will provide additional landscaping in the remaining portions of the front and side yard buffers, such as planting more class B trees and shrubbery, provide some additional ground features such as a berm or berms with plantings, etc...; and furthermore, if the driveway spaces and the one way drive accessing the parking spaces in the front are constructed of aggregate materials, the staff would not object to the variances as requested.

BOA CASE NO. 15-06-017 (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: Capritto Investments, LLC 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

South Side of La. Hwy. 22 near Madisonville 240 LA Hwy 22, Mand., LA
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 reduce the front and side
greenspace areas to allow for the construction of 6 concrete parking spaces
and 2 limestone parking spaces on the side.

X Mica Impastato
SIGNATURE OF OWNER/APPLICANT
CAPRITTO INVESTMENTS, LLC
BY MICA IMPASTATO CAPRITTO

5/5/15
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

May 5, 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: Capritto Investments, LLC
0.72 Acres in Section 54, Township 7 South, Range 11 East
St. Tammany Parish, Louisiana
Location: South Side of Hwy. 22 (near Madisonville)
Our File #S-18,260

Dear Mr. Keller:

Please be advised that our Firm represents Capritto Investments, LLC, represented by its duly authorized Member, Mica Impastato Capritto 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) Survey of Kelly J. McHugh & Assoc., Inc., Job No. 11-018, dated February 14, 2011; and
 - b) Site Plan of Kelly J. McHugh & Assoc., Inc., Job No. 11-018, dated April 19, 2015, entitled "Parking Additional Plan".
4. Copy of the Cash Sale by Regency Acquisition, LLC to Capritto Investments, LLC dated December 27, 2010, recorded as Instrument No. 1796715.

Mr. Ron Keller
May 5, 2015
Page 2

The Applicant owns and operates a restaurant ("Impastato Cellars") on subject property and desperately needs additional customer parking to the front and side (Northwest corner) of the restaurant. Accordingly, the Applicant would like to construct a concrete driveway and six parallel concrete parking spaces in the front 25 foot greenspace area, leaving a front greenspace of 5 feet, but with a large "open area" within the LA DOTD R-O-W between the hard surface Hwy. 22 and the remaining 5 foot wide greenspace. Also, the Applicant would like to place two limestone parking spaces in the Northwest corner of the property.

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 front and side (northwest corner) portions of the 25 foot wide (front) and 10 foot wide (side) greenspace areas, 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, June 2, 2015 at 3:00 P.M.

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: Ms. Mica Impastato Capritto

[illegible]

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

Case File Number:	BOA Case No. 15-06-018
Initial Hearing Date:	June 2, 2015
Date of Report:	May 18, 2015

GENERAL INFORMATION

Applicant(s) Name:	Jeff Borne
Location of Property:	144 & 150 New Camellia Blvd., Covington, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	Side yard buffers and plantings

OVERVIEW

The applicant is requesting variances for landscape buffers and the elimination of some plantings as depicted on the site plan attached. PSX is a company that plans to expand their presence on lot 3 in Tammany West Multiplex Subdivision. In order to accomplish their goals, it will be necessary to resubdivide the lot thereby creating issues with buffers on each side of the new proposed internal lot lines. The applicant is seeking some relief of said buffers and number of plantings by mitigating approximately 19 trees that will be planted elsewhere on the property and mitigating another 8 trees by making paying to the parish's tree mitigation bank.

STAFF COMMENTS

This type of proposal has been reviewed and approved by the board in the past based on the creation of new interior lot lines whereby a hardship is created because the areas where buffers and landscaping would be normally be placed, cannot reasonably be implemented due to cross shared parking areas.

Furthermore, our resident landscape architect has reviewed the proposed site plan and has no objections to the proposal (see email from Regan Contois attached). And since the applicant is willing to plant the required requisite number of trees on the property in other locations, less and except 8 trees which the applicant is willing to mitigate through the parish's tree mitigation bank for payment in the amount of \$1,400.00, the staff has no objections to the proposed variances as requested.

BOA CASE NO. 15-06-018 (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: JEFF BORNE

MAILING ADDRESS: 17587 HARDHAT DR.

CITY/STATE/ZIP: COVINGTON, LA 70433

PHONE NUMBER: 985-809-8001
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2
144 + 150 NEW CAMELLIA BLVD COVINGTON, LA 70433; TAMMANY WEST
Address City State Subdivision (if applicable) MULTIPLEX

(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:)

SEE ATTACHED LETTER FOR SPECIFIC VARIANCE REQUESTS


SIGNATURE OF OWNER/APPLICANT

05/07/2015
DATE OF APPLICATION



May 4, 2015

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

Re: Board of Adjustment Application
PSX, Inc.
Proposed Lot 3A and 3B (Tammany West Multiplex)
Covington, LA

Dear Ron,

Per previous discussions and meetings with your office, enclosed is the completed Board of Application for the above referenced project, along with the required paperwork, survey, site plan, landscape plan and check associated with same.

PSX is presently relocating and expanding their corporate office to Lot 3 in Tammany West Multiplex. Due to lender requirements and proposed development of the remaining property, the property will be subdivided as per the enclosed resubdivision plat. Common driveways are proposed to be constructed within the project to maintain more efficient site circulation, cross parking, and cross access between the two lots.

As such, the following variances are requested to perfect the site plan as drawn. They are as follows:

1. Waiver of the required 10' landscape buffer on the west side of Lot 3A and east side of Lot 3B as highlighted on the attached site plan.
2. Waiver for the required number of Class A & B trees within the required 10' greenspaces along the west property line of Lot 3A and east property line of Lot 3B as follows:
 - a. Lot 3B East 10' Buffer:
 - i. Provide two (2) Class "A" trees where ten (10) are required.
 - ii. Provide three (3) Class "B" trees where ten (10) are required.
 - b. Lot 3A West 10' Buffer
 - i. Provide six (6) Class "A" trees where ten (10) are required.
 - ii. Provide two (2) Class "B" trees where ten (10) are required.

Per the enclosed landscape plan, ten (10) of the Class "A" and nine (9) of the Class "B" trees are proposed to be mitigated throughout both properties in the outside buffers. We are requesting to mitigate the balance of the tree deficiency through the St. Tammany Parish Tree Mitigation Bank (Two (2) Class "A" trees and six (6) Class "B" trees).

We appreciate your office's assistance to date with the above request. Feel free to advise with any questions. We look forward to presenting this case to the Board at the next scheduled meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Reibert". The signature is fluid and cursive, with the first name "Jason" written in a larger, more prominent script than the last name "Reibert".

Jason Reibert
Vice President

JFR/jh

Cc: Mr. Mike Saucier
Mr. Bill Reich
Mr. Jeff Borne
Mr. Stephen Zito, AIA

Ron Keller

From: Regan K. Contois
Sent: Wednesday, May 06, 2015 12:34 PM
To: Ron Keller
Cc: Jason Reibert (jreibert@gsres.com); Grant Murphy (Grant@reichassociates.net)
Subject: FW: PSX
Attachments: 5.5.15 PSX Office Building.pdf

Ron,
Attached is the revised landscape plan for PSX Office Building. I am in support of the variance for the 2 class A trees and 6 class b trees (to be paid into Tree Bank) per the plan. The rest were able to be distributed on the property (in the outside buffers).
Regan

Regan Contois, RLA Leed AP
Land Planner II
985-898-2529 p 985-898-3003 f
rkcontois@stpgov.org
St. Tammany Parish
Department of Development
21454 Koop Drive, Suite 1B
Mandeville, LA 70471

From: Grant Murphy [<mailto:Grant@reichassociates.net>]
Sent: Wednesday, May 06, 2015 11:58 AM
To: Regan K. Contois
Subject: RE: PSX

Regan,

Please see the attached.

Thanks,

From: Regan K. Contois [<mailto:rkcontois@stpgov.org>]
Sent: Wednesday, May 06, 2015 9:49 AM
To: Grant Murphy
Subject: RE: PSX

Grant,
This looks good. Just one typo. Looks like you changed the 3 Pond Cypress to Sweetbay Magnolia on the buffer between the buildings (southern-most label) but the label still shows Pond Cypress. Thanks for working thru the plan with me. I will let Ron Keller know that I can support this recommendation for the variance.
Thx,
Regan

Regan Contois, RLA Leed AP
Land Planner II

985-898-2529 p 985-898-3003 f

rkcontois@stpgov.org

St. Tammany Parish

Department of Development

21454 Koop Drive, Suite 1B

Mandeville, LA 70471

From: Grant Murphy [<mailto:Grant@reichassociates.net>]

Sent: Tuesday, May 05, 2015 5:46 PM

To: Regan K. Contois

Cc: Jason Reibert

Subject: PSX

Regan,

Please see the attached revisions per our conversation today. If you need any additional information or have any questions, feel free to call me in the morning.

Thanks,

Grant Murphy

Reich Associates

a design collaborative

301 East Blvd.

Baton Rouge, LA 70802

(P) 225-336-5890

(F) 225-336-5892

grant@reichassociates.net

www.reichassociates.net

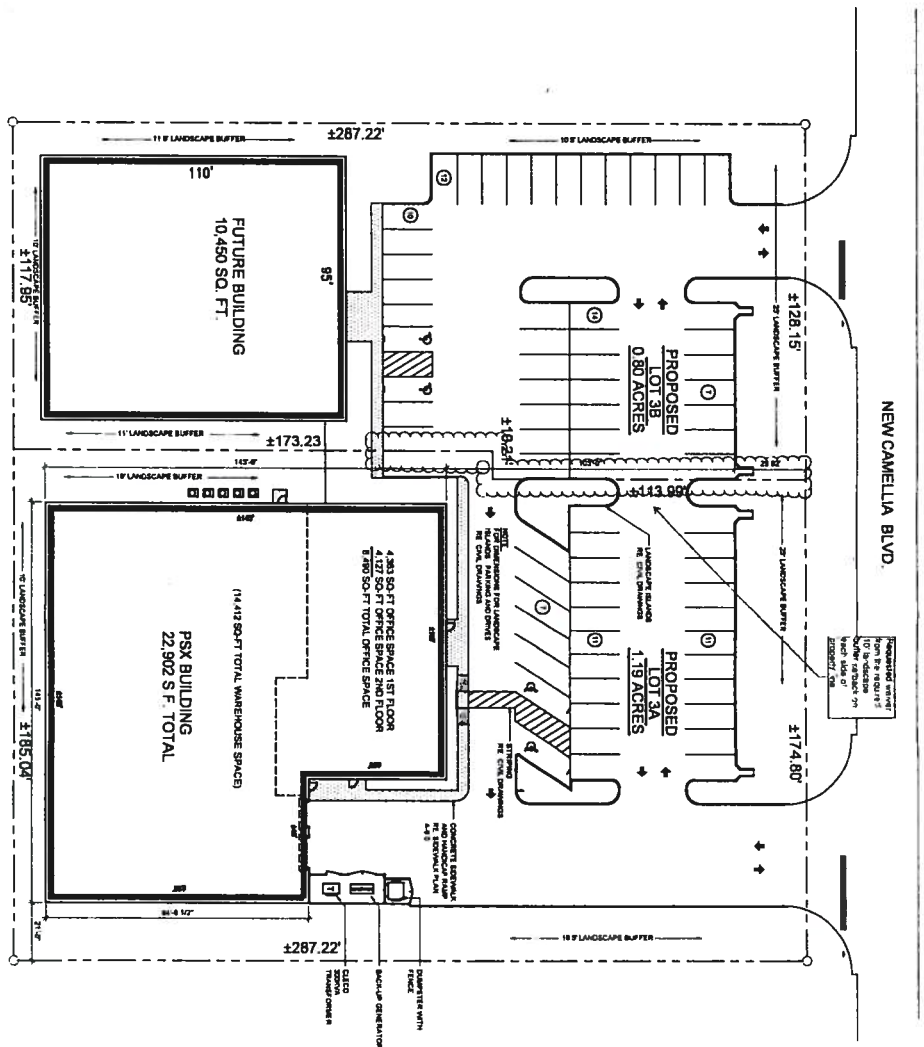


PROPOSED NEW PSX OFFICE BUILDING

ZITO•RUSSELL
ARCHITECTS, P.C.
1015 E. Cambridge St., Suite 200
Tucson, Arizona 85719
Phone: (520) 797-1111
Fax: (520) 797-1112
www.zito-russell.com

DATE	DESCRIPTION
10/1/2011	PRELIMINARY
10/1/2011	AS1.C

PRELIMINARY
AS1.C
Architectural Site Plan



ARCHITECTURAL SITE PLAN

NOTE: REFER TO CIVIL PLANS FOR SITE WORK AND ADDITIONAL INFORMATION.

SITE ANALYSIS	
PSX BUILDING*	6,460 S.F.
OFFICES	14,172 S.F.
WAREHOUSE	22,902 S.F.
WAREHOUSE TOTAL	37,074 S.F.
PARKING PROVIDED	28 SPACES
PARKING RATIO	1.27 / 1,000 S.F.
FUTURE BUILDING*	
WAREHOUSE TOTAL	10,450 S.F.
OFFICES	30,000 S.F.
WAREHOUSE PROVIDED	42 SPACES
PARKING RATIO	4.11 / 1,000 S.F.
SITE TOTAL	
WAREHOUSE TOTAL	32,352 S.F.
OFFICES	44,172 S.F.
WAREHOUSE PROVIDED	70 SPACES
PARKING RATIO	2.14 / 1,000 S.F.

*BASED ON PRELIMINARY INFORMATION
1 SPACE / 1,000 S.F. STORAGE DATA

