

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, JUNE 3, 2014 - 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 6, 2014 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 14-05-013**

Request by applicant for variances for the north and east planting buffers from 10' and 20' required to approximately 4' and 10' requested respectively, and for a one-way driveway width from 15' required to 18' requested, in a HC-2 Highway Commercial zoning district. The property is located at 79055 Highway 40, Covington, Louisiana.

Applicant: Executive Holdings, L.L.C.

**(POSTPONED FROM THE MAY 6, 2014 MEETING)**

**BOA CASE NO. 14-06-018**

Request by applicant for variances for an "after the fact" boathouse relative to the width of the structure from a maximum of 20' permitted to 30' requested and the size from a maximum of 800 square feet permitted to approximately 1080 square feet requested, in an A-4 Single Family Residential district. The property is located at 405 Carr Drive, Slidell, Louisiana.

Applicant: John Roberts

**(APPLICANT REQUESTS POSTPONING PENDING OUTSTANDING PARISH LEGISLATION)**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## **MINUTES**

### **ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING**

**3:00 PM - TUESDAY, MAY 6, 2014**

**LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING  
MANDEVILLE, LOUISIANA**

The May 6, 2014 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. Sevante

### **APPROVAL OF THE MINUTES**

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the April 1, 2014 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 14-04-008**

Request by applicant for variances of a side yard setback from 5' required to approximately 2' requested, and open space requirements between the eave and the side property line from 2' required to approximately 6" requested for an "after the fact" accessory structure, in a Planned Unit Development zoning district.

Applicant: Judy Dubroca

(Mr. Keller dispensed with the reading of the staff report since this case was tabled from the April 1, 201 meeting, and added that the parish drainage engineer had no problems with the structure encroaching into the private drainage servitude, subject to review and approval of the building permit.)

Mr. Gordon: Do you have a letter from the homeowners association?

Ms. Dubroca: The board said that if you don't have a problem with it, then they would not have a problem with it.

Mr. Gordon: Your structure is well within the setbacks.

Mr. Ballantine: Is staff still recommending denial?

Mr. Keller: Yes.

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

**MOTION CARRIED 4 YEAS TO 1 NAY (Mr. Schneider)**

Mr. Gordon: Is there anything else that you can speak to that would allow us to consider your matter further?

Ms. Dubroca: The lot is unusually shaped.

An additional motion was made to give the applicant 90 days in which to get the structure into compliance with parish code.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-009**

Request by applicant for a variance to permit the removal of a 10' wide interior side yard planting buffer in a HC-2 Highway Commercial zoning district.

Applicant: Jered Bowers/Barrister Global

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

Ms. Kimberly Everett, 553 Evergreen Street, Mandeville, LA, appeared on behalf of the applicant and made the following opening comments:

- I represent the applicant who wants to put in a drive-in window for a donut shop.

(At this time Ms. Everett approached the board and showed them some additional plans of the site...)

(Moved by Mr. Ballantine to deny the variance request; however the motion died due to the lack of a second.)

Mr. Gordon: When you pull up to the donut place, does the parking lot lead into the oil change business?

Ms. Everett: No.

Mr. Gordon: The drive-thru then will not effect the traffic flow into the oil change business.

(General discussion ensued regarding the traffic flow through the shopping center and how it would be effected by the drive-thru window...)

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variance request subject to the applicant either replacing the number of trees lost elsewhere on the property, or pay the amount of \$1,600.00 to the tree mitigation bank.

**MOTION CARRIED 4 YEAS TO 1 NAY (Mr. Ballantine)**

**BOA CASE NO. 14-05-010**

Request by applicant for variance of a portion of a front yard setback requirement from 30' required to 20' requested in a Planned Unit Development zoning district.

Applicant: Claude Lagalante

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

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

- This is an usually shaped lot... it narrows to the front which makes it difficult to put a house on the property and make it look similar to the other houses in the area.
- You can see that I'm only effecting a small part of the front yard setback.

Mr. Ballantine: So the homeowners association has no problems with this if the parish approves?

Mr. Lagalante: That's correct.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-011**

Request by applicant for variance of a side yard setback requirement for an accessory structure from 10' required to approximately 5' requested in an A-4 Single Family Residential zoning district.

Applicant: Jerry E. Schaefer

Mr. Ballantine: So you have a 12' wide access. Can't something be done to reduce that area so that you can move the structure to 20' and save another 2' more?

Mr. Schaefer: I tried to do that, but I have an RV that I park in the back.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-012**

Request by applicant for variance of an “after the fact” side yard setback requirement for an addition from 7 ½' required to approximately 1.3' requested, in an A-3 Suburban zoning district.

Applicant: Beatriz B. Reehlmann

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

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

- I bought the property in 2005. I bought two lots together.
- I added the addition adjacent to Mr. Brown's property whom I sold the lot.
- I got permission to make the addition.
- I went out of the country, and when I came back, my workers surprised me by doing the addition.

Ms. Beverly Morse, 1001 Service Road East, Covington, LA, with the Jones Fussell law firm, appeared in opposition and made the following opening comments:

- I agree with staff comments to deny the variance request.
- This was done without approval and now the structure is 1.3' away from the property line.
- This is a self-imposed hardship.

Mr. Fandal: Why did it take two years in which to file an objection?

(Ms. Reehlmann rebuttal...)

- When I talked to everyone, I put the well 1 ½' from the property line.
- I rent out the house.

Mr. Fandal: Who pulled the permit?

Ms. Reehlmann: I did.

(Ms. Morse rebuttal...)

- The shed was removed at the time of remodeling.

Moved by Mr. Ballantine and seconded by Mr. Brookter to deny the variance request and to give the applicant 120 days in which to get the addition into compliance.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-013**

Request by applicant for variances for the north and east planting buffers from 10' and 20' required to approximately 4' and 10' requested respectively, and for a one-way driveway width from 15' required to 18' requested, in a HC-2 Highway Commercial zoning district.  
Applicant: Executive Holdings, L.L.C.

Mr. Keller stated that the applicant wished to table this case until the next meeting.

Moved by Mr. Brookter and seconded by Mr. Ballantine to table this case until the next meeting.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-014**

Request by applicant for variance of a cellular tower setback radius of 250' in a I-2 Industrial zoning district.  
Applicant: AP Towers, L.L.C.

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

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

- This tower will not collapse on any building or structures.
- The location of the tower will be to the rear of the property further away from LA Highway 21 and the less than anybody would see it.
- This is an active industrial site, and the tower will be away from that activity.
- This is in a remote part of the parish, with a lot of swamps around and heavily wooded.

Mr. Schneider: I see we have a letter from your engineer (Sable), but are there any rating standards, any other standards that we can lean on to be assured that the fall radius is accurate?

Mr. Schoen: As the body remembers, I have represented two or three other tower locations and in each case have always gotten a letter from the structural engineer the same as now.

(Brief discussion ensued regarding the contents of the structural engineer's letter...)

Mr. Schneider: Could the tower plans be stamped by a Louisiana engineer?

Mr. Schoen: Yes, they will be.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-015**

Request by applicant for variance to allow the moving of an outdoor advertising sign within 500' of a residential zoning district closer by approximately 23', in a HC-2 Highway Commercial zoning district.

Applicant: Advanced Mortgage Company

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

Mr. Wayne Buras, P.O. Box 1810, Covington, LA, with the Jones Fussell law firm, appeared on behalf of the applicant and made the following opening comments:

- The staff has properly stated the case.
- Parish ordinance requires that we be 500' away from a residentially zoned area, but this sign already lies within the distance. We are just moving it somewhat closer.
- There is a medical office right behind the sign and behind that sits a residence that sits on a large lot.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-016**

Request by applicant for variances to eliminate two 10' wide adjacent internal side yard planting buffers, in a HC-2 Highway Commercial zoning district.

Applicant: JDM Development, L.L.C.

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

Mr. David Harvey, 71385 Riverside Drive, Covington, LA, appeared on behalf of the applicant and made the following opening comments:

- We are resubdividing the property into two parcels.

Moved by Mr. Gordon and seconded by Mr. Ballantine to grant the variance as requested subject to the applicant either planting the total compliment of trees required (14 class A and 14 class B) or making payment to the parish's tree mitigation bank in the amount of \$2,800.00.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 14-05-017**

Request by applicant for variances to encroach into a planing buffer with a 5' wide side walk, and to reduce the number of plantings within two adjacent internal side yard landscape buffers, in a HC-2 Highway Commercial zoning district.

Applicant: Gulf States Development Services, L.L.C.

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

Mr. Jason Reibert with Gulf States Development Services, L.L.C., appeared on behalf of the applicant and made the following opening comments:

- We have worked with the staff to come up with this plan.

Moved by Mr. Schneider and seconded by Mr. Ballantine to grant the variances subject to the applicant either planting the total compliment of trees required (16 class A and 16 class B) or making payment to the parish's tree mitigation bank in the amount of \$6,400.00 (amount adjusted for the total number of trees deficient for the site).

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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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**

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Case File Number:	BOA Case No. 14-05-013
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	Executive Holdings, L.L.C.
Location of Property:	79055 Highway 40, Covington, LA
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	Buffers and driveway width

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**OVERVIEW**

The applicant is requesting variances for a reduction of landscape buffers on the north and east sides of the property and an increase in a one-way driveway width on the Lee Road side all for the purpose of preserving a majestic large mature live oak tree located at the southwest corner of the property.

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**STAFF COMMENTS**

The staff has been working with the applicant through several plan revisions of the site in order to come up with the least invasive plan relative to meeting parish code in order to save the live oak tree. Therefore, the staff recommends approval of the variances as requested subject to the developer planting all the necessary plantings on site; and if not able to, then by making reparations in the form of payment for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for the loss of the trees not planted, which payment is based on \$100.00 per caliper inch of tree.

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14-05-013

BOA CASE NO. [REDACTED] (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:** COREY J. SMITH D.B.A. "EXECUTIVE HOLDINGS, LLC" (DEVELOPER)

**MAILING ADDRESS:** 311 TELLY ROAD

**CITY/STATE/ZIP:** PICAYUNE, MS 39466

**PHONE NUMBER:** 601-798-4000

(Home Phone #)

(Cell Phone #)

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

79055 HIGHWAY 40

COVINGTON

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 DRIVEWAY WIDTH IN PLANTING AREA

(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.

1. CODE 7.0107B <sup>NOTED</sup> BUFFER PLANTING AREA WIDTH. REQUEST REDUCTION FROM 10' TO 4'.

2. CODE 7.0106C - ONE WAY DRIVEWAY WIDTH IN PLANTING AREA. REQUEST INCREASE FROM 15' TO 18'

3. EAST Street Sub Area Area 20' required to approximately 15' requested.

Corey J. Smith  
SIGNATURE OF APPLICANT

4-3-2014  
DATE OF APPLICATION



April 3, 2014

St. Tammany Parish – Department of Planning  
Attn: Mr. Ron Kellar  
21454 Koop Drive  
Suite 1B  
Mandeville, LA 70471

RE: Proposed Family Dollar Store, Covington Louisiana - Variance Request

Mr. Kellar,

Please find the enclosed application for variance and payment for the fees associated with this filing. As mentioned in our previous discussions, the variance is imperative in order for us to preserve a very substantial live oak tree located on the property.

The site plan submitted along with this application depicts the building and improvement layout being constructed entirely outside of the drip line of the tree, which we agree with your input, is critical in preserving the health and longevity of the existing live oak tree.

Should you have any questions with regard to our specific requests, or feel the need to discuss our application further, please do not hesitate to contact me on my cell phone at (601)916-4000 or via email at [corey@execreal.com](mailto:corey@execreal.com). We look forward to working together with your staff to develop the property in harmony with the existing landscape and vegetation located on the site.

Kindest Regards,

Corey J. Smith, President/CEO

EXECUTIVE  
HOLDINGS



EXECUTIVE  
REAL ESTATE



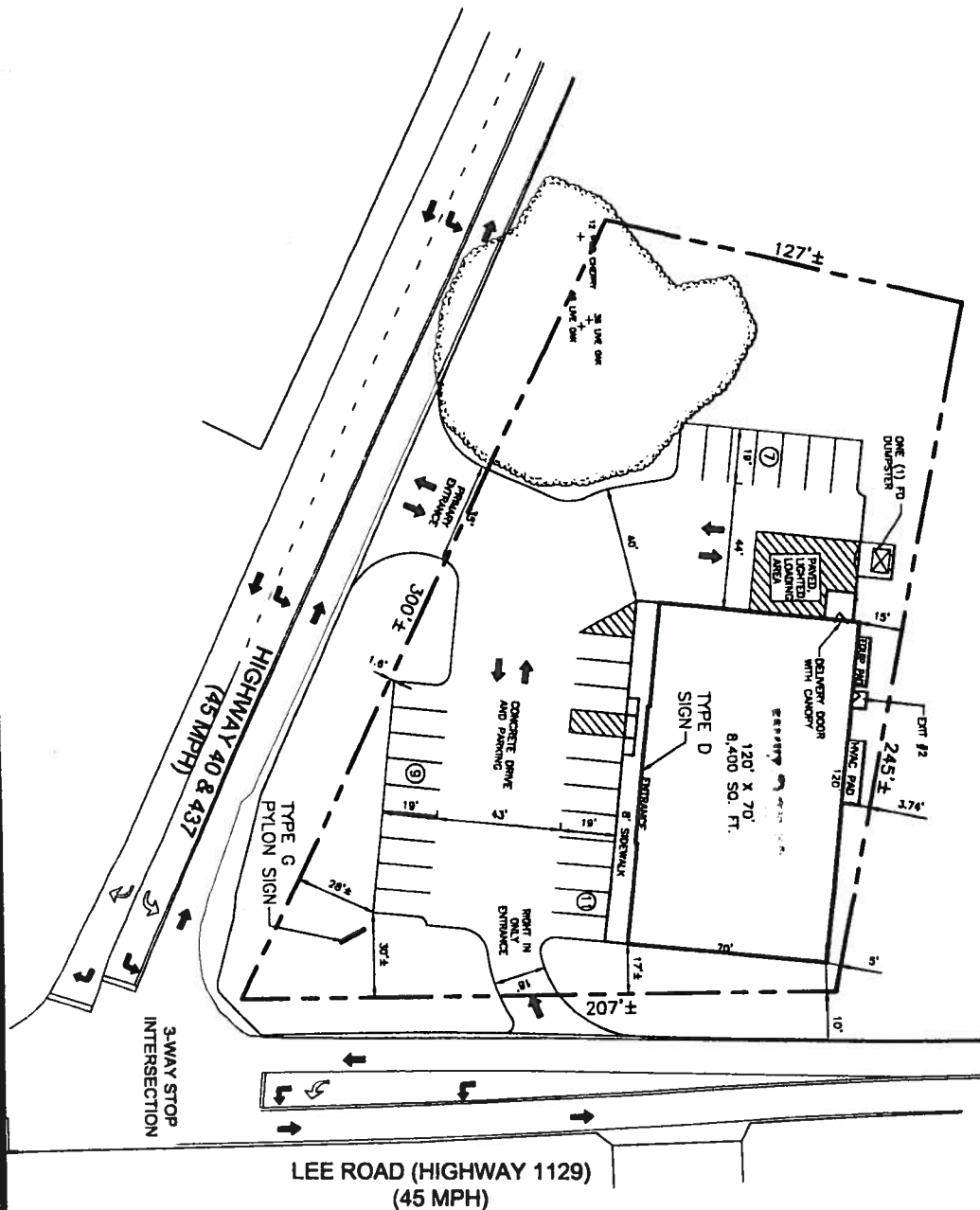
EXECUTIVE  
CONTRACTING

311 TELLY ROAD · PICAYUNE, MS 39466 · 601.798.4000 (office) · 601.798.616F (fax)

## **POWERS OF THE BOARD TO GRANT VARIANCES/APPEALS**

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

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



SITE DATA TABLE	
PROJECT BOUNDARY AREA	43,632± SQ. FT. OR 1.00± ACRES
PARKING PROVIDED	27 SPACES (2 HANDICAP)

SITE PLAN FOR THIS PROPERTY IS BASED ON INFORMATION PROVIDED BY THE PURCHASER OF SAID PROPERTY OR THE DEVELOPER. PLAN ACCURACY DEPENDS ENTIRELY UPON THE INFORMATION PROVIDED AND IS MADE WITHOUT THE BENEFIT OF A BOUNDARY SURVEY WHICH MAY DEPICT EASEMENTS, SETBACKS, ETC., NOT SHOWN. FINAL BOUNDARY LINE INFORMATION AND AREA SHOWN IS SUBJECT TO CHANGE BASED ON THE FINAL BOUNDARY SURVEY.



**SITE PLAN FOR CITY**  
 LEE ROAD & HWY 40/437, COVINGTON, LA  
 3/24/2014



CIVIL  
 ELECTRICAL  
 ENVIRONMENTAL  
 SURVEYING

SCALE: 1"=30'  
 PROJECT NO.:  
 DATE: 3/24/2014  
 DRAWN BY: MFW  
 CHECKED BY: CJB  
 SHEET NO.:  
**FDC-01**  
 SHEET 1 OF 1

Tuesday, April 08, 2014


Ethel Lanaux  
232 Lake Marina Dr 12C  
New Orleans, LA 70124

Executive Companies  
311 Telly Road  
Picayune, MS 39466

To whom it may concern,

I, Ethel Lanaux, the owner of the property located at 79055 Hwy 40, Covington, LA 70435 (furthermore as the corner of Hwy 40 and Hwy 1129) give Executive Companies and their representatives to authority to apply for any and all variances and or permits associated with the planning, building, and or permitting process for their use on the above referenced property.

Sincerely,

  
Ethel Lanaux

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

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Case File Number:	BOA Case No. 14-06-018
Initial Hearing Date:	June 3, 2014
Date of Report:	May 20, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	John Roberts
Location of Property:	405 Carr Drive, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	exceed boathouse size requirement

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**OVERVIEW**

The applicant constructed an “after the fact” boathouse that violates code relative to the width and size. However, due to pending legislation by the parish council that would make this structure compliant with parish code, the applicant is requesting that this matter be tabled pending the outcome of said legislation.

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**STAFF COMMENTS**

Since legislation is pending by the parish council that would make this structure compliant with parish code, and therefore a moot issue, the staff will reserve commenting on this matter pending the outcome of said legislation.

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## Ron Keller

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**From:** jds@jonesfussell.com  
**Sent:** Friday, May 16, 2014 4:28 PM  
**To:** Ron Keller  
**Cc:** jroberts@drakeenergypartners.com  
**Subject:** BOA Case # 14-06-018 of John Roberts

In accordance with our recent telephone conversation, please accept this email, in connection with the above referenced matter, as Petitioner's request that the BOA grant an indefinite postponement of the above case at the currently scheduled June 3, 2014 BOA Meeting pending the outcome of the proposed legislation by Councilman Artigue that would amend UDC Section 7.0602 (C ) to allow a boat house as large as 1,600 s.f., thereby making the current variance request moot/unnecessary. It is understood that the BOA reserves the right to re-set the case at any time it deems necessary via 30 day prior written notice to Petitioner. Many thanks for your assistance in this regard.

Jeffrey D. Schoen

Jones Fussell, L.L.P.  
Northlake Corporate Park  
1001 Service Road E., Highway 190, Suite 103  
P.O. Box 1810  
Covington, Louisiana 70434  
Telephone: 985.892.4801  
Facsimile: 985.892.4925



BOA CASE NO. 14-06-018 (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: John Roberts

MAILING ADDRESS: 204 Athalia Parkway

CITY/STATE/ZIP: Metairie, La. 70001

PHONE NUMBER: 504 812-6634  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Per  
405 Carr Drive Slidell La. North Beach  
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 Request covered boat slip over water to 1080 sq ft  
(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.

"AFTER THE FACT"  
requesting variance for covered boat slip from 800 sq ft  
to 1080 sq ft. on FACIANES CANAL which belongs  
to North Beach Sub. I have written permission from neighborhood.

John Roberts  
SIGNATURE OF APPLICANT

5/5/2014  
DATE OF APPLICATION

May 6, 2014

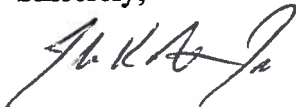
To the BOA,

I am asking for a variance for 280 square feet above the now 800 square foot code for a total of 1,080 square foot covered boat slip that was built at 405 Carr Dr. As far as setbacks, it is my understanding that Faciane's Canal belongs to the North Beach Subdivision and I have received their approval. In addition, I have obtained no-objection letters from both my adjoining neighbors and the North Beach Subdivision Association.

Before Hurricane Katrina, the property actually consisted of a 1,800 square foot boathouse with a 1-room apartment. After being damaged by the hurricane, a commercial bulkhead was built to keep existing land between Carr Dr. and the canal from eroding the roadbed. The waterside of the bulkhead was reinforced with rock and fill to aid in protecting this land. The reason the boat slip was built the way it is now was to keep from excavating this fill that has protected the area from further land loss. This is the reason the boat slip was designed west to east, not north to south. While riding along Carr Dr. and looking at the portions without bulkheads and fill, you would agree that it is working.

I have included pictures of covered boat slips and boathouses along Carr Dr. with much larger square footage, some currently under construction. I am asking the BOA to please consider my request of variance for my 1,080 square foot covered boat slip.

Sincerely,



John and Kelly Roberts  
405 Carr Dr.  
Slidell, La

1080 SQ FEET COVERED BOAT SLIP

FACIANES CANAL

WOOD DOCK  
8.8'  
CONC. SLAB

LOT 18A

LOT 19A

N29°54'35"W

CARR DRIVE  
(65' R/W)

NOTE: MONUMENTATION SET ARE DETERMINED BY BEST-FIT WITH THE MONUMENTS FOUND.

BM MAG Nail  
(Set)

S29°54'35"E

100.00'

788.68'(plot)

CONCRETE DRIVE

PC ON LOT 26

N60°05'25"E

200.00'

FILL AREA

S60°05'25"W

200.00'

FLOOD ZONE A10  
BFE 12'  
ABFE AE 13  
ABFE VE 17  
FLOOD ZONE V15  
BFE 16'

LOT 17

LOT 18

LOT 19

1/2" Iron Rod (Set)  
Reference @ 150'

FENCE

1.1'

CONCRETE SLAB

1/2" Iron Rod (Set)  
Reference @ 150'

NOTE: THE PARISH OF ST. TAMMANY REQUIRES THE MINIMUM FINISHED FLOOR ELEVATION IN THIS AREA TO BE AT THE ABFE ZONE: AE 13 & AE 17 ABFE "13" & 17" PANEL: LA-LL38 DATE: JANUARY 18, 2006 \*VERIFY PRIOR TO CONSTRUCTION

FLOOD ZONE V15  
BFE 16'  
ABFE VE 17  
ABFE VE 18  
FLOOD ZONE V15  
BFE 17'

N29°54'35"W

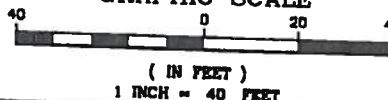
LAKE PONTCHARTRAIN

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: 405 Carr Drive

GRAPHIC SCALE



BENCHMARK  
MAG NAIL @ EDGE OF  
ROAD CENTER OF LOT  
18; TAG No. JVB 893  
ELEV. = 5.15'

BUILDING SETBACKS  
(\* Verify Prior to Construction)

- Front Setback.....
- Side Setback.....
- Rear Setback.....

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.L.R.M. No. 225205.0530.C  
F.L.R.M. Date 4/2/1991  
ZL: A10/V15 BFE 12/16/17  
\*Verify prior to construction with Local Governing Body.

DRAWING NO.  
20090394

DATE  
3/20/2009

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

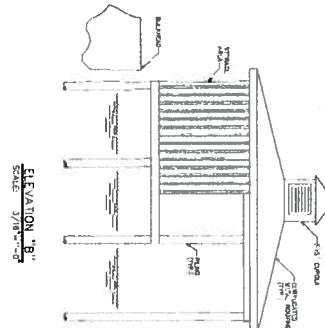
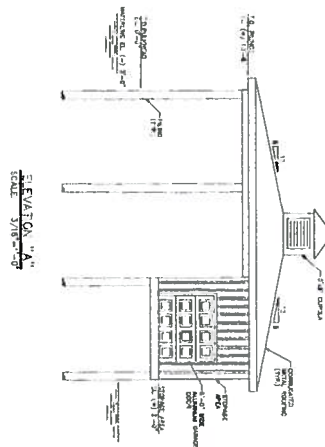
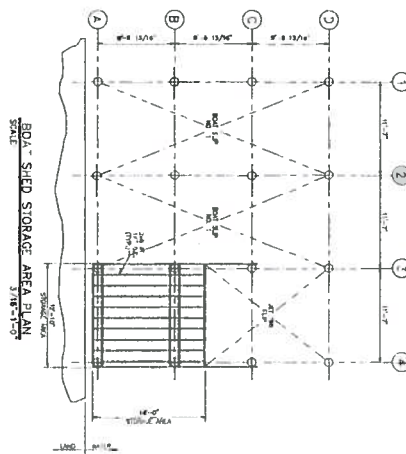
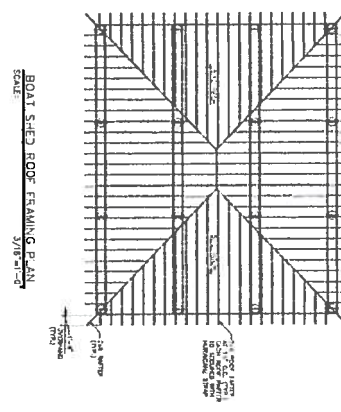
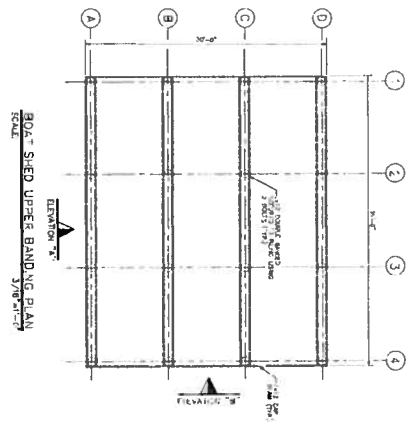
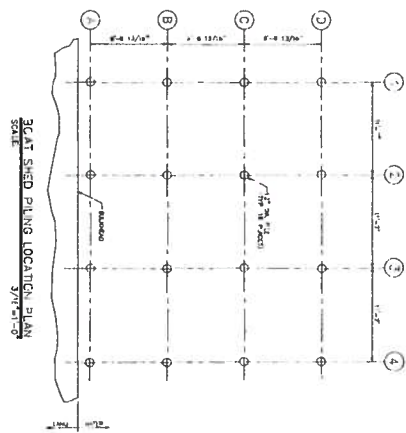
ENVIRONMENTAL

1805 Shortcut HWY.

DRAWN BY:  
DLT

CHECKED BY:  
JDL

SCALE:



DATE	11/17/2011	DESIGNED BY	CLAYTON J. HARTMAN
DRAWN BY	CLAYTON J. HARTMAN	CHECKED BY	CLAYTON J. HARTMAN
SCALE	3/8" = 1'-0"	PROJECT NO.	1000000000
PROJECT	BOAT SHED	CLIENT	BOAT SHED
LOCATION	BOAT SHED	DATE	11/17/2011

LOT # 17  
CARR DRIVE

TO whom it may concern (BOA)

I have no objection the variance being asked for pertaining to the covered boat slip that has been built by my neighbor John Roberts at the address of 405 Carr Drive. I fully understand that Mr. Roberts is seeking a variance for the size and setbacks of the covered slip.

Walter DeChant Adjacent owner  
4-7-14 Date

LOT # 19  
CARR DRIVE

TO whom it may concern (BOA)

I have no objection the variance being asked for pertaining to the covered boat slip that has been built by my neighbor John Roberts at the address of 405 Carr Drive. I fully understand that Mr. Roberts is seeking a variance for the size and setbacks of the covered slip.

Donald Rogers Adjacent owner  
4/11/14 Date















