

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, OCTOBER 6, 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 SEPTEMBER 1, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2015-4-BOA

Request by applicant for a variance of a corner side yard setback requirement in an A-4 Single Family Residential zoning district from 10' required to approximately 0' requested. The property is located at 1700 Caroline Street, Mandeville, Louisiana.

Applicant: Robert Adams

BOA CASE NO. 2015-7-BOA

Request by applicant for a variance of building length in an A-2 Suburban zoning district from a maximum length of 50' required to approximately 54' requested. The property is located at 29000 Stein Road, Sun, Louisiana.

Applicant: Travis Hulin (for Roger Sheppard - Owner)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, SEPTEMBER 1, 2015

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The September 1, 2015 meeting of the St. Tammany Parish Board of Adjustments was called to order by the Vice- Chairman, Mr. Louis Brookter.

The roll was called as follows:

PRESENT: Mr. Brookter, Mr. Schneider, Mr. Gordon and Mr. Perry

ABSENT: Mr. Ballantine and Mr. Fandal

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Gordon and seconded by Mr. Perry to accept the August 4, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-08-028

Request by applicant for variances of setbacks for a cellular tower in a HC-2 Highway Commercial zoning district.

Applicant: Christine Lewis (Verizon Wireless)

(POSTPONED FROM THE AUGUST 4, 2015 MEETING)

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

The applicant appeared on behalf of Verizon Wireless and made the following initial comments:

- We are connected to Verizon Wireless.
- We will provide documentation from the design engineer for the fall radius of the tower.

Mr. Gordon: Are there any structures nearby?

Ms. Lewis: No, it's all wooded.

Mr. Schneider: Will there be any other providers using the tower?

Ms. Lewis: Yes.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-09-034

Request by applicant for a variance of the maximum height for an accessory building in an A-2 Suburban zoning district from 20' permitted to approximately 23' requested.

Applicant: Robert M. Daniel

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

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

- (Has anybody seen this property?)
- We are 60' back on one side and 100' from the back.
- We have provided letters of no objection from the people in our area.

Mr. Schneider: Did you have a contractor?

Mr. Daniel: No, I built it myself.

Mr. Schneider: Did you get a permit.

Mr. Daniel: I forgot about that.

Mr. Gordon: If you did it yourself, why are your plans stamped?

Mr. Daniel: I did it "after the fact". I thought that I could do 200' square feet without a permit.

Mr. Gordon: Are you next to commercial property?

Mr. Daniel: I back up to the Archdiocese property.

Mr. Perry: There are no other houses in the area?

Mr. Daniel: No.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-09-035

Request by applicant for a variance to waive a 10' wide rear yard landscape buffer and plantings in an I-1 Industrial zoning district.

Applicant: Rotolo Consultants, Inc.

(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:

- We want to pay for plant mitigation in the amount of \$8,800.00 as Mr. Keller has stated.
- We do not want to have to tear up the parking lot.
- There is no development next door.
- My client built a landscape warehouse.
- Through the resubdivision process, we failed to account for the 10' wide landscape buffer.

Mr. Schneider: Was the parking lot done before the resubdivision?

Mr. Schoen: Yes, but the property was resubdivided and sold over a year ago.

Moved by Mr. Gordon and seconded by Mr. Schneider to grant the variance subject to the applicant paying for plant mitigation in the amount of \$8,800.00.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-09-036

Request by applicant for a variance to permit a 24 cul-du-sac radius for a one-way drive as opposed to the maximum permitted of 15' NC-6 Neighborhood Commercial zoning district.

Applicant: Kidz Club House, 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 comments sum up the variance request.
- You could say that the cul-du-sac is a two-way.
- This is an instance where more is better.
- This will allow traffic to circulate.
- Plans were approved by the parish as submitted with the cul-du-sac.
- We did not change the plans; this only came up when we applied for the occupancy.

- There is no harm to anyone and the cul-du-sac is working just fine.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-09-037

Request by applicant for a rear yard setback variance in a PUD Planned Unit Development zoning district from 25' required to approximately 17' requested.

Applicant: Carl & Suzanne Zornes

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

The applicants appeared on their own behalf and made the following initial comments:

- We have approval from our next door neighbors.
- The pictures show you how wide this is.
- We have a large family and would like to BBQ back there and enjoy life.

Mr. Gordon: Which of these folks live behind you.

Mr. Zornes: The "Daltons"

Mr. Gordon: We take the homeowners in the area very heavily (regarding their opinion).

Mr. Gordon: Mr. Keller, if this structure was separated from the house, would they comply with code.

Mr. Keller: Any "air space" between the addition and the house, the addition would then be construed as an accessory structure and would comply with code.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-09-038

Request by applicant for a variance of the maximum height for an accessory building in an A-2 Suburban zoning district from 20' permitted to approximately 24' requested.

Applicant: John Clancy

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

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

- I was here last month for a variance on this building but did not know that I needed a variance for the height. I was too late in order to get on last month's agenda.
- I want to put a 6' x 6' pitch on my roof.

Mr. Gordon: What are you parking in there?

Mr. Clancy: My RV and plow.

(General discussion ensued regarding the specifications for the building...)

Moved by Mr. Perry and seconded by Mr. Gordon to grant a variance for a height of no more than 23'.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

BOA CASE NO. 15-04-009

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

Owner: Clearwater Pools & Spas

(Postponed from the August 4, 2015 meeting - 30 day extension)

(The applicant was not present at the meeting.)

(Mr. Keller stated that he had not heard from the applicant and that he gave the applicant a courtesy call and left a message on Monday morning to remind him of the meeting and he did not call back.)

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

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

ADJOURNMENT

MR. LOUIS BROOKTER, VICE-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. 2015-4-BOA
Initial Hearing Date:	October 6, 2015
Date of Report:	September 11, 2015

GENERAL INFORMATION

Applicant(s) Name:	Robert Adams
Location of Property:	1700 Caroline Street, Mandeville, LA
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Side yard (corner) setback

OVERVIEW

The applicant would like to add an addition to his residence in order to provide an eating area and an extra bedroom to accommodate a growing family.

STAFF COMMENTS

It's the staff's opinion that this request represents a "personal preference" as opposed to a "hardship" or "practical difficulty" due to the fact that the applicant has stated that they want the extra space for an eating area and an extra bedroom, which is not considered an essential need.

However, that notwithstanding, it does appear from canvassing the neighborhood that there are a few other structures that appear to be closer to the side yard (street side) than what code permits. Further, the applicant has obtained some letters of objection from a couple of property owners in his area.

If the board decides to grant a variance for the side yard setback, the setback from the property line should be at least two (2') feet, inclusive of the roof overhang, in order to prevent any possible erosion of parish right-of-way property caused by rain runoff from the roof.

**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: Robert Adams

MAILING ADDRESS: 1700 Caroline St

CITY/STATE/ZIP: Mandeville LA 70448

PHONE NUMBER: 985-966-1262
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: **ZONING:** A4 Single Family

1700 Caroline St Mandeville LA 70448
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:)

We would like to add on an eat in area and another bedroom to
accommodate our growing family. Adding on would be more cost efficient
than buying a larger home. In order to do so a variance is needed.
* (Side Yard Street Side from 10' Required to 5' Requested)

Robert Adams
SIGNATURE OF OWNER/APPLICANT

8/27/15
DATE OF APPLICATION

I WILLIAM H. AYERS III am signing this letter to state that I have no objections to the property owner at 1700 Caroline st. to build up to his property line for a home addition.

Property address of 1136 Foy St. MANDEVILLE
signer William H Ayers III

Sign William H Ayers III

Date Aug 27 - 2015

(985) 502-3614

I ALAN COMARDOUÉ am signing this letter to state that I have no objections to the property owner at 1700 Caroline st. to build up to his property line for a home addition.

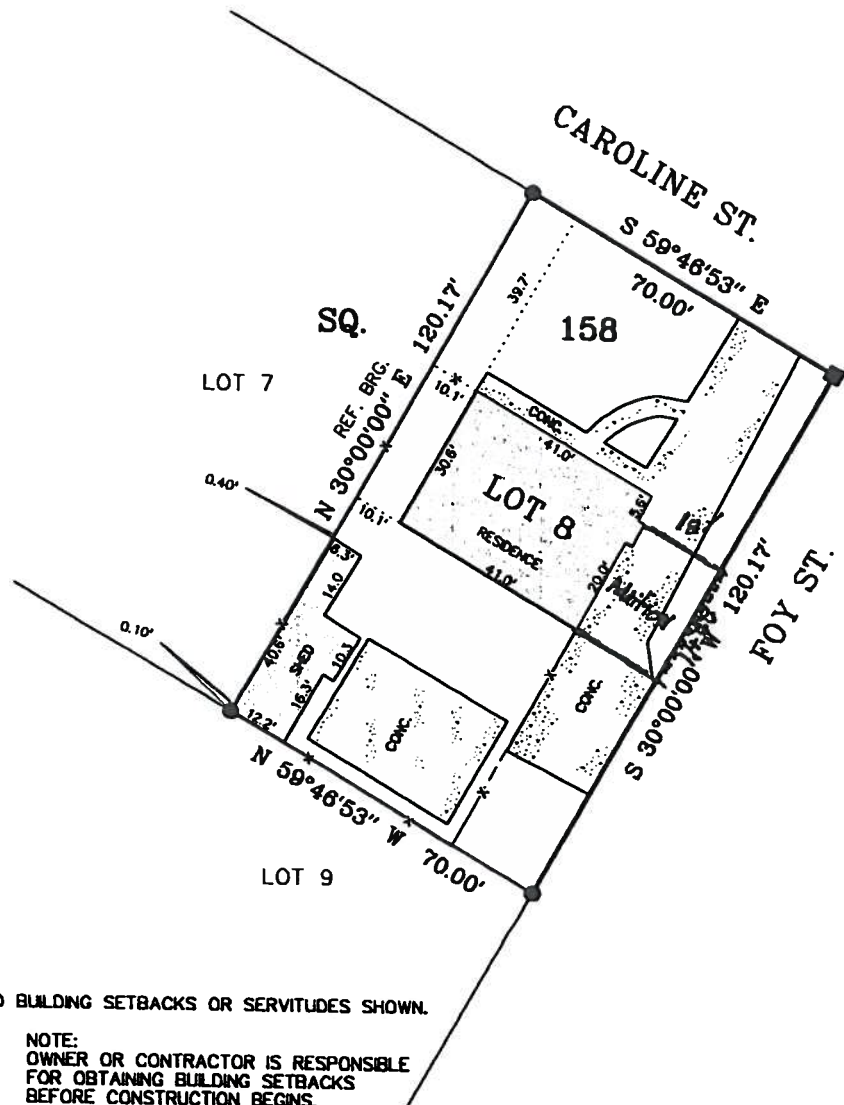
Property address of

signer 1703 CAROLINE M. HADDOCKS CA 70448

Sign Al. Comardoué

Date 8/27/15

985-630-2055



NO BUILDING SETBACKS OR SERVITUDES SHOWN.

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

— LEGEND —

- = 1/2" IRON ROD FOUND
- = 1/2" IRON PIPE FOUND

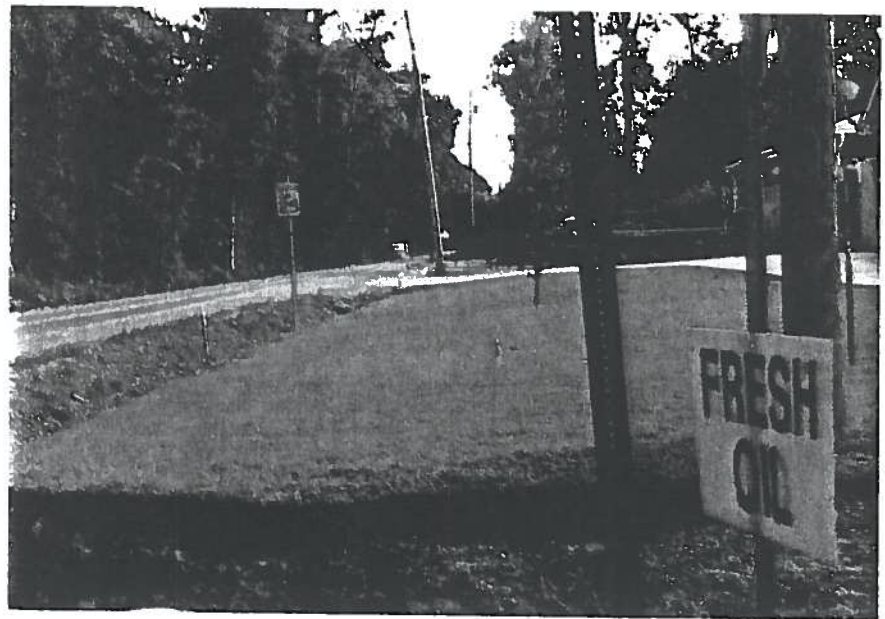
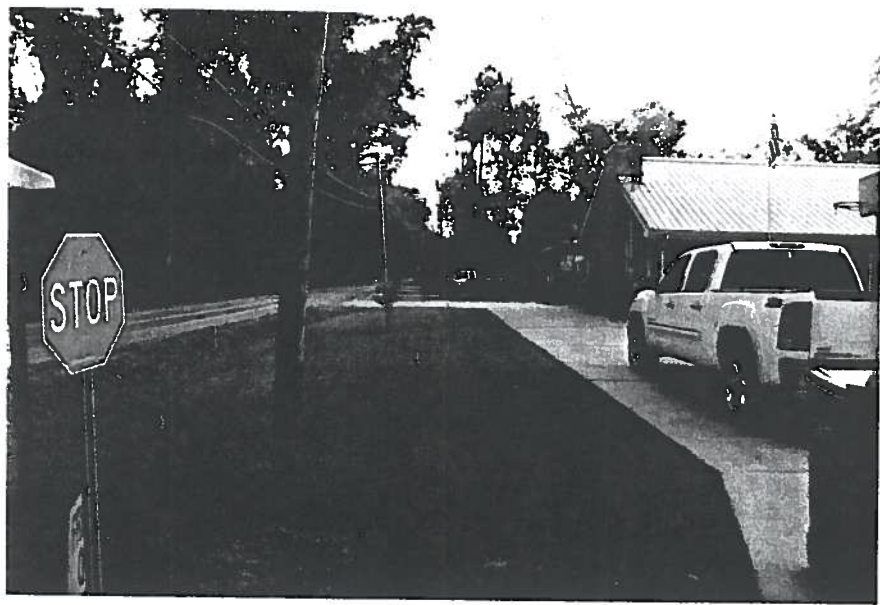
THIS PROPERTY IS LOCATED IN FLOOD
ZONE C ; BASE FLOOD ELEV. N/A ; F.I.R.M.
PANEL NO. 225205 0360 C ; REV. 04/02/91

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.

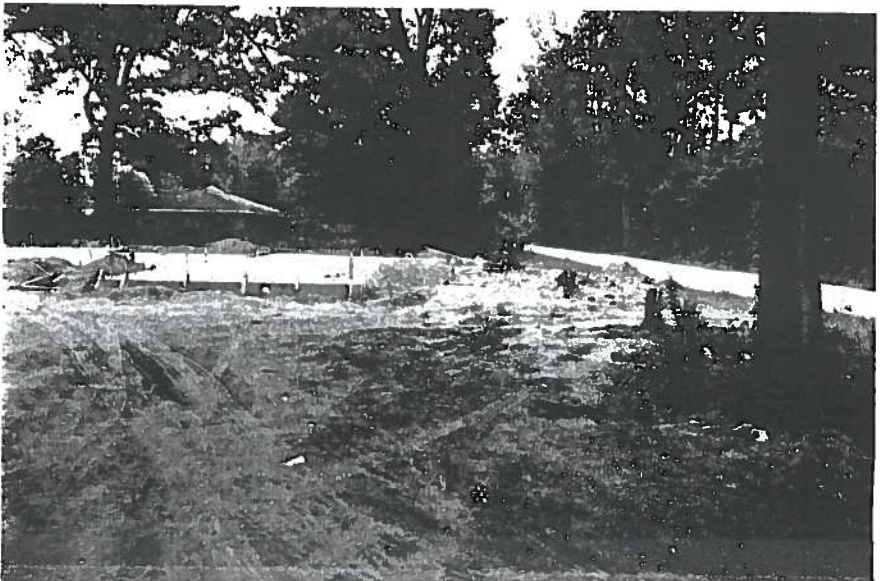
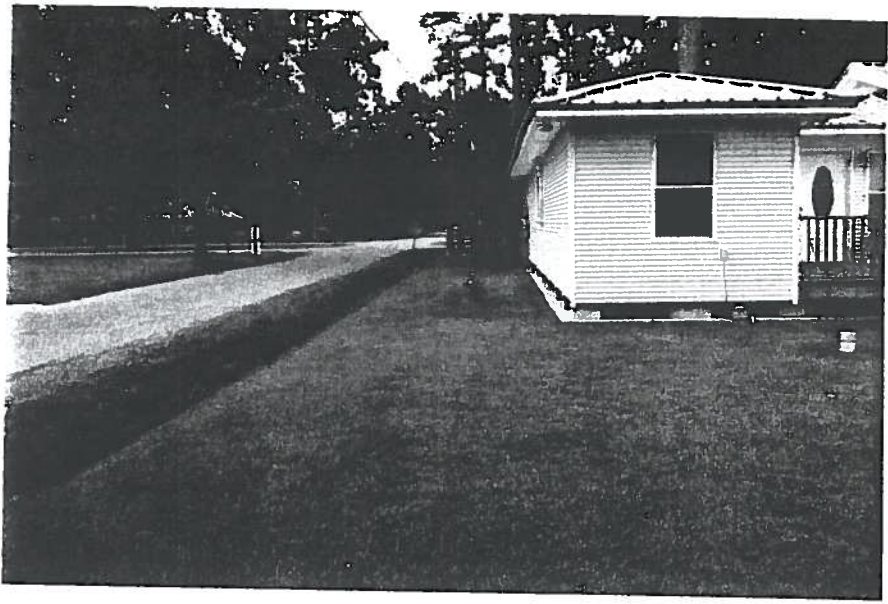
REFERENCE: PLAT OF LOT 8, SQ. 158 TOWN OF MANDEVILLE,
BY THIS FIRM, DATED 01/15/88, JOB NO. 88-24

BOUNDARY SURVEY OF:

LOT 8, SQ. 158,
TOWN OF MANDEVILLE
(NOT IN CORP. LIMITS)
ST. TAMMANY PARISH, LA.



Pictures show other homes in the same area that we live in built just as close if not closer to the street that our new addition would be.



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

Case File Number:	BOA Case No. 2015-7-BOA
Initial Hearing Date:	October 6, 2015
Date of Report:	September 11, 2015

GENERAL INFORMATION

Applicant(s) Name:	Travis Hulin (for Roger Sheppard - Owner)
Location of Property:	2900 Stein Road, Sun, LA
Zoning of Property:	A-2 Suburban
Variance(s) Requested:	Maximum building length

OVERVIEW

The applicant, representing the owner, wants to install a solar array system in the rear yard of the property owner.

STAFF COMMENTS

Due to the fact that the property is 10 acres in size and located in a rural area, and that the proposed solar array will be located at least 150' and more in most directions from the owners property lines, the staff has no objection to the variance request.

BOA CASE NO. 2015-7-BOA (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: Travis Hulin (Power Sheppard - owner)

MAILING ADDRESS: 701 S. Alexander St.

CITY/STATE/ZIP: New Orleans, LA 70119

PHONE NUMBER: 337-257-1709
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 Suburban
29000 Stein Rd. Sun 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:

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☐ 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:)

Specifically, we would like to be allowed
to install submitted sized solar system.

12'2" x 53'3" requested

[Signature]

SIGNATURE OF OWNER/APPLICANT

DATE OF APPLICATION

Roger Sheppard
27000 Stein Rd.
Sun, LA 70463

8/20/2015



St. Tammany Parish Department of Development,

I, Roger Sheppard, allow Travis Hulin of Joule Solar Energy to represent me at the Board of Adjustment meeting for a variance request concerning my ground mounted solar array.

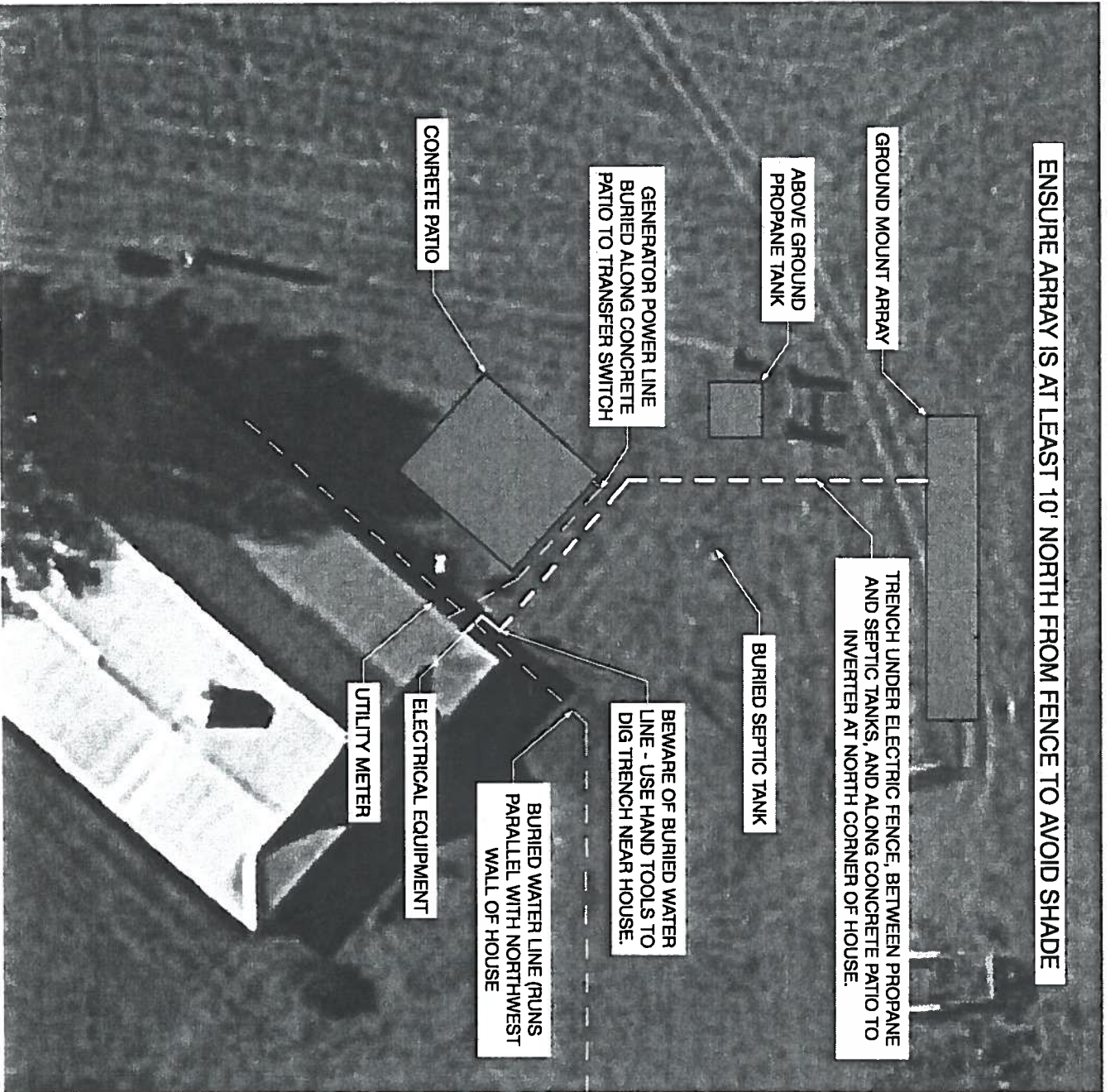
Thank you,

Roger Sheppard 8/20/15

Roger Sheppard

ATTESTED TO BY  TRAVIS HULIN
THIS 9 DAY OF SEP 2015

NOTARY PUBLIC

Kurt T. Bellow Jr.
Notary Public #67567
Parish of Jefferson
State of Louisiana
My Commission is for life



AREA LAYOUT



701 S ALEXANDER ST
NEW ORLEANS, LA 70119
T/ (504) 586-0625
F/ (504) 304-4259
WWW.JOULE-ENERGY.COM



SHEPPARD RESIDENCE
2900 STEIN/J FITZMORRIS RD
SUN, LA 70463

SYSTEM SIZE 6.48 KW
MODULE CO. STON
MODULE MO. STO-135
INV. CO. ABB
INV. MO. PVI-6000-TL
OF MODULES 48
OF INVERTERS 1

JOB NUMBER
15-168

SHEET

PV.1

Sheppard Solar Installation

Legend

- 660.0
- Line Measure

4. S 0 9 E 660.0

S 89 52' 30" W 660.0'

Sheppard Solar Array

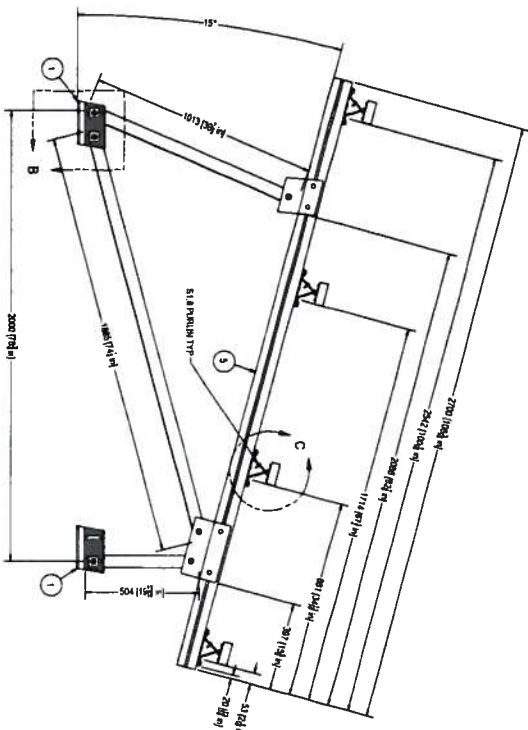
53' 8" x 12' 7"

N 89 52' 30" E 660.0'

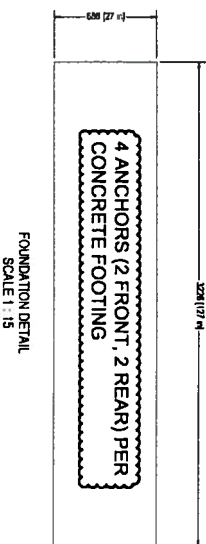
Survey error 0 feet.

N 0° 9' W 660.0'

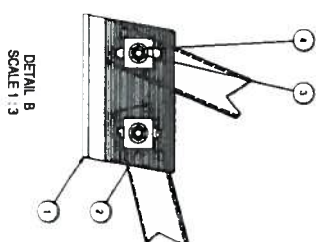


[illegible]

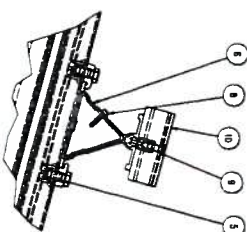
SUPPORT TRIANGLE
SCALE 1:10



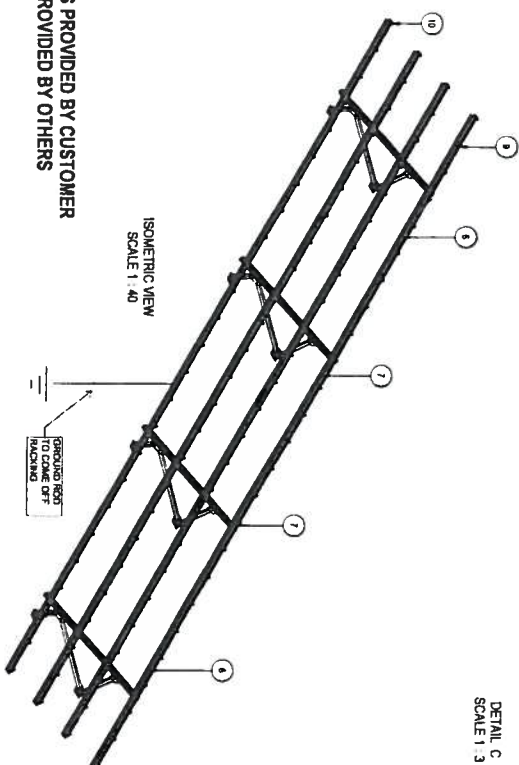
FOUNDATION DETAIL
SCALE 1 : 15



DETAIL B
SCALE 1:3



DETAIL C
SCALE 1:3



ISOMETRIC VIEW
SCALE 1 : 40

GROUND FROM
TO COME OFF
RACKING

NO.	DATE WHEN CASH IS PAID IN	APPROVED	RECEIVED:
1	By 15/07/15		Issue Of receipt
2			Updated (added, removed, transferred) Note
3			
4			
5			
6			
7			
8			
9			
10			

Client
Joule Energy
701 S. Alexander Street
New Orleans, LA 70119

SCHLETT
1801 CONCOURSE CENTER DR. | SHELBY NC 28150
TEL: (704) 995-4200 | Fax: (704) 995-4210
E-MAIL: MIA.SCHLETT@US
WWW.SCHLETT.US

PM443 2V x 24 15°
Exterior Racking Structure
Details and Parts List

Project Site:
Sheppard
2900 Stein Rd
Sun, LA 70463

1

Drawing Number:	
V9840.01	
COMMADEX 4046	SCALE
Sheet 1 of 1	SEE DIMENSIONAL

PRELIMINARY!
UNLESS THIS DRAWING IS SIGNED
AND SEALED BY A LICENSED
STRUCTURAL ENGINEER, IT IS
A PRELIMINARY DESIGN AND SHALL
NOT BE USED FOR CONSTRUCTION.

