

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, NOVEMBER 1, 2016 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX, BUILDING "B",
3RD FLOOR CONFERENCE ROOM, 21454 KOOP DRIVE,
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE OCTOBER 4, 2016 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2016-442-BOA

Request by applicant for a variance of a rear yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 22' requested. The property is located at 1001 River Court, Mandeville, Louisiana.

Applicant: Michael S. Cyr

BOA CASE NO. 2016-443-BOA

Request by applicant for "after the fact" variances for monument sign requirements in an MD-1 Medical Residential zoning district for border width from 2' permitted to approximately 12.4' requested and sign area from a maximum of 32 square feet permitted to approximately 81 square feet requested. The property is located at 601 Holy Trinity Drive, Mandeville, Louisiana.

Applicant: St. Anthonys Garden

BOA CASE NO. 2016-444-BOA

Request by applicant for a variance of landscaping requirements in a NC-4 Neighborhood Commercial Institutional zoning district. The property is located at 2235 9th Street, Mandeville, Louisiana.

Applicant: Kifayat Khan, P.E. (for Perverz Mussarat)

BOA CASE NO. 2016-445-BOA

Request by applicant for a variance of a front yard setback requirement in an A-2 Suburban zoning district from 50' required to approximately 44' requested. The property is located at 24455 Azalea Lane, Lacombe, Louisiana.

Applicant: Elizabeth Behrens

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING

3:00 PM - TUESDAY, OCTOBER 4, 2016

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The October 4, 2016 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Hand

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the September 6, 2016 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-402-BOA

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 15' requested.

Applicant: Janet & Terry Patton

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

The applicant and his contractor, Randy Varuso, appeared and made the following initial comments:

- We are in agreement with the staff comments.
- Mr. Patton has owned the property for over 50 years.
- There was a structure there before Hurricane Katrina.

Mr. Gordon: I know the contractor so I am recusing myself from voting on this matter.

Without discussion, it was moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance as requested.

**MOTION CARRIED UNANIMOUSLY
4-0 (with Mr. Gordon recusing himself)**

BOA CASE NO. 2016-403-BOA

Request by applicant for a variance of a front yard setback requirement for an accessory building in an A-2 Suburban zoning district from 40' required to 10' requested.

Applicant: Ann Borne

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

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

- As you can see the map shows the layout of our property.
- There was an arbitrary ruling by the parish regarding where our front yard setback is.
- Two of the houses around us face inward to each other and the other two are catacorner.
- All of the surrounding homes have no objection to our request.
- Im 70 and my husband is 72 and we intend to live here for the rest of our lives.
- This is a health and safety issue.

Mr. Ballantine: The roadway is all the way to the right. That is where they want to put the storage.

Mr. Gordon: Do the other houses front on River Road?

Ms. Borne: All get mail from the River Road side.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-404-BOA

Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 30' required to 25' requested.

Applicant: John W. Craft, Jr.

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

The applicant appeared on his own behalf.

Without discussion, it was moved by Mr. Brookter and seconded by Mr. Ballantine to grant the variance as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-405-BOA

Request by applicant for a variance to permit a fascia sign on an off-street side of the building in a HC-2 Highway Commercial zoning district.

Applicant: Genia Buras (for Agracel, Inc.)

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

The applicant was not present.

Mr. Ballantine: Im in favor... they need more signs.

Mr. Gordon: There are already two businesses there on the Highway 190 side.

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

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. 2016-442-BOA
Initial Hearing Date: November 1, 2016
Date of Report: October 18, 2016

GENERAL INFORMATION

Applicant(s) Name: Michael S. Cyr
Location of Property: 1001 River Court, Mandeville, Slidell
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Rear yard setback

OVERVIEW

The applicant is adding approximately 42 square feet to the rear of the house in order to expand the bedroom space for his children (see narrative from applicant attached).

STAFF COMMENTS

Since the total encroachment into the rear yard only constitutes approximately 42 square feet and only a 2 ½' foot encroachment into a small portion of the setback, and the fact that the HOA and surrounding neighbors have no objection, the staff has no objections to the variance request.

BOA CASE NO. 2016-442-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's name)

APPLICANT'S NAME (PRINT): MICHAEL S. CYR

MAILING ADDRESS: 1001 RIVER COURT

CITY/STATE/ZIP: MANDEVILLE, LA 70448

PHONE NUMBER: (504) 915-1442
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4

1001 RIVER CT MANDEVILLE LA FOREST BROOK
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:)

SEE ATTACHED (REAR YARD SETBACK FROM 25'
REQUIRED TO APPROXIMATELY 22' REQUESTED).

Michael Cyr 9-6-16
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION



Variance Application Form (Attachment)

Following divorce 2 years ago, I want to expand my home in Forest Brook Subdivision to accommodate separate rooms for my two sons and one daughter. The boys have shared a room since moving into the house in 2003 and it is the only house they have known. This is the one stable element for them since the divorce and they have many friends and classmates in the immediate neighborhood. I also have my business office in the house. My ex-wife has moved into the Woodlands so that the children can attend the same schools. We share custody 50/50 throughout the year.

I am engaged and anticipate having more children in the near future and any added family will require an added room to accommodate.

The variance is for approximately 42 SF into the rear set back of this corner lot and property owners on all sides have approved this addition as has the Forest Brook Homeowners Association.

I would appreciate all consideration for this request.

FOREST BROOK HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE, Request for Exterior Alteration

Date: 8.5.14

Owner: MICHAEL CYR

Phone: 504.915.1442

Address: 1001 RIVER CT

Email: CHELLC@BELLSOUTH.NET

Please complete this form in its entirety and indicate alteration below and provide full details of purpose and/or reason, type of materials and color(s) to be used and location on property. **Please note the setbacks/measurements of the improvement structure to all property lines.** A sketch of any improvements must be on a property plot plan indicating the location, setbacks and details to the home and property lines. Attach additional details, sketch to scale or architectural plan, materials, photos, specifications, etc. Homeowner is solely responsible for obtaining any necessary State of Parish permits. Once all necessary information is received, the committee will review and provide a written response.

- Tree Removal New Construction Fence Pool/Cabana Pergola/Patio
 Paint Driveway Ext. Landscaping Plan Addition Other

Setbacks/Measurements to all Property Lines: SEE ATTACHED

Name of Contractor and phone number: MICHAEL CYR 504.915.1442

When the above is completed, please sign and email or drop off with details, sketches to:

Renaissance Property Management, 506 E. Rutland St., Covington, LA 70433
OFFICE 985-624-2900 Email: info@renmgt.com

A response letter from the Association will be mailed upon approval or denial of this request.

Signatures and acknowledgement of adjacent property owners: This acknowledgement indicates an awareness of the intent and does not constitute approval or disapproval (if applicable, two signatures required):

Name (Signature): _____ Name (Signature): _____

Applicant Signature: Michael Cyr

<i>Forest Brook Homeowners Association Architectural Review Committee Section</i>	
Commence Work:	
Decision on Request: Approved: <input checked="" type="checkbox"/> Not Approved: <input type="checkbox"/> Date: <u>8/23/2014</u>	
Committee Signature: _____	Chairperson Signature: _____

RENAISSANCE
Property Management

August 23, 2016

Michael Cyr
1001 River Ct
Mandeville, LA 70448

Re: Home addition

Dear Mr. Cyr,

The Architectural Committee has approved your request for homeaddition with the following conditions:

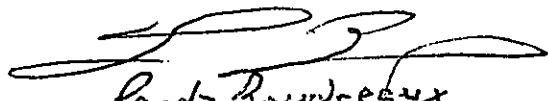
- Any deviation to these plans must be re-submitted to the committee for review and written approval;
- Homeowner is responsible for obtaining any permits required from the Parish;
- Homeowner will provide a copy of any required Parish permits before installation;
- Homeowner is responsible for complying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

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

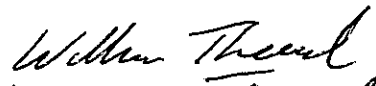

Rodney Durst

Association Manager for Forest Brook Homeowners Association, Inc.

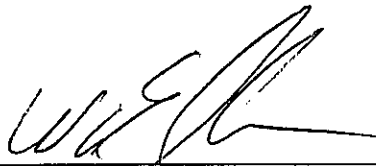
I have reviewed the plans for the addition at 1001 River Ct and have no objections to the project as it is presented.

Name  Randy Boudreaux Date 8/5/16

Address 1007 River Ct. Mandeville, La 70448

Name  William Theard Date 8-7-16

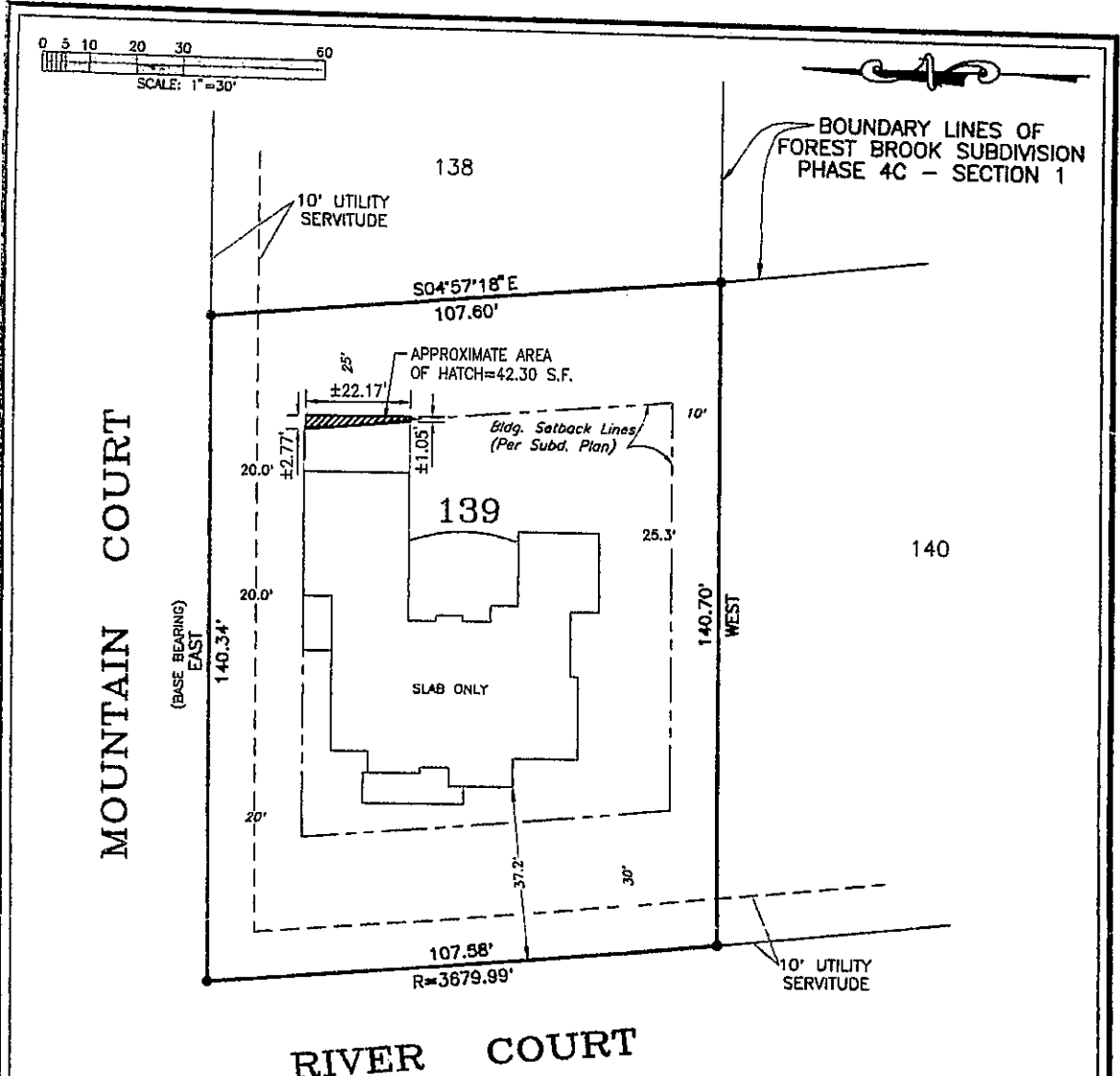
Address 1000 Creek Ct Mandeville, La 70448

Name  Date _____

Address 3025 Mountain Ct 70449

Name Keik Huber Date 8/20/2016

Address 3031 Mountain Ct. 70448



LEGEND

● = IRON ROD FOUND

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF FOREST BROOK SUBDIVISION, PHASE 4C - SECTION 1, BY FONTCUBERTA SURVEYS, INC., DATED 6-03-2002, REVISED 7-19-2002, RECORDED IN MAP FILE No. 2434 OF THE OFFICIAL RECORDS OF THE CLERK OF COURT OF ST. TAMMANY PARISH, LA.

NOTE:

ANY UTILITIES AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN OR NEAR THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

SLAB LOCATED HEREON 10-07-2002. *J.F.Z.*

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0245 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF LOT 139
 FOREST BROOK SUBDIVISION
 PHASE 4C - SECTION 1
 SITUATED IN SECTION 5
 TOWNSHIP 8 SOUTH
 RANGE 12 EAST
 ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:
 LIUZZA'S QUALITY HOMES, INC.,
 RESOURCE BANK,
 LANDMARK TITLE and
 FIRST AMERICAN TITLE INSURANCE COMPANY

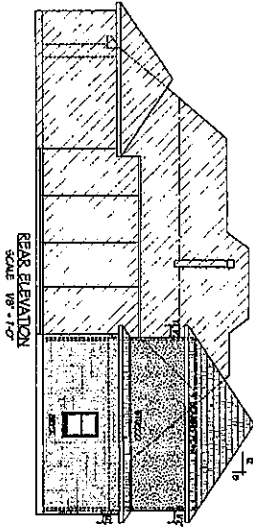
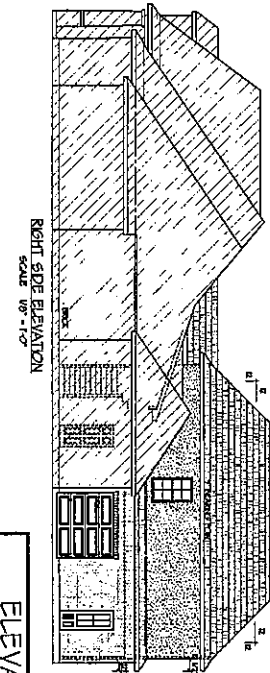
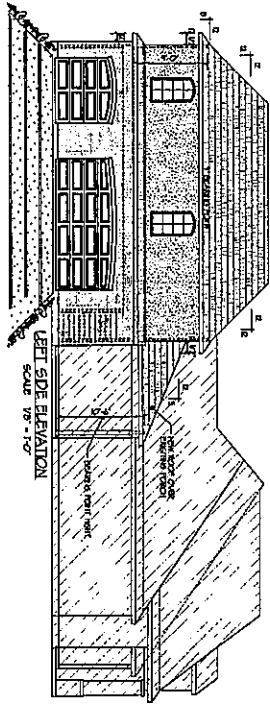
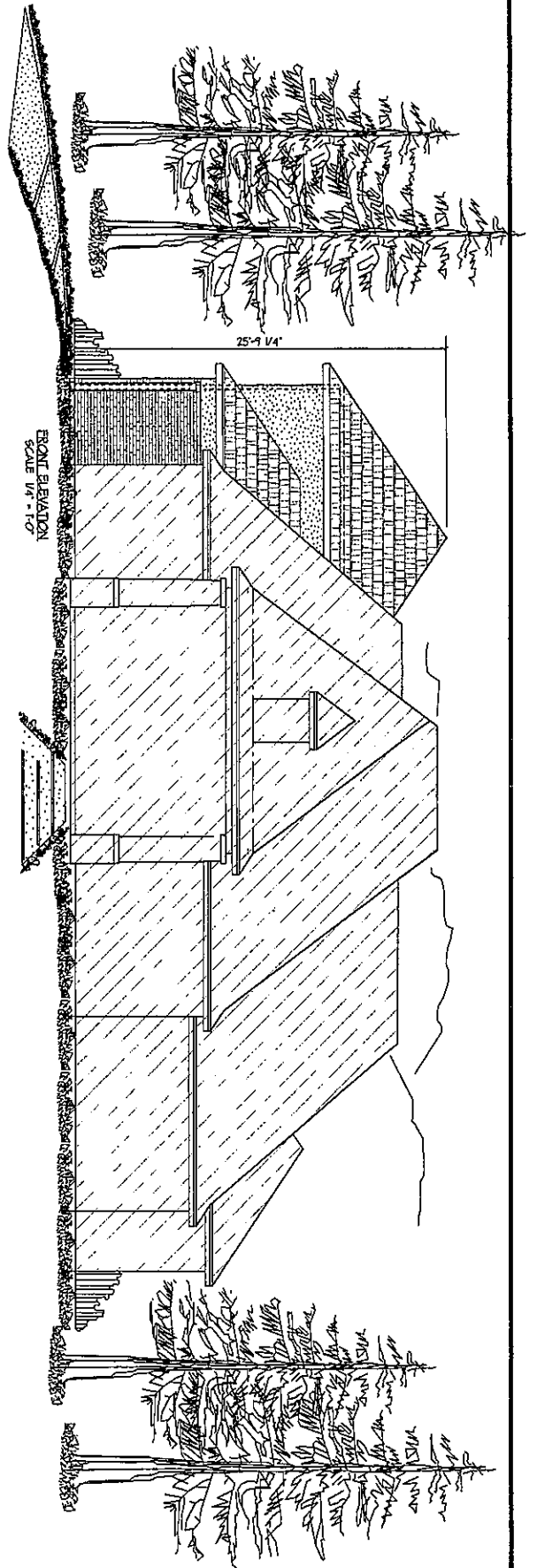


FONTCUBERTA
Surveys
 INCORPORATED

PROFESSIONAL
 LAND SURVEYORS

Thomas J. Fontcuberta
 SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
9-12-2002	1" = 30'		MFD	TJF	229890	127-896



All elevations are based on the information provided by the client. The architect is not responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

ELEVATIONS & SECTION

ARCHIBUS, INC.
 LOT 89, FOREST BROOK
 ST. TAMMANY PARISH, LA.

Design Tech
 Residential Planners, Inc.
 St. Tammany Parish, LA. SLIDELL, 984-447-4640
 COVINGTON 985-871-7211

DATE	4-27-15
PROJECT	ARCHIBUS, INC.
CLIENT	ARCHIBUS, INC.
DESIGNER	ARCHIBUS, INC.
DATE	4-27-15
PROJECT	ARCHIBUS, INC.
CLIENT	ARCHIBUS, INC.
DESIGNER	ARCHIBUS, INC.

ALL RIGHTS RESERVED.
 Email: info@design-tech.com

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

Case File Number: BOA Case No. 2016-443-BOA
Initial Hearing Date: November 1, 2016
Date of Report: October 18, 2016

GENERAL INFORMATION

Applicant(s) Name: St. Anthony Gardens
Location of Property: 601 Holy Trinity Drive, Covington, LA
Zoning of Property: MD-1 Medical Residential
Variance(s) Requested: Monument Sign size and borders

OVERVIEW

The applicant is asking for “after the fact” variances for a monument sign that far exceeds parish code requirements.

STAFF COMMENTS

The staff is unclear as to why the applicant proceeded to construct such a large monument sign without first consulting with the parish; however, in any case, the sign is grossly over the maximum sign area permitted by approximately 153% and border area by approximately 520%.

Furthermore, it’s the staff’s opinion that this request represents a “personal preference” as opposed to a “hardship” or “practical difficulty”; therefore, without any compelling argument as to how these requests would translate into anything other than a personal preference, the staff recommends denial of the variances requested.

BOA CASE NO. 2016-443-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's name)

APPLICANT'S NAME (PRINT): St. Anthony's Gardens

MAILING ADDRESS: 601 Holy Trinity Dr.

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: 504-5963083 (Home Phone #) 504-812-3245 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: MD-1
SAME

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)
(Specify other variance/appeal on line above)

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

Signage on Property
Brick work is 205 SF; Lettering ~ 33 SF*
when Logo added

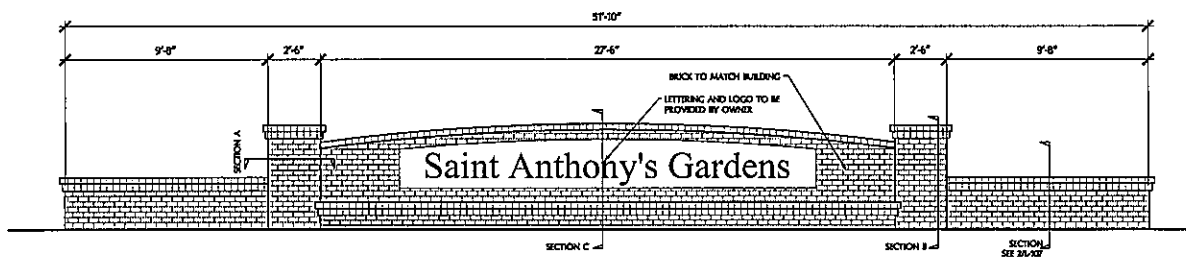
Kenneth W. Swartz 9/20/16
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION

Variance request of

1 - Variance of maximum width of border from 2 feet to 12.4 feet

2 - Variance of maximum allowable S.F. from 325# to 813#.

Kul Swain Jag



1

ENTRY MONUMENT SIGN

ELEVATION

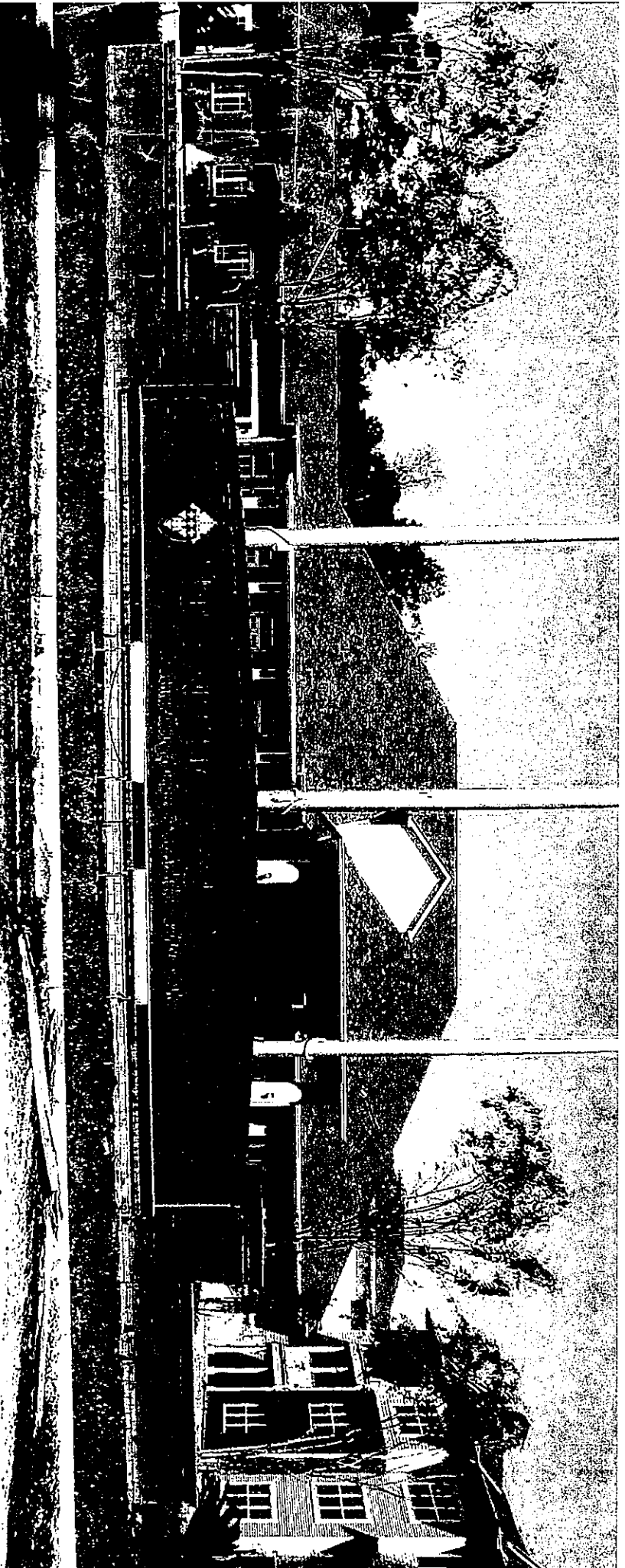
SCALE: 1/4" = 1'-0"

SECTION A

SCALE: 1/2" = 1'

NO 22 2218

2' Berden



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

Case File Number: BOA Case No. 2016-444-BOA
Initial Hearing Date: November 1, 2016
Date of Report: October 18, 2016

GENERAL INFORMATION

Applicant(s) Name: Kefayat Khan, P. E. (for Perverz Mussarat)
Location of Property: 2235 9th Street, Mandeville, Louisiana
Zoning of Property: NC-4 Neighborhood Commercial
Variance(s) Requested: Landscape planting requirements

OVERVIEW

The applicant's application states that his client wants to remove seventeen (17) trees from the 9th Street side landscape buffer; however, after the staff's recent meeting with the applicant, he has decided to reduce the number of trees requested to be removed from seventeen (17) to nine (9).

The reason the applicant has given for said removal of trees is due to the potential limited amount of land available for sewerage and the discharge depending on what's required by the Department of Environmental Quality (DEQ).

STAFF COMMENTS

After meeting with the applicant's representative on several occasions, the staff feels that the current proposal to remove only nine (9) trees from the general 9th Street side buffer and to mitigate said trees through either replanting trees elsewhere back onto the property, or to pay into the parish's tree mitigation bank for lost trees, is an acceptable solution.

Therefore, the staff has no objections to the variance request subject to the above stated comments.

BOA CASE NO 2016-444-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's name)

APPLICANT'S NAME (PRINT): KIFAYAT KHAN, PE

MAILING ADDRESS: 8211 GOODWOOD Blvd Suite B-2

CITY/STATE/ZIP: BATON ROUGE, LA 70806

PHONE NUMBER: (225) 330-7120 (Home Phone #) (850) 525-6612 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: NC-4 Neighborhood Comm First
2235-55 9th Street, Mandeville, LA 70471
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:)

REQUEST TO REMOVE (17) trees totaling (284) Caliper
& From 9th ~~th~~ street side only. THESE REMOVED
TREES SHALL REPLACE BY EQUAL OR MORE ^{class} #4, 1B & ^{class} shrub.

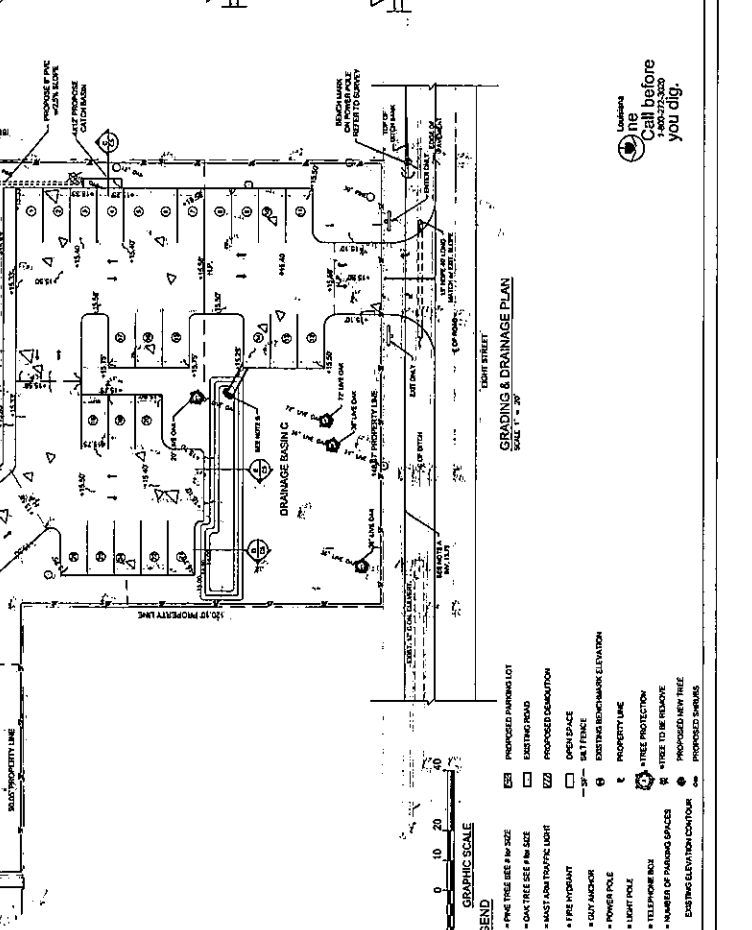
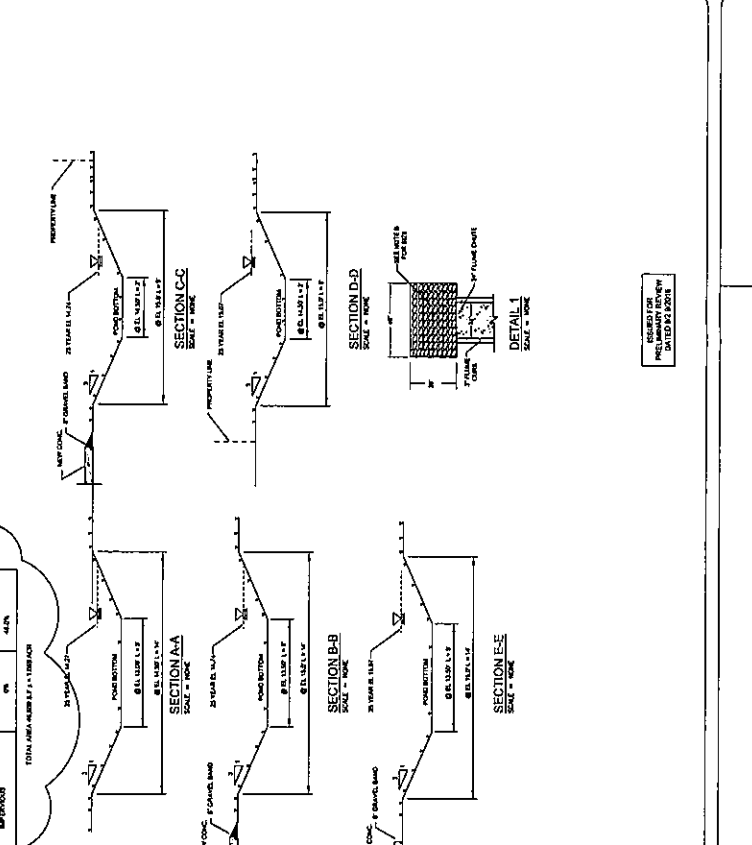
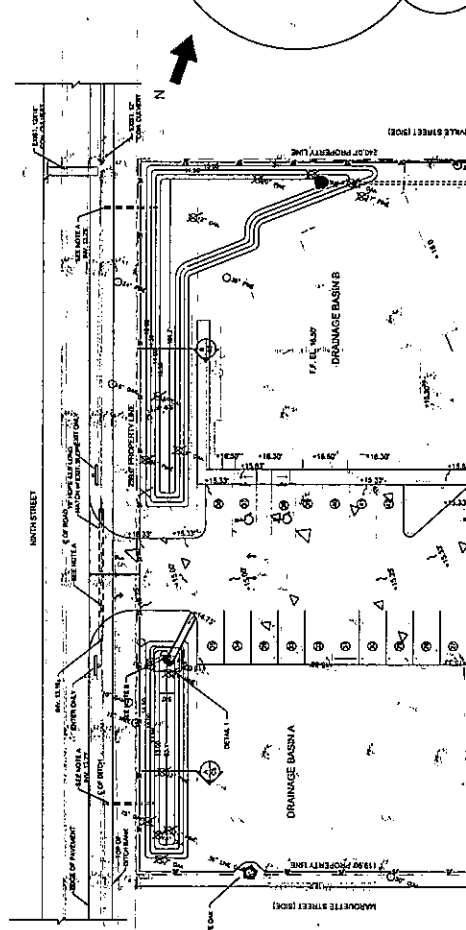
PER PARISH REQUIREMENT
Kifayat Khan 9/30/2016
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION

KIFAYAT KHAN

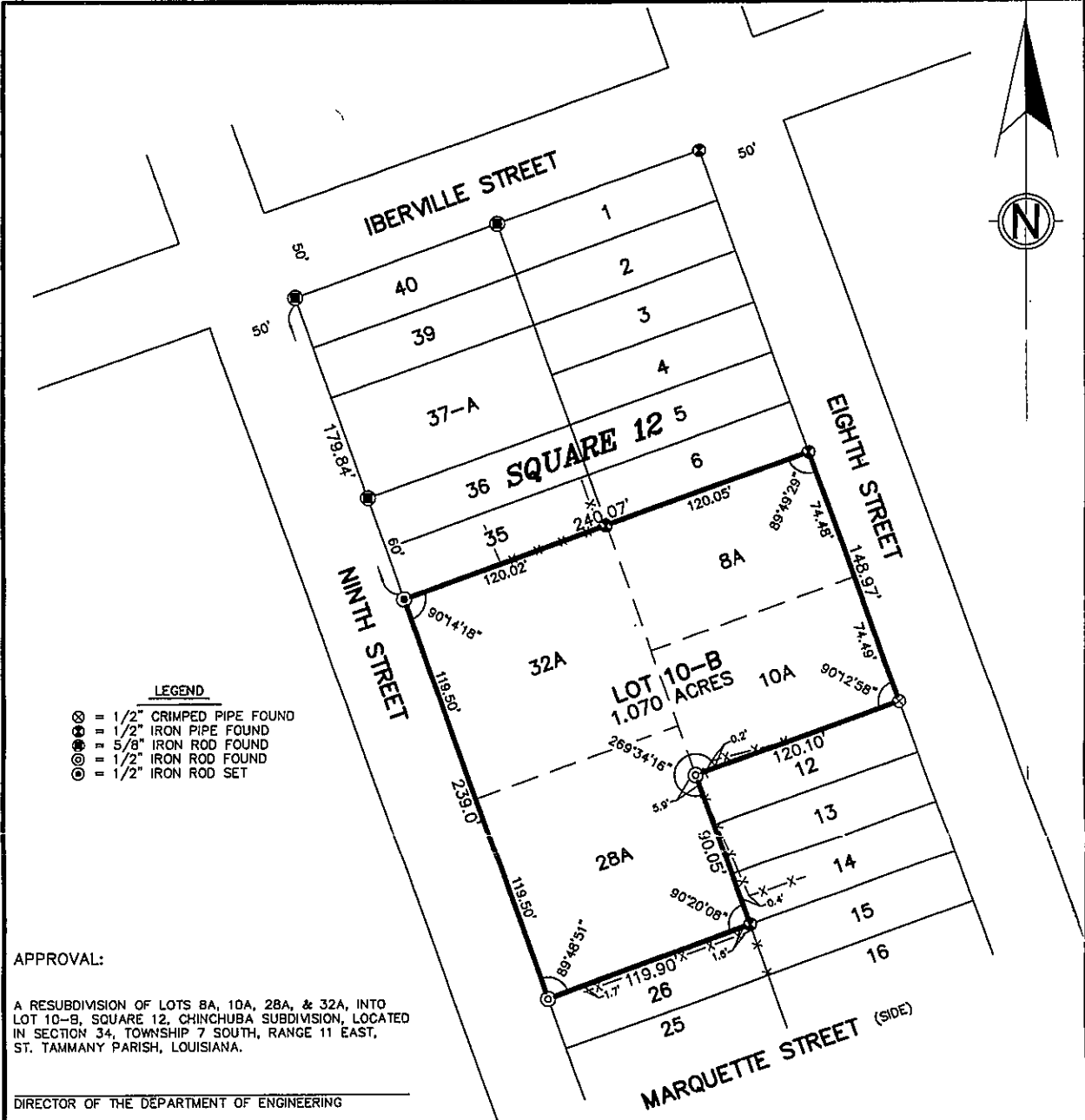
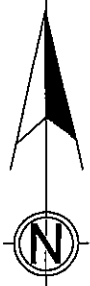
GENERAL NOTES

1. ALL UTILITIES SHALL BE SHOWN WITH THE NORMAL DIMENSIONAL TYPICAL CONTROL.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY WORK IN THE ULTILE.
3. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
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16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.

DRAINAGE BASIN A		DRAINAGE BASIN B		DRAINAGE BASIN C	
TOTAL AREA (S.F.)	% IMPERVIOUS	TOTAL AREA (S.F.)	% IMPERVIOUS	TOTAL AREA (S.F.)	% IMPERVIOUS
11,727.17	0	11,727.17	0	11,727.17	0
AREA OF PAVEMENT	0	0	0	0	0
AREA OF ROADS	0	0	0	0	0
CONCRETE W/PAVING LOT	18.89	11.30	0	0	0
DRY SPACE	100%	100%	100%	100%	100%
IMPERVIOUS	0%	0%	0%	0%	0%
TOTAL AREA (S.F.)	11,746.06	11,738.47	11,727.17	11,727.17	11,727.17
% IMPERVIOUS	0%	0%	0%	0%	0%



Call before you dig.



- LEGEND**
- ⊗ = 1/2" CRIMPED PIPE FOUND
 - ⊙ = 1/2" IRON PIPE FOUND
 - ⊕ = 5/8" IRON ROD FOUND
 - ⊖ = 1/2" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET

APPROVAL:

A RESUBDIVISION OF LOTS 8A, 10A, 28A, & 32A, INTO LOT 10-B, SQUARE 12, CHINCHUBA SUBDIVISION, LOCATED IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0240 E, dated August 16, 1995.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Joe Albe by John E. Bonneau, Surveyor, dated March 16, 1998, filed St. Tammany Parish Clerk of Court Map File No. 1630.

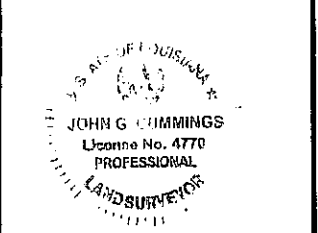
503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Pervez Mussarat**

SHOWING A SURVEY OF: **A RESUBDIVISION OF LOTS 8A, 10A, 28A & 32A, INTO LOT 10-B, SQUARE 12, CHINCHUBA SUBDIVISION, LOCATED IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 13342

DATE: 12-9-2013

REVISED:

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

Case File Number: BOA Case No. 2016-445-BOA
Initial Hearing Date: November 1, 2016
Date of Report: October 18, 2016

GENERAL INFORMATION

Applicant(s) Name: Elizabeth Behrens
Location of Property: 24455 Azalea Lane, Lacombe, LA
Zoning of Property: A-2 Suburban
Variance(s) Requested: Front yard setback

OVERVIEW

The applicant is requesting to add a large addition to the existing smaller older house and align it with same along the front edge. The applicant states the need for the addition in order to live on the premises in order to take care of her mother (see narrative from the applicant attached).

STAFF COMMENTS

Since the addition will not encroach any further into the front setback than the existing home, and given the fact that the addition is over 138' from the side yard (large lot), the staff has no objections to the variance request; however, would like to know if any of the neighbors have been consulted about said addition.

BOA CASE NO. 2016-445-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's name)

APPLICANT'S NAME (PRINT): Elizabeth Behrens

MAILING ADDRESS: 24455 Azalea Lane

CITY/STATE/ZIP: Lacombe LA

PHONE NUMBER: 985 626 7048 713 269 0538
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 Suburban
24455 Azalea Lane Lacombe 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:)

Variance for a front yard setback from 50' required by the parish, to 44' requested by the applicant.


SIGNATURE OF OWNER/APPLICANT

10-4-16
DATE OF APPLICATION

I am planning to build an addition to an existing house that would allow me to live with my husband. My 86 year old mother lives in the current structure and is in poor health. Living on premises will allow for me to take care of my mother and avoid assisted living/nursing home care.

The existing structure is 44' from the property line. Appearance of the structure will be enhanced by aligning the front of the new structure with the old. This will also facilitate the installation of a functional breeze way.

The acre of land behind the structure is fully wooded. I would prefer to build on existing cleared land so as to avoid removal of trees and vegetation that would disrupt the natural beauty of the land.

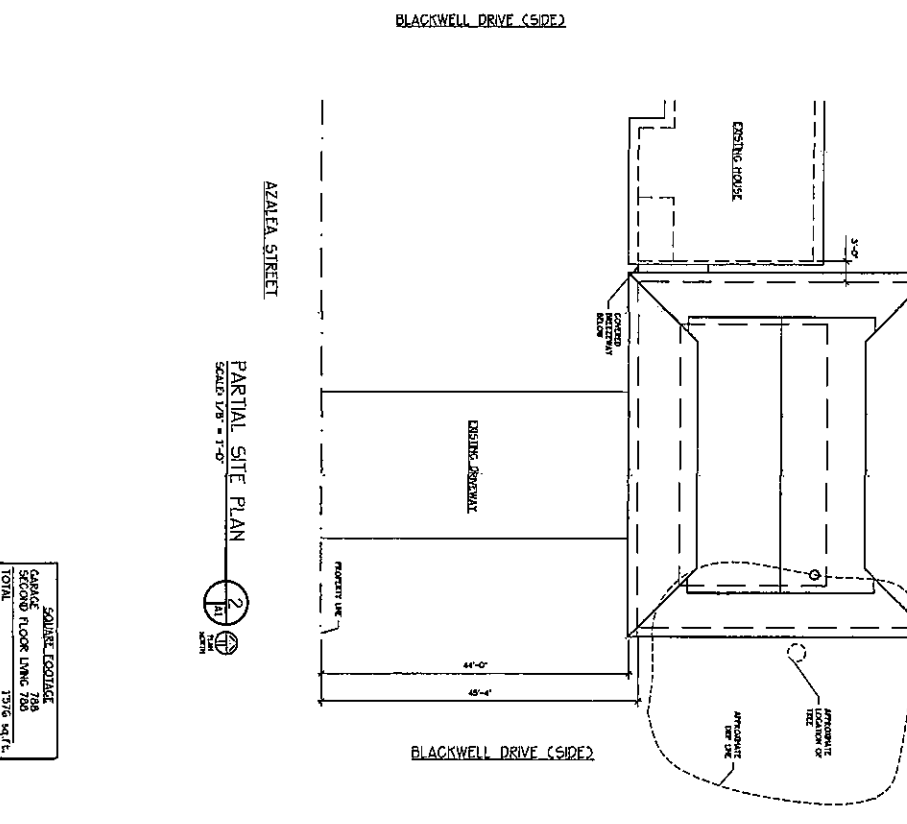
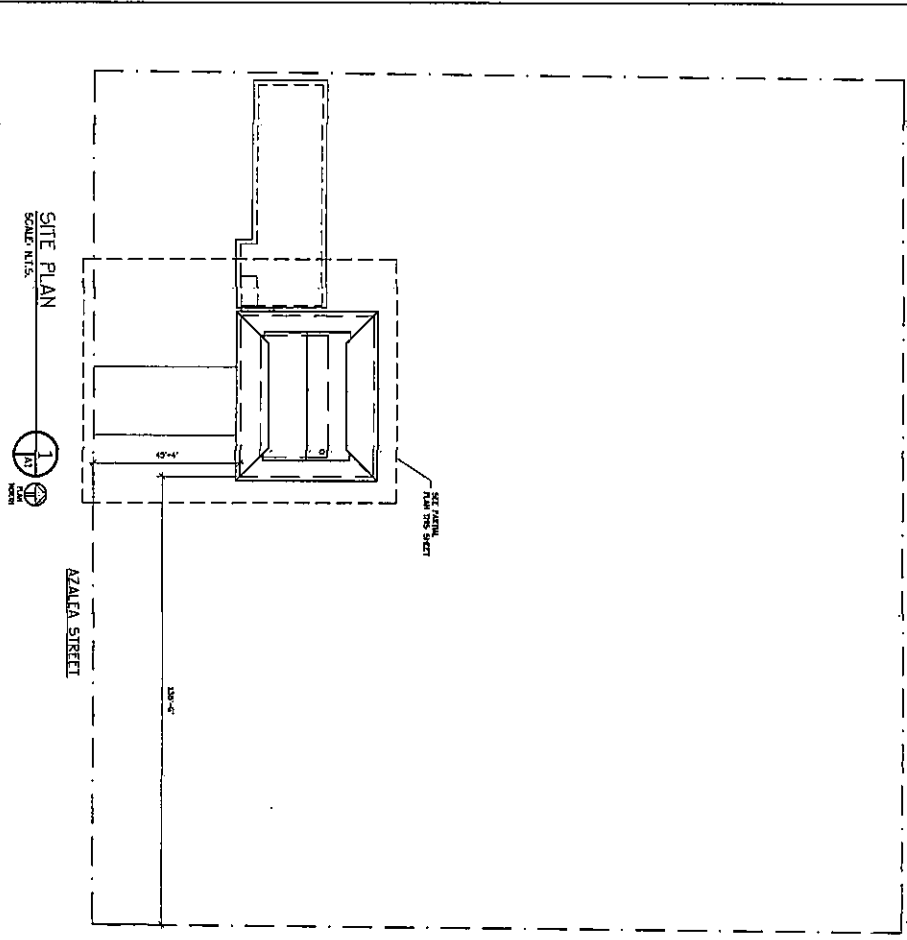
The neighbor across the street has the same size lot ($1\frac{1}{2}$ acres) and his structure is also less than 50' from the street.

Behrens Residence

24455 Azalea Street
St. Tammany Parish, Louisiana

THE ARCHITECTS HEREBY CERTIFY TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE INFORMATION IS TRUE AND CORRECT. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION CONTAINED HEREIN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

- NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.

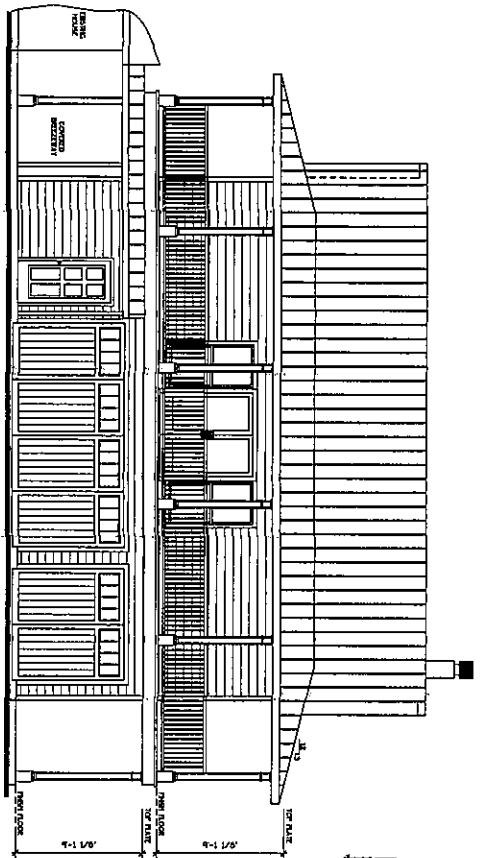


SQUARE FOOTAGE	788
GARAGE	788
SECOND FLOOR	788
TOTAL	1776

Behrens Residence
St. Tammany Parish
24455 Azalea Street
Big Branch, LA.

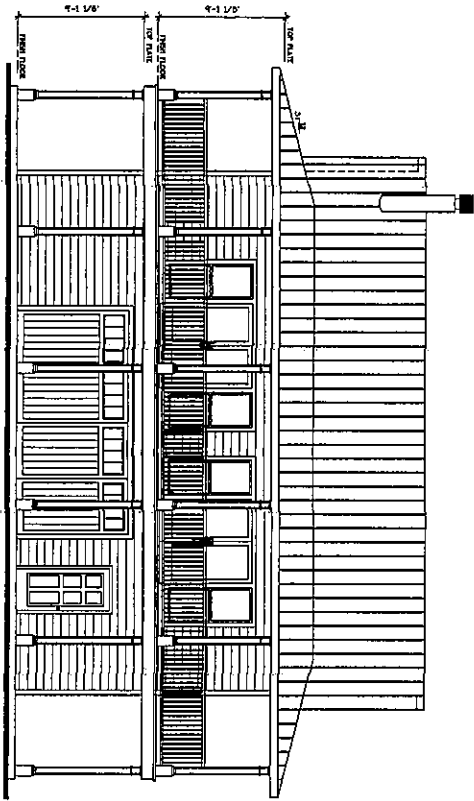
ESS
E.S. Services
P.O. Box 990
Houma, LA 70470
(504) 578-0817
www.essservices.com

<p>DATE: 10/15/2010 PROJECT: BEHRENS RESIDENCE DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/8" = 1'-0"</p>	<p>A1</p>
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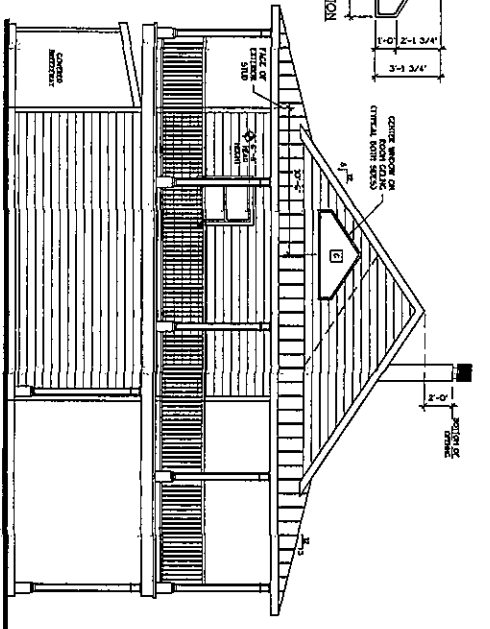
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



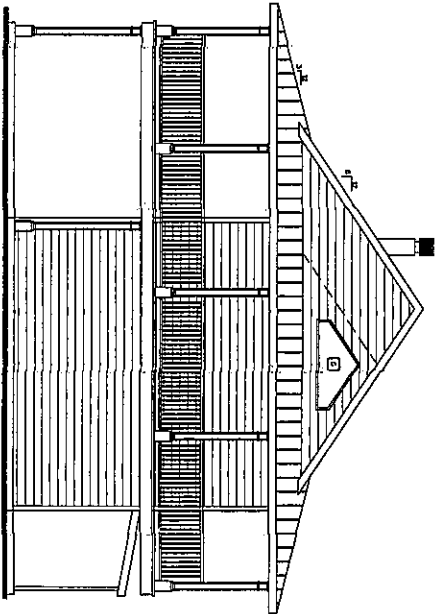
REAR ELEVATION

SCALE: 1/4" = 1'-0"



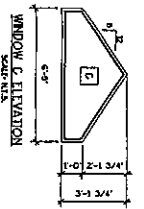
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



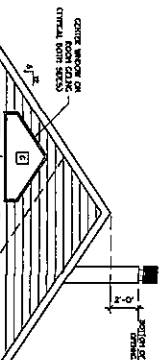
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



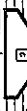
WINDOW C ELEVATION

SCALE: 1/4" = 1'-0"



GABLE WINDOW OR OTHER ROOM CEILING

SCALE: 1/4" = 1'-0"



7 SHEET 6 OF 1238 FROM 241205-01 B & A REDUCED FROM SCALE REDUCED ACCORDINGLY

Behrens Residence
 St. Tammany Parish
 24455 Azalea Street
 Big Branch, LA.

ESG
 E.S. SERTICES
 P.O. BOX 598
 Mandeville, LA 70470
 (504) 578-8817
 www.esgservices.com

Drawn by: [Name]
 Date: [Date]
 Sheet No. **A3**

CONSTRUCTION DOCUMENT PHASE

