

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, MAY 6, 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 APRIL 1, 2014 MINUTES

PUBLIC HEARINGS

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. The property is located at 1664 Vela Cove, in Clipper Estates Subdivision, Slidell, Louisiana.

Applicant: Judy Dubroca

(POSTPONED FROM THE APRIL 1, 2014 MEETING)

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. The property is located at 70457 LA Highway 21 in the Pelican Landing Shopping Center, Covington, Louisiana.

Applicant: Jered Bowers/Barrister Global

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. The property is located at 90 Hummingbird Road, in Tchefuncta Country Club Estates, Phase II, Covington, Louisiana.

Applicant: Claude Lagalante

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. The property is located at 351 Forest Loop, in Deer Run (a.k.a. Woodridge on the Lake, Phase 3) Subdivision, Mandeville, Louisiana.

Applicant: Jerry E. Schaefer

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. The property is located at 216 Highland Drive in De Val Estates Subdivision, Mandeville, Louisiana.

Applicant: Beatriz B. Reehlmann

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.

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. The property is located northeast of the intersection LA Highway 21 and LA Highway 1083, in the vicinity of Waldheim, Louisiana.

Applicant: AP Towers, L.L.C.

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. The property is located at the intersection of LA Highway 21 and N. Azalea Drive, Covington, Louisiana.

Applicant: Advanced Mortgage Company

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. The property is located at 1665 Dove Park Road, Mandeville, Louisiana.

Applicant: JDM Development, L.L.C.

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. The property is located at 180 New Camellia Boulevard, Covington, Louisiana.

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, APRIL 1, 2014

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

The April 1, 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

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the March 5, 2014 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 14-04-006

Request by applicant for a variance to permit the 50' wide perimeter no cut buffer on the property to be waived in an A-1 Suburban district.

Applicant: Brian Taylor & Dawn Trigueros

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

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

- There are fences all around my property line.
- I should have done more research on this issue.

Mr. Brookter: So you have fences around your property?

Mr. Trigueros: Only long the "strip" side.

Mr. Gordon: Are you clear cutting all the way around?

Mr. Trigueros: Just underbrush and scrub trees.

(General discussion ensued about the trees on the property and sizes...)

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

Mr. Ballantine: I'm opposed to it. The guy on the west side has not provided any comments.

MOTION CARRIED 4 YEAS AND 1 NAY

BOA CASE NO. 14-04-007

Request by applicant for variances for an "after the fact" boathouse relative to the length of the structure from a maximum of 50' permitted to 62' requested, the size from a maximum of 800 square feet permitted to approximately 1340 square feet requested, and to permit the structure to extend beyond the bulkhead in an A-4 Single Family Residential district.

Applicant: Phillip John Clesi

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

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

- I apologize for filing "after the fact".
- I own two adjacent lots and put in a bulkhead.
- My contractor told me that I needed to build the boathouse first.
- When the contractor was almost finished, I asked him if he had obtained a permit because I did not see any building permit sign on my property.
- I plan to put both lots together.
- I have over \$450,000.00 invested in the property.
- I want to keep boats and a jet ski there.

Mr. Brookter: Any issues as to how far the boathouse extends into the canal?

Mr. Clesi: Not that I'm aware of.

Mr. Gordon: This needs to be addressed to the license board. They knew that they needed a permit.

Ms. JoAnn Ferraia-Mo, 201 P.K. Way, Slidell, LA, appeared in opposition and made the following initial comments:

- I don't like conflict... I hate to be here.
- The boathouse lacks aesthetics... the look and the size.
- It diminishes the value of my property.
- It effects the visibility of the lake and the New Orleans skyline.
- This was built without a permit.

- It looks like a commercial structure.
- I'm amazed that Mr. Clesi didn't know that he needed a permit.

(Ms. Ferraia-Mo presented a package of pictures for the board to review.)

(Mr. Clesi gave some rebuttal time to his neighbor, Mr. Paul Kosbob, 169 Carr Drive, Slidell, LA whom made the following comments:)

- I have no problems with this.
- Her boathouse blocks the view more than Mr. Clesi's.
- This is not commercial... he will be building a nice house.
- His boathouse is 7' more inward than hers.
- He will be getting the house and boathouse permit together.

(Mr. Clesi's rebuttal...)

- My roof line is less intrusive.
- I know about permits. My contractor should have filed for the permit.
- I'm just trying to build a retirement home.

(Ms. Ferraia-Mo's rebuttal...)

- I am worried about my property.

Moved by Mr. Ballantine and seconded by Mr. Schneider to deny the variance request and to give the applicant ninety (90) days in which to comply with parish code.

MOTION CARRIED 4 YEAS AND 1 NAY

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 read the staff report into the record...)

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

- I have an approval letter from the homeowners association.

Mr. Gordon: You have 2 setbacks in this subdivision of 5' on one side and 7' on the other. Also,

you have a 10' wide drainage easement where the structure encroaches.

Mr. Fandal: Who did the pergola?

Ms. Dubroca: We did.

(Discussion ensued amongst the board members regarding tabling this matter to look further into this matter before rendering a decision...)

Mr. Fandal: I would like to get some comments from our Engineering Department concerning the structure being located within the drainage servitude.

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

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. 14-04-008
Initial Hearing Date:	April 1, 2014
Date of Report:	March 11, 2014

GENERAL INFORMATION

Applicant(s) Name:	Judy Debroca
Location of Property:	1664 Vela Cove, Slidell, Louisiana
Zoning of Property:	Planned Unit Development (P.U.D.)
Variance(s) Requested:	Side yard setback and open space requirement

OVERVIEW

The applicant seeks variances for a side yard setback and open sky requirements only after constructing an "after the fact" accessory structure without obtaining a parish building permit.

STAFF COMMENTS

First of all, if the applicant or contractor had simply contacted the permits department prior to commencing any construction on the site, she would have been apprised as to what the code requirements were and therefore could have avoided this predicament.

Secondly, it appears that the structure can be modified by either reducing the size of the imprint and/or moving the structure by attaching it to the existing cabana, thereby eliminating or mitigating the need for variances requested.

Thirdly, even though the applicant has provided a letter of no objection from the presumed adjacent next door neighbor affected (no address or lot number depicted on letter), the applicant has not produced a letter of no objection from the homeowners association.

And lastly, the proposed eaves being within 6" of the property line is not acceptable due to the fact that it poses potential issues with runoff and/or erosion onto the next door neighbors property.

Therefore, for the reasons as stated above, the staff recommends denial of the variances requested, and also based on our opinion that the applicant has not demonstrated a practical

difficulty or particular hardship as mandated pursuant to Article 3. Administration and Enforcement, Section 3.0104 Board of Adjustment, Paragraph (B.) Powers of the Board, Item (3.) of the St. Tammany Parish Unified Development Code.

BOA CASE NO. 14-04-008 (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: Judy Dubroca

MAILING ADDRESS: 1664 Vela Cove

CITY/STATE/ZIP: Slidell LA. 70458

PHONE NUMBER: 985 201 8515 504 451 1786
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PUD

1664 Vela Cove Slidell LA Clipper Estates
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- ☒ A variance of the (Unified Development Code)
 - ☐ Appeal of an adverse decision made by a parish official(s)
 - ☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- ☒ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

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

(Please state on the following lines below your specific request for a variance/appeal:)
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Variance Request to Reduce side Property line
Setback From 5' Required by Parish To 2' Requested
by Applicant. and open sky from 2' required to 6" requested

Judy Dubroca
SIGNATURE OF APPLICANT

2-7-14
DATE OF APPLICATION

Applicant wishes to acquire a semi shaded area to keep and use outdoor cooking supplies (barbeque pit, table and chairs.) Structure is close to property line to avoid interfering with plumbing and electrical lines between pool utilities (pumps, heater, etc.) and the hot tub and pool itself.

Ron Keller

From: Paul Carroll
Sent: Wednesday, April 23, 2014 10:23 AM
To: Ron Keller
Cc: Alycia M. Adams
Subject: 1664 Vela Cove -- Lot 27 Clipper Ph 4b
Attachments: Clipper Estates Ph 4-B Recorded Plat_rs.pdf; Clipper Estates Ph 4-B As Built Paving & Drainage_rs.pdf

I looked at this as requested. The structure is located on top of a 18" RCP based on the as-built drainage plan. See attached. The aerial also makes it appear that this is the case. I didn't find a utility plan, but since this leads to a canal, there probably isn't any utilities in it.

The drainage is privately maintained. The owner should be getting permission from Clipper Estates Subdivision Master Homeowners, INC before keeping the structure in their easement.

Also, typically for a permit to be issued on something like this, we'd ask for a plan showing how the lot drainage can be made to work without adversely affecting the neighbor's drainage. They should probably go ahead and submit this to Alycia for review to prove it can work; they'll have to anyway when they apply for the after-the-fact building permit.

Thanks

Paul Carroll, P.E.
Drainage Engineer
St. Tammany Parish Government, Dept. of Engineering
898-2552

Any e-mail may be construed as a public document, and may be subject to a public records request.

Ron Keller

From: Paul Carroll
Sent: Wednesday, April 23, 2014 10:25 AM
To: Ron Keller
Cc: Alycia M. Adams
Subject: RE: 1664 Vela Cove -- Lot 27 Clipper Ph 4b

I just found the water and sewer plans. It didn't show water or sewer in the easement.

Thanks

Paul Carroll, P.E.
Drainage Engineer
St. Tammany Parish Government, Dept. of Engineering
898-2552

Any e-mail may be construed as a public document, and may be subject to a public records request.

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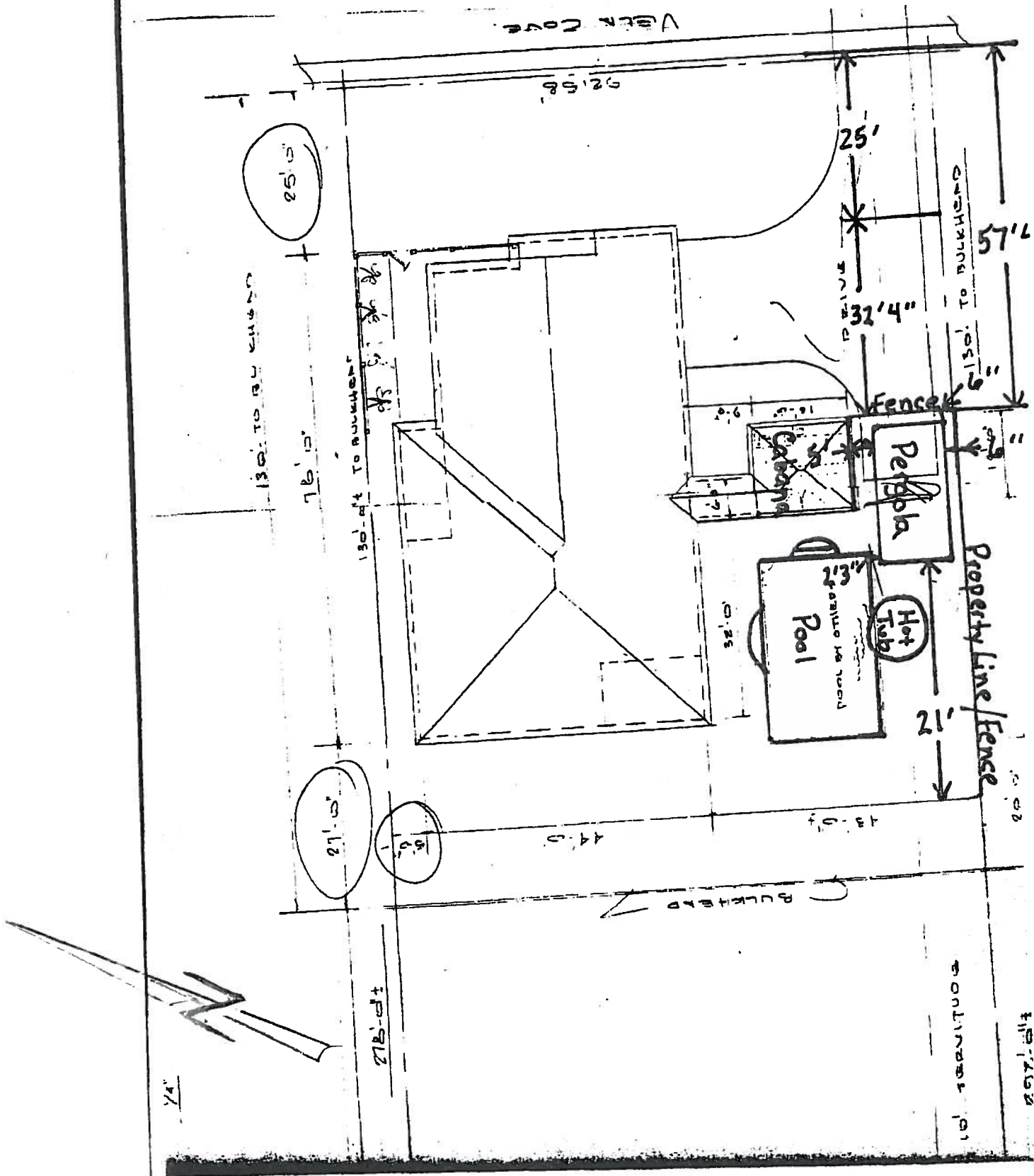
To Whom It May Concern:

The current structure being built at 1664 Vela Cove in Slidell, La has been given notice by the St. Tammany Zoning Board. The reason for this is due to the fact that the structure currently does not meet their specifications based on the current zoning laws. The poles that have been set in the ground with concrete have been placed in their current locations due to the fact that the plumbing underneath the ground for the pool would have been compromised. There is supposed to be a 5 foot buffer area from the property line of the adjacent property, but the current buffer area is only at 6 inches. This structure is a free standing overhang that is to be used for an outdoor kitchen area that has been done with much time and effort to ensure that the quality does not compromise the current property value of our dwelling or of those around it. We have taken the necessary precautions to ensure that it has been built and designed to with stand time and does not pose any threat in the case that severe weather may occur. We are applying for a variance with the zoning board to allow this structure to be completed where it currently stands. We ask that you please sign below this letter to show proof that this structure has been done in good taste and does not any affect the surrounding properties. We thank you in advance for your support in this matter.

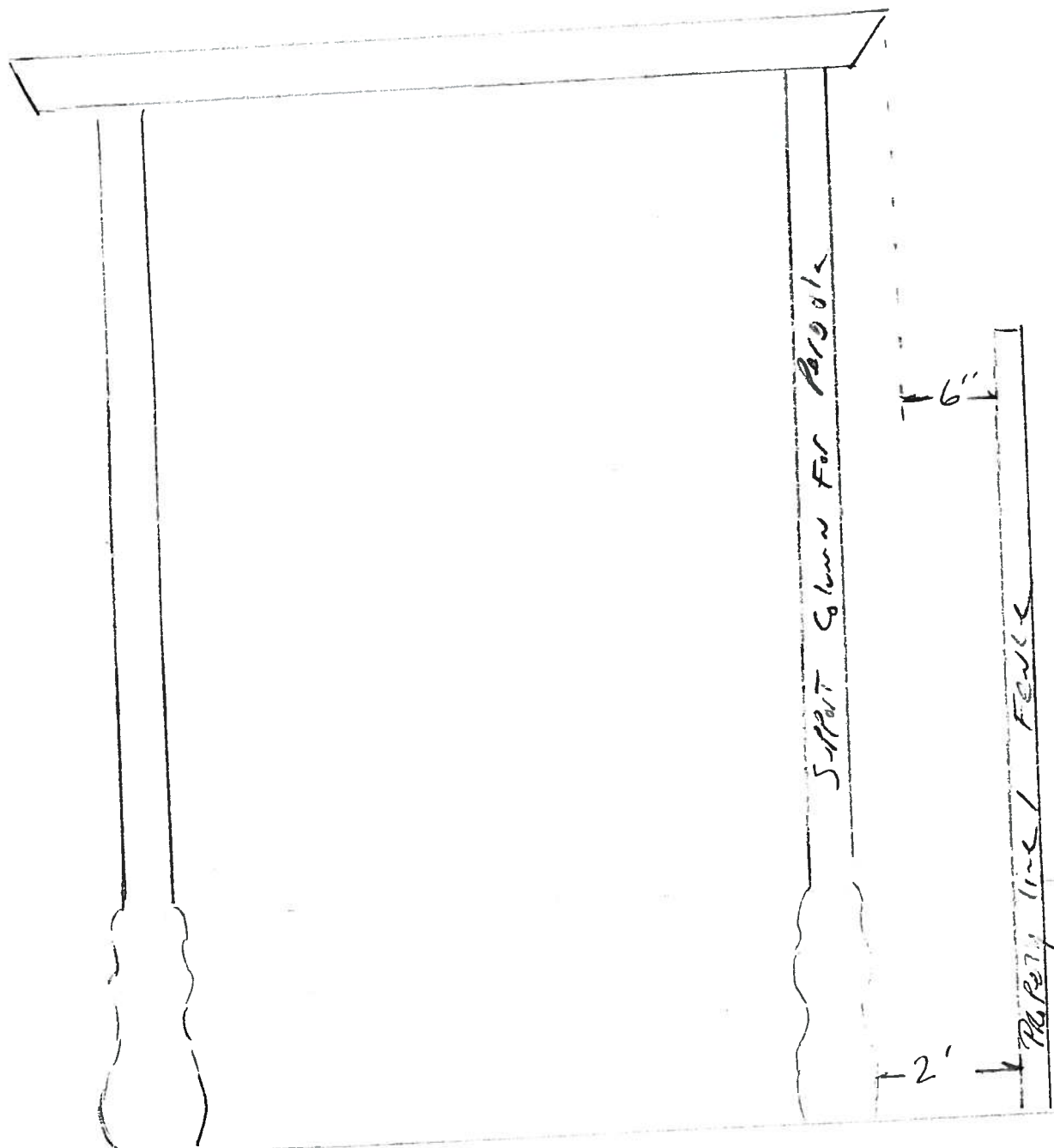
Sincerely,
Jimmy and Judy Dubroca



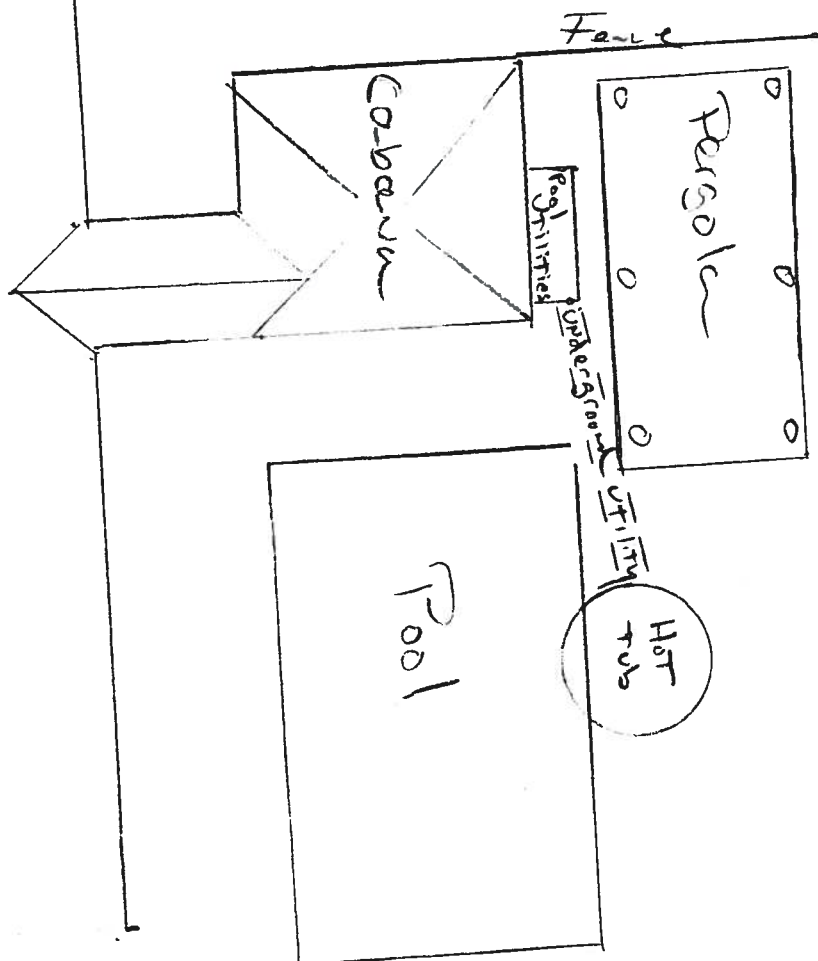
Site Plan



Property line Detail



Main House



Fence line

indoor and utility detail

To Whom It May Concern:

On October 24, 2013, we will begin construction on a new over hang and outdoor kitchen in the pool area of our yard at 1664 Vela Cove in Slidell, La. Although there will be the use of power tools during this process, we will try to keep the noise at a minimum and not during the early or late hours of the day. This new construction will be on the adjacent property line to yours but will not exceed our property line. We would like you approval to start this new addition to our property and move forward with this process. Thank you for your time and consideration in this matter.

Sincerely,
Jimmy and Judy Dubroca

Ray Lavigne
(Print)
Ray Lavigne
(Signature)

N16°45'05"E

21.59'

N17°55'59"W

75.15'

EDGE OF SUBD.

LOT 28

292.98'

LOT
27

278.48'

LOT 26

20' DRAIN ESMT.
10' EACH SIDE

FOUND REF. NAIL IN
BULKHEAD @ 130.44'

FOUND REF. NAIL IN
BULKHEAD @ 130.31'

S70°41'45"W

N70°41'45"E

FOUND 1/2"
REBAR

FOUND 1/2"
REBAR

S19°18'15"E-92.58'

VELA COVE

50' R.O.W.

BM "X" ON CURB @
LOT LINE 27/28
EL. 8.53'

BUILDING SETBACKS:
FRONT - 25'
SIDES - 5' & 7'
REAR - 25' FROM WATER

ADDRESS: 1064 VELA COVE

I CERTIFY THAT THIS PLAT
REPRESENTS 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.

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.I.R.M. 4-2-91
22520505350
ZONE A-10 B.F.E. 13'
*Verify prior to Construction
with Local Governing Body

SURVEY NO.
1031370

DATE:
4-25-03

REVISED:

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: LP

SCALE: 1"=50'

FOUND 1/2"
REBAR

FOUND 1/2"
REBAR

519°18'15"E-92.58'

VELA COVE

50' R.O.W.

BM "X" ON CURB @
LOT LINE 27/28
EL. 8.53'

BUILDING SETBACKS:
FRONT - 25'
SIDES - 5' & 7'
REAR - 25' FROM WATER

ADDRESS: 1004 VELA COVE

I CERTIFY THAT THIS PLAT
REPRESENTS 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.

SURVEYED IN ACCORDANCE WITH
THE LOUISIANA "MINIMUM
STANDARDS FOR PROPERTY
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BEARINGS ARE BASED ON RECORD
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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.I.R.M. 4-2-91
22520505350
ZONE A-10 B.F.E. 13'
Verify prior to Construction
with Local Governing Body

SURVEY NO.
1031370

DATE:
4-25-03

J. V. BURKES & ASSOC., INC.

2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: KP

SCALE: 1"=50'

REVISED:

SURVEY MAP OF: LOT 27

LOCATED IN: CLIPPER ESTATES - PHASE 4-B

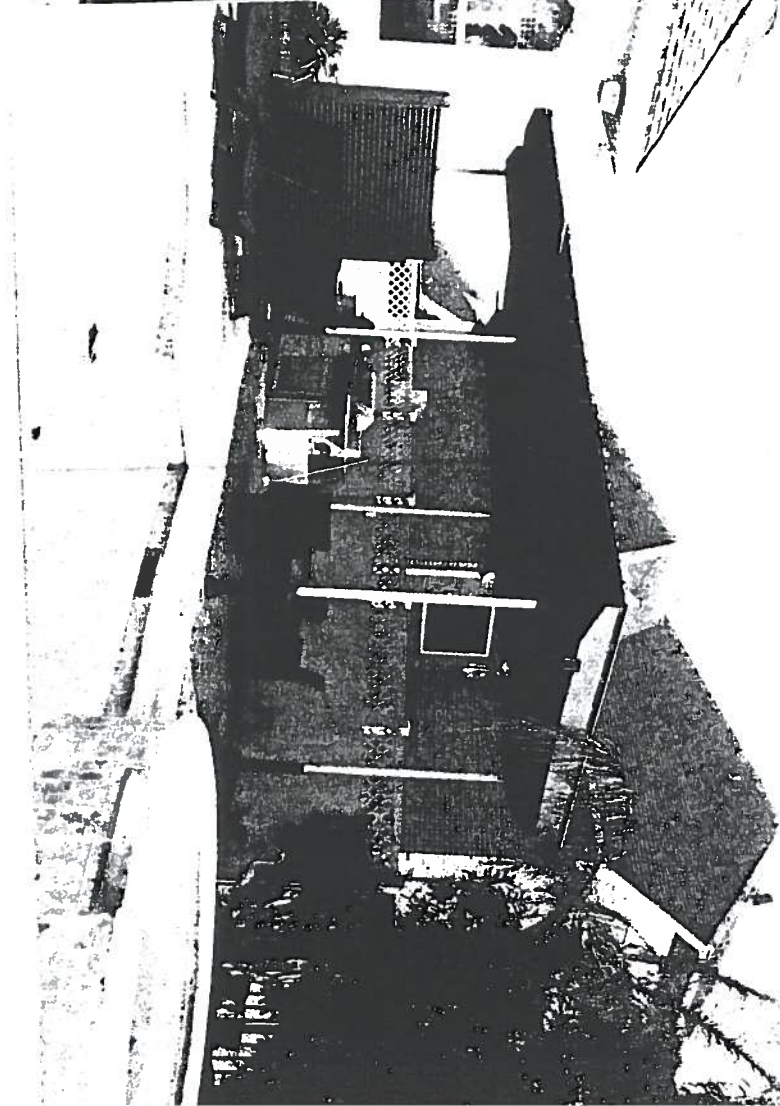
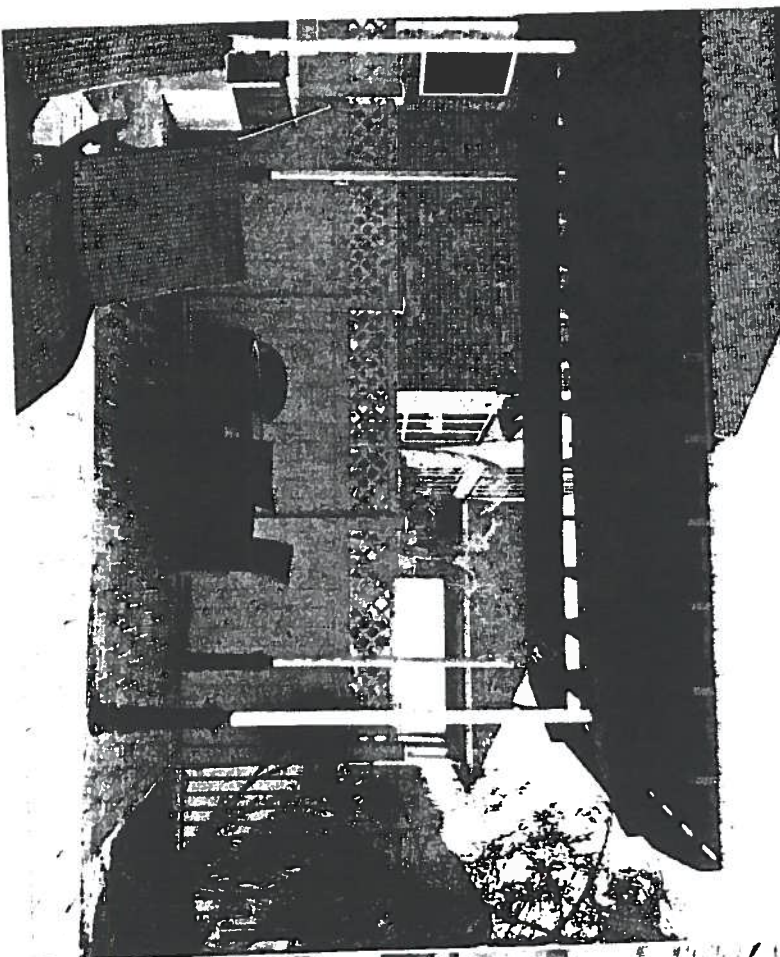
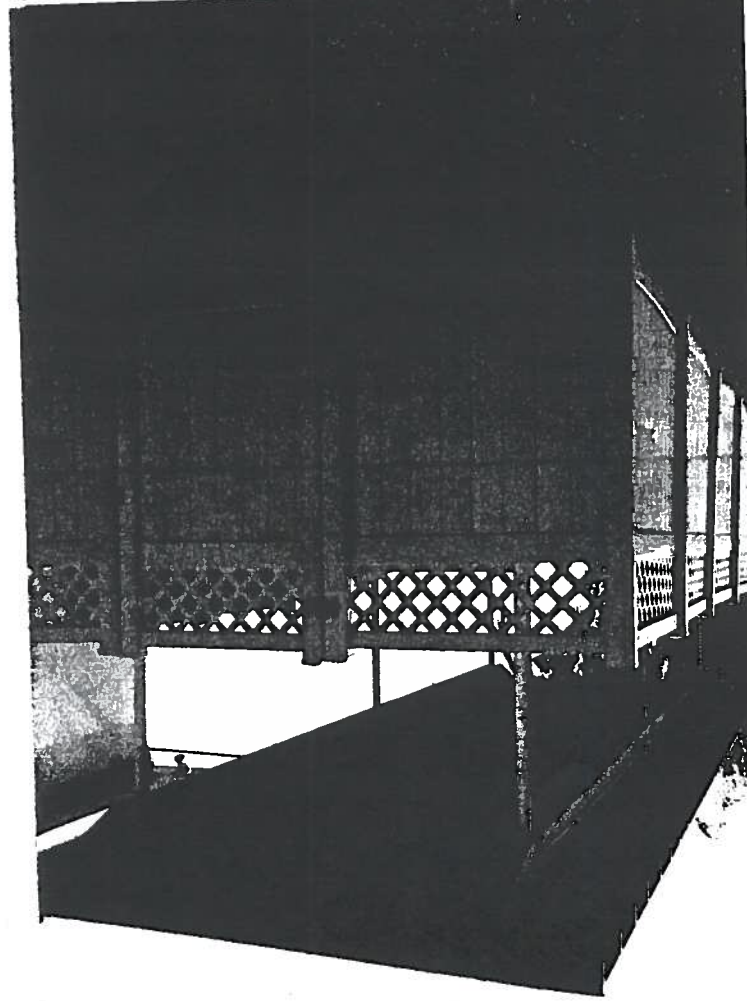
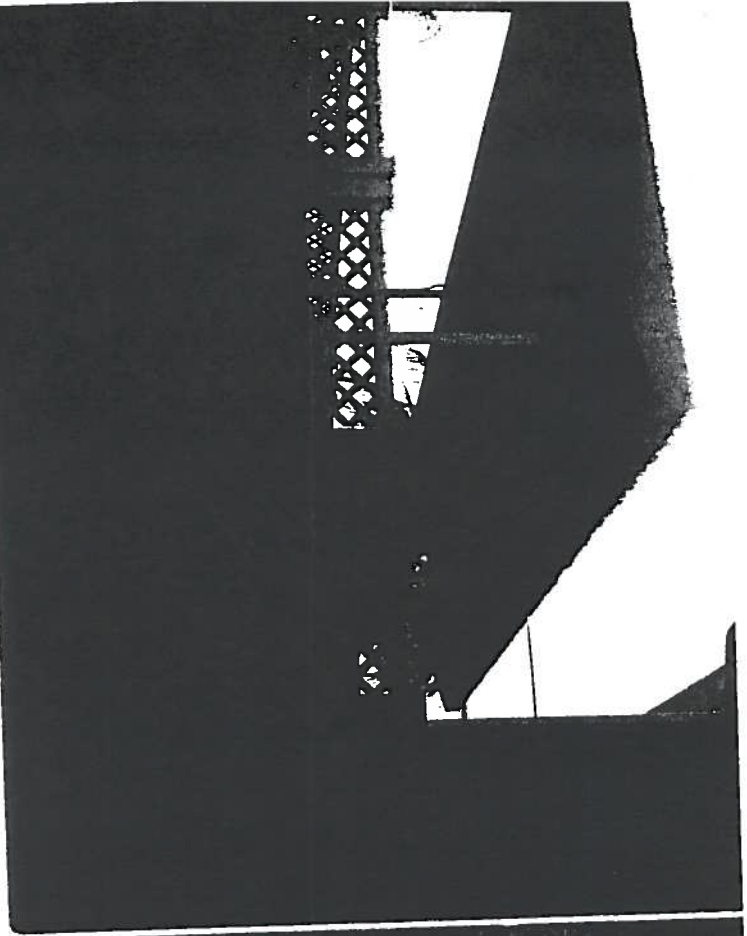
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: VELA DEVELOPMENTS, L.L.C.

SURVEYED BY:

Sean M. Burkes
SEAN M. BURKES

LA. REG. NO. 4785



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

Case File Number:	BOA Case No. 14-05-009
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

GENERAL INFORMATION

Applicant(s) Name:	Jered Bowers/Barrister Global
Location of Property:	70457 LA Highway 21, Covington, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	10' wide side yard planting buffer

OVERVIEW

The applicant is requesting to add a "drive-thru" window for a proposed donut shop along the east side of an existing building in Pelican Landing Shopping Center.

STAFF COMMENTS

The staff does not support the variance request for two reasons: First, we believe that the applicant has not demonstrated a practical difficulty or particular hardship as mandated for reasons to grant a variance pursuant to Article 3. Administration and Enforcement, Section 3.0104 Board of Adjustment, Paragraph (B.) Powers of the Board, Item (3.) of the St. Tammany Parish Unified Development Code. Secondly, the proposed layout of the drive-thru window, according to the parish's traffic engineer (see email attached) could cause major traffic circulation issues and confusion on the drivers part who would utilize the window and who seek exit, which could result in traffic safety issues, and for which the parish could be held liable for if it grants the variance.

BOA CASE NO. 14-05-009 (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: Jared Bowers / Barrister Global

MAILING ADDRESS: ~~1977~~ PO Box 1979

CITY/STATE/ZIP: Hammond, LA 70401

PHONE NUMBER: 985-365-0404
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: ~~H02~~ HC2

70457 Hwy 21 Covington LA 70433
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...)

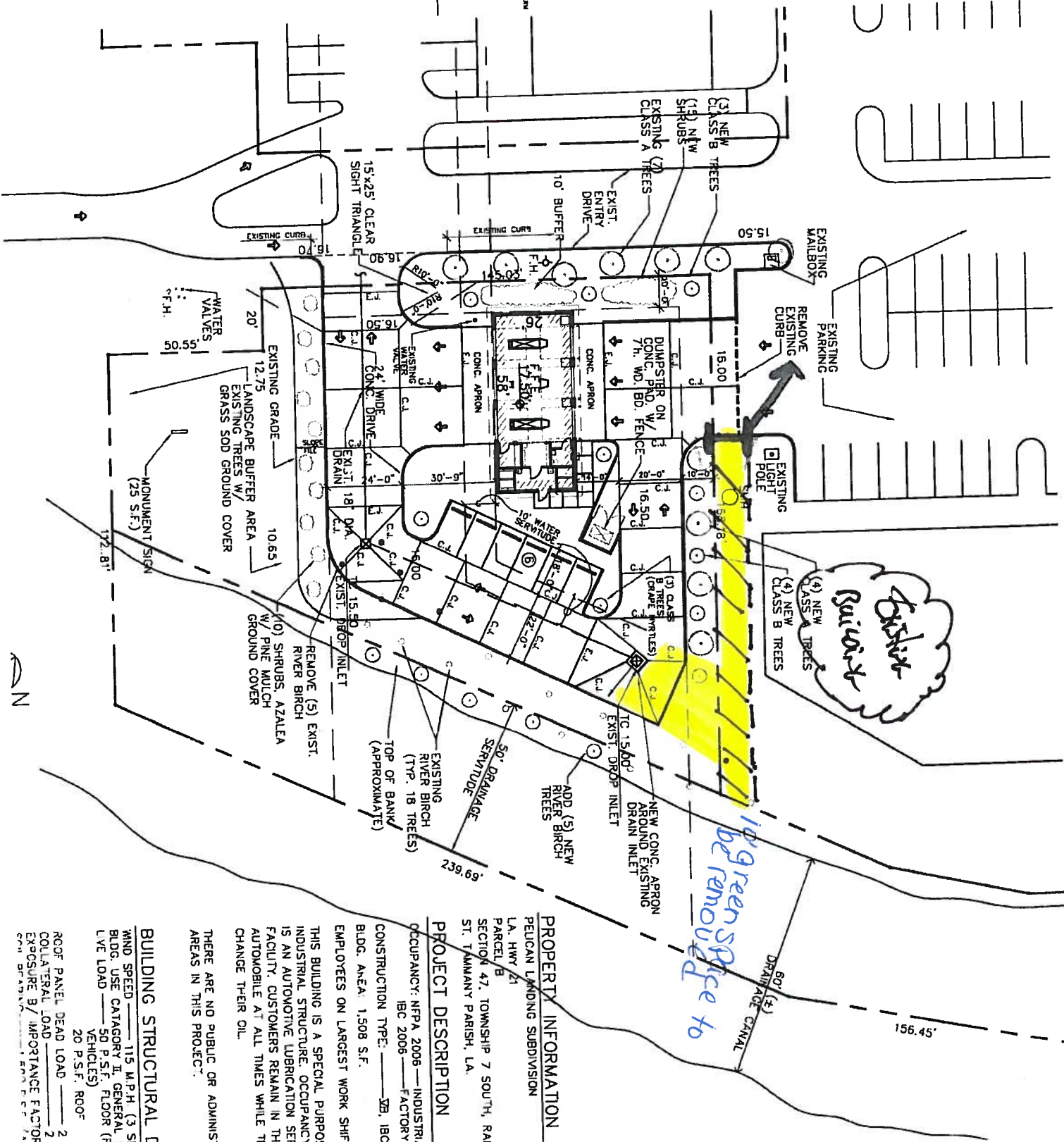
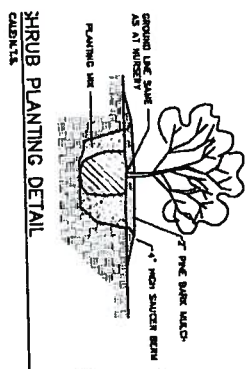
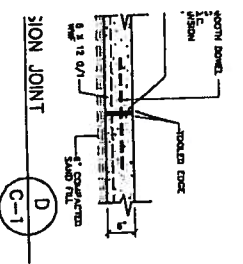
☐ other _____
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Waiver of the required 10 foot side yard green space
to place drive thru, see attached drawing


SIGNATURE OF APPLICANT

3-7-2014
DATE OF APPLICATION



~~PROPERTY~~ INFORMATION

PELICAN LANDING SUBDIVISION
LA. HWY 21
PARCEL B
SECTION 47, TOWNSHIP 7 SOUTH, RANGE
ST. TAMMANY PARISH, LA.

PROJECT DESCRIPTION

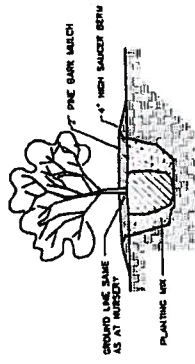
OCCUPANCY: NFPA 2006—INDUSTRIAL
IBC 2006—FACTORY -
CONSTRUCTION TYPE: ————XB, IBC 2
BLDG. AREA: 1,508 S.F.

EMPLOYEES ON LARGEST WORK SHIFT.

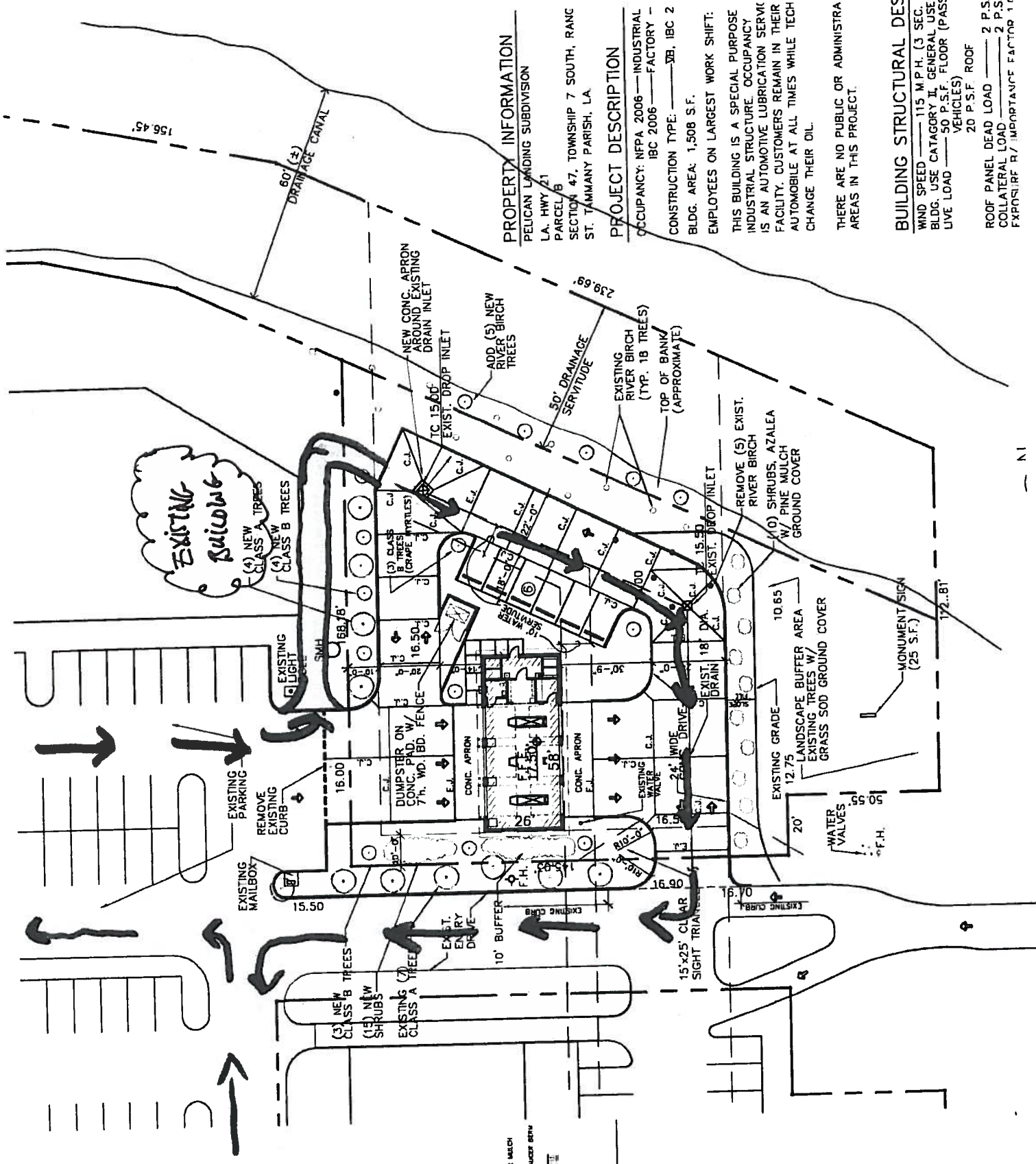
THERE ARE NO PUBLIC OR ADMINISTRATIVE AREAS IN THIS PROJECT.

BUILDING STRUCTURAL DESIGN

WIND SPEED — 115 M.P.H. (3 SEC.
BLDG. USE CATEGORY II, GENERAL USE
LIVE LOAD — 50 P.S.F. FLOOR (PASS-
VEHICLES)
20 P.S.F. ROOF
ROOF PANEL DEAD LOAD — 2 P.S.
COLLATERAL LOAD — 2 P.S.
EXPOSURE B / IMPORTANCE FACTOR 1
CROSS SECTION — 120' X 120' (AREA)



SHRUB PLANTING DETAIL
SCALE: 1/8"



~~PROPERTY INFORMATION~~

PELICAN LANDING SUBDIVISION
LA. HWY 21
PARCEL B
SECTION 47, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LA.

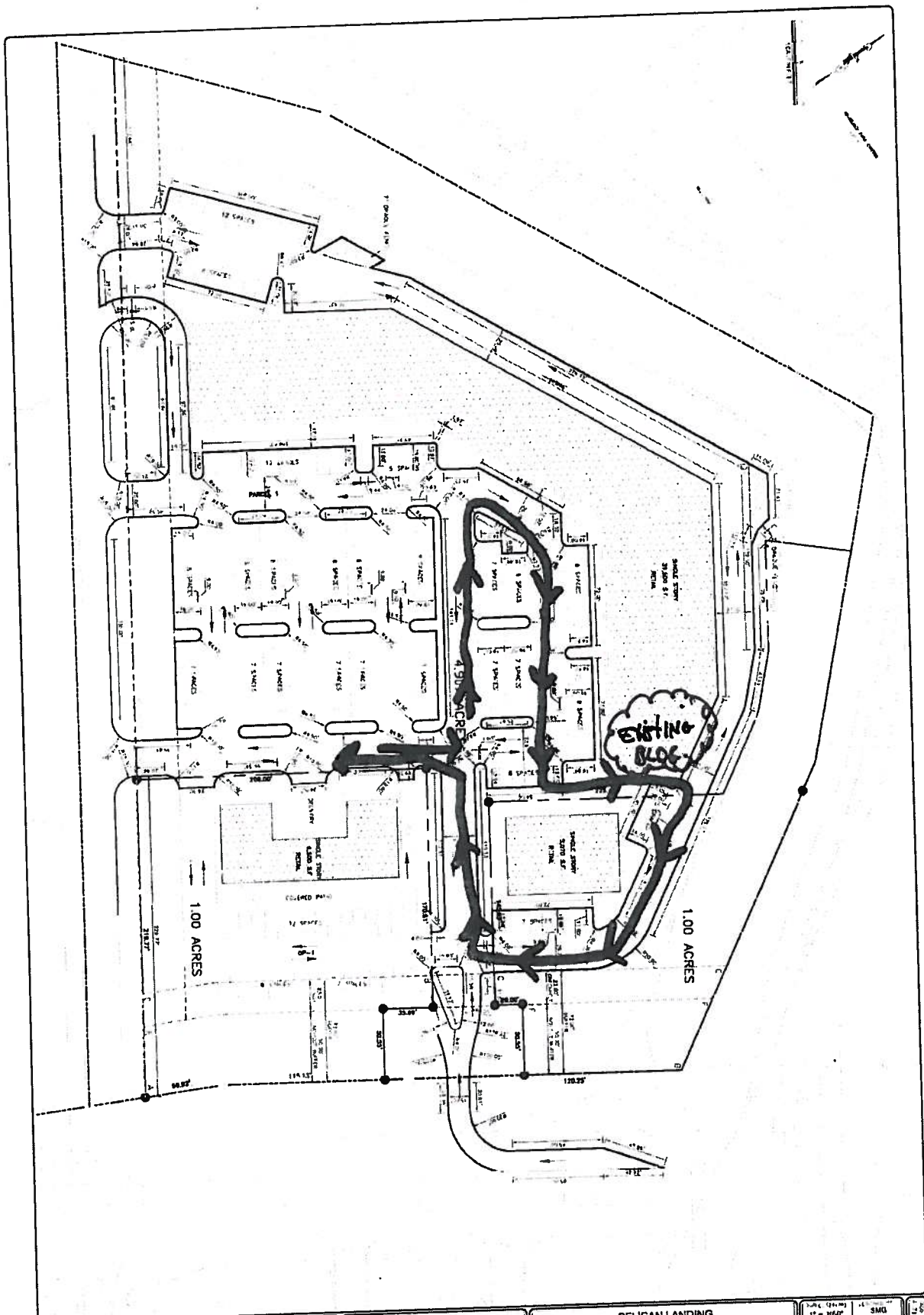
PROJECT DESCRIPTION


OCCUPANCY: NFPA 2006 — INDUSTRIAL
 IBC 2006 — FACTORY —
 CONSTRUCTION TYPE: — VB, IBC 2
 BLDG. AREA: 1,508 S.F.
 EMPLOYEES ON LARGEST WORK SHIFT:
 THIS BUILDING IS A SPECIAL PURPOSE
 INDUSTRIAL STRUCTURE. OCCUPANCY
 IS AN AUTOMOTIVE LUBRICATION SERVICE
 FACILITY. CUSTOMERS REMAIN IN THEIR
 AUTOMOBILE AT ALL TIMES WHILE TECH
 CHANGE THEIR OIL.

THERE ARE NO PUBLIC OR ADMINISTRATIVE AREAS IN THIS PROJECT.

BUILDING STRUCTURAL DESIGN

WIND SPEED _____ 115 M.P.H. (3 SEC.
BLDG. USE CATEGORY II, GENERAL USE)
LIVE LOAD _____ 50 P.S.F. FLOOR (PASSENGER
VEHICLES)
20 P.S.F. ROOF
ROOF PANEL DEAD LOAD _____ 2 P.S.F.
COLLATERAL LOAD _____ 2 P.S.F.
EXPOSURE R / IMPORTANCE FACTOR _____



<p>C-1</p> <p>1" = 10'</p>	<p>Planning: C&B Engineering, Landscape Architecture</p>  <p>KYLE ASSOCIATES, LLC</p> <p>10000 N. 10th Ave., Suite 100, Phoenix, AZ 85020</p>	<p>DATE: 03/01/01</p> <p>BY: [Signature]</p> <p>PROJECT: PELICAN LANDING</p>	<p>PELICAN LANDING</p> <p>PRELIMINARY DRAWING NOT FOR REPRODUCTION</p> <p>GEOMETRIC PLAN</p>	<p>DATE: 03/01/01</p> <p>BY: [Signature]</p> <p>PROJECT: PELICAN LANDING</p>	<p>SMG</p> <p>TM</p> <p>20718</p>
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Ron Keller

From: Helen Lambert
Sent: Monday, April 07, 2014 1:00 PM
To: Ron Keller
Subject: FW: 70457 Hwy 21 suite 118 Pelican landing Proposed drive through

See Rebecca's comments below.

From: Rebecca Lala [<mailto:rlala@stpgov.org>]
Sent: Wednesday, February 05, 2014 01:57 PM Central Standard Time
To: Jared Bowers; Helen Lambert <hlambert@stpgov.org>
Cc: Jessica Lacy; John S. Bowers, III
Subject: RE: 70457 Hwy 21 suite 118 Pelican landing Proposed drive through

I apologize for the delay in responding. I have reviewed the circulation plan and have some concerns about traffic using the drive-thru blocking the entrance to the oil change business. I understand that signage and pavement markings will be utilized to attempt to avoid this situation, however signage will not completely prevent customers from going the path of least resistance. Other concerns I have are the exiting traffic attempting to turn left out of the oil change business and thus traveling the wrong way on the one-way entrance off of LA 21. Signage will also need to be installed to attempt to avoid this situation, but again I'm not sure the signage will prevent this from happening. My 3rd concern is the fact that all drive-thru patrons will be required to use the parking lot and driveway of the oil change business. Is the oil change business ok with this situation? A drive-thru donut shop does generate a good amount of traffic, as has been evident by the drive-thru donut shop in the shopping center located on LA 59 near LA 1088.

If you wish to proceed with this circulation plan, please submit the proposed signage and pavement markings that you will propose to install in order to prevent the aforementioned situations. Thanks.

Becky

*Rebecca B. Lala, P.E., PTOE
Traffic Engineer
St. Tammany Parish
985-898-2552*

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

From: Jared Bowers [<mailto:jmbowers@barrister.com>]
Sent: Monday, February 03, 2014 6:15 PM
To: Rebecca Lala; Helen Lambert
Cc: Jessica Lacy; John S. Bowers, III
Subject: RE: 70457 Hwy 21 suite 118 Pelican landing Proposed drive through

Rebecca and Helen,

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

Case File Number:	BOA Case No. 14-05-010
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

GENERAL INFORMATION

Applicant(s) Name:	Claude Lagalante
Location of Property:	90 Hummingbird Road, Covington, LA
Zoning of Property:	Planned Unit Development
Variance(s) Requested:	Front yard setback requirement

OVERVIEW

The applicant is seeking relief for a portion of his front yard setback requirement due to the unusually shaped property which comes to a kind of "diamond-shaped" point that meets at two intersecting streets (see survey attached).

STAFF COMMENTS

Since the lot is unusually shaped which creates a limited front yard setback from the perspective of the two intersecting streets, a true hardship does appear to exist; and given that the proposed new home only violates a portion of the 30' front yard setbacks, and that the applicant appears to have put great thought into the house plan design in order to mitigate the variance requested, the staff has no objection to the variance request.

BOA CASE NO. 14-05-016 (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: Claude Lagalante

MAILING ADDRESS: 89 Palmetto Court

CITY/STATE/ZIP: Mandeville, LA 70471

PHONE NUMBER: N/A 985-807-5846
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Planned Unit Development
90 Hummingbird Rd (Lot 533A) Covington, LA 70433 Tchoupitaula Country Club Estates
Address City State Subdivision (if applicable) Phase II

(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:)
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Applicant is requesting a variance for a front yard setback
requirement from 30' required by the parish, to
approximately 20'. Please see attachments.

Claude Lagalante
SIGNATURE OF APPLICANT

3/25/14
DATE OF APPLICATION

Dear Board Members:

The purpose of this requested is to seek the Parish's approval to decrease the front building setbacks on Briar Hollow and Hummingbird for lot 533A in Tchufunta Club Estates, Phase II, from 30 feet to 20 feet. No change to the back or side setbacks are being requested. The Architectural Committee of Tchufunta Club Estates has approved this request. Please see Appendix A, Amendment to Agreement to Purchase or Sell.

The following information demonstrates the lot's unusually shape (Appendix B) and supports the need to reduce the front setback:

1. This is not a corner lot yet it fronts equally on two streets, Briar Hollow and Hummingbird.
2. The lot and the corresponding building footprint closely resemble the shape of a diamond. Therefore, the back and front of the lot and building footprint narrow considerably.
3. The front building footprint falls considerable below the widest portion of the lot and begins to narrow before the widest portion of the lot.
4. The above factors restrict a home design that is consistent with the neighborhood.

Thank you for your consideration.

Sincerely,

Claude Lagalante

Appendix A

AMENDMENT TO AGREEMENT TO PURCHASE OR SELL

The Standard Form (revised 10/01) of:
New Orleans Metropolitan Association of REALTORS®, Inc.

For exclusive use of REALTORS®
REALTOR® Boards provide this form as an aid,
and not as legal advice. REALTOR® members
assume no responsibility for unauthorized use.

Date: March 21, 2014

The Agreement To Purchase Or Sell dated January 30, 2014, between:
Claude Lagalante (Purchaser)
and James O. Harp, Jr. (Seller)
concerning the property known as Lot 533A, 80 Hummingbird Road, Covington, LA 70433

is to be amended in the following manner:

(Please reference each line by number)

Line: -TCE architectural committee has approved a reduction in the front setback on Hummingbird and Briar Hollow
Line: on Lot 533A.
Line: -The current setback is 30 feet. It is now approved for this lot at 20 feet.
Line: -The sale of this lot is contingent upon the parish approving the variance.
Line: 39 -Act of sale to be on or before May 30, 2014.
Line: 161 - Inspection period to be extended through May 30, 2014.
Line:
Line:
Line:
Line:
Line:

All other terms and conditions are to remain unchanged and binding upon both parties.

DocuSigned by:
X Claude Lagalante 3/21/2014
PURCHASER DATE

X
PURCHASER DATE

DATE: March 20, 2014

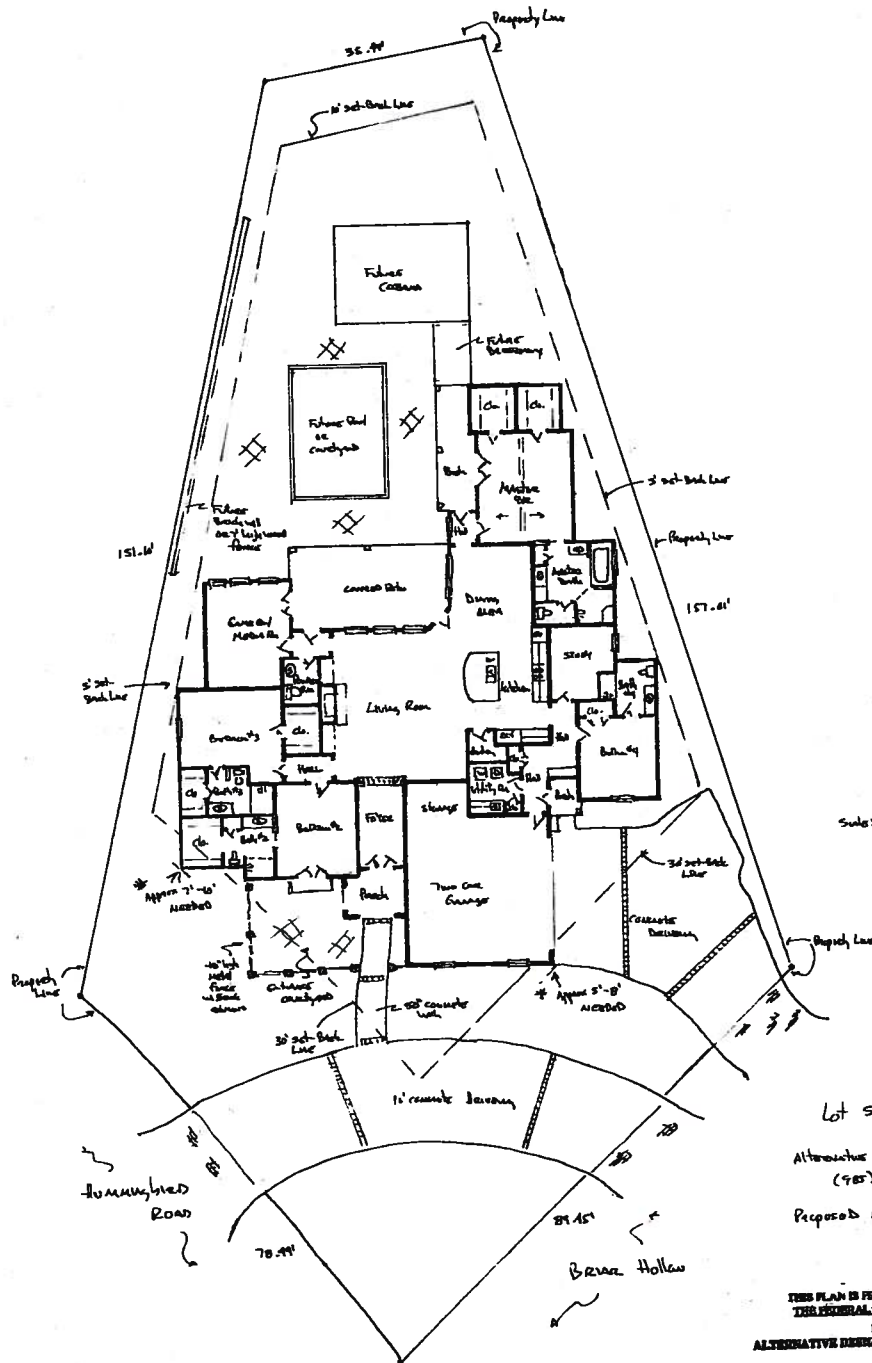
Jennifer Rice
SELLING AGENT'S NAME

TCE PROPERTIES, LLC
X [Signature] 3/22/2014
SELLER DATE
JAMES O. HARP, JR., EX-OFFICIO

X
SELLER DATE

DATE:

Diane LaPlace
LISTING AGENT'S NAME



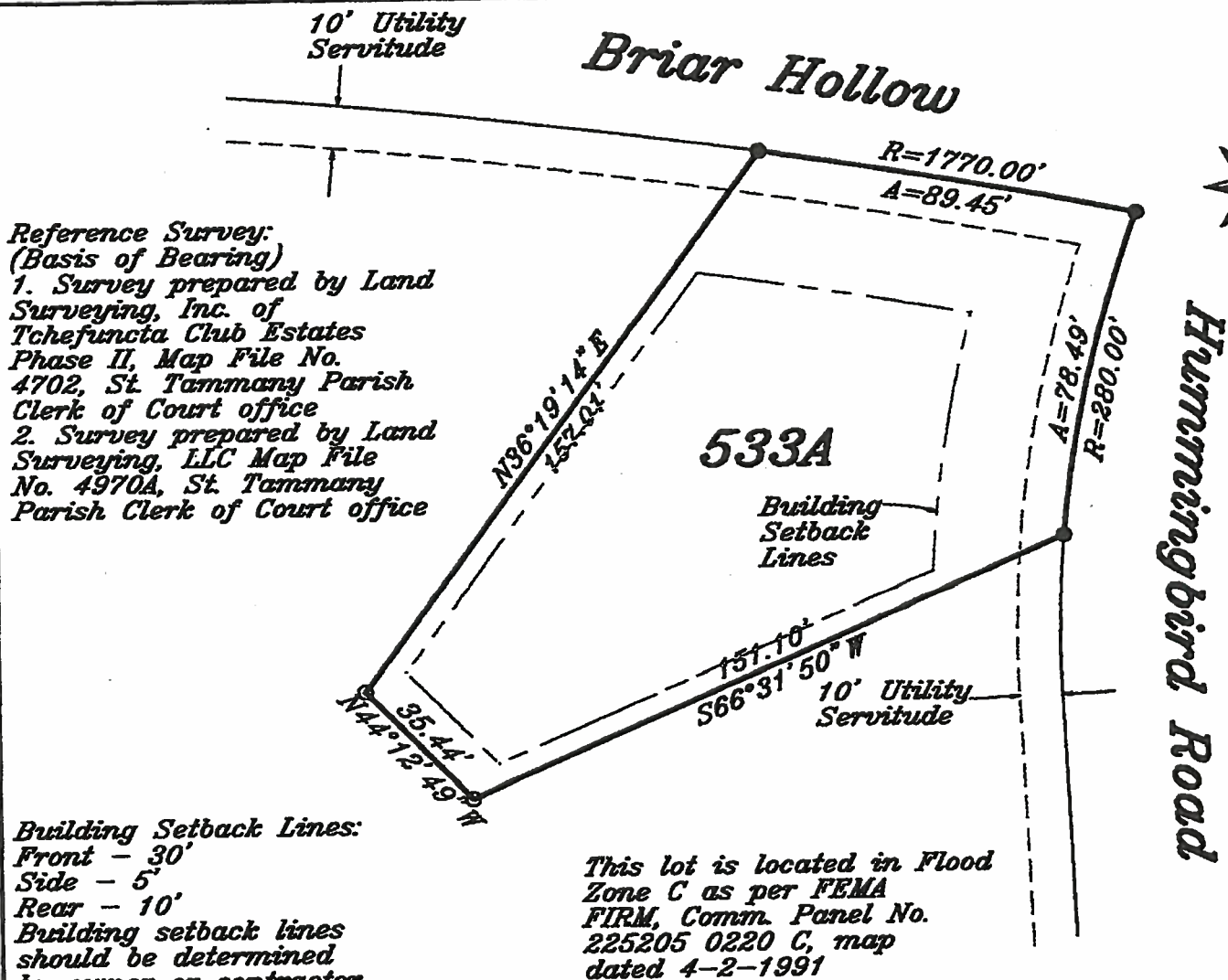
Lot 533A Tchofunda Club Estates
Phase II

Alternative Design/Build Corp., LLC
(985) 592-4646

Proposed Lagalante Endorse

THIS PLAN IS PROTECTED UNDER
THE FEDERAL COPYRIGHT ACT
BY
ALTERNATIVE DESIGNBUILD GROUP, L.L.C.

Appendix B



MAP PREPARED FOR

TCE Properties, LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Lot 533A Tchefuncta Club Estates Phase II, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY

LAND SURVEYING LLC

COVINGTON, LOUISIANA

Revised: April 12, 2011

SCALE: 1" = 40'

DATE: February 8, 2011

CERTIFIED CORRECT

BRUCE M. BUTLER, III

License No. 4894

LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

15218

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

Case File Number: BOA Case No. 14-05-011
Initial Hearing Date: May 6, 2014
Date of Report: April 24, 2014

GENERAL INFORMATION

Applicant(s) Name: Jerry E. Schaefer
Location of Property: 351 Forest Loop, Mandeville, LA
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Side yard setback requirement

OVERVIEW

The applicant wishes to replace an existing 18'x20' carport, which is currently sitting on the side property line, and replacing it with a 35'x42' garage which would be set 5' off of the side property line.

STAFF COMMENTS

Based on the circumstances, the staff has no objections to the variance request based on the following mitigating points:

- The old carport that violates code by sitting on the property line would be removed and replaced with a new aesthetically pleasing garage that would be set 5' off of the side property line.
 - At the time that the subdivision was constructed, a 5' side yard setback was permitted for accessory structures.
 - There is limited room in which to move the proposed garage any farther away from the side property line due to a 12' wide driveway that exists between the proposed garage and the house which is used to access the back yard for a boat and camper, as well as existing obstructions that are located next to the house (garden and A/C unit), and existing citrus trees.
 - The applicant's next door neighbor has filed a letter of no objection.
-

BOA CASE NO. 14-05-011 (for office use only)

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)**

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Jerry E. Schaefer

MAILING ADDRESS: 351 Forest Loop

CITY/STATE/ZIP: Mandeville LA. 70471

PHONE NUMBER: 85-8454117 (Home Phone #) 504-5289444 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: 351 Forest Loop Mandeville LA. 70471 Woodridge on the Lake Phase 3
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:)
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

I am requesting a variance for side yard setback requirements from 10' on a conforming lot to the 5' on a non conforming lot. This is so I don't loose the 12' access I have to the back yard for my boat and camper. OR have to cut down my citrus trees to move building back and over

SIGNATURE OF APPLICANT

Jerry E. Schaefer

DATE OF APPLICATION

4-1-14

To: Board of Adjustment Variance/ Appeal Request
From: Jerry E. Schaefer
Date: March 26, 2014
Subject: Variance request – Deer Run Sudv - Mandeville

To Whom It May Concern:

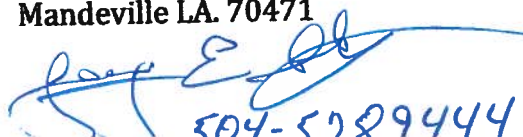
My name is Jerry Schaefer and I have been a homeowner in Deer Run subdivision since its development by US Homes in 1981. One year after purchasing my home, I purchased the adjacent lot from US Homes and several years later I enlarged my original home on to the part of the adjacent property. I would now like to build a detached garage next to my home on this property. During my research into the permitting process, I was informed that while the subdivision side setback requirements for each original "nonconforming" lot is 5', by purchasing the lot adjacent to me and having the two lots re-subdivided into one lot, this now makes my lot a "conforming" lot. I'm told the parish rules for a "conforming" lot require a 10' side setback.

I am respectfully requesting a variance to the required 10' side property line set back for a conforming lot, to allow me to construct a garage with the 5' allowable side set back of a nonconforming lot. The main reason is to allow me to keep the 12' access I have between my house and proposed new garage for my boat and camper. I don't want them in the driveway as I feel this looks tacky and lowers home values. It was suggested that I move the garage back and over to the 10' but as you can see on my site plan this would cause me to remove some of my citrus trees and leave me very little back yard. I did not want either of those to happen. There will be no adverse effects on the adjacent property because the building will have built in gutters and down spouts to the existing front driveway that slopes to the street where there is a catch basin. Even though I own the adjacent property and would not do anything to cause harm to or cause a conflict with my neighbors I have also obtained and included a no objection letter from my present tenant at 331 Forest Loop.

One other point I'd like for you to consider, as I have, is whether this would set precedence for other homeowners in the subdivision to also request variances. The fact is there are 137 lots in the subdivision, all of which have homes built on them, and all of which are "non-conforming" lots with a 5' side setback requirement. Therefore, there would not be any other possible variance request for side setbacks. In fact, the only side setback that would be more than 5' in the entire subdivision would be this one I'm asking for a variance on.

As far as a homeowners association we had one 33 years ago and I was a part of it and presently I am still the person everyone comes to for any repairs on entrance signs, lights, etc. The association has been abolished for 20 plus years and I still have my copy of the covenants and my garage doesn't conflict with any of the covenants even if they were still in effect.

Thank you for your consideration,
Jerry E. Schaefer
351 Forest Loop
Mandeville LA. 70471



504-5789444

DISCRIPTION OF PICTURES

If you look at page one, the top picture shows my 12' rear yard access for my camper and boat that I don't want to loose. It also shows a few of the trees I would loose by shifting the garage back and over to the 10' set back. The bottom picture shows the existing carport that would be removed from the property and where the new garage would be located.

Page two the top picture shows where my camper and boat go which is why I need to keep my 12' access to the rear yard. The bottom picture gives you a view from the back yard at the 5' set back I am hoping for, the size and location of the proposed new garage, and the 12' access I need to keep.

Page three shows again a front and rear view of where everything is and hopefully will be located.

Thank you for your time,

Jerry E. Schaefer





Forest Loop STREET



Jerry Schaefer
351 Forest Loop
Mandeville, LA 70471

351 Forest Loop
Mandeville LA
70471

lots 390 & 391
Woodridge on the lake
Phase 3

Proposal to remove
360 sq.ft. carport off property
line.

And install 1050 sq.ft. garage
5' from property line.

DISCRIPTION OF PICTURES

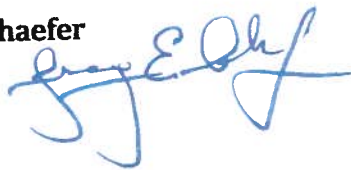
If you look at page one, the top picture shows my 12' rear yard access for my camper and boat that I don't want to loose. It also shows a few of the trees I would loose by shifting the garage back and over to the 10' set back. The bottom picture shows the existing carport that would be removed from the property and where the new garage would be located.

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Page three shows again a front and rear view of where everything is and hopefully will be located.

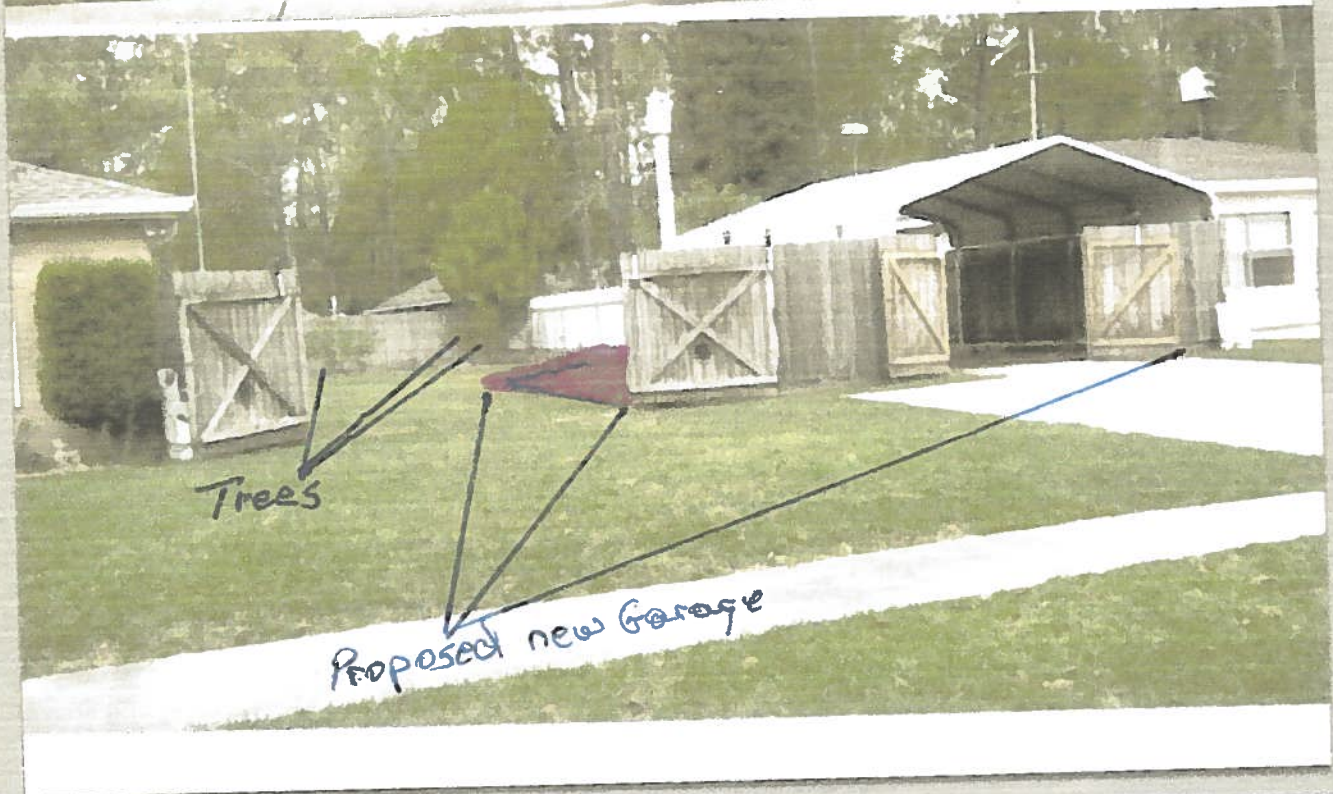
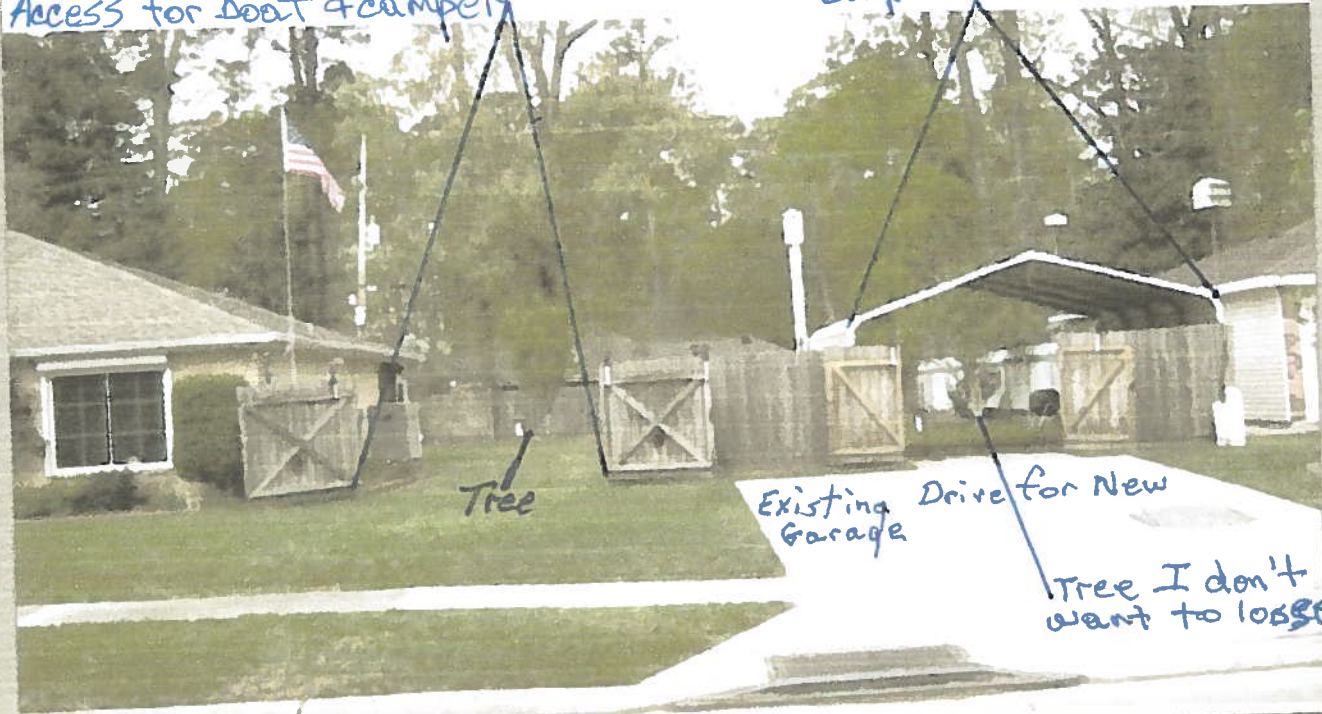
Thank you for your time,

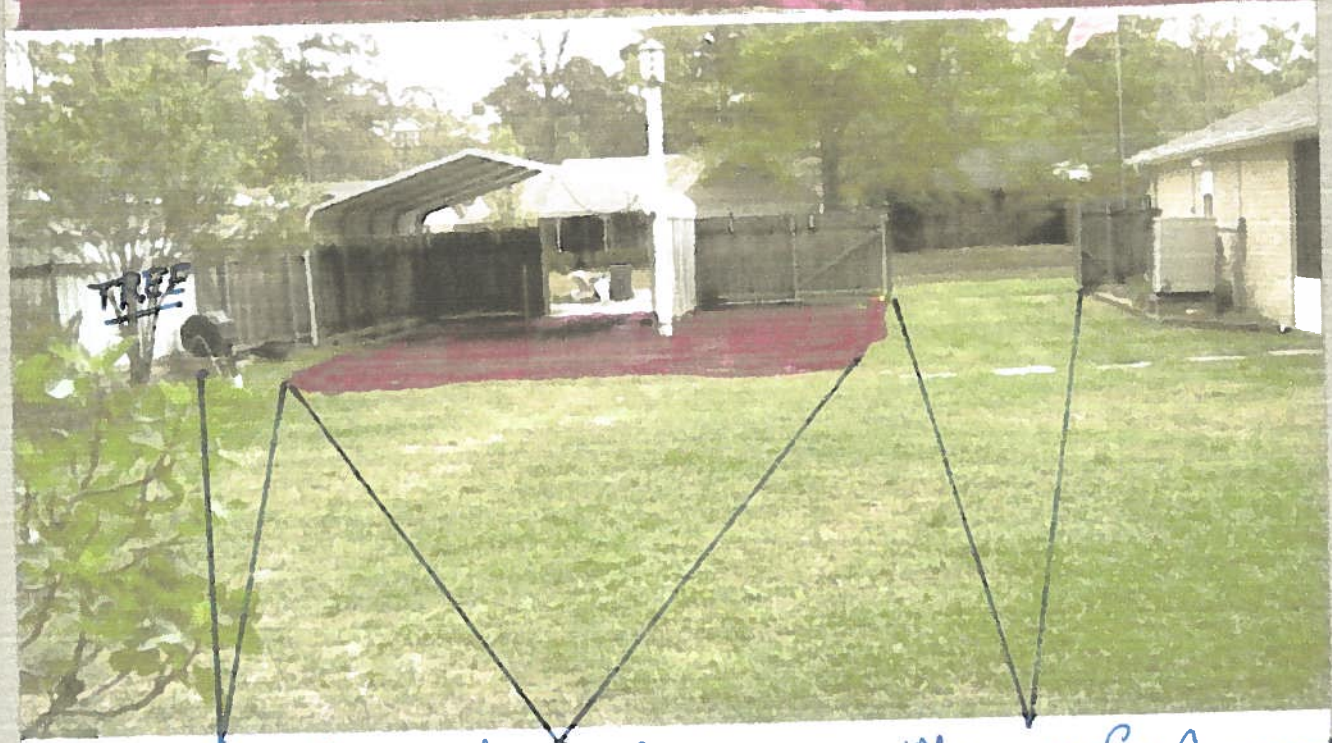
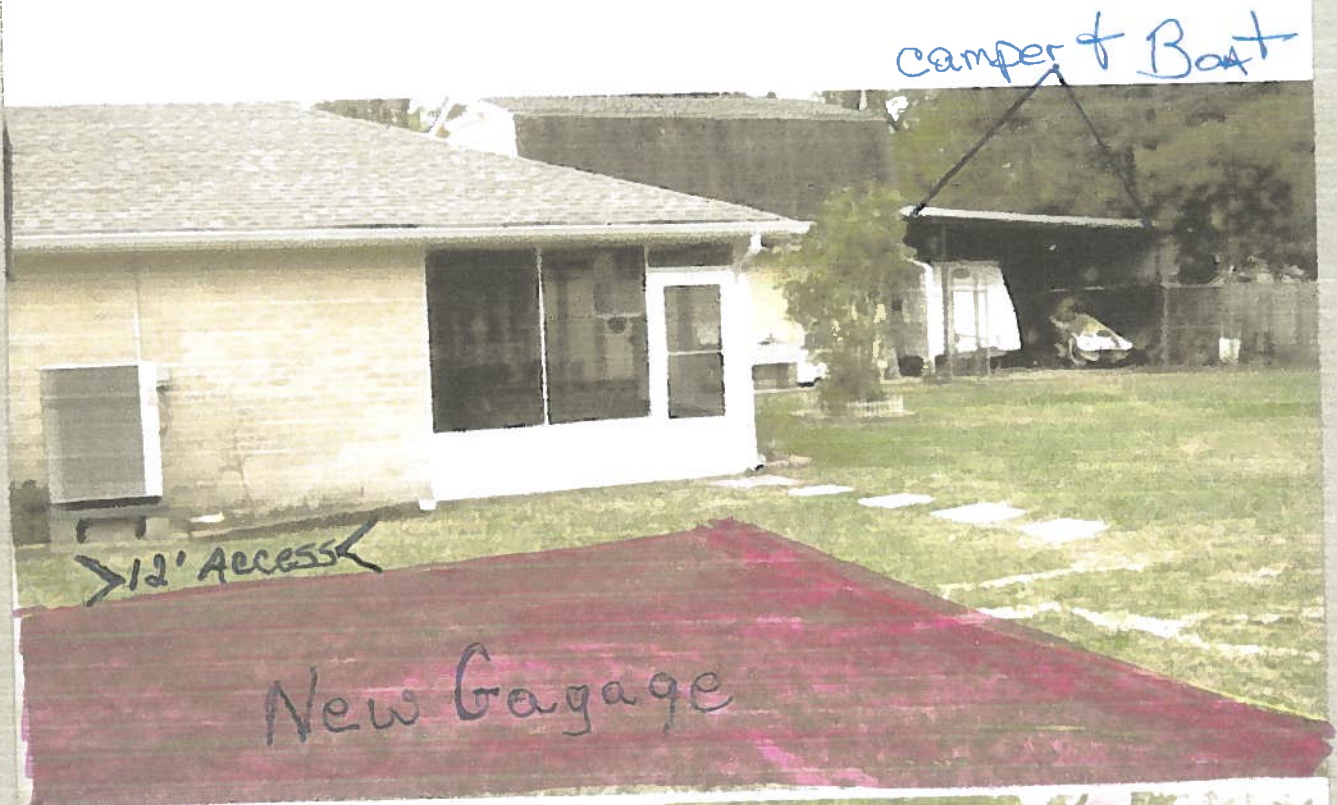
Jerry E. Schaefer



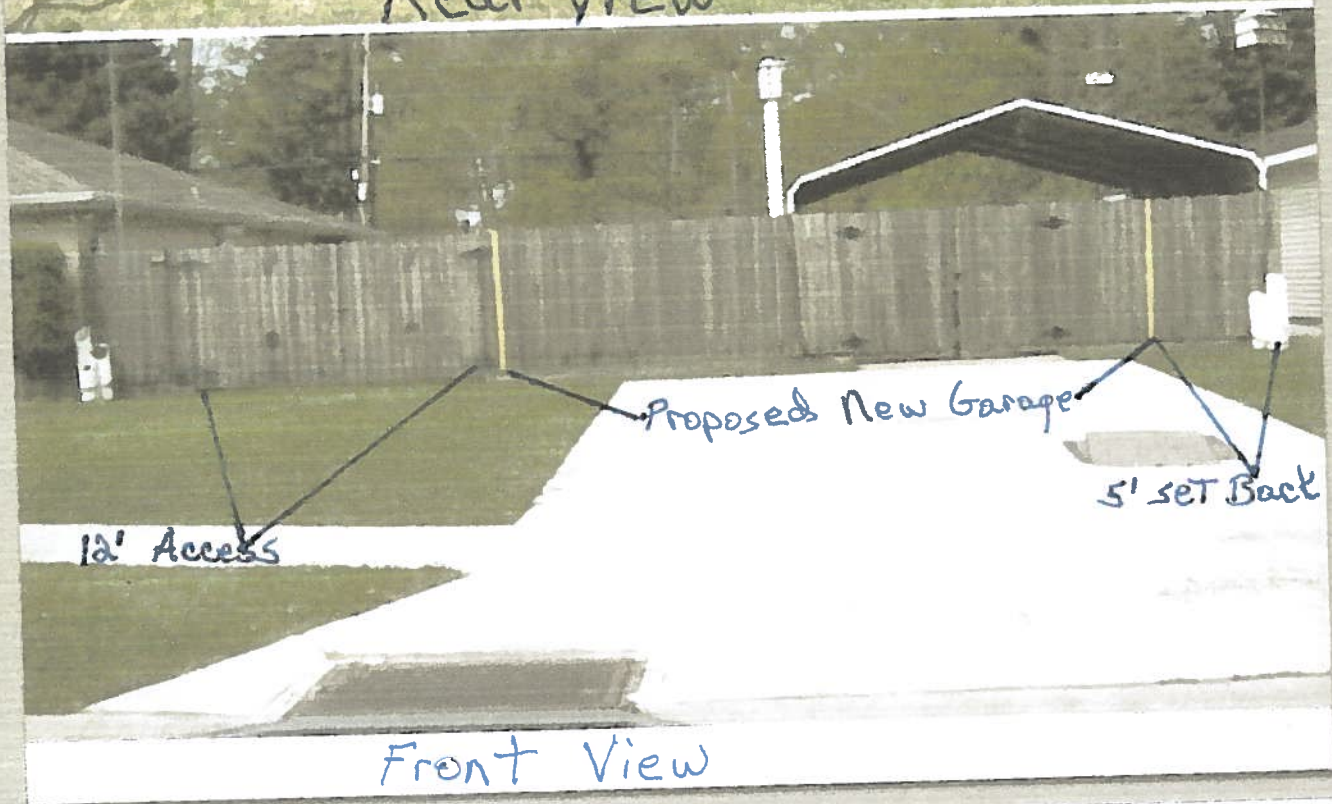
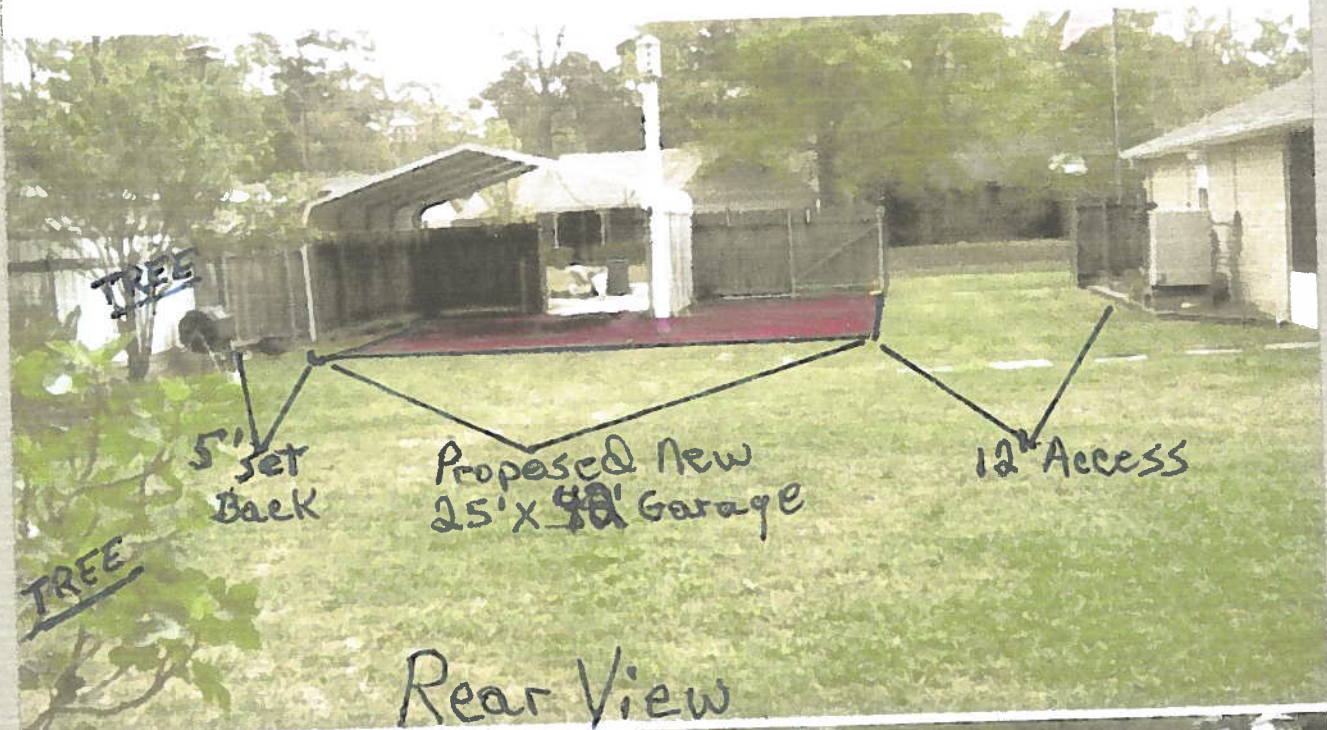
Rear Yard 12'
Access for boat & camper

Carport to be removed





5' set Back Proposed new Garage 12' Access for Camper + boat
25' x 42'



4/11/14

To whom this may concern,

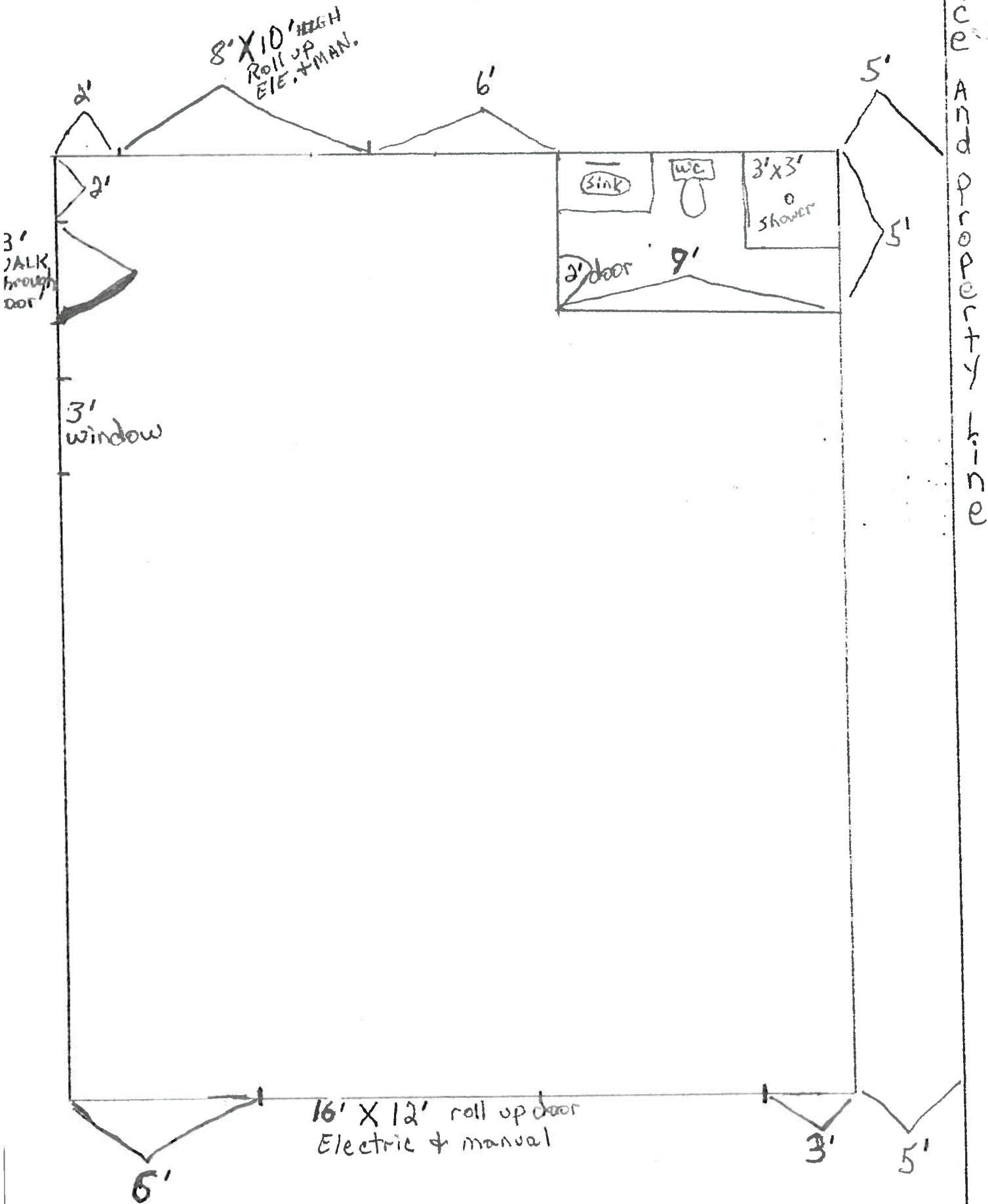
I am residing at 331 Forest Loop in
mandeville. My next door neighbor, Jerry
Schaefer, wants to build a garage on his
property at 351 Forest Loop. I have looked
at the plans for this project. I have no
objections to this project taking place.

Sincerely yours,

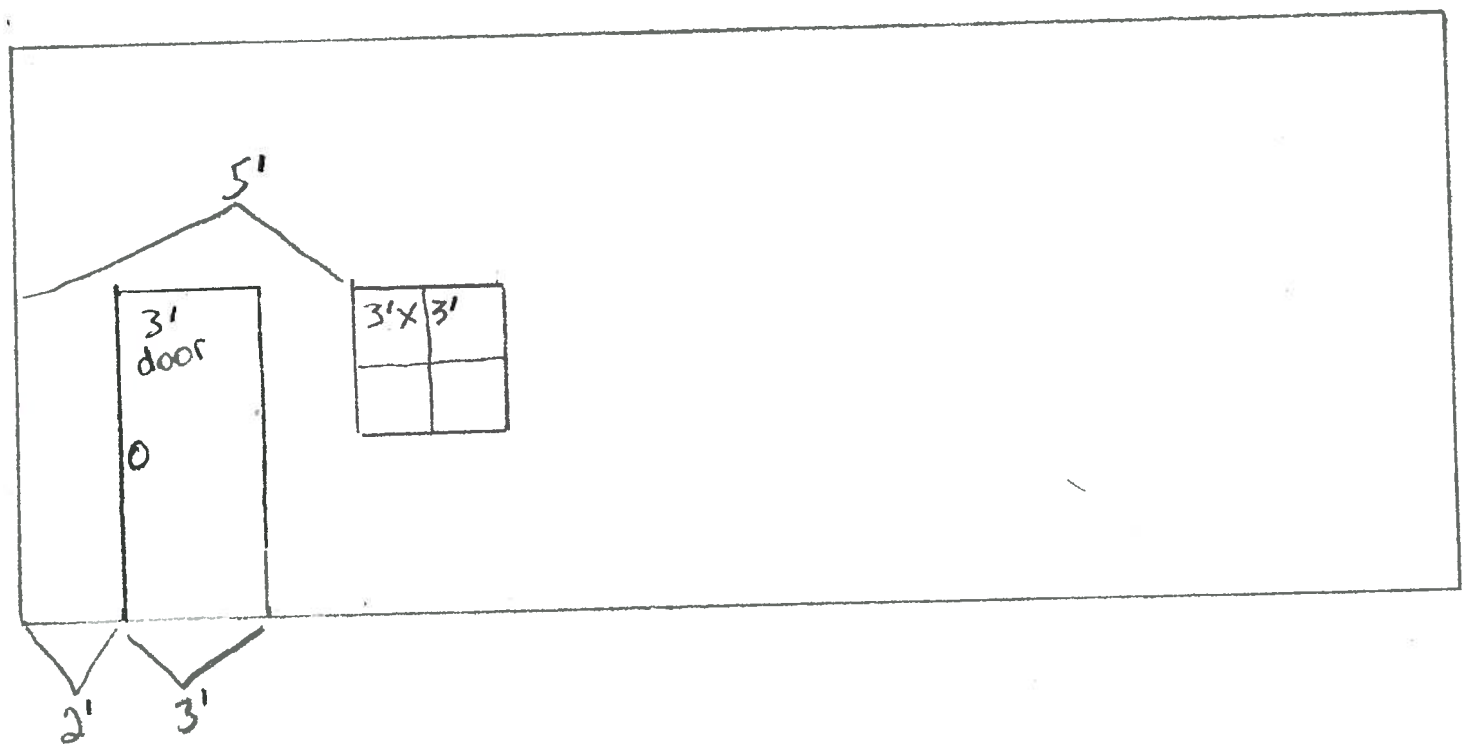
L L Ruggen

David L. Ruggen DDS

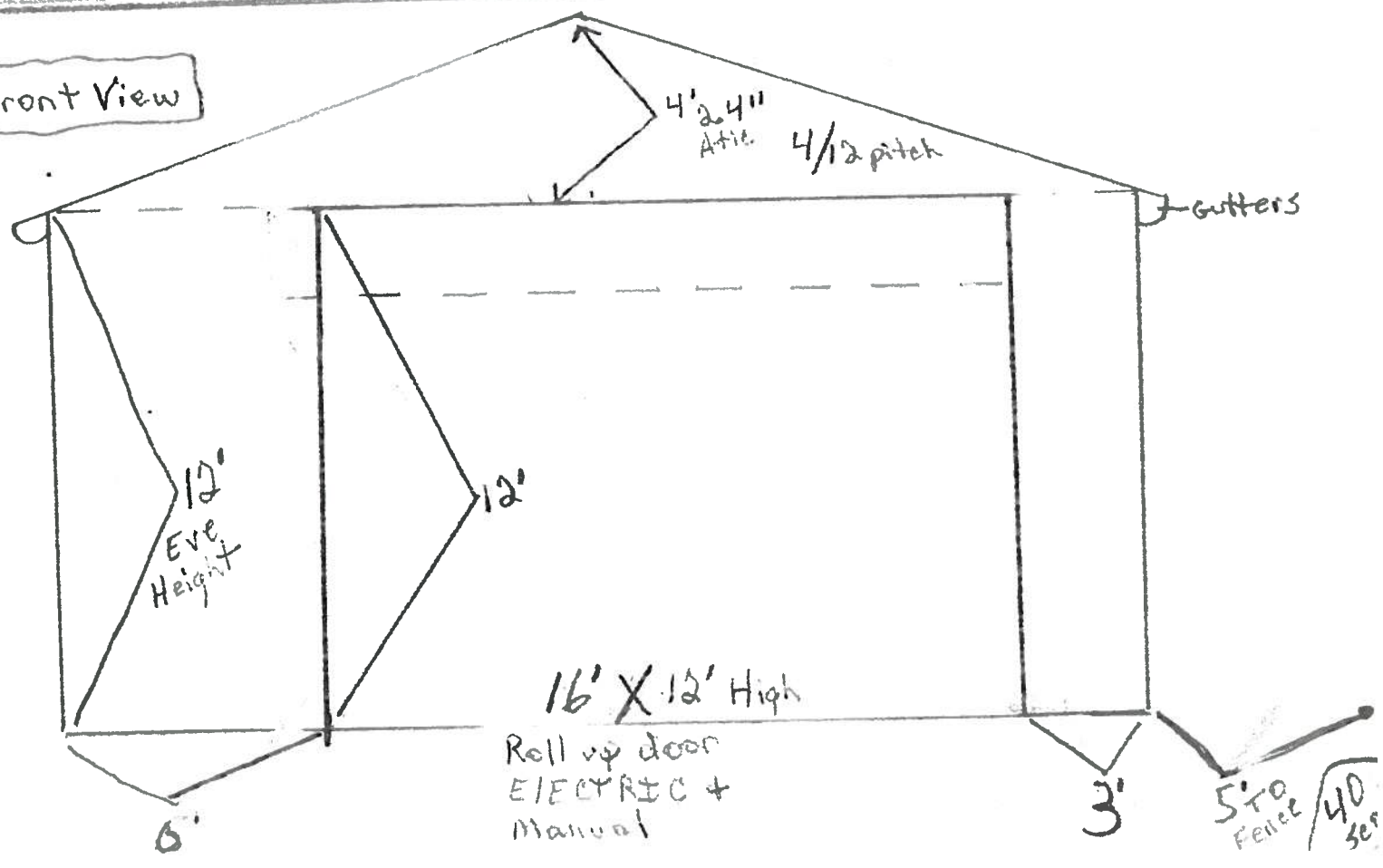
If you need to reach me, call
(985) 807-2152.



South wall



Front View

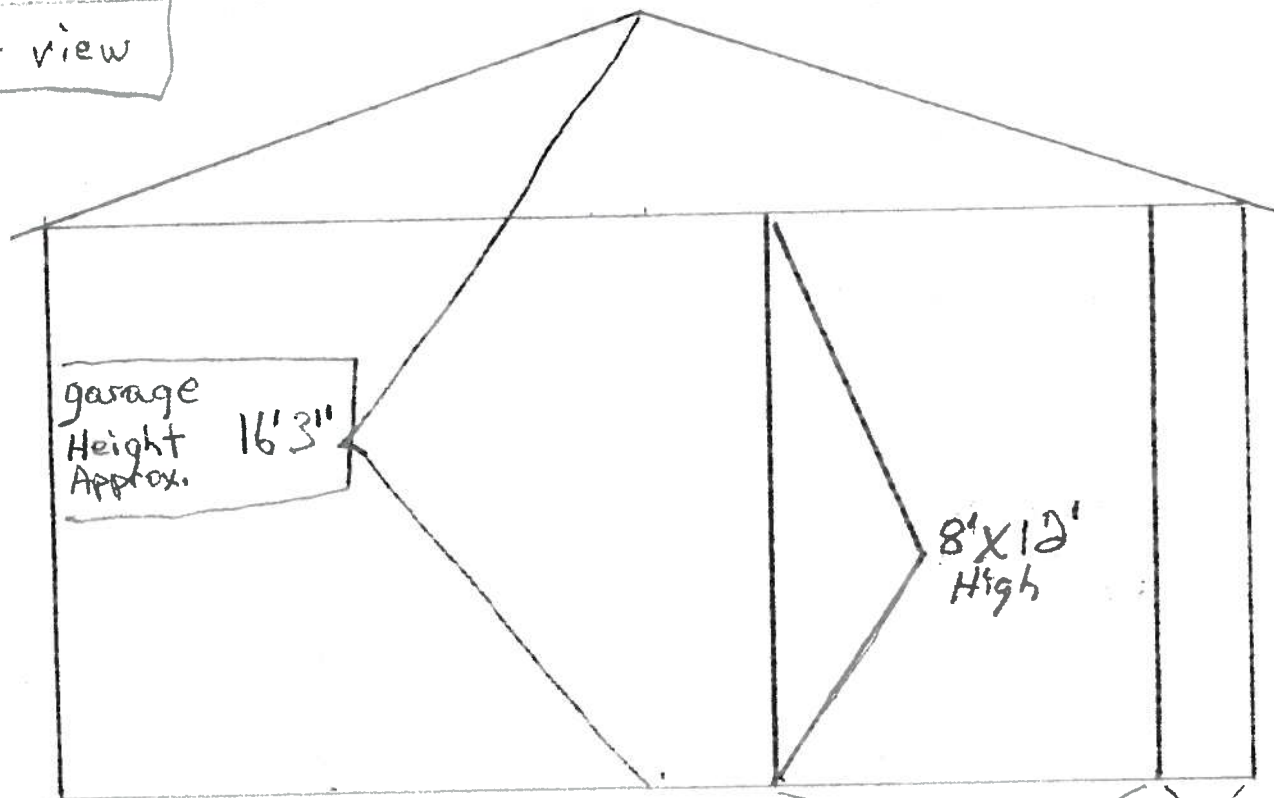


page 41

Regina, as we discussed.

- * Building has 6" slab with brick ledge around entire building. In case I decide to brick later!
- * Building has 3" insulation in walls & ceiling.
- * Gutters & downspouts
- * 2 mech vents in roof ridge.
- * Building is Almond or Ivory color with white roof & trim.
- * Building has 4/12 pitch on roof.
- * Cement will be finished to a smooth finish.

Rear view



House Height 16'8"

8'X10' High
Roll up
w/elec. + man.

40
sq ft

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

Case File Number:	BOA Case No. 14-05-012
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

GENERAL INFORMATION

Applicant(s) Name:	Beatriz B. Rechlmann
Location of Property:	216 Highland Drive, Mandeville, LA
Zoning of Property:	A-3 Suburban
Variance(s) Requested:	Side yard setback requirement

OVERVIEW

The applicant made an “after the fact” addition to her home not aware that a permit was required.

STAFF COMMENTS

With all due respect, if the applicant had contacted the permits department prior to commencing construction on the site, she would have been apprised as to what the code requirements were and therefore could have avoided this predicament. And since a hardship or practical difficulty does not appear to be evident, the staff does not support the variance request.

14-05-012

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: Beatriz B. Reckmann

MAILING ADDRESS: P.O. Box 955

CITY/STATE/ZIP: MANDVILLE, LA 70470

PHONE NUMBER: Ø 985-237-4548
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-3 Suburban
216 Highland Dr. MANDVILLE LA 70471 "LOE VAL ESTATE"
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:)

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

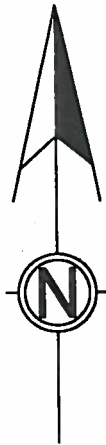
AFTER the FACT I am requesting variance *Side yard from 25' required to approx. 15' request
for my carport which I put in line with my
existing "Shed", which was on property. A permit
was issued for all the work done, except carport.

SIGNATURE OF APPLICANT

DATE OF APPLICATION

Beatriz B. Reckmann

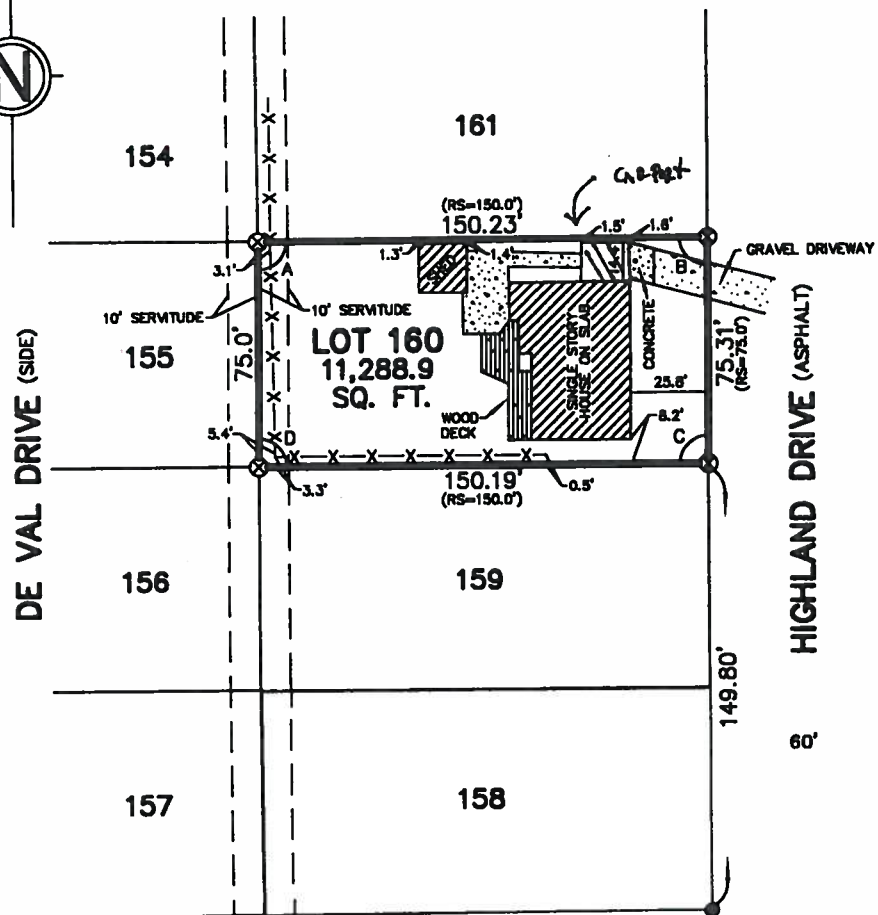
4/3/2014



ANGLES AT PROPERTY CORNERS

A = 90°09'20"
B = 89°48'53"
C = 90°04'01"
D = 89°57'46"

MAPLEWOOD DRIVE (SIDE)



RIDGEWOOD DRIVE

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0245 C, dated October 17, 1989.
2. Building Setbacks per covenants recorded in COB 307 page 147, front = 35', side & rear = 10'

LEGEND

- ⊗ = 5/8" IRON ROD FOUND
⊗ = 1/2" IRON ROD SET
RS = REFERENCE SURVEY

REFERENCE SURVEY:

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.

Plat of De Val Estates Sites, Section B by Adloe Orr, Jr. Associates dated November 7, 1960, filed St. Tammany Parish Clerk of Court Map File No. 352.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Beatriz Reehlmann**

SHOWING A SURVEY OF: LOT 160, DE VAL ESTATES SITES, SECTION B,
LOCATED IN SECTION 36, 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.

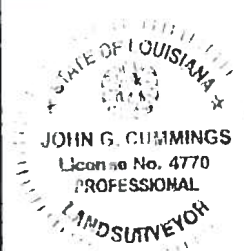
John G. Cummings
PROFESSIONAL LAND SURVEYOR

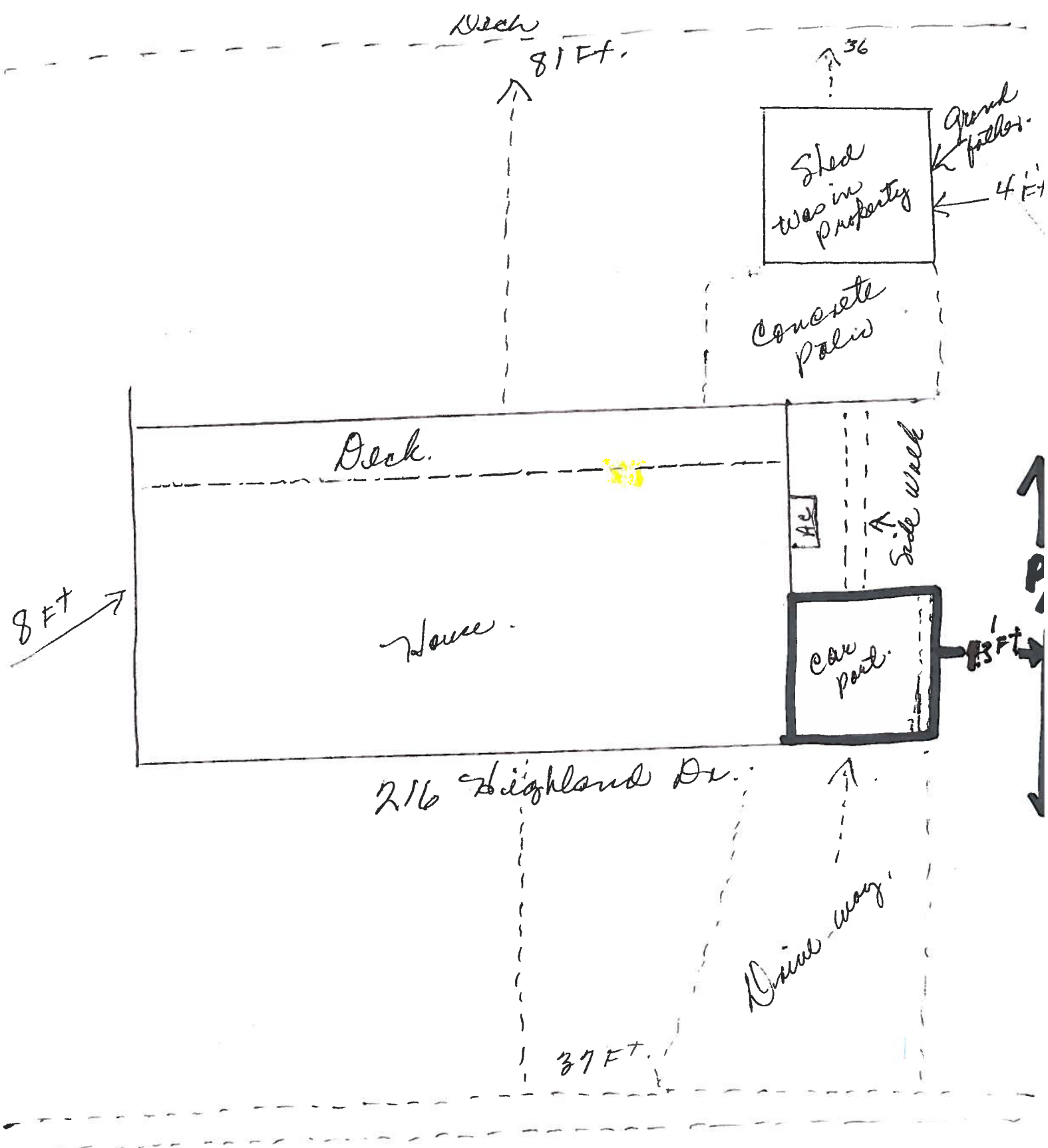
SCALE: 1" = 50'

JOB NO. 14078

DATE: 3-26-2014

REVISED:







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

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

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

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.

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.

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 ^{NORTH} 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 Setback from 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. 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



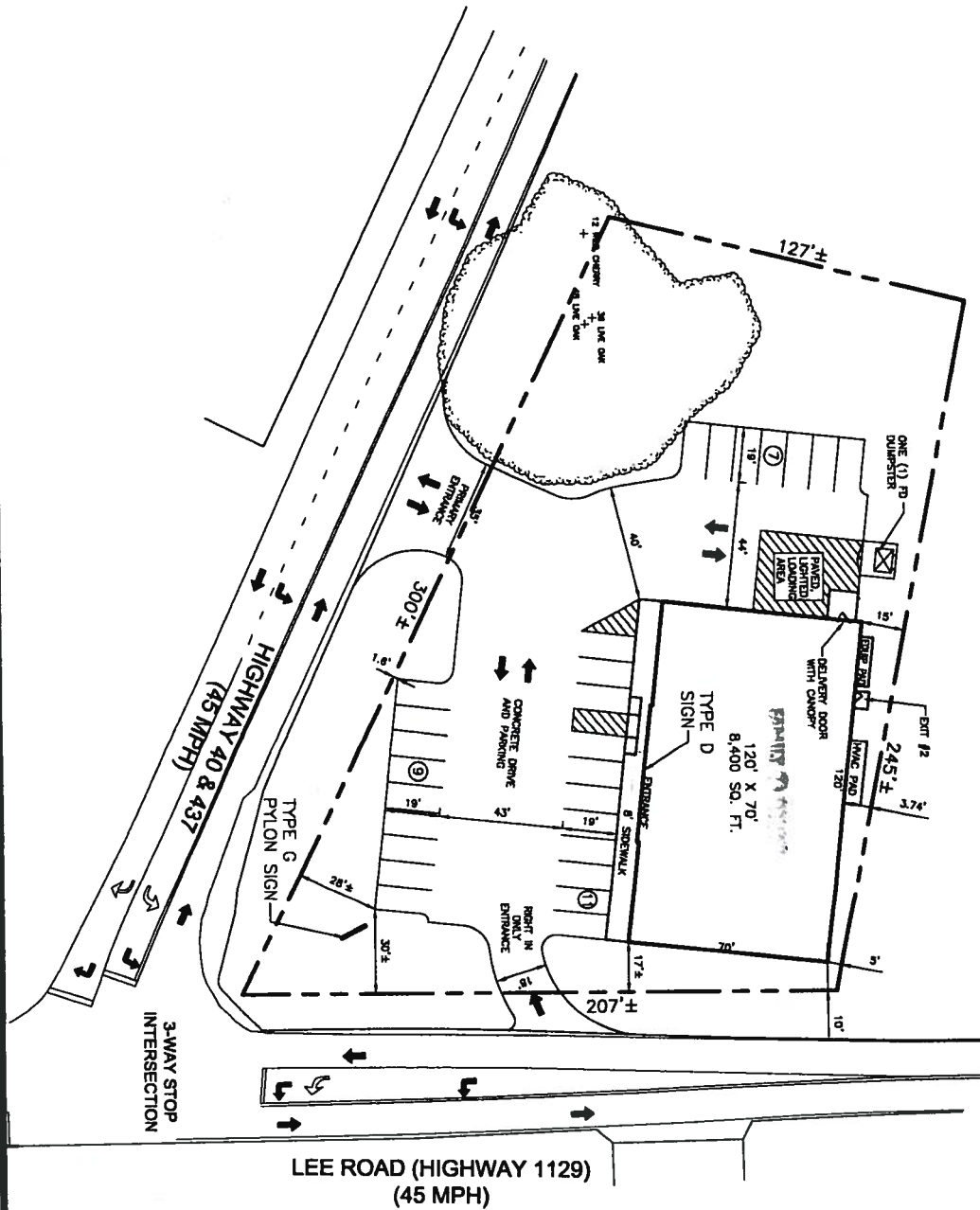
EXECUTIVE
CONTRACTING

311 TELLY ROAD · PICAYUNE, MS 39466 · 601.798.4000 (office) · 601.798.6161 (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	43,839± SQ. FT. OR 1.00± ACRES
PAVING 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
FAMILY DEVELOPMENT



SCALE:	1"=30'
PROJECT NO.:	
DATE:	3/24/2014
DRAWN BY:	MFV
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**

Case File Number:	BOA Case No. 14-05-014
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

GENERAL INFORMATION

Applicant(s) Name:	AP Towers, L.L.C.
Location of Property:	NE of intersection of LA 21 & LA 1083, Waldheim, LA
Zoning of Property:	I-2 Industrial
Variance(s) Requested:	Tower fall radius

OVERVIEW

The applicant is requesting variances for a side yard setback (fall radius for a cellular tower) from 250' to approximately 132' to the west, and approximately 182' to the east.

STAFF COMMENTS

The staff looks at three primary issues relative to giving relief for fall zone radii for towers. First, is there a practical difficulty or hardship that would justify such a request? Secondly, does the request adversely impact any properties from an aesthetic or visibility standpoint? And thirdly, does the proposal create any health and safety concerns relative to life and property?

First, relative to whether there is a practical difficulty or hardship that would justify such a request; the parent parcel does appear to be large enough so that the leased area could be to expanded in order to meet parish setback requirements. So in our opinion, a hardship or practical difficulty does not appear to exist.

Secondly, there appears to be no adverse impact to visual "line of site" aesthetics to other properties based on what appears to be existing heavy vegetation surrounding the site.

And thirdly, there appears to be no health or safety issues with the tower since it's located sufficiently away from any existing structures.

Therefore, the staff recommends that the applicant try and work with the owner of the property in order to expand the lease site so that parish code can be met.

BOA CASE NO. 14-05-014 (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: AP Towers LLC (Jeffrey Schoen)

MAILING ADDRESS: P.O. Box 1810

CITY/STATE/ZIP: Covington, LA 70434-1810

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

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: I-2

TBD (see attached survey) LA NA
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:)
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Applicant is requesting a variance for a side yard
setback from 250' to approximately 132' to the west
and approximately 182' to the east. (See Attached Survey)

SIGNATURE OF APPLICANT

Daniel C Agresta III
President + CEO of AP Towers, LLC

4/3/2014
DATE OF APPLICATION

Sabre Industries™

Towers and Poles

April 10, 2014

Mr. H. Brad Cohen
APTowers
4208 Six Forks Rd., Suite 1000
Raleigh, NC 27609

RE: Proposed 250 ft Sabre self-supporting tower for LA-1094 Waldheim, LA

Dear Mr. Cohen,

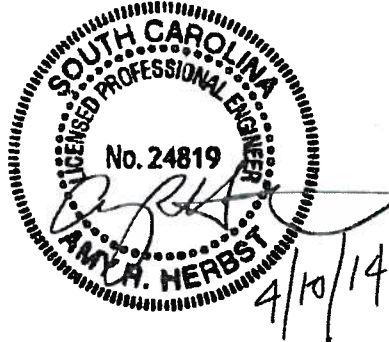
The above referenced tower has been designed for a Basic 3-second Gust Wind Speed of 102 mph with no ice and 30 mph with 1/4" radial ice, Structure Class II, Exposure Category C, Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When Sabre towers are designed according to this Standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors. Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*** In the unlikely event of total separation, this, in turn, would result in collapse of the section above, within a radius equal to 50% of the tower height.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



April 1st, 2014

To: St. Tammany Parish Board of Adjustment
PO Box 628
Covington, LA 70434

From: Karl Gottfried III
309 Bordeaux Court
Madisonville, LA 70447-9349

RE: Agent Authorization Letter

Dear Sir or Madam:

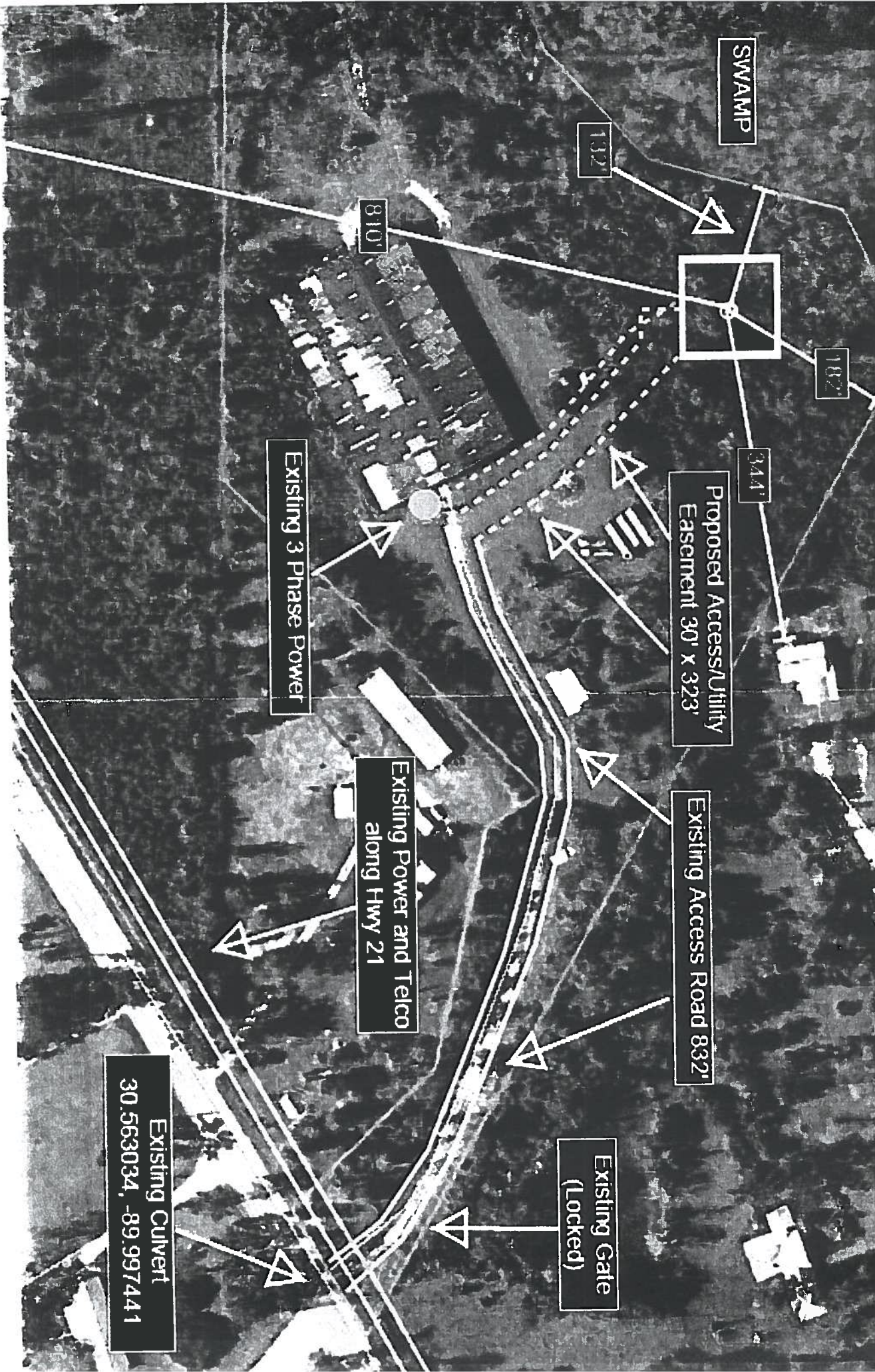
This letter is to confirm that I have authorized Jeffrey Schoen, to file for a variance on behalf of Waldheim-LA Why 21 LLC for a wireless cellular tower to be constructed on the property located at on Highway 21, Bush, LA 70431 (Assessment # 120-100-6665).

If you have any questions about this matter, please feel free to contact me by e-mail at kg3@gottfried-us.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Gottfried III', written in a cursive style.

Karl Gottfried III



SWAMP

132

182

344

Proposed Access/Utility
Easement 30' x 323'

Existing Access Road 832'

Existing Gate
(Locked)

Existing Power and Telco
along Hwy 21

Existing 3 Phase Power

810'

Existing Culvert
30.563034, -89.997441

PARENT TRACT
WALDHEIM LA HWY 21, LLC
PARCEL NO. 120-100-6665
INST. NO. 1834562
SECOND

ADAM A. MAGGIO, ETLX
PARCEL NO. 120-037-0348
INST. NO. 1902570

SHERRE O. FRANK
PARCEL NO. 120-037-0343
INST. NO. 1902570

LINE	BEARING	DISTANCE
1	S 01°16'12" W	100.00
2	N 86°43'48" E	100.00
3	N 01°16'12" E	100.00
4	S 86°43'48" E	100.00
5	N 86°43'48" W	100.00
6	S 01°16'12" W	100.00
7	S 86°43'48" E	100.00
8	S 44°21'17" E	229.22
9	N 62°18'46" E	185.14
10	N 72°43'37" E	58.57
11	S 74°45'32" E	80.24
12	S 88°05'21" E	151.78
13	S 82°33'42" E	108.40
14	S 32°11'10" E	42.89

WALDHEIM LA HWY 21, LLC
PARCEL NO. 120-100-6665
INST. NO. 1834562
FIRST



WALDHEIM
LA-1094
SEC. 4, T-9S, R-12E
ST TAMMANY PARISH, LOUISIANA



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph. 205-252-6985
www.smweng.com

FOR:

RAWLAND TOWER SURVEY
APTOWERS
4208 SIX FORKS RD., SUITE 1000
RALEIGH, NC 27609

LOUISIANA SOUTH
GRID TO TRUE NORTH
MAGNETIC DECLINATION
TRUE NORTH TO MAGNETIC
DECLINATION
COMBINED SCALE FACTOR
0.99973512

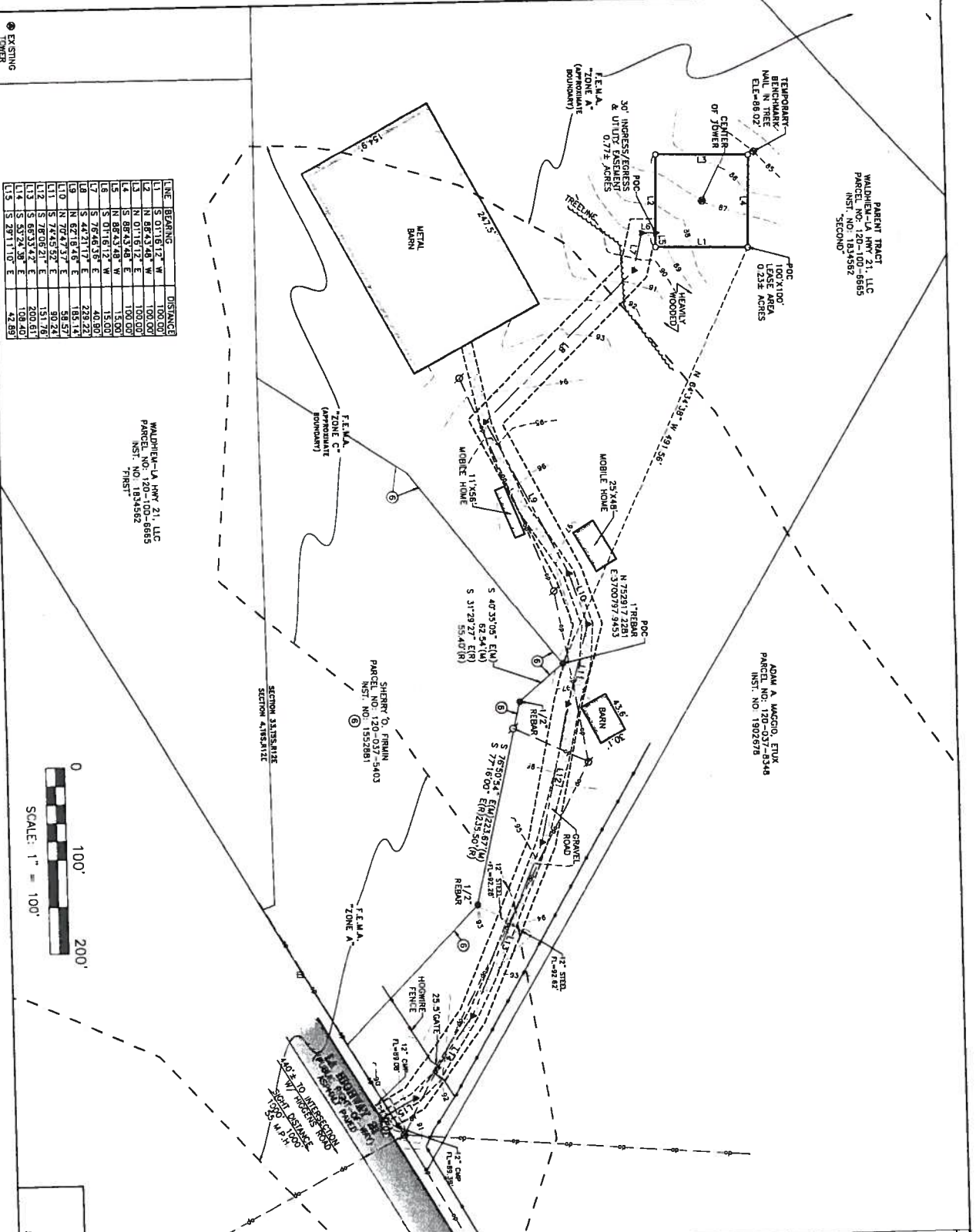
- LEGEND
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - = SET PK NAIL
 - POB = POINT OF BEGINNING
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - (R) = RECORDED INFORMATION
 - ⊙ = POWER POLE
 - ⊕ = GUY ANCHOR
 - ⊞ = POWER BOX
 - ⊟ = TELEPHONE PEDSTAL
 - FL = FLOW LINE ELEVATION
 - = ASPHALT
 - = GRAVEL/DIRT
 - = RIGHT-OF-WAY
 - = OVERHEAD POWER

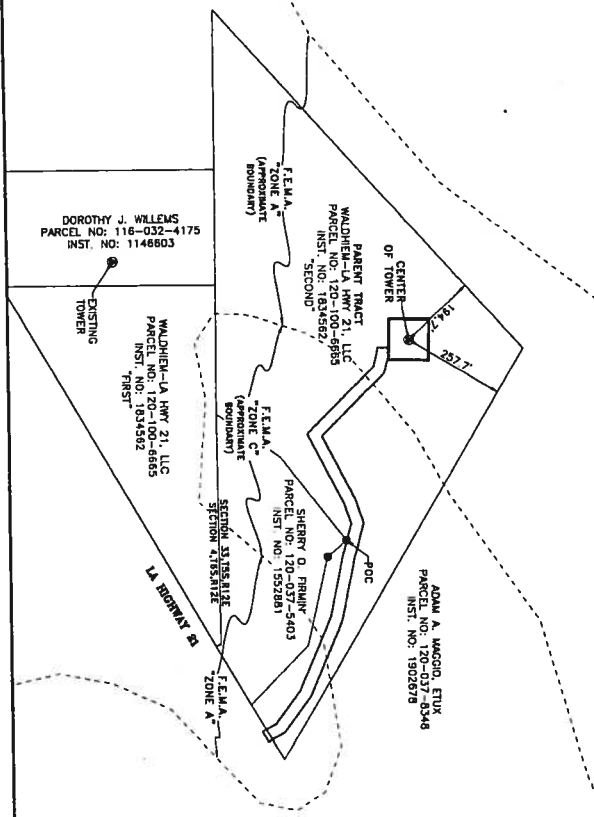
NO.	REVISION	DATE	BY
14-0061			

PROJECT NO. 14-0061
DRAWN BY: TAS
CHECKED BY: AAK
FIELD CREW: RB
APPROVED BY: WLH
DATE: 01/27/14
SCALE: 1" = 100'
SHEET 1 OF 2

TOWER INFO
LATITUDE: 30°13'50.70" NORTH
LONGITUDE: 90°00'02.01" WEST
(NAD 83)
GROUND ELEVATION: 87.0'
ABOVE MEAN SEA LEVEL (MAD88)

VICINITY MAP
BEN WILLIAMS RD
HIGGINS RD
SITE
N 1/2
NOT TO SCALE





OLD Republic National Title Insurance Co., Commitment No. 01-13142211-01T

Exception No. 6 Instrument Inst. No: 878881 Does affect as shown hereon.

PARENT TRACT (INSTRUMENT NO: 1834562)

SECOND. From the Northwest corner of Section Four (4), T8S, R12E, St. Tammany Parish, Louisiana, run South 89°45' East 1316.7 feet to Iron Stake in center of branch, and the POINT OF BEGINNING; from the above point of beginning run South 89°45' East 901.6 feet to the corner; thence North 52° thence South 59° East 475.2 feet to corner on State Highway 21; thence along a well marked line to corner and the POINT OF BEGINNING. Containing 13.182 acres, thence run along the center of branch in a Southwesterly direction along a well marked line to corner and the POINT OF BEGINNING. Containing 13.182 acres. Subject to a Boundary Agreement recorded at COB 1534, Page 84, St. Tammany Parish.

100' X 100' LEASE AREA (AS SURVEYED)

A lease area being a portion of that certain tract of land identified as "Second" as described in Instrument Number 1834562 as recorded in the Office of the Clerk of Court for St. Tammany Parish, Louisiana, being in Section 4, Township 6 South, Range 12 East, and being more particularly described as follows: COMMENCE at a 1" rebar found marking a point of intersection on the Southerly line of said Tract having Louisiana South State Plane Coordinates of N752917.2281 E370079.9453, being the northernmost corner of the Sherry O Firm parcel; thence run N 6°34'38" W for a distance of 491.56 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence run S 01°18'12" E for a distance of 100.00 feet to a set 5/8" rebar; thence run N 82°43'40" E for a distance of 100.00 feet to a set 5/8" rebar; thence run S 01°18'12" E for a distance of 100.00 feet to a set 5/8" rebar; thence run S 89°45'40" E for a distance of 100.00 feet to the POINT OF BEGINNING. The above described lease area to contain 0.23 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)

An easement being a portion of that certain tract of land identified as "Second" as described in Instrument Number 1834562 as recorded in the Office of the Clerk of Court for St. Tammany Parish, Louisiana, being in Section 4, Township 6 South, Range 12 East, and being more particularly described as follows: COMMENCE at a 1" rebar found marking a point of intersection on the Southerly line of said Tract having Louisiana South State Plane Coordinates of N752917.2281 E370079.9453, being the northernmost corner of the Sherry O Firm parcel; thence run N 6°34'38" W for a distance of 491.56 feet to a set 5/8" rebar; thence run S 01°18'12" W for a distance of 100.00 feet to a set 5/8" rebar; thence run N 82°43'40" E for a distance of 100.00 feet to a set 5/8" rebar; thence run S 01°18'12" E for a distance of 100.00 feet to a set 5/8" rebar; thence run S 89°45'40" E for a distance of 100.00 feet to the POINT OF BEGINNING. The above described easement to contain 0.23 acres, more or less.

SURVEYOR'S NOTES

1. This is a National Tower Survey, made on the ground under the supervision of a Louisiana Registered Land Surveyor. Date of field survey is January 20, 2014.
2. The following surveying instruments were used at time of field work: Nikon WPL-352, Total Station; Reflectless and Hiper + Legacy E RTK, CD 1HZ.
3. Bearings are based on Louisiana South State Plane Coordinates NAD 83 by GPS referenced and located as a part of this survey, unless otherwise stated.
4. No underground utilities, underground foundations were measured or located as a part of this survey, unless otherwise shown.
5. Benchmark used is a Continuously Operating Reference Station, PID DMB737 Double benchmark, is as shown herein. Elevation shown are in feet and refer to NAVD 86.
6. This survey was conducted for the purpose of a Railroad Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other authority.
7. All distances are in feet, unless otherwise stated. This survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title search, prepared by Old Republic National Title Insurance Co., Commitment No: 01-13142211-01T, dated November 20, 2013.
9. Surveyor hereby states the Geographic Coordinates and the elevation of the tower or towers are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically.
10. Survey shown herein conforms to the Louisiana Surveying Regulations on set forth by the State Board for a Class "A" Survey.
11. The survey shown herein is a boundary survey and is based on a closure precision of not less than one-foot in 15,000 feet and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not void without the original signature and the original seal of a state licensed surveyor and mapmaker.
13. This survey does not constitute a boundary survey of the Parent tract. Any parent tract property and shown herein are from supplied information and may not be field verified.
14. No zoning information provided at the time of this survey.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Louisiana to the best of my knowledge, information, and belief.

William L. Howell
Louisiana License No. 0004944

WALDHEIM
LA-1094
SEC 4, T-6S, R-12E
ST. TAMMANY PARISH, LOUISIANA



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

FOR:

RAWLAND TOWER SURVEY

APTOWERS
4206 SIX FORKS RD., SUITE 1000
RALPH, MO 27809

DRAWN BY: TWS
CHECKED BY: AK
FIELD CREW: WJH
APPROVED BY: WJH
DATE: 01/27/14
SCALE: NOT SHOWN
SHEET 2 OF 2

NO.	REVISION	DATE	BY
140061			
PROJECT NO.			

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

Case File Number:	BOA Case No. 14-05-015
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

GENERAL INFORMATION

Applicant(s) Name:	Advanced Mortgage Company
Location of Property:	LA Highway 21 and N. Azela Drive, Covington, LA
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	Moving billboard closer to residential zoned property

OVERVIEW

The applicant is requesting a variance to be permitted to move an existing billboard approximately 23' which is already within the required 500' setback distance from residentially zoned property for billboards.

STAFF COMMENTS

The staff has no objection to the variance request for the following reasons:

- a.) As stated above, the existing billboard has been there for many years and is already within the 500' setback from residentially zoned property.
 - b.) The applicant must move his billboard due to the fact that the LADOTD has expropriated a portion of his property for the future expansion of LA Highway 21.
 - c.) The distance the sign is being moved (23') is minimal.
 - d.) The property directly behind the sign site is zoned commercial and has a medical clinic on the property.
-

BOA CASE NO. 14-05-015 (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.)

APPLICANT'S NAME: Advance Mortgage Company

MAILING ADDRESS: 321 Veterans Memorial Blvd. Suite 201

CITY/STATE/ZIP: Metairie, Louisiana 70005

PHONE NUMBER: 504-834-5511
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

Triangular Parcel between N. Azela Dr., S. Tyler St. (Hwy 21) and Gardenia Dr. 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 Billboard within 500' of zoned residential
(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.

Applicant is requesting a variance of ordinance 8.01 Outdoor Advertising (Billboards) section U,
to relocate a billboard roughly 30' from its current location, which is already 500' from zoned
Residential to an adjacent parcel due to DOTD expropriation of the attached parcel


SIGNATURE OF APPLICANT

4/7/14
DATE OF APPLICATION

GREENSBURG LAND DISTRICT

T7S - R11E

SECTIONS 46 & 47

D & G PROPERTIES INC.

SCOTT A. ST.ROMAN & CYNTHIA BOSWELL ST.ROMAN

123+00

CONC. PARKING
SINOH, LLC
ENR CONG.
123+00

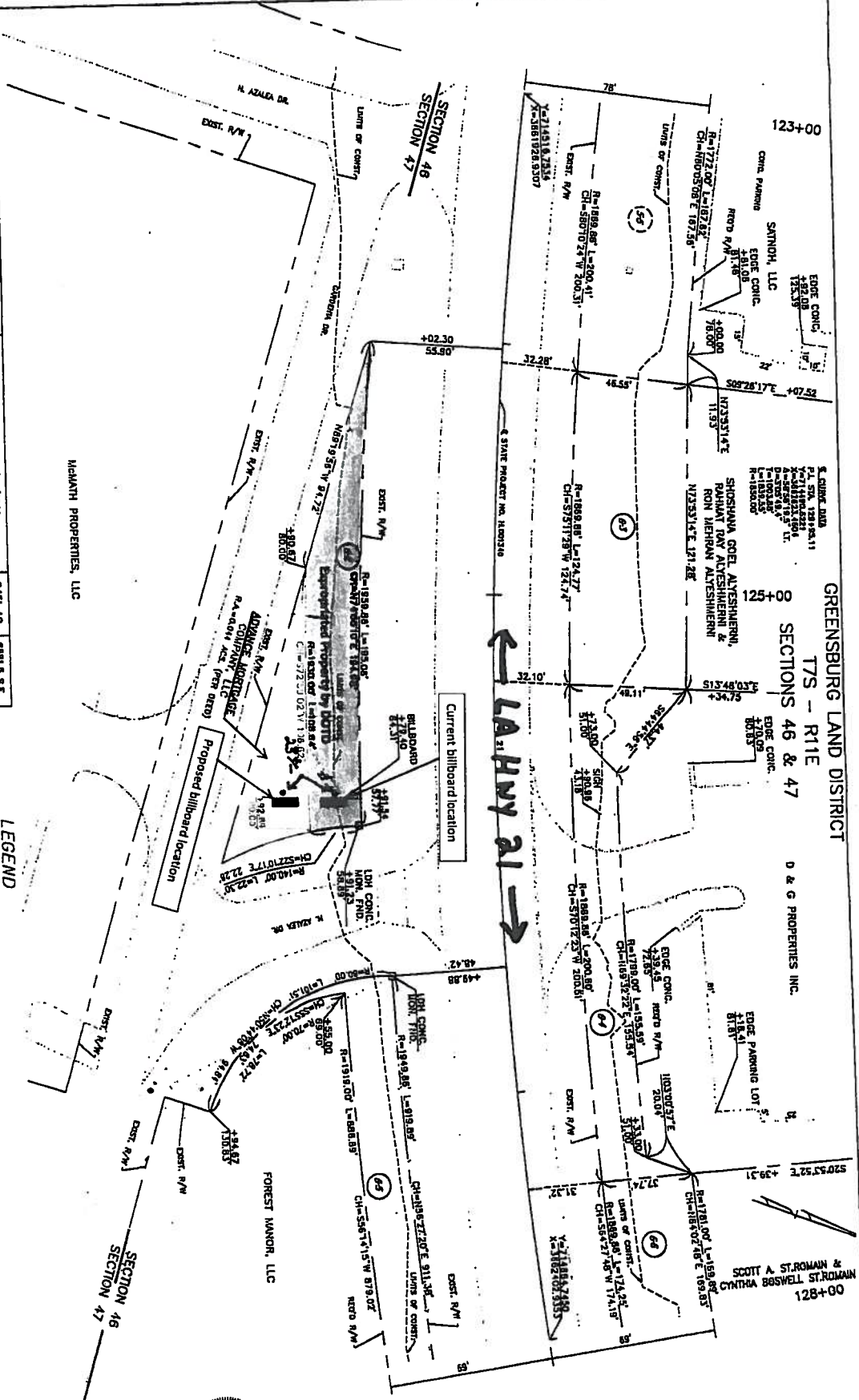
SHOSHANA GOEL, ALYESHMERI, RAYHANI RAY ALYESHMERI & RON MEHRAN ALYESHMERI
123+00

ENR CONG.
123+00

ENR CONG.
123+00

128+00

LA HWY 21



6-6	SCOTT A. ST.ROMAN & CYNTHIA BOSWELL ST.ROMAN	INSTRUMENT # 1730884, 6/28/2009	0.191 AC.	6581.5 S.F.
6-5	FOREST MANOR, LLC	INSTRUMENT # 218091, 2/23/1985	0.342 AC.	14,889.8 S.F.
6-4	D & G PROPERTIES INC.	INSTRUMENT # 1515095, 4/4/2006	0.102 AC.	4436.1 S.F.
6-3	SHOSHANA GOEL, ALYESHMERI, RAYHANI RAY ALYESHMERI & RON MEHRAN ALYESHMERI	INSTRUMENT # 389725, 9/24/1978 INSTRUMENT # 431715, 10/20/1980	0.137 AC.	5952.7 S.F.
6-2	ADVANCE INFORMATION COMPANY, LLC	INSTRUMENT # 1384725, 6/8/2003	0.079 AC.	3388.0 S.F.
6-1-C-1		DELETED		

SECTION LINES	RIGHT OF WAY
EXISTING R/W	EXISTING R/W
APPROPRIATE PROPERTY LINE	APPROPRIATE PROPERTY LINE
LIMITS OF CONSTRUCTION	LIMITS OF CONSTRUCTION
LOT LINE	LOT LINE
TOWN AND PRT	TOWN AND PRT
R/W INDEPENDENT RX	R/W INDEPENDENT RX

NOTE: THE COORDINATES & BEARINGS SHOWN HEREON ARE GRID BEARINGS & COORDINATES BASED ON THE TOWNSHIP AND RANGE COORDINATE SYSTEM (T7S R11E) TO CORRELATE TO DEEDS RECORDS. USE B = 0.7819 WHERE B = 1.1. TO CORRELATE GRID DISTANCES TO GROUND DISTANCES USE A SCALE FACTOR OF 0.99937655.

DATE: 4/23/2013
BY: [Signature]

4/23/2013	Revised Ownership Parcel 6-5 & Revised R/W Limits Parcel 6-4	GOTCH
3/1/2013	Revised Ownership Parcel 6-1-C-1 and Revised Parcel 6-2 Updated Limits	GOTCH
01 Construction & Updated Ownership Parcel 6-3		
GOTCH		
RIGHT OF WAY MAP STATE PROJECT NO. H001340 LA 21 WIDENING (BOTTLENECK) - 11TH ST. TAMMANY PARISH Lo 21		
COMPUTER OWNER DATE BY	D.A.S. R.A.S. 7-25-2012 1-1-12	ST. TAMMANY 059-01 H.001340

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

Case File Number:	BOA Case No. 14-05-016
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

GENERAL INFORMATION

Applicant(s) Name:	JDM Developments, L.L.C.
Location of Property:	1665 Dove Park Road, Mandeville, LA
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	Landscape buffers

OVERVIEW

The applicant wishes to resubdivide their property into two commercial parcels with a McDonald's restaurant on one site and a strip center on the other.

STAFF COMMENTS

Due to the fact that a new internal property line will be created by the resubdivision, technically, landscape and planting buffers are created on both sides of said line; however in this instance, since the common property line will be used as a shared parking lot, the need for landscape buffers and plantings are not required.

Therefore, the staff recommends approval of the proposed variances requested subject to mitigation on behalf of the applicant for the absence of the buffers and plantings along the common property line between the two properties. The applicant should be required to either: plant the total required number of trees elsewhere on the property (14 Class A and 14 Class B); or by making reparations in the form of payment for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for (1/2) of the required number of trees that would normally be planted within the buffer (7 Class A and 7 Class B) in the amount of \$2,800.00, which payment is based on \$100.00 per caliper inch of tree required, inclusive of the cost for the tree and the labor required to plant.

BOA CASE NO. 14-05-016 (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: JDM Developments, LLC

MAILING ADDRESS: 71385 Riverside Drive

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: 985-327-5629 985-630-7459
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC2

1665 Dove Park Rd. 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 _____
(Specify other variance/appeal on line above)

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

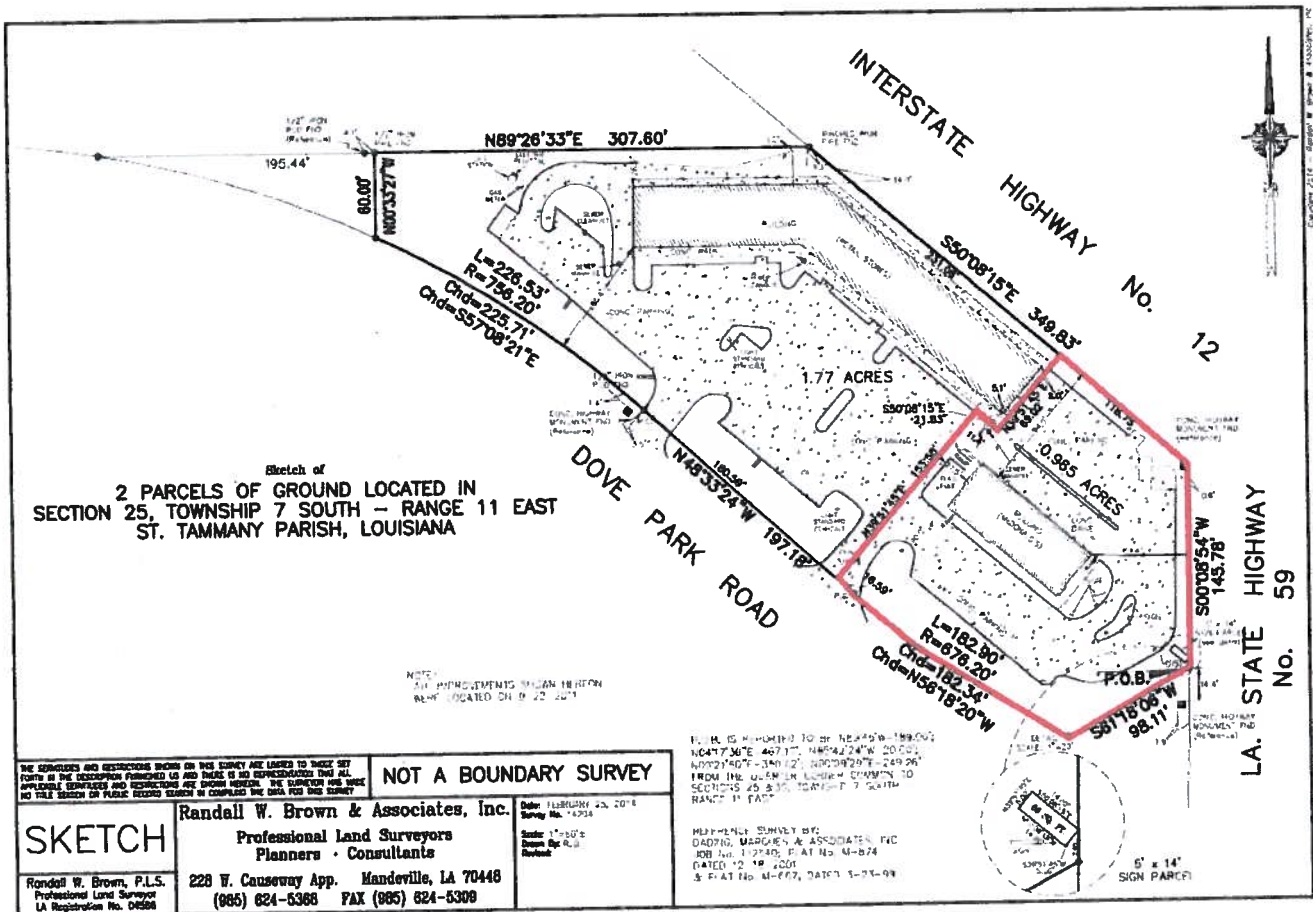
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Applicant is requesting a waiver of the required 10' greenspace & required number of trees, along the side property lines.

Applicant is requesting a reduction of the required 10' setback from 10' to 5' for a portion of the site, along existing building (see attached drawing).

Matthew J. Organ
SIGNATURE OF APPLICANT
Matthew J. Organ

3/5/2014
DATE OF APPLICATION



The red outlined area is the parcel leased by McDonald's.



NOT
Red
line



April 7, 2014

St Tammany Parish Board of Adjustment
c/o: Ron Keller

Re: Subdivision of 1665 and 1687 Dove Park Road, Madisonville, LA.

Dear Mr. Keller,

My client, David Harvey, retained me to manage the subdivision of the referenced property he purchased in May of 2013. To do this we need to secure the variance on the setback and green space requirements between the two buildings located on site. The property is improved and consists of a single parcel that has two developed commercial buildings: a 14,000 sf shopping center situated on 1.77 acres and a McDonald's Restaurant situated on 0.95 acres.

We are requesting to subdivide the property for two reasons.

1. The subdivision will allow the tax assessor to properly assess the properties. McDonald's is obligated to pay their prorated share of taxes. This is difficult to quantify with the assessor considering the parcel as one parcel. We feel the hard corner that McDonald's occupies is more valuable than the interior lot. This subdivision will allow for a proper assessment whereby McDonald's pays the correct taxes, and the tenants in the adjacent shopping center pay their proper fees. The tax assessment is attached.
2. We have a pending sale of the McDonald's parcel which is under a ground lease. The sale of the real estate requires the creation of its own parcel. We designed the subdivision plat off the legal description defined in the lease. McDonald's has cross easement agreements in place for this specific parcel as well.

The improvements are in place. The variance does not affect any adjacent property owners as evidenced by Mrs. Asha Mallick's signature. The variance is in line with the tenant lease. It allows for proper tax assessment. We do not see any negative affect in this variance. Please consider this variance request for approval.

Thank you,

In Christ Jesus.



Matthew J. Organ, CCIM
Investments, Sales & Leasing
985-246-9715
organ@ccim.net



March 16, 2014

Ed Murphy
Commercial Realty, Inc.
edmurphy@commrealty.net

RE: Dove Park Rd

Dear Mr. Murphy,

My client, JDM Development, LLC owns the Dove Park Commons Shopping center which is adjacent to and east of your listing of 11 acres on Dove Park Road.

We are requesting a minor subdivision of the Shopping Center and the McDonald's parcel. To do this we need to request a variance as the setbacks do not meet code between the two buildings.

Here is the requested variance:

- Waiver of the required 10' green space & required number of trees, along the side property lines.
- Reduction of the required 10' setback from 10' to 5' for a portion of the site, along existing building (see attached drawing).

If your owner has no objection to our requested variance, please evidence same by signing below.

A handwritten signature in blue ink that reads "Theodora Madrick".

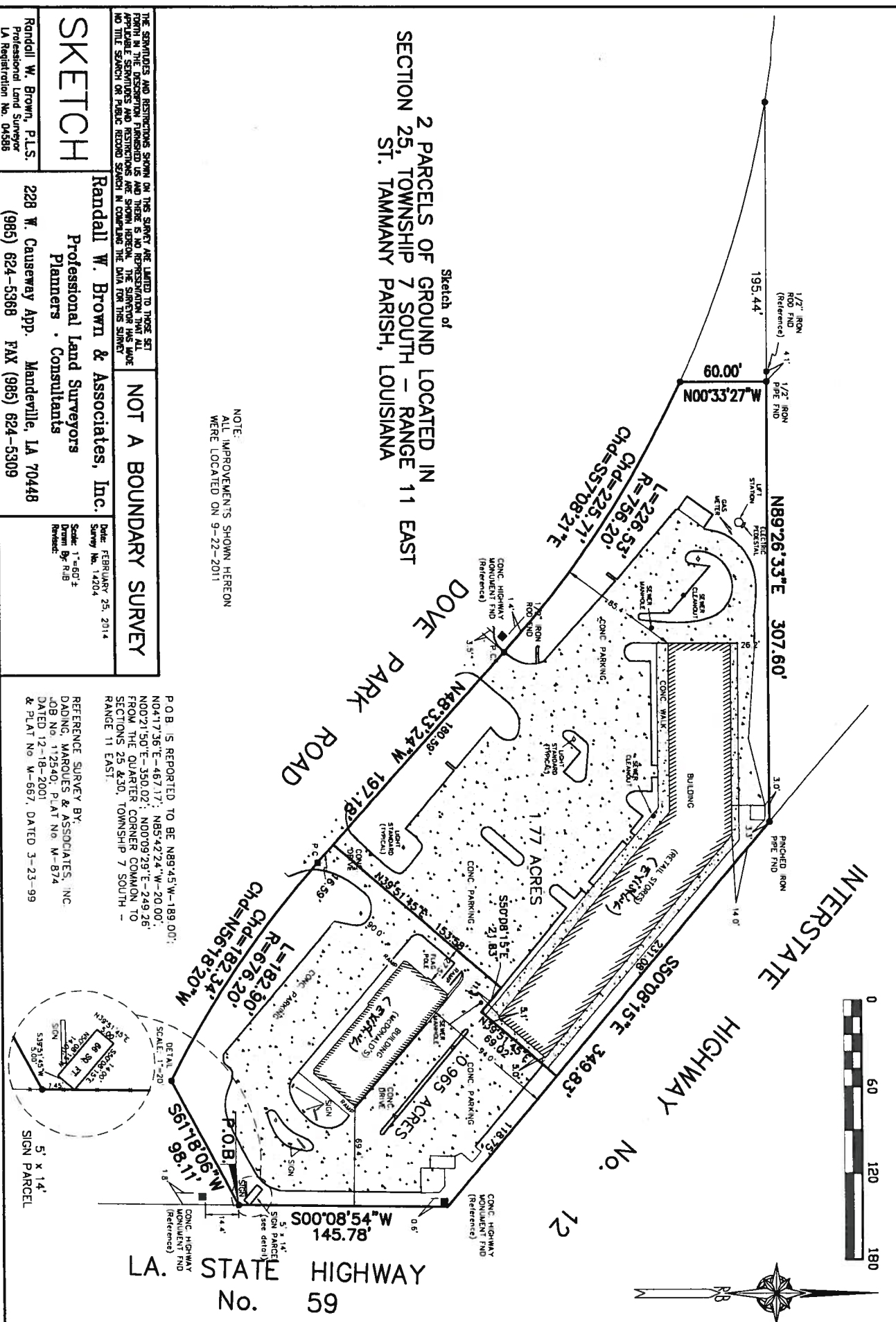
Owner – 11 acres Dove Park Rd.

Let me know if you have any questions or comments.

In Christ Jesus.

A handwritten signature in black ink that reads "Matthew J. Organ".

Matthew J. Organ, CCIM
Commercial Real Estate Investments
985-246-9715
organ@ccim.net



NOTE:
ALL IMPROVEMENTS SHOWN HEREON
WERE LOCATED ON 9-22-2011

Sketch of
2 PARCELS OF GROUND LOCATED IN
SECTION 25, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

NOT A BOUNDARY SURVEY

THE SURVEY AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
FORWARD IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE SURVEYS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILED THE DATA FOR THIS SURVEY

SKETCH

Randall W. Brown & Associates, Inc.

Professional Land Surveyors
Planners • Consultants

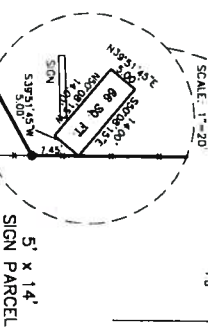
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: FEBRUARY 25, 2014
Survey No. 14204

Scale: 1"=60'±
Drawn By: RLB
Reviewed:

P.O.B. IS REPORTED TO BE N89°45'W-189.00';
N04°17'36"E-467.17'; N85°42'24"W-20.00';
N00°21'50"E-350.02'; N00°09'29"E-249.26';
FROM THE QUARTER CORNER COMMON TO
SECTIONS 25 & 20, TOWNSHIP 7 SOUTH -
RANGE 11 EAST.



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

Case File Number:	BOA Case No. 14-05-017
Initial Hearing Date:	May 6, 2014
Date of Report:	April 24, 2014

GENERAL INFORMATION

Applicant(s) Name:	Gulf States Development Services, L.L.C.
Location of Property:	180 New Camellia Blvd., Covington, LA
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	

OVERVIEW

The applicant is developing a property next to an existing project, and due to common shared parking and driveway access between the two sites, the applicant seeks variances to allow for a walkway within an existing landscape buffer and to reduce the required number of plantings within the two adjacent side yard buffers between the two properties.

STAFF COMMENTS

The staff has worked with the applicant to come up with plan that the staff feels is workable based on the circumstances. Therefore, the staff has no objections to the variances requested subject to mitigation on behalf of the applicant for the absence of the plantings along the common property line between the two properties. The applicant should therefore be required to either: plant the total required number of trees elsewhere on the two properties (16 Class A and 6 Class B); or by making reparations in the form of payment for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for the required number of trees that would normally be planted within the buffers in the amount of \$4,900.00, which payment is based on \$100.00 per caliper inch of tree required, inclusive of the cost for the tree and the labor required to plant.

BOA CASE NO. 14-05-017 (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: Gulf States Development Services LLC

MAILING ADDRESS: 109 New Camellia Blvd., Suite 100

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: (985) 792-4385
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

180 New Camellia Blvd. Covington, LA 70433
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 Encroachment of 5' sidewalk within lot 2A-1 East buffer
(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.

See attached letter + accompanying landscape
plans


SIGNATURE OF APPLICANT 4/6/14
DATE OF APPLICATION



April 8, 2014

Mr. Ron Keller
Senior Planner, St. Tammany Parish
21454 Koop Dr.
Mandeville, LA 70471

Variance Request
1077 Phase II Office Building
180 New Camellia Blvd
Lot 2A-2, Tammany West Multiplex
Covington, LA

Dear Ron,

Per our recent meetings, please find the enclosed variance application for the above reference project.

We are requesting a variance for the following in order to protect the site plan as proposed:

- Encroach 5' into Phase I east buffer for new, proposed sidewalk.
- Phase I East Buffer: 10 class A required, planting 2.
- Phase I East Buffer: 10 class B trees required, planting 2.
- Phase II West Buffer: 10 class A required, planting 2.
- Phase II West Buffer: 10 class B trees required, planting 2.

This new building is the second phase of office construction in the Tammany West Multiplex and will be an identical structure to the first phase the adjacent lot, which was completed in 2008 and is presently fully occupied. As noted on the site plan, this project will share a common driveway and have cross access/cross parking between the two lots.

The above variances are needed due to the internal property line that runs between these two legal lots of record which must remain due to project lending and financing purposes.

As noted on the included landscape plan, we have included three (3) new trees (1- Class A; 2- Class B) which are proposed to be planted close to, but fall outside of, the above referenced buffers. We also indicated additional shrubs and planting material within these buffers which are above Parish minimums for this project to help mitigate the request.

The project is being constructed to support the growing businesses of Ballard Enterprises (WOW Café, PJ's Coffee) and Wegmann-Dezet CPAs, which are current Tenants in this business park, all of which will be owners/partners in this building. It is vitally important this building is completed by the end of 2014 to ensure it is fully operable by fall season for Wegmann-Dezet.

We look forward to presenting this case to the Board on May 6th. If you have any further questions in the interim, please advise.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Saucier", with a long horizontal flourish extending to the right.

Michael Saucier
Managing Member, Gulf State Development Services LLC

Northshore Office, LLC
314 East Bayou Road
Thibodaux, LA 70301

April 7, 2014

To Whom it may Concern:

Gulf States Development Services, LLC is currently in their due diligence process of developing property owned by Northshore Office, LLC. The property is identified by being a 0.90 acre tract of land on New Camellia Boulevard, Lot 2A-2.

Gulf States Development Services, LLC with our concurrence will apply for permits and potential variances for the development of this property.

If you have any questions, please do not hesitate to contact me at (985) 688-2355.

Sincerely,



David L. Duplantis
Member

1077 Properties, LLC

April 7, 2014

To whom it may concern:

1077 Properties LLC, current land owner of Lot 2A-1 (170 New Camellia Blvd), has no objection to Gulf States Development Services LLC applying for any variance(s) or permit(s) relating to our property which may be required to perfect the site plan of proposed Phase II office building to be located on Lot 2A-2.

Should you have any questions, please feel free to contact me directly.

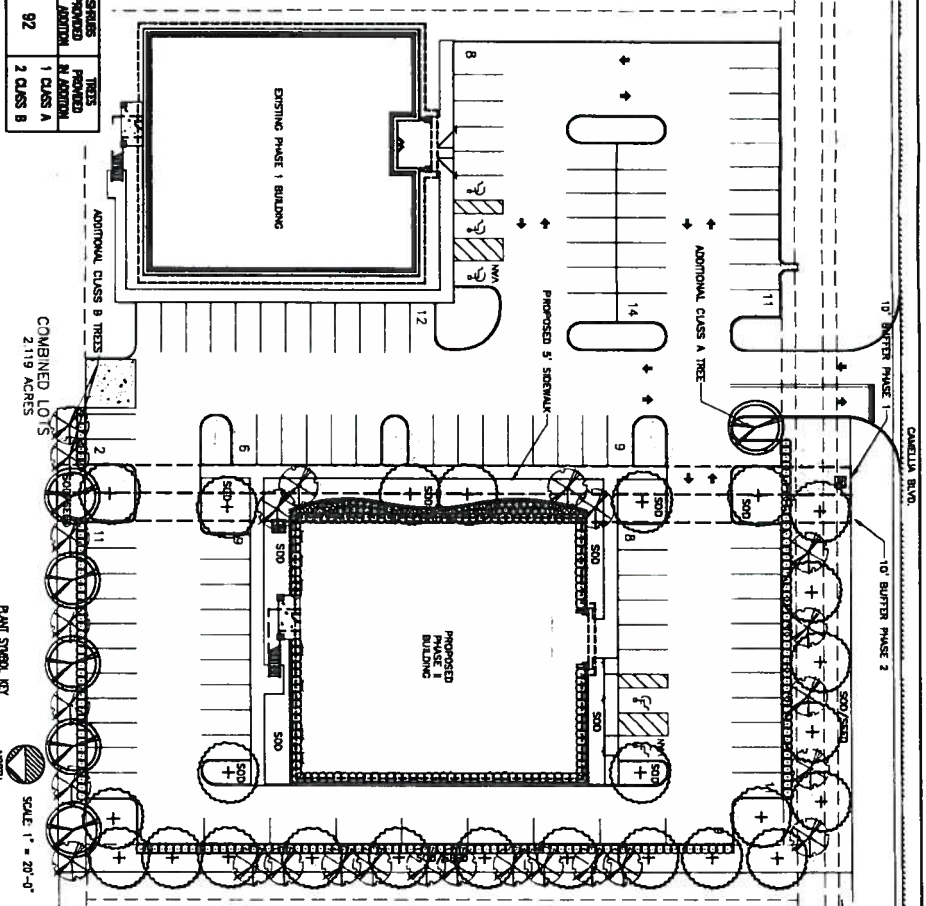
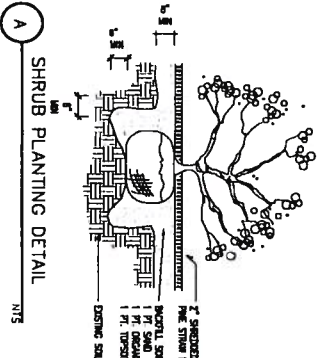
Sincerely,



Michael Saucier
Managing Member, 1077 Properties LLC

-

ROOMED BUFFERS	BUFFET DINING ROOMS	CLASS 1 TREES REQUIRED	CLASS 2 TREES PROVIDED	CLASS 3 TREES REQUIRED	CLASS 4 TREES PROVIDED	SEATINGS
PHASE 1						
EAST 1 st BUFFETWARD	287'	10	2	10	2	0
NORTH 1 st BUFFETWARD	136'	5	5	5	5	44
EAST 1 st BUFFETWARD	287'	10	10	10	10	79
WEST 1 st BUFFETWARD	287'	10	2	10	2	47
CARTELLA BAY 3 rd STREETWARD	136'	5	5	5	5	92
INTERIOR PARKING BUFFERS	N/A	8	8	0	0	0
TOTALS	N/A	48	32	30	24	262



1077 PHASE II BUILDING
ST. TAMMANY PARISH

Reich Associates
a design collaborative
• Architecture • Interior Design • Landscape Architecture • Planning • Urban Design • Sustainable Design