

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, MAY 2, 2017 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING "A"
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE APRIL 4, 2017 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2017-627-BOA

Request by applicant for a variance in a HC-2 Highway Commercial zoning district for the partial reduction of a 25' wide side street landscape buffer to approximately 13' requested. The property is located on the west side of U.S. Highway 190 and north of Harrison Avenue, south of Covington , Louisiana.

Applicant: Place 190, L.L.C.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING

3:00 PM - TUESDAY, APRIL 4, 2017

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The April 4, 2017 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the March 7, 2017 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2017-595-BOA

Request by applicant for a variance in an A-4A Single Family Residential zoning district for a front yard setback requirement from 25' required to 5' requested.

Applicant: Mike Gallo

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

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

- I have provided some pictures of my neighbors properties.

Mr. Keller: I went out to the site and observed several structures that appeared to encroach within the front property line, but I could not tell how close they were from the property lines.

Mr. Gordon: So the landing protrudes?

Mr. Gallo: It's the stairs that parallel the house.

Mr. Gordon: I don't see that on the plan.

Mr. Gallo: That's not what the plan shows.

(General discussion ensued regarding the orientation of the stairs and if they could be adjusted...)

Mr. Gordon: I know that there are numerous structures near the road... one carport is almost in the street.

(Mr. Keller cautioned the board about granting variances closer than 10' from the property line thereby setting a precedent and increasing the parish's liability from potential traffic accidents caused by vehicles coming in contact with structures.)

Mr. Gallo: I did not know that the stairs was considered as part of the setback.

Mr. Gordon: Can you reclaim some land and extend the bulkhead?

Mr. Gordon: Yes you can...

(At this time, the chairman called for a 5 minute recess in order for the applicant to retrieve the building plans from his vehicle.)

MOTION TO RECESS WAS APPROVED UNANIMOUSLY

(After 5 minutes, the chairman called the meeting back to order.)

(Mr. Gallo showed his house plans to the board.)

Moved by Mr. Ballantine to deny the variance request citing establishing bad precedent; however, the motioned died due to the lack of a second.

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

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

BOA CASE NO. 2017-596-BOA

Request by applicant for a variance in a HC-3 Highway Commercial zoning district for a partial reduction of a street buffer from 20' required to approximately 11 ½' requested, and the relocation of 4 class B trees from same buffer to elsewhere on the property.

Applicant: Tropical Car Wash

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

Mr. Talleback, 1450 U.S. Highway 190, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- We need this for our building and for traffic safety.

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance subject to staff comments.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2017-597-BOA

Request by applicant for variances in an A-4 Single Family Residential zoning district for a front and a side yard setback from 25' and 7 ½' required respectively to 10' and 6' requested.

Applicant: Robert G. Gerdes

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

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

- I brought some visual aides so I can explain the side yard setback issue.
- I will try to do this without the variance, but in case I can't, this what I want to do.

Mr. Ballantine: Could you live with 6 ½'?

Mr. Gerdes: I guess I can.

Mr. Ballantine: There appears to be a lot of room between the homes. So have gardens... you can go to 6 ½'.

Mr. Gordon: I see what he is saying and I don't have a problem with it.

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

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MR. TIM FANDAL, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.

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

Case File Number: BOA Case No. 2017-627-BOA
Initial Hearing Date: May 2,, 2017
Date of Report: April 18, 2017

GENERAL INFORMATION

Applicant(s) Name: Place 190, LLC
Location of Property: 1331 Highway 190, Covington, Louisiana
Zoning of Property: HC-2 Highway Commercial
Variance(s) Requested: Reductio of a street landscape buffer

OVERVIEW

The applicant owns the Place 190 shopping center in Covington and wants to remove an approximate 90 foot long strip of land from the 13th Street landscape buffer for the creation of a new one-way driveway isle to accommodate a drive-thru window for a business in said center.

STAFF COMMENTS

The proposed variance request represents a reduction of approximately 1080 square feet of street buffer; and in exchange for the reduced buffer, the applicant is dedicating a new greenspace buffer adjacent to the new driveway that will total approximately 1170 square feet, a net gain of 90 square feet of buffer.

Therefore, the staff has no objections to the request; however, the applicant did not indicate if any trees or any other greenery was going to be removed from the street buffer as a result of the elimination of same in favor of the driveway, so if the answer is yes, then the staff would recommend as a condition of approval that at least the same quantity and quality of trees or greenery be replanted within the new buffer area, as well as be required to submit a new planting plan to be approved by our resident landscape architect on staff.

BOA CASE NO. 2017-627-BOA (for office use only)

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

(Please "PRINT" on the following lines below. If a company, please include a contact person's name)

APPLICANT'S NAME (PRINT): Place 190, LLC

MAILING ADDRESS: 4545 Veterans Blvd

CITY/STATE/ZIP: metairie, LA 70005

PHONE NUMBER: 504 456-9537 504-481-4545

(Home Phone #) (Cell Phone #)
CONTACT CALL RON TENHUNDFELD 504-357-8298

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: IFC-2 Highway Commercial

1331 Hwy 190 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:

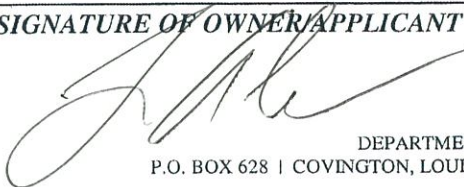
- building setbacks (reduction of front, side and/or rear yard setbacks)
- landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- parking area requirements (reduction of parking stalls, parking 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:)

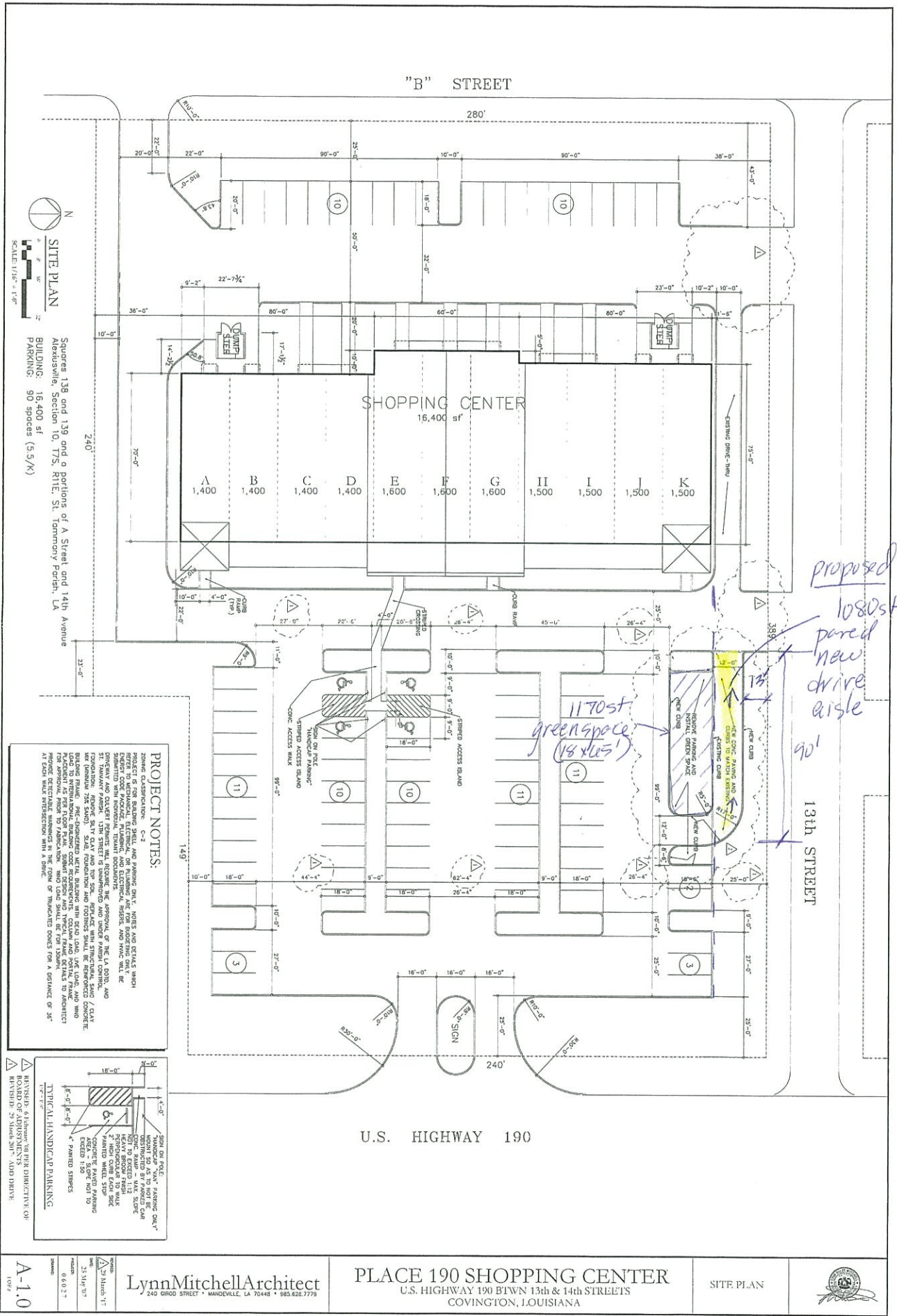
Request encroachment into North landscape buffer for depth of 12' into 25' street buffer for distance of 90' to allow for alignment of new drive-thru lane. Proposed paved drive-thru lane equals 1080 SF. Applicant will provide 1170 SF of green space directly south of proposed drive-thru lane and plant per parish standard for buffer.

SIGNATURE OF OWNER/APPLICANT

DATE OF APPLICATION



4/3/17



SITE PLAN

Stoppers 138 and 139 and a portions of A Street and 14th Avenue
 Assessors: Section 10, 17S, R1E, St. (Primary Parish, LA
 BUILDING: 16,400 sf
 PARKING: 90 spaces (3.5/K)

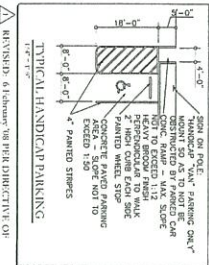
PROJECT NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE L.A. CODE, AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE L.A. CODE, AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE L.A. CODE.

2. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



A-1.0

DATE: 06.02.17

SCALE: 1/8" = 1'-0"

PROJECT NOTES:

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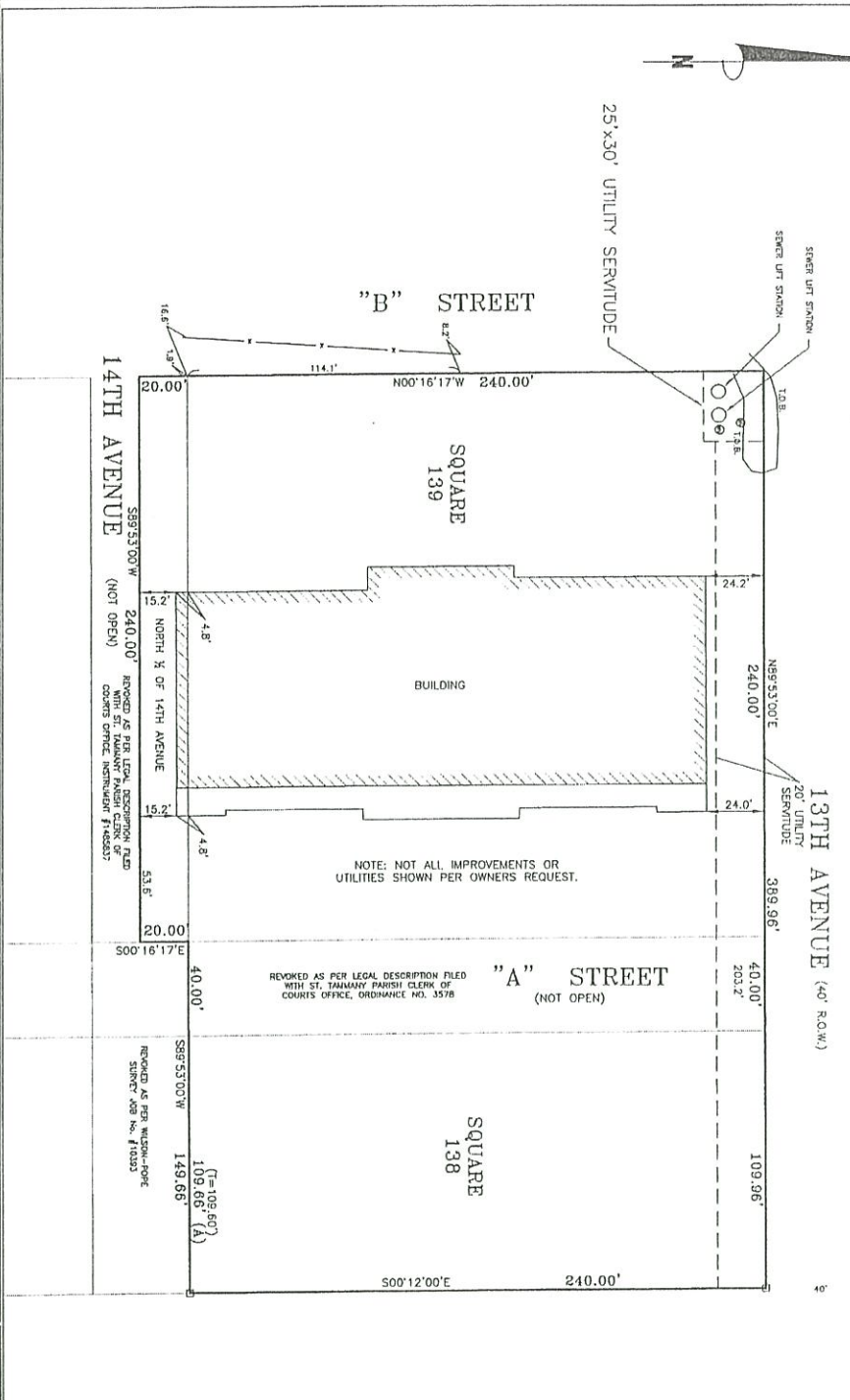
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Lynn Mitchell Architect
 240 GROAD STREET • MANHOVILLE, LA 70448 • 845.622.7779

PLACE 190 SHOPPING CENTER
 U.S. HIGHWAY 190 BTWN 13th & 14th STREETS
 COVINGTON, LOUISIANA

SITE PLAN



U.S. HWY. 190
(APPROX. 100' R.O.W.)

SQUARE
137

**SURVEY MAP OF
SQUARES 138 & 139, A PORTION OF REVOKED "A"
STREET AND A PORTION OF REVOKED 14TH AVENUE
ALEXANDRIA, SECTION 10, T-7-S, R-11-E**

St. Tammany Parish, Louisiana
for

PLACE 190, L.L.C. & GEORGE A. CELLA, III

EDDINGTON NOTE: This is to certify that I have examined the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(F) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 255205 0230 C. Revised OCTOBER 17, 1989

Survey No. 2006 1445 E Down by: SPH
Date: NOVEMBER 30, 2006 Revised: 05/12/15(BUILDING)

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors
Planners and Consultants

633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
(985)945-1012 • (985)945-1013 • FAX NO. (985)945-1778
www.jebco.com/surveying.com • e-mail: info@jebco.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS CLASS 55-2501-121.

Scale: 1" = 50'

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on the opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By
JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

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JOHN E. BONNEAU & ASSOCIATES, INC.

REFERENCE SURVEY:
A survey by this firm with survey no. 2006 1445 0 dated 11-30-06 last revised 2-26-07.

BASIS FOR BEARINGS:
The Reference Survey.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.