

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, JANUARY 3, 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 DECEMBER 6, 2016 MINUTES**

**ELECTION OF OFFICERS**

**PUBLIC HEARINGS**

**BOA CASE NO. 2016-456-BOA**

Request by applicant for a variance of subdivision signage in an A-4 Single Family Residential zoning district to allow for a larger sign area than code permits. The property is located at the intersection of U.S. Highway 190 Service Road and Fontainebleau Drive, Mandeville, Louisiana.

Applicant: Beau Chene Homeowners (Cristina Donovan)

**(POSTPONED AT THE DECEMBER 6, 2016 MEETING)**

**BOA CASE NO. 2016-479-BOA**

Request by applicant for an "after the fact" variance for encroaching into and removing some trees within a portion of the 50' wide perimeter no cut buffer along the southerly property line in an A-2 Suburban zoning district for the purpose of constructing a driveway. The property is located at 73338 Plantation Street, east of Covington, Louisiana.

Applicant: Jacob Schexnayder

**BOA CASE NO. 2016-513-BOA**

Request by applicant for "after the fact" variances for a monument sign in an A-3 Suburban zoning district relative to exceeding sign area, message board area and maximum height of the base. The property is located at 41040 U.S. Highway 190, Slidell, Louisiana.

Applicant: Hartzell Mt. Zion United Methodist Church

**BOA CASE NO. 2016-514-BOA**

Request by applicant for a variance of a front yard setback requirement in an A-4A Single Family Residential zoning district from 25' required to 10' requested. The property is located at 53111 Highway 433, south of Slidell, Louisiana.

Applicant: Mike Gallo

**BOA CASE NO. 2016-515-BOA**

Request by applicant for variances of landscape buffers and plantings in a HC-3 Highway Commercial zoning district for the south, southeast and eastern buffers. The property is located at 425 North Highway 190, Covington, Louisiana.

Applicant: Sandra Owens, MDM Services (authorized agent for Circle K Stores, Inc.)

**OLD BUSINESS**

**BOA CASE NO. 2015-120-BOA**

Request by applicant for a variances to encroach into a portion of the front yard planting buffer and to remove some live oak trees in same an I-2 Industrial zoning district. The property is located at the intersection of Ben Thomas and Bryan Roads, north of Slidell, Louisiana.

Applicant: Textron Marine & Land Systems

*(Request by applicant for an extension of time)*

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**

**3:00 PM - TUESDAY, DECEMBER 6, 2016**

**LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING**

**MANDEVILLE, LOUISIANA**

The December 6, 2016 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller, Mr. Fontenot and Mr. Sevante

**APPROVAL OF THE MINUTES**

Moved by Mr. Schneider and seconded by Mr. Brookter to accept the November 2, 2016 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

(At this time Mr. Jules Guidry was sworn in by Mr. Sevante to serve as an alternate on the board.)

**BOA CASE NO. 2016-447-BOA**

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

Applicant: Genia Buras (for Agracel, Inc.)

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

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

- The building is situated far back and is hard to see from U.S. Highway 190 and people would easily miss it.
- The existing tenants are in favor of the sign on their side.

Mr. Fontenot: This building use to be a Goodwill store. Since then we have had many people come in to meet with us about occupying the building, but because of the improvements to the site that the parish wanted, the potential businesses would “balk”.

Harbor Freight agreed to do all of the things that we wanted them to do and then some in order to be good citizens.

Mr. Ballantine: Harbor Freight is not going to get a lot of extra business from a sign.

Ms. Buras: Not really.

Mr. Ballantine: What do they do?

Ms. Buras: They sell tools.

Mr. Gordon: Do you have a monument sign?

Ms. Buras: Yes, and it meets parish regulations.

Mr. Gordon: That looks like a billboard on the side with the businesses that are already there. This sets a precedent... the size is tremendous.

Ms. Buras: We would be willing to make the sign a little smaller.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-455-BOA**

Request by applicant for variances for front and rear yard setback requirements in an A-4 Single Family Residential zoning district from 25' and 24.5' required respectively to 20' and 22' requested.

Applicant: Isaias Guerrero

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

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

- I already purchased the mobile home.

Mr. Brookter: What size is it?

Mr. Guerrero: 16' x 80'

Mr. Ballantine: What about the neighbors?

Mr. Guerrero: I only have one neighbor.



Mr. Schneider: Do you own the lot?

Mr. Guerrero: Yes.

Mr. Gordon: Are there other mobile homes in your area?

Mr. Guerrero: Yes, on the same street.

(Discussion ensued amongst the board and staff regarding once the mobile home is placed on the property, does it become “fixed” to the land?...)

(At this time the board and staff gathered behind the dais to discuss this case further...)

Mr. Keller: Would you be agreeable to amending your application to a 25' front yard setback and a 17' rear yard setback?

Mr. Guerrero: Yes, I agree to amend my application.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variances as amended and subject to providing a letter of no objection from the nearest neighbor being affected by this request.

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

**BOA CASE NO. 2016-456-BOA**

Request by applicant for a variance of subdivision signage in an A-4 Single Family Residential zoning district to allow for a larger sign area than code permits.

Applicant: Beau Chene Homeowners (Cristina Donovan)

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

The applicant’s representative appeared (Ms. Donovan) and made the following initial comments:

- There are factors that impact the size of our sign.
- We have LADOTD’s approval.
- There are recent signs that have been done that are larger than ours (Church of the King and Christwood) for example.
- The trip counts for our entrance is over 7,000 vehicle trips per day.
- The utility pole in the center of our median has caused us to locate the sign where we have.
- We also have “line of sight” issues.
- We have a letter of no objection from the adjacent property owner.

Mr. Ballantine: The sign was approved by LADOTD? The sign is 330% above what we allow.

(Mr. John Pasqua, 286 Evangeline Drive, Mandeville, LA, spoke in support of what Ms. Donovan stated per her comments.)

(At this time the board and staff gathered behind the dais to discuss this case further...)

Moved by Mr. Brookter and seconded by Mr. Gordon to postpone this case until the board can get a letter of approval from LADOTD that permits the sign to go in their right-of-way.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-471-BOA**

Request by applicant for an “after the fact” front yard setback variance for an accessory building in an A-4 Single Family Residential zoning district from 40' required to approximately 12'10" requested.

Applicant: Brent Herman

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

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

- I looked for a contractor online.
- Carolina Carports built the carport and did not tell me that I needed a permit.
- This is just a structure to cover my boat.

Mr. Ballantine: As a practical matter, can you move it somewhere else?

Mr. Herman: No; and if I knew that I needed a permit, I would have done that.

Mr. Brookter: Do you have electrical to the structure?

Mr. Herman: No; it's just a metal structure.

Mr. Gordon: Is the carport 20' deep? The survey shows that the house is 26.5' from the property line so where did you come up with the structure being 12'10" from the property line? I have a suspicion that the structure is in the 10' utility easement and we cannot approve if it's in the servitude.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-477-BOA**

Request by applicant for variances of property line setbacks for a pond and building length requirements for an accessory building in an A-2 Suburban zoning district.

Applicant: John Clancy

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

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-478-BOA**

Request by applicant for a variances to reduce the number of trees within the planting buffers and to permit an increase of height and sign area for a monument sign in an HC-3 Highway Commercial zoning district.

Applicant: JPB Northshore Reality, L.L.C.

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

The applicant was represented by Mr. Mike Saucier, 109 New Camellia Boulevard, Suite 100, Covington, LA, and he made the following initial comments:

- We've been working on this project for over a year.
- Mercedes Benz has four large dealerships in Atlanta.
- We have worked closely with the parish and the Wainer and Pinnacle groups on this project.
- We are concerned about some diseased trees in the parking area and the limbs may fall on the expensive cars that will be in the lot.
- We will mitigate any trees that are not planted back on site.

Mr. Fontenot: There will be three (3) actual buffers along the property and Mercedes Benz has agreed that the trees are important to them; and those tree locations will benefit the public and shifted towards the entrance to the proposed Performing Arts Center property.

This is similar to other large properties where instead of providing three (3) smaller signs, they will have one large sign.

This is a high-end dealership and would be beneficial to the community.

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variances as requested per the staff comments.

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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

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



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

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Case File Number: BOA Case No. 2016-456-BOA  
Initial Hearing Date: December 6, 2016  
Date of Report: **REVISED** (as of December 20, 2016)

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**GENERAL INFORMATION**

Applicant(s) Name: Beau Chene Homeowners (Cristina Donovan)  
Location of Property: Intersection of U.S. Highway 190 Service Road and Fontainbleau Drive, Mandeville, Louisiana  
Zoning of Property: A-4 Single Family Residential  
Variance(s) Requested: Subdivision Signage

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**OVERVIEW**

The applicant was requesting a variance to place a large three-panel subdivision sign in the U.S. Highway 190 Service Road right of way median in front of the Beau Chene/Fontainbleau subdivision entrance road, for which the HOA claims that they have permission to do so from the Louisiana Department of Transportation and Development (LADOTD).

Pursuant to Subsection 7.0213 Subdivision, Center Median Entrance Signs and Community Bulletin Board Signs of the St. Tammany Parish Unified Development Code (UDC), permits a maximum size for a monument sign in the center median of the right-of-way of 48 square feet; however, it should be noted that code would allow for two 48 square foot maximum size signs each if located on each side of the subdivision entrance as opposed to in the center median.

Therefore, based on the discussion and input from the last meeting, the Beau Chene Homeowners Association has modified their plan by removing the centerpiece of the signs depicting the brick wall with the oak tree in the middle, in favor of two separate wing walls of approximately 40 square feet each in area (see elevation drawings attached). And by making these modifications, the only variance needed in this case would be to permit the two separate wing walls within the center median right-of-way.

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**STAFF COMMENTS**

First of all, the staff applauds the homeowners association for heeding the concerns of the board from last months meeting and making the modifications to the signage in order to be more

compliant with the spirit and intent of parish code while at the same time maintaining the integrity and aesthetics of the original design.

Furthermore, two things that should be considered is the fact that the HOA could place two separate signs of 48' square feet each on each side of the subdivision entrance totaling 96' square feet, while the HOA is proposing two signs in the center median totaling only 80' square feet in area; and the HOA took down two existing wing wall signs that were already located within the right of way that totaled approximately 30 square feet each.

And insofar as the permission by LADOTD to permit the signage in there right-of-way, please see email trail attached. I have highlighted the response from Mr. Ernest Matherne, Jr., Permit Specialist from said agency where he seems to indicate the they are aware of the signage located within their right-of-way.

Therefore, based on all of the comments above, the staff has no objection to the variance to allow the two wing walls to be located in the center median of the right-of-way.

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BOA CASE NO. 2016-456-BDA (for office use only)

\* pd by credit card \*

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): Beau Chene Homeowners

MAILING ADDRESS: 105 Beau Chene Blvd.

CITY/STATE/ZIP: Mandeville, La. 70471

PHONE NUMBER: 985-231-6285 (Home Phone #) 985-630-1626 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A4

Intersection of Hwy 190 Svc. Rd. and Fontainebleau Dr.  
Address City State Subdivision (if applicable)  
Mandeville, La. Beau Chene Subdivisi

(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)

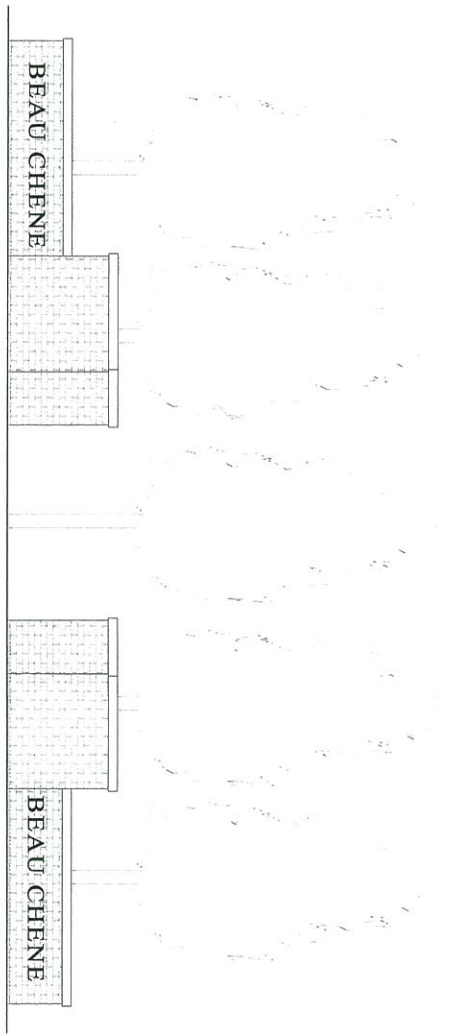
(Please state on the following lines below your specific request for a variance/appeal:)

Requesting allowance of an <sup>additional</sup> residential <sup>subdivision</sup> entrance sign larger than the permissible total area square ft. contained in the Unified Development Code, Section 7.0213.

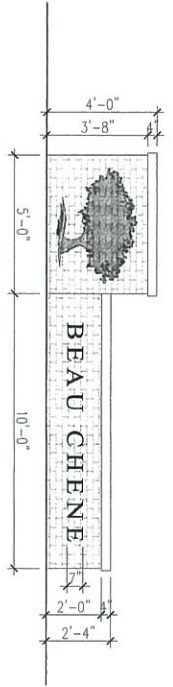
Cristina Donovan  
SIGNATURE OF OWNER/APPLICANT

10/17/16  
DATE OF APPLICATION

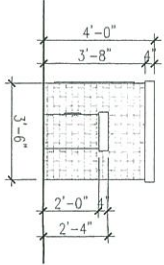




D. SIGNAGE ELEVATION  
Scale: 1/2" = 1'-0"



E. SIGNAGE ELEVATION, SIDE VIEW  
Scale: 1/2" = 1'-0"



F. SIGNAGE ELEVATION, SIDE  
Scale: 1/2" = 1'-0"

BEAU CHENE

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+ SQUARE FOIARRES	38 s.f.
Individual face of sign (without caps)	
Individual face of sign (with caps)	43 s.f.



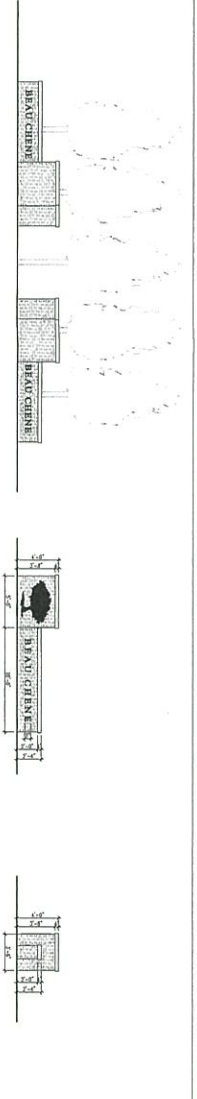
design  
color  
space  
form  
interiors

BEAU CHENE  
fountainbleu entry gates  
covington  
ST. TAMMANY PARISH

Project No.	February 2, 2016
Date	
Revised	Phase 1: 02/02/16 Phase 2: 02/02/16 Phase 3: 02/02/16 Phase 4: 02/02/16 Phase 5: 02/02/16
Drawn By	JMW
Scale	as noted
Sheet Title	Gate
Client No.	

A2g

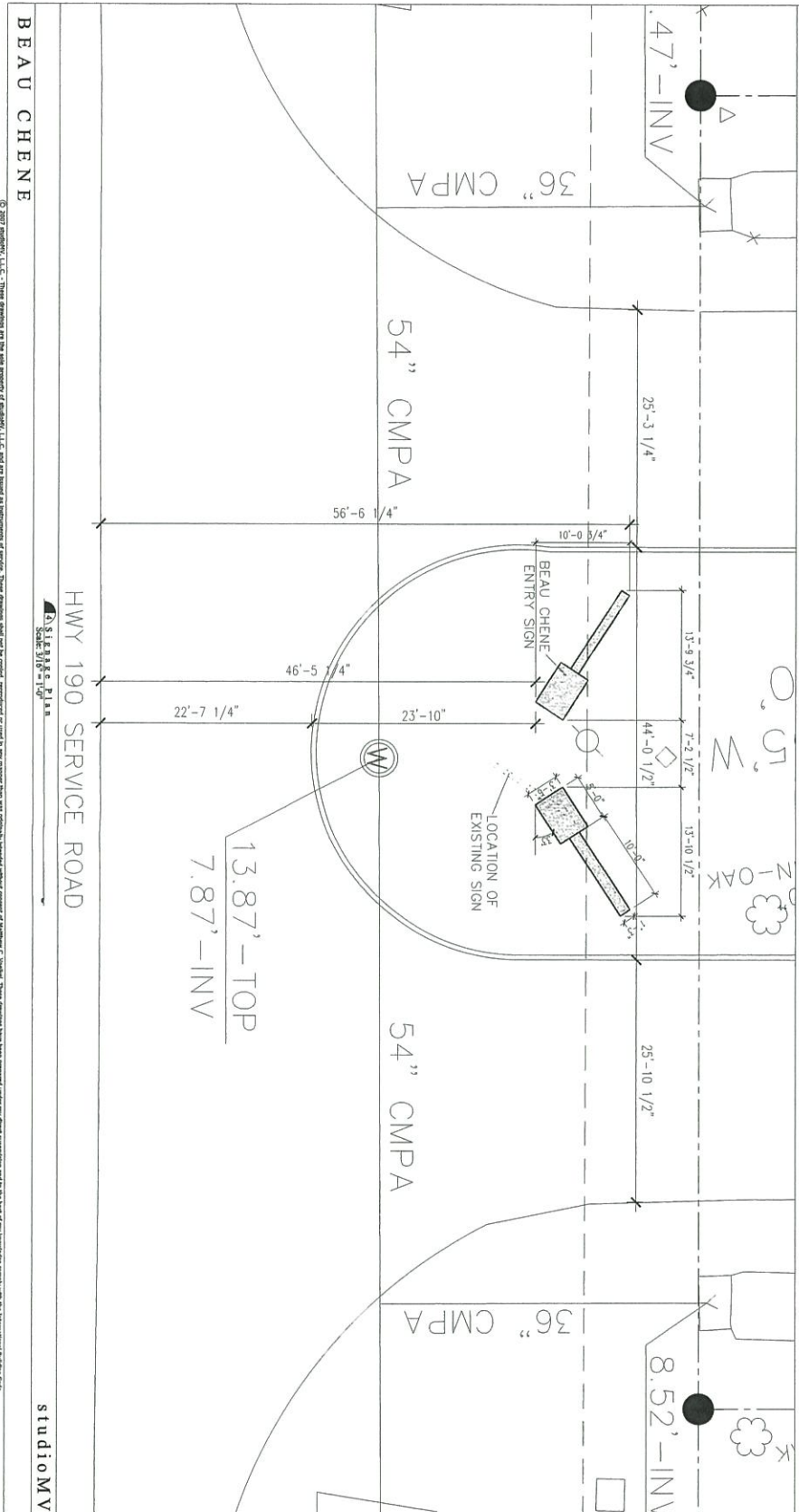




1. Elevation - Angled  
Scale: 3/16" = 1'-0"

2. Elevation - Straight On  
Scale: 3/16" = 1'-0"

3. Elevation - Side  
Scale: 3/16" = 1'-0"



BEAU CHENE

HWY 190 SERVICE ROAD

Studiomv

A1g

design  
color  
scale  
form  
interiors



BEAU CHENE  
fountainbleau entry gates  
covington  
ST. TAMMANY PARISH

Project No. February 2, 2016  
Date  
Drawn By: JAV  
Scale: as noted  
Sheet Title: Elevations

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Website: [www.bchoa.org](http://www.bchoa.org)

Phone: 985-231-6285

Fax: 985-231-6286

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**From:** Ernest Matherne [<mailto:Ernest.Matherne@LA.GOV>]

**Sent:** Thursday, December 15, 2016 12:48 PM

**To:** Cristina Donovan <[cristinad@bchoa.org](mailto:cristinad@bchoa.org)>

**Cc:** Patrick McMath ([patrick@mcmathconstruction.com](mailto:patrick@mcmathconstruction.com)) <[patrick@mcmathconstruction.com](mailto:patrick@mcmathconstruction.com)>; Larry Sharp <[Larry.Sharp@LA.GOV](mailto:Larry.Sharp@LA.GOV)>

**Subject:** RE: BOA Case No. 2016+-456-BOA - LA DOTD Approval of Beau Chene Homeowners Signage Placement

Cristina,

DOTD there are no more documents needed and the District Administrator says the permit is the document.



Office: (985) 375-0130

Fax: (985) 375-0262

*Ernest Matherne, Jr.*

685 N. Morrison Blvd.

Hammond, La. 70401

Engineering Tech DCL-District 62 East Permit Specialist

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**From:** Cristina Donovan [<mailto:cristinad@bchoa.org>]

**Sent:** Friday, December 09, 2016 9:22 AM

**To:** Ernest Matherne

**Cc:** Patrick McMath ([patrick@mcmathconstruction.com](mailto:patrick@mcmathconstruction.com))

**Subject:** FW: BOA Case No. 2016+-456-BOA - LA DOTD Approval of Beau Chene Homeowners Signage Placement

Erine,

Please see the below request from Mr. Keller on behalf of the St. Tammany Parish Board of Adjustments concerning the Beau Chene Homeowners Association's re-landscaping project, including replacement signage, at our Fontainebleau Drive entrance to our subdivision.

Our permit number from LADOTD is #62028712. Contained within the permit documents is the elevations drawing of the replacement signage labeled A1g from Studio MV.

The Beau Chene Homeowners Association has requested a variance from the Board of Adjustments to allow an entrance sign larger than the St. Tammany Parish Unified Development Code allows. At a hearing in front of the Board of Adjustments, they requested I obtain a letter from LADOTD stating permission in placing our entrance sign within the state right of way property.

Please let me know if you have any further questions.

Thank you for your assistance in this matter,

**Cristina Donovan**

CAO, Beau Chene Homeowners Assoc.

105 Beau Chene Blvd, Suite 100

Mandeville, LA 70471

Website: [www.bchoa.org](http://www.bchoa.org)

Phone: 985-231-6285

Fax: 985-231-6286

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**From:** Ron Keller [<mailto:rkeller@stpgov.org>]

**Sent:** Friday, December 09, 2016 8:15 AM

**To:** Cristina Donovan <[cristinad@bchoa.org](mailto:cristinad@bchoa.org)>

**Subject:** RE: BOA Case No. 2016+-456-BOA - LA DOTD Approval of Beau Chene Homeowners Signage Placement

Christina,

We would like a notarized document signed by someone from LADOTD that has the authority to grant the new Beau Chene Subdivision sign in their right-of-way. Said document should be addressed to: Tim Fandal, Chairman, St. Tammany Parish Board of Adjustment, P.O. Box 628, Covington, LA 70434; and state specifically that LADOTD grants permission to place your sign in the right-of-way, without prejudice or exclusions. Additionally, an elevation drawing of the sign should be attached and referenced in the LADOTD document.

Sincerely,



**Ron Keller**

Senior Planner, Department of Planning and Development

**St. Tammany Parish Government**

21454 Koop Drive, Building B, Mandeville, LA 70471

p: 985-898-2529 e: [rkeller@stpgov.org](mailto:rkeller@stpgov.org)

[www.stpgov.org](http://www.stpgov.org)

*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.*

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**From:** Cristina Donovan [<mailto:cristinad@bchoa.org>]

**Sent:** Thursday, December 08, 2016 11:40 AM

**To:** Ron Keller

**Subject:** BOA Case No. 2016+-456-BOA - LA DOTD Approval of Beau Chene Homeowners Signage Placement

Ron,

I have had a conversation via our contractor, McMath Construction, with my contact at the LA DOTD, Ernie Matherne. Mr. Matherne needs some clarification from the parish as to what communication, form and content, that LA DOTD needs to communicate or provide. Would you please send me an email providing some clarification?

Thank you for your response,

**Cristina Donovan**

CAO, Beau Chene Homeowners Assoc.



Beau Chene Homeowners Association, Inc.  
Application for Entrance Sign of Residential Subdivision

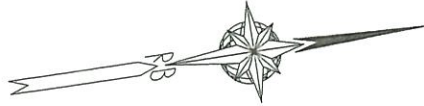
Beau Chene Homeowners Association, Inc. (BCHOA) is requesting a variance of the Unified Development Code Sign Regulations, Section 7.0213 (Residential Subdivision and Center Median Entrance Signs). The request is to allow an increase in size of the total square feet in sign area from the forty-eight (48) square feet per side in a center median as described in Section 7.0213 Part A of the Unified Development Code. The proposed sign includes a center main sign of 79 sq. ft. in area and two (2) lower wing walls, each measuring 31 sq. ft. in area. The total area in sq. ft. of all three panels is 141 sq. ft. This proposed entrance sign is replacing a previous entrance sign on this site. The placement has been approved by LA DOTD as well.

The sign design was determined by several factors with the site limitations being the overriding factor. The site for the entrance sign is the Fontainebleau Drive entrance to Beau Chene Subdivision. This site contains a center median that is 43 feet wide from curb to curb. This width is much larger than the average subdivision medians throughout the parish. In the middle of the median exists a power pole supporting major utility lines that are strung along Hwy. 190 Service Road. The option of moving the pole or burying the lines was not feasible. The power lines and pole and a transformer in the ground are Cleco's. The option of placing a two sided monument type sign on this site is also not feasible. To place such a sign in front of the power pole would create a significant line of sight issue for vehicles exiting the subdivision. LA DOTD would not allow a sign that close to the edge of the Hwy. 190 Service Rd. Also, the front of the median adjacent to Hwy. 190 Service Road is state right of way and the DOTD has requested placement of our sign as close as feasibly possible in front of the power pole and as far from the service road edge as possible. To place a two sided sign behind the power pole into the Beau Chene property further would make the sign harder to see by vehicles traveling both north and south on Hwy. 190 Service Rd. until a vehicle is almost on the entrance. The two outside sides of the entrance both contain deep drainage ditches thus not allowing level ground to place two side signs. I have included pictures of the site, the utility pole and the two sides or shoulders to the entrance for your review.

The applicant also believes the design and size of the sign is consistent with the width of the median, surrounding area and also consistent with several other residential subdivision entrance signs within St. Tammany Parish. Attached to this application are pictures and drawings of four (4) entrance signs within the parish. All of these examples are not only larger in total sq. ft. than the regulations permit, but all four are larger than the requested variance by Beau Chene Homeowners Association. The four signs include: **Dominion subdivision** off of Brewster Rd. approximately 305 sq. ft. total area of center median sign; **Montgomery Terrace subdivision** off of Hwy. 22 approximately 143 sq. ft. total area of center median sign; **Maison du Lac subdivision** off of Hwy. 785 approximately 142 sq. ft. total area of center median sign; and **Riverwood subdivision** off of the Hwy. 190 Service Rd. approximately 203 sq. ft. total area for each of two side signs.

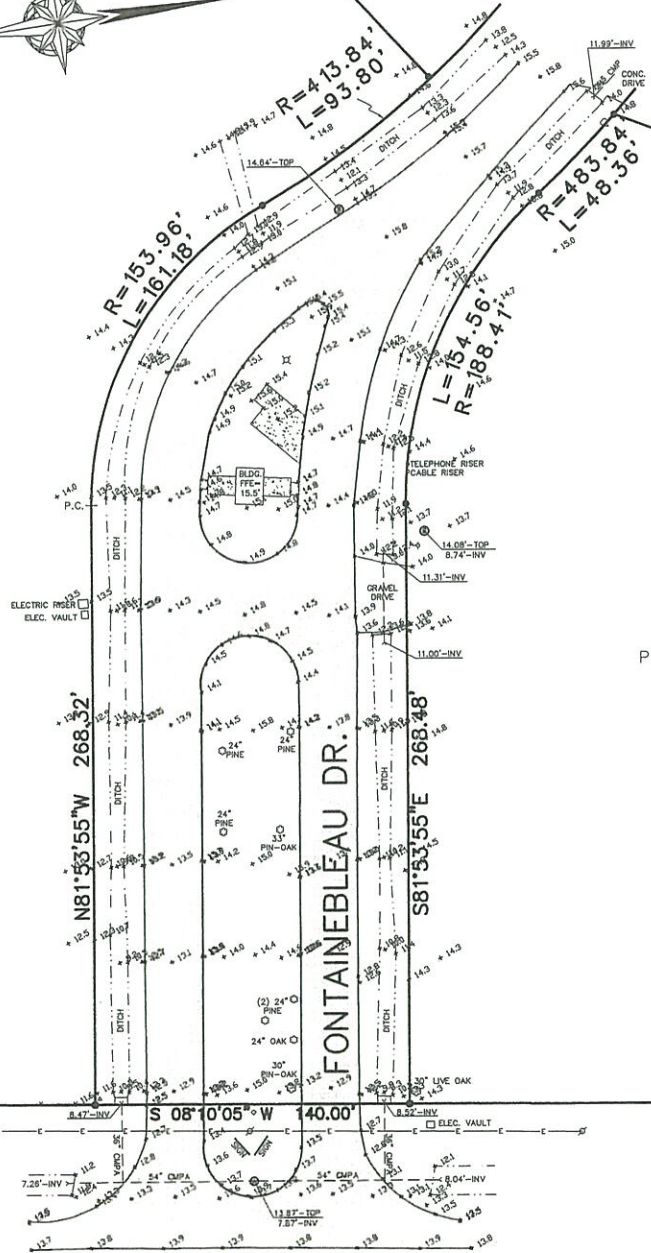


Topographical Survey of  
**FONTAINEBLEAU GUARD SHACK**  
**BEAU CHENE**  
**ST. TAMMANY PARISH, LOUISIANA**



LOT  
710

LOT  
770



PARCEL 38

**HWY 190 SERVICE ROAD**



- WATER METER
- ⊗ LIGHT STANDARD
- ⊙ SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC RISER (E.R.)
- ⊕ GAS VALVE (G.V.)
- ⊕ UTILITY POLE
- ⊙ DRAIN MANHOLE
- ⊙ DENOTES 1/2" IRON ROD END
- ⊙ UNLESS OTHERWISE NOTED

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

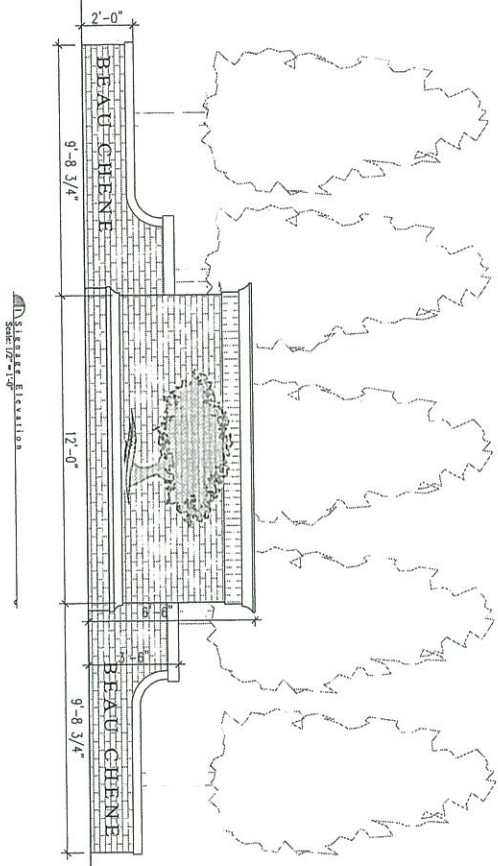
Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 E-MAIL: info@brownssurveys.com

Date: NOVEMBER 6, 2014  
 Survey No. 141171  
 Scale: 1"=50'±  
 Drawn By: RJB  
 Revised:

BEAU CHENE

© 2010 MANNING, L.L.C. - THESE DRAWINGS ARE THE SOLE PROPERTY OF MANNING, L.L.C. AND ARE MADE A PORTION OF A CONTRACT. THESE DRAWINGS SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY MANNER THAT MAY IMPLICATE MANNING, L.L.C. WITHOUT THE WRITTEN CONSENT OF MANNING, L.L.C. THESE DRAWINGS HAVE BEEN PREPARED UNDER THE CLOSE SUPERVISION AND IN THE PRESENCE OF AN ARCHITECT REGISTERED WITH THE PROFESSIONAL BOARD OF ARCHITECTS.



studioMv

A2g

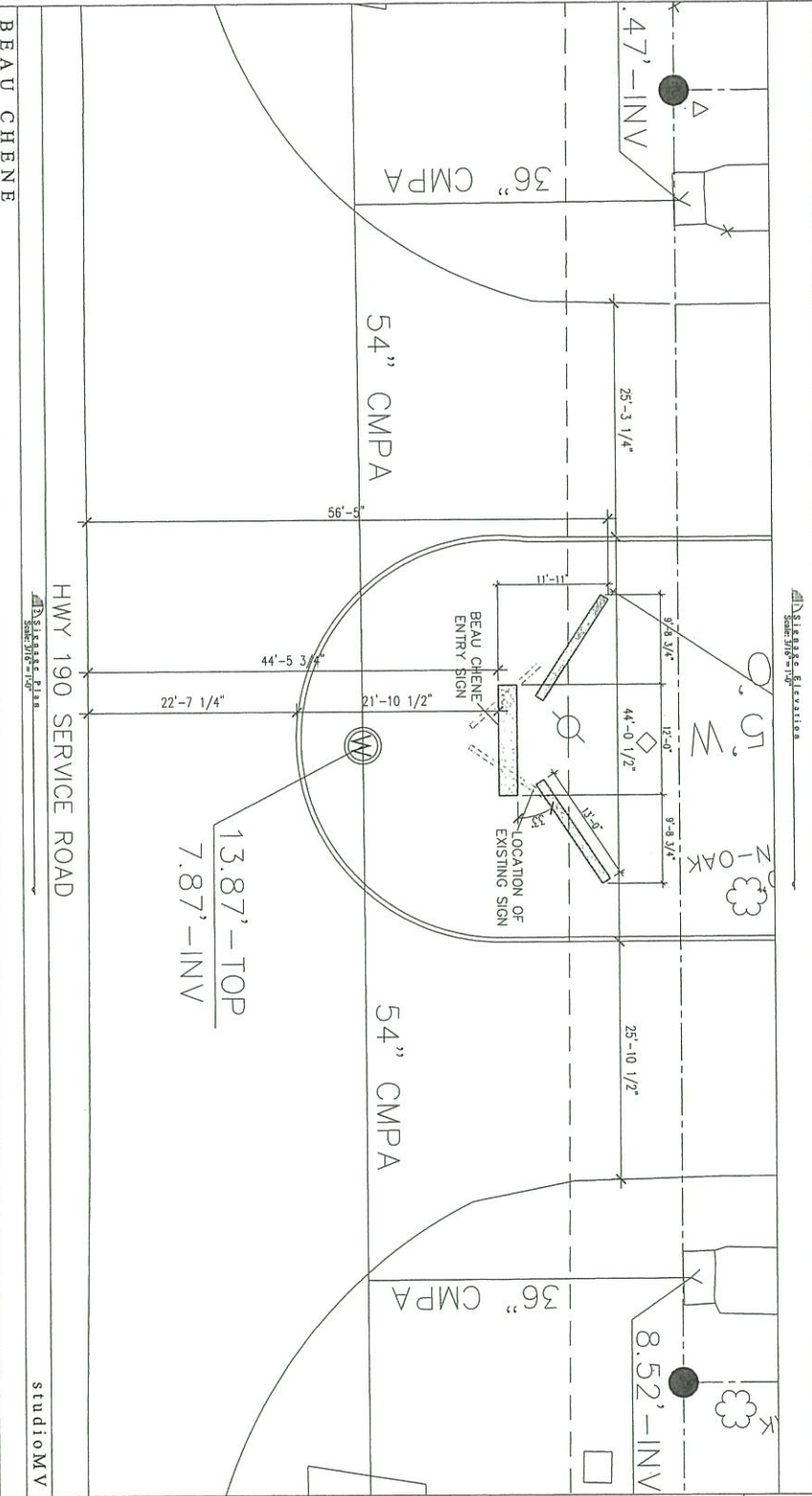
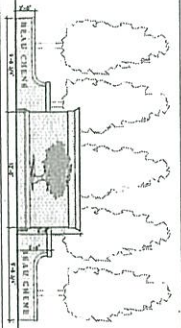
BEAU CHENE  
 fountainbleau entry gates  
 covington  
 ST. TAMMANY PARISH

design  
 color  
 space  
 form  
 interiors



Project No. February 2010  
 Date  
 Drawn By: JAV  
 Scale: 1/8"=1'-0"  
 Checked By: JAV  
 Date: 11/11/10

Sheet No. 1  
 Title: Gate



BEAU CHENE

HWY 190 SERVICE ROAD

STADIUM V

© 2007 studiosv, LLC. These drawings are the sole property of studiosv, LLC and are to be used for the project only. Studiosv, LLC and its licensors warrant that the information contained herein is true and correct. Studiosv, LLC and its licensors warrant that the information contained herein is true and correct. Studiosv, LLC and its licensors warrant that the information contained herein is true and correct. Studiosv, LLC and its licensors warrant that the information contained herein is true and correct. Studiosv, LLC and its licensors warrant that the information contained herein is true and correct.



design  
color  
space  
form  
interiors

BEAU CHENE  
fountain bleau entry gates  
covington  
ST. TAMMANY PARISH

Project No. February 2, 2018  
Date March 11, 2018  
Revised October 6, 2018

Drawn By JAW  
Scale as noted  
Sheet Title

Elevations

A1g



## THE EARNEST CORPORATION

---

St. Tammany Parish  
Board of Adjustment  
21454 Koop Drive  
Suite 1B  
Mandeville, La. 70471

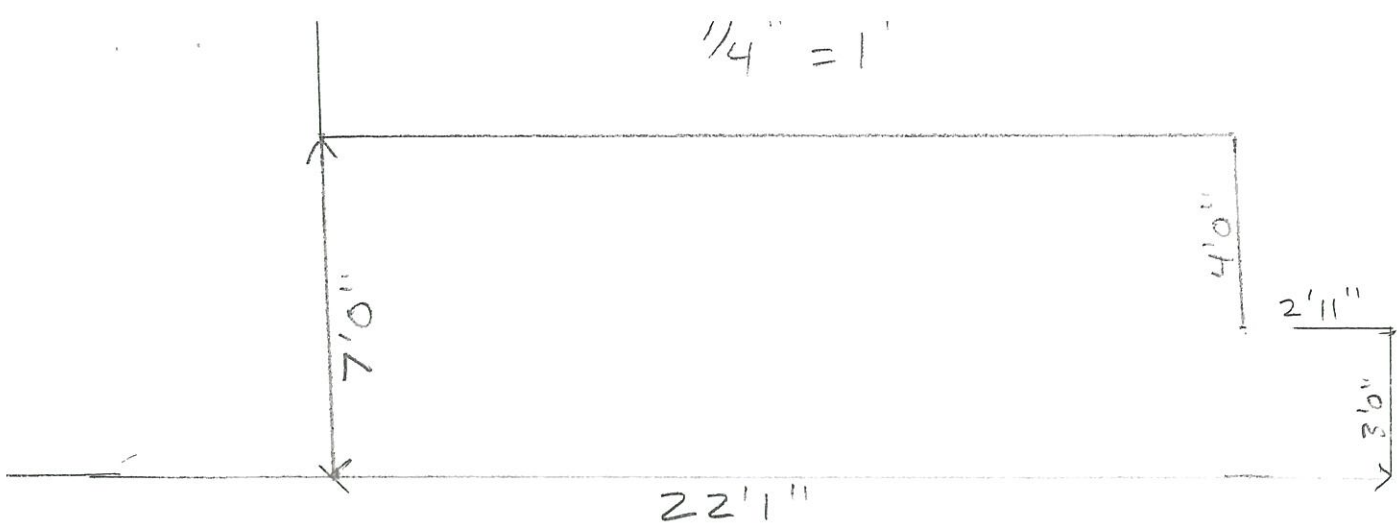
Attention Ron Keller

As the owner of the adjacent property on both sides of the Fontainbleau Drive entrance into Beau Chene subdivision, I have no objections to the proposed entrance sign as drawn on the document labeled A2g, titled Beau Chene Fountainbleau entry gates drawn by MV Studios.

I believe the proposed sign is consistent with the surrounding area and the newly constructed larger guardhouse.

*Christopher C. Dean*  
PRESIDENT



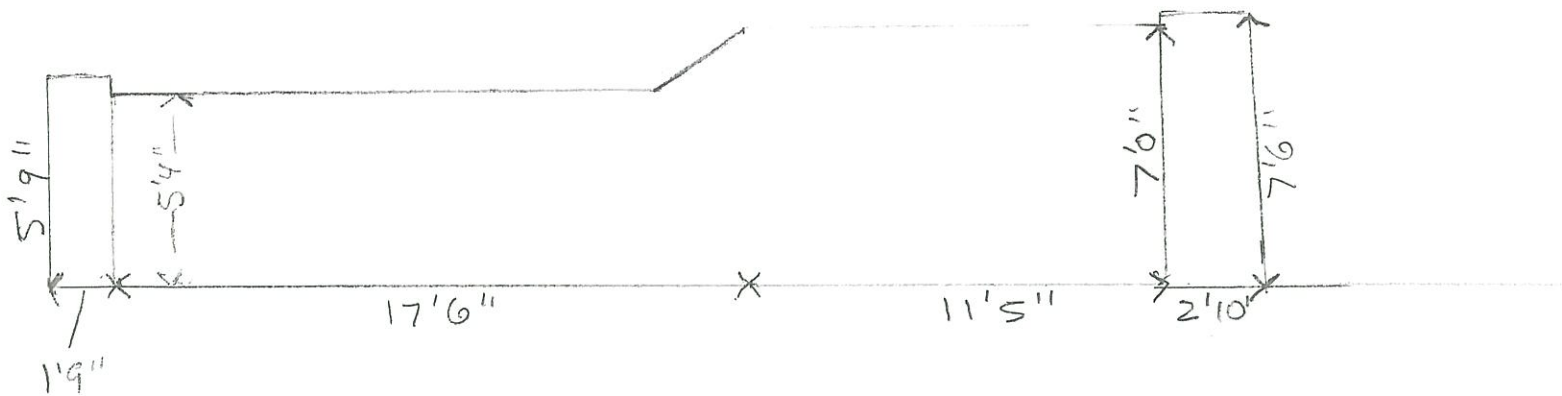


Maison du Lac

---

Approximately 142 sq. ft total area

$$3/16'' = 1/10''$$



Riverwood x 2

Approximately 202.9 sq. ft. total area per sign. Two shoulder side signs.





*Riverwood*



SERVICED

WELCOME TO  
SHERWOOD  
AT BUCKINGHAM  
AND BUCKINGHAM  
SERVICED

*Sherwood*

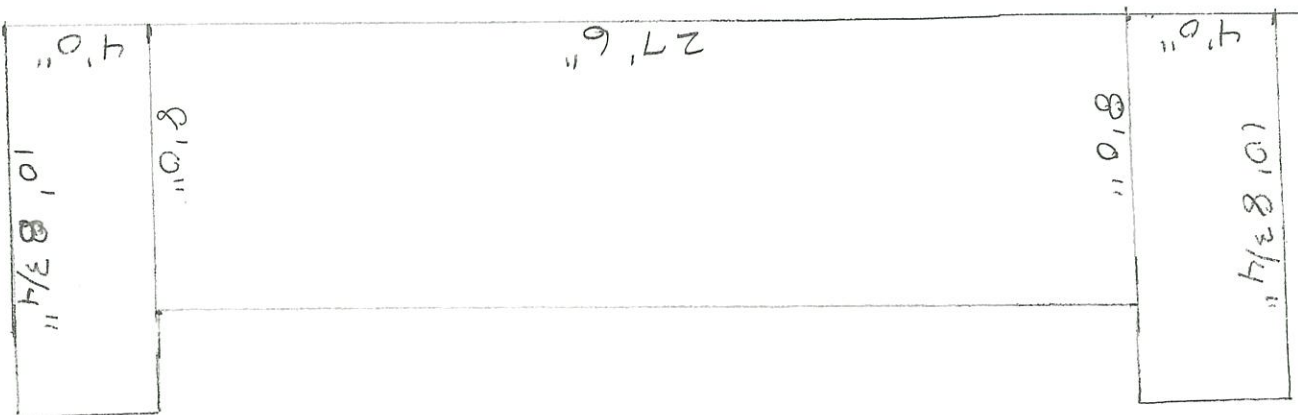








Approximately 305.4 sq. ft. total area



Domination

$$3/16" = 1'$$

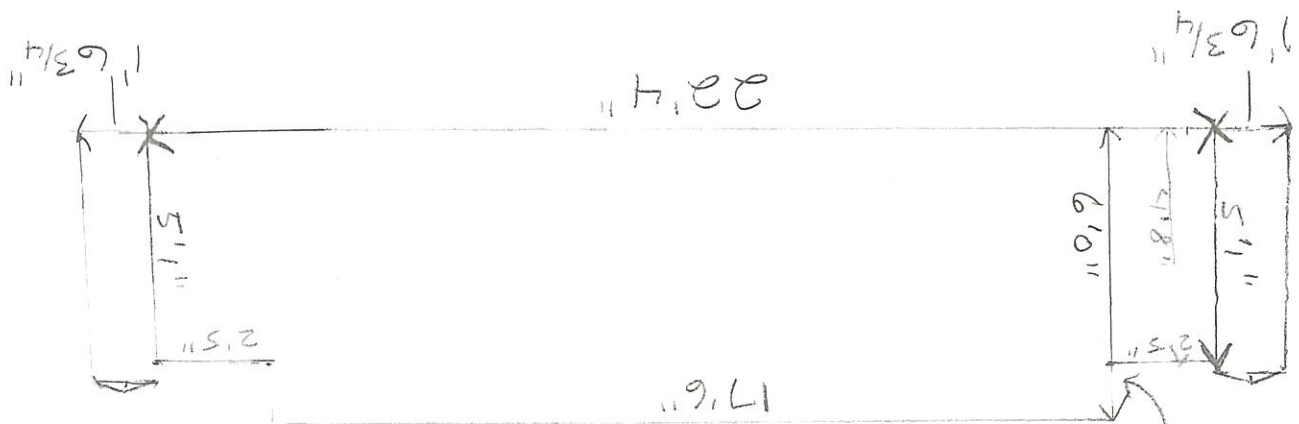


Montgomery  
Sewer





Approximately 143.3 sq. ft total area



Montgomery Terrace

1/4" = 1'





The Maison du Lac































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

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Case File Number: BOA Case No. 2016-479-BOA  
Initial Hearing Date: January 3, 2017  
Date of Report: December 20, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name: Jacob & Aimel Schexnayder  
Location of Property: 73338 Plantation Street, Covington, Louisiana  
Zoning of Property: A-2 Suburban  
Variance(s) Requested: Elimination of the portion of the 50' no cut perimeter buffer

---

**OVERVIEW**

The applicant requesting to partially clear a portion of the southerly 50' wide no cut buffer in order to put a driveway in to access his property (see letter from applicant attached).

---

**STAFF COMMENTS**

The staff has no objection to the request to omit the portion of the 50' no-cut landscape buffer on this site. The first encroachment for the entry drive would be required in order to gain access to the property and cannot be replaced due to the geometric layout of the parcel. The second encroachment near the proposed workshop appears to be limited to 20' in depth, leaving a 30' buffer in-tact. If the neighbors do not object, we see no reason to request replanting. However, if the board feels replanting is in order, we would suggest the planting of 10 evergreen trees or shrubs (a minimum of 6' tall) in order to screen the workshop from the adjoining lots.

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\* PAID BY CREDIT CARD \*

BOA CASE NO. 2016-479-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): Jacob Schexnayder + Aimee Schexnayder

MAILING ADDRESS: 303 Intrepid Drive

CITY/STATE/ZIP: Slidell, LA 70458

PHONE NUMBER: 337-349-8082  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A2

73338 Plantation Street Covington, LA 70435 NA Parcel C-5  
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

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

**VARIANCE/APPEAL REQUESTED:**

- building setbacks (reduction of front, side and/or rear yard setbacks)
- landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
- other \_\_\_\_\_  
(Specify other variance/appeal on line above)

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

Variance from 50 ft No cut buffer along driveway  
entry onto property and southernmost cleared area  
(150'x150'). Currently, a 30 ft No Cut Buffer exists.

[Signature]  
SIGNATURE OF OWNER/APPLICANT

11/10/16  
DATE OF APPLICATION



Jacob Schexnayder  
303 Intrepid Drive  
Slidell, La 70458  
11/10/16

Dear Sir or Madam:

I am requesting a Board of Adjustment Variance for the Unified Development Code requirement of 50' No Cut Perimeter Landscape Buffers along my driveway and southernmost cleared area (150' x 150'), see the attached maximized survey detailing the area of contention (green) and 50' No Cut Buffer along my property lines (yellow). Currently, I have a 30' No Cut Landscape Buffer in these areas. A 50' No Cut Landscape Buffer exists on the remaining property perimeter. I contracted a company to clear land and install driveway on my property from 09/20/16 to 10/25/16. During planning stages for the property, I met with the contractor and explicitly asked if a permit would be required. The contractor's response was as long as I don't clear more than 5 acres, no Permit would be required. I trusted said contractor because he had done work in St Tammany previously. I now know that a permit was required, and am working with St Tammany Planning Department to submit an After the Fact Permit. It was during my initial meeting with Planning and Development, 11/4/16 with Regan Conti, I was told about the 50' No Cut Buffer Requirement. I showed her a scaled drawing of the work done on the property and explained I had left a 30' No Cut Buffer along my driveway and the southernmost cleared area (150' x 150'). She then instructed that I submit for a Board of Adjustment Variance. Since then, I have met with my neighbors (3) where the area of contention adjoins their property and have received explicit approval in the form of a signed and dated letter stating they approve a 30' No Cut Buffer in the contested area. Due to the fact I only have 88ft of road frontage, it is impossible to leave a 50' No Clear Buffer on each property line. For the Southernmost cleared area (150'x150'), I am willing to plant trees to remake the 50' No clear buffer on the if the board deems it required.

I respectfully ask for approval for the Board of Adjustment Variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacob Schexnayder', with a large, stylized flourish at the end.

Jacob Schexnayder

Dear Sir or Madam,

I am the joint owner of Parcel C-5 located at 73338 Plantation Street Covington, La 70435 with my legal husband, Jacob Schexnayder. I authorize my husband, Jacob Schexnayder, to represent me at all meetings and discussions/decisions for the land mentioned above.

Thank You,

A handwritten signature in black ink, appearing to read "Aimee Schexnayder". The signature is written in a cursive style with a large, stylized initial "A".

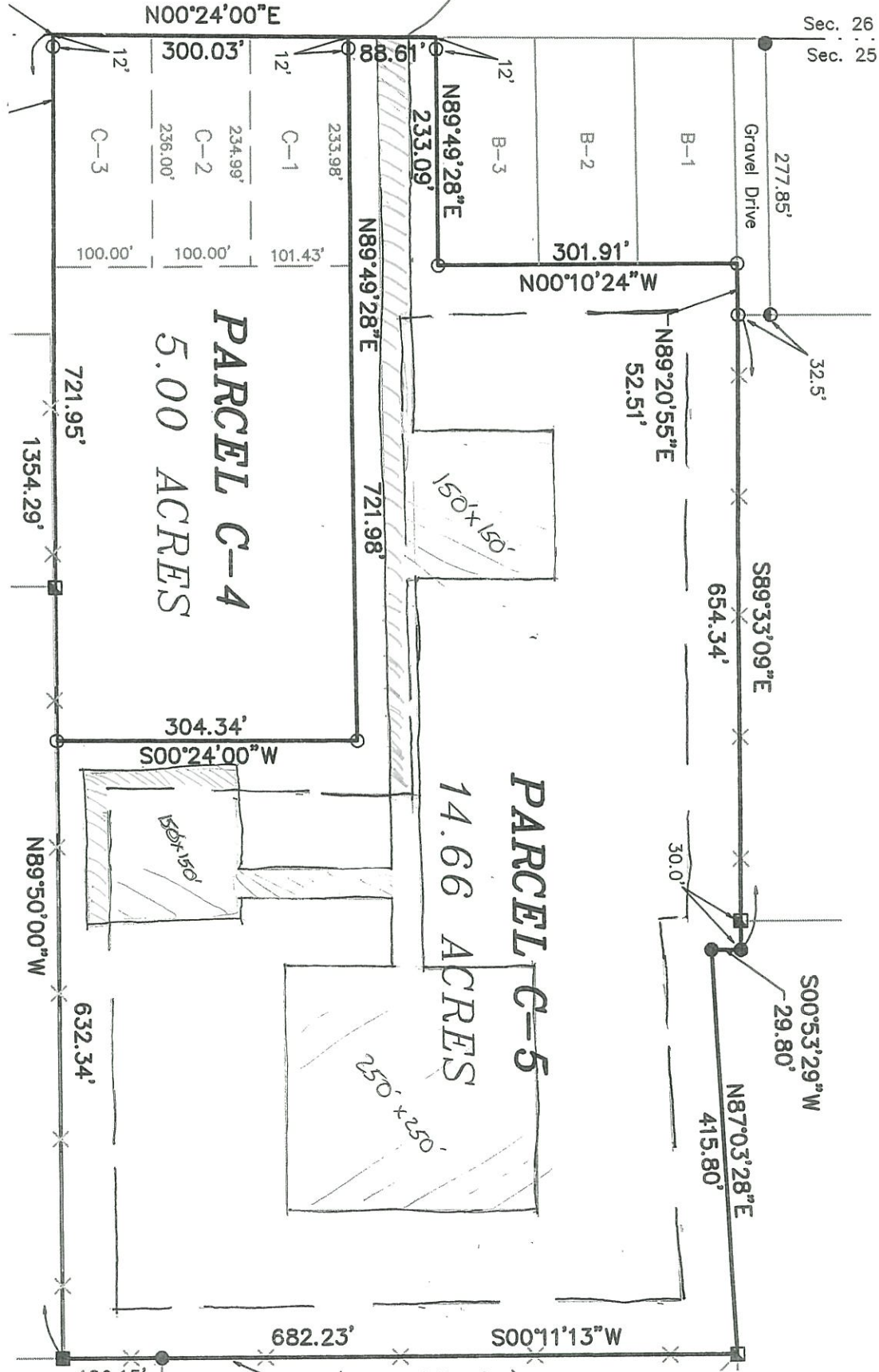
Aimee Schexnayder




Sec. 26  
Sec. 25


# Plantation Street


Drive Way  
Entry  
30' ft clearing



1" = 100' Scale

 = Area of Contention with Unified development code

 = 50 ft No Cut Buffer Typical

 = Cleared area



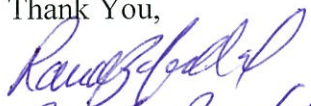
November 8<sup>th</sup>, 2016

RE: Schexnayder Board of Adjustment Variance

Dear Sir or Madam:

I met with Jacob Schexnayder, landowner for 73338 Plantation Street, Covington, La 70435, and he explained the buffer violations which occurred during his land clearing and driveway install. I understand his future plans for the property and accept the 30 foot No Cut Buffers which is currently present on our property boundaries. Please grant his request for the Board Adjustment Variance.

Thank You,

  
Randy Berchfield  
73322 Plantation St.  
Covington, LA 70435  
985-302-4433



November 8, 2016

RE: Schexnayder Board of Adjustment Variance

Dear Sir or Madam:

I met with Jacob Schexnayder, landowner for 73338 Plantation Street, Covington, La 70435, and he explained the buffer violations which occurred during his land clearing and driveway install. I understand his future plans for the property and accept the 30 foot No Cut Buffers which is currently present on our property boundaries. Please grant his request for the Board Adjustment Variance.

Thank You,

Gerard J Brantley  
Gerard J Brantley

Sandra A. Brantley  
Sandra A. Brantley

21097 Shady Lane  
Covington LA 70435



Jacob Schexnayder

337-349-8082

November 11<sup>th</sup>, 2016

RE: Schexnayder Board of Adjustment Variance

Dear Sir or Madam:

I met with Jacob Schexnayder, landowner for 73338 Plantation Street, Covington, La 70435, and he explained the buffer violations which occurred during his land clearing and driveway install. I understand his future plans for the property and accept the 30 foot No Cut Buffers which is currently present on our property boundaries. Please grant his request for the Board Adjustment Variance.

Thank You,

*Jerry A. Calongre*  
*73368 Plantation St*

*Ann R. Calongre*  
*73368 Plantation St.*  
*Covington, La 70435*



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

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Case File Number: BOA Case No. 2016-513-BOA  
Initial Hearing Date: January 3, 2017  
Date of Report: December 20, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name: Mt. Zion United Methodist Church  
Location of Property: 41040 Highway 190 East, Slidell, Louisiana  
Zoning of Property: A-3 Suburban  
Variance(s) Requested: Sign area, height of base & height of sign

---

**OVERVIEW**

The applicant is requesting three (3) variances for an “after the fact” sign place on the church property as follows:

- a.) Sign area from 32 square feet permitted to approximately 51 square feet requested;
- b.) sign height from a maximum of nine (9') feet permitted to approximately 10' 11" requested; and
- c.) Height of the sign base from a maximum of two (2') permitted to approximately five (5') feet requested.

The church was unaware that a permit was needed in order to replace their old sign and thought that they could replace the sign based roughly on the original one and not knowing the parish codes for signage have changed (see letter from applicant attached).

---

**STAFF COMMENTS**

Upon reviewing of the facts, that staff has no objections to the variances as requested due to the fact that they are simply replacing a sign that is very similar in all respects as to what was their before and the fact that the elevated base is needed in order to keep the sign out of flood waters that frequent the property.

---

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BOA CASE NO. 2016-513-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): Hartzell - Mt. Zion United Methodist Church

MAILING ADDRESS: 41040 Highway 190 East

CITY/STATE/ZIP: Slidell, La. 70461

PHONE NUMBER: 985-643-3555  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-3 Suburban

Same As Above  
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:)

- ① Request to increase the total sq. ft of monument sign from 32 sq ft to 46 sq ft.
- ② Increase the allowable changeable message sign limitation to more than one-half the total area of the sign face.
- ③ Increase the allowable maximum base of the sign from 2 ft to 5 ft.

Deborah Williams, Pastor Dec 1, 2016  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION  
Johnny & Terrell Trustee Chair





**Hartzell-Mt.Zion United Methodist Church**

41040 Highway 190 East

Slidell, Louisiana 70461

Telephone: 985.643.3555

Pastor: Deborah B. Williams

Trustee Chairman: Johnny Terrell

November 29, 2016

Re: Variance/Appeal

To The St. Tammany Parish Board of Adjustment:

Around May or June of 2016 the men of Hartzell-Mt.Zion United Methodist Church started a project to upgrade the sign in front of our church to a digital sign. The base of the old sign was used to attach the new sign. The new sign was purchased at a cost of around \$16,000.00. The old sign was purchased December 16, 2004 from Signs Plus. It was erected by the membership of the church in early 2005.

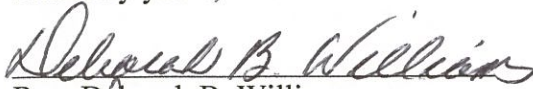
Our goal was to raise \$22,000.00 by offering memorial/tribute bricks for \$100.00 as our fundraiser to secure the funds. The memorial/tribute bricks will be displayed on the walkway in front of the church.

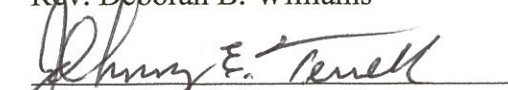
The new sign was erected by Sign Lite of Slidell at a cost of \$2400.00. Tillison Electric was hired to do the electrical work at a cost of \$1200.00.

When we contacted Washington-St.Tammany Electric to make the necessary electrical hook-up we were denied. They informed us that we had to have a permit for the sign from the Parish before any electrical work could be done. Tillison Electric made several attempts and they too were denied.

We met with the Department of Planning and Development and spoke with Mrs. Helen Lambert. Mrs. Lambert told us that the old sign was grandfathered in and that the sign codes had changed and we would need a variance for acceptance. She advised us to make a request to The Board of Adjustment and list our variances which we have attached to this letter.

Sincerely yours,

  
Rev. Deborah B. Williams

  
Johnny Terrell, Trustee Chairman





**Hartzell-Mt.Zion United Methodist Church**

41040 Highway 190 East

Slidell, Louisiana 70461

Telephone: 985.643.3555

Facsimile: 985.643.7801

**Appeal for Variance**

1. Request to increase the total square feet of the monument sign from 32 square feet to 46 square feet.
2. Increase the allowable changeable message sign limitation to more than one-half the total area of the sign face.
3. Increase the allowable maximum base of the sign from 2 feet to 5 feet



### Notes on the Old Sign

The dimensions of the old sign: 5' 1 ½" x 10' ½"

The base was : 2' 11" wide and 5' high

From the bottom to the top of the old sign was 10' 8"

Total square feet of the old sign was 51 square feet

### Notes on the New Sign

The dimensions of the new sign: 5' 10" x 8' 10" (reader board and sign)

The base of the new sign is the same as the old

From the bottom to the top of the new sign is 10' 11"

Total square feet of the new sign is 51 square feet







 **HARTZELL MT. ZION**  
UNITED METHODIST CHURCH

41040 HWY 190 E.  
643-3555

SCS 1-800-448-4282

SCS 1-800-448-4282





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Goog



Supplying signs for the  
United Methodist  
Churches since 1988

Warranted Against  
125mph Winds!

5 Year LED Warranty  
LIFETIME On The Sign

 **HARTZELL MT. ZION**  
UNITED METHODIST CHURCH

**IF YOU CHOOSE TO  
PLAY THE VICTIM  
YOU WILL NEVER  
BE THE VICTOR!!!**

**SIGN CAPABILITIES:**

# of Lines	mm-40 x 128	
	Character Size (in)	# of Characters per Line
5	5.5	21
4	7.1	16
3	9.4	12
2	15.0	8
1	30.7	4

**HI DEF LED**  
Model #20mm-GV-40x128  
2'6"x8'11" ID Cabinet  
3'1"x8'11" LED Cabinet  
EXISTING 5' Legs

---

Reference: #96263  
Date: November 18, 2014  
Cabinet/Leg: PMS287c Blue  
Sign Face: 4638 Blue  
Draft: 403W White  
ID Letters: 403W White  
ID Fonts: Friz Quad. Bold & Reg.  
Symbol: #24  
Symbol Colors: 480B Black - Cross  
438R Red - Flame, 403W White - Outline

Looking for  
Answers? 



Sketch #1 Approved

Date:



A FAX SIGNATURE IS REQUIRED TO BE SENT TO THE SIGNING OFFICER

WWW.SIGNSPLUS.COM

The Signs Plus Building, 4242 McIntosh Lane, Sarasota, FL 34232

This colored sketch is provided as an example of color. There is no exact match between ink and paint. Signs Plus does not guarantee such.  
ALL MEASUREMENTS ARE NOMINAL © COPYRIGHT 2013 ALL RIGHTS RESERVED REPRODUCTION EXPRESSLY PROHIBITED

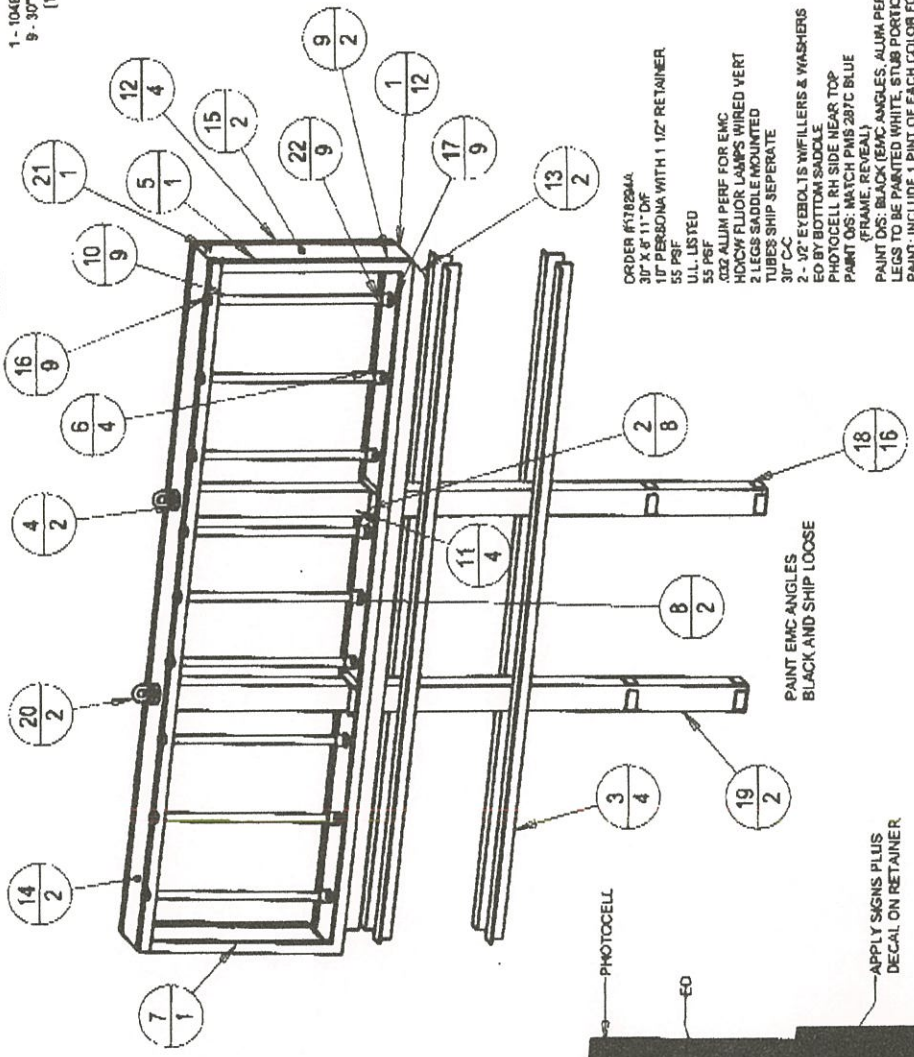


JOB #	TYPE	ITEM #
375283	FRAME	SSP-OTLED30X8DFLLMOO
375284	FACE	SSP-OTLEDID23PFACE
375285	PAINT	MISC-PAINTPINT-C

1 - 1048 EESB BALLAST  
 9 - 30" CW/R/O LAMPS  
 (1.87A/120V)

30" X 8'11" D/F

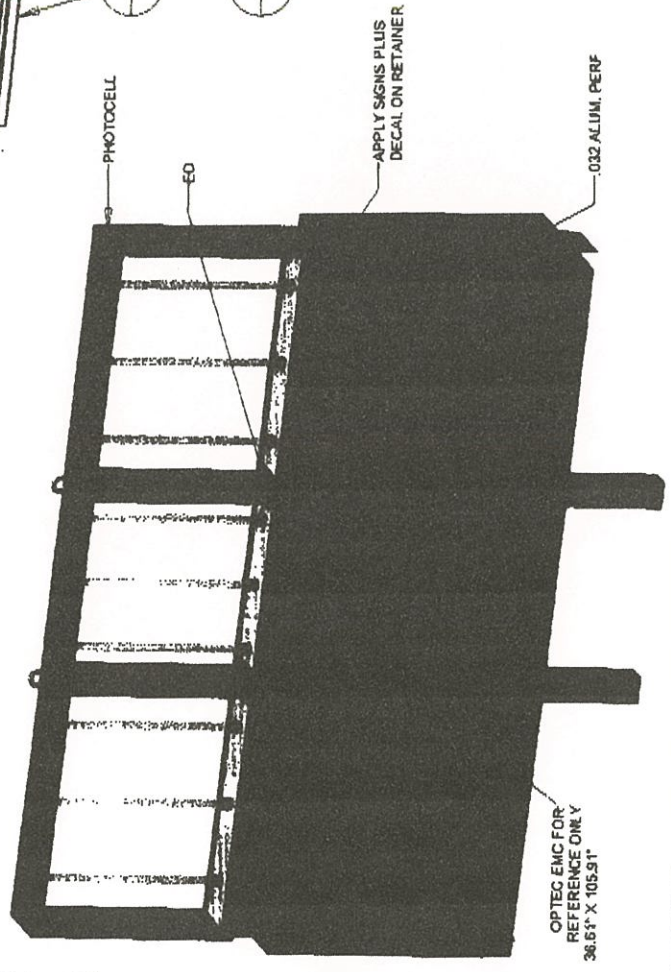
INDEX	QTY	PART #	MATERIAL	PART DESC	LENGTH
1	12	0250002	AAI	2 X 3/16 CORNER	6 3/4
2	8	250002	AAI	2 X 3/16 SADDLE	4 1/8
3	4	2151083	AI	2 1/2 X 3/16 HORZ	104
4	2	0250013	ALUM STRAP	2 X 3/16 EYEBOLT	2
5	1	0650022	BALLAST	EESB 3048 BALLAST	
6	4	SA10043	HS	B1	
7	1	SA10043	HS		37
8	2	SA10043	HS		28
9	2	SA10043	HS		25 1/2
10	9	1350003	LAMP	30" COOL WHITE	7 7/16
11	4	0450003	R	1 1/2 RETAINER	107
12	4	0450003	R	1 1/2 RETAINER	30 3/8
13	2	0150006	S	BENT ALUMINUM REVEAL	
14	2	0450015	S	10 PERSONA M2	107
15	2	0450015	S	10 PERSONA M2	30 3/8
16	9	2050036	SOCKET	SOCKET HD SPRINGEND	
17	9	2050037	SOCKET	SOCKET HD SOLIDEND	
18	16	2150005	STRAP	1/4 X 1 1/2 STRAP	3
19	2	2150021	TUBE	4 X 3/16 SQ	87 3/4
20	2	0950015		1/2 EYEBOLT	
21	1	1150075		PHOTOCELL	
22	9	2050036		LAMP FOOT	



ORDER #17824A  
 30" X 8'11" D/F  
 10' PERSONA WITH 1 1/2" RETAINER  
 55 PSF  
 U.L. LISTED  
 55 PSF  
 .032 ALUM PERF FOR EMC  
 HOVW FLUOR LAMPS WIRED VERT  
 2 LEGS SADDLE MOUNTED  
 TUBES SHIP SEPERATE  
 30" C-C  
 2 - 1/2" EYEBOLTS W/FILLERS & WASHERS  
 EQ BY BOTTOM SADDLE  
 PHOTOCELL RH SIDE NEAR TOP  
 PAINT QOS: MATCH PMS 287C BLUE  
 (FRAME, REVEAL)  
 PAINT QOS: BLACK (EMC-ANGLES, ALUM PERF)  
 LEGS TO BE PAINTED WHITE, STUB PORTION BLUE  
 PAINT: INCLUDE 1 PINT OF EACH COLOR FOR TOUCH-UP

PAINT EMC-ANGLES  
 BLACK AND SHIP LOOSE

FACE:  
 FLAT PAN  
 .1882 POLY  
 HANGER BAR: TOP ONLY 2ND SURFACE  
 USE SIGNS PLUS PROGRAM MOLD  
 TRIM SIZE: 30" X 108 5/8"



OPTEC EMC FOR  
 REFERENCE ONLY  
 36.61" X 105.91"

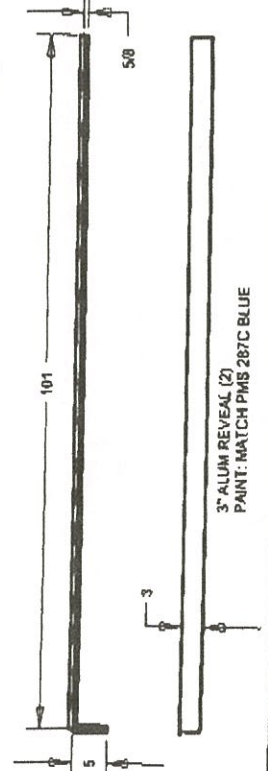
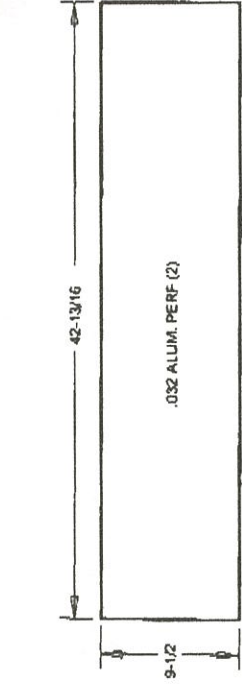
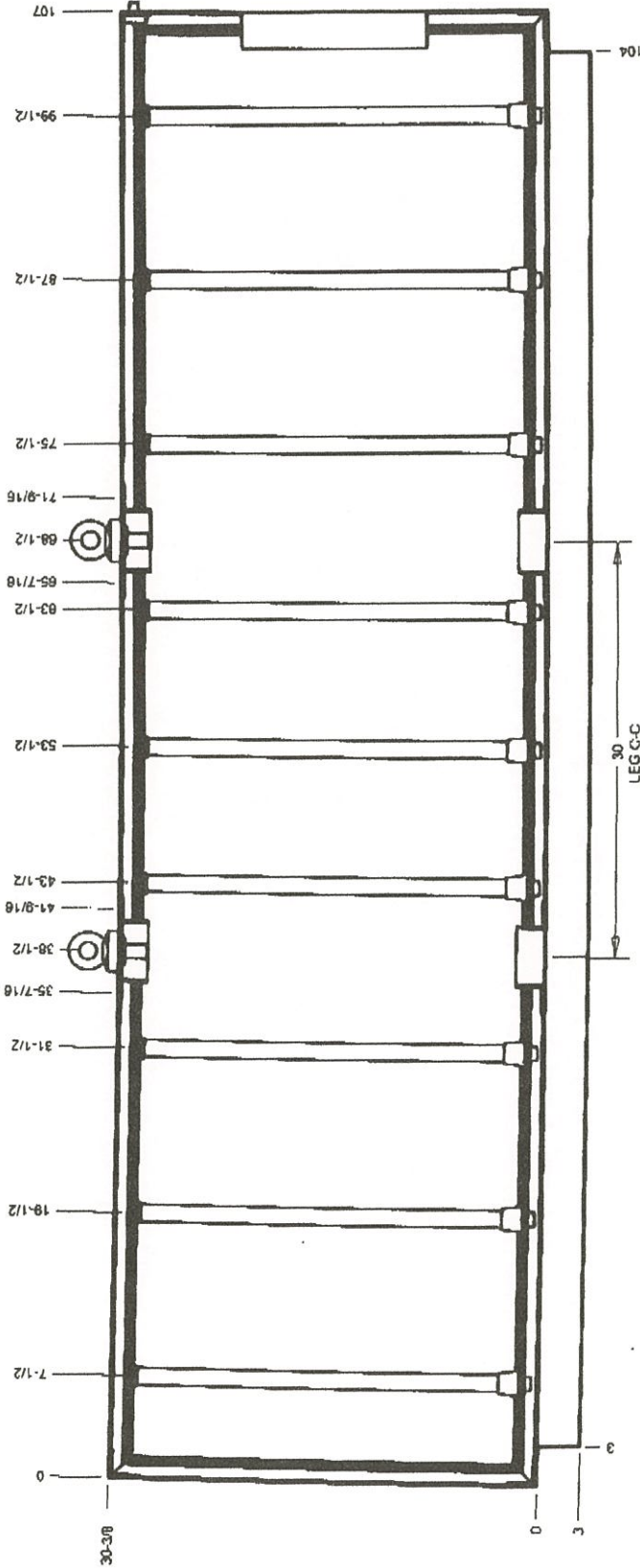
persóna  
 signs | luminaires | image

DWG BY: NS	DATE: 9/6/16
SHEET: 1 OF 2	DWG NO: 375283



JOB #	TYPE	ITEM #
375283	FRAME	SSP-OTLED00XSDFLMOD
375284	FACE	SSP-OTLED00XSDFFACE
375285	PAINT	MISC-PAINT/PINT-C

9 - 30" LAMPS  
O/S LAMPS ON 12" CENTERS  
MIDDLE 3 LAMPS ON 10" CENTERS



**persóna**  
SIGNATURE | IMAGE

DWG BY: NS DATE: 9/6/16  
SHEET: 2 OF 2 DWG NO: 375283



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

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Case File Number: BOA Case No. 2016-514-BOA  
Initial Hearing Date: January 3, 2017  
Date of Report: December 20, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name: Mike Gallo  
Location of Property: 53111 LA Highway 433, , Slidell, Louisiana  
Zoning of Property: A-4 Single Family Residential  
Variance(s) Requested: Front yard setback

---

**OVERVIEW**

The applicant is requesting a variance for a front yard setback due to the limited amount of land to water ratio on his lot.

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**STAFF COMMENTS**

The applicant is requesting a variance for a front yard setback requirement in Pirates Harbor Subdivision from 25' required to approximately ten (10') feet requested based on the fact that the land area relative to the building envelope is limited due to the property abutting a water body to the rear of said property.

In the past, the board has granted several setback variances for lots within this subdivision due to the limitations of said lots relative to the land to water ratio, which makes it difficult to build a modestly sized dwelling on a property without going into or partially into the water with the structure.

Therefore, since the square footage of the proposed home is modestly sized in comparison to the size of the lot, and due to precedence, and for the reasons as stated above, the staff has no objection to the proposed variance request.

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BOA CASE NO. 2016-514-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): Mike Gallo

MAILING ADDRESS: 320 Nelson Landry Rd.

CITY/STATE/ZIP: PEARL River LA 70452

PHONE NUMBER: 504-259-3474  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-45 Single Family Res.

5311 Hwy 433 Slidell LA Pirates Harbor  
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:)

Change the Front setback from  
25 ft. to 10 ft.

  
SIGNATURE OF OWNER/APPLICANT

12-5-16  
DATE OF APPLICATION



12/4/2016

To Parish Council

Mike Gallo  
53105 Hwy 433  
Slidell, LA

I am requesting a variance on Lot 8 Square 1 Pirates Harbor Subd. 53111 Hwy 433 Slidell, LA.

Requesting a change in front setback, from the existing 25 ft. setback to a 10 ft. setback at front.

This granted variance will allow me to construct new house , per my plans, and be consistent, with my neighbors to the north and south of my lot.

After talking to my neighbor to north they have no issues with the change in setback dimensions, being as the front of my house will be the same as theirs.

I am the homeowner to the south of property, also I have attached some photos, of existing house next to me which is 10 ft from front property line, and an aerial photo showing Hwy 433 and houses along it.

Attaching a Survey with the proposed house located on survey, showing the requested setback change.

Thanks for your consideration

Mike Gallo

Laurence Davenport, Neighbor to North  
53115 Hwy 433 Slidell, LA

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12/4/2016

I Michael H Gallo owner of lot  
8 Square 1 Pirates Harbor subdivision  
address 53111 Hwy 433, Request a Variance  
From existing code of 25 Ft setback  
From front property line, to 10 Ft  
Setback From front property line.

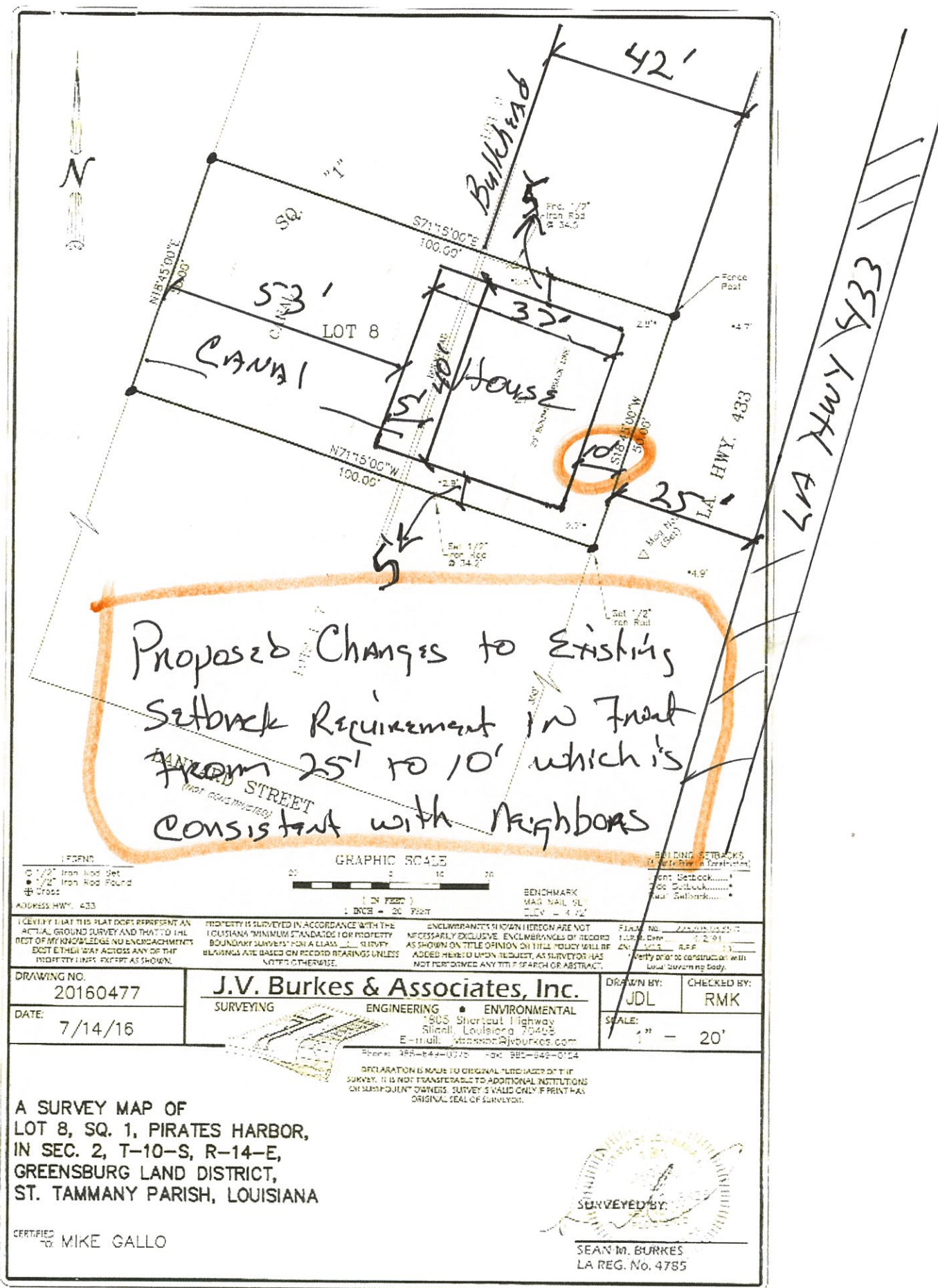
This granted variance will allow me  
to construct my new home and  
be consistent with my neighbors on  
both north + south of my property.

This granted setback will not  
impact my neighbors -

Mike H Gallo south property owner.  
53105 Hwy 433

This granted variance will not impact  
my neighbors to my north 53115 Hwy 433  
Lawrence A. Davenport  
Shari G. Davenport





Proposed Changes to Existing  
Setback Requirement in Front  
from 25' to 10' which is  
consistent with neighbors

LEGEND  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross  
 ADDRESS HWY. 433

GRAPHIC SCALE  
 0 5 10 20  
 (IN FEET)  
 1 INCH = 20 FEET

BENCHMARK  
 MAG NAIL 91  
 ELEV. = 4.72'

BEARING SETBACKS  
 (1) Setback  
 (2) Setback  
 (3) Setback  
 (4) Setback

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS 1 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 ON TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PLAN NO. 20160477  
 DATE 7/14/16  
 DRAWN BY JDL  
 CHECKED BY RMK  
 SCALE 1" = 20'

DRAWING NO.  
20160477

DATE  
7/14/16

**J.V. Burkes & Associates, Inc.**  
 SURVEYING • ENGINEERING • ENVIRONMENTAL  
 1805 Sherburne Highway  
 Slidell, Louisiana 70468  
 E-mail: jvb@jvburkes.com  
 Phone: 985-844-0370 Fax: 985-849-0124

DRAWN BY: JDL  
 CHECKED BY: RMK  
 SCALE: 1" = 20'

A SURVEY MAP OF  
 LOT 8, SQ. 1, PIRATES HARBOR,  
 IN SEC. 2, T-10-S, R-14-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED BY MIKE GALLO

SURVEYED BY:  
 SEAN M. BURKES  
 LA REG. No. 4785



House To  
South  
10' setback









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

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Case File Number: BOA Case No. 2016-515-BOA  
Initial Hearing Date: January 3, 2017  
Date of Report: December 20, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Sandra Owens, MDM Services (authorized agent for Circle K Stores, Inc.)  
Location of Property: 425 N. Highway 190, Covington, Louisiana  
Zoning of Property: HC-3 Highway Commercial  
Variance(s) Requested: Reduction & relocation of plantings and buffers

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**OVERVIEW**

The applicant is requesting five (5) variances for the following:

**South property line buffer**

The applicant is proposing to reduce the width of the buffer to under 10' in width for approximately 79' feet tapering said buffer down to zero; however, keeping the required number of Class A and B trees intact within the buffer.

**Southeast property line buffer**

Eliminate the 20' wide street buffer to zero since a concrete driveway is existing at this location.

**East property line buffer**

Reduce the required 20' wide street buffer of 115' in length and provide for 32' feet and reduce the buffer to 4' feet for approximately 50' of the buffer of buffer with the remaining 33' feet varying from 4' to 11'-4" wide.

**Southeast property line landscaping**

This buffer requires the planting of 1 Class A, 1 Class B and 5 shrubs. The applicant wishes to relocate said plantings to the south property line.

**East property line landscaping**

4 Class A, 4 Class B and 12 shrubs required within this buffer and the applicant would like to relocate 3 of the trees around the dumpster and 1 just west of the existing cross access. All Class B trees and shrubs will be planted within the buffer.



Furthermore, the applicant is alleging that they are increasing the existing sites landscaping from 15% to 22% (see letter from MDM Services, Inc. attached).

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### **STAFF COMMENTS**

The staff does not object to the requested variances for several reasons. The applicant has worked with staff to address greenspace and traffic issues on a small existing site. Per Jay Watson, our traffic engineer, the consolidated driveway on the east side of the site is an improvement for access and circulation of traffic at this busy intersection. Although the buffers lack the full greenspace required, the applicant has made an effort to plant the required number of trees on the site.

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BOA CASE NO. 2016-515-BA (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): Sandra Owens - MDM Services, Inc. of behalf of Circle K Stores, Inc.  
(Authorized Agent)

MAILING ADDRESS: 3251 SW 13th Drive, Suite D

CITY/STATE/ZIP: Deerfield Beach, Florida 33442

PHONE NUMBER: 863-646-9130 Ext. 107 863-559-3800  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: 425 NORTH HWY 190 COVINGTON LA HC-3 HIGHWAY COMMERCIAL  
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:)

- 1) South Property Line - Reduction of required buffer (see attached)  
2) South East Property Line (driveway jog) - Waiver of Required 20' Buffer (See Attached)  
3) Southeast Property Line (driveway job)- Request to relocate required Landscaping to South Buffer (See Attached)  
4) East Property Line - Reduction of 20' Buffer (see attached)  
5) East Property Line - Request to relocate Class A trees to elsewhere on site (see attached)

Sandra L. Owens 12-05-2016  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION



# MDM Services, Inc. of Louisiana

December 5, 2016

St. Tammany Parish  
Board of Adjustments  
Department of Planning  
And Development  
21454 Koop Drive, Suite 1B  
Mandeville, LA 70471

Re: Variance Requests for Circle K #9736  
425 North Highway 190  
Covington, LA

Dear Board Members,

Circle K Stores, Inc. plans to demolish the existing Kiosk with canopy and the existing carwash at the above referenced site and proposes to build a 3600-square foot convenience store with a standalone canopy over 6 fuel dispensers.

To maintain a safe traffic flow within the site and allow for the fuel delivery tanker to enter and exit the site safely, Circle K respectfully requests the following variances:

## **Landscape Buffer Width Variances:**

### **1. South Property Line Buffer Width Variance:**

The site is required to have a 10' buffer along the length of the south property line which measures 144 linear feet. The existing site has zero landscape buffer along this property line. Circle K is proposing a 10' buffer for approximately 69' linear feet of said property line and respectfully requests a reduction along the remainder of the property from 10' tapering along the remaining 75 linear feet to zero feet at the existing drive curbing (See enclosed Plan). Please note that the requested reduction in width will not affect the required plantings. All Class "A" & Class "B", trees shall be planted.

### **2. Southeast Property Line Buffer Width Variance (Job at Driveway):**

The site is required to have a 20' buffer along the length of Holiday Square Blvd. The existing has zero landscape buffer in this area. The existing driveway encompasses this area of approximately 40' with a small landscape area to the east of the drive. We respectfully request a waiver of the required 20' buffer width along this short length of property. The required landscaping shall be relocated elsewhere on site (see Landscaping Within Buffers Variance Request and enclosed plans).

# MDM

engineering • environmental • construction

MDM Central Florida

1055 Kathleen Road

Lakeland, FL 33805

O: (863) 646-9130

F: (863) 648-1106

MDM South Florida

1412 SW 34<sup>th</sup> Avenue

Deerfield Beach, FL 33442

O: (954) 427-3076

F: (954) 427-3420

MDM Atlanta

8014 Cumming Highway

Suite 403, PMB #352

Canton, GA 30115

O: (770) 406-8925

F: (678) 771-8006



**Landscape Buffer Width Variances Continued:**

3. **East Property Line Buffer Width Variance:**

The site is required to provide a 20' landscape Buffer along 115 linear feet of the property line. The existing site has zero feet landscape buffer. Circle K proposes to provide 20' for approximately 32 linear feet and respectfully requests a reduction in the buffer width to 4 feet wide along approximately 50 linear feet of the east property line with the remaining 33' varying from 4 feet wide to 11'-4" wide.

**Landscaping within the Buffer Variance Requests**

1. **Southeast Property Line Landscaping Variance:**

The site is required to provide 1 Class "A" tree, 1 Class "B" Tree and 5 Shrubs. Circle K respectfully requests a variance to relocate those trees and shrubs to the South Property Line Landscape Buffer. Please note the existing site has zero trees and shrubs along this area.

2. **East Property Line Landscaping Variance:**

The site is required to provide 4 Class "A" trees and 4 Class "B" trees with 12 Shrubs. Circle K respectfully requests a variance to relocate three of the required trees around the dumpster enclosure and 1 of the required trees to be relocated just west of the existing cross access. All Class B trees and required shrubs will be planted in the buffer. See enclosed plan. Please note, the existing site does not meet any of the landscaping requirements.

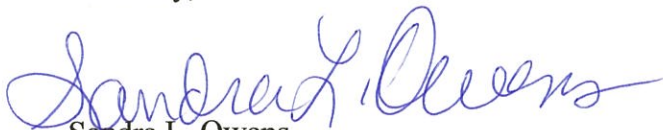
Circle K has been working closely with staff to redesign the proposed site over the previous weeks, to meet the intent of the land development code to the extent possible while still maintaining safe vehicular maneuverability on site for automobiles and Fuel delivery tankers. The proposed site increases green space from 15% of the site to nearly 22% of the site. We are providing all required class A and class B trees as well as required shrubs and extra shrubs to compensate for the lack of buffer width.

With all this in mind, we respectfully request approval of the above referenced variances.

Please contact me should you have additional questions or concerns.

Thank you in advance for your time and attention.

Sincerely,



Sandra L. Owens  
Project Manager – MDM Services, Inc.  
Authorized Agent for Circle K

Enclosures:  
Board of Adjustments Variance Application  
Survey (Existing Site)  
Proposed Landscape Plan  
Proposed Site Plan  
Proposed Tanker Truck Path Plan  
Proposed Color Rendering







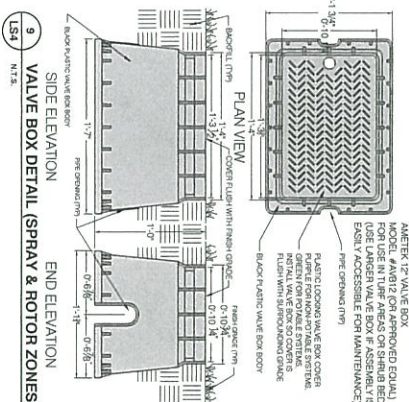
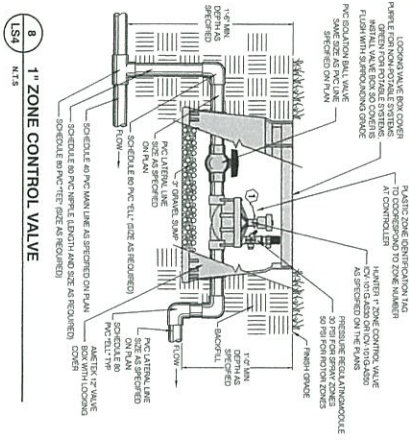
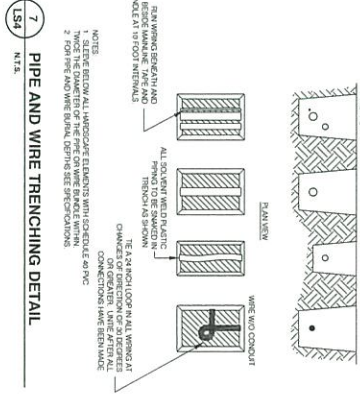
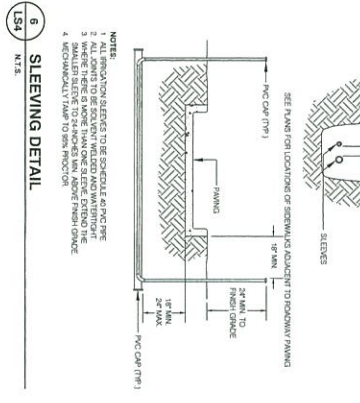
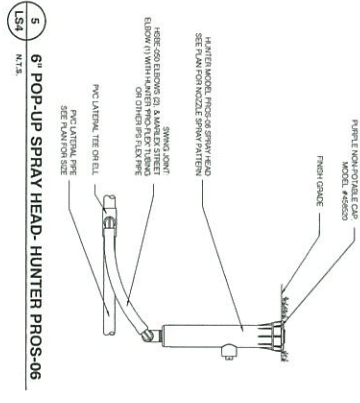
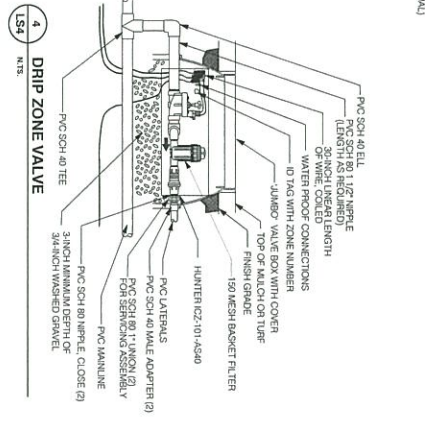
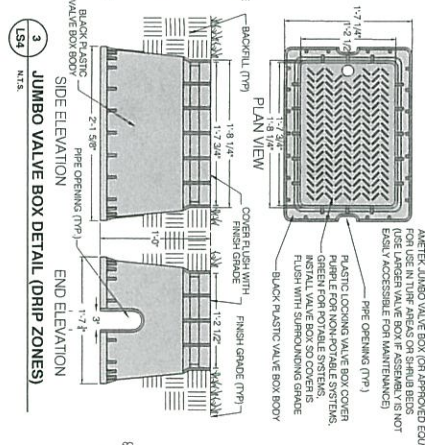
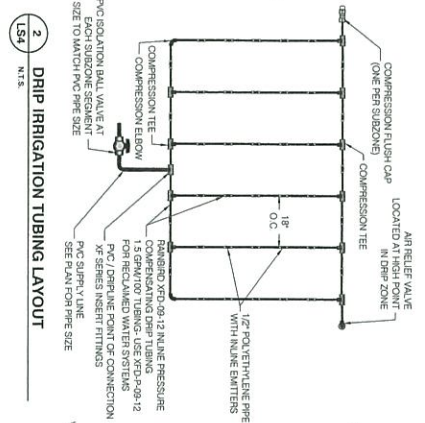
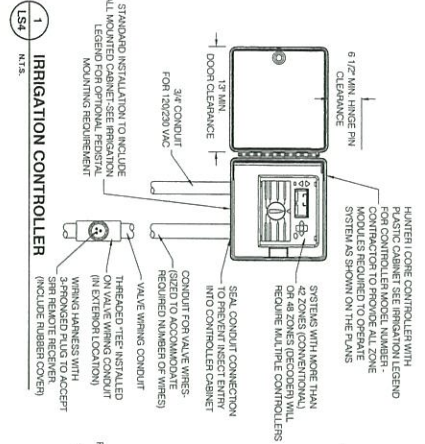












JASON ZIMMERMAN, P.E.  
REG. NO. 2-117  
DATE: 6/24/10  
16025  
IRRIGATION  
DETAILS  
LS4

NO.	REVISIONS
1	1\"/>
2	1\"/>
3	1\"/>
4	1\"/>

**CIRCLE K**  
STORE # 9736  
425 N. HWY. 190  
COVINGTON, LOUISIANA

**HEARTWOOD  
and  
BARK**  
LANDSCAPE ARCHITECTURE & IRRIGATION  
205.2nd St. S. 5. 4438 St. Petersburg, FL 33701  
(727) 343-1009 Web: www.heartwoodandbark.com  
License Number: LC26000025





**MDM**  
SERVICES, INC.  
of LOUISIANA

Circle K Store #9736  
425 North Highway 190, Covington, St. Tammany Parish, LA.

