

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JANUARY 6, 2015 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

ELECTION OF OFFICERS

- Chairman
- Vice Chairman

APPROVAL OF THE DECEMBER 2, 2014 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-01-001

Request by applicant for a variances of height, setback buffers and fall radii for a cellular tower in An A-1 Suburban zoning district. The property is located at 81617 LA Highway 1083, Bush, Louisiana.

Applicant: St. of Louisiana

BOA CASE NO. 15-01-002

Request by applicant for a variance of a rear yard setback requirement from 21.7' required to approximately 15' requested in an A-4 Single Family Residential zoning district. The property is located on the east side Oak Avenue in Beverly Hills Subdivision, Slidell, Louisiana.

Applicant: Roger Warner

BOA CASE NO. 15-01-003

Request by applicant for a variance of a rear yard setback requirement from 25' required to approximately 10' requested in an A-4 Single Family Residential zoning district. The property is located at 103 Choctaw Place in Beau Chene Subdivision, Mandeville, Louisiana.

Applicant: Chris Monaghan

BOA CASE NO. 15-01-004

Request by applicant for a variance of the parish's fill ordinance pursuant to parish code. The properties are located at 19361, 19363 & 19367 9th Street in Alexiusville Subdivision, Covington, Louisiana.

Applicant: Danny MI Martin

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, DECEMBER 2, 2014

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

The December 2, 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. Schneider, Mr. Gordon, Mr. Ballantine and Mr. Perry

ABSENT: Mr. Brookter

STAFF PRESENT: Mr. Keller

APPROVAL OF THE MINUTES

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 14-11-034

Request by applicant for a variance to remove trees from a side yard landscape buffer in a NC-4 Neighborhood Commercial zoning district.

Applicant: COVEA Investments, L.L.C.

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

The applicant was represented by Chuck Shofstahal whom appeared and made the following initial comments:

- There are two reasons why we are asking for the variance based hardship and safety concerns.
- The trees are a hindrance to anyone seeing my sign driving or walking to the site.
- I am an attorney and my clients complain that they can't find my office.
- I am at a competitive disadvantage because the people driving by don't see my sign until you are within 100' of my property.
- I understand that we cannot touch oak trees, but these four pines are not attractive.

Mr. Gordon: Are these trees required?

Mr. Keller: Yes.

Mr. Gordon: There are places where you can push the trees back farther from the front.

(Mr. Paul Moroski, 1511 Gerard Street, Mandeville, LA appeared in support of the applicant and stated that he has had clients drive by his office without seeing it.)

Mr. Gordon: The site is not very deep.

Moved by Mr. Schneider and seconded by Mr. Perry to grant the variance as requested subject to the applicant working with the parish's landscape architect to plant other trees on the site to make up for the caliper inches of trees to be removed. And if all caliper inches cannot be made up on site, then applicant must pay for plant mitigation based on \$100.00 per caliper inch of tree lost.

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. 15-01-001
Initial Hearing Date: January 6, 2015
Date of Report: December 18, 2014

GENERAL INFORMATION

Applicant(s) Name: State of Louisiana
Location of Property: 81617 LA Highway 1083, Bush, Louisiana
Zoning of Property: A-1 Suburban
Variance(s) Requested: Cell tower height, setbacks & buffers

OVERVIEW

The State of Louisiana and the Motorola Company are working on a joint venture to benefit St. Tammany Parish, more specifically the Sheriff's Office, to provide communication services.

The applicant is seeking variances for the following:

- tower height from a maximum of 250' to 450'
 - reductions in the tower fall radii from a maximum of 450' to 380' permitted to the north, 200' to the south and 270' to the east
 - reduction of required landscape buffers from 25' to 10' on the north, to 10' on the southeast side, to 10' on the southwest side, and to 10' along the north and south property lines (all due to encroachments from the guyed wires and anchors).
-

STAFF COMMENTS

The staff has no objections to the variances requested due to the facts that said tower shall be utilized to the benefit of public health and safety, other towers of similar height for the same intended purposes are located within the parish and have been approved by the board previously, and the tower would not impact any other structures or surrounding properties if it were to collapse.

However, due to the nature of the extended height of the tower, the applicant should provide the parish with approvals from the FAA, Mosquito Control, and any other Federal or State agencies that have jurisdiction relative to tower height prior to the filing of a building permit.

BOA CASE NO [REDACTED] 15-01-001 (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: The state of Louisiana or Tom Kamrad (contractor)

MAILING ADDRESS: 7979 Independence Blvd.

CITY/STATE/ZIP: Baton Rouge, LA 70806

PHONE NUMBER: (225) 925 6146
(Home Phone #)

(Cell Phone #) (Tom Kamrad) 313.407.1427

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1 Suburban

Address 81617 Hwy 1085 City Bush State LA Subdivision (if applicable) x

(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 Tower height → 250' to 450'
(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.

→ please see attached for all variances


SIGNATURE OF APPLICANT

12/3/14
DATE OF APPLICATION



PYRAMID NETWORK SERVICES, LLC

TELECOMMUNICATIONS CONSTRUCTION SERVICES AND CONSULTING

6519 Towpath Rd
East Syracuse, New York
518-462-1483
518-462-1487 Fax

December 3rd, 2014

St. Tammany Department of Development
PO Box 628
Covington, LA 70434

St. Tammany Parish Government Variance Appeal/Request

To Ron Keller, Senior Planner-

The project I am working on is a joint venture between Motorola and the State of Louisiana with the intention of upgrading and providing new communications sites for public safety.

For the site we are building at 81617 Highway 1085, Bush LA, we are requesting a number of variances to your standard codes.

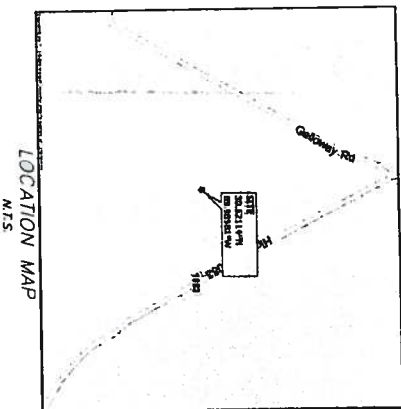
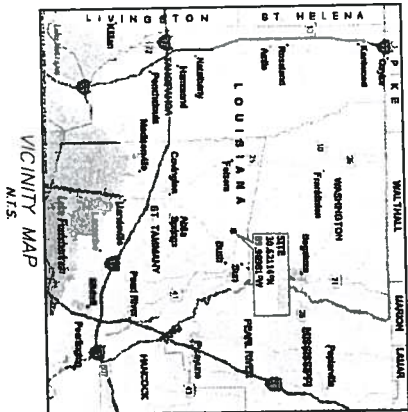
- Increase the height of the tower from the maximum allowed of 250' to 450'
- Reduction of the required side yard setback from the north property line from **450' to 380'**.
- Reduction of the required side yard setback from the south property line from **450' to 200'**.
- Reduction of the required front yard setback from the east property line from **450' to 270'**.
- Reduction of the required buffer from 25' to 10' on the north side of the property (location of guyed wired within the required buffer).
- Reduction of the required buffer from 25' to 10' on the southeast side of the property (location of guyed wired within the required buffer).
- Reduction of the required buffer from 25' to 10' on the southwest side of the property (location of guyed wired within the required buffer).
- Reduction of the required buffer along the north and south sides of the property lines from 25' to 10' (only where proposed guy anchor will be installed).

Thank you,

Tom Kamrad
Project Coordinator
Phone: 313.407.1427
tkamrad@pyramidns.com



ST. TAMMANY PARISH INTEROPERABLE NETWORK
SITE: WALDHEIM
HIGHWAY 1083
BUSH, LA 70431



INFINIGY
engineering
Design.
Build.
Deliver.

2255 SEWELL HILL ROAD
WAREHITA, CA 90662
OFFICE #: (678) 444-4463
FAX #: (678) 444-4472

MOTOROLA SOLUTIONS

PYRAMID
Network Services, LLC

RECEIVED & ACCEPTED

ST. TAMMANY REPRESENTATIVE

MOTOROLA

PROPERTY OWNER

RECEIVED

ACCEPTED

RECEIVED

ACCEPTED

RECEIVED

ACCEPTED

Variance appeal
PROJECT INFORMATION

SITE NAME: WALDHEIM
SITE ADDRESS: HIGHWAY 1083
BUSH, LA 70431
CONSTRUCTION AREA: 413,750 SQ. FT.
LATITUDE: 30° 37' 16.1" N
LONGITUDE: 89° 59' 23.3" W

PROJECT DIRECTORY

TOWER OWNER: ST. TAMMANY PARISH
APPLICANT: ST. TAMMANY PARISH
CONTACT: T.B.D.
T.B.D.
T.B.D.
T.B.D.
T.B.D.

PROJECT MANAGER: PRANDI NETWORK SERVICES, LLC
6519 TOWNSHIP ROAD
EAST SYRACUSE, NY 13057
CONTACT: MICHAEL SHIELDS
(513) 340-2818

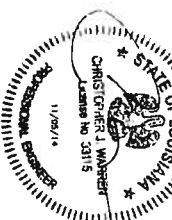
ENGINEER: INFINIGY SOLUTIONS
2255 SEWELL HILL ROAD
WAREHITA, CA 90662

CONTACT: PETER RYMER - (678) 444-4463

POWER COMPANY: T.B.D.
TELECOM COMPANY: T.B.D.

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C100	GROUNDING DETAILS	1	11/05/14



GENERAL REQUIREMENTS

1. GENERAL

1.1. SUMMARY OF WORK

A. THE WORK MAY CONSIST OF, BUT NOT BE LIMITED TO, THE INSTALLATION OF EQUIPMENT ANTENNAS AND LINES, GROUNDING, CONTRACTOR SHALL SUPPLY ALL PERMANENT MATERIALS/EQUIPMENT REQUIRED AND ALL LABOR, EQUIPMENT, TOOLS, UTILITIES, MINOR HARDWARE/MATERIALS, TRANSPORTATION AND FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF SERVICES AND INSTALL WORK, WHETHER TEMPORARY OR PERMANENT. CONTRACTOR SHALL BE OBLIGATED TO PERFORM ALL THE WORK OUTLINED IN THESE DRAWINGS IN ACCORDANCE WITH THE CONTRACT AGREEMENT, FEDERAL REGULATIONS, STATE REQUIREMENTS, LOCAL CODES, COMMERCIAL/INDUSTRY STANDARDS, DETAILED SCOPE OF WORK AND THE DOCUMENTS LISTED BELOW. CONTRACTOR SHALL APPLY ANY AND ALL THE ABOVE LISTED SPECIFICATIONS RESULTING FROM CORRECTION OF THE WORK TO COMPLY WITH THE ABOVE REQUIREMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.2. SITE VISIT

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE ITSELF WITH THE SCOPE OF WORK REQUIRED PER THE DRAWINGS AND ALL LOCAL CONDITIONS AND LAWS AND REGULATIONS THAT MAY IN ANY MANNER AFFECT THE PRICE, PROGRESS AND PERFORMANCE OF WORK, INCLUDING ANY COSTS ASSOCIATED WITH IT. THE CONTRACTOR ALSO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND NOTIFY THE MOTOROLA REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.

1.3. STANDARDS AND CODES

THE FOLLOWING DOCUMENTS (LATEST REVISION, IF APPLICABLE) SHALL BE CONSIDERED TO BE SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. IN THE EVENT OF CONFLICT BETWEEN SPECIFICATIONS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE PROVISIONS OF THE ABOVE LISTED DOCUMENTS CONFLICT, THE CONTRACTOR SHALL GOVERN. WHERE PROVISIONS OF THE CODES AND STANDARDS ARE IN CONFLICT WITH THE BUILDING CODE IN FORCE FOR THIS PROJECT, THE BUILDING CODE SHALL GOVERN.

A. AMERICAN CONCRETE INSTITUTE:

- ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS";
- ACI 308 - "TODD WEATHER CONCRETEING";
- ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE";
- ACI 311 - RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE";
- ACI 311 - RECOMMENDED PRACTICE FOR CONCRETE INSPECTION";
- ACI 315 - MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES";
- ACI 613 - RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE";

B. AMERICAN NATIONAL STANDARDS INSTITUTE:

- ANSI Z39.9 - REQUIREMENTS FOR REINFORCING STEEL, SUBSYSTEMS AND COMPONENTS
- ANSI Z39.1 - REQUIREMENTS FOR REINFORCING STEEL, SUBSYSTEMS AND COMPONENTS
- ANSI Z39.1 - PROTECTIVE HEADWEAR FOR INDUSTRIAL WORKERS - REQUIREMENTS
- ANSI/IEEE C93.1 - SAFETY LEVELS WITH RESPECT TO HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY
- ANSI/UL/ISA STANDARD 222 - STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

C. AMERICAN INSTITUTE OF STEEL CONSTRUCTION:

- AISC MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, LATEST EDITION

D. AMERICAN SOCIETY FOR TESTING AND MATERIALS:

- ASTM A615 - "SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT";
- ASTM C64-80 - "SPECIFICATION FOR READY-MIX CONCRETE";
- ASTM C29-77 - "TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN";
- ASTM C33 - "SPECIFICATION FOR TEST FOR COMPREHENSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN";
- ASTM C150 - "SPECIFICATION FOR PORTLAND CEMENT";
- ASTM C172 - "TEST METHOD FOR FRESH CONCRETE";
- ASTM D1557 - "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT";
- ASTM D1556-64 - "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT";
- ASTM D1557 - "TEST FOR MOISTURE-UNIT WEIGHT RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10-LB. HAMMER AND 18-IN. DROP" (PROCEDURE C)
- ASTM D2487 - "STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNITED STATES CLASSIFICATION SYSTEM)";
- ASTM D2922 - "DENSITY OF SOIL AND SOIL AGGREGATE IN PLACE BY NUCLEAR METHODS SHALL COMPLY WITH THE ABOVE REQUIREMENT";
- ASTM D2940 - "STANDARD SPECIFICATION FOR GRADED AGGREGATE MATERIAL FOR BASES OR SUB-BASES FOR HIGHWAYS OR AIRPORTS"

E. AMERICAN WELDING SOCIETY:

- AWS D12.1 - "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION"

F. CONCRETE REINFORCING STEEL INSTITUTE:

- MANUAL OF STANDARD PRACTICE

G. FEDERAL AVIATION ADMINISTRATION:

- FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, AC 70/7480-1G, OBSTRUCTION MARKING AND LIGHTING.
- FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, 150-3445-43, FAA/DOD SPECIFICATION L-856, HIGH INTENSITY OBSTRUCTION LIGHTING SYSTEMS

H. FEDERAL COMMUNICATIONS COMMISSION:

- FEDERAL COMMUNICATIONS COMMISSION - RULES AND REGULATIONS PART 17: CONSTRUCTION, MARKING AND LIGHTING OF ANTENNA STRUCTURES.

I. STRUCTURAL STEEL PAINTING COUNCIL:

- SSPC-SP-1-63 - SPECIFICATION FOR PAINTING STEEL STRUCTURES

J. MOTOROLA R&B STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES (LATEST REVISION).

K. MOTOROLA'S CIVIL WORKS BID SPECIFICATIONS

- NATIONAL FIRE PROTECTION ASSOCIATION:
- NFPA 70 - NATIONAL ELECTRICAL CODE
- NFPA 101 - LIFE SAFETY CODE
- NFPA 111 - STANDARD ON STORED ELECTRICAL ENERGY, EMERGENCY AND STAND-BY POWER SYSTEMS
- NFPA 780 - STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS

M. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION:

- OSHA 1926
- OSHA DIRECTIVES CPL 2-1-29 - INTERIM INSPECTION PROCEDURES DURING COMMUNICATION TOWER CONSTRUCTION ACTIVITIES.

N. LOUISIANA STATE BUILDING & ELECTRICAL CODE

1.4. NOTICE TO PROCEED

WHEN THE SITE IS READY FOR INSTALLATION, MOTOROLA SHALL ISSUE A NOTICE TO PROCEED TO THE CONTRACTOR. UPON RECEIPT OF THE NOTICE OF PROCEED, THE CONTRACTOR SHALL SUBMIT TO MOTOROLA A SCHEDULE REFLECTING THE WORK SCHEDULE. THE CONTRACTOR SHALL ADVISE THE MOTOROLA REPRESENTATIVE SCHEDULE OF OVERLAP DUE TO OTHER CONSTRUCTION ACTIVITIES OCCURRING SIMULTANEOUSLY ON THE SITE. THE CONTRACTOR MUST COORDINATE WITH OTHER CONTRACTORS ON THE SITE TO AVOID CONFLICT. DPM TO BE PROVIDED WITH A COPY OF THE CONTRACTOR'S SCHEDULE TO INCORPORATE INTO THE PROJECT SCHEDULE.

1.5. MOTOROLA REPRESENTATIVE

MOTOROLA SHALL DESIGNATE A REPRESENTATIVE. THIS PERSON IS THE ONLY CONTACT POINT AUTHORIZED TO MAKE ANY CHANGES TO THE CONTRACT PROVISIONS OR THE PLANS AND SPECIFICATIONS. ANY CHANGES MADE BY THE CONTRACTOR ARE AT THE CONTRACTOR'S RESPONSIBILITY AND RISK.

1.6. CONTRACTOR'S FIELD REPRESENTATIVE

CONTRACTOR SHALL ASSIGN A FIELD REPRESENTATIVE WHO IS FAMILIAR WITH THESE SPECIFICATIONS AND WILL REPRESENT THE CONTRACTOR AND HAVE THE AUTHORITY TO SIGN AND SUPERVISE ALL CONSTRUCTION ACTIVITIES. THE FIELD REPRESENTATIVE SHALL BE AVAILABLE WHEN CONSTRUCTION ACTIVITIES BEGIN. THE FIELD REPRESENTATIVE SHALL BE THE PRIMARY POINT OF CONTACT FOR MOTOROLA DURING THE CONSTRUCTION PHASE OF THE WORK.

1.7. PROJECT MEETINGS

THE CONTRACTOR SHALL CONDUCT THE INITIAL (PRE-CONSTRUCTION) MEETING (INCLUDING ALL SUB-CONTRACTORS) WITH THE MOTOROLA REPRESENTATIVE WITHIN TWO WEEKS AFTER AWARD OF THE CONTRACT. SUBSEQUENTLY, THE CONTRACTOR SHALL PROVIDE PROGRESS SCHEDULE UPDATES TO MOTOROLA ON A WEEKLY BASIS.

1.8. MATERIALS

CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AS REQUIRED FOR COMPLETE SYSTEMS INCLUDING, ALL PARTS OBSOLETE OR REASONABLY INCIDENT TO A COMPLETELY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO MOTOROLA'S ACCEPTANCE.

MATERIALS AND WORKMANSHIP SHALL BE THE BEST OF THEIR RESPECTIVE KINDS (AS DEFINED BY INDUSTRY STANDARDS), FREE OF DEFECTS AND ALL MATERIALS SHALL BE NEW AND UNUSED IN ALL CASES, UNLESS OTHERWISE SPECIFIED. WHERE THE NAME OF A COMPONENT OR MANUFACTURER IS MENTIONED ON DRAWINGS OR IN SPECIFICATIONS, DETAILS OF MANUFACTURE, FINISH, ETC., SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD PRACTICE, DIRECTOR OR SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH ALL MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

1.9. VERIFICATION OF EXISTING CONDITIONS

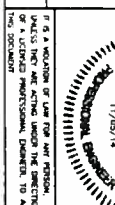
BEFORE STARTING ANY OPERATION, THE CONTRACTOR SHALL EXAMINE EXISTING WORK, OR WORK PERFORMED BY OTHERS, TO WHICH ITS WORK IS TO ADD OR BE ADDED. THE CONTRACTOR SHALL REPORT TO MOTOROLA PROJECT MANAGER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS WORK. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND/OR AS PROVIDED BY MOTOROLA. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS, OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE MOTOROLA REPRESENTATIVE IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED. FAILURE TO NOTIFY THE MOTOROLA REPRESENTATIVE OF DEFICIENCIES, ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS OF UNSATISFACTORY, ERRORS, OMISSIONS OR INACCURACIES.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL PRESERVE ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST INCURRED BY THE LAND OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.

NO.	DATE	REVISIONS	BY	CHK	APP
1	1/10/14	ISSUED FOR CONSTRUCTION	PMH	PMH	CAJ
2	1/10/14	ISSUED FOR REVIEW	PMH	PMH	CAJ



GENERAL NOTES	
C1	REV 1



1	11/25/14	ISSUED FOR CONSTRUCTION	PHD/PHD/CM		
2	11/25/14	ISSUED FOR REVIEW	PHD/PHD/CM		
REV	DATE	REVISIONS	BY	CHK	APPV

INFINIGY
 2205 SHELBY AVE. SUITE 100
 MEMPHIS, TN 38117
 901-444-4444
 371-001

PYRAMID
 Network Services, LLC

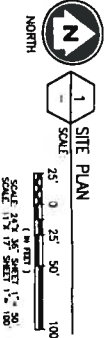
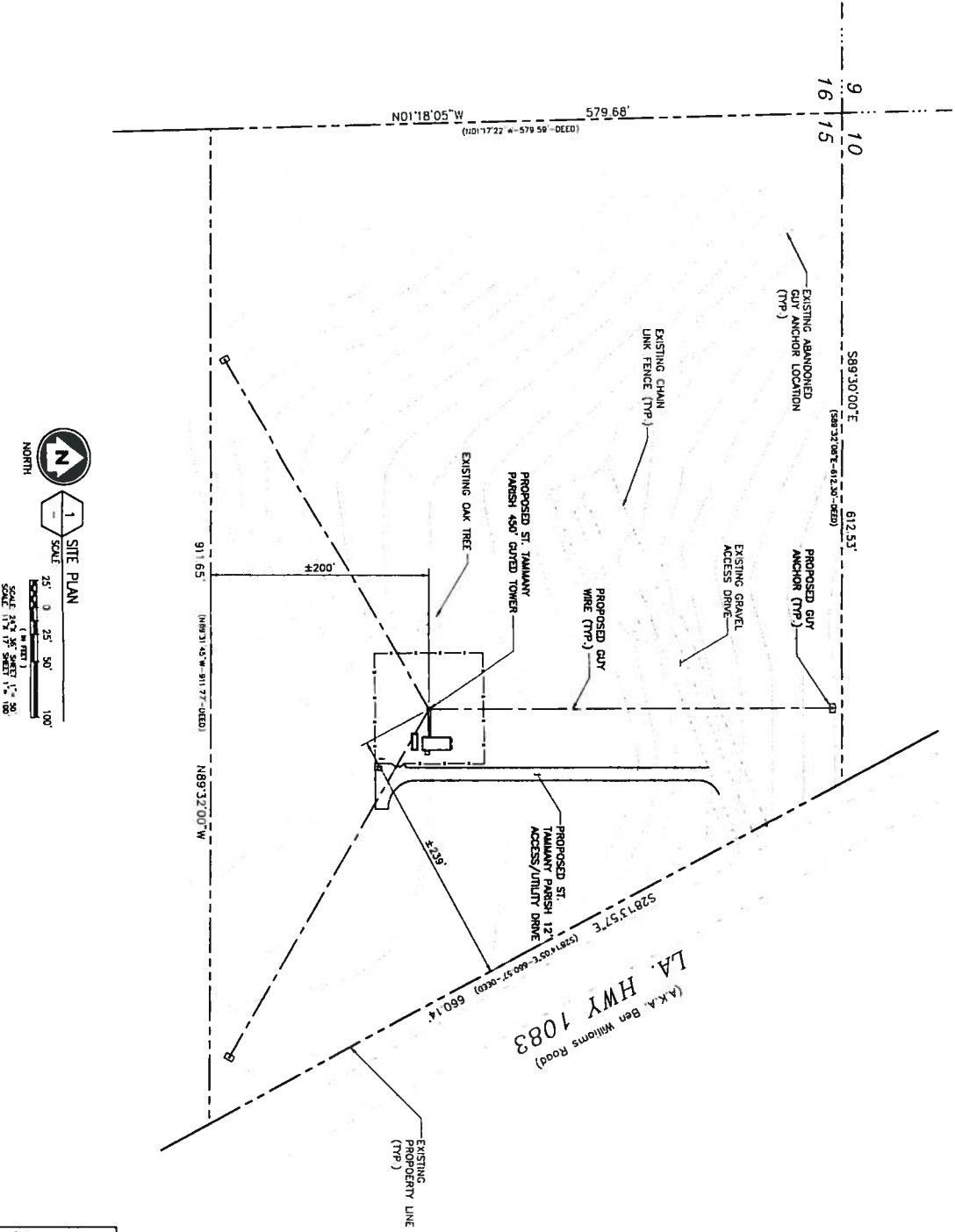
MOTOROLA SOLUTIONS



WALDHEM
 HIGHWAY 1083
 BUSH, LA 70431

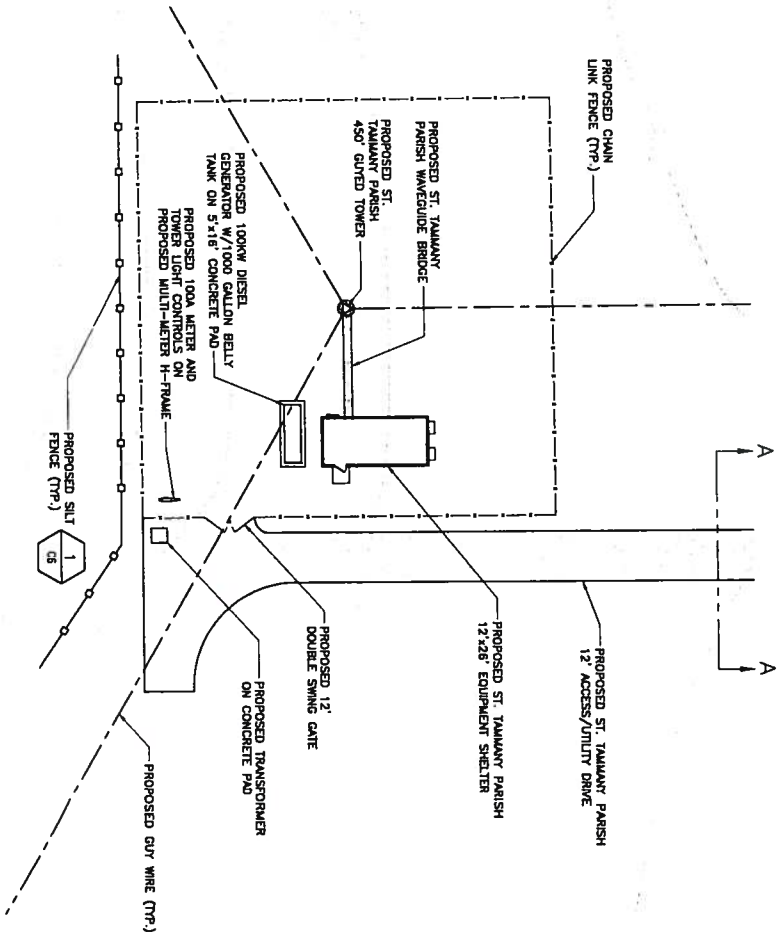
C3
 REV 1

1. I, A. K. A. Ben Williams, do hereby certify that I am the duly qualified and licensed Professional Engineer for the State of Louisiana, License No. 30115, and I have prepared the above drawings to the best of my knowledge and belief.



NOTE: ALL CONSTRUCTION ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH MOTOROLA'S R-56 DESIGN STANDARDS.

NOTE: ALL PROPOSED CONSTRUCTION ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH LOCAL AND JURISDICTIONAL REQUIREMENTS AS WELL AS THE LATEST REVISION OF MOTOROLA R56 STANDARD AND GUIDELINES FOR COMMUNICATION SITES.



1 GRADING, EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10' (SEE SHEET 1-2-30)
SCALE: 1/8" = 1' (SEE SHEET 1-2-30)

EXISTING DIRT DRIVE



PROPOSED CONSTRUCTION EXIT

HWY. 1038

PROPOSED ST. TAMMANY PARISH 12' ACCESS/UTILITY DRIVE



NO.	DATE	REVISIONS	BY	CHK	APP
1	11/20/14	ISSUED FOR CONSTRUCTION	PHI	PHI	CAH
2	11/20/14	ISSUED FOR REVIEW	PHI	PHI	CAH
3	11/20/14	REVISIONS	PHI	PHI	CAH

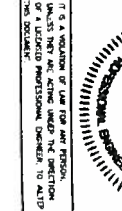
INFINIGY
2225 STELLER RD.
SUITE 200
METairie, LA 70002
877-44-4443
371-001

PYRAMID
Network Services, LLC



GRADING, EROSION & SEDIMENT CONTROL PLAN
WALDHEIM
HIGHWAY 1083
BUSH, LA 70431

REV 1



NO	DATE	REVISIONS	BY	CHK	APP'D
1	11/26/16	ISSUED FOR CONSTRUCTION	PMR	PMR	CM
2	11/26/16	ISSUED FOR BIDDING	PMR	PMR	CM

INFINIGY
 CONSULTING
 2225 KENNEL MAN ROAD
 SUITE 120
 WASHINGTON, DC 20007
 TEL: 202-462-1433
 371-001

- PYRAMID**
Network Services, LLC
- MOTOROLA SOLUTIONS**

[illegible]

-

SPACING WITH FILTER CLOTH

COMPACTED SOIL

FLOW

UNDISTURBED GROUND

EERIED FILTER CLOTH
A MIN OF 6" IN GROUND

18" MIN.

SECTION VIEW

1 WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

2 FENCE SHALL BE SPACED EVERY 20' ALONG TOP AND BOTTOM.

3 FENCE SHALL BE WOMEN WIRE, 12 1/2 GAUGE, 6 MAXIMUM MESH OPENING.

4 FILTERED BY SIX INCHES AND TO BEDDING. FILTER CLOTH SHALL BE EITHER FILTER #1 OR #2.

5 PERMANENTLY LUNTS SHALL BE GEOTEXTILE REINFORCED OR APPROVED EQUIVALENT BULGES DEVELOP IN THE SILT FENCE.

1 SILT FENCE DETAIL

NOT TO SCALE

11/05/14
PROFESSIONAL ENGINEER

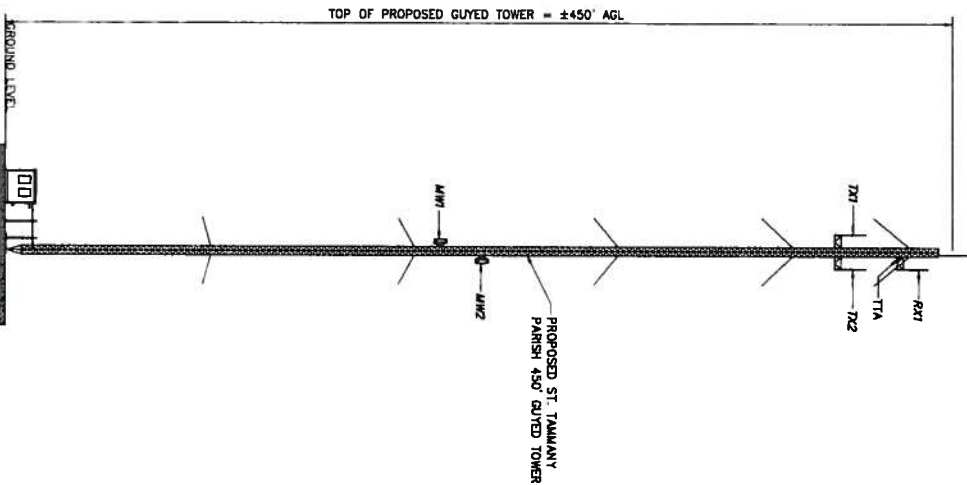
GENERAL NOTES:

1. ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNAS SHALL BE GROUNDED NEAR THE TOP AND BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES HORIZONTAL TRANSITION AND NEAR THE ENTRY POINT ON THE SHELTER). ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO 75 FEET.
2. THE CONTRACTOR SHALL CONDUCT A SWEEP TEST ON ALL THE NEWLY INSTALLED TRANSMISSION LINES TO DETERMINE THE CABLE CONDUCTOR RESISTANCE, CABLE INSERTION LOSS, REFLECTION AND STIMULUS RESPONSE MEASUREMENTS.
3. DBP LOOPS SHALL BE INCORPORATED IN CABLE RUNS TO PREVENT WATER FROM TRICKLING DOWN THE LINES INTO THE BUILDING.
4. ALL TRANSMISSION LINES SHALL BE MARKED WITH APPROPRIATE COLOR TAPE BANDS (ONE INCH WIDE COLOR TAPE) FOR IDENTIFICATION NEAR THE ANTENNA, JUST BEFORE ENTERING THE BUILDING AS WELL AS INSIDE THE BUILDING, BEFORE CONNECTING TO THE SURGE SUPPRESSORS.

PROPOSED ANTENNA LOADING CHART

ANTENNA NUMBERS	MODEL	QTY	MOUNTING HEIGHT	AZIMUTH	COAX	TOWER LEG(S)	COMMENT
RX1	SINGULAR SC412-HF2LDF	1	430' AGL TO BASE	N/A	(1) 7/8"	C	N/A
TX1	TBD	1	430' AGL	N/A	(1) 1/2"	C	N/A
TX2	SINGULAR SC412-HF2LDF	1	400' AGL TO BASE	N/A	(1) 1-5/8"	B	N/A
M1	SINGULAR SC412-HF2LDF	1	400' AGL TO BASE	N/A	(1) 1-5/8"	C	N/A
M2	6 MW PAR6-59	1	210' AGL TO CL	286.9°	EW-63	B	TO BOND TO TALSHEK
			230' AGL TO CL	128.1°	EW-63	C	

NOTES:
1. CONTRACTOR TO CONFIRM ANTENNA TYPES, COAX LENGTHS, AZIMUTHS AND HEIGHTS WITH FINAL RF INFORMATION



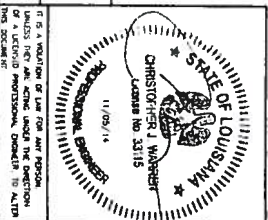
NOTE: ALL CONSTRUCTION ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH MOTOROLA'S R-56 DESIGN STANDARDS.

1	1/10/14	ISSUED FOR CONSTRUCTION	PMR PMR CM
0	1/10/14	ISSUED FOR REVIEW	PMR PMR CM
0	DATE	REVISIONS	BY CHK APPR



WALDRON
HIGHWAY 1083
BUSH, LA 70431

TOWER ELEVATION
C7
REV 1



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

Case File Number:	BOA Case No. 15-01-002
Initial Hearing Date:	January 6, 2015
Date of Report:	December 18, 2014

GENERAL INFORMATION

Applicant(s) Name:	Roger Warner
Location of Property:	Oak Avenue, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Rear yard setback

OVERVIEW

The applicant is requesting a variance for the rear yard setback due to the fact that the mobile home, which already exists on the site and is simply being relocated, is too long to meet parish setbacks.

STAFF COMMENTS

Since the mobile home is simply being relocated on the site which technically causes the violation of the rear yard setback, and since the approximate 6 ½' variance request would not appear to cause any additional adverse impact to the properties to the rear, the staff has no objections to the variance request.

BOA CASE NO. 15-01-002 (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: Roger Warner

MAILING ADDRESS: 57381 BROOKTER ROAD

CITY/STATE/ZIP: SLIDEZU, CA 70461

PHONE NUMBER: ~~985~~ 640 1607
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A4

0AR AVENUE SLIDEZU, CA Beverly Hills
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...)

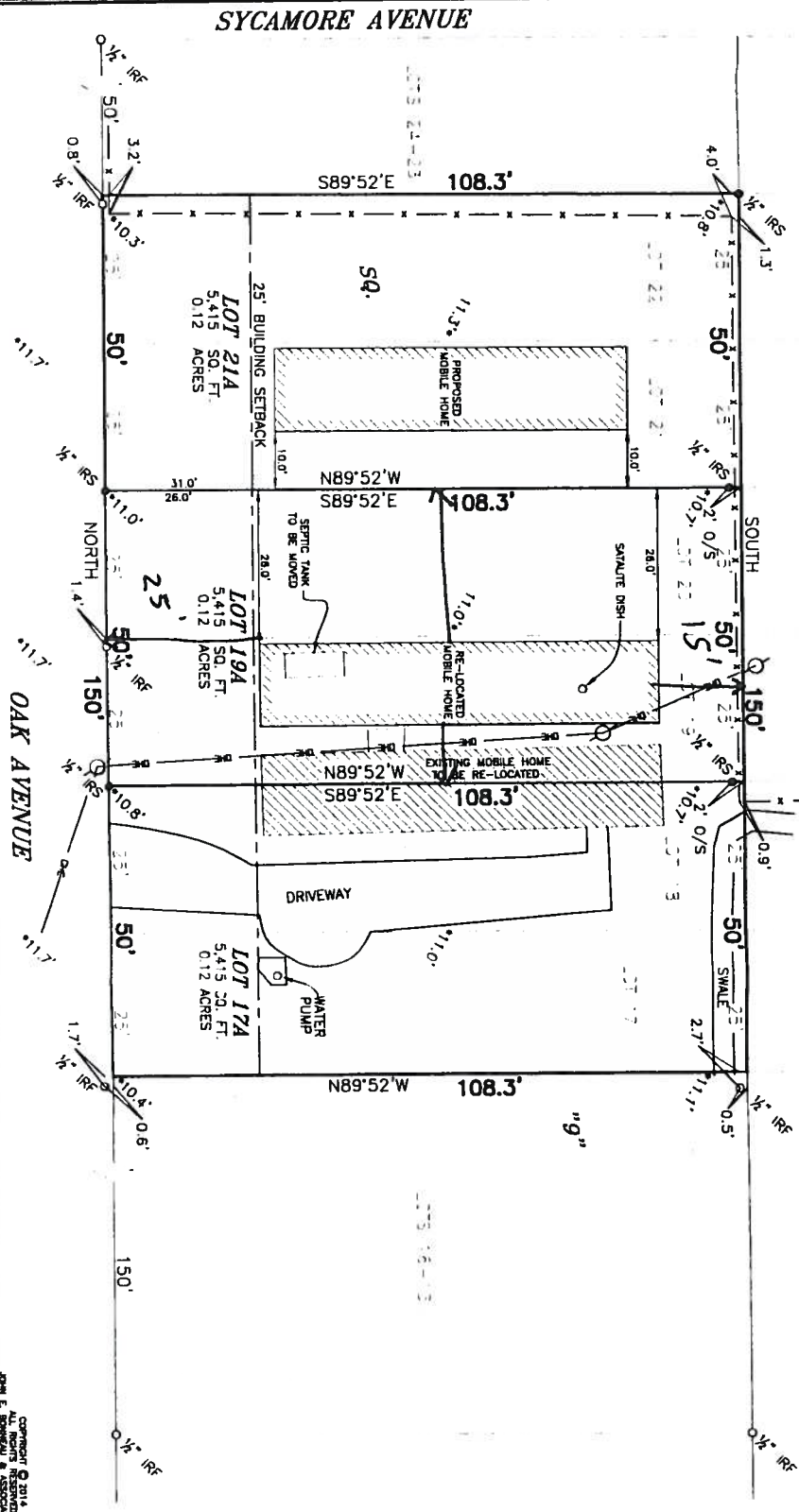
☐ other _____
(Specify other variance/appeal on line above)

(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.

Reduce the required rear
YARD setback from 21' 6"
to 15'

Ron Warner 11/20/14
SIGNATURE OF APPLICANT DATE OF APPLICATION



A RESUBDIVISION MAP OF
LOTS 17, 18, 19, 20, 21 & 22, SQUARE 9
BEVERLY HILLS SUBDIVISION
into
LOTS 17A, 19A & 21A, SQUARE 9
BEVERLY HILLS SUBDIVISION
SECTION 13, T-9-S, R-14-E
St. Tammany Parish, Louisiana
for
ROGER WARNER

FIELD NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone F3 "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0420 E. Revised APRIL 21, 1999

Survey No. 2014 357
Date: JUNE 13, 2014
Drawn by: SPH
Revised:
Scale: 1" = 20'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
420 HWY. 1085, EXT #57 • MADISONVILLE, LA 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO (985)845-1778
www.jebcolandsurveying.com • e-mail: jebco1@bellsouth.net

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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYING.

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: Services shown herein are not necessarily exclusive. Services of record as shown on title opinion or title policy will be added hereto upon request, as surveyors has not performed any title search or abstract.

This Survey is Certified
True and Correct By
J. E. BONNEAU
JUN 13 2014
JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
CLERK OF COURT
DATE FILED
WAP FILE NO.

REFERENCE SURVEY:
The Recorded Subdivision Map.
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.

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

Case File Number:	BOA Case No. 15-01-003
Initial Hearing Date:	January 6, 2015
Date of Report:	December 18, 2014

GENERAL INFORMATION

Applicant(s) Name:	Chris Monaghan
Location of Property:	103 Choctaw Place, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Rear yard setback

OVERVIEW

The applicant wishes to connect a breeze way from behind his dwelling to a proposed a garage in the rear of his property.

STAFF COMMENTS

Technically, a variance is required due to the fact that the garage is “attached” to the main dwelling via a breeze way; however, if the breeze way was simply detached from the main structure by as little as an inch, the garage and breeze way would be considered as an accessory structure and would be in compliance with parish code.

Additionally, the parish has had interpretation issues in the past relative to this kind of situation and the applicant may have been advised prior that what he proposed would be permissible since the breeze way is not enclosed by walls.

Therefore, for the reasons as stated above, and the fact the Beau Chene HOA as no objections to the proposal, the staff has no objections to the variance request

BOA CASE NO. 15-01-003 (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: Chris Monaghan (2014-20039)

MAILING ADDRESS: 4848 Hwy 22 Apt 316

CITY/STATE/ZIP: Mandeville, LA 70471

PHONE NUMBER: 985-801-5272 985-276-8156
(Home Phone #) (Cell Phone #)
work

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1 Single Family

103 Choctaw Pl Mandeville LA Beau Chene
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:)

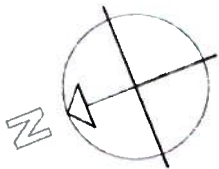
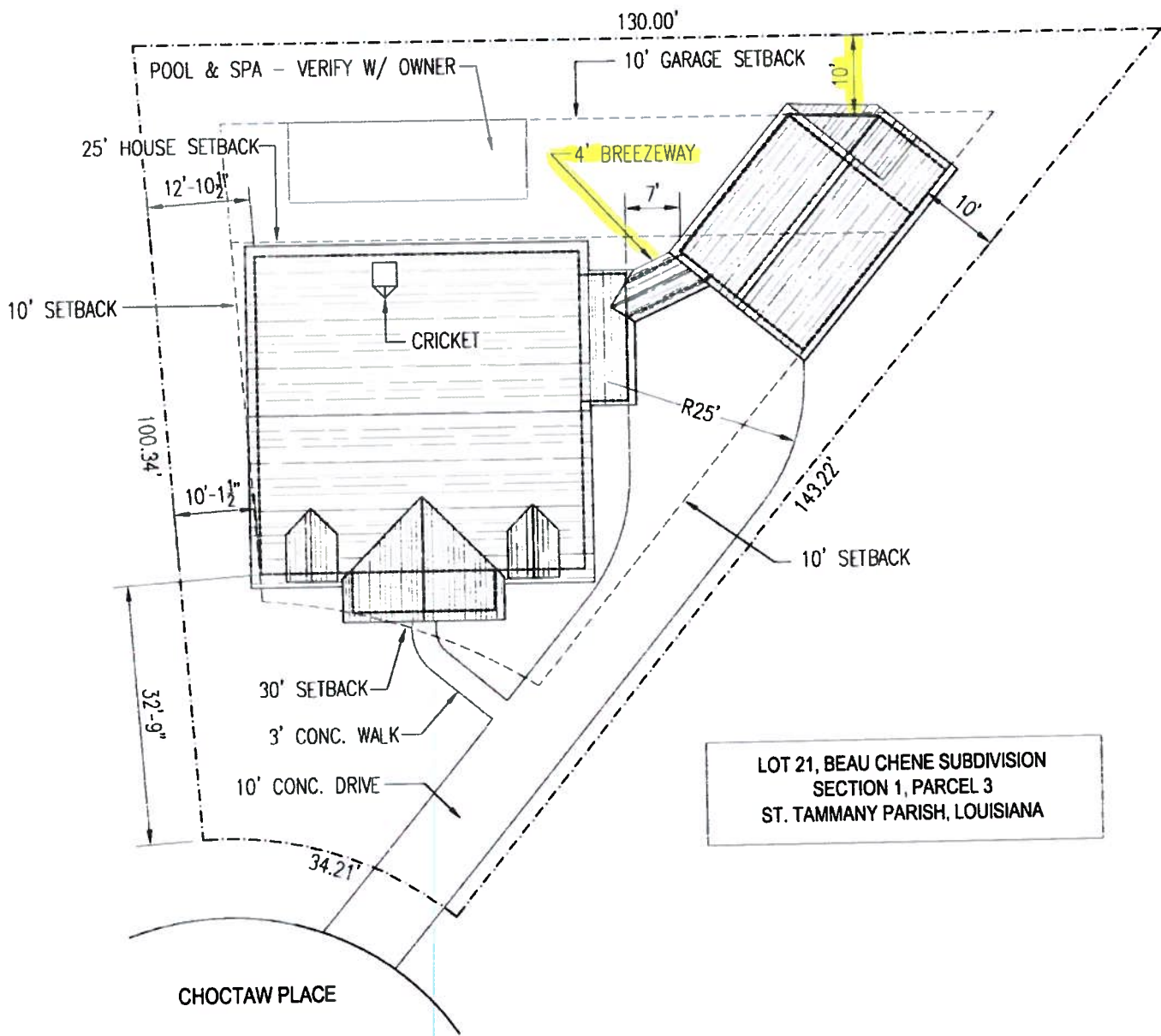
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

I am requesting a variance for a rear yard setback from
25' required by the parish to 10' (detached garage structure
only) connected by breezeway only.

Chris Monaghan 11/25/2014
SIGNATURE OF APPLICANT DATE OF APPLICATION

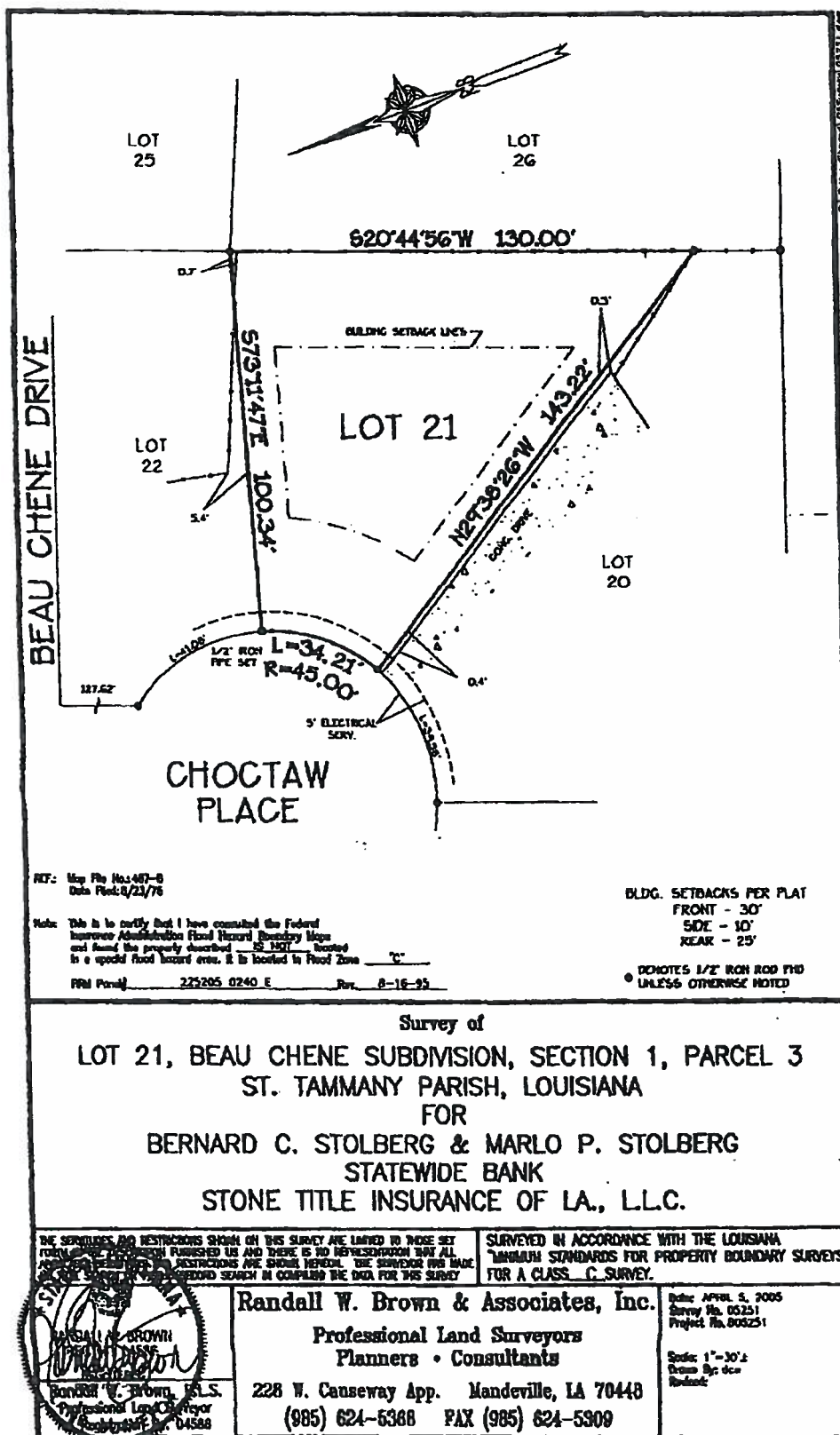
Variance/Appeal Requested – Chris Monaghan Permit # 2014-20039

I am applying for a variance for the rear yard setback from 25' required by the parish to 10' requested by the applicant (detached garage structure only on back corner of lot). I would like to install a breezeway (roof only) to connect the house to the detached garage. This was discussed via phone on June 6, 2014 with Ron Keller and I was told that no variance was needed since the breezeway is not an enclosed structure. The house plans were approved by Beau Chene's HOA.



SITE PLAN

1" = 20'



BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chêne Blvd., Suite 100

Mandeville, LA 70471

www.bchoa.org

(985) 231-6285

Fax (985) 231-6286

June 5, 2014

Chris and Stacey Monaghan
4840 Hwy. 22 Apt. 316
Mandeville, LA. 70471

Re: Lot 121

Dear Chris and Stacey:

The Environmental Control Committee has approved the plans and specifications submitted for the construction of a dwelling on the above site. Please note that trees may be removed to construct approved structures, but otherwise sound hardwood trees over 6 inches in diameter measured 2 feet above the ground can not be removed without permission of the Committee. And if removed, such trees must be replaced within a year with a hardwood tree at least 2 inches in caliper and at least 6 feet tall. The dwelling must be built as approved, or the Committee must approve any changes. The colors of all exterior materials (brick, paint and roof) are subject to approval by the Committee. This approval is good for six months from the date of this letter.

Please come by the Administrative Office at 105 Beau Chene Blvd., Beau Chene Community to pick up a set of approved plans, permit, minimum construction guidelines, including policies regarding builder and real estate signs.

Before excavation work begins to locate and connect to utility lines for a new residence, LA One Call should be called at 1-800-272-3020 to mark the location of existing utility lines. This will help avoid damage that may require repairs chargeable to you.

Please note that Section K of the Construction Guidelines requires you to advise your plumbing contractor that before back filling the water and sewer connection excavations, an inspection of the connections must be made by a Beau Chene Homeowners Association representative. This will be enforced and those not in compliance will have to excavate the connections again for inspection.

Contractors are reminded that construction is to begin no earlier than 7:00 A.M. on weekdays and 8:00 A.M. on weekends. Also, no construction that disturbs the peace should continue after dark. If you have any questions, please feel free to contact me at 231-6285.

Sincerely Yours,



William E. Maier
ECC Secretary

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

Case File Number:	BOA Case No. 15-01-004
Initial Hearing Date:	January 6, 2015
Date of Report:	December 18, 2014

GENERAL INFORMATION

Applicant(s) Name:	Danny M. Martin
Location of Property:	19361, 19363 & 19367 9 th Street, Covington, Louisiana
Zoning of Property:	Residential
Variance(s) Requested:	Fill ordinance requirements

OVERVIEW

The applicant is requesting a variance from the parish's "fill ordinance", specifically, Chapter 7 Drainage and Flood Control, Article I., Section 77-002.00 (see attached).

The applicant wants to eliminate the parish's special fill requirements relative to Item 8. of said ordinance. This ordinance was created in order to protect sensitive drainage areas relative to flood protection by limiting the amount of fill that could be placed on lots for development.

STAFF COMMENTS

Pursuant to the "fill ordinance", the board of adjustment is charged with the authority to review any variances requested.

The Department of Engineering has reviewed this request and has no objections to the elimination of this requirement (see letter from engineering to applicant attached).

BOA CASE NO. 15-01-004 (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: Danny Michael Martin

MAILING ADDRESS: 21404 Spring Clover Lane

CITY/STATE/ZIP: Covington, La. 70435

PHONE NUMBER: _____
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Residential
19364 19363
19361 9th Ave Covington La. Alexineville Sub
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 Fill Variance
(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.

[Signature] Dec 4, 14
SIGNATURE OF APPLICANT DATE OF APPLICATION



St. Tammany Parish

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: 985.898.2552

Fax: 985.867.5110

e-mail: eng@stpgov.org

Pat Brister

Parish President

12-4-14

Mike Martin
21404 Spring Clover
Covington, LA 70435

RE: Proposed fill variance for 19367 9th Avenue, 19361 9th Avenue, and 19363 9th Avenue

The St. Tammany Parish Department of Engineering has no objection to a variance being granted for the elimination of the special fill requirements placed on these lots under the "area of special concern" portion of the fill ordinance. A site visit was made for these lots, and it was determined that these special fill restrictions are not necessary for these lots with regards to drainage, flooding, or floodplain storage.

Thanks

A handwritten signature in blue ink, appearing to read "Paul Carroll".

Paul Carroll, P.E.
Drainage Engineer
St. Tammany Parish, Dept. of Engineering

xc: Alycia Adams
mike@dmmbuilds.com

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4768AA

ORDINANCE COUNCIL SERIES NO. 12-2736

COUNCIL SPONSOR: MR. ARTIGUE

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. ARTIGUE

SECONDED BY: MR. BINDER

ON THE 5TH DAY OF APRIL, 2012

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, CHAPTER 7 DRAINAGE AND FLOOD CONTROL, ARTICLE 1 SECTION 7-002.00 USE OF FILL MATERIALS PROHIBITED, TO PROVIDE FOR ADDITIONAL AREAS OF SPECIAL CONCERN AND REGULATIONS RELATED THERETO.

WHEREAS, Section 7-002.00B(1)(g) of the Drainage and Flood Control regulations sets forth the criteria for defining An Area of Special Concern. The area generally surrounding Lakeview Drive and Carr Drive, which is more particularly described herein below, is a coastal reclamation area that has been determined by the Department of Engineering, after careful consideration of the available data, to be an area that is particularly susceptible to adverse drainage, flooding and storm related impacts that are likely to result from continued development and fill in this coastal area; and

WHEREAS, after considering the regulations and the determination of the Department of Engineering, it is in the best interest of the public health, safety and welfare that the aforesaid area, which is more particularly described herein below, be included as An Area of Special Concern in order to address the adverse drainage, flooding and storm related impacts that are likely to result from continued development and fill within said coastal area.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that Chapter 7, Article 1 Section 7-002.00 Use of Fill Materials Prohibited, is hereby amended and reenacted to include the area generally surrounding Lakeview Drive and Carr Drive as an Area of Special Concern, which area is more particularly described herein below, to provide additional criteria applicable to such area, and to provide as follows:

ARTICLE I IN GENERAL

SEC. 7-002.00 Use of Fill Materials Prohibited:

A. ADVERSE DRAINAGE IMPACT: It shall be prohibited to place fill or construct improvements on any parcel of property so as to cause adverse drainage impacts on any adjacent parcel.

B. PLACEMENT OF FILL MATERIAL:

1. Definitions:

(a) Net Fill: For purposes of this ordinance, "net fill" is defined as the placement of any fill material that results in any increase in the surface elevation of property from its natural or pre-development state.

(b) Critical Drainage Area - A critical drainage area is an area determined by the St. Tammany Parish Department of Engineering, after careful consideration of the available data, to be of critical importance for its role in the conveyance, moderation or storage of storm water. Areas within this designation include, but are not limited to, the following:

1. Areas anticipated to be inundated by a 100-year storm event, including areas adjacent to streams, upland areas, and areas of isolated or permanent flooding.

2. Areas of concentrated storm water flow, including but not limited to concentrated sheet flow, channelized flow, and natural hydrologic features or channels of all types and sizes.

3. Any area designated by FEMA as Flood Hazard Area A, V, or the equivalent, indicating inundation during a 100-year event.

4. Areas included within wetlands as defined by the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual.

5. Those areas that are designated as a Critical Drainage Area on the most current Critical Drainage Area Map that is on file in the office of the St. Tammany Parish Department of Engineering.

(c). Critical Drainage Area Map - The official Critical Drainage Area Map is generated and maintained by the Department of Engineering. The map will be periodically revised, based on information and data available at the time, in an effort to provide reasonably updated information to the public regarding the areas of the Parish considered to be Critical Drainage Areas.

(d). Approved Development Plan - An approved development plan may be a properly issued building permit, commercial drainage plan approval, subdivision preliminary work order, or a fill plan approved by the Department of Engineering.

(e). Natural Ground - Natural Ground is the natural or pre-development elevation of the property, prior to any surface alteration work being performed.

(f). Lots and Parcels Ninety (90') Feet or Less in Width - The determination of whether a lot or parcel is ninety (90') feet in width or less is to be made by averaging the measurement of the width of the property at the point of the rear roof line of an existing or proposed principal structure and the measurement of the width of the property at the front boundary line. The rear roof line is the point where the roof is closest to the rear boundary.

(g). An Area of special concern is an area that is experiencing development without an approved hydrological plan for the area and, although it may not be located within a critical drainage area, has been determined by the St. Tammany Parish Department of Engineering, after careful consideration of the available data, to be an area that is particularly susceptible to adverse drainage and flooding impacts that are likely to result from continued development and fill, necessitating the application of specific fill and building regulations to address those impacts.

2. Net fill prohibited:

(a) Net fill shall be strictly prohibited in any Critical Drainage Area and on any lot or parcel ninety (90') feet or less in width, except with an approved development plan or with the express written consent of the Department of Engineering. The procedures and guidelines outlined herein shall apply to any request to place any fill in a Critical Drainage Area or on any lot or parcel ninety (90') feet or less in width.

(b) A lot or parcel of property shall be deemed to be located in a critical drainage area when any part thereof is located within a critical drainage area. Net fill shall not be placed on any part of such property, except with an approved development plan or with the express written consent of the Department of Engineering.

3. All fill/excavation activities within jurisdictional wetlands shall secure all necessary permits from the US Army Corps of Engineers and any other relevant local, state, or federal agencies before such activities are commenced.

4. Procedures

(a). Any request for approval to place fill on a lot or parcel governed by this ordinance shall include a detailed description of the fill activity and a completed "Existing and Proposed Grade Elevation Form" prepared by a Licensed Civil Engineer or Land Surveyor. The following information shall be included:

1. volume of fill to be placed,
2. the footprint of the fill work,
3. volume and source location of any excavation work,
4. the location of the ultimate disposition of the spoil being removed
5. the direction of water flow across the site,
6. a profile through the construction footprint showing the natural and finished elevations of the site, and
7. the sediment retention measures proposed for the site.

(b). Upon receiving approval to fill by the Department of Engineering, whenever a concrete slab or any other structural foundation of a permanent nature is to be constructed, the applicant or builder shall certify, after excavation of the site and prior to pouring any concrete or installing any permanent foundation, that the foundation is ready to be installed and that all fill work complies with the relevant standards. The foundation shall not be poured or installed prior to certification and inspection.

(c). Prior to the issuance of the certificate of occupancy, the applicant or builder shall submit an official survey which confirms compliance with the provisions of this ordinance. A final drainage inspection by the Department of Engineering shall be conducted to verify compliance with these standards, and no certificate of occupancy shall be issued unless and until compliance has been verified.

5. General Residential Fill Standards:

The placement of fill material on any lot or parcel located within any Critical Drainage Area shall be permitted only after a development plan has been submitted and approved by the Department of Engineering. In the event that the Department of Engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:

(a). In some cases, subject to the discretion of the Department of Engineering, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the Critical Drainage Area.

(b). Fill shall be limited to the roof shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint.

(c). Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.

(d). Fill for driveways must not exceed 6 inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than four horizontal feet to every one vertical foot.

(e). Fill may be authorized by the Department of Engineering, in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the Department of Engineering also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and that the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the Critical Drainage Area.

6. Lots Ninety (90') Feet or Less in Width

The placement of fill material on any lot or parcel ninety (90') feet or less in width shall be permitted only when a development plan has been submitted and approved by the Department of Engineering regardless of its location or critical drainage area status. If it is located in a critical drainage area, the provisions of this section governing fill in a critical drainage area apply. If not in a critical drainage area, the fill work proposed must comply with the following standards:

- (a). Fill shall be limited to the roof-shed area of the lot or parcel's primary structure and shall not exceed the volume required to prepare an adequate building footprint.
- (b). A concrete slab shall be permitted under the primary structure provided that the finished surface or footing does not exceed an average of 24 inches above natural ground grade. Fill for a slab with a finished surface less than 24 inches above natural ground shall taper out from the slab at a slope of two horizontal feet for one vertical foot.
- (c). Construction shall be accomplished using pier or piling construction according to applicable building codes for finished elevations above 24 inches above natural ground.
- (d). Site improvements shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
- (e). There shall be no net change in the average elevation of the natural grade of the lot or parcel outside of the roof-shed area of the primary structure.
- (f). Fill for driveways must not exceed 12 inches above natural ground grade except where fill is part of the transition from the foundation for the primary structure, carport, or garage. Fill may also be placed adjacent to the driveway to soften the transition between elevations to a slope not steeper than four horizontal feet for every one vertical foot.
- (g). The placement of fill may not encroach into the required side yard setbacks, except as otherwise permitted in this ordinance.
- (h). Fill for non-contiguous landscaping areas within the front and rear yards resulting in the finished ground elevation up to an average of 6 inches above natural ground for each such area is permitted, provided that an equal volume of fill is removed from the lot.

7. Non-residential Standards

In cases of commercial, industrial, or institutional development on any lot or parcel of property that has any part thereof located within a Critical Drainage Area, the placement of fill on such lot or parcel may be permitted, in the discretion of the Department of Engineering, provided that:

- (a). Soil material in a volume equal to the fill material proposed to be placed on the property is excavated and removed from the property, such that the flood storage capacity of the property is maintained for a 100-year frequency flood event; or
- (b). Off-site mitigation will be provided, and the Department of Engineering also determines that there will be no loss of flood plain storage and no loss of stream flow capacity; and
- (c). The applicant can demonstrate that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the Critical Drainage Area; and
- (d). The proposed development complies with all other applicable drainage regulations.

8. Areas of Special Concern:

- (a). A certain portion of Tammany Hills and Alexiusville Subdivisions, Ward 3, District 5, located inside the boundaries described immediately below, to-wit:

Beginning at the northeast corner of 9th Avenue and U.S. Highway 190, proceed in a northerly direction along the eastern edge of U. S. Highway 190 to its intersection with Harrison Avenue, then proceed in an easterly direction along Harrison Avenue to its intersection with 11th Street, then proceed in a southerly direction along 11th Street to its intersection with Madison Avenue, then proceed in a westerly direction along Madison Avenue to its intersection with 5th Street, then northerly along the 5th Street right-of-way to its intersection with Quincy Avenue, then westerly along Quincy Avenue to its intersection with K Street, then south on K Street to its intersection

with 9th Avenue, then proceed west on 9th Avenue to its intersection with U.S. Highway 190 and the point of beginning, all as shown within the highlighted portion on the attached area map.

(b). A certain portion of Cypress Park and Erindale Subdivisions, Ward 7, District 7, located inside the boundaries described immediately below, to-wit:

Beginning at the intersection of U.S. Highway 190 and Anchorage Drive, the point of beginning, proceed along the eastern edge of Anchorage Drive in a northerly direction to its intersection with Berry Todd Road, thence proceed along the southern edge of Berry Todd Road in an easterly direction to its intersection with Graci Avenue, thence follow an imaginary line due south from said intersection to the northern most point of Emerald Drive, thence proceed along the western edge of Emerald Drive south to its intersection with U.S. Highway 190, thence proceed along the northern edge of U.S. Highway 190 west northwest to its intersection with Anchorage Drive, the point of beginning. All as indicated on the map attached hereto.

(c). All that property situated within a re-subdivided portion of Tammany Forest Subdivision, Ward 7, District 7, all as more particularly described immediately below, to-wit:

Any and all squares and lots of record within the re-subdivided portion of Tammany Forest Subdivision, located within Section 43, Township 8 South, Range 13 East and as more fully described on the finalized subdivision plat dated August 7, 1985 by NRW & Associates, Inc.

(d). A certain portion of the subdivision known as Dove Park, Ward 4, District 5, Section 26, Township 7 South, Range 11 East, located within the boundaries described immediately below, to-wit:

Any lot or parcel of ground between Dove Park Road and the proposed Judge Tanner Boulevard (formerly the proposed E. Fairway Drive Extension) that abuts or has access to Swallow Street, Egret Street, Partridge Street or Sparrow Street.

(e). Any undeveloped lot or parcel of ground situated in the area generally surrounding Eola Street, Jordan Street and Elmer Street, which area is more particularly depicted on the attached aerial and described immediately below, to-wit:

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 6, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Parcel 1

From the Quarter Section Corner common to Section 6, Township 8 South, Range 12 East and Section 1, Township 8 South, Range 11 East, go South 89 degrees 51 minutes 30 seconds East a distance of 330.0 feet to a point; said point being the Point of Beginning.

From the Point of Beginning proceed North 89 degrees, 18 minutes, 18 seconds East a distance of 1357.15 feet to a point; Thence proceed North 01 degrees, 51 minutes, 49 seconds West a distance of 947.44 feet to a point at the intersection of the western right of way of Soult Drive and the southern right of way of Highway 1088; Thence proceed in a westerly direction along the southern right of way line of Highway 1088 a distance of 1875 feet to a point; Thence proceed South 00 degrees, 00 minutes, 00 seconds West a distance of 266.71 feet to a point Thence proceed North 89 degrees, 43 minutes, 43 seconds East a distance of 395.84 feet to a point, said point being the Point of Beginning.

Parcel 2

From the Quarter Section Corner common to Section 6, Township 8 South, Range 12 East and Section 1, Township 8 South, Range 11 East, proceed South 89 degrees 51 minutes 30 seconds East a distance of 330.0 feet to a point, Thence proceed North 89 degrees, 18 minutes, 18 seconds East a distance of 1357.15 feet to a point; Thence proceed North 01 degrees, 51 minutes, 49 seconds West a distance of 1011 feet to a point at the intersection of the western right of way of Soult Drive and the northern right of way of Highway 1088; said point being the Point of Beginning.

From the Point of Beginning proceed North 01 degrees, 51 minutes, 49 seconds West a distance of 345.28 feet to a point; Thence proceed South 89 degrees, 0 minutes, 48 seconds West a distance of 965 feet to a point; Thence proceed South 00 degrees, 52 minutes, 25 seconds West a distance of 157.57 feet to a point; Thence proceed South 88 degrees, 55 minutes, 22 seconds West a distance of 304.04 feet to a point located at the southwest corner of Lot of Lot 1, Square 26 of the Mandeville Annex Subdivision; Thence proceed North 62 degrees, 57 minutes, 19 seconds East a distance of 23.69 feet to a point located at the southeast corner of Lot 11 of the Grande Terre Subdivision; Thence go North 73 degrees, 26 minutes, 16 seconds West a distance of 159.21 feet to a point; Thence proceed in a southwesterly direction along the eastern right of way of Frenchman Drive to a point formed by the intersection of western right of way of Frenchman Drive and the northern right of way of Highway 1088; Thence proceed along the northern right of way line of Highway 1088 in a northwesterly direction distance of 1875 feet to a point, said point being the Point of Beginning.

(1) No fill shall be placed on any lot or parcel within the above described boundaries of an area of special concern prior to the submission of a development plan to the Department of Engineering detailing any proposed grade work. The development plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the Department of Engineering for review of the development plan.

(2). If any fill is placed on the property in any of the above areas of special concern, following the adoption of this the ordinance designating a particular area as one of special concern and prior to the submission of a development plan, the owner may be required to remove the fill material back down to native soils and pre-fill elevations.

(3). No fill shall be permitted on parcels within this area that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading, to level and drain the surface at the proposed site of the primary structure and driveway, may be authorized.

(4). The lowest finished floor of the primary structure shall be situated at least twenty-four (24") inches above the crown of the road surface directly adjacent to and in front of the parcel.

(5). Based on available data, the Department of Engineering may require a higher finished floor elevation on pier construction above the FEMA base flood elevation provided on the applicable FIRM Map.

(f) Any property having, or proposing to have, ingress and egress to and from Lakeview Drive and Carr Drive, Slidell, Louisiana, being more particularly depicted on attached Maps 51 and 52 (Exhibit 1 and 2) and described as follows:

Lakeview Drive: Situated in Sections 31, 32 and 33, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.

Carr Drive: Situated partially in Sections 25 and 26, Township 9 South, Range 13 East, and partially in Sections 29, 30, 31 and 32, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.

(1) On any lot situated within the area of special concern set forth in subparagraph (f) herein above, the amount of fill shall not exceed an elevation of twenty-four (24") inches above the center line of the subject road i.e., Lakeview Drive or Carr Drive.

(2) No fill shall be placed on any lot or parcel within the boundaries of the area of special concern set forth in subparagraph (f) herein above prior to the submission of a Coastal Use Permit application and plan and the submission of a development plan to the Department of Engineering that details any proposed grade work. The plan shall provide the elevation at

the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the Department of Engineering for review of the development plan.

(3). If any fill is placed on property within the boundaries of the area of special concern set forth in subparagraph (f) herein above following the adoption of this ordinance and prior to the submission of a development plan, the owner may be required to remove the fill material back down to native soils and pre-fill elevations.

(4). If any fill is placed on property within the boundaries of the area of special concern set forth in subparagraph (f) herein above that is not in compliance with an approved development plan, fill plan and/or the plan submitted under the Coastal Use regulations, the owner may be required to remove all fill material that is not in compliance with the approved plans.

9. Sub-surface Drainage

It shall be unlawful for any owner, contractor, builder or subdivider to use, employ or apply fill in and/or on any lot situated within a subdivision located in the unincorporated limits of the Parish wherein subsurface drainage is installed unless this material is contained within the perimeter of the lot in an adequate manner to prevent run-off of the sand, fill, clay or mixture thereof onto sidewalks, streets or into culverts or onto the property of abutting property owners. (Ord. No. 80-21, adopted 08/21/80, amended by Ord. No. 04-0862, adopted 04/01/2004, amended by Ord. No. 04-0886, adopted 05/06/2004)

10. Administration

This ordinance shall be administered by the St. Tammany Parish Department of Engineering with the assistance of any other Parish personnel or agency that are deemed necessary by the Parish and/or its regulations.

11. Exemptions

a. Subdivisions approved after June 30, 2004 which establish to the satisfaction of the Parish Engineer that, at the time of preliminary approval, such subdivision development and fill associated with lot development will not result in a reduction in the 100 year flood-plain storage capacity, should be found to comply with these standards.

b. These standards shall not apply to lots in subdivisions or developments with an approved drainage plan and hydrological study. However, should the Department of Engineering determine, on the basis of current conditions, that the use of fill on any particular site within an otherwise exempt development would have an adverse impact on drainage, the Parish shall have the authority to apply this ordinance as needed to ensure the health, welfare, and safety of the public by restricting fill work.

c. Areas enclosed by levees under forced drainage shall be exempt from this ordinance.

d. Coastal areas, which are those areas that are determined by the Department of Engineering to be subject to flooding only because of tidal inundation, not including the area of Lakeview Drive and Carr Drive being governed by the provisions of this ordinance as set forth herein above.

C. CONFLICTS. If a lot or parcel of property may be governed by more than one provision or subsection of this ordinance, or in the event of a conflict in the applicability of any provision, the more restrictive or specific provision shall apply.

D. REVIEW OF DECISIONS. Any person or persons jointly or severally aggrieved by any decision of the Department of Engineering relative to the placement of fill on property governed by the provisions of this ordinance may appeal to the Board of Adjustment. Such appeal shall be taken within thirty (30) days of the decision of the Department of Engineering, by filing with the Department and with the Board of

Adjustment a notice of appeal specifying the grounds thereof. The Department shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

E. PENALTIES: A violation of this Section shall constitute a misdemeanor punishable by a fine of not less than ONE HUNDRED (\$100.00) DOLLARS nor more than FIVE HUNDRED (\$500.00) DOLLARS, or by imprisonment for not more than thirty (30) days, or both such fines and imprisonment. Each day that a violation continues shall constitute a separate offense. In lieu of, or in addition to, the issuance of a misdemeanor summons, violations of the provisions of this chapter may be enforced by imposition of civil penalties and injunctive relief in accordance with the following: Each day that the violation remains shall constitute a separate offense and a civil penalty of not less than ONE HUNDRED (\$100.00) DOLLARS nor more than FIVE HUNDRED (\$500.00) DOLLARS per day shall be imposed. In addition to penalties provided by the Code, any violation hereof shall also be subject to an action for abatement and removal of any offending fill work and/or ground surface alteration. Further, whenever the Department of Engineering has approved any application or drainage plan that contains materially false or erroneous information, the applicant shall be responsible for all costs and expenses associated with the correction of said application and plan, and the correction of any adverse consequences resulting therefrom, including the fees of an engineering consultant to review and revise said plan.

BE IT FURTHER ORDAINED that this Ordinance shall be effective immediately upon final adoption.

REPEAL: This ordinance is intended to supercede any ordinance or regulation that may govern the placement of fill on any property that is intended to be governed by the provisions of this ordinance, including the provisions of Subdivision Regulatory Ordinance 499, Sections 40-037.04 and 40-037.05. Furthermore, in any event there must be an application and approved drainage plan.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

MOVED FOR ADOPTION BY: MR. STEFANCIK, SECONDED BY: MR. ARTIGUE

YEAS: DEAN, SHARP, THOMPSON, FALCONER, GOULD, TANNER, GROBY, CANULETTE, BELLISARIO, O'BRIEN, STEFANCIK, BINDER, ARTIGUE, SMITH
(14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3RD DAY OF MAY 2012 AND BECOMES ORDINANCE COUNCIL SERIES NO. 12-2736.

ATTEST:

Theresa Ford
THERESA FORD, COUNCIL CLERK

Martin W. Gould, Jr.
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

Patricia P. Brister
PATRICIA BRISTER, PARISH PRESIDENT

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Returned to Council Clerk: MAY 14, 2012 @ 4:12 pm