

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JULY 7, 2015 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE JUNE 2, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-07-019

Request by applicant for a variance of side yard landscape buffers and plantings in favor of relocating same in a I-1 Industrial zoning district. The properties are located on the west side of Windward Drive, in Northpointe Business Park subdivision, Covington, Louisiana.

Applicant: JPAB, L.L.C., Playmakers Indoor Sports, L.L.C. & Indoor Sports Real Estate, L.L.C.

BOA CASE NO. 15-07-020

Request by applicant for a variance to permit keeping and changing a sign face of an existing pole sign in a I-2 Industrial zoning district. The property is located at 1930 N. Collins Boulevard, Covington, Louisiana.

Applicant: Steven Schwartz

BOA CASE NO. 15-07-021

Request by applicant for an "after the fact" variance to allow for net fill on property in violation of Chapter 7 Drainage and Flood Control, Article I, Section (B.) of the St. Tammany Parish Code of Ordinances, in an NC-1 Neighborhood Commercial zoning district. The property is located at 635 Falconer Drive, Covington, Louisiana.

Applicant: St. Tammany Parish Farm Bureau

BOA CASE NO. 15-07-022

Request by applicant for a variance of landscape buffers and planting requirements in a I-1 Industrial zoning district. The property is located at the far northern end of Bollfield Drive, Covington, Louisiana.

Applicant: B2 Rental and Supply, L.L.C.

BOA CASE NO. 15-07-023

Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 8' requested. The property is located at 397 Carr Drive, Slidell, Louisiana.

Applicant: Mr. & Mrs. Peter Barbee

OLD BUSINESS

BOA CASE NO. 15-04-009

Request by owner for variances of signage requirements in a HC-2 Highway Commercial zoning district, for sign area, height, color scheme and setback from front property line. The property is located at 4001 U.S. Highway 190 East Service Road, Covington, Louisiana.

Owner: Clearwater Pools & Spas

(Postponed from the April 7, 2015 meeting - 90 day extension)

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, JUNE 2, 2015

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The June 2, 2015 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. Sevante and Mr. Hand

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the May 5, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-06-013

Request by applicant for a variance of a side yard setback requirement for an accessory structure in an A-4 Single Family Residential zoning district from 5' required to approximately 2 ½' requested.

Applicant: Derrick Armand

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

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

- Ms. Irma Russell (Code Enforcement Officer) could tell you the whole story. That's why I did what I did.

Mr. Brookter: Wouldn't it have been better to put the solar panels on the roof of the house instead of the poles?

Mr. Armand: The panels have to set in a north/south axis.

Mr. Gordon: The original drawing... was it submitted?

Mr. Armand: No it was not. I talked to Irma and she came out and said I didn't need a permit.

Mr. Gordon: Why not put the panels on the "mother-in-law" house in the back?

Mr. Armand: I would have to run to far to the meter. It's too long of a run to the meter box.

Mr. Gordon: Everybody makes mistakes and I believe both sides have made some mistakes here. The problem is that staff probably didn't know what you were envisioning; what you were trying to do. It looks like a carport to me. I think if you move your north post about 2 feet, you should be able to meet parish setback requirements.

Mr. Ballantine: Did somebody object, from your neighbor?

Mr. Armand: I think that's what started this. Somebody did object initially.

Mr. Fandal: Ms. Russell, did you see any drawings?

Ms. Russell: No drawings were shown.

Mr. Schneider: You said you showed drawings and pictures.

Mr. Gordon: I believe it was a misunderstanding. But if you came in today, you would not get a permit.

Mr. Ballantine: I would be inclined to grant the variance.

Moved by Mr. Gordon and seconded by Mr. Brookter to deny the variance request and to give the applicant ninety (90) days in which to make the building compliant with parish code.

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

BOA CASE NO. 15-06-014

Request by applicant for an "after the fact" variance of a side and rear yard setback requirement for an accessory building in aa A-4 Single Family Residential zoning district from 10' and 10' required respectively to approximately 3' and 6' requested.

Applicant: Ali Affan Syed

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

(Mr. Fandal noted that a letter from the Grand Oaks HOA attorney, Mr. Paul Mayronne, was submitted for the record stating that the HOA was opposed to the variance request.)

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

- This is the first time that I have built.
- I did not know that I needed a permit.
- I have no experience... Im really sorry. I did not intend to break the rules.

Mr. Fandal: Who built the building? Was he a licensed contractor?

Mr. Syed: No, he was from Wisconsin.

Mr. Gordon: Is the building sitting on a concrete pad?

Mr. Syed: It was built with posts.

Mr. Brookter: You could move it.

Mr. Gordon: I suggest that you get someone to cut the posts and move it. You should have no obstructions for doing this.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-06-015

Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 13" requested.

Applicant: Benny Besson

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

The applicant appeared on his own behalf.

Mr. Ballantine: So all of the houses are aligned similarly in the area?

Mr. Besson: Yes.

Mr. Gordon: Will your house be over the water?

Mr. Besson: No, not over the water.

Mr. Gordon: Are the stairs mostly the problem with the setback?

Mr. Besson: That's part of it, but most of the porch is in the setback.

Mr. Ballantine: Any problems with the neighbors?

Mr. Besson: No. There is no HOA.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-06-016

Request by applicant for an “after the fact” variance for a maximum length of 50' permitted for an accessory building to approximately 58' requested in an A-2 Suburban zoning district.

Applicant: Kirk Van Camp

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

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

- I have a letter of no objection from the next door neighbor.

Mr. Gordon: You didn't think that a 40' x 60' building needed a permit?

Mr. Van Camp: No, not really.

Mr. Gordon: The overhang really is a carport or lean to. You could remove a part of it to comply with code.

Mr. Brookter: What is it used for?

Mr. Van Camp: To store my boat and trailer.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-06-017

Request by applicant for a variance to reduce the front and side yard landscape buffers and plantings in order to install 8 new parking spaces in a HC-2 Highway Commercial zoning district. Applicant: Capritto Investments, L.L.C.

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

Mr. Jeff Schoen, with the Jones Fussell, LP law firm, P.O. Box 1810, Covington, Louisiana,

appeared on behalf of the applicant and made the following initial comments:

- I had the original plan amended to actually reduce the number of spaces needed, but after engineering looked at it due to some traffic safety issues, we revised the site plan further and are now only asking for 3 additional spaces in the buffers.
- The property has some curvature to it which makes it difficult... we have 25' to 30' from the property line in which to work with and only about 6' of width to the roadway.
- The parking spaces will not take away safety from the site.
- We amended the internal parking to pick up a couple of additional spaces.

Mr. Ballantine: You will be adding some Class B trees and shrubbery?

Mr. Schoen: We don't want to obstruct the view of the restaurant from the road, but yes, we will work with the landscape architect to come up with a good plan.

Mr. Gordon: Where does the overflow parking go now?

Mr. Schoen: Next door there is a vacant lot used for the overflow parking.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variances subject to the applicant working with the staff to come up with a landscaping plan.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-06-018

Request by applicant for variances to waive some side yard landscape buffers and plantings in a HC-2 Highway Commercial zoning district.

Applicant: Jeff Borne

Mr. Jason Reibert with Gulf States Construction Services, 109 New Camellia Drive, Covington, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- PSX is expanding their business and wants to resubdivide their property.
- We have been working with staff to mitigate the sites by relocating some of the required number of trees elsewhere on the property, less eight (8) trees which we will pay towards the tree mitigation bank.

Moved by Mr. Brookter and seconded by Mr. Gordon to grant the variances subject to staff comments.

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. 15-07-019
Initial Hearing Date:	July 7, 2015
Date of Report:	June 23, 2015

GENERAL INFORMATION

Applicant(s) Name: JPSB, LLC, Playmaker Indoor Sports, LLC & Indoor Sport Real Est, LLC
Location of Property: Windward Drive in Northpointe Business Park, Covington, Louisiana
Zoning of Property: I-2 Industrial
Variance(s) Requested: Side yard planting buffers

OVERVIEW

It's our understanding that there are three owners of three separate lots (lots 3, 4 & 5) whom wish to realign lot lines through the parish's resubdivision process by creating two (2) larger lots from three (3). However, by doing so, the existing internal side yard planting buffers will no longer align with the proposed new side lot lines for the two (2) newly created lots (see narrative from the owners attorney attached).

The owners wish to keep the current landscape buffers where they are currently situated, and to our understanding have agreed to plant additional trees either within the new property boundaries or existing landscape buffers, if required, in order to meet the requisite number of plantings pursuant to code.

STAFF COMMENTS

Since the existing improvements on the combined lots will not change relative to use or location, the existing buffer should still suffice. Therefore, since it would only be redundant and burdensome on the applicants to either have to physically relocate or create additional landscape buffers on the properties just in order to satisfy the technical requirements of the ordinance, the staff recommends approval of the proposed variance requests subject to our resident landscape architect reviewing the landscape plan to ensure that the requisite number of plantings are existing or achieved on the properties pursuant to parish code.

BOA CASE NO. 15-07-019 (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: JPAB, LLC

MAILING ADDRESS: 541 Solitude Way

CITY/STATE/ZIP: Covington, LA 70433

PHONE NUMBER: (504) 458-0903
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: I - 2

Proposed Lot 3A & 5A / Existing Lots 3, 4, 5 Covington, Louisiana Northpointe Business Park, Ph. 1
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 Relocation of a side planting buffer
(Specify other variance/appeal on line above)

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

The variance requested is to re-locate a side buffer from a proposed new side lot line created
in a re-subdivision of lots to the currently existing location of the buffer, as per the attached
re-subdivision plan.

JPAB, LLC

BY:


SIGNATURE OF OWNER/APPLICANT
BRANDON J. MIGLIORE, MEMBER

May 13th, 2015
DATE OF APPLICATION

BOA CASE NO. 15-07-019 (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: Playmakers Indoor Sports, LLC

MAILING ADDRESS: PO Box 281

CITY/STATE/ZIP: Mandeville, LA 70470

PHONE NUMBER: (504) 621-8771
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: **ZONING:** 1-2

Proposed Lot 3A & 5A / Existing Lots 3, 4, 5			
Address	City	State	Subdivision (if applicable)
	Covington, Louisiana		Northpointe Business Park, Ph. 1

(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 Relocation of a side planting buffer
(Specify other variance/appeal on line above)

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

The variance requested is to re-locate a side buffer from a proposed new side lot line created in a re-subdivision of lots to the currently existing location of the buffer, as per the attached re-subdivision plan.

PLAYMAKERS INDOOR SPORTS, LLC

BY:

SIGNATURE OF OWNER/APPLICANT
RYAN ENK, MEMBER

May 12, 2015
DATE OF APPLICATION

BOA CASE NO. 15-07-019 (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: Indoor Sports Real Estate, LLC

MAILING ADDRESS: #4 St. Ann Drive

CITY/STATE/ZIP: Mandeville, LA 70471

PHONE NUMBER: 985-626-8782 985-966-1880
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: 1 - 2

Proposed Lot 3A & 5A / Existing Lots 3, 4, 5 Covington, Louisiana Northpointe Business Park, Ph. 1
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 Relocation of a side planting buffer
(Specify other variance/appeal on line above)

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

The variance requested is to re-locate a side buffer from a proposed new side lot line created
in a re-subdivision of lots to the currently existing location of the buffer, as per the attached
re-subdivision plan.

BY: INDOOR SPORTS, LLC
[Signature]
SIGNATURE OF OWNER/APPLICANT
PAYSSE P. MCWILLIAMS, MEMBER

May 4, 2015
DATE OF APPLICATION

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

JONES FUSSELL, L.L.P.
ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

A. WAYNE BURAS
AWB@JONESFUSSELL.COM

May 15, 2015

St. Tammany Parish
c/o Ron Keller
PO Box 628
Covington, LA 70434

RE: Lots 3, 4, 5 – Northpark Business Park, St. Tammany Parish, Louisiana
Proposed Re-subdivision into Lots 3A and 5A
Board of Adjustment Variance Request/Application
Our File No. S17398

Dear Ron:

Enclosed find an application for variance presented as one Board of Adjustments case executed on 3 application forms for convenience of signing. The case arises in connection with an administrative re-subdivision to be filed if the variance request is approved by the Board of Adjustment. The owners of Lots 3, 4, and 5 of Northpark Business Park, St. Tammany Parish, Louisiana, are jointly requesting a variance within their lots zoned I-2 under the St. Tammany Parish Unified Development Code, as follows:

1. To waive the required right side lot planting buffer on proposed Lot 3A and re-locate the buffer to the currently existing Lot 3 (*Owner: Playmakers Indoor Sports, LLC*) side lot planting buffer location, as per the proposed buffer shaded in green on the attached plan by John E. Bonneau & Associates, Inc. dated March 3, 2015, (Sheet 1 of 1);
2. To waive the required left side lot planting buffer on proposed Lot 5A and re-locate to the currently existing Lot 5 (*Owner: JPAB, LLC*) side lot planting buffer location, as per the proposed buffer shaded in blue on the attached plan by John E. Bonneau & Associates, Inc. dated March 3, 2015, (Sheet 1 of 1);
3. All tree planting within the new proposed buffers shall be as required by the St. Tammany Parish Unified Development Code, with a credit for exiting trees within the buffers;

4. The variance request is made for currently operating recreational facilities which have established landscape buffers that shall be compliant with the planting requirement for St. Tammany Parish, subject to the relocation of the buffers as requested. The proposed re-subdivision divides a commonly owned lot between two existing uses. Arising from the re-subdivision, the requirement to cut mature landscape trees within currently existing buffers in order to relocate them approximately 50 feet from the currently existing buffer to the new re-subdivision location would constitute an undue hardship and would eliminate mature landscaping currently accommodating each of the respective facilities to new locations which would impair the operation of existing businesses. The new common line between the two properties (Re-subdivision Plan) has continued to successfully serve as a dividing line between the two uses.

Enclosed is a site plan depicting structures, improvements, and the proposed buffer location prepared by John E. Bonneau & Associates, Inc. dated March 3, 2015.

I have also included our check number 47560 payable to St. Tammany Parish representing the filing fee of Two Hundred Dollars (\$200.00).

Thank you for your attention to this matter.

Sincerely,

JONES FUSSELL, L.L.P.

A. Wayne Buras

AWB/ct
Enclosures

cc: Paysse P. McWilliams (*via email*)

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

Case File Number:	BOA Case No. 15-07-020
Initial Hearing Date:	July 7, 2015
Date of Report:	June 23, 2015

GENERAL INFORMATION

Applicant(s) Name: Stephen Schwartz
Location of Property: 1930 N. Collins Blvd., Covington, Louisiana
Zoning of Property: I-2 Industrial
Variance(s) Requested: Changing out a sign face of a pole sign

OVERVIEW

The applicant had his “grandfather” status expire for changing of a sign face for an existing pole sign on his property. The owner now wants to lease or sell the property on which the sign is located to “Ziegler Tree Service” and wants the ability to replace the sign face with the company’s name and description of services (see drawing attached).

STAFF COMMENTS

Since the sign is existing and in relatively good condition, the staff has no objections to the variance request subject to this variance being exclusively for and in favor of “Ziegler Tree Service; and under the condition that the sign shall not be internally illuminated since the business wants to have a sign with a light background and dark lettering within the sign face.

BOA CASE NO. 15-07-020 (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: Stephen V Schwartz, SUS Tanyi I LLC

MAILING ADDRESS: 13 Falcon Drive

CITY/STATE/ZIP: Mandeville, LA 70471

PHONE NUMBER: 985-624-3445 504-908-4448
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Industrial
1930 N. Collins, Covington, LA 70433
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

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

VARIANCE/APPEAL REQUESTED:

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

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

Variance on Grand Father regulation on
Existing post sign.


SIGNATURE OF OWNER/APPLICANT

5/12/15
DATE OF APPLICATION

05/26/15

Board of Adjustment Variance

Department of Development

Re: 1930 N. Collins, Covington

Sign Variance

To Whom It May Concern:

I am requesting a variance of the Grand Father clause expiration for the existing Post Sign. The existing sign which was first constructed by Kristy's Fried Chicken in 1980, is one of the first signs constructed on N. Collins. It is part of the area land scape and is well know by all of Covington's residences. It is part of Covington's development history and could be considered a landmark by some.

After the property was purchased from Kristy's , it was resurfaced to display the business Finish Line Motor Cars. It maintained it's original charm. Then again change to Driver Designs, keeping it's original look. Ziegler Tree service has now signed a lease with an option to purchase the property. The lease is predicated on being able to use the sign. Ziegler Tree Service would be an excellent addition to the St. Tammany Business community on N. Collins, and a good owner for the property. He feels the sign adds great advertising value for his company, and is part of the reason he has selected this location.

Taking into consideration the age of the sign, it's retro look, and the importance of the sign to a new owner. I feel the 6 month grand father expiration should be waved. I have not seen this applied to other properties on N. Collins which I know have set idol for 6 months. Not to mention the high quantity of other existing post signs. Please allow Ziegler Tree service the variance on this sign.

Listed below are other business on N. Collins that have similar existing post signs.

Old River Fabric & Findings

Tire Kingdom

Holdens's Wrecker Service

Tractor Supply

Seafood Buffet

Arrons Rents

Domino's

Jefferson Auto Service

Vincent's Pawn Shop

AGR Cabinets

Poole Lumber

Dollar General

Winn Dixie

Mc Donald's

Shell Oil

Burger King

Auto Parts

Walgreens

Wendy's

NTB

Goodyear

Ozone Car Wash

Laniappe Consignment

STG

Carquest

Capitol One

Elliott Electric Supply

Thai Kitchen

A handwritten signature in black ink, appearing to read "Stephen L. [unclear]", with a long horizontal line extending to the right.

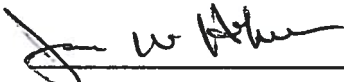
05/28/15

St. Tammany Parish Board of Adjustment

Re: Variance Request

To Whom It May Concern,

I JAMES W HOLDEN a representative for Holden's Wrecker Service, supports Zeiler Tree Service in his request to have a variance on the six (6) month Grand Father expiration clause on the existing post sign.



owner

Zeigler

985-893-0991

**Tree Removal
w/ Cranes
Stump Grinding**

↑
No electrical lighting
With white Background.

No Lights

Stephen Schmitt
owner

DRIVER DESIGNS

"ENHANCING YOUR DRIVE"

- * TRUCK & S.U.V. ACCESSORIES *
- * IMPORT & AUTO ACCESSORIES *
- * DIESEL & PERFORMANCE *
- * STEREO * WHEELS * SECURITY *
- * BED COVERS * TINTING * PAINTING *



985-867-1300

"ENHANCE YOUR DRIVE"

* CUSTOM SPORT TRUCKERS * IMPORT TUNERS *

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

Case File Number:	BOA Case No. 15-07-021
Initial Hearing Date:	July 7, 2015
Date of Report:	June 23, 2015

GENERAL INFORMATION

Applicant(s) Name:	St. Tammany Parish Farm Bureau
Location of Property:	635 Falconer Drive, Covington, Louisiana
Zoning of Property:	NC-1 Neighborhood Commercial
Variance(s) Requested:	Allow fill to remain on property

OVERVIEW

The applicant is seeking an “after the fact” variance to allow for net fill on their property in violation of Chapter 7 of the St. Tammany Parish Code of Ordinances. The applicant claims that since the property is in the upper edge of the drainage basin that flows to the Abita River, the fill placed on the property should not have a negative impact (see letter attached from Darrell Fussell, Arrow Engineering & Consulting Inc., dated May 13, 2025).

STAFF COMMENTS

The department of engineering has reviewed this matter and does not support the variance request due to the close proximity to a creek which drains a large area to the south, which brings up concerns that “out of bank” flow of this creek may be blocked due to the placement of the fill (see letter attached from the department of engineering).

BOA CASE NO. 15-07-021 (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: ST. TAMMANY PARISH FARM BUREAU

MAILING ADDRESS: 19520 Hwy 36

CITY/STATE/ZIP: Covington, LA. 70433

PHONE NUMBER: 985-892-4917 (Home Phone #) 985-320-1156 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: 635 FALCONER DR. COVINGTON, LA. ZONING: NC-1

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 Remove from No Net Fill Requirement.
(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.

Fred Bass
SIGNATURE OF APPLICANT

6-5-15
DATE OF APPLICATION

FRED BASS



St. Tammany Parish

Department of Engineering

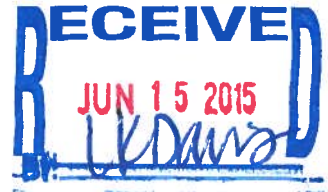
P. O. Box 628

Covington, LA 70434

Phone: 985.898.2552

Fax: 985.867.5110

e-mail: eng@stpgov.org



Pat Brister

Parish President

Date: 6-10-15

To: Ron Keller, Department of Development

From: Paul Carroll, P.E., Department of Engineering *P.L.*

Subject: 635 Falconer Drive Fill Variance Request

The Department of Engineering has reviewed this variance request and has determined that we cannot support this request due to the close proximity to a creek which drains a large area to the south. There is a concern that out of bank flow of this creek may be blocked due to the placement of fill during heavy rainfall events.



Email

Print

Louisiana Flood Map

falconer dr covington la



Visible Layers

Effective FIRM (1980-1999)

Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.4534, -90.0775

Flood information in this table is from the: Effective FIRM (1980-1999)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1		No digital data.		22.1	100-109 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

Property is in a Flood zone X.

ARROW ENGINEERING AND CONSULTING, INC.
CIVIL AND STRUCTURAL ENGINEERING

PO BOX 881
MADISONVILLE, LA
70447
985-237-3908
fussell.2@juno.com

May 13, 2015

Mr. Eddie Williams, Director
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434


Re: Proposed Office Building, Falconer Drive @ 9th Street, Covington

Dear Mr. Williams:

The purpose of this letter is to request that the no net fill requirement for the referenced project be removed. As shown on the attached map, the property is at the upper edge of the drainage basin of a branch that flows to the Abita River. Because of the location at the top of the basin, it is my professional opinion that the "no net fill requirement" should not be enforced on this property. Additionally, the proposed project will not have a negative impact on the drainage of the area, since detention will be provided.

Please contact me with any questions and with comments.

With best regards,


Darrell Fussell, P.E.



Farm Bureau Insurance

19520 HWY 36
COVINGTON, LA 70433
(985) 892-4917
Fax: (985) 892-4921

6/5/15

I F. C. Kaiser, Fred Kaiser at
address 19371 9th Ave Covington, LA are
in agreement in granting a variance at 635
Falconer Dr. Covington, LA 70433. This
variance is to remove the property from
the no net fill requirement, which is the
same variance received at my current
location.

Contact# 504-453-0043

**Farm Bureau Insurance**

19520 HWY 36
COVINGTON, LA 70433
(985) 892-4917
Fax: (985) 892-4921

*To Brandy
from Fred*

6/5/15

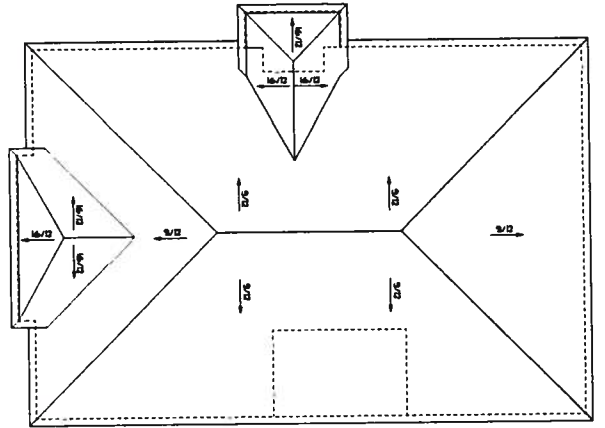
Board of Adjustments

In order to comply with drainage requirements, buffer zones, etc., it is imperative that the site at 635 Falconer Dr. Covington LA 70433 be granted a variance to be removed from the no net fill requirement. The adjacent property owners on the west side of 9th Ave. have been granted this variance as well.

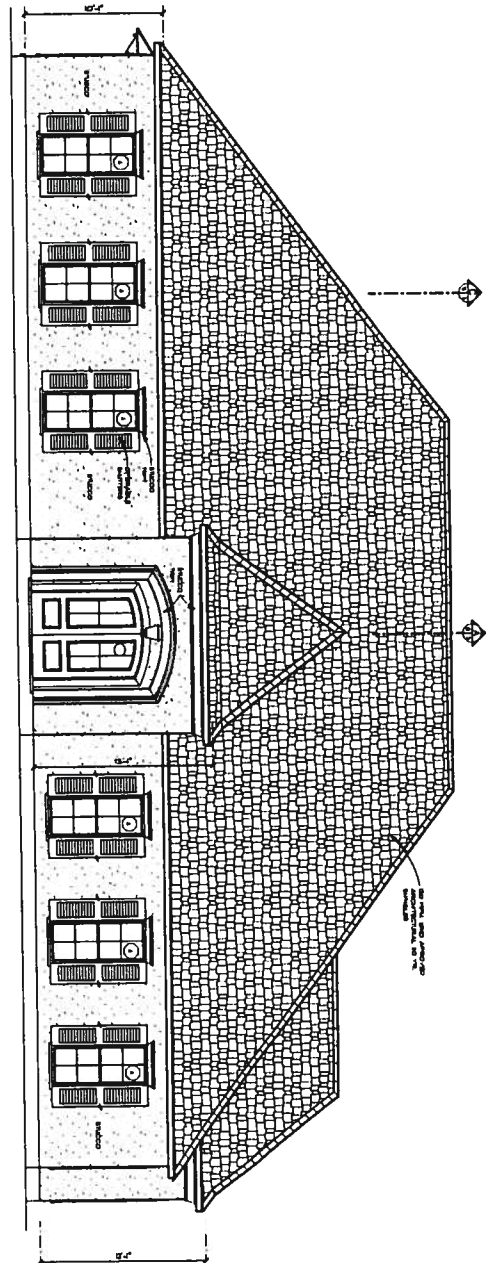
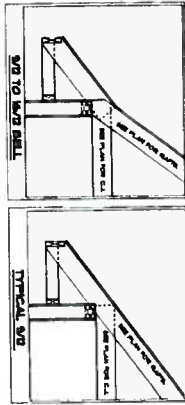
Thank you for your consideration.

A handwritten signature in cursive script that reads "Fred Bass".

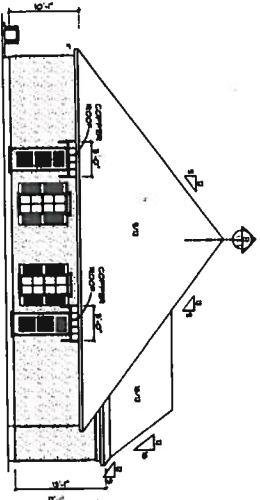
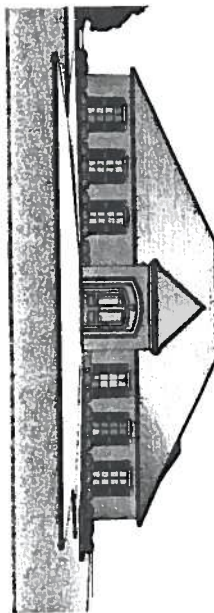
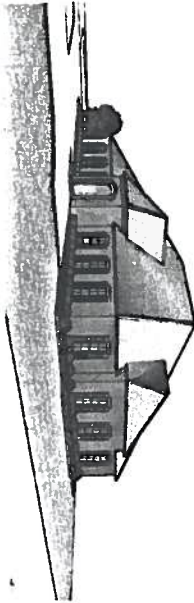
Fred Bass
Parish President
St. Tammany Parish Farm Bureau



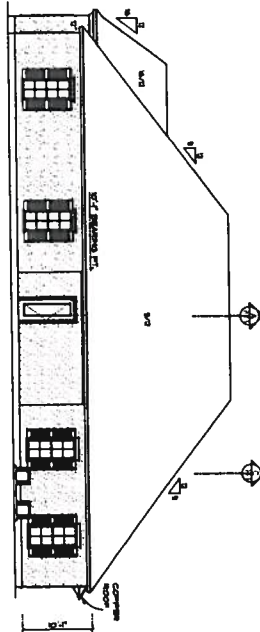
ROOF PLAN
SCALE 1/8" = 1'-0"



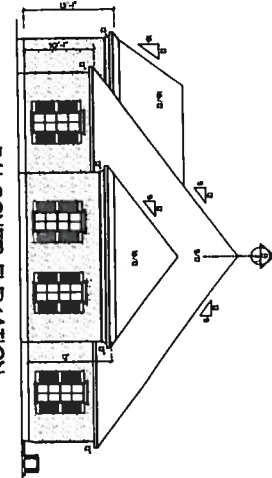
9TH AVENUE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"




RIGHT ELEVATION
SCALE 1/8" = 1'-0"



FALCONER ELEVATION
SCALE 1/8" = 1'-0"

<p>PROJECT ST. TAMMANY PARISH FARM BUREAU 635 FALCONER BLVD. ST. TAMMANY PARISH, LA.</p>	<p>ARCHITECT CLARKE'S DESIGN SERVICE, LLC. 1537 THIRD STREET SLIDELL, LA 70468 WWW.CLARKESDESIGNLLC.COM (504) 641-0821</p>	<p>PROJECT ARCHITECT robert sollberger architect 150 chanelle dr. slidell, la. 70468</p>	<p>NOTES: ALL INCLUDING 15% GENERAL BASED ON TOTAL CONTRACT PRICE 14 MONTHS RECURRING CONSTRUCTION</p>
---	---	---	---



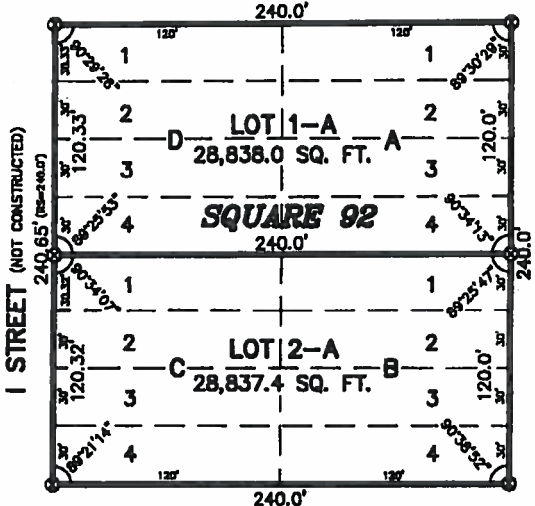
SQ. 72

SQ. 71

8TH AVENUE (NOT CONSTRUCTED)
 240.0'

I STREET (NOT CONSTRUCTED)

240.65' (88-218.27)



FALCONER DRIVE (FORMERLY J STREET)
(CONCRETE)

240.0'

9TH AVENUE (ASPHALT)
 240.0'

SQ. 91

SQ. 96

LEGEND

⊙ = 1/2" IRON ROD FOUND

⊗ = 1/2" IRON ROD SET

RS = REFERENCE SURVEY

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0240 C, dated October 17, 1989.

REFERENCE SURVEY:

Plot of Alexiusville by J.M. Yates, Surveyor, dated March 31, 1903, revised June 4, 1910, filed St. Tammany Parish Clerk of Court Map File No. 171B.

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

APPROVAL:

A RESUBDIVISION OF SQUARE 92, INTO LOTS 1-A & 2-A, ALEXIUSVILLE SUBDIVISION, LOCATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

11-17-2014 5308 F
DATE FILED FILE NO.

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

(985) 882-1548 FAX (985) 882-9250

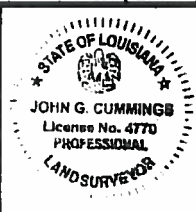
503 N. JEFFERSON AVENUE COVINGTON, LA 70433

PLAT PREPARED FOR: **St. Tammany Farm Bureau**

SHOWING A SURVEY OF: **A RESUBDIVISION OF SQUARE 92, ALEXIUSVILLE, LOCATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

SCALE: 1" = 80' JOB NO. 14005-A DATE: 10-27-2014 REVISED:



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

Case File Number: BOA Case No. 15-07-022
Initial Hearing Date: July 7, 2015
Date of Report: June 23, 2015

GENERAL INFORMATION

Applicant(s) Name: B2Rental and Supply, Inc.
Location of Property: Northern end of Bollfield Drive, Covington, Louisiana
Zoning of Property: I-1 Industrial
Variance(s) Requested: Reduction and/or elimination of some buffers, landscaping and fencing

OVERVIEW

The applicant is requesting the following variances in order to construct an outdoor storage yard with supporting building(s):

- 1.) A waiver of the planting buffers and plantings on either side of lot lines in common to lots 22 and 24, and lots 23 and 24.
 - 2.) A waiver of some of the requisite plantings in favor of the landscape plan submitted (see attached).
 - 3.) A waiver of internal fencing requirements relative to all three lots (lots 22, 23 and 24).
 - 4.) Request to provide 2 Class A and 4 Class B trees and 10 shrubs within the required street planting buffers.
 - 5.) A request to remove any trees within the drainage servitude, if required by the parish, to ensure the proper maintenance fo the servitude, with the understanding that the trees removed shall be substituted elsewhere on the property pursuant to code.
-

STAFF COMMENTS

If the applicant does decide to construct an outdoor storage yard within the confines of the three lots, the staff would have no objections to the board waiving Item (1.) subject to: the applicant paying restitution to the parish's plant mitigation bank for ½ of required number of trees that would normally be required to be planted along the side yard buffers (9.425 Class A & B trees), which equates to \$3770.00 in mitigation costs. And further, since the storage yard has not yet been constructed, to provide the parish with some form of tangible assurance that the applicant

will construct a storage yard on the property, or face the loss of the variances, if he decides not to do so.

Item (2.) makes reference to waving plantings in favor of the submitted landscaping plan by the applicant. The staff does not support this plan and recommends that the applicant be required to plant all required plantings within the buffers, less and except those side yard buffers mentioned in Item (1.); the reason being that an outdoor storage yard should be adequately screened from the surrounding properties from an aesthetic standpoint.

Furthermore, the staff has no objections with the board waiving Items (3.) and (5.); however does not support Item (4.) relative to the large reductions of plantings within the street planting buffers; again for the reasons as stated above regarding aesthetics.

In summary the staff conditionally supports Item (1.), does not support Items (2.) & (4.) and has no objections to Items (3.) and (5.).

BOA CASE NO. 15-07-022 (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: B2 Rental and Supply, LLC

MAILING ADDRESS: P.O. Box 1843

CITY/STATE/ZIP: Covington, LA 70434

PHONE NUMBER: (985) 892-0056

(Home Phone #)

(Cell Phone #)

Business

I-1

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Industrial

Bullfield Drive Covington LA
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

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

VARIANCE/APPEAL REQUESTED:

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

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

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

please see attachment


SIGNATURE OF OWNER/APPLICANT

06-03-15
DATE OF APPLICATION

1. Waiver of required 10' green space and required Class A and Class B trees along interior lot lines.
2. Waiver of the ordinance requirements on landscape and to use our submitted plan.
3. Waiver for no internal fencing, which allows us to use all 3 lots as one piece.
4. Request to provide 2 Class A & 4 Class B trees & 10 Shrubs within the required street planting area, instead of the required 23 Class A & 23 class B & 46 shrubs
5. Request to remove existing trees within the drainage servitude, if required by the Engineering Department, to ensure proper maintenance of the servitude. If required to remove the trees, required number of trees will be provided as per ordinance.

LANDSCAPE TREES AND TREES PLANTING SHALL BE THE RESPONSIBILITY OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FURNISH THE NECESSITIES WITHIN THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK. ANY ROOT BUILDING, OR MODIFIED, OR REMOVED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING TREES AND PLANTS TO THE SITE SPECIFIED. EXCAVATING SOIL SHALL BE DISPOSED OF LEGALLY. CONTRACT FURNISHING SOIL AS IT IS BACKFILLED. LEAVE SITE CLEAN.

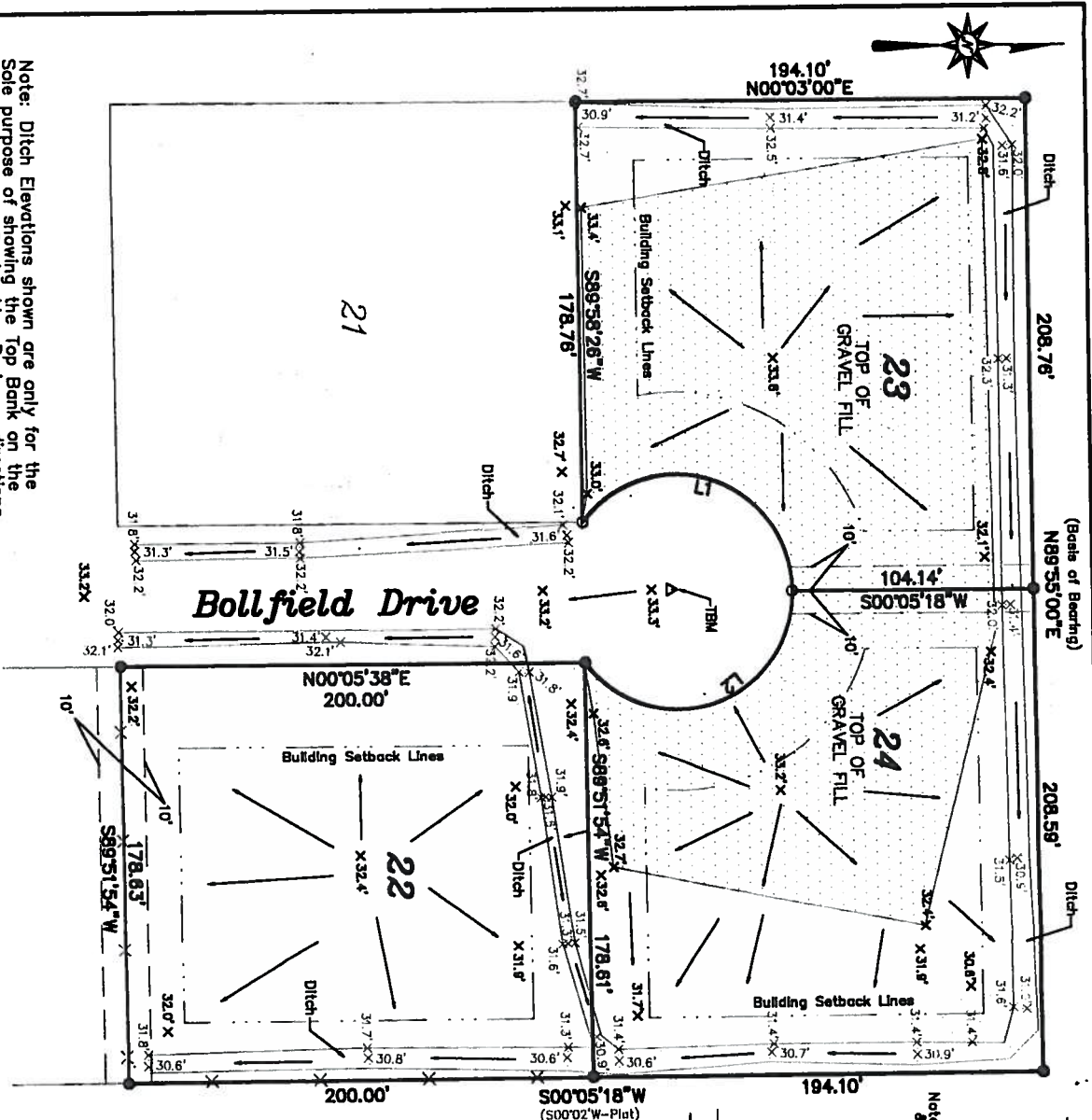
NOTE: FENCE TO BE INSTALLED AT PERIMETER OF PROPERTY. STAGGER FENCE AS REQUIRED TO AVOID DAMAGE TO TREES.



BASED ON A SURVEY BY LAND SURVEYING, INC. DATED 5/4/95



Note: Ditch Elevations shown are only for the
Sole purpose of showing the Top Bank on the
Subject Lots side & Center Line Drainage directions



(Basis of Bearing)
N89°55'00"E

208.59'

L1

L2

Reference: A Survey Plot by Jason R. Fitzmorris,
Dated 3-8-83, (Basis of Bearing)

R=50.00'
L=125.46'
S167°18'W-Crd.
85.04'-Crd.
R=50.00'
L=124.98'
N167°46'W-Crd.
84.88'-Crd.

Elevations shown Refer to
NAVD 88, Geoid 124

(Verify prior to Construction)

Building Setbacks:
Front: 35'
Side: 25'
Rear: 25'

Note: A 15' Drain Easement runs along the Northerly
& Easterly Property lines of Subject Lots shown
(Servitude Line not shown for Clarity)

Note: TBM Set, Mag Nail, Elevation= 33.30',
TBM is for Reference only and does
not constitute the actual Elevation
to Build to

This property is located in Flood Zone
C, per Flood Map No. 225205 0150 C
Dated 10-17-89

LEGEND:

- = Fnd. 1/2" Rebar
- = Set 1/2" Rebar
- 00.0' X = Elevation Shot
- 00.0' X = Ditch Elevation Shot
- = Drainage Easement Line
- = Flow Direction

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT
OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT
TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ADOPTED
STANDARDS OF A C SURVEY AND THE ADOPTED STANDARDS
OF PRACTICE CITED IN LAC 46:14.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

Bruce M. Butler III
BRUCE M. BUTLER III
LA PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6271 office (985) 840-0335 fax

Gulf Crane Services

Scale 1"=50'	Drawn by JWG
Date 4-8-15	
Lots 22, 23 & 24, St. Tammany Commercial Park, St. Tammany Parish, Louisiana	Drawn by JWG
Revised: 8-8-15	16780

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

Case File Number:	BOA Case No. 15-07-023
Initial Hearing Date:	July 7, 2015
Date of Report:	June 23, 2015

GENERAL INFORMATION

Applicant(s) Name:	Peter & Jill Barbee
Location of Property:	397 Carr Drive, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front yard setback

OVERVIEW

The applicant is seeking an “after the fact” variance for a residence, that initially started out as a boathouse, requesting a front yard setback adjustment to approximately an 8' setback. The applicant has supplied a voluminous amount of documentation and pictures which have been truncated for the purpose of keeping the board’s packet to a reasonable size. All documentation including pictures submitted by the applicant are available for review and discussion found in the case file.

STAFF COMMENTS

Northshore Beach subdivision is very old and unique compared to other developments in that many of the lots are “split” and separated by Carr Drive which allows the owners to build their main residence on the lake side lot and a boathouse on the other (canal) side.

And even though the primary purpose for the smaller lots on the canal size were meant to be used for boathouses, throughout the years, some of the boathouses have been converted into residences and many of the boathouses are certainly large enough to be considered homes.

Therefore, since boathouses are permitted on the canal side which can be built to the property line, and given the uniqueness of this development and the staff’s belief that in this area, a building is a building whether it’s a boathouse or residence, where little to no setbacks off the frontage of Carr Drive is the norm, the staff has no objections to the variance request.

BOA CASE NO. 15-07-023 (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: Peter Ashton Barbee and Jill Hayes Barbee

MAILING ADDRESS: 833 Barracks Street

CITY/STATE/ZIP: New Orleans, LA 70116

PHONE NUMBER: 504.400.1919 504.444.1810 (primary phone)
(Home Phone #) (Cell Phone #)

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

397 Carr Drive, Slidell, LA 70458 (Northshore Beach)
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.

We are requesting a variance for a building setback from the required 25' to approximately

8' (per my measurement) to 10' (per the prior surveyor's measurement). Please see the

attached correspondence and exhibits for additional information.

Peter Barbee
SIGNATURE OF APPLICANTS

Jill Hayes Barbee

June 2, 2015
DATE OF APPLICATION

PETER & JILL BARBEE

833 Barracks Street
New Orleans, Louisiana 70116
504.444.1810

June 5, 2015

Board of Adjustment
Development Department
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

VIA HAND DELIVERY

Re: *Variance Request for Permit #2014-15573*

Dear Board Members:

After receiving a permit and substantially completing our boathouse with storage at 397 Carr Drive, a thoughtful person at the permit office informed us that we could have a kitchen in our boathouse with storage if we applied for a residential permit. After applying for that permit, we were told that we needed a variance from the 25' setback rule to receive a residential permit. Therefore, we are currently applying for an 8' (based upon Peter's measurements) to 10' (based on the prior surveyor's measurements) setback variance. In order for the Board of Adjustment to understand why we are applying for this variance, a brief review of the circumstances and factors that led up to applying for this residential permit application would be helpful.

As you are aware, Hurricane Katrina destroyed our home and boathouse at 397 Carr Drive. Consequently, we had been living in a rental property because of the prolonged process of dealing with insurance companies and Road Home (for which we were denied). In 2010 to 2011, we began the process of researching, designing and engineering a "storm resistant" home. We viewed (inside and outside) many homes that had been built in storm-damaged areas that were reportedly "storm resistant." We also met with

multiple contractors and engineers. We decided on a design and a contractor, and had plans drawn up by an engineer (*see 2010 House Plans attached as Exhibit A*). Unfortunately, before we could begin rebuilding our house on Carr Drive, we learned that the rental property we had lived in for many years would be sold in the near future. We rushed to buy another house because we did not want to be in this situation again.

The same contractor who was initially working with us towards our goal to build our home on Carr Drive suggested we proceed with building the boathouse and use it as a storage building as locked storage would be helpful when rebuilding our home. The contractor received a "Residential New Construction/Residential Plan Review" permit for an accessory building (i.e., boathouse with storage; see permit 2011-4374). The combination of a downturn in the economy, inflation in building materials prices, and the incremental cost necessary to build a storm resistant home has obviously delayed construction.

In 2014, the boathouse with storage permit was renewed as permit #2014-15573. In addition to electricity already being allowed (thus permitting one to have a microwave and refrigerator), we concurrently learned that rules had changed such that we now were allowed to have a bathroom (i.e., water and sewerage) in the boathouse. The electric temporary pole was inspected on 04/28/14, partial inspection was completed on 01/07/14, and electrical rough in inspections were completed on 02/03/14 and 05/08/15. As previously stated, we learned that if we applied for a residential permit, we could also have a kitchen area, which would allow us to live in the boathouse until such time as we are able to rebuild our home. As such, we applied for a residential permit on 05/13/15. Soon after, we were told that we also needed to apply for this variance due to the parish's 25' setback rule.

We believe that granting a variance would be appropriate for the following reasons:

1. There is a minor difference between having a boathouse with storage, which could include a bathroom and electricity to run a

refrigerator, microwave, etc. and a residential boathouse, which would include a kitchen area and would allow us to reside at our property. From a practical standpoint, the difference between using this structure solely as a boathouse with storage or a residential boathouse is negligible and would pose an unnecessary hardship to us.

2. The actual distance between the asphalt roadway of Carr Drive and the boathouse is 27' (see Diagram of the Canal Side of 397 Carr Drive and the Asphalt Roadway attached as Exhibit B and Eight Photographs of the Distance Between the Asphalt Roadway and the Boathouse attached as Exhibit C).
3. Numerous oak trees are within 4-5' of the asphalt roadway at the property lines of 397 Carr Drive. As such, these trees, in large part, prevent cars from using the 10' servitude as a shoulder (see Four Photographs of Trees at the Property Line of 397 Carr Drive attached as Exhibit D).
4. Carr Drive has a 25-mile-per-hour speed limit, and the area in front of 397 Carr Drive is straight and level (see One Photograph of the Asphalt Roadway in Front of 397 Carr Drive attached as Exhibit E).
5. In driving down Carr Drive, one can see numerous boathouses that are closer than 25' to the asphalt roadway. In fact, 353 Carr Drive does not have a home on the lake side of the property and has a staircase and porch that extends to <15' from the asphalt roadway (See Four Photographs of the boathouse at 353 Carr Drive and the Lake Side lot attached as Exhibit F). Exhibit L also includes additional boathouse residences. As such, granting this variance would not result in the establishment of a dangerous or unfavorable precedent to the parish.
6. Our adjoining neighbors (i.e., the Laguas and the Landrieus) and the Northshore Beach Association are not opposed to and fully


understand that we are seeking this variance regarding the required setbacks necessary to use our boathouse with storage area as a residential space (see Letters from Adjoining Neighbors and the Northshore Beach Association, attached as Exhibit G). As such, granting this variance would not adversely affect the adjacent properties and/or the surrounding neighborhood.

7. 397 Carr Drive is the only location on Carr Drive where one can see three residences spread between seven 100' lots. Further, at least one empty lot divides the three homes. As such, in this area of Carr Drive, the homes are not densely spaced.
8. Also attached are two pictures clearly indicating that the edge of the boathouse is 9' from the Laguna property line (see Exhibit H). The Landrieu's property begins almost 55' from the boathouse.
9. Attached are two pictures which show the previous boathouse prior to Hurricane Katrina (see Exhibit I)
10. For your convenience, I have attached a copy of the Loan Documents, which includes a description of the property, including the property on the canal side, along with the Consent Judgment on Community Property Between Peter A. Barbee and Jennifer Barbee as Exhibit J. Said documents clearly indicate ownership.
11. Attached as Exhibit K is the Northshore Beach Subdivision, Inc. Building and Ownership Restrictions.
12. Attached as Exhibit L are nine pictures of other boathouses in the community and measurements.
13. As you are aware, the updated survey of 397 Carr Drive will be supplemented shortly as Exhibit M.

Our request for this variance is not solely for personal preference or the result of financial hardship. Further, granting the requested variance would not result in the establishment of a dangerous or unfavorable precedent to the parish and would not adversely affect the adjacent properties and/or the surrounding neighborhood in general. However, the setback requirement poses a practical difficulty and unnecessary hardship to us. The parish-wide rule requiring a 25' setback should not apply to our unique waterfront property, known as Lot 22A. Stringently adhering to this rule would deny us the ability to further develop and/or use our property, which we have owned for 22 years.

Taken together, we respectfully request the Board of Adjustment grant us this variance. Should you have any questions or need anything further, please contact Peter at 504.444.1810. Peter was born, raised, and schooled here in St. Tammany Parish and has been an almost lifelong resident of our parish. We appreciate the Board's consideration and thank them for their service.

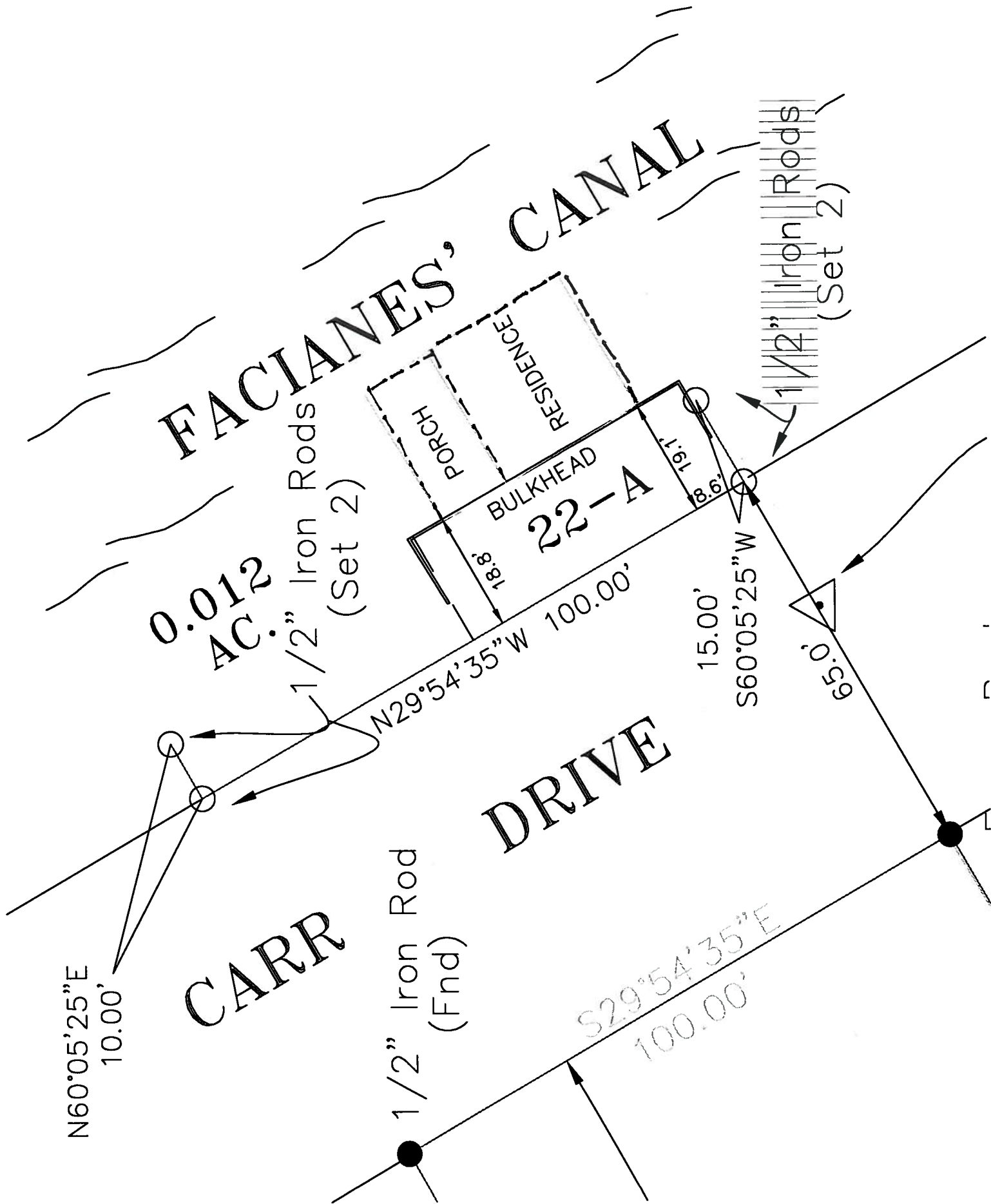
Sincerely,


Peter A. Barbee
Jill Hayes Barbee

Enclosures:

- Exhibit A – 2010 House Plans
- Exhibit B – Diagram of the Canal Side of 397 Carr Drive and the Asphalt Roadway
- Exhibit C - Eight Photographs of the Distance Between the Asphalt Roadway and the Boathouse
- Exhibit D - Four Photographs of Trees at the Property Line of 397 Carr Drive

- Exhibit E - One Photograph of the Asphalt Roadway in Front of 397 Carr Drive
- Exhibit F - Four Photographs of 353 Carr Drive
- Exhibit G - Letters from Adjoining Neighbors and the Northshore Beach Association
- Exhibit H - Two Pictures Indicating the Boathouse is 9' from the Property Line
- Exhibit I - Two Pictures Showing the Previous Boathouse Prior to Hurricane Katrina
- Exhibit J - Loan Documents, Which Includes a Description of the Property, Including the Property on the Canal Side, Along With the Consent Judgment on Community Property Between Peter A. Barbee And Jennifer Barbee
- Exhibit K - Northshore Beach Subdivision, Inc. Building and Ownership Restrictions
- Exhibit L - Various Pictures of Measurements and Other Boathouses in the Community
- Exhibit M - Updated Survey of 397 Carr Drive



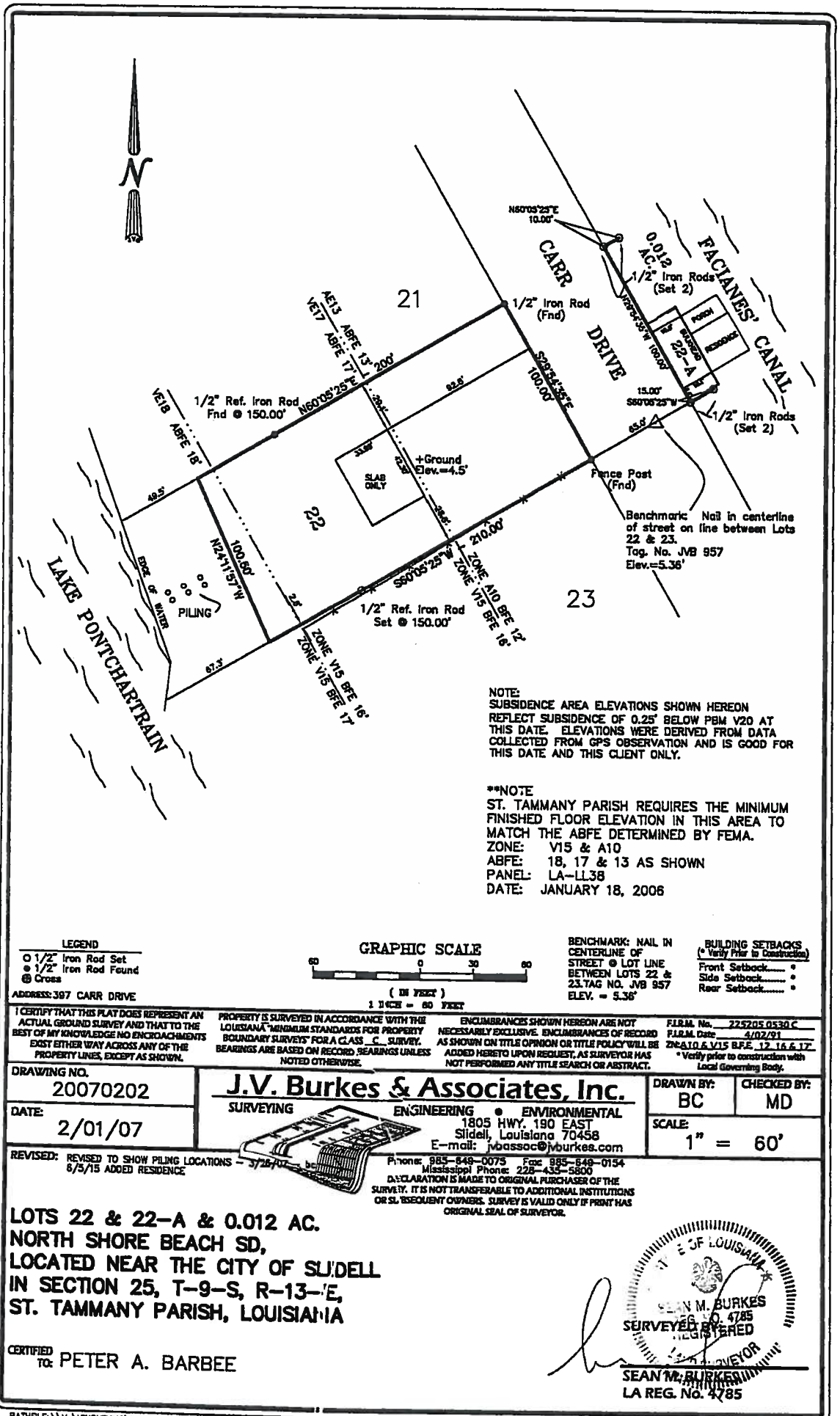


Exhibit A

2010 House Plans

Variance Request for Permit #2014-15573

DRAFT
NOT FOR CONSTRUCTION

**BARBIE
RESIDENCE**

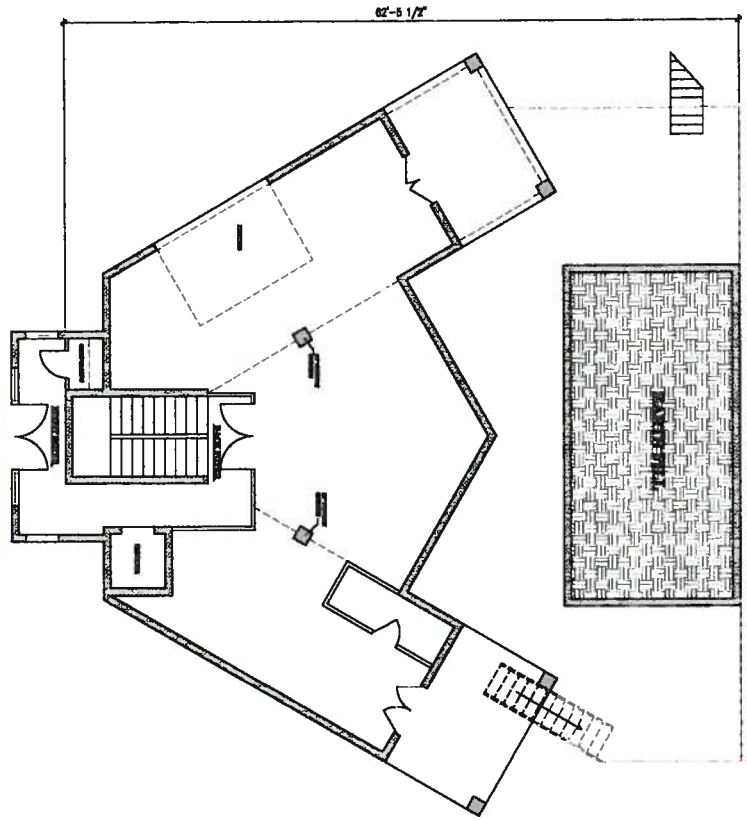
THIS DOCUMENT IS THE PROPERTY OF SOUTHEAST ENGINEERS, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOUTHEAST ENGINEERS, L.L.C.

**SOUTHEAST ENGINEERS
L.L.C.**
4011 S. GARDEN AVENUE, SUITE 100
MESA, AZ 85206
PH: 480-961-1234 FAX: 480-961-1235

DATE	BY	REVISION

THIS DOCUMENT IS THE PROPERTY OF SOUTHEAST ENGINEERS, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOUTHEAST ENGINEERS, L.L.C.	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010
PROJECT: BARBIE RESIDENCE	DATE: 12-15-2010

GROUND FLOOR



2ND FLOOR PLAN

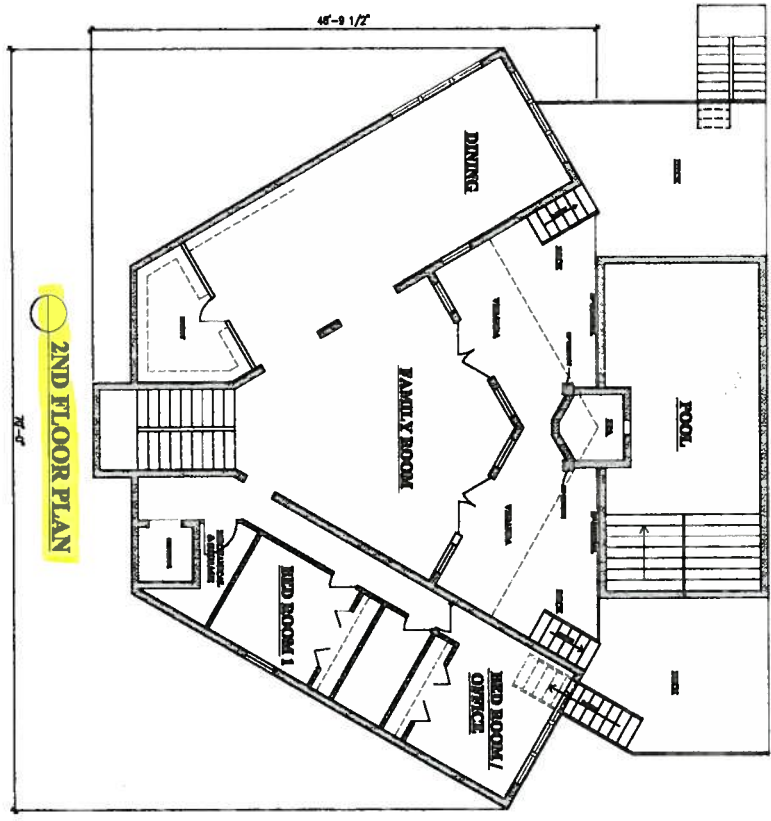


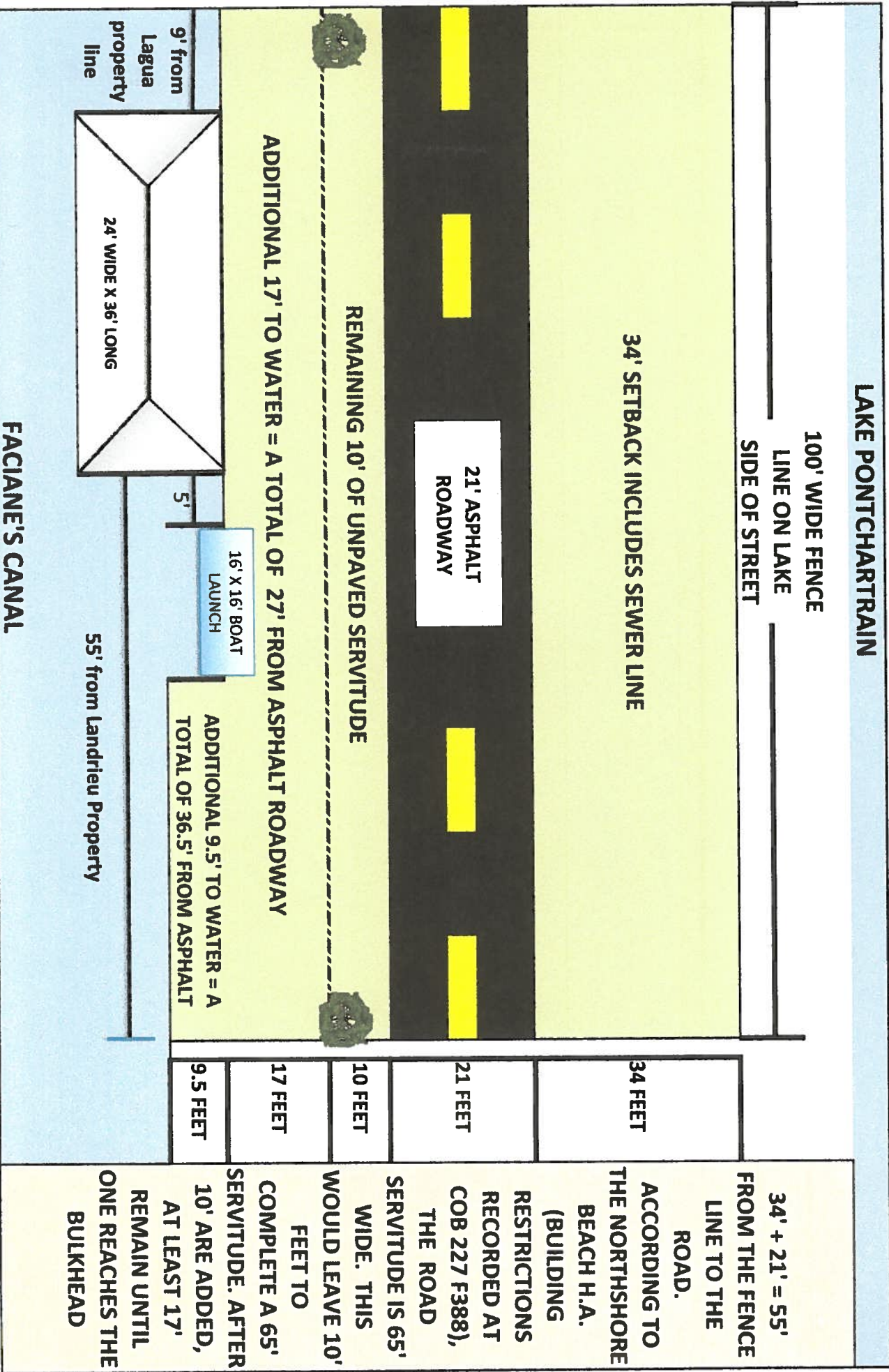
Exhibit B

Diagram of the Canal Side of 397 Carr Drive and the Asphalt Roadway

Variance Request for Permit #2014-15573

PETER AND JILL BARBEE

397 CARR DRIVE



NOTE. NOT TO SCALE

Exhibit C

Eight Photographs of the Distance Between the Asphalt Roadway and the Boathouse, Along with the Canal Side Property Description







Exhibit D

Five Photographs of Trees at the Property Line of 397 Carr Drive

Variance Request for Permit #2014-15573





CHAMP ELECTRIC
SERVING THE SOUTH
EASTERN REGION
RESIDENTIAL & COMMERCIAL
504-281-8123
KATIE@CHAMPELECTRIC.COM





Exhibit E

One Photograph of the Asphalt Roadway in Front of 397 Carr Drive

Variance Request for Permit #2014-15573

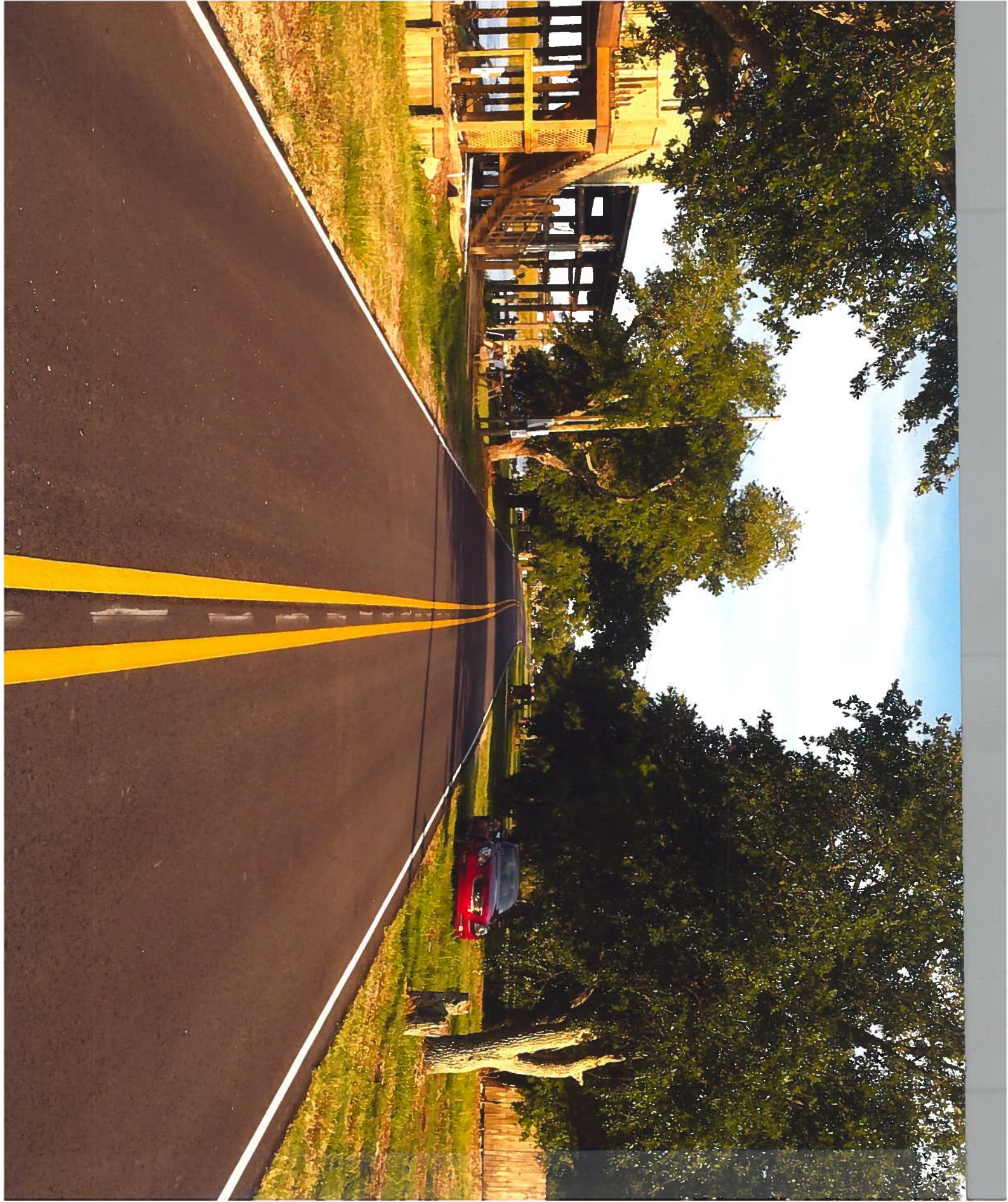


Exhibit F

Four Photographs of 353 Carr Drive

Variance Request for Permit #2014-15573



Exhibit G

Letters from Adjoining Neighbors and the Northshore Beach Association

Variance Request for Permit #2014-15573

May 31, 2015

Board of Adjustment
Development Department
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

VIA HAND DELIVERY

Re: *Variance Request for Permit #2014-15573*
397 Carr Drive, Slidell, LA 70458

Dear Board Members:

The Northshore Beach Association has no objection to the variance requested by Peter and Jill Barbee. We fully understand that the Barbees are seeking this variance regarding the required setbacks necessary in order to use their boathouse with storage area as a residential space.


Name: MARCEL J BELLEGARDE
President, Northshore Beach Association

June 1, 2015

Board of Adjustment
Development Department
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

VIA HAND DELIVERY

Re: *Variance Request for Permit #2014-15573*
397 Carr Drive, Slidell, LA 70458

Dear Board Members:

My co-owner(s) and I have no objection to the variance requested by Peter and Jill Barbee. We fully understand that the Barbees are seeking this variance regarding the required setbacks necessary in order to use their boathouse with storage area as a residential space.

MAURICE LANDRIEU
On Behalf of Nine Land Partnership


SIGNATURE

401 CARR DRIVE, SLIDELL, LA 70458

ADDRESS (ADJACENT NEIGHBOR)

_____, June 1, 2015

Board of Adjustment
Development Department
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

VIA HAND DELIVERY

Re: *Variance Request for Permit #2014-15573*
397 Carr Drive, Slidell, LA 70458

Dear Board Members:

My co-owner(s) and I have no objection to the variance requested by Peter and Jill Barbee. We fully understand that the Barbees are seeking this variance regarding the required setbacks necessary in order to use their boathouse with storage area as a residential space.

Carolyn K. Lanza
James C. Lanza

PRINT NAME

Jan C. Lanza

SIGNATURE

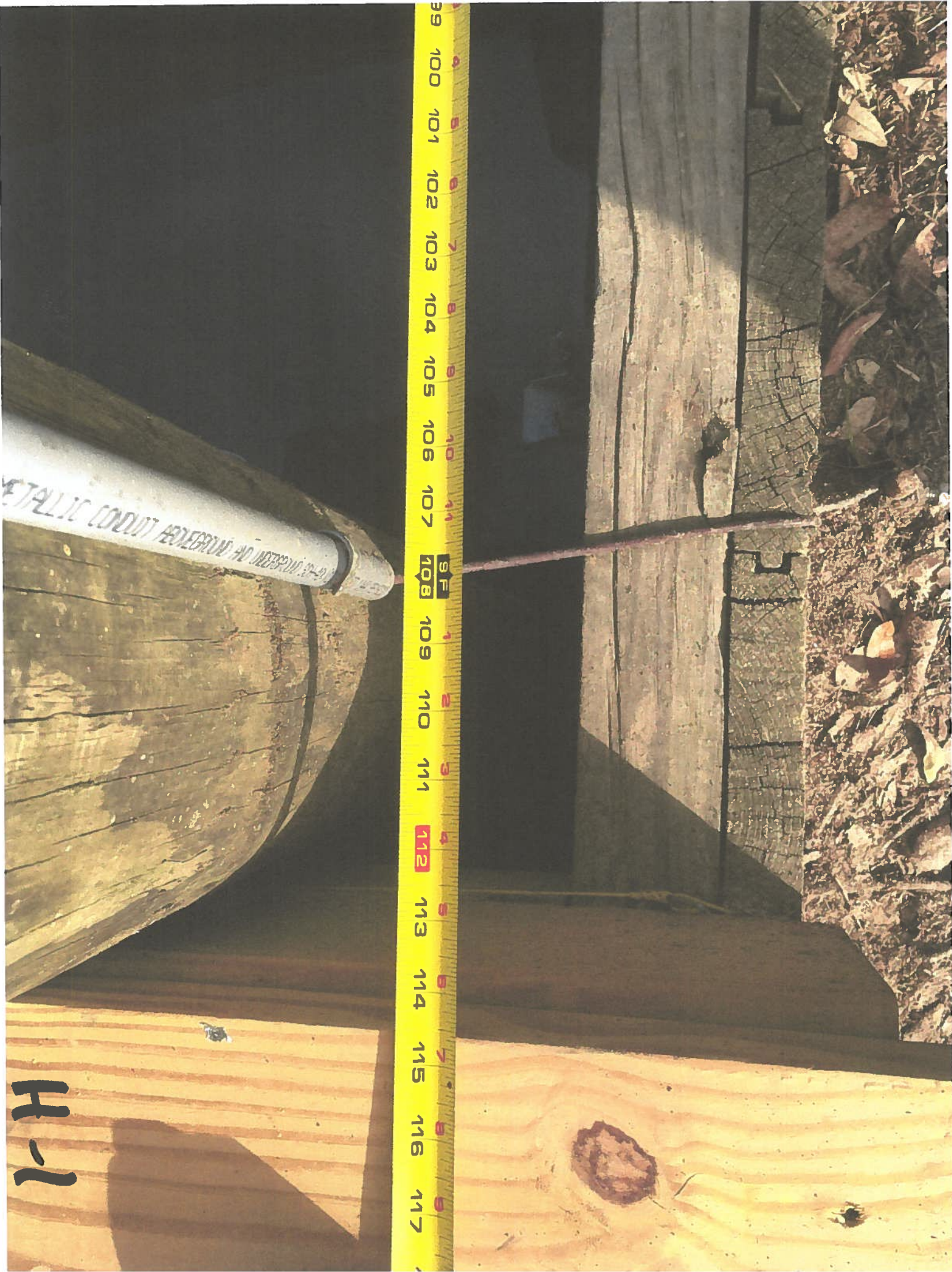
393 Carr Dr Slidell, LA

ADDRESS (ADJACENT NEIGHBOR)

Exhibit H

**Two Pictures Indicating the
Boathouse is 9' from the
Property Line**

Variance Request for Permit #2014-15573



H-1



4-2

Exhibit I

Two Pictures Showing the Previous Boathouse Prior to Hurricane Katrina

Variance Request for Permit #2014-15573



I-1

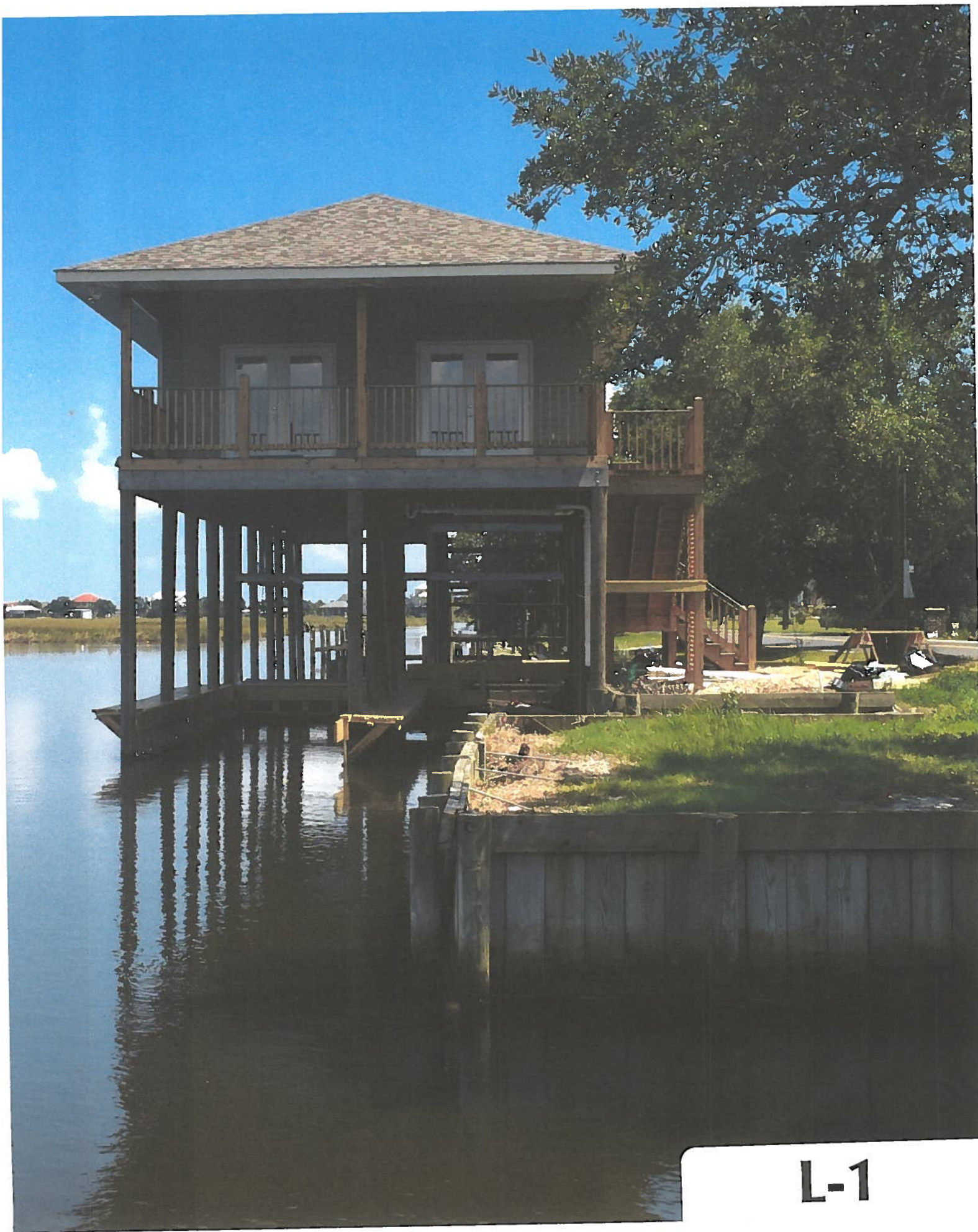


I-2

Exhibit L

Nine Pictures of Other Boathouses in the Community and Measurements

Variance Request for Permit #2014-15573



L-1



L-2



L-4



L-7

6-1

