

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, AUGUST 2, 2016 - 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 JULY 5, 2016 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 2016-216-BOA**

Request by applicant for variances in an A-1 Suburban zoning district along the lot line perimeters of lots 6 thru 19 to eliminate the 50' wide no cut buffers. The property is located at 107 Fairgrounds Boulevard, in Grande Hills Subdivision, Bush, Louisiana.

Applicant: Craig Guidry

**(POSTPONED FROM THE JULY 5, 2016 MEETING)**

**BOA CASE NO. 2016-335-BOA**

Request by applicant for an "after the fact" variance in an A-4 Single Family Residential zoning district for a rear yard setback requirement from 24' required to approximately 18.5' requested. The property is located at 115 Scott Street, Madisonville, Louisiana.

Applicant: Michael Fletcher

**BOA CASE NO. 2016-337-BOA**

Request by applicant for a variance in a HC-2 Highway Commercial zoning district to eliminate the internal side yard 10' wide landscape and planting buffers between two lots of record. The property is located at 100 Commercial Drive, Slidell, Louisiana.

Applicant: 2301 Gause Boulevard East, L.L.C.

**BOA CASE NO. 2016-338-BOA**

Request by applicant for a variance in a PF-1 Public Facilities zoning district to eliminate the rear and side yard opaque fencing requirements. The property is located on LA Highway 1077 near McDonald Road, Goodbee, Louisiana.

Applicant: St. Tammany Parish Fire District No. 13

**BOA CASE NO. 2016-339-BOA**

Request by applicant for a variance in a HC-3 Highway Commercial zoning district to eliminate a majority of the perimeter opaque fencing requirements. The property is located at 63209 LA Highway 434, Lacombe, Louisiana.

Applicant: Progressive Waste Solutions

**BOA CASE NO. 2016-340-BOA**

Request by applicant for a variance in a HC-2 Highway Commercial zoning district to eliminate the internal side yard 10' wide landscape and planting buffers between two proposed lots to be created. The property is located at 3096 Gause Boulevard East, Slidell, Louisiana.

Applicant: Miramon-Huger, L.L.C.

**BOA CASE NO. 2016-341-BOA**

Request by applicant for an "after the fact" variance in an A-1 Suburban zoning district to eliminate the 50' wide perimeter no-cut buffer requirement. The property is located on Kenzie Road, Covington, Louisiana.

Applicant: Ekco Enterprises, L.L.C.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**

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

**3:00 PM - TUESDAY, JULY 5, 2016**

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

The July 5, 2016 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: Mr. Ballantine

STAFF PRESENT: Mr. Keller

**APPROVAL OF THE MINUTES**

Moved by Mr. Brookter and seconded by Mr. Gordon to accept the June 7, 2016 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

**(At this time the board voted unanimously to move up cases 2016-309-BOA and 2016-310-BOA to the top of the agenda.)**

**BOA CASE NO. 2016-309-BOA**

Request by applicant for an interpretation and relief from some verbiage in the decision of the board relative to BOA Case No. 2015-118-BOA of the term "perpetual maintenance".

Applicant: Most Holy Trinity Roman Catholic Church

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

Mr. Jeff Schoen, with the Jones Fussell law firm, P.O. Box 180, Covington, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- We are in accordance with staff comments.
- We currently have a bond in place for the trees.
- We would like to plant in the November time frame.
- We know that Ms. Contois and Mr. Fontenot will have to approve our landscaping plan.
- Mr. Fontenot would agree that we establish a bond (performance obligation) for a period of time acceptable to staff.
- We would like to plant a variety of species of trees on our property and within Judge

- Tanner Boulevard.
- We are therefore requesting relief from the board regarding the resetting of the bond.

Mr. Schneider: Because of the speed on Judge Tanner Boulevard... are the trees going in the median?

(Mr. Fontenot [Director of the Department of Development] stated that the trees would not be planted in the median but along and within the parish right of way, and that the landscape plan will be reviewed in conjunction with our staff and with the public works department.)

Mr. Gordon: So what is the time frame... no less than 5 years but no more than 10 years (regarding the establishment of the bond/performance obligation)?

Mr. Fontenot: The staff report was amended to recommend a 3 year maintenance obligation with the staff reviewing after 2 years with the authority to release after 2 years if the trees are in good health.

Moved by Mr. Schneider and seconded by Mr. Perry to grant the relief/waiver as requested by the applicant by establishing a maintenance obligation for 3 years (staff to determine the exact amount) with the option of staff to reduce and/or release said obligation after 2 years if the trees are considered to be healthy

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-310-BOA**

Request by applicant for variance in a PBC-1 Planned Business Center zoning district to remove the majority of 6" diameter trees within the landscape buffers.

Applicant: Green Gate Northpark, L.L.C.

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

Mr. Jeff Schoen, with the Jones Fussell law firm, P.O. Box 180, Covington, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- My client wants to remove 6" and larger species and will replant elsewhere on the property to the south pursuant to your landscape architect's recommendations.

Mr. Perry: What are these; pine trees?

Mr. Schoen: Yes.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-216-BOA**

Request by applicant for variances in an A-1 Suburban zoning district along the lot line perimeters of lots 6 thru 19 to eliminate the 50' wide no cut buffers.

Applicant: Craig Guidry

(Mr. Keller stated that the applicant contacted him and requested a postponement again due to the fact that he had hired another arborist to do a mitigation plan and that he had not completed the plan.)

Moved by Mr. Schneider and seconded by Mr. Brookter to postpone the case until the next meeting.)

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-281-BOA**

Request by applicant for a variance to allow for a fascia sign above the roof line in a HC-2 Highway Commercial zoning district.

Applicant: Thrive Whole Body Wellness

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

The applicant (Scott Abney) appeared on his own behalf and made the following initial comments:

- I'm just wanting the sign because everyone else out there has one.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-282-BOA**

Request by applicant for a variance of landscape buffer requirements in a HC-2 Highway Commercial zoning district by relocating 5 Class A and 2 Class B trees to the southwest and northwest landscape buffers.

Applicant: Florida Marine Transporters

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

Mr. Franklin Kyle, 638 Village Lane North, Mandeville, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- This is a little bit different in that the south property line has only 13' in width between the two buildings.

- We would like to replace the trees with shrubs in that area.

Mr. Gordon: What does that next door building look like... is there like just a wall?

Mr. Kyle: Yes, a block wall at least 20' long.

(Regan Contois, the department of development's landscape planner appeared and stated that she has been working with the applicant on a new landscape plan and that she did not have a problem with what the applicant was proposing.)

Mr. Gordon: I agree with Regan. No one is going to see those trees.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-302-BOA**

Request by applicant for variances in an A-4 Single Family Residential zoning district for a side yard and rear yard setback requirement from 5' and 5' required respectively to 0' feet and 2' requested.

Applicant: Earl Ledet

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

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

- I don't know about the 18" that Mr. Keller is talking about.
- I need every bit of room to build.
- The runoff of water will fall into the water.
- Moderate rain would not be a problem; heavy rain would runoff on the next door neighbor's property, but would runoff into water.

Mr. Gordon: This is what you want to do on the "get-go"?

Mr. Ledet: Yes.

Mr. Gordon: So you want the room to have two boats side by side. Why can't you move the structure over a little that would give you more room?

Mr. Ledet: I wanted to save from having to put in more fill and spend more money.

Mr. Gordon: You have not shown a hardship. This is simply what you want.

(A side conference of the board members and staff took place at this time to discuss the applicant's proposal...)

Mr. Fandal: After discussing this matter, are you willing to amend your application by requesting a side yard variance to 18"?

Mr. Ledet: Yes, I will agree to the 18" on the side yard. This is my decision.

Mr. Gordon: This is not a hardship.

Mr. Schneider: You're limited due to how you put in your bulkhead.

Mr. Ledet: I will agree to a 6'x12' pitch roof and an 18" side yard setback and no issues with the rear yard setback.

Moved by Mr. Schneider and seconded by Mr. Mr. Brookter to grant the rear yard setback as requested; the side yard setback to 18" from the property line (inclusive of any structure or roof line); and a 6'x12' pitch on the roof.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-303-BOA**

Request by applicant for variance in an A-4 Single Family Residential zoning district for a rear yard setback requirement from 24.5' required to approximately 21.5' requested  
Applicant: Jeanette Laurent

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

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

- I want to move my mobile home on the property.

Mr. Brookter: Is this a new mobile home?

Ms. Laurent: Yes.

Mr. Schneider: Is this lot in the middle of the block?

Ms. Laurent: I have neighbors on each side of me.

Mr. Gordon: Is there a house in back of your property?

Ms. Laurent: There are two houses and vacant land. There is a house on one side of me and nothing on the other.

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

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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

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



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

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Case File Number: BOA Case No. 2016-216-BOA  
Initial Hearing Date: April 5, 2016  
Date of Report: March 17, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Craig Guidry  
Location of Property: 107 Fairgrounds Boulevard, Bush, Louisiana  
Zoning of Property: A-1 Suburban  
Variance(s) Requested: Removal of the 50' no cut perimeter lot line buffers

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**OVERVIEW**

The applicant owns a total of fourteen (14) contiguous single family rural residential lots in Grande Hills Subdivision. The applicant states in his application that this is his "homestead" and that he planted trees on his collective lots for the purpose of harvesting same.

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**STAFF COMMENTS**

The reasons why the no-cut buffer requirement was established within the code was to insure the preservation of large oak, cypress and pine trees which are an attractive and invaluable asset to the community of St. Tammany Parish. Furthermore, by saving these no-cut buffers promotes the preservation of our natural resources, aesthetics and a healthy environment in the community in which we live.

Something else to consider is that these are single family residential lots that are approximately five (5) acres each in size, and are not 100 acre plus pasture or timber tracts; and although the applicant states that this is his homestead, that doesn't stop him from eventually selling the lots to others that could inherit these lots that would be devoid of a nice tree-scape on the property.

Therefore, for the reasons as stated above, the staff does not support the variances requested and feels that if approved would set a bad precedent by encouraging others in residential subdivisions to do the same thing.

As an aside, if the applicant really wants to preserve his fourteen (14) lots as a "homestead" and timber the property, which equates to approximately 73 acres, he could petition the parish to simply resubdivide his lots into one large tract of land, thereby allowing him to timber the internal portions of his property while at the same time maintaining a 50' wide no-cut buffers around the perimeter of his approximately 73 acres.

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BOA CASE NO. 2016-216-BOA (for office use only)

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

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

APPLICANTS NAME: CRAIG GUDRY

MAILING ADDRESS: 107 FAIRGROUNDS BLVD

CITY/STATE/ZIP: BUSH LA 70431

PHONE NUMBER: 985-630-5532  
(Home Phone #) (Cell Phone #)

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

107 FAIRGROUNDS BUSH LA 70431 GRANDE 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:) Lot 6-19 all belong to me

Requesting Waiver of Required 50' No cut buffer along property lines. UDC Section 8.02. All this property is one continuous piece. This is my Homestead and I planted all of these trees with intent to harvest.

Craig Gudry  
SIGNATURE OF OWNER/APPLICANT

3/1/2016  
DATE OF APPLICATION



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

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Case File Number: BOA Case No. 2016-335-BOA  
Initial Hearing Date: August 2, 2016  
Date of Report: July 18, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Michael Fletcher  
Location of Property: 115 Scott Street, Madisonville, Louisiana  
Zoning of Property: A-4 Single Family Residential  
Variance(s) Requested: Rear yard setback

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**OVERVIEW**

The applicant constructed an “after the fact” addition to his modular home and is seeking a variance to permit the completion thereof.

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**STAFF COMMENTS**

Since the applicant’s addition will not extend beyond the existing imprint of the modular home, the staff has no objections to the request; however, it would be helpful if the applicant could obtain a letter of no objection from the property owner to the rear of his property.

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\* PAID CASH \$500.00 (PK)

BOA CASE NO. 2016-335-BOA (for office use only)

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

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

APPLICANT'S NAME (PRINT): MICHAEL FLETCHER

MAILING ADDRESS: 21314 Wilson Rd.

CITY/STATE/ZIP: Covington La. 70435

PHONE NUMBER: 985 201 5304 (Home Phone #) 985 201 5304 (Cell Phone #) 201-5304

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Res.

115 SCOTT ST. MADISONVILLE La. THREE RIVER HEIGHTS  
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:)

I would LIKE TO Request Reduction of REAR  
YARD SETBACK FROM 24ft TO 18-50

SIGNATURE OF OWNER/APPLICANT

DATE OF APPLICATION

# Photos for Project 2016-CE-11767

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Description

Date Taken

Date Upload

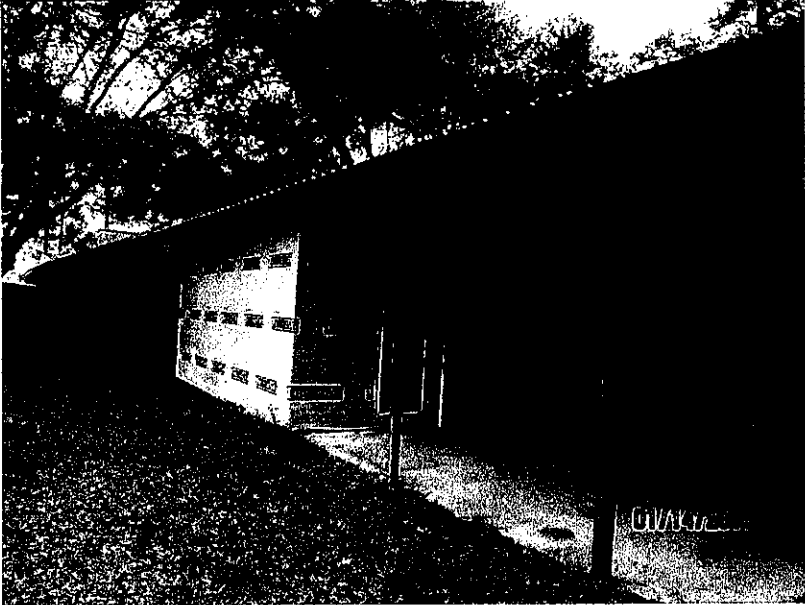
Photo of Record

3/17/16



Photos for Project 2016-CE-11767

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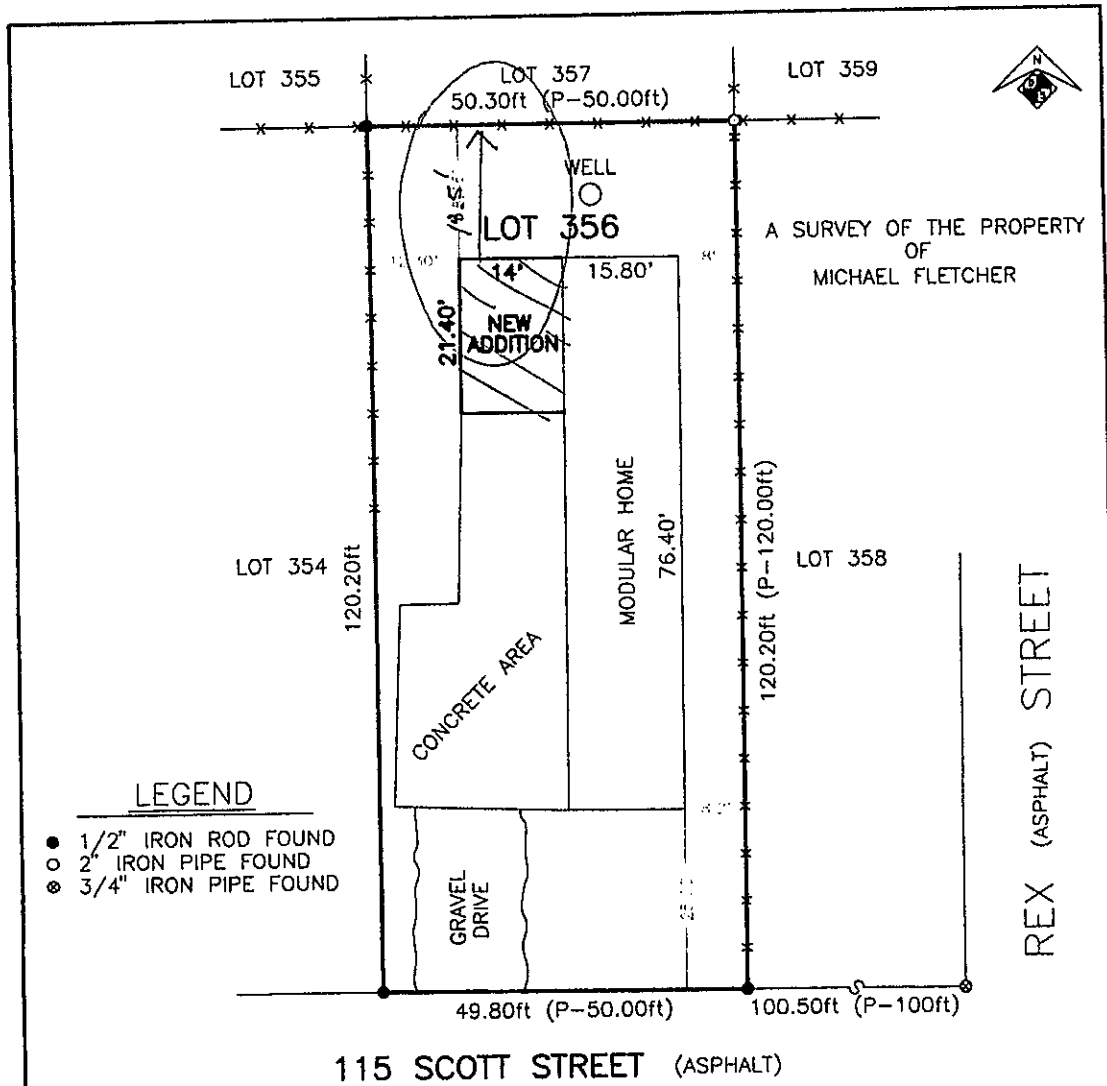
Description	Date Taken	Date Upload	Photo of Record
	1/19/16	1/19/16	<input type="checkbox"/>

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Description	Date Taken	Date Upload	Photo of Record
	1/19/16	1/19/16	<input type="checkbox"/>

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Reference 1) SUBDIVISION PLAT OF THREE RIVER HEIGHTS SUBDIVISION FILED IN THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF PLAT(P) CALLS AND DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0205C Map Revised, 10/17/1989  
 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised \_\_\_\_\_

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.

<p>WAYNE R. SIMKIN REG. No. 4751 REGISTERED PROFESSIONAL LAND SURVEYOR</p>	A SURVEY OF LOT 356, THREE RIVER HIGHTS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.		
	<b>D &amp; S SURVEYORS, INC.</b> PROFESSIONAL LAND SURVEYORS 228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433 OFFICE(985)892-2847~FAX(985)892-2806		
	JOB NO. 16-34	DRAWN WRS CHECKED WRS	DATE 04/27/2016 SCALE 1" = 20'



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

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Case File Number: BOA Case No. 2016-337-BOA  
Initial Hearing Date: August 2, 2016  
Date of Report: July 18, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: 2301 Gause Boulevard East, L.L.C.  
Location of Property: 2301 Gause Boulevard East, Slidell, Louisiana  
Zoning of Property: HC-2 Highway Commercial  
Variance(s) Requested: Interior landscape buffers and plantings

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**OVERVIEW**

The applicant recently appeared before the St. Tammany Parish Planning Commission and received approval to resubdivide their property into two parcels subject to filing and obtaining a variance for the elimination of the interior landscape and planting buffers.

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**STAFF COMMENTS**

Due to the fact that new internal property lines have been created by the resubdivision of the property, from a technical standpoint, landscape and planting buffers were created on each side of said property lines. However, in this instance, since some of the common shared property lines cross over areas dedicated to shared parking and driveway access, and given that the site is already fully developed, the need for landscape buffers and plantings in those particular locations are not practical or warranted.

However; from observation, it appears that the street planting buffers along Gause Boulevard East and Cross Gates Boulevard do not meet current parish minimum landscaping standards. Therefore, the staff recommends as a condition of approval for the variance that the applicant bring the street landscaping buffers up to code and engage with our resident landscape architect to accomplish this goal.

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BOA CASE NO. 2016-337-BOA (for office use only)

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

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

APPLICANT'S NAME (PRINT): 2301 Gause Boulevard East, LLC c/o Keith Baker

MAILING ADDRESS: 105 Commercial Dr

CITY/STATE/ZIP: Pearl River, La. 70452

PHONE NUMBER: 985 643-5256 (Home Phone #) 985 960-6349 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2 Highway Comm.

2301 Gause Boulevard East Slidell 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:)

We are subdividing the property (approved by Planning Commission)  
to sell a portion. We would appreciate a variance being granted  
for landscape between the 2 newly created parcels as attached.

  
SIGNATURE OF OWNER/APPLICANT

6-16-16  
DATE OF APPLICATION



THIS CHECK IS VOID WITHOUT A BLUE BACKGROUND AND AN ARTIFICIAL WATERMARK PATTERN ON THE BACK - HOLD AT ANGLE TO VIEW

B & K Management, LLC  
100 Commercial Dr.  
Pearl River, LA 70452  
(985) 643-5256

Whitney National Bank  
New Orleans, LA

06/16/16

0016061

DATE

CHECK NUMBER

PAY EXACTLY THIS AMOUNT

AMOUNT

Two Hundred Dollars

\*\*\*\*200.00

TO THE ORDER OF PARISH OF ST. TAMMANY  
PO BOX 1229  
SLIDELL, LA 70459-1229

2016-337-BOA

SIGNATURE HAS A COLORED BACKGROUND

⑈001606⑈ ⑆065000⑆ ⑆7⑆ ⑆718774876⑈

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

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Case File Number: BOA Case No. 2016-338-BOA  
Initial Hearing Date: August 2, 2016  
Date of Report: July 18, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: St. Tammany Parish Fire District No. 13  
Location of Property: LA Highway 1077 & McDonald Road, Goodbee, Louisiana  
Zoning of Property: PF-1 Public Facilities  
Variance(s) Requested: Elimination of Fencing Requirements

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**OVERVIEW**

The applicant is seeking a wavier of the 8' high opaque fencing requirements around the perimeter of the property; and since the property is fully "wooded" and the only improvements that are going on the property is a water tank and driveway to access said tank, the applicant feels that an 8' high opaque fence is only necessary around the water tank itself.

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**STAFF COMMENTS**

Since the development of site will be rather limited with just the addition of the water tank and driveway access, and since the remainder of the property will be left in its natural "wooded" state, the staff has no objections to the proposed variance request.

However, the variance should be exclusively for just the current improvements proposed. If the site were to be developed further in the future, the applicant should be required to meet all parish landscape buffer and planting requirements as well as the fencing requirements for the property.

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BOA CASE NO. 2016-338-BOA (for office use only)

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

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

APPLICANT'S NAME (PRINT): ST. TAMMANY FIRE DISTRICT NO. 13

MAILING ADDRESS: POST OFFICE BOX 2109

CITY/STATE/ZIP: COVINGTON, LOUISIANA 70434

PHONE NUMBER: - (Home Phone #) (985) 966-6724 (Cell Phone #) c/o Lonnie JOHNSON

PROPERTY LOCATION FOR VARIANCE REQUESTED: Mc DONALD ROAD / HWY 1077 ZONING: PF-1  
6000 PEE LA. N/A

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 FENCE VARIANCE.  
(Specify other variance/appeal on line above)

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

REQUESTING WAIVER OF REQUIRED 8'-0" HIGH OPAQUE  
SCREEN ALONG SIDE AND REAR PROPERTY LINE AND  
PROPOSE TO REPLACE WITH 8'-0" HIGH OPAQUE SCREEN  
AROUND WATER TANK. ONLY AREA OF THE TREATED SITE  
CLEARED IS FOR TANK AND LIMESTONE DRIVE. REMAINING SITE  
NO CLEARING.

SIGNATURE OF OWNER/APPLICANT  
Karl [Signature] STFD13.

DATE OF APPLICATION  
6-28-16

June 27, 2016

Mr. Ron Keller, Senior Planner  
St. Tammany Parish Department of Planning and Development  
Post Office Box 628  
Covington, Louisiana 70434

**RE: BOARD OF ADJUSTMENT VARIANCE/APPEAL REQUEST  
1.86 ACRES, McDONALD ROAD/HWY. 1077  
SECTION 28, TS6S, RANGE 10 EAST  
ST. TAMMANY PARISH  
GOODBEE, LOUISIANA**

**SCOPE OF WORK:**

St. Tammany Parish Fire District No. 13 owns a parcel of land located at McDonald Road and LA Hwy. 1077. This site is located south of LA Hwy 190 and west of Rail Road Avenue.

The site is a wooded 1.86 acre site fronting Hwy. 1077 56.37 ft. The site has a bearing of 703.0 feet along McDonald Road and a rear property length of 900.42 ft.

The only site clearing will be limited to create an area for the relocated 16' diameter x 15' tall steel water tank. The water tank is being relocated from a site at the intersection of Rail Road Avenue and Hwy. 1077. Clearing will also be done for the new limestone driveway.

This water tank will service fire truck pumpers for refilling. This relocated tank will service only pumpers for STFD13.

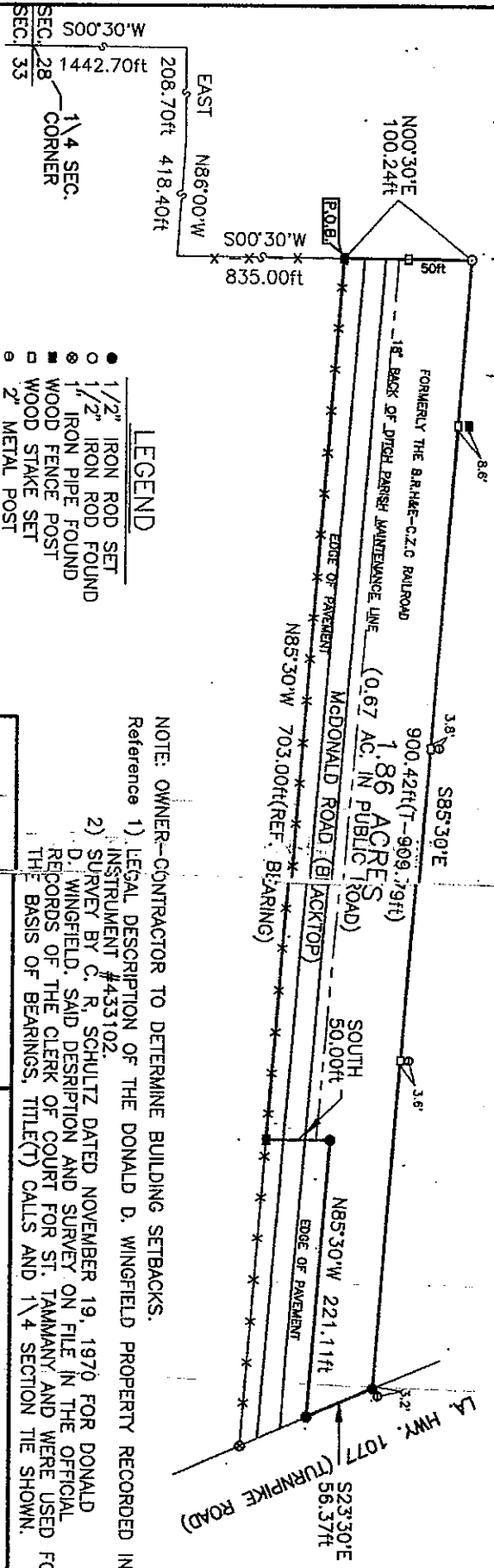
Since the existing site is wooded, STFD13 is requesting a variance for installing fence along the rear of the site and also the side property. The variance is being requested to install an 8' tall solid fence around the 20'x20' tank pad as indicated on the enclosed site plan.

Rear and front buffers are provided as required by St. Tammany Parish Planning and Development. All land areas, other than the driveway and tank pad shall remain wooded and no clearing performed. No future development, other than the water supply tank and driveway is planned by STFD13.





A SURVEY OF THE PROPERTY  
FOR  
BARBARA WINGFIELD



LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊗ 1" IRON PIPE FOUND
- WOOD FENCE POST
- WOOD STAKE SET
- ⊕ 2" METAL POST

NOTE: OWNER-CONTRACTOR TO DETERMINE BUILDING SETBACKS.  
Reference 1) LEGAL DESCRIPTION OF THE DONALD D. WINGFIELD PROPERTY RECORDED IN INSTRUMENT #433102.  
2) SURVEY BY C. R. SCHULTZ DATED NOVEMBER 19, 1970 FOR DONALD D. WINGFIELD. SAID DESCRIPTION AND SURVEY ON FILE IN THE OFFICIAL RECORDS OF THE CLERK OF COURT FOR ST. TAMMANY AND WERE USED FOR THE BASIS OF BEARINGS, TITLE(T) CALLS AND 1/4 SECTION THE SHOWN.

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0205C Map Revised, OCT. 17, 1989  
Base Flood Elevation N/A  
NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Services shown are not necessarily exclusive. Services of record will be added hereto upon request after a title opinion. Plot Revised \_\_\_\_\_  
I certify this plot represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.

STATE OF LOUISIANA  
WAYNE R. SIMKIN  
REG. NO. 4751  
REGISTERED PROFESSIONAL LAND SURVEYOR  
P.L.S. REG. # 4751

**D & S SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYORS  
228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433  
OFFICE(985)892-2847~FAX(985)892-2806

JOB NO.	15-66	DRAWN	DATE	SHEET NO.
ARS		CHECKED	09/01/15	1 OF 1
WRS			SCALE 1"=100'	

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

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Case File Number: BOA Case No. 2016-339-BOA  
Initial Hearing Date: August 2, 2016  
Date of Report: July 18, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name: Progressive Waste Solutions  
Location of Property: 63209 Highway 434, Lacombe, Louisiana  
Zoning of Property: HC-3 Highway Commercial  
Variance(s) Requested: Elimination of Fencing Requirements

---

**OVERVIEW**

The applicant is seeking a wavier of the 8' high opaque fencing requirements around three (3) sides of the perimeter of the property for what we believe to be a storage yard facility.

---

**STAFF COMMENTS**

The staff does not support the variance request due to the fact that the site has numerous large live oak trees which are currently suffering from heavy truck traffic and numerous storage lay down areas on the site. The approval of a storage yard without specific boundaries for a fence will likely result in the loss of these protected trees as storage needs encroach below the canopy of the live oaks. The staff has previously advised the applicant to consolidate the storage yard into a specific area and fence the area around it pursuant to code.

However, the staff would consider supporting a variance for a chainlink fence on the portion of the storage yard which is not visible from any street frontage, primarily those areas to the northwest and west of the site.

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BOA CASE NO. 2016-339-BOA (for office use only)

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

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

APPLICANTS NAME: PROGRESSIVE WASTE SOLUTIONS

MAILING ADDRESS: 63209 HIGHWAY 434

CITY/STATE/ZIP: LACOMB, LA 70445

PHONE NUMBER: 985-781-3171  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC3  
63209 HIGHWAY 434, LACOMB, LA N/A  
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 USE OF EXISTING NATURAL BUFFER FOR SCREENING ON 3 OR 4 SIDES  
(Specify other variance/appeal on line above) 8 FOOT TALL OPAQUE FENCE WILL BE CONSTRUCTED ON SIDE 4.

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

EXISTING NATURAL BUFFER CONSISTS OF 100 FOOT NO CUT 50 FOOT PLUS FOREST  
ON SIDE #1, 03 ACRES OF GREEN SPACE ON SIDE #2 AND OUR  
FACILITY ON SIDE #3

THOMAS MARTIN  
SIGNATURE OF OWNER/APPLICANT

6/30/2016  
DATE OF APPLICATION

LACOMBE

GREENSPACE  
(NO CUT AREA)  
67.3 ACRES

all drip lines will be  
mulched and protected

GREENSPACE  
(2.17 ac.)

area is visible  
from I-12

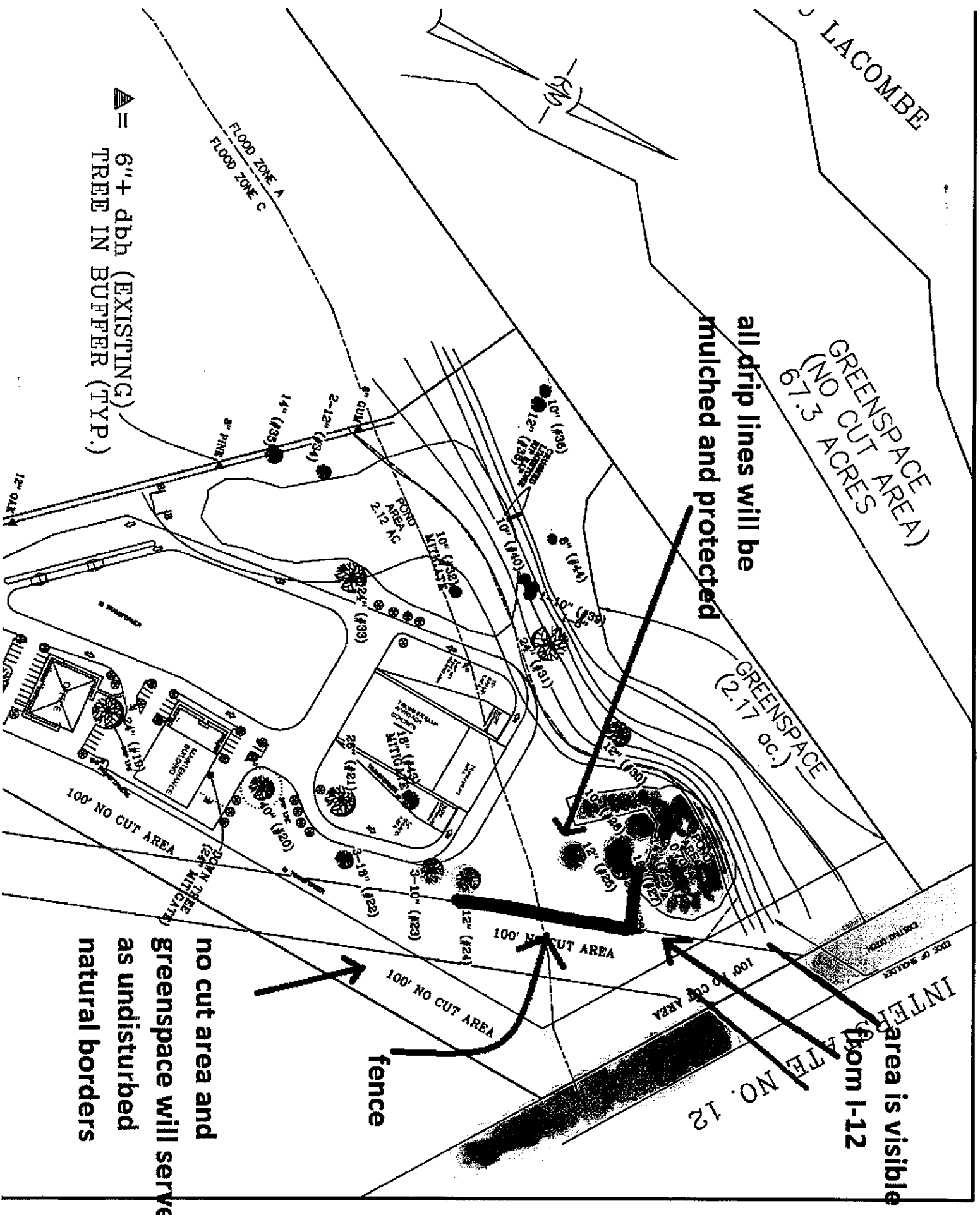
INTERSTATE NO. 12

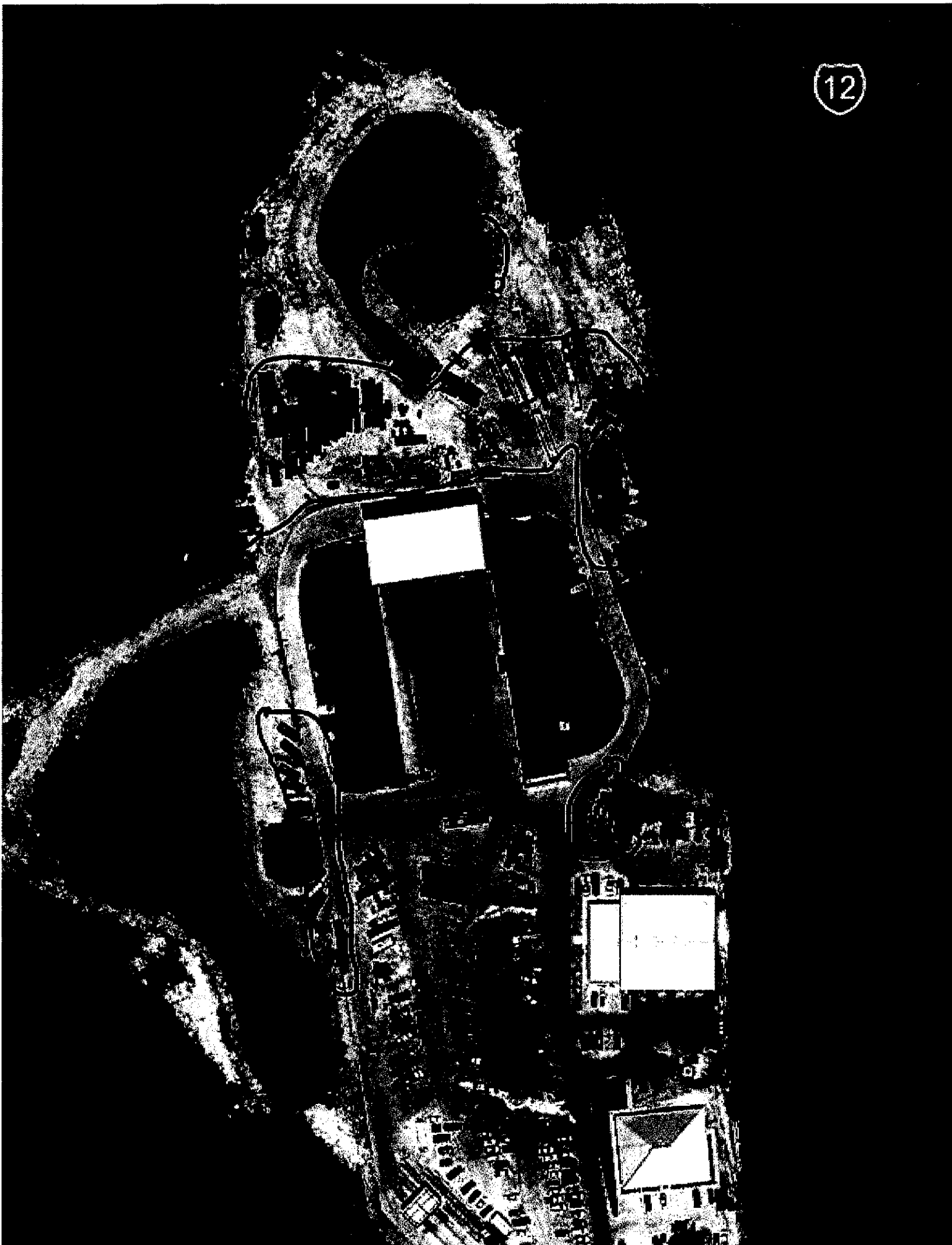
fence

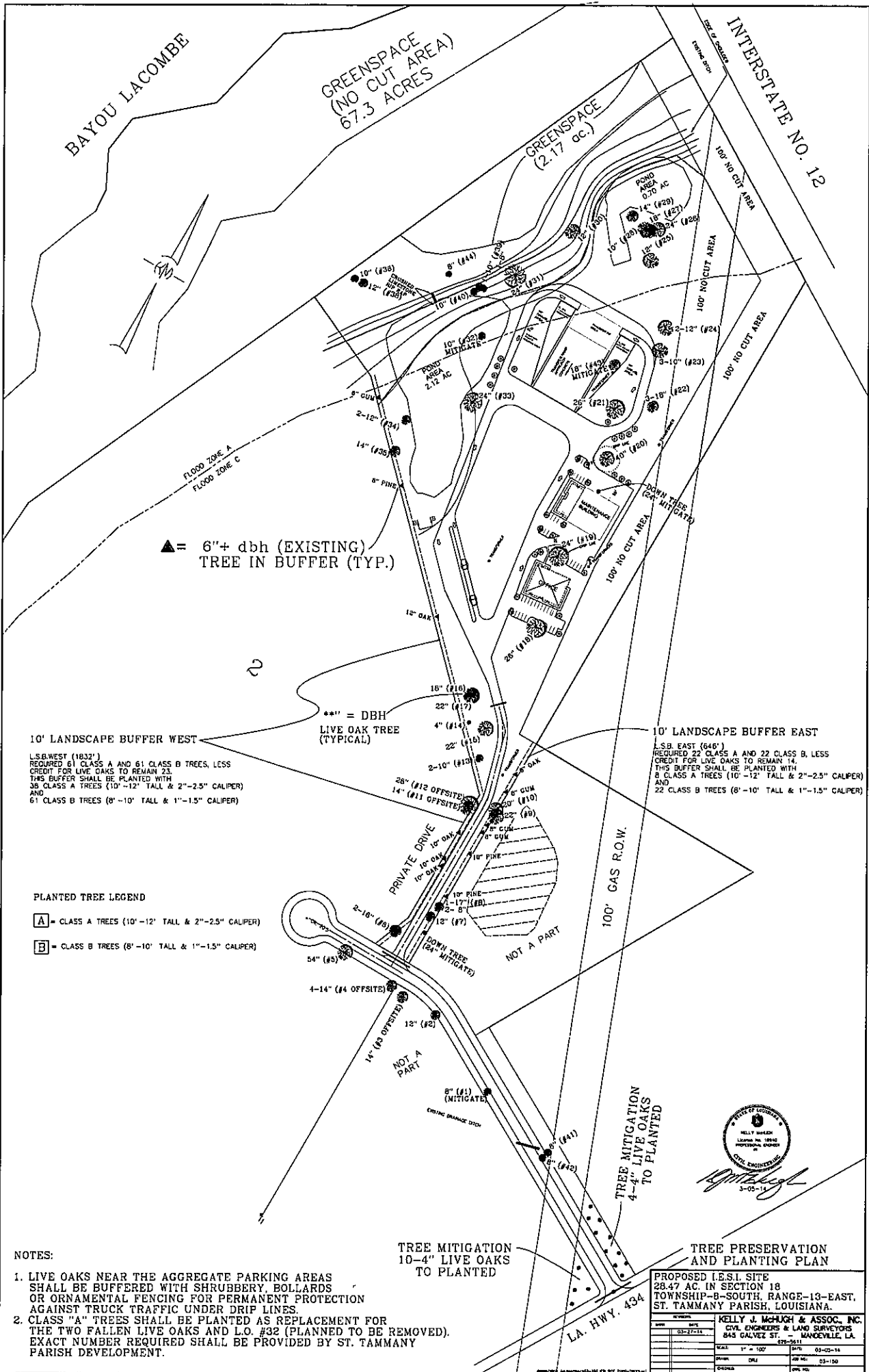
no cut area and  
greenspace will serve  
as undisturbed  
natural borders

▲ = 6" + dbh (EXISTING)  
TREE IN BUFFER (TYP.)

FLOOD ZONE A  
FLOOD ZONE C







▲ = 6"+ dbh (EXISTING)  
TREE IN BUFFER (TYP.)

10' LANDSCAPE BUFFER WEST  
L.S.B. WEST (1832')  
REQUIRED 61 CLASS A AND 61 CLASS B TREES, LESS  
CREDIT FOR LIVE OAKS TO REMAIN. 23  
THIS BUFFER SHALL BE PLANTED WITH  
36 CLASS A TREES (10'-12" TALL & 2"-2.5" CALIPER)  
AND  
61 CLASS B TREES (8'-10" TALL & 1"-1.5" CALIPER)

PLANTED TREE LEGEND  
[A] = CLASS A TREES (10'-12" TALL & 2"-2.5" CALIPER)  
[B] = CLASS B TREES (8'-10" TALL & 1"-1.5" CALIPER)

10' LANDSCAPE BUFFER EAST  
L.S.B. EAST (646')  
REQUIRED 22 CLASS A AND 22 CLASS B, LESS  
CREDIT FOR LIVE OAKS TO REMAIN. 14  
THIS BUFFER SHALL BE PLANTED WITH  
8 CLASS A TREES (10'-12" TALL & 2"-2.5" CALIPER)  
AND  
22 CLASS B TREES (8'-10" TALL & 1"-1.5" CALIPER)

- NOTES:
- LIVE OAKS NEAR THE AGGREGATE PARKING AREAS SHALL BE BUFFERED WITH SHRUBBERY, BOLLARDS OR ORNAMENTAL FENCING FOR PERMANENT PROTECTION AGAINST TRUCK TRAFFIC UNDER DRIP LINES.
  - CLASS "A" TREES SHALL BE PLANTED AS REPLACEMENT FOR THE TWO FALLEN LIVE OAKS AND L.O. #32 (PLANNED TO BE REMOVED). EXACT NUMBER REQUIRED SHALL BE PROVIDED BY ST. TAMMANY PARISH DEVELOPMENT.

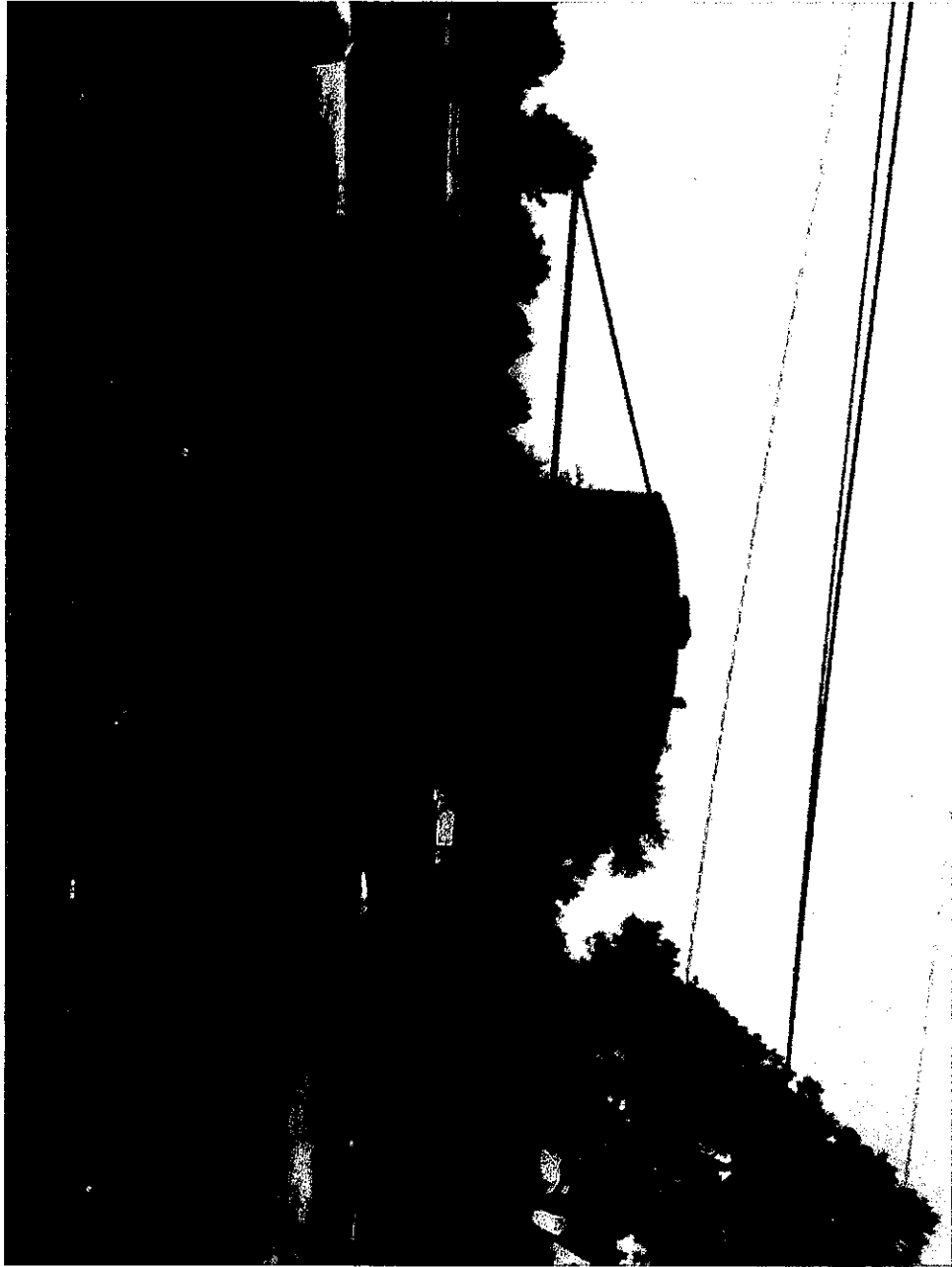
TREE MITIGATION  
10-4" LIVE OAKS  
TO PLANTED

TREE PRESERVATION  
AND PLANTING PLAN

PROPOSED I.E.S.I. SITE  
28.47 AC. IN SECTION 18  
TOWNSHIP-8-SOUTH, RANGE-13-EAST,  
ST. TAMMANY PARISH, LOUISIANA.

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 CALVEZ ST. - WABDEVILLE, LA.  
707-2611

DATE	03-27-14	SCALE	1" = 100'	DATE	03-25-14
DRAWN	DLA	CHECKED	DLA	DATE	03-11-14
DESIGN	DLA	DATE	03-11-14		



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

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Case File Number: BOA Case No. 2016-340-BOA  
Initial Hearing Date: August 2, 2016  
Date of Report: July 18, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Miramon-Huger, L.L.C.  
Location of Property: 3096 Gause Boulevard East, Slidell, Louisiana  
Zoning of Property: HC-2 Highway Commercial  
Variance(s) Requested: Interior landscape buffers and plantings

---

**OVERVIEW**

The applicant wants to resubdivide their property into two (2) parcels, separating out the McDonald's Restaurant and Cross Gates Shopping Center development; and is therefore seeking a variance for the elimination of the interior landscape and planting buffer requirements between the two business entities prior to filing application for the resubdivision request.

---

**STAFF COMMENTS**

Due to the fact that new internal property lines will be created by the resubdivision of the property, from a technical standpoint, landscape and planting buffers were created on each side of said property lines. However, in this instance, since some of the common shared property lines cross over areas dedicated to shared parking and driveway access, and given that the site appears to be fully developed, the need for landscape buffers and plantings in those particular locations are not practical or warranted.

Therefore, the staff recommends approval of the proposed variance request.

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BOA CASE NO. 2016-340-BOA (for office use only)

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

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

APPLICANT'S NAME (PRINT): Miramón-Huger, L.L.C. and c/o Jeffrey D. Schoen  
Builders Center Real Estate Co., LLC

MAILING ADDRESS: P. O. Box 1810

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

PHONE NUMBER: 985-892-4801 985-373-0194  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

NW Corner of Gause Blvd. and Military Road near Slidell, 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:)

\* See Explanation in attached filing letter.

\_\_\_\_\_  
BUILDERS CENTER REAL ESTATE CO., LLC

\_\_\_\_\_  
BY: Wanda B. Forestier  
MIRAMON-HUGER, L.L.C. WANDA B. FORESTIER, MANAGER

BY: \_\_\_\_\_ July 1, 2016  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION  
DAVID M. LANE, Manager

3  
BOA CASE NO. 2016-040-BOA (for office use only)

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

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

**APPLICANT'S NAME (PRINT):** Miramón-Huger, L.L.C. and c/o Jeffrey D. Schoen  
Builders Center Real Estate Co., LLC

**MAILING ADDRESS:** P. O. Box 1810

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

**PHONE NUMBER:** 985-892-4801 985-373-0194  
(Home Phone #) (Cell Phone #)

**PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING:** HC-2  
3096 Gause Blvd. East  
NW Corner of Gause Blvd. and Military Road near Slidell, LA

Address	City	State	Subdivision (if applicable)
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(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/APEAL REQUESTED:**

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- 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:)

\* See Explanation in attached filing letter.

BUILDERS CENTER REAL ESTATE CO., LLC

BY: SEE NEXT PAGE  
WANDA B. FORESTIER, MANAGER

MIRAMÓN-HUGER, L.L.C.

BY: [Signature] July 1, 2016  
DATE OF APPLICATION

**SIGNATURE OF OWNER/APPLICANT**  
DAVID M. LANE, Manager

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

SAM J. COLLETT, III

## **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

HOWARD R. FUSSELL  
(1937-2015)

July 1, 2016

### **HAND DELIVERY**

Mr. Ron Keller  
Senior Planner  
St. Tammany Parish  
Department of Planning  
P. O. Box 628  
Covington, LA 70434

**Re: Variance Request to St. Tammany Parish Board of Adjustment  
Applicant: Miramon-Huger, L.L.C. and  
Builders Center Real Estate Co., LLC  
Parcel "A" and Parcel "B" in Section 38, Township 9 South,  
Range 15 East, Being the NW Corner of Gause Blvd. and  
Military Road, St. Tammany Parish, Louisiana  
Our File #S-17,385**

Dear Mr. Keller:

Please be advised that our Firm represents Miramon-Huger, L.L.C. and Builders Center Real Estate Co., LLC in connection with the above referenced matter, and in connection therewith, enclosed please find the following documents and appropriate comments, to-wit:

1. Original executed Variance Application Form.
2. Original \$200 check payable to Parish of St. Tammany.
3. Sketch Map of J. V. Burkes & Associates, Inc., Drawing No. 20160350, dated June 21, 2016.
4. Deeds of Acquisition:
  - (a) Miramon-Huger, L.L.C. – Cash Sale dated October 29, 1982, recorded at COB 1077, folio 28; and
  - (b) Builders Center Real Estate Co., LLC – Act of Cash Sale dated May 20, 2016, recorded as Instrument No. 2022900.

Mr. Ron Keller  
July 1, 2016  
Page 2

Subject property consists of Cross Gates Shopping Center (Parcel "A") and McDonald's Restaurant (Parcel "B"), currently being one parcel, but presumably/hopefully to be resubdivided by the St. Tammany Parish Planning Commission if and when the requested variance is granted herein.

Subject property was developed approximately 20 years ago, with the McDonald's Restaurant on the corner of Gause Blvd. and Military Road as an "outparcel", as no formal resubdivision was done, or required, at that time.

Because Applicants wish to each own a legal lot of record, it is respectfully requested that the 10 ft. wide landscape buffer required by code on each side of the common boundary line of Parcel "A" and Parcel "B" be waived.

In light of the foregoing, it is respectfully requested that a variance be granted by the St. Tammany Parish Board of Adjustment as to the applicable section of the Unified Development Code requiring a 10 foot wide landscape buffer along and inside the common boundary between Parcel "A" and Parcel "B".

Please let me know if you have any questions or comments, and please confirm that this matter will be taken up at the regular meeting of the BOA on Tuesday, August 2, 2016 at 3:00 P.M.

Thank you for your consideration of this matter.

With best regards,

Very truly yours,

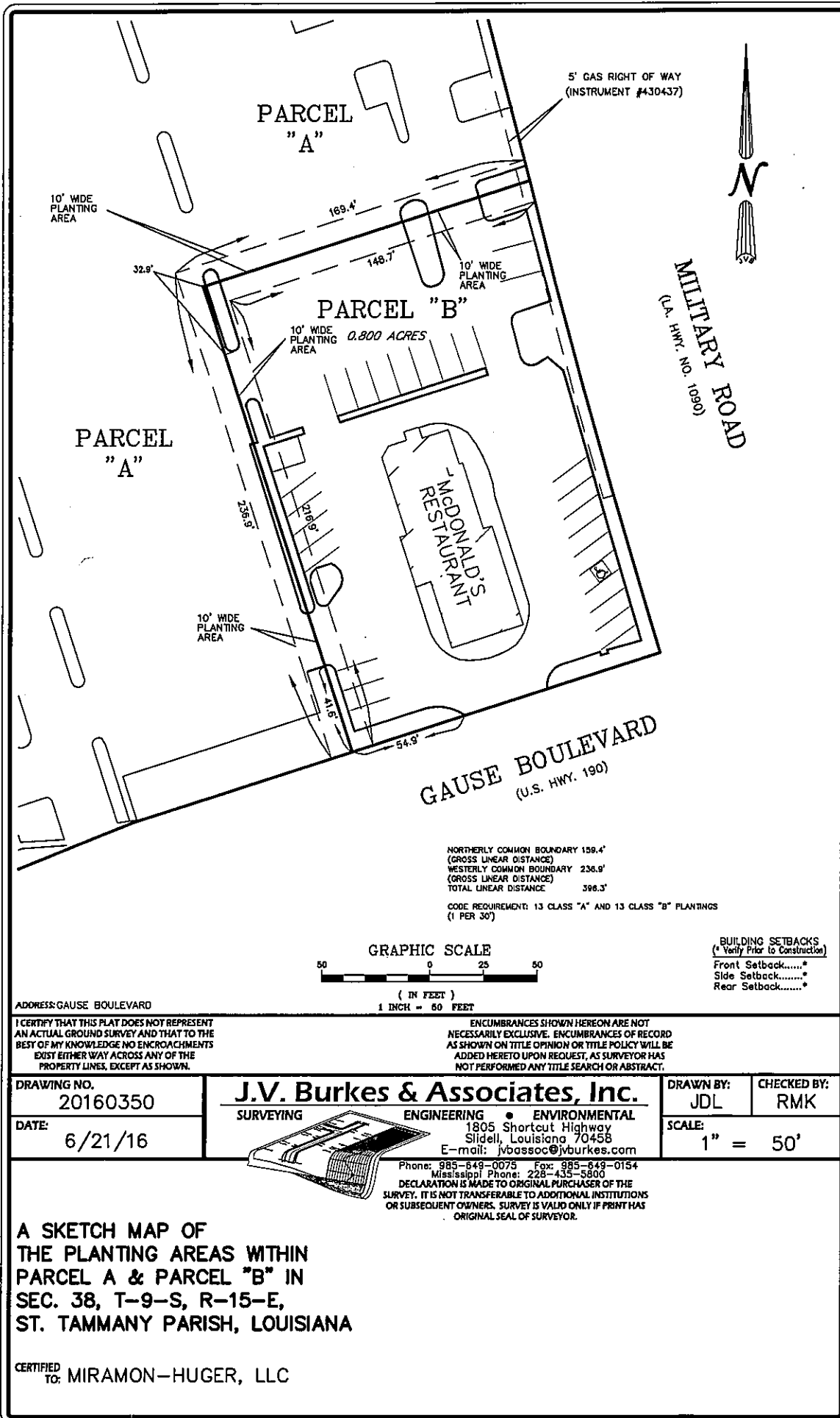
JONES FUSSELL, L.L.P.

BY: 

JEFFREY D. SCHOEN

JDS/wjd  
Enclosures

ccs: Miramon-Huger, L.L.C.  
Builders Center Real Estate Co., LLC



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

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Case File Number: BOA Case No. 2016-341-BOA  
Initial Hearing Date: August 2, 2016  
Date of Report: July 18, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Ekco Enterprises, L.L.C.  
Location of Property: Kenzie Road, Covington, Louisiana  
Zoning of Property: A-1 Suburban  
Variance(s) Requested: Elimination of the perimeter property no cut buffers

---

**OVERVIEW**

The applicant wants to eliminate the buffers on their property in favor of fencing for paddocks. The applicant states that there is a horse farm to the rear of the property (see narrative attached from the applicant).

---

**STAFF COMMENTS**

It is the staff's understanding that the site has already been cleared with the exception of the west buffer which has a large berm in order to hold the existing pond. One of our drainage engineers with the Engineering Department has reviewed the variance request as it pertains to drainage and has concluded that the west buffer and berm should remain in place and should not be cleared as it would negatively affect the drainage and visual screen for the neighbor on the adjacent property. Furthermore, the engineer states that the parcel should be graded in order to drain to the roadside ditch along Kenzie Road.

However, the land to the south appears to be undeveloped forested land and the property to the east is all cleared for pasture land already. Therefore, the staff does not believe that the applicant would need to replant these buffers. However, the applicant should replant the 25' street buffer to parish code (with the exception of driveways into the property).

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BOA CASE NO. 2016-34-BoA (for office use only)

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

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

APPLICANT'S NAME (PRINT): EKCO ENTERPRISES, LLC ATTN: JOHN DUNIELH

MAILING ADDRESS: 5521 POWELL ST.

CITY/STATE/ZIP: HARRAHAN, LA 70123

PHONE NUMBER: 504-733-3202 504-236-3363  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1

KENZIE ROAD 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:)

UDC SECTION 8.02 K. 2. B. WAIVER OF  
REQUIRED UN-CUT BUFFERS ALONG FRONT+REAR (25') AND  
SIDE'S (50')

John Dunielh OWNER OF EKCO ENTERPRISES  
SIGNATURE OF OWNER/APPLICANT

7/6/16  
DATE OF APPLICATION

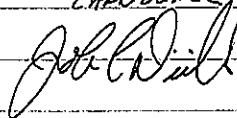
NARRATIVE

7/6/16

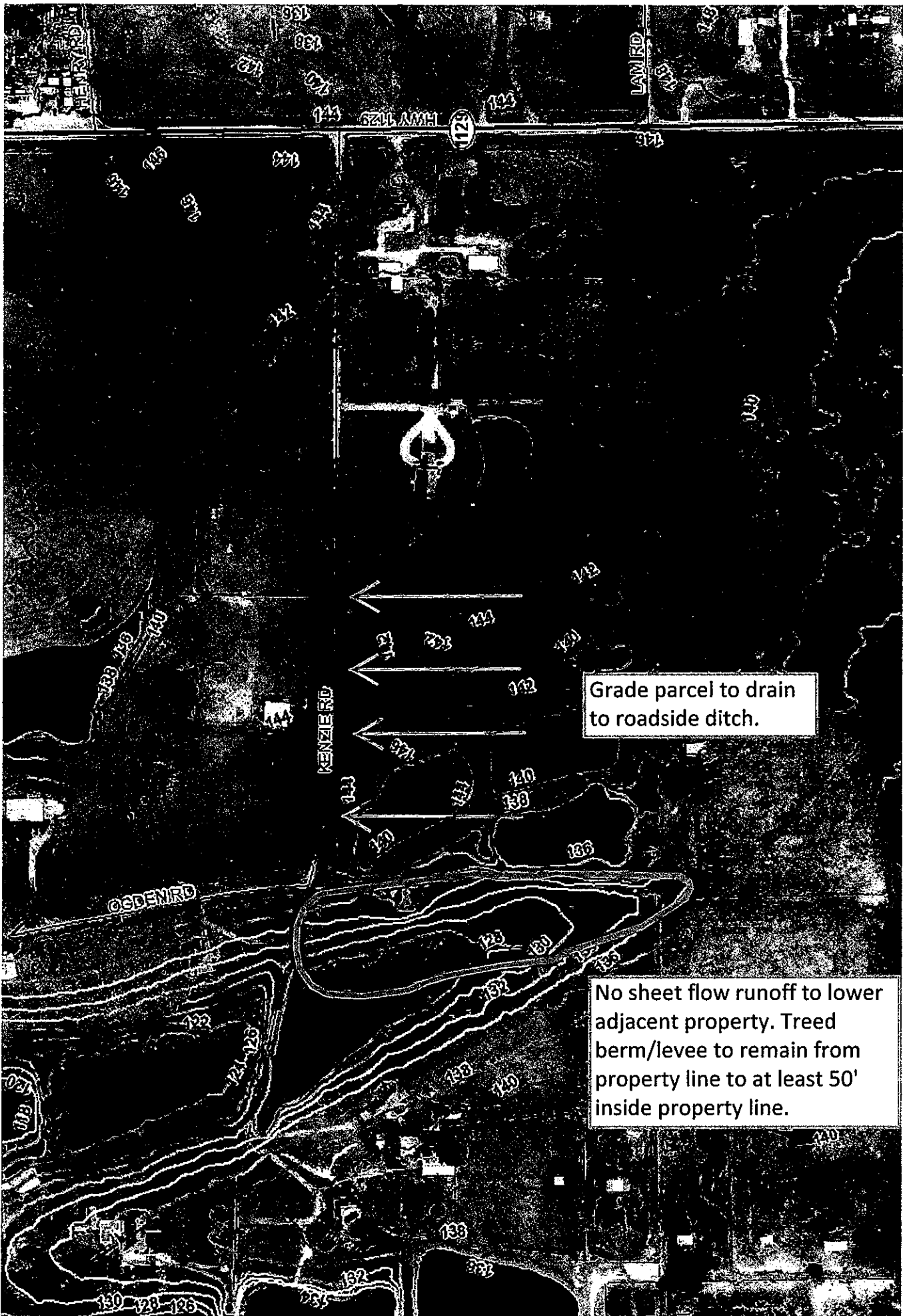
THE VARIANCE TO WAIVE THE FRONT, REAR AND SIDE BUFFERS IS SOUGHT IN ORDER FOR THE PROPERTY TO BE FENCED IN PADDocks. THE REAR OF THE PROPERTY IS CONNECTED TO A HORSE FARM CONSISTING OF 40+ ACRES WHICH CONTAINS 14 PADDocks, AN EQUIPMENT BARN AND A HOUSE. THIS PARCEL WAS PURCHASED TO BECOME PART OF THE EXISTING HORSE FARM AND WILL BE USED TO RAISE HORSES IN PADDocks TO BE BUILT. THE OTHER 40+ ACRES IS FENCED IN COMPLETELY AND IT IS HOPED THAT THIS 12 ACRES CAN BE FENCED IN COMPLETELY IN ORDER TO UTILIZE ALL OF THE LAND FOR PADDocks TO RAISE HORSES. (THE REAR OF THE PROPERTY IS DIRECTLY CONNECTED TO THE HORSE FARM) THE SIDES OF ~~THE~~ THE PROPERTY ARE TO BE FENCED AS THE OTHER PROPERTY OF THE HORSE FARM IF THE VARIANCE IS GRANTED. I RESPECTFULLY REQUEST YOUR CONSIDERATION IN GRANTING THIS VARIANCE.

EKCO ENTERPRISES, LLC

LANDOWNER



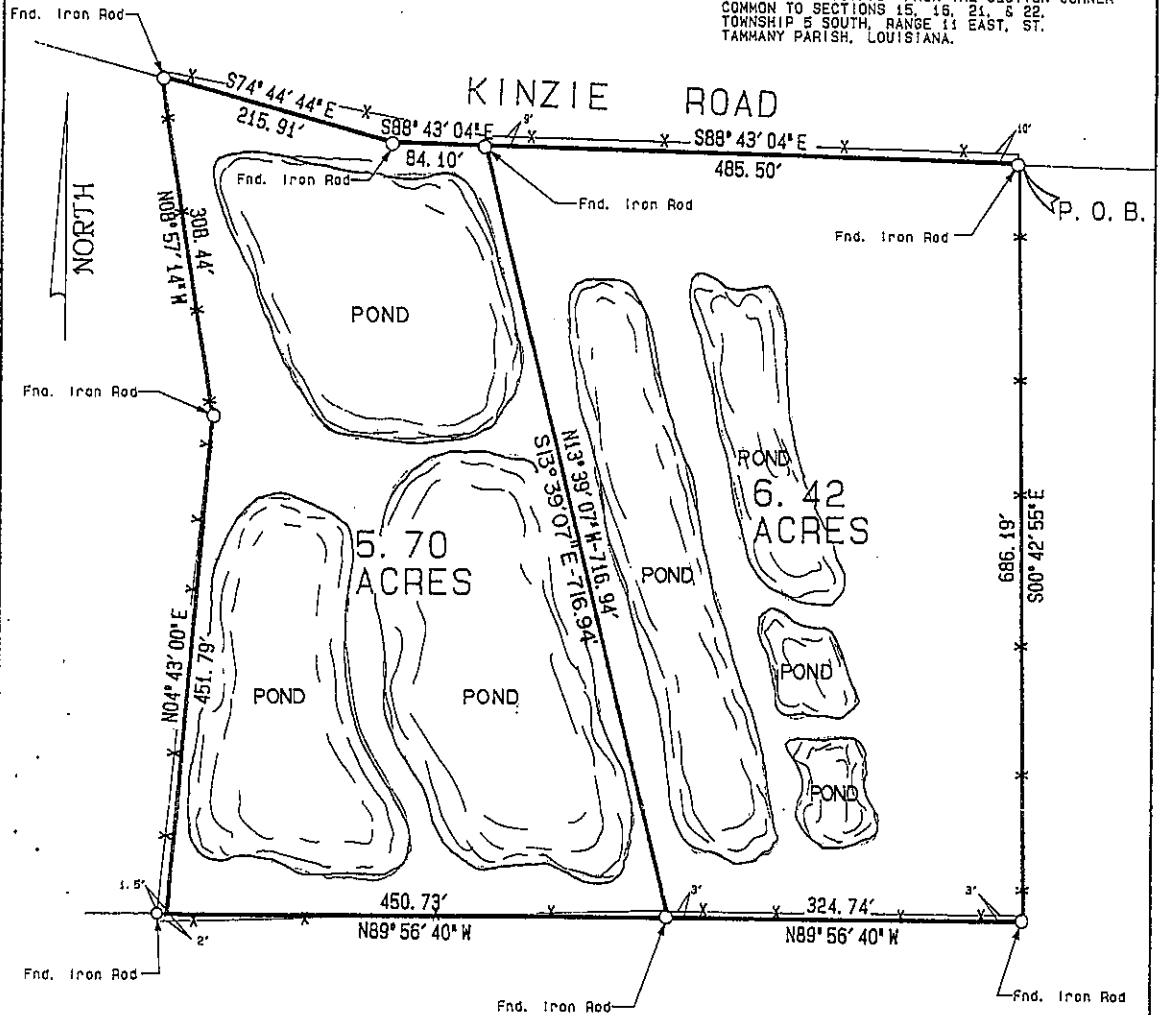




Grade parcel to drain to roadside ditch.

No sheet flow runoff to lower adjacent property. Treed berm/levee to remain from property line to at least 50' inside property line.

P. O. B. IS REPORTED TO BE S89°17'E-534.71'; S89°37'46"E-791.45'; N89°26'E-1323.47'; N89°57'E-1059.54'; S70°05'24"E-600.11'; S89°58'54"E-1002.66'; S00°07'23"W-1787.98'; N88°43'04"W-897.75' FROM THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21, & 22, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is not located in a special flood hazard area. "C" it is located in Flood Zone

REF.: SURVEY BY HERBERT C. SANDERS OF A 5.70 ACRE TRACT DATED AUGUST 13, 1984, AND A SURVEY OF A 6.42 ACRE TRACT DATED SEPTEMBER 5, 1984. EM# 822 Instrument# 755389

Scale: 1" = 100'

### SURVEY MAP

of

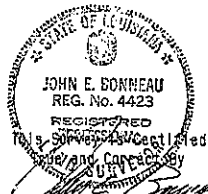
A 5.70 ACRE & 6.42 ACRE TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 11 EAST,

in

St. Tammany Parish, Louisiana

for

MR. & MRS. ANTHONY G. LAMA, JR. and TITLE INSURANCE COMPANY OF MINNESOTA



John E. Bonneau Professional Land Surveyor Registration No. 4423

Survey No. 90520 Date: JULY 12, 1990 Revised:

EM 822 Inst 755389