

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, SEPTEMBER 1, 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 AUGUST 4, 2015 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 15-08-028**

Request by applicant for variances of setbacks for a cellular tower in a HC-2 Highway Commercial zoning district. The property is located at 26392 Fairgrounds Boulevard, Bush, Louisiana.  
Applicant: Christine Lewis (Verizon Wireless)  
**(POSTPONED FROM THE AUGUST 4, 2015 MEETING)**

**BOA CASE NO. 15-09-034**

Request by applicant for a variance of the maximum height for an accessory building in an A-2 Suburban zoning district from 20' permitted to approximately 23' requested. The property is located at 500 Dove Park Road, Covington, Louisiana.  
Applicant: Robert M. Daniel

**BOA CASE NO. 15-09-035**

Request by applicant for a variance to waive a 10' wide rear yard landscape buffer and plantings in an I-1 Industrial zoning district. The property is located at 38001 Browns Village Road, Slidell, Louisiana.  
Applicant: Rotolo Consultants, Inc.

**BOA CASE NO. 15-09-036**

Request by applicant for a variance to permit a 24 cul-du-sac radius for a one-way drive as opposed to the maximum permitted of 15' NC-6 Neighborhood Commercial zoning district. The property is located at the intersection of LA Highway 1077 and Laurent Road, Madisonville, Louisiana.  
Applicant: Kidz Club House, L.L.C.

**BOA CASE NO. 15-09-037**

Request by applicant for a rear yard setback variance in a PUD Planned Unit Development zoning district from 25' required to approximately 17' requested. The property is located at 501 Solitude Way, Covington, Louisiana.  
Applicant: Carl & Suzanne Zornes



**BOA CASE NO. 15-09-038**

Request by applicant for a variance of the maximum height for an accessory building in an A-2 Suburban zoning district from 20' permitted to approximately 24' requested. The property is located at 59568 Neslo Road, Slidell, Louisiana.

Applicant: John Clancy

**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 August 4, 2015 meeting - 30 day extension)*

**NEW BUSINESS**

**ADJOURNMENT**



## **MINUTES**

### **ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING**

**3:00 PM - TUESDAY, AUGUST 4, 2015**

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

The August 4, 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. Gordon and Mr. Ballantine and Mr. Perry

**ABSENT:** Mr. Schneider

**STAFF PRESENT:** Mr. Keller, Mr. Sevante and Mr. Hand

### **APPROVAL OF THE MINUTES**

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the July 7, 2015 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 15-08-024**

Request by applicant for a variance of 25' side yard setbacks for a common use pond in an A-2 Suburban zoning district.

Applicant: John Clancy

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

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

- I am providing access to the pond with a driveway.
- A drive will be constructed around the pond.

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

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 15-08-025**

Request by applicant for a variance of the maximum building size of 50' x 50' to 65' x 70' in an A-2 Suburban zoning district.

Applicant: John Clancy



(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 want to put the building back 100' because we want to put an orchard in the front of it.

Mr. Gordon: Is there a second residence?

Mr. Ballantine: Can you set the structure back 100'?

Mr. Clancy: How about 75'?

Moved by Mr. Ballantine and seconded by Mr. Gordon to grant the variance as requested subject to the accessory building being setback at least 75' away from the rear property line.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 15-08-026**

Request by applicant for variances for a rear and street side yard setback in an A-3 Suburban zoning district.

Applicant: James J. Domzalski, II

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

The applicant appeared on his own behalf.

Mr. Gordon: Why can't you move the building to the south?

Mr. Domzalski: It would cover the well.

Mr. Domzalski: There is on access to the west side.

(General discussion ensued amongst the board members relative to the building location...)

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 15-08-027**

Request by applicant for a variance of the maximum building size of 50' x 50' to 24' x 55' in an A-2 Suburban zoning district.

Applicant: Marvin Lee



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

The applicant appeared on his own behalf.

Mr. Gordon: What “after the fact” building did you build?

Mr. Lee: I had the building put together in pieces.

(General discussion ensued relative to the construction of the building and when it would be moved...)

Moved by Mr. Brookter and seconded by Mr. Ballantine to grant the variance as requested subject to the applicant having 120 days in which to move the building in order to comply with parish setback requirements.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 15-08-028**

Request by applicant for variances of setbacks for a cellular tower in a HC-2 Highway Commercial zoning district.

Applicant: Christine Lewis (Verizon Wireless)

Since the applicant was not present at the meeting, it was moved by Mr. Ballantine and seconded by Mr. Brookter to postpone this case until the next meeting.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 15-08-029**

Request by applicant for variances for fencing requirements, landscaping and buffers, and landscape medians in the parking area, in an A-7 Multiple Family Residential zoning district.

Applicant: Continental 339 Fund, L.L.C.

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

The applicant was represented by Mr. Tony Buckner, 34 Louis Prima Drive, Covington, LA and made the following initial comments:

- With respect to bullet point number 1. we want to put the fence on the rear property line since this is all one project and would not make any sense to put it between our property.
- We have a buffer behind the back that is anywhere from 24' to 47' wide.
- We want to reduce the height of the fence from 8' to 6' if we need to go the full length of the rear with a fence.
- Bullet point number 2. is self-explanatory.



- Bullet point number 3. we want to preserve some oak trees in the parking area and want the flexibility to work around the trees.
- Bullet point number 4. we may need to clear some trees for construction purposes, but will try not to do so if possible, and will replant if necessary.

Mr. Gordon: You're putting up a 4' fence?

Mr. Buckner: No, a 6' high fence.

(General discussion ensued regarding the height and location of the fence...)

Moved by Mr. Gordon and seconded by Mr. Brookter to grant all of the variances as requested (per the bullet points mentioned in the staff report).

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 15-08-030**

Request by applicant for variances of a 20' wide front yard landscape buffer and planting requirements and to permit the encroachment of parking spaces into said buffer, in a HC-2 Highway Commercial zoning district.

Applicant: Florida Marine Transporters

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

The applicant was represented by Mr. Franklin Kyle, 638 Village Lane North, Mandeville, LA who made the following initial comments:

- We were kind of backed into a corner because of a pre-existing situation where the parking has been there for over 20 some years.
- We are totally redoing the campus for Florida Marine and need the parking spaces.

(A brief discussing ensued regarding the project layout...)

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

**BOA CASE NO. 15-08-031**

Request by applicant for variances for front and rear setback requirements from 25' and 25' required respectively to 17' and 21 ½', in an A-4 Single Family Residential zoning district.

Applicant: Kelly & Lillian Fogarty

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

The applicant was represented by Mr. Clark, 1223 Delachase Drive, New Orleans, LA.



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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 15-08-032**

Request by applicant for a variance to permit the “changeable copy” on a monument sign to exceed 50% of said sign, in a HC-3 Highway Commercial zoning district.

Applicant: Pan American Engineers, L.L.C.

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

Mr. Wesley Miller, 1717 Jordan Street, Alexandria, LA, appeared on behalf of the applicant.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 15-08-033**

Request by applicant for a variance to either permit a structure to be located closer than 200' from a residentially zoned area, or for building size from a maximum of 500 square feet permitted to 8,000 requested in a CB-1 Community Based Facilities zoning district.

Applicant: Charles & Candice Hickman

(At this time, Mr. Keller recognized Mr. Sidney Fontenot, Director of the Department of Development whom explained the rational and permitted uses behind the CB-1 commercial district...)

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

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

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

- We approached staff about the CB-1 zoning district... and needed a variance.
- We have deed restrictions that remove everything out of the CB-1 district uses except what we want to do on the property.
- We want to run a baseball facility (batting cages and instruction).

(General discussion ensued regarding the proposed facility...)

(At this time, Mr. Fandal asked for any opposition to this case.)

Mr. Eric Bissel, 227 North Columbia Street, Covington, LA, appeared on behalf of an aggrieved



party, Mr. Baham, and made the following initial comments:

- This is an entirely residential area.
- Initially, we did not oppose the zoning at the hearing.
- At the hearing, the applicants said they would be willing to deed restrict their property.
- The deed restrictions are illegal relative to zoning because they are not enforceable by the parish. (They are worthless.)
- You have to consider the worst possible use that the zoning will allow.
- This is not a quasi-public use, this is a commercial use.
- My client was not notified.

(Mr. Fandal requested clarification from Mr. Fontenot as to the permitted building size if the building were located closer than 200' from surrounding property lines.)

(General discussion ensued regarding the building size and setbacks...)

Ms. Hickman: When we looked for the right zoning, we relied on the staff to help us. We feel this will be a good addition to this neighborhood. This area is heavily wooded.

Mr. Fontenot: We just suggested to the applicant what zoning they would need to try for to accomplish what they want to do. That doesn't mean that we will support the zoning change. This is a residential area.

Mr. Bissel: When you look at this, the staff did their job, that's why they recommended denial.

(Mr. Bissel further stated that the commercial zones in the area are miles away from the proposed CB-1 zoning.)

Mr. Gordon: According to this email, Mr. Baham agreed to the deed restrictions.

Mr. Bissel: No he did not. He agree to negotiate.

(Further general deliberation and discussion ensued...)

Moved by Mr. Ballantine and seconded by Mr. Brookter to deny the variance requested.

**MOTION CARRIED UNANIMOUSLY**



## **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. Owner: Clearwater Pools & Spas

*(Postponed from the July 7, 2015 meeting - 30 day extension)*

(Mr. Gordon stated that he talked to “some lady” before the meeting who stated that the applicant had just gone into the hospital.)

In light of this development, it was moved by Mr. Brookter and seconded by Mr. Gordon to postpone this matter until the next meeting.

## **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. 15-08-028
Initial Hearing Date:	August 4, 2015
Date of Report:	July 24, 2015

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**GENERAL INFORMATION**

Applicant(s) Name:	Christine Lewis
Location of Property:	26392 Fairgrounds Boulevard, Bush, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	fall zone setbacks for side yard and front yard

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**OVERVIEW**

The applicant whom is representing Verizon Wireless is requesting setbacks for a fall zone radius for a cellular tower for a side yard setback from 178' required to 119' requested and for a front yard setback from 178' required to 108' requested.

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**STAFF COMMENTS**

The staff looks at three primary issues relative to giving relief for height and/or fall zone radii for towers. First, is there a practical difficulty or hardship that would justify such a request? Secondly, does the request adversely impact any adjacent or nearby structures? And thirdly, does the proposal create any health and safety concerns?

First, relative to whether there is a practical difficulty or hardship that would justify such a request, due to the size of the leased area, there appears to be limited space in which to locate the tower and be able to comply with all parish setback requirements.

Secondly, there appears to be no adverse impact to visual "line of site" aesthetics based on what appears to be wooded areas surrounding the property.

And thirdly, there appears to be no health or safety issues with the tower since it is located sufficiently away from any existing structures and assuming that the tower has been engineered to collapse upon itself.



Therefore, the staff recommends approval of the proposed setback variances subject to the following stipulations:

- the applicant shall provide documentation from the design engineer for the tower that proves that the tower is engineered to collapse upon itself within the requested fall zone setbacks, and
  - that the applicant will provide the parish with the appropriate approvals from the FAA, Mosquito Control, and any other Federal, Local or State agencies that have jurisdiction relative to the placement of the tower prior to or in conjunction with obtaining a building permit from the parish.
-



BOA CASE NO. 15-68-028 (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 name also.)

APPLICANTS NAME: CHRISTINE LEWIS

MAILING ADDRESS: 3511 PINEMONT DR., ALB

CITY/STATE/ZIP: HOUSTON, TX 77018

PHONE NUMBER: 713.254.6979  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2  
26392 FAIRGROUNDS BLVD, BUSH, LA 70431  
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/APEAL 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.

THIS is a request of the UDC for a side-yard setback  
of 178' required by the Parish to 119', and for a variance  
for a front-yard setback of 178' to 108'.

Christine Lewis  
SIGNATURE OF APPLICANT

6.15.15  
DATE OF APPLICATION





**VERIZON WIRELESS - VARIANCE REQUEST WRITTEN STATEMENT**

**PROPERTY LOCATION: 26392 FAIRGROUNDS BLVD, BUSH, LA 70431**

Dear Mr. Keller,

Verizon Wireless has leased a 100' X 100' (10,000 Sq. Ft.) area of land located at the NE corner of the intersection of Fairgrounds Blvd and Hwy 21 in Bush, LA, for the purpose of installing a 178' monopole tower, a pre-manufactured equipment cabinet skid with generator, antennas and cabling.

Verizon is requesting a variance of the Unified Development Code for a side yard setback of 178' required by the Parish to 119'; and for a variance for a front yard setback from 178' required by the Parish to 108'.

The existing land use is a vacant, wooded parcel that is zoned HC-2 Highway Commercial, which allows for towers.

The proposed tower height of 178' is necessary to achieve the coverage objective which will provide much needed service to your constituents in the area of State Highway 21 and Fairgrounds Blvd.

Enclosed, please find the following to support our request:

- Completed Variance Application
- Owner Letter of Authorization
- Site plans
- Photos
- Standard Variance Request Fee - \$200

Please contact me if you have any questions or request additional information.

Thank you,

A handwritten signature in cursive script that reads 'Christine Lewis'.

**Christine Lewis, Agent for Verizon Wireless**

Real Estate Specialist

Vinculums Services, Inc.

3511 Pinemont Dr., #A6

Houston, TX 77018

Cell (713) 254-6979

[clewis@vinculums.com](mailto:clewis@vinculums.com)



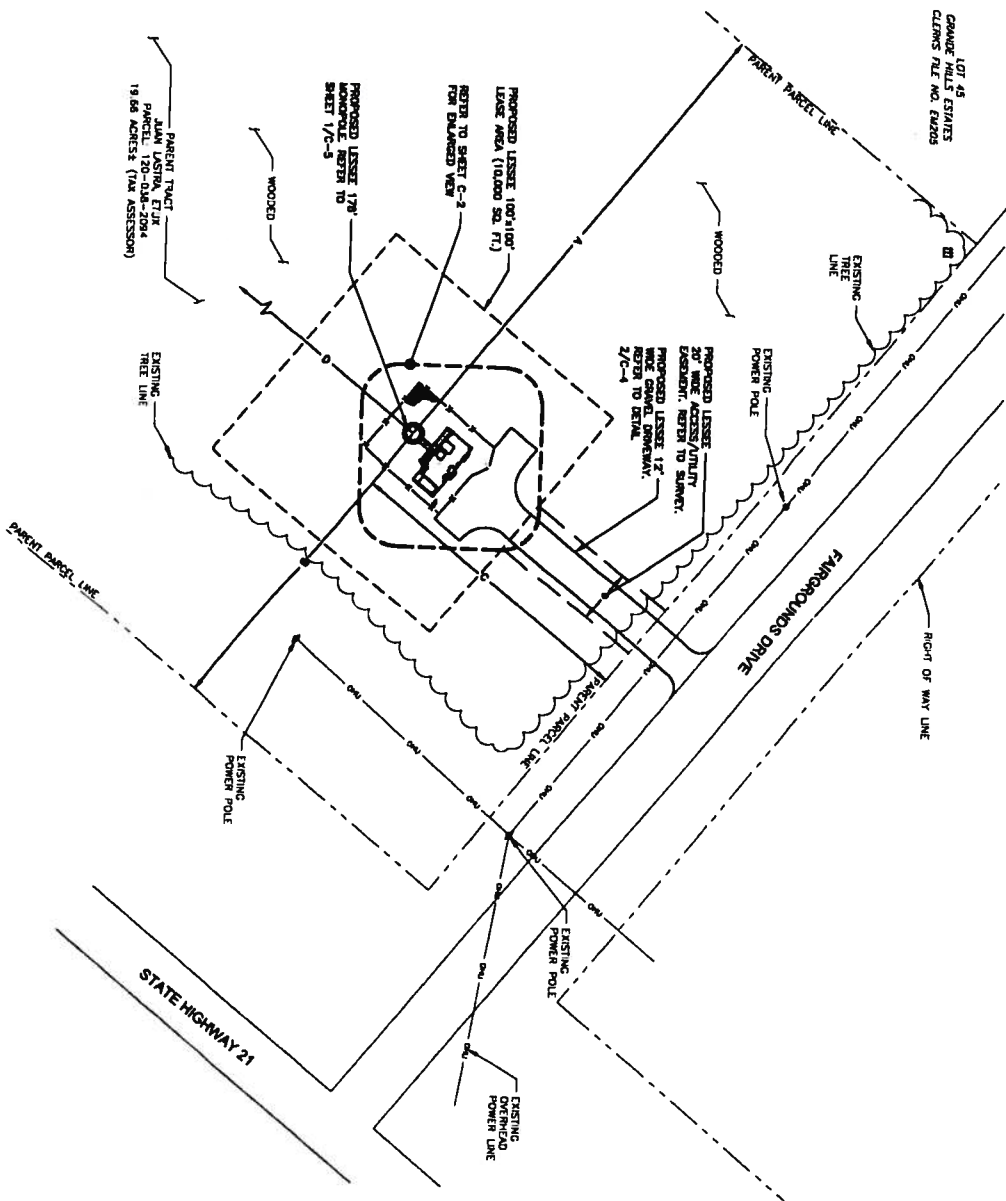
2. WATER AND SEWER COMMUNICATION FACILITY SHALL NOT BE SERVICED BY WATER OR SEWER.
3. USE: UNIMATED TELECOMMUNICATIONS RELAY EQUIPMENT.
4. STORAGE MANAGEMENT: EQUIPMENT OWNER TO DESIGN. THE SITE SHALL COMPLY WITH ALL STATE AND COUNTY STORAGE REQUIREMENTS.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TOWER CENTER LINE TABLE	
A	180'±
B	118'±
C	108'±
D	5,180'±

**OVERALL SITE PLAN**  
SCALE 1" = 40'  
SCALE BASED ON 100'00" X 100'00"

## GRAPHIC SCALE



**✓**  
**verizon**wireless  
14123 OCEANO RD.  
HOUSTON, TX 77065  
PH: (713) 507-1855

**Kimley»»Horn**  
655 NORTH PLAZAR STREET, SUITE 130  
TAMPA, FL 33602  
PHONE (813) 820-1440  
WWW.KIMLEY-HORN.COM

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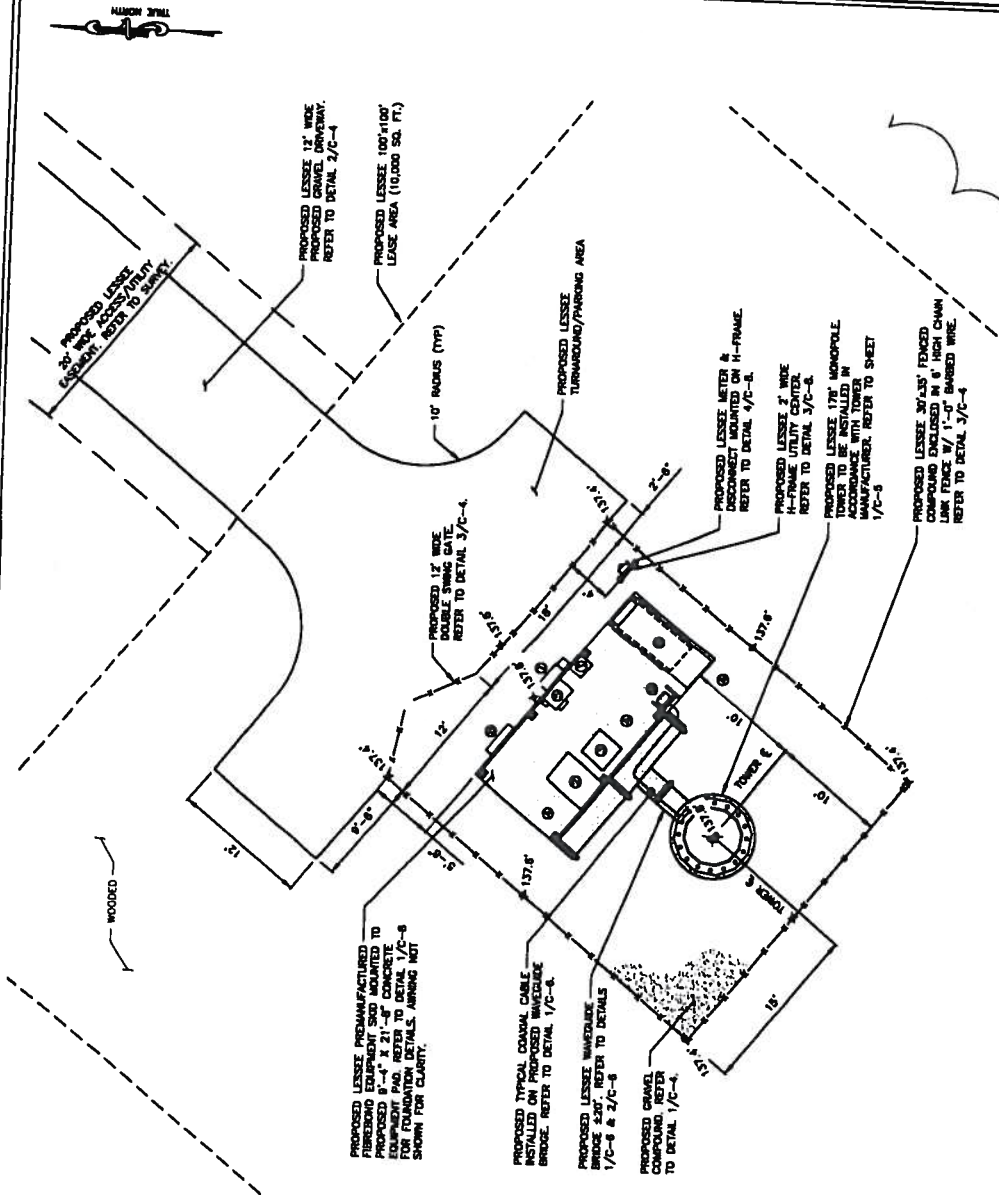
LA PHOTOGRAPHIE, ESPAGNE, LE JOURNAL

REDHAWK  
#301210  
26082 FAIRGROUNDS BLVD  
BUSH, LA 70641  
ST. TAMMANY PARISH COUNTY

## OVERALL SITE PLAN

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**GRAPHIC SCALE**



1  
C-3

**ENLARGED SITE PLAN**  
SCALE 1" = 10' H  
SCALE BASED ON 17"X17" ONLY

1. CONTRACTOR TO FILL ANY EXISTING GRAVITY DRAINAGE DITCHES THAT ARE DISTURBED DURING THE COURSE OF CONSTRUCTION, GRAVEL TO MATCH EXISTING.
2. THE CONTRACTOR TO ENSURE THAT NO DAMAGE OR DEBRIS COALESCE ON THE ADJACENT PROPERTIES.
3. THE CONTRACTOR SHALL SEED ALL EXPOSED AREAS WITH SEEDS OF LOW MAINTENANCE NATURE AND COVER WITH APPROVED STRAW.
4. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES PER LOCAL AND STATE REQUIREMENTS AS APPLICABLE.
5. NORTH ARROW SHOWN ON PLANS REFERS TO TRILE NORTH.
6. SOUTH ARROW SHALL VERIFY NORTH AND INTERFERE WITH THE MEMBER OF ANY INDEMNIFYING BEFORE STARTING CONSTRUCTION.

THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 223050179C, DATED 10/17/88. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATION.

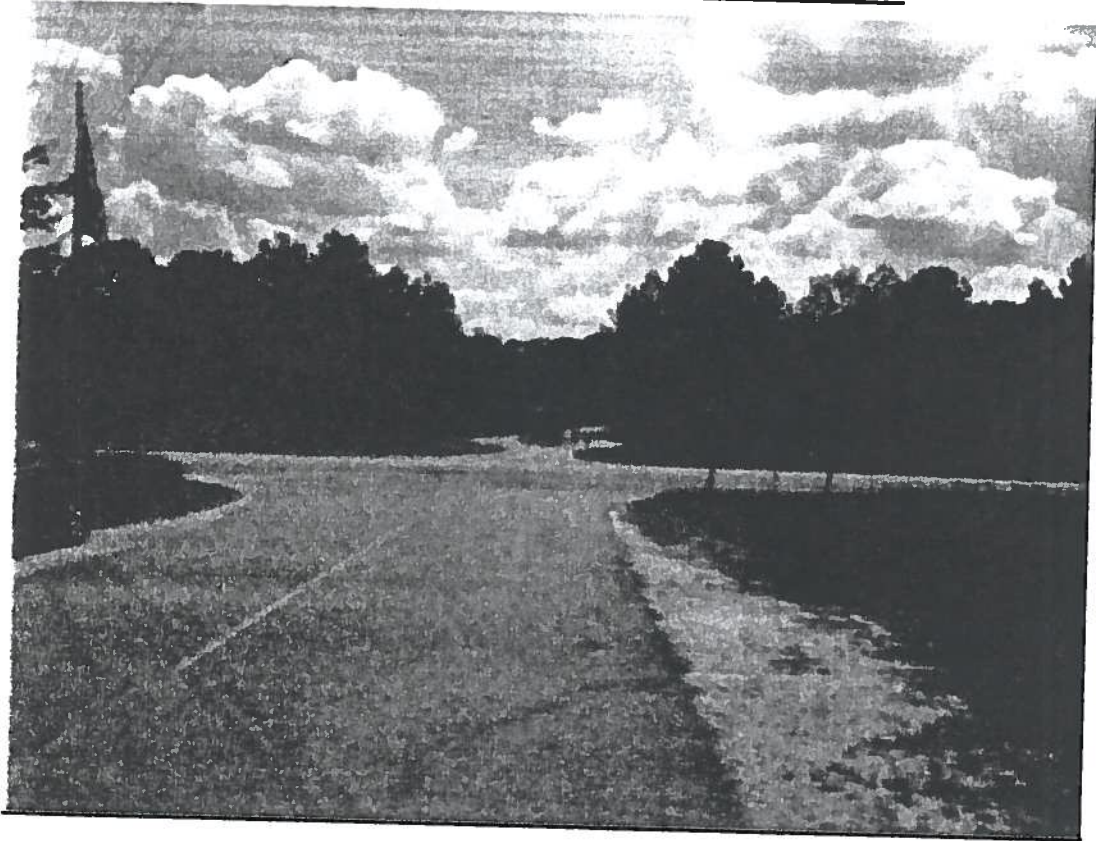
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

## Yellow Pages

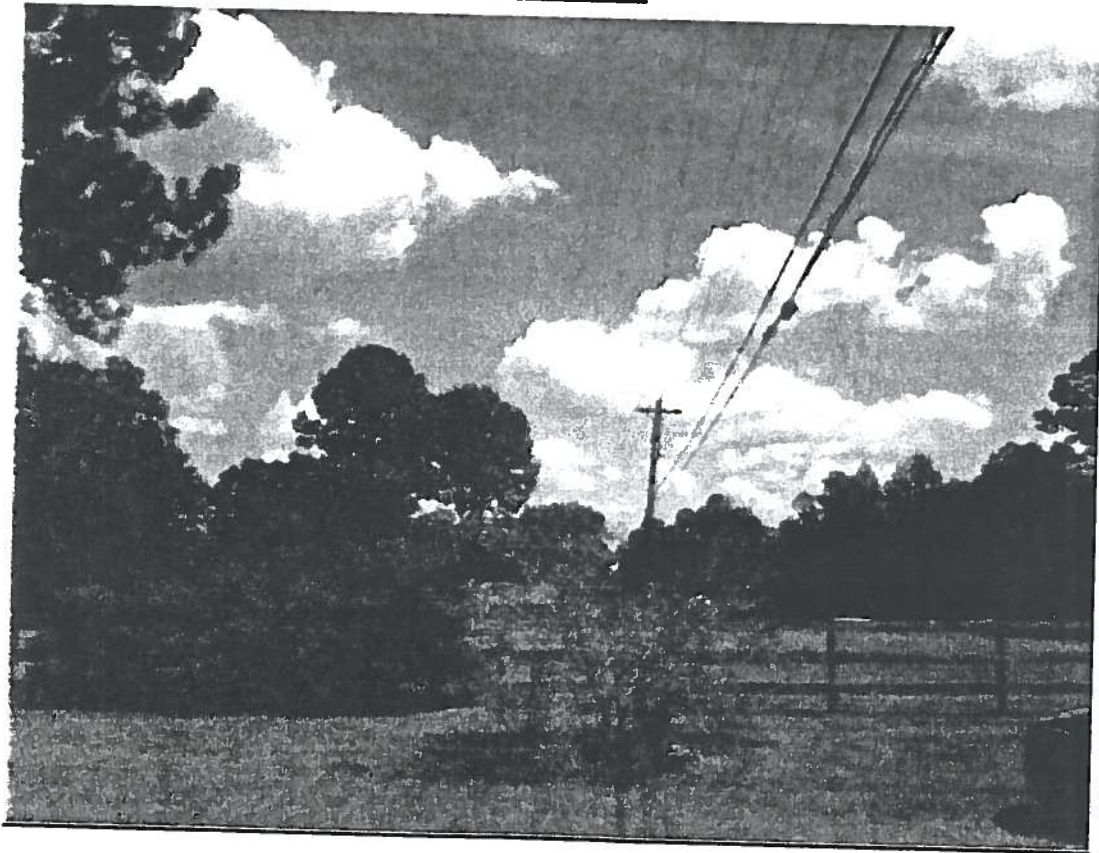
- 1 PROPOSED LENSSE LAPTOS TONY INCLUDED ON FERRISONG SOLO.
- 2 PROPOSED LENSSE BATTING GUMMET INCLUDED ON FERRISONG SOLO.
- 3 PROPOSED LENSSE SHOES-B GUMMET INCLUDED ON FERRISONG SOLO.
- 4 FUTURE LENSSE EQUIPMENT GUMMETS
- 5 PROPOSED LENSSE MESA SCALE/WHN FERRISONG SOLO.
- 6 PROPOSED LENSSE JUMP MESL GENERATION INCLUDED ON FERRISONG SOLO.
- 7 PROPOSED LENSSE INTEGRATED LOAD CENTER W/EX PLUS INCLUDED ON FERRISONG SOLO.
- 8 PROPOSED TELCO DEBARKATION BOX INCLUDED ON FERRISONG SOLO.
- 9 PROPOSED LENSSE DAP BACK INCLUDED ON FERRISONG SOLO.



Access - Standing at entrance looking east towards Hwy21.

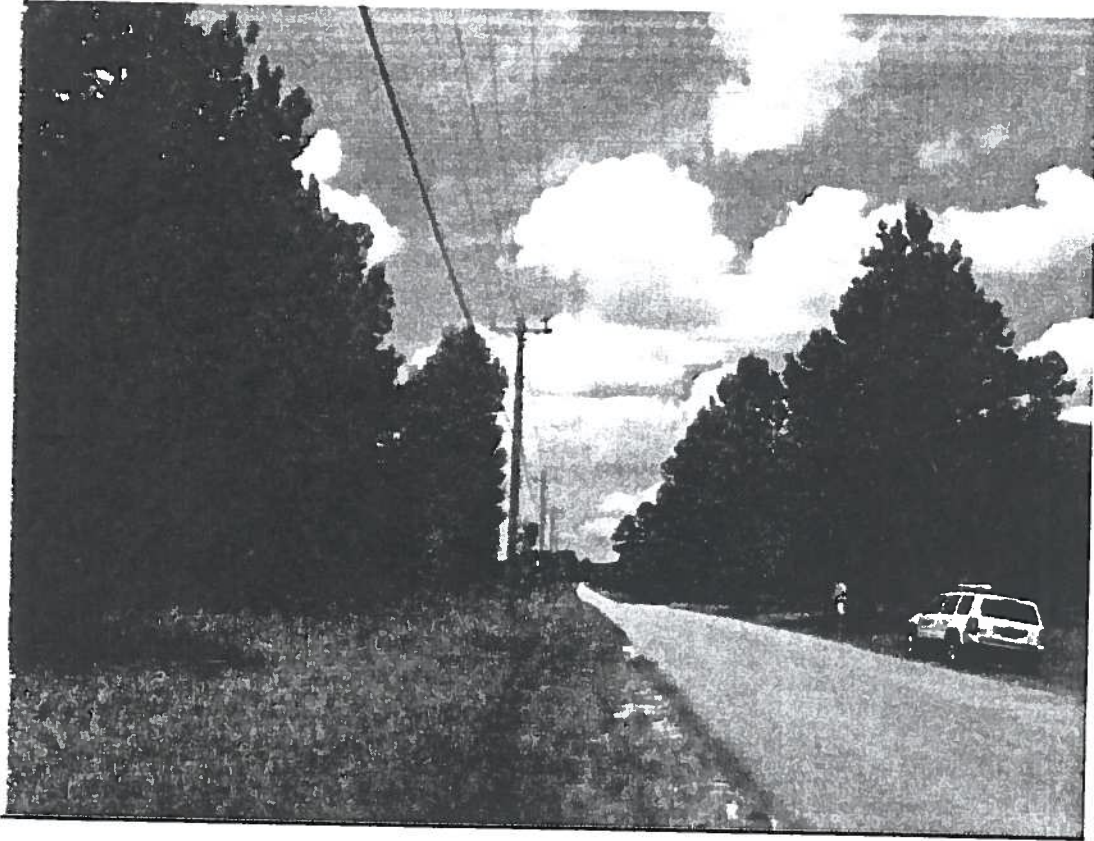


Looking North

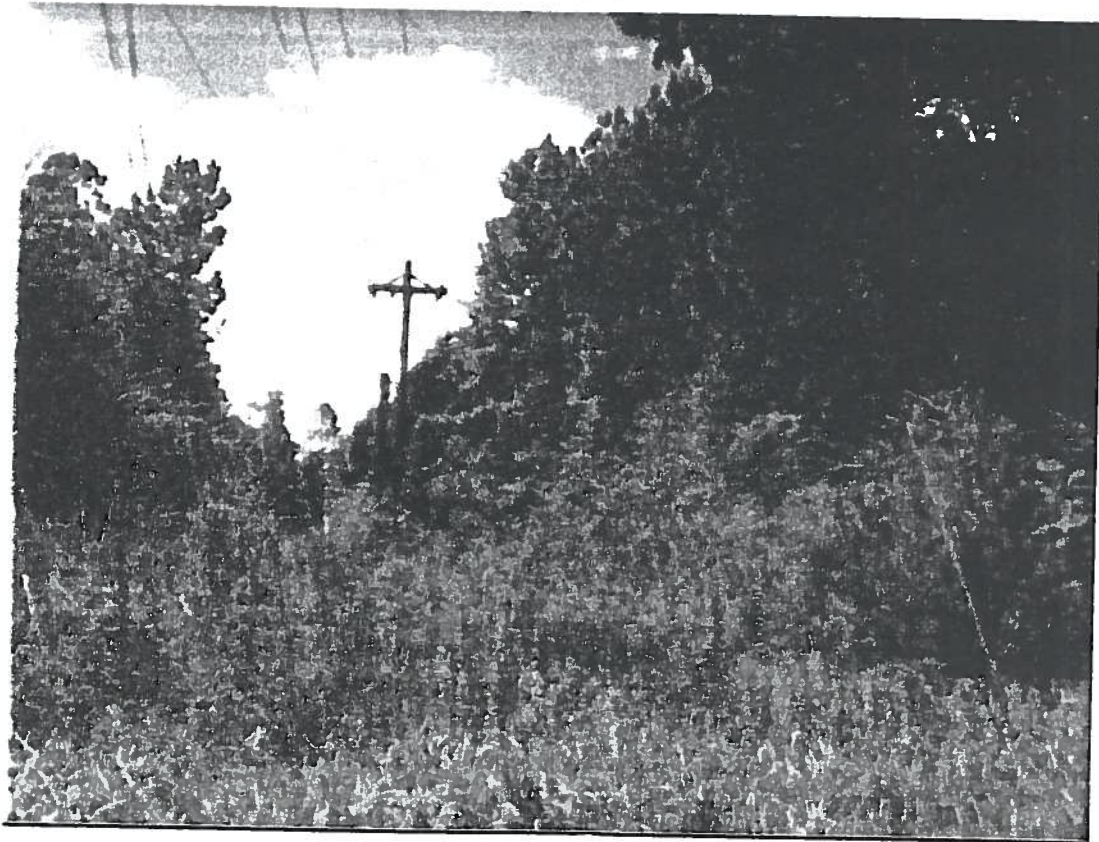




Looking West

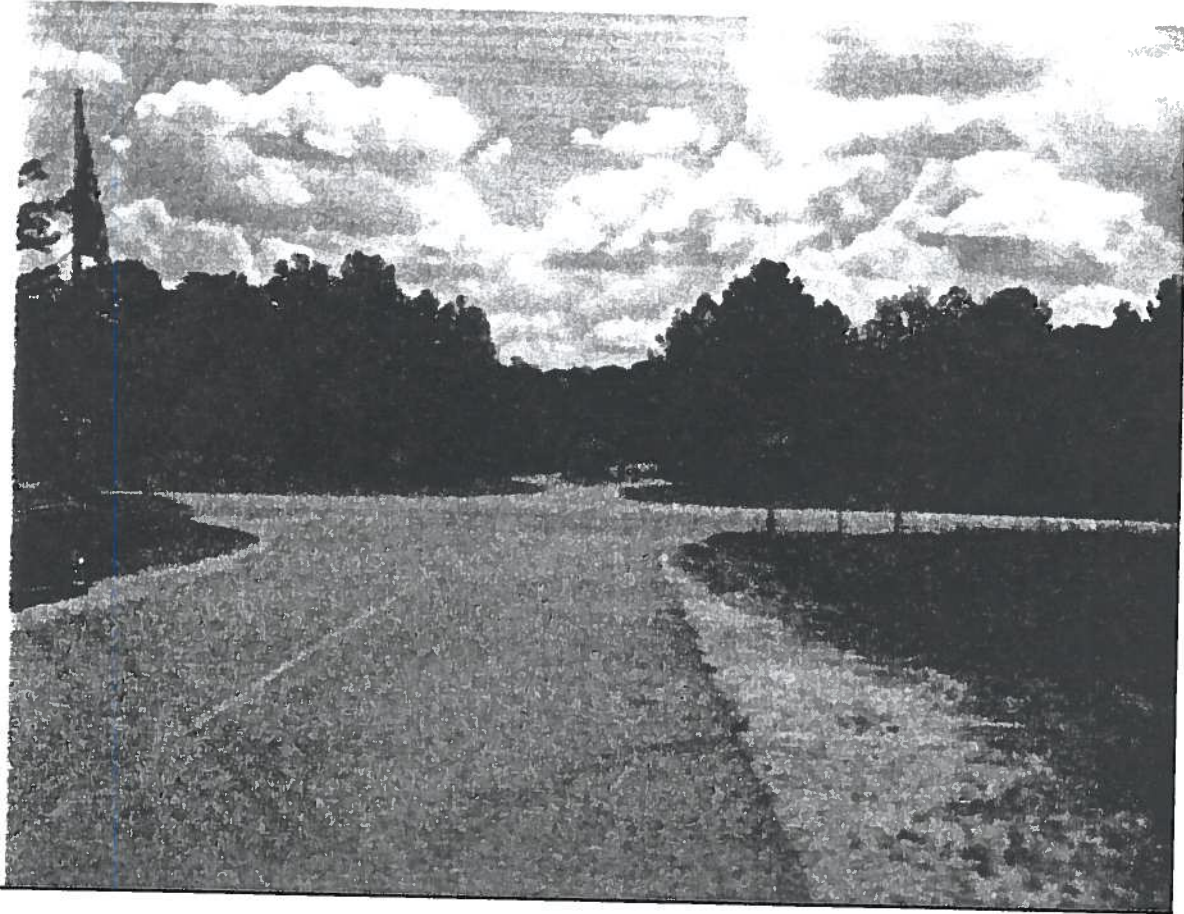


Looking South

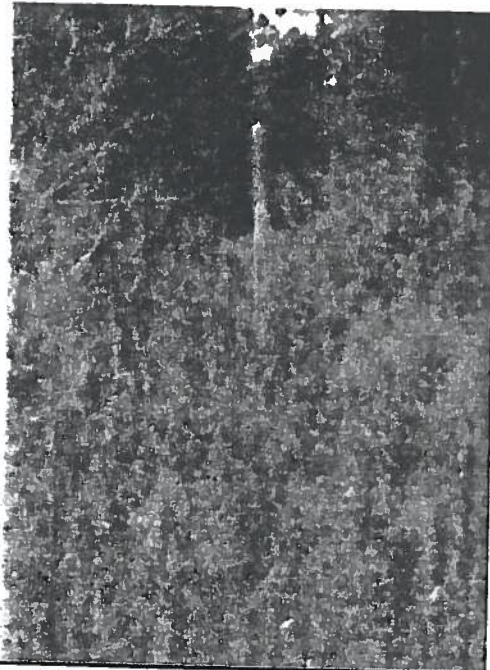




**Looking East**



**Power, Telco, & Fiber**





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

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Case File Number:	BOA Case No. 15-09-034
Initial Hearing Date:	September 1, 2015
Date of Report:	August 21, 2015

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**GENERAL INFORMATION**

Applicant(s) Name:	Robert M. Daniel
Location of Property:	500 Dove Park Road, Covington, Louisiana
Zoning of Property:	A-2 Suburban
Variance(s) Requested:	Accessory Building Height

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**OVERVIEW**

The applicant would like to have an “after the fact” variance for the height of an accessory building to be used primarily for a children’s playhouse and storage area.

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**STAFF COMMENTS**

As stated above, this is an “after the fact” request, and with all due respect, if the applicant had contacted the permits department prior to commencing construction on the site, he would have been apprised as to what the code requirements were and therefore could have avoided this predicament.

Therefore, without any compelling argument as to an existing hardship or practical difficulty, the staff does not support the variance request.

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BOA CASE NO. 15-09-034 (for office use only)

\*PAID CASH

**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: ROBERT M. DANIEL

MAILING ADDRESS: 500 DOVE PARK Rd

CITY/STATE/ZIP: COVINGTON LA 70423

PHONE NUMBER: None 504-669-0888  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 Suburban  
500 Dove Park Rd 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 HEIGHT  
(Specify other variance/appeal on line above)

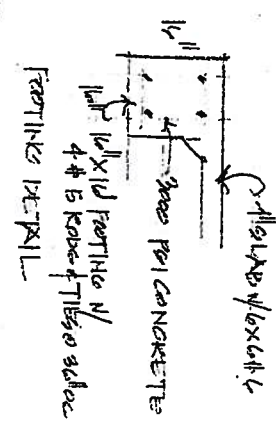
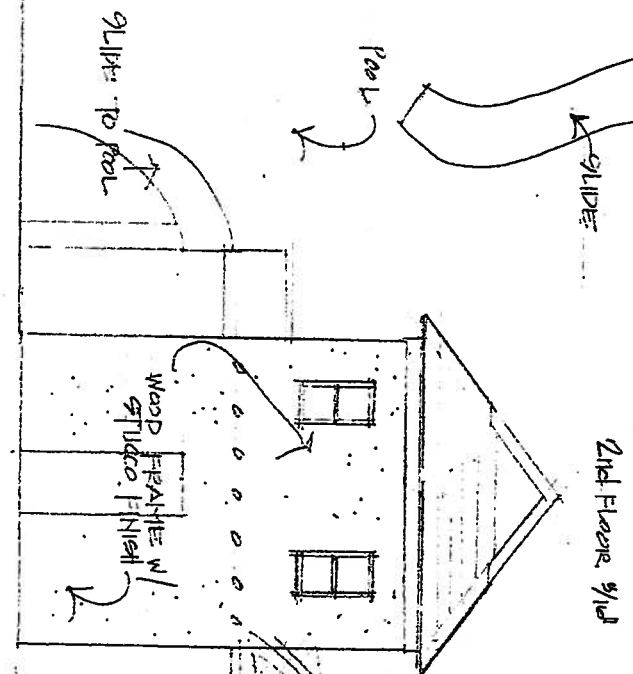
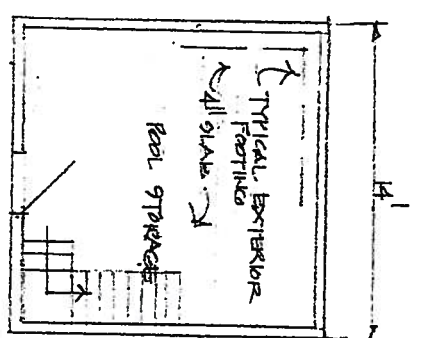
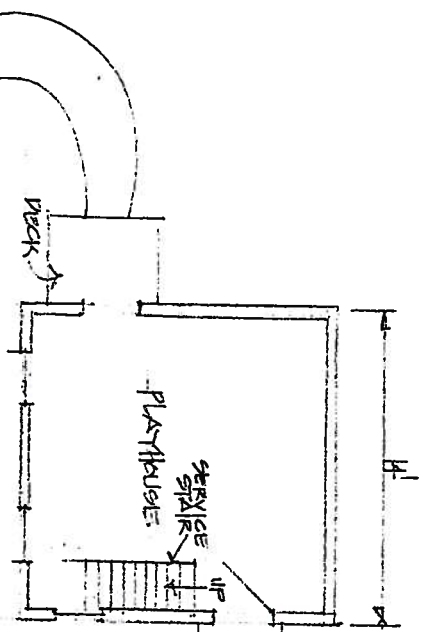
(Please state on the following lines below your specific request for a variance/appeal:)

WE WOULD LIKE TO HAVE A 23 FT HEIGHT INSTEAD OF 20'

  
SIGNATURE OF OWNER/APPLICANT

7-23-15  
DATE OF APPLICATION





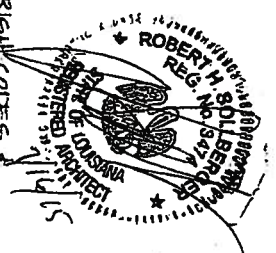
KNEE BRACE TO DECK

ELEVATION

Spence / Playhouse

500 DOVE PARK RD. CONINGTON  
R GOLDBERGER ARCHITECT

ALL WORK TO COMPLY W/ PARISH CODES & 2012 WFCM. WIND LOAD DESIGN 130 MPH

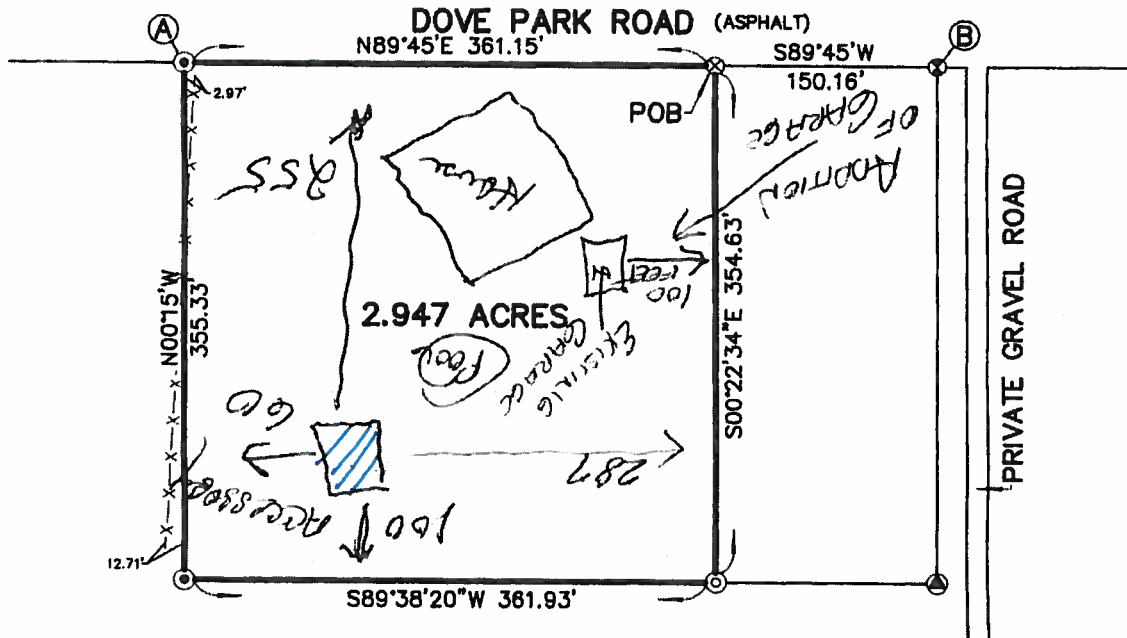




REFERENCE BEARING:  
Iron Rod A to Iron Pipe B  
N89°45'E  
(per Reference Survey)



CORNER B is reported to be S89°45'W  
3526.0' and S00°15'E 20.0' from the  
Section Corner common to Sections  
23, 24, 25, & 26, T7S, R11E.



**NOTE:**

This property is located in Flood Zone C,  
per F.E.M.A. Map No. 225205 0245 C,  
dated October 17, 1989.

**LEGEND**

- ⊗ = 3/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊗ = 3/4" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET

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

**REFERENCE SURVEY:**

Survey for John McWilliams by John G. Cummings,  
Surveyor, dated August 8, 2000, Job No. 0122A.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Robert McDaniel**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION  
26, 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 CONFORMS TO THE MINIMUM STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS FOR THE STATE OF  
LOUISIANA AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 10135A

DATE: 7-13-2010

REVISED:



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

---

Case File Number: BOA Case No. 15-09-035  
Initial Hearing Date: September 1, 2015  
Date of Report: August 21, 2015

---

**GENERAL INFORMATION**

Applicant(s) Name: Rotolo Consultants, Inc.  
Location of Property: 38001 Brown's Village Road, Slidell, Louisiana  
Zoning of Property: I-1 Industrial  
Variance(s) Requested: Rear yard landscape buffer & plantings

---

**OVERVIEW**

The applicant owns and operates a landscaping warehouse on the subject property and has constructed a parking lot up to the northern edge of the property line without providing the required 10' wide landscape and planting buffer (see letter from the applicant's attorney dated August 4, 2015 attached).

---

**STAFF COMMENTS**

The staff is not aware of the circumstances as to how the parking lot was constructed without the applicant first obtaining an approved landscape and parking plan from the staff. However since the parking lot is now in place, and the adjacent property owner, whose property is also zoned I-1 Industrial, does not have an objection to the variance request; and the fact that although plant mitigation in the form of payment in lieu of providing the buffer and planting of trees should be considered a last resort, unless the applicant were to tear up his parking lot to comply with code, plant mitigation seems to be an appropriate option.

Therefore, to that end, the staff recommends approval of the variance request subject to the applicant paying for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for the number of trees that would normally be planted within the rear yard buffer (22 Class A and 22 Class B) in the amount of \$8,800.00, which payment is based on \$100.00 per caliper inch of tree, which is inclusive of the cost for the tree and the labor required to plant.

---



BOA CASE NO. 15-09-035 (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: Rotolo Consultants, Inc. c/o Jeffrey D. Schoen

MAILING ADDRESS: P. O. Box 1810

CITY/STATE/ZIP: Covington, LA 70434

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

PROPERTY LOCATION FOR VARIANCE REQUESTED: 3800 ZONING: I-1

North Side of Brown's Village Road 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:)

Applicant respectfully requests a variance to eliminate the rear greenspace areas to allow for the parking spaces already in place.

[Signature]  
SIGNATURE OF OWNER/APPLICANT  
ROTOLO CONSULTANTS, INC.  
BY: KEITH ROTOLO  
PRESIDENT

8/4/15  
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

August 4, 2015

**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: Rotolo Consultants, Inc.**  
**Lot 1-R1 and Lot 5 in Section 54, Township 7 South, Range 11 East**  
**St. Tammany Parish, Louisiana**  
**Location: North Side of Brown's Village Road**  
**Our File #S-19,301**

Dear Mr. Keller:

Please be advised that our Firm represents Rotolo Consultants, Inc., represented by its duly authorized President, Keith Rotolo, 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. Survey of Kelly J. McHugh & Assoc., Inc., Job No. 07-226, dated February 23, 2015, revised March 20, 2015.
4. Copy of the Cash Sale of Property by Whitney Bank to Rotolo Consultants, Inc. to Capritto Investments, LLC dated May 1, 2013, recorded as Instrument No. 1898388.



Mr. Ron Keller  
August 4, 2015  
Page 2

The Applicant owns and operates a landscape warehouse on subject property and has constructed a parking lot up to the northern boundary, without leaving an area for the 10 foot landscape buffer. The Applicant would like to pay \$8,800.00 mitigation in lieu of the rear buffer planting requirement. Furthermore, the abutting property (Lot 44-A owned by Chris Jean) is also zoned I-1 (same as subject property) and Mr. Jean has expressed no objection to the requested variance and in fact supports this request. *(See below)*

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 sections of the Unified Development Code (including, but not necessarily limited to, the section shown below) so as to allow a waiver of the code required of the 10 foot wide greenspace area, said sections including:

1. 7.0107 Side and Rear Planting Area Requirements
2. Sub-Section E. Planting Requirements and Buffer Planting Areas
3. Sub-Section F. Fences and Buffer Planting Areas

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, September 1, 2015 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/lck  
Enclosures

cc: Rotolo Consultants, Inc.

\*  
APPROVED

CHRIS JEAN  
July 31st 2015



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

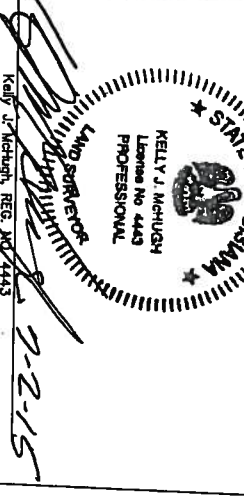
SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

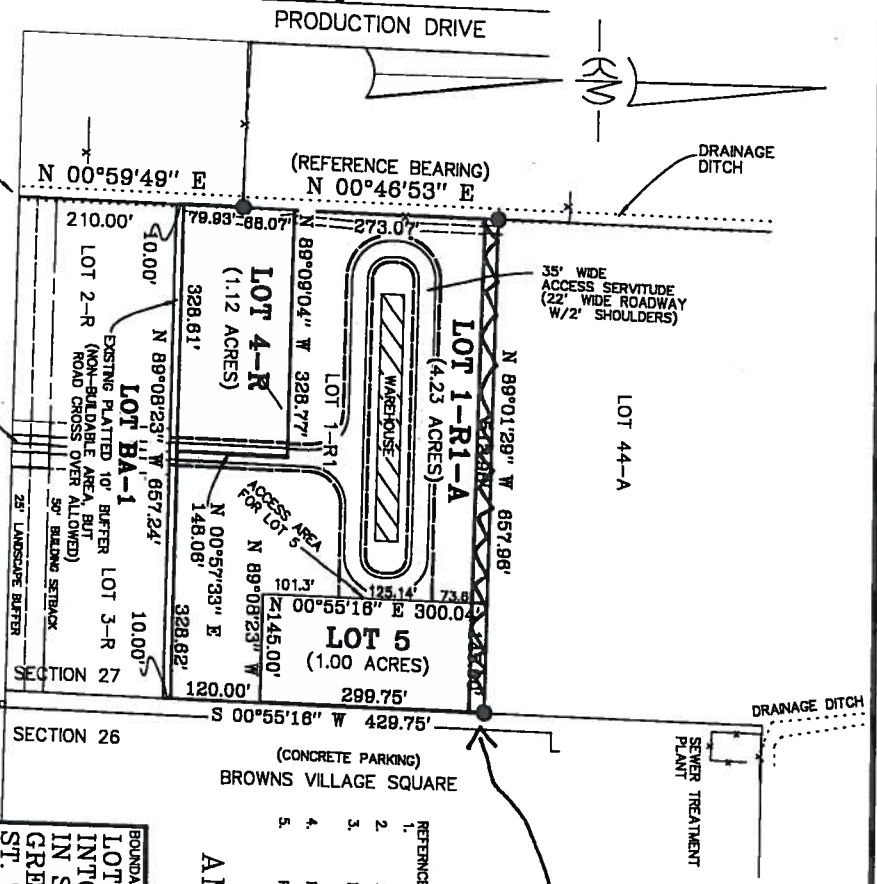
CLERK OF COURT

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY THE ACCURACY OF THE BENCHMARK SURVEY, EASEMENTS, RIGHTS OF WAY, DEED, ETC., INFORMATION, WITH LANDS OR ENVIRONMENTAL ISSUES OR OTHER ENVIRONMENTAL INFORMATION, THE PROPERTY OTHER THAN THOSE FURNISHED BY OFFICIAL RECORDS.



CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE LAND AND COMPARTING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNATURES CORRECT PLAT.

THIS POINT DESCRIBED AS BEING  
EAST - 2665.00'; THENCE N 00°13' 16" W - 30.00';  
THENCE EAST - 1955.01' FROM THE SECTION  
CORNER COMMON TO SECTIONS 27, 28, 33 & 34,  
T-8-S, R-14-E, G.L.D., ST. TAMMANY PARISH, LA.



--- LEGEND ---  
■ = 1" IRON PIPE FOUND  
● = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NOTE: NO SETBACKS ARE SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD  
ZONES A1 & C; BASE FLOOD ELEV. 19.0';  
FIRM PANEL NO. 225205 0410 D;  
REV. APRIL 22, 1999

10 Foot Rear Buffer  
for Lot 1-R1-A

- REFERENCES:
1. DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA, BOOK 93, PAGE 124, DATED 08-09-1996.
  2. SURVEY BY JOHN R. BOWEN & ASSOC., INC. DATED 08-09-1996.
  3. SURVEY NO. 9996, FROM WHICH THE POINT OF BEGINNING WAS TAKEN.
  4. PLAT OF JOHNNY F. SMITH MEMORIAL BUSINESS PARK BY THE BASIS OF BEARING WAS TAKEN.
  5. PLAT OF A LAND SUBDIVISION BY THIS FIRM FILED FOR RECORD 7-25-2013.
  6. MAP FILE NO. 5186A.
  7. AN ADMINISTRATIVE SUBDIVISION BY THIS FIRM FILED FOR RECORD 10-24-2014 MAP FILE NO. 5507B.

### AMENDMENT TO AN EXISTING MINOR RESUBDIVISION

BOUNDARY SURVEY OF:  
LOT 1-R1, OF AN EXISTING MINOR SUBD.,  
INTO LOTS 1-R1-A, 4-R, BA-1, & 5,  
IN SECTION 27, T-8-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

ROTOLO CONSULTANTS, INC.

KELLY J. McHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 200'	DATE:	02-23-15
DRAWN:	DRJ	JOB NO.:	07-226
REVISED:	03-20-15		



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

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Case File Number:	BOA Case No. 15-09-036
Initial Hearing Date:	September 1, 2015
Date of Report:	August 21, 2015

---

**GENERAL INFORMATION**

Applicant(s) Name:	Kidz Klub House, L.L.C.
Location of Property:	Intersection of LA Highway 1077 & Laurent Road, Madisonville, Louisiana
Zoning of Property:	NC-6 Neighborhood Commercial
Variance(s) Requested:	Width of cul-du-sac radius

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**OVERVIEW**

The applicant owns and operates a day care center and wishes to have a cul-du-sac exceeding the maximum width of 15' wide in order to allow service vehicles to traverse around and exit the area without having to pass through the children's drop-off area (see letter attached from the applicant's attorney dated August 4, 2015).

---

**STAFF COMMENTS**

This is a matter where a technicality in the ordinance creates a hardship for the applicant. Parish code requires that one-way drives can only be 15' in width. In this particular case, there is a two-way drive that provides ingress and egress to the day care facility; however, said drive narrows into a one-way drive past the parking stalls as depicted on the site plan attached; and because this area is technically considered a one-way drive, the code only allows for a 15' maximum width.

However, as explained above, this is really a cul-du-sac and not the continuation of a one-way drive, which will be used to allow service vehicles to traverse around and exit the area without having to pass through the children's drop-off area, which is a true one-way drive.

Therefore, since the literal interpretation of the code in this particular instance appears to create a hardship for the applicant, the staff has no objection to the proposed variance request.

---



BOA CASE NO. 15-09-036 (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: KIDZ KLUB HOUSE, L.L.C. c/o Jeffrey D. Schoen

MAILING ADDRESS: P. O. Box 1810

CITY/STATE/ZIP: Covington, LA 70434

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

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: NC-6

East Side of La. Hwy. 1077/Laurent Road  
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 Radius of cul-de-sac (15 ft. to 24 ft.)  
(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.

KIDZ KLUB HOUSE, L.L.C.

By: Christopher R. Jean  
SIGNATURE OF OWNER/APPLICANT  
CHRISTOPHER R. JEAN,  
Manager

August 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**

August 4, 2015

**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: Kidz Klub House, L.L.C.**  
**Lot 1A, Tier 3 in an Unnamed Subdivision in Section 14,**  
**Township 7 South, Range 10 East**  
**St. Tammany Parish, Louisiana**  
**Location: East Side of Louisiana Highway 1077/Laurent Rd.**  
**Our File #A-16,542**

Dear Mr. Keller:

Please be advised that our Firm represents Kidz Klub House, L.L.C., represented by its duly authorized Manager, Christopher R. Jean, 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. Survey of Kelly J. McHugh & Assoc., Inc., Job No. 13-183, dated October 6, 2014, last revised March, 2015.
4. Copy of the Cash Sale by Bobby P. Dupre, et al, to Kidz Klub House, L.L.C., dated January 15, 2014, recorded as Instrument No. 1929214, as amended by Act of Correction (By Notary) dated August 27, 2014, recorded as Instrument No. 1954003.



Mr. Ron Keller  
August 4, 2015  
Page 2

The Applicant owns and operates a daycare center business on subject property and has constructed a concrete driveway/parking lot cul-de-sac with a radius of 24 feet to allow delivery trucks and vendors the ability to turn around without going through the one-way driveway/drop off area. STP Code apparently limits the radius to 15 feet and Applicant believed that its Site Plan showing a 24 foot radius had been approved by both the STP Department of Development as well as the STP Department of Engineering. The 24 foot radius cul-de-sac has been constructed (all concrete) and a Certificate of Occupancy is needed in order for the facility to open to its customers next week as the new school year begins.

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 maximum 15 foot radius for the cul-de-sac and allowing the already constructed 24 foot radius.

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, September 1, 2015 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/lck  
Enclosures

cc: Kidz Klub House, L.L.C.



REQUIREMENT

LOUISIANA HIGHWAY 1077 (ASPHALT)

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## PARKING REQUIREMENT

REQUIRED  
2 SPACES PER 3 EMPLOYEES  
8 EMPLOYEES = 5.3 SPACES  
PLUS 5 ADDITIONAL  
= 11 MINIMUM

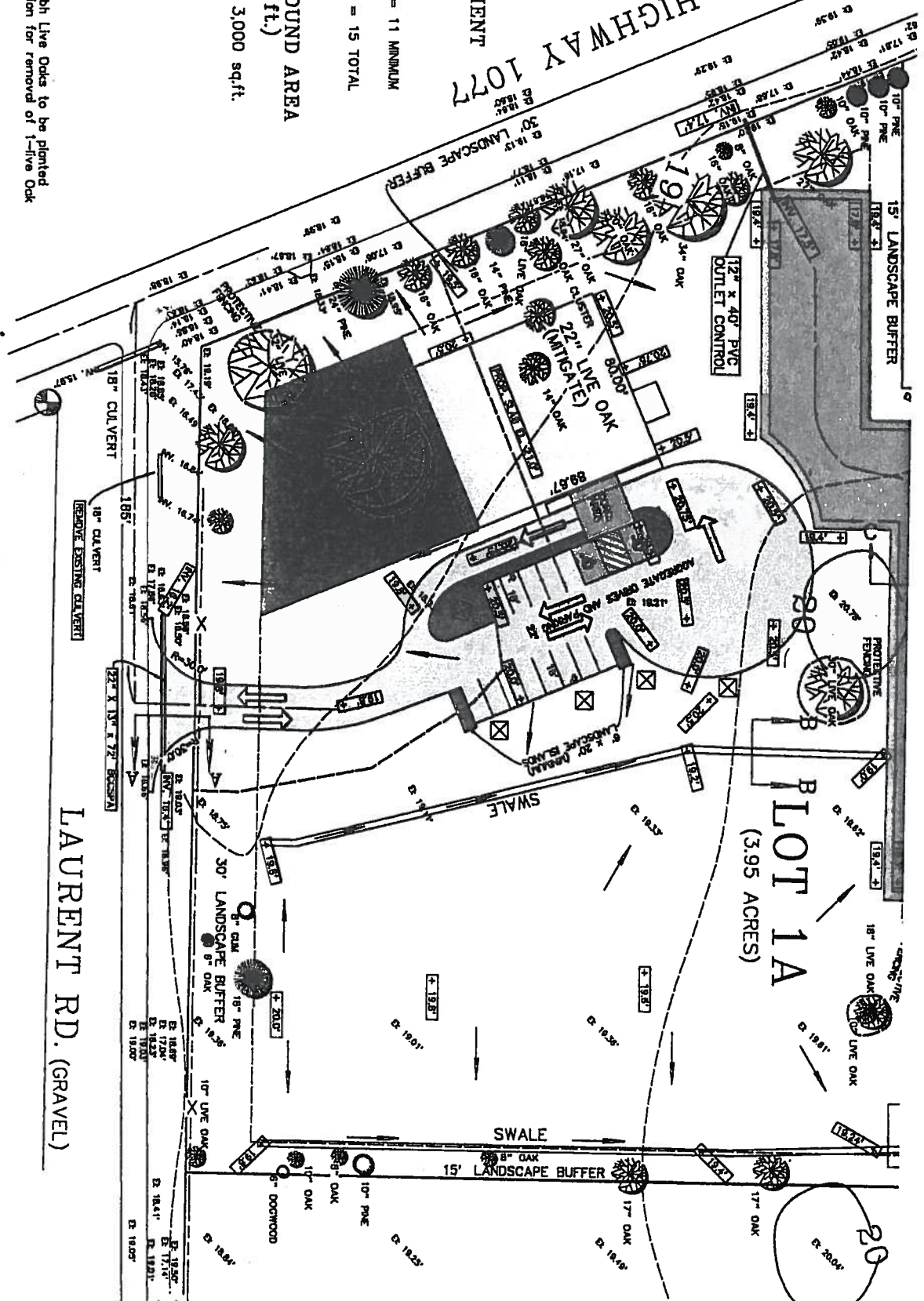
PROVIDED  
13 SPACES + 2 HANDICAPPED = 15 TOTAL

**PLAY GROUND AREA  
(8400 sq. ft.)**

60kids X 50sq.ft/kid = 3,000 sq.ft.  
(MINIMUM REQUIREMENT)

 DENOTES 6 - 2.5" dbh Live Oaks to be planted  
mitigation for removal of 1-five Oak

**NOTE: LOCATION OF TREES SHOWN IN THE PERIMETER BUFFERS IS ESTIMATED**





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

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Case File Number:	BOA Case No. 15-09-037
Initial Hearing Date:	September 1, 2015
Date of Report:	August 21, 2015

---

**GENERAL INFORMATION**

Applicant(s) Name:	Carl & Suzanne Zornes
Location of Property:	501 Solitude Way, Covington, Louisiana
Zoning of Property:	Planned Unit Development (PUD)
Variance(s) Requested:	Rear yard setback

---

**OVERVIEW**

The applicant wishes to extend their existing patio approximately another eight (8') feet back in order to accommodate an outdoor kitchen and sitting area for a large family (see narrative attached).

---

**STAFF COMMENTS**

It's the staff's opinion that this request represents a "personal preference" as opposed to a "hardship" or "practical difficulty" due to the fact that the applicant already has an existing patio but seeks to extend it towards the rear of the property for the intended uses as stated above.

Therefore, without any compelling argument as to how this request translates into a "hardship" or "practical difficulty", the staff does not support the variance request.

---



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: CARL & SUZANNE ZORNES

MAILING ADDRESS: 501 Solitude Way

CITY/STATE/ZIP: Covington, La. 70433

PHONE NUMBER: 985-845-9106 504-432-6272  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: P.U.D.

501 Solitude Way Covington La. Southdown  
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:)

Need to extend our current backyard patio slab  
and roofline from the current setback of 25' to 17', so  
we can install an outdoor kitchen and sitting area to accomodate  
our large family.

Carl Zornes Suzanne Zornes  
SIGNATURE OF OWNER/APPLICANT

Aug. 4, 2015  
DATE OF APPLICATION



**Carl & Suzanne Zornes**  
**501 Solitude Way**  
**Covington, LA 70433**

August 3, 2015

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

RE: Lot 1, Southdown - Request for Addition Outside of Building Envelope

Dear Mr. Keller:

In order to accommodate our large family, we need to extend our current backyard patio slab and roofline from the current setback of 25' to 17', so we can install an outdoor kitchen and sitting area. Attached is a site plan sketch provided by our contractor, Fred Aldridge.

As discussed with the Rodney Durst at Renaissance Property Management, the Southdown Property Owners Association Architectural Review Committee will approve our project once our request is granted from the Parish.

In addition, since our only adjacent property owners (Mr. & Mrs. Charles Barr) have no objection with our proposal (copy of their letter attached), we respectfully request permission to proceed with this project.

Enclosed is our application, photos and check for \$200 to process our request. Please feel free to contact us (Carl: 504-432-6272/Suzanne: 504-416-6693) with any questions you may have.

Thank you for your consideration.

Sincerely,

*Carl Zornes*

Carl Zornes

*Suzanne Zornes*

Suzanne Zornes

/Attachments



**Southdown Homeowners Association, Inc.  
C/o Renaissance Property Management  
506 E. Rutland Street  
Covington, LA 70433**

August 5, 2015

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

RE: Lot 1, Southdown - Variance request

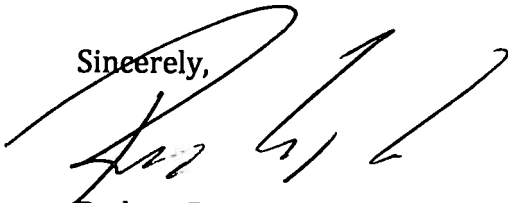
Dear Mr. Keller:

Upon review of the plans submitted to the association by the Zornes their request for exterior alterations has been granted.

It is understood that a variance of the current setbacks is needed. The association has no objection to this variance and hopes that the Parish will allow the project to move forward.

If you need to reach me please feel free to contact at [Rodney@renmgt.com](mailto:Rodney@renmgt.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Rodney Durst', written over the word 'Sincerely,'.

Rodney Durst  
Association Manager  
Southdown Homeowners Association, Inc.  
985-624-2900 Ext. 101



**James & Donna Dalton  
143 Tchefuncta South Drive  
Covington, LA 70433**

**August 4, 2015**

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


**RE: 501 Solitude Way, Covington LA- Request for Backyard Addition**

**Dear Mr. Keller:**

**We are writing to advise that we have no objection to the proposed request from our backyard neighbors, Carl and Suzanne Zornes, to proceed with their backyard addition.**

**Sincerely,**

  
**James Dalton**

  
**Donna Dalton**

**Date:**

**Date:**

8/4/15

8/4/15



**Charles & Theresa Barr**  
**505 Solitude Way**  
**Covington, LA 70433**

August 3, 2015

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

RE: 501 Solitude Way, Covington LA- Request for Backyard Addition

Dear Mr. Keller:

We are writing to advise that we have no objection to the proposed request from our neighbors, Carl and Suzanne Zornes, to proceed with their backyard addition.

Sincerely,



Charles Barr

Date: 8/3/15



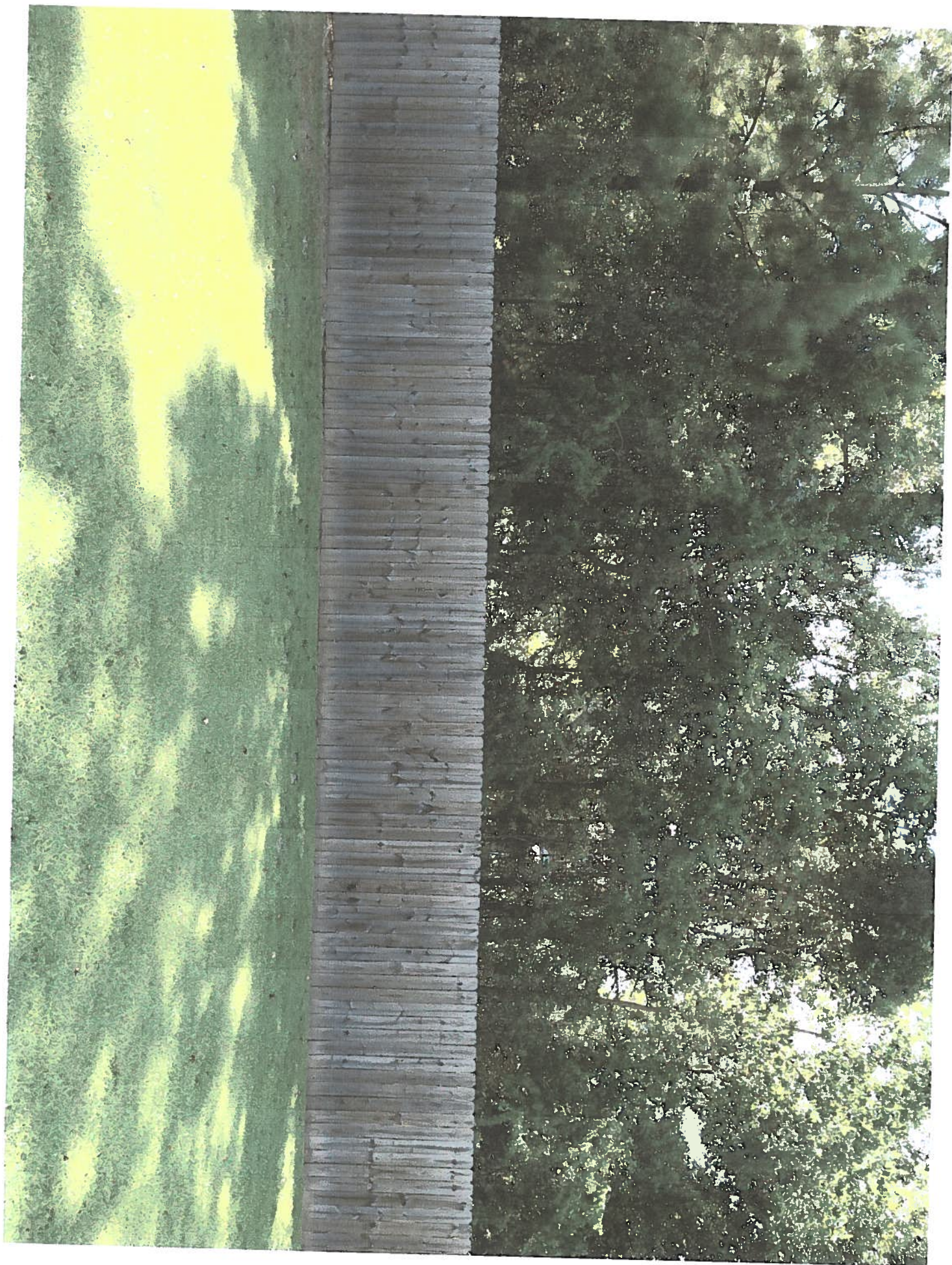
Theresa Barr

Date: 8/3/15











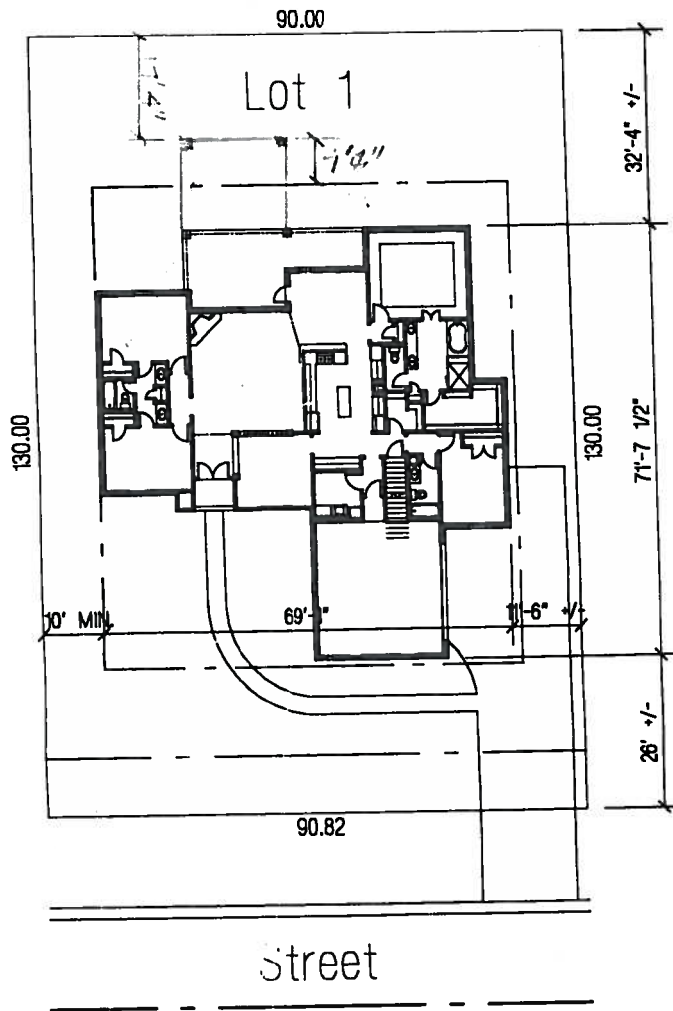






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624-5258  
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THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. IT IS RECOMMENDED THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

DATE  
11-18-09

SETBACKS

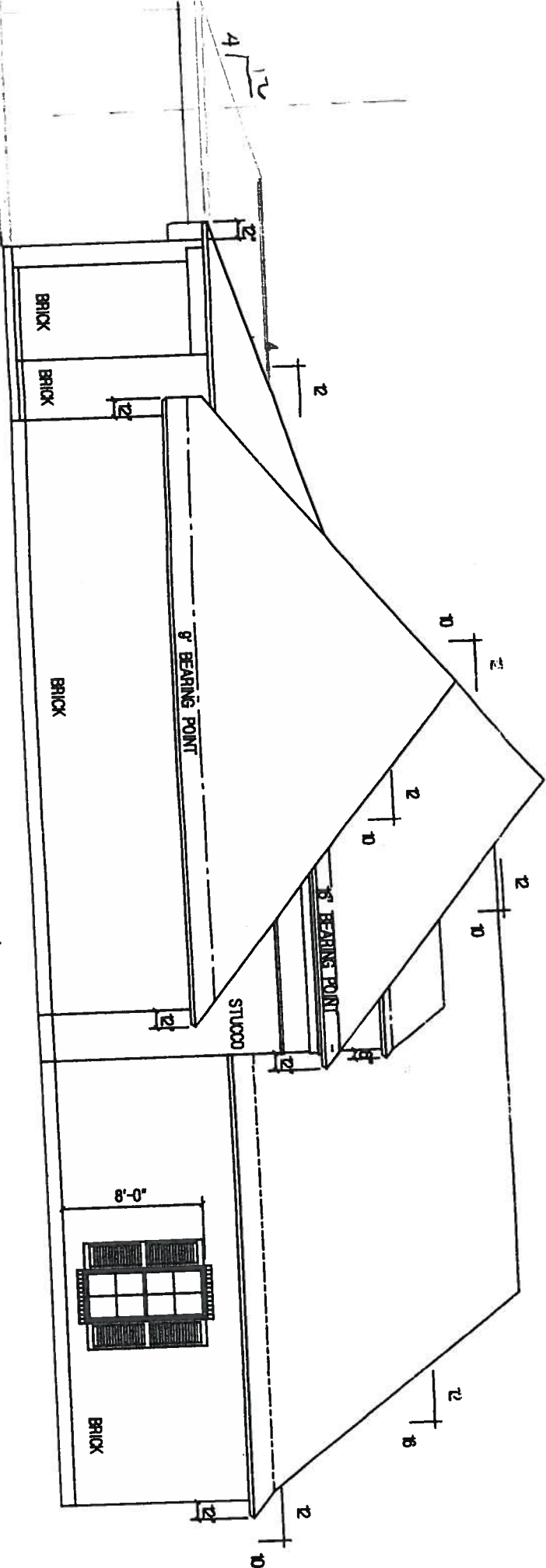
FRONT	25'
SIDES	10'
REAR	25'

**PLOT PLAN**  
SCALE 1" = 30'-0"

PLANS FOR:  
GMI CONSTRUCTION, INC.  
LOT 1, SOUTHDOWN  
ST. TAMMANY PARISH, LA

CODE	LIVING	AREA U.B.	DET	I
-	-	-	-	-



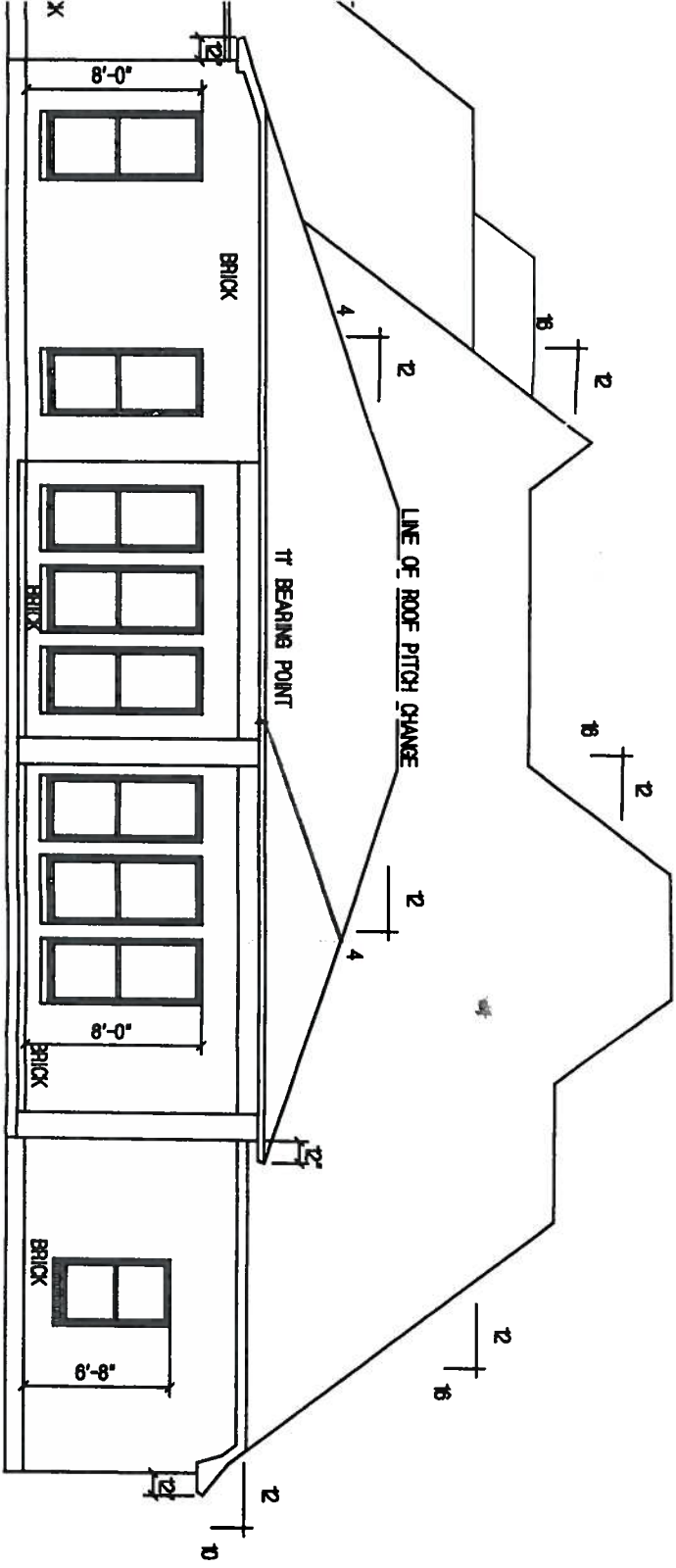


Left Side Elevation

Scale 1/8" = 1'-0"

YR.  
KLE





Rear Elevation



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

---

Case File Number:	BOA Case No. 15-09-038
Initial Hearing Date:	September 1, 2015
Date of Report:	August 21, 2015

---

**GENERAL INFORMATION**

Applicant(s) Name:	John Clancy
Location of Property:	59568 Nelso Road, Slidell, Louisiana
Zoning of Property:	A-2 Suburban
Variance(s) Requested:	Accessory building height

---

**OVERVIEW**

As the board may recall, the applicant appeared at last month's meeting and received variances from the board relative to a pond crossing two property lines and an increase in the length of an accessory building. Now the applicant is seeking a variance for the same accessory building to permit the height to exceed parish code by four(4') feet. (See narrative from applicant attached as to the reasons for the variance request.)

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**STAFF COMMENTS**

It's the staff's opinion that this request represents a "personal preference" as opposed to a "hardship" or "practical difficulty". However, as noted from last month's meeting, the building will sit on a 5 plus acre parcel of land and will be located 75' from the rear property line, which area is basically "woods" and which should act as an adequate buffer from the other properties to the rear of the applicant's property.

---



**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: John R. CLANCY

MAILING ADDRESS: 45167 TANGLEWOOD Dr.

CITY/STATE/ZIP: HAMMOND, LA. 70401

PHONE NUMBER: 225-567-9265 985-507-2881  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A2 W9 D14  
59568 NESLO Rd. SLIDELL, LA. 70460 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)

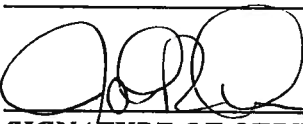
**VARIANCE/APPEAL REQUESTED:**

- ☐ 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 HEIGHT REQUIREMENT OF BANN FROM 20' TO 24'  
(Specify other variance/appeal on line above)

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

\_\_\_\_\_  
\_\_\_\_\_

  
SIGNATURE OF OWNER/APPLICANT

8/4/2015  
DATE OF APPLICATION



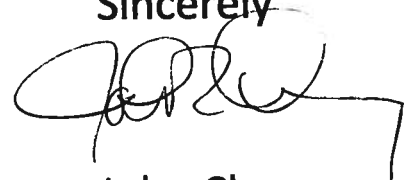
## Summary of Request for Barn Height Variance

I am requesting a variance to extend the height of our barn to 24 feet at 59568 Neslo Rd. Slidell. We are willing to go to greater expense to create a better roof pitch to ensure our barn is visually more aesthetically pleasing than the roof of a typical metal building.

It is my hope that you will approve this variance.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'John Clancy', with a long horizontal flourish extending to the right.

John Clancy





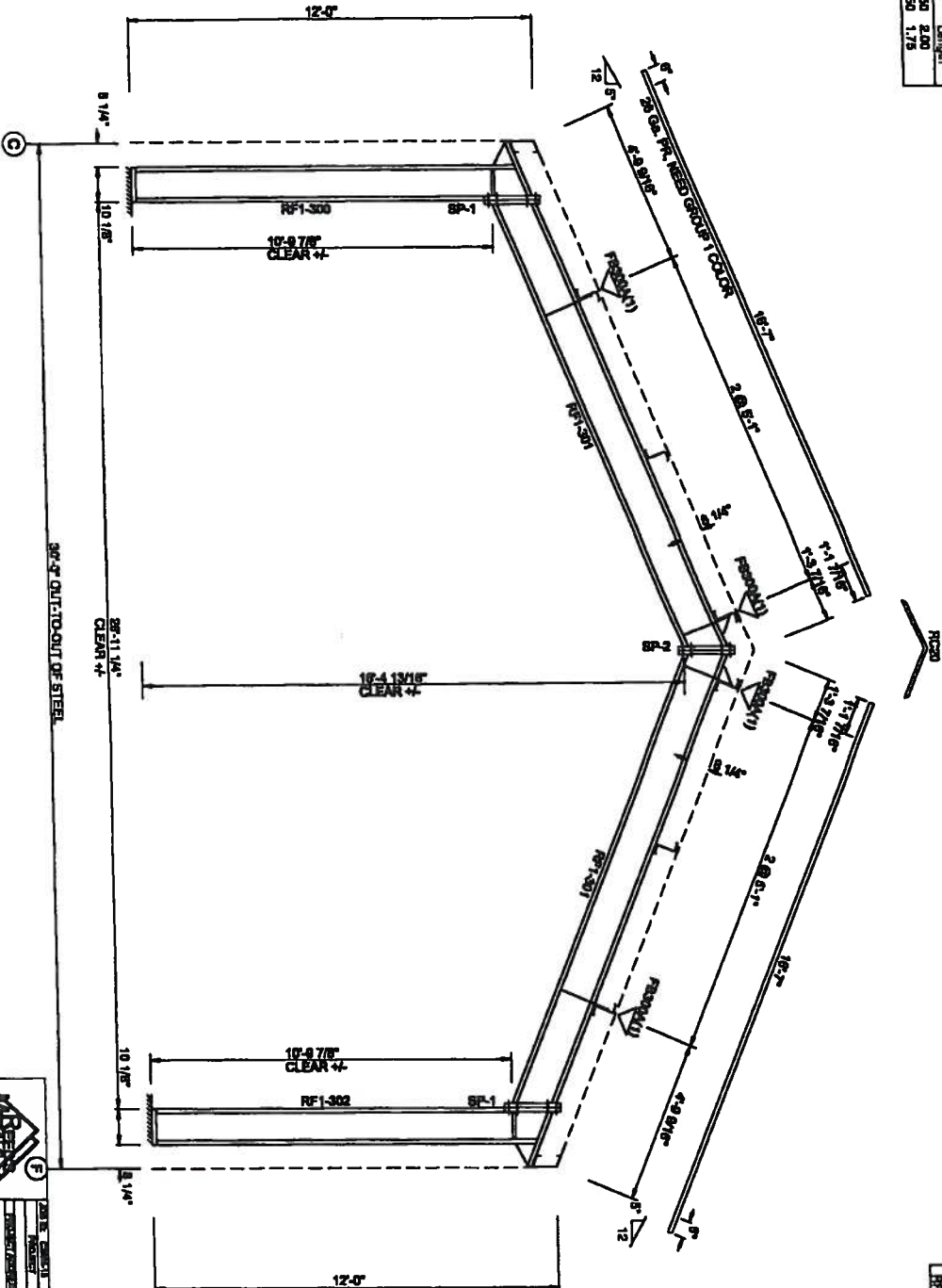
HBBB'S INSULITE INC			
PROJECT	ENDWALL FRAMING		
ID	C3685-15	DESIGN:	CHECK:
PROJECT ADDRESS		DATE: 8/19/15	SHEET OF



SPICE BOLT TABLE					
Mark	Qty	Top	Bot	Int	Type
SP-1	4	4	0	0	AS25
SP-2	4	4	0	0	AS25

FLANGE BRACES: Both Sides (N)

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF-1-300	W10X17	11'-8 1/2"
RF-1-301	W12X14	14'-7 1/8"
RF-1-302	W10X17	11'-8 1/2"



RIGID FRAME ELEVATION: FRAME LINE 1

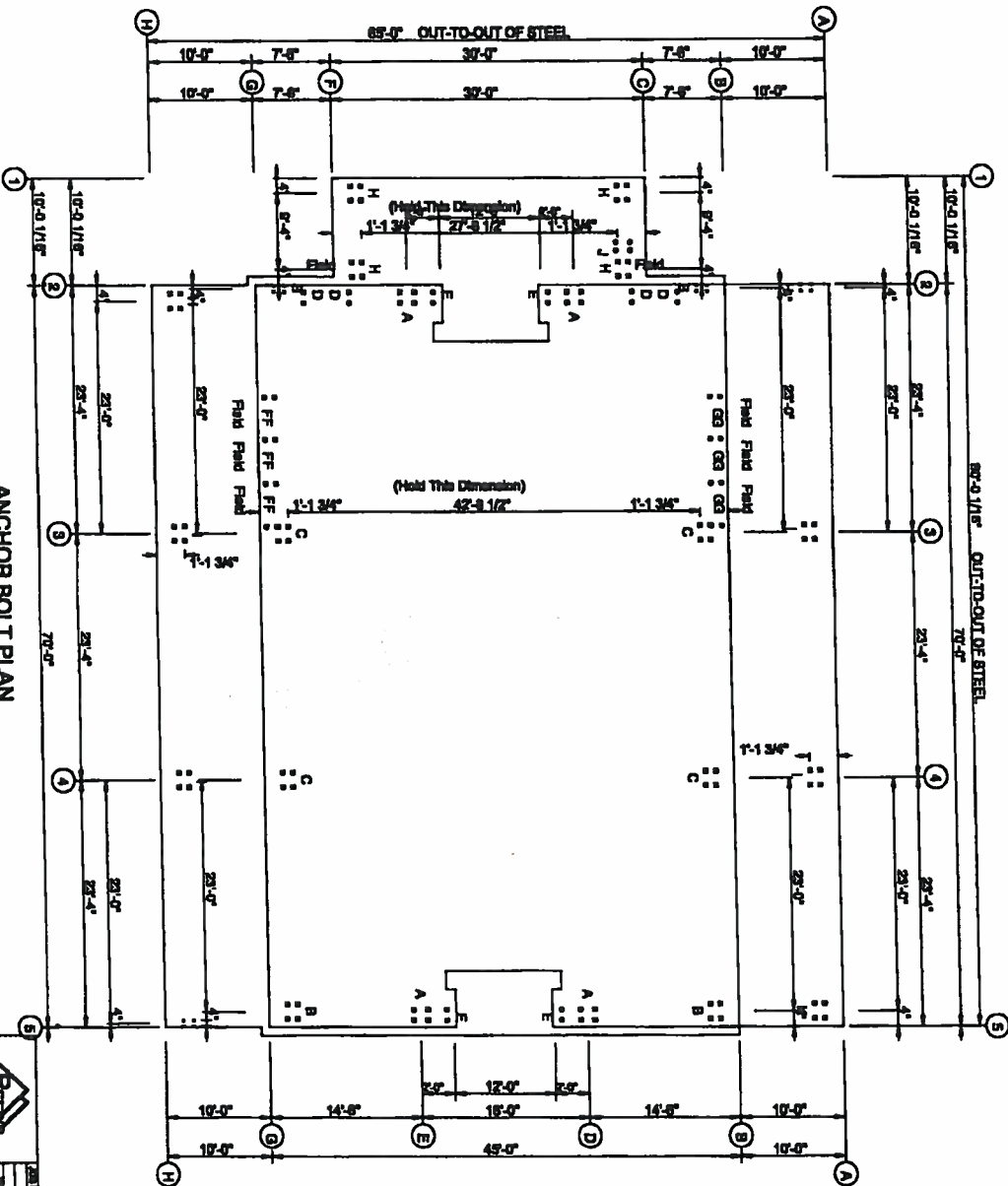
PROJECT			
ID	C3565-16	DATE	8/18/15
PROJECT		DRAFT	
ADDRESS		SHEET	



Reed's Metals Inc			
DESIGN	DRAFT	CHECK	OF
DATE	8/18/15	SHEET	



O Dia= 1/2"  
 ■ Dia= 3/4"  
 ● Dia= 1 1/4"



ANCHOR BOLT PLAN  
 NOTE: All Base Plates @ 100'-0" (U.N.)

Project			
ID	C3585-16	ANCHOR BOLT PLAN	
PROJECT		DESIGN:	CHECK:
ADDRESS		DATE: 8/18/15	SHEET OF



Reed's Metals Inc.

DATE: 8/18/15	DESIGN: 8/18/15	CHECK: 8/18/15
PROJECT: C3585-16	PROJECT: C3585-16	PROJECT: C3585-16
ADDRESS:	ADDRESS:	ADDRESS: