

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, SEPTEMBER 6, 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 AUGUST 2, 2016 MINUTES**

**PUBLIC HEARINGS**

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

Request by applicant for a variance in a SWM-1 Solid Waster Management zoning district to eliminate a majority of the perimeter opaque fencing requirements for a storage yard. The property is located at 63209 LA Highway 434, Lacombe, Louisiana.

Applicant: Progressive Waste Solutions

**(POSTPONED FROM THE AUGUST 2, 2016 MEETING - AND RE-ADVERTISED)**

**BOA CASE NO. 2016-376-BOA**

Request by applicant for a variance in a HC-2A Highway Commercial zoning district for an “after the fact” removal of trees and a request to remove additional trees and replant some within the landscape buffer areas. The property is located at 1155 U.S. Highway 190 Service Road East, Covington, Louisiana.

Applicant: McCalman, L.L.C.

**BOA CASE NO. 2016-377-BOA**

Request by applicant for a variance in an A-2 Suburban zoning district to permit the removal of some trees in the south side 50' wide no-cut buffer for the placement of a driveway. The property is located at 109 Pontchartrain Oaks, Madisonville, Louisiana.

Applicant: Cory & Roxanne Broussard

**BOA CASE NO. 2016-378-BOA**

Request by applicant for an “after the fact” rear yard setback variance in an A-4 Single Family Residential zoning district from 25' required to approximately 12.7' requested. The property is located at 239 Cross Gates Boulevard, Slidell, Louisiana.

Applicant: Richard & Rose Pichon

**BOA CASE NO. 2016-379-BOA**

Request by applicant for an “after the fact” variance for a portion of the front yard setback in an A-2 Suburban zoning district from 50' required to approximately 49' requested. The property is located at 23 Hawthorne Hollow, Madisonville, Louisiana.

Applicant: Rinaldi Builders, L.L.C.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**

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

**3:00 PM - TUESDAY, AUGUST 2, 2016**

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

**MANDEVILLE, LOUISIANA**

The August 2, 2016 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Sevante

**APPROVAL OF THE MINUTES**

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the July 5, 2016 minutes as typed and delivered.

**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. Fandal stated that this case was postponed from last month pending the applicant obtaining a tree mitigation plan...)

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

- I had an arborist take a look at things.
- He focused on four (4) options to consider.
- He recommended clear cutting the low areas on the middle of my property.
- I would like to do Option No. 3.

Mr. Gordon: Do you have any wetlands?

Mr. Guidry: There is a culvert there, but I don't know... can't say if it's in wetlands.

Moved by Mr. Gordon and seconded by Mr. Ballantine to grant the variances to allow for select cutting of trees within the 50' wide no-cut buffers by cutting every other 4<sup>th</sup> row of trees; and to permit the clear cutting of the low lying areas infested with Chinese Tallow trees and to follow the replanting plan proposed by the forester.

**MOTION CARRIED UNANIMOUSLY**

**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.  
Applicant: Michael Fletcher

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

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

- My Son lives there.
- He put on a new roof and a storage addition.
- He built the building without my knowledge.

Mr. Gordon: So you don't live there?

Mr. Fletcher: My Son lives there.

Mr. Gordon: So he did the addition... and who put up the roof?

Mr. Fletcher: My Son.

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

**MOTION CARRIED UNANIMOUSLY**

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

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

Mr. Jeff Schoen, Jones Fussell, L.P., P.O. Box 1810, Covington, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- The staff report speaks for itself.

- We no longer need the interior landscape buffer.
- The underlying concern by staff is that the street buffers may not meet parish code.
- We intend to comply with staff's comments.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance subject to the applicant bringing the street landscape buffers up to parish code.

**MOTION CARRIED UNANIMOUSLY**

**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.

Applicant: St. Tammany Parish Fire District No. 13

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

Two representatives from Fire District No. 13 appeared on behalf of same and made the following initial comments:

- We are placing a water tank on the property that is 16' in diameter.
- We will be removing 16 trees and obtaining a land clearing permit.

Moved by Mr. Schneider and seconded by Mr. Gordon to grant the variance and that the variance is exclusively for the tower only.

**MOTION CARRIED UNANIMOUSLY**

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

Request by applicant for a variance in a SWM-1 Solid Waster Management zoning district to eliminate a majority of the perimeter opaque fencing requirements for a storage yard. Applicant: Progressive Waste Solutions

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

Mr. Tom Martin, 63209 Highway 434, Lacombe, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- We are hiding the areas from public view.
- We have a 200' wide buffer on the east side.

Mr. Gordon: When the development was proposed, was an 8' fence required, but was not put in?

Mr. Martin: Yes.

Mr. Gordon: Why was the fence not put in?

Mr. Martin: I don't know.

Mr. Brookter: The fencing will block the vision from the Interstate?

Mr. Martin: Yes, we plan to put the fencing up.

Mr. Schneider: Have your property lines changed?

Mr. Martin: No.

Mr. Schneider: Looking at your plans, they don't match the original one.

(Mr. Cornell Hutchinson appeared in opposition representing the Concerned Citizens of Lacombe and stated that the incorrect zoning for the property was put on the application.)

(Further discussion ensued regarding the site in general and the conditions thereof, and the fencing being proposed...)

Mr. Keller: Since there appears to be a lot of confusion about this case, I would suggest that the board postpone this case until next month and give the staff the opportunity to meet with the applicant to try and work out the issues at hand.

Moved by Mr. Gordon and seconded by Mr. Schneider to postpone this case until next month.

**MOTION CARRIED UNANIMOUSLY**

**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.

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

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

Mr. Jeff Schoen, Jones Fussell, L.P., P.O. Box 1810, Covington, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- Again, the staff report speaks for itself.
- There are no deficiencies in the landscaping.
- This property has been acting as two separate entities for over 20 years.

Mr. Gordon: Once you draw the lines, are you going to be taking out any landscaping?

Mr. Schoen: No we are not.

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

**MOTION CARRIED UNANIMOUSLY**

**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.

Applicant: Ekco Enterprises, L.L.C.

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

Mr. Dervielk and Mr. Hernandez appeared on behalf of the applicant and made the following initial comments:

- There are 33 acres that are being used for paddocks and another 12 acres that are adjacent.
- We need a variance for the rear property line.
- The front section enters into the property and the hardwoods will remain.
- The left-side of the property the hardwoods will remain.
- We will provide a planting plan.

(Discussion ensued as where the property was located, what the hardwoods that would remain on the property, and how the west side buffer should not be touched...)

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variances subject to the hardwoods remaining within the buffers, and that the west side buffer cannot be touched.

**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. 2016-339-BOA  
Initial Hearing Date: August 2, 2016  
Date of Report: (*REVISED*) as of August 26, 2016

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**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

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**OVERVIEW**

The applicant is seeking a wavier of the 8' high opaque fencing requirements around the majority of the perimeter of the property, less and except an area that has exposure to Interstate 10, for the creation of two (2) storage yards.

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**STAFF COMMENTS**

Subsequent to the August 2, 2016 meeting where the board postponed this case, the staff met with the applicant's representatives on-site where we walked the site and then offered our suggestions and recommendations relative to the fencing requirements.

As a result of our meeting, the applicant amended their proposal and site plan (see attached) as follows:

- The applicant proposes to create two separate storage yards, one along the northern end of the property near Interstate 12 (labeled as Storage Yard No. 1), and one to the south of the northern storage yard (labeled Storage Yard No. 2).
- The applicant proposed to erect a chain link fence around the "drip-lines" of at least two large oak trees depicted on the site plan in order to protect same from truck traffic damage.
- The applicant proposes to fence the entire perimeter of the northern storage yard with opaque fencing along the east side property line next to the gas line servitude and the area



that has exposure to Interstate 12, with the remaining balance of fencing to be chain link.

- For the southern storage yard, the applicant is only proposing chain link fencing on the northern and southern ends, while providing no barriers along the west side that is bounded by a driveway and the east side that is bounded by the gas line servitude.

Based on the new proposals from the applicant, the staff agrees with most, with the exception of the proposal for Storage Yard No. 2. fencing.

The west side of the storage yard abutting the driveway should be fenced with chain link in order to provide a source of containment and to guard against the temptation of workers putting storage on the other side of the driveway. Secondly, the eastern side of the storage yard running along the gas line servitude should have a chain link fence as well, or the applicant could provide a nominal barrier along same by using posts and at least one cable wire running through same in order to discourage workers from placing storage materials on the servitude.

In addition, the applicant should have all fencing and or posts and wire erected and ready for inspection by staff no later than ninety (90) days from the meeting date, if approved by the board.

In summary, the staff recommends approval of the variances requested subject to the following:

- 1.) Approval of the fencing proposed by the applicant for Storage Yard No. 1.
  - 2.) Approval of the chain link fencing as proposed by the applicant for placing same around the "drip-lines" of at least two (2) oak trees as depicted on the revised site plan.
  - 3.) To require the fencing of the entire perimeter of Storage Yard No. 2, or as an alternative, to permit the installation of posts and wire along the east side abutting the gas line servitude.
  - 4.) Give the applicant ninety (90) days in which to install all fencing and/or posts and wire upon the approval date by the board and to require inspection of same by staff.
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BOA CASE NO. 0016-339-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 name also.)

APPLICANTS NAME: PROGRESSIVE WASTE SOLUTIONS

MAILING ADDRESS: 63209 HIGHWAY 434

CITY/STATE/ZIP: LACOMBÉ, LA 70445

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

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: [REDACTED] SWM-1  
63209 HIGHWAY 434, LACOMBÉ, 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/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 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.

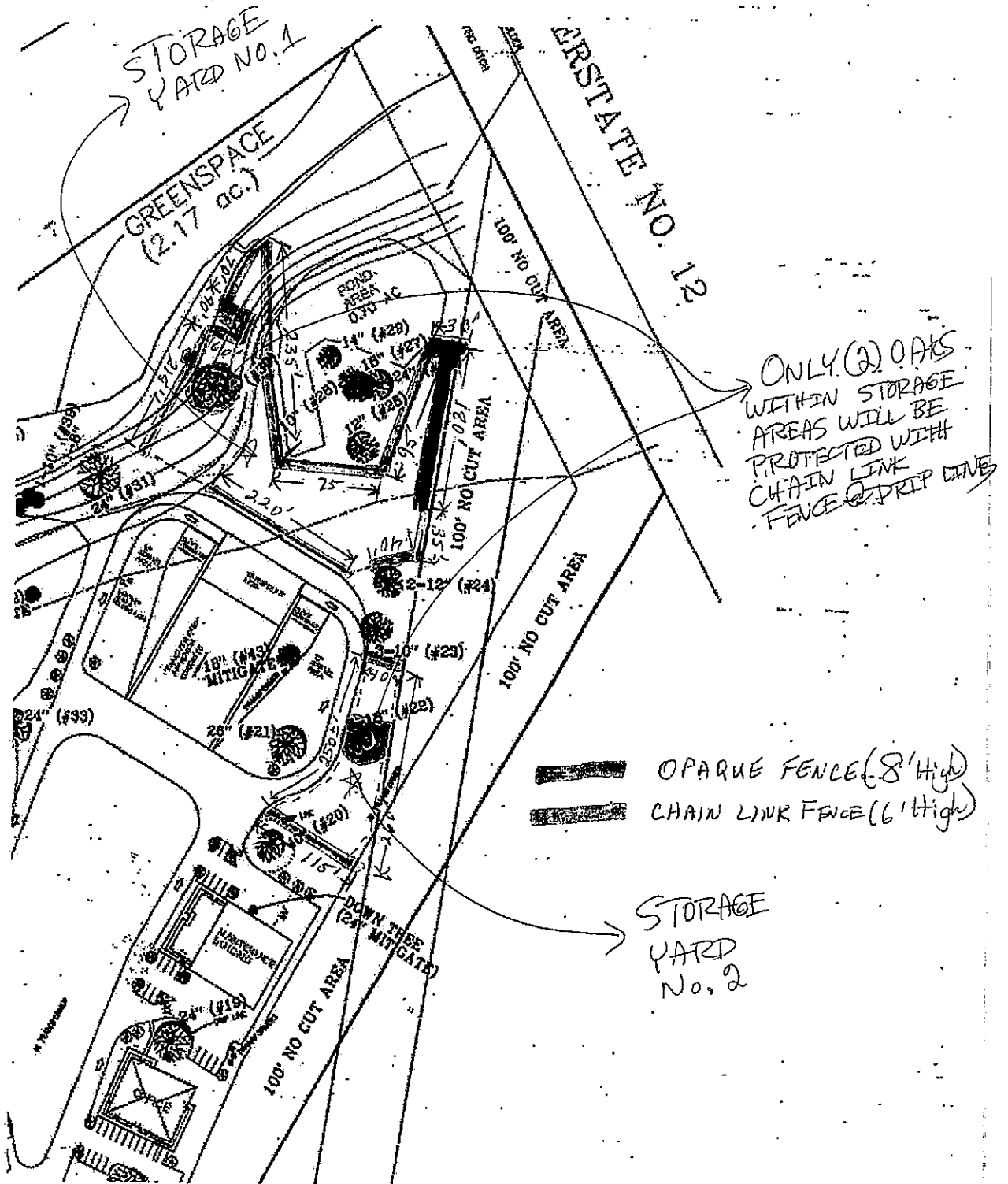
(Please state on the following lines below your specific request for a variance/appeal:)

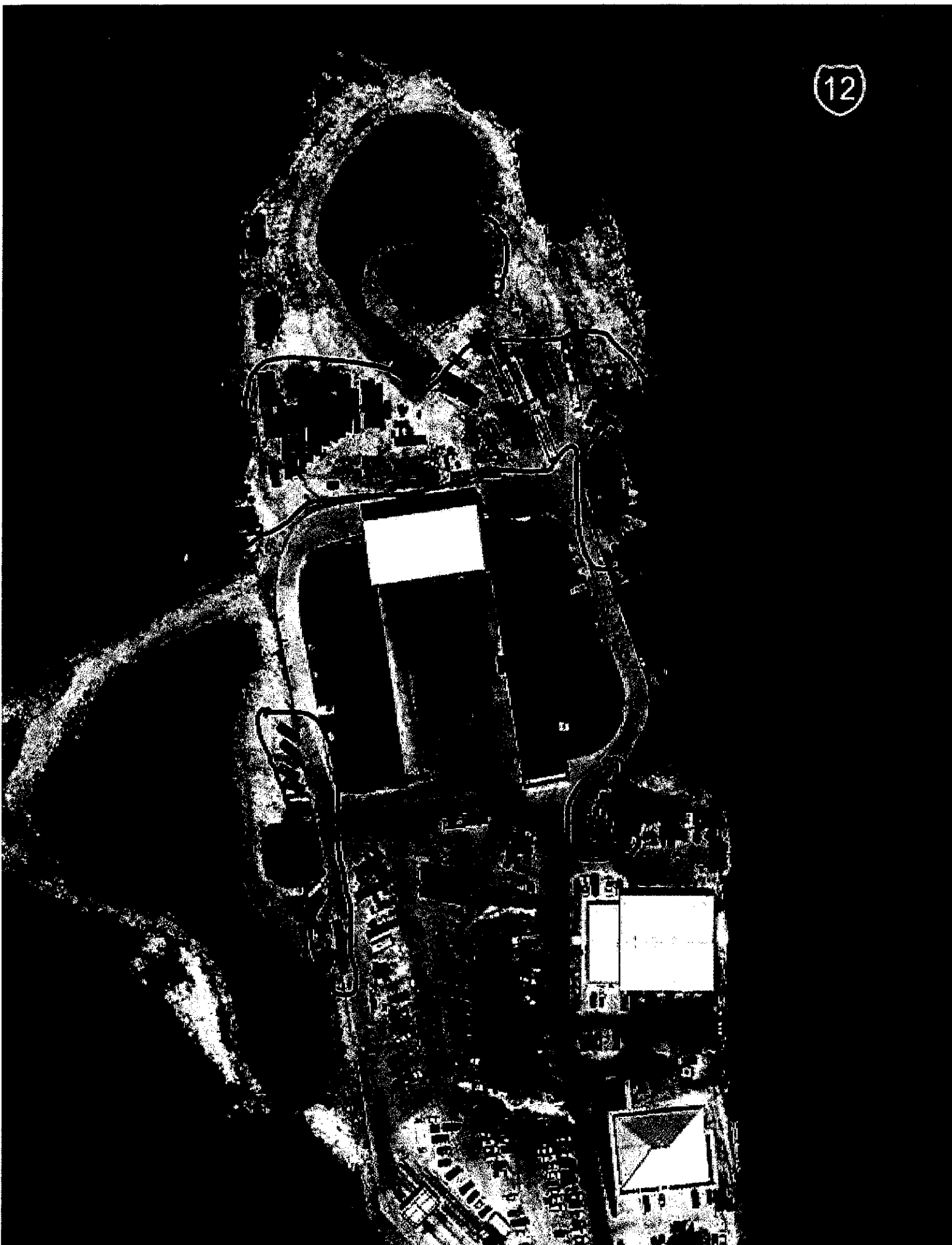
EXISTING NATURAL BUFFER CONSISTS OF 100 FOOT NO CUT 50 FOOT PLUS FOREST  
ON SIDE #1, 63 ACRES OF GREEN SPACE ON SIDE #2 AND OUR  
FACILITY ON SIDE #3

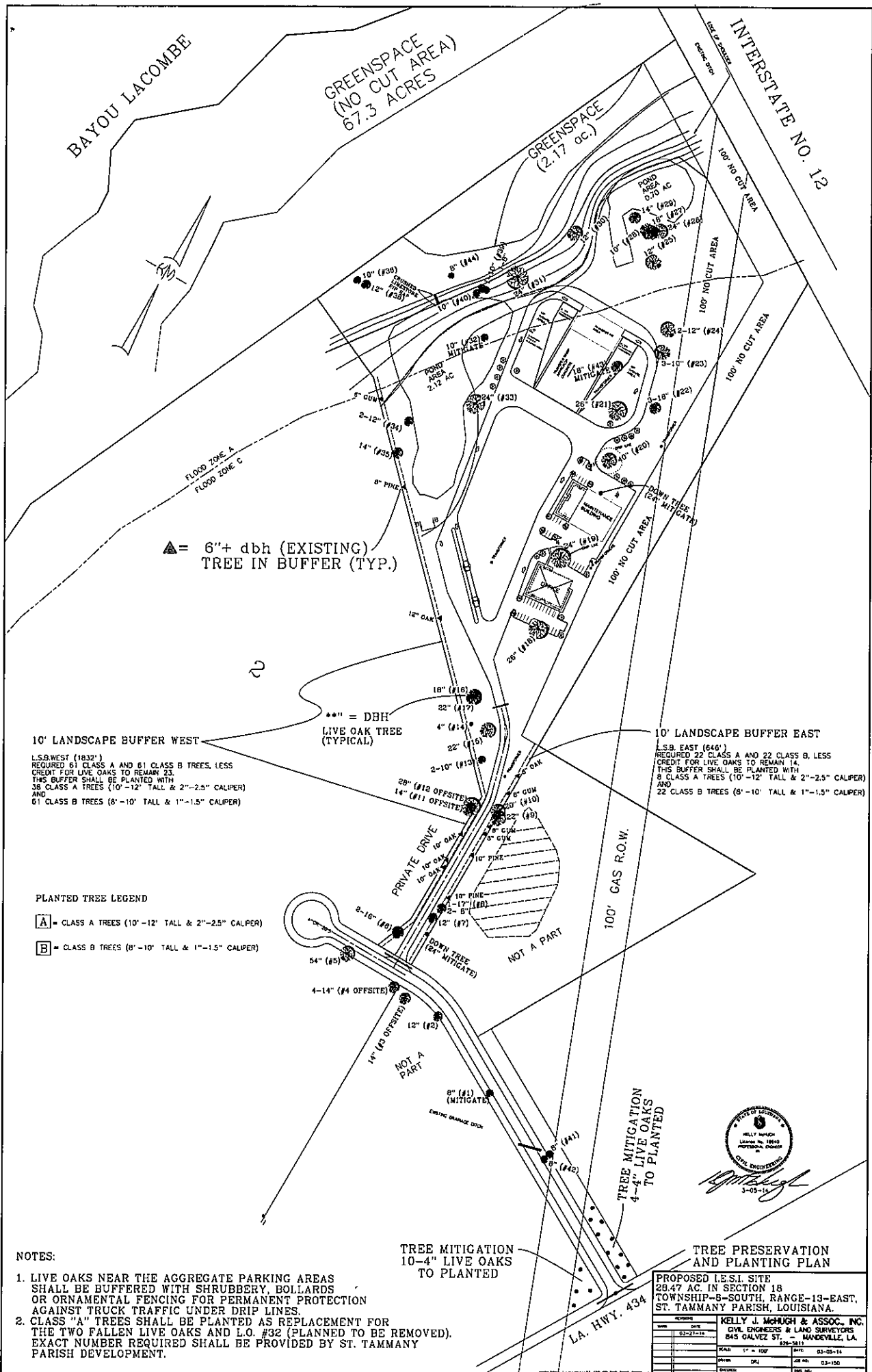
THOMAS MARTIN 6/30/2016  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION

BOA CASE NO. 2016-339-BOA

8/17/16 SUBSTITUTE PROPOSAL OF  
PROGRESSIVE WASTE SOLUTIONS







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

\*\*\* = DBH LIVE OAK TREE (TYPICAL)

10' LANDSCAPE BUFFER WEST  
 L.S.B. WEST (1032')  
 REQUIRED 61 CLASS A AND 61 CLASS B TREES, LESS CREDIT FOR LIVE OAKS TO REMAIN 23.  
 THIS BUFFER SHALL BE PLANTED WITH 38 CLASS A TREES (10'-12" TALL & 2"-2.5" CALIPER) AND 61 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)

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)

- 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.

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

DATE	03-21-18
SCALE	1" = 100'
DRAWN	DLJ
CHECKED	DLJ

KELLY J. McHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST. - MANDEVILLE, LA.  
 3-03-18

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

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Case File Number: BOA Case No. 2016-376-BOA  
Initial Hearing Date: September 6, 2016  
Date of Report: August 26, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: McCalman, L.L.C.  
Location of Property: 1155 U.S. Highway 190 Service Road, Covington, Louisiana  
Zoning of Property: HC-2A Highway Commercial  
Variance(s) Requested: Removal and replanting of trees

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**OVERVIEW**

The applicant has applied for an "after the fact" variance for the removal of some trees in the landscape buffers and a request to remove additional trees within same, which equates to a total of approximately 199" caliper inches; and to replant some trees of varying species back into the buffers totaling 75.5" caliper inches. The applicant's proposal also seeks to remove some damaged trees and less desirable species with preferred species within the planting buffers.

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**STAFF COMMENTS**

Our on staff landscape architect feels that the long range plan to replace the trees will be beneficial to the site and to the surrounding area (see replanting plans P5 & P6 attached); however, it should be noted that the removal of the existing trees by the applicant is his desire, which equates to a personal preference and not a hardship.

Therefore, the staff suggests that if the board decides to approve the variance request, the applicant should mitigate the amount of caliper inches of trees that he plans not to replant back onto the site (123.5") by paying into the parish's tree mitigation bank in the amount of \$12,350.00, for which said payment is based on \$100.00 per caliper inch of tree, inclusive of the cost for the trees and the labor required to plant.

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BOA CASE NO. 2016-376-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):** McCalman, L.L.C. c/o Jeffrey D. Schoen

**MAILING ADDRESS:** P.O. Box 1810, Covington, LA 70434

**CITY/STATE/ZIP:** \_\_\_\_\_

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

**PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING:** HC-2A

1155 U.S. Hwy. 190 Service Road East, Covington, LA 70433  
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

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

**VARIANCE/APPEAL REQUESTED:**

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

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

Variance requested for removal of trees, and replanting of trees,  
within landscape buffer area.

  
**SIGNATURE OF OWNER/APPLICANT**

8/2/16  
**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. BRASSEAUX  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE  

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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

August 2, 2016

HOWARD R. FUSSELL  
(1937-2015)

### **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: McCalman, L.L.C.  
2.210 Acres in Section 22, Township 7 South, Range 11 East  
St. Tammany Parish, Louisiana  
Location: NE Intersection of Bodet Lane  
And U.S. Hwy. 190 Service Road East  
Address: 1155 U.S. Hwy. 190 Service Road East, Covington, La.  
Our File S-19,104**

Dear Mr. Keller:

Please be advised that our Firm represents McCalman, L.L.C., represented by its duly authorized Manager, Samuel M. Camp 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 \$500 check payable to Parish of St. Tammany;
3. Drawings of Mullin Landscape Associates, consisting of Sheets P-1, P-2, P-3, and P-4;



Mr. Ron Keller  
Senior Planner  
St. Tammany Parish Department of Planning  
August 2, 2016

Page 2

4. Copy of the Deed of Acquisition by Luck Family Trust to McCalman, L.L.C. dated October 25, 2013 recorded as Instrument No. 1921167.

The Applicant has removed some trees, and would like to remove some additional trees, within the landscape buffer areas due to their location, poor health, and/or the Applicant's desire to plant preferable trees and landscape so as to create a more aesthetic environment.

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 in connection with the removal (both pre and post application) of trees in light of the proposed planting of trees pursuant to the attached plants.

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 6, 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.

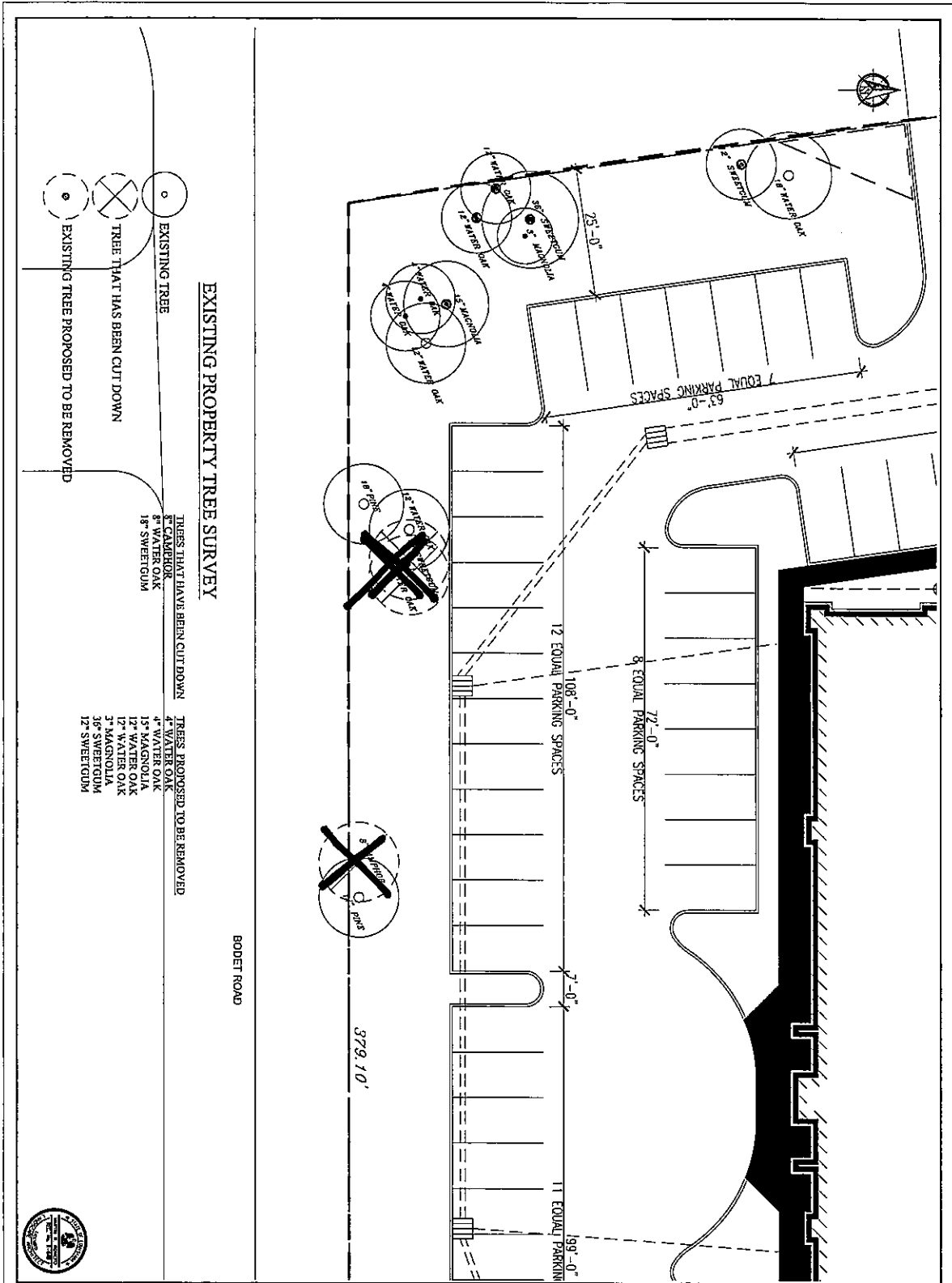
BY: 

JEFFREY D. SCHOEN

JDS:swg

Enclosures

cc: McCalman, L.L.C.



**EXISTING PROPERTY TREE SURVEY**

- EXISTING TREE
- ⊗ TREE THAT HAS BEEN CUT DOWN
- ⊙ EXISTING TREE PROPOSED TO BE REMOVED

- TREES THAT HAVE BEEN CUT DOWN**
- 8" CAMBROOK
  - 8" WATER OAK
  - 18" SWEETGUM
- TREES PROPOSED TO BE REMOVED**
- 4" WATER OAK
  - 12" WATER OAK
  - 15" MAGNOLIA
  - 12" WATER OAK
  - 3" MAGNOLIA
  - 36" SWEETGUM
  - 12" SWEETGUM

BODET ROAD

379.10'



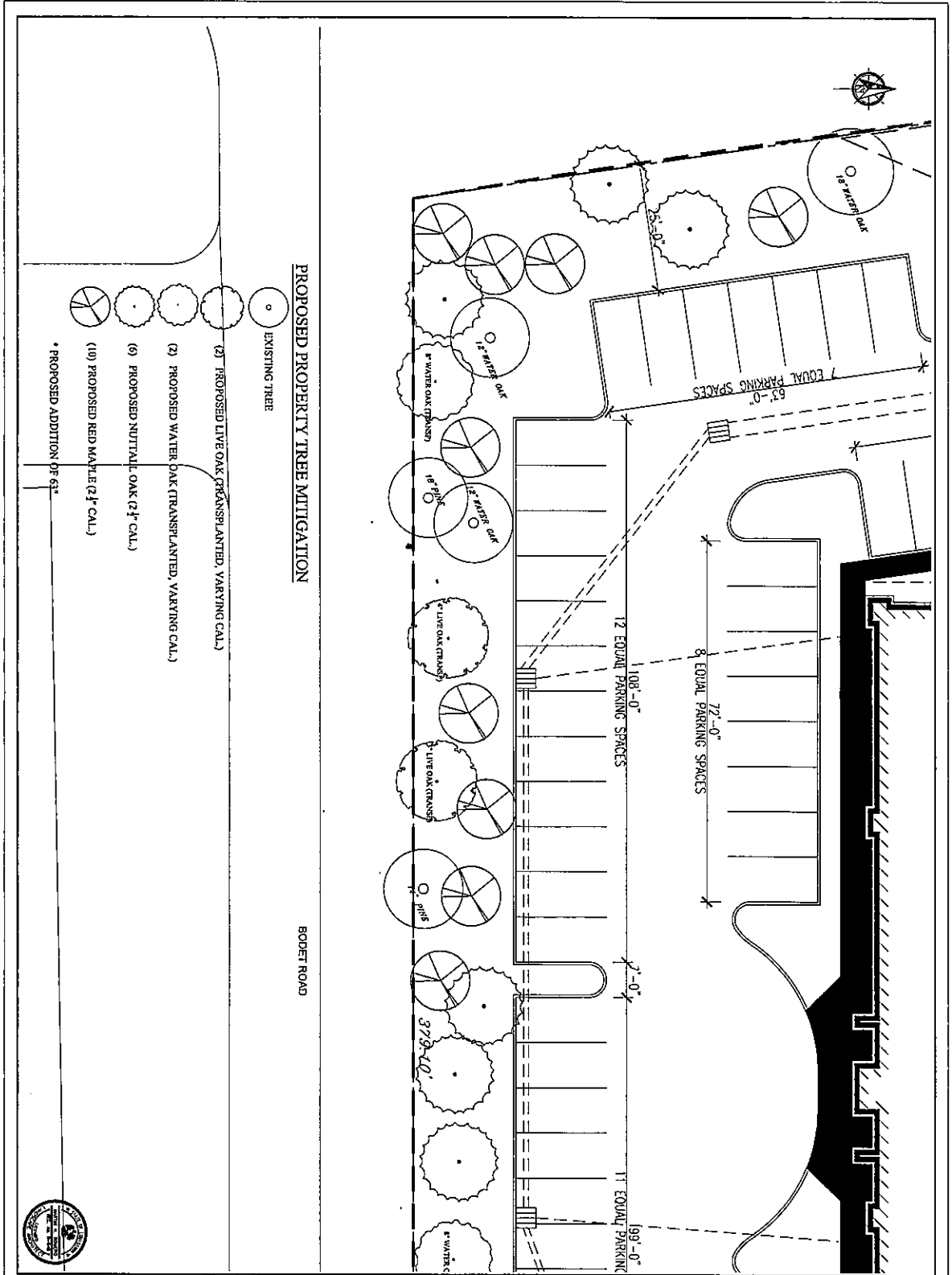
THE TREE MITIGATION PLAN	
DATE	05-27-18
DRAWN BY	MMW
CHECKED BY	MMW
SCALE	1/8" = 1'-0"
SHEET	P-1
	1 of 8

**McCALMAN OFFICE BUILDING**  
MANDEVILLE, LOUISIANA

NO.	DATE	REVISION
1	05-27-18	ISSUE

**Mullin Landscape Associates**  
Design/Build/Install

1210 INTERSTATE 10 WEST, SUITE 100  
MANDERLY, LOUISIANA 70461  
PHONE: 504-835-7200  
WWW.MULLINLANDSCAPE.COM  
EMAIL: INFO@MULLINLANDSCAPE.COM



**PROPOSED PROPERTY TREE MITIGATION**

BODET ROAD

- EXISTING TREE
  - (2) PROPOSED LIVE OAK (TRANSPLANTED, VARYING CAL.)
  - (2) PROPOSED WATER OAK (TRANSPLANTED, VARYING CAL.)
  - (6) PROPOSED NUTTALL OAK (2 1/2" CAL.)
  - (10) PROPOSED RED MAPLE (2 1/2" CAL.)
- \* PROPOSED ADDITION OF 63'



**McCALMAN OFFICE BUILDING**  
 MANDEVILLE, LOUISIANA

NO.	DATE	REVISIONS
1	05-27-18	ISSUE FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

**Mullin Landscape Associates**  
 1100 Lakeshore Drive Suite 100  
 Mandeville, Louisiana 70471  
 P.O. Box 100  
 Mandeville, Louisiana 70471  
 www.mullinlandscape.com  
 info@mullinlandscape.com

DATE: 05-27-18  
 JOB NO.:  
 DRAWN BY: MMR  
 CHECKED:  
 SCALE: 1/8" = 1'-0"  
 SHEET: P-2  
 2 of 8





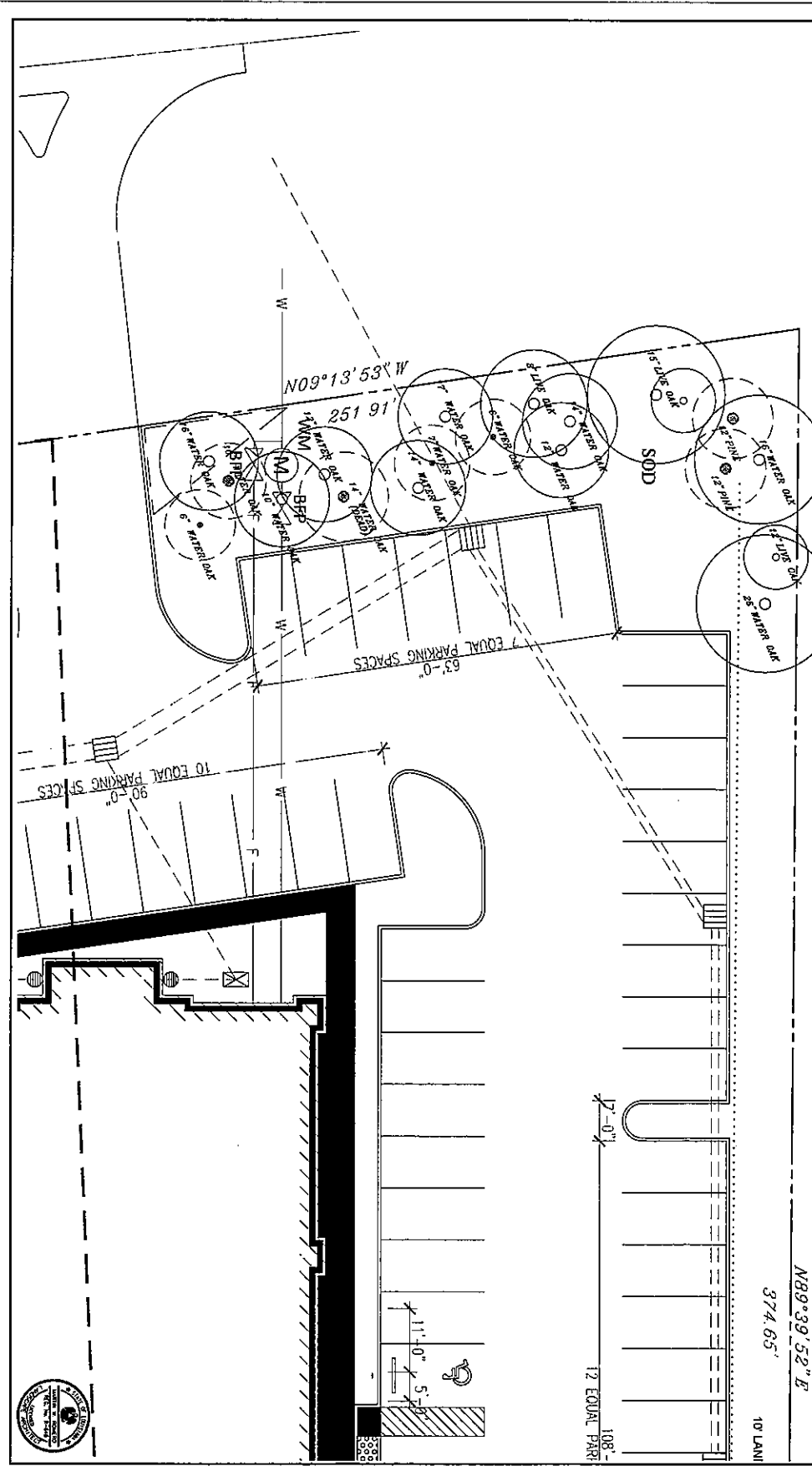


# PROPOSED PROPERTY TREE MITIGATION

○ EXISTING TREE TO REMAIN

⊙ EXISTING TREE PROPOSED TO BE REMOVED

- TREES PROPOSED TO BE REMOVED
- 10 WATER OAK
  - 6 WATER OAK
  - 14 WATER OAK (DEAD)
  - 6 WATER OAK
  - 7 WATER OAK
  - 12 PINE
  - 12 PINE



ADJACE

HC (High)

## McCALMAN OFFICE BUILDING

MANDENVILLE, LOUISIANA

Mullin Landscape Associates  
 Design: Mullin Landscape Associates  
 www.mullinlandscape.com  
 Email: info@mullinlandscape.com

THE TREE MITIGATION PLAN

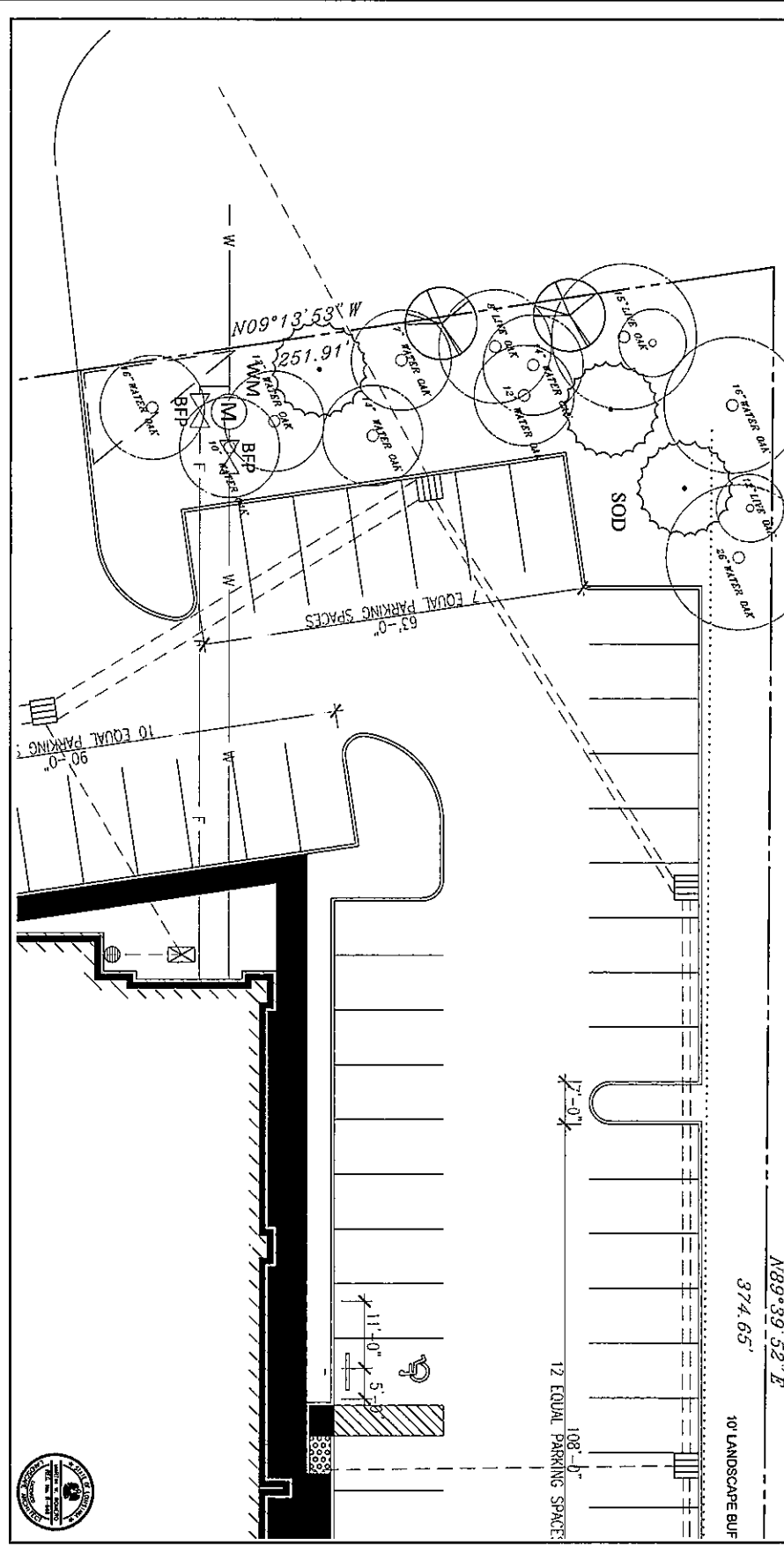
DATE	05-27-16
DRN NO.	
DRN BY	MWR
CHECKED	
SCALE	1/8" = 1'-0"
SHEET	P-5
	5 of 6



**PROPOSED PROPERTY TREE MITIGATION**

- EXISTING TREE
- (3) PROPOSED NUTTALL OAK (2 1/2" CAL.)
- (2) PROPOSED RED MAPLE (2 1/2" CAL.)

\*PROPOSED ADDITION OF 12.5" (IN ADDITION TO EXISTING 17" 4/5)



**ADJACENT PI**  
**HC-2 ZOI**  
 (HIGHWAY COMM)

**McCALMAN OFFICE BUILDING**  
 MANDEVILLE, LOUISIANA

THE TREE MITIGATION PLAN

DATE	05-27-16
JOB NO.	
DRAWN BY	BAWR
CHECKED	
SCALE	1/8" = 1'-0"
SHEET	P-6
	6 of 6

NO.	DATE	REVISIONS
1	05-27-16	SSK

**Mullin Landscape Associates**  
 Design & Maintain

110 DESTREHAN BOULEVARD SUITE 7  
 HARVARD, LOUISIANA 70121  
 P: 504.731.1111  
 F: 504.731.1112  
 WWW.MULLINLANDSCAPE.COM  
 EMAIL: INFO@MULLINLANDSCAPE.COM



Reference:  
 1. Map prepared by  
 Ned R. Wilson &  
 Assoc. Inc. dated  
 7-30-1982 (Basis  
 of Bearings)  
 2. Survey prepared  
 by E. L. Dewailly, Sr.  
 dated Nov. 4, 1967

The 2.14 Acre parcel of  
 ground is located in  
 Flood Zone C as per  
 FEMA FIR, Comm.  
 Panel No. 225205 0240 E  
 map dated 8-16-1995

Building setback lines  
 should be determined  
 by owner or contractor  
 prior to any construction.

Point "A" is reported  
 to be North, 1440.0';  
 N89°45'E, 154.5';  
 N00°15'W, 30.0'  
 from the Section  
 Corner common  
 to Sections 22,  
 27 & 37 T7S  
 R11E, St.  
 Tammany Parish,  
 Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE  
 NOT NECESSARILY EXCLUSIVE.  
 SERVITUDES OF RECORD AS SHOWN ON  
 TITLE OPINION OR TITLE POLICY WILL BE  
 ADDED HERETO UPON REQUEST AS THE  
 UNDERSIGNED HAS PERFORMED NO  
 ABSTRACT OR TITLE SEARCH. THE UNDER-  
 SIGNED HAS MADE NO ATTEMPT TO LOCATE  
 ANY BURIED UTILITIES OR ASSOCIATED  
 PEDESTALS.  
 THIS MAP IS IN ACCORDANCE WITH THE  
 MINIMUM STANDARD DETAILED REQUIRE-  
 MENTS PURSUANT TO THE ACCURACY  
 STANDARDS OF A C SURVEY AND THE  
 APPLICABLE STANDARDS OF PRACTICE  
 CITED IN LAC 48: LXI.

Legend:  
 - 1/2" Rebar Found      2 1" Iron Pipe Found  
 - 1 1/2" Iron Pipe Found      P 40d Nail Set  
 - 7 Hwy. Monument Found      \* Powerpole  
 - Fence

MAP PREPARED FOR **McCalman, LLC**

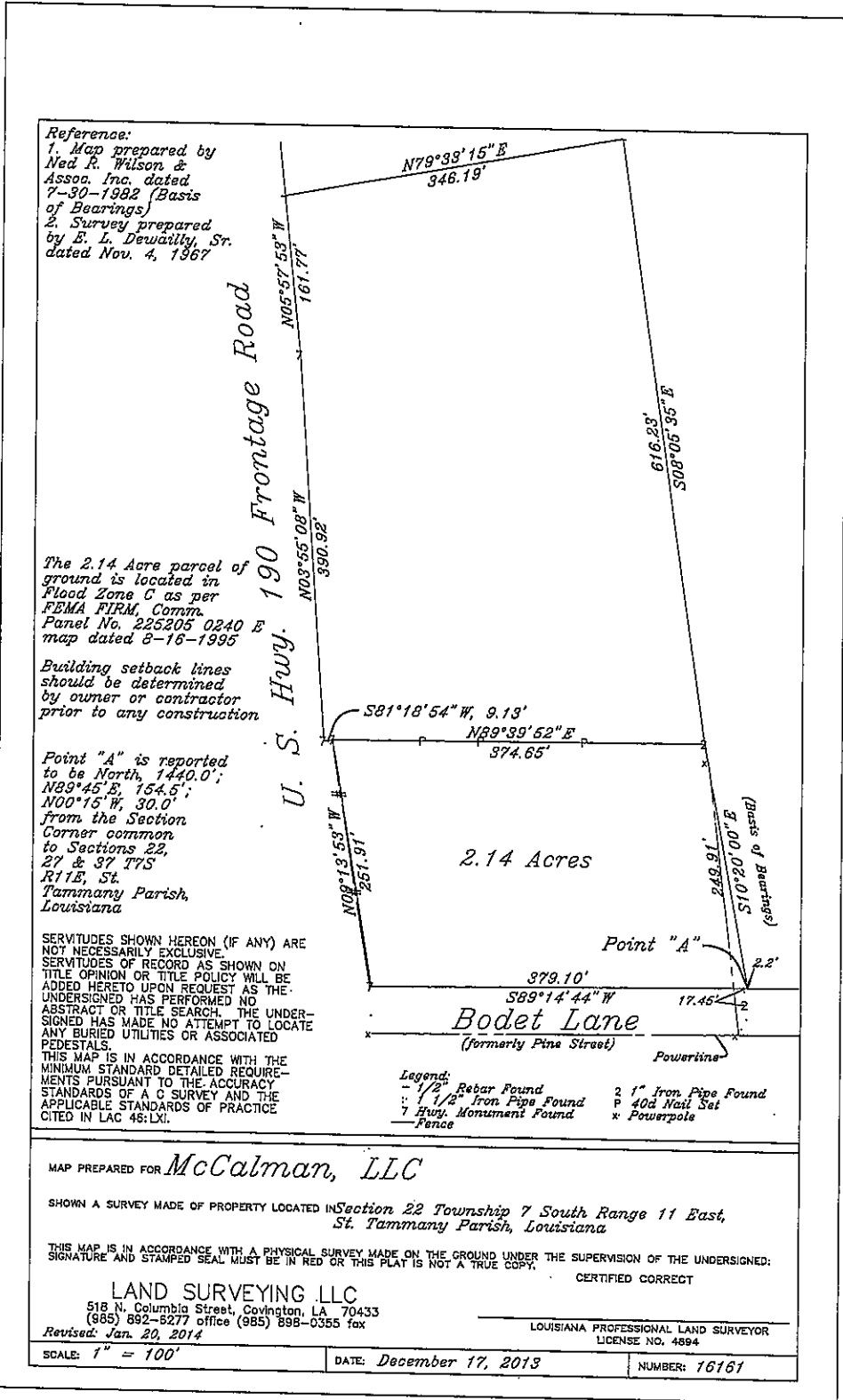
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 22 Township 7 South Range 11 East,  
 St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
 SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.      CERTIFIED CORRECT

**LAND SURVEYING, LLC**  
 518 N. Columbia Street, Covington, LA 70433  
 (985) 892-8277 office (985) 898-0355 fax  
 Revised: Jan. 20, 2014

LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 100'      DATE: December 17, 2013      NUMBER: 16161





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

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Case File Number: BOA Case No. 2016-377-BOA  
Initial Hearing Date: September 6, 2016  
Date of Report: August 26, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Cory and Roxanne /Broussard  
Location of Property: 109 Pontchartrain Oaks, Mandeville, Louisiana  
Zoning of Property: A-2 Suburban  
Variance(s) Requested: Encroach into the 50' no cut buffer

---

**OVERVIEW**

The applicant is planing to construct a home on lot 3 in Pontchartrain Oaks Estates subdivision, and in order to avoid building their home into a flood zone, the home site needs to be oriented so that the driveway partially encroaches into the southern 50' wide no cut buffer.

---

**STAFF COMMENTS**

The staff supports the applicant's request for the variance due to the fact that a majority of the property is located within flood zone A and the applicant does not want to encroach into same with their home, which in our opinion constitutes a hardship. Secondly, the applicant has agreed to only cut the minimum number of trees out of the buffer in order to put in their driveway.

Therefore, if the board decides to grant the variance request, the applicant will still need to file for a land clearing permit with our on staff landscape architect for the purpose of depicting the precise number and species of trees that will be removed within the buffer for the driveway.

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BOA CASE NO. 2016-377-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): Cory and Roxanne Broussard

MAILING ADDRESS: 309 Old Place Lane

CITY/STATE/ZIP: Madisonville, LA 70447

PHONE NUMBER: 985-206-5623 (Home Phone #) 225-247-1166 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 Suburban

109 Pontchartrain Oaks Madisonville, LA Pontchartrain Oaks  
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:)

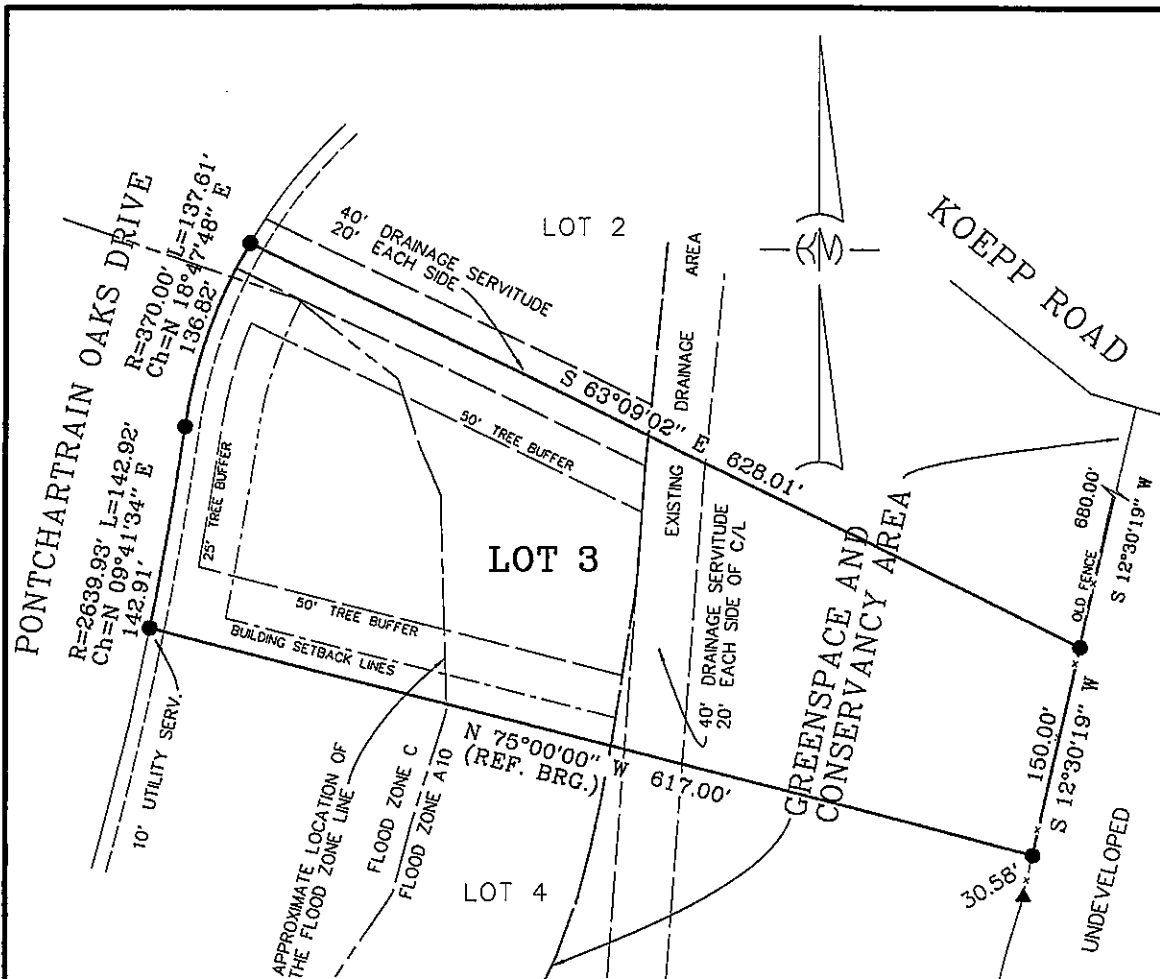
In order to avoid placing home site into flood zone and to reduce impact on drainage naturally occurring on land, I am requesting that the tree buffer on the <sup>South</sup> ~~North~~ side of property be reduced. See proposed site plan to paragraph

Cory Broussard  
SIGNATURE OF OWNER/APPLICANT

8/4/16  
DATE OF APPLICATION

We do not want to clear cut entire <sup>South</sup> ~~North~~ side buffer, but want to put driveway in that buffer area to avoid placing home in flood zone/drainage area. I would like to clear enough to place driveway.





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

BUILDING SETBACKS  
FRONT 50'  
SIDE 20'  
REAR 50'

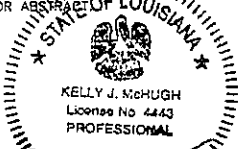
REQUIRED TREE BUFFERS  
FRONT 25'  
SIDE 50'  
REAR 50'

DIMENSIONS OF TREE BUFFERS  
(FOR LAND CLEARING PERMIT)  
WERE PROVIDED BY  
ST. TAMMANY PARISH DEPT. OF DEVELOPMENT

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ▲ = 1/2" IRON PIPE FOUND

NOTE: SERVIDUTES SHOWN HEREON ARE NOT NECESSARILY  
EXCLUSIVE. SERVIDUTES OF RECORD AS SHOWN ON TITLE  
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON  
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE  
SEARCH OR ABSTRACT.



*[Signature]*  
KELLY J. McHUGH, REG. NO. 4443  
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

THIS PROPERTY IS LOCATED IN FLOOD  
ZONES A10 & C; BASE FLOOD ELEV. 11.0'; F.I.R.M.  
PANEL NO. 225205 0215 C; REV. 10-17-89

REFERENCE:  
PLAT OF PONTCHARTRAIN OAKS ESTATES  
BY THIS FIRM, FILED 7-6-2007, MAP NO. 4499  
FROM WHICH SETBACKS AND SERVIDUTES WERE TAKEN.

BOUNDARY SURVEY OF:

LOT 3,  
PONTCHARTRAIN OAKS ESTATES,  
SECTIONS 37 & 42, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

CORY AND ROXANNE BROUSSARD

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 100'	DATE: 07-27-16
DRAWN: DRJ	JOB NO.: 16-165
REVISED:	





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

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Case File Number: BOA Case No. 2016-378-BOA  
Initial Hearing Date: September 6, 2016  
Date of Report: August 26, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Richard and Rose Pichon  
Location of Property: 239 Cross Gates Boulevard, Slidell, Louisiana  
Zoning of Property: A-4 Single Family Residential  
Variance(s) Requested: Rear yard setback

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**OVERVIEW**

The applicant is requesting an “after the fact” variance for a rear yard setback for the addition of a “sun room” attached to the back of their home (see narrative from applicant attached).

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**STAFF COMMENTS**

The staff understands the reasons why the sun room was constructed and for what purpose based on the narrative provided by the applicant; however that does not excuse the fact that the applicant should have thought to contact the parish to confirm whether a building permit was required; because if they had done so, this issue could have been avoided or mitigated.

Therefore, the staff does not support the variance request; however, it should be noted that the applicant has obtained letters of no objection from the HOA of Willow Wood subdivision and adjacent neighbors including the property owner to the rear most effected by this request.

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BOA CASE NO. 2016-378-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): Richard M. or Rose M. Pichon

MAILING ADDRESS: 239 Cross Gates Blvd

CITY/STATE/ZIP: Slidell, LA 70461 *Richard*

PHONE NUMBER: 985-774-1332 or 768-8194 *Rose*  
(Home Phone #) (Cell Phone #)

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

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

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

Requesting a backyard setback variance from 25 ft required by the parish, to 12.7 ft requested by the applicants.

Richard M Pichon  
SIGNATURE OF OWNER/APPLICANT

08/04/2016  
DATE OF APPLICATION

Rose

8/04/2016



## Applicants --Richard M. and Rose M. Pichon – Narrative

We, the applicants, Richard M. and Rose M. Pichon, are requesting a Back-/Rearyard Setback Variance from 25 ft required by the parish, to 12.7 ft requested by the applicants.

We, the applicants, sincerely do not believe that the Back-/Rearyard Setback Variance was self-created; instead, we sincerely placed our trust and confidence in the decisions made on past experiences of the licensed building contractor in 2009. Studying real estate terms prompted inquiries and conversations with a variety of people which led us to take immediate action to reconcile our current variance situation.

The sunroom addition was built to facilitate a debilitating health condition, heightened allergic reactions, and aid a fitness regimen of Rose M. Pichon, applicant. For more than 20 years I have been diagnosed with an arrhythmia and severe allergy attacks that lead to shortness of breath when exerting myself during high humidity and heat levels coupled with medium to heavy pollen seasons; more than 10 years of acute plantars fasciitis (severe feet condition which allows standing and walking for short periods of time and distances—10-15 min); My sunroom variance allows me to remain in the secure, safe, and convenient environment of my home to manage to the best of my abilities my physical and emotional health circumstances.

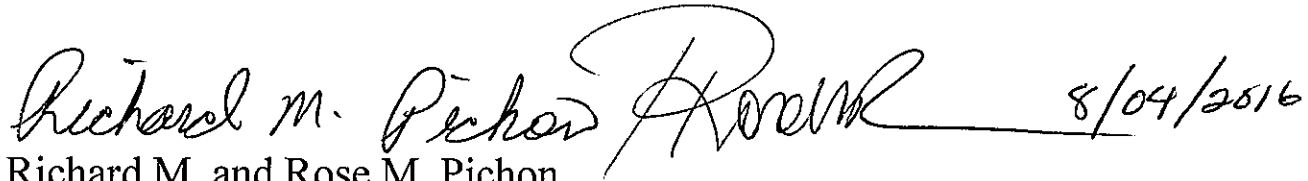
This Back-/Rearyard Variance does not encroach or infringe on any of our neighbors' properties, nor does it impose any hardship on any neighbors, nor does it serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected.

“The granting of such Variance will not be materially detrimental to the public welfare...” the proposed Variance does no harm to either public or private interests, and is not injurious to any property or interest. In fact, granting the proposed Variance will serve only to create a more pleasing visual harmony, by virtue of the careful architectural design of the sunroom which blends well with the architecture of the original home and its aesthetic qualities that add value to the neighborhood as a whole. Furthermore, the sunroom's location is in a low-key, unobtrusive manner behind a six ft wooden fence.

Attached hereto are the following: photograph collage (8 “ x 10 “), four no objection letters from neighbors, one Agent letter from Willow Wood Home Owners Association, and other supporting documents (LA licensed: HVAC inspection, Electrical inspection, new Building Contractor, Landrum Construction Bill, and After-the-fact Permit [was not rejected], most current Survey, and Gilyot Concrete Contractor [unable to find receipt].

Ultimately, the proposed Back-/Rearyard Variance would allow the applicants(s) to become healthier, and personally secure neighbors, while engaged in regular fitness and exercise in the privacy and safety of their home.

Respectfully submitted,

  
Richard M. and Rose M. Pichon  
Homeowners and Applicants

Willow Wood Home Owners Association  
(WWHOA)  
Mr. Bob Borders  
258 Cross Gates Blvd  
Slidell, LA 70461

July 31, 2016

St. Tammany Parish Department of Planning & Development  
c/o Ron Keller, Senior Planner  
21454 Koop Rd, Suite 2B  
Mandeville, Louisiana 70471

Dear Mr. Keller,

After viewing the sunroom addition and speaking with Richard and Rose Pichon, the WWHOA finds no objection to the construction of their sunroom addition to their home. The sunroom appears sound, blends in well with the original construction of their home, and primarily, does not encroach or infringe upon their neighbors' property on all sides.

The Pichons have been WWHOA subdivision residents and members for at least 16 years, and are perceived as respectable neighbors who contribute to our neighborhood by maintaining and improving their property and participating in community beautification projects.

Sincerely,

A handwritten signature in black ink that reads "Robert Borders". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Bob Borders, WWHOA Agent

Mr. and Mrs. Kevin Foster  
241 Cross Gates Blvd  
Slidell, LA 70461

(Neighbors on right side)

July 28, 2016

St. Tammany Parish Department of Planning & Development  
c/o Ron Keller, Senior Planner  
21454 Koop Rd, Suite 2B  
Mandeville, Louisiana 70471

Dear Mr. Keller,

As neighbors of Richard and Rose Pichon, we find no objection to the construction of their sunroom addition to their home. Their lovely sunroom does not infringe or encroach upon our family's property.

The Pichons have been good and respectable neighbors who contribute to our neighborhood by maintaining and improving their property, and participating in community beautification projects.

Sincerely,



Kevin and Lori Foster

Mr. and Mrs. Chad Foret  
100 Cottonwood Ct.  
Slidell, LA 70461

July 28, 2016

St. Tammany Parish Department of Planning & Development  
c/o Ron Keller, Senior Planner  
21454 Koop Rd, Suite 2B  
Mandeville, Louisiana 70471

Re: No Objection to Backyard Sunroom

Dear Mr. Keller,

As neighbors of Richard and Rose Pichon, we find no objection to the construction of their sunroom addition to their home.

Our backyards are located adjacent to the other. Their sunroom addition does not cause any encroachment or infringement to our yard.

Their property always appears well maintained and clean.

Sincerely,



Mr. Chad Foret

Mr. and Mrs. Stephen D. Thompson  
101 Cottonwood Ct.  
Slidell, LA 70461

July 28, 2016

St. Tammany Parish Department of Planning & Development  
c/o Ron Keller, Senior Planner  
21454 Koop Rd, Suite 2B  
Mandeville, Louisiana 70471

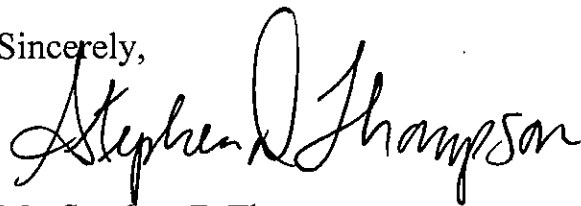
Re: No Objection to Back-/Rearyard Sunroom Variance

Dear Mr. Keller,

My name is Stephen D. Thompson. My property lies in back of Mr. and Mrs. Pichon's backyard. Our backyards share the same rear fence line. I understand that they have added a lovely sunroom to their home, which in no way infringes or encroaches upon my property.

Therefore, I find no objection to the construction of their sunroom.

Sincerely,

A handwritten signature in black ink that reads "Stephen D. Thompson". The signature is written in a cursive style with a large, looped initial "S".

Mr. Stephen D. Thompson

Mr. and Mrs. Joseph Brockhoff  
237 Cross Gates Blvd  
Slidell, LA 70461

(Neighbors  
on left  
side)

July 28, 2016

St. Tammany Parish Department of Planning & Development  
c/o Ron Keller, Senior Planner  
21454. Koop Rd, Suite 2B  
Mandeville, Louisiana 70471

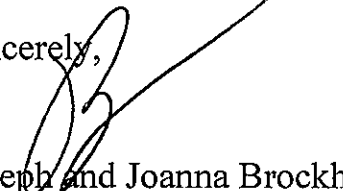
Re: No Objection to Back-/Rearyard Sunroom Addition

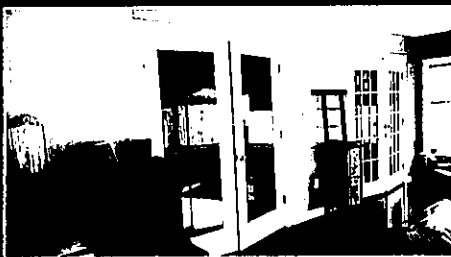
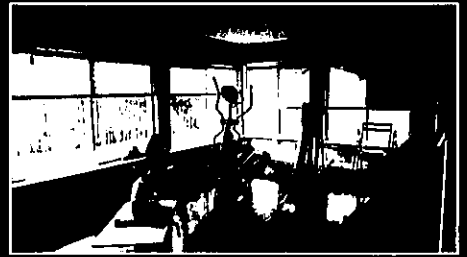
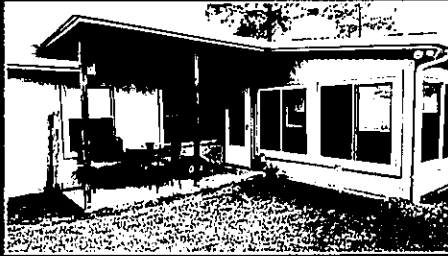
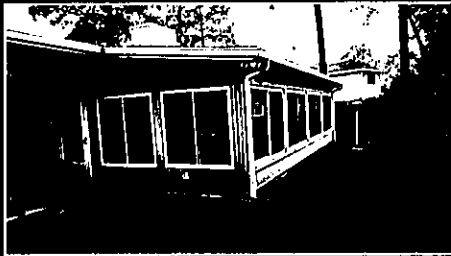
Dear Mr. Keller,

As neighbors of Richard and Rose Pichon, we find no objection to the construction of their sunroom addition to their home.

Richard and Rose are considerate and kind neighbors. Their home is beautiful and adds value to the neighborhood.

Sincerely,

  
Joseph and Joanna Brockhoff







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

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Case File Number: BOA Case No. 2016-379-BOA  
Initial Hearing Date: September 6, 2016  
Date of Report: August 26, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name: Rinaldi Builders, L.L.C.  
Location of Property: 203 Hawthorne Hollow, Madisonville, Louisiana  
Zoning of Property: A-2 Suburban  
Variance(s) Requested: Front yard setback

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**OVERVIEW**

The applicant is requesting an "after the fact" variance for a partial front yard setback encroachment for approximately an 11" x 6' segment of the setback that includes the left front corner of a bedroom (see narrative from applicant attached).

---

**STAFF COMMENTS**

The applicant states that the due to a miscalculation of measurements by one of his sub-contractors because of the curvature of the lot, the error in the setback occurred and was found only after the home had already been partially constructed; and although not an excuse, the staff understands under the circumstances how this could happen.

Therefore, since the variance request is so minute in terms of adverse impact, the staff does not have any objections to the granting of the variance request; however, since the applicant was able to obtain letters of no objection from adjacent property owners but not from the HOA of Black River Estates subdivision, the variance should be granted conditionally based upon the applicant obtaining and providing the staff with a letter of no objection from the HOA.

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BOA CASE NO. 2016-379-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): Rinaedi Builders, LLC

MAILING ADDRESS: 1 Single Pine Lane

CITY/STATE/ZIP: Madisonville, LA 70447

PHONE NUMBER: 985-845-0046 985-807-4682  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-2 Suburban

203 Hawthorne Hollow Madisonville, LA 70447  
Address City State Subdivision (if applicable)

BLACK RIVER ESTATES

(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:)

A VARIANCE OF APPROXIMATELY 11" TO THE FRONT  
SETBACK FOR A LENGTH OF APPROXIMATELY  
6'

[Signature]  
SIGNATURE OF OWNER/APPLICANT

08/09/2016  
DATE OF APPLICATION

August 9, 2016

Re: 203 Hawthorne Hollow

Dear Board Members,

I am a licensed home builder in the state of Louisiana. As the owner of lot 104 Black River Estates, located at 203 Hawthorne Hollow, Madisonville, La., 70447, I am constructing a residence for the Oriol family. I am respectfully requesting a variance in the front setback for myself and the ultimate home owners David and Elysha Oriol.

The encroachment into the set back is confined to the left front corner of the right bed room and is limited to a pie shaped area approximately 6 feet long that encroaches at the furthest point approximately 11 inches into the front set back. This encroachment is noted on the survey and magnified survey in pink. The balance of the front of the house, which is approximately 82' 4" wide, does not encroach into the setback.

As an explanation, not an excuse as to how this error occurred, I offer the following: The front property line and setback line arcs with the curvature of the street and unfortunately, my foundation subcontractor made a slight miscalculation in the layout of the front forms at the curvature of the setback line. The parish performed the form/drainage inspection, pre-pour inspection, and other inspections. While a form spot is not required, we have always gotten a form spot to make sure that we do not encroach into any of the setbacks. However, at this particular time, I was having some medical issues and failed to order a form spot. It wasn't until this past week that I realized that I had not ordered a slab spot. At that time I immediately ordered a form spot from Kelly McHugh's office and on July 21, 2016 I was informed by Dave Jenners with Kelly's office that there was a minor encroachment issue but he thought that it was a subdivision issue not a parish issue. He suggested that I contact the Home Owner's association to request a variance, which I did. Upon further research, I found out on July 28, 2016 that it was in fact a parish issue and that I would need to apply for a variance.

Based on the above, I respectfully request a variance of the front setback at the location indicated on the attached survey.

Rinaldi Builders, LLC,

A handwritten signature in black ink, appearing to read "GT Rinaldi". The signature is fluid and cursive, with a large initial "G" and "R".

GT Rinaldi



August 9, 2016

Mr. Ron Keller  
Senior Land Use Planner  
Via email [tossman@stpgov.org](mailto:tossman@stpgov.org)

Re: Permit # 2016-27245  
203 Hawthorne Hollow  
Madisonville, La. 70447  
Setback Variance submitted August 9, 2016

Dear Mr. Keller,

As per your directions, as of the close of business today, we will stop work on the above referenced project pending the outcome of the variance hearing which is scheduled for September 6, 2016.

The only work that we will perform is securing the site and protecting the structure from future damage.

Please let us know if you require any additional information from us.

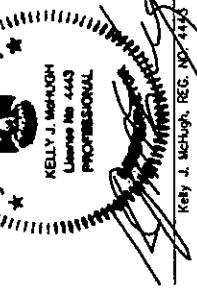
Respectfully,

Rinaldi Builders, LLC

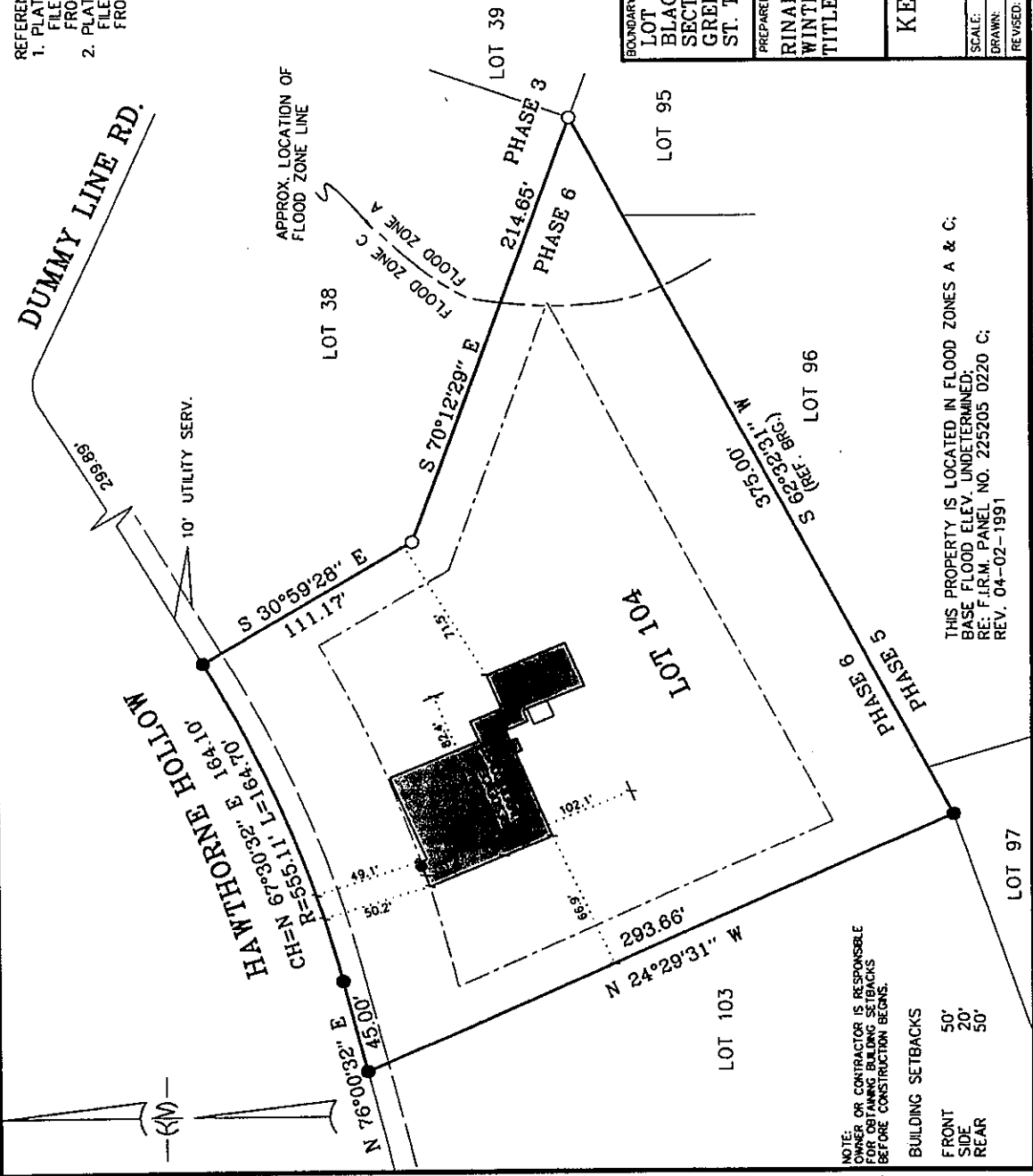
Skip Rinaldi  
Member

REFERENCES:  
 1. PLAT OF BLACK RIVER ESTATES PHASE 6, BY THIS FIRM, FILED FOR RECORD, 02/10/97, MAP NO. 1515, FROM WHICH SETBACKS AND SERVITUDES WERE TAKEN.  
 2. PLAT OF BLACK RIVER ESTATES PHASE 3, BY THIS FIRM, FILED FOR RECORD, 12/01/94, MAP NO. 1273, FROM WHICH STREET CORNER TIE WAS TAKEN

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY SHOWN FOR THE PURPOSES OF THIS SURVEY. SETBACKS FOR THIS SURVEY SHALL BE DETERMINED HEREON UPON REQUEST. SETBACKS FOR THIS SURVEY SHALL BE DETERMINED UPON REQUEST. SETBACKS FOR THIS SURVEY SHALL BE DETERMINED UPON REQUEST.



Kelly J. McHugh, REG. NO. 4443  
 07-21-16  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENTLY APPLICABLE STANDARDS OF PRACTICE FOR A CLASS 'C' SURVEY. RED STAMP SHOWS CORRECT PLAT.



BOUNDARY SURVEY OF:  
 LOT 104,  
 BLACK RIVER ESTATES PHASE 6  
 SECTION 42, T-7-S, R-10-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LA.

PREPARED FOR:  
 RINALDI BUILDERS, LLC.; RESOURCE BANK;  
 WINTERS TITLE AGENCY, INC.; FIRST AMERICAN  
 TITLE INSURANCE CO.

KELLY J. McHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 70404-5611

SCALE:	1" = 60'	DATE:	10/26/15
DRAWN:	MDM	JOB NO.:	15-252
REVISED:	07/21/16		

THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C;  
 BASE FLOOD ELEV. UNDETERMINED;  
 RE: F.I.R.M. PANEL NO. 225205 0220 C;  
 REV. 04-02-1991

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

BUILDING SETBACKS  
 FRONT 50'  
 SIDE 20'  
 REAR 50'

LOTS20157/LOT104 BLACK RIVER EST.

August 9, 2016

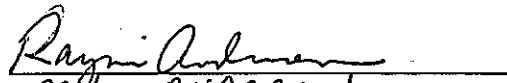
Re: 203 Hawthorne Hollow

Dear Board Members,

I am <sup>RAYMI ANDERSON</sup>~~MATT ANDERSON~~, the home owner located at 205 Hawthorne Hollow to the Right of 203 Hawthorne Hollow. Mr. Rinaldi of Rinaldi Builders has shown me a drawing and explained that there is a minor encroachment into the front setback of the left front corner of the right bed room and is limited to a pie shaped area approximately 6 feet long that encroaches at the furthest point approximately 11 inches into the front set back.

After reviewing this with Mr. Rinaldi, I have no objections to the parish granting a variance to the front setback at this area.

  
MATTHEW ANDERSON

  
RAYMI ANDERSON

Date: 8/5/2016

August 9, 2016

Re: 203 Hawthorne Hollow

Dear Board Members,

I am Rosalie Boudreaux, the home owner located at 201 Hawthorne Hollow to the Left of 203 Hawthorne Hollow. Mr. Rinaldi of Rinaldi Builders has shown me a drawing and explained that there is a minor encroachment into the front setback of the left front corner of the right bed room and is limited to a pie shaped area approximately 6 feet long that encroaches at the furthest point approximately 11 inches into the front set back.

After reviewing this with Mr. Rinaldi, I have no objections to the parish granting a variance to the front setback at this area.

Rosalie W Boudreaux

R. Boudreaux

Date: 8/2/16



Black River Estates  
P.O. Box 486  
Madisonville, LA  
70447

[Blackriver5@bellsouth.net](mailto:Blackriver5@bellsouth.net)

Aug. 5, 2016

Mr. Skip Rinaldi

Re: Lot 104 Black River Estates

As I stated earlier, the BRACC committee is not prepared to approve a variance without first reviewing the correspondence you agreed to secure. I can't state approval conditionally with those documents.

My authority can be confirmed on our web site [blackriverestates.com](http://blackriverestates.com), see committees

John Guess



Managing Agent for Black River Estates & Chairman BRACC / CEC



