

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, OCTOBER 4, 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 SEPTEMBER 13, 2016 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 2016-402-BOA**

Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to 15' requested. The property is located at 244 Evella Street, Slidell, Louisiana.

Applicant: Janet & Terry Patton

**BOA CASE NO. 2016-403-BOA**

Request by applicant for a variance of a front yard setback requirement for an accessory building in an A-2 Suburban zoning district from 40' required to 10' requested. The property is located at 73385 River Road, Covington, Louisiana.

Applicant: Ann Borne

**BOA CASE NO. 2016-404-BOA**

Request by applicant for a variance of a front yard setback requirement in an A-4 Single Family Residential zoning district from 30' required to 25' requested. The property is located at 1517 Fremaux Avenue, Slidell, Louisiana.

Applicant: John W. Craft, Jr.

**BOA CASE NO. 2016-405-BOA**

Request by applicant for a variance to permit a fascia sign on an off-street side of the building in a HC-2 Highway Commercial zoning district. The property is located at 1000 U.S. Highway 190, Covington, Louisiana.

Applicant: Genia Buras (for Agracel, Inc.)

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**

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

**3:00 PM - TUESDAY, SEPTEMBER 13, 2016**

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

The September 13, 2016 meeting of the St. Tammany Parish Board of Adjustment, that was rescheduled from the September 6, 2016 meeting date, was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller, Mr. Fontenot, Ms. Contois and Mr. Sevante

**APPROVAL OF THE MINUTES**

Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the August 2, 2016 minutes as typed and delivered.

**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 revised staff report into the record...)

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

- Ms. Contois and Mr. Keller met with us and walked the area.
- The internal fencing will serve to secure our storage items (garbage containers and cans) similar to a residential setting.
- We are in concert with what the staff has proposed with one exception of the four (4) items listed.
- For storage yard No. 2, we would prefer (relative to Item No. 3) to have post and wire construction along the west side along our driveway.
- So we would like you to grant our variances subject to the staff's comments with the exception of allowing us to use post and wire as a barrier on the west side of Storage

Yard No. 2.

Mr. Schneider: So you want to use posts and wire instead of fencing?

Mr. Schoen: Yes, cable and fencing both.

Mr. Schneider: To put up chain link fencing will squeeze down the areas on the site for the workers and provide a tighter area. I would like you to do chain link fencing along the gas line servitude in lieu of the west side where you can put the posts and cable, if that's a possibility, with gates. That would be acceptable.

Mr. Schoen: We also want to stay away from the live oaks (by the use of chain link fencing).

Moved by Mr. Schneider and seconded by Mr. Gordon to grant the variances requested subject to a friendly amendment by Mr. Brookter to require that: chain link fencing be placed along the east side of Storage Yard No.2 along the gas line servitude and to allow a post and wire installation barrier along the west side of Storage Yard No. 2 next to the drive; and subject to meeting the other stipulations as presented by staff in the staff report enumerated as items 1, 2, 3 (with the aforementioned exceptions regarding fencing) and 4.

**MOTION CARRIED UNANIMOUSLY**

**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.

Applicant: McCalman, L.L.C.

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

Mr. Sidney Fontenot, Director of the Department of Development: We have been working with the applicant to do plant mitigation where trees will be replanted back on the site as well as working with us to replant the right of way along the property to create a cohesive design.

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

- This replanting plan will improve the area.
- We will provide the mitigation of this site and off site improvements.
- Ms. Contois would need to receive and review our revised plans, and we would prefer not to pay for plant mitigation when we can replant on and off site and provide for more greenery.

Mr. Fontenot: The staff would concur with that... they can do something in the right of way.

Mr. Fandal: The staff would monitor that?

Mr. Fontenot: Yes.

Mr. Schoen: We would do something of equal value in landscaping.

Moved by Mr. Brookter and seconded by Mr. Ballantine to grant the variance as requested subject to the applicant working with the staff to mitigate the plantings on and off site.

**MOTION CARRIED UNANIMOUSLY**

**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.

Applicant: Cory & Roxanne Broussard

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

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

- I brought a letter of no objection from the property owner on lot 4.

Mr. Ballantine: Is there a homeowners association?

Ms. Broussard: Yes, but I do not have a letter from them; but I have been talking to them.

Mr. Schneider: The driveway will be constructed with what?

Ms. Broussard: It will be concrete.

Mr. Gordon: There seems to be plenty of room to slide the building over. Is there a reason why you can't do that?

Ms. Broussard: Because we are near the flood zone and the maps are going to change soon which would put us closer or into the flood zone area.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance as requested subject to the applicant obtaining a land clearing permit from the parish in order to identify what specific trees and species will be removed from the buffer area.

**MOTION CARRIED UNANIMOUSLY**

**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.

Applicant: Richard & Rose Pichon

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

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

- We are not familiar with the process.
- I thought that our contractor was going to care of this.

Mr. Keller: Were you posted by our code enforcement office?

Ms. Pichon: No, we came on our own. The addition has been there for seven (7) years.

Mr. Ballantine: If it's been there for seven (7) years, is this not “grandfathered in”?

Mr. Sevante: It is “grandfathered in” insofar as the parish being able to take any action against the applicant. And the fact that it was done seven (7) years ago and there were no complaints filed nor did code enforcement get involved... they came in voluntarily.

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

**MOTION CARRIED UNANIMOUSLY**

**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.

Applicant: Rinaldi Builders, L.L.C.

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

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

Mr. Fandal: Do we need to recognize the applicant?

Mr. Keller: No.

**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. 2016-402-BOA  
Initial Hearing Date: October 4, 2016  
Date of Report: September 19, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Janet and Terry Patton  
Location of Property: 244 Evella Street, Slidell, Louisiana  
Zoning of Property: A-4 Single Family Residential  
Variance(s) Requested: Front yard setback

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**OVERVIEW**

The applicant is requesting a variance for a front yard setback requirement in Northshore Beach Subdivision to approximately fifteen (15') feet based on the fact that the land area relative to the building envelope is limited due to the property abutting a water body to the rear of said property.

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**STAFF COMMENTS**

In the past, the board has granted several setback variances for lots within this subdivision due to the limitations of said lots relative to the land to water ratio, which makes it difficult to build a modestly sized dwelling on a property in order to meet all parish setback requirements.

Therefore, since the square footage of the proposed home is modestly sized in comparison to the size of the lot, and due to precedence, and for the reasons as stated above, the staff has no objection to the proposed variance request.

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BOA CASE NO. 2016-462-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): JANET AND TERRY PATTON

MAILING ADDRESS: 127 CLEVELAND AVE

CITY/STATE/ZIP: SLIDELL, LA 70458

PHONE NUMBER: 985-960-6050 504-415-4219  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Family Residential  
244 EVELLA ST. SLIDELL, LA 70458 NORTHSHORE BEACH  
Address City State Subdivision (if applicable) ADDITION No. 1 PH 2

(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:)

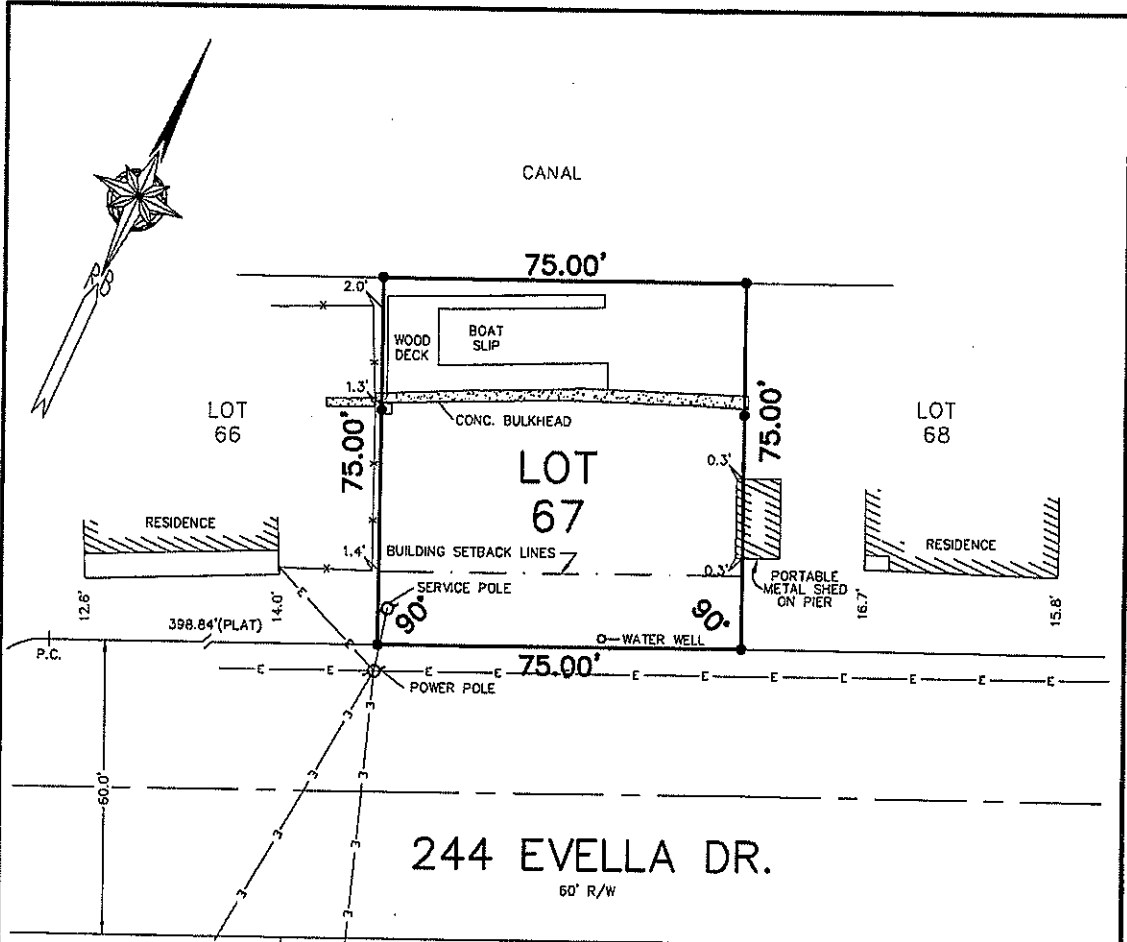
TO REDUCE THE FRONT SETBACK FROM 25 FT.  
TO 15 FT.

[Signature]  
SIGNATURE OF OWNER/APPLICANT

3/26/16  
DATE OF APPLICATION

RANDY VARUSO  
VARUSO HOMES LLC





**REFERENCE:**  
 North Shore Beach ADD. 1 PH. 2 plot  
 Map File No.: 4843  
 Date Filed: 10-25-1965

**Note:** I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in a special flood hazard area, it is located in Flood Zone A10.

**FIRM Panel#** 225205 0530 C **Rev.** 4-2-1991

**NOTE:**  
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

**BLDG. SETBACKS PER PLAT FRONT - 15'**

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

**LOT 101** and **LOT 100** are shown with their respective setbacks and residence footprints.

**Sketch to show existing building setbacks in the vicinity of  
 LOT 67 \* NORTH SHORE BEACH \* ADDITION NO. 1 \* PHASE 2  
 ST. TAMMANY PARISH, LOUISIANA**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

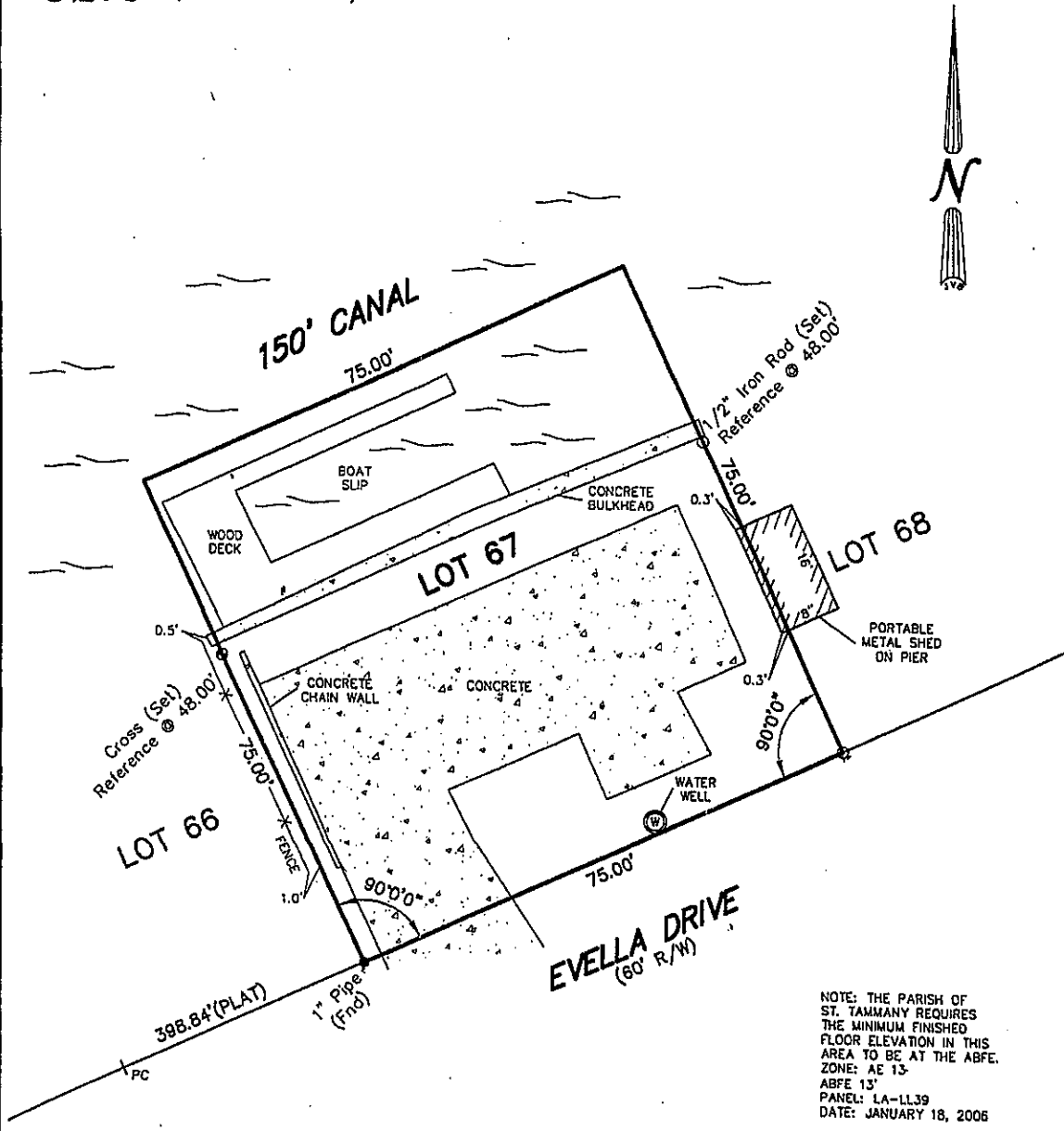
**NOT A BOUNDARY SURVEY**

<p>Randall W. Brown, P.L.S.          Professional Land Surveyor          LA Registration No. 04586</p>	<p align="center"><b>Randall W. Brown &amp; Associates, Inc.</b>          Professional Land Surveyors          Geodetic • Forensic • Consultants          228 W. Causeway Approach, Mandeville, LA 70448          (985) 624-5366 FAX (985) 624-5309          E-MAIL: info@brownsurveys.com</p>	<p>Date: AUGUST 22, 2016          Survey No. 15744          Project No. (GR5) B15744.TXT</p> <p>Scale: 1" = 30' ±          Drawn By: J.E.D.          Revised:</p>
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#:\Survey\Shared\16SURVEY\16744.dwg  
 Copyright 2016 - Randall W. Brown & Associates, Inc.

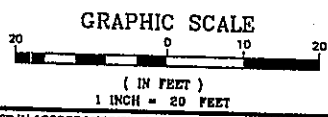
\*CALL HELEN RE: SETBACKS

6-1



NOTE: THE PARISH OF ST. TAMMANY REQUIRES THE MINIMUM FINISHED FLOOR ELEVATION IN THIS AREA TO BE AT THE ABFE. ZONE: AE 13- ABFE 13' PANEL: LA-LL39 DATE: JANUARY 18, 2006

- LEGEND**
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - ⊕ Cross



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)

Front Setback.....15'  
 Side Setback.....\*  
 Rear Setback.....\*

ADDRESS: 224 Evella Drive

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205.0530 C  
 F.I.R.M. Date 4/2/1991  
 ZONE: A1D B.F.E. 12.0'  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO. 20090667  
 DATE: 6/29/2009

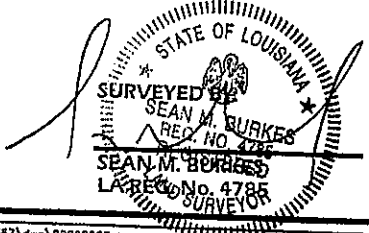
**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut Hwy.  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com  
 Phone: 985-849-0075 Fax: 985-849-0154  
 Mississippi Phone: 228-435-5800

DRAWN BY: DLT  
 CHECKED BY: JDL  
 SCALE: 1" = 20'

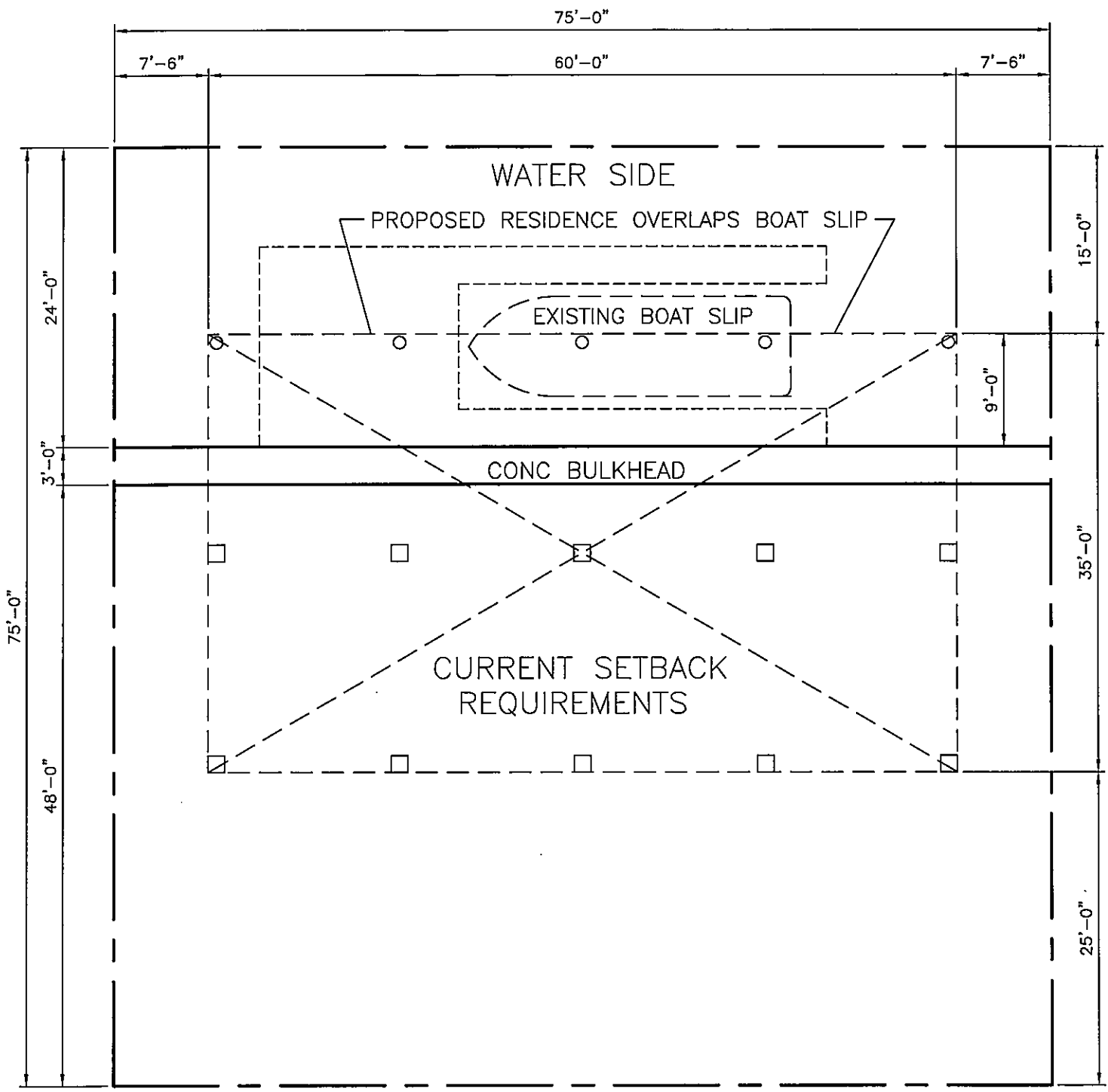
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**SURVEY OF LOT 67  
 NORTH SHORE BEACH ADDITION No. ONE  
 PHASE II  
 ST. TAMMANY PARISH  
 LOUISIANA**

CERTIFIED TO: TERRY PATTON

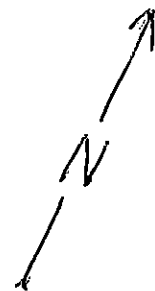


6-2

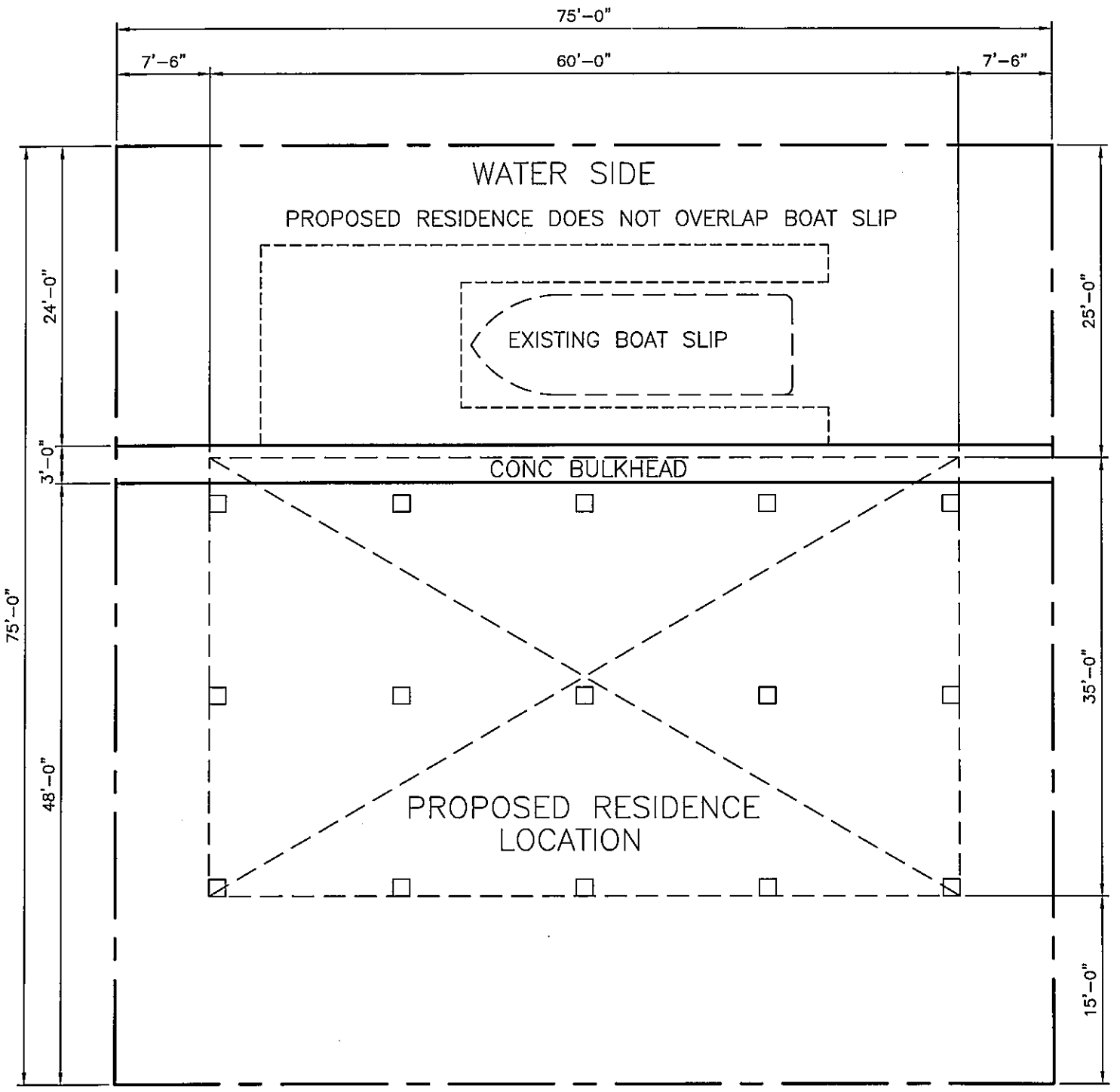


244 - EVELLA STREET  
LOT-67

PATTON PROPERTY  
DRAWING - 1

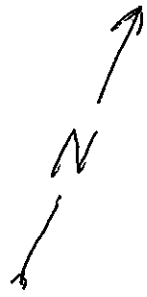


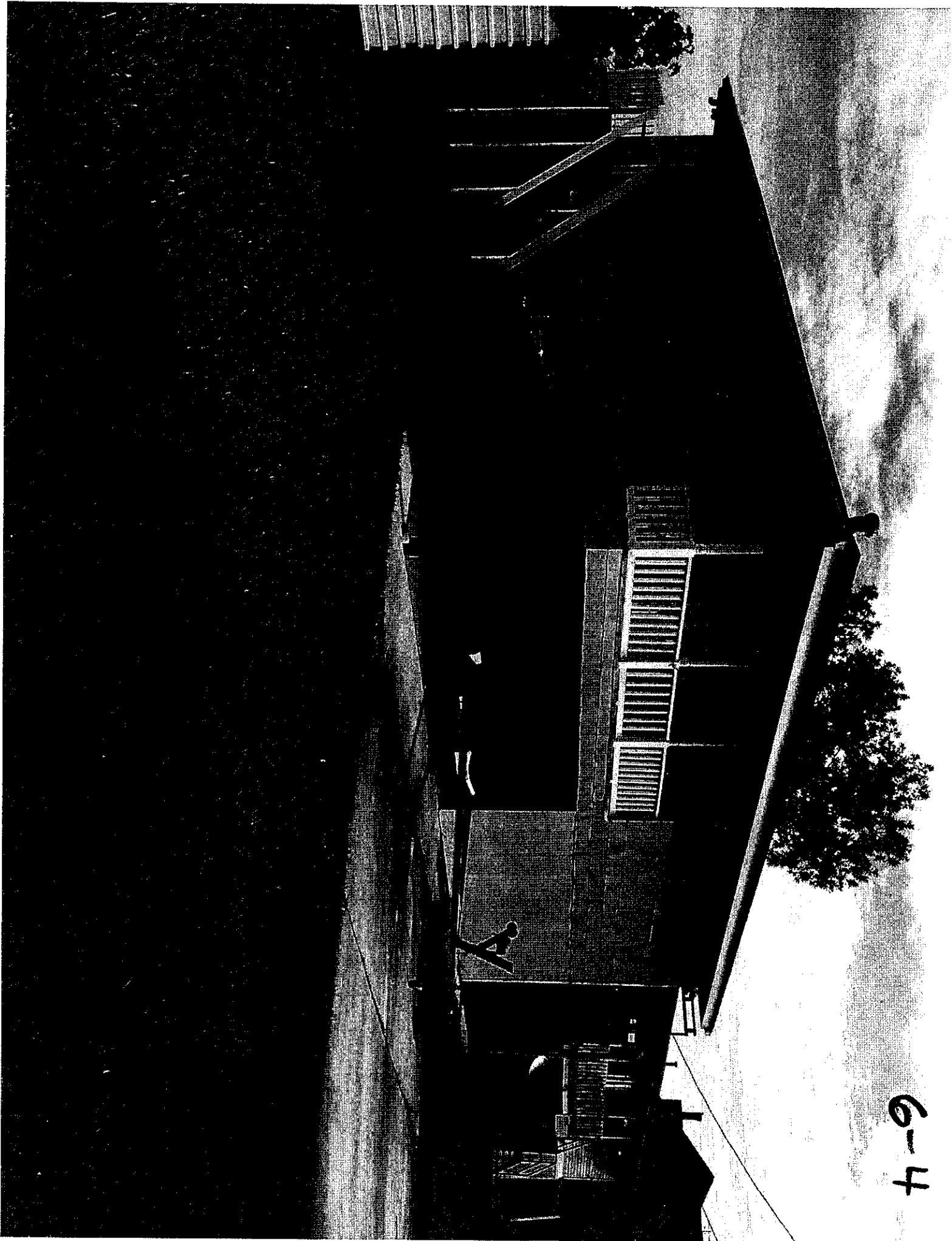
6-3



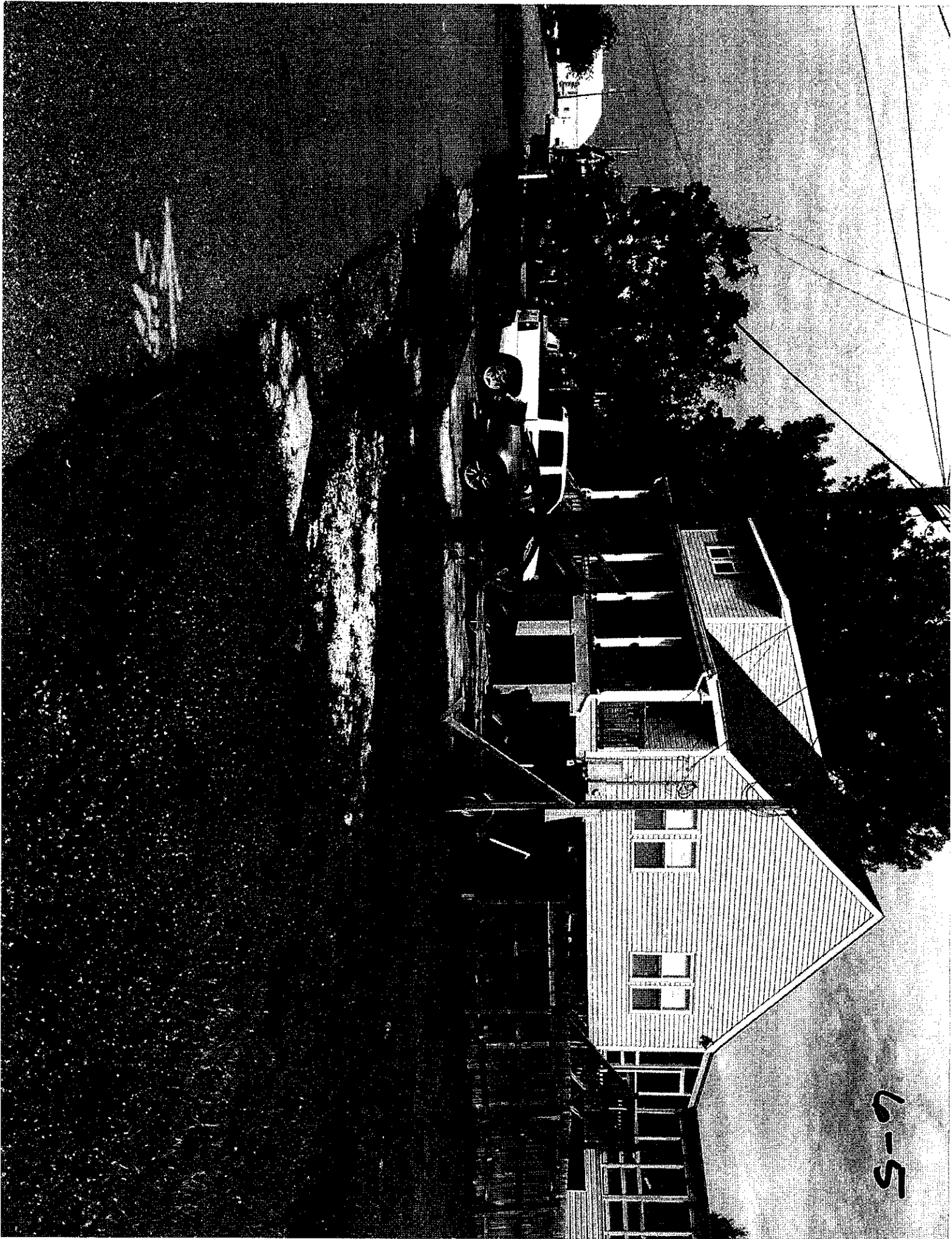
244 - EVELLA STREET  
LOT-67

PATTON PROPERTY  
DRAWING - 2





6-4



6-5



6-60

St. Tammany Parish Board of Adjustment

**Re: Request for Variance/ Appeal, 244 Evella Drive, (Lot 67) Sidelil, LA**

SUBMITTAL LEDGER

1. Application Form
2. Site Plan / Survey
3. Owners request to allow Varuso Homes LLC (Randy Varuso) to represent their interest in appeal
4. Owners narrative describing reason for request
5. Letters of no objection from adjacent property owners (5-1 thru 5-3)
6. Other supporting survey/site plans and photos (6-1 thru 6-6)
7. Proof of Patton Ownership (sale document)



August 23, 2016

Board of Adjustments  
Variance Appeal Request

RE: Variance request to reduce Front Setback

FROM: Janet and Terry Patton  
244 Evella Drive  
Slidell, LA 70458

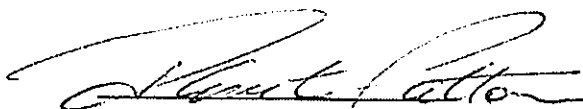
To Whom It May Concern;


We Janet and Terry Patton, request the Board of Adjustments grant us a Variance, to position our proposed new residence at a front setback of 15 feet, in place of the current imposed minimum front setback of 25 feet.

Our reasoning for this request is, the minimum front setback of 25 feet will greatly reduce the building envelope on the lot, pushing the structure further back approximately 9 feet over the waters-edge into an existing Boat Shed, that would have to be demolished and potentially loss or dramatically modified at great expense.

Additionally, our adjacent neighbors to the sides and directly across the street from our property are built to the front setback of 15 feet, as well as most if not all neighbors on the street, which was the recorded required at the time those homes and our previous home on the property was built at prior to being demolished after Hurricane Katrina in 2005.

Your consideration and assistance in this matter is greatly appreciated.

  
Janet Patton

  
Terry Patton

August 12, 2016

St. Tammany Parish Board of Adjustment

Re: Request for Variance/ Appeal, (Lot 67) 244 Evella Drive, Slidell, LA, 70458

To Whom It May Concern,

Please accept this correspondence as our approval to allow for Varuso Homes LLC, represented by Randy Varuso, to represent us before the St. Tammany Parish Board of Adjustment, in a matter concerning a front setback variance for the property identified above.

Should additional information be required, please contact me or our representative at;

Terry Patton 504-415-4219

Janet Patton 985-960-6050

or

Randy Varuso 985-966-0274

Sincerely,

  
Terry and/or Janet Patton, Owners

Date Aug 18, 2016

St. Tammany Parish Board of Adjustment

Re: Request for Variance / Appeal, 244 Evella Drive, Slidell, LA 70458

To Whom It May Concern,

I / we do not object to a variance proposed by our neighbors Janet and Terry Patton, who's property is located at 244 Evella Drive, Slidell, LA 70458, to situate their proposed new residence at a front setback of 15 feet, in place of the present imposed minimum front setback of 25 feet.

I can be reached at my address and contact information below, should the need for any further assistance or information be required.

Resident Name Dianne W. Lipps

Address 241 Evella Dr.

Contact Information 985-649-4452

Sincerely,

Dianne W. Lipps

\_\_\_\_\_

Date Aug. 21, 2016

St. Tammany Parish Board of Adjustment

Re: Request for Variance / Appeal, 244 Evella Drive, Slidell, LA 70458

To Whom It May Concern,

I / we do not object to a variance proposed by our neighbors Janet and Terry Patton, who's property is located at 244 Evella Drive, Slidell, LA 70458, to situate their proposed new residence at a front setback of 15 feet, in place of the present imposed minimum front setback of 25 feet.

I can be reached at my address and contact information below, should the need for any further assistance or information be required.

Resident Name Goldie Hequemel

Address 242 Evella Dr. Slidell, La.

Contact Information (cell) 504-733-6172 (Home)  
504-494-9666

Sincerely,

Goldie Hequemel

\_\_\_\_\_

Date 8-21-16

St. Tammany Parish Board of Adjustment

Re: Request for Variance / Appeal, 244 Evella Drive, Slidell, LA 70458

To Whom It May Concern,

I / we do not object to a variance proposed by our neighbors Janet and Terry Patton, who's property is located at 244 Evella Drive, Slidell, LA 70458, to situate their proposed new residence at a front setback of 15 feet, in place of the present imposed minimum front setback of 25 feet.

I can be reached at my address and contact information below, should the need for any further assistance or information be required.

Resident Name Jeremy Idtuch

Address 246 Evella Dr. 70458

Contact Information 985-249-1150

Sincerely,



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

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Case File Number: BOA Case No. 2016-403-BOA  
Initial Hearing Date: October 4, 2016  
Date of Report: September 19, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: Ann Borne  
Location of Property: 73385 River Road, Covington, Louisiana  
Zoning of Property: A-2 Suburban  
Variance(s) Requested: Front yard setback for an accessory building

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**OVERVIEW**

The applicant is requesting a variance for a front yard setback requirement in order to permit the location of an accessory building in the front yard due to the layout of the property and in relation to same with the adjacent three other neighbors properties (see letter attached (see letter attached from the applicant's spouse dated August 29, 2016)).

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**STAFF COMMENTS**

Although the staff understands the reasons why the applicant wishes to place the structure at the location chosen, the staff does not support the request due to the fact that this is a personal preference and not a hardship since there appears to be plenty of room for the garage/storage building to be located in the southwest part of the property; however, one could argue that this request constitutes a practical difficulty, which is another parameter that the board is mandated to look at, since any other location on the property of said structure may prove to be impractical.

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BOA CASE NO. 2016-403-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): ANN BORNE

MAILING ADDRESS: 73385 River Road

CITY/STATE/ZIP: Covington, La 70435

PHONE NUMBER: 985-276-2009  
(Home Phone #) (Cell Phone #)

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

73385 River Road 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:)

VARIANCE FOR NECESSARY BLDG. ON A FRONT YARD SETBACK  
VARIANCE FROM 40' REQUIRED TO 10' REQUESTED.

Ann Borne 08/27/16  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION

*Melville F Borne Jr.*

73385 River Road  
Covington, Louisiana 70435  
985-773-0006  
E-mail [mfbornejr@charter.net](mailto:mfbornejr@charter.net)

August 29, 2016

Ron Keller  
Senior Land Use Planner  
P.O. Box 628  
Covington, Louisiana 70434

Re: Request for variance on 73385 River Road

Dear Mr. Keller,

This letter is to appeal the denial of a building permit for construction of a garage/storage structure on our one acre lot located at 73385 River Road, Covington Louisiana. I am requesting a variance of the front yard setback for the construction of this accessory building from 40 feet to 10 feet.

There are several mitigating facts that make the approval of this variance reasonable and sound:

1. This one acre lot is part of a 4 acre parcel with three other one acre lots. All four houses face a private internal road and not River Road. I understand the designation of River Road as the front property line was an arbitrary designation but this designation adversely effects our property as to set back requirements of the front property line.
2. All of the adjacent neighbors have agreed to the location of the garage/storage building as submitted on the original permit request. Letters are attached.
3. There is no other alternative positioning of the building that does not pose a practical difficulty to us in terms of egress and ingress to the building. I also point out that locating the building on the opposite side of the home is counter to the center of activity of everyday living.



4. Please understand that my wife and I are both senior citizens planning to live our retirement at this address and are concerned about safety and security for our aging in place. We are currently making modifications to our home to address features that will make the home easier to satisfy the demands that seniors face in aging in place. One such modification was to add storage on site to avoid the danger of attic stairs. Locating the garage on the far side of the home would make accessing the storage unnecessarily difficult and clearly less safe.

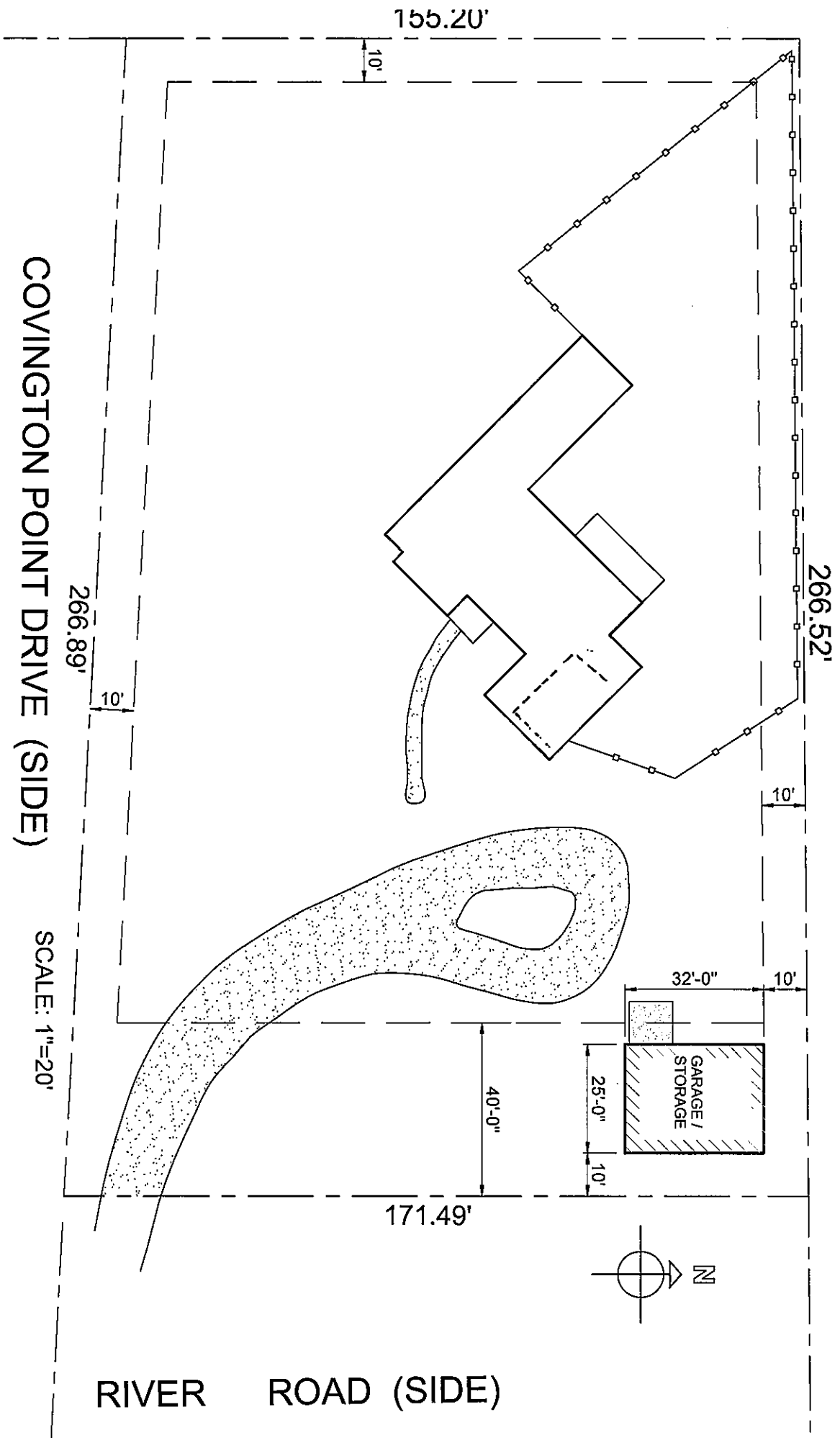
Accommodating our physical needs as we age is important to us both and will enhance our independence for many years to come.

Sincerely,

A handwritten signature in cursive script that reads "Ann Borne".

Mel and Ann Borne

A handwritten signature in cursive script that reads "Mel Borne".



155.20'

266.52'

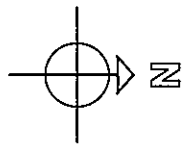
COVINGTON POINT DRIVE (SIDE)

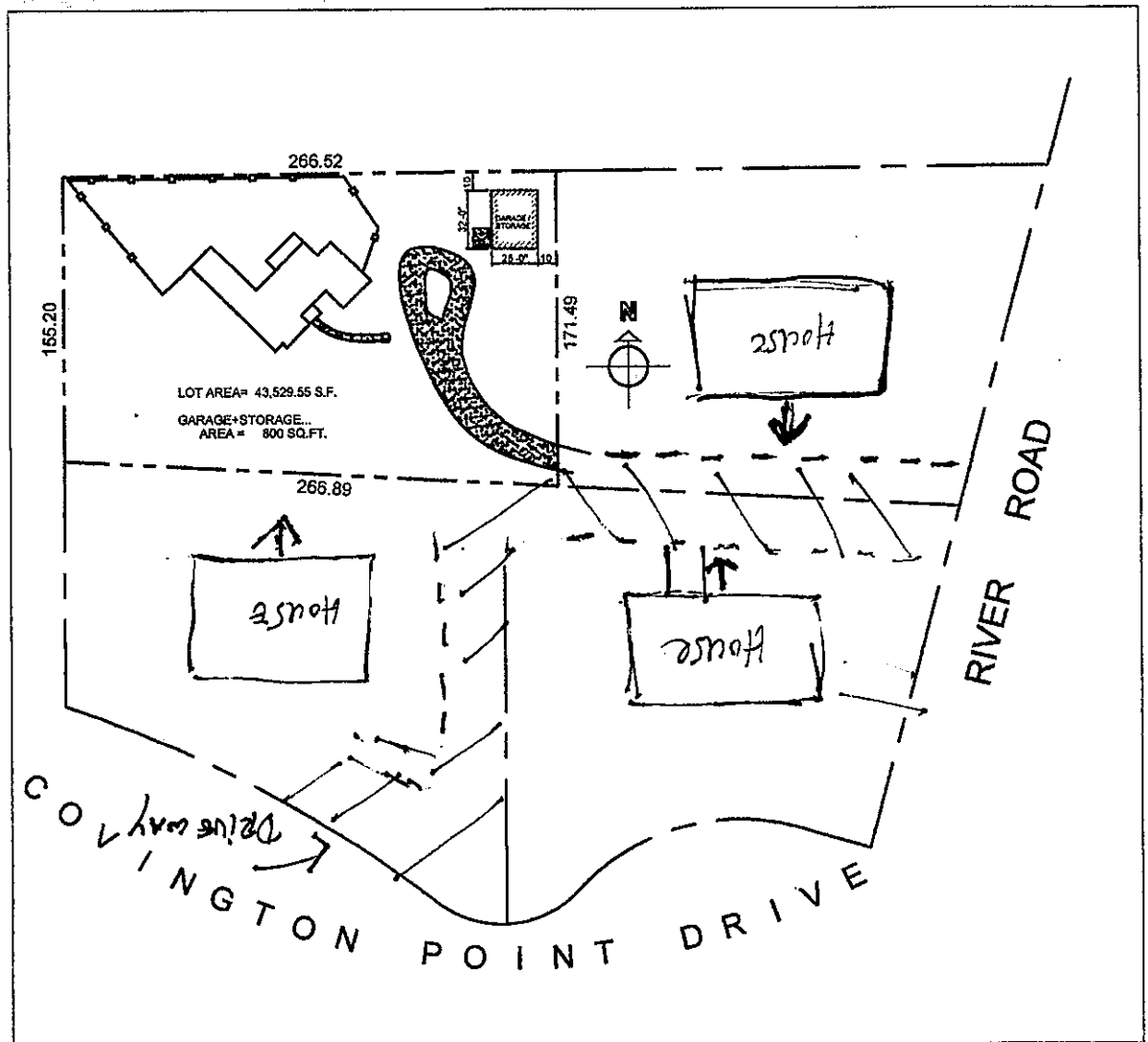
266.89'

SCALE: 1"=20'

171.49'

RIVER ROAD (SIDE)





**VICINITY MAP scale 1" = 100**

*Melville F. Borne, Jr.*

73385 River Road  
Covington, Louisiana 70435  
985-773-0006  
E-mail [mfbornejr@charter.net](mailto:mfbornejr@charter.net)

August 25, 2016

To whom it may concern

I have no objection to Mr. Mel Borne's construction of a garage on his property adjacent to mine. I have viewed the plans he submitted for a permit and have no objection and approve.

Name:

*John J. Wagnon*

Address:

*7 AUTUMN DR*

*Melville F. Borne, Jr.*  
73385 River Road  
Covington, Louisiana 70435  
985-773-0006  
E-mail [mfbornejr@charter.net](mailto:mfbornejr@charter.net)

August 25, 2016

To whom it may concern

I have no objection to Mr. Mel Borne's construction of a garage on his property adjacent to mine. I have viewed the plans he submitted for a permit and have no objection and approve.

Name: Olisa Rice  
Address: 73391 River Rd.

*Melville F. Borne, Jr.*  
73385 River Road  
Covington, Louisiana 70435  
985-773-0006  
E-mail [mfborneir@charter.net](mailto:mfborneir@charter.net)

August 25, 2016

To whom it may concern

I have no objection to Mr. Mel Borne's construction of a garage on his property adjacent to mine. I have viewed the plans he submitted for a permit and have no objection and approve.

Name: Mark Hortensten

Address: 73377 River Rd

Robert Vashko  
73381 River Road  
Covington, LA 70435

Melville F. Borne, Jr.  
73385 River Road  
Covington, LA 70435

August 29, 2016

Mel,

Thank you for giving us the heads-up on your plans for the garage. Based on the plat you've given us, Meghan and I have no objection to your construction of a garage on your property.

This consent is predicated on the assumption that the construction of the garage and the situs of the garage itself will not impact our ability to exercise full ownership rights over our property, or otherwise compromise our use and enjoyment of it. The same assumption applies to our interest in the servitude for the shared portion of the gravel road.

I'm sure there will be no problems, but better to get that "on the record" in case something unexpected happens.

Thank you again, and good luck with the construction.

A handwritten signature in black ink, appearing to read "Robert Vashko". The signature is written in a cursive, flowing style with a large initial "R".

Robert Vashko

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

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Case File Number: BOA Case No. 2016-404-BOA  
Initial Hearing Date: October 4, 2016  
Date of Report: September 19, 2016

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**GENERAL INFORMATION**

Applicant(s) Name: John W. Craft, Jr.  
Location of Property: 1517 Fremaux Avenue, Slidell, Louisiana  
Zoning of Property: A-4 Single Family Residential  
Variance(s) Requested: Front yard setback

---

**OVERVIEW**

The applicant is requesting a variance for a front yard setback requirement in order to demolish the existing home, then build a new home back on top of the existing slab (see narrative attached).

---

**STAFF COMMENTS**

The staff has no objections to the variance request for the following reasons:

- the existing home was constructed back in 1942 and is in disrepair,
  - when the subdivision was created, a 25' front yard setback was permitted and many of the homes in said subdivision is are constructed at said setback,
  - the new home to be constructed on the site will greatly enhance the look of the neighborhood; and
  - letters of no objection have been provided by his neighbors.
- 
-



1077

BOA CASE NO. 2016-404-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): John W. CRAFT Jr

MAILING ADDRESS: 1517 FREMAUX AVE

CITY/STATE/ZIP: Slidell Louisiana 70458

PHONE NUMBER: 985-960-0924 985-960-0924  
(Home Phone #) (Cell Phone #)

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

1517 FREMAUX AVE Slidell La Pine shadows  
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

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

**VARIANCE/APPEAL REQUESTED:**

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

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

(SEE ATTACHED LETTER.) \* Need to combine lots  
Variance for front yard setback (Fremaux Ave) from  
30' required to 25' requested. Together \*

John W. Craft Jr  
SIGNATURE OF OWNER/APPLICANT

8-30-16  
DATE OF APPLICATION

August 30, 2016

I John W. Craft Jr. a life long resident of Slidell, implore the Board of Adjustment Variance to give serious and confirming consideration of my request to grant the original home front set back of 25 feet from the road, for new construction of my residence located at 1517 Fremaux Ave, Slidell, LA 70458.

I will be demolishing and removing our existing home at 1517 Fremaux Ave which is 75 years old. I will be building a new home on the same lot. Our building plans have already been designed and paid for; the new home will greatly enhance our street.

My current home is one of the first houses built in Pine Shadows Subdivision on Fremaux Ave dating back to 1942.

I had plans drawn up for my new home for which I paid \$1,500.00 upon approval of my bank loan to construct the house from those plans based on the original 25 feet front set back, it was subsequently discovered that the parish now requires a 30 feet front set back.

In order to comply with the 30 foot front set back, I will have to have Macaluso Home Design Inc design a completely new home to provide new space for that extra five foot front set back. This would create a financial hardship on me and my family. Additionally I can not use the design plans which I've already paid for and move the house back 5 feet to get to a 30 feet front set back. The reason is by doing so the rear of my home would not comply with the rear set back compliance. Mr. Ron Keller was kind enough to point that out to me, when I met with him to get my permit. Mr. Keller said we would have to come before the Board of Adjustment Variance to request the 25 foot front set back. Therefore I am humbly asking for your approval of a 5 foot variance so I can move forward with my plans to build an up to date, beautiful new home which will enhance our neighborhood.

Sincerely yours,



John W. Craft, Jr.

August 29, 2016

(5 of 7)

To whom it may concern,

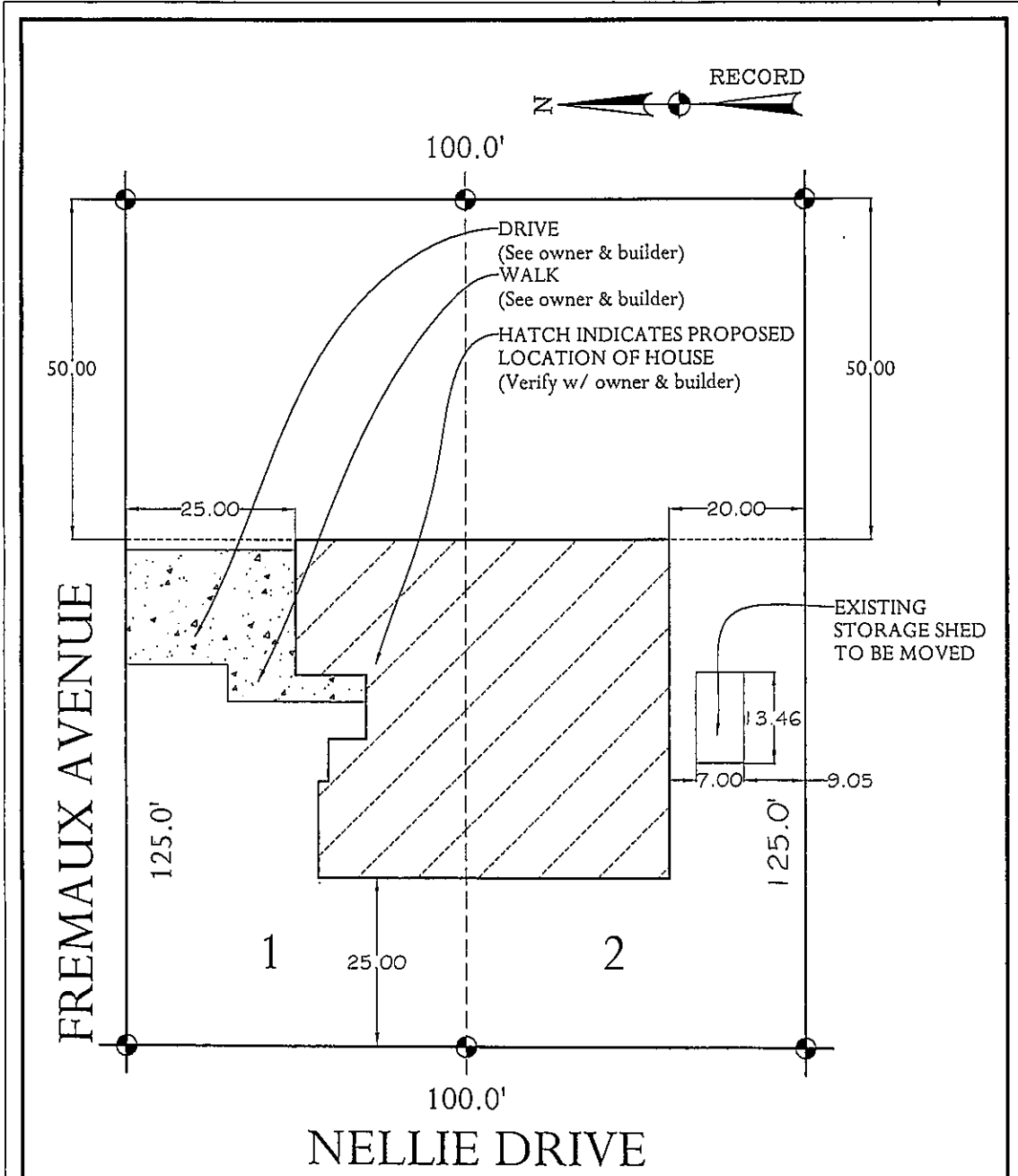
El Janet Tallman and Bernard (Ralph) Gaudet Jr. live at 1718 Nellie Drive next door to John Craft Jr. Nellie Drive is the off street to Fremaux Avenue.

Mr. Craft is in the process of demolishing his current home to rebuild a new home. We (Janet Tallman and Bernard Gaudet Jr.) have no objection to Mr. Craft being granted a 25 foot set back which is the same as it is now where his current home now sets.

If you have any questions please feel free to contact one or both of us.

Sincerely,  
Janet Tallman  
Bernard Gaudet Jr.

(2017)



**NOTE:**

This being only a Site Plan any Property Lines, Setbacks Lines, Servitudes, Easements, Flood zones, & Wind zones shall be VERIFIED with Surveying Company by Owner or Contractor Prior to Any Kind of Construction, as an Abstract or Site Work has not been Performed by MACALUSO HOME DESIGNS, INC.

**REFERENCE:**

IVAN M. BORGEN  
PROFESSIONAL ENGINEER  
Job No. 6587 / 39626  
Dated: MAY 4, 1984  
WIND ZONE (130 mph)  
FLOOD ZONE (Survey verify)  
● INDICATES 1/2" IRON ROD

**SITE PLAN OF :**  
LOT# 1&2, SQ. 6, PINE SHADOWS S/D  
in  
St. Tammany Parish, Louisiana  
for  
**JOHN & PATRICIA CRAFT**

**BUILDING SETBACKS :**  
(\* Verify prior to any construction)

FRONT.....	25'
SIDE.....	7.5'
REAR.....	20'
SIDE STREET.....	10'

**MACALUSO**  
home designs, inc.

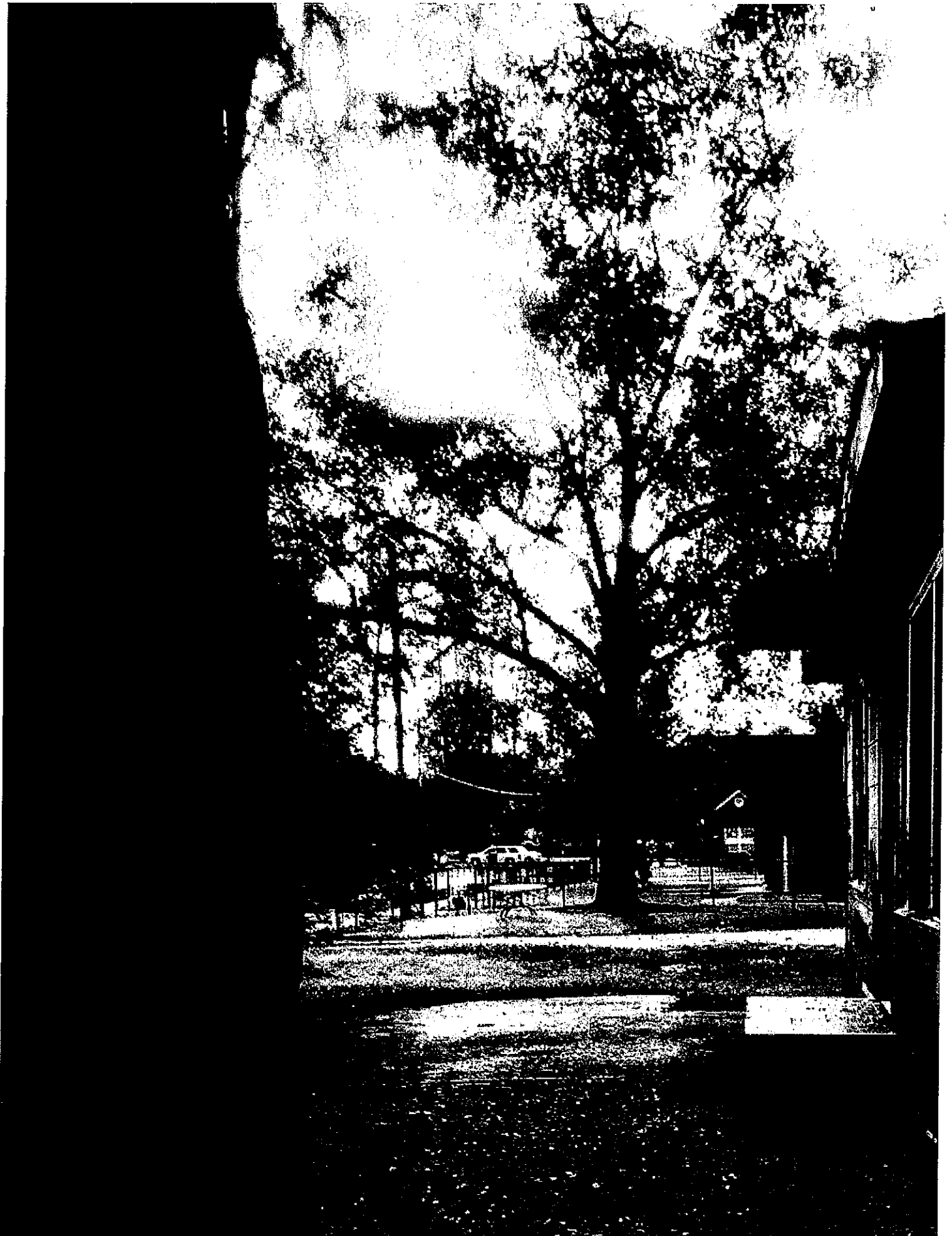
www.macalusohomedesigns.com  
204 Village Circle + Suite 2 + Slidell, Louisiana 70458

P: (985)641-7168  
F: (985)641-1859

DATE:	03/28/2014
SCALE:	1" = 20'
S-F L-A:	1829
PLAN #:	14-4236



(707)



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

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Case File Number: BOA Case No. 2016-405-BOA  
Initial Hearing Date: October 4, 2016  
Date of Report: September 19, 2016

---

**GENERAL INFORMATION**

Applicant(s) Name: Ginia Buras (for Agracel, Inc.)  
Location of Property: 1000 U.S. Highway 190, Covington, Louisiana  
Zoning of Property: HC-2 Highway Commercial  
Variance(s) Requested: Fascia sign on non-street side

---

**OVERVIEW**

Harbor Freight, which is a business that wants a fascia sign depicting their business logo on the non-street side, is a company that occupies a building that has two other tenants. The other two tenants face on the U.S. Highway 190 side, which have their own fascia signs, while Harbor Freight is located behind the two other tenants that face the LA Highway 21 side (see aerial of the building attached).

Although Harbor Freight already has a fascia sign fronting on the LA Highway 21 side of the building, they are seeking to have additional exposure of their business by placing a fascia sign on the side of the building between the two other businesses facing the U.S. Highway 190 side (see elevation plan attached).

---

**STAFF COMMENTS**

Although the staff understands the reasons for the business's request to seek additional exposure for same, the staff does not support the variance request due to the fact that there appears to be no hardship or practical difficulty in evidence. Additionally, it would set a bad precedent by permitting businesses to essentially advertise "off-premises".

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BOA CASE NO. 2016-405-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): Genia Burgas (on behalf of owner Agrage, Inc.)

MAILING ADDRESS: PO Box 4406

CITY/STATE/ZIP: Covington, LA 70434

PHONE NUMBER: 504-487-6366 —  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: \_\_\_\_\_

1000 Hwy 190 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 Sign on side of Bldg.  
(Specify other variance/appeal on line above)

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

Variance of UDC Section 70205 A & B  
allow fascia sign, in separate wall  
facing separate directions.

Genia Burgas 9-16-16  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION

September 7, 2016

St. Tammany Parish  
21490 Koop Dr.  
Mandeville, LA 70471

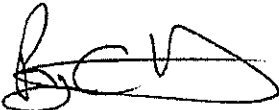
RE: Sign Variance – 1000 Business Highway 190, Covington, LA 70433

To whom it may concern:


Agracel, Inc., owner of the above referenced property, has approved Buras Signs of Covington, LA to apply for a variance on behalf of Agracel, Inc.

Please feel free to call (217-342-4443) or email me at [rwitges@agracel.com](mailto:rwitges@agracel.com) with any questions or concerns.

Sincerely,



Ryan Witges  
Agracel, Inc.

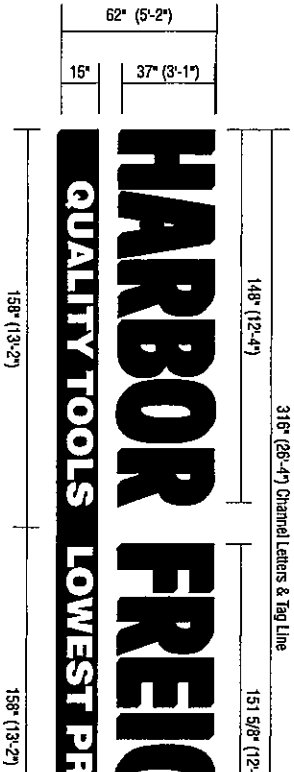




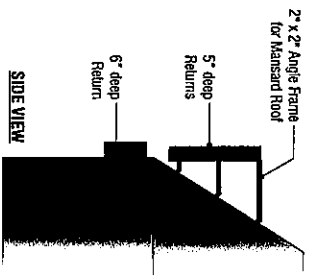


# HARBOR FREIGHT

## QUALITY TOOLS LOWEST PRICES



HET-CLB-BG-37-CHANNEL LETTERS & TAGLINE CABINETS - INTERNALLY ILLUMINATED  
Scale: 1/4" = 1'-0"



**LETTER COLOR SCHEDULE:**

- █ Backs & Returns = Formed aluminum satin black (outside) White (inside)
- █ Faces = 2793 Optics LD red acrylic
- █ Trim cap = 1" Black Jewelle
- █ Internal Illumination = GE White LEP's

**SQUARE FOOTAGE:**

- 1 sq. ft. per linear foot of the facade of the store front (1' x 110' = 110 sq ft max)
- Minimum 1 ft. distance from the base line of the tenants facade
- The linear footage shall be measured along the wall of the facade on which the sign will be located
- Maximum 12 inch projection

**TAGLINE COLOR SCHEDULE:**

- █ Extruded Cabinet = Painted Azo Nobel 489-C-5 Blue (gain)
- █ Flex Face = 3M Panagraphics III - White with Bleed Face Tension Frame
- █ Vinyl Graphics = 3M 3630-97 Bristol Blue - Weed copy
- █ Internal Illumination = GE LED EdgesStrip modules - White

Processed:

HARBOR	37' x 148' = 38.02 sq ft
HEIGHT	37' x 151.625' = 38.85 sq ft
Cabinet	15' x 316' = 32.91 sq ft
<b>TOTAL</b>	<b>109.88 sq ft</b>

MATERIALS	
Walls	1500 Primary / 24" Secondary
Box Alufix	2.60 Kings
Circle	01 120W / 29 ALUF PDK-CLM
Width Dimensions	01 20 Ang @ 120W
Panel Spacing	4 @ 315

1. All materials and fixtures meet 3004.4  
2. All electrical components are UL listed and approved  
3. Sign is constructed and installed in accordance with all applicable codes and regulations  
4. Sign is constructed and installed in accordance with all applicable codes and regulations  
5. All panels are made of 1/2" aluminum  
6. All panels are made of 1/2" aluminum  
7. All panels are made of 1/2" aluminum  
8. All panels are made of 1/2" aluminum  
9. All panels are made of 1/2" aluminum  
10. All panels are made of 1/2" aluminum

**SCOPE OF WORK:**  
Manufacture and install set of internally illuminated (face lit) channel letters and S/F Tagline Cabinet. Letters & Tagline Cabinet are flush mounted to fascia.

**DESCRIPTION:**  
Individual formed letters with pre-finished aluminum returns. Internal illumination by GE LED modules and power supplies. Acrylic letter faces are secured with 1" Jewelle trimcap. Channel Letter set to be flush mounted (with remote power supplies).

Tagline Cabinet is aluminum extrusion with painted finish (2) cabinet boxed end to end with single piece flex face & surface applied vinyl graphics. Face has bleed face tension frame. Cabinets are flush mounted to fascia. Internal illumination by GE LED EdgesStrip modules and power supplies.

**LETTER COLOR SCHEDULE:**

- █ Backs & Returns = Formed aluminum satin black (outside) White (inside)
- █ Faces = 2793 Optics LD red acrylic
- █ Trim cap = 1" Black Jewelle
- █ Internal Illumination = GE White LEP's

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- Maximum 12 inch projection

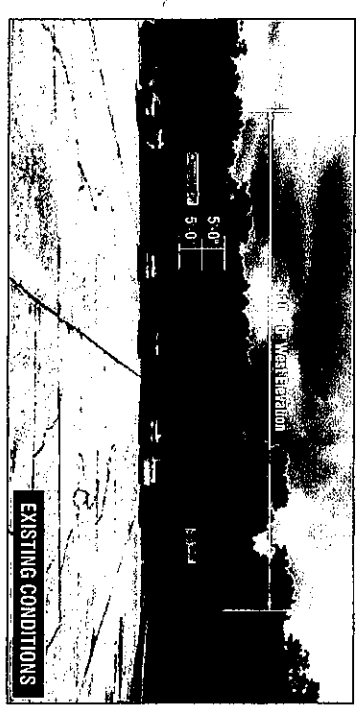
**TAGLINE COLOR SCHEDULE:**

- █ Extruded Cabinet = Painted Azo Nobel 489-C-5 Blue (gain)
- █ Flex Face = 3M Panagraphics III - White with Bleed Face Tension Frame
- █ Vinyl Graphics = 3M 3630-97 Bristol Blue - Weed copy
- █ Internal Illumination = GE LED EdgesStrip modules - White

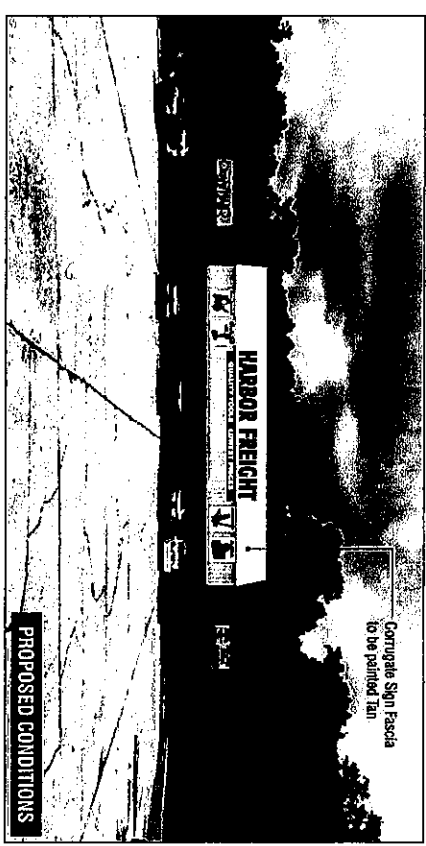
Processed:

HARBOR	37' x 148' = 38.02 sq ft
HEIGHT	37' x 151.625' = 38.85 sq ft
Cabinet	15' x 316' = 32.91 sq ft
<b>TOTAL</b>	<b>109.88 sq ft</b>

Corrugate Sign Fascia to be painted Tan



EXISTING CONDITIONS



PROPOSED CONDITIONS

Harbor Freight Tools - 10000 Hwy 190 - COVINGTON LA

Side Elevation Channel Letters



**CORPORATE HEADQUARTERS**  
1877 West Star Street, West Park, FL 33094  
Phone: (813) 980-8899 / (800) 772-7322 fax: (813) 980-4284

**NORTHEAST DIVISION**  
Phone: (703) 425-0223 / (800) 772-7322 fax: (703) 425-3143

www.atlassignindustries.us

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Drawing No. 54772-2  
Sheet No. (2) OF (2)  
Date 08 / 21 / 2015  
Pain Retail (RT) Ltd (Company)  
PK Scott Hunt  
Drawn By L. Sawyer  
Scale As Shown  
Revision 1 05 / 23 / 2015 By JS  
Revision 2  
Revision 3



Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_

APPROVED AS SHOWN  
APPROVED AS NOTED  
CORRECT & RESUBMIT