

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JUNE 6, 2017 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING "A"
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL
APPROVAL OF THE MAY 2, 2017 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2017-656-BOA

Request by applicant for a variance in an A-4 Single Family Residential zoning district for an "after the fact" rear yard accessory structure setback requirement from 10' required to approximately 6 ½' requested. The property is located at 629 Woodridge Boulevard, Mandeville, Louisiana.

Applicant: Amie Poche

BOA CASE NO. 2017-669-BOA

Request by applicant for an "after the fact" variance in an A4-A Single Family Residential zoning district for a side yard setback requirement from 5' required to approximately 1' requested. The property is located at 53485 LA Highway 433, Slidell, Louisiana.

Applicant: JoAnn Brennan

BOA CASE NO. 2017-672-BOA

Request by applicant for variances in an A-3 Suburban zoning district from 30' required to 15' requested. The properties are located at 253 & 257 Stonebridge Cove, Madisonville, Louisiana.

Applicant: YAR Construction Co., Inc.

BOA CASE NO. 2017-673-BOA

Request by applicant for variances in a PF-1 Public Facilities zoning district for two (2) monument signs relative to square footage requirements. The property is located at 16333 Highway 1085, Covington, Louisiana.

Applicant: First Baptist Church

BOA CASE NO. 2017-674-BOA

Request by applicant for "after the fact" variances in an I-1 Industrial zoning district for front and both side yard landscape buffer planting requirements. The property is located on the north side of LA Highway 36 just west of Melissa Lane, east of Covington, Louisiana.

Applicant: Louis Thompson

BOA CASE NO. 2017-675-BOA

Request by applicant for variances in a HC-2 Highway Commercial zoning district to permit the reduction of lot area requirements from 20,000 square feet required to approximately 17,633 square feet requested. The property is located at 1455 W. Lindberg Drive, Slidell, Louisiana.
Applicant: Jesse Bergens

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING

3:00 PM - TUESDAY, MAY 2, 2017

LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING

MANDEVILLE, LOUISIANA

The May 2, 2017 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Vice-Chairman, Mr. Louis Brookter.

The roll was called as follows:

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

ABSENT: Mr. Fandal

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Gordon to accept the April 4, 2017 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2017

Request by applicant for a variance in a HC-2 Highway Commercial zoning district for the partial reduction of a 25' wide side street landscape buffer to approximately 13' requested.

Applicant: Place 190, L.L.C.

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

Mr. Ron Tenhundfeld, 10408 Homestead Avenue, Metairie, Louisiana, appeared on behalf of the applicant and made the following initial comments:

- We will move the trees and replant in the new space and will add even more trees and greenery.

Mr. Ballantine: What is this going to accommodate?

Mr. Tenhundfeld: A CC Coffee.

Mr. Schneider: Concerning the movement of trees... if we require you to submit a replanting plan.

Mr. Gordon: Anticipating traffic backing up, so what if some vehicles come in off 13th Street and

block up the traffic?

Mr. Tenhundfeld: No, that should not happen. We have cameras to monitor the situation and will adjust as needed.

Mr. Guidry: So this will be a new tenant.

Mr. Tenhundfeld: Yes.

Moved by Mr. Ballantine and seconded by Mr. Guidry to grant the variance as requested subject to the replanting of at least the number of plants that have to be removed.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MR. LOUIS BROOKTER, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

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

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

Case File Number:	BOA Case No. 2017-656 -BOA
Initial Hearing Date:	June 6, 2017
Date of Report:	May 19, 2017

GENERAL INFORMATION

Applicant(s) Name:	Amie Poche
Location of Property:	629 Woodridge Boulevard, Mandeville, LA
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Rear yard setback

OVERVIEW

The applicant is seeking an “after the fact” variance in order to keep a 20’ x 30’ accessory building used for a home business and storage approximately 6 ½’ from the rear property line. The applicant states in her letter (see attached) that she was unaware that a permit was needed and it would be a hardship if she had to move the structure in order to comply with code.

STAFF COMMENTS

Although the applicant was unaware that a permit was required for the structure, unfortunately, ignorance of the law is not an excuse and therefore not considered grounds for a hardship or the granting of a variance. Furthermore, by the applicant’s own omission, the structure is only bolted down to the concrete foundation and can therefore be moved in order to comply code.

Therefore, for the reasons as stated above, the staff recommends denial of the proposed variance request; and further recommends that if the board decides to deny the variance request, that the applicant be given 90 days from the date of the meeting to move the structure in order to comply with parish code.

BOA CASE NO. 2017-656-BOA (for office use only)

Paid
\$500.00
cash

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

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

APPLICANT'S NAME (PRINT): Amie Poche

MAILING ADDRESS: 629 Woodridge Blvd.

CITY/STATE/ZIP: Mandeville, LA 70471

PHONE NUMBER: (504) 7820541 same
(Home Phone #) (Cell Phone #)

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

629 Woodridge Blvd. Mandeville, LA Woodridge on the Lake.
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

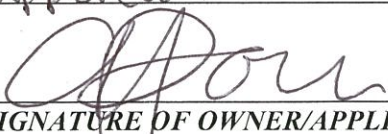
- ☒ A variance of the (Unified Development Code)
☐ Appeal of an adverse decision made by a parish official(s)
☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

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 a back yard setback from
10' required by parish, to 6'5" requested by
applicant.


SIGNATURE OF OWNER/APPLICANT

4/3/17
DATE OF APPLICATION

To Whom It May Concern:

This letter is a formal request to the St. Tammany Parish Board of Adjustment to grant a variance of the Unified Development Code (7.0601), which requires any building larger than 10x10 on property be 10 feet from property line. Owner, Amie Paula Poche, of 629 Woodridge Blvd Mandeville, LA 70471, requests a variance setback be granted from the 10ft required by parish to 6.5ft, which is current standing of building. Applicant was unaware of any need for permits prior to purchase of 20x30 building in November of 2016. Owner placed building on preexisting cement slab of home, which included a 20x65 ft. slab in rear property added in 1991. Owner purchased home in September of 2015.

Current building serves a multifunctional unit, as half (300 sqft) is utilized for home based online business, Kountrybugz with occupational license number 00008710, and other half as garage type storage. The building has been bolted down, is a non- reflective matte grey, and has certified wind capacity of 125 mph winds, as recommended by Johnson's Portable Buildings, place of purchase.

If permission is not granted, said owner would have to move metal building 3.5', which would add additional cement, including covering of existing drainage system (ditch) placed by city. The property is currently set as an A-1 flood zone, and although flood insurance is carried, the property and neighborhood are noted to

To Whom It May Concern:

April 30,2017

I, Alfred Masangya, residing at 608 Canary Pine

Do not object to the proposed variance filed by Mrs. Amie Poche of 629 Woodridge Blvd Mandeville, LA 70471. Mrs. Poche's request for a setback of 6.5 ft. Which deviates from the required 10 ft. setback and will allow the said metal building to remain in place. I have spoken with Mrs. Poche, and we have mutually agreed on the planting of trees in between her metal building and fence line to lessen any glare that the sun may produce into my home. Please feel free to contact me at : 985 249 1026 for any additional information.

Thank you,

Alfred Masangya

To Whom It May Concern:

April 30, 2017

I, Sumona Rodgers residing at 701 Woodridge Blvd.

Do not object to the proposed variance filed by Mrs. Amie

Poche of 629 Woodridge Blvd Mandeville, LA 70471. Mrs.

Poche's request for a setback of 6.5 ft. Which deviates from

the required 10 ft. setback and will allow the said metal

building to remain in place.. Please feel free to contact me at :

Sumona Rodgers for any additional information.
Sumona Rodgers

Thank you,

Sumona Rodgers 985-845-0707

To Whom It May Concern:

April 30,2017

I, Mari Lyn Gunter residing at 625 Woodridge Blvd.

Do not object to the proposed variance filed by Mrs. Amie

Poche of 629 Woodridge Blvd Mandeville, LA 70471. Mrs.

Poche's request for a setback of 6.5 ft. Which deviates from

the required 10 ft. setback and will allow the said metal

building to remain in place.. Please feel free to contact me at :

985, 807 3326 for any additional information.

Thank you,

Mari Lyn Gunter

To Whom It May Concern:

April 30,2017

I, Richard Bergeron, residing at 1005 Canary Pine.

Do not object to the proposed variance filed by Mrs. Amie

Poche of 629 Woodridge Blvd Mandeville, LA 70471. Mrs.

Poche's request for a setback of 6.5 ft. Which deviates from

the required 10 ft. setback and will allow the said metal

building to remain in place.. Please feel free to contact me at :

504-44-8078 for any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read "Richard Bergeron".

* street side \approx flooding into ditches.



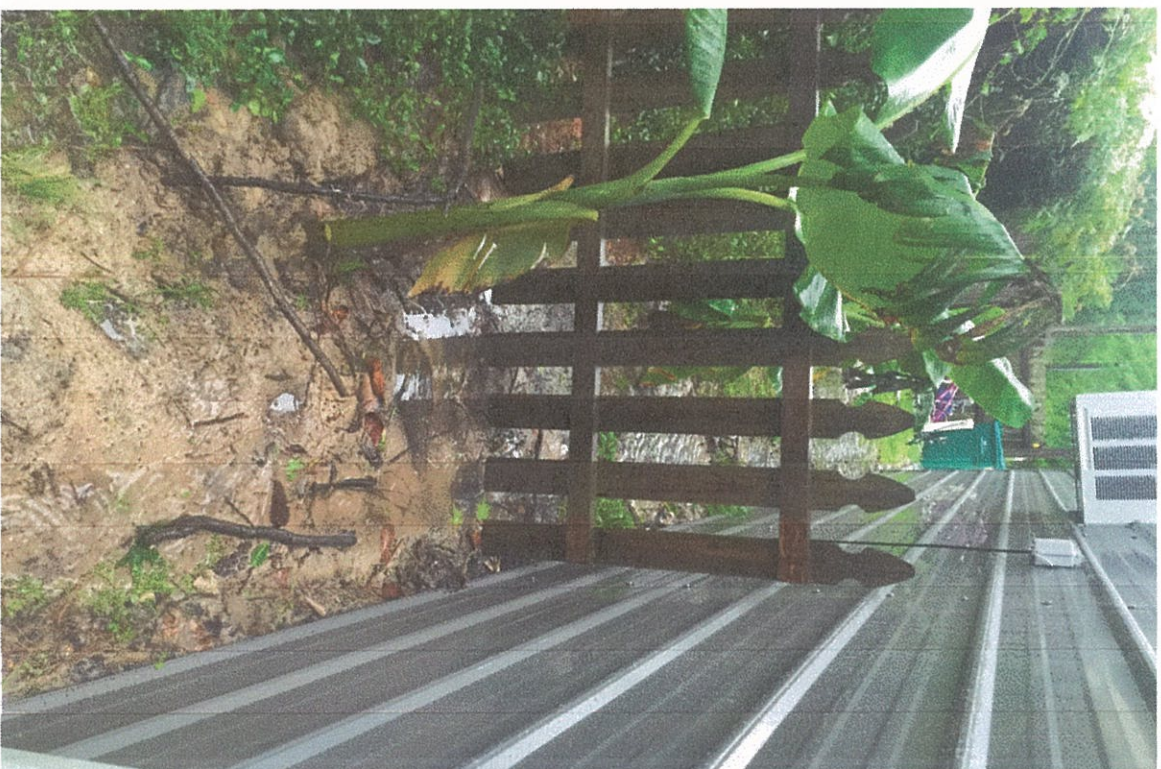
Yard view
→ more flooding.





front / side view

~~side in question.~~
side in question.
6' 5ft. vs. 10ft.



* trees planted.
as agreed upon.
very nowhere.

* right side,
floods



Sold: \$185,000 (3 beds, 2 baths, 1,850 sqft)

Save home

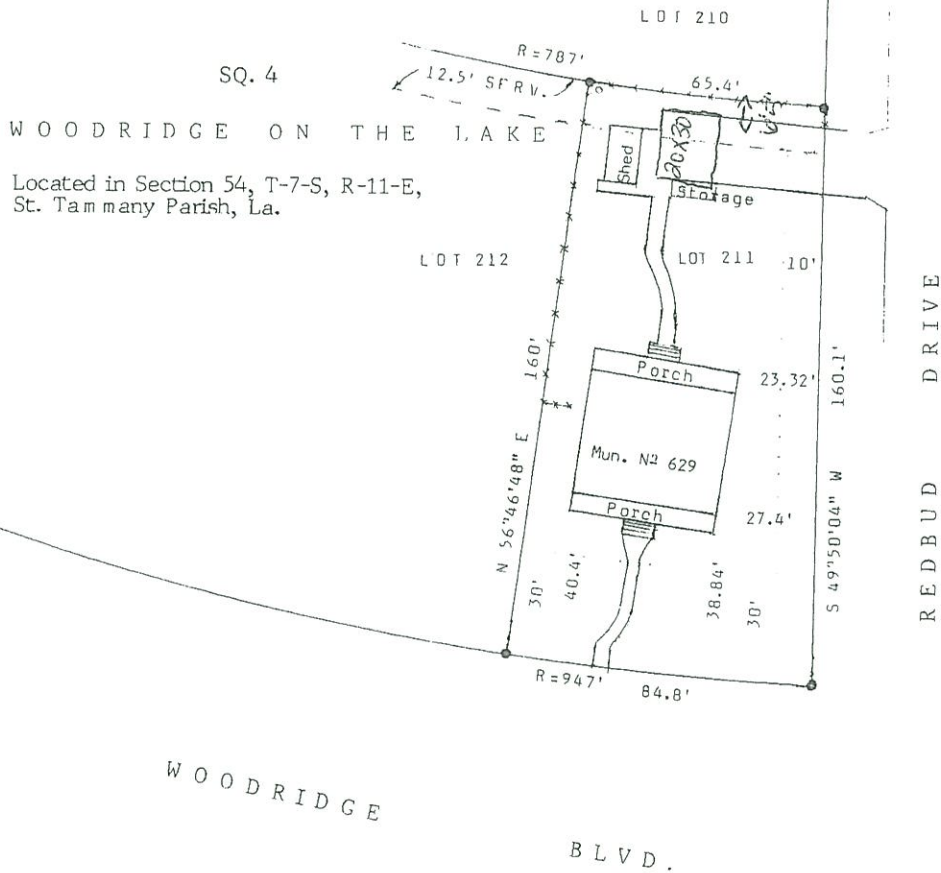
Save image

X Close

17 of 20



Pre existing slab.
present upon
purchase of home.



SURVEY CERTIFIED CORRECT TO JEROME G. MELANCON, JR.
& NOR-WEST MORTGAGE AND COATE TITLE CO.

OCTOBER 16, 1991

Scale 1"=40'

●=Iron Rod

○=Iron Pipe

S. K. Landry
Landry Engineering Co. Inc.

P. O. Box 911

Mandeville, La. 70470-0911

Phone 626-4044



Located in Flood Zone A-10, Elevation 12' M.S.L. required

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

Case File Number:	BOA Case No. 2017-669 -BOA
Initial Hearing Date:	June 6, 2017
Date of Report:	May 19, 2017

GENERAL INFORMATION

Applicant(s) Name:	JoAnn Brennan
Location of Property:	53485 Highway 433, Slidell, LA
Zoning of Property:	A4-A Single Family Residential
Variance(s) Requested:	Side yard setback

OVERVIEW

The applicant is seeking an “after the fact” variance for a side yard setback due to a remodeling and elevation project done for her home that resulted, in which the staff believes was an addition and/or an expansion of the landing for the applicant’s elevator in order to make it handicap compliant (see letter attached from the applicant’s contractor dated May 11, 2017).

STAFF COMMENTS

It appears that when the contractor for the applicant filed for permits for the elevation/remodeling project with the parish, they neglected to depict or augment the setback information for the side yard setback relative to the violation.

The applicant informed the staff that she primarily relied on her contractor, Davie Shoring, Inc., to take care of all of the requirements relative to permitting for her project.

The staff understands that the applicant and her mother are handicapped and therefore need the elevator, however we are not sure if the size of the “wrap-around” landing for same is necessary and questions if the said landing can be modified and reduced in size in order to be more compliant with parish code setbacks.

* Prio by credit
CARD *BOA CASE NO. 2017-669-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): JoAnn BrennanMAILING ADDRESS: 53405 Hwy 433CITY/STATE/ZIP: Slidell, LA 70461PHONE NUMBER: 985. 640. 3089 985. 201. 9490
(Home Phone #) (Cell Phone #)PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A4-A Single Family Res.53405 Hwy 433 Slidell LA
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:

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

VARIANCE/APPEAL REQUESTED:

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

☐ other _____

(Specify other variance/appeal on line above)

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

Need approval for rightyard setback. Preexisting post and deck were
utilized and made code compliant to accommodate Handicap
lift for disabled homeowner as well as AC units.

Joanne J. Brennan
 SIGNATURE OF OWNER/APPLICANT

5/4/17
 DATE OF APPLICATION

Davie Shoring, Inc.

House Moving  House Leveling  House Elevating

Department of Planning and Development
St. Tammany Parish Government
21454 Koop Drive Building B
Mandeville, LA 70471

May 11, 2017

Dear Ron Keller,

This letter is to request a variance for the residence located at 53484 Hwy 433 in Slidell, LA on behalf of the owner Ms. Joanne Brennan. The variance requested is for the side yard set back on the right side of the house from the 5 feet required to 0.74 feet existing.

The request for the variance allowing the deck to remain will serve multiple purposes. The deck on the right side of the house is supporting three AC condensers, access into the house via a personal handicap lift, and the electric meter, which must be readily accessible by the power company.

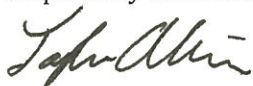
Prior to the elevation, the deck around the house existed as exhibited in the attached picture from a 2014 elevation certificate (see Exhibit 1). This picture shows the deck existing across the front of the house with the steps to access the residence located on the far right side. As you can see in the photo, the handrail is extended beyond the house to the right side. There have been no images uncovered of the right side directly (before Davie Shoring was contracted to perform the elevation), however the Google earth aerial image from 2012 (pre Davie Shoring) shows the outline of a deck on the right hand side (see Exhibit 2) and a picture taken shortly after the elevation shows the preconstruction framing and post for right side deck (see Exhibit 3).

As can be seen in the attached photo, (see Exhibit 4) the preconstruction framing was utilized to construct the now existing deck. New support post were installed in place of the preconstruction post, new deck boards were installed and the deck was made code compliant, which passed all parish inspection on January 25, 2017 (see Exhibit 4). Minor changes in the plan originally submitted were made onsite per the request of the owner for proper access into the house. The lift was installed on the right side of the house to allow access directly into the home to eliminate the distance traveled by the handicap owner and her mother. As a result, the steps were moved to left side of the house and incorporated into the preconstruction deck (See Post-Construction Plot Plan).

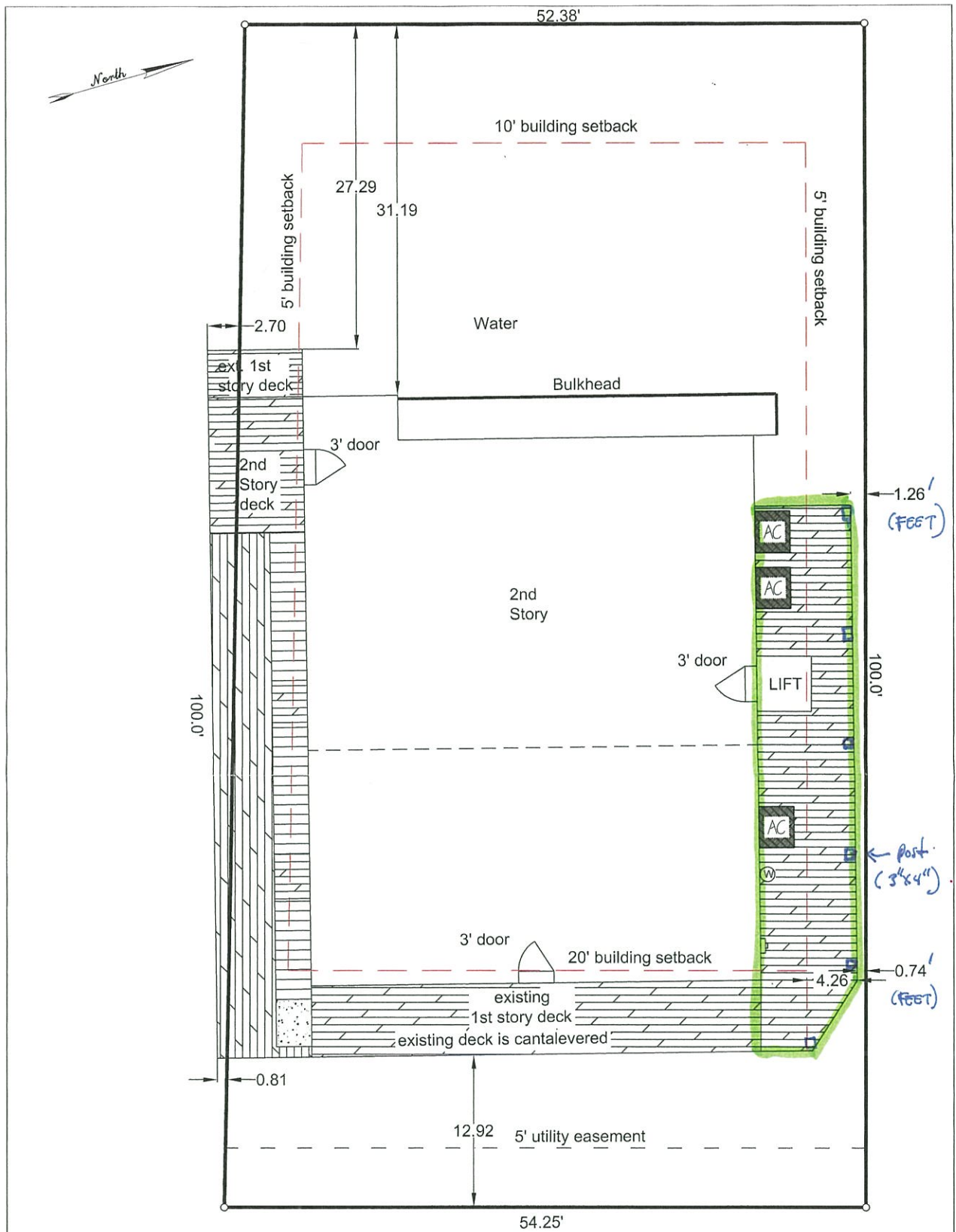
We are requesting the Parish grant this variance due to the preconstruction decks and existing site construction. The house and surrounding decking post have existed since the original construction, which occurred long before the elevation work was initiated. Therefore, the footprint has not changed so we are simply asking to be "grandfathered-in" so that the appearance of the house remains the same and the owner is provided adequate access to her home.

Photographs and diagrams in support of the requested variance are attached.

Respectfully Submitted,



Davie Shoring, INC
#3 Veterans Blvd.
Kenner, LA 70062
504.464.4712



Post-Construction Plot Plan
Lift Company: Davie Shoring, Inc.

53485 Highway 433
Slidell, LA

Robert Barrilleaux & Assoc., Inc.
42333 Deluxe Plaza Suite 8
Hammond LA 70403
985 542 0391 (ph) 985 542 6516 (fx)
Engineer - Robert C. Barrilleaux, PE # 28869

Date: May 10, 2017 Scale: 1" = 10'
Drawn by: ATR Revised:

Notes:

1. All distances are as per survey by Albert A. Lovell and Associates, Inc. dated April 30, 1979. This plat is for construction purposes only and does not represent an actual ground survey.

2. Front and rear setbacks are as per survey described in note 1. Side setbacks are as per St. Tammany Parish Planning Department.



Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
53485 HWY 433

City SLIDELL

State LA

ZIP Code 70461

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

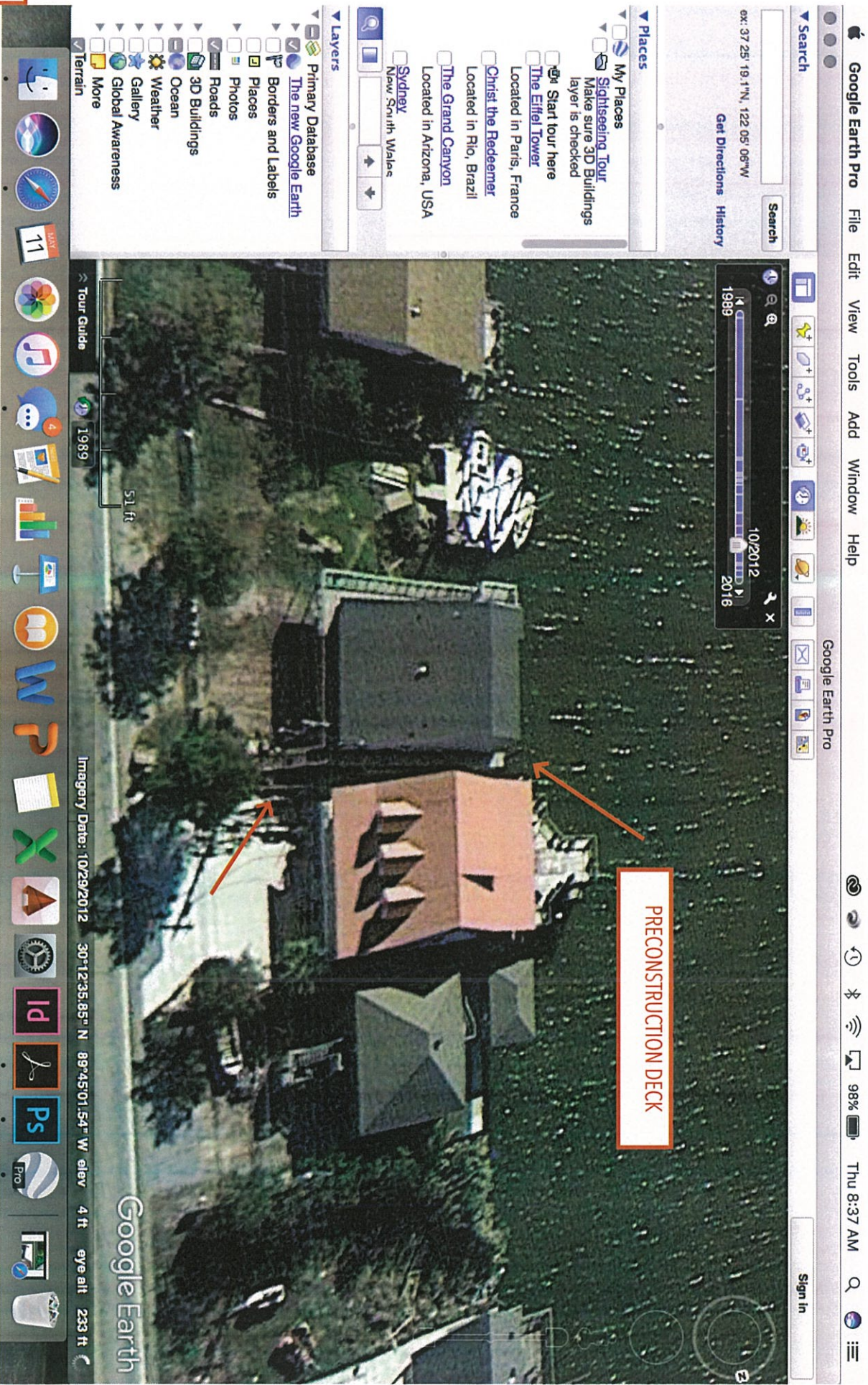
FRONT VIEW 2/3/14

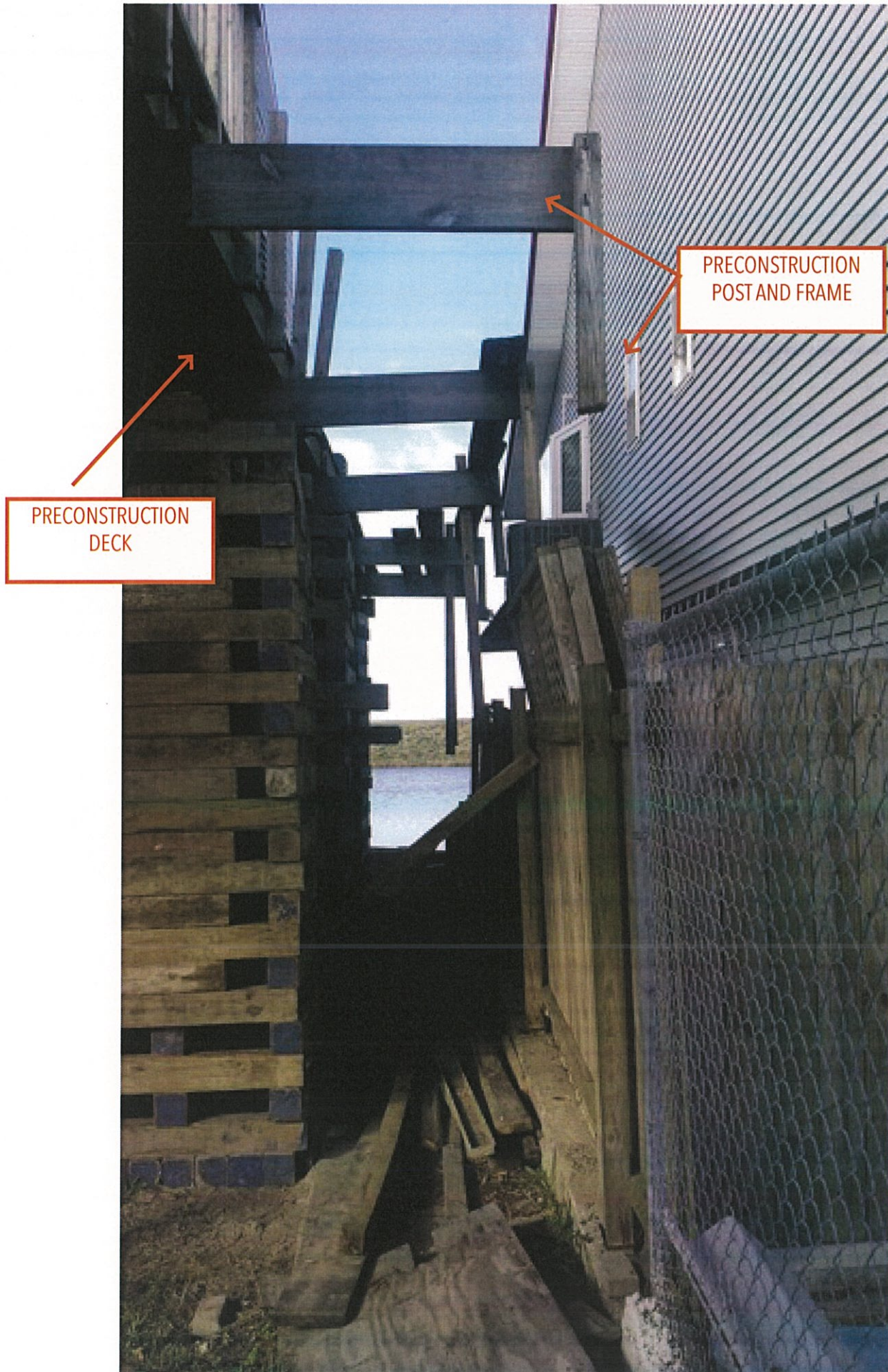


PRECONSTRUCTION
DECK AND STAIRS

SIDE VIEW 2/3/14









PRECONSTRUCTION
DECK FRAMING







St. Tammany Parish Department of Permits and Regulatory Certificate of Occupancy

Permit Number: 2016-26760

Site Address: 53485 HWY 433 SLIDELL LA 70461

Owner: JOANNE JAMES BRENNAN
53485 HWY 433 SLIDELL LA 70461

Builder: DAVIE SHORING, INC WARREN DAVIE JR
Use Classification: Residential

Description: Remodel

The above referenced project has been inspected and finds no violations of the provisions of this code or other laws that are enforced by the Department of Permits and Regulatory.

Code Edition: 2012 IRC

Building Official/
Director: Kenneth Wortmann

Issued By: Tayler Celey

Date: 01/25/2017

Comments:

**1ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 2017-672 -BOA
Initial Hearing Date:	June 6, 2017
Date of Report:	May 19, 2017

GENERAL INFORMATION

Applicant(s) Name:	YAR Construction Co., Inc.
Location of Property:	253 & 257 Stonebridge Cove, Madisonville, LA
Zoning of Property:	A-3 Suburban
Variance(s) Requested:	Front yard setback

OVERVIEW

The applicant claims that they need variances for the two lots due to be a surveyor's error on the part of the original surveyor whom surveyed the subdivision, John E. Bonneau & Associates, Inc., where the measurement of the interior side lot line common to both addressed, being lots 17 & 18 (see attached survey plat), is incorrectly depicted as 125.53'; when in fact, the applicant states per his surveyor, Edward Murphy, that the correct measurement is 110.39' (see letter attached from the applicant's attorney). Therefore, the applicant is claiming a hardship in that because of the reduced measurement, it also reduces the depth of the front yard setback by approximately 15' making it difficult to build a home on site within the required setbacks, and the fact that both lots are within a cul-du-sac.

STAFF COMMENTS

The staff contacted Mr. Bonneau's office and received confirmed from his office that the measurement on the subdivision plat was indeed incorrect and was actually 110.39', thereby corroborating the applicant's surveyor's measurement.

Therefore, the issue is now whether a reasonably sized home can still be placed on each lot given the reduced depth of the lots relative to the setbacks.

The subdivision is in a Planned Unit Development that requires, for these particular lots, a 30' front, 5' sides and 20' rear yard setbacks. Therefore, it appears, taken these setbacks into account, that the applicant could construct homes on each lot with building envelopes of approximately 60' in depth by 63' in width (3780 sq. ft. total); in which the staff feels is more than adequate to construct homes and still meet parish setback requirements.

Therefore, unless the applicant can come up with any other issues that the staff has not considered that would result in a valid hardship or practical difficulty, the staff recommends denial of the proposed variances requested.

BOA CASE NO. 2017-672-BOA (for office use only)

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

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

APPLICANTS NAME: YAR Construction Co., Inc.

MAILING ADDRESS: P.O. Box 609

CITY/STATE/ZIP: Covington, LA 70434

PHONE NUMBER: 985-502-9272
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-3 Suburban
253 and 257 Stonebridge Cove Madisonville LA Stonebridge of Madisonville
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

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

VARIANCE/APPEAL REQUESTED:

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

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

Please see letter of explanation attached.

YAR Construction Co., Inc.

By: Jason L. Yancey
SIGNATURE OF OWNER/APPLICANT
Jason L. Yancey, President

4-21-17
DATE OF APPLICATION

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE
SAM J. COLLETT III
MATTHEW J. CRAIN

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

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

HOWARD R. FUSSELL
(1937-2015)

April 24, 2017

St. Tammany Planning
Department of Planning
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

**Re: Requested from Front Building Setback
Stonebridge of Madisonville**

Dear Ron:

I represent YAR Construction Co., Inc. ("YAR"), which is the owner of Lots 17 and 18 in Stonebridge of Madisonville (the "Lots"). YAR acquired the Lots at the end of last year with the intent of building a home on each. The homes to be located on the Lots were designed based on the lot dimensions set forth on the Final Subdivision Plat for Stonebridge of Madisonville. For your ready reference, I have attached hereto a copy of the applicable surveys and the final plat.

At the commencement of construction of the homes to be located on the Lots, YAR contacted a surveyor to locate the form boards and ensure that the homes were going to be constructed within the building setback lines. Much to YAR's surprise, the forms were not within the setback lines, and in fact, the dimensions of the Lots were quite different than as set forth on the final plat. In fact, the common boundary between the Lots is off by fifteen (15') feet. As you will see from the attached documents, on the final plat the boundary common to the Lots is 125.53 feet. However, on the individual survey of the Lots, that same boundary line is only 110.39 feet. It is this error on the final plat which gives rise to the requested variance.

In light of the foregoing, YAR would request a variance as to the front building setback on the Lots. Currently, the front setback is established at thirty (30') feet and YAR respectfully requests reducing the front setback to fifteen (15') feet on each of the Lots.

In addition to the foregoing, please also note that the Lots back up to Madisonville Elementary School. In particular, they back up to the playground. If the front setback should

remain at thirty (30') feet, the homes to be built on the Lots would be far too close to the rear property line and to the adjacent playground.

Finally, please also note that the Lots are in the cul de sac, which means that they are already set back in comparison to the other Lots along Stonebridge Cove. By reducing the front setback from thirty (30') feet to the fifteen (15') feet requested, it would simply allow the homes to be constructed on the Lots to be more in line with the location of the other homes along this street.

For the foregoing reasons, we would respectfully suggest that the hardship YAR is currently facing is not self-imposed but as a result of the error on the plat. We would therefore respectfully request your consideration, and the consideration of the Board of Adjustments with regards to this request.

Should you have any questions regarding the foregoing, or need any additional information, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM:lmr

STONEBRIDGE OF MADISONVILLE
LOCATED IN SECTION 14, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA



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DRAWN BY	JUM
DATE	02/06/07

REVISION	DATE
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CHECKED	JCO
SCALE	1" = 60'
DRAWING #	2005 960A

ADISONVILLE

LANDWORKS DEVELOPMENT, L.L.C.
FINAL PLAT OF STONEBRIDGE AT N
LOCATED IN SECTION 14, T-7-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA

SHEET NUMBER
1

RESTRICTIVE COVENANTS

- [illegible]

LEGAL DESCRIPTION

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LEGAL DESCRIPTION

LEARN, REORGANIZED OF
SECTION 15, 397 PAGES, 2000 PAGES, 10 EAST,
THIRD OF MADISONVILLE, ST. LOUIS, MISSOURI, LEARNED
WELL KNOWN AS FOLLOWS:

CERTAIN PART OF NUMBER OF SECTIONS IN SECTION 16, LEARNED
WELL KNOWN AS FOLLOWS: ST. LOUIS, MISSOURI, LEARNED
WELL KNOWN AS FOLLOWS:

NUMBERED AS THE SECTIONS COMBINED IN SECTIONS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 8

GENERAL NOTES

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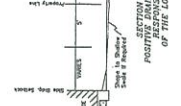
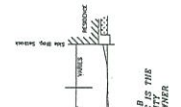
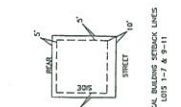
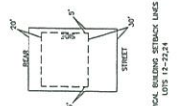
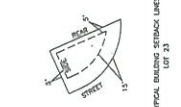
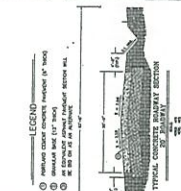
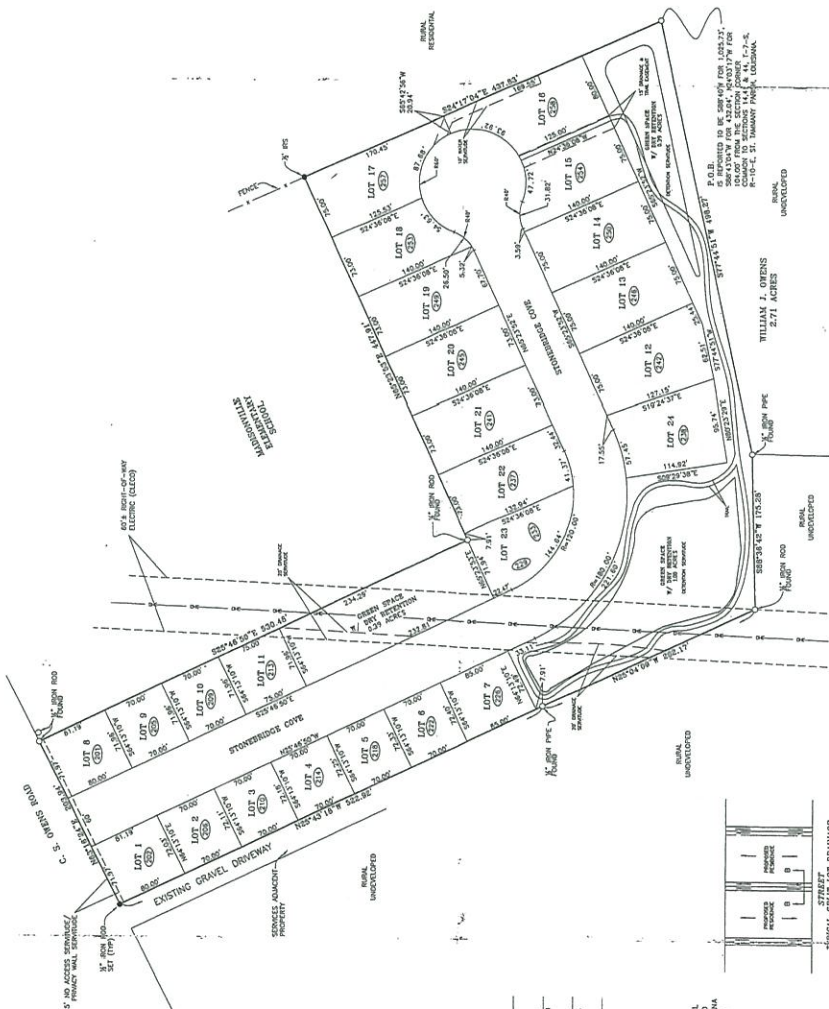
KEYWORD INFORMATION

JEB

**JOHN E. BONNEAU
& ASSOCIATES, INC.**

Professional Land Surveyors - Planners - Consultants

1000 WEST BAYVIEW DRIVE SUITE 24 • WOODBRIDGE, VA 20691 (703) 634-0084
FAX (703) 634-0085
WASHINGTON FIELD OFFICE: 1000 K STREET N.W. SUITE 1000 • WASHINGTON, D.C. 20004 (202) 638-0057
TOLL FREE (800) 240-7841 FAX (800) 638-0057 e-mail jeb@jebassoc.net



CULVERT SCHEDULE:
ALL DRIVEWAY CULVERTS MUST BE A MINIMUM OF 18-INCH IN DIAMETER AS REQUIRED IN COUNCIL DISTRICT 1. PIPE MATERIAL MAY BE CORRUGATED STEEL PIPE (CSP), REINFORCED CONCRETE PIPE (RCP) OR POLYVINYL CHLORIDE PIPE (PVC). PIPES MAY BE CIRCULAR OR ARCHED. CSP PIPE SHALL BE BITUMINOUS COATED AND A MINIMUM THICKNESS OF 16 GAUGE. PVC PIPE SHALL BE CONTECH A-2000 OR EQUAL.

SPECIAL NOTES:

1. NO WETLANDS WITHIN SUBDIVISION LIMITS.
2. SEWER AND WATER TREATMENT FACILITIES ARE OFFSITE (SPIA)

DEDICATION

[illegible]

STONERIDGE OF MADISONVILLE

ALL OTHER RIGHTS OF ANY JOINT STOCK HERTON ARE HEREBY DELEGATED TO THE POTENTIAL USE OF THE PUBLIC FOR THEIR PROPER PURPOSES. SUBORDINATE SHALL BE REVERTED FOR GRANTING AND LIMITS AS INDICATED HERTON AND NO CONDITIONS OR LIMITATIONS WILL BE ALLOWED THAT WOULD PREVENT FROM BEING USED FOR THEIR INTENDED PURPOSE.

7.00 ACRES AREA	24 NO. OF LOTS
1032 S. W. 11 TH EAST 10 TH STREET	CENTRAL SOUTH SYSTEM
60' R.O.W. STREET C.O.W.	CENTRAL WEST SYSTEM
140' / 72' LOT FRONTAGE LOT DEPTH	N/A EAST, SOUTH, WEST, NORTH
CONCRETE CROSS SURFACE	
REFLECTIVE RIVER JAZZ POND/TRAFFIC SIGNAL SURFACE JAZZ POND/TRAFFIC	

certification

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM WITH THE PROVISIONS OF THE STATE OF LOUISIANA RS: 33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

JOHN E. BONEAU
LA. Reg. Land Surveyor
Reg. No. 4423

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DATE 2/06/07

APPROVAL:

Emile Leclerc
CHAIRMAN - ST. TAMMANY PLANNING
COMMISSION

John W. Keen
SECRETARY - ST. TAMMANY PLANNING
COMMISSION

PARISH ENGINEER

4416
03-16-2007
4416

Stonebridge of Madisonville

Homeowner's Association

214 Stonebridge Cove · Madisonville, Louisiana 70447

April, 28, 2017

Dear Jason,

The association is in receipt of your request to review the variance to the setback for 253 and 257 Stonebridge Cove. After reviewing the request, the Association is in support of the change as we feel it will fit the form and function of the neighborhood.

Should you have any questions or suggestions, please do not hesitate to let me know.

Thanks,



Brian Comeaux
504-427-8192

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE
SAM J. COLLETT III
MATTHEW J. CRAIN

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

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

HOWARD R. FUSSELL
(1937-2015)

April 24, 2017

St. Tammany Planning
Department of Planning
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

**Re: Variance Request
Stonebridge of Madisonville**

Dear Ron:

Please find enclosed the following documents, to-wit:

1. St. Tammany Parish Board of Adjustment application;
2. My letter of explanation regarding the requested variance.
3. Final Subdivision Plat of Stonebridge of Madisonville;
4. Surveys of Lots 17 and 18, Stonebridge of Madisonville;
5. Our Firm's check in the amount of \$200.00 to cover the fees associated with this request.

Thank you for processing our application, and should you need anything further, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM:lmr
Enclosures

Craig Hanauer

249 Stonebridge Cove
Madisonville, LA 70447

April 19, 2017

St. Tammany Planning
Department of Planning
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

Re: Variance Request from Front Setback, Stonebridge of Madisonville

Dear Mr. Keller:

Please be advised that I am the owner of Lot 19, Stonebridge of Madisonville, and reside thereon. The municipal address of my home is 249 Stonebridge Cove. My lot is adjacent to the lots owned by YAR Construction Co., Inc. ("YAR"), which are subject to the pending variance request. Please allow this letter to serve as notification that I do not object to, but support, YAR's request to reduce the front setback on Lots 17 and 18, Stonebridge of Madisonville, from thirty (30') feet to fifteen (15') feet. I do not believe that reducing the setback as requested by YAR will in any way negatively affect my property.

Thank you for your consideration.

Sincerely,



Craig Hanauer

**CASH SALE
STATE OF LOUISIANA**

On September 2, 2016, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

BEACON LIGHTHOUSE PROPERTIES, LLC, a Limited Liability Company, organized and existing under the laws of the State of Louisiana, represented herein by Michael Haydel, Authorized Agent, by virtue of a Resolution, the original of which is recorded at CIN 1297149 in the official records of the office of the Clerk of Court for St. Tammany Parish, Louisiana; their mailing address being 101 HUMMINGBIRD RD, COVINGTON, LA 70433;

herein called SELLER, who declared that for the price and sum of **One Hundred Thousand and 00/100 (\$100,000.00) DOLLARS** cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

YAR CONSTRUCTION CO., INC., a Louisiana Corporation duly organized and existing under the laws of the State of Louisiana, domiciled in the Parish of St. Tammany, represented herein by JASON L. YANCEY, President, by virtue of a Corporate Resolution recorded at Instrument No. 1122944 in the official records for St. Tammany Parish, Louisiana.; their mailing address being P. O. BOX 609, COVINGTON, LA 70434;

herein called BUYER, resident(s) of and domiciled in State of Louisiana, here present and accepting, purchasing for themselves, their heirs and assigns, the following described property, the possession and delivery of which BUYER acknowledges:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOTS 17 & 18, STONEBRIDGE OF MADISONVILLE, located in Section 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana. All in accordance with a survey by John E. Bonneau & Associates, Inc., filed March 16, 2007 recorded as Plat File #4416.

FOR INFORMATIONAL PURPOSES ONLY:

Being the same property acquired by vendor in act dated APRIL 30, 2013 recorded at CIN 1898396 in the official records of the office of the Clerk of Court for ST. TAMMANY Parish, Louisiana.

Taxes were prorated to the date of the Act of Sale based on the only information available at the time of closing. Buyer is responsible for obtaining and paying tax bill for current year. Any further prorations are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Stone Title Insurance of LA, LLC and/or Notary Public from any and all liability in connection therewith.

In accordance with Louisiana Law, tax bill for current year will be the responsibility of **YAR CONSTRUCTION CO., INC., P. O. BOX 609, COVINGTON, LA 70434.**

St. Tammany Parish 1326
Instrument #: 2036247
Registry #: 2455961 jar
09/06/2016 4:05:00 PM
MB CB X MI UCC

THIS SALE IS SUBJECT TO THE FOLLOWING:

1. Restrictive covenants, setback lines and servitudes as shown on the survey map for STONEBRIDGE OF MADISONVILLE, filed for record as Plat Map #4416

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non-production of same.

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

DONE AND PASSED by the parties at my office in Mandeville, Louisiana on the hereinabove stated date and in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary.

WITNESSES:


Print Name: Jera Fonea


Print Name: Alisa Welch

SELLER(S):

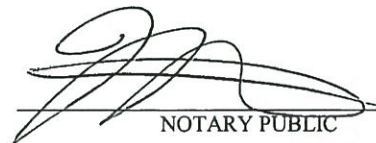
BEACON LIGHTHOUSE PROPERTIES,
LLC

BY: 
MICHAEL HAYDEL

PURCHASER(S):

YAR CONSTRUCTION CO., INC.

BY: 
JASON L. YANCEY


NOTARY PUBLIC

MICHAEL T STONE
BAR ID #12505
ST. TAMMANY PARISH, LA
COMMISSION EXPIRES WITH LIFE



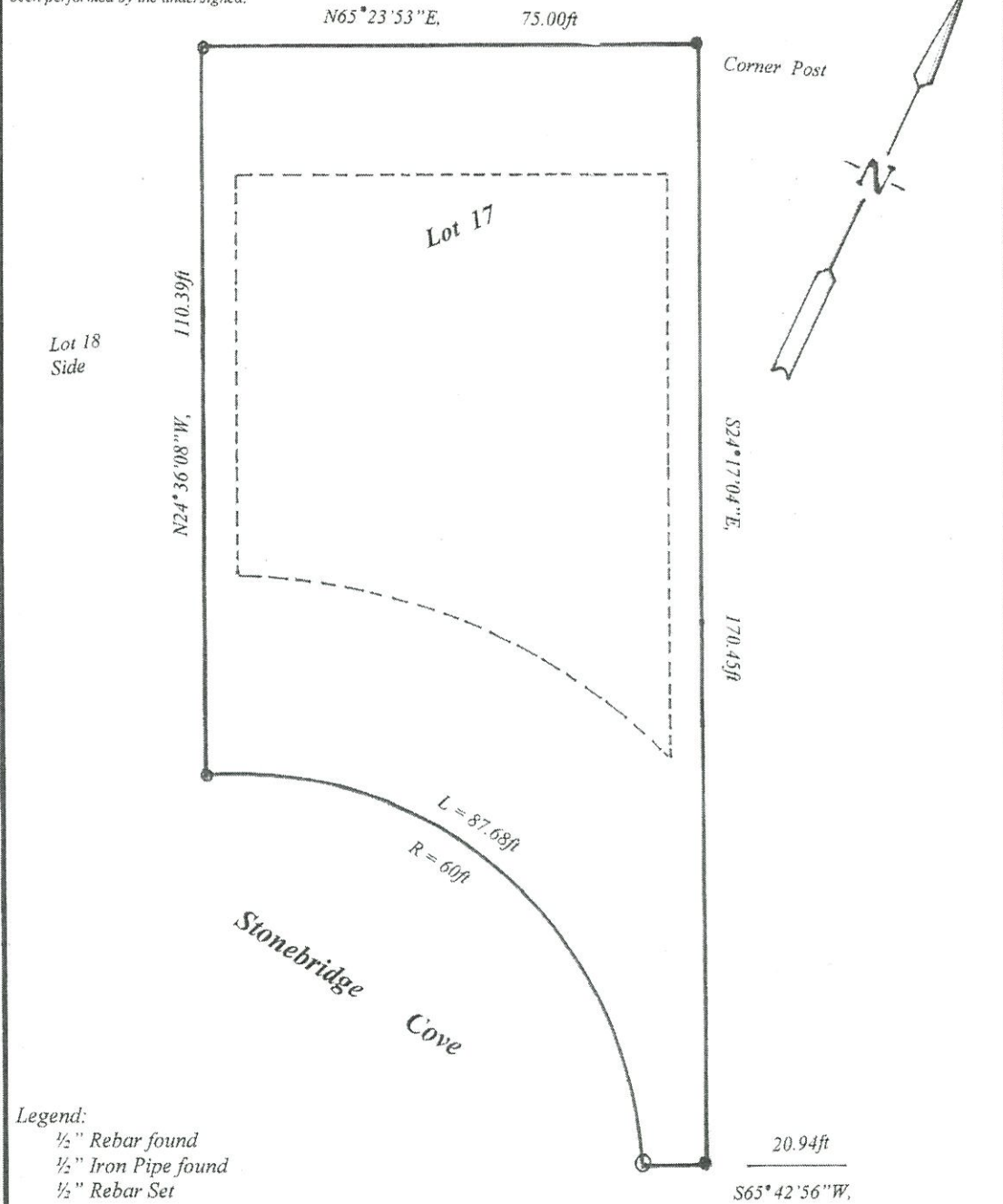
STONE TITLE INSURANCE OF LA, LLC
1600 W CAUSEWAY APPROACH, STE 7
MANDEVILLE, LA 70471
(985)624-8045
OUR FILE # 16-11132.1

This map is in accordance with the standard detail requirements Pursuant to the accuracy standards of a C survey and the applicable Standards of practice cited in LAC 46:LXI.

Note: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned.

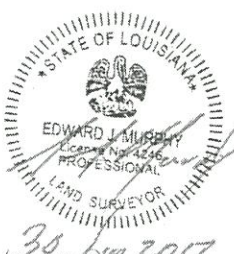
Setbacks:
Front - 30ft
Rear - 20ft
Sides - 5ft



Legend:

- 1/2" Rebar found
- 1/2" Iron Pipe found
- 1/2" Rebar Set

EDWARD J. MURPHY, P.E.
306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

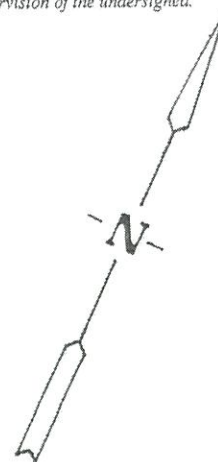
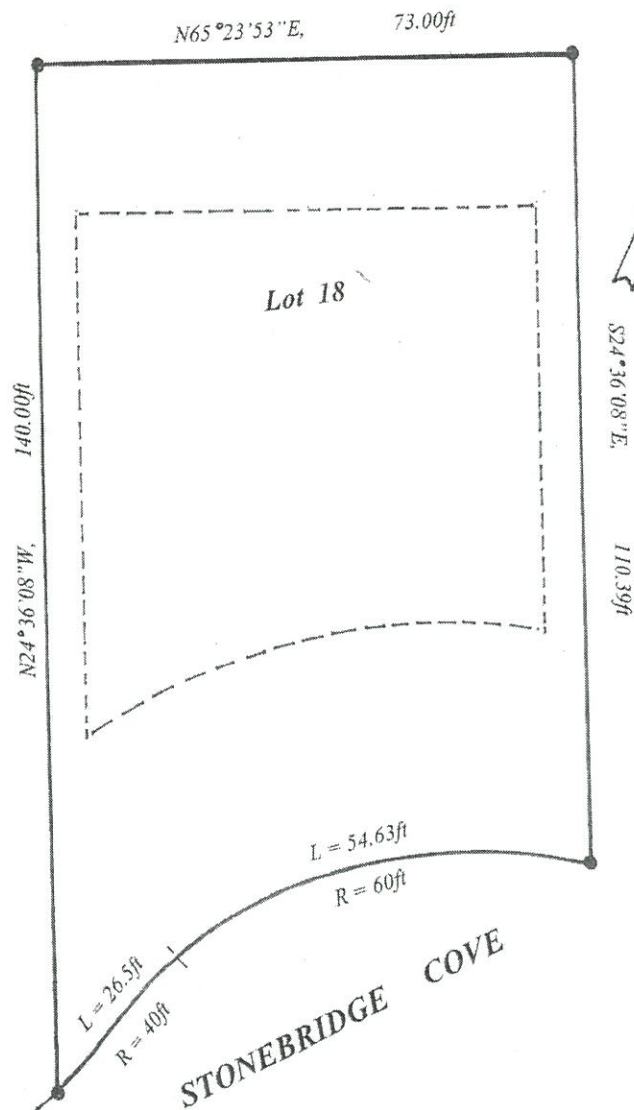
WORK PREPARED FOR: <i>YAR Construction Company, Inc.</i>		
PROPERTY SURVEYED : <i>Lot 17 in Stonebridge of Madisonville</i>		
<i>Section 14, Township 7 South & Range 10 East, St. Tammany Parish, Louisiana</i>		
FLOOD ZONE: "C" FEMA FIRM Panel Number 220205-0220C, Effective 4/02/1991		
DATE: <i>11 January 2017</i>	SCALE: <i>1 inch = 20 feet</i>	
MUNICIPAL NO.: <i>257 Stonebridge Cove</i>		

This map is in accordance with the standard detail requirements Pursuant to the accuracy standards of a C survey and the applicable Standards of practice cited in LAC 46:LXI.

Note: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned.

Setbacks:
Front - 30ft
Rear - 20ft
Sides - 5ft



Lot 17
Side

Legend:

- 1/2" Rebar found
- 1/2" Iron Pipe found
- 1/2" Rebar Set

EDWARD J. MURPHY, P.E.

306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

WORK PREPARED FOR: *YAR Construction Company, Inc.*

PROPERTY SURVEYED : *Lot 18 in Stonebridge of Madisonville*

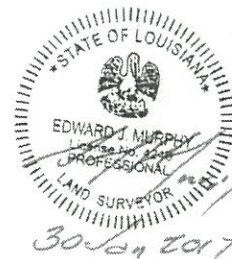
Section 14, Township 7 South & Range 10 East, St. Tammany Parish, Louisiana

FLOOD ZONE: "C" FEMA FIRM Panel Number 220205-0220C, Effective 4/02/1991

DATE: *11 January 2017*

SCALE: *1 inch = 20 feet*

MUNICIPAL NO.: *253 Stonebridge Cove*



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

Case File Number:	BOA Case No. 2017-673-BOA
Initial Hearing Date:	June 6, 2017
Date of Report:	May 19, 2017

GENERAL INFORMATION

Applicant(s) Name:	First Baptist Church
Location of Property:	16333 Highway 1085, Covington, LA
Zoning of Property:	PF-1 Public Facilities
Variance(s) Requested:	Square footage requirements for two monument signs

OVERVIEW

The applicant is requesting to replace three (3) oversized monument signs on their property that were approved by the parish through the parish's prior conditional use process, with two (2) lower-rise ground elevation monument signs (see drawings of existing and proposed signs and letter from the applicant's attorney attached).

STAFF COMMENTS

Based on the size and scope of the church complex and the amount of road frontage on both LA Highway 1085 and Bootlegger Road, they would be permitted to have a total of three (3) monument signs nine (9') in height and 32 square feet each or an aggregate of 96 square feet; and in addition, are only placing two signs back on the property instead of three.

As indicated in the letter from the applicant's attorney, they have already removed one of the signs and will replace the other two with what the staff feels are less intrusive and aesthetically pleasing, and which will be constructed of aluminum plate for the sign faces, bronze for the lettering and cast stone for the borders.

One sign will total 396 square feet, less and except the 2' foot border allowance and is only 6' feet in height at the highest point, while the other totals 164 square feet, less and except the 2' border allowance and 4' feet in height.

The staff feels that these replacement signs are far better and much less intrusive than the current signage, as well as more aesthetically pleasing; therefore, for these reasons, the staff

recommends approval of the variances requested for the expanded sign area and borders for each sign, subject to the church agreeing to submit a notarized letter to the staff that they will not seek, a third sign on the property in the future unless all signage on the property conforms to parish code requirements.

BOA CASE NO. 2017-673-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): First Baptist Church, Covington, Louisiana c/o
Jeffrey D. Schoen

MAILING ADDRESS: P.O. Box 1810

CITY/STATE/ZIP: Covington, LA 70434

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

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PF-1

16333 Highway 1085, Covington, Louisiana

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 needed for two replacement monument signs in lieu of three approved/existing
monument signs as to size of sign face and border areas.

First Baptist Church, Covington, Louisiana

X Clif Smith
SIGNATURE OF OWNER/APPLICANT
Clif Smith, Minister of Education

April 28, 2017

DATE OF APPLICATION

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

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801

FAX (985) 892-4925

HOWARD R. FUSSELL
(1937 - 2015)

SAM J. COLLETT, III
MATTHEW CRAIN

April 28, 2017

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: First Baptist Church, Covington, Louisiana
42.603 Acres in Section 46 & 47, Township 7 South, Range 11 East
St. Tammany Parish, Louisiana
Location: NW Intersection of La. Hwy. 1085
And Bricker Road
Address: 16333 Highway 1085, Covington, Louisiana
Our File #S-19,887

Dear Mr. Keller:

Please be advised that our Firm represents First Baptist Church, Covington, Louisiana, represented by its duly authorized Minister of Education, Clif Smith in connection with the above referenced matter, and in connection therewith, enclosed please find the following documents and appropriate comments, to-wit:

1. Original executed Variance Application Form;
2. Original \$200 check payable to Parish of St. Tammany;
3. Monument Sign – Site Plan Drawing;
4. Drawings of Existing and Proposed Monument Sign for:
 - a) Main Front/Corner Sign; and
 - b) 2 Sided Sign (Further West on La. Hwy. 1085).

5. Copy of the Deed(s) of Acquisition by First Baptist Church, Covington, Louisiana:
- a) Cash Sale from Laura Blossman O'Keefe dated November 19, 1997 recorded as Instrument No. 1072286; and
 - b) Cash Sale from Patricia Planche Bopp, et al dated November 19, 1997 recorded as Instrument No. 1072287.

The Applicant is in the process of constructing a major improvement/addition to the First Baptist Church Campus and in connection therewith plans to replace its existing monument signs that are located at the corner of La. Hwy. 1085 and Bricker Road as well as further west on La. Hwy. 1085. I have attached the "Monument Sign – Site Plan" in this regard. Three monument signs were approved by as part of the Conditional Use Permit process on or about the year 2000, and the proposed two (the third monument sign has already been taken down) signs are actually smaller in gross area and more compliant to current UDC requirements. Furthermore, current Code allows one sign per thousand feet of perimeter boundary along the roadways, and it would appear that the FBC Campus has approximately:

- a) 1,352.78 feet of frontage along La. Hwy. 1085; and
- b) 1,921.71 feet of frontage along Bricker Road.

This aggregate dimension (in excess of 3,000 feet) should justify three signs, although there are only two "current" and only two "proposed/replacement"; at 32 s.f. allowable per sign, three signs would allow 96 s.f. in the aggregate, which could be allocated between the two "proposed/replacement" signs.

The scale of the new facility requires a larger and more prominent sign at the corner of Bricker Road and La. Hwy. 1085; with the elimination of the third monument sign on Bricker Road, we believe that a variance is in order for the proposed replacement sign. As to the two sided monument sign further down La. Hwy. 1085, the proposed replacement sign will actually be considerably smaller in all respects.

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 replacement of the existing monument signs with the proposed monument signs as discussed above.

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, June 6, 2017 at 3:00 P.M.

Mr. Ron Keller
April 28, 2017
Page 3

Thank you for your consideration of this matter.

With best regards,

Very truly yours,

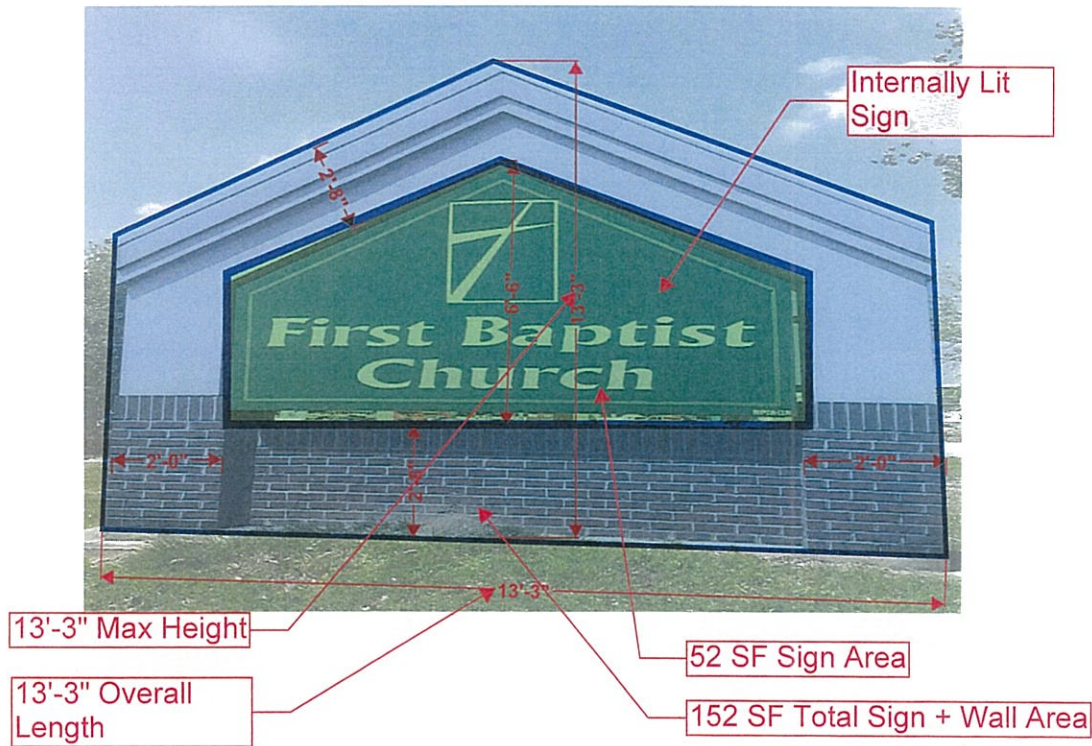
JONES FUSSELL, L.L.P.

BY: 

JEFFREY D. SCHOEN

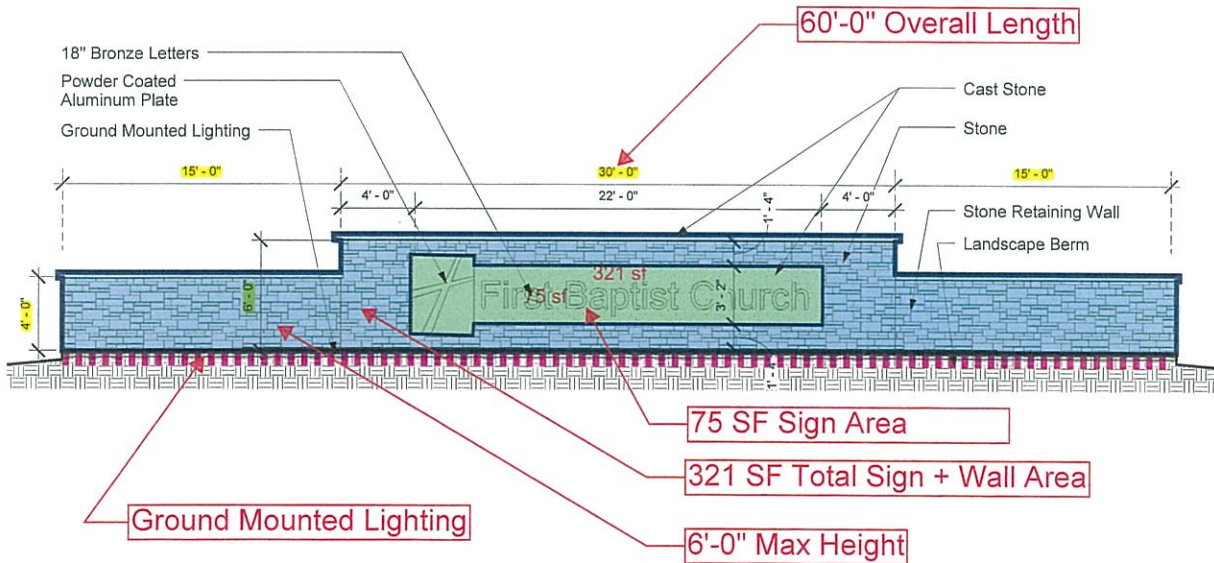
JDS:swg
Enclosures

cc: First Baptist Church, Covington, Louisiana

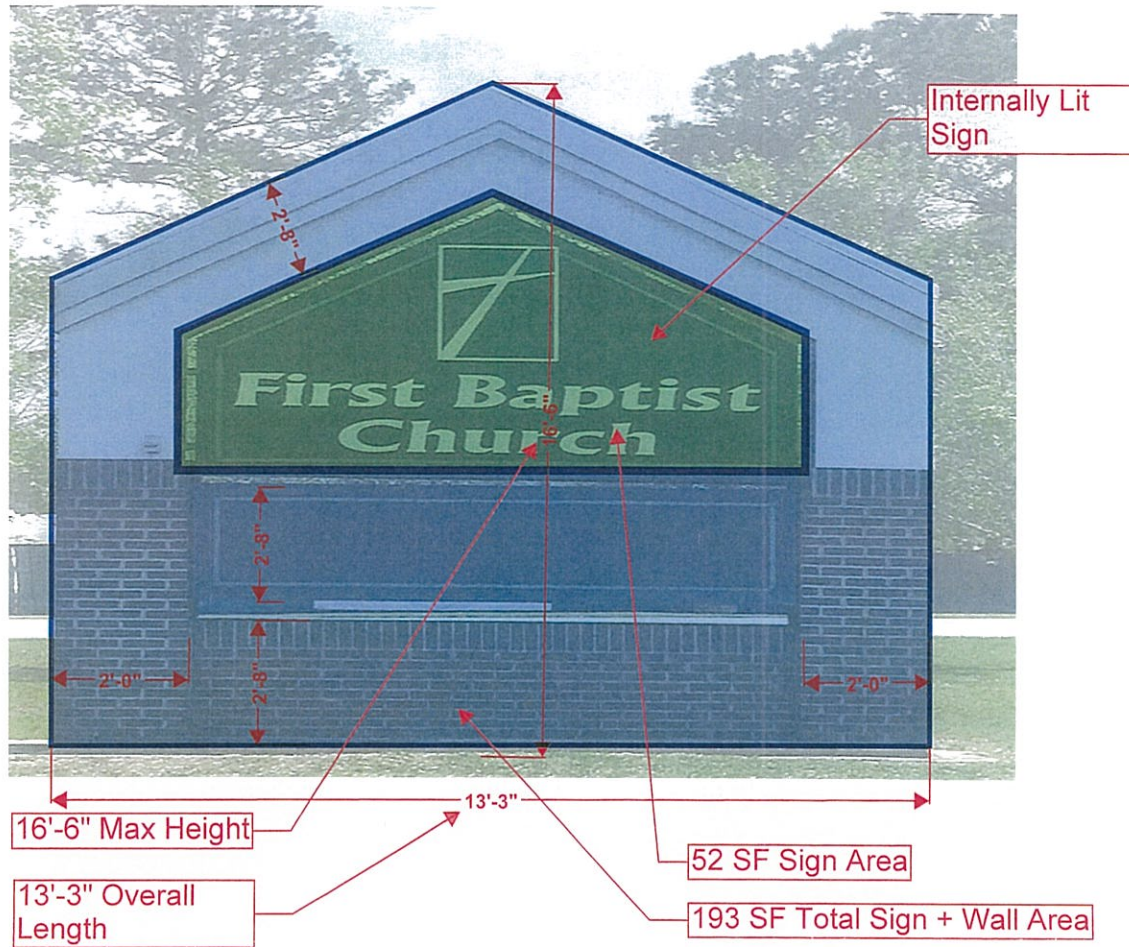


EXISTING CORNER MONUMENT SIGN

EXISTING SIGN FIELD MEASUREMENTS PROVIDED BY FBC STAFF

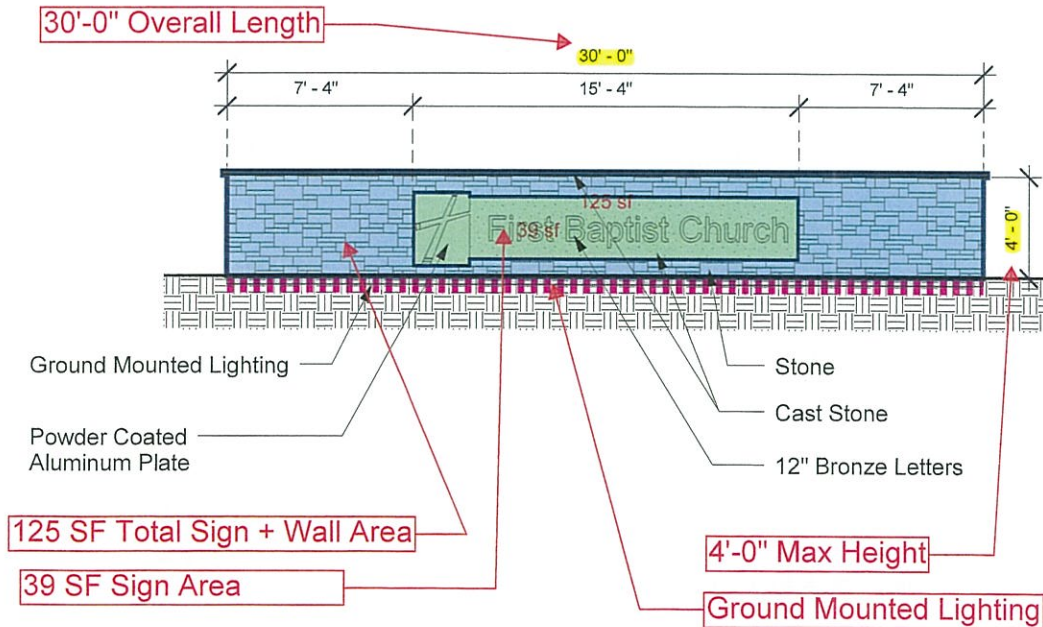


PROPOSED CORNER MONUMENT SIGN

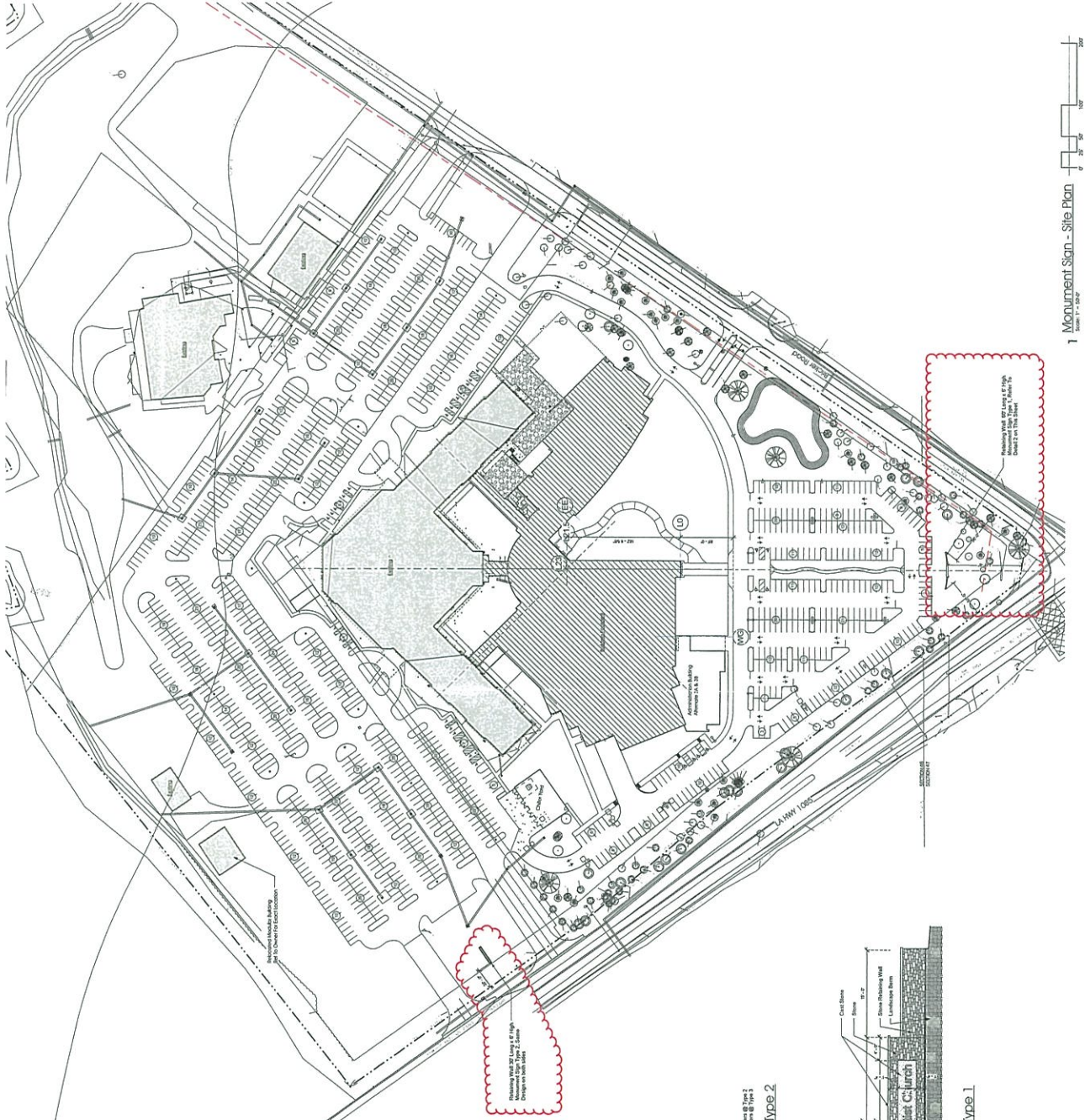


EXISTING 2 SIDED MONUMENT SIGN AT ENTRY DRIVE

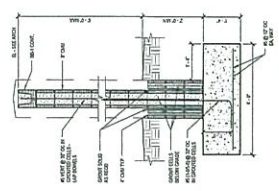
EXISTING SIGN FIELD MEASUREMENTS PROVIDED BY FBC STAFF



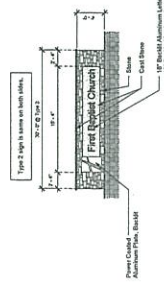
PROPOSED 2 SIDED MONUMENT SIGN AT ENTRY DRIVE



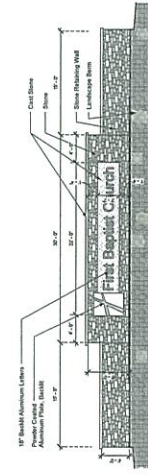
1 Monument Sign - Site Plan
 Scale: 1" = 100'



4 Section Detail
 Scale: 1" = 10'



3 Retaining Wall / Monument Sign - Type 2
 Scale: 1" = 10'



2 Retaining Wall / Monument Sign - Type 1
 Scale: 1" = 10'

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

Case File Number:	BOA Case No. 2017-674 -BOA
Initial Hearing Date:	June 6, 2017
Date of Report:	May 19, 2017

GENERAL INFORMATION

Applicant(s) Name:	Louis Thompson
Location of Property:	North side of LA Highway 36
Zoning of Property:	I-1 Industrial District
Variance(s) Requested:	Front and side yard landscape buffers

OVERVIEW

The site is being utilized by the applicant as a contractor's storage yard. The applicant wants to use the existing wall with ivy around the perimeter of the property, preserve nine (9) existing trees on the site in lieu of provided the required number of trees, and bushes (see site plan attached).

STAFF COMMENTS

Based on the size of the property, the applicant is required to have 16 class A, 16 class B and 6 bushes within the front and side yard landscape buffers. The staff does not have an objection giving credit for the existing trees; however, 6 of the 9 trees are located in the middle of the storage yard surrounded by gravel. It is therefore unlikely that these trees will survive without some form of protection from traffic that will be generated within the storage yard area.

Additionally, the staff has no objection to the omission of the bushes from the site since the existing wall provides adequate screening, which is the primary purpose of requiring said bushes.

Therefore, the staff recommends approval of the variances requested subject to the following conditions:

- a. The applicant needs to provide a site plan that depicts the accurate location and species of the trees being preserved.
- b. Provide a solid 6" curb at the drip line edge for the trees being preserved per the parish's typical landscape island requirements.

Once the allowable credits have been determined for the trees that will remain on site, the applicant can supplement the planting plan with the required number of trees required by code, or pay into the parish's tree mitigation bank for trees not planted on site. Furthermore, the staff can work with the applicant on the location of the containers within the storage yard area, with the objective being to end up with a plan that meets the square footage requirements of greenspace and the number of trees required by code.

BOA CASE NO. 2017-674-ROA (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): Louis Thompson

MAILING ADDRESS: 19448 Melissa Lane

CITY/STATE/ZIP: Covington, LA 70435

PHONE NUMBER: 504-957-6667
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: I-1

Lot 2 Section A Lionsgate Covington, LA 70435 (Hwy 36)
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:)

- waiver of required 25' ^{1 Front YARD} green space and required number
of trees; ^{And}

- waiver of required 10' ^{1 side YARD} greenspaces & sides to keep containers
and existing slab. (Explanation on following page).

[Signature]
SIGNATURE OF OWNER/APPLICANT

4-30-2017
DATE OF APPLICATION

Louis Thompson
Lot 2, Section A Lions Gate
Covington, LA 70435

I am asking for the waiver of 25' green space, because of the 8' wall that nicely surrounds the property. Creeping fig will be grown on this wall also, to create a green wall. I want to keep the 9 large oak trees on the property, and I am requesting for these to count in landscape requirement.

Because the 8' wall will totally surround the property, I am also asking for the waiver of required 10' green space on sides. In order to keep the 9 large oak trees, I will need to be able to keep the containers on this property where they are. Again, the creeping fig will create a green wall, surrounding property. This will conceal existing containers and parking slab.

8' High Concrete Block
Wall w/ Creeping Fig
"Green"

2 - Cargo Containers

9 - Large Oaks

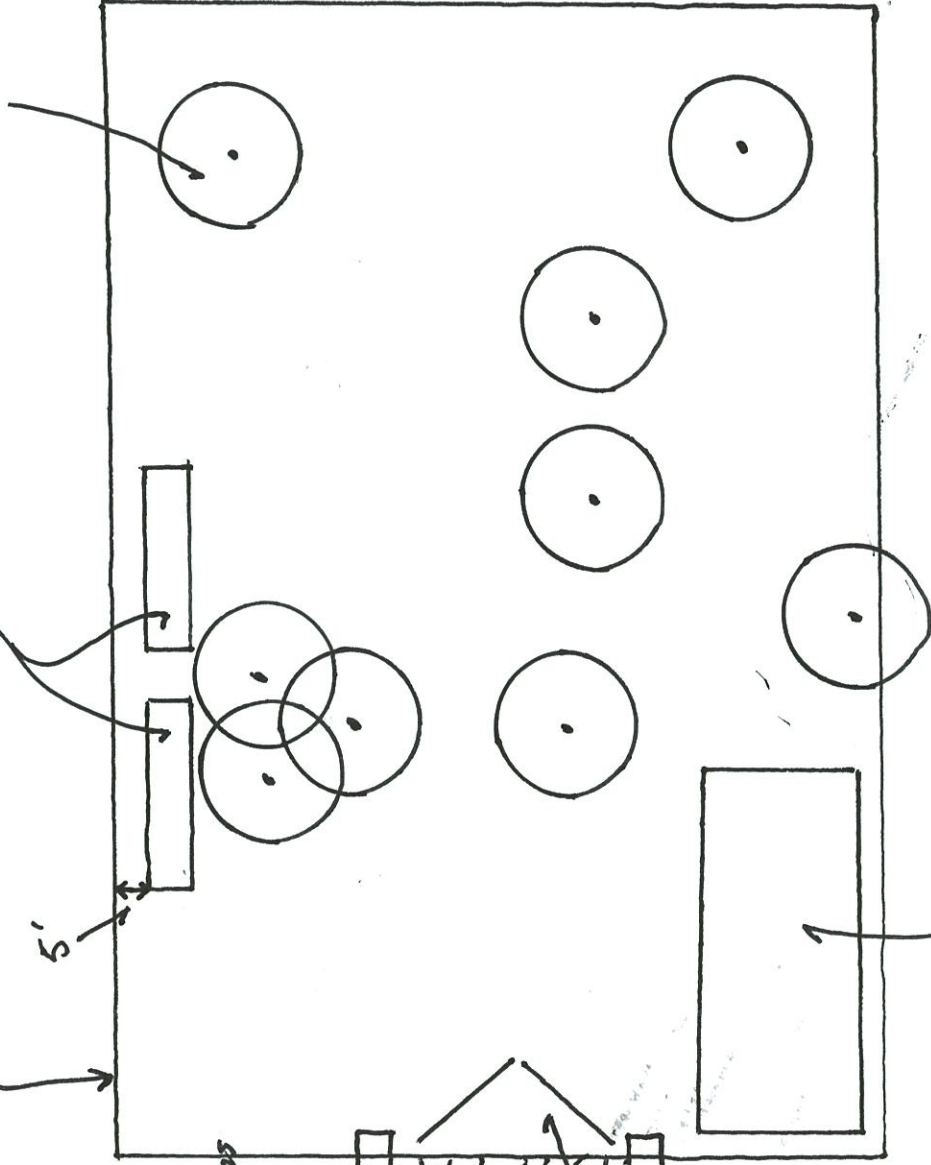
5'

Large Castle
Stone Columns

Historic
Old World
Belgian
Granite
Cobble Stone

Wrought Iron
Gates

Concrete parking
area



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

Case File Number:	BOA Case No. 2017-675 -BOA
Initial Hearing Date:	June 6, 2017
Date of Report:	May 19, 2017

GENERAL INFORMATION

Applicant(s) Name:	Jesse Bergens
Location of Property:	1455 W. Lindberg Drive, Slidell, LA
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	20,000 square foot lot area requirement for car sales

OVERVIEW

The applicant is seeking a variance in order to be able to continue using his site for car sales after losing a lease on a portion of property adjacent to his (2,367 sq. ft.) that was used in order to meet the 20,000 square foot lot size requirement for car sales pursuant to Section 8.01 (T.) New and Used Car Sales, of the St. Tammany Parish Unified Development Code.

The applicant lost his lease and now is seeking relief to continue operating even though he agreed pursuant to a signed affidavit (see attached) that he would terminate the use of the property for car sales if the lease was ever terminated or he could not acquire additional property to meet the 20,000 square foot requirement.

STAFF COMMENTS

First and foremost, it should be understood that this is not a variance request to permit the lot size of the zoning district itself to be reduced in size, but rather a request to permit the “use” of the property in a HC-2 Highway Commercial district to continue as a car sales business since it does not meet the 20,000 square feet required per code due to the loss of the applicant’s lease.

It’s quite clear, and in the staff’s mind, inconceivable to grant the variance request based on the fact alone that the applicant signed an affidavit, a sworn legal document, stating the he would essentially close the business down if the lease was terminated or if he failed to acquire the necessary adjacent property to meet the 20,000 square foot minimum requirement. In essence, applicant, by this variance request, is now going back on his solemn pledge.

Secondly, this would establish, in what the staff believes, would be a devastating precedent that would open up “Pandora’s box” allowing others to follow suit. Then where would you draw the line in terms of square footage for various uses within the zoning districts?

BOA CASE NO. 2017-675-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): JESSE BERGENS

MAILING ADDRESS: 27 TREASURE ISLES DR

CITY/STATE/ZIP: SLidell LA 70461

PHONE NUMBER: 985-641-6960 (Home Phone #) 985-640-2022 (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC 2

1455 W. Lindberg DR SLidell LA - Lindberg Glen
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 UDC Section 8.01 T. 3
(Specify other variance/appeal on line above)

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

Request to Reduce The Required Min. Lot AREA From 20,000
SQ' to 17,633 SQ'

Jesse Bergens
SIGNATURE OF OWNER/APPLICANT

5-1-2017
DATE OF APPLICATION

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BEFORE ME, the undersigned Notary Public, in and for the above named parish, personally came and appeared:

JESSE BERGENS


Person of the full age of majority who was deposed and said the following:

I, Jesse Bergens, do hereby declare that if my lease of lot 7 from Lyn Godwin is terminated or not renewed for any reason, then I agree to discontinue my used car business and will not continue operations until a buffer is provided alongside the property line. I can acquire additional property to meet the minimum required 20,000 square feet for a used car lot.

Affiant


JESSE BERGENS

Sworn to and hereby acknowledged before me this 3rd day of September 2014


Mary E. Spears, Notary Public #58914
My commission expires with my life.

LEASE AGREEMENT

August 29, 2014

I Lyn Godwin lease to Jesse Bergens Property on West Lindberg Drive. The legal description is Lot 7 Sq 2 Lindberg Glen Annex No 1, 70' on Lindberg Drive, 107.9' on South side, 130.62' on North side, and 73.63' on Rear side of lot.

Approximately 8,348 square feet. The terms are \$1000.00 annually, beginning September 1, 2014. The lease renews automatically upon payment each year until discontinued by Lyn Godwin.

\$1000.00 cash has been paid to Lyn Godwin on 8/28/14.




Lyn Godwin

Jesse Bergens

Dear Sirs

Thank You For Looking At My Request For Variance,
We HAVE BEEN OPEN in BUISNESS FOR ALMOST 3 yrs NOW
Employing 5 People With Families The PROPERTY I OWN
is Nearly 90% of The 20,000' Requirement, and HAS
CREATED No Hardship on Anyone, We HAVE Paid ALL
NECESSARY TAXES and Kept Property Insured and
1 NEAT and CLEAN and SAFE,

I Look Forward To OUR Meeting To Express Many
REASONS I BELIEVE The BUISNESS Should Be ALLOWED
To Continue And The Circumstance THAT CHANGED THAT
DOES NOT ALLOW Me To Meet the Same FOOTAGE Requirement

Thank You  ESSE Bergens

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

REFERENCE MATERIAL:

DESCRIPTION FURNISHED BY CLIENT. SURVEY OF WEST PORTIONS OF LOTS 9 & 10, SQ. 2 LINDBERG GLEN ANNEX NO. 1 BY JV BURKES DATED 6-20-2000. SURVEY OF WEST PT LOT 8, SQ. 2 BY ALBERT A. LOVELL DATED 3-9-79.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME 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.

REFERENCE BEARING RECORD BEARINGS.

APPROVALS:

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

Dr. Shana Noss 9-15-2014 5291A
CLERK OF COURT DATE FILE NUMBER

A certain portion of ground located in Square 2, Lindberg Glen Annex Number 1, St. Tammany Parish, Louisiana, is designated as Lot 10-A and is described as follows:

BEGIN at a 1/2" rod found where the southerly line of Lot 10-A intersects the easterly right of way line of Lindberg Drive; thence North 1 degree 6 minutes 46 seconds West along the easterly right of way line of Lindberg Drive a distance of 70.56 feet to a point; thence continue along the easterly right of way line of Lindberg Drive, North a distance of 210.01 feet to a 1/2" rod set; thence South 89 degrees 52 minutes 00 seconds East a distance of 107.90 feet to a 1/2" rod set on the westerly right of way line of Interstate 10; thence South 18 degrees 01 minutes 14 seconds West along the westerly right of way line of Interstate 10, a distance of 220.75 feet to a 1/2" rod found; thence South 89 degrees 52 minutes 00 seconds East along the westerly right of way line of Interstate 10, a distance of 2.71 feet to a 1/2" rod found; thence South 17 degrees 38 minutes 25 seconds West along the westerly right of way line of Interstate 10, a distance of 73.45 feet to a 1/2" rod found; thence South 88 degrees 37 minutes 25 seconds West a distance of 18.71 feet to the POINT OF BEGINNING and contains 17,633 square feet as shown on a survey by Lester Martin Jr. & Associates LLC dated September 4, 2014.

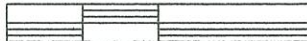
○ = 4" STEEL POST

⊙ = POWER POLE

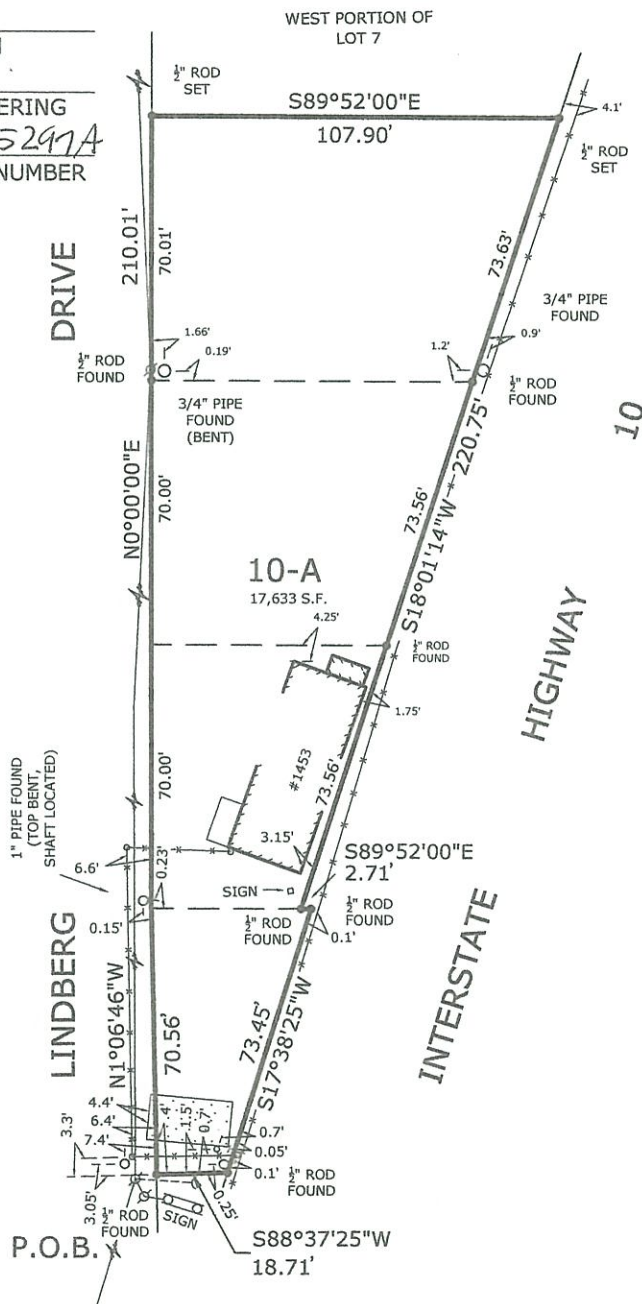
— = OVERHEAD LINE

—x— = CHAIN LINK FENCE

40' 20' 0 40'



SCALE IN FEET



SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY



I, Lester H. Martin Jr. Professional Surveyor do hereby certify that I have surveyed, computed and plotted the property shown hereon located in Square 2, Lindberg Glen Annex No. 1, St. Tammany Parish, LA. Surveyed at the request of Jesse Bergens.

Witness my signature on this, the 4th day of September, 2014, at St. Tammany Parish, LA.

Lester H. Martin Jr.
License #4758

REG. No. 4758

REGISTERED

PROFESSIONAL

LAND SURVEYOR

ADMINISTRATIVE RESUBDIVISION OF THE
WEST PORTIONS OF LOTS 8, 9, 10 & 11,
SQUARE 2, LINDBERG GLEN ANNEX NO. 1
INTO LOT 10-A

SQUARE 2, LINDBERG GLEN ANNEX NO. 1
ST. TAMMANY PARISH, LA

DATE: 09/04/2014

SCALE: 1"=40'

DWG. BY: LMJ

LESTER MARTIN JR.

& Associates LLC

822 Kostmayer Avenue

Slidell, Louisiana 70458

Mobile: (985) 285-9099 Fax: 1 (208) 279-0935

E-mail: LMSurveyor@aol.com

EXISTING DRIVE ENTRANCE

350' ON W Lindberg

JESSES JEeps

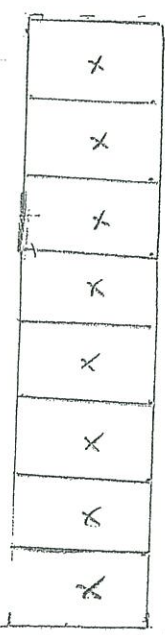
1455 W. Lindberg Dr. Sidell LA 70458

70.00

70.01

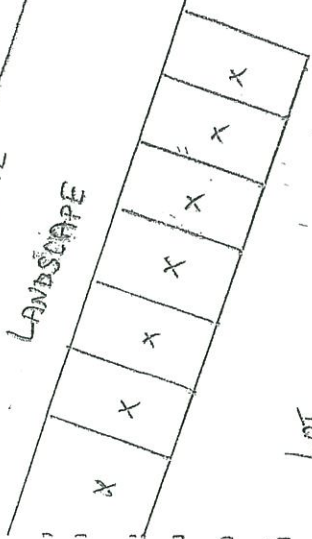
70.0

Lot # 9
5163
Sq Foot



LANDSCAPE

8.107



LANDSCAPE

73.63

367' 83"

73.56

UNCUT
TIMBER

Lot # 7
(LEASED)

8346
Sq Foot

LANDSCAPE
BUFFER

130.62

73.63

I-10

I-10

