AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, DECEMBER 5, 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 NOVEMBER 7, 2017 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2017-849-BOA
Request by applicant for a variance in an I-1 Industrial zoning district to eliminate the requirement for interior parking islands and plantings. The property is located at 540 Johnny F. Smith Avenue, north of Slidell, Louisiana.
Applicant: William F. & Stephanie Cain

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
3:00 PM - TUESDAY, NOVEMBER 7, 2017
LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING
MANDEVILLE, LOUISIANA

The November 7, 2017 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

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

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the September 5, 2017 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2017-799-BOA
Request by applicant for a variance in an HC-2 Highway Commercial zoning district to reduce the north street side yard landscape and planting buffer from 20' required to 17' requested.
Applicant: Frank Nuccio

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

Mr. Matt Oregan, 71344 Riverside Drive, Covington, LA appeared on behalf of the applicant and made the following initial comments:

- The board originally granted us a variance for a 2’ side yard setback.
- There was a hold up in the sale with caused a delay and the variance expired.
- The sight is tight for parking so we are asking for an additional 1 foot variance to 17’.
- However, we would take the 2’ again.

Mr. Fandal: Is the site already been built?

Mr. Oregan: Yes.

(General discussion ensued regarding the granting of the permit and the merits of granting an additional 1’.)
Mr. Gordon: Currently the building meets code.

Mr. Oregan: Yes.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2017-801-BOA**
Request by applicant for a variance in a Planned Unit Development (P.U.D.) zoning district for a portion of the south side yard setback from 20' required to 16’ requested.
Applicant: Ronnie & Gwen Briggs

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

The applicants appeared on their own behalf’s.

Mr. Gordon: These are not the normal setbacks.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2017-803-BOA**
Request by applicant for variances in an I-1 Industrial zoning district for the west and east side yard landscape buffers and the reduction of some plantings.
Applicant: Southern Medical Services of New Orleans, Inc.

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

Ms. Contois: We have been working with the petitioner to come up with the best possible plan that would minimize the variances needed.

Mr. Ed Daspit appeared on behalf of the applicant and made the following initial comments:

- I do not know about providing a 2nd story (as suggested by staff).
- Parking is our issue, but everything else seems to fit very well.

Ballantine: Would you be agreeable to exploring doing a second story?

Mr. Daspit: I do not want to do that.

(General discussion ensued about the parking issues and the entrances to the site...)
Mr. Daspit: We could reduce the rear entrance from 27’ to whatever the parish will allow us to do in order to reduce the amount of buffer lost.

Moved by Mr. Gordon and seconded by Mr. Brookter to grant a variance of the side yard buffer based on working out the issue with the width of the rear driveway entrance with staff.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2017-815-BOA**
Request by applicant for an “after the fact” variance in an A-4A Single Family Residential zoning district for a front yard setback for an accessory structure from 25’ required to approximately 5’ requested.
Applicant: Timmie Durreivce

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

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

- The building was bigger than what it is now.
- I am trying to have a place to put my lawnmower and other stuff.
- I am 37’ away from the highway.
- This is not a big structure (21’ x 21’).
- I made a big mistake because I did not use older wood.

Mr. Gordon: Is part of the structure over water?

Mr. Durreivce: Yes.

Mr. Gordon: I live in the area and there are many structures that along these same setback lines.

(General discussion ensued as to where the existing house is in reference to the accessory structure...)

Mr. Ballantine: Do you have any neighbors that object to this?

Mr. Durreivce: I have no neighbors.

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

**MOTION CARRIED UNANIMOUSLY**
BOA CASE NO. 2017-819-BOA
Request by applicant for a variance in an A-4 Single Family Residential zoning district for a side yard setback from 10’ required to approximately 8’ requested.
Applicant: Darren J. Cardinale

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

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

- You can see by the pictures the drainage issues.
- There is a big drain back there.

Mr. Schneider: So have you made an effort to work with the parish to alleviate the drainage issues?

Mr. Cardinale: The property does drain, but very slowly.

Mr. Ballantine: Have you considered reducing the size of the pool house?

Mr. Cardinale: I designed it to be 7 1/2’ away from the side property line.

Mr. Gordon: You went to the subdivision and they said the setbacks were 7 1/2’?

Mr. Cardinale: Yes.

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2017-820-BOA
Request by applicant for variances in a HC-2 Highway Commercial zoning district for sign height from 9’ permitted to 14’ requested, sign face area from 70 square feet permitted to 71 square feet requested and setback from property line from 5’ required to 3’ requested.
Applicant: John Bagley

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

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

Mr. Ballantine: Do you agree to keep the sign at 70 square feet instead of 71?

Mr. Bagley: Yes.

Moved by Mr. Ballantine and seconded by Mr. Gordon to approve the variances less and except
the one (1’) foot request for additional sign face area.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2017-821-BOA
Request by applicant for a variance in a PF-1 Public Facilities zoning district for a side yard landscape buffer from 10’ required to approximately 5’ requested.
Applicant: St. Tammany Parish Recreation District No. 14

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

Mr. Richard Smith with the recreation district appeared on behalf of the applicant.

I would just like to say that everything they do out there is outstanding.

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

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

Mr. Keller reported that Mr. Perry had resigned from the board and the search for another alternate member has been initiated by the council office.

ADJOURNMENT
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

Case File Number: BOA Case No. 2017-849-BOA
Initial Hearing Date: December 5, 2017
Date of Report: November 21, 2017

GENERAL INFORMATION

Applicant(s) Name: William & Stephanie Cain
Location of Property: 540 Johnny F. Smith Avenue, Slidell, Louisiana
Zoning of Property: I-1 Industrial
Variance(s) Requested: Eliminate six (6) parking island and relocate plantings

OVERVIEW

The applicant is requesting to eliminate six (6) parking islands and relocate the required number of trees elsewhere on the property in order to create more parking area for his business.

STAFF COMMENTS

The staff fails to see any credible hardship or practical difficulty in evidence since the request is predicated on the applicant simply wanting more parking spaces for his site. Therefore, the staff has no compelling reason to recommend approval of the variance for parking islands and associated trees.

Furthermore, the lack of islands between parking spaces and numerous driveways into the building raises a traffic safety concern. The staff feels that the parking spaces should be separated from the drive aisles by islands with 6” curbs per code.

However, if the board feels compelled to allow the required island trees to be relocated to the perimeter buffers, the staff would not object; however, the elimination of all parking islands would be a bad precedent to set.
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): William F. Cain & Stephanie Cain

MAILING ADDRESS: 568 Blue Heron Lane

CITY/STATE/ZIP: Madisonville LA 70447

PHONE NUMBER: 504-416-1559

PROPERTY LOCATION FOR VARIANCE REQUESTED: 540 Johnny F. Smith Ave, Slidell LA 70460

ZONING: I-1

Address City State Subdivision (if applicable)

LOT 12

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...)

[ ] WAVIER INTERIOR (6) PARKING ISLANDS
(Specify other variance/appeal on line above)

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

Requesting to plant 6 (six) additional Class A Trees on the site in lieu of (6) six parking islands to create more parking

Signature of Owner/Applicant: [Signature]

Date of Application: 11/6/2017
November 6, 2017

RE: Flex-Space Development for VS Real Estate of St. Tammany, LLC
   Industrial Park, Lot 12, Johnny F. Smith Avenue, St. Tammany Parish, LA

To Whom It May Concern:

Please be advised that we have no objection to the flex space development for VS Real Estate of St. Tammany, LLC constructing the development of Site Drawing dated 11/06/2017 SP-1 (Attached).

Sincerely,

[Signature]
Chris Jean, Member
JFS Business Park, LLC

/attachment
November 6, 2017

TO: St. Tammany Parish

RE: Variance/Appeal Application
   Flex-Space Development for VS Real Estate of St. Tammany, LLC
   Industrial Park, Lot 12, Johnny F. Smith Avenue, St. Tammany Parish, LA
   Site Drawing dated 11/06/2017 SP-1 (attached)

Please be advised that attorney, Jeffrey Schoen, will be the representing party at the Board of Adjustments (application attached).

Sincerely,

[Signature]
William F. Cain
Stephanie Pareti Cain

/attachment