CALL TO ORDER

ROLL CALL

APPROVAL OF THE SEPTEMBER 11TH, 2018 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2018-1175-BOA – (POSTPONED FROM 09/11/18)
Request by applicant for a waiver of the staff interpretation of Section 115, Drainage and Flood Control of the St. Tammany Parish Code of Ordinances regarding the use of the preliminary FIRM map to determine the finish flood elevation and according to the preliminary Base Flood Elevation. The property is located at 320 Hawk Drive, Slidell, Louisiana
Applicant: Douglas Graffeo
Representative: Norman Manton Jr.

BOA CASE NO. 2018-1210-BOA
Request by applicant for a reduction of the required 30’ street planting area along Ben Thomas Road, as close to 5 feet to the property line and for the removal of some of the live oak trees to allow for the construction of a test track.
The property is located on the north side of Ben Thomas Road, west of US Highway 11, Slidell, Louisiana.
Applicant: Textron Marine & Land Systems - Mr. Daniel Latournerie
Representative: Evans-Graves Engineers, INC – Stephen Lundgren, Jr.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
The September 11, 2018 meeting (rescheduled from September 4th, 2018) of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Fandal.

The roll was called as follows:

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

ABSENT: Mr. Schneider

STAFF PRESENT: Mr. Sevante, Mrs. Lambert, Mrs. Schenk, Mrs. Contois

APPROVAL OF THE MINUTES
Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the August 7th, 2018 minutes

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARINGS

BOA CASE NO. 2018-1115-BOA —POSTPONED FROM 08/07/18 MEETING
Request by applicant for a variance in a HC-3 Highway Commercial Zoning District to reduce the required 20 foot greenspace to 10 feet, along Hollycrest Blvd, and to reduce the required 20 foot greenspace to 8.2 feet, along US Highway 190. The property is located at 500 US N. Highway 190, Covington, Louisiana.
Applicant: Circle K. Stores INC/Randy Hornes — Representatives: Reagan Majoria & Kevin Talabock
(Mrs. Lambert read the staff report into the record...)

Kevin Talabock: identify himself as representative for the project. Drawings to show regarding propose project & can answer any questions.

Sidney Fontenot: We went through a lot of work with the applicant to come up with the plan that is in front of you. This is the site of an existing Shell Gas station currently closed. The proposed development will provide an increase in greenspace, from what is presently there and a reduction in the number of driveways from Hwy 190. It does not meet all requirements but the project will definitely be an improvements to the site.

Mr. Brookter: Will the existing structures be torn down?

Mr. Fontenot: Yes, all existing structures will be torn down. A new building/carwash will be constructed on the north side of the property & vacuum area along Hollycrest. Sometimes there is a stacking problem when carwash are being used during busy time. It happens at other locations. Variance is being requested to allow for adequate stacking of cars off of Hwy.190.
Mr. Fandal: Any more comments from applicant? Would anyone entertain a motion?

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

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2018-1175-BOA

Request by applicant for a waiver of the staff interpretation of Section 115, Drainage and Flood Control, of the St. Tammany Parish Code of Ordinances regarding the use of the preliminary FIRM map to determine the finish floor elevation and according to the preliminary Base Flood Elevation. The property is located at 320 Hawk Drive Slidell, Louisiana.

Applicant: Douglas Graffeo
Representative: Norman Manton Jr.

(Mrs. Schenk reads the staff report into the record...)

Douglas Graffeo: representative/property owner for the project. State that the proposed elevation of the mother in law cottage is not below the existing residence. If there is flooding, his house will be flooding as well. Cottage is for mother in law. She is having health issues. It would make it difficult for her to access the cottage, at the required height, since she cannot climb stairs.

Norman Manton Jr.: contractor, started the project, not aware of change in base flood elevation. Used elevation of 12 inches above existing residence. Required ramp to be installed, to get to proper elevation, would create more flooding on site and to other surrounding properties. Proposing to install a commercial catch basin to catch water between residence and mother in law cottage. Considering mother in law’s health conditions, would have to install an elevator and add more fill, creating more adverse effect on the drainage.

Mr. Gordon: Is the site in flood zone C, effective firm? Have we adopted preliminary FIRM? Is there an ordinance in place requiring to use Preliminary Firm across St. Tammany Parish or is it just in certain areas?

Mrs. Schenk: yes, it is in Flood Zone C, effective. Preliminary FIRM map not adopted yet. Must use the best available data. We have confirmed that in that area is the Preliminary FIRM. It is established by ordinance and across St. Tammany Parish.

Mr. Gordon: Mr. Graffeo, Could you connect the cottage with main structure with a breezeway? If you connect with breezeway it becomes one structure and you do not need a variance.

Mr. Graffeo: Yes we can add a breezeway to connect the 2 structures.

Norman Manton Jr.: Yes, I can connect the 2 structures.

Mr. Ballantine: I am uncomfortable voting on Flood Plains. Can we pass judgements on what should take place in a particular flood plain? Why is it coming before us?

Mrs. Lambert: Owner and contractor were challenging the interpretation from staff, the body to address the challenge is the BOA.
Mike Savante: Correct, matter is before BOA, the applicant is challenging Parish regulation & Staff interpretation. The fact that it involves flood elevation, and it is related to construction/building, it then becomes the responsibility of the BOA to address the appeal.

Mr. Gordon: I would like to remind all that we were task to also address the fill ordinance.
Mr. Brookter: Would a breezeway between 2 structures resolve the issue?

Mike Savante: yes, as long as it meets certain building requirements.

Mrs. Lambert: The breezeway would have to be 10’ wide.

Mr. Manton: Breezeway will be 12’ wide.

Mrs. Lambert: let’s confirm with Mrs. Schenk that with the breezeway addition, will meet the requirements.

Mrs. Schenk: We would consider the breezeway as an addition. Additions are allowed to maintain the same elevation as the existing residence.

Mr. Gordon: If granted to do the breezeway, is the variance still needed?

Mrs. Lambert: You can make a motion to deny or the owner can withdraw the request. Note that the breezeway will have to meet the minimum requirements.

Mr. Fandal: we would like to postpone the request. If you can resolve matter and meet the requirements, it will be removed from the agenda.

Moved by Mr. Gordon and seconded by Mr.Brookter to postpone the requested variance for 1 month.

**MOTION CARRIED UNANIMOUSLY**
BOA CASE NO. 2018-1180-BOA

Request by applicant for a variance in a MD-3 Medical Facility Zoning District to reduce the required number of parking spaces from 243 required parking spaces to a total of 130 parking spaces. The property is located at 201 Greenbriar Blvd, Covington, Louisiana.

Applicant: Covington Behavioral Health, LLC/ Wes Crawford CEO
Representative: Allison C. Bondurant, Attorney

(Mrs. Lambert read the staff report into the record...)

Allison C. Bondurant, Attorney: representative for Covington Behavioral Health Hospital. Wes Crawford CEO is also present. Request variance to minimize impact of the addition to the hospital on the abutting neighbors- Normandy Oaks Subdivision. The abutting neighborhood is in agreement with the requested variance. You will hear from some of the representatives from the abutting neighborhood after my presentation.

Mrs. Bondurant provided a description of current services offered by the hospital and future services to be offered after expansion. Would like to keep the existing number of parking spaces considering the limited number of patients and visitors and small number of employees. Description of hours of operations and visitation times, increase in number of patients and staff after addition is completed. Description of the terrain surrounded by the hospital. Meeting the required number of parking spaces would create a hardship/impact on adjacent neighborhood because we would have to remove an existing buffer. The required number of parking spaces would also eliminate a certain level of privacy for the patient entering the hospital. Construction of parking lot as required, would only turn into an open empty concrete parking lot. No other place to build the parking lot on the site due to the surrounding terrain around the hospital.

• Neighbors are in favor in keeping the buffer currently in place.
• The requested variance is not related to any financial hardship.
• The construction of the parking lot would adversely affect the drainage of the site and the adjacent neighborhood.
• The requested variance will not create a precedent because most hospitals are not directly abutting a neighborhood. Unless if investing large amount of money in hospital, it could not become a full service hospital.

Mr. Ballantine: Is there anyone in opposition to the project? All in audience are in favor of the project?

Audience: Yes

Mr. Ballantine: Mr. Chairman, I would like to forgo listening to any other comments in regards to this variance.

Mr. Gordon: This is not going to be a parking lot for any buses or create any overnight parking?
Mrs. Bondurant: No.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2018-1181-BOA**
Request by applicant for a variance in an A-4 Single Family Residential Zoning District to allow for the construction of a boathouse, between Carr Drive & Faciane Canal, as per the site plan submitted. The property is located at 425 Carr Drive, Slidell, Louisiana.
Applicant: Mary Landrieu
Representative: John Kleinschmidt, Waggonner & Ball, LLC

(Mrs. Lambert read the staff report into the record...)

Emily Palermo: representative for the requested variance for Mrs. Landrieu. It is consistent with the existing houses along Carr Drive. It is a unique road on the Northshore.

Mr. Gordon: Is there an existing home on the Lake side?

Emily Palermo: The main residence will be constructed later on after completion of boat house.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2018-1182-BOA**
Request by applicant for a variance in a PF-1 Public Facilities Zoning District to allow to mitigate a portion of the required caliper inches of removed live oak trees with a variety of existing species of Class A trees on the site and with a variety of newly planted species of Class A trees, instead of live oak trees. The property is located at 13505 Hwy 1085, Covington, Louisiana.
Applicant: St. Tammany Recreation District No. 14—Richard Bentley-Smith
Representative: Joseph W. Furr

(Mrs. Contois read the staff report into the record...)

Mr. Danny Weeddig: Representative – construction coordinator for the Recreational District. We planted many trees, will plant more trees. Small amount of cutting, which will allow us to better see the beautiful existing live oak on property.

Mr. Savante: We have seen an application for variance from the property across the street. They were hoping to meet tree planting requirements by planting trees on the recreational district site?

Mrs. Contois: They meet the tree planting requirements on their own site.

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

**MOTION CARRIED UNANIMOUSLY**
OLD BUSINESS

NEW BUSINESS

ADJOURNMENT: Moved by Mr. Fandal.

MOTION CARRIED UNANIMOUSLY

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. 2018-1175-BOA
Initial Hearing Date: 09/11/2018 (Postponed)
2nd Hearing Date: 10/02/2018
Date of Report: 09/24/2018

GENERAL INFORMATION
Applicant(s) Name: Douglas Graffeo
Representative: Norman Manton Jr.
Location of Property: 320 Hawk Drive Slidell, Louisiana.
Zoning of Property: A-3 Suburban District
Variance(s) Requested: Questioning of the staff interpretation of Section 115, Drainage and Flood Control

OVERVIEW
The applicant is questioning the staff interpretation of Section 115, Drainage and Flood Control, of the St. Tammany Parish Code of Ordinances regarding the use of the preliminary FIRM map and the preliminary Base Flood Elevation to determine the required finish floor elevation.

STAFF COMMENTS
The applicant is questioning the staff interpretation of the Drainage and Flood Control regulation, preventing the construction of a guest house below the required finish base flood elevation. The preliminary Base Flood Elevation is at 13.0 feet. The property is currently at an elevation 9.0 feet, based on aerial elevations provided by the LSU Ag-Center Flood Map website. The proposed guest house would have to be raised approximately 4' high in order to meet the requirements. The elevation of the guest house at the required level of 4 feet, would require the owner to construct a handicap ramp to access the guest house.

Staff maintains that the elevation requirement is valid for the following reasons:

- The site is located in a parish Critical Drainage Area and in Flood Zone A, as shown on the Preliminary Flood Map, and as per Section 115-3(b) (1) Critical Drainage Area (1) Areas, the site is then anticipated to be inundated by a 100-yr storm event.
- It has been determined that the proposed habitable structure is below the base flood elevation. As a participating FEMA National Flood Insurance Program community, St. Tammany Parish is required to use the “best available data” for floodplain determinations. Therefore, the preliminary BFE is then being referred to, to determine the required finished floor elevation and to prevent the finished floor elevation of new habitable structures from being lower than the base flood elevation:
  - See Section 115-3(b) (9) (e) “Based on available data, the Department of Development - Engineering may require a higher finished floor elevation on pier construction above the FEMA base flood elevation”.
  - Department of Planning & Development-Engineering has determined that the Preliminary Flood Maps are the “best available data” for establishing the required finished floor elevation in that area.
Finally, considering that the purpose, policy, and intent of the Fill Ordinance is to protect the public health, safety, welfare, and property of residents of unincorporated St. Tammany Parish, the Parish engineers and staff have a statutory duty to administer the Fill Ordinance. To that effect, staff has determined that it is not in the best interest of the public health, safety, welfare and property to construct a new habitable structure with a finished floor elevation below the base flood elevation.
Case File Number: BOA Case No. 2018-1210-BOA
Initial Hearing Date: 10/02/18
Date of Report: 09/28/2018

GENERAL INFORMATION

Applicant(s) Name: Textron Marine & Land Systems – Daniel Latournerie
Location of Property: north side of Ben Thomas Road, west of US Highway 11
Zoning of Property: 1-2 Industrial District
Variance(s) Requested: reduction of the required 30’ street planting area along Ben Thomas Road, as close to 5 feet to the property line and for the removal of some of the live oak trees to allow for the construction of a test track.

OVERVIEW

The applicant is proposing to construct a vehicle test track for the testing of military vehicles. The size of the proposed tract is required in order to meet the specifications and regulations imposed by government.

STAFF COMMENTS

This is a request to encroach into the street buffer for a distance of approximately 200’ along Ben Thomas Road. The BOA previously granted the same variance in case 2015-120-BOA; however, since the applicant did not apply for a permit within one year of the variance approval, the approval expired.

Upon review of the tree survey, it appears that there are several live oaks located within the area to be cleared. Staff does not object to the variance; however, the applicant will be required to mitigate the live oaks, in addition to meeting the minimum number of trees required for the street buffer per the Unified Development Code.
Textron Marine and Land Systems (Textron) is a designer and manufacturer of advanced wheeled combat vehicles for US armed forces. Textron’s facility is currently spread throughout St. Tammany and Orleans Parish. In order to streamline business and logistical operations, Textron is consolidating its business around its existing manufacturing facility on Stone Road in Slidell. Herein, Textron proposes to construct a vehicle test track for military armored vehicles manufactured in their nearby facility on Stone Road. By consolidating its business and building its test track adjacent to its manufacturing facility, Textron will improve public safety by minimizing the need to use public roads and highways for testing and transporting vehicles.

The size of the oblong test track is dictated by the required length and geometry of track to allow vehicle testing to meet government performance requirements. The test track is of asphalt and concrete construction over a sand and crushed stone base. The infield area of the test track, with a pervious crushed stone and block surfacing, would be used for armored vehicle parking as well as onsite stormwater retention. A 24-foot wide property entrance road would be constructed in the south of the property off of Ben Thomas Road across from the Stone Road intersection. A security fence will be constructed around the perimeter of the 6.45-acre property. In order to construct this facility, the site would be cleared and graded. A vegetated visual buffer would remain intact or be planted with supplemental vegetation along the periphery of the site, per St. Tammany Parish requirements (except as requested otherwise herein). Stormwater drainage in excess of that amount detained on-site will be via drain inlets and subsurface pipe to the southeast corner of the property, leading into the existing municipal roadside stormwater drainage system.

This test track facility is designed to meet the minimum dimensional and geometric requirements for the project needs. Consideration was given to leaving the inside of the test track, or a portion thereof, as vegetated. However, the area must be cleared since the test track facility will serve as both a testing facility and vehicle storage area, given the lack of other available property on which to store the vehicles in the immediate area. The viability of alternative sites for this project was limited by two primary constraints. First, the site had to be within close proximity of the existing facility on Stone Road to achieve the consolidation goals of the company and minimize use of local roads and highways by the armored vehicles. Second, the site had to be of a minimum size and dimension to afford room for construction of the test track, which has minimum dimensions dictated by government testing requirements. As such, the subject property was the best available option available for commercial purchase at the time within a reasonable radius of the existing Stone Road facility.
SITE DATA

1. SITE AREA:
   - TRACT 1 = 2.661 ACRES
   - TRACT 2 = 3.005 ACRES
   - TRACT 3 = 1.297 ACRES
   TOTAL SITE = 6.459 ACRES

2. THIS PROPERTY LOCATED IN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 14 EAST IN ST. TAMMANY PARISH, STATE OF LOUISIANA.

3. THE SITE IS LOCATED IN FEMA FLOOD ZONE A-1 WITH A BASE FLOOD ELEVATION OF 18.0 IN ACCORDANCE WITH COMMUNITY PANEL.

LEGAL PARCCY DESCRIPTION:

A CERTAIN PIECE OF FEDERAL LAND SITUATED IN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 14 EAST AND IS MORE FULLY DESCRIBED IN THE OFFICE OF THE CLERK OF COURT, ST. TAMMANY PARISH, LOUISIANA.

SURVEY INFORMATION PROVIDED BY JOHN C. DONALD & ASSOCIATES, INC. 426 HIGHWAY 1088, EXIT 37 MADISONVILLE, 70447

VEHICLE AND GENERAL NOTES:


2. THE VEHICLE DIMENSIONS ARE 32 FEET IN LENGTH, 8 FEET WIDE, AND THE HEIGHT IS 9.8 FEET. THE WEIGHT OF THE VEHICLE IS 38,000 LBS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

4. NO ATTEMPT HAS BEEN MADE BY EVANS-DRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DERIVED PARCELS, EXEMPTIONS TO DISCLOSURE OR OTHER BURDENS ON THE PROPERTY OTHER THAN FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE.

LEGEND

PROPERTY LINE
BUFFER / SETBACK LINE
ASPHALT PAVEMENT
AGGREGATE SURFACE COURSE
PORTLAND CEMENT CONCRETE PAVEMENT
BELGIAN BLOCKS SUSPENSION TRACK
GUARDRAIL
ALL TERRAIN VEHICLE

TEXTRON MARINE AND LAND SYSTEMS - TEST TRACK
ST. TAMMANY PARISH, LOUISIANA

SITE PLAN

3/12/10 Boat