AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
WEDNESDAY, NOVEMBER 7, 2018 - 4:00 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 OCTOBER 2ND, 2018 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2018-1249-BOA
Request by applicant for a variance to reduce the required rear landscaping buffer from 10 feet to 5 feet and to provide Class B trees & Shrubs, within the requested 5’ greenspace, only along the parking area.
The property is located at 4331 Iberville Street, Mandeville, Louisiana.
Applicant: Microland Computer Center - Tim Hymel
Representative: Centurion Builders, LLC – Tommy Meagher

BOA CASE NO. 2018-1252-BOA
Request by applicant to waive the required 50 foot no cut buffers along the sides and rear of the property, to allow for the land clearing/clear cutting of all trees on the subject property, to comply with the wetland mitigation plan.
The property is located at 13330-13398 Boyd Road, Covington, Louisiana.
Applicant: Fifth Louisiana Resouce, LLC – Richard Greig

BOA CASE NO. 2018-1261-BOA
Request by applicant for a waiver of the required 50 foot no cut buffers along the sides, to clear the pine trees, damage trees and underbrush, on a property having a width of 100 feet.
The property is located at 720 Orleans Avenue, Covington, Louisiana.
Applicants: Jimmy R. Rogers Jr. & Denise A. Hurstell

BOA CASE NO. 2018-1264-BOA
Request by applicant for a reduction of the required front yard setback from 25 feet to 24.5 feet and a reduction of the required rear yard setback from 20 feet to 18.6 feet.
The property is located at 62132 N. 11th Street, Slidell, Louisiana.
Applicants: Denis & Velma Lewis

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
The October 2, 2018 meeting 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, Mr. Schneider and Mr. Guidry.

ABSENT: N/A

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

APPROVAL OF THE MINUTES
Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the September 11th, 2018 minutes

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARINGS

BOA CASE NO. 2018-1175-BOA – Withdrawn
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.

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.

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

Stephen Lundgren, Jr.: identify himself as representative for the project.
Mr. Ballantine: is the project going to take place?
Stephen Lundgren, Jr.: last time we requested the variance, the financing felt through. Now we are here, ready to start the project and ready to move forward.
Mrs. Lambert: I just want to confirm that the representative agrees to the mitigation of the live oaks that are requested to be removed from the site.

Stephen Lundgren, Jr.: Agree to meet the mitigation requirements. Will meet onsite with Regan to inspect the trees.

Moved by Mr. Schneider and seconded by Mr. Gordon to approve the requested variance with stipulation that it shall meet the tree mitigation requirements.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS
Mrs. Lambert: Next month, Board of Adjustment meeting will be on November 7, 2018 at 4PM.

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.
Case File Number: BOA Case No. 2018-1249-BOA
Initial Hearing Date: 11/07/18
Date of Report: 10/29/2018

GENERAL INFORMATION
Applicant(s) Name: Microland Computer Center - Tim Hymel
Representative: Centurion Builders, LLC – Tommy Meagher
Location of Property: 4331 Iberville Street, Mandeville, Louisiana.
Zoning of Property: HC-2 Highway Commercial District
Variance(s) Requested: Reduction of the required rear yard landscaping buffer

OVERVIEW
The applicant is requesting a variance to reduce the required rear landscaping buffer from 10 feet to 5 feet and to provide Class B trees & Shrubs, within the requested 5' greenspace, only along the parking area.

STAFF COMMENTS
Although, no hardship or practical difficulties are being demonstrated in this case, staff does not have any major objection to the requested setback variance considering that the addition to the building is proposed to be located over an existing paved area, currently used as parking. Also, it does not appear that the addition and the reduction in setback will have any adverse impact to adjacent or surrounding properties.

A variance is also being requested to provide Class B trees and shrubs, instead of a mix of Class A & Class B trees, within the 5 foot greenspace, along the north side of the property/parking area. Staff is favor of the request considering that Class B trees and shrubs are more prone to survive within such a small landscaping area, than a mix of Class A & B trees. Note that the proposed addition to the building will require a reconfiguration of the parking lot; however it will not affect the existing 5 foot greenspace in the rear of the property/along the parking area.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1252-BOA
Initial Hearing Date: 11/07/18
Date of Report: 10/29/2018

GENERAL INFORMATION

Applicant(s) Name: Fifth Louisiana Resource, LLC – Richard Greig
Location of Property: 13330-13398 Boyd Road, Covington, Louisiana.
Zoning of Property: A-1 Suburban District
Variance(s) Requested: waiver of the required 50 foot no cut buffers along the sides and rear of the property

OVERVIEW

The applicant is requesting a waiver of the required 50 foot no cut buffers along the sides and rear of the property, to allow for the land clearing/clear cutting of all trees on the subject property, in order to comply with the wetland mitigation plan.

STAFF COMMENTS

The clear cutting of the entire property, including the buffers, is being requested in order to comply with the wetland mitigation plan associated with the property. The property is proposed to be developed and managed as a natural wetland habitat to offset the wetlands impacts associated with the construction of the I-12 to Bush Corridor/LA Highway 3421. The wetlands will also contribute to the improvements of the local water quality, the water storage, and the level of ecological sustainability, in the area.

As required, a conservation servitude will be placed on the property within the next few months, to ensure that the site will stay in a managed natural wetland state in perpetuity. The property will also be visited regularly for required maintenance and monitoring. No building or structures will be placed on the property since the permit and associated conservation servitude will not allow for any other use than natural space. Staff does not have any objection to the request considering that objective of the clear cutting of trees is to meet the requirements of the wetlands mitigation plan.
September 26, 2018

Director Sidney Fontenot
Department of Planning & Development
St Tammany Parish Government

via email sfontenot@stpgov.org

Subject: Request for Landscape Buffer Variance (Sec. 130-2155 (b))

On behalf of Fifth Louisiana Resource, LLC, a subsidiary of Resource Environmental Solutions, LLC (RES), I am requesting a variance for the buffering requirements associated with the RES property indicated in Figure 1 and Permittee Responsible Mitigation Plan (PRMP), attached. The PRMP has been highlighted in those sections that relate to this request. An Application Form has also been attached.

It appears that the subject property is in an A-1 zone and bounded by A-1, A-4 and PF-2 zones. This means that the property would require an uncut buffer 50 foot in depth as we are currently considering our work to classify under an agricultural clearing permit as there is no wetland mitigation clearing permit. We currently have a timber removal permit (2018-40497) and anticipate initializing that removal within the next few weeks. We initially planned to clear-cut the entire property do comply with our wetland mitigation plan.

The subject property’s wetland mitigation plan is associated with the US Army Corps of Engineers (USACE) Permit # MVN 2005-00037. Specifically, this project is the Permittee Responsible Mitigation for the I-12 to Bush Highway LA 3421. As required by the USACE Permit, the land is to be managed as a natural wetland habitat to offset the wetland impacts associated with the I-12 to Bush Highway LA 3421 project. It will also contribute to local water quality, water storage and landscape level ecological sustainability. A perpetual conservation servitude will be placed on the property within the next few months requiring it to be managed as mandated by MVN 2005-00037.

Following clear-cutting, this property will be replanted in trees historically native to this ecosystem, specifically longleaf pine (Pinus palustris). A prescribed burn rotation will be initiated similar to our neighboring property to the east, the Lake Ramsey Savannah WMA and in general coordination with their burn regime. Because it must be burned in perpetuity, fire breaks are required along the property perimeters (See Figure 1). This fire break installation is mandated by the permit as part of the mitigation property management and has safety implications concerning neighboring land.

The fire breaks will consist of naturally occurring herbaceous vegetation, serving as our buffer, which will then merge into the longleaf pine savanna habitat in the interior. This property will stay in a managed natural wetland state in perpetuity and will be visited regularly during monitoring
and maintenance events. There will be no buildings or structures placed on this property as the permit and associated conservation servitude will not allow for anything other than natural space.

We welcome you to review our variance request and documentation of our wetland mitigation plan and permit. Please call or email with any questions, concerns or additional information requests. Thank you for your assistance.

Sincerely,

Frank J. Cuccio  
Gulf Coast Operations Manager  
337-288-1497 or fcuccio@res.us

Richard Greig  
Gulf Coast Regulatory Manager  
225-505-6354 or rgreig@res.us
Figure 1: Fire Breaks as required on property boundaries.
I-12 to Bush mitigation MVN 2005-00037.kmz
Case File Number: BOA Case No. 2018-1261-BOA
Initial Hearing Date: 11/07/18
Date of Report: 10/29/2018

GENERAL INFORMATION

Applicant(s) Name: Jimmy R. Rogers Jr. & Denise A. Hurstell
Location of Property: 720 Orleans Avenue, Covington, Louisiana.
Zoning of Property: A-4 Single Family Residential District
Variance(s) Requested: waiver of the required 50 foot no cut buffers along the sides and rear of the property

OVERVIEW

The applicant is requesting a waiver of the required 50 foot no cut buffers along the sides to clear the pine trees, damage trees, and underbrush, on a property having a width of 100 feet.

STAFF COMMENTS

Staff is no opposed to the requested waiver considering that the required 50’ no cut buffer would completely prohibit the removal of any trees on the property, since it is only 100 feet in width. However, staff recommends that the clearing be limited to only remove the underbrush, the pine trees, and the damaged trees. No hardwoods shall be allowed to be removed from the property. Note that the limited clearing will also allow for the preservation of the hardwoods and to provide access to remove trash and debris located on the property.
A MINOR SUBDIVISION OF 4.51 ACRES INTO PARCELS 1 & 2, SECTION 27, T-7-S, R-11-E, G.L.D., ST. TAMMANY PARISH, LA.
Denise Hurstell  
Jimmy Rogers, Jr.  
PO Box 8903  
Mandeville, La. 70470  

RE: 720 Orleans Ave., Covington – Scope of work  

St. Tammany Parish Board of Adjustments  

To Whom It May Concern;  

**Background:**  

We have sold the 1-acre parcel on the south end of our property (Parcel 1 of attached survey) and the new owner is planning to build a single-family home. We are in process of making provisions to build a single-family home at the north end of the remaining 3.5 acres (Parcel 2)- 100' wide x 1524.89' deep where a home was previously placed. The property is zoned A-4 Residential and as such allows 1 residence with the following minimums of which our proposed home will meet.  

- Lot width of 90 feet  
- Side setback of 10 feet  
- Rear setback of 25 feet  
- Front setback of 30 feet  

**Proposed:**  

Currently the property in the middle is overgrown and access is limited. We are wanting to remove the pines, diseased trees, and underbrush while the property is accessible to minimize damage to the hardwoods and healthy trees. **We will not be clear cutting the property.** In addition, neighboring residents have thrown trash and debris on the property over their fences that we would like to be able to remove but are unable to at this time due to the overgrowth and inability to access with equipment (See attached photos). No outside fill will be introduced to the property during this process.  

**Problem:**  

Because we are greater than 3 acres in total size, we are required to obtain a land clearing permit. for which we were turned down and required to come before this board due to the regulations requiring a 50-foot buffer along the sides. We are requesting a waiver of the 50-foot buffer on each side by virtue of the fact that our entire property is only 100 feet wide. We are requesting to remove the pine trees, damaged trees, and underbrush.  

Denise Hurstell  
Jimmy Rogers
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1264-BOA
Initial Hearing Date: 11/07/18
Date of Report: 10/29/2018

GENERAL INFORMATION

Applicant(s) Name: Denis & Velma Lewis
Location of Property: 13330-13398 Boyd Road, Covington, Louisiana.
Zoning of Property: A-4 Single Family Residential District
Variance(s) Requested: Reduction of the required front and rear yard setbacks

OVERVIEW

The applicant is requesting a reduction of the required front yard setback from 25 feet to 24.5 feet and a reduction of the required rear yard setback from 20 feet to 18.6 feet.

STAFF COMMENTS

The applicant is seeking "after the fact" front and rear yard setback variances, for a manufactured home placed on the property without a permit. Although the applicant was unaware of the setback requirements and that a permit was required for the manufactured home, staff does not have any reason to be in favor of the requested variances, since the property does not have unique physical characteristics or conditions making it impossible to meet the setback requirements.
NOTES:
1. NO ATTEMPT HAS BEEN MADE BY NOBLES AND ASSOCIATES, LLC TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, RESTRICTIONS OR BURDENS ON THE PROPERTY OTHER THAN THAT SUBMITTED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED) TO ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
2. GOVERNING AUTHORITY SHOULD BE CONSULTED FOR SETBACK AND SERVITUDE REQUIREMENTS.
3. THE FENCES SHOWN HEREIN REPRESENT GENERAL LOCATIONS. THIS SURVEY DOES NOT WARRANT THE FENCES AS TRUE AND LEGAL BOUNDARIES BETWEEN CONJUGATE PARCELS OF LAND. REFER TO THE PROPERTY METES AND BOUNDS DESCRIPTIONS FOR TRUE BOUNDARIES.
4. THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITY.
5. ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
6. SEE REFERENCES FOR PARENT TRACT INFORMATION.
7. BEARINGS ARE BASED ON GRID NORTH UTILIZING LOUISIANA (SOUTH) STATE PLANE COORDINATES (SPC LA S).

LEGEND:
- P.O.B. POINT OF BEGINNING
- MONUMENT FOUND
- 1/2" IRON ROD SET
- POWER POLE
- FENCE LINE
- TITLE CALLS
- R.O.W. LINES
- EDGE OF ASPHALT

MONUMENT A:
SPC LA S NORTHING — 699,783.87 FT
SPC LA S EASTING — 3,775,360.86 FT
CONVERGENCE — (+00' 47' 6"
SCALE FACTOR — 0.99994243

MONUMENT B:
SPC LA S NORTHING — 669,750.40 FT
SPC LA S EASTING — 3,775,455.26 FT
CONVERGENCE — (+00' 47' 30.3"
SCALE FACTOR — 0.99994242

PLAT PREPARED FOR: VELMA AND DAVID LEWIS
SHOWING A SURVEY OF: LOT 16 OF SQUARE 26 OF THE ALTON SUBDIVISION LOCATED IN SECTION 23, TOWNSHIP 08 SOUTH, RANGE 14 EAST, ST. HELENA MERIDIAN, ST. TAMMANY PARISH, LOUISIANA.