CALL TO ORDER

ROLL CALL

APPROVAL OF THE FEBRUARY 5TH, 2019 MINUTES

PUBLIC HEARINGS

**BOA CASE NO. 2018-1339-BOA (Postponed from February 5, 2019 Meeting)**  
Request by applicant in an A-2 Suburban Zoning District for a variance to reduce the required front yard setback from 50 feet to 25 feet, to allow for the construction of an attached garage to an existing single family residence.  
The property is located at 123 N. Dogwood Drive, Louisiana.  
Applicant & Representative: JSB Dogwood, LLC - John Bowers

**BOA CASE NO. 2019-1341-BOA (Postponed from February 5, 2019 Meeting) - WITHDRAWN**  
Request by applicant in a PUD Planned Unit Development Overlay for a waiver of a portion of the required rear yard greenspace, along a utility servitude, to allow for the construction of commercial building.  
The property is located at the intersection of Oak Harbor Blvd, Landmark Drive & Marina Drive, being Lot 14-1, Slidell, Louisiana.  
Applicant & Representative: Adele P. Faust

**BOA CASE NO. 2019-1370-BOA**  
Request by applicant in an A-2 Suburban District to increase the maximum allowable combined length of an accessory structure from 50 feet to 60 feet to allow for the construction of a 2460 square foot accessory structure.  
The property is located at 61246 Highway 1091, Slidell, Louisiana.  
Applicant & Representative: Johnny Clintz

**BOA CASE NO. 2019-1374-BOA**  
Request by applicant in a HC-2 Highway Commercial District for a waiver of the requirement to preserve all existing trees over 6 inches in caliper within the buffers and all live oak & cypress trees, due to issues on the site relative to elevation and the need to add fill to meet the Parish requirements.  
The property is located at 2316 Gause Blvd East, Slidell, Louisiana.  
Applicant: Gary Dragon  
Representative: Sean Burkes

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
The February 5th, 2019 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. Schneider, Mr. Gordon, Mr. Brookter, Mr. Ballantine and Mrs. Thomas

ABSENT: Mr. Guidry

STAFF PRESENT: Mrs. Lambert & Mrs. Riles

APPROVAL OF THE MINUTES
Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the January 2nd, 2019 minutes.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARINGS

BOA CASE NO. 2018-1308-BOA – Withdrawn
Request by applicant in an A-4 Single Family Residential Zoning District for an after the fact variance to reduce the required side yard setback from 10 feet to 2.3 feet, to keep an attached carport to a single family residence.
The property is located at 605 Grand Oaks, Madisonville, Louisiana.
Applicant & Representative: Alfred F. & Christine L. Heine III

BOA CASE NO. 2018-1339-BOA
Request by applicant in an A-2 Suburban Zoning District for a variance to reduce the required front yard setback from 50 feet to 25 feet, to allow for the construction of an attached garage to an existing single family residence.
The property is located at 123 N. Dogwood Drive, Louisiana.
Applicant & Representative: JSB Dogwood, LLC - John Bowers

Moved by Mr. Gordon and seconded by Mr. Schneider to postpone the requested variance until next month.

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2019-1341-BOA
Request by applicant in a PUD Planned Unit Development Overlay for a variance to reduce the required rear yard greenspace from 10 feet to 5 feet, located along a utility servitude, to allow for the construction of commercial building.
The property is located at the intersection of Oak Harbor Blvd, Landmark Drive & Marina Drive, being Lot 14-1, Slidell, Louisiana.
Applicant & Representative: Adele P. Faust

Moved by Mr. Gordon and seconded by Mr. Schneider to postpone the requested variance until next month.

BOA CASE NO. 2019-1346-BOA
Request by applicant in a PUD Planned Unit Development Overlay for a variance to reduce the required rear yard setback from 50 feet to 25 feet 7 inches, to replace an existing free standing cabana with a new cabana, attached to the main residence.
The property is located at 2000 Sunset Drive, Slidell, LA
Applicant: Callen Hotard
Representative: Dillon Construction – Gregory Dillon

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

Callen Hotard: identify himself as property owner, requesting the variance. Indicated that he purchased the property in 2012. The proposed addition will not be further back than the current location of the existing cabana. Revised plan submitted showing that the addition is proposed to be 47 feet from the property line. The drawing originally submitted was showing the setback from the bulkhead instead of the rear property line. Presented letters in favor of the request from the Homeowners Association & from the abutting neighbor.

Mr. Gordon: Ask questions regarding the dimensions shown plot plan and the survey. It appears that the addition is not near the rear property line.

Callen Hotard: Explained that wrong dimensions shown on plot plan & that the addition is more than 50 feet from the rear bulkhead line.

Mr. Gordon: drawing is showing the building located 25 feet 7 inches from the setback line. I am in favor of the request because of the letter of support from the HOA.

Mr. Ballantine: The letter from the HOA includes a lot of conditions to be meet. Are you going to meet all the conditions imposed by HOA? Will the roof match with the residence?

Callen Hotard: yes, I will meet all the conditions. The addition will enhance the look of the house and the subdivision. The roof will be replaced and match with the residence.
Moved by Mr. Ballantine and seconded by Mr. Brookter to approve the requested variance & according to the conditions of the HOA.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2019-1347-BOA
Request by applicant in an A-3 Suburban Zoning District for a variance to reduce the required front yard setback from 30 feet to 19 feet, to allow for the construction of a staircase and landing, attached to a raised single family residence.
The property is located at 34200 Reilly Road, Slidell, Louisiana.
Applicant: Kathi Doucette
Representative: Davie Shoring – Doug Taylor

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

Doug Taylor: from Davie Shoring, representing the property owner. Requesting a variance, not going further in the front yard than the existing front porch. Will only raise the roof and build a new subfloor under it.

Mr. Ballantine: the drawing shows the staircase going out. Did you move the stairs to the side?

Owner: yes, stairs were moved to the side.

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

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS
Discussion between BOA members and Legal Representative Karlin Riles regarding the open meeting laws.

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

<table>
<thead>
<tr>
<th>Case File Number:</th>
<th>BOA Case No. 2018-1339-BOA</th>
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<tbody>
<tr>
<td>2nd Hearing Date:</td>
<td>03/06/19</td>
</tr>
<tr>
<td>Initial Hearing Date:</td>
<td>02/05/19 (Postponed)</td>
</tr>
<tr>
<td>Date of Report:</td>
<td>02/25/19</td>
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**GENERAL INFORMATION**

Applicant(s) Name & Representative: JSB Dogwood, LLC - John Bowers  
Location of Property: 123 N. Dogwood Drive, Louisiana.  
Zoning of Property: A-2 Suburban District  
Variance(s) Requested: Reduce the required front yard setback from 50 feet to 25 feet

**OVERVIEW**

The applicant is requesting a variance to reduce the required front yard setback from 50 feet to 25 feet, to allow for an addition to the existing garage.

**STAFF COMMENTS**

As shown on the attached drawing, there is an existing garage on the site, which is proposed to be connected to the existing residence with an addition. The request is to allow for an addition to the existing garage within the front yard setback. Although, the topography of the parcel creates a hardship in regards to any other options to add square footage to the existing garage, the applicant's request constitutes of a personal preference. Thereby, staff feels that no evidence of practical difficulty has been demonstrated to warrant support of the encroachment within the required setback. Moreover, the support or granting of such variance request may result in the establishment of a precedent in the parish.
Reduce with required setback from 50 to 35'.

Current zoning prevents me based on size at parcel. It makes the setback more constrained. Based on Topography of parcel there is no other place to add garage. If I had to bring in fill clay it would cause additional hardship of over $10,000. Also St Tammany prohibits red clay coupled with the fact the Tchefuncte River is on the East Side. So if I were to bring in red clay it would wash into the river causing a much bigger problem/issue. The request variance would allow me to utilize land that is already cleared, filled and Shovel ready. Also this land is more than sufficient from being set back to road.
BOUNDARY SURVEY

PERFORMED BY:
Southern Geomatics Services, LLC

PROJECT INFORMATION
Lots 56 & 67, Section "A"
Flower Estates
St. Tammany Parish, Louisiana

LINE TABLE

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CURVE TABLE

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<th>NUMBER</th>
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<th>ARC LENGTH</th>
<th>CHORD DIRECTION</th>
<th>CHORD LENGTH</th>
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<tr>
<td>1</td>
<td>401.35</td>
<td>367.58</td>
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<tr>
<td>2</td>
<td>367.58</td>
<td>156.66</td>
<td>367.58</td>
<td>156.66</td>
</tr>
</tbody>
</table>

BASIS OF Bearings

Bearing & distances shown are based on Louisiana South 1700 State Plane coordinate system
NAD83 1996 epoch 2000.0 and are derived from GPS observations referenced to the Louisiana state geodetic continuously operating reference station network and distances shown are grid and are measured from monument to monument.

SURVEYOR’S NOTES

1. The bearings of existing utilities are shown in an approximate way only, they were not
  measured to be accurately located. Call Louisiana One Call @ 811 before digging.
  2. Symbols shown herein are not necessarily included. Symbols of record as shown on the
     recordable title policy will be added beneath upon request, as surveyor has performed
     any field work or abstract.
  3. The property is located within flood zone “A111”. “B” & “C” with a base of 1% according to the
     Federal Emergency Management agency (FEMA) flood insurance rate map (FIRMs).
  4. Setback lines shall be verified by owner or contractor prior to any construction, as an abstract
     has been performed by the undersigned.
  5. This survey was done on the ground under my direction and control and found no
     encroachments on the subject property unless otherwise shown.
  6. Proportional accuracy of found monuments are within dimensional tolerances in accordance
     with the minimum standards of a class C survey unless otherwise noted.
  7. Building setbacks = front 30', side & rear 10'.

LEGEND OF SYMBOLS AND ABBREVIATIONS & CURVE TABLE

- Measurement Found
- Iron Pipe
- Concrete Wall
- Overhead Electric Line
- Power Pole
- Tree

SURVEY INFORMATION

Date of Survey: June 28, 2018

SURVEYOR’S CERTIFICATION

I certify that this plot represents an actual ground survey made by me or under my direction,
and it does conform to the requirements of the minimum standards for property boundary
survey as found in Louisiana Administrative Code Title R, US, Chapter 23 for a Class 2 Survey.

Alfred J. Keeler
Professional Land Surveyor RDE23

Date:__________
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2019-1370-BOA
Initial Hearing Date: 03/06/19
Date of Report: 02/25/19

GENERAL INFORMATION
Applicant(s) Name & Representative: Johnny Clintz
Location of Property: 61246 Highway 1091, Slidell, Louisiana.
Zoning of Property: A-2 Suburban District
Variance(s) Requested: Increase the maximum allowable combined length of an accessory structure

OVERVIEW
The applicant is requesting to increase the maximum allowable combined length of an accessory structure from 50 feet to 60 feet to allow for the construction of a 2460 square foot accessory structure.

STAFF COMMENTS
The request is to allow for the construction of a 40 feet by 60 feet accessory structure. Although the request is not considered as a hardship, staff is in not completely opposed to this request considering that the accessory building will sit on a 1.32 acre parcel of land and approximately 150 feet or more from the front & rear property lines and 20’ from the southern property line. Note that the size of the proposed accessory buildings does not exceed 7.5 percent of the area of the lot on which the main building is situated.
BUILDING NOTES:

1. Fasten,40, and Class studs shall be in design and conform to A586 AH36 or A586 AH36E, Grade 50.

2. Steel for hot-rolled structural sections shall conform to A992.

3. Steel for bolted structural sections shall conform to A586 AH36, Grade 50, A586 AH36E, Grade 50, or A586 AH44, Grade 50.

4. All welds shall be made using E70 series electrodes in accordance with AWS D1.1 and AWS 2020 specifications.

5. Where welds shall be 1/16" diameter AWS E70 series, this shall be used to the nearest commercial size. Contractor shall specify welds to be used for welds. Group welds all made by one jacket or turn button. GO-.9150, 3420, 111.9141.4143

6. Painted metal parts shall be protected and conform to:
   a. 25 gauge galvanized steel.
   b. 25 gauge aluminum.
   c. 25 gauge stainless steel.
   d. 30 gauge aluminum.

MINIMUM SIZE OF FILLET WELDS

<table>
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<tr>
<th>Material Thickness of Plate (In.)</th>
<th>Minimum Size of Fillet (In.)</th>
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<tbody>
<tr>
<td>To 1/8 inclusive</td>
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<tr>
<td>Over 1/8 to 1/4</td>
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<td>5/32</td>
</tr>
<tr>
<td>Over 2/3</td>
<td>7/32</td>
</tr>
</tbody>
</table>

* All welds shall be 0.035/0.125" shall be considered as 0.125" when using as support members.

Conforms to the IBC requirements for a basic wind speed of 140 mph occupancy Class II, Importance factor 1, exposure Category C.
Note: If all main frames change to 12' on both ends, which will change the overall length to 60'-6-1/2".

ANCHOR BOLT TEMPLATE

TYPICAL ANCHOR BOLT

TYPICAL SLAB EDGE

ANCHOR BOLT TEMPLATE

NOTE: Anchor Bolt Template

Concrete Form by others

Footing by others

1/2" Anchor Bolt
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2019-1374-BOA
Initial Hearing Date: 03/06/19
Date of Report: 02/25/19

GENERAL INFORMATION
Applicant(s) Name: Gary Dragon
Representative: Sean Burkes
Location of Property: 2316 Gause Blvd East, Slidell, Louisiana.
Zoning of Property: HC-2 Highway Commercial District
Variance(s) Requested: waiver of the requirement to preserve all existing trees over 6 inches in caliper within the buffers and all live oak & cypress trees.

OVERVIEW
The applicant is requesting to a waiver of the requirement to preserve all existing trees over 6 inches in caliper within the buffers and all live oak & cypress trees, due to issues on the site relative to elevation and the need to add fill to meet the Parish requirements.

STAFF COMMENTS
The request is to allow the applicant to remove all trees on this site and replant with the required number of trees, within the buffers and the parking lot, as per the Unified Development Code. The site in question is 2 to 3 feet lower than the surrounding parcels and would require several feet of fill to meet Parish requirements, for the construction of a commercial building. The existing trees on this site are mainly small pines that have grown up in the last 10 years. Staff feels that the existing grades and low significance of the trees on this specific site warrant consideration of the variance. However, approval of the requested variance by the board will not include allowance for the placement of fill on the site. If the variance is granted, the applicant will still have to meet all Planning and Engineering requirements. Note that in the event that there are some existing live oak or cypress trees on the site, mitigation will be required on site or by paying into the tree bank.
SECTION 7.0112 MAINTENANCE & REPLACEMENT

A. MAINTENANCE: The Owner or his agent shall be responsible for the maintenance and repair of all landscaping materials and barriers as may be required by the provisions of this Section.
1. Planting Beds shall be mulched to prevent weed growth and maintain soil moisture.
2. Plant materials shall be planted in such manner as to maintain good health and character.
3. Trees shall be watered periodically.
4. All setbacks, cutbacks, and deadwood shall be trimmed or removed when necessary to prevent encroachment from the adjacent property.
5. The Owner of the Property shall be responsible for the provision of adequate water, fertilizer, and nutrients to the required plant materials.

B. REPLACEMENT: Subject to the provisions of Section 7.0112.C, if tree stems and plants that must be replaced within six (6) months of the death or plant with trees or plants that meet the requirements of Section 7.0112.B. Barriers and curbs that are damaged or destroyed beyond repair shall be replaced within six (6) months after the damage or destruction.