AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY APRIL 2ND, 2019 - 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 MARCH 6TH, 2019 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2018-1339-BOA (Postponed from March 6, 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, Covington, Louisiana.
Applicant & Representative: JSB Dogwood, LLC - John Bowers

BOA CASE NO. 2019-1377-BOA
Request by applicant in an I-2 Industrial Zoning District for a waiver of the required landscaping and 8 foot opaque fence, along all sides of the property, to allow for the site to be used as an outdoor storage yard for truck, trailers and material.
The property is located on the east side of LA Highway 25, south of River Road & St. Gertrude Heights Subdivision, Covington, Louisiana.
Applicant & Representative: Magee Excavation & Development, LLC- Skip Magee

BOA CASE NO. 2019-1400-BOA
Request by applicant in an A-2 Suburban Zoning District to remove trees along the side property lines to allow for the placement of a fence and to remove all pine trees within the required side yard 50 foot no cut buffers and a request to remove all pine trees and underbrush within the required front 25 foot no cut buffer.
The property is located at 65514 Loretta Drive, Mandeville, Louisiana.
Applicant & Representative: Scott Reynolds

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
3:00 PM – WEDNESDAY MARCH 6TH, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING "A"
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

The March 6th, 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, Mr. Guidry and Mrs. Thomas.

ABSENT:

STAFF PRESENT: Mrs. Lambert & Mrs. Riles

APPROVAL OF THE MINUTES
Moved by Mr. Schneider and seconded by Mr. Brookter to accept the February 5th, 2019 minutes.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARINGS

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 – withdrawn
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

MOTION CARRIED UNANIMOUSLY
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 Clontz

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

Mr. Johnny Clontz: Identify himself as the applicant and representative. Explains that an accessory building of the same size on the property in the past; however, the accessory building was removed after purchasing the house. He would like to replace the accessory building with one of the same size as the previous one and place it on the existing slab.

Mr. Ballantine: Do you have any objections from your neighbors?

Mr. Johnny Clontz: My neighbor do not have any objections.

Mr. Gordon: How was the building allowed in 2006?

Mrs. Lambert: In 2006 the zoning allowed for larger buildings.

Mr. Gordon: Wouldn’t the approval of such a variance create a precedent? Why isn’t this comment included in the staff report?

Mrs. Lambert: Many similar variances have been approved in the past on large parcels of land and it does not exceed the maximum allowable square footage of 7.5%.

Moved by Mr. Gordon and seconded by Mr. Schneider to approve the requested variance.

MOTION CARRIED UNANIMOUSLY
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
(Mrs. Lambert read the staff report into the record...)

Sean Burkes: Identify himself as representative from J.V. Burkes & Associates for Mr. Gary Dragon Owner. Explains that the surrounding parcels of land are higher and the property in question is like a bowl. Need to fill the property to avoid for the site to be filled with water. Also, requesting to remove all the trees, considering that the trees will not survived due to the amount of fill to be placed on the property. The site is currently covered with pine trees and the new landscaping will definitely improve the development of the site.

Mr. Gordon: ask the representative to provide information as to the location of the property along East Gause.

Sean Burkes: Explained the location of the property.

Mr. Ballantine: Do you understand that as stated in the staff comments, you need to get approval for the placement of fill on the site? You will also need to have the landscape plan approved by staff.

Sean Burkes: yes, we understand that other plans have to be provided before placing the fill on the site. We are aware that the landscape plan has to be approved by staff.

Moved by Mr. Gordon and seconded by Mr. Schneider to approve the requested variance.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS
Discussion and questions regarding Bylaws & open meeting laws with Legal Representative Mrs. Riles.

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. 2018-1339-BOA
3rd Hearing Date: 04/02/16
2nd Hearing Date: 03/06/19 (Postponed)
Initial Hearing Date: 02/05/19 (Postponed)
Date of Report: 02/25/19

GENERAL INFORMATION
Applicant(s) Name & Representative: JSB Dogwood, LLC - John Bowers
Location of Property: 123 N. Dogwood Drive, Covington, 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 penalizes me based on size of parcel. It means the setback is more constrained. Based on topography of parcel there was no other place to add garage. If I had to bring in red clay it would cause a financial 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 Parish, Louisiana

SURVEY INFORMATION:

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 for the minimum standards for property boundary surveys as found in Louisiana Administrative Code Title 40, Lab. Chapter 25 for a Class C survey.

Alfred L. Keaton
Professional Surveyor #561

Sheet 1 of 1
Flower Estates Civic Association  
70380 Highway 21, Suite 2, PMB #203  
Covington, LA 70433  
February 26, 2019

Helen Lambert, Assistant Director of Planning  
St. Tammany Parish Planning Department  
21454 Koop Drive, Bldg. B, Ste. 1B  
Mandeville, LA 70471

RE: BOA Case No. 2018-1339-BOA; Applicant JSB Dogwood, LLC – John Bowers

Dear Mrs. Lambert:

The board of Flower Estates Civic Association was asked if we would write a letter of support for the above-referenced case. The answer is no.

The restrictive covenants attached to residential lots in Flower Estates specify “...no building shall be located on any lot nearer than 50 feet to the front lot line...”

These covenants are posted on the Association’s website and recorded in the parish records.

The parish setback requirement is also a 50 feet setback. We respectfully urge your office and the Board of Adjustment to enforce the parish setback requirement.

The association treasurer and I met on the site with the woman overseeing the renovation of the property. She never mentioned having to adjust the plan in any way that would require hauling in red clay (as cited in Mr. Bowers’ handwritten application for a BOA variance). When we informed her that the board would not be supporting the request for a variance, she sensibly said she would have her people start reworking the plans.

If you have any questions, please feel free to call me. My cell is (504) 236-5556.

Sincerely,

Nancy Wagner  
President, Flower Estates Civic Association
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2019-1377-BOA
Initial Hearing Date: 04/02/19
Date of Report: 03/25/19

GENERAL INFORMATION
Applicant(s) Name & Representative: Magee Excavation & Development, LLC- Skip Magee
Location of Property: East side of Highway 25, Covington, Louisiana.
Zoning of Property: I-2 Industrial District
Variance(s) Requested: Waiver of the landscaping & Fencing Requirements.

OVERVIEW
The applicant is requesting a waiver of the required landscaping and 8 foot opaque fence.

STAFF COMMENTS
The site is proposed to be used as an outdoor storage yard for truck, trailers and fill material. Waivers of the required landscaping and 8’ opaque fence are being requested considering that the property includes a road giving access to the storage yard and also to other parcels of land. Staff is not opposed to the requested waivers of the required 8’ opaque fence and the required landscaping, only along the access road, in order to continue to provide access to the other parcels located along the road. However, staff feels that there is no compelling reason to waive the required fencing and landscaping around the sites identified as truck & trailer parking area and material storage area, on the attached drawing.
5.418 ac. in Sec 20, T6S, R5E, St. Tammany Parish, LA.

Hwy 25 property in 20-6-11 by GB

Scale: 1 inch = 260 feet

File: Hwy 25 property in 20-6-11 fp1.ndp

Tract 1: 5.4180 Acres (236007 Sq. Feet), Closure: s34.2397w 0.01 ft. (1/390103), Perimeter=3546 ft.

01 e108.3295m n9778.134m
02 s0w 370.51
03 s89.2965w 457.28
04 n00.0016w 209.22
05 s89.1724w 262.12
06 n00.4403w 128.88
07 s89.1557w 322.65
08 s7.2458w 111.28
09 s9.2547w 228.68
10 n31.4407w 46.34
11 n89.3527e 1036.18
12 n89.2019e 372.24
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2019-1400-BOA
Initial Hearing Date: 04/02/19
Date of Report: 03/25/19

GENERAL INFORMATION
Applicant(s) Name & Representative: Scott Reynolds Gary Dragon
Location of Property: 65514 Loretta Drive, Mandeville, Louisiana.
Zoning of Property: A-2 Suburban District
Variance(s) Requested: Removal of tree within the no cut buffers.

OVERVIEW
The applicant is requesting to remove:
- trees along the side property lines.
- all pine trees within the required side yard 50 foot no cut buffers.
- all pine trees and underbrush within the required front 25 foot no cut buffer.

STAFF COMMENTS
In order to secure the property, the owner is requesting to remove the trees along the side property lines to allow for the construction of a privacy fence. There is also a request to allow for the removal of all pine trees within the required side 50 foot no cut buffer and to remove all pine trees and underbrush within the required 25 foot no cut buffer along Loretta Drive. Staff does not object to the requested variances considering that the owner is planning on developing the site with a single family residence and also proposing to preserve most of the remaining hardwoods on the site and the required 50’ no cut buffer along Interstate12.
PARISH OF ST. TAMMANY, LOUISIANA
SECTION 33, T7S-R12E
V & L ACRES ESTATES SUBDIVISION
PHASE I, LOT 11:

I - 12

SKETCH SHOWING 15' WIDE UNDERGROUND WASHINGTON ST. TAMMANY ELECTRIC DISTRIBUTION LINE RIGHT OF WAY

WST RIGHT OF WAY ACROSS ARTHUR L. BATTISTELLA 12-11-2002