

**AGENDA MEETING**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**JANUARY 6<sup>TH</sup>, 2026 – 2 PM**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**ROLL CALL**

**APPOINTMENT OF ALTERNATE**

**ANNOUNCEMENTS**

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Five (5) minutes each side and three (3) minutes for additional comments
- Please exit the building

**ELECTION OF OFFICERS**

**APPROVAL OF THE DECEMBER 2<sup>ND</sup>, 2025 MINUTES**

**1- BOA CASE NO. 2025-4399-BOA**

Request by an applicant in a L-1 Large Lot Residential District to reduce the side yard setback from 15' to 0.8' to allow for an addition to an existing residence.

The property is located: 170 Country Club Drive, Covington, Louisiana

Owner & Representative: Maxwell Agnew

**POSTPONED FROM NOVEMBER 10<sup>TH</sup> & DECEMBER 2<sup>ND</sup>, 2025 MEETINGS**

**2- BOA CASE NO. 2025-4404-BOA**

Request by an applicant in a CBF-1 Community Based Facilities District for a variance of the required 8' opaque screen on all sides of the property.

The property is located: 1846 LA Highway 22 West, Madisonville, Louisiana

Owner & Representative: Smith, Warshauer and Liner, LLC – Smitty Smith

**POSTPONED FROM NOVEMBER 10<sup>TH</sup> & DECEMBER 2<sup>ND</sup>, 2025 MEETINGS**

**3- BOA CASE NO. 2025-4419-BOA**

Request by an applicant in a S-1 Suburban Residential District for an after-the-fact variance to reduce the front yard setback from 25' to 2' and to allow for an accessory building/carport to remain within the front yard.

The property is located: 213 Driftwood Street, Mandeville, Louisiana

Owner & Representative: Nanette Thorne

**POSTPONED FROM NOVEMBER 10<sup>TH</sup> & DECEMBER 2<sup>ND</sup>, 2025 MEETINGS**

**AGENDA BOARD OF ADJUSTMENT MEETING  
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**4- BOA CASE NO. 2025-4463-BOA**

Request by an applicant in a L-2 Large Lot Residential District for after-the-fact variance requests to reduce the required:

- landscape and natural buffers from 50' to 25' on the south and east sides of the property.
- landscape and natural buffer from 25' and to 13'7" on the west side, where the residence is located.

The property is located: 14390 Brewster Road, Covington, Louisiana  
Owner & Representative: Charles & Gina Bloodsworth

**POSTPONED FROM DECEMBER 2<sup>ND</sup>, 2025 MEETING**

**5- BOA CASE NO. 2025-4484-BOA**

Request by an applicant in a PUD Planned Unit Development Overlay for an after the fact variance to reduce the side yard setback from 5' to 1' and the rear yard setback from the side street from 5' to 1' for an accessory building.

The property is located: 405 Shady View Lane, Covington, Louisiana  
Owner & Representative: Michael & Kathryn Munna

**6- BOA CASE NO. 2025-4486-BOA**

Request by an applicant in a L-2 Large Lot Residential District for a variance to reduce the side yard setback from 7.5' to 5' and the setback from the corner side street from 10' to 5'

The property is located: 70301 State Street, Abita Springs, Louisiana  
Owner & Representative: Hallmark Homes – George Hallal

**7- BOA CASE NO. 2025-4487-BOA**

Request by an applicant in a L-1 Large Lot Residential District for a variance to allow for an accessory structure to exceed 7.5% of the area of lot on which the primary structure is situated.

The property is located: 110 Chinchuba Gardens Drive, Mandeville, Louisiana  
Owner & Representative: Alvin Reed

**8- BOA CASE NO. 2025-4489-BOA**

Request by an applicant in a S-1 Suburban Residential District for a variance to reduce the required rear yard setback for an accessory building from 5' to 2'

The property is located: 128 East Ruelle, Mandeville, Louisiana  
Owner & Representative: Paul & Elizabeth Miller

**9- BOA CASE NO. 2025-4500-BOA**

Request by an applicant in a PUD Planned Unit Development Overlay for a variance to increase the maximum allowable width of a two-way driveway from 35' to 53'8½".

The property is located: Lakeshore Vista Drive, Slidell, Louisiana  
Owner & Representative: St. Tammany Parish Fire Protection No. 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
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The December 2<sup>nd</sup>, 2025, meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairwoman, Mrs. Kristie Thomas.

The roll was called as follows:

PRESENT: Mr. Blache, Mr. Swindell, Mrs. Thomas, Mr. Sanders (Voting member)

ABSENT: Mr. Glockner, Mr. Horne & Mr. Daly

STAFF PRESENT: Mrs. Lambert & Mrs. Velez

**APPROVAL OF THE MINUTES**

Moved by Mr. Blache and seconded by Mr. Sanders to approve the November 10<sup>th</sup>, 2025, minutes.

**MOTION CARRIES UNANIMOUSLY**

**2- BOA CASE NO. 2025-4404-BOA**

Request by an applicant in a CBF-1 Community Based Facilities District for a variance of the required 8' opaque screen on all sides of the property.

The property is located: 1846 LA Highway 22 West, Madisonville, Louisiana

Owner & Representative: Smith, Warshauer and Liner, LLC – Smitty Smith

**POSTPONED FROM NOVEMBER 10<sup>TH</sup>, 2025 MEETING**

Mrs. Thomas: We have a request to postpone the case. The owner/representative, Mr. Smitty Smith is not present today. Is there anyone here who wants to address this variance request? I believe that you can speak regarding the postponement, not your reason for being here but only regarding the postponement.

Jane Raiford: I just want to clarify what is stated in the staff report: should the board be in favor of the requested variance, it should be subject to submission of a recorded notarized acknowledgement stating that should any adjacent property owner request the installation of the required 8-ft opaque fence along shared property lines, the applicant owner will construct the fence at their own expense. The landowners on three sides have submitted affidavits contesting the variance or objecting to the variance. And I just want to clarify for them that if this is postponed: Is the owner going to be precluded from satisfying this requirement even if you grant the variance, because these affidavits are as far as I'm concerned of record? Now stating that they oppose the variance which to me means that they want the fence, or should the landowners be submitting affidavit saying they want the fence?

Mrs. Lambert: We've received the documents that were dropped off in my office yesterday. The documents are notarized affidavits stating that the abutting property owners in question would like to have the fence. At the next meeting it will be included in a packet and then the Board will vote

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on the request.

Jane Raiford: Basically, the landowners don't need to submit anything else for the next hearing.

Mrs. Lambert: Correct. However, we encourage you to come to the meeting if you're available.

Motion by Mr. Swindell to postpone the variance to the January 6, 2026 meeting.

Mr. Blache: I was going to make a motion not to postpone to the next meeting. And the reason is that if we received more affidavits that have been placed in the record stating that this is the intent of the property owner. We would agree to a variance that would say no, we don't want the fence, or we want the fence up. Then we are just wasting these people's time and other people's time and even the Board.

Mrs. Thomas: But we haven't decided on that, and we haven't stipulated to him there would be a reason to deny.

Mrs. Lambert: The owner stated that he is still trying to reach out to the other property owners to obtain affidavit of no objection. He also stated that he could not attend the meeting today.

Mr. Swindell: I would like to withdraw my motion.

Mr. Blache: I would like to offer a motion that would deny the request to postpone the case and move forward and hear the case.

Mrs. Lambert: I just want to confirm to the Board is aware that the property owner did not receive the affidavit from one adjacent property owner at this time. Do you still want to hear the case?

Mr. Blache: We have a motion to deny the request to table.

Mrs. Lambert: There is no motion needed. We are just going to hear the case.

Motion by Mr. Sanders seconded by Mr. Swindell to postpone the variance request to the January 6, 2026, meeting.

2 YEAS: Mr. Sanders & Mrs. Thomas

2 NAYS: Mr. Blache & Mr. Swindell

**MOTION FAILED**



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**3- BOA CASE NO. 2025-4419-BOA**

Request by an applicant in a S-1 Suburban Residential District for an after-the-fact variance to reduce the front yard setback from 25' to 2' and to allow for an accessory building/carport to remain within the front yard.

The property is located: 213 Driftwood Street, Mandeville, Louisiana

Owner & Representative: Nanette Thorne

**POSTPONED FROM NOVEMBER 10<sup>TH</sup>, 2025 MEETING**

Nanette Thorne: Because you're missing a Board member and it has to be unanimous, we would like to have all parties available for a vote.

Motion by Mr. Blache seconded by Mr. Swindell to postpone the variance request to the January 6, 2026, Board of Adjustment.

**MOTION CARRIES UNANIMOUSLY**

**6- BOA CASE NO. 2025-4461-BOA**

Request by an applicant in a HC-3 Highway Commercial District for a variance to remove 3 live oak trees.

The property is located: 68500 US Highway 190 Service Road, Covington, Louisiana

Owner: Northshore Land Co. I, LP – Anthony Gullo

Representative: Gulf States Construction Services, Inc. – Jason Reibert

Jason Reibert: Gulf States Construction Services. As staff had mentioned, this case is as part of Northshore Toyota's service expansion and vehicle inventory project. There were three live oak trees identified on the property. As staff also mentioned, given their proximity to the new building, its associated parking and the 3' to 4' grade differential between the existing parking lot and the proposed parking lot, there was no reasonable way to salvage those oak trees on the property. As part of the mitigation efforts, we plan to mitigate a little more than 50% of those live oak caliper inches on site and then pay the balance to the St. Tammany Parish Tree Bank.

Mr. Swindell: I you know, we've had several requests over the last few years, specifically with commercial developments and oak trees. In several cases, we pushed back. I think we've gone both ways on it. I support this one primarily because of the change in grade. I think otherwise, you could have worked around the live oak trees, with the layout. I know that having the grade change, once you start filling on top of oak tree roots the trees are going to die. I'll support this and I just implore you to make every effort you can to make sure the oak trees that you plant survive.

Jason Reibert: We will. As Helen could attest, we've developed other sites in St. Tammany Parish and for most of our projects we do work around the oak trees where we can. This project is situated on a ridge. And if you go to the back southwest corner, there's a 3' to 3'1/2" grade differential between the existing parking lot and the proposed development. The new live oaks will be planted

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in a greenspace around the new detention pond. I think they'll have ability to thrive much better than trying to salvage the existing live oak trees.

Motion by Mr. Swindell seconded by Mr. Sanders to approve the variance as requested to remove 3 live oak trees subject to:

- Planting the required number of Live Oak trees to meet the required number of inches to be mitigated as per the attached landscape plan and pay the required amount to the tree bank. Additionally, the live oaks must be installed in suitable planting soil per American Nursery Standards (ANSI) and irrigated per Sec 600 3.4 Landscape Requirements.

**MOTION CARRIES UNANIMOUSLY**

**1- BOA CASE NO. 2025-4399-BOA**

Request by an applicant in a L-1 Large Lot Residential District to reduce the side yard setback from 15' to 0.8' to allow for an addition to an existing residence.

The property is located: 170 Country Club Drive, Covington, Louisiana

Owner & Representative:

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Maxwell Agnew: The home was built between 1958 and 1961. It seemed it was built before setbacks were really enforced by law since the existing home is already right on the property line. The request is for an addition, and it is not much closer than the existing home. And I have a survey and some drawings, if that's helpful.

Mrs. Lambert: We have two letters that were submitted in opposition.

Mrs. Thomas: Mr. Richard Blossman has sent in a letter opposing this. And we also received an email from Mrs. Dana Luke also expressing concern about the setback. There is no HOA. With that being introduced would you like me to read this?

Maxwell Agnew: Yes

Mrs. Thomas: The one from Mr. Bossman said: I own the parcel of land directly adjacent to the site of this requested variance, subject property being 170 Country Club Drive and owned by Max and Lauren Agnew. The 15-foot setback is necessary and must remain in place. The Agnew purchased the property in 2018 with a 15-foot side setback regulation and the home is on 2.2 acres. Why should they encroach on my property when they are not crowded in any way? Their lot is one of the largest in Covington Country Club and they can add on to their house in another direction without violating the setback. I trust you will keep the 15-foot side setback regulation in place, and the appeal will be denied. The second letter states: I want to express my concern about this applied variance for the setback of 15 feet, and it should be adhered to. Would you like to

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address this sir?

Maxwell Agnew: My response to that would be that the existing home is already pretty much on the property line and this addition wouldn't change that and/or interfere too much in my opinion. The lot next to mine is kind of abandoned tennis courts with some wooded areas. And with the architecture of the house, this side where the addition is proposed was the only way that we could come out and build a much nicer bathroom and closet. It's 1961 mid-century house and the closets are literally a foot deep, and the bathroom is very small and dating. It just seems like that's the only way to expand for what we need. Since the house is already on the property line, adding another piece of the house to the property line won't interfere with the aesthetics or interfere with any development of that neighboring lot.

Mrs. Thomas: We read the opposition submitted in writing. There obviously is no rebuttal because nobody is present to speak.

Mr. Blache: This is more of a comment. I've seen several of these cases and most of the time these type requests have been granted. However, there is one exception here and I think it's something that we do need to consider. When most of these requests have been made and approved in the past, they've been subject to the adjoining property owners being in full agreement with this. Unfortunately, we don't have this here. Mr. Agnew, obviously you did buy the property subject to the existing ordinances. I'm having a hard time going against anything that the neighboring or adjacent property owners would have a problem with.

Mr. Swindell: Did you have any conversations with neighbors before seeking variance?

Maxwell Agnew: No. Knowing now that there's opposition, I can speak with my neighbors.

Mr. Sanders: That would be a good piece of advice: Go around and talk to your neighbors first and try to have them on your side.

Mrs. Thomas: I'm looking at this drawing; I am assuming that these two homes to the right and to the left are the ones that may have some objection.

Mr. Swindell: Normally, if the neighbors are not opposed, the Board is usually in favor of the variance request. This one is unique because the house was built long ago and is already in those setbacks. I think it's a reasonable request. Regardless of what is on the adjacent property, the abutting owner is entitled to be in support or not. If the variance request is denied, then your path to challenging that is through the District Court. I don't remember the reason why we postponed the case last month and I don't know the procedures and if he's allowed to postpone again. Knowing now that you have the adjacent property owner in opposition, I do think that you should postpone it again. You might want to touch base with Mr. Blossman to see if there's any way you could convince him to be in support of the variance. It would then be easier to convince the Board

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members to support it. That is my suggestion, if procedure allows him to request a postponement.

Mrs. Thomas: The procedure does allow for that. Would you entertain that?

Maxwell Agnew: Yes.

Mrs. Thomas: Because my sense right now is that we might not be able to approve it. Even if one person votes not to approve it, it's not approved. I would suggest that you go and talk with Mr. Blossman and the other opposing party.

Mrs. Lambert: I emailed you the packet. The letters are attached to the staff report.

Mr. Blache: It would probably be a prudent to approach them and ask them for letters stating that there are no objections.

Mrs. Thomas: We need something in writing since opposition was submitted in writing.

Motion by Mr. Swindell seconded by Mr. Blache to postpone the variance request to the January 6, 2026, Board of Adjustment Meeting.

**MOTION CARRIES UNANIMOUSLY**

**2- BOA CASE NO. 2025-4404-BOA**

Request by an applicant in a CBF-1 Community Based Facilities District for a variance of the required 8' opaque screen on all sides of the property.

The property is located: 1846 LA Highway 22 West, Madisonville, Louisiana

Owner & Representative: Smith, Warshauer and Liner, LLC – Smitty Smith

**POSTPONED FROM NOVEMBER 10<sup>TH</sup>, 2025 MEETING**

Mrs. Thomas: Read the case.

Mrs. Lambert: I would suggest hearing this case at the end, since someone in my office is attempting to reach Mr. Smith to determine if he can make it to the meeting. We can move on to item #4.

Mr. Swindell: Before we move on, I would like to make a comment: I agree with Mr. Blache about hearing the case; however, since we only have four members, I suspect that after what we heard last month that he would have probably requested to postpone again. Should we grant a postponement relative to us having four members and not five? Mr. Blache, if you could support that, I would be in support of the postponement.

Mr. Blache: I do not want to be unreasonable towards the applicant. However, we saw this case once and then it was postponed at the end. I don't think that there's going to be anything that's

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going to change my mind in terms of how this case is going to be handled. One of the prudent ways to handle this is to require that the fence be erected even if only one of the adjacent property owners is requesting this. We have three sworn affidavits, not just a letter but a sworn affidavits stating that they are requesting the fence to be constructed. I don't know what could make me change my mind regarding the variance request. I am not in favor for this case to be postponed to next month.

Mrs. Thomas: If he does in fact come, then we'll hear him out and then maybe he will have further information. Allows opposing party to present to ask questions.

Jane Raiford: I just want to ask that potentially it seems to me the only thing you can get is consent from the landowner abutting property on the east side which is kind of by the "L" shape of the property per the plat. I am not opposed if the owner does not want the fence on that side of the property. The question is: what if he comes forward with consent from that landowner? What does that mean for the landowners on the other side of the property?

Mrs. Thomas: If he states that he's going to build the fence as stipulated and as recommended by staff, do you still have an objection?

Jane Raiford: No objection if the owner builds the fence. We are not in favor of the variance request: to not have to install the fence. If the adjacent neighbor states that he does not have any objection to the variance request, what will be the outcome of the variance request?

Mrs. Lambert: The Board will vote on the variance request when we hear the case.

**4- BOA CASE NO. 2025-4449-BOA**

Request by an applicant in an I-1 Light Industrial District for a variance to reduce the depth of the required street landscape area from 20' to 4'6" and to reduce the depth of the side yard landscape area from 35' to 10'.

The property is located: northeast corner of Bosworth Street & Coast Blvd, Slidell, Louisiana

Owner & Representative: Air Comfort Products, Inc. – Wilfred E. Lewis, Jr.

Wilfred Lewis: I am the property owner. Property was rezoned to I-1 Industrial District in 2024 with the provisions that there would be no driveway access from Bosworth Street and that privacy fence be provided on the rear and the side of the property. There is a zoning change request going in front of the Planning & Zoning Commission to rezone the property to the east to HC-2 Highway Commercial District. Across the street there is a building occupied by St. Tammany Parish School Board and multiple vehicles are parked within the Parish Right-of Way. All activities will be taking place on our property and will not interfere with the traffic on Coast Blvd. Proposing to provide a 30-foot buffer along Coast Blvd to compensate for the variance request on the side. If the requests are granted it will be possible to provide the required number of parking spaces.

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Mr. Blache: Provide additional information regarding your statement about having a 40-foot front yard setback.

Mrs. Lambert: The plan shows a 30-foot buffer along Coast Blvd.

Mr. Blache: You stated that the property has been rezoned to Industrial and as part of the rezoning there was an agreement to provide a fence and that no access would be provided from Bosworth Street. The property will only be accessed from Coast Blvd?

Wilfred Lewis: We agreed to give up access from Bosworth Street and reduce the size of the building. We are asking for a variance to reduce the side yard to have sufficient parking.

Mr. Blache: How much greenspace is going to be provided in the rear?

Wilfred Lewis: A 35-foot buffer will be provided in the rear and a privacy fence.

Motion by Mr. Swindell seconded by Mr. Blache to approve the request to reduce portions of the required street landscape area depth to 10' and to 4'6" at locations where emergency exit door landings are proposed subject to:

- submitting a landscape plan detailing the total square footage of reduction of greenspace along Bosworth Street and provided along Coast Blvd and meeting the required number of Class A & Class B trees and shrubs.

**MOTION CARRIES UNANIMOUSLY**

Motion by Mr. Swindell seconded by Mr. Blache to approve the request to reduce the depth of the landscape area abutting residential zoning subject to:

- submitting a landscape plan meeting required number of Class A & B trees.

**MOTION CARRIES UNANIMOUSLY**

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**5- BOA CASE NO. 2025-4460-BOA**

Request by an applicant in a S-2 Suburban Residential District for a variance to reduce the required front yard setback from 25' to 20'.

The property is located: 54499 Highway 433, Slidell, Louisiana

Owner & Representative: Larry A. Westcott & Darleen W. McCormick

Darlene McCormack: We are requesting a variance to reduce the front yard setback by 5 feet. If we could move the house up, it would allow us the space that we need in the back. Also, there is a bulkhead on the property and there are some 10-foot rods that come into the land. When we put the pilings down, we wouldn't want to damage the structure of the bulkhead. I did reach out to all the abutting neighbors, and they have all agreed to the requested variance.

Mrs. Thomas: We've had similar cases to this and it's an unusual area where there are some concerns about some of the codes making sense right in this area. I did read your statement.

Mr. Swindell: I just want to thank you for doing all the due diligence with the no objection letters from your neighbors. And secondly, just to reiterate what Mrs. Thomas just said, I think in these unique circumstances where houses must be on pilings, we're going to have to make some compromise that makes sense for the area.

Mr. Blache: I agree with what Mr. Swindell has said. We see these repeatedly again. We've never turned one down that I can remember anyway. It just seems reasonable to me.

Moved by Mr. Sanders and seconded by Mr. Swindell to approve the variance as requested to reduce the required front yard setback from 25' to 20'.

**MOTION CARRIES UNANIMOUSLY**

**2- BOA CASE NO. 2025-4404-BOA**

Request by an applicant in a CBF-1 Community Based Facilities District for a variance of the required 8' opaque screen on all sides of the property.

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Owner & Representative: Smith, Warshauer and Liner, LLC – Smitty Smith

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Mrs. Lambert: I would like to inform the Board that we've been able to speak to the property owner. He is asking the Board to consider postponing the case until next month. He's trying to gather all the information.

Mrs. Sanders: I would move that the Board do so just because of this situation where if the other party does not agree, there's no other alternative anyway.

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Mrs. Thomas: Can we discuss this at the end when the case comes up?

Mrs. Velez: You should probably tell him to come because the Board can hear the case without the owner being present.

Mrs. Lambert: I was informed that he is not able to come because he is a doctor and he is in surgery.

Mrs. Thomas: I understand the situation.

Mr. Swindell: I agree with Mr. Blache: I'm going to make a motion that we postpone solely based on the fact that we don't have five voting members from procedural perspective. If the motion doesn't pass, we will hear the case at the end.

Motion by Mr. Swindell seconded by Mr. Sanders to postpone the variance request to the January 6, 2026 Board of Adjustment meeting.

**MOTION CARRIES UNANIMOUSLY**

**6- BOA CASE NO. 2025-4462-BOA**

Request by an applicant in an I-2 Industrial District for an after-the-fact variance to increase the width of the driveways from 35' to 45' and from 35' to 59'.

The property is located: 74890 Highway 25, Covington, Louisiana

Owner & Representative: ARCK Properties, LLC – Richie Mitchell

Richie Mitchell: The plan was submitted by my builder showing driveways with a size of 35 feet. And I didn't realize from the very beginning that a 74-foot truck must be able to enter the site and it is not possible to achieve with a 35-foot driveway. I own the property and manage the company that is leasing these buildings. It's an insulation company and we have 53-foot box trucks with a 20-foot tractor pulling it. What we did, we got a truck, we came down the road, and we basically traced out where we could get in and that's what and how much space we need for the driveway.

Mr. Blache: There is obviously a hardship that is created by the angle of the road because if you are heading north, there's just no way you can make that turn. Coming from the north, it may be possible to make the turn.

Mr. Swindell: I think we're talking about the two drives that come into that lot, correct?

Richie Mitchell: Correct the driveway are off the private drive entering the site.

Mr. Swindell: I think that you would have been in front of the Board prior to the driveways being constructed if you would have known about the situation.



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**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

Motion by Mr. Swindell seconded by Mr. Blache to approve the variance as requested to increase the width of the driveways from 35' to 45' and from 35' to 59'.

**MOTION CARRIES UNANIMOUSLY**

**7- BOA CASE NO. 2025-4463-BOA**

Request by an applicant in a L-2 Large Lot Residential District for after-the-fact variance requests to reduce the required:

- landscape and natural buffers from 50' to 25' on the south and east sides of the property.
- landscape and natural buffer from 25' and to 13'7" on the west side, where the residence is located.

The property is located: 14390 Brewster Road, Covington, Louisiana  
Owner & Representative: Charles & Gina Bloodsworth

Gina Bloodsworth: We're requesting a reduction of the natural buffers surrounding the property. We have no objection letters from both neighbors on each side. We retained as many trees as possible along the side, but the structure was built as you can see from the images/aerial view, slightly closer to the property line in that section of the 10 acres that it should have been.

Mrs. Thomas: I have a summary of the land clearing buffer and landscaping requirements.

Mrs. Lambert: This is to explain the requirements.

Mrs. Thomas: I am confused about the request considering the size of the property.

Gina Bloodsworth: It was a 60-acre parcel of property that was owned by a gentleman that intended to develop a subdivision. He ended up breaking the property into several parcels and we purchased one of the parcels. The western property line wiggled a little bit because our original stakes got moved by the survey company, after they decided to sell the property to the west of our property. Our property line was the one that was originally the end of the three properties to the east but then became kind of the middle of the road when they sold off the other pieces. It was not an issue. We've been living there for over a year already, and it was never an issue until they resold the property directly to our west. When the abutting neighbor had to get survey done, we discovered that there was an issue with the property line. We wanted to build on that side of the property because we do have future plans to build a home in front. We currently live in a barn dominium.

Mr. Blache: I would like to remind the board that although there is no objection to this case, we've had several similar requests where there has been plenty of objection to carving into that 50-foot side yard setback as well as the rear in in some cases. I'm very reluctant to agree to this in terms of reducing the buffers to 25 feet on all sides. With regards to the house and the setting, we have made provisions for that in the past where we've allowed the reduction of the buffer for driveways, natural drainage, side loading garage. We have in many cases, if you've been here long enough,

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**DECEMBER 2<sup>ND</sup>, 2025**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

you'll remember that we have not approved reduction of the buffers. We have also had some objections in the past regarding buffer reductions on properties located in the Brewster Road area. I would not be in favor of a full 25-foot reduction all the way down the east and southern borders. I would be in favor of a reduction where the residence is located.

Gina Bloodsworth: It is the main concern as to where the structure is already built. If you look at the aerial view, we haven't even cleared a lot of the property. It's really from the structure to Brewster on that east and west sides, that it has been cleared too close to the property line. We would like to plant trees from the building to Brewster to fill in that space.

Mrs. Thomas: The staff did find that it's not in violation of the required 10-foot side yard setback

Mr. Swindell: As we get to a motion regarding the west side of the property, do we need to specify the length that we're reducing it? I would not be in favor of just reducing the entire west side to 25 feet. No objection to where the residence is located.

Gina Bloodsworth: We haven't cleared the last 800 feet of the property. The south side is cleared from the structure to the street and where the driveway is located. Our driveway is going to be shifted because of the way it's crossing over the property line. Half of the driveway will have to be shifted to the east, leaving the portion that is on our property leading up to the garage door.

Mr. Swindell: Just looking at the photo, it looks like the driveway is along the property line from the house to Brewster and there are no trees in that buffer. Can you estimate how far behind the house you don't currently have trees on that side on that property line? Maybe 50 feet?

Mrs. Lambert: Provide information regarding the dimensions of the property and areas that are already cleared.

Further discussion between Board members and the applicant regarding the size of the buffers, the relocation of the driveway and future circle driveway.

Mr. Swindell: Additional information needs to be submitted for the Board to be able to review the requested variances. Provide revised drawings with dimensions and location of the driveways.

Motion by Mr. Swendell, second by Mrs. Sanders. All right. So, it's been moved and seconded to postpone until the January 6, 2026, Board of Adjustment meeting.

**MOTION CARRIES UNANIMOUSLY**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**DECEMBER 2<sup>ND</sup>, 2025**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING A**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**OLD BUSINESS**

**NEW BUSINESS**

Mr. Blache: We discussed previously at the end of the last meeting whether or not this board would ask or make a resolution to the council to require 4 hours continuing education for this board. I think that the proper way to do this, in the form of a motion so that staff can begin to work on preparing a resolution for the council.

Mrs. Lambert: As I stated, Mr. Liner, Director of the Department, is in the process of putting together a training session. He was, I think, waiting for all the appointments of the Board members to be completed. You're welcome to vote for a motion, but I just want to advise the board members.

Motion by Mr. Blache seconded Mr. Swindell to request that a resolution be sent to the Council to require 4 hours of continuing education on a yearly basis.

**MOTION CARRIES UNANIMOUSLY**

ADJOURNMENT: Motion by Mr. Blache seconded by Mr. Sanders to adjourn the meeting.

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MRS. KRISTIE THOMAS, CHAIRWOMAN  
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 transcript*



**BOA STAFF REPORT**  
2025-4399-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

**Location:** 170 Country Club Drive, Covington, Louisiana; Ward 4; District 5

**Applicant & Representative:** Maxwell Agnew

**3<sup>rd</sup> Hearing Date:** January 6, 2026

**2<sup>nd</sup> Hearing Date:** December 2, 2025

**Initial Hearing Date:** November 10<sup>th</sup>, 2025

**Posted:** December 11, 2025

**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant to reduce the side yard setback from 15' to 1' to allow for an addition to an existing residence.

**Zoning of Property:**

L-1 Large Lot Residential District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 400-2.2 D. 4. d. Side yard. There shall be 2 side yards, one on each side of the building, having a minimum width of 15 feet each.

The objective of the request is to allow for an addition to the front and side of the existing residence. The side extension is proposed to be situated 0.8 feet from the adjacent property line. The total size of the addition will be 345 square feet and will include a closet and a bathroom.

Although no specific hardship has been identified, the proposed side addition borders a partially wood greenspace area that features an abandoned tennis courts and a golf course to the north. The addition is not expected to cause any negative drainage issues or visual impacts to neighboring properties.



2025-4399-BOA

L-2

RIVERWOOD DR

CBF-1

COUNTRY CLUB DR

L-2

BERTEL DR





**REASON FOR VARIANCE/APPEAL:**

(Please state in box below your specific request for a variance or appeal)

I would like to expand the house on the west side of the property. The home was built in 1958 and portions are close to the property line. The home was build before setbacks were required. No portion of the addition will be closer to the property line than the existing home/structure. The adjacent property is tennis courts / golf course and would not interfere with the use of that property.

The current Code requires a minimum 15' side yard setback. I am requesting an approximate 1ft setback to accomidate a bathroom/closet expansion from the master bedroom. The existing home was built close to 0ft setback from the property line. The proposed expansion showing the ~1ft setback was provided in the drawings.

Since the home was built before setbacks were required, we feel that the same rule should be grandfathers in. There won't be any disruption to neighboring properties.

*I'm not part of HOA at 170 Country Club Dr.*

**Standards for Approval of Variances (UDC Sec. 200-3.9 – Variances, G)**

Before a variance is granted, the Board of Adjustment shall determine that all the following standards for approval are met:

1. The request for variance is not self-imposed. Variances may not be granted by the Board if the request is considered a "personal preference."
2. The variance request is not based solely on financial hardship. Variances may not be granted by the Board if the request is considered strictly a financial hardship.
3. The particular physical surroundings, shape or topographical conditions of the property would result in unnecessary hardship, as distinguished from a mere inconvenience, if the provisions of the UDC were literally enforced.
4. The variance request is based on ameliorating a practical difficulty or unnecessary hardship. If the applicant can prove through testimony and presentation of factual documentation or evidence to the Board that a practical difficulty or unnecessary hardship would be imposed if a variance was not granted, then the Board may consider granting the variance request.
5. The variance, if granted, would not impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood. If the variance request adversely effects an adjacent property owner or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the Board may decide not to grant the applicant's variance request.
6. The granting of the variance would not establish an undesirable precedent. The Board may deny the granting of a variance request which may result in the establishment of a dangerous or unfavorable precedent to the parish.
7. The variance, if granted, would not result in increased flood heights or additional threats to public safety.

*M. Agnew*

SIGNATURE OF OWNER/APPLICANT

9/18/2025

DATE OF APPLICATION



**Reference:**

- 1) A Survey Plat by Robert A. Berlin, Dated 9-1-1961, #J-61-194
- 2) A Survey Plat of 1.48 Acres by Robert A. Berlin, Dated 10-9-1962, #B-62-6
- 3) A Survey Plat of 1.17 Acres by Robert A. Berlin, Dated 5-3-1962, #J-62-93
- 4) A Survey Plat by Robert A. Berlin, Dated 5-18-1962, #J-62-108

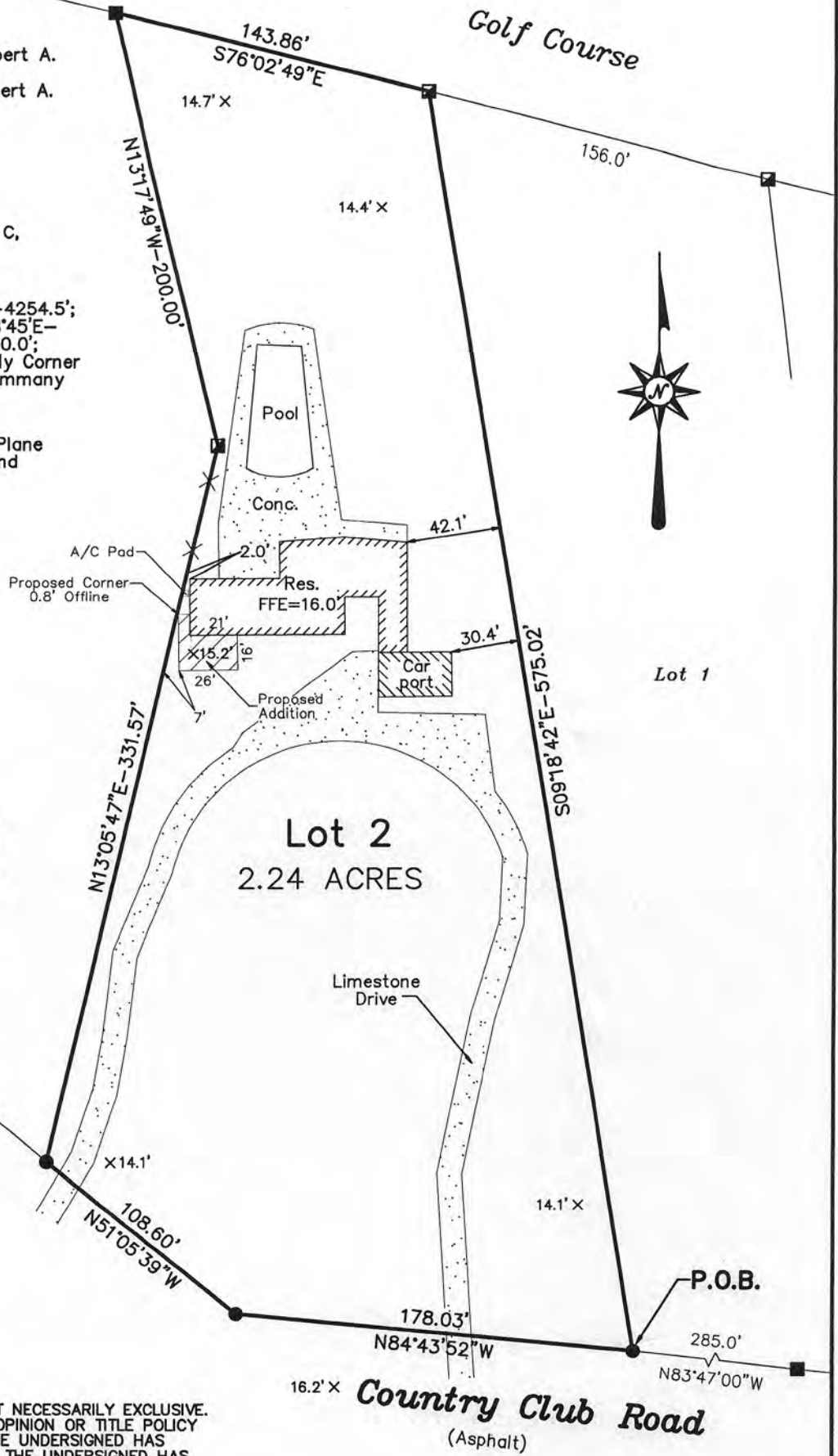
Plat calls are not shown

This property is located in Flood Zone C, per Fema Map No. 225205 0240E, Dated 8-16-1995

The P.O.B. is reported to be S45°15'W-4254.5'; N03°00'E-217.8'; N07°00'E-274.0'; N08°45'E-3178.0'; N83°15'W-4025.2'; N06°45'E-50.0'; N83°15'W-284.7' from the most Easterly Corner of Section 37, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

Elevations shown hereon refer to NAVD 88, Geoid 18



**LEGEND:**

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- ▣ = Fnd. 5/8" Iron Rod
- × = Elevation (NAVD88)
- X— = Stone Wall Fence

(Must verify prior to Construction)  
 Building Setbacks  
 Front:  
 Side:  
 Rear:  
 Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

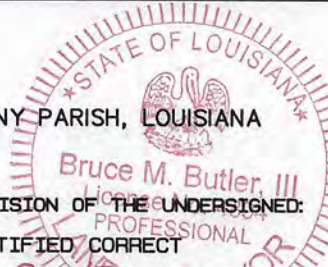
MAP PREPARED FOR **MAXWELL AGNEW**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 37, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

510 N. Columbia Street, Covington, LA 70433  
 (985) 892-6277 office (985) 898-0355 fax  
 landsurveyingllc@gmail.com



*Bruce M. Butler, III*  
 BRUCE M. BUTLER, III  
 LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 46894

SCALE: 1" = 70'

DATE: 6-19-2025

NUMBER: 22066



**Reference:**

- 1) A Survey Plat by Robert A. Berlin, Dated 9-1-1961, #J-61-194
- 2) A Survey Plat of 1.48 Acres by Robert A. Berlin, Dated 10-9-1962, #B-62-6
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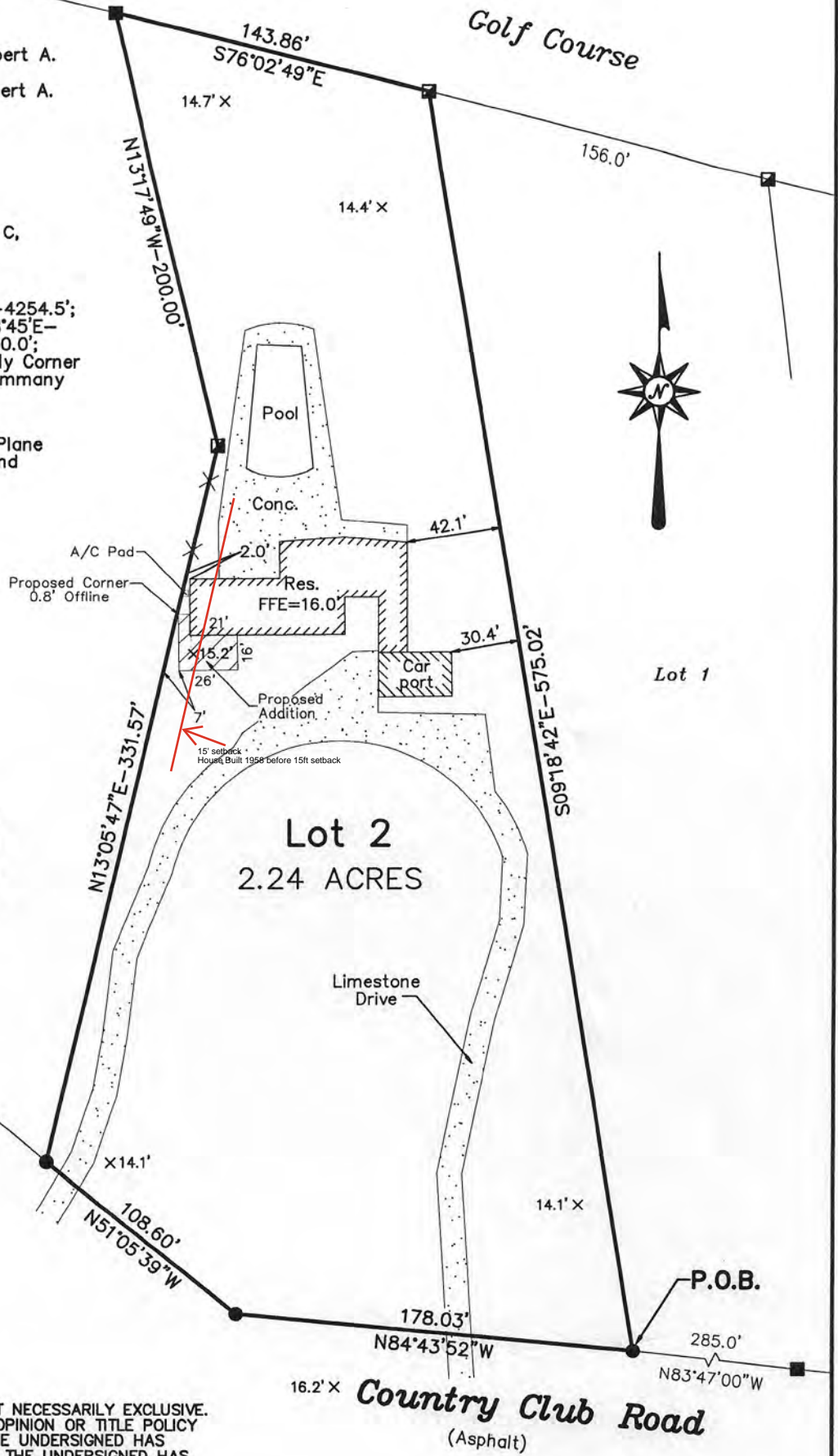
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**LEGEND:**

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- = Fnd. 1/2" Iron Rod
- ▣ = Fnd. 5/8" Iron Rod
- × = Elevation (NAVD88)
- X— = Stone Wall Fence

(Must verify prior to Construction)  
 Building Setbacks  
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 Side Street:

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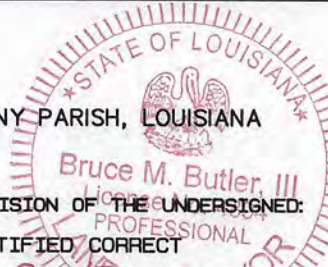
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**LAND SURVEYING LLC**

510 N. Columbia Street, Covington, LA 70433  
 (985) 892-6277 office (985) 898-0355 fax  
 landsurveyingllc@gmail.com



BRUCE M. BUTLER, III  
 LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4694

SCALE: 1" = 70'

DATE: 6-19-2025

NUMBER: 22066





Richard S. Blossman  
Manager/Owner Heavy Moon LLC  
400 Country Club Dr.  
Covington, LA 70433

November 6, 2025

TO: [planning@STPGov.org](mailto:planning@STPGov.org)  
Board of Adjustment  
For Variance Appeal Request of Parish Regulations  
St. Tammany Parish Council Chambers, 214 Koop Dr, Mandeville, LA

RE: **CASE # 2025-4399-BOA**  
**Meeting 11/10/25 2:00 PM St. Tammany Council Chambers, Koop Dr**

I own the parcel of land directly adjacent to the side of this requested variance of subject property being 170 Country Club Dr. and owned by Max & Lauren Agnew. THE 15 ft. SETBACK IS ABSOLUTELY NECESSARY AND MUST REMAIN IN PLACE. The Agnew's purchased this property in 2018 with the 15 ft. side setback regulation. The home is on 2.2 acres so why should they encroach on my property when they are not crowded in any way. Their lot is one of the largest in Covington Country Club and they can add on to their house in any other direction without violating the setback regulations.

I trust you will keep the 15 ft. side setback regulation in place and the Agnew's appeal will be denied.

Thank you,



Richard S. Blossman

RSB/ab

## Helen Lambert

---

**From:** Dayna Luke <lukeassociates@aol.com>  
**Sent:** Monday, November 10, 2025 3:51 PM  
**To:** Planning  
**Subject:** 2025-4399-BOA

[EXTERNAL EMAIL] THINK BEFORE YOU CLICK

Want to express my concern about this applied variance. The set back of 15' should be adhered to.  
Sent from my iPhone  
Dayna Luke  
Luke and Associates,LLC



**BOA STAFF REPORT**  
2025-4404-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 [stpgov.org/planning](http://stpgov.org/planning)

**Location:** 1846 LA Highway 22 West, Madisonville, Louisiana; Ward 1; District 1

**Applicant & Representative:** Smith, Warshauer and Liner, LLC – Smitty Smith

**3<sup>rd</sup> Hearing Date:** January 6, 2026

**2<sup>nd</sup> Hearing Date:** December 2<sup>nd</sup>, 2025

**Initial Hearing Date:** November 10<sup>th</sup>, 2025

**Posted:** December 11, 2025

**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant for a variance of the required 8’ opaque screen on all sides of the property.

**Zoning of Property:**

CBF-1 Community Based  
Facilities District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code and the attached Exhibit 600-3-13: Landscape Area Requirements, an 8-foot high, 100% opaque wood or masonry fence is required for all Commercial Developments abutting residentially zoned or a property developed with residential uses.

According to the St. Tammany Parish Unified Development Code and the attached Exhibit 600-3.4 E. 4.e. iv. Fences. When fences are required, as listed in Exhibit 600-3-13 Landscape Area Requirements, the fence shall be 8 feet in height and 100 percent opaque. Fences may be constructed of wood or other opaque materials approved by the department of planning and development.





**BOA STAFF REPORT**  
2025-4404-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

The applicant is requesting a variance from the requirement to install an 8-foot-high opaque fence along all sides of the property. The 7.003-acre site is currently being developed as a baseball training facility, which will include two baseball fields, a batting cage, and an associated parking area. As illustrated in the attached aerial image, the property is predominantly bordered by undeveloped, residentially zoned land, with the exception of two existing single-family homes to the east and one to the west.

Significant natural buffers exist between the eastern residences and the proposed facility. On the west side, the nearest single-family home is located approximately 18 feet from the property line and an additional 15 feet from the parking lot. The site and landscape plan indicates the planting and preservation of numerous Class A and Class B trees throughout the property, and within a 15-foot buffer zone along all boundaries.

Staff do not object to the waiver request, given the presence of substantial natural buffering around the site.

Note that a letter of no objection has been submitted by one of the adjoining property owners, along with letters of objection and affidavit.

Pictures and an arborist report have also been submitted by the property owner.

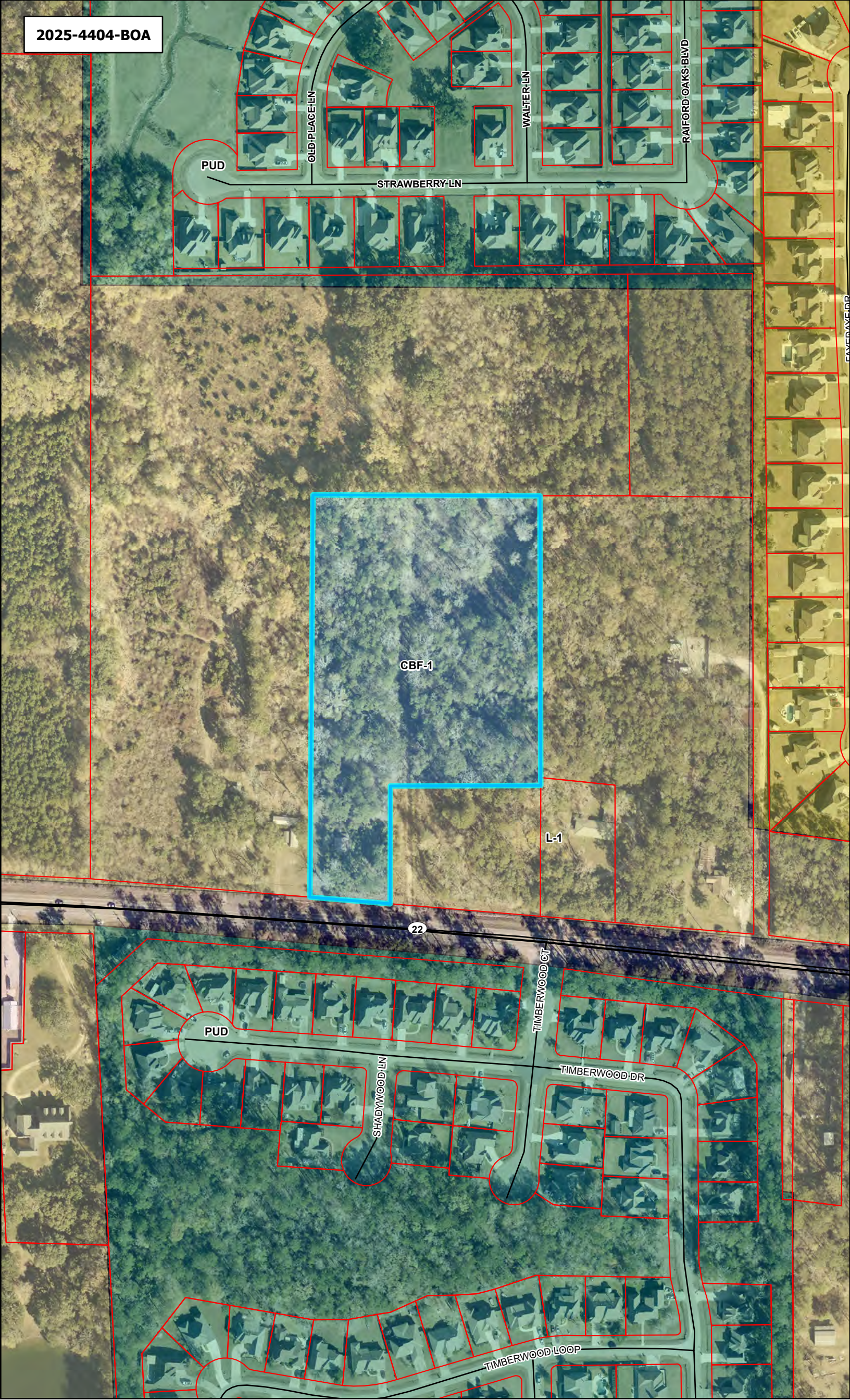
Should the Board not be in favor of the requested variance, it should be subject to:

- Construct an 8-foot-high, 100% opaque fence along all sides of the property.

Should the Board be in favor of the requested variance, it should be subject to:

- Submission of a recorded notarized acknowledgment stating that, should any adjacent property owner request the installation of the required 8-foot opaque fence along shared property lines, the applicant/owner will construct the fence at their own expense.





PUD

OLD PLACE LN

WALTER LN

RAIFORD OAKS BLVD

STRAWBERRY LN

CBF-1

L-1

22

PUD

SHADYWOOD LN

TIMBERWOOD CT

TIMBERWOOD DR

TIMBERWOOD LOOP

FAVORITE DR



**Exhibit 600-3-13 Landscape Area Requirements.**

<b>Landscape Type</b>		<b>Depth of Landscape Area</b>	<b>Plant Requirement per 100' Linear Frontage</b>
<b>A - Street</b>		25'	Class A Trees = 4
			Class B Trees = 6
			Shrubs = 20
<b>Aa – Multiple Street Frontages</b>		20'	Class A Trees = 4
			Class B Trees = 4
			Shrubs = 20
<b>B - Interstate</b>		35'	Class A Trees = 5
			Class B Trees = 5
			Shrubs = 0
<b>Side or Rear Yard Landscape Areas</b>	<b>C - Commercial Use to Commercial or Industrial Use</b>	10'	Class B Trees = 3 Shrubs = 10
	<b>D – Commercial Use to Residential Use</b>	25'	Class A Trees = 4 Class B Trees = 6 8 ft. high, 100 % opaque wood or masonry fence
	<b>E – Industrial Use to Industrial Use</b>	10'	Class B Trees = 3
	<b>F – Industrial Use to Non- Industrial Use</b>	35'	Class A Trees = 5 Class B Trees = 5 8 ft. high, 100 % opaque wood or masonry fence

**REASON FOR VARIANCE/APPEAL:**

(Please state in box below your specific request for a variance or appeal)

We are writing to request a variance for fence requirement in order to maintain the property's natural screen. The property is completely bordered by a dense natural screening from the surrounding forestry. There is no cleared and inhabited property that abuts any portion of the property line. The installation of a fence would require the destruction of the natural and dense wooded area with heavy equipment. This will result in an unnecessary hardship without any benefit to the surrounding property owner. We are maintaining a 15 ft property buffer that abuts a pre-existent densely wooded privacy screen.

In summary, the site is substantially screened with natural vegetation and surrounded by undeveloped land. I have included a 360 degree panoramic photo attached in a separate email which clearly shows the current buffer and densely wooded areas. A fence within the woods would provide an obvious unnecessary hardship.

**Standards for Approval of Variances (UDC Sec. 200-3.9 – Variances, G)**

Before a variance is granted, the Board of Adjustment shall determine that all the following standards for approval are met:

1. The request for variance is not self-imposed. Variances may not be granted by the Board if the request is considered a "personal preference."
2. The variance request is not based solely on financial hardship. Variances may not be granted by the Board if the request is considered strictly a financial hardship.
3. The particular physical surroundings, shape or topographical conditions of the property would result in unnecessary hardship, as distinguished from a mere inconvenience, if the provisions of the UDC were literally enforced.
4. The variance request is based on ameliorating a practical difficulty or unnecessary hardship. If the applicant can prove through testimony and presentation of factual documentation or evidence to the Board that a practical difficulty or unnecessary hardship would be imposed if a variance was not granted, then the Board may consider granting the variance request.
5. The variance, if granted, would not impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood. If the variance request adversely effects an adjacent property owner or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the Board may decide not to grant the applicant's variance request.
6. The granting of the variance would not establish an undesirable precedent. The Board may deny the granting of a variance request which may result in the establishment of a dangerous or unfavorable precedent to the parish.
7. The variance, if granted, would not result in increased flood heights or additional threats to public safety.



SIGNATURE OF OWNER/APPLICANT

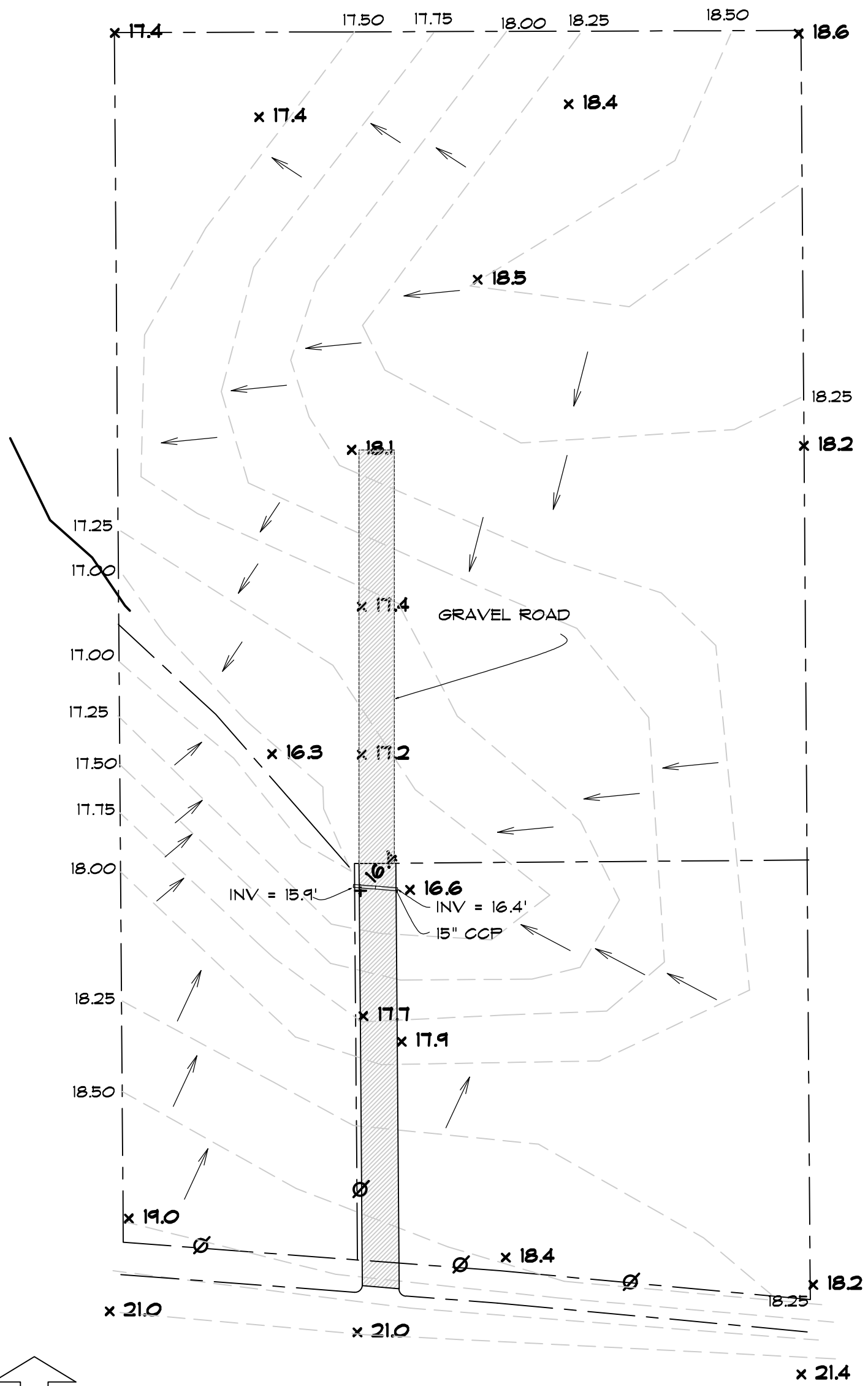
9/23/25

DATE OF APPLICATION



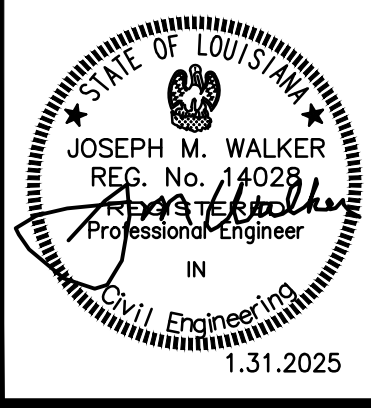
Commercial Plans  
 RECEIVED  
 3/25/2025  
 DEPARTMENT OF  
 ENGINEERING

**ENGINEERING  
 REVIEW COPY**



↑  
 SCALE 1" = 80'

REVISED 3.24.25

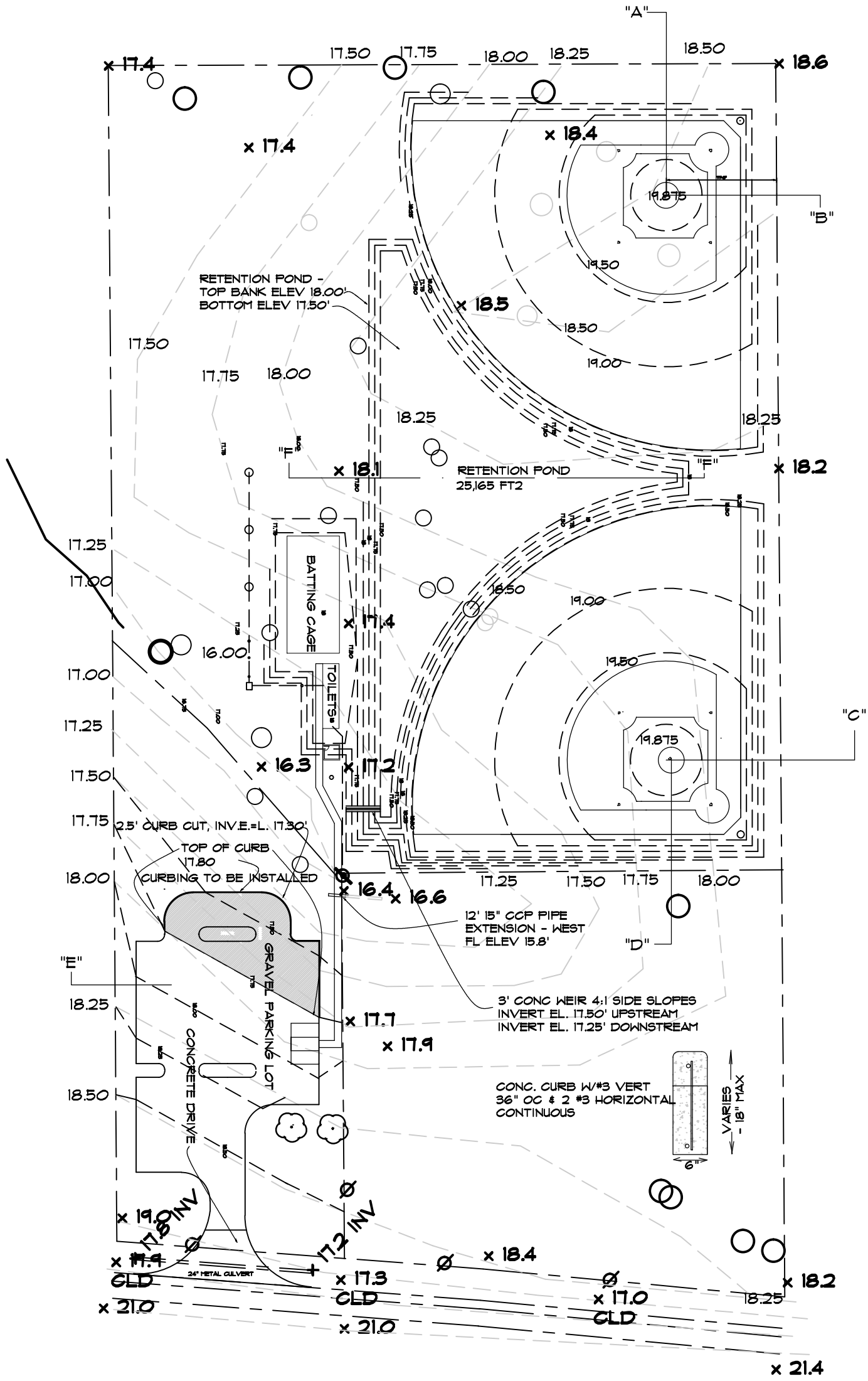


PRE DEVELOPMENT DRAINAGE  
 MADISONVILLE SPORTS  
 1846 HIGHWAY 22  
 MADISONVILLE, LOUISIANA

Date: JAN. 31, 2025 Job Number: 2024-06

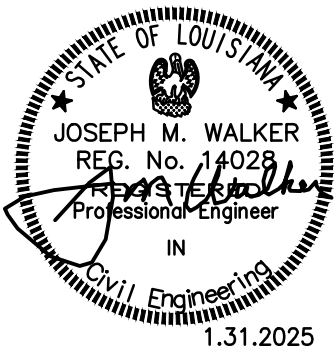
Drawn: JMW Chk. By: JMW

Sheet: C-1 OF 6 C



SCALE 1" = 80'

REVISED 5.30.2025

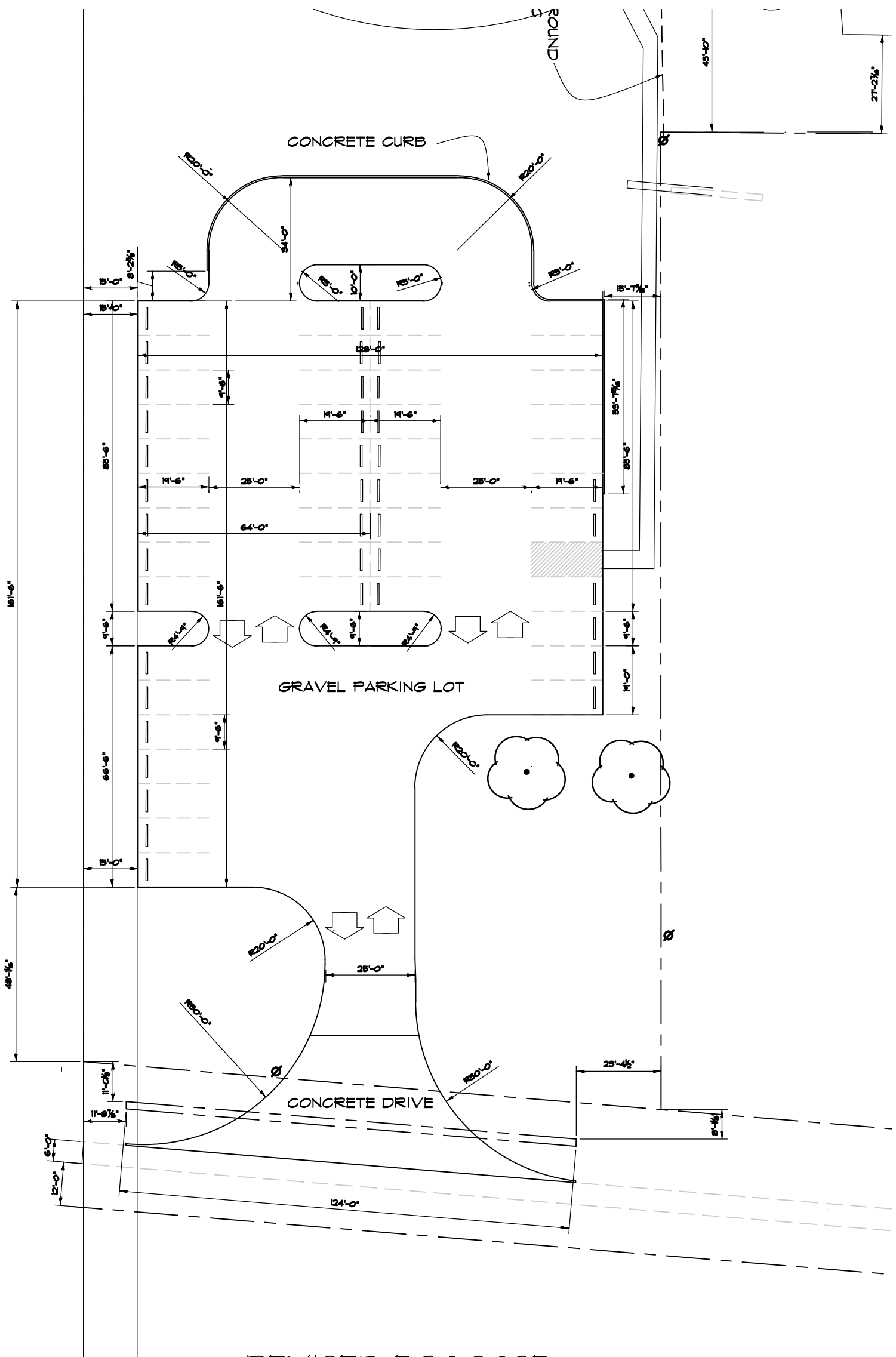


POST DEVELOPMENT  
MADISONVILLE SPORTS  
1846 HIGHWAY 22  
MADISONVILLE, LOUISIANA

Date: JAN. 31, 2025  
Job Number: 2024-06

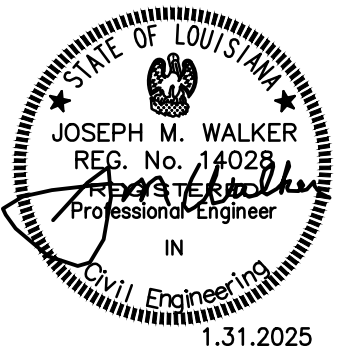
Drawn: JMW  
Chk. By: JMW

Sheet: C2



REVISED 5.30.2025

SCALE 1" = 30'



GEOMETRIC SITE PLAN  
 MADISONVILLE SPORTS  
 1846 HIGHWAY 22  
 MADISONVILLE, LOUISIANA

Date: JAN. 31, 2025	Job Number: 2024-06
Drawn: JMW	Chk. By: JMW

Sheet:

STANDARD FOR SILT FENCE

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER-BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER-BORNE SEDIMENT FROM UNPROTECTED AREA OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

SILT FENCE SHALL NOT BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING EASEMENTS FROM THE AFFECTED PROPERTY OWNERS. A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF SILT FENCE, HOWEVER THE FOLLOWING CRITERIA SHALL BE OBSERVED:

- DRAINAGE AREA - LESS THAN 2 ACRES
- HEIGHT - 36 INCH MINIMUM HEIGHT MEASURED FROM THE EXISTING OR GRADED GROUND.
- MATERIAL - BURLAP WEIGHING APPROXIMATELY 7-1/2 OUNCES PER SQUARE YARD OR APPROVED JUTE FABRIC OR GEOTEXTILE FABRIC.
- SUPPORT - STEEL OR WOOD FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. POST SHALL HAVE A MINIMUM LENGTH OF 5 FEET AND BE SET AT LEAST 18 INCHES DEEP. WOVEN LIVESTOCK WIRE TO SUPPORT THE MATERIAL SHALL BE AT LEAST 36 INCH HIGH WITH A MAXIMUM MESH OPENING OF 6 INCHES AND FABRICATED FROM 14 GAGE WIRE OR LARGER.

OUTLET

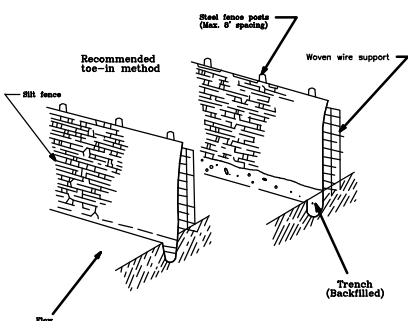
SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PERCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET. IF PLACED IN SERIES, THE FURTHEST DOWNSTREAM FENCE WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
  3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 FEET WIDE TO ALLOW FOR THE SILT FENCE TO BE LAD IN THE GROUND AND BACKFILLED.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
  5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
  8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
- \* TO BE REMOVED BY CONTRACTOR WHEN PERMANENT EROSION MEASURES ARE DEEMED TO BE EFFECTIVE.

SILT FENCE



STANDARDS FOR HAY BALE DIKE

DEFINITION

A TEMPORARY BARRIER CONSTRUCTED WITH HAY BALES WITH A LIFE EXPECTANCY OF 3 MONTHS OR LESS, INSTALLED ACROSS OR AT THE TOE OF A SLOPE.

PURPOSE

A PURPOSE OF A HAY BALE DIKE IS TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

THE HAY BALE DIKE IS USED WHERE:

1. NO OTHER PRACTICE IS FEASIBLE AND
2. THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY ABOVE THE DIKE AND
3. EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION AND
4. CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE-HALF ACRE AND THE LENGTH OF SLOPE ABOVE THE DIKE AND LESS THAN 100 FEET. THE PRACTICE MAY ALSO BE USED FOR ALONG SINGLE FAMILY LOTS IF THE SLOPE IS LESS THAN 10 PERCENT. THE CONTRIBUTING DRAINAGE AREA IN THIS INSTANCE SHALL BE LESS THAN 1 ACRE AND THE LENGTH OF SLOPE ABOVE THE DIKE SHALL BE LESS THAN 200 FEET.

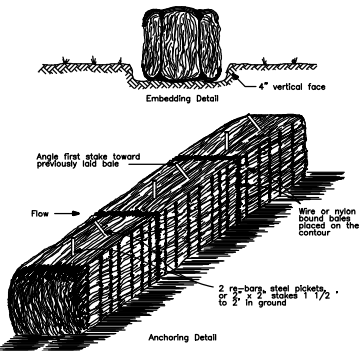
DESIGN CRITERIA

A DESIGN IS NOT REQUIRED. ALL BALES SHALL BE PLACED ON THE CONTOUR AND SHALL BE EITHER WIRE BOUND OR WOVEN STRING TIED. SEE STANDARD DRAWING FOR HAY BALE DIKE FOR DETAILS.

GENERAL NOTES

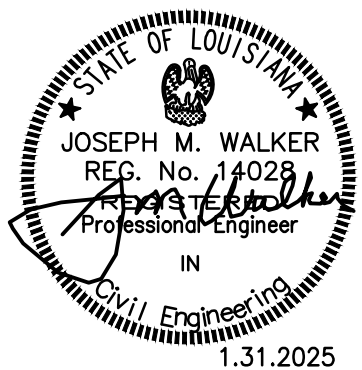
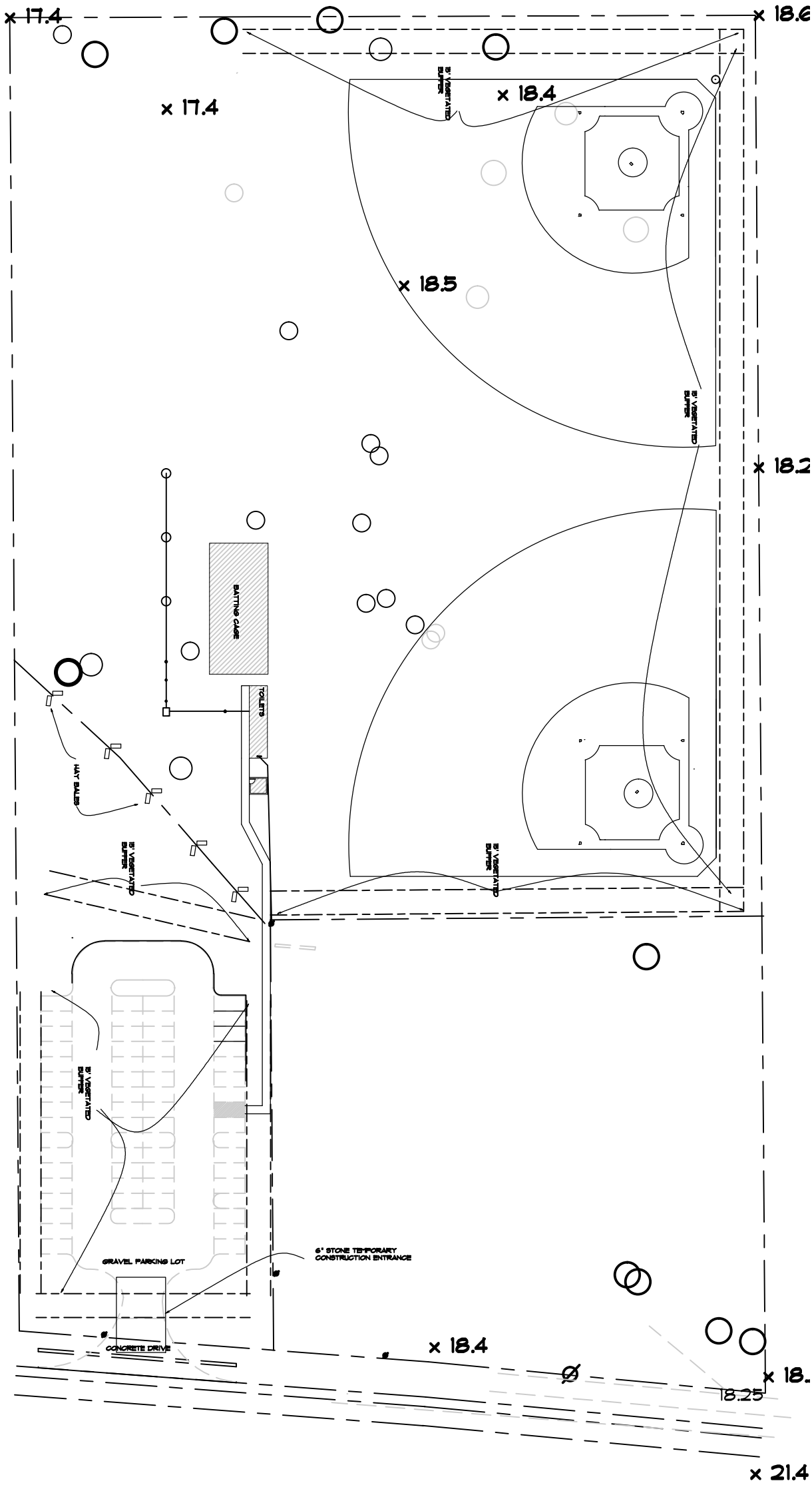
1. BALES SHALL BE PLACED IN A ROW WITH END TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL. A MINIMUM OF FOUR INCHES, WHERE POSSIBLE.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALE TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

HAY BALE DIKE



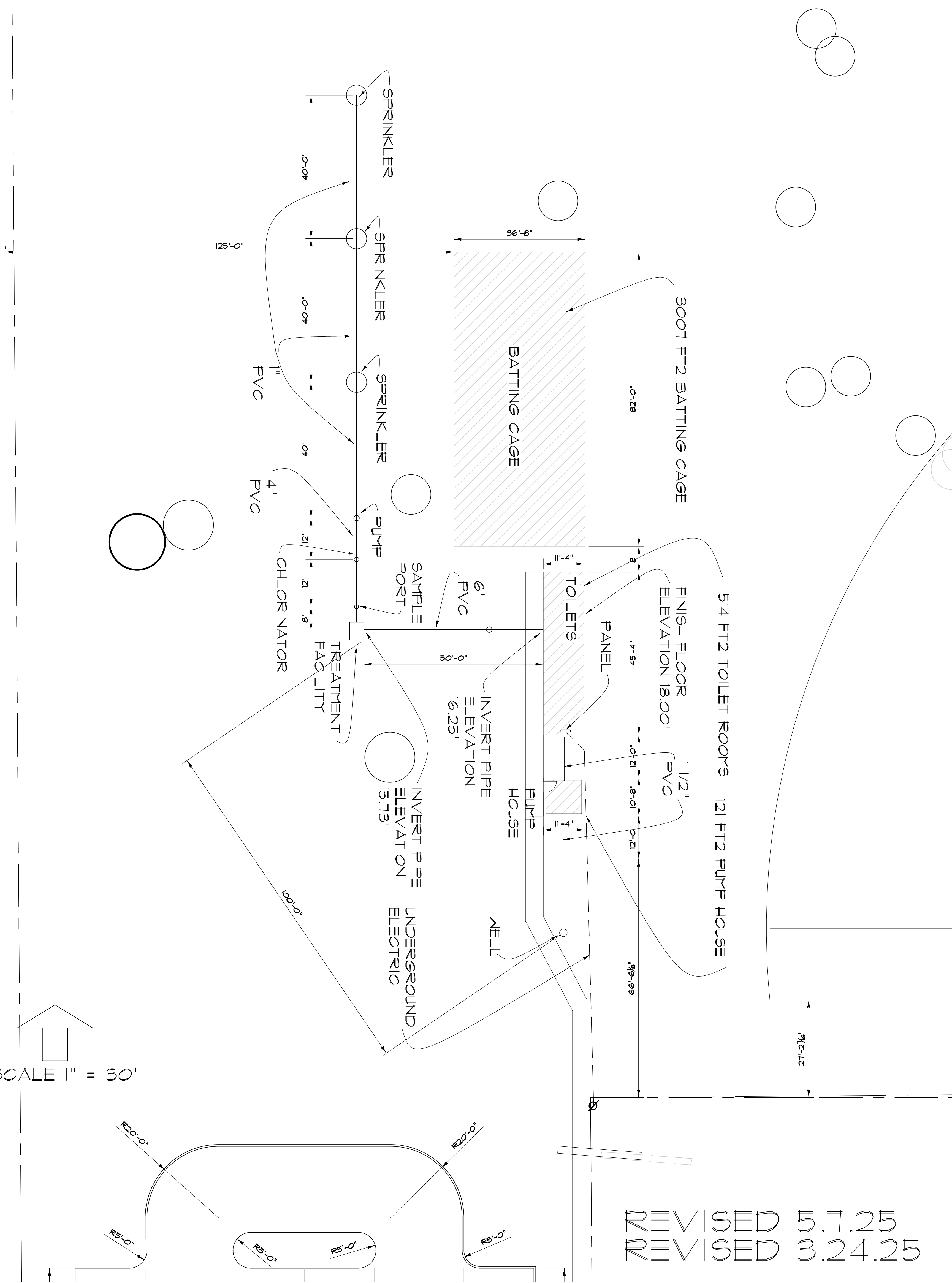
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REVISED 3.24.25



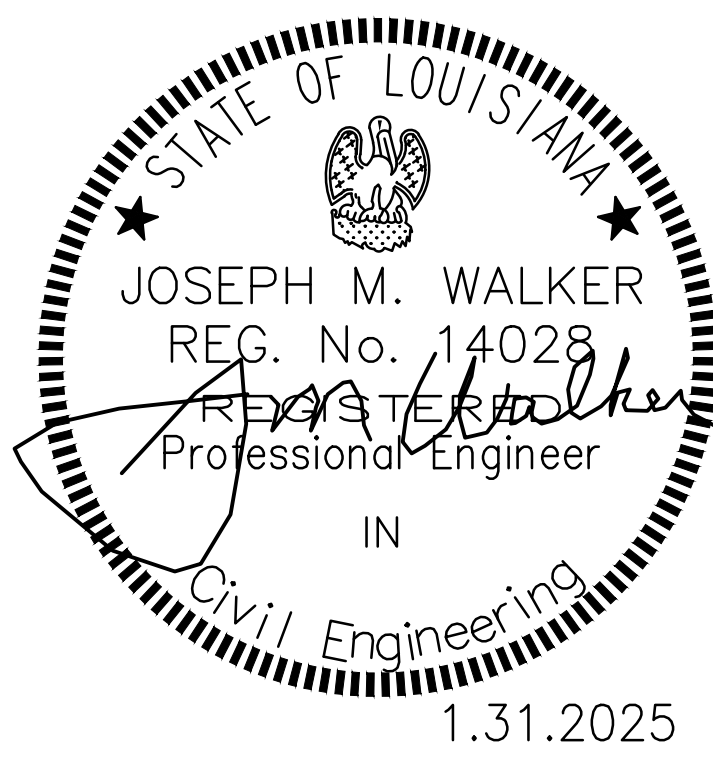
TEMP EROSION CONTROL PLAN  
MADISONVILLE SPORTS  
1846 HIGHWAY 22  
MADISONVILLE, LOUISIANA

Date: JAN. 31, 2025	Job Number: 2024-06
Drawn: JMW	Chk. By: JMW
Sheet: C-4 OF 6 C	



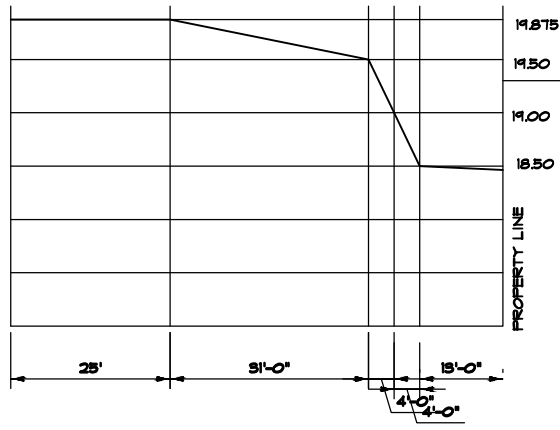
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REVISED 5.7.25  
 REVISED 3.24.25

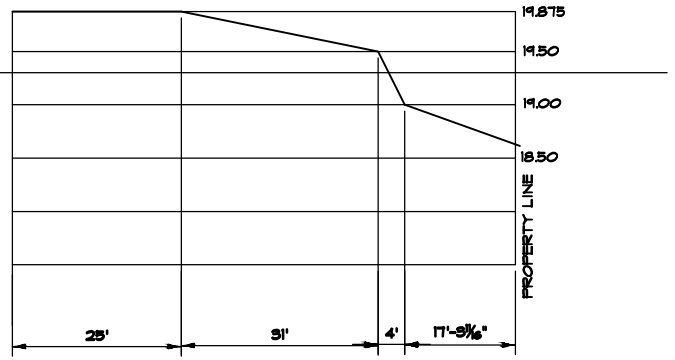


WATER/SEWER UTILITY PLAN  
 MADISONVILLE SPORTS  
 1846 HIGHWAY 22  
 MADISONVILLE, LOUISIANA

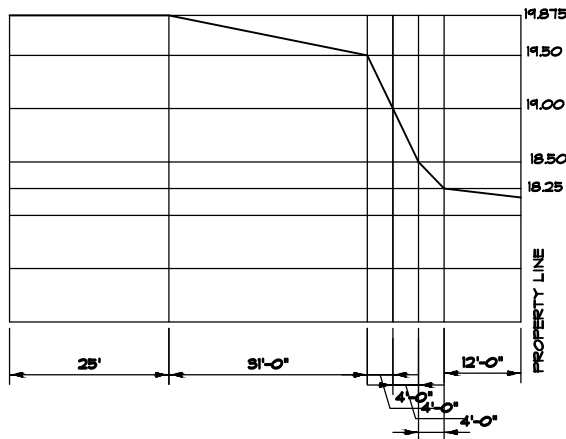
Date: JAN. 31, 2025	Job Number: 2024-06
Drawn: JMW	Chk. By: JMW
Sheet: C-5 OF 6 C	



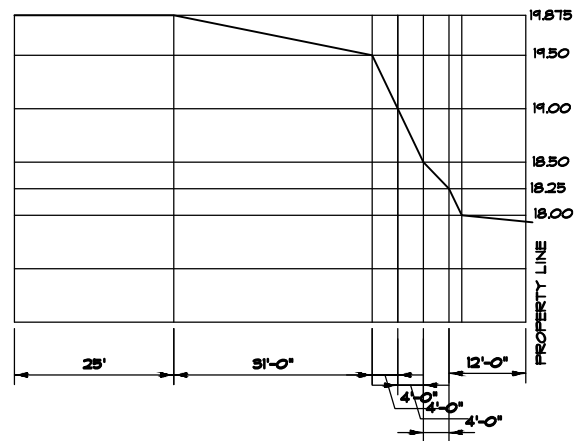
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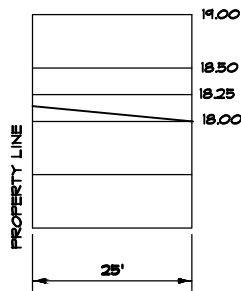
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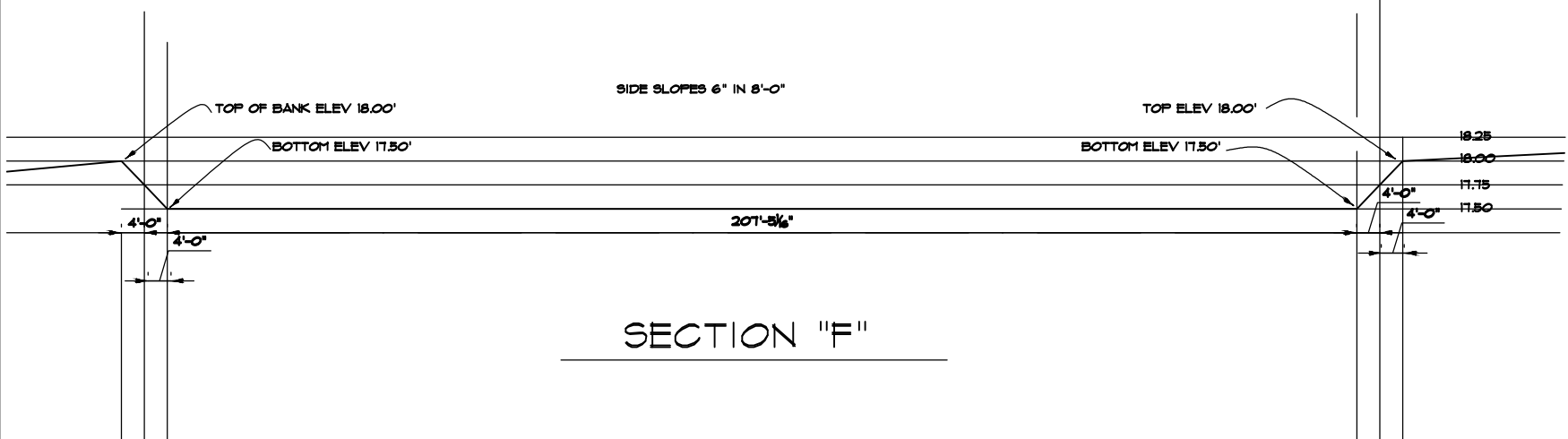
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SECTION "D"

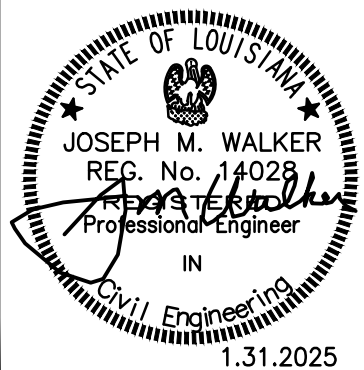


SECTION "E"



SECTION "F"

REVISED 3.24.25



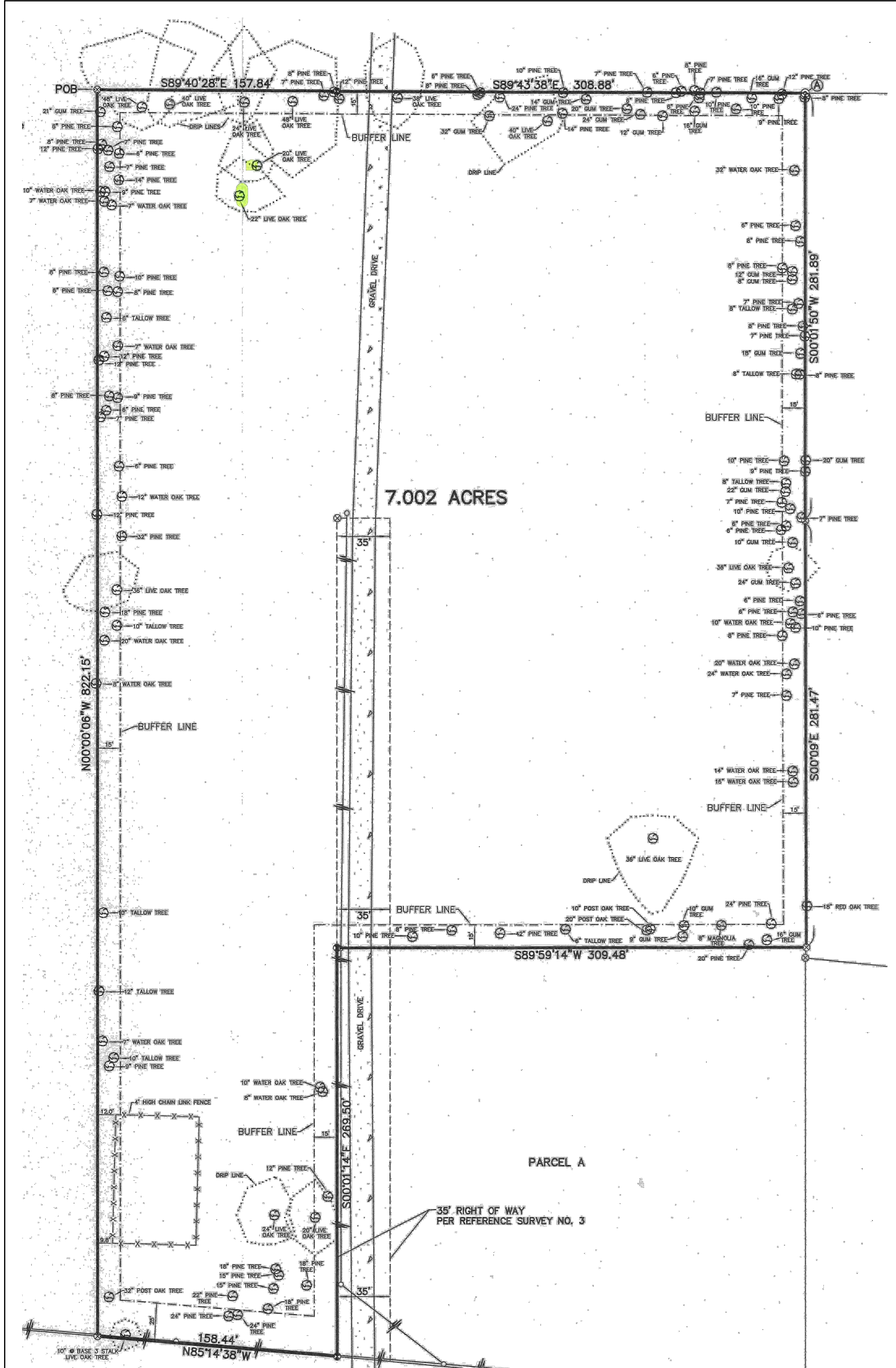
MADISONVILLE SPORTS  
 1846 HIGHWAY 22  
 MADISONVILLE, LOUISIANA

Date: JAN. 31, 2025 Job Number: 2024-06

Drawn: JMW Chk. By: JMW

Sheet: C-6 OF 6 C





7.002 ACRES

PARCEL A

35' RIGHT OF WAY PER REFERENCE SURVEY NO. 3

STREET BUFFER

SIZE	SPECIES	CREDITS
10"	LIVE OAK	1
24"	PINE	4
24"	PINE	4
TOTAL		9

WEST BUFFER

SIZE	SPECIES	CREDITS
21"	GUM	3
5"	PINE	1
8"	PINE	1
12"	PINE	2
7"	PINE	1
6"	PINE	1
7"	PINE	1
14"	PINE	2
10"	WATER OAK	1
7"	WATER OAK	1
9"	PINE	1
7"	WATER OAK	1
8"	PINE	1
10"	PINE	1
6"	PINE	1
8"	PINE	1
6"	TALLOW	1
7"	WATER OAK	1
12"	PINE	2
12"	PINE	2
8"	PINE	1
9"	PINE	1
6"	PINE	1
7"	PINE	1
6"	PINE	1
12"	WATER OAK	2
12"	PINE	1
32"	PINE	5
36"	LIVE OAK	6
18"	PINE	3
10"	TALLOW	1
20"	WATER OAK	3
8"	WATER OAK	1
10"	TALLOW	1
12"	TALLOW	2
7"	WATER OAK	1
10"	TALLOW	1
9"	PINE	1
32"	POST OAK	5
TOTAL		64

NORTH BUFFER

SIZE	SPECIES	CREDITS
48"	LIVE OAK	8
40"	LIVE OAK	6
24"	LIVE OAK	4
48"	LIVE OAK	8
7"	PINE	1
8"	PINE	1
12"	PINE	2
38"	LIVE OAK	6
8"	PINE	1
6"	PINE	1
24"	PINE	4
10"	PINE	1
14"	PINE	2
14"	GUM	2
20"	GUM	3
24"	GUM	4
7"	PINE	1
12"	GUM	2
6"	PINE	1
6"	PINE	1
7"	PINE	1
6"	PINE	1
16"	GUM	2
16"	GUM	2
9"	PINE	1
12"	PINE	2
8"	PINE	1
TOTAL		70

EAST BUFFER (NORTH)

SIZE	SPECIES	CREDITS
32"	WATER OAK	5
6"	PINE	1
8"	PINE	1
6"	PINE	1
12"	GUM	2
8"	PINE	1
7"	TALLOW	1
18"	GUM	3
8"	TALLOW	1
8"	PINE	1
10"	PINE	1
20"	GUM	3
9"	PINE	1
8"	TALLOW	1
22"	GUM	3
7"	PINE	1
10"	PINE	1
7"	PINE	1
6"	PINE	1
6"	PINE	1
10"	GUM	1
36"	LIVE OAK	6
24"	GUM	4
6"	PINE	1
6"	PINE	1
6"	PINE	1
10"	WATER OAK	1
10"	PINE	1
8"	PINE	1
20"	WATER OAK	3
24"	WATER OAK	4
7"	PINE	1
14"	WATER OAK	2
16"	WATER OAK	2
18"	RED OAK	3
TOTAL		66

EAST BUFFER (SOUTH)

SIZE	SPECIES	CREDITS
10"	WATER OAK	1
8"	WATER OAK	1
12"	PINE	2
20"	LIVE OAK	3
TOTAL		7

SOUTH BUFFER

SIZE	SPECIES	CREDITS
10"	PINE	1
8"	PINE	1
42"	PINE	7
6"	TALLOW	1
20"	POST OAK	8
10"	POST OAK	1
9"	GUM	1
10"	GUM	1
8"	MAGNOLIA	1
20"	PINE	3
16"	GUM	2
24"	PINE	4
TOTAL		31

NOTE: CALCULATIONS BASED UPON TREE SURVEY CONDUCTED BY JOHN G. CUMMINGS & ASSOCIATES 11/19/2024. SEE SURVEY

LANDSCAPE REQUIREMENTS

AREA	SIZE	TREE CREDITS	CLASS A		CLASS B		SHRUBS	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
STREET PLANTING (HWY 22): 158.44	25' WIDTH	9	6	0	6	3	16	16
WEST BUFFER: 822.15'	15' WIDTH	64	28	0	28	0	N/A	N/A
NORTH BUFFER: 308.88'	15' WIDTH	70	11	0	11	0	N/A	N/A
EAST BUFFER (NORTH): 281.89'	15' WIDTH	66	10	0	10	0	N/A	N/A
SOUTH BUFFER: 309.48'	15' WIDTH	31	11	0	11	0	N/A	N/A
EAST BUFFER (SOUTH): 269.50'	15' WIDTH	7	9	0	9	7	N/A	N/A
INTERIOR/PARKING (ONE CLASS A/12 PARKING SPACES AND AT END OF ROWS)			6	6	NA/		N/A	

Commercial Plans RECEIVED 5/23/2025 DEPARTMENT OF ENGINEERING ENGINEERING REVIEW COPY

- General Notes
- This plan is based upon a site plan and Tree Survey developed by a third party and provided by the client. Discrepancies and errors may exist.
  - All measurements, quantities and volumes are based upon information provided to or gathered by the landscape architect. Actual measurements and quantities may vary and should be confirmed by contractor prior to estimating or construction.
  - All preserved existing trees shall be protected with barrier fences in conformance with Sec. 130-1975(d.) of St Tammany Parish Code prior to construction.
  - All plant material to be installed per industry standards in raised planting beds using a high quality planting mix that is properly incorporated into the existing soil. Individual trees located in lawn areas shall be installed by pit planting method in the same manner. All newly planted material shall be mulched with 2-3" of organic mulch unless otherwise specified or called out.
  - All newly planted material shall be fertilized with an appropriate general purpose fertilizer incorporated into backfill material and shall further receive individual fertilizer in the form of time-released fertilizer like 'Best Paks' or 'Agriform' per manufacturer instructions.
  - Trees over 8' shall be staked with a loose staking product like 'ArborBrace' or similar per instructions.
  - Tree staking **MUST** be removed after one calendar year by the contractor to prevent damage to the trees and unsightly circumstances.
  - All areas that are **NOT** part of the proposed site improvements or planting beds shall be restored, graded and hydroseeded with an appropriate turf grass.
  - Planting should occur in the autumn when plant material has the best chance of successful establishment. Automated irrigation is **NOT** required however the owner should provide proper water as needed. The owner should consult with the contractor on watering options.
  - To insure a successful landscape, periodic maintenance must be performed. This might include: Weed removal or suppression, pruning, trimming, fertilization, mowing, mulch replacement or other tasks.
  - To further insure the long term success of the landscape, proper periodic professional maintenance is required. If desired or requested the Contractor **MAY**, at their discretion, provide the owner with a one, or multi-year, maintenance schedule and/or service contract.
  - While every effort has been taken to develop this plan to achieve a successful and long term landscape solution, it should be understood that plants are living organisms and are subject to many environmental conditions that are beyond the control of the designer and/or installer. No guarantee or warranty should be expected or given.

No.	Revision/Issue	Date
3	Version 4.0	10/14/24
4	Version 5.2	12/18/24
5	Version 5.6	4/24/25
6	Version 6.0	4/30/25

Designed By:  
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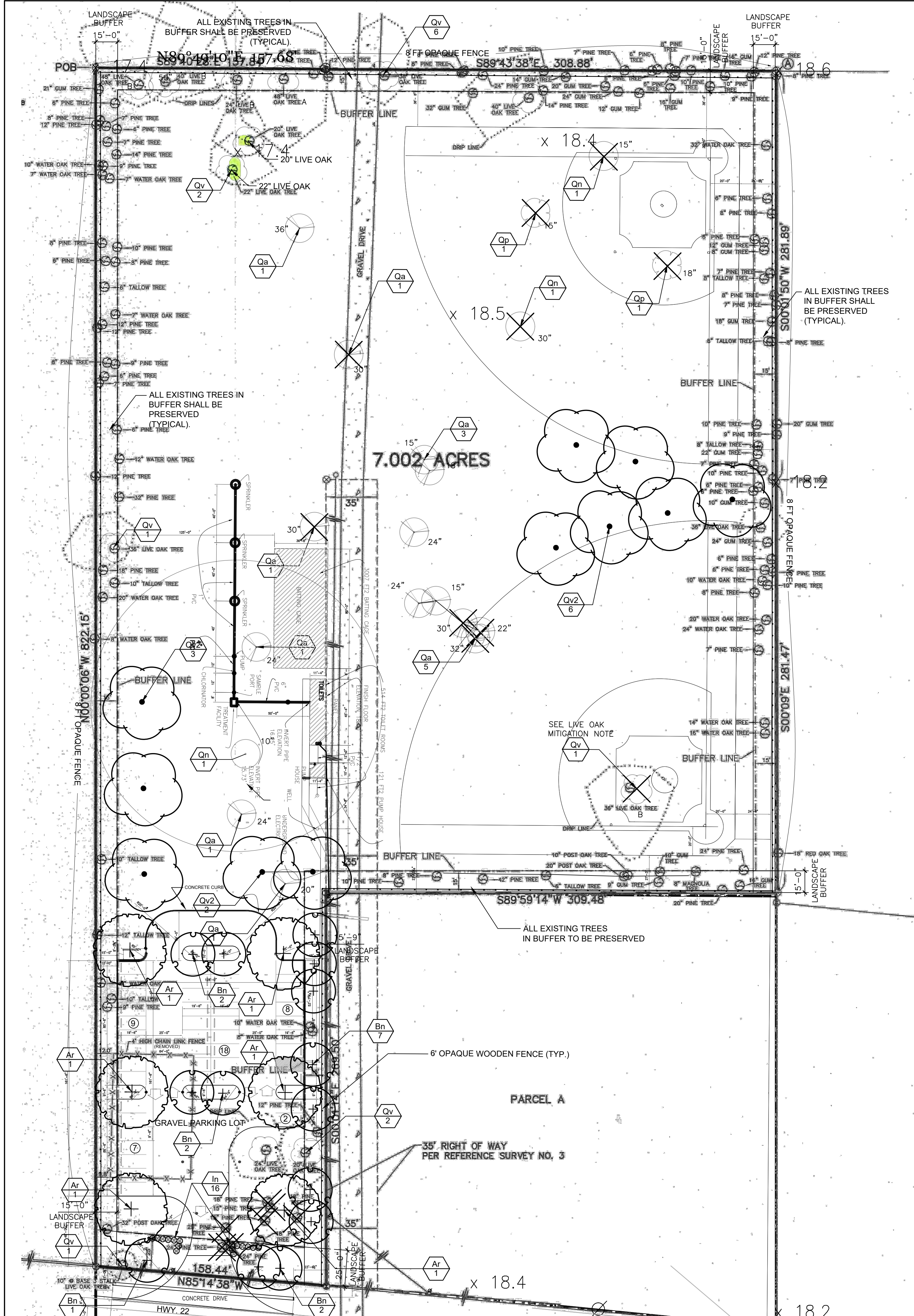
Project:  
HWY. 22 BALLFIELDS  
WARSHAUER CONSTRUCTION COMPANY, LLC  
PO BOX 973  
MADISONVILLE, LOUISIANA 70447

Project	Sheet
HWY. 22 BALLFIELDS	L1
Date	7/10/2024
Scale	1" = 40'



1 L1 TREE SURVEY (John G Cummings & Assoc. 2/11/2025)  
SCALE: 1" = 40' - 0"





**LANDSCAPE REQUIREMENTS**

AREA	SIZE	TREE CREDITS	CLASS A		CLASS B		SHRUBS	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
STREET PLANTING (HWY 22): 158.44	25' WIDTH	9	6	0	6	3	16	16
WEST BUFFER: 822.15'	15' WIDTH	64	28	0	28	0	N/A	N/A
NORTH BUFFER: 308.88'	15' WIDTH	70	11	0	11	0	N/A	N/A
EAST BUFFER (NORTH): 281.89'	15' WIDTH	66	10	0	10	0	N/A	N/A
SOUTH BUFFER: 309.48'	15' WIDTH	31	11	0	11	0	N/A	N/A
EAST BUFFER (SOUTH): 269.50'	15' WIDTH	7	9	0	9	7	N/A	N/A
INTERIOR/PARKING (ONE CLASS A/12 PARKING SPACES AND AT END OF ROWS)			6	6	4	4	N/A	

**PLANT SCHEDULE LANDSCAPE PLAN**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	CLASS	QTY
<b>TREES</b>							
	Qp	Quercus palustris / Pin Oak	Existing				2
	Ar	Acer rubrum / Red Maple	N/A	Min. 2.5"	Min. 10'	Class A	6
	Bn	Betula nigra / River Birch Multi-Trunk	N/A	Min. 1.5"	8' - 10'	Class B	14
	Qv	Quercus virginiana / Southern Live Oak	Existing				13
	Qv2	Quercus virginiana / Southern Live Oak	N/A	Min. 2.5"	Min. 10'	Class A	11
	Qn	Quercus nigra / Water Oak	Existing				3
	Qa	Quercus alba / White Oak	Existing				14
<b>SHRUBS</b>							
	In	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	N/A	>24"			16

TREES IN BUFFERS EXCEPT LIVE OAKS ARE AS NOTED ON PLAN.

**LIVE OAK MITIGATION NOTE**  
 Per UDC Sec. 600-3.3 - TREE PROTECTION AND MITIGATION of The St Tammany Parish Code the existing 30" Live Oak that is in poor condition will be removed and replaced with new 2.5" Live Oak trees. These will be located in the interior of the site.  
 CALCULATIONS  
 ONE LIVE OAK : 36" Grade B (75% replacement inches) = 27 inches of mitigation trees at 2.5" minimum each. 27/2.5 = 11 - 2.5" Live Oak trees

**ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH A BARRIER FENCE PER UDC 600-3.3 (G) OF THE ST TAMMANY PARISH CODE (THIS SHEET GENERAL NOTES # 3).**

**PROPERTY INFORMATION**  
 PROPERTY ADDRESS: HWY 22, MADISONVILLE, LA.  
 PROPERTY USE: RECREATION  
 PROPERTY ZONING: CB-1 COMMUNITY BASED FACILITY  
 ADJACENT PROPERTY ZONING: A-2  
 PROPERTY SIZE: 6.32 ACRE  
 AVERAGE DEPTH OF PROPERTY: 630.0'

**PARKING CALCULATION**  
 REQUIRED: AS DETERMINED BY DEPT. OF PLANNING AND DEVELOPMENT  
 44 SPACES PROVIDED



ORIGINAL DRAWING SIZE: 24" X 36". STATED SCALE WILL BE INCORRECT IF PRINTED AT ANY OTHER SIZE. USE GRAPHIC SCALE.

- General Notes
- This plan is based upon a site plan developed by a third party and provided by the client. Discrepancies and errors may exist.
  - All measurements, quantities and volumes are based upon information provided to or gathered by the landscape architect. Actual measurements and quantities may vary and should be confirmed by contractor prior to estimating or construction.
  - All preserved existing trees shall be protected with barrier fences in conformance with UDC Sec. 600-3.3 (G) of St Tammany Parish Code prior to construction.
  - All plant material to be installed per industry standards in raised planting beds using a high quality planting mix that is properly incorporated into the existing soil. Individual trees located in lawn areas shall be installed by pit planting method in the same manner. All newly planted material shall be mulched with 2-3" of organic mulch unless other specified or called out.
  - All newly planted material shall be fertilized with an appropriate general purpose fertilizer incorporated into backfill material and shall further receive individual fertilizer in the form of time-released fertilizer like 'Best Paks' or 'Agriform' per manufacturer instructions.
  - Trees over 8' shall be staked with a loose staking product like 'ArborBrace' or similar per instructions.
  - Tree staking **MUST** be removed after one calendar year by the contractor to prevent damage to the trees and unsightly circumstances.
  - All areas that are **NOT** part of the proposed site improvements or planting beds shall be restored, graded and hydroseeded with an appropriate turf grass.
  - Planting should occur in the autumn when plant material has the best chance of successful establishment. Automated irrigation **IS NOT** required however the owner should provide proper water as needed. The owner should consult with the contractor on watering options.
  - To insure a successful landscape, periodic maintenance must be performed. This might include: Weed removal or suppression, pruning, trimming, fertilization, mowing, mulch replacement or other tasks.
  - To further insure the long term success of the landscape, proper periodic professional maintenance is required. If desired or requested the Contractor **MAY**, at their discretion, provide the owner with a one, or multi-year, maintenance schedule and/or service contract.
  - While every effort has been taken to develop this plan to achieve a successful and long term landscape solution, it should be understood that plants are living organisms and are subject to many environmental conditions that are beyond the control of the designer and/or installer. No guarantee or warranty should be expected or given.

No.	Revision/Issue	Date
5	Version 5.6	4/24/25
6	Version 6.0	4/30/25
7	Version 7.0	5/20/25
8	Version 8.0	5/22/25
9	Version 9.0	6/3/2025

Designed By:  
**ERIC R. MCQUISTON, LLC**  
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 www.ericmcquistonllc.com

Project:  
 HWY. 22 BALLFIELDS  
 WARSHAUER CONSTRUCTION COMPANY, LLC  
 PO BOX 973  
 MADISONVILLE, LOUISIANA 70447

Project	Sheet
HWY. 22 BALLFIELDS	<b>L2</b>
Date	
7/10/2024	
Scale	
1" = 40'	



JENEVEIN FAMILY, L.L.C.

N89°48'09"E 466.79'

5/8" I. ROD

157.71'  
(157.68)

309.08'  
(308.97')

OLD 3/4" I. PIPE WITH COUPLING

(281.83')  
N00°28'21"W 281.76'

PARCEL "C"  
1.999 AC.

PARCEL C-1  
7.003 AC.

S00°22'55"E 282.13'  
(281.98')

(308.87')  
S89°52'17"W 308.64'

JAMES TONYAM

JENEVEIN FAMILY L.L.C.

3.001 AC.

PARCEL "B"  
2.003 AC.

(821.81')  
N00°25'36"W 821.83'

(283.11')  
N00°23'57"W 283.14'

S00°33'16"E 281.53'

35' PASSAGE R/W (SCALED FROM REF. PLAT)  
S00°23'57"E 282.96'

(308.77')  
S89°34'15"W 309.40'

3/4" I. ROD  
S05°01'21"W 6.88'  
3/4" I. ROD  
0.64' W. OF LINE

OLD 3/4" I. PIPE S72°55'50"E 0.25' FROM OLD 3/8" I. ROD

(269.30')  
S00°27'02"E 269.40'

MANUEL G. ESTRADA, ET AL  
PARCEL "A"

SCOTT E. RAIFORD, ET AL

S00°27'02"E 272.31'

(298.71')  
S00°19'05"E 298.75'

OLD 3/4" I. PIPE IN OLD 1 1/2" I. PIPE

(159.60')  
158.45'

(97.15')  
198.27'

(211.81')  
N84°40'49"W 211.85'

N85°40'58"W 256.71' (256.75')

L.A. HWY. 22W(100' R/W)

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

12-12-2024

6358E

DATE FILED

FILE NO.

• - FOUND 1/2" IRON ROD (UNLESS LABELED)

( ) - CALL/RECORD DISTANCE

NO SERVITUDES, EASEMENTS OR RIGHT-OF-WAYS OTHER THAN THOSE SHOWN HEREON (IF ANY) HAVE BEEN LOCATED, NOR IS THE INTENT OF THIS SURVEY TO LOCATE ANY SERVITUDES, EASEMENTS OR RIGHT-OF-WAYS. NO VISIBLE ENCROACHMENTS EXIST ACROSS THE PROPERTY LINES BEING SURVEYED UNLESS SHOWN.

BEARINGS BASED ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE NAD83 AS PER G.P.S. OBSERVATIONS.

THIS PROPERTY IS SITUATED IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS PER PRELIMINARY F.I.R.M. 22103C0290F DATED 04-03-2008. PRELIMINARY F.I.R.M. SHOWS MOST UP-TO-DATE FLOOD RISK INFORMATION.

NO ATTEMPT HAS BEEN MADE TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS, OR ANY OTHER BURDENS ON THIS PROPERTY (OTHER THAN INFORMATION FURNISHED BY THE CLIENT).

REFERENCE SURVEYS:

1. SURVEY BY EDWARD J. MURPHY, CIVIL ENGINEER DATED 01-25-1995, FILED ST. TAMMANY PARISH CLERK OF COURT INSTRUMENT NO. 942527.
2. SURVEY BY JOHN G. CUMMINGS & ASSOC. DATED 12-06-2016, FILED ST. TAMMANY PARISH CLERK OF COURT INSTRUMENT NO. 2046628.
3. SURVEY BY SEAN M. BURKES DATED 09-10-2019, FOR CROSBY DEV. CO, L.L.C.

PLAT OF SURVEY

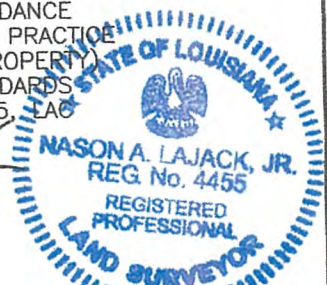
FOR

SMITH, WARSHAUER & LINER, L.L.C.

SHOWING MINOR SUBDIVISION OF 3.001 AC. & PARCEL B (2.003 AC.) & PARCEL C (1.999 AC.) INTO PARCEL C-1 (7.003 AC.), LOCATED IN SECTION 17, T-7-S, R-10-E ST. TAMMANY PARISH, LOUISIANA

I CERTIFY PLAT TO BE IN ACCORDANCE WITH GROUND SURVEY AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "D" SURVEY (RURAL PROPERTY) AS STIPULATED IN THE MINIMUM STANDARDS FOR PROPERTY SURVEYS, CHAPTER 25, LA& TITLE 46:LXI.

NASON A. LA JACK, JR.  
REGISTERED LAND SURVEYOR  
OPELOUSAS, LOUISIANA  
337-945-4995



SCALE: 1" = 100'

DATE: 10-15-24

PROJECT: 24-23B

Monique T. Bringsol, Deputy Clerk

---

## ARBORIST REPORT

**Date:** November 10, 2025

**Prepared for:** Property Owner

**Address:** 1846 Highway 22 West, Madisonville, Louisiana, 70447

**Prepared by:** Matt Edmondson, Certified Arborist

---

### Site Description

An assessment was conducted along the property line between 1846 Highway 22 West, Madisonville, Louisiana, and the adjacent neighboring property to the east. The evaluation focused on tree conditions, potential hazards, and their impact on planned improvements, including fence installation within approximately 30 feet of the shared boundary line.

---

### Findings

Several trees located within the neighboring property and adjacent to the property line were observed to be in declining or dead condition. Many of these trees exhibit extensive decay, deadwood, and structural instability. These conditions present significant safety hazards due to the potential for branch or whole-tree failure, particularly during wind or storm events.

One notably large dead tree was identified on the eastward border of the neighboring property:

- **Approximate Diameter (DBH):** 35 inches
- **Condition:** Dead
- **Hazard Potential:** High

The tree's large size and deteriorated structure pose a substantial risk of falling toward the subject property. Given the proximity and lean direction of several of these trees, they represent a serious hazard to property, safety, and any planned construction—such as the installation of fencing or other structures—within 30 feet of the property line.

---

### Recommendations

1. **Tree Removal or Hazard Mitigation:**

It is strongly recommended that the property owner of the neighboring parcel engage a



qualified arborist to remove or properly mitigate the identified dead and hazardous trees to reduce the risk of failure.

2. **Pre-Fence Safety Clearance:**

No fence construction or excavation work should proceed within 30 feet of the property line until the hazardous trees have been addressed.

3. **Ongoing Monitoring:**

Periodic re-inspections (every 6–12 months) are advised to monitor tree health and stability, particularly for any remaining borderline specimens.

---

## Conclusion

The presence of multiple dead trees, including one approximately 35 inches in diameter on the eastward border, presents a clear and significant hazard to nearby properties and planned improvements. Remedial action is warranted to ensure safety and reduce liability risk associated with potential tree failure.

---

**Matt Edmondson**  
Certified Arborist

---



South

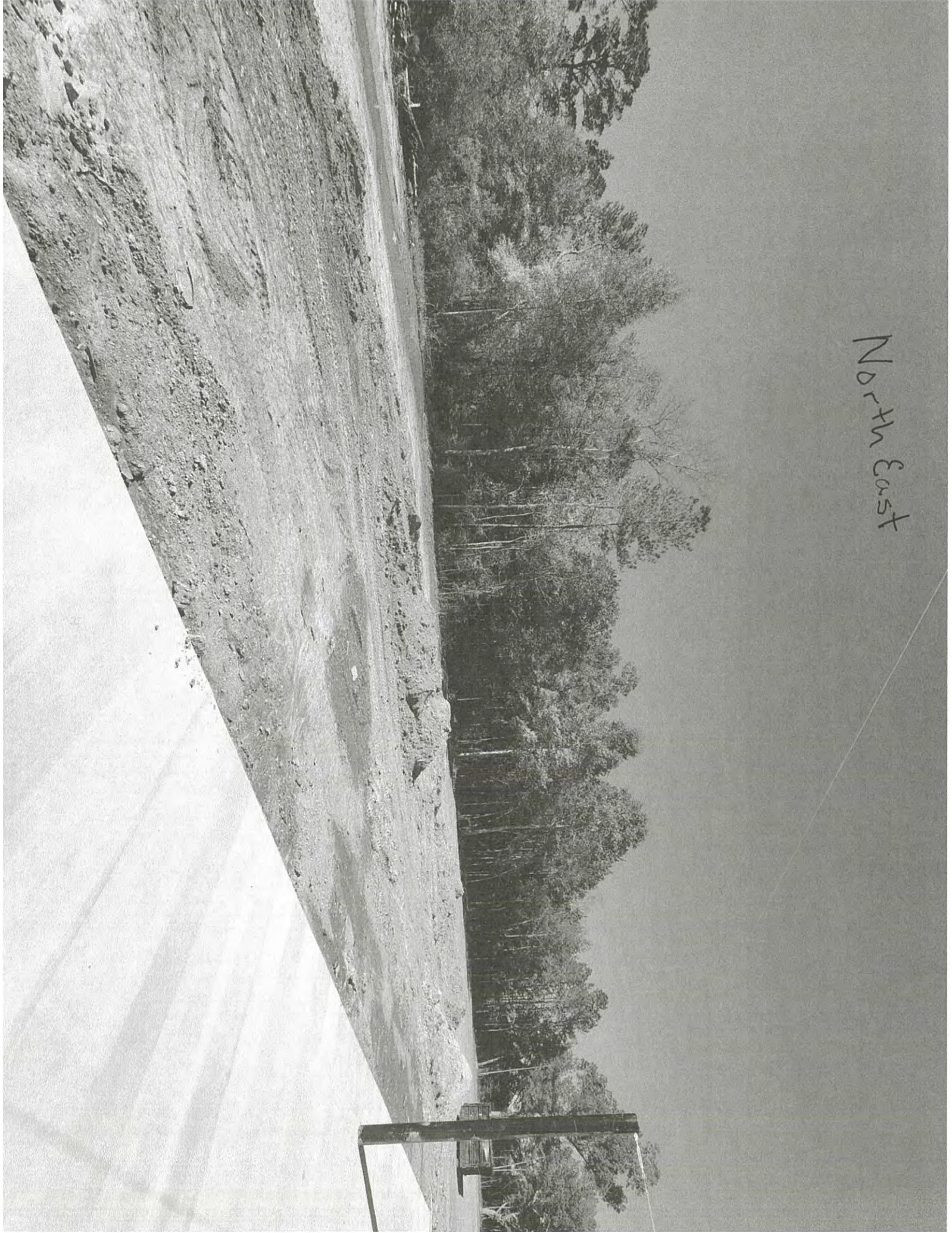
Henry St

East





North East





North







West



Parish of St. Tammany  
United States of America  
State of Louisiana

AFFIDAVIT OF FENCE REQUIREMENT

BY: Smith, Warshauer, & Liner LLC and Manuel Estrada

BE IT KNOWN, that on this 24th day of April, 2025

BEFORE ME Robert Kemp the undersigned Notary Public,  
duly commissioned and sworn, and in the presence of the witnesses hereinafter  
named and undersigned,

PERSONALLY CAME AND APPEARED:

MANUEL ESTRADA and SUZANNE ESTRADA, owners of the physical property  
in question with the address  
of 1840 Hwy 22 West.

Who after being duly sworn, did depose and state that:

1. Appearers hereby acknowledges that at the time of signing this document,  
I Manuel & Suzanne Estrada waive the requirement for a fence to be constructed between the  
boundary of the properties: 1840 Hwy 22 West and 1846 Hwy 22 West
2. Appearers hereby acknowledge that if and when, Mr. Manuel Estrada or any future  
owner at said property, requests a fence to be constructed between the properties,  
Smith, Warshauer, & Liner LLC will construct the fence, at their own expense within a six  
month period.

THUS DONE AND PASSED, in the presence of the undersigned competent witnesses, who  
hereunto sign their names with the said Appearers and me, Notary, after reading of the whole.

Signature of Affiant:

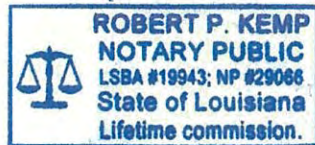
[Handwritten Signature]

Witnesses:

\_\_\_\_\_  
\_\_\_\_\_

Printed name:

SEstrada Manny Estrada



Sworn to and subscribed  
before me this 24th day of  
April 2025  
[Handwritten Signature]



Albert M. Raiford, Jr.  
294 Cherokee Rose Lane  
Covington, LA 70433

By Hand Delivery

December 1, 2025

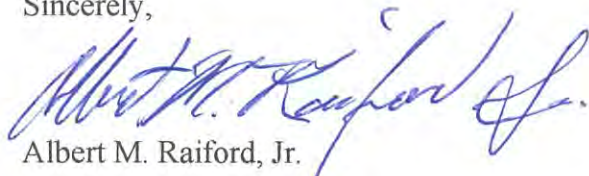
Department of Planning and Development  
St. Tammany Parish, Louisiana  
Board of Adjustment  
21454 Koop Drive  
Suite 1B  
Mandeville, LA 70471

Re: BOA Case No. 2025-4404-BOA

To the Board of Adjustment,

Attached please find Affidavits being submitted in objection to the variance requested in the referenced BOA Case No. 2025-4404-BOA that are Affidavits from all owners of the parcels labeled on the attached plat as "Jenevein Family, L.L.C." and "James TonyaM". Based on these objections from adjacent landowners it is respectfully submitted that the requested variance should be denied by the Board of Adjustment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Albert M. Raiford, Jr.", written in a cursive style.

Albert M. Raiford, Jr.

Attachments



Tract 1

Tract 1  
1

Tract 2  
2

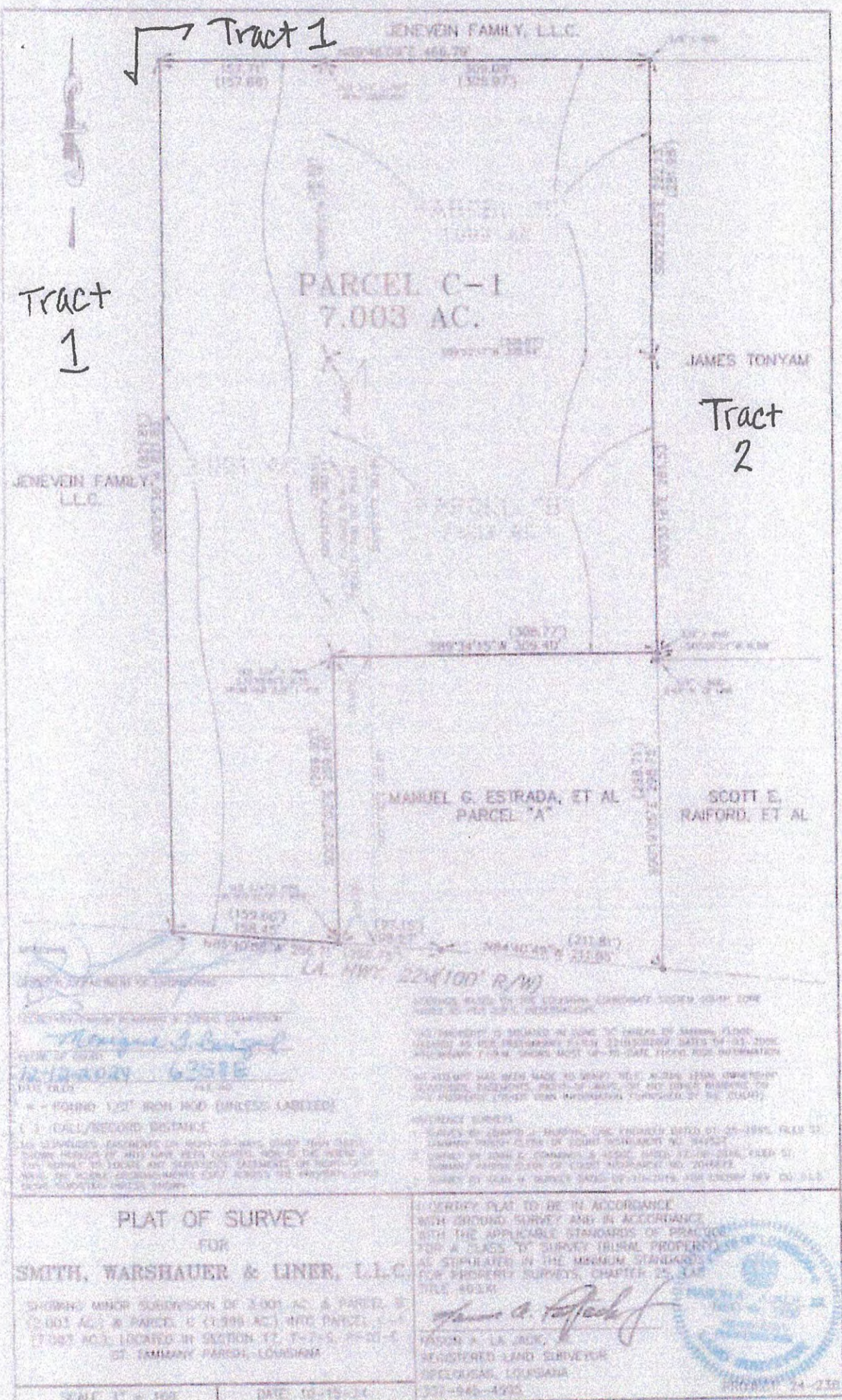
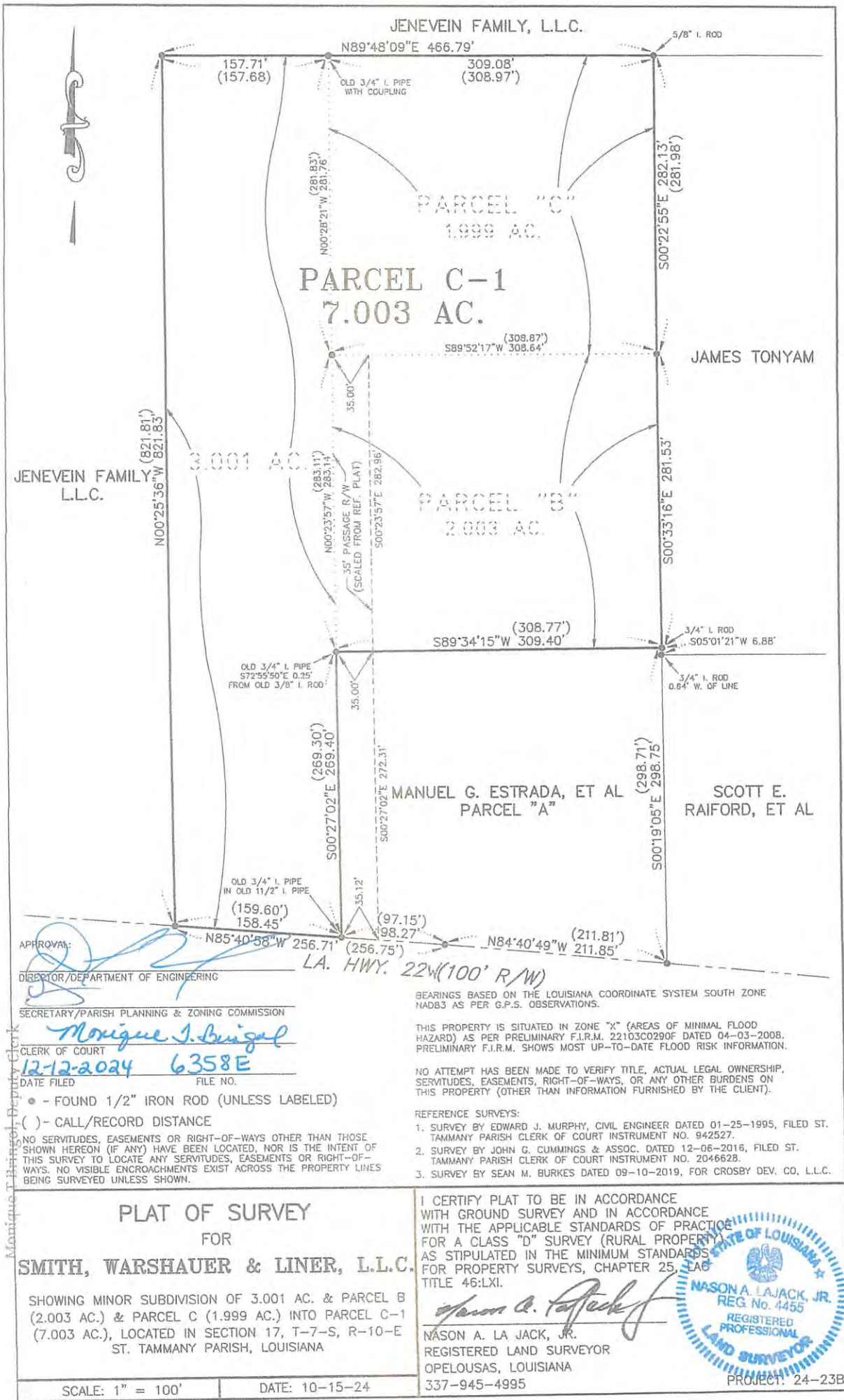


EXHIBIT "A"





APPROVAL: *[Signature]*  
 DIRECTOR/DEPARTMENT OF ENGINEERING  
 SECRETARY/PARISH PLANNING & ZONING COMMISSION  
*Monique J. Brizel*  
 CLERK OF COURT  
 12-12-2024 6358E  
 DATE FILED FILE NO.

• - FOUND 1/2" IRON ROD (UNLESS LABELED)  
 ( ) - CALL/RECORD DISTANCE  
 NO SERVITUDES, EASEMENTS OR RIGHT-OF-WAYS OTHER THAN THOSE SHOWN HEREON (IF ANY) HAVE BEEN LOCATED, NOR IS THE INTENT OF THIS SURVEY TO LOCATE ANY SERVITUDES, EASEMENTS OR RIGHT-OF-WAYS. NO VISIBLE ENCROACHMENTS EXIST ACROSS THE PROPERTY LINES BEING SURVEYED UNLESS SHOWN.

BEARINGS BASED ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE NAD83 AS PER G.P.S. OBSERVATIONS.  
 THIS PROPERTY IS SITUATED IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS PER PRELIMINARY F.I.R.M. 22103C0290F DATED 04-03-2008. PRELIMINARY F.I.R.M. SHOWS MOST UP-TO-DATE FLOOD RISK INFORMATION.  
 NO ATTEMPT HAS BEEN MADE TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS, OR ANY OTHER BURDENS ON THIS PROPERTY (OTHER THAN INFORMATION FURNISHED BY THE CLIENT).  
 REFERENCE SURVEYS:  
 1. SURVEY BY EDWARD J. MURPHY, CIVIL ENGINEER DATED 01-25-1995, FILED ST. TAMMANY PARISH CLERK OF COURT INSTRUMENT NO. 942527.  
 2. SURVEY BY JOHN G. CUMMINGS & ASSOC. DATED 12-06-2016, FILED ST. TAMMANY PARISH CLERK OF COURT INSTRUMENT NO. 2046628.  
 3. SURVEY BY SEAN M. BURKES DATED 09-10-2019, FOR CROSBY DEV. CO. L.L.C.

**PLAT OF SURVEY**  
 FOR  
**SMITH, WARSHAUER & LINER, L.L.C.**  
 SHOWING MINOR SUBDIVISION OF 3.001 AC. & PARCEL B (2.003 AC.) & PARCEL C (1.999 AC.) INTO PARCEL C-1 (7.003 AC.), LOCATED IN SECTION 17, T-7-S, R-10-E ST. TAMMANY PARISH, LOUISIANA

I CERTIFY PLAT TO BE IN ACCORDANCE WITH GROUND SURVEY AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "D" SURVEY (RURAL PROPERTY) AS STIPULATED IN THE MINIMUM STANDARDS FOR PROPERTY SURVEYS, CHAPTER 25, LAC TITLE 46:LXI.  
*[Signature]*  
 NASON A. LA JACK, JR.  
 REGISTERED LAND SURVEYOR  
 OPELOUSAS, LOUISIANA  
 337-945-4995





STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS 19 DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

TONYA JAMES WRIGHT

who, after being by me first duly sworn did state that:

1. She is the owner of all of the right, title and interest in and to the lands marked as Tract 2 on the Plat attached hereto as Exhibit "A".
2. She is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, she does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.

Further Affiant sayeth not.

WITNESSES:

T  
Printed Name:

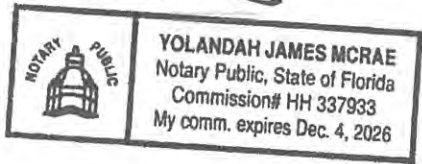
Printed Name:

AFFIANT:

[Signature]  
TONYA JAMES WRIGHT

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in St. Tammany Florida, this 19<sup>th</sup> day of November, 2025.

[Signature]  
NOTARY PUBLIC



STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS 25<sup>th</sup> DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

JEANELL LANDWEHR

who, after being by me first duly sworn did state that:


1. She is the sole member and manager of Nell's Property, LLC, a Louisiana limited liability company, and she is duly authorized to make this Affidavit on behalf of Nell's Property, LLC.
2. Nell's Property, LLC is the owner of an undivided one-third (1/3<sup>rd</sup>) right, title and interest in and to the lands collectively marked as Tract 1 on the Plat attached hereto as Exhibit "A" (tracts labeled as "JENEVEIN FAMILY, L.L.C.").
3. Nell's Property, LLC is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, Nell's Property, LLC does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.

Further Affiant sayeth not.

WITNESSES:

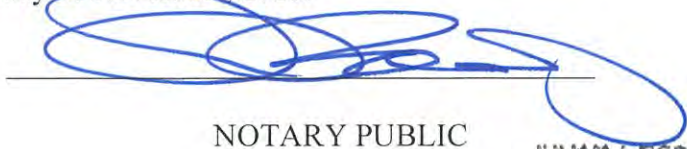
Nell's Property, LLC by Affiant:

  
 Printed Name: **MARYCLAIRE B. RODRIGUE**

  
 JEANELL LANDWEHR  
 Sole Member and Manager of  
 Nell's Property, LLC

  
 Printed Name: **MARY B. RODRIGUE**

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in Covington, Louisiana, this 25 day of November, 2025.



NOTARY PUBLIC

**JULIAN J. RODRIGUE, JR.**  
 NOTARY PUBLIC  
 BAR ROLL #11373  
 MY COMMISSION IS FOR LIFE

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS \_\_\_\_ DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

GEORGE A. JENEVEIN, JR.

who, after being by me first duly sworn did state that:

1. He is one of the heirs of Georgie Ann Raiford Jenevein and as such, he is entitled to one-fourth (1/4<sup>th</sup>) of one-sixth (1/6<sup>th</sup>) or one-twenty-fourth (1/24<sup>th</sup>) of the right, title and interest in and to the lands marked as Tract 2 on the Plat attached hereto as Exhibit "A".
2. He is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, he does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.

Further Affiant sayeth not.

WITNESSES:

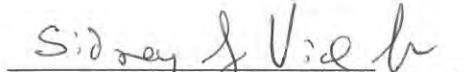


Paula B Jenevein

Printed Name:

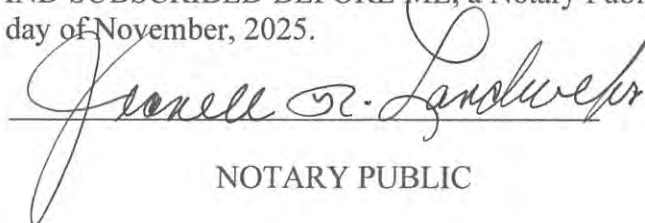
AFFIANT:

  
GEORGE A. JENEVEIN, JR.

  
Sidney J. Vial Jr

Printed Name: Sidney J. Vial Jr

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in Covington, Louisiana, this 25 day of November, 2025.

  
Jonell R. Landwehr

NOTARY PUBLIC



STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS 25 DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

KAREN JENEVEIN PRICE


who, after being by me first duly sworn did state that:

1. She is one of the heirs of Georgie Ann Raiford Jenevein and as such, she is entitled to one-fourth (1/4<sup>th</sup>) of one-sixth (1/6<sup>th</sup>) or one-twenty-fourth (1/24<sup>th</sup>) of the right, title and interest in and to the lands marked as Tract 2 on the Plat attached hereto as Exhibit "A".
2. She is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, she does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.

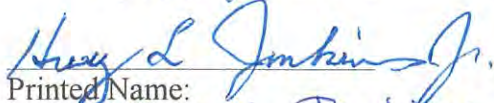
Further Affiant sayeth not.

WITNESSES:

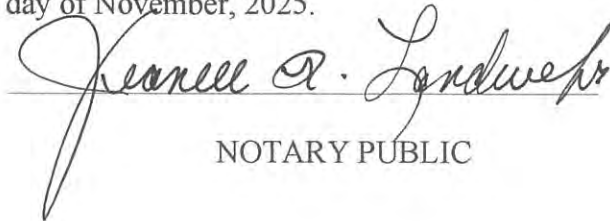
AFFIANT:

  
 Printed Name:  
 Albert Raiford Jr

  
 KAREN JENEVEIN PRICE

  
 Printed Name:  
 Huey L Jenkins Jr.

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in Covington, Louisiana, this 25 day of November, 2025.

  
 NOTARY PUBLIC

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS 25 DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

KEITH DREUX JENEVEIN

who, after being by me first duly sworn did state that:

1. He is one of the heirs of Georgie Ann Raiford Jenevein and as such, he is entitled to one-fourth (1/4<sup>th</sup>) of one-sixth (1/6<sup>th</sup>) or one-twenty-fourth (1/24<sup>th</sup>) of the right, title and interest in and to the lands marked as Tract 2 on the Plat attached hereto as Exhibit "A".
2. He is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, he does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.


Further Affiant sayeth not.

WITNESSES:

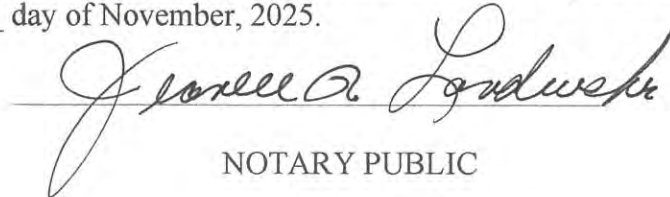
AFFIANT:

  
 Printed Name: Albert Raiford, Jr.

  
 KEITH DREUX JENEVEIN

  
 Printed Name: Huey L. Jenkins, Jr.

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in Covington, Louisiana, this 25 day of November, 2025.

  
 NOTARY PUBLIC



STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS 25 DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

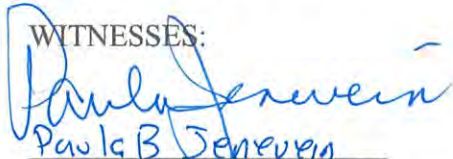
PAULA JENEVEIN VIAL

who, after being by me first duly sworn did state that:

1. She is one of the heirs of Georgie Ann Raiford Jenevein and as such, she is entitled to one-fourth (1/4<sup>th</sup>) of one-sixth (1/6<sup>th</sup>) or one-twenty-fourth (1/24<sup>th</sup>) of the right, title and interest in and to the lands marked as Tract 2 on the Plat attached hereto as Exhibit "A".
2. She is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, she does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.

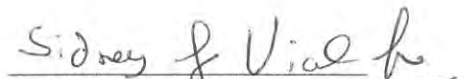
Further Affiant sayeth not.

WITNESSES:

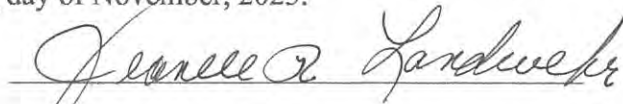
  
Printed Name: Paula B. Jenevein

AFFIANT:

  
Printed Name: PAULA JENEVEIN VIAL

  
Printed Name: Sidney J. Vial Jr

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in Covington, Louisiana, this 25 day of November, 2025.

  
NOTARY PUBLIC

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS 25 DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

PAULA JENEVEIN VIAL

who, after being by me first duly sworn did state that:

1. She is the manager of Jenevein Family, L.L.C., a Louisiana limited liability company, and she is duly authorized to make this Affidavit on behalf of Jenevein Family, L.L.C.
2. Jenevein Family, L.L.C. is the owner of an undivided one-sixth (1/6th) right, title and interest in and to the lands collectively marked as Tract 1 on the Plat attached hereto as Exhibit "A" (tracts labeled as "JENEVEIN FAMILY, L.L.C.").
3. Jenevein Family, L.L.C. is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, Jenevein Family, L.L.C. does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.

Further Affiant sayeth not.

WITNESSES:

Paula B Jenevein  
Paula B Jenevein

Printed Name:

Jenevein Family, L.L.C. by Affiant

Paula Jenevein Vial

PAULA JENEVEIN VIAL

Manager of Jenevein Family, L.L.C.

Sidney J Vial, Jr  
Printed Name: Sidney J. Vial, Jr

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in Covington, Louisiana, this 25 day of November, 2025.

Jeanette M. Landwehr  
NOTARY PUBLIC



STATE OF LOUISIANA

PARISH OF ST. TAMMANY

AFFIDAVIT

ON THIS 25 DAY OF NOVEMBER, 2025, before me, the undersigned authority, duly qualified, and the undersigned competent witnesses, personally came and appeared:

ALBERT M. RAIFORD, JR.

who, after being by me first duly sworn did state that:

1. He is the sole member and manager of AMRJR, LLC, a Louisiana limited liability company, and he is duly authorized to make this Affidavit on behalf of AMRJR, LLC.
2. AMRJR, LLC is the owner of an undivided one-third (1/3<sup>rd</sup>) right, title and interest in and to the lands collectively marked as Tract 1 on the Plat attached hereto as Exhibit "A" (tracts labeled as "JENEVEIN FAMILY, L.L.C.").
3. AMRJR, LLC is opposed to and does not consent to the variance requested by Smith, Warshauer & Liner, L.L.C. ("Applicant") as requested in Case Number 2025-4404-BOA pending before the Board of Adjustments, Department of Planning and Development, St. Tammany Parish, Louisiana ("Pending Case"), in particular, AMRJR, LLC does not consent to a variance of the required 8' opaque screen on all sides of the property as requested by Applicant in the Pending Case.

Further Affiant sayeth not.

WITNESSES:

AMRJR, LLC by Affiant:

Karen Price  
Printed Name:

Karen J. Price

Hugh L. Jenkins, Jr.  
Printed Name:

Hugh L. Jenkins, Jr.

Albert M. Raiford, Jr.  
ALBERT M. RAIFORD, JR  
Sole Member and Manager of AMRJR, LLC

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public in Covington, Louisiana, this 25 day of November, 2025.

Jeanette R. Lindwehr  
NOTARY PUBLIC



**BOA STAFF REPORT**  
2025-4419-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

**Location:** 213 Driftwood Street, Mandeville, Louisiana; Ward 4; District 10

**Applicant & Representative:** Nanette Thorne

**3<sup>rd</sup> Hearing Date:** January 6, 2026

**2<sup>nd</sup> Hearing Date:** December 2<sup>nd</sup>, 2025

**Initial Hearing Date:** November 10<sup>th</sup>, 2025

**Posted:** December 11, 2025

**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant for and after the fact variance to reduce the front yard setback from 25' to 2'

**Zoning of Property:**

S-1 Suburban Residential District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 500-2.1 A.2.c. The following minimum setback requirements are required for substandard lot of record: i. Front yard setback: 25 feet.

The objective of the request is to allow for a 529 square foot carport addition (23-foot-wide X 23-foot-long) to remain 2 feet from the front property line.

No hardship has been presented to justify the support of the requested after the fact variance.

Should the Board be in favor of the after the fact variance request, it should be subject to:

- Submit required plans for the addition of the carport to the Building Permit's office.

Should the Board not be in favor of the after the fact variance request, it should be subject to:

- Removal of the addition.





SANDALWOOD CT

S-1

GOLDENWOOD ST

S-1

RICHLAND DR S

DRIFTWOOD ST

TEAKWOOD CIR

ELMWOOD ST

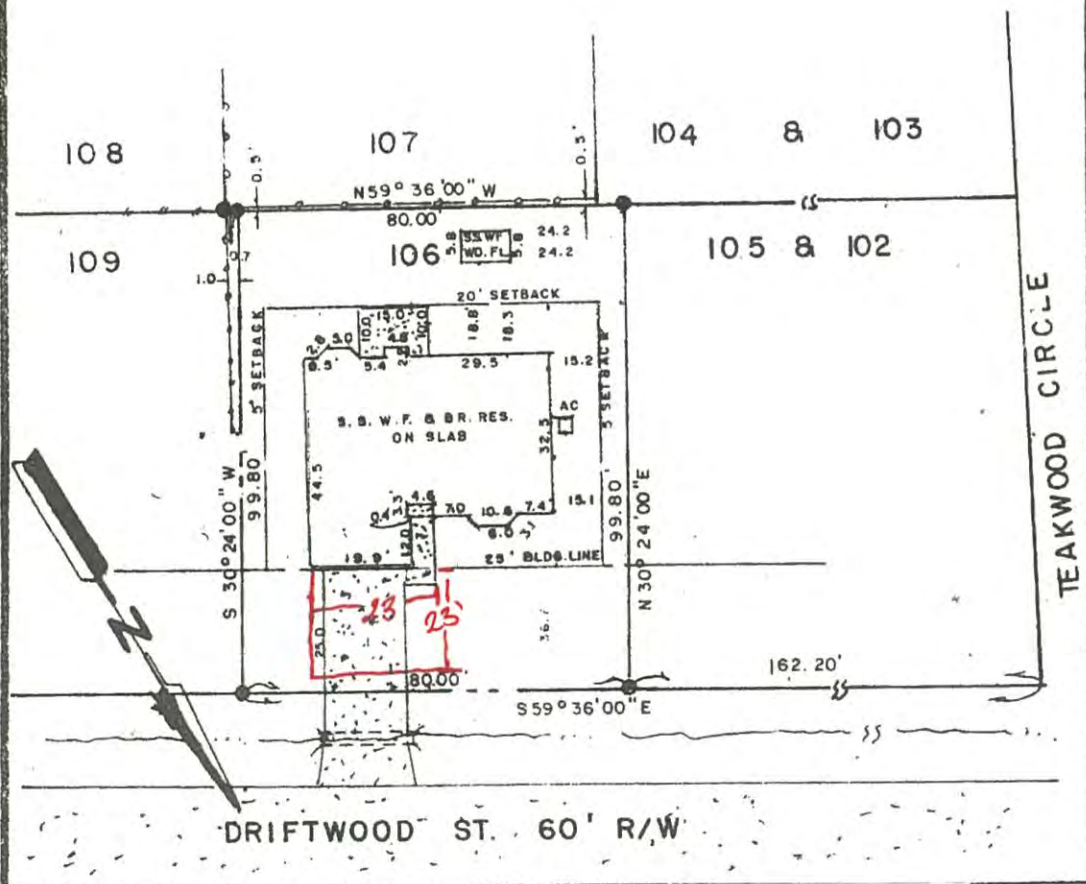
OAKWOOD DR

CEDARWOOD ST



NOTE: ACCORDING TO H.U.D. F.T.A. FLOOD HAZARD BOUNDARY MAP... 225,205 -02408 THIS PROPERTY IS:

NOT IN A FLOOD PRONE AREA  
 IS LOCATED IN FLOOD ZONE C



- SET IRON
- FOUND IRON
- FENCE POST

SCALE: 1" = 30'

MAP SHOWING SURVEY OF LOT NO. 106 # 213 DRIFTWOOD ST.

SUBDIVISION TANGLE WOOD II

LOCATED IN SEG'S 39 & 47, T8S-R11E, G.L.D.

NEAR MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.

FOR FIRST AMERICAN TITLE INSURANCE CO. &

FOR DONNA RUIZ w/o CRAIG SEXTON ST- 1289 - NB



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS MAY BE NOTED ABOVE.

SLIDELL, LOUISIANA

DATE: MARCH 15, 1988

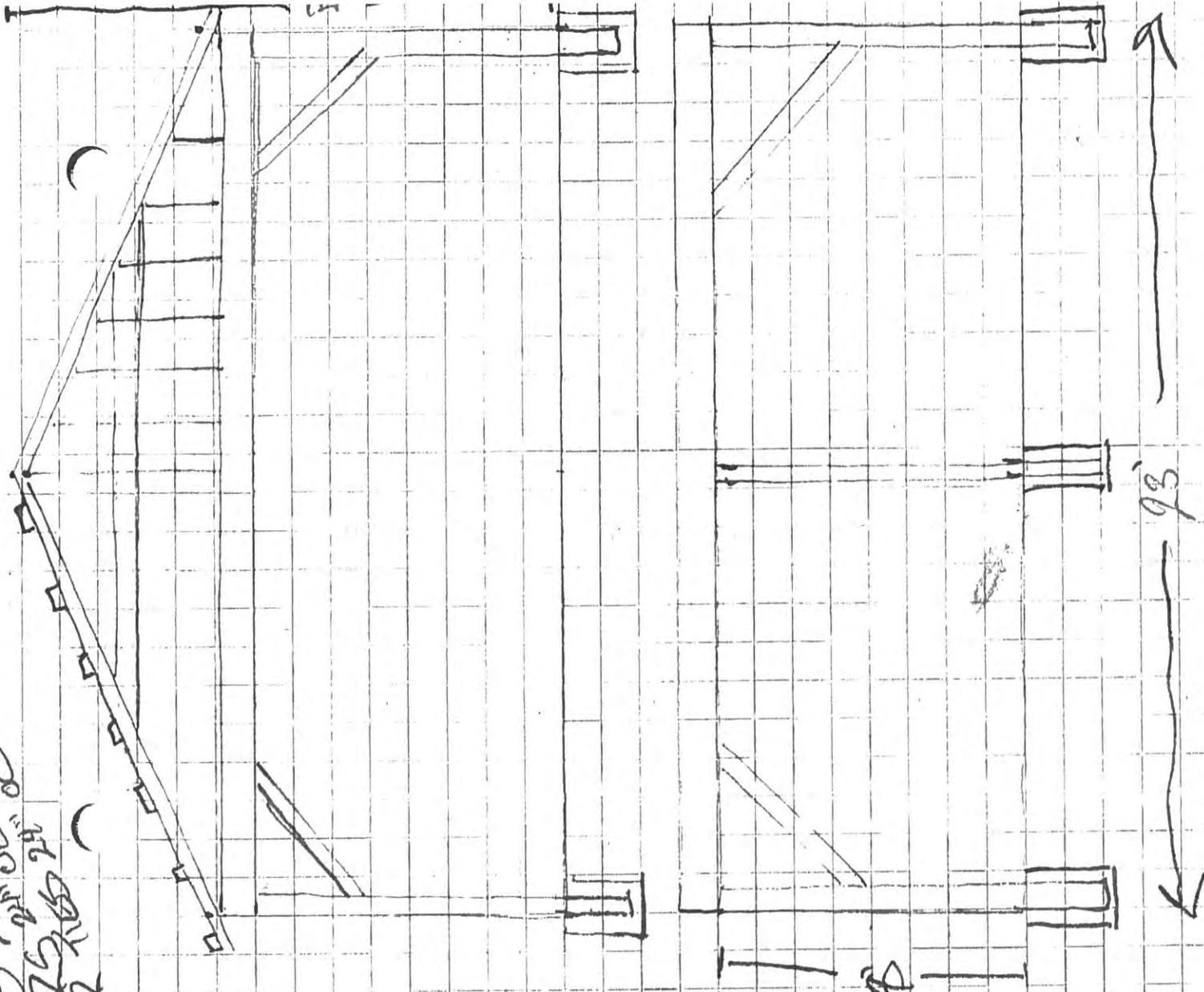
JOB NO. 100142

*Albert A. Lovell*  
 ALBERT A. LOVELL & ASSOCS., INC.  
 CONSULTING ENGINEERS



2x12 PURLINS 16' ON C  
 2x12 RAFTERS 24" ON C  
 2x12 COLLAR  
 2x12 PINE 16' ON C  
 2x12 PINE 16' ON C

2x12 POST 136" OC  
 2x12 BEAMS  
 2x12 ALGUE ROOF BRACES  
 2x12 DOUBLE  
 2x12 DOUBLE



16' ON C = 1 FOOT











**BOA STAFF REPORT**  
2025-4463-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

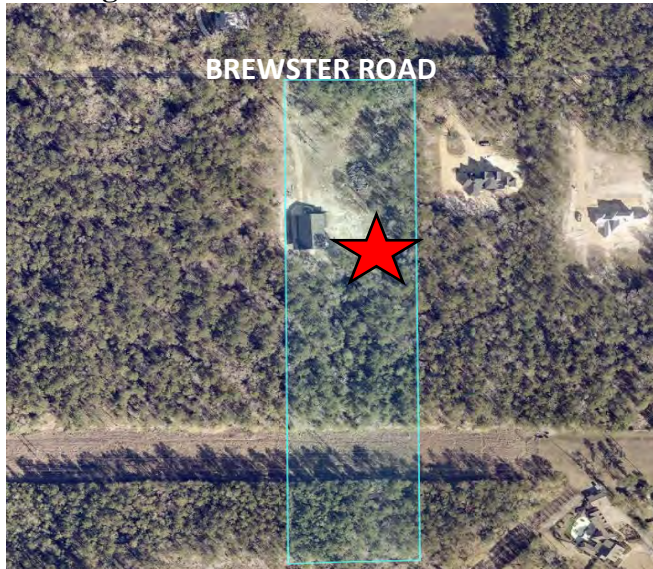
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

**Location:** 14390 Brewster Road, Covington, Louisiana; Ward 1; District 1  
**Applicant & Representative:** Charles & Gina Bloodsworth

**2<sup>nd</sup> Hearing Date:** January 6, 2026  
**Hearing Date:** December 2, 2025

**Posted:** December 11, 2025  
**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant for after-the-fact variance requests to reduce the required:

- landscape and natural buffers from 50' to 25' on the south and east sides of the property.
- landscape and natural buffer from 25' and to 13'7" on the west side, where the residence is located.

**Zoning of Property:**

L-2 Large Lot Residential District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code and the attached Exhibit 600-3-1-1, a 25' Natural & Landscape area along the street & 50' Natural and Landscape area along the side and rear must be maintained on all residentially zoned lot 5 acres or larger.

The objective of the request was to allow for a 25-foot natural and landscape buffer along the south, east and west sides of the property and to allow for a the required natural and landscape area to remain at 13'7" where the residence is located.

Based on the revised plan submitted, consideration should be given to the following:

- **Variance** of the required 50-foot natural and landscape buffer for approximately 620 feet, with replanting of trees and shrubs within the first 70 feet along the western side of the property.
- **Reduction** of the required 50-foot natural and landscape buffer to **10 feet** for a length of approximately 53 feet along the eastern side of the property.

Note that letters of no objection have been submitted by the adjoining property owner.



**BOA STAFF REPORT**  
2025-4463-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

Should the Board be in favor of the requests, it should be subject to:

- Submission of a replanting plan for the first 70 feet of the western side of the property, consistent with Exhibit 600-3-4.
- Establishment of a timeline for completion of the replanting.

Should the board not be in favor of the requests, it should be subject to:

- Relocation of existing and future driveways to a minimum of 50 feet from the eastern and western property lines.
- Replanting of the full 50-foot natural and landscape buffers along both the eastern and western sides, in accordance with Exhibit 600-3-4, except where the residence is currently located.

**Exhibit 600-3-4 Remediation Planting Requirements for Natural Areas.**

<b>Remediation Planting Requirements for Natural Area</b>			
<b>Per 1,250 square feet or 25' x 50' area</b>	<b>2 Canopy trees</b> Minimum 5-gallon root ball & 5 feet in height. Must be native trees per STP Native Tree List	<b>1 Understory trees</b> Minimum 3-gallon root ball & 4 feet in height. Must be native trees per STP Native Tree List	<b>5 Shrubs</b> Minimum 1- to 3-gallon root ball & 2 feet in height at time of planting. Must be selected from STP list or native species approved by Parish licensed landscape architect.
<i>Note: Plant height shall be measured from the top of the root ball to the tip of the highest branch at the time of planting.</i>			
<i>Note: Approved driveways are excluded from the square footage calculation.</i>			



2025-4463-BOA

BREWCLAIR

L-1

BREWSTER RD

L-1

L-2

DENDINGER DR

Tchefuncte Trace  
L-1





**Exhibit 600-3-1-1 Summary of Land Clearing, Buffer, and Landscaping Requirements.**

<b>Requirement Criteria: Land Use, Lot Size and Number of Lots</b>	<b>Land Clearing Permit</b>	<b>Tree Survey</b>	<b>Planting Plan</b>	<b>NAT &amp; LA Areas</b>	<b>Mitigation Plan</b>	<b>Natural and Landscaped Area Size</b>
<b>Residential</b>						
Single-Family and Duplex - Lot $\geq$ 5 acres outside a platted subdivision	Y	N	N	NAT	Y	25' street & 50' side and rear buffer on each individual lot
Subdivision with 6 to 24 lots (including single family and duplex) and $\geq$ 5 acres	Y	N	N	NAT	Y	50' natural area (NAT) along all external roadways
Subdivision (including single-family and duplex) $\geq$ 25 lots	Y	Y	N	NAT	Y	50' natural area (NAT) along all external roadways
Multifamily (3+ units)	Y	Y	Y	LA	Y	Commercial Landscape Standards <b>600-3.4.D</b>
<b>Nonresidential</b>						
Forestry/Agriculture $\geq$ 5 acres	Y	N	N	NAT	Y	50' natural area (NAT) along all external roadways
Commercial	Y	Y	Y	LA*	Y	Commercial Landscape Standards <b>600-3.4.D</b>
Medical	Y	Y	Y	LA*	Y	Commercial Landscape Standards <b>600-3.4.D</b>
Institutional	Y	Y	Y	LA*	Y	Commercial Landscape Standards <b>600-3.4.D</b>
Parks/Recreation	Y	Y	Y	LA*	Y	Commercial Landscape Standards <b>600-3.4.D</b>
Industrial	Y	Y	Y	LA*	Y	Commercial Landscape Standards <b>600-3.4.D</b>
Where "Y" = Yes, Required and "N" = Not applicable						
"LA" = Landscaped Areas						
"NAT" = Natural Areas in accordance with <b>Sec. 600-3.2(D)</b>						
<b>Mitigation</b> is applicable to all types of property upon which landscaping or preservation is required as per <b>Section 600-3.2(D) &amp; 600-3.3(E)</b>						
<b>Waterway Buffers</b> apply to all property types per <b>Sec. 600-3.2(E)</b>						



**REASON FOR VARIANCE/APPEAL:**

(Please state in box below your specific request for a variance or appeal)

I am requesting a 25 foot buffer on all four sides of my property. I have acquired no objection letters from both of the property owners adjacent to my property. I am requesting a variance for the location of my structure and septic tank in relation to the property line to reduce from 50 feet to 12 feet. Requesting driveway non-structure cement up to the property line. I will provide a landscape plan for replanting of trees where needed.

**Standards for Approval of Variances (UDC Sec. 200-3.9 – Variances, G)**

Before a variance is granted, the Board of Adjustment shall determine that all the following standards for approval are met:

1. The request for variance is not self-imposed. Variances may not be granted by the Board if the request is considered a “personal preference.”
2. The variance request is not based solely on financial hardship. Variances may not be granted by the Board if the request is considered strictly a financial hardship.
3. The particular physical surroundings, shape or topographical conditions of the property would result in unnecessary hardship, as distinguished from a mere inconvenience, if the provisions of the UDC were literally enforced.
4. The variance request is based on ameliorating a practical difficulty or unnecessary hardship. If the applicant can prove through testimony and presentation of factual documentation or evidence to the Board that a practical difficulty or unnecessary hardship would be imposed if a variance was not granted, then the Board may consider granting the variance request.
5. The variance, if granted, would not impose an adverse effect on the adjacent neighbor’s property or surrounding neighborhood. If the variance request adversely effects an adjacent property owner or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the Board may decide not to grant the applicant’s variance request.
6. The granting of the variance would not establish an undesirable precedent. The Board may deny the granting of a variance request which may result in the establishment of a dangerous or unfavorable precedent to the parish.
7. The variance, if granted, would not result in increased flood heights or additional threats to public safety.



SIGNATURE OF OWNER/APPLICANT

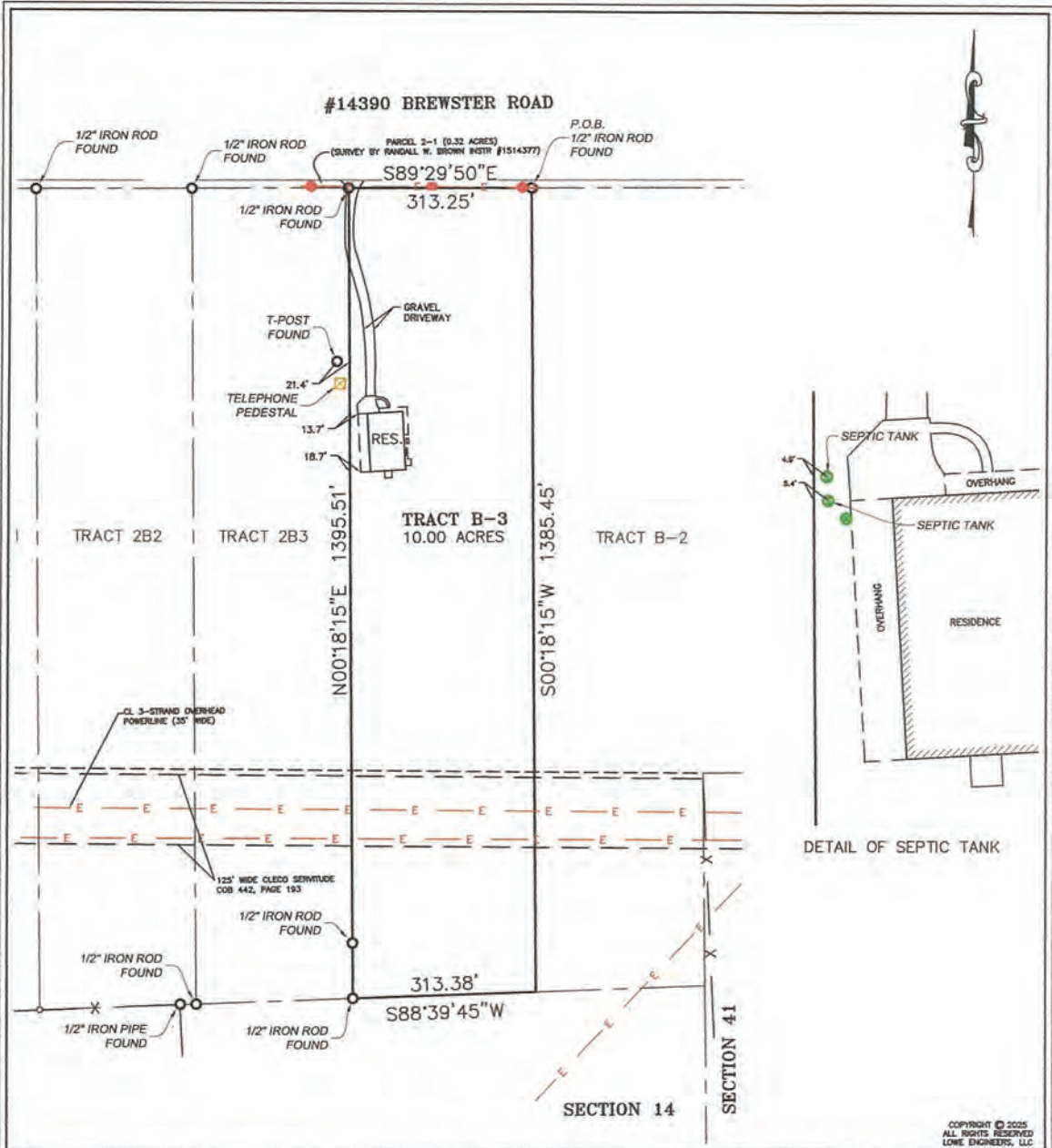
10/27/25

DATE OF APPLICATION









<p><b>BUILDING SETBACKS:</b> FRONT: N/A SIDE: N/A SIDE STREET: N/A REAR: N/A BASIS FOR BEARINGS: THE REFERENCE SURVEY.</p>	<p><b>REFERENCE SURVEY:</b> A SURVEY BY THIS FIRM WITH SURVEY NO. 22-140070 DATED 2/21/22. <b>NOTE:</b> THE P.O.B. IS REPORTED TO BE SOUTH - 40.00'; N89°29'00"W-400.00'; SOUTH - 13.00'; S89°29'50"E-638.67' FROM THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 &amp; 14.</p>	<p><b>NOTE:</b> Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned. <b>NOTE:</b> Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract. <b>NOTE:</b> This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.</p>
--	---	--

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

A SURVEY MAP OF  
**TRACT B-3**  
situated in  
Section 14, Township 7 South, Range 10 East  
Greensburg Land District, St. Tammany Parish, Louisiana  
for  
**CHARLES & GINA BLOODSWORTH**

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C Revised: OCTOBER 17, 1989

**LOWE ENGINEERS**

Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com  
e-mail: MandevilleTeam@loweengineers.com

Survey No. 25-140458  
Date: OCT. 21, 2025  
Drawn by: SPH  
Scale: 1" = 180'  
Revised:

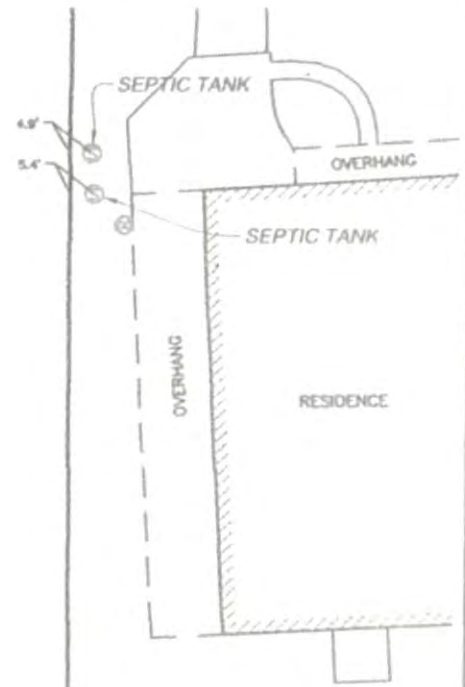
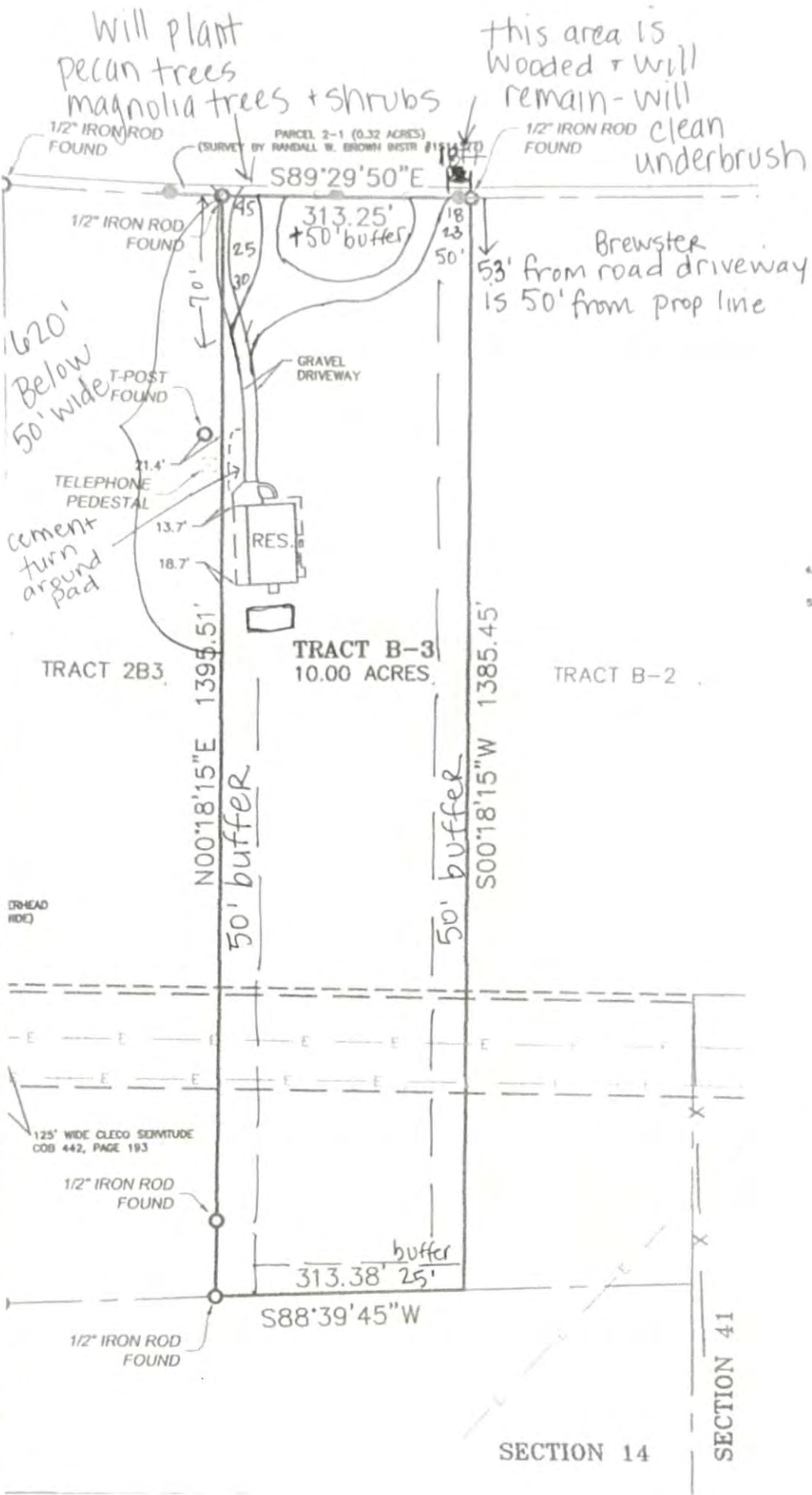
This Survey is Certified True and Correct By

**STEVEN P. HEBERT**  
License No. 5372  
SURVEYOR

Steven P. Hebert  
Professional Land Surveyor  
Registration No. 5372







DETAIL OF SEPTIC TANK

October 24, 2025

Charles Bloodsworth:

I am agreeable to decreasing the side buffer zone bordering both of our properties from 50 feet to 25 feet. I have no objection to a variance required to achieve the above. This reduction in buffer zone will mitigate any possible future damage to our respective homes from a severe weather event, which may cause downing of nearby trees.

Thank you,

A handwritten signature in black ink, appearing to be 'M Guillory', with a long horizontal stroke extending to the right.

Matthew Guillory  
14366 Brewster Rd  
Covington, LA 70433



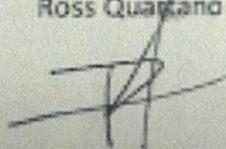
To Charlie Bloodsworth and Helen Lambert,

Please reduce the required side no cut buffers from 50 to 25 feet.

This will be advantageous in the event of severe weather with respect to clearing the multiple 50+ foot tall trees which present danger to the home site.

Best Regards,

Ross Quartano

A handwritten signature in black ink, appearing to be 'Ross Quartano', written over the printed name.

5-31-22



**BOA STAFF REPORT**  
2025-4484-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stp.gov.org/planning](http://stp.gov.org/planning)

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**Location:** 405 Shady View Lane, Covington, Louisiana; Ward 1; District 1  
**Applicant & Representative:** Michael & Kathryn Munna

**Initial Hearing Date:** January 6, 2026

**Posted:** December 15, 2025  
**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant for an after the fact variance to reduce the side yard setback from 5' to 1' and the rear yard setback from the side street from 5' to 1' for an accessory building.

**Zoning of Property:**

PUD Planned Unit Development  
Overlay

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 600-6.1 3.a. iii. Accessory structures measuring less than 200 square feet in area shall be located at a minimum of 25 feet from the front lot line, a minimum 5 feet from an interior rear lot line, a minimum 5 feet from an interior side lot line.

The objective of the request is to allow for a 100 square foot accessory building to remain at a distance of 1 foot from both the side and rear property lines.

The following factors should be considered regarding the requested variances:

- **Site Constraints:** As illustrated in the attached photos, the existing pool, concrete pool deck, and landscaping significantly limit available space in the backyard, making compliance with the standard 5-foot setback requirement impractical.





**BOA STAFF REPORT**  
2025-4484-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- The rear of the lot is abutting a designated greenspace, ensuring that the proposed placement will not create adverse drainage issues or visual impacts for neighboring properties in the rear.
- Drainage pipes and gutters are being installed along both sides of the accessory building to effectively manage runoff and prevent any negative impact on adjacent properties.

Should the Board be in favor of the requests, it should be subject to:

- Completion of the installation of the pipes and cutters to meet drainage requirements.

Should the board not be in favor of the requests, it should be subject to:

- Removal of the accessory building.



SHADYVIEW

PUD





## REASON FOR VARIANCE/APPEAL

We respectfully request a variance/exception granted by the Parish for the location of our 10 ft. by 10 ft. storage shed needed for tools, gardening equipment, and other necessary items to take care of our yard at 405 Shady View Lane in Southdown Subdivision. The current code requires a 5 ft. setback from our property lines, and we are requesting a 1 ft. setback from the adjacent fence to our neighbor's property and a 1 ft setback from the back fence, which is dedicated and declared greenspace. Currently, our shed sits on a concrete slab in this location **(see picture below)**.







Rear side from green space





**Adjacent Neighbors Gazebo**

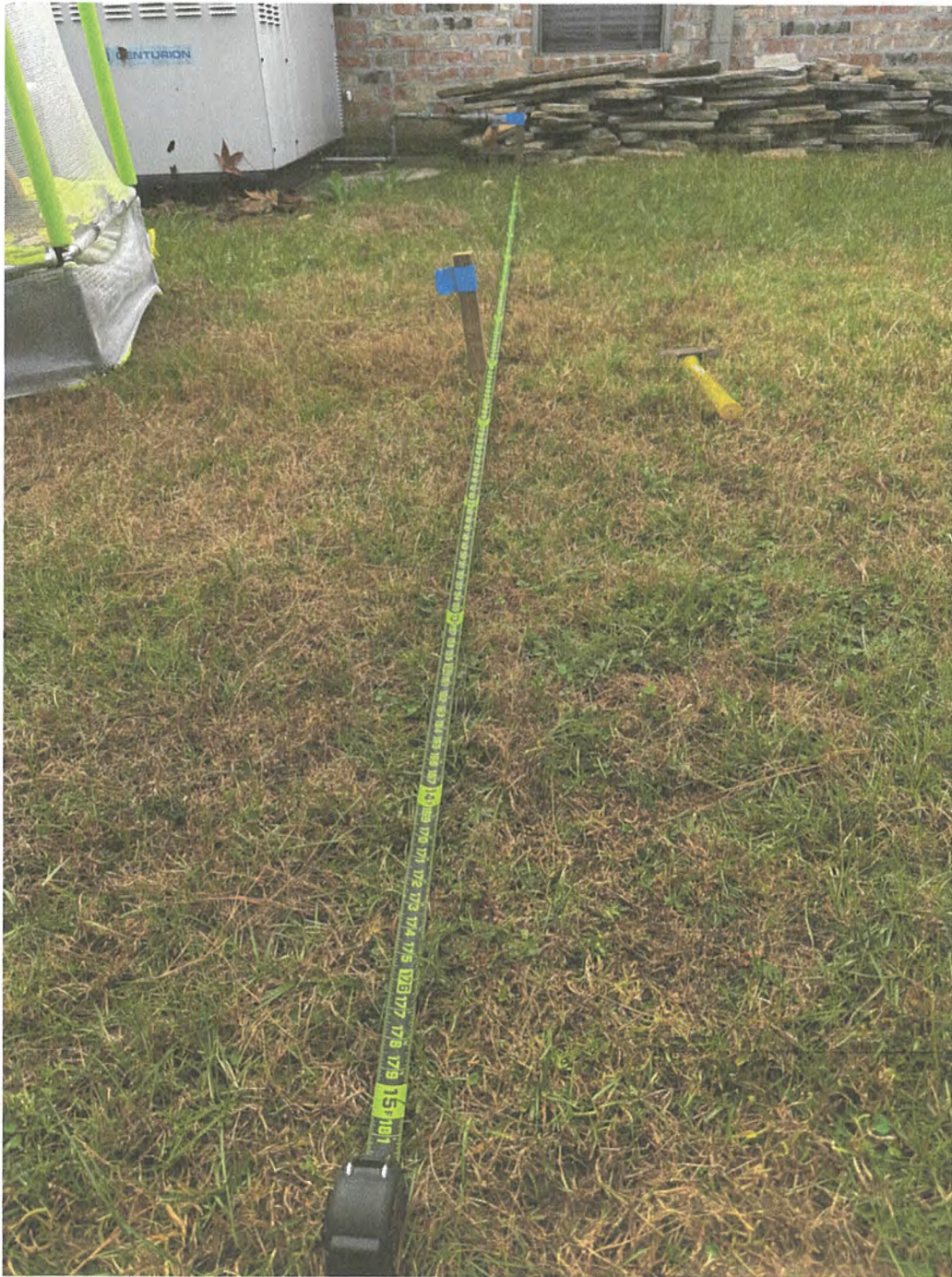
We also have no other practical space to house our 10 ft. x 10 ft. shed. The small sliver of green space on the right side of our home (if looking at the home from the street) is not 10 ft. wide. **See the picture below.**













Additionally, the back left corner of our property is where the hot tub and garden are located. As shown in the pictures below, there isn't enough space to fit the shed between the hot tub and the back and left sides of our property without also falling within the 5-foot setback margins.





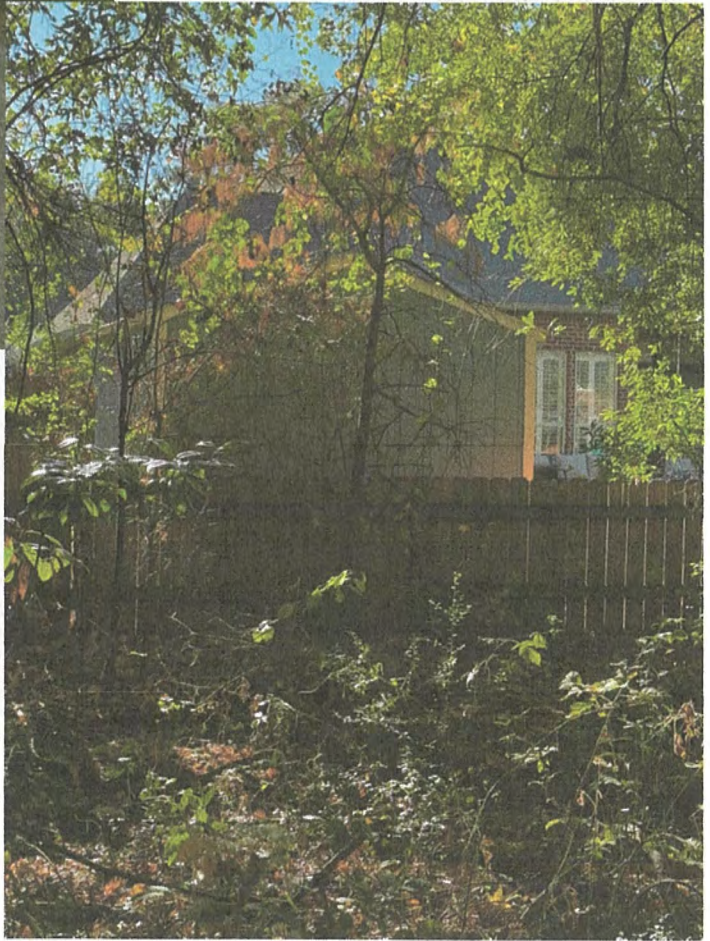
our property along the adjacent fence line, and empties directly into the basin and ditch located on the street. I have already had a drainage company come and install two drain lines on both sides of the shed, and they were tied into the existing 8" drainage pipe **as shown in the pictures below**. Next, I will have gutters installed on both sides of the shed with the downspouts hooked directly into the newly installed drains.



We understand this is a lot of information, and there may be more information required by the Parish to process our request. We invite a representative from the Parish to walk our property to verify measurements and space availability. Thank you for your time and consideration.

Sincerely,  
The Munnas





Estimate for shed and concrete removal

# ESTIMATE



Morales solutions llc  
985 3354177

**BILL TO**  
405 Shady lane madisonville la

**ESTIMATE #** 100  
**ESTIMATE DATE** 11/08/2025

DESCRIPTION	AMOUNT
work to remove and shed to remove the concrete slab and relocate it in the same address. 10x10 concrete slab will have to be chipped and hauled out by an excavator or by hand and wheel barrow.	3,000.00
to form up , install steel 6 mill visqueen and pour again 3000.00	3,600.00
<b>TOTAL</b>	<b>\$6,600.00</b>

*Geoncio*



# Receipt for shed



Built Tuff Since 1981



Hello Michael Munna,

Congratulations on making a great choice on a new Tuff Shed building. We thank you for your business and look forward to working with you on your building project.

We'll be communicating additional updates to you about your building's status via email and text including some action items for you outlined below.

- What to Expect Guide – Customer Review & sign off of important building and process details
- Builder's Helper – Customer Review & sign off to send your shed into production
- Permitting – Confirm customer has verified permitting with local municipality
- HOA approval, Zoning & Building Permits are typically homeowner responsibility. If you haven't already purchased or arranged for your permit – please ensure that you have this information ready for when our associates reach out to help quickly move your order through the system.

Additionally, your Local Tuff Shed team will be in contact with you within the next few days to review your order details, discuss next steps and schedule an installation date.

Because of higher than normal demand for our products, it may take us a little longer to schedule the manufacturing and installation of your building. Please bear with us. We promise, we WILL be in touch. If you have a product question that is not related to scheduling, please contact us via email at [tuffshedsales@tuffshed.com](mailto:tuffshedsales@tuffshed.com).

Thanks again,

Your Tuff Shed Sales and Design Team.

## Order and Building Details

\*Building Selections and Prices Based on Delivery Zip Code 70433 selected by customer. Rules and limitations apply and prices are subject to change. Prices below may not include applicable taxes, or other additional fees that may apply, including charges for permits, engineering and leveling. Tuff Shed will review orders which have been placed, and will inform customer of any other additions, requirements or changes required by the local building municipality. Once an order has been placed and reviewed, pricing is guaranteed for up to six (6) months. If the installation is not completed within six (6) months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges. [Click here for more detailed pricing disclaimer.](#)

Order Number	01353540
Base Building	Premier Tall Ranch
Size	10ft x 10ft
Roof Type	Standard
Roof Color	Shakewood
Siding Type	Siding
Siding Color	Customer Supplied Color
Trim Color	Customer Supplied Color
Accent Color	None
Current Promotion:	50% Off Select Options, None
Configured Building Base Price	\$4,387.00
Selected Upgrades and Services	\$2,400.01
Promotional Discounts	(\$796.20)
Subtotal	\$5,989.47
Tax	\$554.06
<b>Grand Total</b>	<b>\$6,543.53</b>

Questions/Comments? Email [tuffshedsales@tuffshed.com](mailto:tuffshedsales@tuffshed.com).



1777 S. Harrison St. Suite #600, Denver, CO 80210 © 2018 Tuff Shed, Inc.



**BOA STAFF REPORT**  
2025-4486-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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**Location:** 70301 State Street, Abita Springs, Louisiana; Ward 4; District 11

**Applicant & Representative:** Hallmark Homes – George Hallal

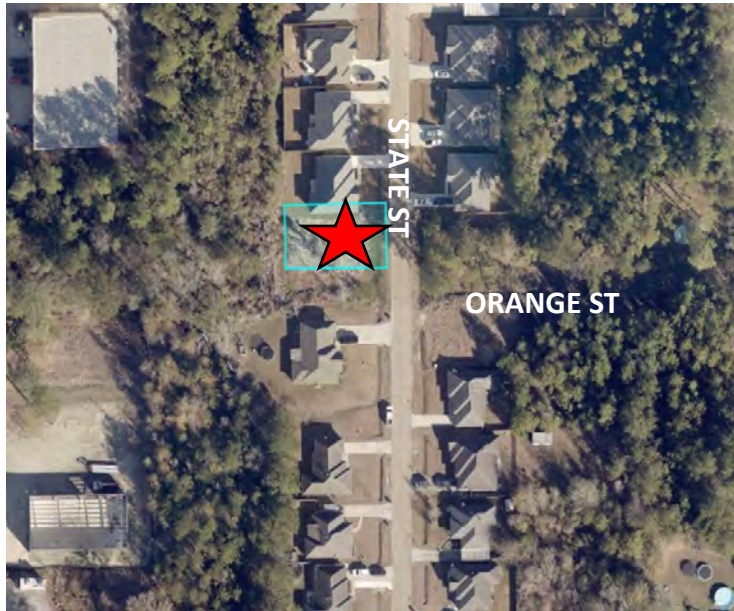
**Initial Hearing Date:** January 6, 2026

**Posted:** December 12, 2025

**Date of Report:** December 17, 2025

**Variance(s) Requested:**

Request by an applicant for a variance to reduce the side yard setback from 7.5' to 5' and the setback from the corner side street from 10' to 5'.



**Zoning of Property:**

L-2 Large Lot Residential District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 500-2.1 A.2.c.iii. Side yard setbacks. (A) Lots with widths 50 feet or less: Minimum 5 feet per side yard. (B) Lots with widths greater than 50 feet: Minimum 7.5 feet per side yard. (C) All corner lots: Minimum 10-foot side yard setback from the side street.

The objective of the request is to construct a single-family residence with a 5-foot setback from both the interior side property line and the side street property line. Although the attached narrative notes that approximately 60 other homes, within the subdivision, have been built with 5-foot setbacks on each side, no hardship has been demonstrated to justify the variance requests.

Note that a letter of no objection has been submitted by the adjoining property owner, along with two letters of objection.



2025-4486-BOA

ABITA SPRINGS

HC-2

HC-2

STATE

L-2

HOFFMAN

MERCER

S-2






**VARIANCE REQUEST FOR SERVITUDE**

Abita Springs Terrace is a subdivision that was approved about 1928 consisting of lots measuring 30 feet wide and 100 feet in depth. Two 30 foot lots are combined to produce a building site of 60 feet by 100 feet for a home. The Parish approved the setbacks of 25 feet in front and 5 foot side servitude. Presently, there are approximately 60 homes already constructed with a side servitude of 5 feet. Hallmark Homes received Parish Approval for the construction of Abita Avenue and State Street in Abita Springs Terrace with these servitudes. Hallmark Homes also installed all Central Utilities including water, sewer, gas and electricity and have surrendered them to the Utility companies. All the Utilities are underground and are located in the 25 foot street servitude thus eliminating any reason to enter the rear of each lot. I do not recall any reason that occurred for anyone to enter the rear yard of these homes. There are no problems with the 5 foot current servitude.

**Standards for Approval of Variances (UDC Sec. 200-3.9 – Variances, G)**

Before a variance is granted, the Board of Adjustment shall determine that all the following standards for approval are met:

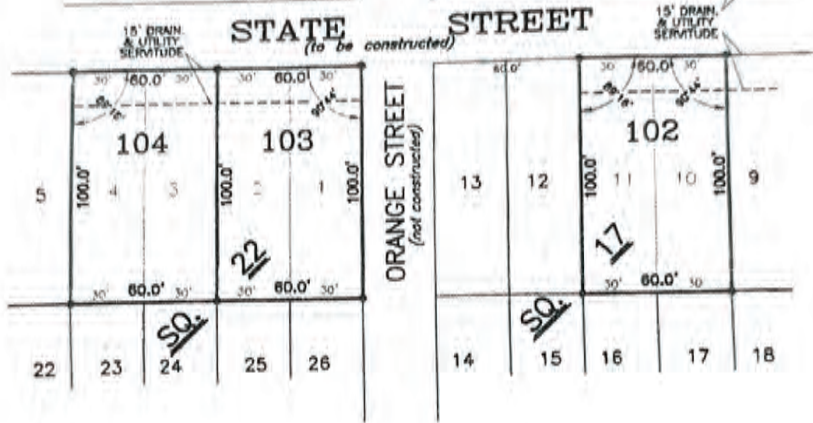
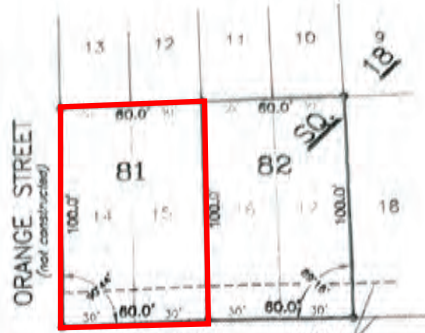
1. The request for variance is not self-imposed. Variances may not be granted by the Board if the request is considered a "personal preference."
2. The variance request is not based solely on financial hardship. Variances may not be granted by the Board if the request is considered strictly a financial hardship.
3. The particular physical surroundings, shape or topographical conditions of the property would result in unnecessary hardship, as distinguished from a mere inconvenience, if the provisions of the UDC were literally enforced.
4. The variance request is based on ameliorating a practical difficulty or unnecessary hardship. If the applicant can prove through testimony and presentation of factual documentation or evidence to the Board that a practical difficulty or unnecessary hardship would be imposed if a variance was not granted, then the Board may consider granting the variance request.
5. The variance, if granted, would not impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood. If the variance request adversely effects an adjacent property owner or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the Board may decide not to grant the applicant's variance request.
6. The granting of the variance would not establish an undesirable precedent. The Board may deny the granting of a variance request which may result in the establishment of a dangerous or unfavorable precedent to the parish.
7. The variance, if granted, would not result in increased flood heights or additional threats to public safety.

  
SIGNATURE OF OWNER/APPLICANT

11/24/2025  
DATE OF APPLICATION



**APPROVAL:**  
*Ron Kulla*  
 SECRETARY, REGIONAL PLANNING COMMISSION  
 PLANNING ENGINEER  
 DATE: 12-22-2004 FILE NUMBER: 3698F  
 DEPUTY CLERK OF COURT: *Melanie Byanell*



**LEGEND**  
 ◆ = IRON ROD TO BE SET UPON APPROVAL

**REFERENCE SURVEY:**  
 PLAT OF ABITA SPRINGS TERRACE, FORMERLY PONCHITOLA SUBD. No. 4 BY LOWELL E. CUMMINGS, R.L.S., DATED 3-20-81, DRAWING No. 61-31.

**NOTE:**  
 ANY UTILITIES AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

AREA TABLE	
LOT 81	6000 SQ. FT.
LOT 82	6000 SQ. FT.
LOT 102	6000 SQ. FT.
LOT 103	6000 SQ. FT.
LOT 104	6000 SQ. FT.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0238 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

RESUBDIVISION OF LOTS 14 thru 17, SQUARE 18 INTO LOTS 81 & 82 AND LOTS 10 & 11, SQUARE 17 INTO LOT 102 AND LOTS 1 thru 4, SQUARE 22 INTO LOTS 103 & 104  
**ABITA SPRINGS TERRACE**  
 (formerly PONCHITOLA SUBDIVISION No. 4)  
 SITUATED IN SECTION 7, T7S-R12E ST. TAMMANY PARISH, LA.

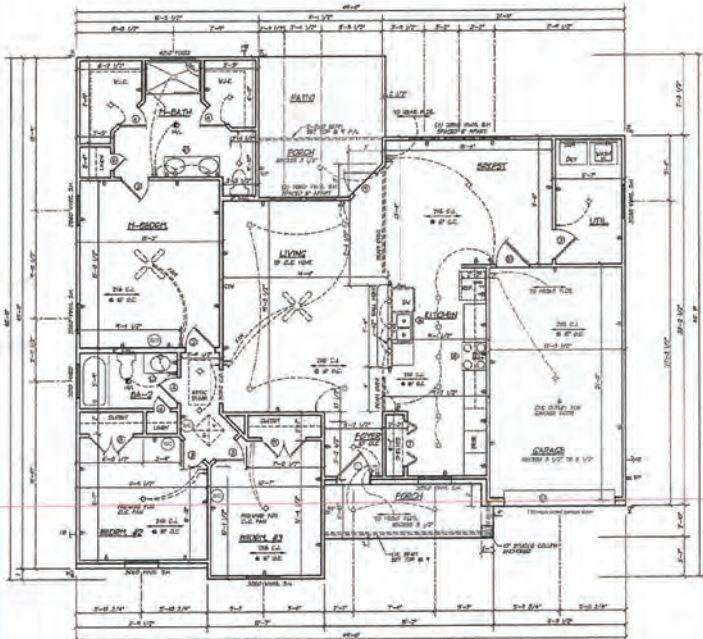
PREPARED FOR:  
 DEBORAH BERRIGAN HALLAL  
 AND GEORGE A. HALLAL, JR.



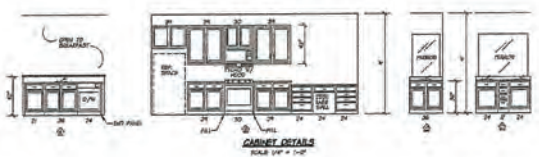
**Fontcuberta**  
**Surveys**  
 INCORPORATED  
 PROFESSIONAL LAND SURVEYORS

*Thomas J. Fontcuberta*  
 SURVEYOR

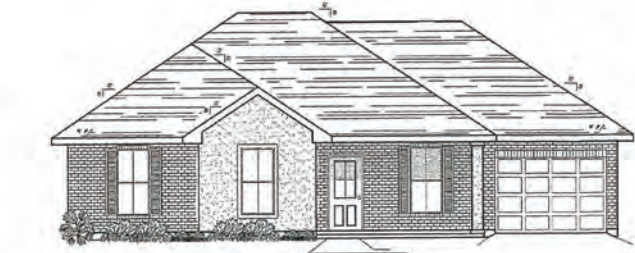
DATE	SCALE	P.O. BOX 1782 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
11-15-2004	1" = 50'		DPB	TJF	432417	129-249



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
9" CEILING HEIGHT TYPICAL  
(SEE EXHIBIT NOTE)



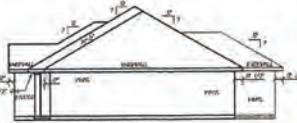
**CABINET DETAILS**  
SCALE 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



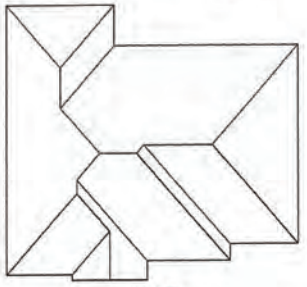
**LEFT SIDE ELEVATION**



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**  
SCALE 1/4" = 1'-0"



**Roof Plan**  
SCALE 1/4" = 1'-0"

**TOTAL AREA**

TOTAL FLOOR	547 SQ. FT.
REAR PORCH	87 SQ. FT.
REAR WOODCH	86 SQ. FT.
DRIVWAY	285 SQ. FT.
<b>TOTAL GAR.</b>	<b>405 SQ. FT.</b>

**Electrical Legend**

X	Face Note
○	Light Fixture
○	Recessed Light
○	Panelboard
○	LED Dimmer Light
○	Single Switch
○	2 Way 4 Way Switch
○	TV
○	DATA
○	Double Circuit Message Detector
○	LED Light Fixture

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	2-20-18	HWB	JOB ELEVATIONS
2	2-20-18	HWB	PAINT, FLOORING, INTERIOR
3	2-20-18	HWB	
4	2-20-18	HWB	
5	2-20-18	HWB	
6	2-20-18	HWB	
7	4-1-18	HWB	8-POU
8	4-1-18	HWB	CO PAIR 2008
9	4-1-18	HWB	1.5" x 1.5" x 6" JO
10	4-1-18	HWB	6 PANEL SOLID CORE
11	10-17-18	HWB	SH. GARAGE DOOR

**SOUTHERN COUNTRY DESIGNS, L.L.C.**  
Where the American Dream Begins!  
985-452-4830  
email: scdesigns@gmail.com

Plans for:  
**Hallmark Homes**  
Lot 81, State Street  
Abita Springs Terrace

PROJECT NO. 6338  
DATE: 02/18/18  
DRAWN BY: HWB

SHEET TITLE:  
**FLOOR PLAN**



**PICTURES OF HOMES IN THE SUBDIVISION SHOWING THE CURRENT SETBACKS**

**ABITA TERRACE**





ABITA TERRACE





ABITA TERRACE





**LOT 81 – STATE STREET AND LOT 82 STATE STREET**





10/10/2025

To: St. Tammany Parish Board of Adjustment  
Department of Planning and Development

Re: Variance Request for 70301 State St, Mandeville, LA 70471 — Setback Reduction

Dear Members of the Board of Adjustment,

I, Vanessa Ramirez, owner of the property located at 70307 State St, Mandeville, LA 70471, have been informed of my neighbor Hallmark Homes, Inc.'s request for a side yard setback variance at 70301 State St, Mandeville, LA 70471.

I have reviewed the proposed plan and have no objection to the requested variance. I understand the nature of the proposed setback reduction and believe it will not negatively impact my property or the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Vanessa Ramirez". The signature is written in a cursive, flowing style.

Vanessa Ramirez

Property Address: 70307 State St., Mandeville, LA 70471

**From:** Shani Comeaux  
**Sent:** Friday, December 12, 2025 2:22 PM  
**To:** Council Staff <council@stp.gov.org>  
**Subject:** Public Comment Submission – Case No. 2025-4486-BOA (Jan 6, 2026)

**[EXTERNAL EMAIL] THINK BEFORE YOU CLICK**

Dear Members of the Board of Adjustment,

I am writing on behalf of multiple neighboring property owners regarding **Case No. 2025-4486-BOA**, scheduled for hearing on **January 6, 2026**.

Attached for the Board's review and inclusion in the official record are:

- A **one-page written public comment** outlining our objection to the requested variances, and
- A **more detailed written objection** provided as supplemental information.

As neighboring property owners, we support responsible development that complies with parish zoning regulations and protects neighborhood safety, access, and character. After reviewing the requested variances, we have concerns that the application does not meet the criteria required for approval and that granting such relief would negatively impact surrounding properties and set an unfavorable precedent.

Thank you for your time, consideration, and service to the community. Please let me know if any additional information is needed prior to the hearing.

Respectfully,

**Shani Comeaux**  
On behalf of Concerned Neighboring Property Owners



Written Public Comment / Objection  
Case No.: 2025-4486-BOA  
Board of Adjustment – St. Tammany Parish  
Hearing Date: January 6, 2026

To the Members of the Board of Adjustment,

We are neighboring property owners writing collectively to express our objection to the requested variances in Case No. 2025-4486-BOA, concerning property located within an L-2 Large Lot Residential District.

The applicant is requesting variances to reduce the side yard setback from 7.5 feet to 5 feet and the corner side street setback from 10 feet to 5 feet. After reviewing the request, we respectfully believe these variances do not meet the criteria required for approval and should be denied for the following reasons.

1. The request represents a substantial deviation from parish regulations. The reductions requested are not minor adjustments. A one-third reduction of the side yard setback and a fifty-percent reduction of the corner side setback materially alter the development standards established for this zoning district. These regulations exist to protect neighborhood safety, spacing, and character, particularly on corner lots where visibility and access are critical.
2. No unique or unnecessary hardship has been demonstrated. Based on available information, the requested variances appear to be the result of the applicant's chosen building design rather than a physical or unique constraint of the property itself. Variances are intended to address exceptional conditions inherent to the land, not to accommodate design preferences or maximize building footprint. Such circumstances constitute a self-created hardship, which does not justify relief under Board of Adjustment standards.
3. Corner lot setback reductions raise public safety concerns. Corner side yard setbacks serve an important public purpose, including maintaining adequate sight lines for motorists and pedestrians, preserving emergency vehicle access, and protecting drainage, utilities, and right-of-way infrastructure. Reducing the corner setback from 10 feet to 5 feet increases the risk of visibility obstruction and diminishes the safety buffer intended by parish regulations.
4. Approval would set an unfavorable precedent. Granting the requested variances would weaken the integrity of the zoning ordinance and invite similar requests from future applicants, undermining consistent enforcement and the expectations of property owners who comply with existing standards.
5. Applicant conduct raises concerns regarding site management and compliance. Residents have experienced ongoing issues related to construction activity at other nearby projects managed by the applicant, including repeated instances of construction vehicles blocking residential driveways and portions of the roadway. These conditions have resulted in access and safety concerns and have required repeated law enforcement responses. Several residents have also encountered unprofessional and dismissive interactions when attempting to raise legitimate concerns regarding construction impacts. This pattern raises concern regarding the applicant's willingness to responsibly manage a site and comply with regulations if variances are granted.

Conclusion: We support responsible development that complies with parish regulations and respects the established character and safety of our neighborhood. However, we believe the requested variances fail to meet the required findings for approval and would negatively impact neighboring properties and the broader community. For these reasons, we respectfully request that the Board of Adjustment deny the variance request in Case No. 2025-4486-BOA.

Respectfully submitted,  
Concerned Neighboring Property Owners

Written Public Comment / Objection  
Case No.: 2025-4486-BOA  
Board of Adjustment – St. Tammany Parish  
Hearing Date: January 6, 2026

To the Members of the Board of Adjustment,

We are neighboring property owners writing collectively to object to the requested variances in Case No. 2025-4486-BOA, concerning property located within an L-2 Large Lot Residential District.

The applicant is requesting variances to reduce the side yard setback from 7.5 feet to 5 feet and the corner side street setback from 10 feet to 5 feet. These requests represent substantial deviations from established zoning standards.

The requested reductions are not minimal, and no unique or unnecessary hardship has been demonstrated. The request appears to stem from the applicant's chosen building design rather than any physical constraint unique to the property, which constitutes a self-created hardship.

Reducing the corner side yard setback raises public safety concerns related to visibility, pedestrian and vehicular safety, emergency access, and right-of-way infrastructure. Approval would also set an unfavorable precedent and weaken consistent enforcement of parish zoning regulations.

Residents have additionally experienced ongoing site-management issues at nearby projects managed by the applicant, including driveway obstruction and roadway access concerns requiring law enforcement response. This pattern raises concern regarding future compliance if discretionary relief is granted.

For these reasons, we respectfully request that the Board of Adjustment deny the variance request in Case No. 2025-4486-BOA.

Respectfully submitted,  
Concerned Neighboring Property Owners





**BOA STAFF REPORT**  
2025-4487-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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**Location:** 110 Chinchuba Gardens Drive, Mandeville, Louisiana; Ward 4; District 10

**Applicant & Representative:** Alvin Reed

**Initial Hearing Date:** January 6, 2026

**Posted:** December 12, 2025

**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant for a variance to allow for an accessory structure to exceed 7.5% of the area of lot on which the primary structure is situated.

**Zoning of Property:**

L-1 Large Lot Residential District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 600-6.1 4. b. Accessory structures shall not exceed 7.5 percent of the area of the lot on which the primary structure is situated, or 2,500 square feet.

The objective of this request is to allow the construction of a second accessory building that exceeds the 7.5 percent maximum allowable lot coverage for accessory structures. As illustrated on the attached site plan, the existing accessory building measures 832 square feet (26' x 32'), while the proposed building would add 663 square feet (25'6" x 26'). Together, this results in an excess of approximately 1.7 percent, or 288 square feet, beyond the permitted limit.

Although no objections letters have been submitted by adjoining property owners, the applicant has not demonstrated a hardship to support the variance request.



MANDEVILLE

NC-1

CHINCHUBA GARDENS

L-1

CBF-1





REASON FOR VARIANCE/APPEAL:

(Please state in box below your specific request for a variance or appeal)

A VARIANCE is requested to construct a metal cover. The additional sq footage will exceed according to Sec. 600 Accessory Building Code.

The metal cover is needed to provide environmental protection for existing work space and parking.

- To be placed over existing concrete
- No site work required
- Drainage good (no change)
- See pictures 1-8
- New cover to be 25.5 x 25 ft. = 637.5 sq ft.
- Sq. Footage Existing Accessory = 832

	Structure	Lot	Overage
			1469.5
		16,100	-1207.5
		x 7.5%	262.5 sq ft
	New Ft. 1469.5	1207.5	

Note: Add 50 sq ft. For overhang calculation if required.

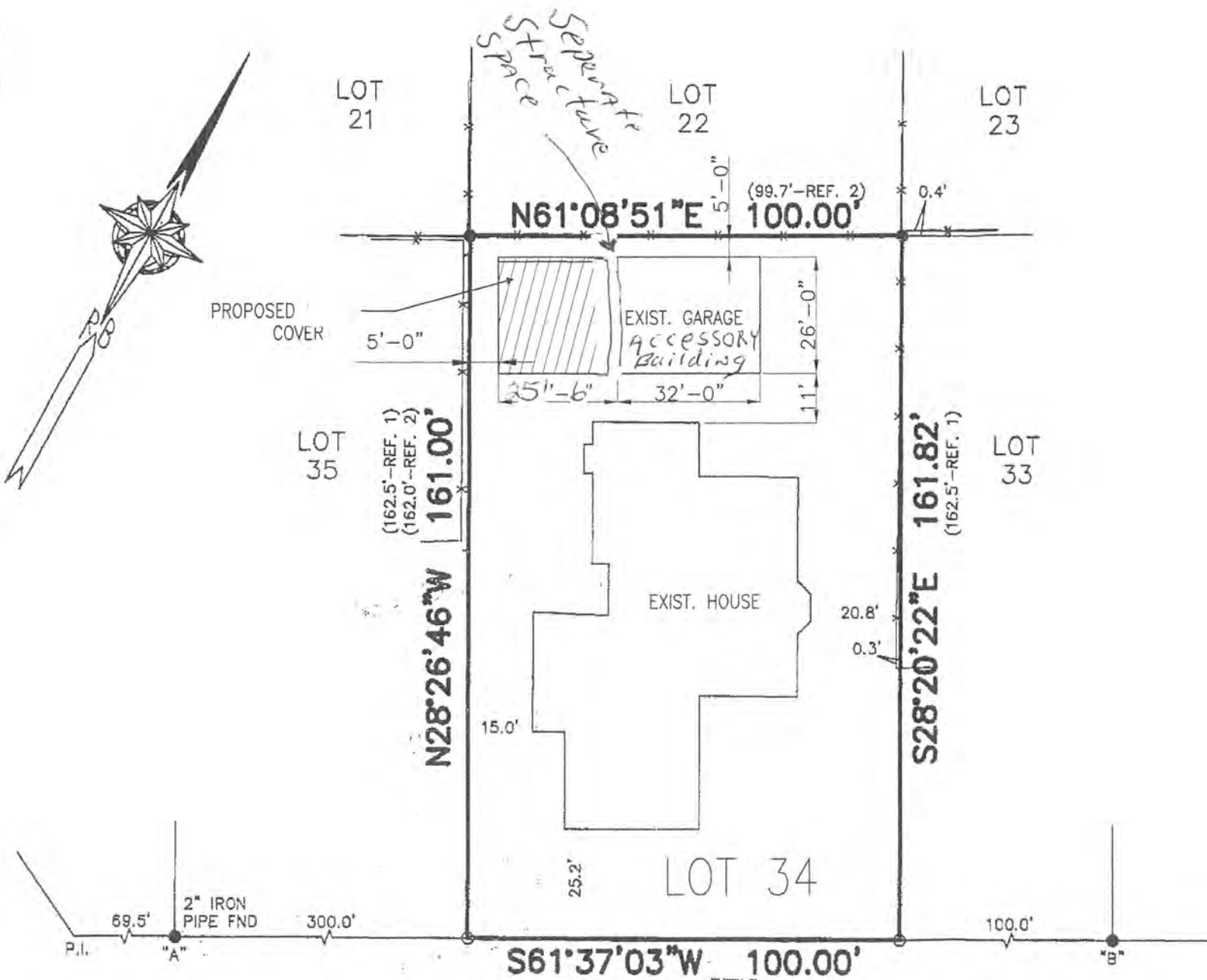
Standards for Approval of Variances (UDC Sec. 200-3.9 – Variances, G)

Before a variance is granted, the Board of Adjustment shall determine that all the following standards for approval are met:

- The request for variance is not self-imposed. Variances may not be granted by the Board if the request is considered a "personal preference."
- The variance request is not based solely on financial hardship. Variances may not be granted by the Board if the request is considered strictly a financial hardship.
- The particular physical surroundings, shape or topographical conditions of the property would result in unnecessary hardship, as distinguished from a mere inconvenience, if the provisions of the UDC were literally enforced.
- The variance request is based on ameliorating a practical difficulty or unnecessary hardship. If the applicant can prove through testimony and presentation of factual documentation or evidence to the Board that a practical difficulty or unnecessary hardship would be imposed if a variance was not granted, then the Board may consider granting the variance request.
- The variance, if granted, would not impose an adverse effect on the adjacent neighbor's property or surrounding neighborhood. If the variance request adversely effects an adjacent property owner or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the Board may decide not to grant the applicant's variance request.
- The granting of the variance would not establish an undesirable precedent. The Board may deny the granting of a variance request which may result in the establishment of a dangerous or unfavorable precedent to the parish.
- The variance, if granted, would not result in increased flood heights or additional threats to public safety.

Alvin F. Reed  
SIGNATURE OF OWNER/APPLICANT

November 24, 2025  
DATE OF APPLICATION



U.S. HWY 190 (SIDE)

Site Plan

CHINCHUBA GARDENS DR.

LOT #34  
SUBDIVISION NAME: CHINCHUBA GARDENS

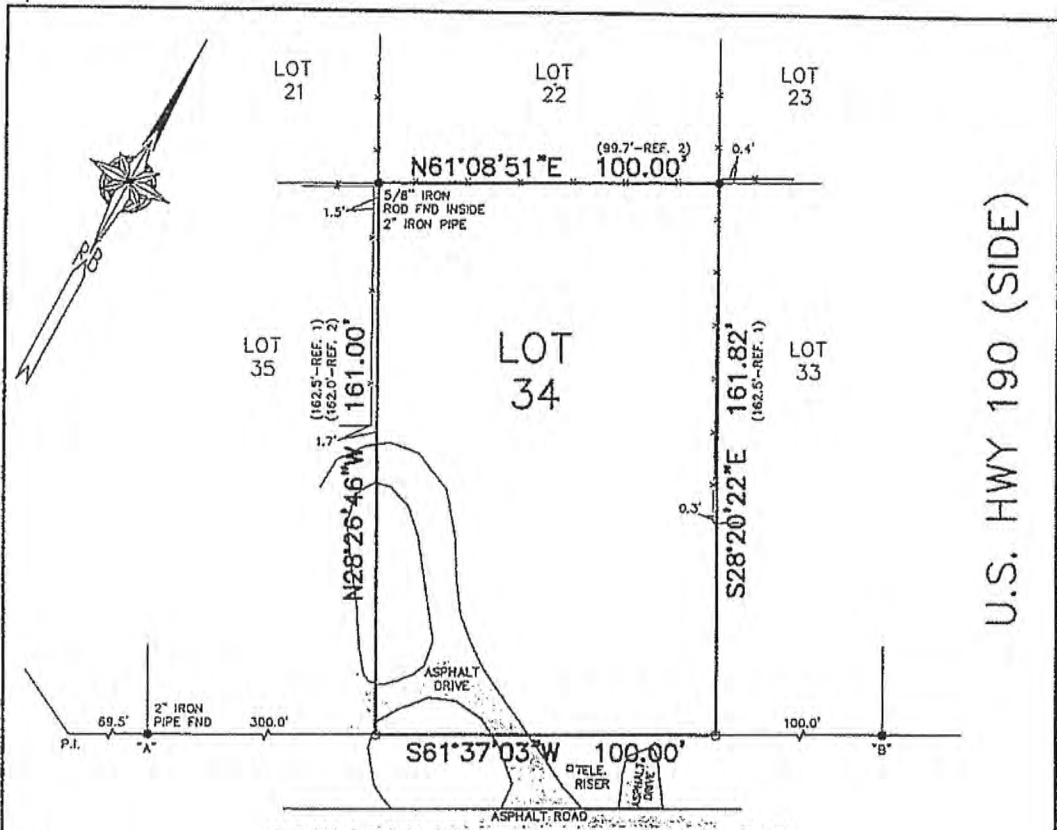
PLOT PLAN  
3/8" = 1'-0"

ENGINEER OF RECORD  
Robert C Colvin PE  
LA License No. 29590

Cetech Engineering LLC  
LA Registered Firm No. EF5791  
1234 DEL ESTE AVE SUITE 403 Denham Springs, LA  
CAMERON.REED@CETECHENG.COM  
225-305-5245

DATE: 11/12/25	ALVIN REED	DRAWN BY: CBR
SCALE: AS SHOWN		AFE: --
PROPOSED LAYOUT		--
PLOT PLAN	DRAWING NUMBER C1	REV 0





U.S. HWY 190 (SIDE)

NOTE:  
BEARINGS SHOWN HEREON ARE  
REFERENCED TO LOUISIANA  
STATE PLANE COORDINATES.  
LA SOUTH ZONE 1702.

REFERENCE 1:  
CHINCHUBA GARDENS SUBD. PLAT  
Map File No.: 18A  
Date Filed: 6-21-1956

REFERENCE 2:  
SURVEY BY HERBERT C. SANDERS  
INST No.: 295  
Dated: 10-30-1974

Note: I have consulted the Federal Insurance Administration  
Flood Hazard Boundary Maps and found the property  
described IS NOT located in a special flood hazard area,  
it is located in Flood Zone B & C.

FIRM Panel# 2252050240E Rev. 8-16-1995

BASIS OF BEARINGS = PT. "A" TO "B"

NOTE:  
OWNER OR BUILDER RESPONSIBLE  
FOR OBTAINING SETBACKS BEFORE  
CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON ROD FND  
UNLESS OTHERWISE NOTED

○ DENOTES 1/2" IRON PIPE SET

Survey of  
LOT 34 \* CHINCHUBA GARDENS  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
ALVIN REED  
WINTERS TITLE AGENCY, INC.  
FIRST AMERICAN TITLE INSURANCE COMPANY

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,  
ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS,  
WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER  
THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
FOR A CLASS C SURVEY.

*[Signature]*  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

Randall W. Brown & Associates, Inc.  
Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5366 FAX (985) 624-5309  
E-MAIL: info@brownsurveys.com

Date: JUNE 26, 2018  
Survey No. 18371  
Project No. (GR5) 818371  
Scale: 1" = 40' ±  
Drawn By: RJB  
Revised:

X:\SurveyShared\18371\18371.dwg

Copyright 2018 - Randall W. Brown & Associates, Inc.



1.

TAKEN FROM STREET  
SHOWING EXISTING DRIVEWAY  
USED FOR ACCESS



2.

METAL COVER TO  
BE ON EXISTING SLAB





3

my  
Building

Showing Drainage  
Along Fence Line

Pic. TAKEN  
Looking  
South West







4.

Picture showing Drainage  
Towards Street. Along  
Fence Line.





5

Showing 6 inch Pipe For  
Underground Drainage to  
Street





Rear Neighbor's  
Accessory Buildings

6



7

Next Door  
Neighbors  
Building







8

Next Door  
Neighbors  
Building



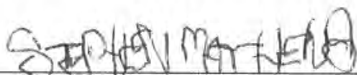
To: St Tammany Parish Board of Adjustment

I, Stephen Matthews and Susan Fraser, are property owners at 144 Chinchuba Gdns Dr, Mandeville, Louisiana 70471. We are located behind Alvin Reed's property at 110 Chinchuba Gdns Dr. Mandeville, LA 70471.

We have discussed and are familiar with the proposed plans to build a metal cover. The combined square footage will exceed allowable footage according to Sec.600-6 (accessory building) code. This will require a variance from the existing regulations.

We do not have any reservations or objections to this request.

Sincerely,



Stephen Matthews

(985)869-1306



Susan Fraser

985-272-8609



St Tammany Parish Government

November 14, 2025

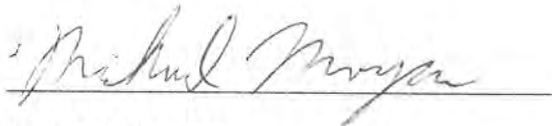
To: St Tammany Parish Board of Adjustment

I, Michael Morgan and Jennifer Morgan, are property owners at 112 Chinchuba Gdns Dr, Mandeville, Louisiana 70471. We are located next door and to the Left side of Alvin Reed's property at 110 Chinchuba Gdns Dr. Mandeville, LA 70471.

We have discussed and are familiar with the proposed plans to build a metal cover. The combined square footage will exceed allowable footage according to Sec.600-6 (accessory building) code. This will require a variance from the existing regulations.

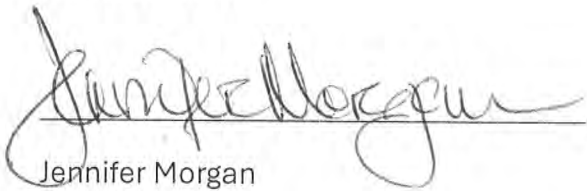
We do not have any reservations or objections to this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Morgan", written over a horizontal line.

Michael Morgan

(504)236-8577

A handwritten signature in cursive script, appearing to read "Jennifer Morgan", written over a horizontal line.

Jennifer Morgan

(504)782-4658



To: St Tammany Parish Board of Adjustment

I, Wilburn Brock and Susan Brock, are property owners at 108 Chinchuba Gdns Dr, Mandeville, Louisiana 70471. We are located next door and to the Right side of Alvin Reed's property at 110 Chinchuba Gdns Dr. Mandeville, LA 70471.

We have discussed and are familiar with the proposed plans to build a metal cover. The combined square footage will exceed allowable footage according to Sec.600-6 (accessory building) code. This will require a variance from the existing regulations.

We do not have any reservations or objections to this request.

Sincerely,



Wilburn Brock



Susan Brock 985-502-7252





**BOA STAFF REPORT**  
2025-4489-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

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**Location:** 128 East Ruelle Street, Mandeville, Louisiana; Ward 4; District 4

**Applicant & Representative:** Paul & Elizabeth Miller

**Initial Hearing Date:** January 6, 2026

**Posted:** December 12, 2025

**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant for a variance to reduce the required rear yard setback for an accessory building from 5' to 2'

**Zoning of Property:**

S-1 Suburban Residential District

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 600-6.1 3.a.iii. Accessory structures placed on buildable lots of record, on property zoned S-1 Single-Family Residential District or S-2 Single-Family Residential District, or accessory structures measuring less than 100 square feet in area shall be located at a minimum of 25 feet from the front lot line, a minimum 5 feet from an interior rear lot line, a minimum 5 feet from an interior side lot line, and a minimum 10 feet from a side street lot line, and when located on a through lot, shall be located at a minimum 25 feet from the designated rear lot line.

The objective of this request is to allow for the construction of a 625 square feet (25' X 25') accessory building at a distance of 2 feet from the rear property line.

While the property is abutting a greenspace area and golf course, the applicant has not demonstrated a hardship to support the variance request.



CBF-1

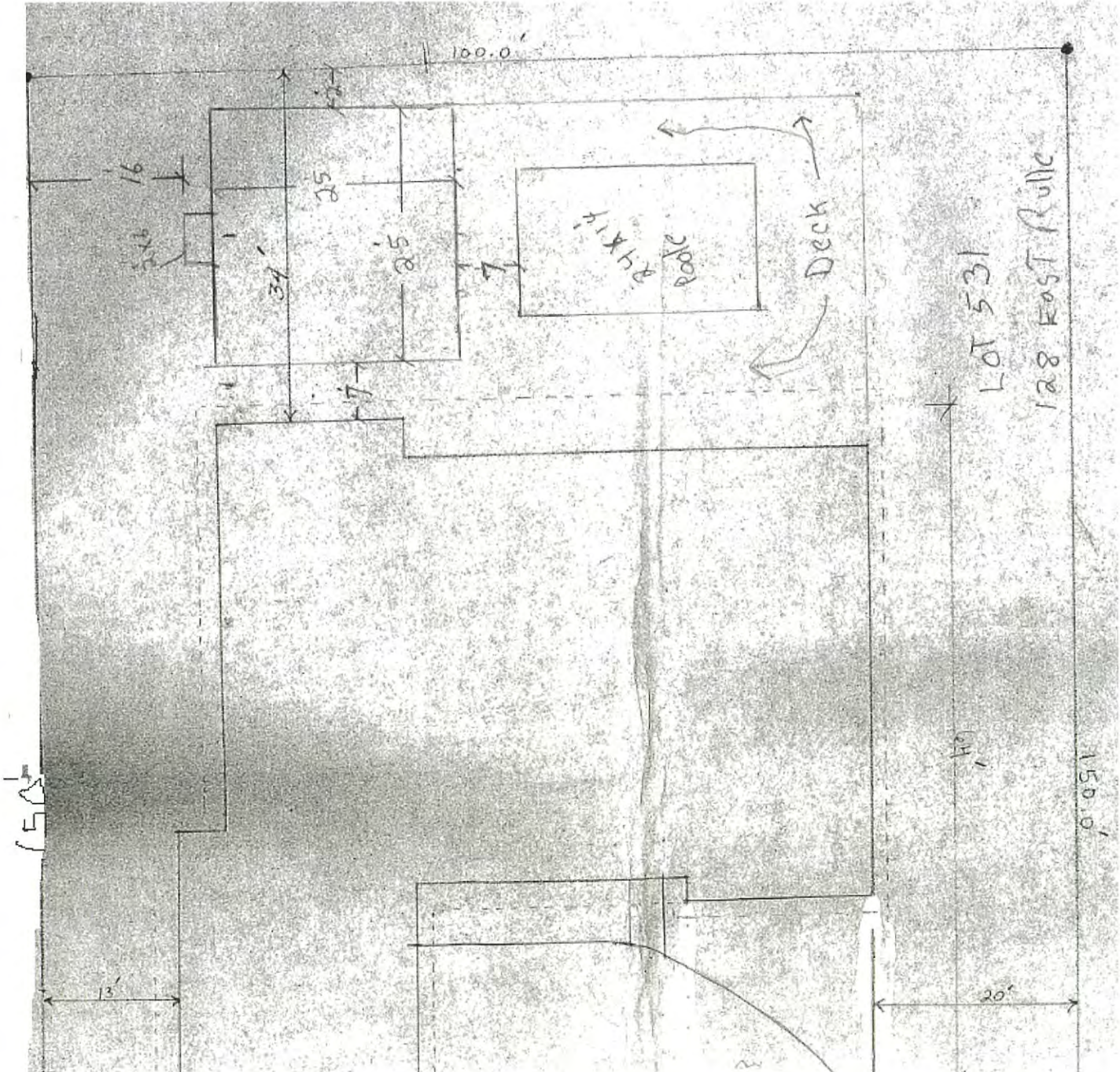
S-1

VERMILION LN

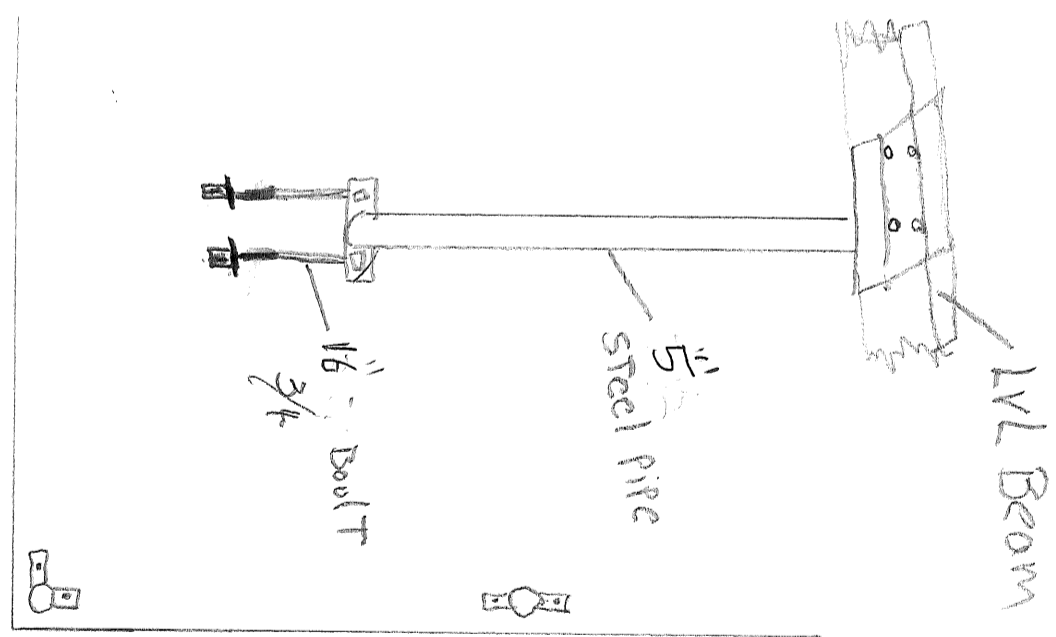
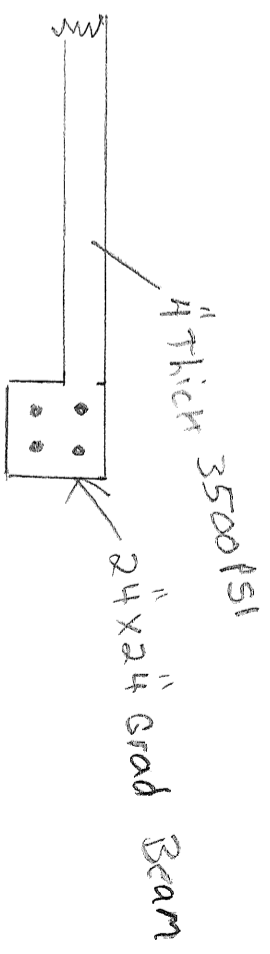
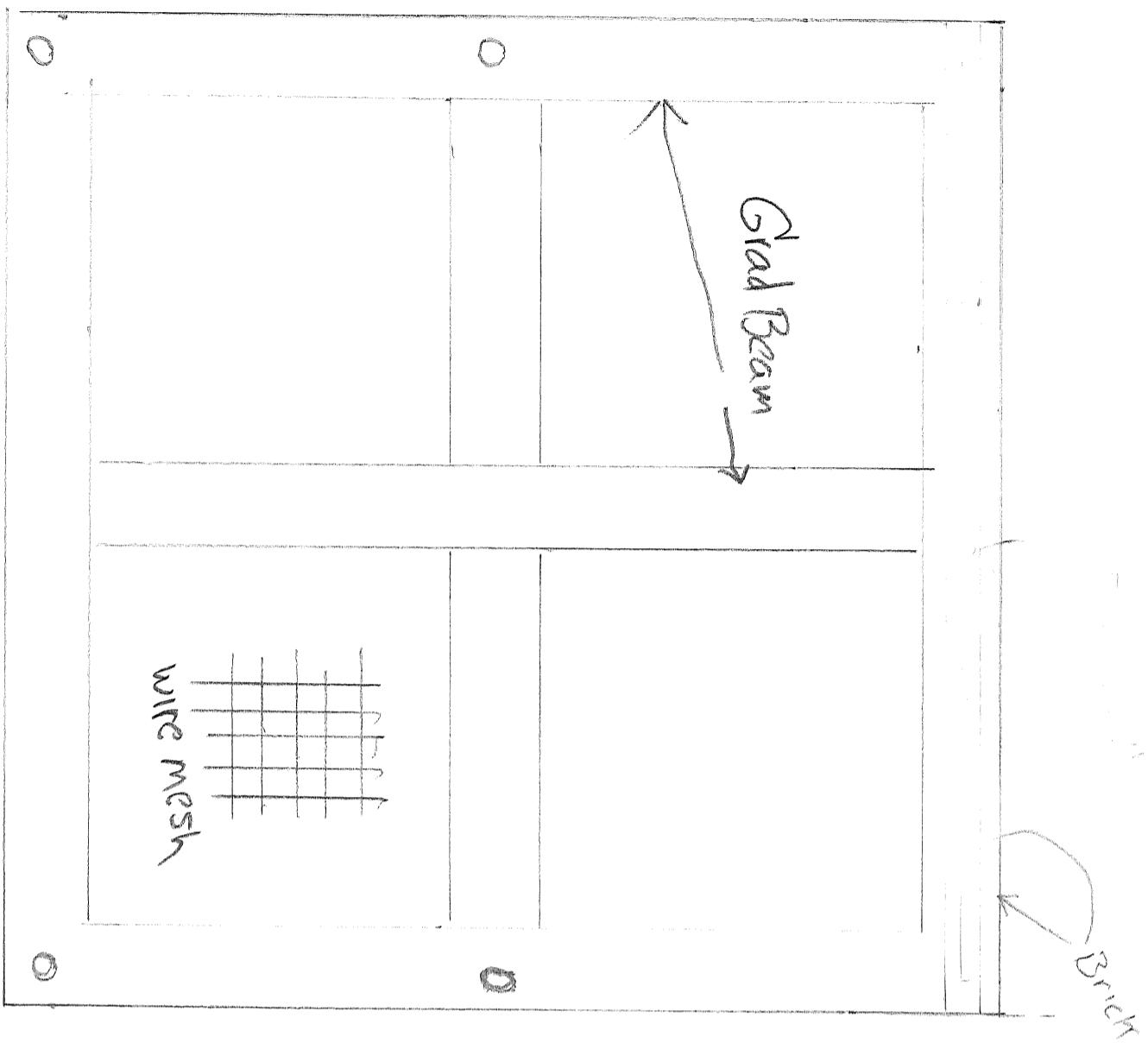
ERUELE ST





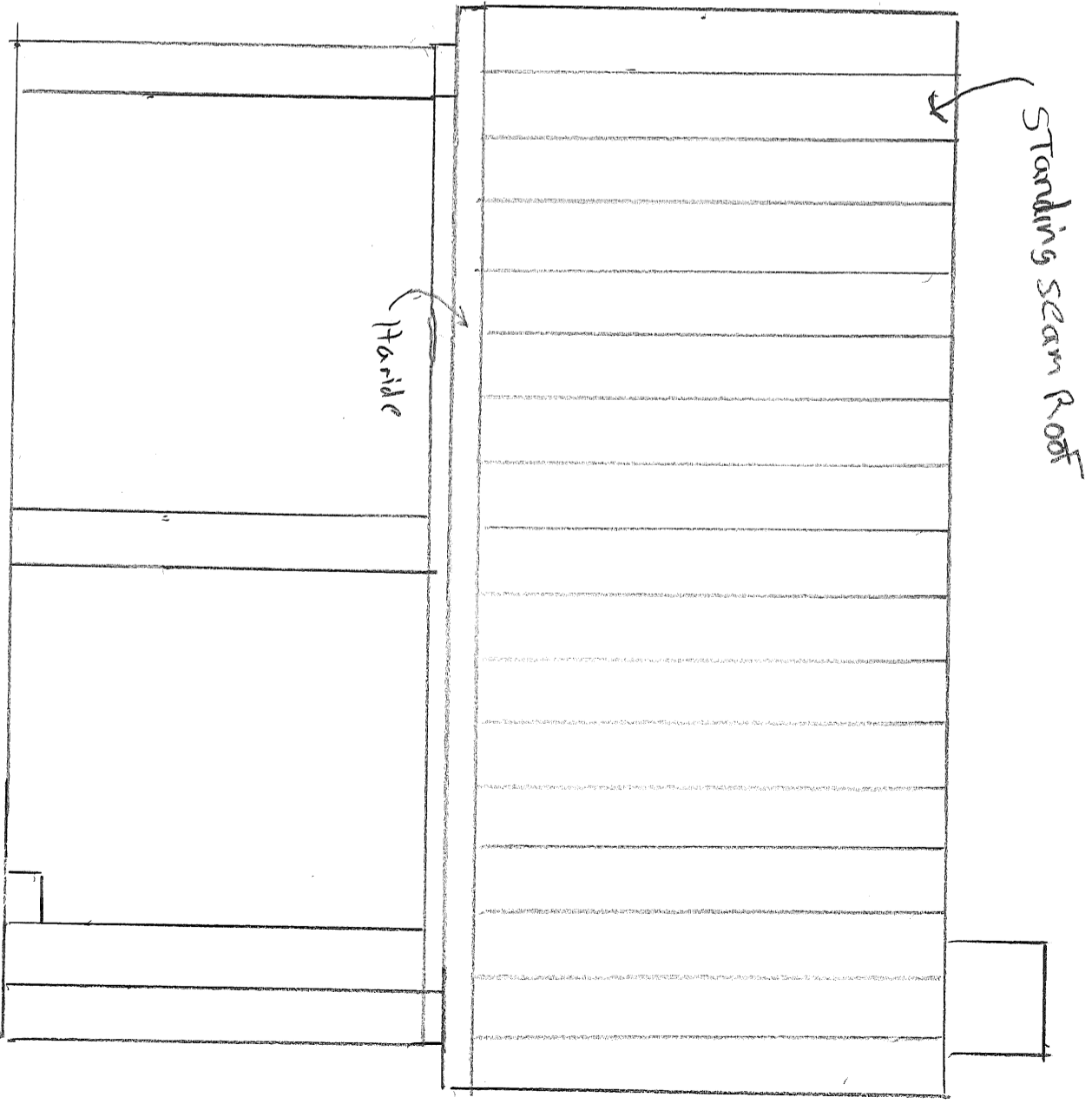
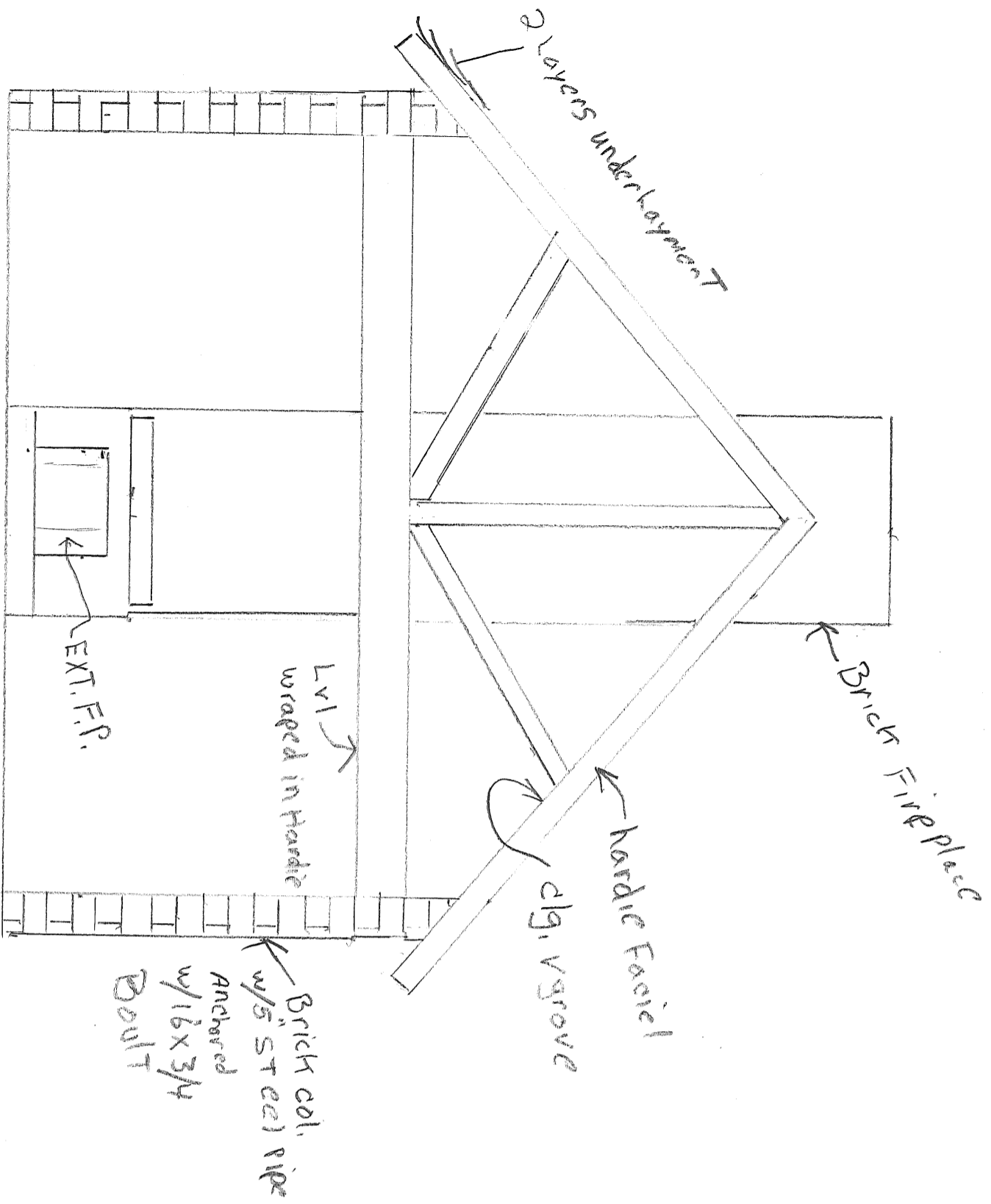






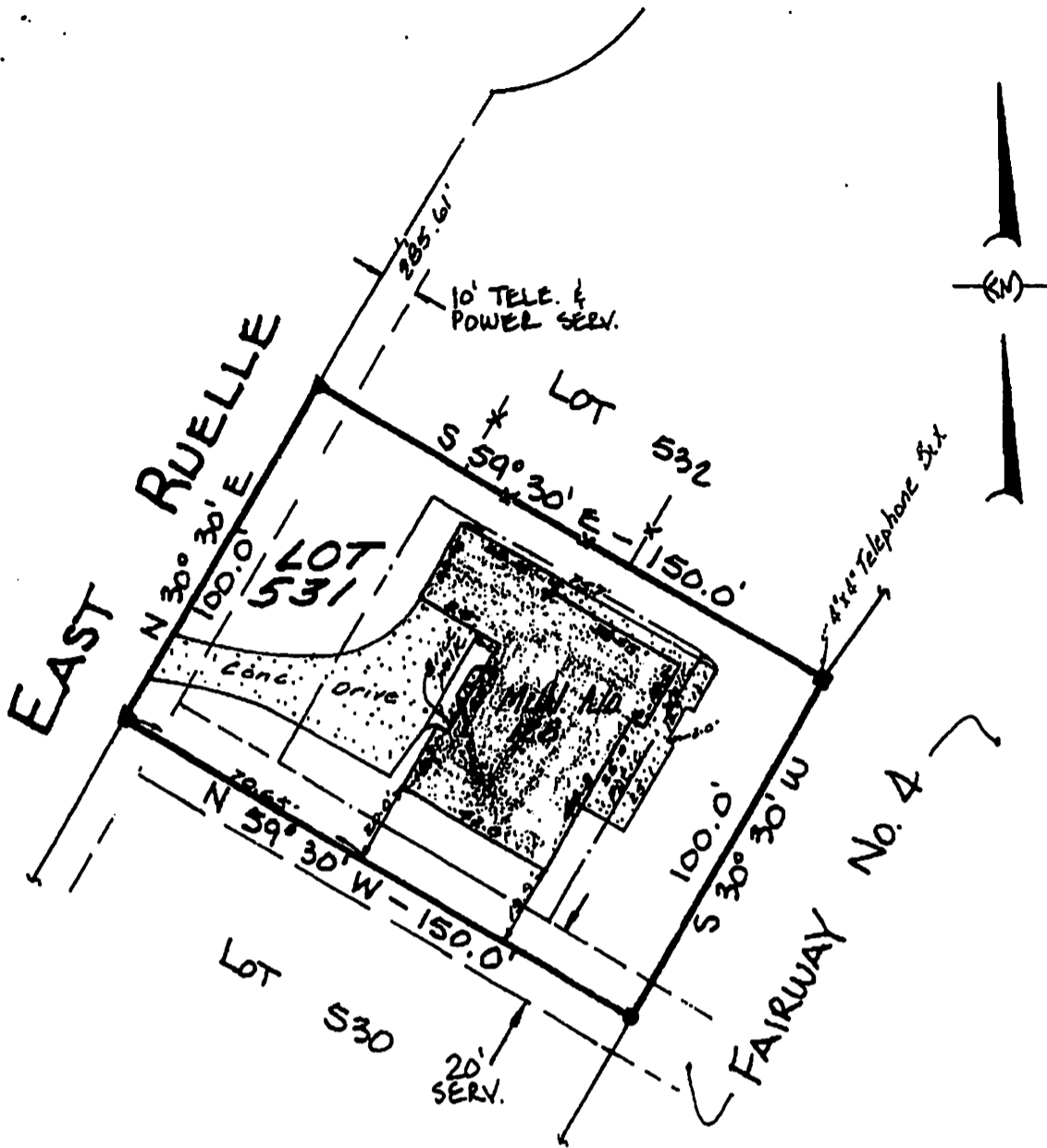
128 E, Ruelle





128 E. Ruelle





Legend:  
 ● 5/8" Iron Rod Found  
 ▲ 3/8" Iron Rod Found

Building Setbacks:  
 Front - 40'  
 Side - 10'  
 Rear - 30'

Reference: Plat of Beau Chene Subd.,  
 by Waldemar S. Nelson & Co. filed for  
 record 12-25-81, Map File No. 723-B  
 from which setbacks & servitudes were  
 taken.

THIS PROPERTY IS LOCATED IN:  
 FLOOD ZONE: AE; BASE FLOOD ELEV. N/A  
 FIRM PANEL NO.: 255105 0160; REV. 4-2-91

NOTE: SERVIDUES SHOWN HEREON ARE NOT NECESSARILY  
 EXCLUSIVE. SERVIDUES OF RECORD AS SHOWN ON TITLE  
 OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON  
 REQUEST, AS SURVEYOR HAS PERFORMED ANY TITLE  
 SEARCH OR ABSTRACT.



*Kelly J. McHugh*  
 KELLY J. MCHUGH REG. NO. 4443  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
 CURRENT APPLICABLE STANDARDS OF PRACTICE. RED STAMP  
 SIGNIFIED CORRECT PLAT.

BOUNDARY SURVEY OF:	
Lot 531, Sect. 3, Ph. 1 BEAU CHENE SUBDIVISION, Sections 37 & 54, T-7-S, R-11-E, St. Tammany Parish, Louisiana	
PREPARED FOR: Nick & Dorothy Norica	
KELLY J MCHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 40'	DATED: 4-23-92
DRAWN: ej	JOB NO.: 92-277
REVISED:	





**BOA STAFF REPORT**  
2025-4500-BOA

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529    21454 Koop Drive, Suite 1B, Mandeville, LA 70471    [stpgov.org/planning](http://stpgov.org/planning)

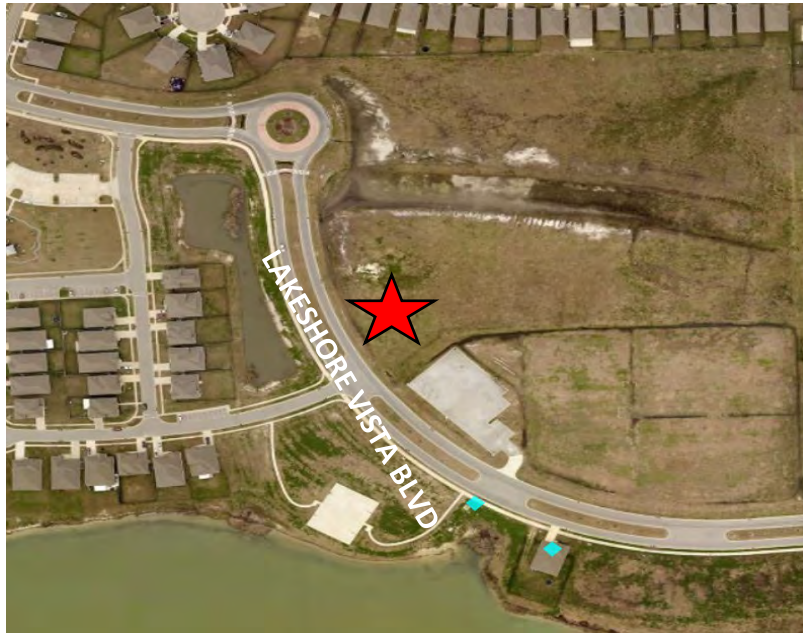
**Location:** Lakeshore Vista Blvd., Slidell, Louisiana; Ward 9; District 13

**Applicant & Representative:** St. Tammany Parish Fire Protection No. 1

**Initial Hearing Date:** January 6, 2026

**Posted:** December 12, 2025

**Date of Report:** December 17, 2025



**Variance(s) Requested:**

Request by an applicant for a variance to increase the maximum allowable width of a two-way driveway from 35' to 53'8½".

**Zoning of Property:**

PUD Planned Unit Development  
Overlay

**FINDINGS**

According to the St. Tammany Parish Unified Development Code Section 600-3.4 E.3.d. Driveways through street planting. For a street frontage of 200 linear feet but less than 600 linear feet, 1 additional two-way driveway of a minimum of 24 feet in width and a maximum of 35 feet in width or 2 additional one-way driveways of 12 feet in width and a maximum of 15 feet in width are permitted.

The objective of this request is to construct a 53'8½" wide driveway at a new fire station site, to ensure safe and efficient access for the fire trucks. Given that fire apparatus ranges from 35 to 45 feet in length and are considerably wider than standard vehicles, additional clearance is essential. Furthermore, since multiple trucks are often dispatched simultaneously, the driveway must be designed to accommodate concurrent movements without obstruction.





PUD

PUD

OAKWORTH ST

PEONY MEADOW LN

BRAVILLA WAY

LAKESHORE VILLAGE W

LAKESHORE VILLAGE W

HOOK ISLAND LN

RAQUETTE BAY RD

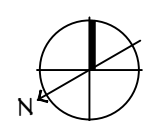
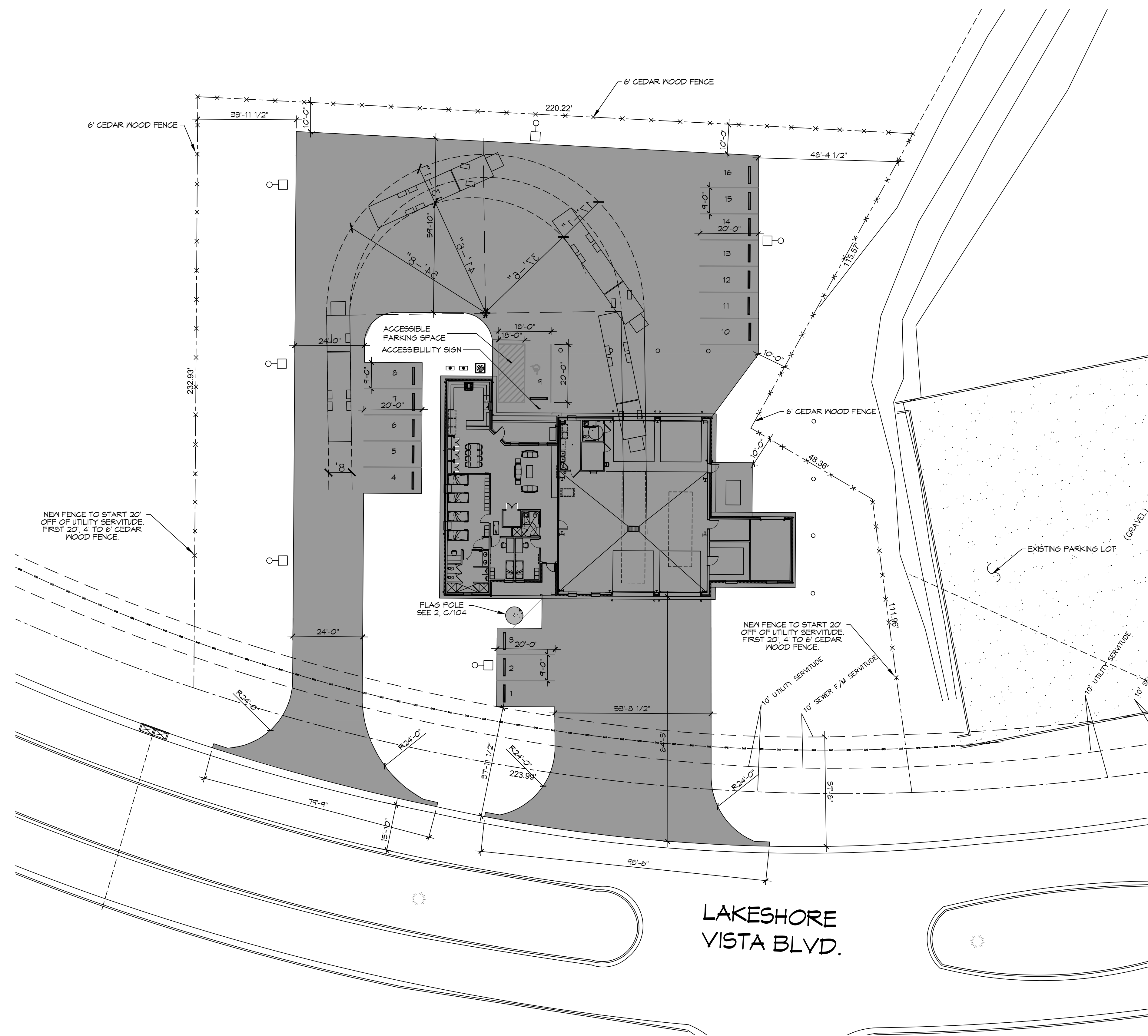
HOOK ISLAND LN

LAKESHORE VISTA BLVD

LAKESHORE VISTA BLVD



PLANNING DISTRICT #B-1B PERMITTED USE FIRE STATION LOT #B-1B FLOOD ZONE AH FRONT SETBACK = 25' REAR SETBACK = 10' SIDE SETBACKS = 10'



1 PROPOSED SITE PLAN  
SCALE: 1"=20'

PLANNING

ZONING DISTRICT - LV3 PERMITTED USE FIRE STATION

LOT #B-1B

FLOOD ZONE AH

BUILDING SETBACKS

FRONT SETBACK = 25'

REAR SETBACK = 10'

SIDE SETBACKS = 10'

PARKING REQUIREMENTS

15 REGULAR PARKING SPACES PROVIDED

1 HANDICAP PARKING SPACES PROVIDED

TOTAL PARKING SPACES PROVIDED 16

DAMMON ENGINEERING, INC.  
LOUISIANA & MISSISSIPPI

Chief Engineer: Brian Missetch, PE  
554 Old Spanish Trail  
Slidell, LA 70458  
www.dammonengineering.com  
info@dammonengineering.com  
PH: 985.649.5832

#	DESCRIPTION	REVISIONS	DATE

SEAL:

NEW FIRE STATION #10  
ST. TAMMANY FIRE PROTECTION  
DISTRICT No. 1

2146 LAKESHORE VISTA BLVD  
SLIDELL, LA 70461

JMS  
12-05-2025

CKD  
2519 DATE: 12-05-2025

SHEET TITLE:  
PROPOSED SITE PLAN

DRAWING NUMBER:

C101