AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, FEBRUARY 2 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE JANUARY 5, 2016 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2016-140-BOA
Request by applicant for a variance of a rear yard setback requirement in an A-4 Single Family zoning district from 25' required to approximately 14' requested. The property is located at 26180 E. Elm Street, Lacombe, Louisiana.
Applicant: Krystle Landor

BOA CASE NO. 2016-141-BOA
Request by applicant for a variance of a rear yard setback requirement in an A-4A Single Family zoning district from 25' required to approximately 19' requested. The property is located at 60474 Lakewood Street, Slidell, Louisiana.
Applicant: Sonya Waller

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
The January 5, 2016 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

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

ABSENT: None

STAFF PRESENT: Mr. Keller

ELECTION OF OFFICERS

It was moved by Mr. Ballantine and seconded by Mr. Brookter to defer this item until the end of the agenda.

MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the December 1, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-86-BOA

Request for a variances in a HC-1 Highway Commercial zoning district to eliminate some plantings in the east, west and rear yard buffers, and to waive the fencing requirements on the perimeters of the property.

Applicant: Sal Impastato

(Mr. Keller read the revised staff report into the record...)

The applicant appeared on his own behalf and made the following initial comments:

- I am not moving the trees out of the rear, just shifting over to one side of the property.
- I have a plan but I didn’t get it to Regan and that’s my fault.
- Mr. Gordon and Mr. Schneider came out to my property to look at the site.
- Regan was clear and I followed her instructions regarding the revised landscaping plan.
At this time Mr. Impastato passed out a copy of the revised landscaping plan for the board’s review and the plan was explained by Mr. Impastato’s horticulturalist.

Moved by Mr. Schneider and seconded by Mr. Ballantine to grant the variances as requested by adopting the revised landscaping plan and accepting the affidavit that does not require any fencing along the perimeters of the property unless requested by an adjacent property owner.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-117-BOA
Request by applicant for a variance of a rear yard setback requirement in an A-4 Single Family zoning district from 25' required to approximately 14' requested.
Applicant: Frank & Iretha Winston

(Mr. Keller read the revised staff report into the record...)

Ms. Gretchen Seymore, 17254 Highway 25, Franklinton, Louisiana appeared on behalf of the applicant and made the following initial comments:

• I would appreciate you approving this request... this will provide a better quality of life for my parents.
• They are using a bedroom for their dining room.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance request.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-118-BOA
Request by applicant for an “after the fact” variance for the removal of approximately 36 live oak trees in a CB-1 Community Based Facilities zoning district.
Applicant: Most Holy Trinity Roman Catholic Church

(Mr. Keller read the revised staff report into the record...)

Mr. Ken Sprague, Architect, 229 St. John Lane, Covington, Louisiana appeared on behalf of the applicant and made the following initial comments:

• I am a horticulturalist.
• The church plans on planting some trees back on site and the future plan is to have a treescape along the Holy Trinity Drive to Dove Park.
• I don’t have a plan just yet; but will come up with one when we can.

Mr. Brookter: When will the church be completed?
Mr. Sprague: Some time in the next couple of months; and will complete all the buildings later.

(Discussion ensued regarding the engagement of the applicant and the staff to come up with a replanting plan for Judge Tanner Boulevard and Holy Trinity Drive...)

Mr. Keller: We already have a letter of credit in hand to cover the cost for the plantings, and we would like to see the plantings occur by no later than the fall planting season. Also, we need to come up with a developmental agreement between the parish and the applicant relative to the maintenance and upkeep of the trees.

Moved by Mr. Ballantine and seconded by Mr. Schneider to approve the variance going with the staff's option number one (1).

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-119-BOA
Request by applicant for a variance of a side yard setback requirement in an A-4 Single Family zoning district from 10' required to approximately 5' requested.
Applicant: Michael Aldridge

(Mr. Keller read the revised staff report into the record...)

The applicant appeared on his own behalf and made the following initial comments:

- We need the addition so that my wife can pull into the driveway and park her car.
- Our neighbors car was broken in to.
- The garage in the rear is not being used as a garage. It is more of a workshop.
- We would also like to enlarge our daughter’s bedroom.

Mr. Ballantine: What is the square footage of the living area.

Mr. Aldridge: 1900 square feet. And we want to park both vehicles in the garage. The new addition will add about 1600 square feet to the house.

(At this time Mr. Aldridge submitted the house plans to the board for their review...)

Mr. Aldridge: We have a huge live oak in the back of our property.

Mr. Gordon: So you delayed this thinking that your setback was only 5'.

Mr. Aldridge: Yes, I thought the setback was only 5'.

Mr. Gordon: You could use the rear building for the garage but your limited because of the
design that you did. The hardship is that you kind of “screwed up”... it’s financial that puts you in a bind.

Mr. Aldridge: This is for my wife and a convenience for me. We have a huge oak tree in the rear yard and the canopy almost covers the entire back yard.

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

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2015-120-BOA**
Request by applicant for a variances to encroach into a portion of the front yard planting buffer and to remove some live oak trees in same an I-2 Industrial zoning district. intersection of Ben Thomas and Bryan Roads, north of Slidell, Louisiana.
Applicant: Textron Marine & Land Systems

(Mr. Keller read the revised staff report into the record...)

Mr. Steve Lungen with Evans-Graves Engineers, Inc., 3900 N. Hullen Street, Metairie, Louisiana, appeared on behalf of the applicant.

Mr. Schneider: Is this the same Textron that is located close over here?

Mr. Lungen: Yes.

Mr. Gordon: I am familiar with this site.

Moved by Mr. Brookter and seconded by Mr. Gordon to grant the variance subject to the applicant planing the required total number of trees with the street buffer area.

**MOTION CARRIED UNANIMOUSLY**

**ELECTION OF OFFICERS**

It was moved by Mr. Ballantine and seconded by Mr. Gordon to keep the current officers for 2016 (Chairman: Mr. Fandal, Vice Chairman: Mr. Brookter)

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

(Mr. Schneider brought up the topic of how the parish was spending the tree mitigation bank funds. And Mr. Keller advised Mr. Schneider to contact the administrator of the project, Ms.}
Regan Contos with the department of development.)

NEW BUSINESS

None

(At this time it was moved by Mr. Ballantine and seconded by Mr. Schneider to reconvene the meeting to discuss another “Old Business” matter.)

MOTION CARRIED UNANIMOUSLY

Mr. Fandal: Where are me at with the Clearwater Pool and Spas case where we denied the variance for the sign.

Mr. Keller: They filed an appeal with the courts and our legal department is currently reviewing options. I will report the status of the case at next month’s meeting.

ADJOURNMENT

MR. TIM FANDAL, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-140-BOA
Initial Hearing Date: February 2, 2016
Date of Report: January 20, 2016

GENERAL INFORMATION

Applicant(s) Name: Krystle Landor
Location of Property: 26180 E. Elm Street, Lacombe, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Rear yard setback

OVERVIEW

The applicant wants to make an addition to her mobile home that will put said addition to within 14' of her rear property line (see narrative attached). The applicant did provide a letter of no objection from an adjacent property owner, but we don't know if said letter is from the property directly affected to the rear.

STAFF COMMENTS

The applicant did not provide a specific reason for the addition nor whether said addition represented a practical difficulty or hardship; therefore, for those reasons, the staff does not support the variance request.
BOA CASE NO. 2016-10-BOA (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Kristie Landor

MAILING ADDRESS: 24180 E. Elm

CITY/STATE/ZIP: Lacombe, LA 70445

PHONE NUMBER: 985-503-2216

(Property Location for Variance Requested:)

ZONING: A4 Single Family

ADDRESS: 24180 E. Elm

CITY: Lacombe

STATE: LA

ZIP: 70445

Forest Glen

(please check the applicable boxes below:)

□ A variance of the (Unified Development Code)
□ Appeal of an adverse decision made by a parish official(s)
□ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

□ building setbacks (reduction of front, side and/or rear yard setbacks)
□ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
□ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
□ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
□ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
□ other

(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

I am requesting a variance for a front yard setback. I am the owner of the 25' setback. I am requesting a variance to approximately 20' requested.

Kirstie Landor

Signature of Applicant

Date of Application
January 4, 2016

To Whom It May Concern:

I am requesting a Variance set back in my back yard, because I am 11ft short of 25ft. setback from my property line at 26180 E. Elm Lacombe La 70445. I added a room to my mobile home and it is only 14ft away from my backyard property line. I have attached a picture showing how many feet that I am away from the property line.

Sincerely,

Krystle Landor
St. Tammany Parish Government
Department of Development
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2574 or (985) 646-4166
Fax: (985) 898-2785 or (985) 646-4174
permits@stpgov.org

Pat Brister
Parish President

01/04/2016

Site Address:
Krystle Lee Landor
26180 E Elm St, Lacombe, LA 70445
Building Permit Number: 2015-25273

To whom this may concern,

The building permit for an addition that was constructed without permits has not been issued for the following reasons:

Notes for this requirement:

Kenny Wortmann 10/27/2015 08:44 AM This note is viewable on the customer portal

Please provide a full set of drawings for review. The foundation shown in the pictures is unacceptable by code.

1/4/2016 4:24:32 PM
Latif El-Amin

STRUCTURE MUST BE 24.49FT FROM REAR PROPERTY LINE.

Sincerely,

Katherine Ostarly
Permit Examiner
985-898-2574
Re: Krystle Landor  
26180 E Elm  
Lacome, LA 70445  
(985-503-2216)  

December 30, 2015

To Whom it May Concern;

I am the adjacent property owner to Krystle Landor on Sycamore Avenue, I have no objection to her addition to her home. I understand she is 11’ short of her 25’ setback from the property line.

If you have any questions, please feel free to contact me.

Sincerely,

[Signature]

Debra G. Levis  
Cherland, LLC
1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0380 C, dated October 17, 1989.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

NOTES:

• AND/OR

(985) 892-1549

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

PLAT PREPARED FOR: Krystle Landor

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 32, 33, & 34, INTO LOT 32-A, SQUARE 36, FOREST GLEN SUBDIVISION, LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEAR A CLASS C SURVEY.

SCALE: 1" = 40'  JOB NO. 14082  DATE: 3-27-2014

REVISED:
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2016-141-BOA
Initial Hearing Date: February 2, 2016
Date of Report: January 20, 2016

GENERAL INFORMATION

Applicant(s) Name: Sonya Waller
Location of Property: 60474 Lakewood Street, Slidell, Louisiana
Zoning of Property: A-4A Single Family Residential
Variance(s) Requested: Rear yard setback

OVERVIEW

The applicant wants to place a 14' x 76' mobile home on the property, but because of the length of said mobile home, it will not fit within the setback parameters of the property.

STAFF COMMENTS

The staff does not support the variance request because it represents a personal preference as opposed to a practical difficulty or hardship. The applicant could “shop around” for another mobile home that would meet the required dimensions to fit within the parish’s setback requirements.
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Sonya Walker

MAILING ADDRESS: 6047 Lakewood St

CITY/STATE/ZIP: Slidell, LA 70460

PHONE NUMBER: 985-948-8878

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4A Single Family

Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR:
☐ A variance of the (Unified Development Code)
☐ Appeal of an adverse decision made by a parish official(s)
☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:
☐ building setbacks (reduction of front, side and/or rear yard setbacks)
☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
☐ other

(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

removal setback from 25' required to approximately 19'

requested.

Sonya Walker 01/05/2016
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION
EAST HILLCREST DRIVE

PLAT SHOWING SURVEY OF LOT 13 SQUARE IV, SLIDELL OZONE HEIGHTS LOCATED IN SECTION 34 T8S—R14E, ST. TAMMANY PARISH, LOUISIANA FOR SONYA Y. WALLER

BEARINGS:
Bearings are based on the Louisiana South Zone Coordinate System, NAD 1983. Coordinates were established via the LSU C4G Network.

NOTES:
No attempt has been made by Jules A. Toups, Jr., LLC to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.

Jules A. Toups, Jr., LLC
Professional Land Surveying
Phone: (985) 302-7960
Email: JtoupsPPLSLLA

SCALE IN FEET

80 16 0 80

Field Work Completed on: November 07, 2015

REFERENCE MAP:
Map of Slidell Ozone Heights for the Great American Investment Corp. Located in Section 34, T8S—R14E, St. Tammany Parish, Louisiana

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "A1," as per the NFF, FIRM Map 225205 0410 0, Dated: April 21, 1999 for St. Tammany Parish, Louisiana

CERTIFICATION:
This is to certify that this survey was done by me or under my direct supervision and control, and the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no encroachments across any property lines except as shown.

Jules A. Toups, Jr., P.L.S.
Reg. No. 4848
This survey plot is not valid without the raised seal and signature of the Registered Land Surveyor.

Bon requesting (5+4)