AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, APRIL 5-3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER
ROLL CALL
APPROVAL OF MARCH 1, 2016 MINUTES

PUBLIC HEARINGS

APPROVAL OF MARCH 1, 2016 MINUTES

ROLL CALL

CALL TO ORDER
Boa Case NO. 2016-217-Boa

Request by applicant for a variance of a front yard setback requirement in a Planned Unit Development (PUD) zoning district from 20' required to approximately 16.61' requested. The property is located at 1636 Vela Cove, in Clipper Estates Subdivision, Slidell, Louisiana. Applicant: Peter Tufaro

Boa Case NO. 2016-218-Boa

Request by applicant for a variance of a side yard setback requirement in a Planned Unit Development (PUD) zoning district from 5' required to approximately 3'-3" requested. The property is located at 1126 Marina Drive, in Eden Isles Subdivision, Slidell, Louisiana. Applicant: Randall Hasling

Adjointment

New Business

Old Business

Applicant: Randall Hasling

Applicant: Peter Tufaro
The March 1, 2016 meeting of the St. Tammany Parish Board of Adjustments was called to order by the Chairman, Mr. Tim Randel.

MOTION CARRIED UNANIMOUSLY
as typed and delivered.
Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the February 2, 2016 minutes
APPROVAL OF THE MINUTES
STAFF PRESENT: Mr. Keller and Mr. Hand
ABSENT:
PRESENT: Mr. Randel, Mr. Brookter, Mr. Schneider, Mr. Gordon and Mr. Ballantine
The roll was called as follows:
By the Chairman, Mr. Tim Randel.

Mandeville, Louisiana
L'A Highway 99/Coop Drive Administrative Complex Building
3:00 PM - Tuesday, March 1, 2016
St. Tammany Parish Board of Adjustments Meeting

The roll was called and the minutes were read and approved.
Mr. Brookter: How long has the opaque fence been up?

Mr. Mayronne: It was done last year.

Mr. Brookter: So this is near Slidell Shutter?

Mr. Gordon: Yes, Slidell Shutter is near.

We want to bring more business to the street.

Mr. Ballantine: Moved by Mr. Brookter and seconded by Mr. Mayronne to grant the variance and require the applicant to plant as many trees as possible on the property, and to pay into the plant mitigation bank for the remainder of trees that cannot be located on the site.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-165-BOA

Request by applicant for an "after the fact" variance in a HC-2A Highway Commercial zoning district for the removal of seven (7) trees within the southern side yard buffer.

Approved by applicant for variances of the front and yard landscape and planting buffers in an I-I Industrial zoning district from 25' required to 18' requested and from 10' required to 4.8'.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2016-171-BOA

Applicant: Wayne Erdman

Mr. Keller read the staff report into the record...

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

• The hardship is that I have a garage door in the front.
• I would have to tear down the front to put in the driveway.
• We are building a new business.
• We want to bring more business to the street.
• The hardship is that I have a garage door in the front.

Mr. Fandal: Are some trees already there on the site?

Mr. Erdman: Yes.

Mr. Erdman: BB Mini Storage

Mr. Gordon: So this is near Slidell Shutter?

Mr. Brookter: How long has the opaque fence been up?
Mr. Erdman: Yes.

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

Mr. Erdman: Yes.

MOTION CARRIED UNANIMOUSLY.

Mr. Heart: Yes, it would be essentially a large wooded area.

Mr. Gordon: Does the parish own the rest of the property next to yours?

Mr. Heart: That should not be an issue.

Mr. Schinder: Has the property owner across the street been consulted about what you are doing? There is a lot of traffic there at the intersection (90 degree turn), and will you have a lot of traffic? We have tried every way that we can to make the building as small as possible.

Mr. Ballantine: Why can't you do a building that will fit parish regulations?

Mr. Hart: They have done many 911 buildings elsewhere.

Mr. Ballantine: Why did you use an architect from Arizona?

Mr. Communications District:

Mr. Rodney Hart, 510 E. Boston Street, Covington, LA, appeared on behalf of the 911 Communications District.

Mr. Ballantine: Do we have a representative here from the communications district?

We have to meet the requirements from NFPA.

and made the following initial comments:

Mr. Jan Lorain, 3326 N. 3rd Avenue, Suite 200, Phoenix, AZ, appeared on behalf of the applicant

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

Application: St. Tammany Parish Communications District

Landscaping buffers and plantings in an L-2 Industrial zoning district.

Request by Applicant for variances for the reduction of portions of the front and side yard.

BOA CASE NO. 2016-174-BOA

MOTION CARRIED UNANIMOUSLY.
Mr. Lorant: We plan to clear the underbrush next to the intersection.

Mr. Gordon: I cannot support this.

Mr. Mayronne: That would not effectively work at that location.

Mr. Gordon: Why couldn't you provide more parking on the southeast corner?

Mr. Mayronne: That is our hardship.

Mr. Gordon: I disagree with you. We have the right to use the property where the large oak tree is.

Mr. Gordon: The only hardship I see is financial.

Mr. Mayronne: The difference is two-fold in that we will keep a 2' wide side yard buffer and have reduced the number of vacuum stalls by one. We will add more trees to the site.

Mr. Mayronne: We are proposing a plant mitigation plan to provide a total of 19 class A and B trees on the site.

Mr. Mayronne: This case was presented to you in December of 2015. It's similar, but not exactly the same.

Mr. Paul Mayronne, with the Jones Russell law firm, P.O. Box 1810, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

• We will add more trees to the site.
• We are proposing a plant mitigation plan to provide a total of 19 class A and B trees on the site.
• The difference is two-fold in that we will keep a 2' wide side yard buffer and have reduced the number of vacuum stalls by one.
• This case was presented to you in December of 2015. It's similar, but not exactly the same.
• We will add more trees to the site.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2015-175-BOA

MOTION CARRIED UNANIMOUSLY

Mr. Gordon: I cannot support this.

Mr. Mayronne: That would not effectively work at that location.

Mr. Gordon: I disagree with you. We have the right to use the property where the large oak tree is.

Mr. Mayronne: The only hardship I see is financial.

Mr. Gordon: I cannot support this.

Mr. Mayronne: That would not effectively work at that location.

Mr. Gordon: Why couldn't you provide more parking on the southeast corner?
Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance as requested subject to the plant mitigation plan offered by the applicant.

MOTION CARRIED

4 YEAS TO 1 NAY

Declaration: 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. 2016-165-BOA

Initial Hearing Date: March 1, 2016
Date of Report: February 19, 2016

GENERAL INFORMATION

Applicant(s) Name: BB Mini Storage
Location of Property: 7037 Highway 190, Covington, Louisiana
Zoning of Property: HC-2A Highway Commercial
Variance(s) Requested: "After the fact" removal of seven (7) trees

OVERVIEW

The applicant is seeking an "after the fact" variance for the removal of seven (7) Class A Type trees on the property located at 7037 Highway 190, Covington, Louisiana.

STAFF COMMENTS

It appears from reading the letter provided by the applicant dated January 15, 2016, that the applicant has removed said trees without first consulting with the parish; therefore, the staff feels that the applicantook unilateral action to remove the seven (7) trees without first consulting with the parish. However, that notwithstanding, the fact remains that the applicant took unilateral action to remove the seven (7) trees without first consulting with the parish. Therefore, the staff feels that the applicant took unilateral action to remove the seven (7) trees without first consulting with the parish.

The applicant argues that their justification is due to improvements to be made to the site, including the installation of a drainage pipe and solar panels on the roof and the installation of a drainage pipe and solar panels on the roof and the subsurface installation of a drainage pipe on the roof and the subsurface installation of a drainage pipe.

OVERVIEW

After the fact, removal of seven (7) trees:

- HC-2A Highway Commercial
- 7037 Highway 190, Covington, Louisiana
- BB Mini Storage

Date of Report: February 19, 2016
Initial Hearing Date: March 1, 2016

BOA Case No. 2016-165-BOA

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

(please print on the following lines below your specific request for a variance/appeal)

APPLICANTS NAME:

MAILING ADDRESS:

CITY/STATE/ZIP:

PHONE NUMBER:

REQUEST FOR:

REPORTED FOR:

VARIANCE/APPEAL REQUESTED:

(please check the applicable boxes below)

- Building setbacks (reduction of front, side and rear yard setbacks)
- Landscape buffers (reduction of front, side and rear yard setbacks)
- Building setbacks (reduction of front, side and rear yard setbacks)
- Other (specify other variance/appeal on line above)

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

PROPRIETARY LOCATION FOR VARIANCE REQUESTED:

ADDRESS:

SUBDIVISION (if applicable):

CITY:

COUNTY:

PHONE NUMBER:

CITY/STATE/ZIP:

MAILING ADDRESS:

APPLICANT'S NAME:

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

DATE OF APPLICATION:

1-15-16

SIGNATURE OF OWNER/APPLICANT:

[Signature]
1/15/2016

Re: After the Fact Variance Request for Removal of Pine Trees

Liberty Self Storage
7037 HWY 190 Covington, 70433

Ron Keller

Liberty Self Storage
7037 HWY 190 Covington, 70433

Thank you,

Matthew J. Bennett

[Signature]

1/15/2016
STAFF COMMENTS

The staff does not see a true hardship or practical difficulty pursuant to the applicant's variance.

The staff appreciates and approves the homeowner association's letter of no objection. Furthermore, the applicant obtained letters of no objection from his neighbors and approval from the homeowners association.

The applicant wants the variance in order to extend his garage into the rear yard and thereby creating more value to his property and providing a secure place where his wife can park her car (see narrative attached). The staff understands the reasons for the proposed garage addition; therefore, since the rear yard abuts a retention pond and not another person's property, the staff has no objection to the variance request.

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

(For office use only)

BOA CASE NO. 8/22/16

Date of Application: 1/2/16

Signature of Owner/Applicant:

Wishing to extend my garage back to the 20' variance line, the variance for a back yard setback from 25' required by

Variance (Please state on the following lines below your specific request for a variance/appeal): (Specify other variance/appeal on line above)

☐ Building setbacks (reduction of front, side and/or rear yard setbacks)

☐ Landscape buffers (reduction of the number of trees, bushes and/or shrubs)

☐ Signage requirements (increase of sign area and/or sign height, lighting, color, etc.)

☐ Parking area requirements (reduction of parking stalls, parking green space islands, etc.)

☐ Landscaping within buffers (reduction of the size of trees, bushes and/or shrubs)

☐ Subdivision (if applicable) (Please check the applicable boxes below)

☐ Other (Specify other variance/appeal on line above)

Property Location for Variance Requested:

Zoning:

Subdivision:

Address:

City/State/Zip:

Home Phone:

Cell Phone:

Mail/Email:

Applicant's Name:

If a company, please include a contact person name also

("Variance/Appeal Requested")

REQUEST FOR: Variance of the Unified Development Code

APPEAL FOR: Appeal of an adverse decision made by a parish official(s)

APPEAL FOR: Appear of an adverse decision made by a parish official(s) of the Unified Development Code

Address:

City:

State:

Subdivision:

Address:

City:

State:

Name:

Address:

Phone:

Fax:

Email:

Name:

Date:
I am wanting to extend my garage back 14 feet, which would be 20 feet from my back property line.

The reason I want to extend my garage is to improve my property value as well as to provide space that my wife can park her car in the garage at night. By extending my garage this would allow me to move everything to the new addition to free up space so she can park in the existing garage.

The reason I want the Parish to grant me a 5 foot variance is in order to achieve this.

I am requesting that the Parish grant me a 5 foot variance in order to achieve this.

Thank you for your consideration.

Ted Lindsay
# Request for Variance

**Greendale Master Association**

**Date of Application:**

**Homeowner:**

**Address:**

**Home Phone:** 858-626-3854

**Work Phone:** 504-756-3570

**Parcel/Lot #:**

**Andrews Rd:** 755

**Comments:**

**GACC Action:**

**GACC Chairperson:**

**Comments:**

---

**Variance Requested:**

For this request to be considered by the GACC, it must be reviewed and approved by the appropriate parcel president. The GACC has up to 60 days from receipt of all required documentation to review, grant, or deny the variance requested. The GACC has the authority to require a variance of up to 5' to exist on my garage.

I am applying for the following variance:

**Parcel/Lot #:**

**Address:**

**Home Phone:** 858-626-3854

**Work Phone:** 504-756-3570

**Homeowner:**

**Date of Application:** 9/25/15

---

Please note: A Parcel Officer or GACC Member may perform follow-up inspections.
Mark Sullivan
<marksullivan34427@gmail.com>

Sent Tuesday, December 01, 2015 4:37 PM

To: Rick
Cc: Ted Lindsay (crLindsay@jcgllc.com)

Subject: Re: variance

Rick,

As Pines Parcel President I approve the 5' variance request as suggested by the Board of Directors. Thanks

On Dec 1, 2015, at 4:02 PM, Rick <Rick@GreenLeaves.us> wrote:

Sent from my iPad

Mark, Ineed formal approval from the Pines Parcel (e-mail is fine). Ted we are going to have significant changes in the Board next year. I suggest you apply for instead of the originally requested larger one. Mark, I need formal approval from the Pines Parcel. I suggest you apply for the 5' variance conditional upon approval of the parish. Your permit as soon as you have plans. You will also need a parish permit, but I am OK approving it as well is fine). Ted we are going to have significant changes in the Board next year. I suggest you apply for instead of the originally requested larger one. Mark, I need formal approval from the Pines Parcel (e-mail is fine). Ted we are going to have significant changes in the Board next year. I suggest you apply for instead of the originally requested larger one.

Sent from my iPad

Rick

Re: variance

Ted Lindsay (tLindsay@jcgllc.com)

Rick

Tuesday, December 01, 2015 4:37 PM

Mark Sullivan <marksullivan34427@gmail.com>
February 1, 2016

St. Tammany Parish Government
Department of Development

To Whom It May Concern:

I do not object to Ted Lindsay extending his garage back to the distance approved by St. Tammany Parish Government.

Sincerely yours,

Laurene W. Eakin

2/8/16
February 2, 2016
St. Tammany Parish Government
Department of Development

To Whom It May Concern:

This letter was requested by my neighbor Ted Lindsay to voice my opinion for him to do back to the distance approved by St. Tammany Parish Government. I have no objection for him to do this.

Virginia Probst

[Signature]
Applicant(s) Name: Chad Domangue
Location of Property: 1090 Whitetail Drive, Mandeville, Louisiana
Zoning of Property: A-4 Single Family Residential

STAFF COMMENTS

The applicant wishes to add the addition to the rear of his existing garage. The applicant did receive approval from the HOA; however, has not provided any documentation with his application justifying how or why a hardship or practical difficulty exists.

The staff does not support the variance request. It appears that the applicant can make the addition to the existing garage by adding it to the interior side of same; thereby negating the need for a variance. Therefore, since a hardship or practical difficulty does not appear to be evident, the staff does not support the variance request.

GENERAL INFORMATION

Date of Report: March 17, 2016
Initial Hearing Date: April 5, 2016
BOA Case No. 2016-206-BOA

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

APPLICANT'S NAME:

MAILING ADDRESS:

PROPERTY LOCATION FOR VARIANCE REQUESTED:

ZONE:

PHONE NUMBER:

APPLICATION NO.

DATE OF APPLICATION

SIGNATURE OF OWNER/APPLICANT

VARIANCE/APPEAL REQUESTED:

- [ ] A variance of the Unified Development Code
- [ ] A variance of the Unified Development Code

APPEAL FOR:

- [ ] Appeal the interpretation by a parish official(s) of the Unified Development Code
- [ ] Appeal the interpretation by a parish official(s) of the Unified Development Code

STOP ON THE FOLLOWING LINES Below YOUR SPECIFIC REQUEST FOR A VARIANCE/APPEAL:

SPecify other variance/appeal on line above

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

(Please check the applicable boxes below):

- [ ] Building setbacks (reduction of front, side, rear and setback length)
- [ ] Landscape buffers (reduction of front, side and/or rear buffer setbacks)
- [ ] Landscape buffers (reduction of front, side and/or rear buffer setbacks)
- [ ] Parking area requirements (reduction of parking spaces, reduction of parking stalls, reduction of surface parking islands, etc.)
- [ ] Parking area requirements (reduction of parking spaces, reduction of parking stalls, reduction of surface parking islands, etc.)
- [ ] Signage requirements (increase of sign area and/or sign height, lighting, coloring, etc.)
- [ ] Signage requirements (increase of sign area and/or sign height, lighting, coloring, etc.)
- [ ] Other

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

(Please check the applicable boxes below):
January 27, 2016

Chad Domangue
Amanda Domangue
1090 Whitetail Drive
Mandeville, LA 70448

Dear Chad Domangue & Amanda Domangue:

The DACC members, Ernest Trujillo, Patrice McCoy and Dale Lamberth have approved the addition modification project for your home located at 1090 Whitetail in the Deerfield Owners Association.

Please retain a copy of this letter for your personal records. Your cooperation by submitting this request and meeting with the DACC members, Ernest Trujillo, Patrice McCoy and Dale Lamberth has been very much appreciated.

Sincerely,

Toni Whitley, Manager
GNO Property Management

504-528-7028
1. DO NOT UTILIZE OR COPY ANY INFORMATION OR MATERIALS IDENTIFIED AS NOT BUILT TO CODE. THIS DRAWING CONTAINS INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. INCREASE OF INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANS.
Case File Number: BOA Case No. 2016-216-BOA

Initial Hearing Date: April 5, 2016

Date of Report: March 17, 2016

OVERVIEW

Location of Property: 107 Fairgrounds Boulevard, Bush, Louisiana

Applicant(s) Name: Craig Guidry

Applicant(s) Address: 107 Fairgrounds Boulevard, Bush, Louisiana

STAFF COMMENTS

The applicant owns a total of fourteen (14) contiguous single family rural residential lots in Grande Hills Subdivision. The applicant states in his application that this is his "homestead" and that he planted trees on his collective lots for the purpose of harvesting same.

The reasons why no-cut buffer requirement was established within the code was to insure the preservation of our natural resources, aesthetics and a healthy environment in the community.

Furthermore, by saving these no-cut buffers promotes the preservation of our large oak, cypress and pine trees which are an attractive and invaluable asset to the community in which we live.

something else to consider is that these are single family residential lots that are approximately 5 acres each in size and are not 100 acre plus pasture or timber tracts; and although the applicant states that this is his "homestead," that doesn't stop him from eventually selling the lots that would be devoid of a nice tree-scape on the property.

As an aside, if the applicant really wants to preserve his fourteen (14) lots as a "homestead" and to do so at the same thing.

STAFF ANALYSIS REPORT

ST. TAMMANY PARISH BOARD OF ADJUSTMENT
PROPERTY LOCATION FOR VARIANCE REQUESTED:

Address (Specify subdivision if applicable)

ZONING:

REQUEST FOR VARIANCE/APPEAL REQUESTED:

减小科要求 (increase of sign area and/or sign height, lighting, coloring, etc.)

PARTING SEE REQUIREMENTS (reduction of parking stalls, parking easements, islands, etc.)

Landscaping within buffers (reduction of the number of trees, bushes, and/or shrubs)

Building setbacks (reduction of front, side, and/or rear yard setbacks)

SUBDIVISION/STATE/ZIP:

PHONE NUMBER:

MAILING ADDRESS:

APPLICANT'S NAME:

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

ST. TAMMANY PARISH BOARD OF ADJUSTMENT

BOA CASE NO. 2016-326-RA
The applicant states that the home to be placed on this property is a small lot and is "very hard to fit a house on this lot.

The applicant is constructing a home that is over 5400 square feet under beam; and therefore may not have a suitable design fit for this lot. Therefore, for the reasons as stated above the staff does not recommend approval of the variance request.

Although the lot is located within an elongated curve (see survey attached), the fact is the lot is small and is "very hard to fit a house on this lot.

OVERVIEW

<table>
<thead>
<tr>
<th>Variance(s) Requested:</th>
<th>P.U.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning of Property:</td>
<td>1636 Vela Cove, Slidell, Louisiana</td>
</tr>
<tr>
<td>Location of Property:</td>
<td>Peter Tufaro</td>
</tr>
<tr>
<td>Applicant(s) Name:</td>
<td>Tufaro</td>
</tr>
</tbody>
</table>

GENERAL INFORMATION

| Date of Report: | March 17, 2016 |
| Initial Hearing Date: | April 5, 2016 |
| BOA Case No.: | 2016-217-BOA |

STAFF ANALYSIS REPORT
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
A variance of front setback per attached drawing to fit a house on this lot. Lot area requiring
Lot 21, Cipper Estates is a small, very hard

APPLICANTS NAME: Peter T. Faoro
MAILING ADDRESS: 3501 Plimsoll Blvd,}
CITY/STATE/ZIP: Chalmette, LA 70043
PHONE NUMBER: 504 343 7383
ADDRESS: 1234 14th Coffee St., Slidell, LA 70461

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Residential (R-1.0)

SUBDIVISION (if applicable) Chalmette

REQUEST FOR: Variance of the (Unified Development Code)

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

Please check the applicable boxes below:

□ Appearance requirements (increase of sign area and/or size, height, illumination, color, etc.)

□ Parking area requirements (reduction of parking stalls, parking in the open space, drains, etc.)

□ Landscaping buffer (reduction of the number of trees, bushes or any buffer strips)

□ Landscaping buffer (reduction of front, side and/or rear yard buffer strips)

□ Building setbacks (reduction of front, side and/or rear yard setbacks)

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

APPLICANTS NAME: Peter T. Faoro
MAILING ADDRESS: 3501 Plimsoll Blvd, Chalmette, LA 70043
Bou! CASE NO. 2016-317-FOA (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT

DATE OF APPLICATION

SIGNATURE OF APPLICANT/APPLICANTS

03-02-2016

Please note: Notarized by the Parish Clerk.
VELA COVE

(REF. BNG.)  N 73°05'54.0" E

APPROXIMATE LOCATION OF THE FLOOD ZONE LINE

FLOOD ZONE A10 (BFE 13)  CONC.

FLOOD ZONE A10 (BFE 12)

GREENSPACE

LOT 21

WATERWAY

N 73°05'54" E 135.03'

S 70°41'45" W

266.85'

RE=185.00'  L=183.24'  Ch=S 64°54'30" E 187.28'

C/L STREET EL 7.6'

STAKE POINTS (TYP.)

10' UTILITY EASEMENT

22
As per plot plan submitted:

Comments:

Date 3-6-16

CEO ARA Chairman

With Exhibits(s)

and is based on the supporting documents listed

Approved

This project located on lot 21 has been

approved for lot 21.

Clipper Estates Architectural Review Committee


I have attached the survey with the foundation shown.

The home would not overlap any of these utilities.

From the front property line, Mr. Tufaro has requested that DOTTY mark all underground utilities for the association the variance in set back. The variance would allow Mr. Tufaro to position the house 16.61'

After reviewing the survey and house plans for Vela Cove Lot 21, I have approved on behalf of the

Tufaro Variance Lot 21

Lot 202- Clipper Estates Planning PdL (62.5 KB)

Attachment

TO: Wes Wolser (wms@msn.com), Kyle Bowers (ky@ypmales.com)

Sent: Sun 3/6/16 8:34 AM

From: Peter Tufaro (lilpetesrodshop@hotmail.com)
<table>
<thead>
<tr>
<th>STAFF COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Since this lot is only 35' wide which greatly limits the ability to construct any additional accessory structures on the property, and given the facts that the encroachment only involves one support post, and that the applicant has secured permission from the HOA and his neighbors through letters of no objection, the staff has no objections to the variance request.</td>
</tr>
</tbody>
</table>
Sample text from the document: 

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

APPLICANT'S NAME: VD4bL/A'6/

MAILING ADDRESS: /1'/Zt/^/fl4y'i,

CITY/STATE/ZIP: PHONE NUMBER: 8L9L, 4795—

PROPERTY LOCATION FOR VARIANCE REQUESTED:

ZONE:

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

REQUEST FOR:

VARIANCE/APPEAL REQUESTED:

Building setbacks (reduction of front, side and rear yard setbacks)

Signage requirements (increase of sign area and/or sign height, lighting, coloring, etc.)

Landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)

PARKING AREA REQUIREMENTS (reduction of parking stalls, parking green space islands, etc.)

OTHER (Specify other variance/appeal on line above)

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

NOTE: The applicant must provide a copy of the variance/appeal form with the appropriate signatures.
To: Ron Keller, Senior Planner, St. Tammany Parish
From: Randall Hasling, 1126 Marina Drive, Slidell, LA 70458
Date: March 7, 2016
Ref: Variance Request, Gazebo

I am applying for a variance to locate one corner of the Gazebo 3'-3" from the property line instead of 5'-0" required by the Parish. I have an existing paver deck, so in order to locate the post 5' from the property line instead of the hole for the post and not affect the integrity of the paver deck, a portion of the deck would have to be broken up. Since the property slopes, there is a retaining wall along the edge and the land was built up using limestone rocks, so it would be difficult to retain the edge and the sand and the land was built up using limestone rocks, so it would be difficult to retain the edge and the sand and the land was built up using limestone rocks, so it would be difficult to retain the edge. The Marina Drive Homeowners Association has approved the plans showing the 3'-3" side setback and letters from the adjacent neighbors confirm they do not object.

I appreciate St. Tammany Parish considering my variance request.

Randall J. Hasling
504-256-6228
February 15, 2016

Re: Property Improvement Approval for Proposed Gazebo

Mr. Hasling,

Your plans dated 2/14/2016 for a new gazebo on your property at 1126 Marina Dr. have been received and approved by the Architectural Review Committee of the Marina Drive Property Owners Association. However, the board takes no exception to the new structure being slightly within the “middle” property line setback as described in the Marina Dr. POA covenants. Please maintain no less than a distance of 3'-3" to the face of the new column as shown per your revised drawing (2/14/2016). Thank you for your submission and good luck with your new project.

Regrets,

Gregory Drewes, AIA, Vice President/ARC
Marina Drive Property Owners Association of Oak Harbor
1022 Marina Dr.
Slidell, LA 70458

Attn: Mr. Randy Hasling
1126 Marina Dr. Slidell, LA 70458

Property Owners Association

February 15, 2016
I do not object to locating the Gazebo as described above.

Owners Association has approved the plans.

from the Interior Property Line. I have reviewed his plans and I am aware the Marina Drive Home


Name: LINDA HASKING

Date: 3/4/16

Phone: 504-836-5663

Signature:

Address: 1084 Marina Dr

To: ST. Tammany Parish Planning
To: ST. Tammany Parish Planning

Iam aware Randall Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3" from the interior property line. I have reviewed his plans and I am aware the Marina Drive Home Owners Association has approved the plans. I do not object to locating the Gazebo as described above.

 Owners Association has approved the plans.

From the interior property line I have reviewed his plans and I am aware the Marina Drive Home

I am aware Randell Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3"

To: ST. Tammany Parish Planning

Name: ___________________________

Address: 112 Marina Dr.

Phone: 504-400-0644

Signature: _______________________

Date: 3-6-17
To: ST. Tammany Parish Planning

Iam aware Randall Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3" from the interior property line. I have reviewed his plans and I am aware the Marina Drive Home Owners Association has approved the plans.

I do not object to locating the Gazebo as described above.

Owners Association has approved the plans.

Date: 3-5-12

Signature:

Name: Emuin I. Beauregard

Phone: (504) 416-4740

Address: 1104 Marina Drive

File: 70456
To:

ST. Tammany Parish Planning

I am aware Randall Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3" from the interior property line. I have reviewed his plans and I am aware the Marina Drive Home Owners Association has approved the plans.

I do not object to locating the Gazebo as described above.

Name: [signature]

Date: 3/15/16

Address: 1128 Marina Dr.

Phone: 985-847-1640

Date: 5/11/2014

Address: 1128 Marina Dr.

Signature: [signature]

Date: 3/16/16

Name: [signature]