

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, APRIL 1, 2014 - 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 MARCH 5, 2014 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 14-04-006

Request by applicant for a variance to permit the 50' wide perimeter no cut buffer on the property to be waived in an A-1 Suburban district. The property is located at 11498 LA Highway 1077, Folsom, Louisiana.

Applicant: Brian Taylor & Dawn Trigueros

BOA CASE NO. 14-04-007

Request by applicant for variances for an "after the fact" boathouse relative to the length of the structure from a maximum of 50' permitted to 62' requested, the size from a maximum of 800 square feet permitted to approximately 1340 square feet requested, and to permit the structure to extend beyond the bulkhead in an A-4 Single Family Residential district. The property is located at 165-167 Carr Drive, Slidell, Louisiana.

Applicant: Phillip John Clesi

BOA CASE NO. 14-04-008

Request by applicant for variances of a side yard setback from 5' required to approximately 2' requested, and open space requirements between the eave and the side property line from 2' required to approximately 6' requested for an "after the fact" accessory structure, in a Planned Unit Development zoning district. The property is located at 1664 Vela Cove, in Clipper Estates Subdivision, Slidell, Louisiana.

Applicant: Judy Dubroca

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - WEDNESDAY, MARCH 5, 2014

**LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING "B"
MANDEVILLE, LOUISIANA**

The March 5, 2014 meeting of the St. Tammany Parish Board of Adjustments was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

PRESENT: Mr. Fandal, Mr. Brookter, Mr. Gordon, Mr. Ballantine, Mr. Perry and Mr. Spicuzza (non-voting member)

ABSENT: Mr. Schneider

STAFF PRESENT: Mr. Keller

APPROVAL OF THE MINUTES

Moved by Mr. Brookter and seconded by Mr. Ballantine to accept the February 4, 2014 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

(Mr. Fandal reported that the first case on the agenda (BOA Case No. 14-01-001) has been withdrawn because the applicant has moved the structure in compliance with parish code.)

(Furthermore, Mr. Fandal also reported that the case under "OLD BUSINESS" (BOA Case No. 13-10-027) has been withdrawn because the applicant filed for his building permit in compliance with the board's previous rulings.)

BOA CASE NO. 14-03-005

Request by applicant for a variance of a front yard setback in an A4-A Single Family Residential district from 25' required (lot of record) to approximately 18' feet requested.

Applicant: Don Shall, et al.

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

The applicant appeared on his own behalf and stated that he agreed with Mr. Keller's comments.

Mr. Brookter: This is a new building?

Mr. Shall: Yes.

Mr. Perry: There is no slab?

Mr. Shall: No.

Mr. Ballantine: You are building on pilings?

Mr. Shall: Yes.

Mr. Perry: You cannot have any porch extending in the front due to the existing power lines.

Mr. Shall: Sure, I understand.

Moved by Mr. Perry and seconded by Mr. Brookter to grant the variance as requested.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

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. 14-04-006
Initial Hearing Date: April 1, 2014
Date of Report: March 11, 2014

GENERAL INFORMATION

Applicant(s) Name: Brian Taylor & Dawn Trigueros
Location of Property: 11498 LA Highway 1077, Folsom, Louisiana
Zoning of Property: A-1 Suburban
Variance(s) Requested: Elimination of the 50' no-cut perimeter buffer

OVERVIEW

The applicant states in his narrative (see attached) that they wants to create a homestead and have at least 10 head of cattle, and that by providing the 50' wide no-cut buffer will result in the loss of approximately 2.79 acres of land that could be used for livestock, thereby reducing their yield to only 7 head of cattle. The applicant further states that the adjacent properties do not have the 50' buffers; and without the buffer, the fencing provided could be maintained more efficiently; and the neighbors have no objection to the variance request.

STAFF COMMENTS

Although the applicant makes a reasonable argument for the variance request, the fact remains that said argument constitutes a personal preference and not a practical difficulty or hardship. The applicant can reasonably comply with parish code requirements. Furthermore, the reasons for the no-cut buffer requirement assures the preservation of large oak, cypress and pine trees which are an attractive and valuable asset to the community of St. Tammany Parish, and which also preserves the natural resources of same.

Therefore, for the staff does not support the variance request; however, due to the fact that the entrance to the parcel is a only approximately a 30' wide by 1155' long strip of land, the staff has no objection to waiving the buffer requirement for said strip of land.

Additionally, since the board has not entertained a variance of this nature before, any relief provided to the applicant, if any, would result in establishing a precedent for future requests.

BOA CASE NO. 14-04-006 (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: Brian Taylor & Dawn Trigueros

MAILING ADDRESS: 29801 Elmore Makigney Ln.

CITY/STATE/ZIP: Springfield, LA. 70462

PHONE NUMBER: 225-206-2505
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-1 Suburban
11498 Hwy. 1077, Folsom LA. 70437 (Parcel B)
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 Waive the 50' Buffer Requirement
(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.

Applicant is requesting that the 50' Buffer Requirement be waived from Land Clearing Permit LC14-01-004. The 50' restriction equals 2.19 acres of land of which could be used for livestock

[Signature]
SIGNATURE OF APPLICANT

3-4-2014
DATE OF APPLICATION

March 4, 2014

St. Tammany Parish Government Department of Development

P.O Box 628

Covington, La 70434

Attention: Ron Keller

Dear Mr. Keller,

We respectfully request a variance to have the 50' buffer requirement waived from our 12 acre land clearing permit. The 12 acres were purchased with the intent to build a new home and provide enough acres to have at least 10 head of cattle. The 50' buffer requirement reduces the number of cattle to 7 as the buffer takes up 2.79 acres of land.

This area in Folsom is known for horse farms and cattle fields. The adjacent property owners have cattle to the east of us and horse farms to the south and west. As stated above, we would like to have at least 10 head of cattle on our property. The 2.79 acres/buffer area will prevent the clearing and grass seeding necessary for providing enough grazing for 3 head of cattle, thus reducing my potential herd to 7.

Along with this request you will find signed letters of no objection and support of the removal of the 50' buffer from our surrounding property owners. As you can see from the pictures, the surrounding property owners' land is cleared to the fence line (property line). The neighbors prefer this area to be cleared in order to keep up the much needed fence lines.

The clearing of the 50' buffer zone would allow us to utilize the entire property for cattle as was intended during the original purchase.

Thanks for your consideration.

Regards,


Brian Taylor and Dawn Trigueros

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 FEDESTALS.
THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN L&E 48-LXI.
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1984

Reference Surveys:

1. Survey prepared by C. R. Schultz dated Sept. 22, 1965 (Basis of Bearing)
2. Survey prepared by Edward J. Murphy dated Feb. 15, 1970, revised Jan. 21, 1987 and June 15, 1987

Building setback lines should be determined by owner or contractor prior to any construction

This point is N00°15'W, 1315.0'; East, 314.0' from the 1/4 Section Corner on line between Sections 29 and 32 Township 5 South Range 10 East, St. Tammany Parish, Louisiana

RESUBDIVISION MAP OF PROPERTY LOCATED IN SECTION 29 TOWNSHIP 5 SOUTH RANGE 10 EAST INTO PARCELS A AND B, ST. TAMMANY PARISH, LOUISIANA FOR WILLIAM BRUCE STEIN, ET AL

LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LS LAND SURVEYING LLC
COVINGTON, LA.

Scale 1" = 300' Date May 25, 2011

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.
FILED FOR RECORD

CLERK OF COURT

DATE

FILE NO.



Jeffery Hooser Property

Elton Willie Property East

Avis Bourg, Jr Property South

N00°52'47"E
34.05'
(Title: East, 34)

B
11.99
Acres

- Legend:
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - 1 1/4" Iron Pipe Found
 - Hvy. Monument Found
 - ▣ 3/4" Iron Pipe Found
 - 1/2" Iron Pipe Found

N00°34'15"W
464.56'
(Title: West, 464.57)

(Basis of Bearing)
Title: N00°15'W, 1315.0'

S00°04'10"E
(Title: South, 2226)

Powerline

A
11.99
Acres

S01°34'14"E
418.16'

295.60'

492.50'

S00°10'04"E

500°10'04"E

500°04'10"E

403.44'

N00°17'43"E

104.00'

155.84'

N00°15'W, 1315.0'

155.84'

155.84'

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February 7, 2014

St. Tammany Parish Government Department of Development

P.O Box 628


Covington, La 70434

Attention: Ron Keller

Dear Mr. Keller,

We are the south side adjacent neighbors to the property owned by Brian Taylor and Dawn Trigueros at 11498 Hwy 1077 Folsom, La. We have no objection and support their request to waive the 50 foot land buffer surrounding their property.

Regards,

Avis Bourg, Jr.


February 7, 2014

St. Tammany Parish Government Department of Development

P.O Box 628

Covington, La 70434

Attention: Ron Keller

Dear Mr. Keller,

We are the east side adjacent neighbors to the property owned by Brian Taylor and Dawn Trigueros at 11498 Hwy 1077 Folsom, La. We have no objection and support their request to waive the 50 foot land buffer surrounding their property.

Regards,

Elton Hillie
79247 Anns Rd.
Folsom, La. 70437

February 7, 2014

St. Tammany Parish Government Department of Development

P.O Box 628

Covington, La 70434

Attention: Ron Keller

Dear Mr. Keller,

We are the west side adjacent neighbors to the property owned by Brian Taylor and Dawn Trigueros at 11498 Hwy 1077 Folsom, La. We have no objection and support their request to waive the 50 foot land buffer surrounding their property.

Regards,

Currently we only have verbal permission from Jeff Loose, 79220 Richards RD., Folsom, LA. Jeff currently resides in Glen Mills, PA 19342. The Folsom LA residence is a second home. We have been waiting for him to return to Folsom but he has not. We will mail him a copy of this & have it before the Powers of the Board Adjustment have the meeting in April.

Thanks
Bn. Taylor

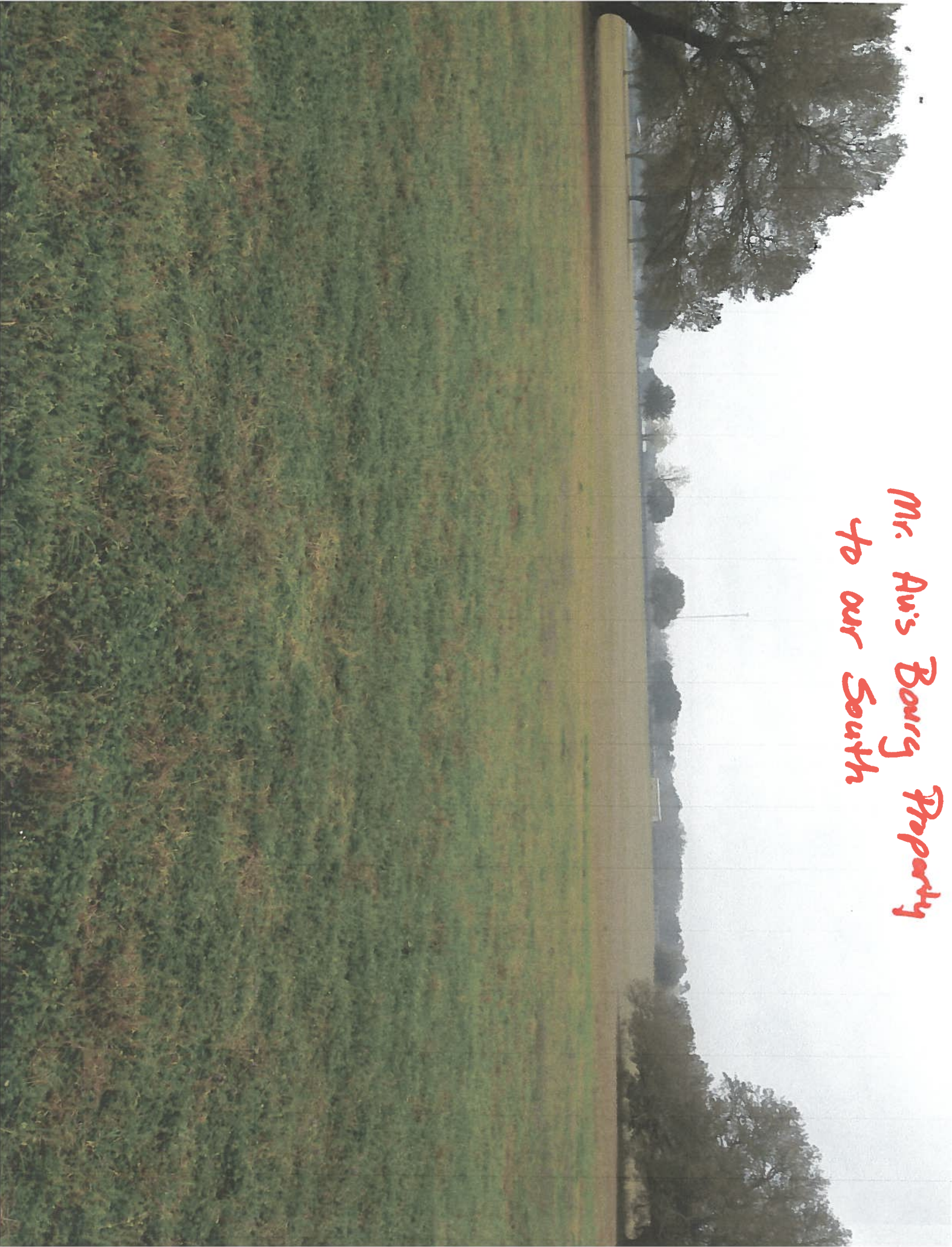
South Fence Line 50 Butte



South fence line
Mr. Aris Bourg Property owner.



Mr. Aui's Bourg Property
to our South



East Fence Line
50' Buffer



East Fence line
Mr. Elton Willis
property owner.



*Mr. Wille's Property
to our East*



West fence line
50' Buffer



West Fenceline
Mr. Jeffery House
Property Owner



Looking from
our front yard
at Jeffrey House
Property West



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

Case File Number: BOA Case No. 14-04-007
Initial Hearing Date: April 1, 2014
Date of Report: March 11, 2014

GENERAL INFORMATION

Applicant(s) Name: Philip John Clesi
Location of Property: Lots 165-167 Carr Drive, Slidell, Louisiana
Zoning of Property: A-4 Single Family Residential
Variance(s) Requested: Boathouse length, size and encroachment over bulkhead

OVERVIEW

The applicant constructed an “after the fact” boathouse that violates code relative to the length, size, and encroaches beyond the bulkhead line. The applicant in his narrative (see attached) states that he owns two lots abutting each other, and if he built boathouses on the lots separately, would be allowed to construct two boathouses of 800 square feet each. The applicant also has provided letters of no objection from residents in his neighborhood; however, we understand that one neighbor adjacent to his property has objections.

STAFF COMMENTS

Although the applicant has pleaded ignorance of the law due to his contractor’s failure to file for permits for the permanent residence and for the boathouse, if the applicant or contractor had simply contacted the permits department prior to commencing any construction on the site, they would have been apprised as to what the code requirements were and therefore could have avoided this predicament.

The staff recommends denial of the variances requested based on our opinion that the applicant has not demonstrated a practical difficulty or particular hardship as mandated pursuant to Article 3. Administration and Enforcement, Section 3.0104 Board of Adjustment, Paragraph (B.) Powers of the Board, Item (3.) of the St. Tammany Parish Unified Development Code.

However, if the board decides to grant relief for the boathouse, the following conditions should apply:

- require the applicant to simultaneously file for building permits for the boathouse and the permanent residence within ten (10) working days, and to pay all applicable penalty fees; and
 - to file for an administrative resubdivision with the Department of Development in order to combine the two lots into one.
-

BOA CASE NO. 14-04-007 (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: PHILIP JOHN CLES

MAILING ADDRESS: 2191 EMERSON ST

CITY/STATE/ZIP: GRETN, LA 70056-2943

PHONE NUMBER: 504-218-7899 504-638-6214
(Home Phone #) (Cell Phone #)

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

165-167 CARR DRIVE, SLIDELL, LA NORTH SHORE BEACH
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 VARIANCE ON SIZE OF BOATHOUSE
(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.

* VARIANCE FOR LENGTH (40 MAX) SIDE (800 FT MAX) and STEEL E. building extends beyond back road
APPLICANT OWNS TWO ADJOINING LOTS ON CARR DRIVE.

HE IS REQUESTING A VARIANCE TO ALLOW A SINGLE 1340 FT²
BOATHOUSE INSTEAD OF TWO SEPARATE 800 FT² BOATHOUSES.

Philip John Clesi
SIGNATURE OF APPLICANT

MARCH 5, 2014
DATE OF APPLICATION

Clesi Actuarial Services, Inc.

March 5, 2014

Philip J. Clesi
Associate of the Society of Actuaries
Master of Science in Mathematics
Enrolled Actuary #2918

504.218.7899
504.218.4027 fax
504.638.6214 cell

Ron Keller, Senior Planner
Department of Development
St. Tammany Parish
P.O. Box 628
Covington, LA 70434

Re: 165-167 Carr Drive, Slidell
Application for Boathouse Variance

Dear Mr. Keller:

I own two adjoining lots at 165 and 167 Carr Drive in Slidell, and intend to build a single home in the center of both lots. Upon completion of the home, I plan to retire on Carr Drive. At the current time, I have two boats and two jet skis.

It is my understanding that St. Tammany Parish code provides for a single boathouse on each lot with a maximum of 800 square feet each. In lieu of building two separate 20ft by 40ft boathouses totalling 1600 square feet, I would like permission to build a single 62 foot long boathouse with 1340 total square feet - which requires 18 less feet of docking area needed for sheltering my boats and jet skis.

Per the attached layout, to accomplish the reduced docking area and to minimize the boathouse width into the canal, it was necessary for me to remove ten feet of existing bulkhead, dig out a 10 by 10 foot area and place a total of 30 additional feet of bulkhead (\$9,000 extra cost) so as to provide for a perpendicular slip 10 feet wide and 30 feet deep.

In this regard, attached please find an Application for Variance relative to the boathouse, along with photos and letters supporting my application for variance by nine of my neighbors - all of whom have no problem navigating the canal behind my boathouse.

My apology for the late filing, but I did not become aware of the fact the the contractor had not filed for a permit until the boathouse was almost complete. Also, there was some confusion as I had originally intended to bulkhead the other side of Carr Drive first, but at the last moment decided that it would be best to build the boathouse and home first and then see if I could afford the other bulkhead.

Sincerely yours,



Philip J. Clesi

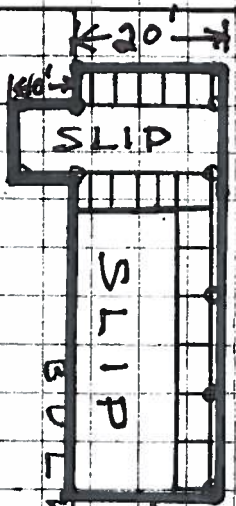
2191 Emerson Street • Gretna, LA 70056-2943

SHORELINE →

← 150 FT →

47 FT

← 62 FT →

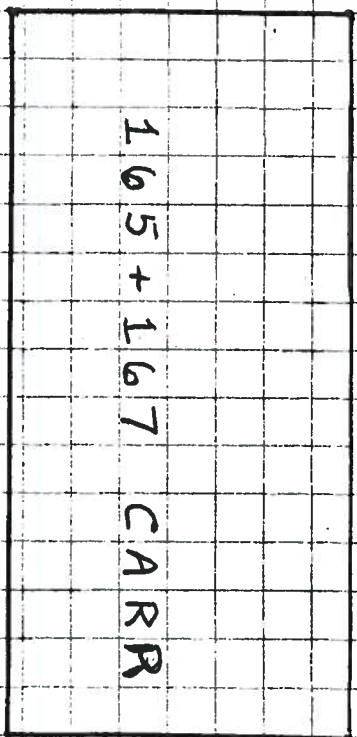


← ROOF

← BULK HEAD

← 116 FT →

← 96 FT →



165 + 167 CARR

← 106 FT →

← 49 FT →

← 150 FT →

PROPE
LIN

35 FT SERVITUDE

SCALE: 1 = 7 FT

BOATHOUSE: 20' x 62' + 10' x 10' =

134

← CARR DRIVE →

February 28, 2014

Ron Keller, Senior Planner
Department of Development
St. Tammany Parish
P.O. Box 628
Covington, LA 70434

Re: Application for Boathouse Variance
165-167 Carr Drive Slidell

Dear Mr. Keller:

I own a home located at 169 Carr Drive - which is immediately to the right of the lots owned by Philip Clesi at 165 and 167 Carr Drive. It is my understanding that Mr. Clesi intends to build a home in the center of both lots and is applying for a variance with the Board of Adjustment in regard to a boathouse located on his property.

In this regard, I would like to go on record as supporting his application for variance regarding the existing boathouse - which has less total square footage than the maximum permitted square footage for two separate boathouses.

Sincerely yours,

169A, LLC by

Paul Kosbab
Paul Kosbab, *mayor SA*
169 Carr Drive
Slidell, LA 70458
2/28/14

Susie Finley
SUSIE FINLEY

March 1, 2014

Mr. Ron Keller
Department of Development
St. Tammany Parish
Covington, LA

Re: 165 and 167 Carr Drive Boathouse

Dear Mr. Keller:

I live at 171 Carr Drive in Slidell – two houses down from the lots owned by Philip Clesi at 165 and 167 Carr Drive. I've been told that he intends to build a single home in the middle of both lots.

I like the way the current boathouse looks and would like to express my support for a variance in the building code which would enable him to have one large boathouse instead of two smaller boathouses.

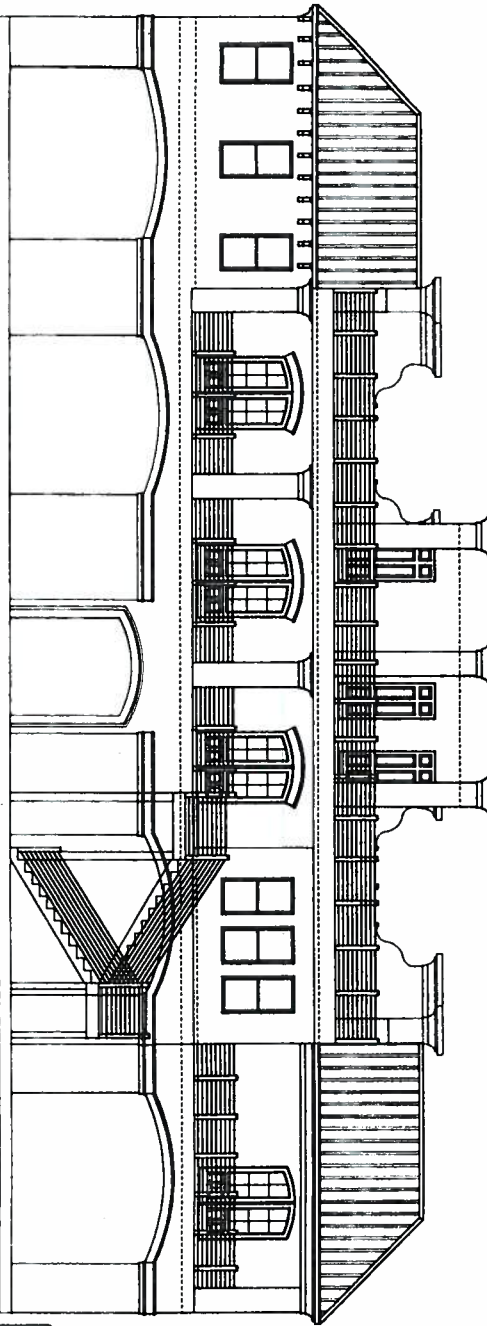
Yours truly,



Tom Courtney
171 Carr Drive
Slidell, LA 70458
727-946-1137



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



SIDE ELEVATION
SCALE 1/4" = 1'-0"

NOTES

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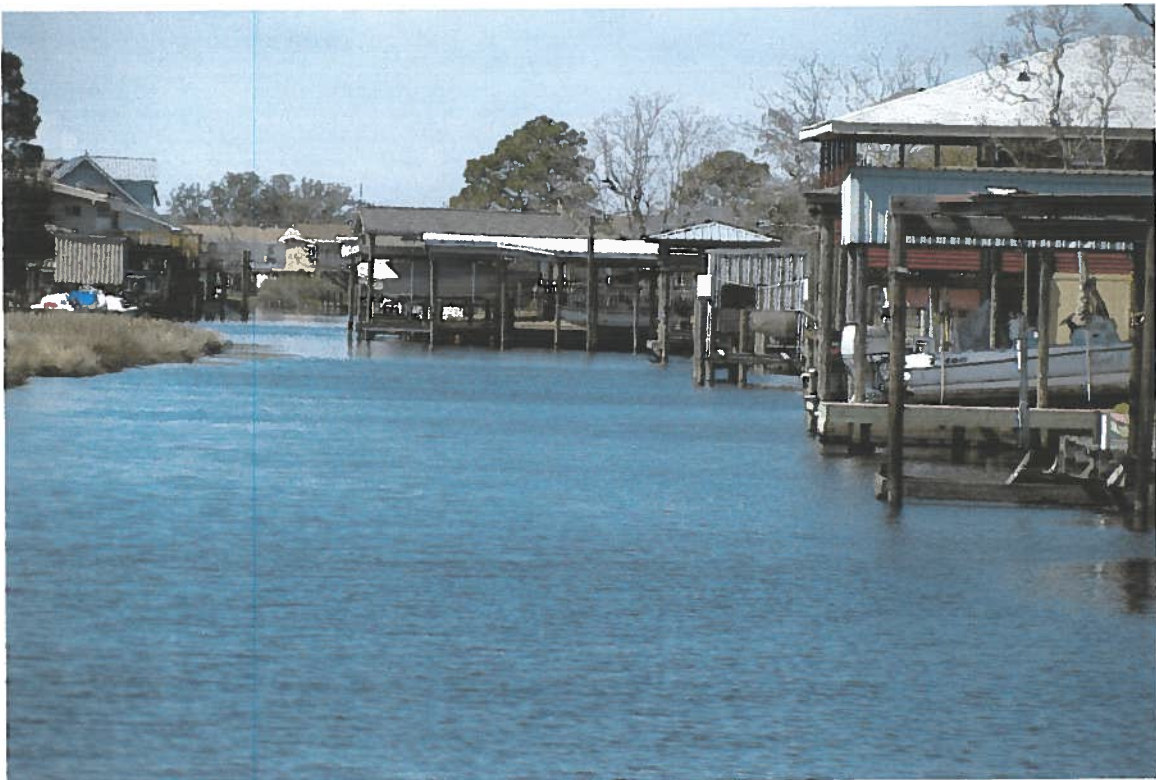
ELEVATIONS
& SECTION

PROJECT		DATE	
LOT 33, NORTHERN AVENUE, ST. TAMMANY PARISH, LA.		12-15-2010	
DESIGNER		DRAWN	
Design Tech		JTB	
CHECKED		DATE	
A4 10/15/10		10/15/10	
BY		DATE	
JTB		10/15/10	
DATE		DATE	
10/15/10		10/15/10	

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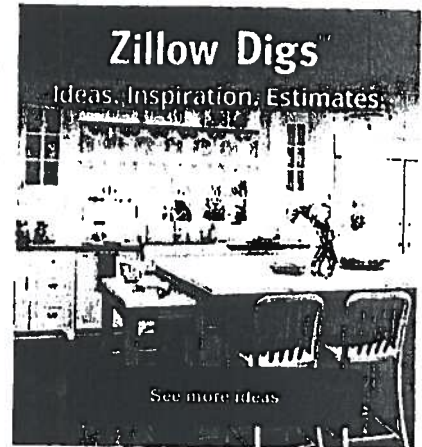


163 Carr Dr, Slidell, LA 70458 - Zillow

Page 3 of 5

Price History

Date	Event	Price	\$/sqft	Source
03/05/09	Listing removed	\$299,900	\$283	Prudential Gardner, Realtors
10/24/08	Price change	\$299,900 -8.8%	\$283	Prudential Gardner, Realtors
10/18/08	Listed for sale	\$329,000	\$288	Prudential Gardner, Realtors



Nearby Similar Sales

303 Carr Dr, Slidell, LA 70458

Property Description

163 Carr Dr Slidell, LA 70458 is a single family home with an unknown number of bedrooms and bathrooms.

Sale and Tax Details

SALE HISTORY

DATE

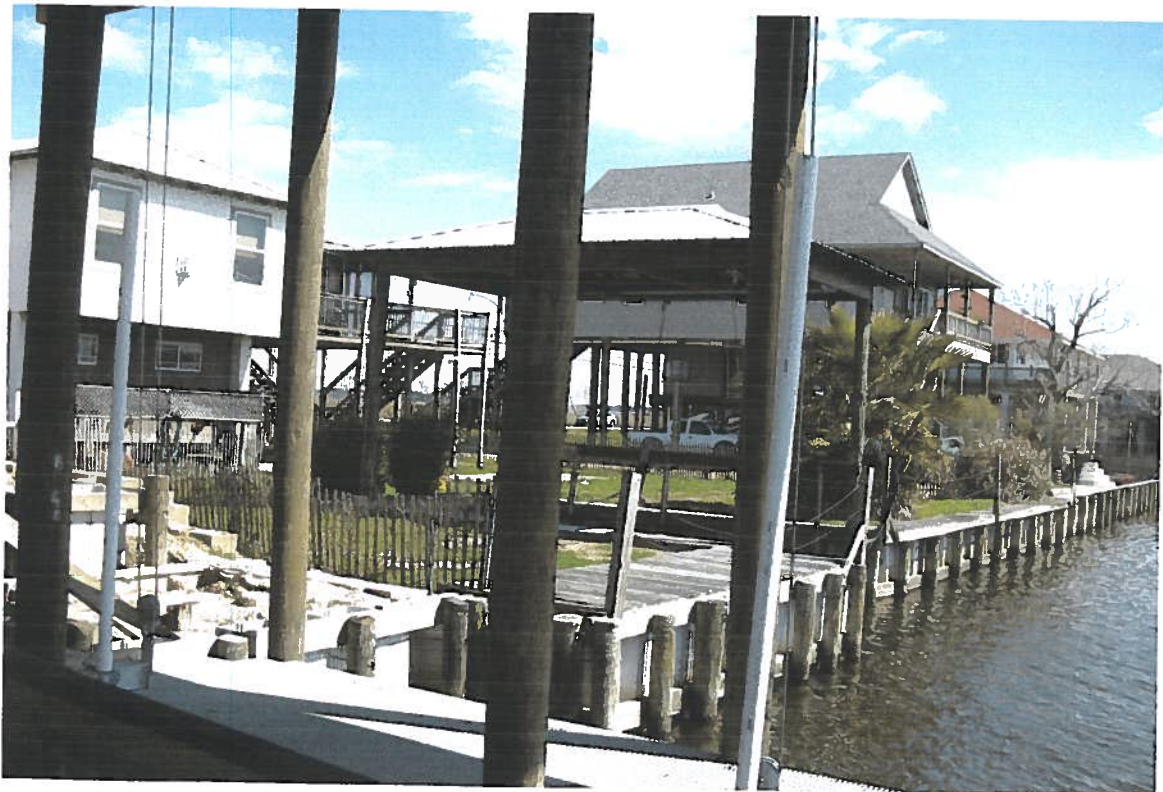
June 24, 2004

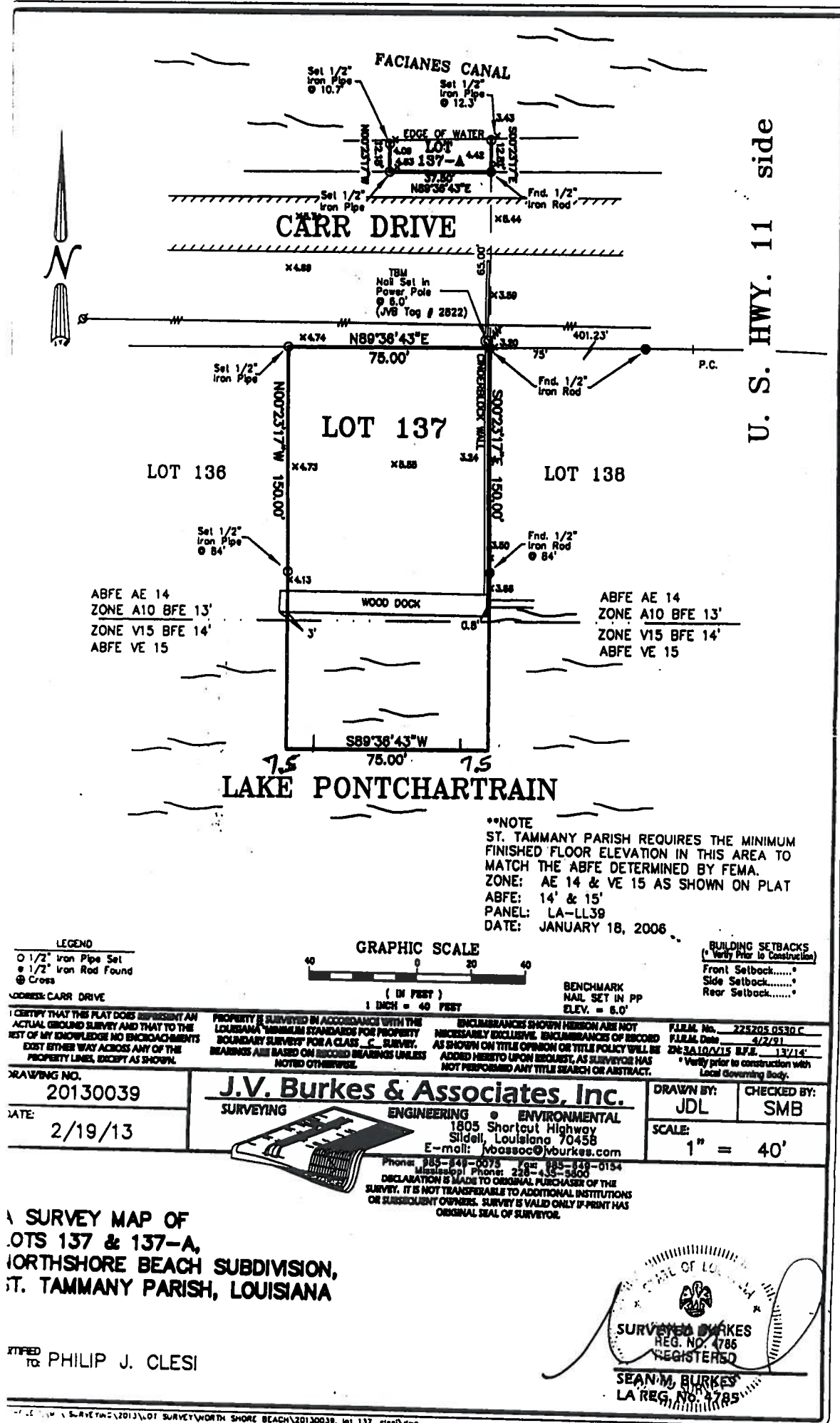
AMOUNT

\$98,000

- Last sold for \$98,000 on June 24, 2004







TO: ST. TAMMANY PARISH
DEPT. OF DEVELOPMENT
BOARD OF ADJUSTMENT

FROM: Robert Manton

ADDRESS: 161 Carr Dr. Slidell, LA, 70458

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT PHILIP CLESI OWNS TWO ADJOINING LOTS ON
CARR DRIVE IN SLIDELL, AND THAT HE INTENDS TO BUILD A SINGLE
HOME IN THE CENTER OF BOTH LOTS.

I ALSO UNDERSTAND THAT HE IS APPLYING FOR VARIANCE TO THE
BUILDING CODE WHICH WOULD ENABLE HIM TO HAVE A SINGLE LARGE
BOATHOUSE INSTEAD OF TWO SMALLER BOATHOUSES ON EACH LOT.

I HEREBY WOULD LIKE TO GO ON RECORD SUPPORTING HIS APPLICATION
FOR VARIANCE.

SIGNATURE: Robert Manton

DATE: 3/1/2014

TO: ST. TAMMANY PARISH
DEPT. OF DEVELOPMENT
BOARD OF ADJUSTMENT

FROM: Michelle Manton

ADDRESS: 161 Carr Dr.

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT PHILIP CLESI OWNS TWO ADJOINING LOTS ON
CARR DRIVE IN SLIDELL, AND THAT HE INTENDS TO BUILD A SINGLE
HOME IN THE CENTER OF BOTH LOTS.

I ALSO UNDERSTAND THAT HE IS APPLYING FOR VARIANCE TO THE
BUILDING CODE WHICH WOULD ENABLE HIM TO HAVE A SINGLE LARGE
BOATHOUSE INSTEAD OF TWO SMALLER BOATHOUSES ON EACH LOT.

I HEREBY WOULD LIKE TO GO ON RECORD SUPPORTING HIS APPLICATION
FOR VARIANCE.

SIGNATURE: Michelle Manton

DATE: 3-1-14

TO: ST. TAMMANY PARISH
DEPT. OF DEVELOPMENT
BOARD OF ADJUSTMENT

FROM: Sandra M Camus


ADDRESS: 157 Carr Drive (155-159)

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT PHILIP CLESI OWNS TWO ADJOINING LOTS ON
CARR DRIVE IN SLIDELL, AND THAT HE INTENDS TO BUILD A SINGLE
HOME IN THE CENTER OF BOTH LOTS.

I ALSO UNDERSTAND THAT HE IS APPLYING FOR VARIANCE TO THE
BUILDING CODE WHICH WOULD ENABLE HIM TO HAVE A SINGLE LARGE
BOATHOUSE INSTEAD OF TWO SMALLER BOATHOUSES ON EACH LOT.

I HEREBY WOULD LIKE TO GO ON RECORD SUPPORTING HIS APPLICATION
FOR VARIANCE.

SIGNATURE: 

DATE: 3-1-2014

TO: ST. TAMMANY PARISH
DEPT. OF DEVELOPMENT
BOARD OF ADJUSTMENT

FROM: Karen Baye

ADDRESS: 153 Carr Dr

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT PHILIP CLESI OWNS TWO ADJOINING LOTS ON
CARR DRIVE IN SLIDELL, AND THAT HE INTENDS TO BUILD A SINGLE
HOME IN THE CENTER OF BOTH LOTS.

I ALSO UNDERSTAND THAT HE IS APPLYING FOR VARIANCE TO THE
BUILDING CODE WHICH WOULD ENABLE HIM TO HAVE A SINGLE LARGE
BOATHOUSE INSTEAD OF TWO SMALLER BOATHOUSES ON EACH LOT.

I HEREBY WOULD LIKE TO GO ON RECORD SUPPORTING HIS APPLICATION
FOR VARIANCE.

SIGNATURE: Karen T Baye

DATE: 3/01/14

TO: ST. TAMMANY PARISH
DEPT. OF DEVELOPMENT
BOARD OF ADJUSTMENT

FROM: Don Baye

ADDRESS: 153 CARR DR.

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT PHILIP CLESI OWNS TWO ADJOINING LOTS ON
CARR DRIVE IN SLIDELL, AND THAT HE INTENDS TO BUILD A SINGLE
HOME IN THE CENTER OF BOTH LOTS.

I ALSO UNDERSTAND THAT HE IS APPLYING FOR VARIANCE TO THE
BUILDING CODE WHICH WOULD ENABLE HIM TO HAVE A SINGLE LARGE
BOATHOUSE INSTEAD OF TWO SMALLER BOATHOUSES ON EACH LOT.

I HEREBY WOULD LIKE TO GO ON RECORD SUPPORTING HIS APPLICATION
FOR VARIANCE.

SIGNATURE: Don Baye

DATE: 3/1/14

TO: ST. TAMMANY PARISH
DEPT. OF DEVELOPMENT
BOARD OF ADJUSTMENT

FROM: LLoyD BLAUVELT

ADDRESS: 147 CARR DR.

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT PHILIP CLESI OWNS TWO ADJOINING LOTS ON
CARR DRIVE IN SLIDELL, AND THAT HE INTENDS TO BUILD A SINGLE
HOME IN THE CENTER OF BOTH LOTS.

I ALSO UNDERSTAND THAT HE IS APPLYING FOR VARIANCE TO THE
BUILDING CODE WHICH WOULD ENABLE HIM TO HAVE A SINGLE LARGE
BOATHOUSE INSTEAD OF TWO SMALLER BOATHOUSES ON EACH LOT.

I HEREBY WOULD LIKE TO GO ON RECORD SUPPORTING HIS APPLICATION
FOR VARIANCE.

SIGNATURE: 

DATE: 3/11/14

TO: ST. TAMMANY PARISH
DEPT. OF DEVELOPMENT
BOARD OF ADJUSTMENT

FROM: Darin Johnson

ADDRESS: 183 Carr Dr.

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT PHILIP CLESI OWNS TWO ADJOINING LOTS ON
CARR DRIVE IN SLIDELL, AND THAT HE INTENDS TO BUILD A SINGLE
HOME IN THE CENTER OF BOTH LOTS.

I ALSO UNDERSTAND THAT HE IS APPLYING FOR VARIANCE TO THE
BUILDING CODE WHICH WOULD ENABLE HIM TO HAVE A SINGLE LARGE
BOATHOUSE INSTEAD OF TWO SMALLER BOATHOUSES ON EACH LOT.

I HEREBY WOULD LIKE TO GO ON RECORD SUPPORTING HIS APPLICATION
FOR VARIANCE.

SIGNATURE: Darin

DATE: 3/1/14

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

Case File Number:	BOA Case No. 14-04-008
Initial Hearing Date:	April 1, 2014
Date of Report:	March 11, 2014

GENERAL INFORMATION

Applicant(s) Name:	Judy Debroca
Location of Property:	1664 Vela Cove, Slidell, Louisiana
Zoning of Property:	Planned Unit Development (P.U.D.)
Variance(s) Requested:	Side yard setback and open space requirement

OVERVIEW

The applicant seeks variances for a side yard setback and open sky requirements only after constructing an "after the fact" accessory structure without obtaining a parish building permit.

STAFF COMMENTS

First of all, if the applicant or contractor had simply contacted the permits department prior to commencing any construction on the site, she would have been apprised as to what the code requirements were and therefore could have avoided this predicament.

Secondly, it appears that the structure can be modified by either reducing the size of the imprint and/or moving the structure by attaching it to the existing cabana, thereby eliminating or mitigating the need for variances requested.

Thirdly, even though the applicant has provided a letter of no objection from the presumed adjacent next door neighbor affected (no address or lot number depicted on letter), the applicant has not produced a letter of no objection from the homeowners association.

And lastly, the proposed eaves being within 6" of the property line is not acceptable due to the fact that it poses potential issues with runoff and/or erosion onto the next door neighbors property.

Therefore, for the reasons as stated above, the staff recommends denial of the variances requested, and also based on our opinion that the applicant has not demonstrated a practical

difficulty or particular hardship as mandated pursuant to Article 3. Administration and Enforcement, Section 3.0104 Board of Adjustment, Paragraph (B.) Powers of the Board, Item (3.) of the St. Tammany Parish Unified Development Code.

BOA CASE NO. 14-04-008 (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: Judy Dubroce

MAILING ADDRESS: 1664 Vela Cove

CITY/STATE/ZIP: Slidell LA. 70458

PHONE NUMBER: 985 201 8515 504 451 1786
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PUD

1664 Vela Cove Slidell LA Clipper Estates
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:)

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

Variance Request to Reduce side property line
Setback From 5' Required by Parish To 2' Requested
by Applicant. And open sky from 2' required to 6' requested

Judy Dubroce
SIGNATURE OF APPLICANT


2-7-14
DATE OF APPLICATION

Applicant wishes to acquire a semi shaded area to keep and use outdoor cooking supplies (barbeque pit, table and chairs.) Structure is close to property line to avoid interfering with plumbing and electrical lines between pool utilities (pumps, heater, etc.) and the hot tub and pool itself.

To Whom It May Concern:

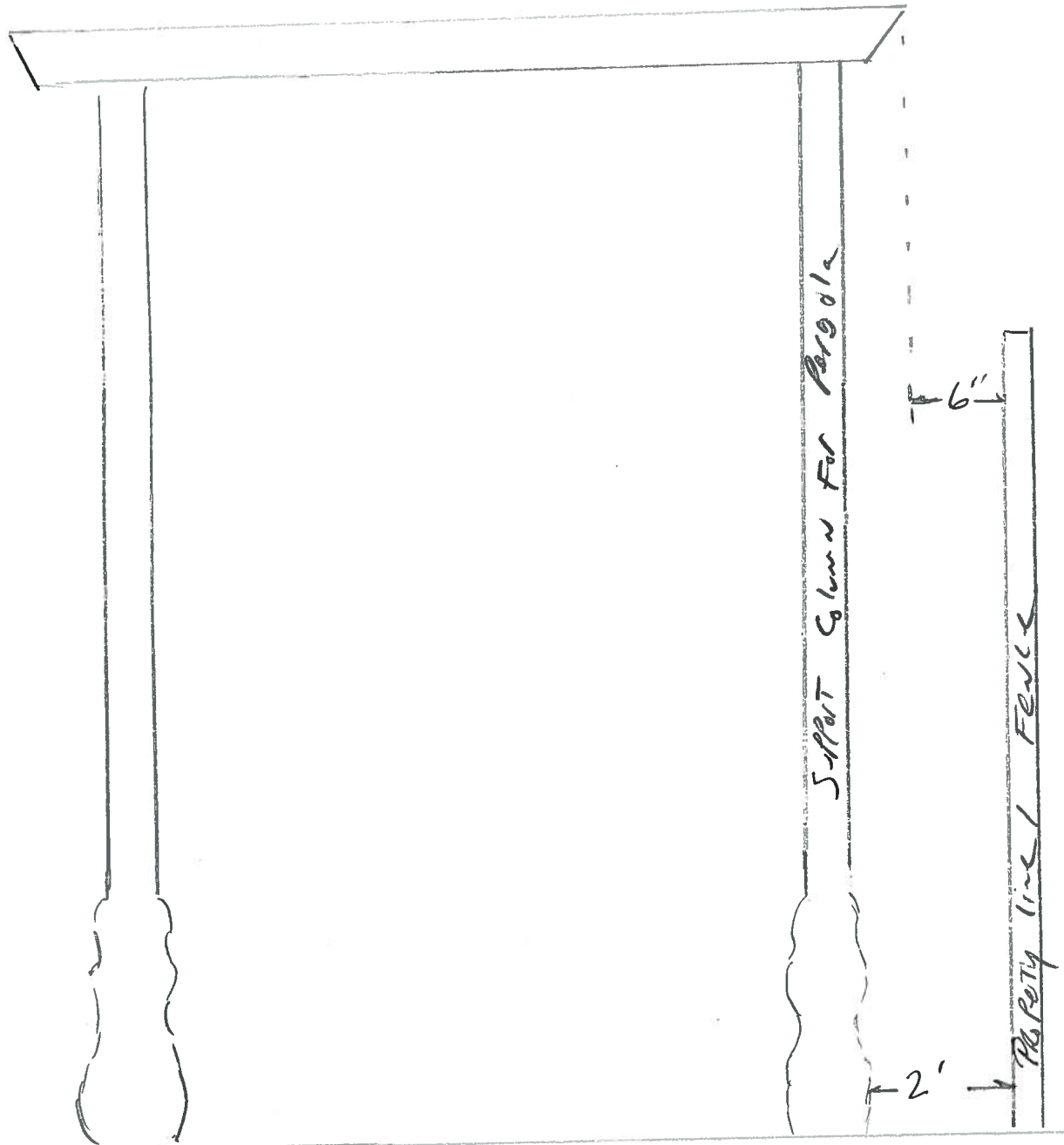
The current structure being built at 1664 Vela Cove in Slidell, La has been given notice by the St. Tammany Zoning Board. The reason for this is due to the fact that the structure currently does not meet their specifications based on the current zoning laws. The poles that have been set in the ground with concrete have been placed in their current locations due to the fact that the plumbing underneath the ground for the pool would have been compromised. There is supposed to be a 5 foot buffer area from the property line of the adjacent property, but the current buffer area is only at 6 inches. This structure is a free standing overhang that is to be used for an outdoor kitchen area that has been done with much time and effort to ensure that the quality does not compromise the current property value of our dwelling or of those around it. We have taken the necessary precautions to ensure that it has been built and designed to with stand time and does not pose any threat in the case that severe weather may occur. We are applying for a variance with the zoning board to allow this structure to be completed where it currently stands. We ask that you please sign below this letter to show proof that this structure has been done in good taste and does not any affect the surrounding properties. We thank you in advance for your support in this matter.

Sincerely,
Jimmy and Judy Dubroca

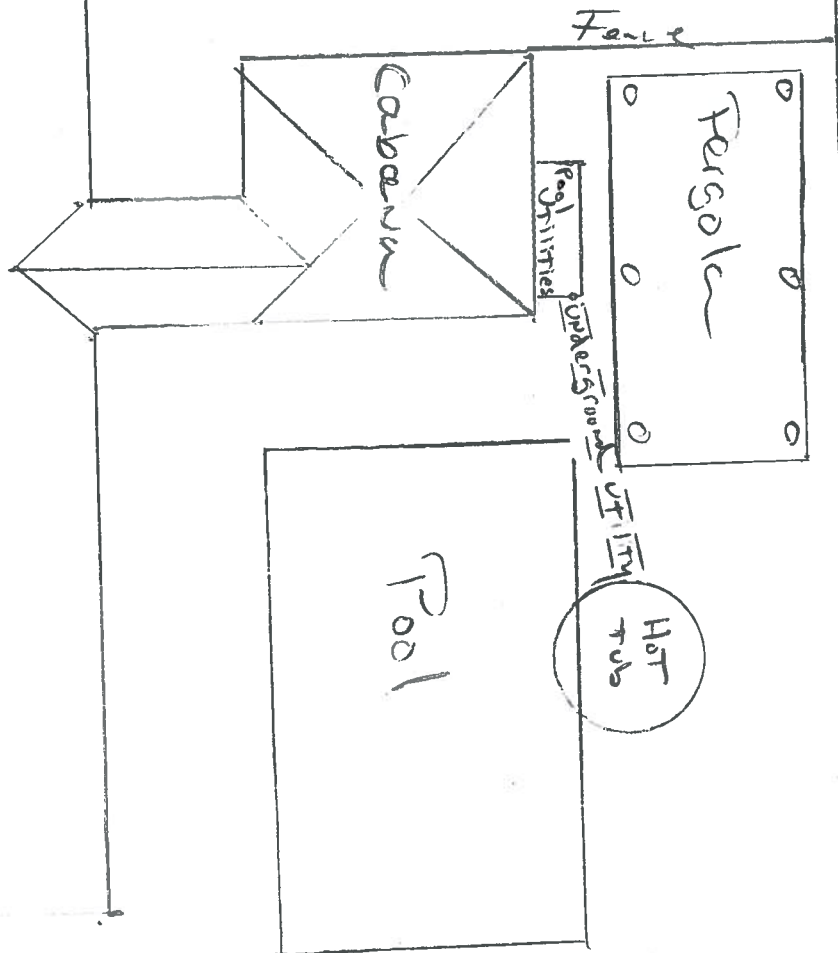


A hand-drawn site plan of a property, oriented with North at the top. The plan shows a large rectangular building with a gabled roof and a chimney on the left side. To the right of the building is a smaller structure labeled "Peribla" and a "Hot Tub" area. Further right is a "Pool" area. The property is bounded by a "Property line/Fence" on the right. Dimensions are marked in red ink: 25' from the top boundary to the building, 32'4" from the building to the "Peribla", 6" from "Peribla" to the "Hot Tub", and 21' from the "Hot Tub" to the "Pool". A "Fence" is indicated between the "Peribla" and the "Hot Tub". A "Cubana" structure is shown near the "Peribla". The plan also shows a "Garage" area and a "Porch" area. The overall dimensions of the property are 57'4" wide and 130'1" deep. The plan is signed "J. L. L. L." in the bottom right corner.

Property line Detail



Main House



Property line

Underground utility detail

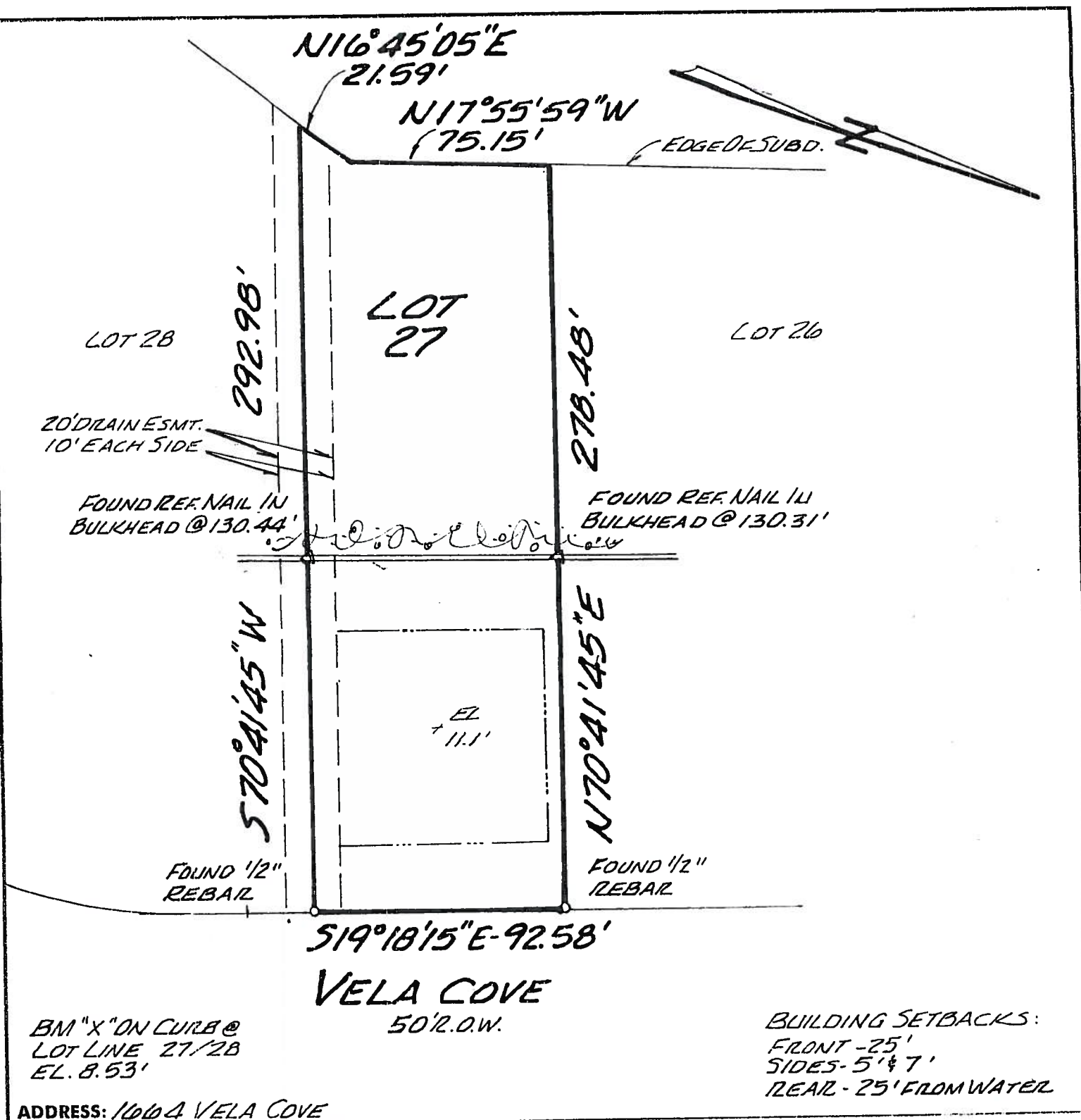
To Whom It May Concern:

On October 24, 2013, we will begin construction on a new over hang and outdoor kitchen in the pool area of our yard at 1664 Vela Cove in Slidell, La. Although there will be the use of power tools during this process, we will try to keep the noise at a minimum and not during the early or late hours of the day. This new construction will be on the adjacent property line to yours but will not exceed our property line. We would like you approval to start this new addition to our property and move forward with this process. Thank you for your time and consideration in this matter.

Sincerely,
Jimmy and Judy Dubroca

Ray Lavigne
(Print)

Ray Lavigne
(Signature)



ADDRESS: 1004 VELA COVE

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. 4-2-91
22520505350
ZONE A-10 B.F.E. 13'
*Verify prior to Construction with Local Governing Body

SURVEY NO.
1031370

DATE:
4-25-03

REVISED:

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: LP

SCALE: 1"=50'

FOUND 1/2"
REBAR

FOUND 1/2"
REBAR

519°18'15"E-92.58'

VELA COVE

50' R.O.W.

BM "X" ON CURB @
LOT LINE 27/28
EL. 8.53'

BUILDING SETBACKS:
FRONT - 25'
SIDES - 5' & 7'
REAR - 25' FROM WATER

ADDRESS: 10604 VELA COVE

I CERTIFY THAT THIS PLAT
REPRESENTS AN ACTUAL
GROUND SURVEY AND THAT TO
THE BEST OF MY KNOWLEDGE NO
ENCROACHMENTS EXIST EITHER
WAY ACROSS ANY OF THE PROPERTY
LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH
THE LOUISIANA "MINIMUM
STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A
CLASS C SURVEY.
BEARINGS ARE BASED ON RECORD
BEARINGS UNLESS NOTED
OTHERWISE.

ENCUMBRANCES SHOWN HEREON
ARE NOT NECESSARILY EXCLUSIVE.
ENCUMBRANCES 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.

F.I.R.M. 4-2-91
22520505350

ZONE A-10 B.F.E. 13'
*Verify prior to Construction
with Local Governing Body

SURVEY NO.
1031370

DATE:
4-25-03

J. V. BURKES & ASSOC., INC.

2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: LP

SCALE: 1"=50'

REVISED:

SURVEY MAP OF: LOT 27

LOCATED IN: CLIPPER ESTATES - PHASE 4-B

ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: VELA DEVELOPMENTS, L.L.C.

SURVEYED BY:

Sean M. Burkes
SEAN M. BURKES

LA. REG. NO. 4785

