

**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**

**MINUTES**

**ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING**

**3:00 PM - TUESDAY, JANUARY 5, 2016**

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

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 we 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**

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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**

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

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**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

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**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.

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**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.

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\* PAID IN CASH

BOA CASE NO. 2016-140-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: Krystle Landor

MAILING ADDRESS: 26180 E Elm

CITY/STATE/ZIP: Lacombe La 70445

PHONE NUMBER: (985) 503-2216  
(Home Phone #) (Cell Phone #)

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

26180 E Elm Lacombe La 70445 Forest Glen  
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.*

*requested a rear yard setback variance from*  
I am requesting a variance for a backyard setback. I am ~~the~~ ~~short~~ of the 25ft setback ~~from my property line to~~ ~~the~~ requested.

Krystle Landor 1/4/16  
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,

A handwritten signature in black ink, appearing to read "Krystle Landor". The signature is written in a cursive, flowing style.

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](mailto: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



CHERLAND, LLC



985-641-3882 O 985-966-3924 C

Dlevis@bellsouth.net  
38233 Coast Blvd. Suite 402  
Slidell, LA 70458

Re: Krystle Landor  
26180 E Elm  
Lacome, La 70445  
(985-503-2216)

December 30, 2015

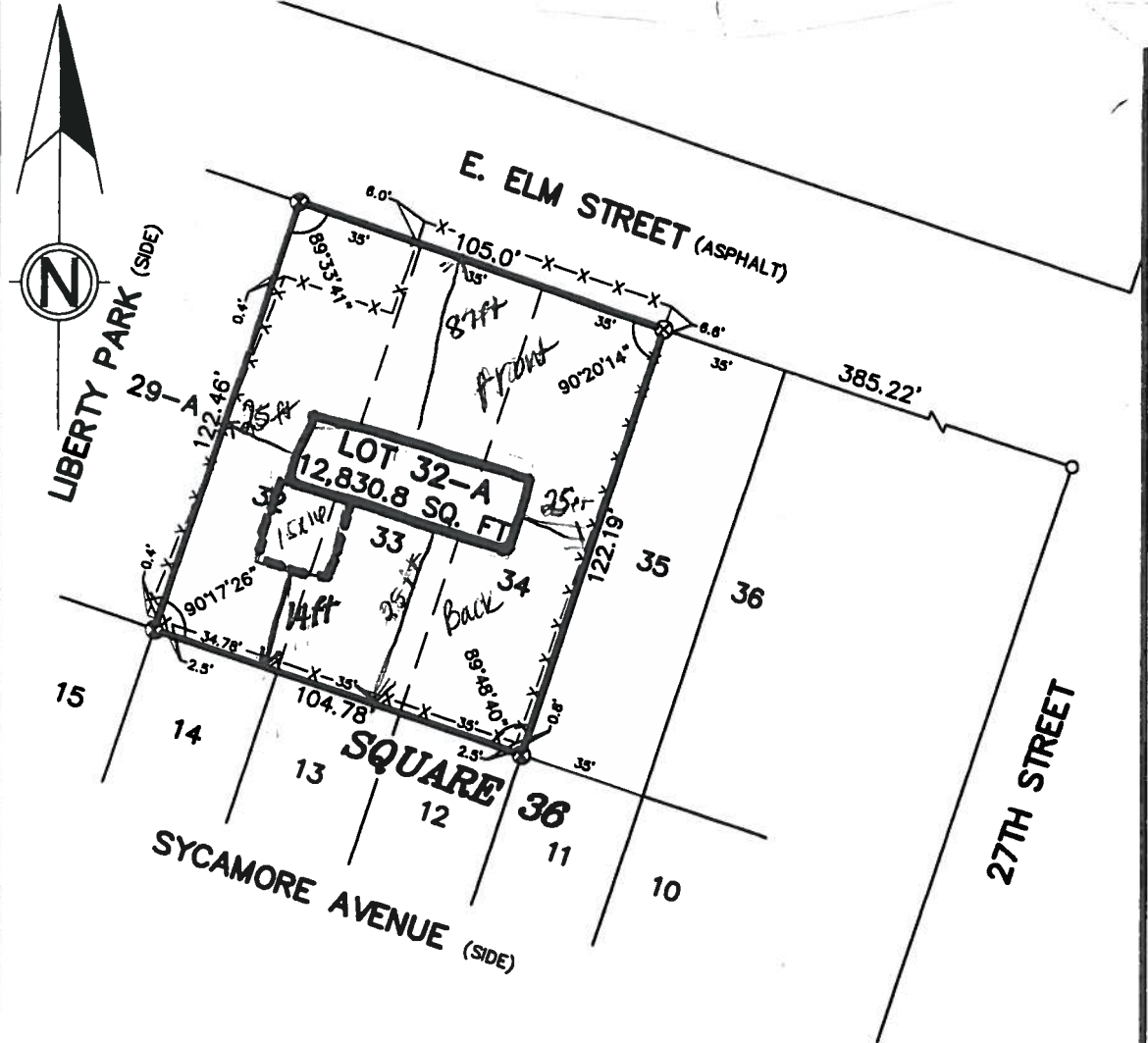
To Whom it May Concern;

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,

Debra G. Levis  
Cherland, LLC



**LEGEND**

- = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET

**NOTES:**

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.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

**APPROVAL:**

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.

*[Signature]*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*[Signature]*  
SECRETARY/PARISH PLANNING COMMISSION

*[Signature]*  
CLERK OF COURT

4-16-2014  
DATE FILED

5250 E  
FILE NO.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

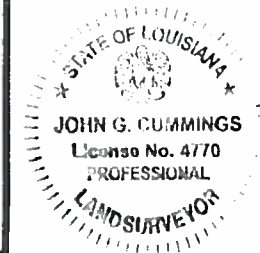
COVINGTON, LA 70433

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 BEARS A CLASS C SURVEY.

*[Signature]*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 14082

DATE: 3-27-2014

REVISED:



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

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

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**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

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**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.

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**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.

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BOA CASE NO. 2016-141-BOA (for office use only) \* PAID I'M CASH

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 Waller

MAILING ADDRESS: 60474 Lakewood St

CITY/STATE/ZIP: Slidell, La. 70460

PHONE NUMBER: 985 968-8878  
(Home Phone #) (Cell Phone #)

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

60474 Lakewood St, Slidell, LA Ozone Heights  
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:)

rear yard setback from 25' required to approximately 19'  
requested.

Sonya Waller  
SIGNATURE OF OWNER/APPLICANT

01/05/2016  
DATE OF APPLICATION

BOA requesting (5 ft rear)

