

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, OCTOBER 7, 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 SEPTEMBER 2, 2014 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 14-09-028**

Request by applicant for variances for the reduction of some perimeter landscaping and planting buffer requirements in a HC-2 Highway Commercial zoning district. The property is located at 203 Florida Street, Mandeville, Louisiana.

Applicant: Pelican Pointe Carwash

**(POSTPONED AT THE SEPTEMBER 2, 2014 MEETING)**

**BOA CASE NO. 14-10-031**

Request by applicant for an "after the fact" variance in a residential zoning district for the size of a boathouse from a maximum of 800 square feet permitted to approximately 1732 square feet requested. The property is located at 26540 Mandane Drive, Lacombe, Louisiana.

Applicant: Lawrence Parr, III

**BOA CASE NO. 14-10-032**

Request by applicant for a variance in an A-4 Single Family Residential zoning district of either a front yard or rear yard setback requirement from 25' and 22' required respectively to approximately 22' or 9' requested. The property is located at 57389 Oak Avenue in Beverly Hills Subdivision, Slidell, Louisiana.

Applicant: Rita S. Westmoreland

**BOA CASE NO. 14-10-033**

Request by applicant for a variance in an A-4A Single Family Residential zoning district for a side yard (street side) setback requirement from 20' required to approximately 13.9' requested. The property is located at 1003 Foy Street, Mandeville, Louisiana.

Applicant: Affordable Homes & Land, L.L.C.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## **MINUTES**

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

**3:00 PM - TUESDAY, SEPTEMBER 2, 2014**

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

The September 2, 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. Schneider, Mr. Gordon and Mr. Perry

ABSENT: Mr. Ballantine

STAFF PRESENT: Mr. Keller

### **APPROVAL OF THE MINUTES**

Moved by Mr. Brookter and seconded by Mr. Schneider to accept the August 5, 2014 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 14-09-028**

Request by applicant for variances for the reduction of some perimeter landscaping and planting buffer requirements in a HC-2 Highway Commercial zoning district

Applicant: Pelican Pointe Carwash

(Mr. Keller informed the board that the applicant had requested that their case be postponed until the next meeting in order for them to revise their site plan.

Moved by Mr. Perry and seconded by Mr. Schneider to postpone this case until next month.

**MOTION CARRIED UNANIMOUSLY**

### **BOA CASE NO. 14-09-029**

Request by applicant for a variance of a side yard landscaping and planting buffer requirement in an I-2 Industrial zoning district from 10' required to approximately 8' requested.

Applicant: I FOR Properties, L.L.C./Blanchard & Sons, L.L.C.

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

Mr. Paul Mayronne with Jones Fussell, L.P. law firm, P.O. Box 1810, Covington, LA appeared

on behalf of the applicant and made the following initial comments:

- This is an industrial park on LA Highway 59.
- The existing building is on lot 26 and is a high-end warehouse.
- Lot 15 is vacant.
- Inadvertent errors were made on this project.
- The parish issued a permit for the building even though it did not meet parish setbacks.
- This was due to the transition at the time when the parish switched from Zoning Ordinance No. 523 to the Unified Development Code.
- We want to extend building onto lot 15 and keep the line of the building consistent.
- A 2' jog would be very costly.
- We have a letter of no objection from the adjacent lot owner stating that they don't have a problem with the setback issue.

Mr. Fandal: Will lot 14 be affected, or will you incorporate this lot into the project?

Mr. Mayronne: Yes, we will be using the lot for the project.

Moved by Mr. Gorden and seconded by Mr. Schneider to grant the variance as requested.

#### **MOTION CARRIED UNANIMOUSLY**

#### **BOA CASE NO. 14-09-030**

Request by applicant for a variance of a north street side landscaping and planting buffer requirement in a HC-3 Highway Commercial zoning district from 20' required to approximately 15' requested.

Applicant: Frank Nuccio

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

Mr. Matt Organ, 329 Debouchel Place, Mandeville, LA, appeared on behalf of the applicant and made the following initial comments:

- We understand the concerns.
- This site will be for a "Smoothie King" and they usually require a 24' wide width for driveways.
- We have provided additional green space on the rear of the property.

Mr. Gordon: You also show where you added additional green space on the front.

Mr. Organ: Yes, and we could get away with an 18' setback. As you know, that site is currently a blemish to the area.

Mr. Gordon: You may want to request that the board consider a revision to your application from 15' requested to 18'.

Mr. Organ: Yes, I agree to that revision.

Moved by Mr. Gordon and seconded by Mr. Brookter to grant the variance request for the north side landscape planting buffer from 20' required to 18' requested per revised application request and meet all landscaping planting requirements.

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

**NEW BUSINESS**

**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. 14-09-028
Initial Hearing Date:	September 2, 2014
Date of Report:	September 12, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	Pelican Pointe Carwash
Location of Property:	203 Florida Street, Mandeville, Louisiana
Zoning of Property:	HC-2 Highway Commercial
Variance(s) Requested:	Landscape and planting buffers

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**OVERVIEW**

The applicant is asking for variances of landscape and planting buffers in order to fit a carwash on the property in question. The applicant is claiming a hardship (see narrative attached) due to the fact that some of his property has been expropriated by the State for right-of-way purposes on both sides of his frontages (U.S. Highway 190 & LA Highway 59).

This case was postponed at the request of the applicant at last month's meeting so that they could have some additional time to see if they could make some adjustments to their site plan in order to become more compliant with parish code.

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**STAFF COMMENTS**

Although a portion of the property has been expropriated by the State, the fact remains that the property, being .69 acres in size, is still large enough to support several other types of businesses, or a reduced size version of the carwash on this commercial property.

Pursuant to the postponement of the applicant's case from last month's meeting, he has made a minor change to the north landscape buffer request from 3' originally requested to 4' presently, and appears to have provided most of the 20' wide landscape buffer required on the south side of the property from their original request of 11' 4".

However, even with the marginal improvements made to the site plan as opposed to the original one, the staff still feels that the variance requests outstanding and relief requested from the planting of several trees on the site, does not go far enough. Therefore, the applicant should

consider either seeking alternative properties that can adequately support a carwash business of this size, or try to reduce the imprint of the project in order to comply as close as possible to parish code.

In the event that the board decides to grant relief for some or all of the variances requested, the applicant should be required to pay for plant mitigation to the St. Tammany Parish Tree Mitigation Bank for the number of trees that would normally be planted within the deficient buffers (9 Class A and 5 Class B) in the amount of \$3,000.00, for which payment is based on \$100.00 per caliper inch of tree, which is inclusive of the cost for the trees and the labor required to plant.

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BOA CASE NO. 14-09-028 (for office use only)

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

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

APPLICANTS NAME: Pelican Pointe Carwash, Ronnie Bonner

MAILING ADDRESS: 70487 Hwy 21

CITY/STATE/ZIP: Covington, LA. 70433

PHONE NUMBER: 504-885-8694 985-960-2122  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2

203 Florida St. Mandeville LA. N/A  
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/APEAL REQUESTED:**

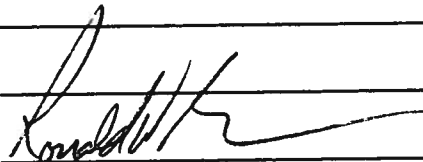
- ☒ building setbacks (reduction of front, side and/or rear yard setbacks)  
☒ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)  
☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)  
☐ parking area requirements (reduction of parking stalls, 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.

(See representative attached)

  
SIGNATURE OF APPLICANT

8/4/14  
DATE OF APPLICATION



9/9/14

Members of the Board,

Applicant is requesting the following variances for the project on the corner of HWY 59 and Florida St.

1. To reduce a portion of greenspace at the rear of property from 10' required, to 4' requested.
2. To reduce the west side greenspace from 10' required, to 6' requested
3. To reduce the number of Class B trees from 7 required, to 4 in the planting along Florida St.
4. To reduce the number of Class A trees from 9 required to 0, and Class B trees from 9 required, to 7 in rear greenspace, applicant will provide evergreen shrubs along rear of building.

Applicants are willing to donate to the tree bank for any additional trees that may not fit into the greenspaces.

Thank you for your time and consideration of these requests.

Sincerely,



Ronald Bonner



August 4, 2014

Members of the Board,

The following hardship is due to the states widening of the roadways of Gerard Street and Florida Street. As a result of the widening; this parcel of land lost approximately 20' in depth on the (south) Florida Street side, approximately 21' in width on the Gerard Street side and the square corner is now on an angle.

In an effort to meet all parish criteria, applicants have looked at many options for this project with the minimum effect on the corner of Gerard Street and Florida Street. Applicants have used the minimum size building; driveways and parking spaces allowed and have incorporated 2266 sq. ft. of green space on the interior, and an additional 5446 sq. ft. of green space in the right of way. Applicants are in need of the following three variances:

1. Applicant is requesting a variance for a (north) rear building set back requirement from 10' required by the parish, to approximately 3' requested.

Applicant's request to move the building back is to accommodate the necessary parking spaces, driveways and turning radii. As a concession to the request, applicate has increased green space at the rear of the building, east towards Gerard Street; in an effort to beautify that corner, which is the most visible to the public. Behind the building, there is an existing driveway that leads from Gerard Street to McDonalds and an unmaintained ditch full of overgrown weeds, which will be landscaped, sodded, and meticulously maintained.

2. Applicant is requesting a variance for a (west) side landscape buffer requirement of 10' required by the parish, to approximately 6' requested.

Applicant's request for a 6' landscape buffer on the west side adjacent to McDonalds is to meet the minimum required turning radius and driveway existing the building. Request is also in an effort to minimize the impact on the (east) Gerard Street side, and maintain that 20' setback on the more visible side to the public. The applicant has also increased the more visible 20' setback to 20' 11".

3. Applicant is requesting a variance for a (south) front landscape buffer requirement of 20' required by the parish, to approximately 11' 4" requested.

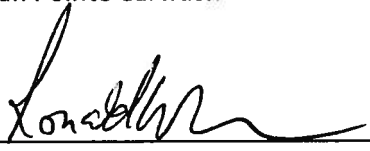
Applicant's request for the front 11' 4" landscape buffer on the south side is to meet the minimum requirements for necessary parking spaces, driveways, turning radii and interior green spaces. As a concession to this request, applicant is removing 3 existing driveways and replacing them with new landscape and sod which will increase the total square footage of green space and have a more substantial beautification impact on the entire corner.

Applicants are willing to donate to the tree bank for any additional trees that may not fit into the green spaces.

Applicants would also like to thank you for your time and consideration to the three mentioned requests.

Sincerely,

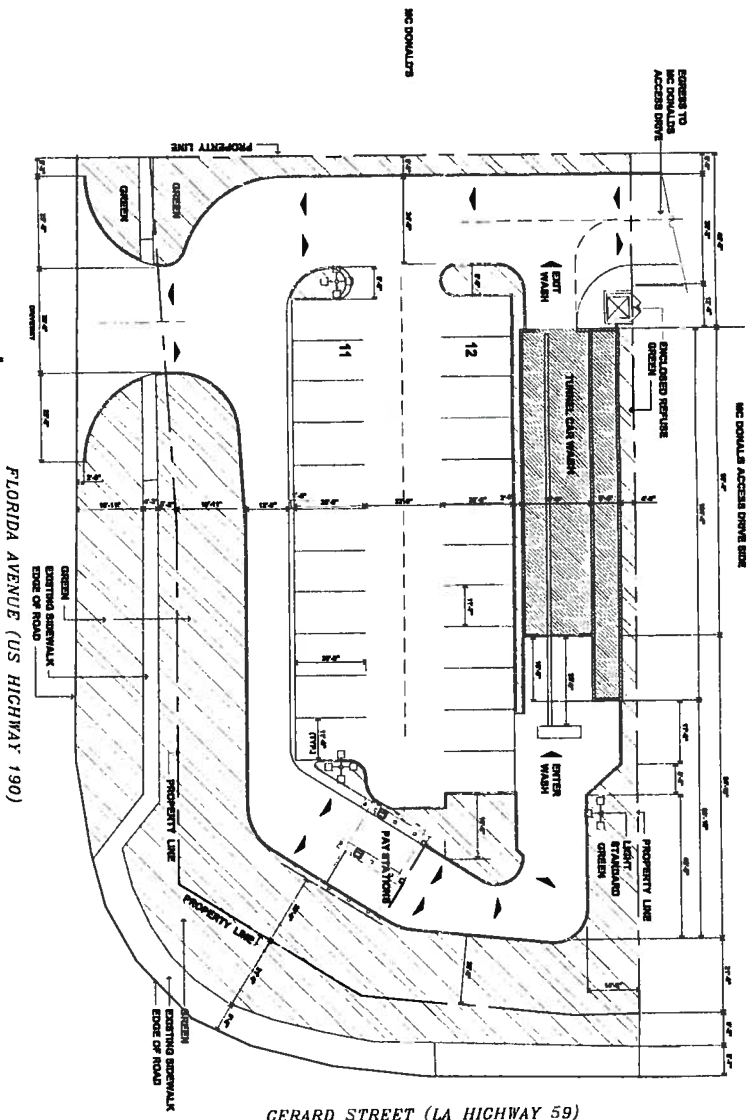
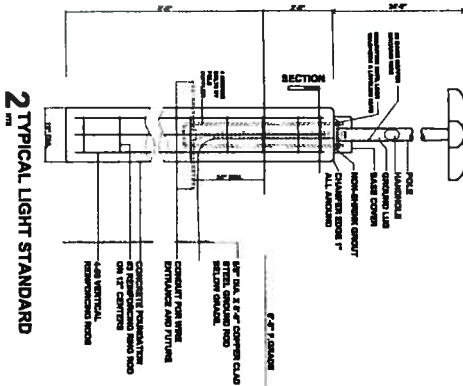
Pelican Pointe Carwash

By   
Ronald Bonner

By   
Todd Heiden



**PROPOSED CAR WASH FOR:  
PELICAN POINTE CAR WASH  
FLORIDA STREET AT GERARD STREET, MANDEVILLE, LOUISIANA**



**SITE DATA:**

**30,345 sq LOT SIZE (.69 ACRE)**

2,587 of AREA OF BUILDING

**8,578 sf OF GREEN INTERIOR OF LOT (28% OF LOT GREEN)**

**2,258 of RIGHT OF WAY SIDEWALK**

**SAUVIAC + DANG, A PROFESSIONAL ARCHITECTURAL CORPORATION**  
1859 FLORIDA BOULEVARD, BATON ROUGE, LOUISIANA 70802

DATE 08.01.2014  
SHEET

## SITE PLAN

**NEW CAR WASH FOR:**

## PELICAN POINTE CAR WASH

FLORIDA AVENUE AT GERARD STREET, MANDEVILLE, LOUISIANA

SAUVIAC + DANG

1659 FLORIDA BOULEVARD BATON ROUGE, LA. 70802 www.nauviacandidate.com

225.336.0046 craigs@sauviacanddang.com llang@sauviacanddang.com

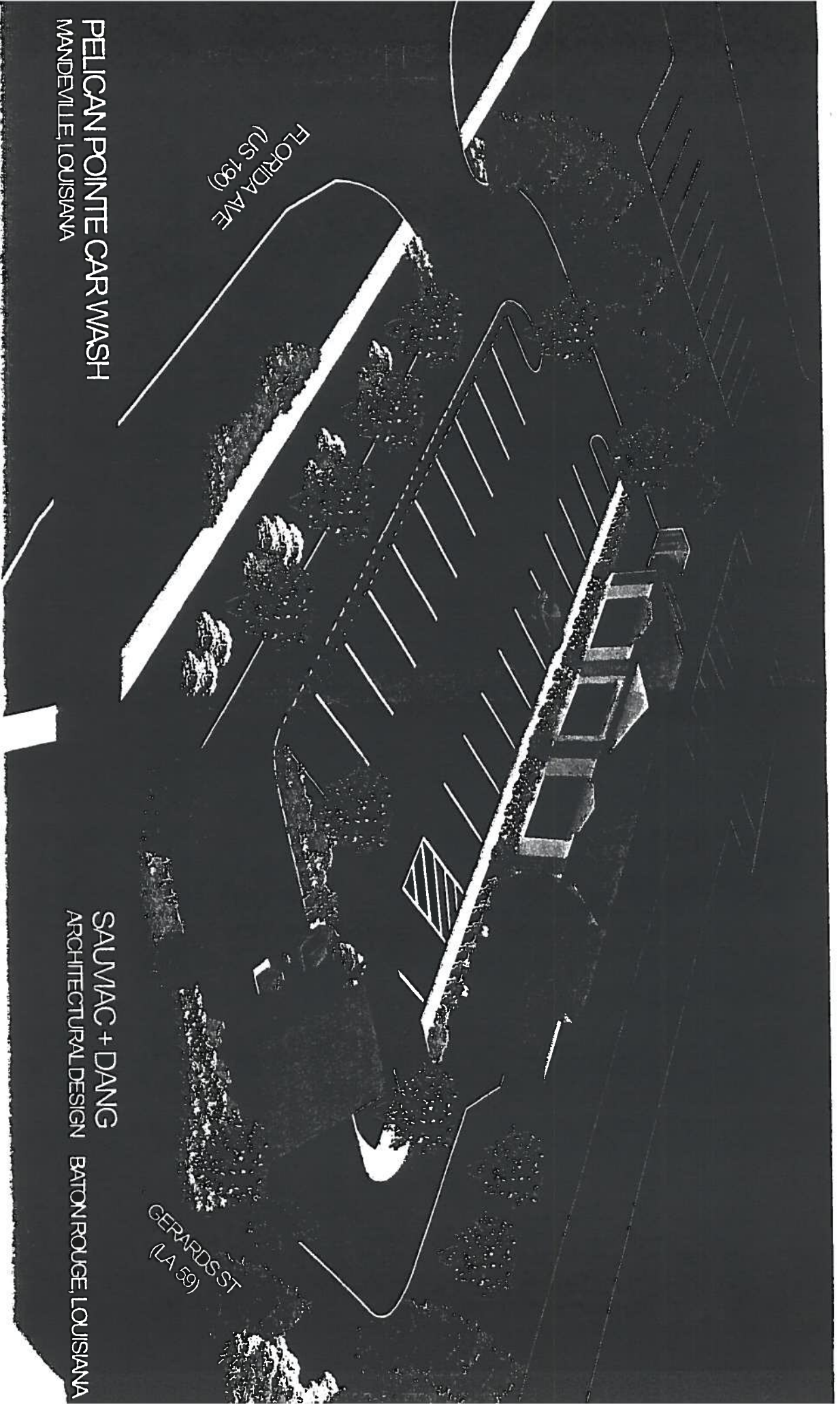
**ARCHITECTURAL DES.**

PELICAN POINTE CAR WASH  
MANDEVILLE, LOUISIANA

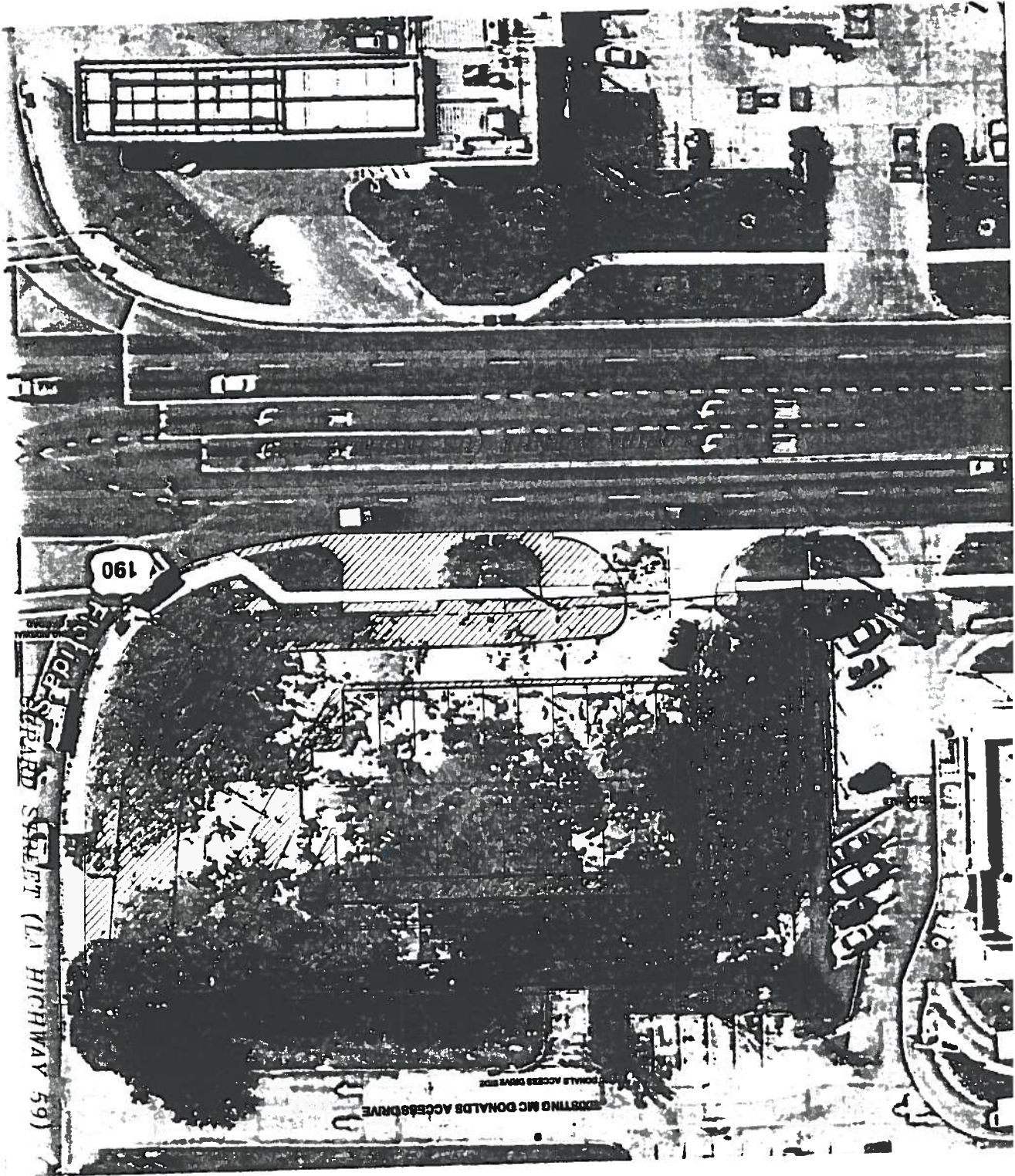
SAUMAC + DANG  
ARCHITECTURAL DESIGN BATON ROUGE, LOUISIANA

FLORIDA AVE  
(US 190)

GERARDS ST  
(LA 59)

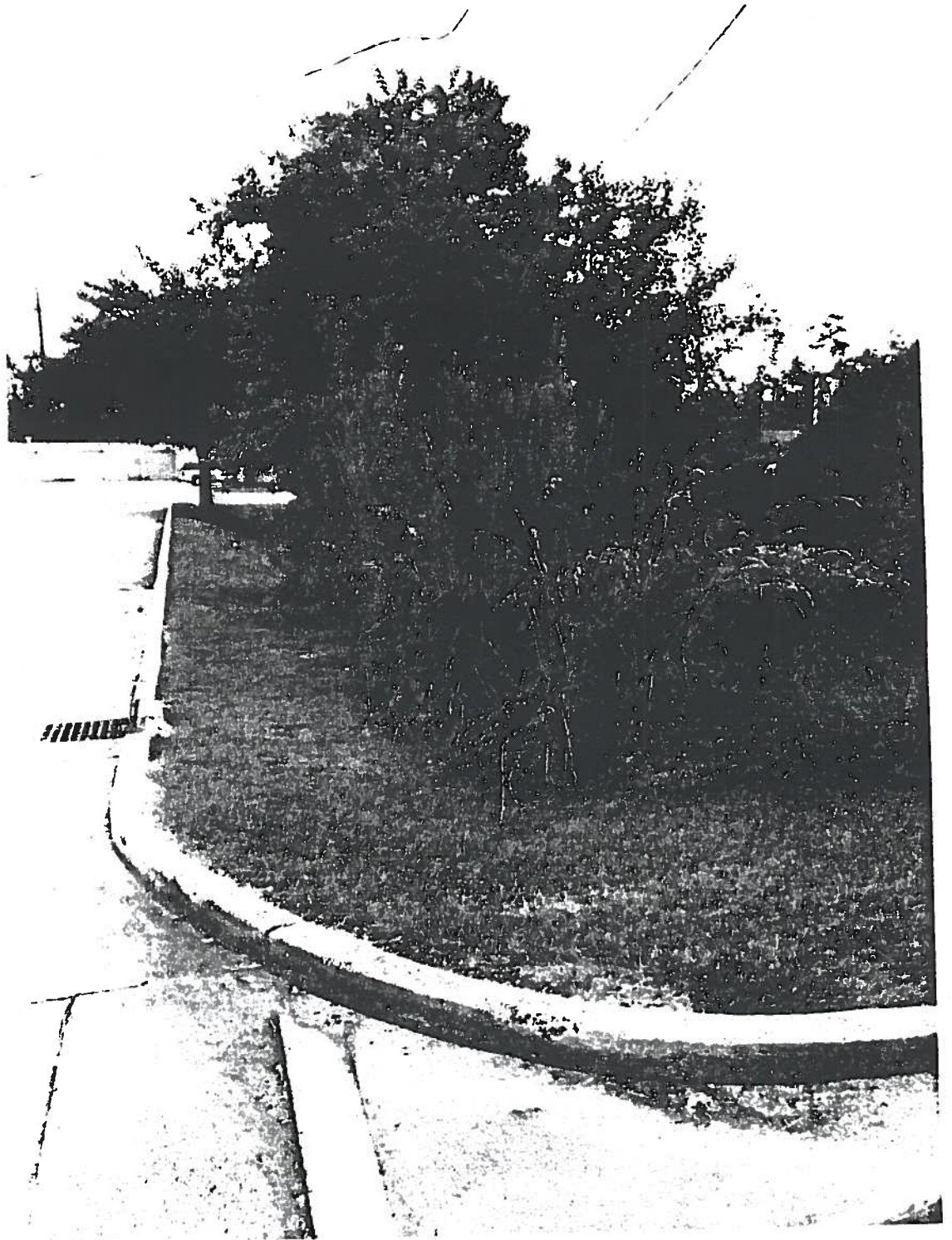








REAR PROPERTY LINE LOOKING EAST





WEST PROPERTY LINE – LOOKING NORTH



FLORIDA ST. - EAST TO WEST





FLORIDA ST. - WEST TO EAST





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

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Case File Number: BOA Case No. 14-10-031  
Initial Hearing Date: October 7, 2014  
Date of Report: September 15, 2014

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**GENERAL INFORMATION**

Applicant(s) Name: Lawrence Parr, III  
Location of Property: 26540 Mandane Drive, Lacombe, Louisiana  
Zoning of Property: Residential  
Variance(s) Requested: Exceeding maximum size of a boat shed

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**OVERVIEW**

The applicant is requesting “after the fact” variances for the width, depth and size of a boathouse from 20', 40' and 800 square feet required to 30', 56' and 1732 square feet respectively. The applicant states in his narrative (see attached) that he built the structure without obtaining a permit because he did not know he needed a permit to replace an existing structure.

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**STAFF COMMENTS**

As the board is aware, the parish council is currently considering amending the parish's Unified Development Code (UDC) to allow the maximum size of a boathouse to be 1600' square feet, without regard to the width or depth of said structure. And even though the applicant's boathouse exceeds even the maximum proposed size for a boathouse, the staff suggests that the board consider postponing hearing this case pending the outcome of the proposed legislation. Then the board can consider the merits of the applicant's request. Otherwise, at this point, given the current state of the law, the staff would recommend denial of the proposed variances requested due to the fact the applicant's hardship is self-imposed.

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\* Paid in Cash  
\$500.00

BOA CASE NO. 14-10-31 (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: Lawrence Parr III

MAILING ADDRESS: 26540 Mandane Dr.

CITY/STATE/ZIP: Lacombe, LA 70445

PHONE NUMBER: 985-882-3629 985-630-4417  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: Residential

26540 Mandane Dr. Lacombe, LA 70445  
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 Size of boat shed  
(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.

See attached sheet, 1732 #

Lawrence Parr III  
SIGNATURE OF APPLICANT

9-3-14  
DATE OF APPLICATION

9-2-14

To: Department of Planning Board of Adjustment

From: Elizabeth C. Parr

Re: Construction of building

I am the owner of 26550 Mandane Dr. in Lacombe. I live next door to Lawrence Parr III. I also own the house at 26511 Mildred Dr. which is across the bayou from his house. I have no objection to the building that he has constructed.

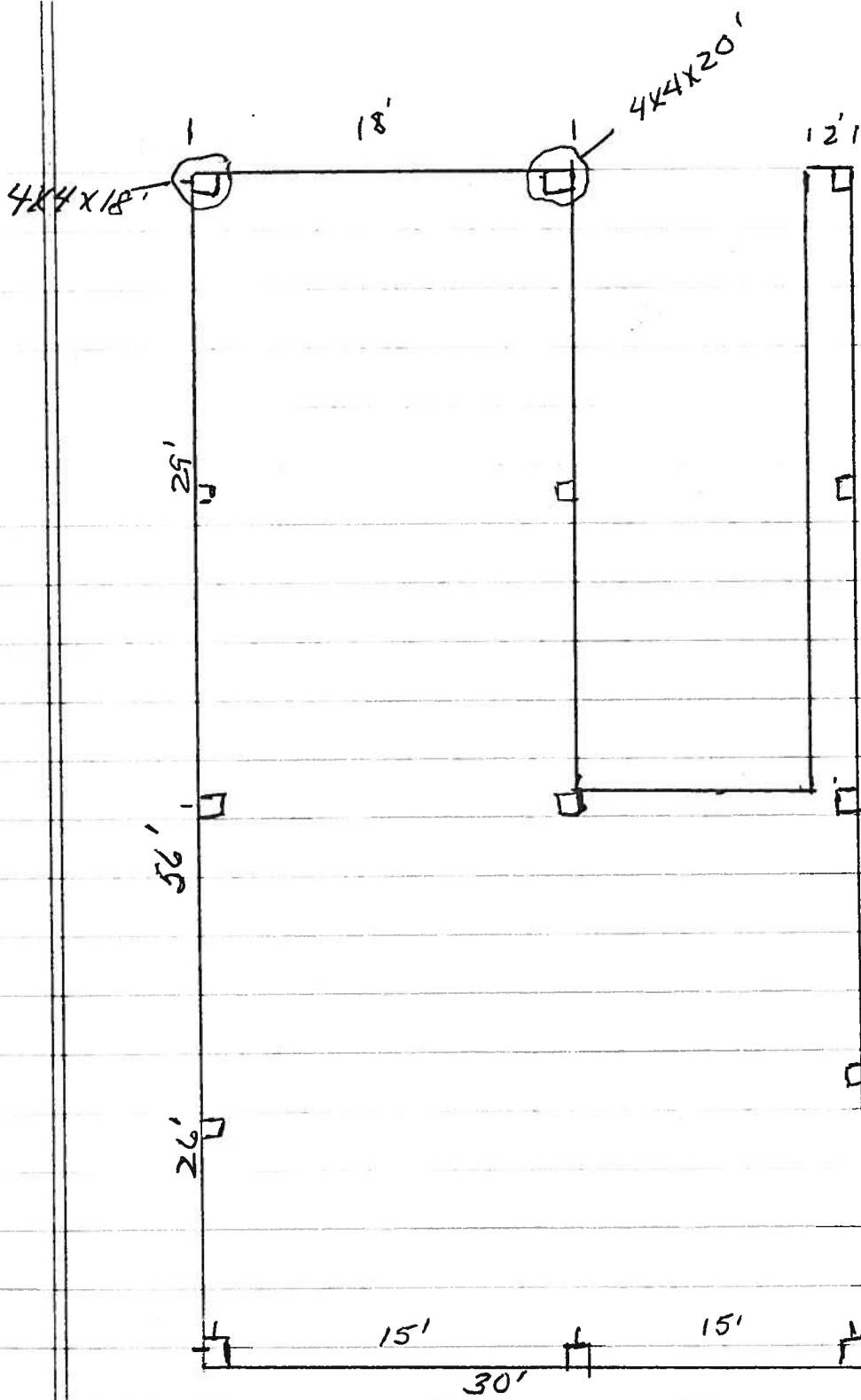
*Elizabeth C. Parr*

Elizabeth C. Parr

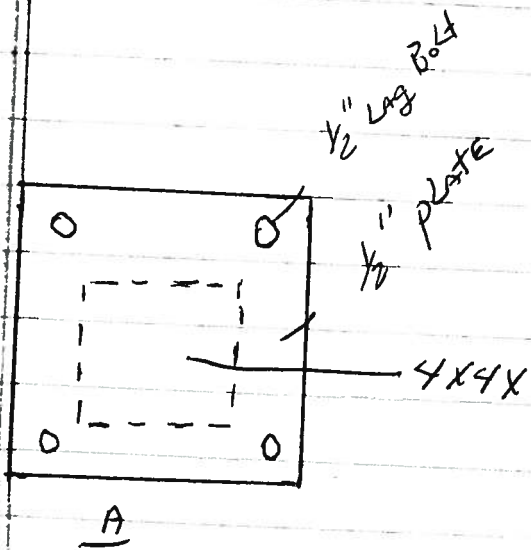
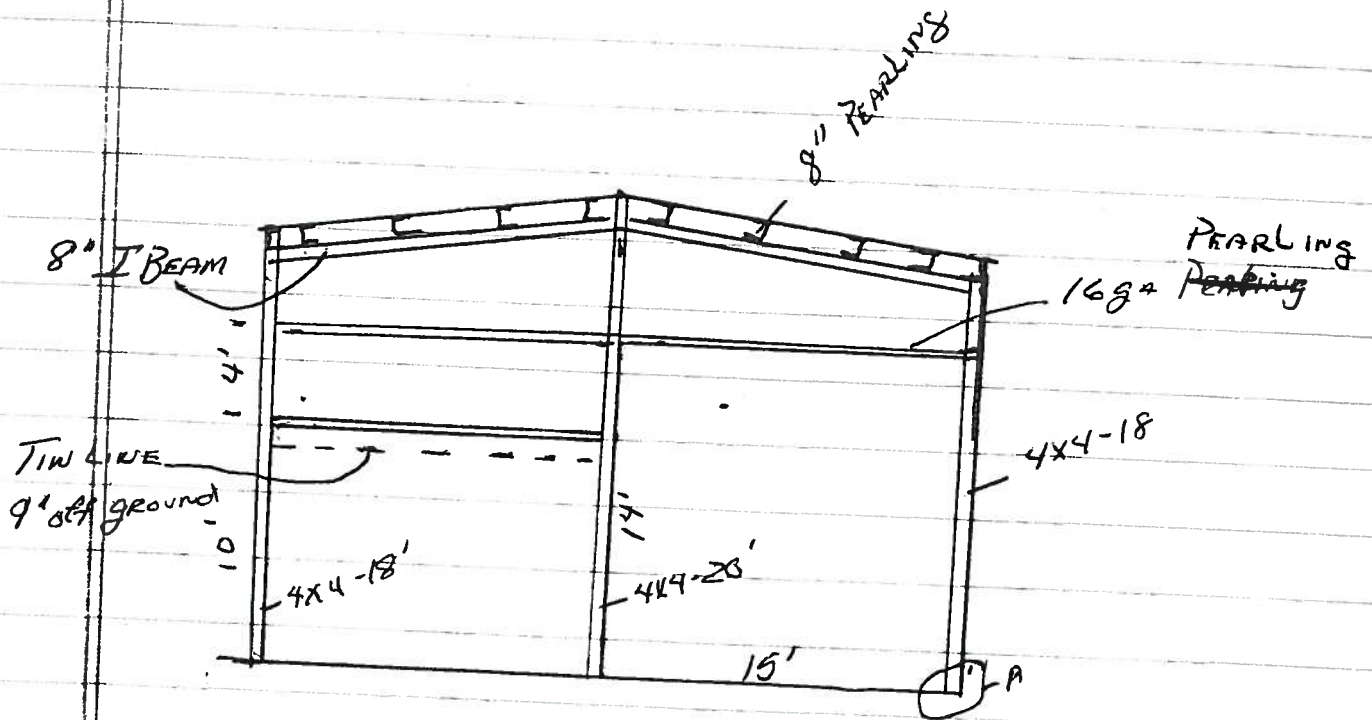
**My reason for requesting a variance:**

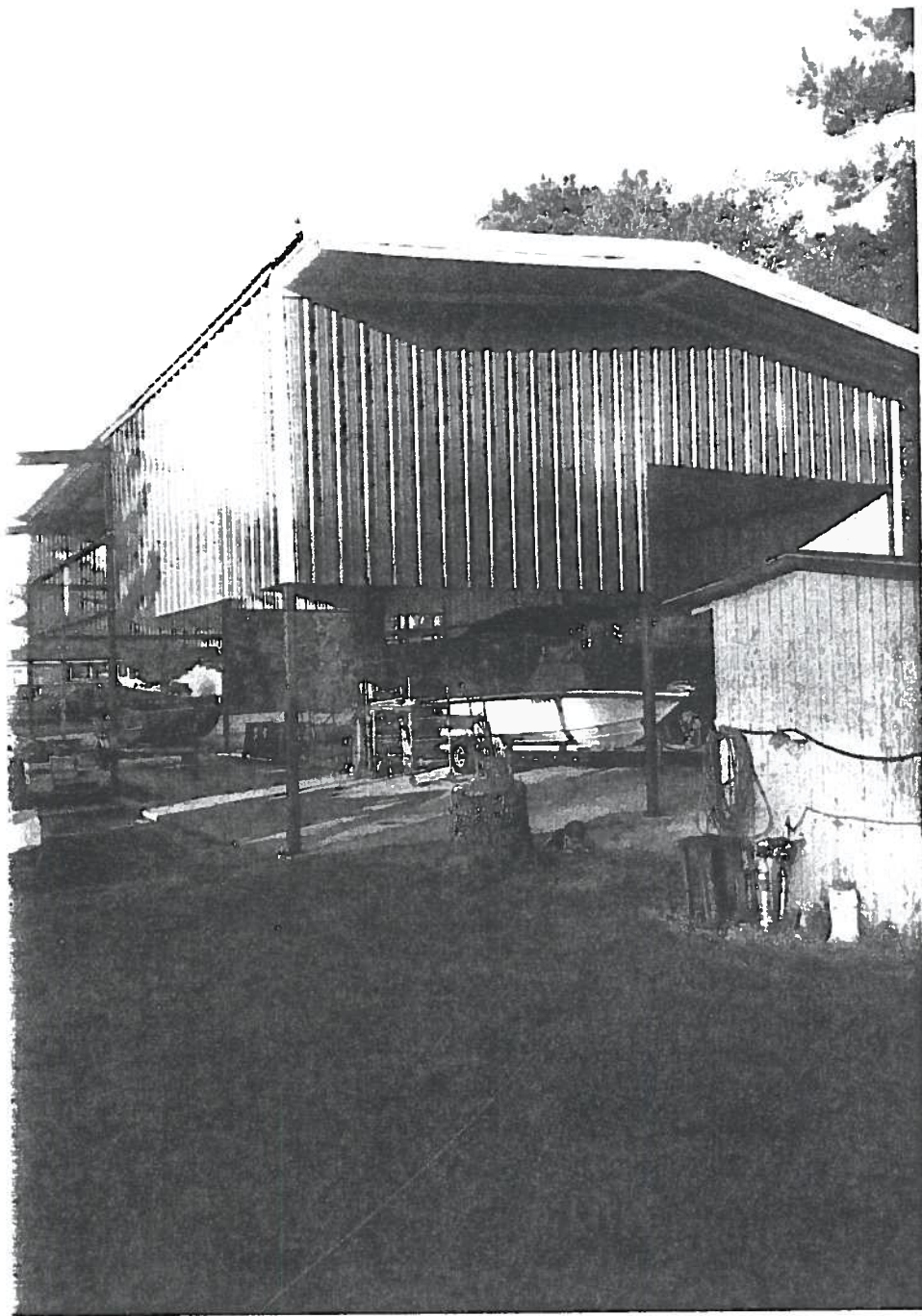
**When I began construction on my boat shed I was under the impression that if I was replacing an existing structure that no permit was needed. Apparently that is not the case.**

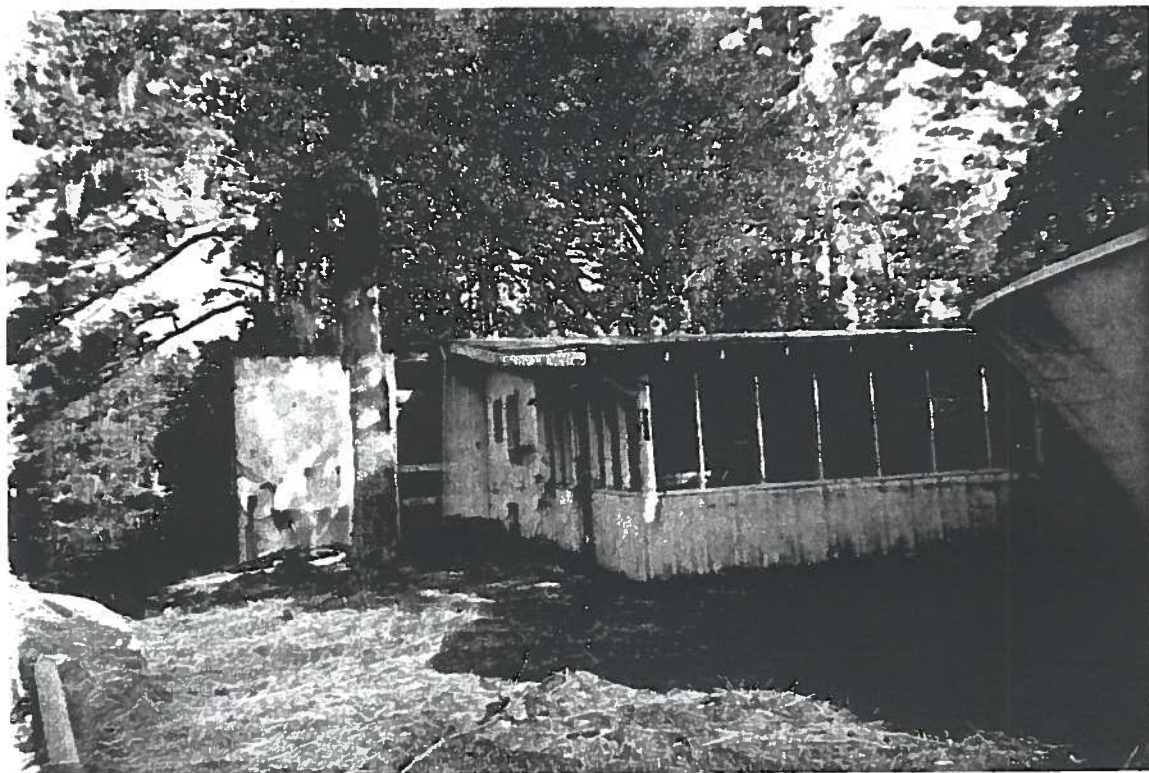
**My old boat shed, efficiency apartment (used for storage), garage and porch was under one roof and had been standing for 35 years. The walls were rotten, parts of the roof had fallen in, and it was infested with termites. It had to be torn down, and that is what I did. I replaced it with a structure that is much safer and has the same footprint as the old building. It is no larger than what I had. In fact it is 16 feet smaller. I could understand the square footage problem if no structure previously existed. But I don't understand why I cannot have a structure that is the same size as the one that stood on my property for so many years.**











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

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Case File Number:	BOA Case No. 14-10-032
Initial Hearing Date:	October 7, 2014
Date of Report:	September 15, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	Rita S. Westmoreland
Location of Property:	57389 Oak Avenue, Slidell, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front and/or rear setbacks

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**OVERVIEW**

The applicant is requesting a variance or variances to place a 16'x76' mobile home on a lot in Beverly Hills subdivision. The applicant wants to give the board options as to what it may favor in terms of setbacks either to the front yard and/or rear yard setbacks.

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**STAFF COMMENTS**

Obviously, the mobile home that the applicant wants to place on the property is too large for the size of the lot (50'x110'), and it's our understanding that the mobile home has already been purchased.

This subdivision is a "mixed" area with "stick built" and mobile homes. The applicant claims that there are several homes in the subdivision that violate the parish setback requirements and have included some pictures her application as evidence (see attached). However, upon inspection of the area by the staff, we were unable to qualify with certainty if said statement by the applicant is accurate.

If the board decides to grant a variance or variances for the front and/or rear yard setbacks, the staff recommends that the board consider granting a variance exclusively to the rear yard and maintain the minimum required front yard setback of 25', thereby leaving a 9' rear yard setback.

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14-10-032

BOA CASE NO. [REDACTED] (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: Rita S. Westmoreland

MAILING ADDRESS: 57385 Oak Avenue

CITY/STATE/ZIP: Slidell, Louisiana 70460

PHONE NUMBER: 985-290-2345  
(Home Phone #) (Cell Phone #)

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

57389 Oak Ave. Slidell LA Beverly Hills Subdivision  
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.

Applicant is requesting a variance to either front & back yard setback from 25' in front and 24' in back to 20' in front and 14' in back; OR a variance of 22' in back to 9' in back. Have already purchased new mobile home.

Rita S. Westmoreland 8/26/2014  
SIGNATURE OF APPLICANT DATE OF APPLICATION

7-14-18932



RE: Rita S. Westmoreland  
57385 Oak Avenue  
Slidell, Louisiana 70460

Request for variance on property located at  
57389 Oak Avenue  
Lots 45 and 46 Beverly Hills Subdivision  
Slidell, Louisiana 70460

I'm writing this request in response to a denial for property permit requested my property purchased on Oak Avenue in Slidell, Louisiana. I went before the Board in May of this year to request a variance so that I could place a mobile home on this property. My request was approved by the Board for both properties (4 lots). I was not told at that time that there was a limitation of the size of the mobile home. I was offered a really great deal on the purchase of a mobile home that measures 16 x 76 feet, so I bought it. I have been preparing this home as well as the property to get it moved. There is no money-back guarantee on this mobile home; it was sold to me "as-is".

When we applied for the building permit, we were told at that time that we could not have less than 22 feet from the back of the mobile home to the property line; also that I have to have 25 feet from the front of the mobile home to the street. This causes a severe hardship for me. As stated, I have already purchased a 76-foot mobile home. The lot is only 110 feet deep; that only leaves 34 feet for front and back boundaries.

**Therefore, I am requesting variances as follows:**

- **A variance for a front yard setback from 25 feet required by the parish, to 20 feet requested by the applicant.**
- **A variance for the back yard from 22 feet required by the parish, to 14 feet requested by the applicant.**

**If this is not agreeable, could we leave the 25 feet in the front yard, and get a variance for 9 feet in the back.**

I have attached photos of other properties in the area that have less than the now required setbacks. I would greatly appreciate any consideration you can give to this request. I have already retired from my job and planned to move to St. Tammany Parish. That is why I purchased this property. The purchase of this land and the mobile home has depleted my savings to the point that I cannot afford to move anywhere else. When I came before the Board previously, I submitted everything I was asked for, which included a plot plan and a survey of the property. Had there been any other stipulations, I feel that I should have been informed at our previous meeting. Since there were no other requirements mentioned, I proceeded with the purchase of the mobile home, and I felt that I had provided everything that was required of me. I need a place to live in as soon as possible since I am temporarily residing elsewhere. I also have to move the mobile home I have purchased very soon, and this is the only place I have to move it to. Thank you so much for a timely response.

Sincerely,

  
Rita S. Westmoreland

8/26/2014

RE: Rita S. Westmoreland  
57385 Oak Avenue  
Slidell, Louisiana 70460

Request for variance on property located at  
57389 Oak Avenue  
Lots 45 and 46 Beverly Hills Subdivision  
Slidell, Louisiana 70460

Please be it known that I, STEVEN MC CARTER, residing at the following address  
57385 OAK AVE, SLIDELL, LA., which is adjacent to  
subject property, have no issues with the owner's request for a variance. Ms. Westmoreland has  
explained to me that she has already received permission from the Board to place a mobile home on the  
subject property and that she is requesting one of the following options:

- A front yard reduction from 25 feet to 20 feet and a back yard reduction from 22 feet to 14 feet.

Or

- A back yard reduction from 22 feet to 9 feet.

This variance is being requested in order to accommodate a mobile home that she has already  
purchased. I do not believe either of these options would adversely affect my property.

Sincerely,

 8/20/2014

2014-18933

Space 6 LOTS 13 & 14

57273 MAPLE



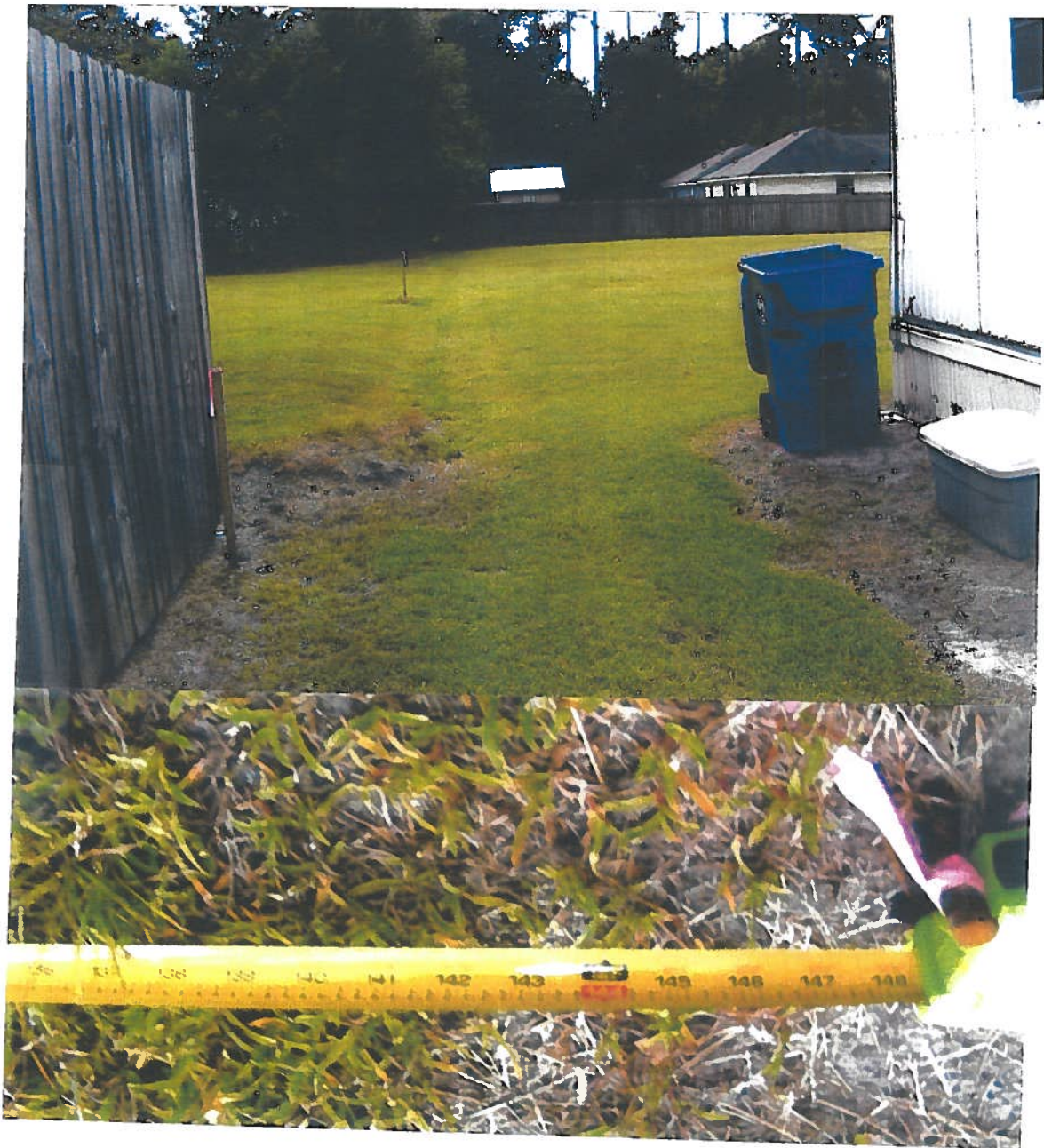
9' FEET Rear

10-19



Square 9 Lots 17 & 18

OAK AVE



Rear Line

2/19



SQUARE 3 LOTS ?

MAPLE AVE



Rear. 3'

3-06-19

Sq. 6 LOTS 1234

MAPLE AVE



Rear Lin 5th 6

4-16-19



Square 9 LOTS ? 42-45

HICKORY AVE



2' off Property  
REAR

5/19



QUARE 6 LOT 3 3985

57353

OAK AVE



MAY 15 11:15

Lab 19



Square 6 LOTS 38, 39, 41, 42

OAK AVE



7' in the Rear

7-19

57354 OAK AVE  
BIRCH

131 SIDE



Rear

151

8/19



OAK AVE



SIDE PROPERTY  
3' Just Built

9-19

MAPLE  
AVE



O' off Rear  
PROPERTY





Rear. 5'

11/19

OAK AVE

MAPLE  
AVE



←  
Rear.

↑  
3' & 5' REAR

BIRCH AVE



Rear. 107





Rear. 5'



OAK AVE



5 off Rear Line

WILLOW AVE



10' REAR



WILLOW AVE



SIDE & REAR

17th 19



SQUARE 5 47448

OAK AVE

1<sup>st</sup> House on OAK AVE West side  
STREET



No Building Permit  
3' Rear

Square 5 LOTS ?

DART AVE



Rear 5'

19 of 19

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

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Case File Number:	BOA Case No. 14-10-033
Initial Hearing Date:	October 7, 2014
Date of Report:	September 15, 2014

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**GENERAL INFORMATION**

Applicant(s) Name:	Affordable Homes & Land, L.L.C.
Location of Property:	1003 Foy Street, Mandeville, Louisiana
Zoning of Property:	A4-A Single Family Residential
Variance(s) Requested:	Side yard (corner) setback

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**OVERVIEW**

The applicant is requesting a variance for a corner side yard setback stating that they were unaware of the required 20' foot setback on a corner lot.

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**STAFF COMMENTS**

The size of the home proposed for this site is approximately 2695 square feet which could fit on a lot of this size if the applicant were to propose an alternative design where the home would be a little longer as opposed to wider. The staff believes that this request represents a personal preference as opposed to a hardship; therefore, the applicant can and should provide alternative designs in order to comply with parish code.

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BOA CASE NO. 14-10-033 (for office use only)

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

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

APPLICANTS NAME: AFFORDABLE HOMES & LAND L.L.C.

MAILING ADDRESS: 767 LABARRE ST.

CITY/STATE/ZIP: MANDEVILLE, LA 70448

PHONE NUMBER: (985) 788-9460  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A4A

1003 FOY ST MANDEVILLE LA  
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/APEAL 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)

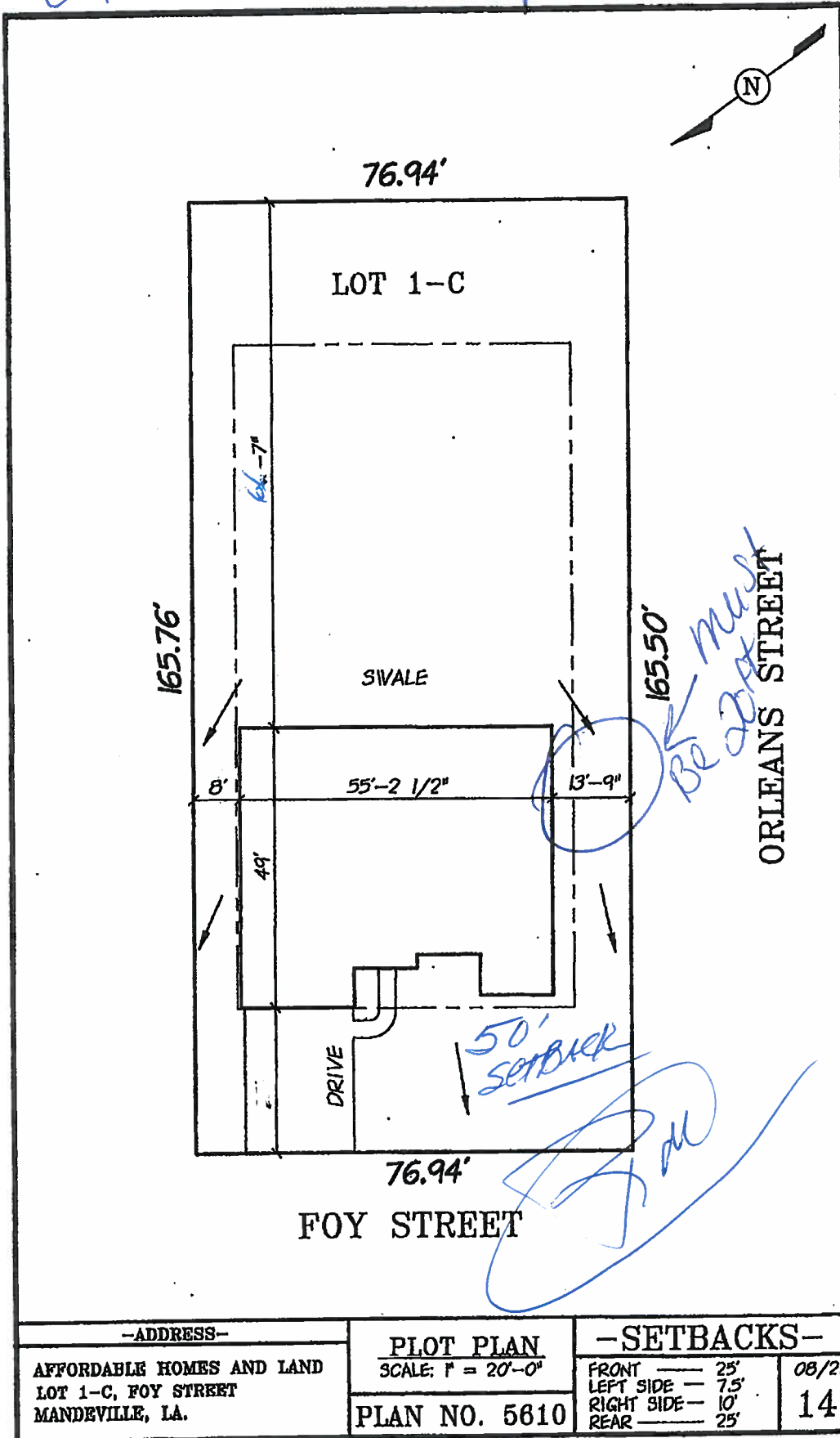
(Please state on the following lines below your specific request for a variance/appeal:)

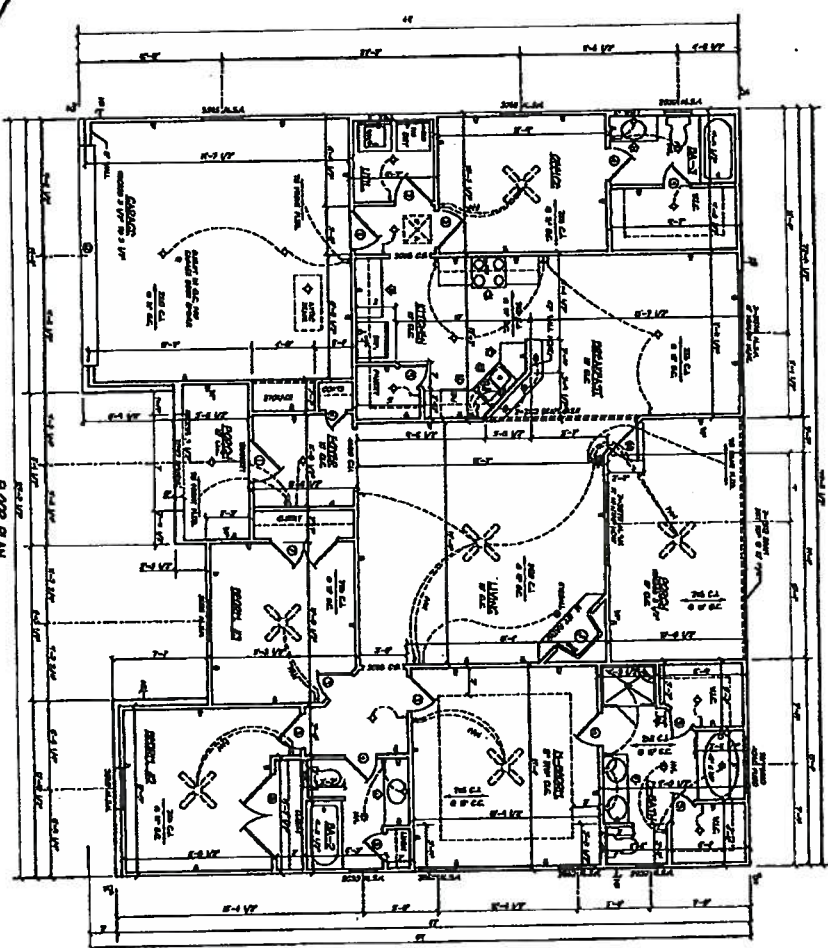
Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

REQUESTING SIDE SETBACK TO BE 13'-9" ON CORNER  
OF FOY & ORLEANS. WAS UNAWARE OF 20' SETBACK,  
WE CHANGED FRONT SET BACK FROM 25' TO 50'.

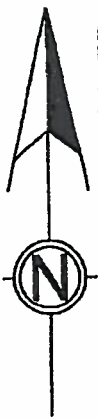
[Signature] Sept 3, 2014  
SIGNATURE OF APPLICANT DATE OF APPLICATION

2014-19079

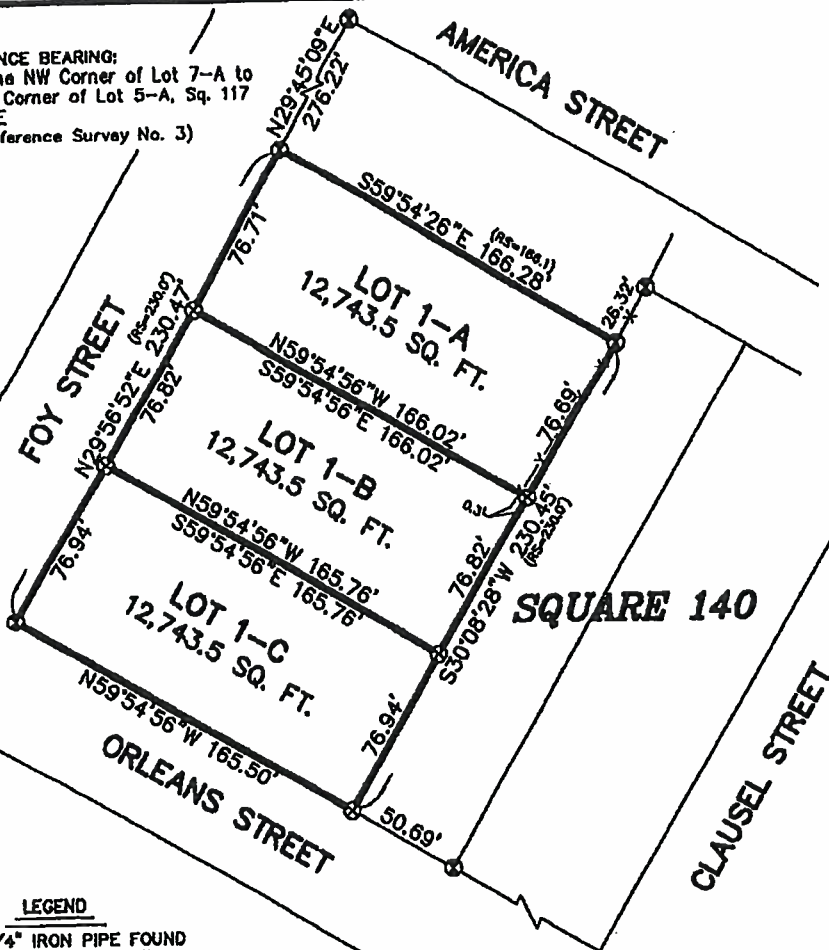








REFERENCE BEARING:  
From the NW Corner of Lot 7-A to  
the NE Corner of Lot 5-A, Sq. 117  
S80°00'E  
(per Reference Survey No. 3)



**LEGEND**

- ⊙ = 3/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY NO. 2

**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0380 C, dated April 4, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

**REFERENCE SURVEYS:**

1. Survey for Ernest J. Griffin, Jr. by E.J. Champagne, Surveyor, dated June 28, 1989.
2. Survey for Karl V. Martin by John E. Bonneau, Surveyor, dated November 20, 1985.
3. Survey for ARGA, LLC by John G. Cummings, Surveyor, dated June 12, 2007, filed St. Tammany Parish Clerk of Court Map File No. 4488A.

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 A PORTION OF SQUARE 140, INTO LOTS 1-A, 1-B, & 1-C, TOWN OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTIONS 38 & 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

7-24-2014

5283A

DATE FILED

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: **Affordable Homes & Land, LLC**

SHOWING A SURVEY OF: A RESUBDIVISION OF A PORTION OF SQUARE 140, INTO LOTS 1-A, 1-B, & 1-C, TOWN OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), 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.

PROFESSIONAL LAND SURVEYOR

SCALE:

1" = 80'

JOB NO.

14172

DATE:

6-18-2014

REVISED:

