AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, JUNE 5, 2018 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING “A”
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MAY 1, 2018 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2018-973-BOA
Request by applicant for variances in a PBC-1 Planned Business Campus zoning district for a street landscaping planting buffer and the elimination of required parking spaces. The property is located on the north side of Oschner Boulevard, west of LA Highway 21, and southwest of Covington, Louisiana.
Applicant: Richmond Honan Development and Acquisitions, L.L.C.

(POSTPONED FROM MAY 1, 2018 MEETING)

BOA CASE NO. 2018-1001-BOA
Request by applicant for variances in a HC-2A Highway Commercial Zoning District to allow for the removal of 2 live oak trees within the parking lot area. The property is located at 13130 Highway 1085, Covington, Louisiana
Applicant: Copperstill Development, LLC/Michael Saucier.

BOA CASE NO. 2018-1031-BOA
Request by applicant for a variance to reduce the required side yard setback from 10’ feet to 8 feet & 6 inches (8.5 feet) and to 8 feet & 9 inches. The property is located at 36272 Salmen Street, Slidell, Louisiana.
Applicant: Adrian Bolden

BOA CASE NO. 2018-1032-BOA
Request by applicant for a variance to reduce the required rear yard setback from 25 feet to 19 feet. The property is located at 60474 Lakewood Street, Slidell, Louisiana.
Applicant: Sonya Waller
BOA CASE NO. 2018-1043-BOA
Request by applicant to allow for the placement of a swimming pool in the front yard. The property is located at 59638 Lacombe Harbor Road, Lacombe
Applicant: Kathleen Brady/Gunner Guidry

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
MINUTES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
3:00 PM - TUESDAY, May 1, 2018
LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING
MANDEVILLE, LOUISIANA

The May 1, 2018 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Vice Chairman, Mr. Brookter.

The roll was called as follows:

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

ABSENT: Mr. Fandal

STAFF PRESENT: Mr. Sevante, Mr. Keller, Ms. Lambert and Ms. Contois

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Gordon to accept the April 3rd, 2018 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2018-973-BOA
Request by applicant to is seeking the street planting buffer variance in order to allow some parking spaces to encroach into same. Furthermore, the applicant is also seeking a variance to eliminate the need for additional parking spaces based on parish code due to what they perceive as satisfactory parking based on the intended uses with the proposed medical out-patient facility (see email from the applicant’s attorney dated April 19, 2018).

Applicant: Richmond Honan Development and Acquisitions, L.L.C.

(Mrs. Lambert stated that the applicant is requesting a postponement until the June meeting.)

Moved by Mr. Gordon and seconded by Mr. Schneider to postpone the variances requested until the June Meeting.

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2018-995-BOA

Request by applicant for a variance to allow for an increase of 1.5 foot (1 foot 6 inches) above the maximum allowable height of 20 feet.

Applicant: Scott Arceneaux Sr.

(Mrs. Lambert read the staff report into the record...)

Scott Arceneaux Sr. property owner. 1st time building an accessory structure. It is an error on my part and I am requesting the variance because I am trying to correct the mistake. I thought I would connect the structure to my house but it did not happen. I have one of nicest house house in the subdivision and I have no adjacent neighbors. It is a mistake, trying to correct. It grew from a carport to a carport with storage.

Mr. Ballantine: 2 mistakes, no building permit?

Mr. Arceneaux: Correct, I was out of town when it started the job and I found that no permit had been applied for.

Mr. Ballantine: No. 2 Can you lower the roof easily? I know it would need reconstruction.

Mr. Arceneaux: I would have to reconstruct it and it would cost.

Mr. Ballantine: No. 3 anyone in opposition to increase the height of 1.5 feet? I see none.

Mr. Gordon: Who built it?

Mr. Arceneaux: subcontracting out myself, friend in charge of project, while I was in Florida and he is not a licensed contractor. Self-built. No contractor.

Mr. Gordon: People makes mistakes, this not a tiny shed. This is a 2 story building. What going on, on the 2nd floor?

Mr. Arceneaux: Started with a carport, to park vehicle, turned into a studio for my son for storage.

Mr. Gordon: electric & plumbing in the building? Who did electric?

Mr. Arceneaux: only electric. Just outlets. I started building 2 months ago, while I was in Florida.

Mr. Gordon: Who did electric?

Mr. Arceneaux: A licensed electrician

Mr. Gordon: without a permit

Mr. Arceneaux: Yes

Mr. Gordon: when was the structure built?

Mr. Arceneaux: 2 months ago.

Mr. Brooker: how long were you in Florida?

Mr. Arceneaux: 2 months

Mr. Gordon: No plumbing?

Mr. Arceneaux: no. just outlets

Mr. Gordon: What is your flood zone? Did you try to get a permit?

Mr. Arceneaux: Flood zone C. I tried to apply for variance first.

Mr. Gordon & Mr. Ballantine: did you get posted by Code Enforcement?

Mr. Arceneaux: I was posted by Code Enforcement.
Helen: confirmed that he was posted by Code Enforcement.
Mr. Gordon: you may have some problems with the structure.
Mr. Arceneaux: it meets the requirements.
Gordon: How do you know that? Do you have the name of the contractor?
Mr. Arceneaux: I don’t have the names of the contractors or sub-contractors. I don’t have the information with me today.

Moved by Mr. Gordon and seconded by Mr. Ballantine to deny the requested variance with stipulation to allow 45 days to remove structure or reduce height of accessory building and apply for the building permit.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2018-996-BOA
Request by applicant for a variance to increase the maximum allowable combined length of an accessory structure from 50 feet to 60 feet to allow for the construction of a 40 feet by 60 feet accessory building
Applicant: Anthony M. Bondio

(Mrs. Lambert read the staff report into the record...)

Mr. Bondio: property owner, address, here to request variance.
Mr. Ballantine: Do you have anything to add in regards to the staff comments?
Mr. Bondio: I have pictures of what I would like to store in the building.
Mr. Ballantine: want to advise that the decision will impact case: 2018-1000-BOA. Both kind of same request. Let’s keep that in mind.
Mr. Gordon: where are you compared to Fritchie Park?
Mr. Bondio: Gave information regarding location of property, next to dilapidated house.
Mr. Gordon: What is the situation with the house?
Mr. Bondio: neighbor never rebuilt.
Mr. Gordon: worst possible conditions of building, on adjacent property. Do you have other neighbors?
Mr. Bondio: I have no other neighbor besides mobile home across the street, rest is wetlands.

Moved by Mr. Gordon and seconded by Mr. Ballantine to grant the variances as requested subject to staff comments.

MOTION CARRIED UNANIMOUSLY

3
BOA CASE NO. 2018-997-BOA
Request by applicant for a variance to allow for the removal of trees (pine and gumball trees) within the required no cut front, sides and rear buffers and replace with live oak trees and azalea bushes
Applicant: James Chetta

(Ms. Contois read the staff report into the record...)

Mr. Chetta: owner identify himself and give address. I submitted pictures with application form. Explain request. Wants to preserve buffer and improve after CLECO trimmed/cleared the front buffer.

Moved by Mr. Schneider and seconded by Ballantine to grant the variances as requested subject to staff comments and that new trees be planted within a year, away from CLECO power line to avoid future trimming.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 2018-998-BOA
Request by applicant for variances to allow for the removal of 7 Cypress trees within the side buffer and mitigate onsite.
Applicant: Patrick Brackley

(Ms. Contois read the staff report into the record...)

Mr. Brackley: Owner identify himself and address. No additional comments to add to staff comments.
Mr. Gordon: What type of business is it going to be?
Mr. Brackley: Retail facility, used to be Dollar General, converting into storage building and adding to the building.
Mr. Gordon: Can you give some direction? Location of the site?
Mr. Brackley: Give directions and name of businesses in center to identify the location.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variances as requested subject to staff comments.

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2018-999-BOA - WITHDRAWN
Request by applicant a variance to allow for the reduction of the required number of parking spaces.
Applicant: Greenbriar Hospital, LLC – Wes Crawford

(Mrs. Lambert stated that the applicant requested to withdraw.)

BOA CASE NO. 2018-1000-BOA
Request by applicant for a variance to increase the maximum allowable combined length of an accessory structure from 50 feet to 60 feet to allow for the construction of a 30 feet by 60 feet accessory building.
Applicant: Anthony Taulli

(Mrs. Lambert read the staff report into the record...)

Mr. Taulli: Owner identify himself and address.
Mr. Gordon: Why so big?
Anthony Taulli: I want to store: boat, travel trailer, tractor and other items.
Mr. Gordon: Is there a reason for not building 2 buildings?
Anthony Taulli: It would be quite bigger. It would not be practical. It will be a metal building and I am more than 260 feet from Brewster Road.
Mr. Schneider: you have wood on 2 sides? Part of Subdivision or Rural?
Mr. Brookter: are you backing up to I-12
Anthony Taulli: no, there is another neighbor who owns a wooded 20 acres parcel.
Mr. Gordon: Questions regarding orientation of Powerline Road.
Anthony Taulli: it dead ends. No Street behind me. Explanation of location of property, adjacent property and driveway.
Gordon:
Anthony Taulli: spoke with 2 adjacent neighbors in back. Explain what the requested variance was for. They had no objections.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance as requested subject to staff comments.

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2018-1001-BOA
Request by applicant for a variance to allow for the removal of 2 live oak trees within the parking lot area.
Applicant: Copperstill Development, LLC/Michael Saucier.

(Ms. Contois read the staff report into the record...)

Mr. Saucier: Representative identify himself and explain the request.
Mr. Schneider: It appears that the trees in question are in poor condition as per the information/plan submitted today. Have the trees been inspected?
Ms. Contois: Yes trees have been inspected & explain that trees have been grade as C & D. Tree Mitigation has been determined. No space to plan in the site. No approved landscape plan.
Mr. Schneider: did they offer to mitigate offsite?
Ms. Contois: they have suggested to mitigate offsite. We do not want to allow pay to cut and just pay into the tree bank. Suggestion to plan along Hwy 1085; however, no plan submitted at this time.
Mr. Gordon: problem with postponing?
Mr. Saucier: yes, I do. In packet I passed out, there is a site plan showing where trees were attempted to be saved. Downstream drainage issues, which will make us add considerable amount of dirt. Trees are horrible specimen of trees. Chances of survival are low. We are under construction and would like to remove now. Proposed mitigation plan submitted
Ms. Contois: did not receive mitigation plan.
Mr. Saucier: Coquille Board has not approved the placement of trees on the site. If not approved we would like to be allowed to plan trees elsewhere.
Conversation, explanation and questions continues.
Mrs. Lambert: Staff is not opposed to removal of the trees; however we cannot make a recommendation because we do not have an approved plan & agreement with Coquille. Staff advise the Board that it is necessary to review the plan.
Mr. Ballantine: Motion to Postpone.
Mr. Saucier: provide additional information regarding the request.
Mr. Gordon: what is the situation with Coquille site?
Contois: explain previous variances approved on Coquille site. Trying to create canopy along Hwy 1085. Staff suggested to Coquille and representative to plan along Hwy 1085 with a variety of trees and shrubs to create canopy.
Mr. Gordon: Plan submitted was never reviewed?
Ms. Contois: I did not review the plan submitted today.
Mrs. Lambert: would like to inform the board that if agreement with Coquille is not approved, we do not have a firm approved option or plan on where the trees will be planted.
Ms. Contois: provide additional information regarding the request and current status of trees on the site in other buffers.
Mr. Brookter: suggest that the board further discuss.
Mr. Gordon: Motion to approve the variance, with money going to tree mitigation bank, in case Coquille does not approve taking the trees.
Mr. Schneider: comments on motion. Everything submitted on Hwy 1085 approved as per plan submitted, if not approved by Coquille, money goes to tree bank.
Gordon: accept the proposed amendment to the motion.
Mr. Brookter: we have a motion with stipulation.
Mrs. Lambert: Calls the members for vote: Mr. Brookter: Yes, Mr. Schneider: Yes, Mr. Gordon: Yes and Mr. Ballantine: No. motion failed.
Mr. Saucier: Coquille Board will meet in 2 weeks.
Mr. Keller: Mr. Saucier, I would like to inform since the motion failed, because of bylaws applicant will not be able to submit another request for one year. Would the Board consider making another motion?
Mr. Sevante: confirmed what Mr. Keller stated.

Moved by Mr. Ballantine and seconded by Mr. Schneider to postpone the request variance until June 5th, 2018 meeting.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

Mr. Brookter: Do we have any new cases for next month?
Mrs. Lambert: we received variance requests for the month of June.

Mr. Gordon: State that ordinance is weak in regards to accessory structure and that maybe maximum allowable size should be tailored to size of the property.

Mr. Schneider: request staff to work on developing a formula for size of accessory structure and for boat house, such as bigger building on bigger property. Staff should look into it and present amendment to Council.

Helen: we are currently working on it.

Mike Sevante: need to consider then rezoning and resubdivision of land takes place, i.e. when a 5 acre parcel is later resubdivided, need to consider multiple issues at play.

Mr. Ballantine: 4 things. No 1. Code of Ethic are we up to speed including alternates. Mrs. Lambert: I can verify
Mr. Ballantine: what about the Test Board manual.
Mr. Sevante: you should have submitted Form notarized.
Mr. Ballantine: No. 3 alternate present today, which could have changed the vote, particularly in the last case.
Mrs. Lambert: In the future, I can contact the alternates, to make sure one is present.
Mr. Ballantine: please do. No. 4 we did have 1 case after the fact and the owner didn’t have a
building permit. I think they know that they will not be able to get building permit. They come to
the board 1st.
Mrs. Lambert: we suggest the applicant to submit variance before applying for building, because
they will not be able to get reimburse fees for building permit if the variance is denied. In most
case the applicant will try to apply for variance before building permit to see if Board will grant
variance, before they move forward with making modifications.

ADJOURNMENT
Ballantine: Motion to Adjourn
Schneider: Second.

MR. Brookter, VICE-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. 2018-973-BOA
Initial Hearing Date: 05/1/2018 postponed
3rd Hearing Date: 06/05/2018
Date of Report: 05/25/2018

GENERAL INFORMATION

Applicant(s) Name: Richmond Honan Development and Acquisitions, L.L.C.
Location of Property: North side of Oschner Boulevard, Covington, LA
Zoning of Property: PBC-1 Planned Business Campus
Variance(s) Requested: Street side landscape buffer and elimination of parking spaces

OVERVIEW

The applicant was originally seeking a reduction of the street planting buffer in order to allow some parking spaces to encroach into the same. Furthermore, the applicant is also seeking a variance to eliminate the need for additional parking spaces based on parish code due to what they perceive as satisfactory parking based on the intended uses with the proposed medical out-patient facility.

STAFF COMMENTS

At the last meeting, the applicant requested that this case be postponed pending trying to resolve some outstanding issues with the staff, relative to the street buffer and parking requirements. Subsequently, a revised plan was submitted (see attached), amending the original variance requests. The revised request consist of a reduction of the required number of parking to a maximum ratio of 5 spaces per 1000 sq.ft. of building.

Although, no hardship or practical difficulty is being demonstrated, staff is in support of the request considering that after conducting research, it has been determined that the parking ratio of 5 parking spaces per 1000 sq.ft. of medical office building (MOB) is being used in other jurisdictions. Moreover, the reduction of the size of the building and the use of the parking ratio of 5 parking spaces per 1000 sq. ft., eliminates the request for a reduction of the required 25’ greenspace along Oschner Blvd.

Note that the Department of Planning & Development intends to seek an amendment of the Unified Development Code, to set the required number of parking for MOB to 5 spaces per 1000 square feet of building. Therefore, staff supports a variance for the applicant to use the parking ratio of 5 spaces per 1000 square feet for this development.
PROVIDE 5 PARKING SPACES PER 1,000 S.F. OF BLDG.  
83,200/(1000/5) = 416 PARKING SPACES
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1001-BOA
Initial Hearing Date: 05/01/2018
2nd Hearing Date: 06/05/18
Date of Report: 05/25/2018

GENERAL INFORMATION

Applicant(s) Name: Copperstill Development, LLC/Michael Saucier.
Location of Property: 13130 Highway 1085, Covington, Louisiana
Zoning of Property: HC-2A Highway Commercial Zoning District
Variance(s) Requested: Removal of 2 live oak trees

OVERVIEW

The applicant is seeking a variance to allow for the removal of 2 live oak trees within the parking lot area.

STAFF COMMENTS

The BOA has previously granted several variances to mitigate live oaks on this site. This is a request to remove two additional live oaks in order to provide more parking spaces and to simplify the traffic flow through the proposed parking lot. Due to limited space in the buffers and the low-lying power lines on the south side of Hwy 1085, the applicant cannot replant the required 22" inches of mitigation with live oaks.

Staff has suggested that the applicant coordinate with Recreation District 14 to create a plan using Class ‘B’ trees and shrubs along each side of the Hwy 1085 corridor between Coquille Park and Copperstill Marketplace. The number of Class B trees and shrubs required shall be equivalent in cost to 22” inches of Class ‘A’ trees and shall be planted on each property outside of the Hwy 1085 right of way. Initial conversations indicated that both parties were amenable to this solution, which would enhance the Hwy 1085 corridor with appropriate landscaping. The applicant has submitted a plan (see attached) that satisfies the objectives stated above.

Staff supports this variance pending a signed agreement between Recreation District 14 and the applicant that ensures the work will be complete prior to issuance of any certificate of occupancy for the Copperstill Marketplace development.
Tree Ratings for Copperhill Development:
1. 24" Live Oak = C 0.31E mitigation=5" to be mitigated
2. 42" Live Oak = C 0.75A mitigation=5" to be mitigated
Total Amount of Caliper Mitigation: 44"

Total On Site Mitigation Provided = 44" (22-2" caliper Class B trees) + Formosa Arboria masses (33 additional strata added)

Key:
- New Planting Toward Live Oak Mitigation
- New Planting Adjacent Parking Layout
- Match Only
April 2, 2018

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

Re: Variance Request  
Copperstill Marketplace  
St. Tammany Parish, LA

Dear Ron,

Enclosed you will find the completed Board of Adjustment (BOA) Variance Request application for the referenced project, per our recent discussions with Parish staff, to be placed on the May 1, 2018 agenda.

I have enclosed an updated site plan for Copperstill Marketplace showing the reconfiguration of the parking lot at the northwest corner of the project noting the removal of the two (2) existing live oak trees. This revision improves site circulation to and around Tract III-A, along with creating 10 additional parking spaces on Tract II-A which we envision being needed from a functional standpoint for both the proposed corner outparcel user, retail shops, and Rouses. This reconfiguration also allows us to increase our front yard buffer from 25’ to approximately 37’ in this area.

The two live oaks trees (42” and 24” dbh) being requested to be removed in this area are very poor specimen trees, and given the amount of fill needed for the revised drainage plan, we do not see the condition of these trees improving at any point in the future, whether we can mitigate this tree removal on-site or offsite via St. Tammany’s tree mitigation bank. We will prepare a revised landscape plan accordingly for your review and determination.

We appreciate you and your staff’s time to date regarding this request and please advise if you have any additional questions or need anything further to fully process this application.

Sincerely,

Jason Reibert  
Vice President

Attachments
Case File Number: BOA Case No. 2018-1031-BOA
Initial Hearing Date: 06/05/18
Date of Report: 05/25/2018

GENERAL INFORMATION
Applicant(s) Name: Adrian Bolden
Location of Property: 36272 Salmen Street, Slidell, Louisiana
Zoning of Property: A-4 Single Family Residential Zoning District
Variance(s) Requested: reduce the required side yard setback from 10’ feet to 8 feet & 6 inches (8.5 feet) and to 8 feet & 9 inches

OVERVIEW
The applicant is seeking a variance to reduce the required side yard setback from 10’ feet to 8 feet & 6 inches (8.5 feet) and to 8 feet & 9 inches.

STAFF COMMENTS
Owner is seeking side yard setback variances, before going through the minor subdivision process, in order to allow for the creation of 2 separate lots for the existing residences located on the site. Although, there is an attempt being made to locate the lot line almost exactly in the middle of the side yard, between the 2 existing residences, staff is not in favor of the request, since the creation of the 2 parcels is considered more as a matter of convenience and not as a hardship or practical difficulty.
**NOTE
ST. TAMMANY PARISH REQUIRES THE MINIMUM FINISHED FLOOR ELEVATION IN THIS AREA TO MATCH THE ABFE DETERMINED BY FEMA.

ZONE: AE 10
ABFE: 10'

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

ADDRESS: SALMEN ROAD

PROPERTY LINES. EXCEPT AS SHOWN. NOTED OTHERWISE. NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT. LOCAL GOVERNING BODY.

DRAWING NO. 20080385
DATE: 3/27/08

J.V. Burkes & Associates, Inc.
SURVEYING
DRAWN BY: BC
CHECKED BY: SB

GRAPHIC SCALE
1 INCH = 60 FEET

BUILDING SETBACKS (* Verify Prior to Construction)
Front Setback:... *
Side Setback:..... *
Rear Setback:.... *

3/27/08
1’ = 60’
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2018-1032-BOA
Initial Hearing Date: 06/05/2018
Date of Report: 05/25/2018

GENERAL INFORMATION

Applicant(s) Name: Sonya Waller
Location of Property: 60474 Lakewood Street, Slidell, Louisiana.
Zoning of Property: A-4A Single Family Residential Zoning District
Variance(s) Requested: reduce the required rear yard setback from 25 feet to 19 feet.

OVERVIEW

The applicant is seeking a variance to reduce the required rear yard setback from 25 feet to 19 feet.

STAFF COMMENTS

Staff does not usually support such variance request because it represents a personal preference as opposed to a practical difficulty or hardship; however, staff does not have any objection considering that this request was originally approved by the Board in 2016 (2016-141-BOA).
BEARINGS:
Bearings are based on the Louisiana South Zone Coordinate System, NAD 1983. Coordinates were established via the LSU C4G Network.

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

Jules A. Toups, Jr., LLC
Professional Land Surveying

FIELD WORK COMPLETED ON: November 07, 2015

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

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "A1." As per the NFIP, FIRM Map 229200 0410 0, Dated: April 21, 1999 for St. Tammany Parish, Louisiana

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

Jules A. Toups, Jr., P.L.S.
Reg. No. 4548

This survey plot is not valid without the raised seal and signature of the Registered Land Surveyor.
Case File Number: BOA Case No. 2018-1043-BOA
Initial Hearing Date: 06/05/2018
Date of Report: 05/25/2018

GENERAL INFORMATION

Applicant(s) Name: Kathleen Brady/Gunner Guidry
Location of Property: 59638 Lacombe Harbor Road, Lacombe, Louisiana.
Variance(s) Requested: allow for the placement of a swimming pool in the front yard.

OVERVIEW

The applicant is seeking a variance to allow for the placement of a swimming pool in the front yard.

STAFF COMMENTS

The Unified Development Code allows for the placement of an in ground swimming pool within the side or the rear yard. The proposed location of the pool, within the front yard, is due to the presence of a natural creek, crossing the property (see attached drawing).

Staff is not in favor of the request considering that there is sufficient space in the rear of the property, on the other side of creek, to construct the pool. The request is considered more as a personal preference than a hardship, considering that a bridge could be built over the creek, to access the rear of the property and allow for the construction of the pool.
May 7, 2018

Attention:
St. Tammany Parish
Department of Planning and Development
Board of Adjustment
PO Box 628
Covington, LA 70434

Subject:
59638 Lacombe Harbor Rd

Mrs. Helen Lambert,

My client recently purchased over (3) acres in Lacombe, LA. At her request, she would like to add a swimming pool on her property. Upon looking at various options, the best area to place the pool would actually be in her front yard. Per Article VII, Section 130-2112 (37) e., swimming pools are no allowed in front yards.

A natural drainage creek for the neighborhood flows through Mrs. Brady’s acreage. During average rainfall, this creek slightly overflows its bank for an hour. In recent heavy rainfall, the crest engulfed roughly 30’ on both sides of the creek. We are asking for a variance due to a hardship on site.

1. Is the variance/appeal request self-imposed?
   No, this is not the preference of the home owner. The creek is a natural waterway.

2. Does the variance/appeal request constitute a financial hardship?
   No, the home owner is not proposing the pool be in the front yard due to a financial hardship.

3. Does the variance/appeal request present a practical difficulty or unnecessary hardship?
   There is no other option for the pool to be located in an area that is in close proximity to her home. If the variance is not granted, the owner would not push forward with the project.

4. Does the variance/appeal request impose an adverse effect on the adjacent neighbor’s property or surrounding neighborhood?
   This variance does not impose an adverse effect on an adjacent neighbor’s property or surrounding neighborhood.

5. Will the granting of the variance/appeal request constitute establishing a precedent?
   No, this variance will not constitute a precedent because it is site specific.

Thank you.

Sincerely,

Gunner Guidry
Guns Modern Architecture