AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY JULY 2nd, 2019 - 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 JUNE 4th, 2019 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 2019-1470-BOA (Postponed from June 4th, 2019 Meeting)
Request by applicant in an A-4 Single Family Residential Zoning District to reduce the required rear yard setback from 20 feet to 5 feet to allow for the placement of a manufactured home on the property.
The property is located at 62171 N. 15th Street, Slidell, Louisiana.
Applicant & Representative: Lillie Williams

BOA CASE NO. 2019-1502-BOA
Request by applicant in an A-4 Single Family Residential Zoning District to reduce the required rear yard setback from 10 feet to 9 feet to allow for the placement of a manufactured home on the property.
The property is located at 4680 Oak Street, Slidell, Louisiana.
Applicant & Representative: Melvin Alonso

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
The June 4th, 2019 meeting of the St. Tammany Parish Board of Adjustment was called to order by the Chairman, Mr. Fandal.

The roll was called as follows:

PRESENT: Mr. Fandal, Mr. Schneider, Mr. Gordon, Mr. Brookter, and Mrs. Thomas.

ABSENT: Mr. Ballantine & Mr. Guidry

STAFF PRESENT: Mrs. Lambert & Mrs. Riles

APPROVAL OF THE MINUTES
Moved by Mr. Brookter and seconded by Mr. Schneider to accept the May 7th, 2019 minutes. 
MOTION CARRIED UNANIMOUSLY

PUBLIC HEARINGS
BOA CASE NO. 2019-1445-BOA
Request by applicant in an A-4 Single Family Residential Zoning District for an after the fact waiver of the required 5 foot side yard setback to allow for a boat house to remain on the site.
The property is located at 14069 Riverlake Drive, Covington, Louisiana.
Applicant & Representative: Otis Kendall Spell

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

Otis Kendall Spell: Property owner explained that he built the boat house. Sent the plans to the HOA for review and they informed him that he did not need a permit. After he was posted by Code Enforcement, he came to the office and applied for building permit. Was informed that the boat house did not meet the setback requirements and submitted application form for the variance. Owner indicated that he is also building a pool and it is difficult for him to make changes to the boat house, unless if I would use a barge. He also explained that it would be a financial hardship.

Mr. Gordon: You received an approval letter from the HOA and there is a list of conditions. It appears that the roof on deck is not allowed?

Otis Kendall Spell: Original plans showed roof on the deck. I removed it off the plans since the HOA did not allow it.
Mr. Gordon: The HOA approved the plans without the roof?

Otis Kendall Spell: Correct.

Mr. Schneider: Do you know if there are other boat houses built on the property line within the subdivision?

Mrs. Lambert: I do not know.

Mr. Fadal: It appears that there is a roof over the boat house.

Otis Kendall Spell: I was going to put another roof on the top of the deck but I removed it since the HOA did not approve it.

Moved by Mr. Gordon and seconded by Mr. Schneider to approve the variance as requested.

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2019-1465-BOA
Request by applicant in an A-2 Suburban Zoning District to reduce the required 50 foot no cut buffer to a 20 foot no cut buffer on the north, east & west sides of the property to allow for the construction of a single family residence, accessory building, driveway and pond.
The property is located at 438 Highway 1085, Madisonville, Louisiana.
Applicant & Representative: Justin Drouant

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

Justin Drouant: property owner, explains that as staff stated, they are trying to provide more space for construction and for the preservation of the live oak trees. We also have to move the power line. Reducing the size of the buffers will allow more space to preserve the live oak trees. Dr. Malcom Guidry, Arborist, came to the site to provide report regarding live oak trees and confirming the need for the request to reduce the size of the buffers.

Mr. Gordon: Is it in a subdivision?

Justin Drouant: It is not in a subdivision, it is located off of Hwy 1085. I also provided no objection letters from the abutting neighbors.

Mr. Gordon: You have to move a power line, which company is it from? How long is the utility easement running through your property?

Justin Drouant: It is from Entergy. It 300 linear feet wide from the front to back of the property. If we cannot move the power line we will not be able to build. We are planning on moving it to the west side of the property, under the drip lines of the trees. We are allowed to build a fence and a driveway over the easement.

Moved by Mr. Schneider and seconded by Mr. Brookter to approve the variance as requested.

MOTION CARRIED UNANIMOUSLY
BOA CASE NO. 2019-1470-BOA
Request by applicant in an A-4 Single Family Residential Zoning District to reduce the required rear yard setback from 20 feet to 5 feet to allow for the placement of a manufactured home on the property.
The property is located at 62171 N. 15th Street, Slidell, Louisiana.
Applicant & Representative: Lillie Williams

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

Applicant not present

Moved by Mr. Brookter and seconded by Mr. Gordon to postpone until the July 2nd, 2019 meeting.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT: Moved by Mr. Fandal

MOTION CARRIED UNANIMOUSLY

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. 2019-1470-BOA
Initial Hearing Date: 06/04/19 – Postponed
2nd Hearing Date 07/02/19
Date of Report: 06/21/19

GENERAL INFORMATION
Applicant(s) Name & Representative: Lillie Williams
Location of Property: 62171 N. 15th Street, Slidell, Louisiana.
Zoning of Property: A-4 Single Family Residential Zoning District
Variance(s) Requested: Reduce the required rear yard setback from 20 feet to 5 feet

OVERVIEW
The applicant is requesting to reduce the required rear yard setback from 20 feet to 5 feet to allow for the placement of a manufactured home on the property.

STAFF COMMENTS
The applicant is seeking a reduction of the rear yard setback to allow for the placement of a 980 square feet manufactured home on the property. Although the applicant was unaware of the setback requirements before applying for the permit and purchasing the manufactured home, staff does not have any reason to be in favor of the requested variances, since the property does not have unique physical characteristics or conditions making it impossible to meet the setback requirements.
NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE
COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

LEGEND

POWER POLE
GAS METER

BUILDING SETBACKS
Front Setback...
Site Setback...
Rear Setback...

A SURVEY MAP OF
LOT 3, SQ. 15, WEST ALTON
IN SECTION 23, T–8–S, R–14–E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: LILLIE WILLIAMS
ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT

Case File Number: BOA Case No. 2019-1502-BOA
Initial Hearing Date: 07/02/19
Date of Report: 06/21/19

GENERAL INFORMATION
Applicant(s) Name & Representative: Melvin Alonzo
Location of Property: 4680 Oak Street, Slidell, Louisiana.
Zoning of Property: A-4 Single Family Residential Zoning District
Variance(s) Requested: Reduce the required rear yard setback from 10 feet to 9 feet

OVERVIEW
The applicant is requesting to reduce the required rear yard setback from 10 feet to 9 feet to allow for the placement of a manufactured home on the property.

STAFF COMMENTS
The applicant is seeking a reduction of the rear yard setback to allow for the placement of a 1280 square feet manufactured home on the property. Although the applicant was unaware of the setback requirements before purchasing the manufactured home, staff does not have any reason to be in favor of the requested variances, since the property does not have unique physical characteristics or conditions making it impossible to meet the setback requirements.
I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way along the property lines, except as shown hereon. Encumbrances shown hereon are not exclusive. Encumbrances of record as shown on this opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Map and found this property to be in a Special Flood Hazard Area.

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way along the property lines, except as shown hereon. Encumbrances shown hereon are not exclusive. Encumbrances of record as shown on this opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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